

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

JANUARY 7, 2025

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 7th day of January 2025, the City Council of the City of Glenn Heights, Texas, met in a Regular 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
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

*Mayor Pro Tem Harry A. Garrett arrived at 7:06 P.M.

STAFF:

Clifford Blackwell	*	City Manager
Brandi Brown	*	City Secretary
Parviz Pourazizian	*	Director of Planning & Development Services
Chris Womack	*	Interim Chief of Police
Nicholas Williams	*	Fire Chief

CALL TO ORDER

Mayor Sonja A. Brown called the City Council Meeting to order at 7:03 P.M., with a quorum of the City Council present.

INVOCATION

Council Member Travis Bruton Mayor Pro Tem Harry A. Garrett delivered the

PLEDGE OF ALLEGIANCE

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

SWEARING-IN CEREMONY

Mayor Sonja A. Brown swore in the following:

- Sherron Mosley, Council Member-Elect, Place 1
- Travis Bruton, Council Member-Elect, Place 3

- Laymon Lightfoot, Council Member-Elect, Place 5

PUBLIC COMMENT

There were no Public Comments.

PROCLAMATION

Mayor Sonja A. Brown read the following Proclamations:

- Martin Luther King Jr. Day, January 20, 2025

CONSENT AGENDA

1. Discuss and take action to approve the City Council Meeting Minutes of the November 19, 2024, City Council Work Session. (Brandi Brown, City Secretary)
2. Discuss and take action excusing the absence of Council Member Sherron Mosley from the November 19, 2024, Regular City Council Meeting, pursuant to the Code of Ordinances, Section 1.02.008(a)(2). (Council Member Sherron Mosley)
3. Discuss and take action to approve Resolution R-01-25, a Resolution of the City Council of the City of Glenn Heights, Texas, calling for and setting a Public Hearing to be held on February 18, 2025, to discuss and receive public testimony on the adoption of an Ordinance imposing Roadway, Water, and Wastewater Impact Fees in the City of Glenn Heights, Texas. (Parviz Pourazizian, Director of Planning and Development Services)

Council Member Cornel Benford II made a motion to approve Consent Agenda Items 1-3. 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

AGENDA

1. Proposed Multi-Family Conceptual Site Plan Discussion for property south of Gateway subdivision.

Parvis Pourazizian, Director of Planning and Development Service, introduced this item and Spencer Ellison, with JPI, completed a presentation. Mr. Pourazizian and Mr. Ellison answered Council's questions related to retail spaces, land use/ total acres, amenities, parking, detention area, traffic plan/ study, gated entries, and development timeframes.

2. Discussion and first reading of Ordinance O-23-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending Article A12.000 ("Parks and Recreation") of Appendix A, the City's Master Fee Schedule, of the Code of Ordinances, City of Glenn Heights, Texas, to amend Section A12.001 to add

Subsection (g) to provide a definition of "Resident" to include City Water and Wastewater Utility Customers; providing that other fees not listed but now charged pursuant to other Ordinances and Resolutions shall remain in effect until transferred to the Master Fee Schedule by amendment; and providing that future amendments to the Master Fee Schedule may be effected by Ordinance or Resolution.

Council Member Cornel Benford II introduced this item and answered Council's questions related to resident location restrictions and rates.

3. Discussion and take action to approve Resolution R-02-25, a Resolution of the City Council of the City of Glenn Heights, Texas, regarding the Ellis Appraisal District Facilities Renovation Proposal.

Clifford Blackwell, City Manager, introduced this item and answered Council's questions related to City costs.

Council Member Stephanie Hale made a motion to approve Resolution R-02-25, a Resolution of the City Council of the City of Glenn Heights, Texas, approving the Ellis Appraisal District Facilities Renovation Proposal. 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

4. Specific Use Permit SUP-01-25: Public Hearing to receive testimony regarding an SUP request by Mohammad Allan for the purpose of a Neighborhood Market/Grocery Store, for an approximately 1.25 acre tract of land situated in Lot 2, in Block A of Lots 1 and 2 in Block A of the Family Dollar Addition, an Addition, being commonly known as 1710 S. Hampton Road, Glenn Heights, Dallas County, Texas.

Council Member Laymon Lightfoot made a motion to open the Public Hearing. Council Member Cornel Benford II made the second.

Mayor Sonja A. Brown announced that the Public Hearing was opened at 7:50 P.M.

- Dale Clark, address on file: discussed his support for this item.

Council Member Cornel Benford II made a motion to close the Public Hearing. 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 announced that the Public Hearing was closed at 7:52 P.M.

5. Specific Use Permit SUP-01-25: Discussion and first reading of Ordinance O-01- 25, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Comprehensive Zoning Ordinance, Plan and Map of the City of Glenn Heights, Texas, as heretofore amended, by granting a specific use permit to allow for a Neighborhood Market/Grocery Store, for an approximately 1.25 acre Tract of land situated in Lot 2, in Block A of Lots 1 and 2 in Block A of Family Dollar Addition, an Addition, being commonly known as 1710 S. Hampton Road, Glenn Heights, Dallas County, Texas

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and answered Council's questions related to similar markets nearby, develop timeframes and a possible soft opening.

6. Land Use Chart Definition Update LUC-02-24: Public Hearing to receive testimony regarding amending Section 1 ("General Definitions") of Article XIX ("Basic Definitions and Interpretations") of exhibit 14A ("Zoning Ordinance") of Chapter 14 ("Zoning") to amend the general definitions of the City's Comprehensive Zoning Ordinance.

Council Member Cornel Benford II made a motion to open the Public Hearing. 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 announced that the Public Hearing was opened at 8:05 P.M.

Hearing no testimony, Council Member Cornel Benford II made a motion to close the Public Hearing. 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 announced that the Public Hearing was closed at 8:05 P.M.

7. Land Use Chart Definition Update LUC-02-24: Discussion and first reading of Ordinance O-02-25, regarding amending Section 1 ("General Definitions") of Article XIX ("Basic Definitions and Interpretations") of exhibit 14A ("Zoning Ordinance") of Chapter 14 ("Zoning") to amend the general definitions of the City's Comprehensive Zoning Ordinance.

Parviz Pourazizian, Director of Planning and Development Services, introduced this item.

8. Discussion and take action electing a Mayor Pro Tem.

Brandi Brown, City Secretary, introduced this item.

Council Member Cornel Benford II nominated himself. Mayor Pro Tem Harry A. Garrett nominated Cornel Benford II. Council Member Travis Bruton nominated himself. Mayor and Council Members cast their anonymous votes - Council Member Cornel Benford II received 4 votes and Council Member Travis Bruton received 3 votes.

Council Member Laymon Lightfoot made a motion confirm electing Council Member Cornel Benford II as Mayor Pro Tem. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

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

9. Discussion to receive input from City Council regarding Fiscal Year 2024-2025 second quarter Community Engagement Events.

Clifford Blackwell, City Manager, introduced this item and completed a presentation.

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:

- A. pursuant to Government Code, Section 551.074 (Personnel) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager.

Council Member Cornel Benford II made a motion to go into Executive Session. 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 announced that Council went into Executive Session at 8:19 P.M.

2. The City Council shall reconvene into Open Session and take any action arising from Executive Session.

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

VOTE 6 Ayes – Brown, Garrett, Bruton, Hale, Lightfoot, and Benford*

*Council Member Sherron Mosley excused himself from the meeting at 9:00 P.M.

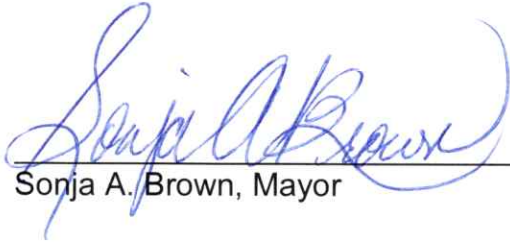
Mayor Sonja A. Brown announced that Council was in Open Session at 9:48 P.M. and that no action was taken on the Executive Session Item.

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 6 Ayes – Brown, Garrett, Bruton, Hale, Lightfoot, and Benford

Mayor Sonja A. Brown adjourned the meeting at 9:48 P.M.



Sonja A. Brown, Mayor

Attest:



Brandi Brown, City Secretary
Passed and approved on the 18th day of February 2025