

**MINUTES OF THE CITY COUNCIL OF
THE CITY OF GLENN HEIGHTS, TEXAS**

APRIL 2, 2024

**STATE OF TEXAS
COUNTIES OF DALLAS AND ELLIS
CITY OF GLENN HEIGHTS**

On the 2nd day of April 2024, the City Council of the City of Glenn Heights, Texas, met in a Regular City Council Meeting in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

CITY COUNCIL:

Sonja A. Brown	*	Mayor
Harry A. Garrett	*	Mayor Pro Tem, Place 2
Sherron Mosley	*	Council Member, Place 1
Travis Bruton	*	Council Member, Place 3
Stephanne Hale	*	Council Member, Place 4
Laymon Lightfoot	*	Council Member, Place 5
Cornel Benford II	*	Council Member, Place 6

STAFF:

Clifford Blackwell	*	City Manager
Brandi Brown	*	City Secretary
Nick Bristow	*	Chief of Police
LaShayla Jones	*	City Planner
Chad Moore	*	Deputy Fire Chief
Kathi Morgan	*	IT Administrator
Parviz Pourazizian	*	Director of Planning & Development Services
Sherry Roberts	*	Finance Director
Andrew Waits	*	Utility Superintendent
David Berman	*	City Attorney's Office

CALL TO ORDER

Mayor Sonja A. Brown called the City Council Meeting to order at 7:00 P.M., with a quorum of the City Council present.

INVOCATION

Mayor Pro Tem Harry A. Garrett delivered the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Sonja A. Brown led the assembly in the Pledge of Allegiance.

3. Plat Case FP-003-24: Discuss and take action to approve a Final Plat request by James V. Wehde, on behalf of 7305 LTD, for the O'Reilly Ovilla Road Addition for a 9.606-acre tract of land in the J.P. Woolsey Survey, Abstract No. 1135 and being part of a called 9.951-acre tract of land conveyed to 7305 LTD, by Deed recorded under Instrument No. 1733800 of the official Public Records, Ellis County (OPREC), Texas, and generally located at the southeast corner of E. Ovilla Road and Santa Rosa Drive, also known as 2850 Santa Rosa Drive, Glenn Heights, Ellis County, Texas. (Parviz Pourazizian, Director of Planning and Development Services)
2. Plat Case PP-003-24: Discuss and take action to approve a Preliminary Plat request by James V. Wehde, on behalf of 7305 LTD, for the O'Reilly Ovilla Road Addition for a 9.606-acre tract of land in the J.P. Woolsey Survey, Abstract No. 1135 and being part of a called 9.951-acre tract of land conveyed to 7305 LTD, by Deed recorded under Instrument No. 1733800 of the official Public Records, Ellis County (OPREC), Texas, and generally located at the southeast corner of E. Ovilla Road and Santa Rosa Drive, also known as 2850 Santa Rosa Drive, Glenn Heights, Ellis County, Texas. (Parviz Pourazizian, Director of Planning and Development Services)

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

- following record vote:
- Council Member Cornel Benford II made the second. The motion carried with the following record vote:
1. Discuss and take action to approve the City Council Meeting Minutes of the March 19, 2024, City Council Meeting. (Brandi Brown, City Secretary)
- Council Member Travis Bruton made a motion to approve Consent Agenda Item 1. Council Member Travis Bruton requested to remove Consent Agenda Items 2 and 3 for a separate vote.

CONSENT AGENDA

- Glenn Heights Connect, April 12, 2024, 5:30 P.M. - 7:00 P.M., Glenn Heights City Center, 1938-C South Hampton Road

Mayor Sonja A. Brown announced the following Events:

EVENTS

- National Public Safety Telecommunicators Week, April 14-20, 2024
- National Animal Care and Control Appreciation Week, April 14-20, 2024
- Recognition of Trinity Dailey, Recipient of the Best Southwest Partnership and Mayoral Initiative Scholarship

Mayor Sonja A. Brown read the following Proclamations:

PROCLAMATIONS

There were no Public Comments.

PUBLIC COMMENTS

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and gave a brief overview of the Site Plan request, the purpose of approving a Site Plan, and discussed concerns raised by the Planning and Zoning Commission. Mohammed Sharaf, Property Owner, also provided a brief overview of his company and the request for the Site Plan.

2. Site Plan Case SP-001-24: Discuss and take action on a Site Plan request for the remainder of Lots 1 through 5 and Lot 6, Block C, Willow Run Addition, as recorded in Volume 12, Page 289, Plat Records, Dallas County, Texas, the same being 7.602 acres out of the James Porter Survey, Abstract No. 1129, and out of the William P. Holman Survey, Abstract No. 619, Glenn Heights, Dallas County, Texas, and generally located at the northwest corner of E. Bear Creek Road and IH 35. Bannister Engineering has submitted the site plan request on behalf of Sanabel Investment, LP.

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lighthoot, and Benford

Mayor Pro Tem Harry A. Garrett made a motion to approve Resolution R-07-24, a Resolution of the City Council of the City of Glenn Heights, Texas, appointing two persons to serve as Ad Hoc Voting Members of the Planning and Zoning Commission when presiding as a Capital Improvements Advisory Committee to assess and make recommendations to the City Council on matters relating to impact fees; and providing an effective date. Council Member Travis Bruton made the second. The motion carried with the following record vote:

1. Discuss and take action on Resolution R-07-24, a Resolution of the City Council of the City of Glenn Heights, Texas, appointing two persons to serve as Ad Hoc Voting Members of the Planning and Zoning Commission when presiding as a Capital Improvements Advisory Committee to assess and make recommendations to the City Council on matters relating to impact fees; and providing an effective date.

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and answered Council's questions related to how potential candidates were recruited.

AGENDA

VOTE 6 Ayes – Brown, Garrett, Mosley, Hale, Lighthoot, and Benford 1 Nay – Bruton

Mayor Pro Tem Harry A. Garrett made a motion to approve Consent Agenda Items 2 and 3. Council Member Laymon Lighthoot made the second. The motion carried with the following record vote:

Records, Ellis County (OPREC), Texas, and generally located at the southeast corner of E. Ovilla Road and Santa Rosa Drive, also known as 2850 Santa Rosa Drive, Glenn Heights, Ellis County, Texas. (Parviz Pourazizian, Director of Planning and Development Services)

Mr. Pourazizian answered Council's questions related to how far the business will be set-back from the road, the specifications of the land area, the inability of Council to deny the Site Plan, when a new Comprehensive Plan will be developed, and future land use timeframes.

Mr. Sharaf answered Council's questions regarding why he is placing the type of business at that location and whether or not he requested and/or received resident feedback regarding the plans for this location.

David Berman, City Attorney, answered Council's questions related to Council's inability to not accept the Site Plan and Zoning Regulations.

Council Member Stephanie Hale made a motion to table Agenda Item 2 to the next Council Meeting. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Bruton, Hale, Lightfoot, and Benford
2 Nays – Garrett and Mosley

DEPARTMENTAL REPORTS

1. Planning and Development Services

A. Zoning Land Use Chart

Parviz Pourazizian, Director of Planning and Development Services, discussed the City's current Zoning Land Use Chart and requested feedback for future consideration.

ADJOURNMENT

Council Member Cornel Benford II made a motion to adjourn. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

Mayor Sonja A. Brown adjourned the meeting at 8:00 P.M.

Sonja A. Brown, Mayor

Attest:

Brandi Brown
Brandi Brown, City Secretary

Passed and approved on the 16th day of April 2024