

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

MAY 7, 2024

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 7th day of May 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
Keith Moore	*	Deputy City Manager
Brandi Brown	*	City Secretary
Barrett Albright	*	Parks & Recreation Superintendent
Nick Bristow	*	Chief of Police
Kathi Morgan	*	IT Administrator
Jaynice Porter-Brathwaite	*	Human Resources Director
Parviz Pourazizian	*	Director of Planning & Development Services
Sherry Roberts	*	Finance Director
Andrew Waits	*	Utility Superintendent
Nicholas Williams	*	Fire Chief

CONSULTANT:

Lan'Tiqua M. Burks	*	City Attorney's Office
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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

Mayor Pro Tem Harry A. Garrett delivered the Invocation.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENTS

- Carolyn Kelly – address on file: thanked Public Safety for their participation in her community's Block Party and discussed an issue with her Utility Bill.

RECOGNITIONS

Nicholas Williams, Fire Chief, awarded the Medal of Merit to the following:

- Captain Justin Rudd
- Engineer Sean Kelly
- Firefighter Joshua Lascano
- Firefighter Ryan Bysak
- Firefighter Seth Reece
- Paramedic Specialist Robert Kennedy, III

PROCLAMATIONS

Mayor Sonja A. Brown read the following Proclamations:

- International Firefighters' Day, May 4, 2024
- National Teacher Appreciation Week, May 6-10, 2024
- National Nurses Week, May 6-12, 2024
- National Police Week, May 12-18, 2024

Council Member Travis Bruton read the following Proclamation:

- National League of Cities (NLC) – Commemorating 100 Years of Strengthening Cities and recognizing National Cities, Towns and Villages Month

EVENTS

Mayor Sonja A. Brown announced the following Events:

- Glenn Heights Connect, May 10, 2024, 5:30 P.M. - 7:00 P.M., Villages at Charleston, intersection of North Anson Road and Charleston Boulevard
- Glenn Heights Connect, May 24, 2024, 5:30 P.M. - 7:00 P.M., Meadow Creek Estates, intersection of Mourning Dove Drive and Blue Quail Run
- Dallas Symphony Orchestra Parks Concert, May 25, 2024, 8:15 P.M., Glenn Heights City Center, 1938-C South Hampton Road, Glenn Heights, Texas

Mayor Sonja A. Brown moved the Departmental Reports prior to the Agenda items listed.

DEPARTMENTAL REPORTS

1. Jaynice Porter-Brathwaite, Human Resources Director, provided an overview of the City's upcoming Compensation Study.
2. Andrew Waits, Public Works Superintendent, provided an overview of the City-Wide Clean-Up that occurred April 13, 2024, and answered Council's questions related to street sweeping, code enforcement, and various building repairs.

AGENDA

1. Public Hearing to receive testimony regarding Ordinance O-05-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, providing for the adoption of a new Comprehensive Plan for the City of Glenn Heights, replacing the Comprehensive Plan 2023, to provide for goals and objectives for the responsible and orderly growth of the city, containing provisions on land use, transportation and public facilities, and establishing guidelines for zoning and coordination of development regulations.

Council Member Travis Bruton made a motion to open the Public Hearing. 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

Mayor Sonja A. Brown announced the Public Hearing was opened at 7:39 P.M.

Hearing no testimony, Council Member Travis Bruton made a motion to close the Public Hearing. 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

Mayor Sonja A. Brown announced the Public Hearing was closed at 7:39 P.M.

2. Discuss and first reading of Ordinance O-05-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, providing for the adoption of a new Comprehensive Plan for the City of Glenn Heights, replacing the Comprehensive Plan 2023, to provide for goals and objectives for the responsible and orderly growth of the city, containing provisions on land use, transportation and public facilities, and establishing guidelines for zoning and coordination of development regulations.

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

Rick Leisner, AICP, PLA, Principal, with Norris Design, completed a presentation regarding plan factors, citizen input, and future land use.

3. Public Hearing to receive testimony regarding Ordinance O-06-24, an Ordinance of

the City Council of the City of Glenn Heights, Texas, regarding a change in zoning request by Santiago Martinez, amending the Comprehensive Zoning Ordinance, Plan and Map of the City of Glenn Heights, Texas, as amended by granting a change in zoning for an approximately 0.892 acre tract of land, described and depicted in Exhibit "A" attached hereto, situated in the Abraham Hart Survey, Abstract No. 563, Dallas County, Texas and being all of Lot 1, Block 1, Cannon Addition, an addition to the City of Glenn Heights, Dallas County, Texas according to the plat thereof recorded in county clerk instrument 201400100244, said tract conveyed unto Jacob Cannon by deed recorded in Instrument No. 201200363927 Dallas County Texas and being commonly known as 925 W. Bear Creek Road, Glenn Heights, Texas from Single-Family Residential-1 (SF-1) to Single-Family Residential-2 (SF-2).

Council Member Travis Bruton made a motion to open the Public Hearing. 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

Mayor Sonja A. Brown announced the Public Hearing was opened at 7:57 P.M.

Hearing no testimony, Council Member Travis Bruton made a motion to close the Public Hearing. 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

Mayor Sonja A. Brown announced the Public Hearing was closed at 7:57 P.M.

4. Discuss and first reading of Ordinance O-06-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, regarding a change in zoning request by Santiago Martinez, amending the Comprehensive Zoning Ordinance, Plan and Map of the City of Glenn Heights, Texas, as amended by granting a change in zoning for an approximately 0.892 acre tract of land, described and depicted in Exhibit "A" attached hereto, situated in the Abraham Hart Survey, Abstract No. 563, Dallas County, Texas and being all of Lot 1, Block 1, Cannon Addition, an addition to the City of Glenn Heights, Dallas County, Texas according to the plat thereof recorded in county clerk instrument 201400100244, said tract conveyed unto Jacob Cannon by deed recorded in Instrument No. 201200363927 Dallas County Texas and being commonly known as 925 W. Bear Creek Road, Glenn Heights, Texas from Single-Family Residential-1 (SF-1) to Single-Family Residential-2 (SF-2).

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a presentation regarding the zoning request change and provided a Staff recommendation. Santiago Martinez discussed the same.

Mr. Pourazizian answered Council's questions related to City owned Rights of Way.

5. Public Hearing to receive testimony regarding Ordinance O-07-24, an Ordinance of

the City Council of the City of Glenn Heights, Texas, regarding a request by Farrukh Azim, on behalf of Shamrock Angel, LLC amending the City of Glenn Heights Comprehensive Zoning Ordinance, Plan and Zoning Map, as previously amended, by amending the zoning of a 111.606± tract of land situated in the William Rawlings Survey, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas, and being all of a tract of land described in Instrument No. 20070138404 and Instrument No. 201600127111, both of the official public records of Dallas County, Texas, generally located at the southeastern corner of the intersection of W. Bear Creek Road and S. Westmoreland Road in the City of Glenn Heights, Dallas County, Texas, the tract being more particularly described and depicted in Exhibit "A" hereto (the "property"), from Planned Development-6 (DP-6), Retail (R), Multi-Family (MF), and Single-Family Residential-1 (SF-1) to Planned Development-27 (PD-27) for Mixed Use Single-Family Residential (Base Single-Family Residential-3), Townhome and Multi-Family, providing for the approval of the development regulations for the property attached hereto as Exhibit "B", and providing for approval of the concept plan attached hereto as Exhibit "C".

Council Member Travis Bruton made a motion to open the Public Hearing. 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

Mayor Sonja A. Brown announced the Public Hearing was opened at 8:07 P.M.

Hearing no testimony, Council Member Travis Bruton made a motion to close the Public Hearing. 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

Mayor Sonja A. Brown announced the Public Hearing was closed at 8:07 P.M.

6. Discuss and first reading of Ordinance O-07-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, regarding a request by Farrukh Azim, on behalf of Shamrock Angel, LLC amending the City of Glenn Heights Comprehensive Zoning Ordinance, Plan and Zoning Map, as previously amended, by amending the zoning of a 111.606± tract of land situated in the William Rawlings Survey, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas, and being all of a tract of land described in Instrument No. 20070138404 and Instrument No. 201600127111, both of the official public records of Dallas County, Texas, generally located at the southeastern corner of the intersection of W. Bear Creek Road and S. Westmoreland Road in the City of Glenn Heights, Dallas County, Texas, the tract being more particularly described and depicted in Exhibit "A" hereto (the "property"), from Planned Development-6 (DP-6), Retail (R), Multi-Family (MF), and Single-Family Residential-1 (SF-1) to Planned Development-27 (PD-27) for Mixed Use Single-Family Residential (Base Single-Family Residential-3), Townhome and Multi-

Family, providing for the approval of the development regulations for the property attached hereto as Exhibit "B", and providing for approval of the concept plan attached hereto as Exhibit "C".

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a presentation regarding the rezoning request, site location, the planned development and land use, and the proposed district standards, concept plans, and elevations. He also provided a Staff recommendation.

Farrukh Azim, Engineer, Shamrock Angel, LLC, completed a presentation regarding the rezoning request, development concept plan, and land use allocation.

Mr. Pourazizian and Mr. Azim answered Council's questions related to land acquisition, park and open space ownership, additional development amenities, retention ponds and walking trails, traffic signals, infrastructure and community capacity, and development timeframes.

7. Public Hearing to receive testimony regarding Ordinance O-08-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, regarding a request by Patrick McIntyre on behalf of Stewart Farms amending the zoning ordinance and map of the City of Glenn Heights, as heretofore amended, by granting a change in zoning for an approximate 96.9 acre parcel of land from Single Family Residential-3 ("SF-3") to planned development ("PD-001-24") to allow for the development of the Stewart Farms Subdivision allowing for residential uses with a base zoning of Single Family Residential-3 ("SF-3") and Commercial uses ("C"), said property being comprised of two tracts located in the Elias R. Parks Survey, Abstract No. 1131, City of Glenn Heights, Dallas County, Texas and being more particularly described in Exhibit "1" attached hereto (the "property"), providing for the approval of the development regulations for the property attached hereto as Exhibit "2", and providing for approval of the concept plan attached hereto as Exhibit "3".

Council Member Travis Bruton made a motion to open the Public Hearing. 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

Mayor Sonja A. Brown announced the Public Hearing was opened at 8:34 P.M.

Hearing no testimony, Council Member Travis Bruton made a motion to close the Public Hearing. 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

Mayor Sonja A. Brown announced the Public Hearing was closed at 8:34 P.M.

8. Discuss and first reading of Ordinance O-08-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, regarding a request by Patrick McIntyre on behalf of Stewart Farms amending the zoning ordinance and map of the City of Glenn Heights, as heretofore amended, by granting a change in zoning for an approximate 96.9 acre parcel of land from Single Family Residential-3 ("SF-3") to planned development ("PD-001-24") to allow for the development of the Stewart Farms Subdivision allowing for residential uses with a base zoning of Single Family Residential-3 ("SF-3") and Commercial uses ("C"), said property being comprised of two tracts located in the Elias R. Parks Survey, Abstract No. 1131, City of Glenn Heights, Dallas County, Texas and being more particularly described in Exhibit "1" attached hereto (the "property"), providing for the approval of the development regulations for the property attached hereto as Exhibit "2", and providing for approval of the concept plan attached hereto as Exhibit "3".

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a presentation regarding the rezoning request, site location, planned development, land use, and the proposed concept plans. He also provided a Staff recommendation.

Daniel Satsky, Applicant, Starlight Homes, completed a presentation regarding Starlight Homes, their existing communities in Glenn Heights, and features for the new proposed community.

Mr. Pourazizian and Mr. Satsky answered Council's questions related to community amenities, the community location, development timeframes, infrastructure and community capacity, and the possible need to increase Public Safety staffing.

9. Public hearing to receive testimony regarding Ordinance O-09-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, adopting Standards of Care for Summer Youth Programs.

Council Member Travis Bruton made a motion to open the Public Hearing. 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

Mayor Sonja A. Brown announced the Public Hearing was opened at 8:53 P.M.

Hearing no testimony, Council Member Travis Bruton made a motion to close the Public Hearing. 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

Mayor Sonja A. Brown announced the Public Hearing was closed at 8:54 P.M.

10. Discuss and first reading of Ordinance O-09-24, an Ordinance of the City Council of the City of Glenn Heights, Texas, adopting Standards of Care for Summer Youth Programs.

Barrett Albright, Parks & Recreation Superintendent, discussed why a Standards of Care is required and answered Council's questions related to maximum age of camp participants and fees.

11. Discuss and take action on Resolution R-08-24, a Resolution of the City Council of the City of Glenn Heights, Texas authorizing County of Dallas to resell tax foreclosed properties by public or private sale, to the highest qualified purchaser, as provided by Section 34.05 of the Texas Property Tax Code, to wit: 1238 Willow Run Drive.

Clifford Blackwell, City Manager, introduced this item.

Council Member Travis Bruton made a motion to approve Resolution R-08-24, a Resolution of the City Council of the City of Glenn Heights, Texas authorizing County of Dallas to resell tax foreclosed properties by public or private sale, to the highest qualified purchaser, as provided by Section 34.05 of the Texas Property Tax Code, to wit: 1238 Willow Run Drive. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

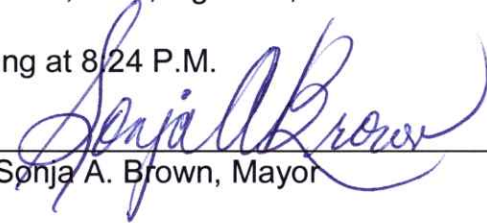
VOTE 7 Ayes – Brown, Garrett, Mosley, Bruton, Hale, Lightfoot, and Benford

ADJOURNMENT

Council Member Travis Bruton made a motion to adjourn. 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

Mayor Sonja A. Brown adjourned the meeting at 8:24 P.M.



Sonja A. Brown, Mayor

Attest:



Brandi Brown, City Secretary

Passed and approved on the 21st day of April 2024