



NOTICE AND AGENDA
CITY COUNCIL
TUESDAY, OCTOBER 21, 2025, 7:00 P.M.
REGULAR CITY COUNCIL MEETING

Notice is hereby given that the City Council of the City of Glenn Heights, Texas will hold a Meeting on Tuesday, October 21, 2025, in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, as prescribed by Vernon's Texas Civil Statutes, Government Code Section §551.041, to consider and possibly take action on the following agenda items. Items do not have to be taken in the same order as shown in this meeting Notice and Agenda.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members, including the presiding officer, will be physically present at the location noted above on this Agenda.

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at <https://www.glennheightstx.gov/129/Agendas-Minutes>.

This City Council Meeting will be live-streamed at <https://www.glennheightstx.gov/229/City-Council-Meeting-Videos>.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE – Breona Gomillion, SPARK Ambassador

PUBLIC COMMENT

The public is invited to address City Council on any topic. Speakers should complete a Public Comment form and submit it to the City Secretary prior to the beginning of the meeting. The Texas Open Meetings Act prohibits City Council from discussing or taking action on issues not posted on the agenda; however, the Mayor, City Manager or designee may provide specific factual information, recite an existing policy, or schedule a discussion of the issue for possible placement on a future agenda. Speakers are limited to a maximum of three (3) minutes.

PROCLAMATIONS

- Texas Municipal Courts Week, November 3-7, 2025

EVENTS

- Mayor's Town Hall Meeting, "Let's Taco Bout It", October 28, 2025, 6:30 P.M., Glenn Heights Community Center, 1938-D South Hampton Road, Glenn Heights, Texas
- Fall Festival, Friday, October 31, 2025, 6:00 P.M. – 9:00 P.M., Glenn Heights Heritage Park, 400 E Bear Creek Park, Glenn Heights, Texas

- Mayor's Health Symposium, Saturday, November 1, 2025, 8:30 A.M. – 2:30 P.M., Glenn Heights City Center, 1938 South Hampton Road, Glenn Heights, Texas
- Veterans 5K and Fun Run, Saturday, November 8, 2025, 8:00 A.M., Glenn Heights Heritage Park, 400 E Bear Creek Park, Glenn Heights, Texas

CONSENT AGENDA

Consent Agenda items are considered to be routine in nature and may be acted upon in one motion. Any Item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, a Council Member, or the City Manager, and acted upon separately.

1. Discussion and take action to approve the Meeting Minutes of the September 2, 2025, City Council Meeting. (Brandi Brown, City Secretary)
2. Discussion and take action to approve the Meeting Minutes of the September 9, 2025, Special Called City Council Meeting. (Brandi Brown, City Secretary)
3. Discussion and take action to approve the Meeting Minutes of the September 16, 2025, City Council Meeting. (Brandi Brown, City Secretary)
4. Discussion and take action to reschedule the November 4, 2025, Regular City Council Meeting to November 11, 2025, due to the General Election. (Brandi Brown, City Secretary)
5. Discussion and take action to approve Ordinance O-19-25, amending Appendix A, The City's Master Fee Schedule, of the Code of Ordinances, to adopt or revise fees for Planning Department Services (Section A2.001), Building Inspection Department General Fees (Section A3.001), Building Permit Fees (Section A3.002), Rental Registration and Inspection Fees (Section A3.003), Food Service Fees (Sections A4.001 And A4.002), adding definitions relating to Food Service Fees, requiring Permits for Garage Sales; and reauthorizing the City's Building Permit Fees. (Second Reading) (Parviz Pourazizian, Director of Planning & Development Services)
6. Discussion and take action to approve Ordinance O-20-25, related to a proposed change in zoning from Single Family Residential-1 (SF-1) District to a Planned Development District-33 (PD-33) for approximately 46.32 acres of land located on the west side of South Westmoreland Road and the south city limits, and commonly known as 1957, 2011 and 2100 South Westmoreland Road, Glenn Heights, Dallas County, Texas for the purpose of a mixed-use development site, consisting of Single-Family Residential Patio Homes, Multi-Family and Commercial Districts. (Second Reading) (Parviz Pourazizian, Director of Planning & Development Services)
7. Discussion and take action to approve Ordinance O-21-25, related to a Specific Use Permit to allow the operation of a limited restaurant with Drive-Up service on approximately 0.434 acres of land located on the Northeastern corner of Sunset Strip Drive and Ovilla Road, and commonly known as 2800 Sunset Strip Drive, Glenn Heights, Ellis County, Texas. (Second Reading) (Parviz Pourazizian, Director of Planning & Development Services)

AGENDA

1. Discussion and presentation regarding possible collaborations and funding opportunities with Kimley-Horn. (Parviz Pourazizian, Director of Planning & Development Services)
2. Discussion and first reading of Ordinance O-22-25, amending the Code of Ordinances, City of Glenn Heights, Texas, by amending Article 3.20 (Rental Registration Program) of Chapter 3 (Building Regulations) amending regulations for residential rental properties to provide for rental property certificates of occupancy, revising rules for annual registration, and providing for inspections. (Mayor Sonja A. Brown)
3. Acknowledge receipt of the September 2025 Financial Reports. (Sherry Roberts, Finance Director)
4. Discussion and possible action to consider placing an item on a future Agenda, per Article 1.02.044(c) – Council Agenda Requests, regarding the eligibility of candidate filings for City Council, specifically relating to the filing of an application containing a residential address not owned or occupied by the candidate, the subsequent acknowledgment of this fact to city staff, and the City’s response upon notification. (Council Member Stephanie Hale)
5. Discussion and possible action to consider placing an item on a future Agenda, per Article 1.02.044(c) – Council Agenda Requests, regarding Proposition C on the November 4, 2025 Charter Amendment Election Ballot, “shall Section 2.03 of the Home Rule Charter be amended to disqualify candidacy for a seat on the City Council for persons who have previously been removed by the Council for misconduct.” (Council Member Stephanie Hale)

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:
 - A. pursuant to the Texas Government Code, Section 551.072, Real Property; to deliberate the purchase, exchange, lease or value of real property located at S Uhl Road, Glenn Heights, Texas.
 - B. pursuant to the Texas Government Code, Section 551.072, Real Property, and Section 551.071, Consultation with City Attorney; to deliberate land acquisitions for the E Bear Creek Road Right-of-Way Expansion Project.
2. The City Council shall reconvene into Open Session and take any action arising from Executive Session.

ADJOURNMENT

In accordance with the Americans with Disabilities Act, If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodations, please contact the City Secretary at least 48 hours in advance of the event at 972-223-1690 ext. 125 or email brandi.brown@glennheightstx.gov. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

I, Brandi Brown, City Secretary, do hereby certify that the above Meeting Notice and Agenda was posted in a place convenient to the Public at Glenn Heights City Hall, 1938-C South Hampton Road, Glenn Heights, Texas by 5:00 P.M. on Wednesday, October 15, 2025.

Pursuant to Section 551.071 of the Texas Government Code, the City Council reserves the right to consult in closed session with its attorney at any time during the course of this meeting and to receive legal advice regarding any item listed on this agenda.

Brandi Brown, City Secretary

PROCLAMATION



Office of the Mayor • City of Glenn Heights

**Texas Municipal Courts Week
Glenn Heights Municipal Court of Record
November 3-7, 2025**

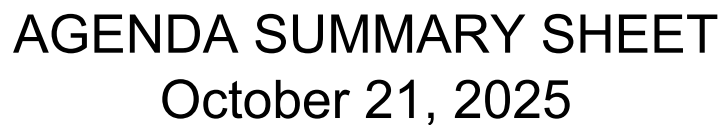
- WHEREAS,** Municipal Courts play a significant role in preserving public safety and promoting quality of life in Texas; and
- WHEREAS,** more people come in contact with Municipal Courts than all other Texas courts combined and public impression of the Texas judicial system is largely dependent upon the public's experience in municipal court; and
- WHEREAS,** the City of Glenn Heights has hosted the Glenn Heights Municipal Court since 1976; and
- WHEREAS,** the City of Glenn Heights is committed to the notion that our legal system is based on the principle that an independent, fair, and competent judiciary will interpret and apply the laws that govern us and that judges and court personnel should comply with the law and act in a manner that promotes public confidence in the integrity and impartiality of the judiciary; and
- WHEREAS,** Glenn Heights Municipal Judges are not policy makers for the City of Glenn Heights but are bound by the law and the Canons of Judicial Conduct and are required to make decisions independent of the governing body of the City Council, city officials, and employees; and
- WHEREAS,** the City Council recognizes that the Constitution and laws of the State of Texas contain procedural safeguards in criminal cases for all defendants, including indigent defendants, and supports the Glenn Heights Municipal Court in complying with such legal requirements; and
- WHEREAS,** the Mayor and City Council of the City of Glenn Heights wish to join the State in recognizing the exceptional contributions of the Glenn Heights Municipal Court. We extend our sincere appreciation to Cass Robert Callaway, Presiding Judge; Angela Adkins Downes, Associate Judge; Farrah Allen, Court Administrator, and Jordan Thomas, Court Clerk, for their outstanding dedication to justice and service. Their professionalism, positive attitude, and grace in how they interact with both our staff and the public set a high standard of excellence. Through their leadership and commitment, they help ensure a fair and respectful judicial process for all. We are proud to have them as an integral part of our community.

NOW, THEREFORE, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, do hereby proclaim the week of November 3-7, 2025, as **Texas Municipal Courts Week** in the City of Glenn

Heights, Texas. I urge all citizens to join me in recognizing the important work of the Glenn Heights Municipal Court and to thank the court team for their dedication to serving our community.

IN WITNESS WHEREOF, I have hereunto set my hand this twenty-first day of October in the year of our Lord two thousand twenty-five.

Sonja A. Brown, Mayor
Glenn Heights, Dallas County, Texas



Discussion and take action to approve the Meeting Minutes of the September 2, 2025, City Council Meeting. (Brandi Brown, City Secretary)

[illegible]

**MINUTES OF THE
CITY COUNCIL AND THE EMPLOYEE BENEFITS TRUST BOARD OF DIRECTORS
OF THE CITY OF GLENN HEIGHTS, TEXAS**

SEPTEMBER 2, 2025

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 2nd day of September, 2025, the City Council of the City of Glenn Heights, Texas, met 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
Cornel Benford II	*	Mayor Pro Tem
Harry A. Garrett*	*	Council Member, Place 2
Travis Bruton	*	Council Member, Place 3
Stephanne Hale	*	Council Member, Place 4
Laymon Lightfoot	*	Council Member, Place 5

*Harry A. Garrett, Council Member, Place 2, arrive at 7:22 P.M.

STAFF:

Clifford Blackwell	*	City Manager
Brandi Brown	*	City Secretary
Barrett Albright	*	Parks & Recreation Superintendent
Farrah Allen	*	Municipal Court Administrator
Dr. Glynell Horn	*	Chief of Police
Jaynice Porter-Brathwaite	*	Human Resources Director
Kathy Morgan	*	IT Director
Parviz Pourazizian	*	Director of Planning & Development Services
Sherry Roberts	*	Finance Director
Andrew Waits	*	Public Works Superintendent
Nicholas Williams	*	Fire Chief

CONSULTANT:

David Berman	*	City Attorney's Office
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CALL TO ORDER

Mayor Sonja A. Brown called the meeting of the City Council and the Employee Benefits Trust Board of Directors to order at 7:19 P.M., with a quorum of the City Council and Board of Directors present, and the meeting of the Employee Benefits Trust Board of Directors was temporarily recessed.

INVOCATION

Mayor Sonja A. Brown delivered the Invocation.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

There were no Public Comments.

PROCLAMATION

Mayor Sonja A. Brown read the following Proclamation:

- Patriot Day and National Day of Service and Remembrance, September 11, 2025

EVENTS

Mayor Sonja A. Brown announced the following Events:

- Town Hall Meeting, Saturday, September 20, 2025, 11:00 A.M. – 1:00 P.M., Harvest of Praise Ministry, 2603 South Hampton Road, Glenn Heights, Texas
- Hispanic Heritage Festival, Saturday, September 27, 2025, 6:00 P.M. – 9:00 P.M., Glenn Heights City Center, 1938 South Hampton Road, Glenn Heights, Texas

CONSENT AGENDA

1. Discussion and take action to approve the Meeting Minutes of the July 1, 2025, City Council Meeting. (Brandi Brown, City Secretary)
2. Discussion and take action to approve the Meeting Minutes of the July 15, 2025, City Council Meeting. (Brandi Brown, City Secretary)
3. Discussion and take action to approve Resolution R-28-25, approving a negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the company’s 2025 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC’S reasonable ratemaking expenses; determining that this Resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this Resolution to the company and the ACSC’S legal counsel. (Clifford Blackwell, City Manager)

Council Member Travis Bruton made a motion to approve Consent Agenda Items 1-3 as written. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

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

Mayor Sonja A. Brown announced the City Council meeting would recess temporarily to reconvene the meeting of the Employee Benefits Trust Board of Directors at 7:24 P.M.

EMPLOYEE BENEFITS TRUST BOARD OF DIRECTORS

1. Discussion and take action approving a Resolution approving insurance renewal recommendations for Employees' Group Medical/Prescription, Life/Disability, Dental, Vision, and Accident/Critical Illness Insurance, and a Flexible Spending Account.

Jaynice Porter-Brathwaite, Human Resources Director, introduced this item and completed a Presentation.

Director Harry A. Garrett made a motion to approve Agenda Item 1 as written. Director Laymon Lightfoot made the second. The motion carried with the following record vote:

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

Mayor Sonja A. Brown adjourned the meeting of the Employee Benefits Trust Board of Directors and announced that the City Council would reconvene its meeting of the at 7:28 P.M.

AGENDA

1. Discussion and take action to approve Resolution R-26-25, authorizing the City of Glenn Heights Employee Benefits Trust to pay the obligations of the Trust as it relates to insurance contracts that the Trust awards; authorizing any transfers of funds that may be necessary during the 2025-2026 Fiscal Year to fund the Trust's obligations relating to insurance contracts that the Trust awards; and providing for an effective date.

Jaynice Porter-Brathwaite, Human Resources Director, introduced this item.

Council Member Harry A. Garrett made a motion to approve Agenda Item 1 as written. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

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

2. Discussion regarding possible amendments to Article 3.20, Rental Registration Program. (Mayor Sonja A. Brown)

Mayor Sonja A. Brown introduced and after discussion, tabled this item to September 16, 2025.

3. Discussion, first reading and public hearing for Ordinance O-14-25, adopting the Budget for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026.

Council Member Harry A. Garrett made a motion to open the Public Hearing. Mayor Pro Tem Cornel Benford II made the second. The motion carried with the following record vote:

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

Mayor Sonja A. Brown announced that the Public Hearing was opened at 8:46 P.M.

Hearing no testimony, Council Member Harry A. Garrett made a motion to close the Public Hearing. Mayor Pro Tem Cornel Benford II made the second. The motion carried with the following record vote:

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

Mayor Sonja A. Brown announced that the Public Hearing was closed at 8:47 P.M.

Clifford Blackwell, City Manager, introduced this item and completed a Presentation. Mr. Blackwell discussed recommendations received from Council and answered Council's questions related to the City's operating and capital funds; what Glenn Heights residents will be receiving from this Budget; General Fund revenues and expenditures; City sponsored events; Water and Sewer Fund revenues and expenditures; the Drainage Fund; the Capital Improvement Programs and funded projects; salary adjustment considerations; unfunded supplemental requests; supplemental recommendations; City Manager one-time recommendations; and funding recommendations.

4. Discussion, first reading and public hearing for Ordinance O-15-25, adopting and levying ad valorem taxes for the year 2025 (Fiscal Year 2025-2026) at a rate of \$0.562795 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Glenn Heights, Texas.

Council Member Harry A. Garrett made a motion to open the Public Hearing. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

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

Mayor Sonja A. Brown announced that the Public Hearing was opened at 8:51 P.M.

Hearing no testimony, Council Member Harry A. Garrett made a motion to close the Public Hearing. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

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

Mayor Sonja A. Brown announced that the Public Hearing was closed at 8:51 P.M.

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

5. Discussion and take action to postpone vote on approval of the Proposed Property Tax Rate for Fiscal Year 2025 until the September 9, 2025, City Council Meeting, to be held at City Hall, City Council Chambers, 1938-C S Hampton Road, Glenn Heights, Texas 75154, at 7:00 P.M.

Clifford Blackwell, City Manager, introduced this item.

Council Member Travis Bruton made a motion to approve Agenda Item 5 as written. Mayor Pro Tem Cornel Benford II made the second. The motion carried with the following record vote:

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

6. Discussion and take action to approve Resolution R-25-25, approving an Agreement with Vail & Park, PC., to serve as Auditors for the City, to conduct Annual Audits and prepare Financial Statements for the City; and authorizing the City Manager to execute an Engagement Letter.

Sherry Roberts, Finance Director, introduced this item and completed a presentation, she also introduced Mike Vail, CPA, and Tung Pham, CPA, with Vail & Park, P.C., who completed a presentation as well.

Council Member Harry A. Garrett made a motion to approve Agenda Item 6 as written. Council Member Travis Bruton made the second. The motion carried with the following record vote:

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

7. Discussion and first reading of Ordinance O-16-25, appointing a Presiding Municipal Judge and an Alternate Municipal Judge of the Municipal Court of the City of Glenn Heights; setting qualifications and terms of office; approving contracts for each Judge and authorizing the City Manager to execute Agreements on behalf of the City.

Clifford Blackwell, City Manager, introduced this item and answered Council's questions related to if any complaints had been received regarding the selections presented in the Ordinance, how they Judges were selected, and term information.

8. Discussion and take action to approve Resolution R-29-25, authorizing the City Manager to enter into the Ballot for voting to accept or reject the Thirteenth Amended Joint Chapter 11 Plan of reorganization of Purdue Pharma L.P. and its affiliated debtors and authorizing the submission of an e-ballot to accept or reject the Thirteenth

Amended Joint Chapter 11 Plan of reorganization of Purdue Pharma L.P. and its affiliated debtors; and providing an effective date.

David Berman, City Attorney, introduced this item.

Council Member Stephanie Hale made a motion to approve Agenda Item 8 as written. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

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

9. Discussion and take action to approve Resolution R-30-25, authorizing the City Manager to enter into the Purdue Settlement and authorizing the submission of the subdivision participation and release form regarding the Purdue Settlement and full release of all claims.

David Berman, City Attorney, introduced this item.

Mayor Pro Tem Cornel Benford II made a motion to approve Agenda Item 9 as written. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

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

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:
 - A. pursuant to the Texas Government Code, Section 551.072, Real Property; to deliberate the purchase, exchange, lease or value of real property located at S Uhl Road, Glenn Heights, Texas.
 - B. pursuant to the Texas Government Code, Section 551.072, Real Property, and Section 551.071, Consultation with City Attorney; to deliberate land acquisitions for the E Bear Creek Road Right-of-Way Expansion Project.

Mayor Sonja A. Brown announced that City Council would convene into Executive Session at 9:20 P.M.

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

Mayor Sonja A. Brown announced that City Council would reconvene into Open Session at 9:57 P.M. and that no action would be taken on the Executive Session Items.

ADJOURNMENT

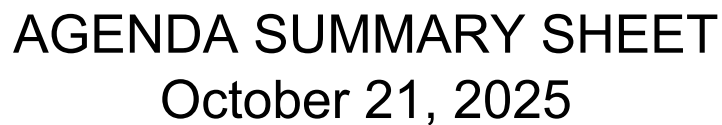
Mayor Sonja A. Brown adjourned the meeting at 9:57 P.M.

Sonja A. Brown, Mayor

Attest:

Brandi Brown, City Secretary

Passed and approved on the 21st day of October 2025



Discussion and take action to approve the Meeting Minutes of the September 9, 2025, City Council Meeting. (Brandi Brown, City Secretary)

[illegible]

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

SEPTEMBER 9, 2025

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 9th day of September, 2025, the City Council of the City of Glenn Heights, Texas, met 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
Cornel Benford II	*	Mayor Pro Tem
Sherron Mosely	*	Council Member, Place 1
Harry A. Garrett*	*	Council Member, Place 2
Stephanne Hale	*	Council Member, Place 4
Laymon Lightfoot	*	Council Member, Place 5

*Harry A. Garrett, Council Member, Place 2, arrived at 7:03 P.M.

STAFF:

Clifford Blackwell	*	City Manager
Brandi Brown	*	City Secretary
Barrett Albright	*	Parks & Recreation Superintendent
Jaynice Porter-Brathwaite	*	Human Resources Director
Dr. Glynell Horn	*	Chief of Police
Jeffrey Kent	*	IT Coordinator
Sherry Roberts	*	Finance Director
Parviz Pourazizian	*	Director of Planning & Development Services
Andrew Waits	*	Public Works Superintendent
Nicholas Williams	*	Fire Chief

CONSULTANT:

David Berman	*	City Attorney's Office
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CALL TO ORDER

Mayor Sonja A. Brown the Council Meeting to order at 7:03 P.M.

INVOCATION

Mayor Sonja A. Brown delivered the Invocation.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

Leon Tate, address on file: expressed his disagreement regarding Charter Amendment Propositions on the November 4, 2025 Election Ballot, the hiring of former City Manager, David Hall, and his own removal from office when he served as Mayor. Mr. Tate also requested that an item be placed on the Agenda to discuss regarding Charter Amendment Propositions

EVENTS

Mayor Sonja A. Brown announced the following Events:

- Town Hall Meeting, Saturday, September 20, 2025, 11:00 A.M. – 1:00 P.M., Harvest of Praise Ministry, 2603 South Hampton Road, Glenn Heights, Texas
- Hispanic Heritage Festival, Saturday, September 27, 2025, 6:00 P.M. – 9:00 P.M., Glenn Heights City Center, 1938 South Hampton Road, Glenn Heights, Texas

CONSENT AGENDA

1. Discussion and take action to approve Ordinance O-16-25, appointing a Municipal Judge and an Alternate Municipal Judge of the Municipal Court of the City of Glenn Heights; setting qualifications and terms of office; approving contracts for each Judge and authorizing the City Manager to execute Agreements on behalf of the City. (Second Reading) (Clifford Blackwell, City Manager)

Mayor Sonja A. Brown made a motion to approve Consent Agenda Item 1 as written. Council Member Harry A. Garrett made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Benford, Mosley, Garrett, Hale, and Lightfoot

AGENDA

1. Discussion and take to approve Ordinance O-14-25, adopting the Budget for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026. (Second Reading)

Clifford Blackwell, City Manager, introduced this item and completed a Presentation. Mr. Blackwell answered Council's questions related to contractual services, interest calculations, fund management, changes in market values, future raise expectations, compensation as it relates to employee evaluations, step-pay increases, how raises are calculated in 2025 versus how they were done in 2019, the most recent salary survey completed by the City, and cost of living adjustments.

Mayor Sonja A. Brown made a motion to table Agenda Item 1 to the September 16, 2025, City Council Meeting. Mayor Pro Tem Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Benford, Mosley, Garrett, Hale, and Lightfoot

2. Discussion and take action to approve Ordinance O-15-25, adopting and levying ad valorem taxes for the year 2025 (Fiscal Year 2025-2026) at a rate of \$0.562795 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Glenn Heights, Texas. (Second Reading)

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

Council Member Laymon Lightfoot made a motion to approve Agenda Item 2 as written. Council Member Harry A. Garrett made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Benford, Mosley, Garrett, Hale, and Lightfoot

David Berman, City Attorney, requested that City Council convene into Executive Session under Section 551.071, Consultation with City Attorney, to obtain legal advice.

Mayor Sonja A. Brown announced that City Council would convene into Executive Session at 8:24 P.M.

Mayor Sonja A. Brown announced that City Council would reconvene into Open Session at 8:30 P.M. and that no action would be taken on the Executive Session Items.

City Council completed another vote on Agenda Item 2:

Council Member Stephanie Hale moved that the property tax rate be increased by the adoption of a tax rate of 0.562795, which is effectively a 2.06 percent increase in the tax rate. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Benford, Mosley, Garrett, Hale, and Lightfoot

3. Discussion and take action to approve Resolution R-27-25, ratifying the property tax increase reflected in the City's Adopted Fiscal Year 2025-2026 Budget, which is a budget that will require raising more revenue from property taxes than in the previous year; and providing an effective date. (Record Vote) (Clifford Blackwell, City Manager)

Mayor Sonja A. Brown made a motion to table Agenda Item 3 to the September 16, 2025, City Council Meeting. Council Member Harry A. Garrett made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Benford, Mosley, Garrett, Hale, and Lightfoot

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:

A. pursuant to the Texas Government Code, Section 551.072, Real Property; to

deliberate the purchase, exchange, lease or value of real property located at S Uhl Road, Glenn Heights, Texas.

- B. pursuant to the Texas Government Code, Section 551.072, Real Property, and Section 551.071, Consultation with City Attorney; to deliberate land acquisitions for the E Bear Creek Road Right-of-Way Expansion Project.

Mayor Sonja A. Brown announced that City Council would convene into Executive Session at 8:32 P.M.

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

Mayor Sonja A. Brown announced that City Council would reconvene into Open Session at 8:52 P.M. and that no action would be taken on the Executive Session Items.

ADJOURNMENT

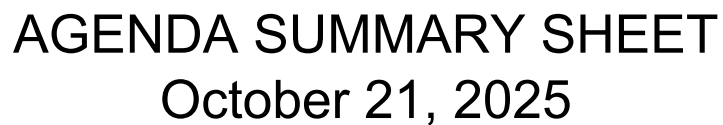
Mayor Sonja A. Brown adjourned the meeting at 8:52 P.M.

Sonja A. Brown, Mayor

Attest:

Brandi Brown, City Secretary

Passed and approved on the 21st day of October 2025



Discussion and take action to approve the Meeting Minutes of the September 16, 2025, City Council Meeting. (Brandi Brown, City Secretary)

[illegible]

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

SEPTEMBER 16, 2025

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 16th day of September, 2025, the City Council of the City of Glenn Heights, Texas, met 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
Cornel Benford II	*	Mayor Pro Tem
Harry A. Garrett	*	Council Member, Place 2
Travis Bruton	*	Council Member, Place 3
Stephanne Hale	*	Council Member, Place 4
Laymon Lightfoot	*	Council Member, Place 5

STAFF:

Clifford Blackwell	*	City Manager
Brandi Brown	*	City Secretary
Barrett Albright	*	Parks & Recreation Superintendent
Farrah Allen	*	Municipal Court Administrator
Dr. Glynell Horn	*	Chief of Police
Kathy Morgan	*	IT Director
Parviz Pourazizian	*	Director of Planning & Development Services
Sherry Roberts	*	Finance Director
Andrew Waits	*	Public Works Superintendent
Nicholas Williams	*	Fire Chief

CONSULTANT:

David Berman	*	City Attorney's Office
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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

Minister Farrah Allen, Municipal Court Administrator, delivered the Invocation.

PLEDGE OF ALLEGIANCE

Caden Taylor, Scholar, led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

There were no Public Comments.

PROCLAMATIONS

Mayor Sonja A. Brown read the following Proclamations:

- National GEAR UP Week, September 23-27, 2025
- Proclamation Honoring the Founding of the City of Glenn Heights - September 16, 2025
- Constitution Week, September 17-23, 2025
- National Hispanic Heritage Month, September 15, 2025 – October 15, 2025

EVENTS

Mayor Sonja A. Brown announced the following Events:

- Town Hall Meeting, Saturday, September 20, 2025, 11:00 A.M. – 1:00 P.M., Harvest of Praise Ministry, 2603 South Hampton Road, Glenn Heights, Texas
- Hispanic Heritage Festival, Saturday, September 27, 2025, 6:00 P.M. – 9:00 P.M., Glenn Heights City Center, 1938 South Hampton Road, Glenn Heights, Texas

CONSENT AGENDA

1. Discussion and take action to approve Resolution R-33-25, approving an Interlocal Agreement for Food Establishment Inspection and Environmental Health Services with Dallas County; and authorizing the City Manager to execute the same. (Parviz Pourazizian, Director of Planning & Development Services)

Council Member Laymon Lightfoot made a motion to approve Consent Agenda Item 1 as written. Mayor Pro Tem Cornel Benford II made the second. The motion carried with the following record vote:

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

AGENDA

1. Discussion and take action to approve Ordinance O-14-25, an Ordinance of the City Council of the City of Glenn Heights, Texas, adopting the Budget for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026. (Record Vote)

Clifford Blackwell, City Manager, introduced this item, completed a Presentation, and answered Council's questions related to the City's financial obligations.

Council Member Laymon Lightfoot made a motion to approve Agenda Item 1 as written. Mayor Sonja A. Brown made the second. The motion carried with the following record vote:

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

2. Discussion and take action to approve Resolution R-27-25, ratifying the property tax increase reflected in the City's Adopted Fiscal Year 2025-2026 Budget, which is a budget that will require raising more revenue from property taxes than in the previous year; and providing an effective date. (Record Vote)

Clifford Blackwell, City Manager, introduced this item and confirmed with Council that approved tax rate information had been placed on the City's website and social media accounts.

Council Member Travis Bruton made a motion to approve Resolution R-27-25, ratifying the property tax increase reflected in the City's Adopted Fiscal Year 2025-2026 Budget, which is a budget that will require raising more revenue from property taxes than in the previous year; and providing an effective date. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

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

3. Discussion regarding possible amendments to Article 3.20, Rental Registration Program.

Mayor Sonja A. Brown introduced this item. Mayor Brown and Clifford Blackwell, City Manager, answered Council's questions related to tracking rental companies doing business in Glenn Heights and issues with them, tracking renters, oversight of companies not following set regulations, regulations regarding manufactured, and percent of renters within each HOA, and requested that a biannual rental report be presented to City Council.

4. Discussion and take action to approve Resolution R-31-25, nominating candidates for the Ellis Appraisal District Board of Directors for the Year 2026.

Brandi Brown, City Secretary, introduced this item and completed a Presentation.

Mayor Sonja A. Brown made a motion to approve Resolution R-31-25, nominating Travis Bruton and Machanta Newson as candidates for the Ellis Appraisal District Board of Directors for the Year 2026. Council Member Laymon Lightfoot made the second. The motion carried with the following record vote:

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

5. Discussion and take action to approve Resolution R-32-25, nominating candidates for election to the Board of the Directors of the Dallas Central Appraisal District.

After discussion, Mayor Sonja A. Brown made a motion to table Agenda Item 5 to October 7, 2025. Mayor Pro Tem Cornel Benford II made the second. The motion carried with the following record vote:

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

6. Discussion and first reading of Ordinance O-17-25, amending Section 3.12 of Chapter 3 (“Building Regulation”) of the Code of Ordinances to adopt amendments to the Flood Damage Prevention Regulations for the design and construction of drainage facilities.

Parviz Pourazizian, Director of Planning & Development Services, introduced this item and completed a Presentation. Mr. Pourazizian answered Council’s questions related to preventative measures.

7. Acknowledge receipt of the August 2025 Financial Reports.

Sherry Roberts, Finance Director, introduced this item, completed a Presentation, and answered Council’s questions related to transferring funds and Bylaws. No action was taken.

8. Discussion and presentation regarding the Fiscal Year 2023-2024 Annual Comprehensive Financial Report (ACFR) Draft.

Sherry Roberts, Finance Director, introduced this item and completed a Presentation.

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:
 - A. pursuant to the Texas Government Code, Section 551.072, Real Property; to deliberate the purchase, exchange, lease or value of real property located at S Uhl Road, Glenn Heights, Texas.
 - B. pursuant to the Texas Government Code, Section 551.072, Real Property, and Section 551.071, Consultation with City Attorney; to deliberate land acquisitions for the E Bear Creek Road Right-of-Way Expansion Project.

Mayor Sonja A. Brown announced that City Council would convene into Executive Session at 8:24 P.M.

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

Mayor Sonja A. Brown announced that City Council would reconvene into Open Session at 8:38 P.M. and that no action would be taken on the Executive Session Items.

ADJOURNMENT

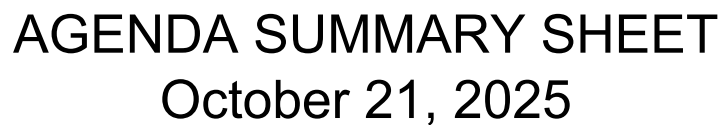
Mayor Sonja A. Brown adjourned the meeting at 8:38 P.M.

Sonja A. Brown, Mayor

Attest:

Brandi Brown, City Secretary

Passed and approved on the 21st day of October 2025



Discussion and take action to reschedule the November 4, 2025, Regular City Council Meeting to November 11, 2025, due to the General Election. (Brandi Brown, City Secretary)

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: October 21, 2025

SUBJECT

Take action to reschedule the November 4, 2025, Regular City Council Meeting to November 11, 2025, due to the General Election.

DISCUSSION / BACKGROUND

This item will allow City Council to reschedule the Regular City Council Meeting of November 4, 2025, to November 11, 2025, due to the General Election. The General Election will be held on November 4, 2025, to elect Mayor, Council Member Places 2, 4, and 6, and to vote on Charter Amendment and Bond Propositions. In order to allow the public, City Council Members, and staff to participate in the Election and to monitor Election results, Council can reschedule this meeting to another date. Historically, Council has rescheduled the meeting to the following Tuesday.

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Public Notices related to the rescheduled meeting will be posted on the City Council's official bulletin board and on the City of Glenn Heights' website.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Staff recommends that City Council reschedule its November 4, 2025, meeting to Tuesday, November 11, 2025.

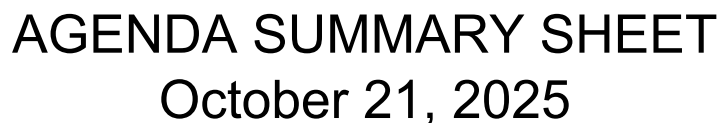
ATTACHMENTS

PREPARED BY

Brandi Brown, City Secretary

REVIEWED BY

Jailan Hadnot, City Planner



Discussion and take action to approve Ordinance O-19-25, amending Appendix A, the City's Master Fee Schedule, of the Code of Ordinances, to adopt or revise fees for Planning Department Services (Section A2.001), Building Inspection Department General Fees (Section A3.001), Building Permit Fees (Section A3.002), Rental Registration and Inspection Fees (Section A3.003), Food Service Fees (Sections A4.001 And A4.002), adding definitions relating to Food Service Fees, requiring Permits for Garage Sales; and reauthorizing the City's Building Permit Fees. (Second Reading) (Parviz Pourazizian, Director of Planning & Development Services)

[illegible]

FEE SCHEDULE UPDATE: BUILDING, RENTAL REGISTRATION, AND FOOD PERMITS



PARVIZ POURAZIZIAN, DIRECTOR OF DEVELOPMENT
SERVICES

OCTOBER 21, 2025

FEE SCHEDULE UPDATE



SUP-03-25: Public Hearing, discussion, and first reading of Ordinance O-XX-25, amending Appendix A, the city's Master Fee Schedule, of the Code of Ordinances, City of Glenn Heights, Texas, to adopt or revise fees for Planning Department Services (Section A2.001), Building Inspection Department General Fees (section a3.001), Building Permit Fees (Section A3.002), Rental Registration and Inspection Fees (Section A3.003), Food Service Fees (Sections A4.001 and A4.002), adding Definitions relating to Food Service Fees, and requiring Permits for Garage Sales; reauthorizing the city's Building Permit Fees;

FEE SCHEDULE UPDATE



Applicant: Parviz Pourazizian (Director of Development Services)

Location: City Wide

Request: Fee Schedule Update

BACKGROUND



Fee schedule is a portion of our Ordinance that authorizes the city staff to charge specific fees for various activities and the orderly conduction of business. The last comprehensive fee schedule update was done in September 2023.

This year, staff reviewed the current fee schedule related to the Development Services items i.e., Building Permits, Food Permits, Planning and Zoning related fees. There are a few triggers that drove these changes as summarized below:

- Our new contract with our 3rd party plan reviewer and inspector (NTIS) added additional costs to the inspection and plan reviews fees.
- Another trigger for this overhaul was the state's update to the food services and mobile food vendor requirements.
- And lastly, assuring that our fees are to cover the costs associated with the processes.
- Per state law we need to reauthorize our building related fee every ten years.



COMPARISON DATA

Zone Change

COGH Current	1-10 Acre	1000	11-29 Acre	1500	30+ Acre	1500+15/acre	
COGH Proposed	1-10 Acre	\$1,200	11-29 Acre	1500	30+ Acre	1800+20/acre	
Cedar Hill			\$500+ 5/ Acre				
DeSoto			\$2,300				
LanCaster			\$500+ 10/acre				
Red Oak			\$200+10/acre				

SUP

COGH Current	Commercial	\$950+15/acre	Residential	\$500+5/acre		
COGH Proposed	Commercial	\$1100+20/acre	Residential	\$800+20/acre		
Cedar Hill		\$500+5/acre				
DeSoto		\$3,000				
LanCaster		\$500+10/acre				
Red Oak		\$200+10/Acre				



COMPARISON DATA

PD				Variance			
COGH Current			\$1500+10/acre	COGH Current			\$250+ Notification
COGH Proposed			\$1750+20/Acre	COGH Proposed			\$600
Cedar Hill			\$1000+5/acre	Cedar Hill			\$250+ 2.5 / Acre
DeSoto			\$3,000	DeSoto			\$3,000
LanCaster			\$1500+10/ Acre	LanCaster			\$250
Red Oak			\$200+10/Acre	Red Oak			\$1000 +\$250/additional parcels

Final Plat

COGH Current	25 lots or less	325+ 50/lot	over 25 lots	500+25/lot
COGH Proposed	25 lots or less	325+ 50/lot	over 25 lots	500+25/lot
Cedar Hill		#300+ 10/lot		
DeSoto		\$250+22/lot		
LanCaster	50 acre or less	\$500+10/lot		
Red Oak		Free		

SOME HIGHLIGHTS (PLANNING)



➤ Specific Use Permit (Currently)

(2) Zoning Change: SUP:

A) Commercial: $\$950 + \$15 / \text{acre}$

B) Residential: $\$500 + \$5 / \text{acre}$

Specific Use Permit (Proposed)

■ $\$750.00 + \$10 / \text{Acre}$

➤ Temporary Use Permit or Renewal: $\$500.00$ and $\$250.00$ for Renewal (Is: $\$150$)

➤ Appeal/Variance: $\$600.00$ (Is: $\$250.00 + \text{notification fees (at cost).}$)

➤ (i) In-house Plan Review: $\$120.00$ hourly. (Is $\$60 / \text{Hr}$)

SOME HIGHLIGHTS (PLANNING)



➤ Plats:

(1) Preliminary plat:

- (A) 25 acres or less: \$400.00 + \$20.00/lot.
- (B) Over 25 acres: \$450.00 plus \$25.00/lot.

(2) Final plat:

- (A) 25 lots or less: \$325.00 + \$50.00/lot.
- (B) Over 25 lots: \$500.00 plus \$25.00/lot.

(3) Replat/amending/vacating plat: \$575.00 + \$35.00/acre.

(4) In-house plat review: \$60.00 hourly.

(5) Plat review by third party: Actual cost.



(1) Preliminary Plat: \$400.00 + \$25.00/Lot

(2) Final Plat: \$325.00 + \$50.00/Lot

(3) Replat/Amending/Vacating Plat: \$575.00 + \$35.00/acre.

(4) In-house Plat Review: \$120.00 hourly.

(5) Plat Review by Third Party: Actual cost.

SOME HIGHLIGHTS (BUILDING)



- Mechanical, Electrical and Plumbing (MEP):
 - MEP fee Currently is \$105 per trade and proposed is \$150 for Residential and \$250 for Commercial.
- Most minor and Miscellaneous Residential Building permit to be consistent with MEP fee to \$150 and \$250 for Commercial.
- Reinspection to \$75 for residential and \$125 for Commercial.
- After hours inspections to \$100 / Hr with Min of two hours. (currently \$60/hr)
- All Internal plan review fees to \$120/ hr. (currently \$60/hr)
- Commercial Certification of Occupancy (CO) : from \$100 to \$250 (This will cover commercial inspection, Fire Inspection and planning review.)
- Subdivision Mass grading: \$750.00 + \$10.00/Acre (New Fee)

SOME HIGHLIGHTS (BUILDING)



- Accessory Structures:
 - (1) Shed, Free-Standing Carport, Barn, Pergola, Gazebo, Pavillion, Etc.: \$150.00 plus Plan review fee plus MEP.
 - (2) Detached structure (Residential): Detached garage, Carport Attached to Roofline, Awning or Patio Attached to Roofline, Accessory Dwelling Unit, Pool House, Guest House, etc.: \$0.54/Squarefoot under the roof Plus plan review fee by 3rd party
- Sign Permit: This Section is completely overhauled. More details and definitions have been added.

SOME HIGHLIGHTS (BUILDING)



➤ Table 1-A

Table 1-A Building Permit Fees for Other than Residential One- and Two-Family New Construction, Additions, Alternations, Remodels, Repairs and Other Improvements.	
Valuation	Fee
\$1.00 to \$10,000.00	\$150.00
\$10,001.00 to \$25,000.00	150.00 for the first \$10,000.00 plus \$17.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$13 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$9.50 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$5.55 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00, or fraction thereof

SOME HIGHLIGHTS (RENTAL)



- A3.003. Rental registration and inspection fees.
- (a) Residential Rental Registration Fees:
 - (1) Registration Fee (per Rental Dwelling Unit): \$150.00 (Includes one-time inspection)
- (b) Residential Property Inspection Fees:
 - (1) Single-Family and Two-Family Rental Units: \$100.00 (\$50.00 each additional inspection.)
 - (2) Multifamily Rental Units containing 3–25 Dwelling Units: \$100.00 (\$50.00 each additional inspection.)
 - (3) Multifamily Rental Units Containing 26–100 Dwelling Units: \$90.00 Base Fee + a Multi-Unit Fee of \$12.50 x (total number of rental units multiplied by \$0.30).
 - (4) Multifamily Rental Units containing 101+ Dwelling Units: \$115.00 Base Fee + a Multi-Unit Fee of \$12.50 x (total number of rental units multiplied by \$0.30).
 - (5) Reinspection Fee: \$75.00.

SOME HIGHLIGHTS (FOOD)



Due to recent state legislation, there is now greater oversight of the fees and processes for obtaining food permits for both traditional restaurants and mobile vendors. As a result, we have completely revised this section to ensure full compliance with state regulations.

Please refer to the fee schedule.

RECOMMENDATION



Staff recommends approval of the proposed changes.

QUESTIONS



COMMENTS

CITY OF GLENN HEIGHTS, TEXAS

ORDINANCE NO. O-19-25

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS, AMENDING APPENDIX A, THE CITY'S MASTER FEE SCHEDULE, OF THE CODE OF ORDINANCES, CITY OF GLENN HEIGHTS, TEXAS, TO ADOPT OR REVISE FEES FOR PLANNING DEPARTMENT SERVICES (SECTION A2.001), BUILDING INSPECTION DEPARTMENT GENERAL FEES (SECTION A3.001), BUILDING PERMIT FEES (SECTION A3.002), RENTAL REGISTRATION AND INSPECTION FEES (SECTION A3.003), FOOD SERVICE FEES (SECTIONS A4.001 AND A4.002), ADDING DEFINITIONS RELATING TO FOOD SERVICE FEES, AND REQUIRING PERMITS FOR GARAGE SALES; REAUTHORIZING THE CITY'S BUILDING PERMIT FEES; 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; PROVIDING THAT FUTURE AMENDMENTS TO THE MASTER FEE SCHEDULE MAY BE EFFECTED BY ORDINANCE OR RESOLUTION; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Glenn Heights has heretofore adopted a Master Fee Schedule, which is published and codified as Appendix "A" to the Code of Ordinances, City of Glenn Heights, Texas, for the purpose of setting forth the comprehensive fees assessed and collected by the City for a range of applications, permits, licenses, services and activities; and

WHEREAS, the City Council desires to amend the said Fee Schedule to add new fees and does so by this Ordinance; and

WHEREAS, in the event there is a conflict between a fee listed in the Master Fee Schedule and the provisions of any other City ordinance or resolution, the provisions of the Master Fee Schedule shall prevail; and

WHEREAS, the City Council and staff have conducted a review of the City's building permit fee schedule and all fees charged by the City as a condition to constructing, renovating, or remodeling a structure, has conducted a public hearing in compliance with the requirements of law pertaining to the building permit fees, and intends to reauthorize all building permit fees, including those amended herein; and

WHEREAS, although the purpose of this ordinance is to amend and reauthorize the Master Fee Schedule, this ordinance is not intended to amend, abolish or change any fee heretofore established that is not listed in the Master Fee Schedule, Now, Therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS:

SECTION 1. That Appendix A, the Master Fee Schedule, of the Code of Ordinances, City of Glenn Heights, Texas, be and is hereby amended by amending Section A2.001 (Planning Department Services), Section A3.001 (Building Inspection Department General Fees), Section A3.002 (Building Permit Fee Schedule), Section A3.003 (Rental Registration and Inspection Fees), Sections A4.001 and A4.002 (Food Service Fees and Food Service Inspection Fees), Article 4.000 (Food Service Fees) to add a new Section A4.003 (Food Service Definitions), and Article A10.000 (Miscellaneous Fees) to add a new Section A10.002 (Garage Sales), without amendment or repeal to any other section, part or provision of the Master Fee Schedule, such that from the effective date of this ordinance, the fees and charges attached hereto as Exhibit “A” shall be collected on behalf of the City for the listed applications, permits, licenses, activities or services.

SECTION 2. That all building permit fees, as that term is defined in Section 214.908 of the Texas Local Government Code, as amended, adopted and charged by the Town, whether set forth in the Town’s Fee Schedule, within the Code of Ordinances, or adopted by other ordinances of the Town Council, be and are hereby reauthorized by vote of the Town Council.

SECTION 3. That in the event of a conflict between a fee set out in the Master Fee Schedule and the provisions of any other City ordinance or resolution, the provisions of the Master Fee Schedule shall prevail; however, this ordinance shall not amend, abolish or change any fee heretofore established that is not listed in the Master Fee Schedule and such fees shall continue in effect for all purposes until amended by ordinance or resolution or transferred to the Master Fee Schedule.

SECTION 4. That future amendments to the Master Fee Schedule may be made by the City Council by ordinance or resolution, each of which shall have the same effect in amending the provisions of the Master Fee Schedule.

SECTION 5. That all provisions of the ordinances and resolutions of the City of Glenn Heights in conflict with the provisions of this ordinance be and the same are hereby repealed and all other provisions of the ordinances and resolutions of the City of Glenn Heights not in conflict with the provisions hereof shall remain in full force and effect.

SECTION 6. That if any section, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or otherwise invalid or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this ordinance, it being the legislative intent that the provisions of this ordinance are severable and that the ordinance shall continue in effect notwithstanding the invalidity of such section, sentence, clause, or phrase.

SECTION 7. This Ordinance shall take effect immediately from and after its passage and the publication of the caption as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS ON THIS THE 21ST DAY OF OCTOBER, 2025.

APPROVED:

Sonja A. Brown, Mayor

ATTEST:

Brandi Brown, City Secretary

APPROVED AS TO FORM:

David M. Berman, City Attorney

EXHIBIT A
Appendix A FEE SCHEDULE

ARTICLE A1.000
GENERAL PROVISIONS

- § A1.001. City manager authority to amend fee schedule.**

ARTICLE A2.000
PLANNING DEPARTMENT

- § A2.001. Planning Department.**

ARTICLE A3.000
BUILDING INSPECTION DEPARTMENT

- § A3.001. General fees.**
§ A3.002. Building permit fee schedule.
§ A3.003. Rental registration and inspection fees.

ARTICLE A4.000
FOOD SERVICE FEES

- § A4.001. Food service fees.**
§ A4.002. Food service inspection fees.
§ A4.003. Food service definitions.

ARTICLE A5.000
UTILITIES

- § A5.001. Water rates and charges.**
§ A5.002. Wastewater rates and charges.
§ A5.003. Irrigation rates and charges.
§ A5.004. Utility billing.
§ A5.005. Tap fees.
§ A5.006. Backflow device inspection.
§ A5.007. Solid waste collection.
§ A5.008. Smart water meter fees.

**ARTICLE A6.000
CODE ENFORCEMENT**

§ A6.001. Code enforcement.

**ARTICLE A7.000
COIN-OPERATED MACHINES**

§ A7.001. Coin-operated machines.

**ARTICLE A8.000
ANIMAL CONTROL**

§ A8.001. Animal control.

**ARTICLE A9.000
CITY SECRETARY**

§ A9.001. Business-related fees.

**ARTICLE A10.000
MISCELLANEOUS FEES**

§ A10.001. Credit card service charge and returned check fee.

§ A10.002. Garage sales.

**ARTICLE A11.000
MUNICIPAL COURT**

§ A11.001. Warrant fee.

**ARTICLE A12.000
PARKS AND RECREATION**

§ A12.001. Parks and recreation.

**ARTICLE A13.000
POLICE DEPARTMENT**

§ A13.001. Police Department.

**ARTICLE A14.000
FIRE DEPARTMENT**

- § A14.001. Annual inspection fees.**
- § A14.002. Ambulance service.**
- § A14.003. Plan review and acceptance testing fees.**

- § A14.004. EMS fees.**
- § A14.005. Report fees.**

ARTICLE A1.00
GENERAL PROVISIONS

§ A1.001. City manager authority to amend fee schedule.

The city manager shall have authority to propose new fees and amendments to the following fee schedule as he or she deems appropriate or necessary. Said proposed or amended fees shall become effective after being placed on a city council meeting agenda and approved by the council.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-13-17 adopted 9/12/17; Ordinance O-14-17 adopted 9/12/17; Ordinance O-12-23 adopted 10/3/2023)

ARTICLE A2.000
PLANNING DEPARTMENT

§ A2.001. Planning Department.

- (a) Annexation: \$750.00
- (b) Zoning Change:
 - (1) \$1,000.00: (1–10 acres).
 - (2) \$1,500.00: (11–29 acres).
 - (3) \$1,500.00 + \$15.00/acre: (30 + acres).

* A total of \$2,800.00 is the maximum amount for zoning change under this subsection.

- (c) Special Use Permit (SUP): \$750.00 + \$10/Acre
- (d) Planned Development (PD): \$1,500.00 plus \$10.00/acre plus actual cost of third-party review fee(s).
- (e) Temporary Use Permit or Renewal: \$500.00 and \$250.00 for Renewal
- (f) Zoning Verification Letter: \$60.00.
- (g) Appeal/Variance: \$600.00
- (h) Site Plan Review: \$350.00 + \$20.00/acre plus actual cost of third-party review fee(s).
- (i) In-house Plan Review: \$120.00 hourly.
- (j) Plan Review by Third Party: Actual cost.
- (k) County Recording Fee: Actual Cost.

*All acreage will be rounded to the nearest whole acre.

- (l) Platting (fees below do not include recordation fee or third-party review cost):
 - (1) Preliminary Plat: \$400.00 + \$25.00/Lot
 - (2) Final Plat: \$325.00 + \$50.00/Lot
 - (3) Replat/Amending/Vacating Plat: \$575.00 + \$35.00/acre.
 - (4) In-house Plat Review: \$120.00 hourly.
 - (5) Plat Review by Third Party: Actual cost.
 - (6) Refiling: Expiration of a final plat caused by failure to construct associated public improvements will require the applicant to begin platting process again, including payment of above noted fees.
- (m) Preapplication meeting fee: Free.
(Ordinance O-13-11 adopted 9/19/11; Ordinance O-13-17 adopted 9/12/17; Ordinance O-14-17 adopted 9/12/17; Ordinance O-14-22 adopted 11/22/2022; Ordinance O-12-23 adopted 10/3/2023)

ARTICLE A3.000
BUILDING INSPECTION DEPARTMENT

§ A3.001. General fees.

- (a) General Contractor/License Registration: \$100.00 annually. (Does not apply to mechanical, electrical and plumbing contractors.)
- (b) Impact Fee and Park Fee: Per current impact fee and park land dedication ordinance.
- (c) Building Permit: See section A3.002.
- (d) Electrical: \$150.00 for Residential and \$250.00 for Commercial
- (e) Plumbing: \$150.00 for Residential and \$250.00 for Commercial
- (f) Mechanical: \$150.00 for Residential and \$250.00 for Commercial
- (g) Remodel, Move, Demolition:
 - (1) Building addition: \$0.72/SF under the roof plus plan review fee.
 - (2) Remodel/alteration: \$150.00 plus plan review fee.
- (h) Minor Building Repair: \$150.00 For Residential and \$250.00 for Commercial (No Structural or MEP included.)
- (i) Demolition: \$250.00 for Residential and \$350.00 for Commercial
- (j) Reinspection Fees (for any/all inspections):
 - (1) Initial Inspection: \$0.00 (included in permit fee).
 - (2) First Reinspection: \$75 for Residential and \$125.00 for Commercial
 - (3) Second Reinspection: \$75 for Residential and \$125.00 for Commercial
 - (4) Third and Each Subsequent Reinspection: \$100 for Residential and \$150.00 for Commercial
- (k) After Hours Inspection: \$100.00 hour (minimum 2 hours including travel time). Subject to availability.
- (l) Engineering and Plan Review:
 - (1) Third Party: Actual cost.
 - (2) In-house: \$120.00 hourly.
- (m) Energy Code Review and Inspection: Actual cost of third-party inspection.
- (n) Miscellaneous Fees:
 - (1) Commercial Certificate of Occupancy (C/O): \$250.00
 - (2) Permit Fee Not Specified: \$150.00 for Residential and \$250.00 for Commercial + number

of inspections needed x \$75.00.

- (3) Grading: \$100.00.
- (4) Subdivision Mass Grading: \$750.00 + \$10.00/Acre
- (o) Infrastructure Inspection Fee:
 - (1) Infrastructure Plan Review Fee: Actual cost of third-party review.
 - (2) Infrastructure Inspection Fee: Actual cost of third-party inspection.
- (p) Concrete, Flatwork, Driveway: \$150.00 Residential and \$250.00 Commercial
- (q) Roofing: \$150.00 Residential and \$250.00 Commercial
- (r) Fence:
 - (1) Residential: \$150.00
 - (2) Commercial: See section A3.002.
 - (3) Screening Wall (plus engineering review): See section A3.002.
 - (4) Retaining Wall (plus engineering review): See section A3.002.
- (s) Moving Structure:
 - (1) Into City Limits (including Inspections): \$500.00.
 - (2) Through City Limits (including Escort): \$150.00 first hour plus \$100.00 each additional 30 minutes.
 - (3) Mileage: Current IRS rate.
- (t) Accessory Structures:
 - (1) Shed, Free-Standing Carport, Barn, Pergola, Gazebo, Pavillion, Etc.: \$150.00 plus Plan review fee plus MEP.
 - (2) Detached structure (Residential): Detached garage, Carport Attached to Roofline, Awning or Patio Attached to Roofline, Accessory Dwelling Unit, Pool House, Guest House, etc.: \$0.54/Squarefoot under the roof Plus plan review fee by 3rd party
- (u) Pools and Spas:
 - (1) In-ground, Site-built Pool: \$250.00 plus plan review fee.
 - (2) Above-ground Pool: \$150.00 and trade permit (as needed). (Pools with height less than 36" does not require permit if no plumbing or electrical work is needed.)
 - (3) Site-built Spa: \$250.00 plus plan review fee.
- (v) HUD-code Manufactured Home - Move in and Setup: Flatwork + any trade permit (e.g. MEP). Will be permitted and inspected the same as a new single-family residence.
- (w) Signs: Sign contractor must be registered. Requires any trade permits plus actual cost of plan review fee by third party or, at city's option, permit fee in the amount of \$150.00 permit fee or,

as applicable, the following amount:

Type of Sign	Definition and/or Ordinance Specifications	Fee
New Development, New Project, Builder Directional, or New Subdivision Sign (Coming Soon)	On-premises identifying any new development (commercial, retail, office, mixed use, etc.) in the city shall not exceed six feet (6') in height and the sign face shall not exceed sixteen square feet (16 sq. ft.). Such development signs are allowed for up to one (1) year after the building permit has been issued or until the certificate of occupancy (C/O) is issued, whichever comes first. One (1) sign is permitted per project and should be set back at least twenty feet (20') from public right-of-way.	\$175 for 1 year
Grand opening Sign	For grand openings; pennants, flags, streamers, searchlights, and one (1) banner not to exceed fifty square feet (50 sq. ft.) in area may be displayed one time for a maximum of thirty (30) days. All signs must be removed after the thirty-day period. Small balloons less than fourteen inches (14") in diameter (one or a cluster) are exempt from sign permit requirements and are permitted at the time of grand opening or national holidays. If another grand opening or advertising event is required for the same business then signs associated with such event including the event itself should be processed under special events permit as outlined under section 15.01.031(g) .	\$125 for 60 days
Special Event Sign	No permit shall be required for special event banners that are associated with a special event that has obtained a special events permit from the city's planning and permitting division. The banner should contain a message directly relating to a special event provided, however, that such banners may be displayed no more than seven (7) days prior to the special event and must be removed within two (2) days after the conclusion of the special event. The size of the banner is limited to fifty square feet (50 sq. ft.) and at least one-half (1/2) of the banner shall contain a message relating to the special event. Such banners shall be located within the private	\$0

	property where such event is taking place and not within any public rights-of-way.	
Model Home Sign	Signs identifying model homes, model home centers, and sales office. Model home signs shall not exceed twenty square feet (24') [sic] in area and four feet (4') in height.	\$175 for 6 months
Type of Sign	Definition and/or Ordinance Specifications	Fee
Real-Estate Sign (Larger than 6 FT)	No permit shall be required for signs not exceeding six square feet (6 sq. ft.) in sign area and three feet (3') in height advertising the sale, lease or rental of real estate in residential zoning districts. For nonresidential and agricultural zoning districts, no permit shall be required for signs not exceeding thirty-six square feet (32 sq. ft.) [sic] in sign area and five feet (6') [sic] in heights advertising the sale, lease or rental of real estate. For agricultural and non-residential-zoned land, one (1) such sign shall be allowed per property, parcel or lot of record.	\$75
Outdoor Displays or Miscellaneous Temporary Signs (portable, flags, pennants, banners, inflatables, etc.)	Not to exceed 60 days or become a nuisance to neighboring properties.	\$100 for 60 days
Flag Poles	Flags are permitted to include state, national, local, religious or institutional flag or emblem, in nonresidential zoning district classification within the city, provided the number of flagpoles does not exceed three (3) flagpoles per platted lot with a maximum height of the flagpole not to exceed twenty-five feet (25') and the maximum flag area does not exceed fifteen square feet (40 sq. ft.) [sic]. The state flag and all other assembled flags shall be arranged in accordance with the Texas Constitution and flag etiquette rules. Governmental flags shall be maintained in good repair and shall be externally lit at night. Institutional or other uses allowed in residential zoning may have flags subject to the provisions of this section. Residential lots in a residential subdivision are allowed one (1) flagpole not to	\$150 per flagpole

	exceed twenty-five feet (25') in height and maximum flag area not to exceed thirty square feet (30 sq. ft.).	
Awning/Canopy Sign	An awning or canopy sign is only allowed in town center (TC) zoning districts and can be used as the primary sign in lieu of a wall sign	\$150
Neon Light Sign	In nonresidential zoning districts one monument style neon sign per parcel is allowed in lieu of a regular monument sign (as defined in section 15.01.011). For parcels with more than one street frontage one such sign is allowed for each street frontage. Monument neon signs shall not exceed eight feet (8') (including the masonry base) in height, twelve feet (12') in width and the sign face area shall not exceed sixty square feet (60 sq. ft.) per sign face.	\$150
Monument Sign	Monument signs are not intended to have gaps, cutouts, or penetrations but instead should be a solid face or area without openings or cutouts. The sign face shall be designed with materials that harmonize with the architecture of the establishment it services. All monument signs shall have landscaping comprised of shrubbery and flowering plants, not exceeding three feet (3') in height near the base of the sign. Only one (1) monument sign per property along the street frontage shall be allowed. Monument signs shall be set back a minimum twelve feet (12') from any public right-of-way and shall not obstruct traffic visibility triangles. Monument signs shall be at least one hundred and twenty feet (120') apart. Monument signs shall be illuminated externally for visibility after dark.	\$200
Wall Sign	Wall signs are allowed in every zoning district and shall be placed on the principal structure only, and may be internally and externally illuminated.	\$200
Pole Sign	On-premise pole signs may be permitted on properties with at least 200 feet of continuous frontage along and adjacent to the I-35E corridor and shall be subject to the regulations of the Texas Highway Beautification Act-Outdoor Advertising Signs and this code. Off-premise pole signs are prohibited. Only one pole sign may be -	\$150

	5 - permitted for each 200 feet of roadway frontage along the I-35E corridor. Pole signs shall not exceed fifty (50) feet in height, shall not be attached to or supported by any part of a building, and shall not be configured such that the sign is located between 2 and 10 feet above average grade where located within 15 feet of an adjacent roadway. The overall surface area of each face of the sign shall not exceed three hundred (300) square feet... ETC.	
Pylon Sign	Masonry pylon signs are allowed only on nonresidential properties with a minimum of three hundred feet (300') continuous frontage along IH-35E frontage road or any other four (4) or more lane freeways or on F.M. 664 or Ovilla Road, except the height for such signs on F.M. 664 shall not exceed thirty-five feet (35'). Masonry pylon signs are large signs with two masonry columns supporting a sign face that is surrounded by minimum two feet (2') wide masonry border and a minimum three feet (3') high decorative cap on top. Two and a half feet (2.5') high masonry planter with landscaping should surround the base of the pylon sign. For multitenant premises the sign face area shall not exceed four hundred and fifty square feet (450 sq. ft.) and for single-tenant premises the sign face area shall not exceed three hundred square feet (300 sq. ft.). Maximum height of masonry pylon sign shall not exceed fifty feet (50') above the adjacent pavement level. Masonry pylon signs shall be set back at least two hundred feet (200') from public right-of-way. Section 15.01.091(e) shows an example of a similar sign in the city.	\$150
Sign Repair		\$100

(x) Annual donation box permit: \$50

(y) Solar permit: \$175

*All permit fees double if construction or work is performed without the required permit.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-13-17 adopted 9/12/17; Ordinance O-14-17 adopted 9/12/17; Ordinance O-12-23 adopted 10/3/2023)

§ A3.002. Building permit fee schedule.

- (a) Building permit fee for other than residential one- and two-family new construction, additions, alterations and remodels shall be as set forth in table 1-A in this section.
- (b) Building permit fee for residential one- and two-family new construction is \$0.72 Per Square foot under the roof area.
- (c) Plan review fees:
 - (1) When submittal documents are required by IBC section 107 or IRC section R106, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65-percent of the building permit fee as shown in table 1-A or, as applicable, table 2-A.
 - (2) The plan review fees specified in this section are separate fees from the permit fees and are in addition to the building permit fees.
- (d) Building permit valuation: For other than residential new construction, additions, alterations, remodels, repairs and other improvements, the building official may require the applicant to provide satisfactory verification of the declared value.

Table 1-A Building Permit Fees for Other than Residential One- and Two-Family New Construction, Additions, Alternations, Remodels, Repairs and Other Improvements.	
Valuation	Fee
\$1.00 to \$10,000.00	\$150.00
\$10,001.00 to \$25,000.00	150.00 for the first \$10,000.00 plus \$17.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$13for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$9.50 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00

\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$5.55 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00, or fraction thereof

(e) Other Inspections and Fees (hourly charge).

- (1) Inspections outside of normal business hours: \$100.00 per hour* (minimum charge - two hours). Subject to availability.
- (2) Reinspection fees assessed under provisions of section 1.01.009: \$75.00 per hour.*
- (3) Inspections for which no fee is specifically indicated: \$50.00 per hour* (minimum charge - one-half hour).
- (4) Additional plan review required by changes, additions or revisions to plans: \$120.00 per hour* (minimum charge - one-half hour).
- (5) For use of outside consultants for plan checking and inspections, or both: Actual costs.**

* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

** Actual costs include administrative and overhead costs.

(Ordinance O-05-19 adopted 10/1/19; Ordinance O-12-23 adopted 10/3/2023)

§ A3.003. Rental registration and inspection fees.

(a) Residential Rental Registration Fees:

- (1) Registration Fee (per Rental Dwelling Unit): \$150.00 (Includes one-time inspection)

(b) Residential Property Inspection Fees:

- (1) Single-Family and Two-Family Rental Units: \$100.00 (\$50.00 each additional inspection.)
- (2) Multifamily Rental Units containing 3–25 Dwelling Units: \$100.00 (\$50.00 each additional inspection.)
- (3) Multifamily Rental Units Containing 26–100 Dwelling Units: \$90.00 Base Fee + a Multi-Unit Fee of \$12.50 x (total number of rental units multiplied by \$0.30).
- (4) Multifamily Rental Units containing 101+ Dwelling Units: \$115.00 Base Fee + a Multi-Unit Fee of \$12.50 x (total number of rental units multiplied by \$0.30).
- (5) Reinspection Fee: \$75.00.

(Ordinance O-04-16 adopted 3/1/16; Ordinance O-12-23 adopted 10/3/2023)

**ARTICLE A4.000
FOOD SERVICE FEES**

§ A4.001. Food service fees.

Business Type, Definitions, and Ordinance Specifications		Fees	
Food Service Establishment: An operation that (A) stores, prepares, packages, serves, or vends food directly to the consumer, sells individual portions of food to consumers or otherwise provides food for human consumption; (B) relinquishes possession of food to a consumer directly, or indirectly through a delivery service, such as home delivery of grocery orders or restaurant takeout orders, or delivery service provided by common carriers. See examples in the next column.	Includes: - Extended Bed & Breakfast - Restaurant - Retail Food Store - Bar - Café - Caterer that provides Food Directly to Consumers or to a Conveyance Used to Transport People - Commercial Catering Operation - Market - Vending Machine Location - Self-Service Food Market - Conveyance Used To Transport People - Institution - Food Bank - Snack Bar - Snow Cone Facility - Hospital that Serves Food to the General Public - Correctional Facility (Jail) that Contracts With Professional Food Management - Corporations for Food Preparation - Privately-Owned Correctional Facilities. - Etc.	Initial Applications, Change of Ownership, and Renewals by Gross Annual Volume of Food Sales	
		\$0 – \$49,999.99	\$258
		\$50,000 – \$149,999.99	\$515
		\$150,000+	\$773
		Amendments by Gross Annual Volume of Food Sales	
		\$0 – \$49,999.99	\$125
		\$50,000 – \$149,999.99	\$250
		\$150,000+	\$375

Note, a Food Service Establishment **does not** include: an establishment that offers only prepackaged foods that are not TCS foods; a produce stand that only offers whole, uncut fresh fruits and vegetables; a food processing plant, including one that is located on the premises of a food establishment; a cottage food production operation; a limited bed and breakfast; or a private home that receives catered or home-delivered food.

Business Type, Definitions, and Ordinance Specifications		Fees	
Roadside Food Vendors, Mobile Food Unit (MFU) or Food Truck:	Includes: Catering Trucks, Trailers, Push Carts	Initial Applications, Renewals, and Change of Ownership	\$258 per Unit
		Amendments	\$125 per Unit
School Food Establishment:		Initial Applications, Renewals, and Change of Ownership	\$258 per Unit
		Amendments	\$125 per Unit
Temporary Food Establishment, Single-Event:		\$52 per Event, Limited to 14 Consecutive Days	
Temporary Food Establishment, Multiple Events:		\$200 for 2 Years, Each Event Limited to 14 Consecutive Days	

- (a) All cottage food products must be prepared in a primary residence kitchen using standard household appliances. Operators are required to provide labeling information to consumers before accepting payment and must ensure that all labels include:
- (1) the operator's name and address or DSHS registration number,
 - (2) the common name of the product,
 - (3) allergen information, and
 - (4) the statement: "This food is made in a home kitchen and is not inspected by the Department of State Health Services or a local health department."

Additional requirements apply to online and mail-order sales, canned or fermented goods, and frozen produce. If selling TCS foods, DSHS registration is mandated to obtain a permit from the state, not the city. State rules must be followed in full, even if not expressly stated in this ordinance.

These fees do not include state-required health inspections. No annual, temporary, or seasonal permit will be issued without a valid and current health inspection report, certificate, and state issued permit (applicable).

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-12-23 adopted 10/3/2023)

§ A4.002. Food service inspection fees.

- (a) Annual fee covering two yearly inspections: \$210.00.
- (b) Subsequent inspections in calendar year: \$105.00.
- (c) Reinspections shall not occur within 60 days unless there is a serious health risk or immediate need for corrective action.
- (d) Subject to the Fire Inspection Fees listed in A14.001.

§ A4.003. Food service definitions.

- (a) Time and Temperature Control for Safety Food (TCS Food): A food that requires time and temperature control for safety to limit pathogen growth or toxin production. The term includes a food that must be held under proper temperature controls, such as refrigeration, to prevent the growth of bacteria that may cause human illness. TCS food may include a food that contains protein and moisture and is neutral or slightly acidic, such as meat, poultry, fish, and shellfish products, pasteurized and unpasteurized milk and dairy products, raw seed sprouts, baked goods that require refrigeration, including cream or custard pies or cakes, and ice products. The term does not include a food that uses TCS food as ingredients if the final food product does not require time or temperature control for safety to limit pathogen growth or toxin production.
- (b) Bed & Breakfast, Extended: A lodging facility that either
 - (1) offers more than seven rooms for rent, or
 - (2) provides food service beyond breakfast to overnight guests, or
 - (3) serves food to customers who are not overnight guests. This includes any bed and breakfast that operates with expanded lodging capacity or food service beyond the traditional scope.
- (c) Bed & Breakfast, Limited: An establishment that has seven or fewer rooms for rent, only serves a breakfast meal to overnight guests.
- (d) Catering Operation: Serves food directly to consumers or via transit, including delivery.
- (e) Commercial Catering Operation: Serves food directly to consumers or via transit, including delivery.
- (f) Cottage Food Production Operation or Home Kitchen: Home-based business producing non-TCS food with less than \$150,000 in income. Includes a baked good

that is not a time and temperature control for safety food (TCS food), candy, coated and uncoated nuts, unroasted nut butters, fruit butters, a canned jam or jelly, a fruit pie, dehydrated fruit or vegetables, including dried beans, popcorn and popcorn snacks, cereal, including granola, dry mix, vinegar, pickled fruit or vegetables, including beets and carrots, that are preserved in vinegar, brine, or a similar solution at an equilibrium pH value of 4.6 or less, mustard, roasted coffee or dry tea, a dried herb or dried herb mix, plant-based acidified canned goods, fermented vegetable products, including products that are refrigerated to preserve quality, and any other food that is not a TCS food. Not required to be permitted per Texas DSHS unless selling and/or preparing TCS foods.

- (1) Does NOT include: meat, meat products, poultry, or poultry products, seafood, including seafood products, fish, fish products, shellfish, and shellfish products, ice or ice products, including shaved ice, ice cream, frozen custard, popsicles, and gelato, low-acid canned goods, products containing cannabidiol or tetrahydrocannabinol, or raw milk and raw milk products, or other TCS foods.
- (g) Food Bank: Nonprofit or public entity providing food to those in need.
- (h) Food Processing Plant: Facility manufacturing food for distribution—not retail-facing. Not classified as food establishment under DSHS.
- (i) Mobile Food Unit (MFU) or Food Truck: A vehicle-mounted, self or otherwise propelled, self-contained food service operation designed to be readily movable (including catering trucks, trailers, push carts, and roadside vendors) and used to store, prepare, display, serve or sell food. An MFU must completely retain its mobility at all times. An MFU does not include a stand or a booth. A roadside food vendor is classified as an MFU.
- (j) Produce Stand (Whole, Uncut): Stand offering only whole, uncut fresh fruits and vegetables. Does not include TCS foods. If TCS foods are prepared or sold, refer to the definition and fee for MFU.
- (k) Restaurant: Operation that stores, prepares, packages, serves, or vends food to consumers.
- (l) Retail Food Store: Section of an establishment offering food products for off-premises consumption, requires permit if handling TCS food.
- (m) Roadside Food Vendor: A person who operates a mobile retail food store from a temporary location adjacent to a public road or highway. Food is not prepared or processed by a roadside food vendor. A roadside food vendor is classified as an MFU.
- (n) School Food Establishment: Food prep site on school grounds, includes school event vendors. Permitted as food establishment under school operations.
- (o) Temporary Food Establishment, Single-Event: Temporary vendor operating from one individual food booth or unit, limited to a single event for no more than 14 days.
- (p) Temporary Food Establishment, Multiple Events: Temporary vendor operating from one individual food booth or unit, limited to no more than 14 days per event. Valid for 2 years.

- (q) Vending Machine Location: The room, enclosure, space, or area where one or more vending machines are installed and operated and that includes the storage areas and areas on the premises that are used to service and maintain the vending machines. This does not include self-service food markets. Facility itself may be regulated if not exempt. Exemption may be given if selling room-temperature, pre-packaged foods only.

ARTICLE A5.000 **UTILITIES**

§ A5.001. Water rates and charges.

The monthly water rates to be charged and collected by the city from all customers within the city limits and in the city's Certificate of Convenience and Necessity (CCN) obtaining city services for water shall be hereby fixed as follows:

	FY 2024	FY 2025	FY 2026
Residential Inside			
Minimum Charge			
3/4" or less	\$20.83	\$23.02	\$25.44
1"	\$52.08	\$57.56	\$63.61
1.5"	\$104.16	\$115.11	\$127.21
2"	\$166.65	\$184.17	\$203.53
3"	\$312.48	\$345.33	\$381.63
4"	\$520.75	\$575.50	\$636.00
Volumetric Charge			
0 — 5,000	\$2.24	\$2.24	\$2.24
5,001 — 15,000	\$3.36	\$3.36	\$3.36
15,001 +	\$5.04	\$5.04	\$5.04
Residential Outside			
Minimum Charge			
3/4" or less	\$28.40	\$31.38	\$34.67
1"	\$70.99	\$78.44	\$86.66
1.5"	\$141.99	\$156.89	\$173.34
2"	\$227.17	\$251.01	\$277.33
3"	\$425.93	\$470.62	\$519.96
4"	\$710.00	\$784.50	\$866.75
Volumetric Charge			
0 — 5,000	\$3.15	\$3.15	\$3.15
5,001 — 15,000	\$4.73	\$4.73	\$4.73
15,001+	\$7.10	\$7.10	\$7.10
Commercial Inside			
Minimum Charge			
3/4" or less	\$20.83	\$23.02	\$25.44
1"	\$52.08	\$57.56	\$63.61

	FY 2024	FY 2025	FY 2026
1.5"	\$104.16	\$115.11	\$127.21
2"	\$166.65	\$184.17	\$203.53
3"	\$312.48	\$345.33	\$381.63
4"	\$520.75	\$575.50	\$636.00
Volumetric Charge			
0 — 5,000	\$2.24	\$2.24	\$2.24
5,001—15,000	\$3.36	\$3.36	\$3.36
15,001+	\$5.04	\$5.04	\$5.04
Commercial Outside			
Minimum Charge			
3/4" or less	\$28.40	\$31.38	\$34.67
1"	\$70.99	\$78.44	\$86.66
1.5"	\$141.99	\$156.89	\$173.34
2"	\$227.17	\$251.01	\$277.33
3"	\$425.93	\$470.62	\$519.96
4"	\$710.00	\$784.50	\$866.75
Volumetric Charge			
0 — 5,000	\$3.15	\$3.15	\$3.15
5,001 — 15,000	\$4.73	\$4.73	\$4.73
15,001+	\$7.10	\$7.10	\$7.10
RV Park			
Minimum Charge			
3/4" or less	\$20.83	\$23.02	\$25.44
1"	\$52.08	\$57.56	\$63.61
1.5"	\$104.16	\$115.11	\$127.21
2"	\$166.65	\$184.17	\$203.53
3"	\$312.48	\$345.33	\$381.63
4"	\$520.75	\$575.50	\$636.00
Volumetric Charge			
0—5,000	\$2.24	\$2.24	\$2.24
5,001—15,000	\$3.36	\$3.36	\$3.36
15,001+	\$5.04	\$5.04	\$5.04
City Water			
Minimum Charge			
3/4" or less	\$ —	\$ —	\$ —
1"	\$ —	\$ —	\$ —
1.5"	\$ —	\$ —	\$ —

	FY 2024	FY 2025	FY 2026
2"	\$ —	\$ —	\$ —
3"	\$ —	\$ —	\$ —
4"	\$ —	\$ —	\$ —
Volumetric Charge			
All	\$ —	\$ —	\$ —
Residential Irrigation			
Minimum Charge			
3/4" or less	\$10.42	\$11.51	\$12.72
1"	\$26.02	\$28.74	\$31.76
1.5"	\$52.07	\$57.52	\$63.57
2"	\$83.29	\$92.00	\$101.67
3"	\$156.19	\$172.53	\$190.67
4"	\$260.50	\$287.75	\$318.00
Volumetric Charge			
0 — 5,000	\$3.67	\$3.67	\$3.67
5,001 — 15,000	\$5.51	\$5.51	\$5.51
15,001+	\$8.27	\$8.27	\$8.27
Commercial Irrigation			
Minimum Charge			
3/4" or less	\$10.42	\$11.51	\$12.72
1"	\$26.02	\$28.74	\$31.76
1.5"	\$52.07	\$57.52	\$63.57
2"	\$83.29	\$92.00	\$101.67
3"	\$156.19	\$172.53	\$190.67
4"	\$260.50	\$287.75	\$318.00
Volumetric Charge			
0 — 5,000	\$3.67	\$3.67	\$3.67
5,001 — 15,000	\$5.51	\$5.51	\$5.51
15,001+	\$8.27	\$8.27	\$8.27
City Irrigation			
Minimum Charge			
3/4" or less	\$ —	\$ —	\$ —
1"	\$ —	\$ —	\$ —
1.5"	\$ —	\$ —	\$ —
2"	\$ —	\$ —	\$ —
3"	\$ —	\$ —	\$ —
4"	\$ —	\$ —	\$ —

	FY 2024	FY 2025	FY 2026
Volumetric Charge			
All	\$ —	\$ —	\$ —

§ A5.002. Wastewater rates and charges.

The monthly wastewater rates to be charged and collected by the city from all customers within the city limits or in the city's certificate of convenience and necessity (CCN) obtaining city services for wastewater shall be hereby fixed as follows:

	FY 2024	FY 2025	FY 2026
Residential Inside			
Minimum Charge			
3/4" or less	\$39.06	\$45.31	\$52.56
1"	\$97.63	\$113.25	\$131.37
1.5"	\$195.27	\$226.52	\$262.77
2"	\$312.43	\$362.42	\$420.41
3"	\$585.81	\$679.55	\$788.28
4"	\$976.50	\$1,132.75	\$1,314.00
Volumetric Charge			
All	\$7.24	\$8.40	\$9.74
Commercial Inside			
Minimum Charge			
3/4" or less	\$39.06	\$45.31	\$52.56
1"	\$97.63	\$113.25	\$131.37
1.5"	\$195.27	\$226.52	\$262.77
2"	\$312.43	\$362.42	\$420.41
3"	\$585.81	\$679.55	\$788.28
4"	\$976.50	\$1,132.75	\$1,314.00
Volumetric Charge			
All	\$7.24	\$8.40	\$9.74
Outside			
Minimum Charge			
3/4" or less	\$44.92	\$52.11	\$60.45
1"	\$112.28	\$130.25	\$151.10
1.5"	\$224.55	\$260.49	\$302.18
2"	\$359.29	\$416.80	\$483.51
3"	\$673.65	\$781.48	\$906.55
4"	\$1,122.63	\$1,302.32	\$1,510.75

	FY 2024	FY 2025	FY 2026
Volumetric Charge			
All	\$8.32	\$9.65	\$11.19
RV Park			
Minimum Charge			
3/4" or less	\$ —	\$ —	\$ —
1"	\$ —	\$ —	\$ —
1.5"	\$ —	\$ —	\$ —
2"	\$227.31	\$263.68	\$305.87
3"	\$ —	\$ —	\$ —
4"	\$ —	\$ —	\$ —
Volumetric Charge			
All	\$5.27	\$6.11	\$7.09
2 Mtr			
Minimum Charge			
3/4" or less	\$39.06	\$45.31	\$52.56
1"	\$97.63	\$113.25	\$131.37
1.5"	\$195.27	\$226.52	\$262.77
2"	\$312.43	\$362.42	\$420.41
3"	\$585.81	\$679.55	\$788.28
4"	\$976.50	\$1,132.75	\$1,314.00
Volumetric Charge			
All	\$7.24	\$8.40	\$9.74
City			
Minimum Charge			
Base	\$ —	\$ —	\$ —
Volumetric Charge			
All	\$ —	\$ —	\$ —

§ A5.003. Irrigation rates and charges.

The monthly irrigation rates to be charged and collected by the city from all customers obtaining city services for irrigation water shall be hereby fixed as follows:

Meter Charge	
3/4 inch	\$6.31
1 inch	\$15.76
1-1/2 inch	\$31.53

2 inch	\$50.44
3 inch	\$94.58
4 inch	\$157.75
Volumetric Charge per 1,000 Gallons	
0–6,000	\$3.67
6,001–12,000	\$4.59
12,001–18,000	\$5.74
18,001 and over	\$7.17

§ A5.004. Utility billing.

- (a) Utility deposit:
 - (1) Homeowner: \$100.00.
 - (2) Renter: \$150.00.
 - (3) Clean up deposit, one week (7 calendar days): \$30.00.
 - (4) Clean up deposit, two weeks (14 calendar days): \$60.00.
- (b) Late fee: \$25.00 or 15% of total due, whichever is greater.
- (c) Reconnection for nonpayment: \$35.00.
- (d) Meter pull: \$150.00.
- (e) Meter reset: \$50.00.
- (f) Irrigation meter removal (customer): \$35.00.
- (g) Irrigation meter reinstall (customer): \$50.00.
- (h) Irrigation meter lock-out (noncompliance): \$50.00.
- (i) Leak check: \$35.00.
- (j) Test meter: \$35.00 plus cost of test.
- (k) Re-read meter (after first re-read): \$35.00.
- (l) Temporary meter: \$50.00 for processing and setting meter for up to 48 hours plus water use.
- (m) Transfer service: \$35.00 for processing and field work.

*All monthly water, sewer and solid waste rates are adopted by separate city ordinance.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-14-22 adopted 11/22/2022;
Ordinance O-12-23 adopted 10/3/2023)

§ A5.005. Tap fees.

- (a) As of October 3, 2023, the city generally will not conduct any water and sewer tap. General contractors desiring to perform a water and/or sewer tap must request inspection in advance. In specific cases, the director of public works may determine that a tap shall be performed by the city and in such case, the fees for these taps are as follows:

- (1) Water tap fee:

5/8"–3/4"	\$900.00
1"	\$975.00
1-1/4"–1-1/2"	\$1,100.00
2"	Actual cost plus \$500.00
Over 2"	Actual cost plus \$600.00

*Installation means connection of meter where a service is existing.

- (2) Sewer tap fee:

3"	\$500.00
4"	\$600.00
6" or larger	\$700.00

*Additional costs may be added to the tap fee depending on construction required.

- (b) Additional cost above tap fee:

- (1) Street cuts and/or road bores: Actual cost plus \$100.00 admin.

- (2) All taps exceeding 4' depth: Actual cost plus \$100.00 admin.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-12-23 adopted 10/3/2023)

§ A5.006. Backflow device inspection.

Installation or replacement: \$25.00.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-12-23 adopted 10/3/2023)

§ A5.007. Solid waste collection.

Actual cost charged by third-party collection service plus 10% per contract.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-12-23 adopted 10/3/2023)

§ A5.008. Smart water meter fees.

The smart water meter fee shall be based upon the size and type of the smart water meter as follows:

Size	Type	Price
3/4" x 5/8"	ALD	\$363.00
3/4" x 5/8"	AMI	\$264.00
1" x 1"	ALD	\$489.50
1-1/2" x 1-1/2"	AMI	\$737.00
2" x 2"	ALD	\$1,072.50
3" x 3"	AMI	\$2,420.00
4" x 4"	AMI	\$3,520.00

(Ordinance O-08-21 adopted 8/3/21; Ordinance O-12-23 adopted 10/3/2023)

ARTICLE A6.000
CODE ENFORCEMENT

§ A6.001. Code enforcement.

- (a) Code violation abatement admin. fee: \$250.00.
- (b) Code violation abatement: Actual costs.
- (c) Substandard/dangerous structure: 20% of value of property but not less than \$250.00.

*Delinquency in payment of these costs and fees shall result in addition of interest at the rate of 10% and filing a lien against the property. Also, the city reserves the right to take appropriate steps to foreclose on the lien as provided by law.

- (d) Peddler/solicitor: \$25.00 per solicitor per occurrence.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-02-16 adopted 1/11/16; Ordinance O-14-22 adopted 11/22/2022; Ordinance O-12-23 adopted 10/3/2023)

ARTICLE A7.000
COIN-OPERATED MACHINES

§ A7.001. Coin-operated machines.

- (a) Coin-operated machine operator (annually): \$250.00.
- (b) Machines each (annually): \$15.00.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-02-16 adopted 1/11/16; Ordinance O-12-23 adopted 10/3/2023)

ARTICLE A8.000
ANIMAL CONTROL

§ A8.001. Animal control.

- (a) Animal registration fee:
 - (1) Spayed or neutered animal: \$10.00.
 - (2) Intact animal: \$50.00.
- (b) Dangerous dog registration fee: \$200.00.
- (c) Owner surrender fee:
 - (1) Adult animal: \$50.00.
 - (2) Litter (under 12 weeks with mother): \$10.00 plus \$50.00 for mother.
 - (3) Litter without mother: \$50.00.
- (d) Impounded domestic animal:
 - (1) First impound within one year: \$40.00.
 - (2) Second impound within one year: \$50.00.
 - (3) Third impound within one year: \$75.00.
 - (4) Fourth impound within one year: \$85.00.
 - (5) Additional impound within one year: \$100.00.
- (e) Daily boarding charge:
 - (1) Not quarantined: \$15.00 or cost plus 20%, whichever is greater.
 - (2) Quarantined: \$20.00 or cost plus 20%, whichever is greater.
- (f) Impounded livestock: \$35.00 plus boarding of third party.

*Boarding will be handled and paid directly by the third party. Owner will still owe the city impound fee.

- (g) Identification tag: \$10.00.
- (h) Wild or exotic animal permit: \$200.00.
- (i) Pickup and disposal of dead animal: \$50.00.
- (j) Residential breeder/foster license: \$35.00.
- (k) Euthanasia, shipping and testing sample: \$110.00.
- (l) Rabies vaccination: N/A.

ARTICLE A9.000
CITY SECRETARY

§ A9.001. Business-related fees.

- (a) Licensing inspection (Ord. O-04-09): \$475.00.
- (b) License renewal (Ord. O-04-09) (initial and renewal): 1/2 TABC licensing and renewal fee.
- (c) Filing fee (county): Actual cost plus \$60.00 per hour.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-02-16 adopted 1/11/16; Ordinance O-12-23 adopted 10/3/2023)

ARTICLE A10.000
MISCELLANEOUS FEES

§ A10.001. Credit card service charge and returned check fee.

Relevant to all departments:

- (1) Convenience fee (use of credit card): No charge unless it is a pass-through to a third-party collection agency.
- (2) Service charge (denied credit card transaction): \$35.00.
- (3) Returned check fee: \$35.00.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-02-16 adopted 1/11/16; Ordinance O-14-22 adopted 11/22/2022; Ordinance O-12-23 adopted 10/3/2023)

§ A10.002. Garage sales.

Garage sale: No fee (Permit is required.)

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-02-16 adopted 1/11/16; Ordinance O-12-23 adopted 10/3/2023)

ARTICLE A11.000
MUNICIPAL COURT

§ A11.001. Warrant fee.

As adopted in the Code of Criminal Procedure.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-02-16 adopted 1/11/16; Ordinance O-12-23 adopted 10/3/2023)

ARTICLE A12.000
PARKS AND RECREATION

§ A12.001. Parks and recreation.

- (a) Park pavilion rental:
 - (1) Resident: \$15.00 hour - 2 hour minimum.
 - (2) Nonresident: \$30.00 hour - 2 hour minimum.
- (b) Ballfield rental:
 - (1) Resident: \$25.00 hour - 2 hour minimum.
 - (2) Nonresident: \$35.00 hour - 2 hour minimum.
- (c) Community center membership fees:
 - (1) Monthly membership resident senior (age 55+), active military, or veteran: \$15.00.
 - (2) Monthly membership nonresident senior (age 55+), active military, or veteran: \$30.00.
 - (3) Monthly membership single adult – resident: \$20.00.
 - (4) Monthly membership – single adult nonresident: \$40.00.
 - (5) Monthly membership family – resident: \$40.00.
 - (6) Monthly membership family – nonresident: \$80.00.
 - (7) Annual membership resident senior (age 55+), active military, or veteran: \$150.00.
 - (8) Annual membership nonresident senior (age 55+), active military, or veteran: \$300.00.
 - (9) Annual membership single adult – resident: \$200.00.
 - (10) Annual membership single adult – nonresident: \$400.00.
 - (11) Annual membership family – resident: \$400.00.
 - (12) Annual membership family – nonresident: \$800.00.
 - (13) Youth room fee: \$3.00.

For purposes of this subsection (c), 'family' means persons who live in the same household and who are related by blood or marriage, such that they may be claimed as a spouse, domestic partner, or dependent.
- (d) Community center daily use:
 - (1) Youth (age 5–15) or adult (age 16 and older) – resident: \$5.00.
 - (2) Adult (16 years and older) – nonresident: \$10.00.
- (e) Parks and recreation facility rentals:

- (1) Family center: 1932 S. Hampton Rd. rental block includes set-up time:
 - (A) Deposit - (resident/nonresident): \$150.00.
 - (B) Set-up fee (optional): \$100.00.
 - (C) Rental – 2 hours (resident): \$150.00.
 - (D) Rental – 2 hours (nonresident): \$250.00.
 - (E) Hourly rental (resident): \$75.00/hour.
 - (F) Hourly rental (nonresident): \$125.00/hour.
 - (G) Kitchen rental (resident/nonresident): \$30.00 flat fee.
 - (H) Audio/video usage (resident/nonresident): \$30.00 flat fee.
- (2) Community center banquet room (rooms A and B): 1938 S. Hampton Rd.:
 - (A) Deposit - (resident/nonresident): \$250.00.
 - (B) Set-up fee (optional): \$100.00.
 - (C) Rooms A and B - 4 hours (resident) (capacity 150): \$600.00.
 - (D) Rooms A and B - 4 hours (nonresident): \$700.00.
 - (E) Each additional hour (resident): \$150.00/hour.
 - (F) Each additional hour (nonresident): \$175.00/hour.
 - (G) Kitchen rental (resident/nonresident): \$75.00 flat fee.
 - (H) Audio/video usage (resident/nonresident): \$30.00 flat fee.
 - (I) 5-ft. linen tablecloths: \$10.00 each.
 - (J) 18 x 18 dance floor rental (resident/nonresident): \$400.00.
 - (K) LED uplighting (resident/nonresident): \$30.00
- (3) Room A – Community center banquet room:
 - (A) Deposit - (resident/nonresident): \$250.00.
 - (B) Room A – 2 hours (resident): \$200.00.
 - (C) Room A – 2 hours (nonresident): \$250.00.
 - (D) Each additional hour (resident): \$100.00/hour.
 - (E) Each additional hour (nonresident): \$125.00/hour.
 - (F) Kitchen rental (resident/nonresident): \$75.00 flat fee.
 - (G) Audio/video usage (resident/nonresident): \$30.00 flat fee.

- (H) 5-ft. linen tablecloths: \$10.00 each.
- (4) Room B – Community center banquet room:
 - (A) Deposit - (resident/nonresident): \$250.00.
 - (B) Room B – 2 hours (resident): \$100.00.
 - (C) Room B – 2 hours (nonresident): \$150.00.
 - (D) Each additional hour (resident): \$50.00/hour.
 - (E) Each additional hour (nonresident): \$75.00/hour.
 - (F) Audio/video usage (resident/nonresident): \$30.00 flat fee.
 - (G) 5-ft. linen tablecloths: \$10.00 each.
- (5) Community center gymnasium (available for rental for training or practice for basketball, pickleball, or volleyball):
 - (A) Deposit - (resident/nonresident): \$250.00.
 - (B) Half court rental (resident): \$50.00/hour.
 - (C) Half court rental (nonresident): \$60.00/hour.
 - (D) Full court rental (resident): \$100.00/hour.
 - (E) Full court rental (nonresident): \$120.00/hour.
- (6) Youth room rental (max capacity 25):
 - (A) Deposit - (resident/nonresident): \$50.00.
 - (B) Set up fee (optional): \$20.00.
 - (C) Youth room - 2 hours (resident): \$50.00.
 - (D) Youth room - 2 hours (nonresident): \$60.00.
 - (E) Each additional hour (resident): \$25.00.
 - (F) Each additional hour (nonresident): \$30.00.
 - (G) Projector fee (resident/nonresident): \$10.00.
- (f) Recreation programs:
 - (1) Individual recreation classes - range from \$5.00–\$50.00 per class/day.
 - (2) Recreation programs (recreation programs will vary by week or by month) - range from \$20.00–\$200.00 per week/month/session.
 - (3) Recreation team sports – range from \$100.00–\$500.00 per team/season.

ARTICLE A13.000
POLICE DEPARTMENT

§ A13.001. Police Department.

- (a) Sexually oriented business (annually): \$2,500.00.
- (b) Dance hall (annually): \$1,000.00.
Late hour: \$1,000.00.
- (c) Peddler/solicitor: \$25.00 per solicitor per occurrence.
- (d) Alarm registration fee (biennial, no transfer):
 - (1) Residential permit: \$35.00.
 - (2) Business: \$100.00.
- (e) False alarm fees (per occurrence after fifth false alarm within 12 months):
 - (1) Residential: \$50.00.
 - (2) Business: \$100.00.
 - (3) False robbery alarm notification: \$50.00.
- (f) Alarm company service fee (for incorrect permit number relayed): \$50.00.
- (g) Response to false alarm (for person excluded from receiving an alarm signal pursuant to section 4.08.011 of chapter 4): \$150.00.
- (h) Noise ordinance relief permit: \$30.00.

(Ordinance O-13-11 adopted 9/19/11; Ordinance O-02-16 adopted 1/11/16; Ordinance O-12-23 adopted 10/3/2023)

**ARTICLE A14.000
FIRE DEPARTMENT**

§ A14.001. Annual inspection fees.

- (a) Commercial < 5,000 sq. ft.: \$25.00.
 - (1) Charge for additional inspections: \$50.00.
 - (b) Commercial > 5,000 sq. ft.: \$50.00.
 - (1) Charge for additional inspections: \$50.00.
 - (c) High rise structure mixed use: \$1,000.00.
 - (d) New construction of all hotels or SRO facilities with exterior corridor rooms only: \$2,000.00.
 - (e) New construction of all hotels or SRO facilities with exterior and interior corridor rooms only: \$3,000.00.
 - (f) New construction of all hotels or SRO facilities with interior corridor rooms and places of assembly, such as restaurants, lounge, banquet facilities and so on: \$4,000.00.
 - (g) Public schools K-12: \$25.00/hr.
 - (h) Licensed day-care: \$75.00/hr.
 - (i) Foster home: \$50.00.
 - (j) Licensed nursing home: \$200.00.
 - (k) Fire watch/standby: \$50.00/hr.
 - (l) Special event site inspection: \$25.00.
- (Ordinance O-03-17, sec. 1, adopted 3/21/17; Ordinance O-12-23 adopted 10/3/2023)

§ A14.002. Ambulance service.

- (a) Advanced life support I:
 - (1) Resident: \$780.00.
 - (2) Nonresident: \$855.00.
- (b) Advanced life support II:
 - (1) Resident: \$825.00.
 - (2) Nonresident: \$900.00.
- (c) Basic life support:
 - (1) Resident: \$712.00.
 - (2) Nonresident: \$787.00.

- (d) Treatment/no transport: \$175.00.
- (e) Emergency "loaded" mileage/mile: \$15.00.
- (f) Oxygen, administration and supplies/hour: \$119.00.
- (g) I.V. administration, drug therapy, equipment and supplies/hour: \$119.00.
- (h) *Definitions:

ALS1 (advanced life support). Paramedic skills available but no advanced skills used. ALS2 (advanced life support). Paramedic skills available and advanced skills used.

Basic life support emergency services. Paramedic skills are not available. Care provided by basic level emergency medical technician.

Mileage. From the scene to final destination of delivery. Nonresident. Not a resident of the City of Glenn Heights. Resident. A resident of the City of Glenn Heights.

- (i) Any resident or nonresident delivered to a location for helicopter transportation shall be charged the fees accumulated as if delivered to a medical facility. This cost is in addition to those accrued for the helicopter transport.
 - (j) The ambulance service charges set forth herein may be adjusted by the city manager or designee to reflect changes in the cost of supplies and/or equipment and to add new items that have been added to medical protocol.
- (Ordinance O-13-11 adopted 9/19/11; Ordinance O-12-23 adopted 10/3/2023)

§ A14.003. Plan review and acceptance testing fees.

- (a) Plan review <10,000 sq. ft: \$150.00.
- (b) Plan review > 10,000 sq. ft: \$200.00.
- (c) Underground fire main hydro: \$50.00.
- (d) Fire alarm acceptance testing: \$25.00/hour.
- (e) Fire protection sprinkler acceptance testing: \$25.00/hour.
- (f) Hydrant flow test: \$50.00.

(Ordinance O-03-17, sec. 2–4, adopted 3/21/17; Ordinance O-12-23 adopted 10/3/2023)

§ A14.004. EMS fees.

(a) CPR class: \$50.00.

(b) First-aid class: \$50.00.

(Ordinance O-03-17, sec. 2–4, adopted 3/21/17; Ordinance O-12-23 adopted 10/3/2023)

§ A14.005. Report fees.

(a) Copy of EMS report: \$10.00.

(b) Copy of fire report: \$10.00.



NOTICE OF PUBLIC HEARING

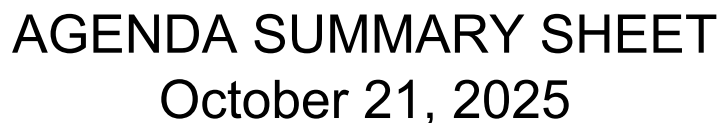
**City of Glenn Heights
1938 South Hampton Road, Bldg. C
Glenn Heights, TX 75154**

Notice is hereby given that the City Council of the City of Glenn Heights, Texas, will hold a public hearing on Tuesday, October 07, 2025, beginning at 7:00 p.m., in the City Hall Council Chambers, located at 1938 South Hampton Road, Bldg. C, Glenn Heights, Texas, 75154, as prescribed by V.T.C.S., Government Code Section §551.041, to consider and possibly take action on the following:

Public hearing to receive testimony related to amending appendix A, the city's master Fee schedule, of the code of ordinances, city of Glenn Heights, Texas, to adopt or revise Fees for Planning Department services (section A2.001), Building Inspection Department General Fees (section A3.001), Building Permit Fees (section A3.002), Rental Registration and Inspection Fees (section A3.003), Food Service Fees (sections A4.001 and A4.002), adding definitions relating to Food Service Fees, and requiring permits for garage sales; reauthorizing the city's Building Permit Fees; 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.

All interested parties are encouraged to attend the public hearing to provide testimony or express comments regarding this matter. If you cannot attend, you may submit comments in writing in support or opposition to the following Address:

Parviz Pourazizian
Director of Planning and Development Services
City of Glenn Heights
1938 South Hampton Road, Bldg. C
Glenn Heights, Texas 75154
Or,
972-223-1690 Ext. 452
Ppourazizian@glennheightstx.gov



Discussion and take action to approve Ordinance O-20-25, related to a proposed change in zoning from Single Family Residential-1 (SF-1) District to a Planned Development District-33 (PD-33) for approximately 46.32 acres of land located on the west side of South Westmoreland Road and the south city limits, and commonly known as 1957, 2011 and 2100 South Westmoreland Road, Glenn Heights, Dallas County, Texas for the purpose of a mixed-use development site, consisting of Single-Family Residential Patio Homes, Multi-Family and Commercial Districts. (Second Reading) (Parviz Pourazizian, Director of Planning & Development Services)

[illegible]

PLANNED DEVELOPMENT: WESTMORELAND ESTATES (PD-33)



PARVIZ POURAZIZIAN, DIRECTOR OF DEVELOPMENT
SERVICES

OCTOBER 21, 2025

REZONING REQUEST



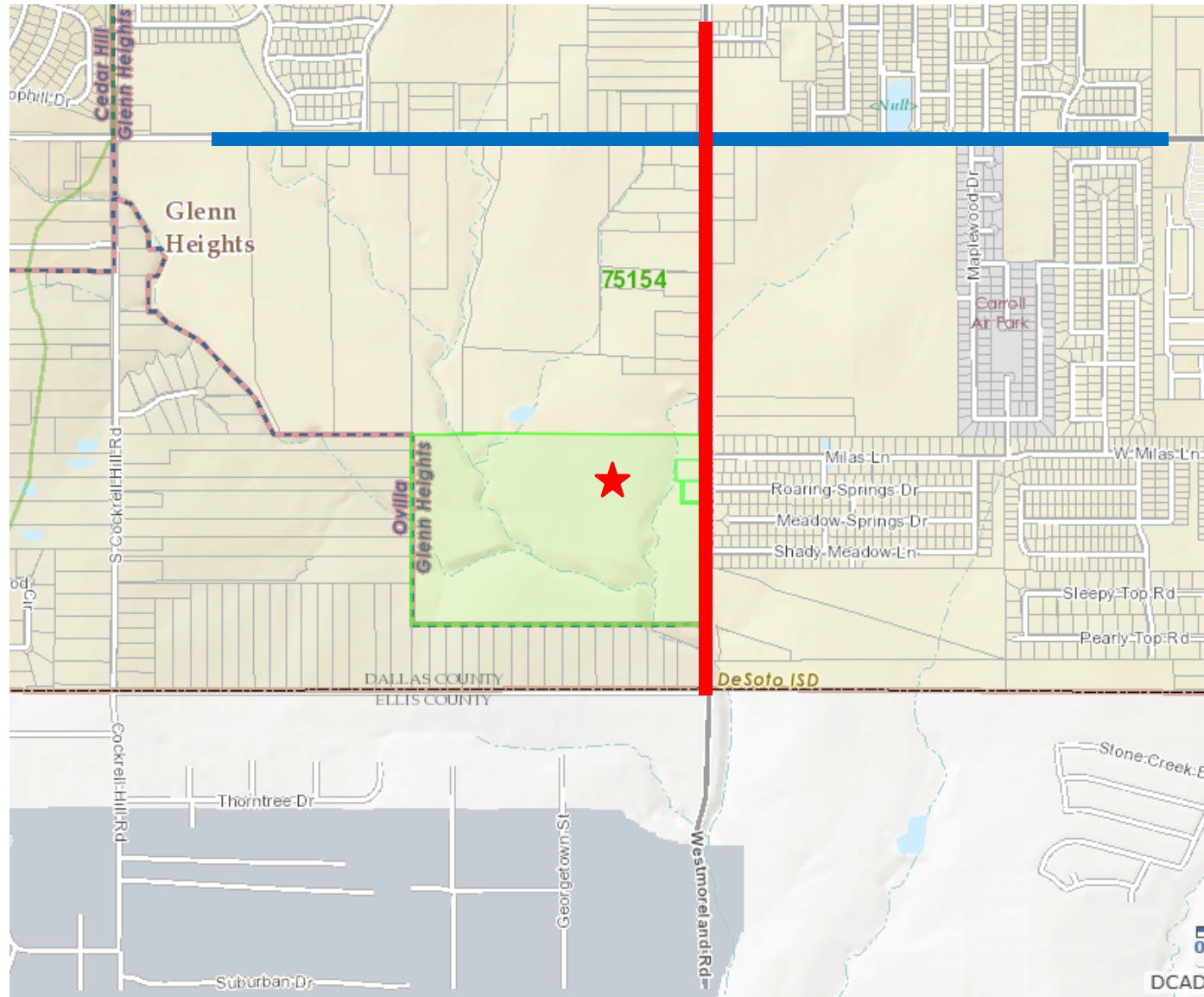
Planned Development 33 (PD-33): Conduct a Public Hearing, discuss and consider making recommendation to the city council of the city of Glenn Heights related to a proposed change in zoning from Single Family Residential 1 (SF-1) District to a Planned Development District-33 (PD-33) for approximately 46.32 acres of land located on the west side of South Westmoreland Road and the south city limits, and commonly known as 2011 South Westmoreland Road, Glenn Heights, Dallas County, Texas for the purpose of a mixed-use development site, consisting of Single-Family Residential Patio Homes, Multi-Family and Commercial Districts.

REZONING REQUEST

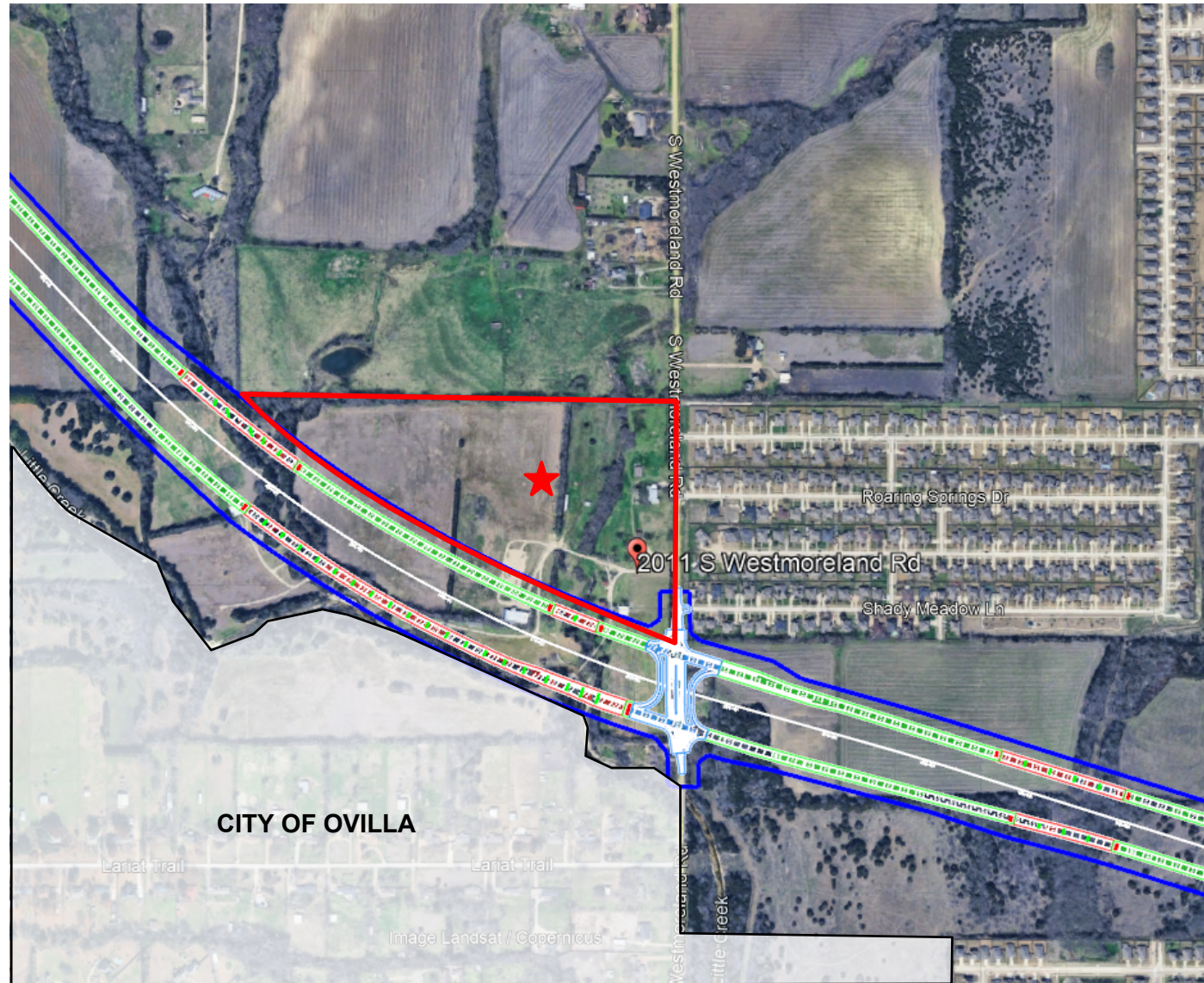


Applicant:	Farrukh Azim and S.I. Abed
Location:	West Side of S. Westmoreland Rd and North of the City's Southern City Limit, commonly known as 1957, 2011 and 2100 South Westmoreland Road
Request:	Establish a Mixed-Use Planned Development site, consisting of Single-Family Residential Patio Homes (SF-PH), Multi-Family (MF), and Commercial (C) Districts
Current Status:	Unplatted, Zoned Single-Family Residential 1 (SF-1)

LOCATION MAP



AERIAL MAP



LOCATION MAP



View looking NW on S. Westmoreland Rd

LOCATION MAP

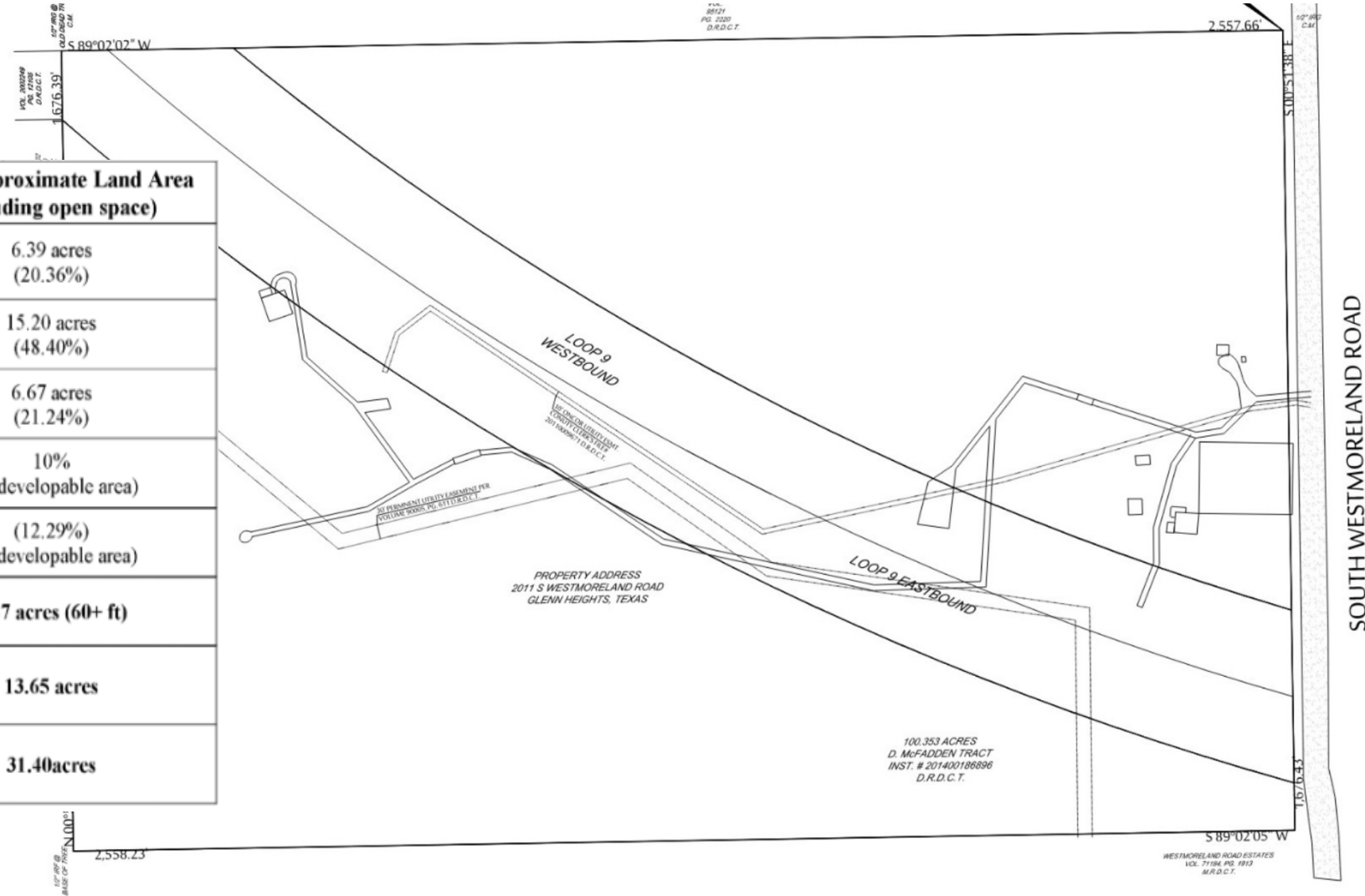


View looking SW on S. Westmoreland Rd

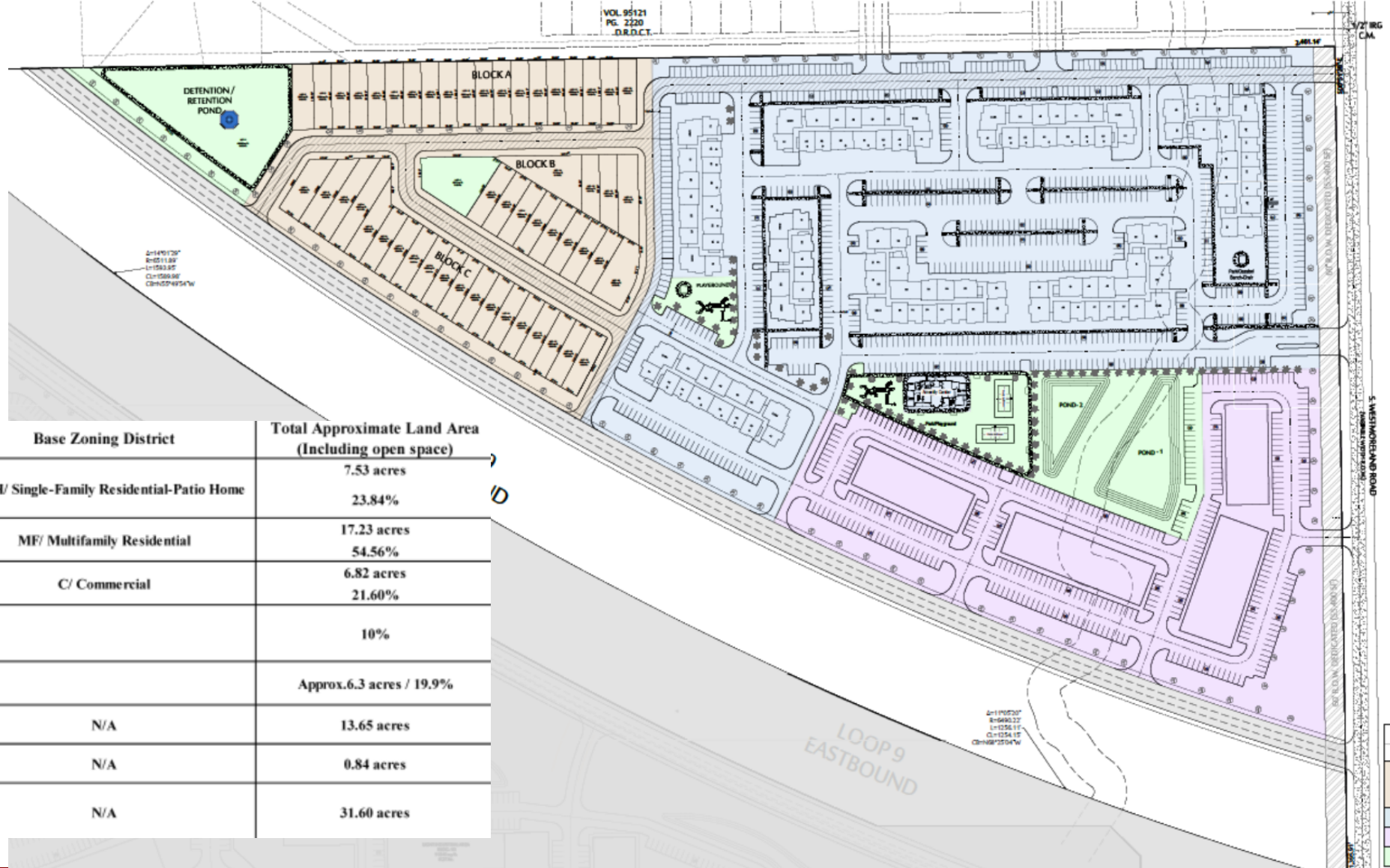
SURVEY AND LAND USE



Proposed Land Use District	Base Zoning District	Total Approximate Land Area (Including open space)
District-1 Single-Family Residential-Patio Homes/Townhomes	SF-PH/ Single-Family Residential-Patio Home	6.39 acres (20.36%)
District-2 Multifamily Residential District	MF/ Multifamily Residential	15.20 acres (48.40%)
District-3 Commercial District	C/ Commercial	6.67 acres (21.24%)
Open/Park Spaces, Recreational Ponds and Amenities (Min. Required)	N/A	10% (Of developable area)
Open/Park Spaces, Recreational Ponds and Amenities (Provided)	N/A	(12.29%) (Of developable area)
Approximate area dedicated for S. Westmoreland Road ROW	N/A	1.27 acres (60+ ft)
Approximate area dedicated for TXDOT Loop-9 ROW	N/A	13.65 acres
Approximate Developable area (Excluding future Loop-9 ROW)	N/A	31.40 acres



CONCEPT PLAN



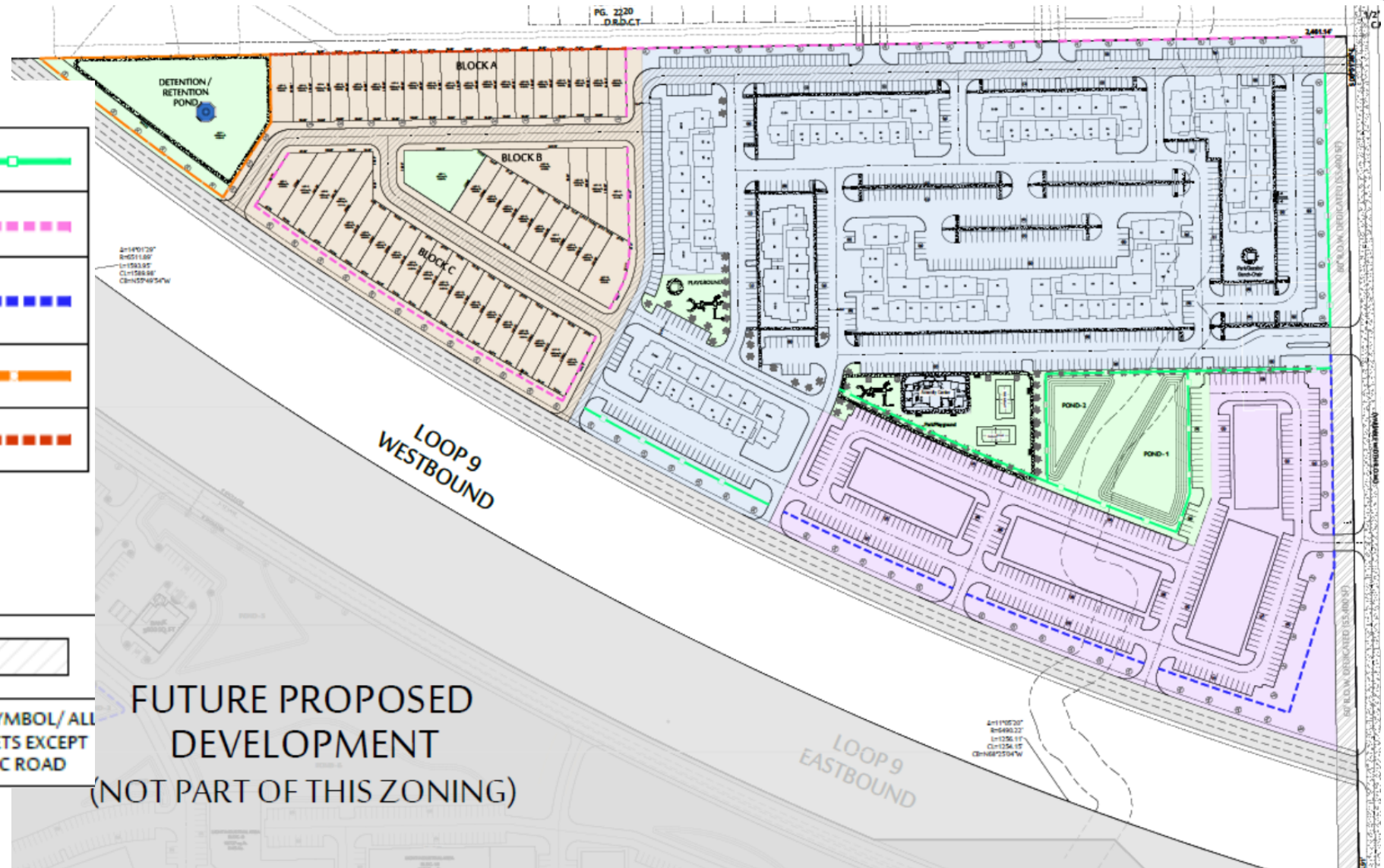
Proposed Land Use District	Base Zoning District	Total Approximate Land Area (Including open space)
District-1 Single-Family Residential-Patio Homes/Townhomes	SF-PH/ Single-Family Residential-Patio Home	7.53 acres 23.84%
District-2 Multifamily Residential District	MF/ Multifamily Residential	17.23 acres 54.56%
District-3 Commercial District	C/ Commercial	6.82 acres 21.60%
Open/Park Spaces, Recreational Ponds, Landscape area and Amenities (Min. Required)		10%
Open/Park Spaces, Recreational Ponds, Landscape area and Amenities		Approx.6.3 acres / 19.9%
Approximate area dedicated for TXDOT Loop-9 ROW	N/A	13.65 acres
Approximate area dedicated for Westmoreland ROW	N/A	0.84 acres
Approximate Developable area (Excluding future Loop-9 ROW & Westmoreland ROW)	N/A	31.60 acres

LANDSCAPE AND FENCE PLAN

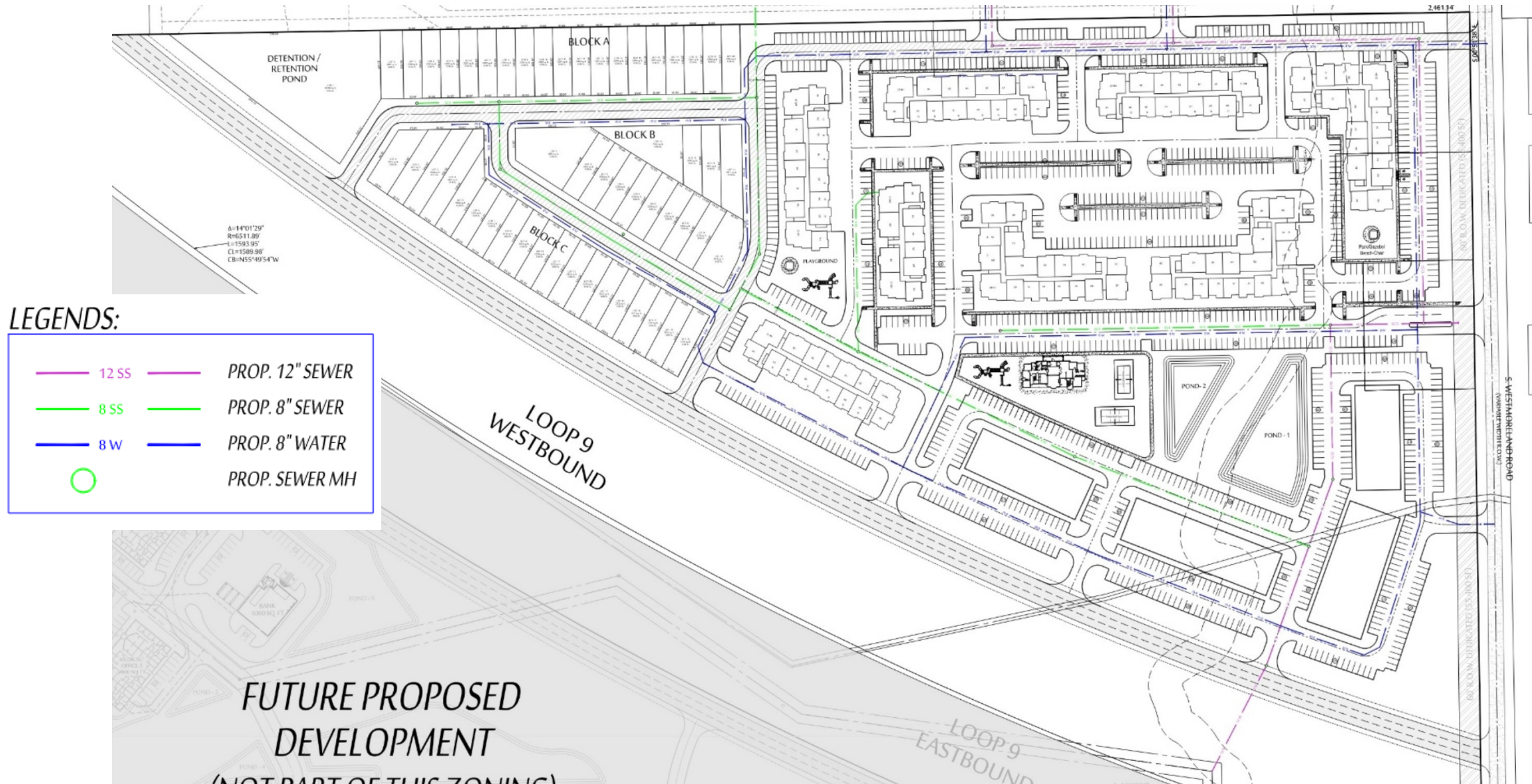
FENCE EXHIBIT

5' HIGH DECORATIVE METAL FENCE	
6'-8' HIGH CONCRETE MASONRY WALL	
4' HIGH HEDGE TYPE SHRUB (SUCH AS BURFORD HOLLY)	
4' WROUGHT IRON FENCE	
WOOD FENCE W/ STEEL POST	

STREET CATEGORY MUTUAL ACCESS & PUBLIC STREET	
PRIVATE STREET	NO SYMBOL/ ALL STREETS EXCEPT PUBLIC ROAD



UTILITY PLAN



DISTRICT 1: SINGLE-FAMILY PATIO HOMES (SF-PH)

Table 2 –Single-Family Residential-Patio Homes/Townhomes

Minimum Lot Requirements (Except in bend or cul-de-sac)	
Lot Area	3300 sf. (SF-1 Zoning 20,000 sq. ft)
Lot Width	30' (SF-1 Zoning 125 ft)
Lot Depth	100' (SF-1 Zoning 140 ft)
Minimum Dwelling Unit Requirements	
1 Bedroom Unit	1,100 sf. (SF-1 Zoning 2,700 sq. ft)
2 Bedroom Unit	1,200 sf. (SF-1 Zoning 2,700 sq. ft)
3 Bedroom Unit	1,300 sf. (SF-1 Zoning 2,700 sq. ft)
Minimum Setback Requirements	
Front Yard Setback	20' (SF-1 Zoning 35 ft)
Side Yard Setback	0 ft for Townhomes/ 5 ft between Patio Homes at one side and 0 ft on the other side (SF-1 Zoning 15 ft)
Side Yard Adjacent to Street	10' (SF-1 Zoning 25 ft)
Rear Yard Setback	15' (SF-1 Zoning 30 ft)
Lot Coverage for Main Structure	65% (SF-1 Zoning 35 %)
Maximum Building Requirements	
Main Structure Height	35' (SF-1 Zoning 35 ft)
Max. Density/ Acre	12
Minimum Landscaping Requirements	
Trees	One 3" caliper tree in front yard One 3" caliper tree in rear yard
Sod	Front, side, & rear yard

- A. Special Conditions – in addition to the district development standards in Table 2, the development of this district shall be subject to the following special conditions:
- The total land area of this district shall not exceed 15% of the total land area for this PD.
 - If townhomes are built, all buildings within this district shall contain no more than 8 single-family attached units. For Single Family Patio Homes, a 5' setback is required from one side and zero setback from the other side.
 - All units may be front entry.
 - The number of lots within this district shall not exceed 60.
 - The residential density within this district shall not exceed 12 units per acre.
 - At minimum, the park and open spaces within this district contain a gazebo, a Children's playground, two park benches, and a pedestrian sidewalk.
 - A shaded storage smaller than 250 sf can be built with 5' offset from the fence line.

Deviations from Regulations

- Lot Area: 4,000 SF Vs. **3,300 SF**
- Lot Width: 45 FT Vs. **30 FT**
- Lot Depth: 80 FT Vs. **100 FT**
- Dwelling Unit Size: 1,500 SF Vs. **1,100 SF**
- Side Yard Setback: 10 FT Vs. **5 FT**
- Lot Coverage: Capped at 50% for the Main Structure Vs. **65%**
- All units may have front entry garages standard is 25 FT min. front yard Vs. **20 FT**
- For rear entry garages, 20 FT min. rear yard is required Vs. **15 FT**
- Shaded Storage: Accessory buildings 250 SF or less may be 10 FT from the fence line Vs. **5 FT**
- Masonry Wall: 8 FT Vs. **6 FT**

DISTRICT 2: MULTIFAMILY (MF)

Table 5 – Multifamily District Development Standards

Minimum Dwelling Unit Requirements	
Studio	500 sf.
1 Bedroom Unit	800 sf.
2 Bedroom Unit	950 sf.
3 Bedroom Unit	1,100 sf.
Minimum Building Setbacks	
From S. Westmoreland Ultimate ROW	Min. 40 feet
From subdivision to the north	70 feet
From Commercial lot	Min. 30 feet
From Patio Home district	Min. 40 feet
Maximum Building Requirements	
Main Structure Height	Up to three stories.
Accessory Structure Height	1 story (15 ft max.)
Building Separation	30' or IBC and IFC requirements

- A. Special Conditions – in addition to the district development standards in Table 5, the development of this district shall be subject to the following special conditions:
- The total land area of this district shall not exceed 20% of the total land area for this PD excluding park, green area, and pond under this zoning district.
 - Each Building within this district shall contain no more than 60 residential dwelling units.
 - The number of residential units within this district shall not exceed 360.
 - The residential density within this district shall not exceed 25 units per acre.
 - The apartment area may be partially gated with controlled access from offsite commercial and residential development, but fully accessible by Emergency Vehicles.

Deviations from Regulations

- Screening Requirements: Full screening with security gates at each entrance/exit are required (Chapter 14A, Article IX, Section 3.3.H.16) Vs. **Partially Gated or Screened**

DISTRICT 3: COMMERCIAL (C)



Permitted Uses

- General Retail
- Offices
- Restaurants with or without drive-through service
- Neighborhood Services Uses
- Urgent Care or Medical Offices
- Religious Institutions
- Civic or Municipal Uses
- Community Facilities
- Banks
- **Hotels or Motels**
- Convenience Store with Gasoline Sales At or Near an Intersection
- All other uses permitted by right in Commercial Zoning.

Prohibited Uses

- Industrial
- Outdoor Storage
- Pawnshops
- Sexually Oriented Businesses
- Jails
- Halfway Houses
- Automotive Repair or Sales
- Substance Abuse Treatment or Rehabs
- Telecommunications or Cellular Towers
- **Vape Shop**



TRAFFIC IMPACT ANALYSIS



HISTORICAL TRAFFIC DATA:

Roadway Segment	Historical Daily Volume (Date)	Annual Growth Rate
S Westmoreland Rd (Northside of Lariat Trail)	3,194 (2024)	7%
	2,225 (2019)	2%
	1,998 (2014)	
W Bear Creek Rd (East of Westmoreland Road)	8,566 (2024)	5%
	6,608 (2019)	9%
	4,295 (2014)	
	Average Annual Growth Rate:	9%
	Assumed Growth Rate For The Study:	2.6%

**A – Source: TxDOT*

TRAFFIC IMPACT ANALYSIS



Table 2. Projected Trip Generation – Phase 1

Land Use Category	Land Use Code	Quantity (DU/Area)	Weekday Trips1	Weekday AM Peak Trips			Weekday PM Peak Trips		
			Total Trips	Total Trips	Trips Entering	Trips Exiting	Total Trips	Trips Entering	Trips Exiting
Single-Family Attached Housing	215	60 DU	432	29	7	22	34	20	14
Totals			432	29	7	22	34	20	14

Source: ITE Trip Generation Manual, 11th Edition

Table 3. Projected Trip Generation – End of Phase 2

Land Use Category	Land Use Code	Quantity (DU/Area)	Weekday Trips1	Weekday AM Peak Trips			Weekday PM Peak Trips		
			Total Trips	Total Trips	Trips Entering	Trips Exiting	Total Trips	Trips Entering	Trips Exiting
Single-Family Attached Housing	215	60 DU	432	29	7	22	34	20	14
Multifamily Housing (Low-Rise)	220	338 DU	2,278	135	32	103	172	109	63
Shopping Plaza (40- 150k) – No Supermarket	821	63,000 SF	4,254	109	68	41	327	160	167
Totals			6,964	273	107	166	533	289	244

The study analyzed the following scenarios:

- Existing Year (2025)
- Phase 1 No-Build (2026)
- Phase 1 Build (2026) – Analyzed with the existing roadway lane geometry and traffic control
- End of Phase 2 Build (2028) – Analyzed with the proposed loop 9 frontage roads (Phase 1)

TRAFFIC IMPACT ANALYSIS



Trip Distribution Phase 1

- 30% to/from east on Bear Creek Road
- 30% to/from west on Bear Creek Road
- 10% to/from north on Westmoreland Road
- 30% to/from west on Ovilla Road

Trip Distribution Phase 2

- 30% to/from east on Bear Creek Road
- 30% to/from west on Bear Creek Road
- 10% to/from north on Westmoreland Road
- 30% to/from west on Loop 9 Frontage Road

Table 4. Level of Service (LOS) Criteria for Intersections

LOS	Signalized Intersection	Unsignalized Intersections
	Delay (sec/veh)	Delay (sec/veh)
A	0-10	0-10
B	>10-20	>10-15
C	>20-35	>15-25
D	>35-55	>25-35
E	>55-80	>35-50
F	>80	>50

Source: Highway Capacity Manual 6th Edition. Transportation Research Board

TRAFFIC IMPACT ANALYSIS



Table 5. Level of Service – Signalized Intersections

	<u>Existing</u>		<u>2026 Phase 1 No-Build</u>		<u>2026 Phase 1 Build</u>		<u>2028 Full Build</u>	
	AM	PM	AM	PM	AM	PM	AM	PM
Westmoreland Road at Ovilla Road	C (22.5)	C (22.0)	C (22.0)	C (21.7)	C (21.9)	C (21.6)	C (22.3)	C (21.3)
EB	C (32.1)	C (28.9)	C (32.0)	C (27.1)	C (32.0)	C (27.1)	C (31.6)	C (25.0)
WB	C (21.8)	C (22.5)	C (21.6)	C (22.9)	C (21.5)	C (22.7)	C (23.0)	C (22.9)
NB	A (3.6)	A (4.6)	A (3.7)	A (4.9)	A (3.7)	A (4.9)	A (3.9)	A (6.2)
SB	A (7.8)	B (11.3)	A (7.9)	B (12.7)	A (8.0)	B (12.8)	A (8.3)	B (15.9)

Table 6. Level of Service – Unsignalized Intersections

Traffic Movement		<u>Existing</u>		<u>2026 Phase 1 No-Build</u>		<u>2026 Phase 1 Build</u>		<u>2028 Full Build</u>	
		AM	PM	AM	PM	AM	PM	AM	PM
Westmoreland Road at Bear Creek Road	NB	C (16.2)	C (16.5)	F (>100)	F (>100)	F (>100)	F (>100)	F (>100)	F (>100)
	EBL	A (10.0)	B (10.8)	B (14.5)	C (18.5)	B (14.6)	C (18.7)	C (15.9)	C (21.2)
	EBR	C (16.2)	F (59.5)	F (81.1)	F (>100)	F (83.4)	F (>100)	F (>100)	F (>100)
	WB	D (26.5)	D (28.4)	F (>100)	F (>100)	F (>100)	F (>100)	F (>100)	F (>100)
	SB	B (11.7)	C (19.9)	D (29.9)	F (>100)	D (30.1)	F (>100)	E (37.4)	F (>100)
Westmoreland Road at W Milas Lane	WB	A (10.0)	B (10.1)	B (10.2)	B (10.5)	B (10.4)	B (10.6)	B (11.5)	B (13.0)
	SBL	A (7.7)	A (7.6)	A (7.8)	A (7.7)	A (7.8)	A (7.7)	A (8.1)	A (8.1)

TRAFFIC IMPACT ANALYSIS



Table 6. Level of Service – Unsignalized Intersections

Location	Traffic Movement	Existing		2026 Phase 1 No-Build		2026 Phase 1 Build		2028 Full Build	
		AM	PM	AM	PM	AM	PM	AM	PM
Westmoreland Road at Site Driveway 1	NBL	--	--	--	--	A (7.4)	A (7.8)	A (7.6)	A (8.3)
	EBL	--	--	--	--	B (10.6)	B (11.8)	A (12.3)	A (16.2)
	EBR	--	--	--	--	A (8.8)	A (9.7)	A (9.1)	A (11.0)
Westmoreland Road at Site Driveway 2	NBL	--	--	--	--	A (0.0)	A (7.8)	A (7.5)	B (8.2)
	EBL	--	--	--	--	B (10.5)	B (11.6)	A (11.9)	A (15.6)
	EBR	--	--	--	--	A (8.8)	A (9.7)	A (9.1)	A (10.7)
Westmoreland Road at Site Driveway 3	NBL	--	--	--	--	--	--	A (7.6)	B (8.3)
	EBL	--	--	--	--	--	--	A (12.0)	A (16.5)
	EBR	--	--	--	--	--	--	A (9.2)	A (10.8)
Loop 9 EB/WB Access Road at Site Driveway 4	SB	--	--	--	--	--	--	B (12.5)	B (14.3)
Loop 9 EB/WB Access Road at Site Driveway 5	SB	--	--	--	--	--	--	B (12.2)	B (13.2)
Loop 9 EB/WB Access Road at Site Driveway 6	SB	--	--	--	--	--	--	B (12.0)	B (12.2)
Loop 9 EB/WB Access Road at Site Driveway 7	SB	--	--	--	--	--	--	A (11.7)	A (11.7)
Loop 9 EB/WB Access Road at Site Driveway 8	SB	--	--	--	--	--	--	A (11.6)	B (11.6)

TRAFFIC IMPACT ANALYSIS



Table 8. Roadway Link Capacity Analysis Results Summary

Roadway		Classification for Analysis	*Hourly Volume	# LANES	MEDIAN DIVIDED?	CAPACITY		V/C	LOS
						Per Lane	Roadway		
2025 Existing:									
Westmoreland Road (Adjacent to the Site)	NB	Prinicipal Arterial	254	1	N	875	875	0.29	A/B
	SB		250	1		875	875	0.29	A/B
2026 No Build:									
Westmoreland Road (Adjacent to the Site)	NB	Prinicipal Arterial	527	1	N	875	875	0.60	C
	SB		627	1		875	875	0.72	D
2026 Phase 1 Build:									
Westmoreland Road (Adjacent to the Site)	NB	Prinicipal Arterial	542	1	N	875	875	0.62	C
	SB		641	1		875	875	0.73	D
2028 Full Build:									
Westmoreland Road (Adjacent to the Site)	NB	Prinicipal Arterial	651	1	N	875	875	0.74	D
	SB		673	1		875	875	0.77	D

TRAFFIC IMPACT ANALYSIS



Table 10. Left-Turn Deceleration Lane Summary

Intersection	Analysis Year/Peak Hour	Left Turn Volume	Advancing Volume (V_A)	Opposing Volume (V_O)	Left-Turn Lane Warranted?
Westmoreland Road at Site Driveway 1	2028 Build PM	6	323	436	No
Westmoreland Road at Site Driveway 2	2028 Build PM	13	313	401	No
Westmoreland Road at Site Driveway 3	2028 Build PM	32	303	384	No

TRAFFIC IMPACT ANALYSIS



Table 9. Right-Turn Deceleration Lane Summary

Intersection	Projected Peak Right-Turn Volume*	Meets The Threshold? (60 VPH)
Westmoreland Road at Site Driveway 1	39	No
Westmoreland Road at Site Driveway 2	39	No
Westmoreland Road at Site Driveway 3	40	No
Loop 9 EB/WB Access Road at Site Driveway 4	40	No
Loop 9 EB/WB Access Road at Site Driveway 5	40	No
Loop 9 EB/WB Access Road at Site Driveway 6	27	No
Loop 9 EB/WB Access Road at Site Driveway 7	6	No
Loop 9 EB/WB Access Road at Site Driveway 8	6	No

TRAFFIC IMPACT ANALYSIS



Conclusions and Recommendations

- At 2026 Phase 1 buildout (Single-Family Residential), the proposed development is projected to generate approximately 432 weekday trips, including 29 trips during the AM peak hour and 34 trips during the PM peak hour.
- At 2028 Full-Buildout, the proposed development is projected to generate approximately 6,964 weekday trips, including 273 trips during the AM peak hour and 533 trips during the PM peak hour.
- Capacity analysis at Phase 1: Under both no-build and build conditions, all study intersections are expected to operate acceptably except at Westmoreland Road and Bear Creek Road, where the majority of critical movements are expected to operate at LOS F with significant 95th percentile queues. Phase 1 (Single-Family Residential) of the proposed development is anticipated to have minimal impact on these already failing movements.

TRAFFIC IMPACT ANALYSIS



Conclusions and Recommendations

- At 2026 Phase 1 Recommendation:

The intersection is expected to operate more efficiently with a traffic signal. It is recommended that the City of Glenn Heights evaluate the need for signalization at the intersection of Bear Creek Road and Westmoreland Road. Until both roadways are widened to improve the level of service for critical movements, the intersection should be improved with a traffic signal and exclusive left-turn lanes on all approaches. Since the widening of Bear Creek Road is anticipated around 2030 and the timeline for Westmoreland Road improvements is currently unknown, implementing a traffic signal with exclusive left-turn lanes, if feasible, is necessary to address interim traffic operational needs.

TRAFFIC IMPACT ANALYSIS



Conclusions and Recommendations

- Capacity analysis at 2028 full-build, conditions shows that all the study intersections are expected to operate acceptably except:
 - Westmoreland Road at Bear Creek Road: The majority of the critical movements are expected to operate at LOS F with significant 95th percentile queues.

Recommendation: The recommendation above will remain valid under full-build conditions to achieve an acceptable level of service at the intersection, with the additional improvement of an eastbound right-turn lane. Appendix D presents the mitigation analysis and recommended improvements for the 2026 and 2028 build conditions.

RECOMMENDATION



- ❑ Approval of the Planned Development-33 with conditions:
 - ❑ Multifamily and Commercial Districts within the PD are not to be eligible for building permits for two (2) years after approval of the PD or when Loop 9 construction starts, whichever comes first.
 - ❑ Mutual Private Access Agreement/ Easement to be created for the Northern-most street. It will not to be a public street.
 - ❑ The addition of a required Property Owner's Agreement for the maintenance of the streets, drainage, landscaping, and infrastructure if the Commercial District is owned by more than one (1) party.
 - ❑ Northbound Left Turn Lane and Southbound Deceleration lane at the Main entrance along Westmoreland will improve the turning movements.

QUESTIONS



COMMENTS

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS

ORDINANCE NO. O-20-25

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, PLAN AND MAP OF THE CITY OF GLENN HEIGHTS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FOR AN APPROXIMATE 46.32+/-ACRE PARCEL OF LAND GENERALLY LOCATED ON THE WEST SIDE OF S. WESTMORELAND ROAD AND NORTH OF THE CITY'S SOUTHERN CITY LIMIT AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO (THE "PROPERTY"), TO REZONE THE PROPERTY FROM SINGLE FAMILY RESIDENTIAL – 1 (SF-1) DISTRICT TO PLANNED DEVELOPMENT ("PD-33"), ALLOWING FOR THE DEVELOPMENT OF MIXED USE SINGLE FAMILY, MULTIFAMILY AND COMMERCIAL USES; ADOPTING PLANNED DEVELOPMENT REGULATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Planning and Zoning Commission of the City of Glenn Heights and the City Council of the City of Glenn Heights, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Glenn Heights is of the opinion and finds that a zoning change should be granted, and that the Comprehensive Zoning Ordinance, Plan and Map should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, THAT:

SECTION 1. The Comprehensive Zoning Ordinance, Plan and Map of the City of Glenn Heights, Texas, as heretofore amended, be and the same are hereby amended by granting a change in zoning from Single Family – 1 (SF-1) to Planned Development (PD-33) with underlying base zoning of Single Family Residential – Patio Homes (SF-PH) for District 1, Multifamily Residential (MF) for District 2, and Commercial (C) for District 3, as shown in Exhibit B ("Concept Plan") to the Planned Development District Regulations attached hereto as Exhibit "B," for a 46.32+/- acre tract of land generally located on the west side of S. Westmoreland Road and north of the City's southern city limits, and being more particularly described as a tract of land located in the Newton C. Laughlin Survey, Dallas County Abstract No. 764, City of Glenn Heights, Dallas County, Texas, and being 46.32 acre tract of land described in Warranty Deed with Vendor's Lien to KGN Realty, LLC, recorded in Instrument No. 202100261547, Official Public Records of Dallas

County, Texas (OPRDCT), and being more particularly described in Exhibit “A” attached hereto (the “Property”).

SECTION 2. That the development standards and regulations set forth in the following exhibits:

Planned Development District Regulations - Exhibit B
Concept Plan – Exhibit B to Planned Development District Regulations

all of which are attached hereto and made a part hereof, shall be applicable to all land uses, structures, the use and occupancy of all structures and the development, construction, operation maintenance of all improvements on the Property.

SECTION 3. The Property shall be used only in the manner and for the purposes provided herein and by the ordinances of the City of Glenn Heights, Texas, as heretofore amended, and as amended herein. The development, use and occupancy of the Property shall conform to the standards and regulations set forth in the Exhibits attached hereto, the provisions of the Comprehensive Zoning Ordinance of the City of Glenn Heights, Texas, and the laws of the State of Texas, as amended. In the event of any conflict or inconsistency between the provisions of this ordinance and the provisions contained in any other provision of the City’s Comprehensive Zoning Ordinance or other codes or ordinances of the City, the provisions of this ordinance shall control. In the event that this ordinance does not include a standard or regulation that is otherwise required for similar or comparable development or uses by the Comprehensive Zoning Ordinance or Code of Ordinances, then the standard or regulation required by the Comprehensive Zoning Ordinance or Code of Ordinances shall be applied to development and use of the Property.

SECTION 4. An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance or the Comprehensive Zoning Ordinance as a whole, or any part or provision thereof, other than the part declared to be invalid, illegal, or unconstitutional.

SECTION 6. Any person, firm, or corporation violating any of the provisions or terms of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be subject to a penalty by fine not to exceed two thousand dollars (\$2,000.00) for each offense, and each and every day such violation continues or is allowed to exist shall constitute a separate offense.

SECTION 7. This ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Glenn Heights, Texas this 21st day of October, 2025.

APPROVED:

SONJA A. BROWN, MAYOR

ATTEST:

Brandi Brown, City Secretary

APPROVED AS TO FORM:

David M. Berman, City Attorney

EXHIBIT A

BEING a tract of land located in the Newton C. Laughlin Survey, Dallas County Abstract No. 764, City of Glenn Heights, Dallas County, Texas, and being 46.32 acre tract of land described in Warranty Deed with Vendor's Lien to KGN Realty, LLC, recorded in Instrument No. 202100261547, Official Public Records of Dallas County, Texas (OPRDCT); being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner in the center of Westmoreland Road that is the northeast corner of the PRUITT TRACT and same being the northeast corner of said LAUHGLIN SURVEY and the southeast corner of the ELIAS R. PARKS SURVEY ABSTRACT NO. 1131;

THENCE south 00 degrees 51 minutes 38 seconds east along the center of Westmoreland Road and the east line of said LAUGHLIN SURVEY a distance of 1,676.43 feet to the southeast corner of this tract and same being the northeast corner of Westmoreland road estates to the City of Ovilla as recorded in volume 71184, page 1913, map records, Dallas county, Texas;

THENCE along a curve to the left departing the northwesterly right-of-way line of Westmoreland Road, having a radius of 6,490.22 feet, through a central angle of 11 degrees 05 minutes 20 seconds, for an arc length of 1,254.15 feet (chord bearing N 68°25'04" W, chord length 1,256.11 feet), to a point;

Thence northwesterly, continuing along a curve to the left, having a radius of 6,511.89 feet, through a central angle of 14 degrees 01 minutes 29 seconds, for an arc distance of 1,589.98 feet (chord bears N 55°49'54" W, 1,593.95 feet), to a point located 96.52 feet northwest of a dead tree used as a corner fence post in the north line of the LAUGHLIN SURVEY, same being the northwest corner of this tract and the northeast corner of a 7.5-acre tract conveyed to CURTIS E. PITTARD, by deed recorded in Volume 79042, Page 2162, Deed Records, Dallas County, Texas; Thence North 89 Degrees 02 minutes 05 seconds east along the north line of the LAUGHLIN SURVEY and passing a 1/2" iron rod found at 2480.51 feet and continuing a total distance of 2461.14 feet to the place of beginning and containing 46.32 acres of land, more or less.

EXHIBIT: B
PLANNED DEVELOPMENT DISTRICT REGULATIONS
WESTMORELAND ESTATES
2011 S. WESTMORELAND ROAD
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS
_____, 2025

By
DDC, INC.
S. I. Abed. PE. CFM.
214-868-9320 /abed.ddc@gmail.com

DEVELOPMENT REGULATIONS
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PART 1. PURPOSE AND INTENT

PART 2. ALLOCATION OF LAND USES

PART 3. DISTRICT DESIGN & DEVELOPMENT STANDARDS

**PART 4. RELATIONSHIP TO CITY OF GLENN HEIGHTS COMPREHENSIVE
ZONING ORDINANCE**

PART 1. PURPOSE AND INTENT

1.01 General

This Planned Development district is meant to allow for a mixed-use development near the S. Westmoreland Road. The 46.32 acres property would be comprised of Single-Family Patio Homes District, Multifamily Residential District and Retail District with open spaces, parks, recreational ponds and amenities for the residents of the community.

The intent of the PD is to establish a zoning district that would meet the diverse demands of the current and future recommend zoning area maps to escalate controlled future desirable growth of the city.

The site is under SF-1, single family. However, because of the proposal for TXDOT Loop-9 extension through development, future demand will be more for Commercial, Office and Dense Residential as planned in Future Development Zoning Map adopted by the City.

Additionally, the development shall include mixed use development and be connected through pedestrian sidewalks.

The location and orientation of parks and ponds and boundaries of different phases may alter if required to comply with City of Glenn Heights specifications, FEMA and USACE regulations and restrictions.

Planned Development would consist of approximately 46.32 acres divided into three districts.

District 1, SF-PH/ Single-Family Residential- Patio Home District, would be comprised of approximately 7.53+/- acres with SF-PH/ Single-Family Residential- Patio Home base zoning, for the development of one to two-story single-family detached Patio Homes/Patio homes units. "Patio homes," this term refers to a subset of single-family attached homes characterized by smaller lot sizes, patios, and a focus on low-maintenance living.

District 2, the MF, Multifamily Residential District, with base zoning MF/ Multifamily Residential, would be comprised of approximately 17.23+/- acres with a Multifamily Residential base zoning for the development of up to four-story modern apartment buildings.

District 3, the Commercial District with base zoning the C/ Commercial, would be comprised of approximately 6.82+/- acres with a Retail base zoning for the development of one- and two-story, retail and neighborhood service pad sites. This district will span at the North side frontage of Loop-9.

The standards and conditions in PD shall be applicable to all districts. The permitted uses within these districts be consistent with the "Concep Site plan"/ "Exhibit C1". Detail Construction plan layout & Plat are subject to meet City design Criteria, State regulations, FEMA (Federal Emergency Management Agency), USACE (United State Army Corps of Engineers) and proposed PD condition. Based on market demand, areas of a certain district may alter and may add or subtract area from other districts.

Approximately 6.3+/- acres of land is dedicated to open areas, park, retention pond, park amenities, landscape area etc. The developer pledges to install sidewalks, bench and trash cans, USPS decorative mailboxes on Residential district, fountains on retention ponds and hydro seed all parks and open areas.

Developer to install screen walls along property boundaries per City specifications and mentioned in this PD and shown in “Exhibit C2”, “Exhibit K-3a” and “Exhibit K-3B”.

Decorative metal fencing is required along street frontages on Loop 9 and Westmoreland Road within the multifamily district. A four-foot wrought iron metal fence must be installed around detention ponds. An eight-foot concrete masonry wall is to be placed along the northern property line of multifamily and at the south side of the single-family frontage adjacent to Loop 9. Commercial areas are to have a four-foot hedge-type shrub along the frontage with Loop 9 and Westmoreland Road.

A twenty (20) feet minimum landscape buffer is required along Loop 9 and Westmoreland Road frontage.

A minimum 4 ft. sidewalk will connect all parts within the area of an individual district or phases, whereas this sidewalk system will interconnect all individual phases of development and connect in-between all green space, detention/retention ponds and park areas.

1.02 Planned Development District

The Planned Development District, as defined under the City of Glenn Heights’ Comprehensive Zoning Ordinance, is intended to accommodate single family, multifamily, Retail, open space, parks, and ponds. Except as set forth in these regulations, these zoning districts will be planned and developed in accordance with planned development provisions of the City of Glenn Heights’ Comprehensive Zoning Ordinance including, without limitation, and City’s Subdivision Regulations contained in Chapter 10.

PART 2. ALLOCATION OF LAND USES

2.01 Table 1 – Approximate Land Use Allocation

Proposed Land Use District	Base Zoning District	Total Approximate Land Area (Including open space)
District-1 Single-Family Residential-Patio Homes/Townhomes	SF-PH/ Single-Family Residential-Patio Home	7.53 acres (23.84%)
District-2 Multifamily Residential District	MF/ Multifamily Residential	17.23 acres (54.56%)
District-3 Commercial District	C/ Commercial	6.82 acres (21.60%)
Open/Park Spaces, Recreational Ponds, Landscape area and Amenities (Min. Required)	N/A	10% (Of developable area)
Open/Park Spaces, Recreational Ponds, Landscape area and Amenities (Provided)	N/A	6.28 acres (19.9% of developable area)
Approximate area dedicated for S. Westmoreland Road ROW	N/A	0.84 acres (60+ ft) *
Approximate area dedicated for TXDOT Loop-9 ROW	N/A	13.65 acres
Approximate Developable area (Excluding future Loop-9 ROW)	N/A	31.60 acres

* S. Westmoreland ROW. to be dedicated by Plat

This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein. All regulations not specifically defined in this PD will be subject to the City of Glenn Heights Code of Ordinances.

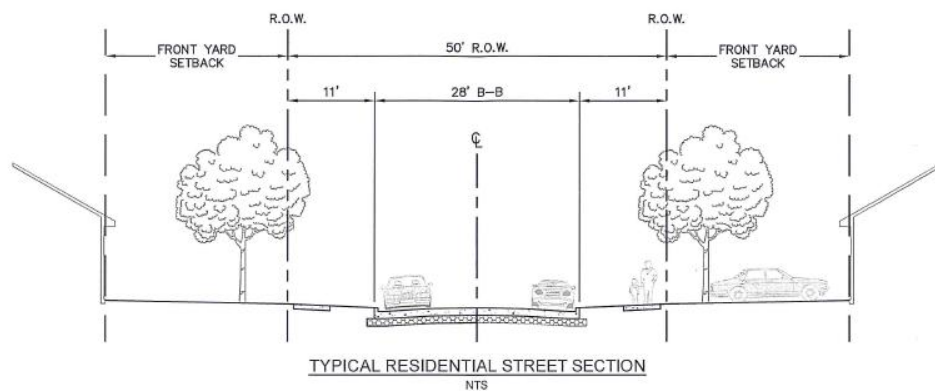
PART 3. DISTRICT DESIGN & DEVELOPMENT STANDARDS

3.01 General Development Standards

- A. Development Phasing & Building Finals – For all residential phases of this Planned Development, the developer must complete construction and installation of the community amenities and park space of the district prior to the issuance of no more than fifty percent (50%) certificate of occupancy.
- B. City of Glenn Heights reserves the right not to issue any building permits for the Multi Family and Commercial developments up to two years from the Zoning approval date or until the start of Loop 9 construction; whichever comes first.

Developer anticipates Multi-family development to take place ahead of any commercial and residential development. Full development of Multifamily to take place over couple of years causing gradual increase in traffic flow. With current conditions, development will cause additional traffic on northbound S. Westmoreland Road. However, the traffic will completely reverse after TXDOT Loop 9 is completed, shifting the majority load of additional traffic to Loop 9.

- C. Streets and Roadways – To promote a safe, sustainable, and walkable community, all public streets within the Planned Development shall be concrete and designed and constructed in accordance with the City Code and City of Glenn Heights’ Comprehensive Zoning Ordinance in effect at the time of approval of the Final Plat by the City Council. Typical residential street section.



- D. Public Utilities – All public utilities in this Planned Development must be installed by the Developer in accordance with the City Code and City of Glenn Heights’ Comprehensive Zoning Ordinance in effect at the time of approval of the Final Plat by the City Council.

3.02 District 1 –Single-Family Residential-Patio Home/Townhome District (Current Zoning: SF-1/ Single Family-1) (Proposed Base Zoning “SF-PH” Single-Family Residential-Patio Home/Townhome Zoning)

The Single-Family Residential-Patio Homes/Townhomes district shall provide for the development of one and two-story, single-family attached or detached units with zero-lot-line. The standards and conditions within this section shall be applicable to this district. The permitted uses within this district be consistent with the Concept Plan as well as the Design Standards herein described for this district. Detail Construction plan layout & Plat are subject to meet City design Criteria, State & Federal regulations, and proposed PD conditions.

Table 2 –Single-Family Residential-Patio Homes/Townhomes

Minimum Lot Requirements (Except in bend or cul-de-sac)	
Lot Area	3300 sf. (SF-1 Zoning 20,000 sq. ft)
Lot Width	30'(SF-1 Zoning 125 ft)
Lot Depth	100'(SF-1 Zoning 140 ft)
Minimum Dwelling Unit Requirements	
1 Bedroom Unit	1,100 sf. (SF-1 Zoning 2,700 sq. ft)
2 Bedroom Unit	1,200 sf. (SF-1 Zoning 2,700 sq. ft)
3 Bedroom Unit	1,300 sf. (SF-1 Zoning 2,700 sq. ft)
Minimum Setback Requirements	
Front Yard Setback	20' (SF-1 Zoning 35 ft)
Side Yard Setback	0 ft for Townhomes/ 5 ft between Patio Homes at one side and 0 ft on the other side (SF-1 Zoning 15 ft)
Side Yard Adjacent to Street	10' (SF-1 Zoning 25 ft)
Rear Yard Setback	15' (SF-1 Zoning 30 ft)
Lot Coverage for Main Structure	65% (SF-1 Zoning 35 %)
Maximum Building Requirements	
Main Structure Height	35' (SF-1 Zoning 35 ft)
Max. Density/ Acre	12
Minimum Landscaping Requirements	
Trees	One 3" caliper tree in front yard One 3" caliper tree in rear yard
Sod	Front, side, & rear yard

- A. Special Conditions – in addition to the district development standards in Table 2, the development of this district shall be subject to the following special conditions:
- i. The total land area (Including park, pond or common area) of this district shall not exceed 30% of the total land area for this PD.
 - ii. If townhomes are built, all buildings within this district shall contain no more than 8 single-family attached units. For Single Family Patio Homes, a 5' setback is required from one side and zero setback from the other side of property line.
 - iii. All units may be front entry.
 - iv. The number of lots within this district does not exceed 60.
 - v. The residential density within this district shall not exceed 12 units per acre.
 - vi. At minimum, the park and open spaces within this district contain a gazebo, a Children's playground, two park benches, and a pedestrian sidewalk.
 - vii. A shaded storage smaller than 250 sf can be built with 5' offset from the fence line.
 - viii. Construct a trail around the pond.

- B. District Development Conditions – The desired land design requirements for this district are achieved in accordance with the attached “Exhibit C1” and the following criteria:
- i. The entry feature for this district shall contain a masonry monument sign designed to meet the City’s Development Regulations. The final design and placement of the monument sign shall be agreed upon between the City and Developer prior to construction. (See Exhibit E)
 - ii. A continuous four (4’) wide concrete pedestrian sidewalk shall be located on both sides of the street, in the right-of-way of every internal street within this district. Sidewalks meant to be adjacent to residential lots to be constructed by the builder.
- C. Residential Design Standards – The desired architectural standards for this district are achieved in accordance with the following criteria:
- i. To avoid large blank facades, variations in the elevation of residential facades facing a public street shall be provided in both the vertical and horizontal dimensions. At least twenty (20%) percent of the façade shall be offset by a minimum of 1 foot (1’) either protruding from or recessed back from the remainder of the façade.
 - ii. Min. percentage of masonry on exterior should not be less than 60%.
 - iii. All Patio Homes/Townhomes units shall have a minimum roof pitch of 8:12 on primary pitches with articulation, dormers or a combination of hip and gable roofing.
 - iv. A minimum of two covered parking spaces shall be required for every residential unit within this district.
 - v. Garage doors may be located on the primary street elevation (front entry). Each garage shall be a minimum 18’ wide and 20’ deep.
 - vi. Builder to provide an eighteen (18) foot wide driveway for each unit.
 - vii. Example elevation: **See Exhibit D-1a for Conceptual Patio Homes plan. Detail design to be provided by the builder to satisfy minimum City specification.**
- D. Landscaping and Screening – Each residential lot within this district shall comply with the following criteria:
- i. Side and rear yard fences shall be permitted to a height of six feet (6’) maximum and constructed of wood with metal posts and rails to the inside.
 - ii. Pressure treated wood is prohibited.
 - iii. Four (4) feet wrought iron fences to be constructed around public retention/detention pond.
 - iv. An eight-foot concrete masonry wall will be installed along the frontage with TXDOT Loop 9. Traditional wood fence with steel post to be installed along the Northern boundary shared with other single-family district.

- v. A twenty (20) feet minimum landscape buffer is required along TXDOT Loop 9.
 - vi. Each residential lot shall have a sodded front, side, and rear yard with a minimum of one tree planted in the front yard and one tree planted in the rear yard. Each tree shall be a minimum of 3" caliper.
 - vii. All landscaped areas must be kept in healthy and growing conditions. Any plant materials that die during a time of year when it is not feasible to replant shall be replaced within six (6) months by the homeowner.
 - viii. Each residential lot shall have an automated, subsurface irrigation system.
 - ix. All residential structures must be designed such that no mechanical equipment (HVAC, etc.) except vents and stacks, are visible from the public right-of-way, whether the equipment is located on the ground, exterior walls, or the roof.
- E. Maintenance of Parks, Open Spaces, & Common Areas – The developer shall establish a Homeowners' Association (HOA) which is mandatory among all owners of lots in the district. HOA to carry out the following responsibilities within all parks, open spaces, and common areas:
- i. Clean up and litter removal.
 - ii. Landscaping installation, care, and maintenance.
 - iii. Trimming, cleaning, and removal of unwanted vegetation.
 - iv. Maintain benches, concrete trails, entry features, and any other installed improvements.
 - v. Electricity payments for the lighting of entry features and amenities.
 - vi. Pond, drainage channel and retaining walls maintenance.
 - vii. HOA shall be perpetual, membership mandatory among all owners of lots in the district, and assessments shall be collectible via liens.
- F. Developer Responsibility – During the development of this district, the developer shall be responsible for the following:
- i. Serving as the City's point of contact for all concerns regarding the maintenance of the parks, open spaces, and common areas until at least all lots are occupied.
 - ii. Installation of irrigation systems, benches, concrete trails, entry features, subdivision screening wall, playground equipment, and any other improvements.
 - iii. Pond, drainage channel and retaining walls maintenance.

3.04 District 2 – Multifamily District (Current Zoning: SF-1/ Single Family-1) (Proposed Base Zoning “MF” Multifamily Residential Zoning

The Multifamily District shall provide for the development of up to Three stories multifamily buildings. The standards and conditions within this section are applicable to this district.

The permitted uses within this district be consistent with the Zoning “Exhibit C1” as well as the Design Standards herein described for this district. Detail Construction plan layout, building layout & Plat are subject to meet City design Criteria, State & Federal regulations and proposed PD conditions.

Table 5 – Multifamily District Development Standards

Minimum Dwelling Unit Requirements	
Studio	500 sf.
1 Bedroom Unit	800 sf.
2 Bedroom Unit	950 sf.
3 Bedroom Unit	1,100 sf.
Minimum Building Setbacks	
From S. Westmoreland Ultimate ROW	Min. 40 feet
From subdivision to the north	70 feet
From Commercial lot	Min. 30 feet
From Patio Home district	Min. 40 feet
Maximum Building Requirements	
Main Structure Height	Up to three stories.
Accessory Structure Height	1 story (15 ft max.)
Building Separation	30’ or IBC and IFC requirements

- A. Special Conditions – in addition to the district development standards in Table 5, the development of this district shall be subject to the following special conditions:
- The total land area (Including, park, pond or common area) of this district shall not exceed 60% of the total land area for this PD.
 - Each Building within this district shall contain no more than 60 residential dwelling units.
 - The number of residential units within this district shall not exceed 360.
 - The residential density within this district shall not exceed 25 units per acre.
 - The “Private Street with Mutual Access Easement and Public Utility Easement” indicated in the Concept Plan will provide cross access from Loop 9 and Westmoreland for both Multifamily and Single-Family Districts until Loop 9 construction is finished.

- vi. Following the completion of Loop 9, when the Single-Family District obtains direct access from Loop 9, the proposed private street with mutual access easement described in the Concept Plan; located parallel to the north property line; may be removed, allowing for the multifamily development to become a gated community.
 - vii. Any driveway connecting development at North should be gated but fully accessible by Emergency Vehicles only.
- B. District Development Conditions – The desired land design requirements for this district are achieved in accordance with Zoning “Exhibit C1” and the following criteria:
- i. Final Park layout/equipment to be agreed upon between City and Developer before final approval of the subdivision plat for the development. The developer commits to completing all the Onsite Park and amenities upon 50% occupancy reached including:
 - a. Amenity Center Building w/rental Office
 - b. Pickel Ball Court or equivalent.
 - c. Kids Playground
 - d. Benches and sidewalks.
 - ii. The entry feature for this district shall contain a masonry monument sign designed to meet the City’s Development Regulations. The final design and placement of the monument sign shall be agreed upon between the City and developer prior to construction.
- C. Residential Design Standards – The desired architectural standards for this district are achieved in accordance with Builders’ specifications but to match with minimum of following criteria:
- i. To avoid large blank facades, variations in the elevation of the apartment building facades shall be provided in both the vertical and horizontal dimensions. At least twenty (20%) percent of the façade shall be offset by a minimum of 1 foot (1’) either protruding from or recessed back from the remainder of the façade.
 - ii. Building material for Single Multifamily Façade to meet min. City Standard specification or 60% of Front facing façade must be constructed of brick, Fiber Cement, stucco, or stone veneer, whichever is greater.
 - iii. A detailed material listing with building elevations to be provided by the respective builders, that relates to their proposed building, along with his building permit submission to the City. The plans should satisfy the minimum City specification.
 - iv. The builder must provide detailed design, plan, elevations, and material list along with building permits when applying to the city.

- v. The City of Glenn heights general development code to be followed for parking design.
 - vi. Example elevation: **See Exhibit D-2a & Exhibit D-2b Multifamily**
 - vii. The builder provides detailed design during site plan approval prior to development.
 - viii. A minimum of 25% of parking proposed for Multifamily should be Garage parking.
 - ix. Total number of parking should follow City of Glenn Heights' specifications for Multifamily parking.
- D. Landscaping and Screening – Each residential lot within this district shall comply with the following criteria:
- I. Decorative metal fencing is required along Loop 9 and Westmoreland Road frontages in the multifamily district. A four-foot wrought iron fence must enclose the detention pond, and an eight-foot concrete masonry wall must be installed along the northern property line.
 - II. A combination of 10 ft Landscape buffer & evergreen Trees/Shrubs from City of Gleen Heights' list of plants under "Live Screen" category and decorative wrought iron fence are required to mitigate buffers between the Multifamily and Commercial districts.
 - III. A minimum 10 ft Landscape buffer along with Large Tree and minimum 6 feet tall Masonry Fence to be installed along the Northern boundary line between Residential and Multifamily Development.
 - IV. Min. 20 ft Landscape Buffer are required along Westmoreland Road at the East and along Loop 9 frontage road at the South.
 - V. 10' min. landscape buffers along with evergreen trees are required between the patio homes development across the road at West, with Masonry fence along patio homes property lines.
 - VI. An irrigation system must be provided with all landscape plans. Irrigation plans shall comply with the design standards set forth by the City of Glenn Heights.
 - VII. All landscaped areas must be kept in healthy and growing conditions. Any plant materials that die during a time of year when it is not feasible to replant shall be replaced within six (6) months by authorized party.
 - VIII. All residential structures must be designed such that no mechanical equipment (HVAC, etc.) except vents and stacks, are visible from the public right-of-way, whether the equipment is located on the ground, exterior walls, or the roof.
 - IX. The final landscape plan shall be reviewed by City Staff for approval and trees should be selected from the approved tree list by the City.
- E. Dumpster Facilities – Dumpster facilities within this district shall meet the following criteria:

- a. The Multifamily district shall have Dumpster containers located generally around the site for easy access from each residential building.
 - b. All trash/recycling receptacles must be screened on at least three sides with minimum 6 feet tall masonry walls and have gates.
 - c. Dumpsters are oriented such that the open side is not visible from the public right-of-way including S. Westmoreland and Loop 9.
 - d. No dumpster to be provided along the property line with Single Family at North and Patio Homes at West. A minimum of 20' buffer to be maintained for dumpster from adjacent residential development.
- F. Parks, Open Spaces, and Amenities – The Multifamily District shall have an amenity center that is to be operated and maintained by the Owner/Property Manager of the Apartment Complex. The amenity center shall include:
- I. Amenity buildings are no smaller than 1,600 square feet.
 - II. Furnished fitness center.
 - III. Pedestrian sidewalks & walking trails.
 - IV. Optional Swimming pool.
 - V. Indoor restrooms.
 - VI. Children's playground.
 - VII. Community meeting room.
 - VIII. At minimum, the park and open spaces within this district shall contain kids' playground, two park benches, 4 ft sidewalks and pedestrian walking trail. In addition, there are a minimum of 3 grills and a minimum of 3 picnic tables to be installed at the entire open spaces. This area, being the center of all development to be accessible from all phases through sidewalks. (See detail Exhibit E to Exhibit J)
- G. Maintenance of Parks, Open Spaces, & Common Areas – The developer shall be responsible for all operation and maintenance of items listed below. With the change of ownership, the Property Owner's Association (POA) to carry out the following responsibilities within all parks, open spaces, and common areas:
- I. Clean up and litter removal.
 - II. Landscaping installation, care, and maintenance.
 - III. Trimming, cleaning, and removal of unwanted vegetation.
 - IV. Maintain benches, concrete sidewalks, entry features, drainage channels, and any other installed improvements.
 - V. Pay electricity bill for the lighting of entry features and amenities
 - VI. Pond, drainage channel and retaining walls maintenance.
 - VII. POA, the primary owner of the multifamily buildings shall bear permanent and full responsibility for the above obligations, and this responsibility shall be a deed restriction running with the land.

H. Developer Responsibility – During the development of this district, the developer shall be responsible for the following:

- i. Serving as the City’s point of contact for all concerns regarding the maintenance of the parks, open spaces, and common areas until at least 50% of units are sold and occupied.
- ii. Installation of irrigation systems, benches, concrete trails, entry features, subdivision screening wall, playground equipment, and any other improvements.
- iii. Maintain benches, concrete sidewalks, entry features, drainage channels, pond, retaining walls, and any other installed improvements.

3.05 District 3 – Commercial District (Current Zoning: SF-1/ Single Family-1) (Proposed Base Zoning- C/Commercial)

The Commercial District shall provide for the development of one- and two-story nonresidential buildings. The standards and conditions within this section shall be applicable to this district. Development within this district shall conform to the lists below and follow the City’s development regulations for those uses. Detail Construction plan layout, Building Layout & Plat are subject to meet City design Criteria, State & Federal regulations, and proposed PD condition.

The developer shall be responsible for all operation and maintenance of items listed below. With the change of ownership, the Property Owner’s Association (POA) to carry out the following responsibilities within all parks, open spaces, and common areas:

- I. Clean up and litter removal.
- II. Landscaping installation, care, and maintenance.
- III. Trimming, cleaning, and removal of unwanted vegetation.
- IV. Maintain benches, concrete sidewalks, entry features, drainage channels, and any other installed improvements.
- V. Pay electricity bill for the lighting of entry features and amenities
- VI. Pond, drainage channel and retaining walls maintenance.
- VII. POA, the primary owner of the commercial buildings, shall bear permanent and full responsibility for the above obligations, and this responsibility shall be a deed restriction running with the land.

A. Permitted Uses – In addition to the uses permitted within the Commercial zoning under the City’s Zoning Ordinance, the following uses are permitted by right within this district:

- i. General Retail
- ii. Office
- iii. Restaurant with or without drive thru
- iv. Neighborhood Oriented Retail Business
- v. Urgent Care or Medical Office
- vi. Religious Institution

- vii. Civic Use
 - viii. Community Facilities
 - ix. Bank
 - x. Hotel or Motel (SUP)
 - xi. Convenience Store with Gasoline sales at or near intersection
 - xii. All other developments are allowed on commercial zoning.
- B. Prohibited Uses – In addition to the uses not permitted within the Commercial zoning under the City’s Zoning Ordinance, the following uses are prohibited within this district:
- i. Industrial
 - ii. Outdoor Storage
 - iii. Pawnshop
 - iv. Sexually Oriented Business
 - v. Jail
 - vi. Halfway House
 - vii. Automotive Repair or Sales
 - viii. Substance Abuse Treatment Facility
 - ix. Telecommunications / Cellular Tower
 - x. Rehab Facility.
 - xi. Vape Store.
- C. Example elevation:



PART 4. RELATIONSHIP TO CITY OF GLENN HEIGHTS COMPREHENSIVE ZONING ORDINANCE

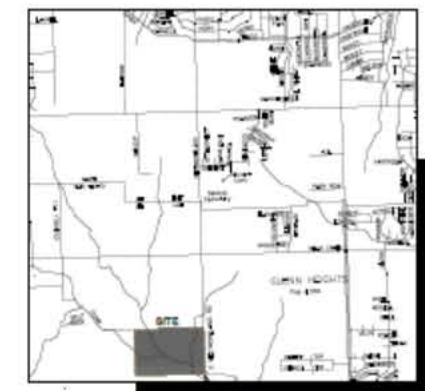
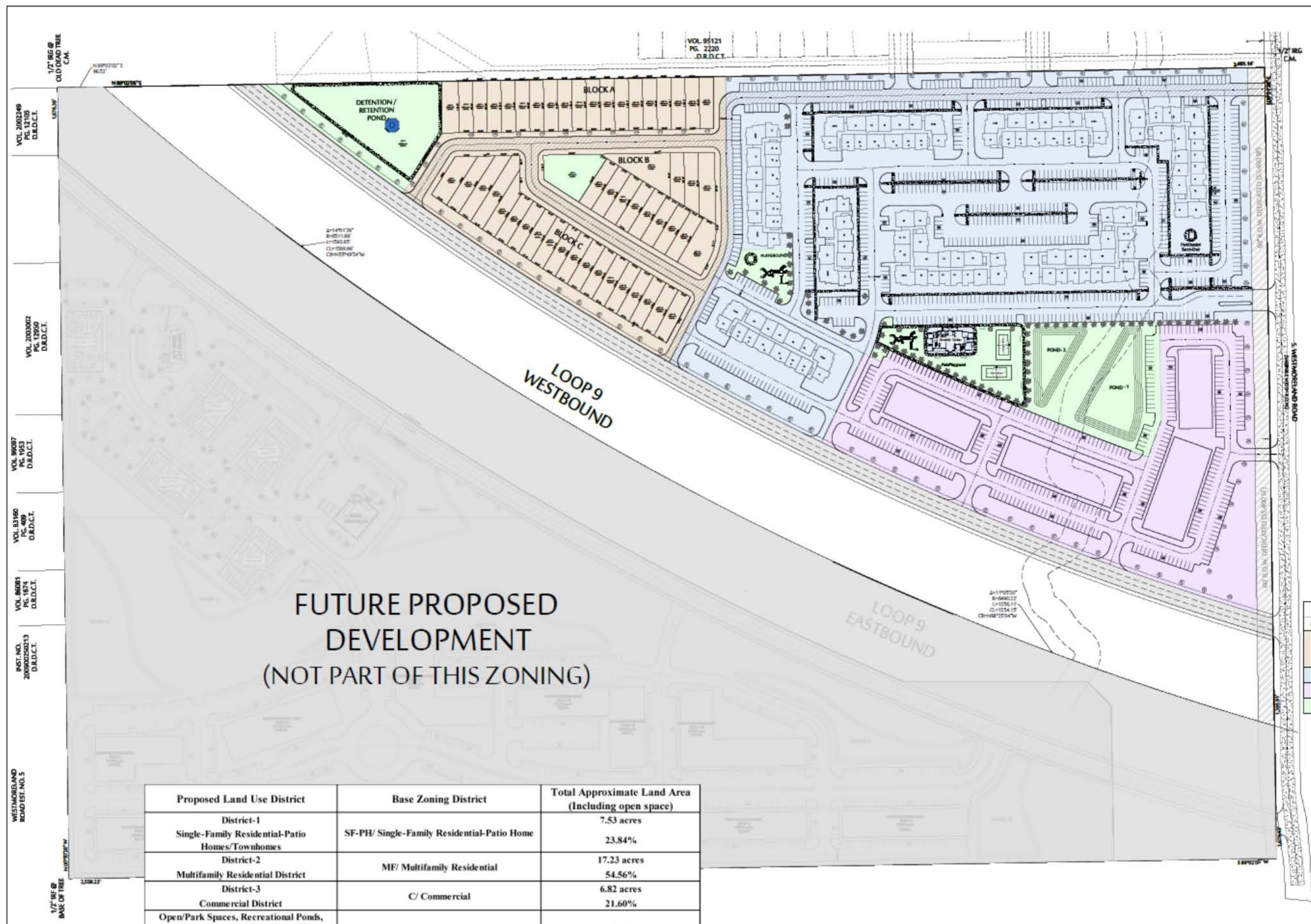
In the event of a conflict or inconsistency between the written provisions of the enabling Ordinance of these Regulations and the provisions of the City of Glenn Heights' Comprehensive Zoning Ordinance, the provisions and intent of the enabling Ordinance and these Regulations shall control. These Regulations, together with the applicable provisions of the enabling Ordinance and the applicable provisions of the City of Glenn Heights' Comprehensive Zoning Ordinance and Subdivision Regulations, shall constitute all the development standards that are applicable to the Subdivision.

The permitted uses within these districts be consistent with the Zoning "Exhibit C1-Concept Plan" as well as the Design Standards herein described for this district. Detail Construction plan layout may vary based on final design layout, approved building layout & Plat which are subject to meet City design Criteria, State & Federal regulations, and proposed PD condition.

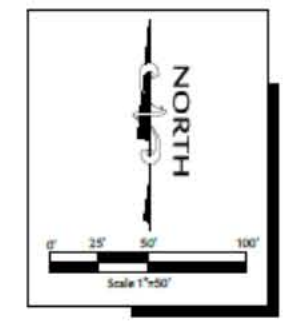
More detailed design of buildings including material list required to be submitted with Building Permit application which to meet or exceed the city requirements. The final product design, material choices depend on the Builder and their standards which to exceed or match the city requirements.

EXHIBIT C1: CONCEPT PLAN

(For illustration purpose only/ Actual product may vary depending on The Builder, their product, and requirements per City Building Ordinance)



VICINITY MAP
NOT TO SCALE



**FUTURE PROPOSED
DEVELOPMENT
(NOT PART OF THIS ZONING)**

Proposed Land Use District	Base Zoning District	Total Approximate Land Area (Including open space)
District-1 Single-Family Residential-Patio Homes/Townhomes	SF-PH/ Single-Family Residential-Patio Home	7.53 acres 23.84%
District-2 Multifamily Residential District	MF/ Multifamily Residential	17.23 acres 54.56%
District-3 Commercial District	C/ Commercial	6.82 acres 21.60%
Open/Park Spaces, Recreational Ponds, Landscape area and Amenities (Min. Required)		10%
Open/Park Spaces, Recreational Ponds, Landscape area and Amenities		Approx.6.3 acres / 19.9%
Approximate area dedicated for TXDOT Loop-9 ROW	N/A	13.65 acres
Approximate area dedicated for Westmoreland ROW	N/A	0.84 acres
Approximate Developable area (Excluding future Loop-9 ROW & Westmoreland ROW)	N/A	31.60 acres

PROPOSED LAND USE			
COLOR	LOT DESCRIPTION	APPROX. UNITS	APPROX. AREA
	DISTRICT 1: PATIO HOMES/ TOWNHOMES	53 (+/-); 120 MAX	6.39 ACRES
	DISTRICT 2: MULTIFAMILY	08 (+/-); 10 MAX	15.20 ACRES
	DISTRICT 3: COMMERCIAL	04 (+/-); 06 MAX	6.67 ACRES
	OPEN/PARK SPACE, POND AREAS	04 (+/-); 06 MAX	3.86 ACRES

STREET CATEGORY: PRIVATE STREET WITH MUTUAL ACCESS EASEMENT & PUBLIC UTILITY EASEMENT	
PRIVATE STREET	NO SYMBOL/ ALL STREETS EXCEPT PUBLIC ROAD

- Note:
1. Drainage/Flood study will be done during details engineering submittal
 2. A traffic impact analysis will be provided based on proposed density during details engineering submittal

ddc DESIGN DEVELOPMENT
CONSULTANTS, INC.

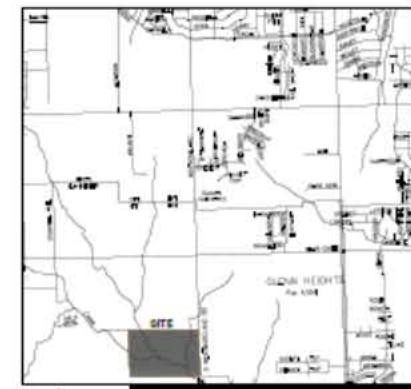
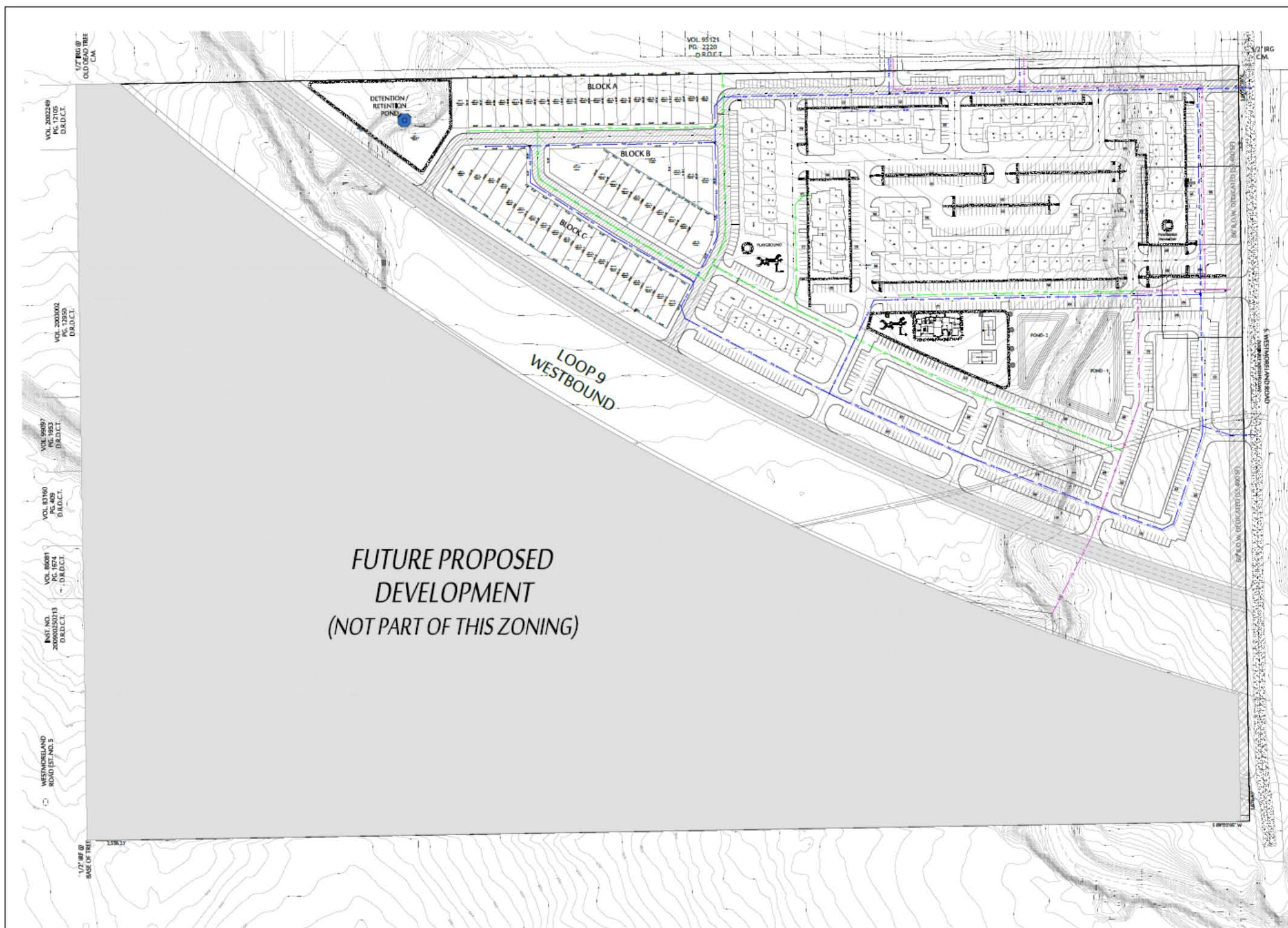
CIVIL, MUNICIPAL & LAND DEVELOPMENT CONSULTANT
FIRM REGISTRATION # 10970
400 CHISHOLM PLACE, SUITE 310, PLANO, TX 75075
SITE OFFICE: 4440 Latta Ln., Colleyville, TX, 76034
Tel: 214-468-9320
Email: abed.ddc@gmail.com

OWNER/DEVELOPER:
KGN REALTY LLC
151 PLAYERS CIRCLE
SOUTH LAKE, TEXAS 75092
TEL: 817-715-3613
EMAIL: farukh_ajim@hotmail.com

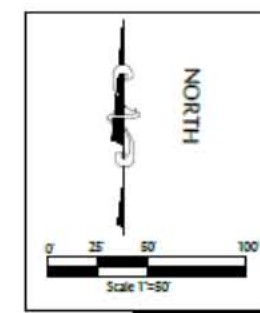
ENGINEER:
S.I. ABED, P.E., C.F.M.
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C: 281-701-3989
TBPLS FIRM NO. 10194205

**EXHIBIT C1
CONCEPT PLAN
WESTMORELAND ESTATES**
2011 S WESTMORELAND ROAD
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS.



VIGNETTE MAP
NOT TO SCALE



LEGENDS:

12" SS	PROP. 12" SEWER
8" SS	PROP. 8" SEWER
8" W	PROP. 8" WATER
○	PROP. SEWER MH

STREET CATEGORY MUTUAL ACCESS & PUBLIC STREET	
PRIVATE STREET	NO SYMBOL/ALL STREETS EXCEPT PUBLIC ROAD

FUTURE PROPOSED
DEVELOPMENT
(NOT PART OF THIS ZONING)

Note:

1. Drainage/Flood study will be done during details engineering submittal
2. A traffic impact analysis will be provided based on proposed density during details engineering submittal

ddc DESIGN DEVELOPMENT
CONSULTANTS, INC.
CIVIL, MUNICIPAL & LAND DEVELOPMENT CONSULTANT
FIRM REGISTRATION # 10970
400 CHISHOLM PLACE, SUITE 310, PLANO, TX 75075
SITE OFFICE: 4440 Lufkin Ln, Colleyville, TX, 76034
Tel: 214-868-9320
Email: abed-ddc@gmail.com

OWNER/DEVELOPER:
KGN REALTY LLC
151 PLAYERS CIRCLE
SOUTH LAKE, TEXAS 76092
TEL: 817-715-3613
EMAIL: farukh_ajim@hotmail.com

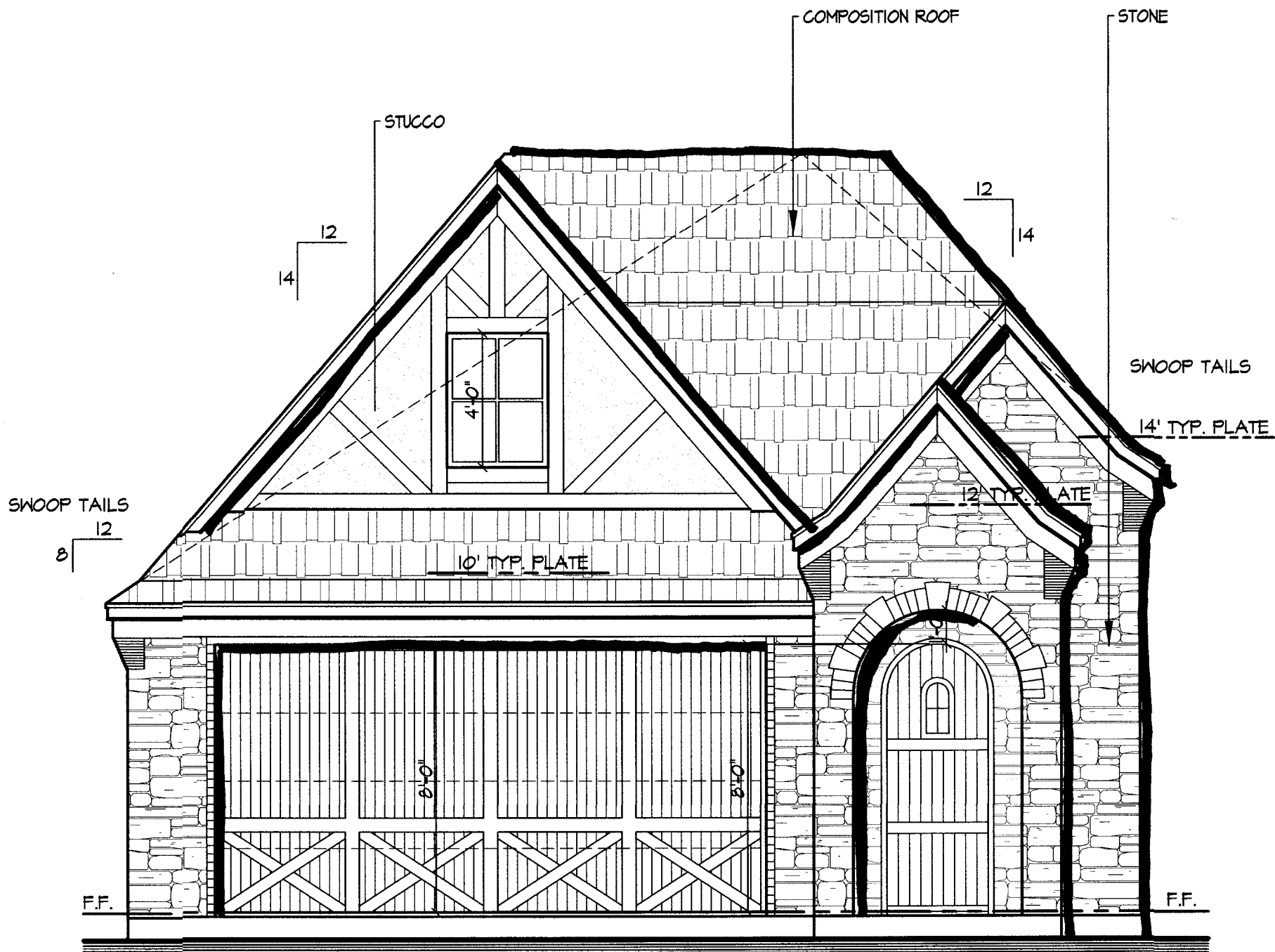
ENGINEER:
S.I. ABED, P.E., C.F.M.
PRINCIPAL, DDC, INC.
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CARROLLTON, TEXAS 75006
EMAIL: chris.howard@geo-nav.com
O: 972-243-2409
C: 281-701-3989
TBPLS FIRM NO. 10194205

EXHIBIT C3
CONCEPT UTILITY PLAN
WESTMORELAND ESTATES
2011 S WESTMORELAND ROAD
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS.

EXHIBIT D-1A: Patio Homes

(For Illustration purposes only/Actual product may vary depending on The Builder, their product, and requirements per City Building Ordinance.

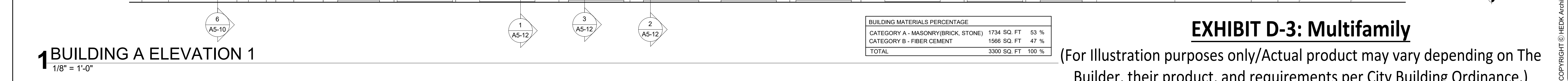
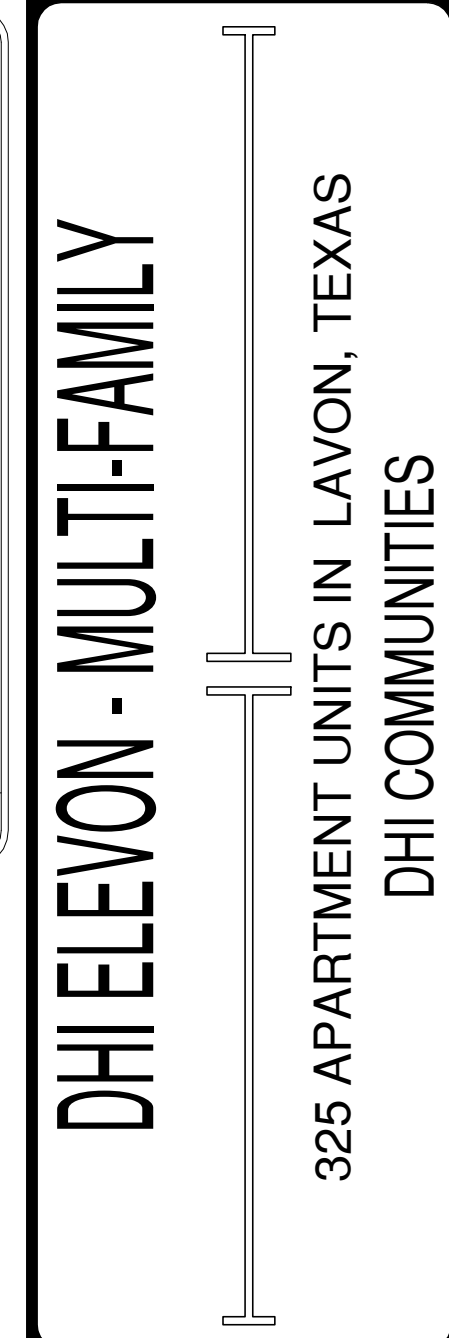


FRONT ELEVATION

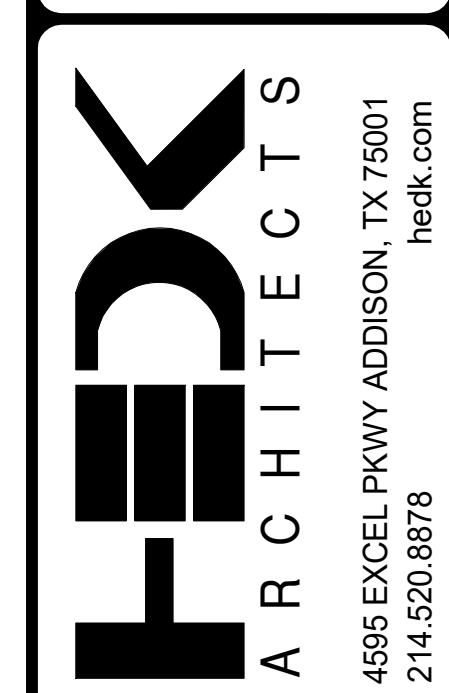
SCALE: 1/4"=1'-0"

EXHIBIT D-2a: Multifamily

(For Illustration purposes only/Actual product may vary depending on The Builder, their product, and requirements per City Building Ordinance.

[illegible]

REVIEW PRINTS NOT TO
BE USED FOR
REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION



DATE
01/03/2024

PROJECT
23128

SHEET NUMBER
A4-10

ELEVATION BLDG A

01/03/2024

PROJECT

23128

SHEET NUMBER

A4-10

ELEVATION BLDG A

EXHIBIT D-2b: Multifamily

(For Illustration purposes only/Actual product may vary depending on The Builder, their product, and requirements per City Building Ordinance.



3 BUILDING D ELEVATION
1/8" = 1'-0"



2 BUILDING D ELEVATION
1/8" = 1'-0"



1 BUILDING D ELEVATION
1/8" = 1'-0"

MATERIALS KEY

FACADE TREATMENT MATERIALS

LPS

FIBER CEMENT LAP SIDING 10" EXPOSURE

LPS

FIBER CEMENT LAP SIDING 6" EXPOSURE

B&B

BOARD & BATTEN

FCP

FIBER CEMENT PANEL

ROOF

SHINGLES 30 YR COMP.(30 LB)

LEGEND

ELECTRIC METER LOCATION

WALL PACK

EXT. SCONCE

BLDG. A

BLDG. SIGNAGE

T.O.H. = TOP OF HEEL

T.O.P. = TOP OF PLATE

T.O.D. = TOP OF DECKING

T.O.F. = TOP OF FOUNDATION

NOTES

• MATERIALS SHALL BE CONTINUOUS AT EXTERIOR CORNERS AND TRANSITION AT INTERIOR CORNERS.

WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PAVING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPAL STRUCTURE. NATURAL METALLIC FINISHES ARE ACCEPTABLE ALTERNATIVE TO PAINT.

• PROVIDE CITY/ FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BLDG NUMBER REQUIREMENTS.

• REFER TO SITE PLAN FOR ANSI UNIT LOCATIONS

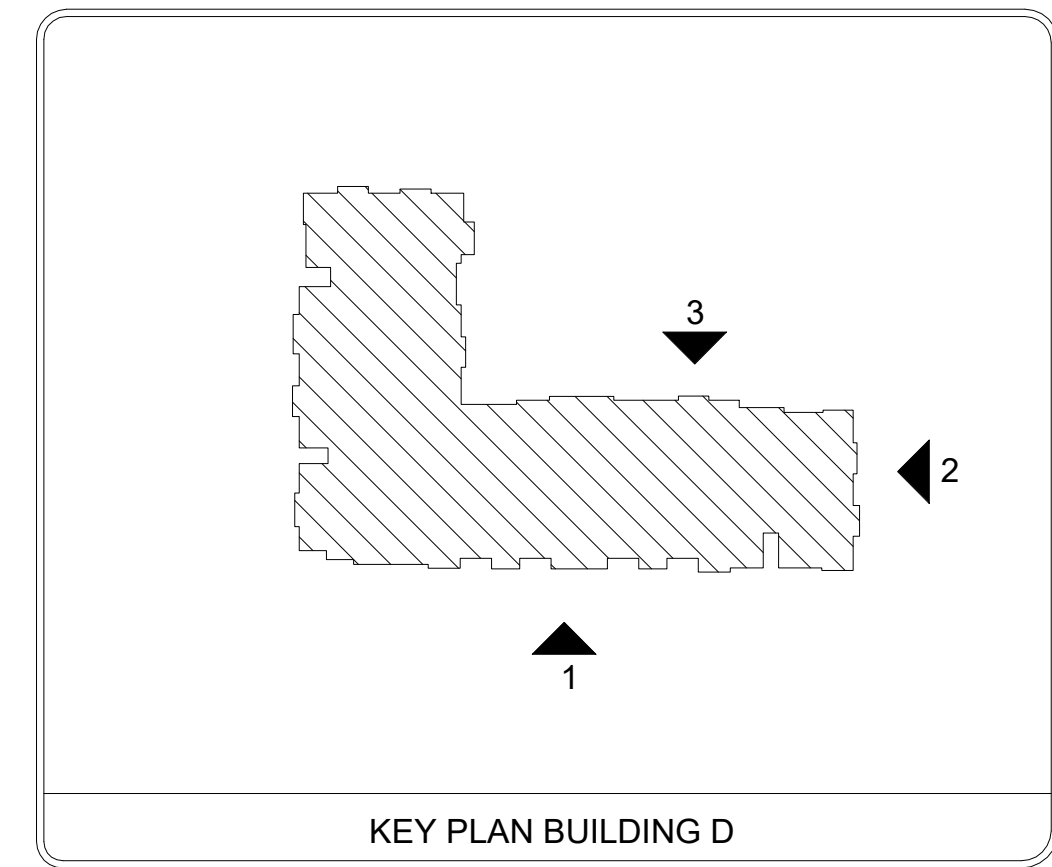


EXHIBIT D-3: Multifamily
(For Illustration purposes only/Actual product may vary depending on The Builder, their product, and requirements per City Building Ordinance.)

01/03/2024

REVISIONS

DHIELEVON - MULTI-FAMILY

325 APARTMENT UNITS IN LAVON, TEXAS

DHI COMMUNITIES

REVIEW PRINTS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

HEDEX

ARCHITECTS

4595 EXCEL PKWY ADDISON, TX 75001

214.520.8878

hedk.com

DATE

01/03/2024

PROJECT

23128

SHEET NUMBER

A4-40

ELEVATION BLDG D

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EXHIBIT E: Monument Sign (Example of 8'x5' is Shown)



EXHIBIT F: Street Sign and Post (by Brandon Industries or Equivalent)



Exhibit G: Street Light

ONCOR Approved LED Street Light Fixture	Brandon Industries LED Street Light Fixture
 TSN 475236 Rev. 01/06 Copyright 2006 Oncor Electric Delivery. All Rights Reserved.	 CL7-AMG CL6-AG CL8-H-02

Exhibit H: Decorative Mailboxes
(Example Picture shows Mail Box by Brandon Industries)

Post mounted Decorative Mailbox for Single-Family District	Clustered Decorative Mailbox for Townhome and Multifamily District
	
Clustered Decorative Mailbox under covered canopy (Patio Homes/Townhomes and Multifamily)	
	

Exhibit I: Bench/Trash Can

Trash Container	Benches
	

Exhibit J: Kids' Playground



Exhibit K-1a: Masonry Wall



Exhibit K-2a: Decorative Fence

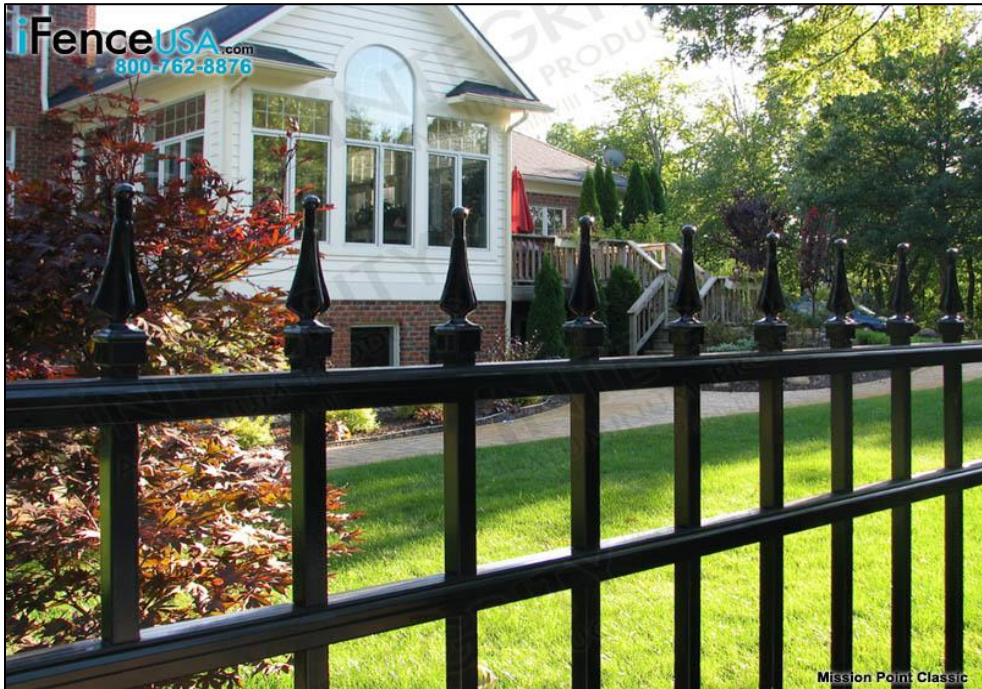
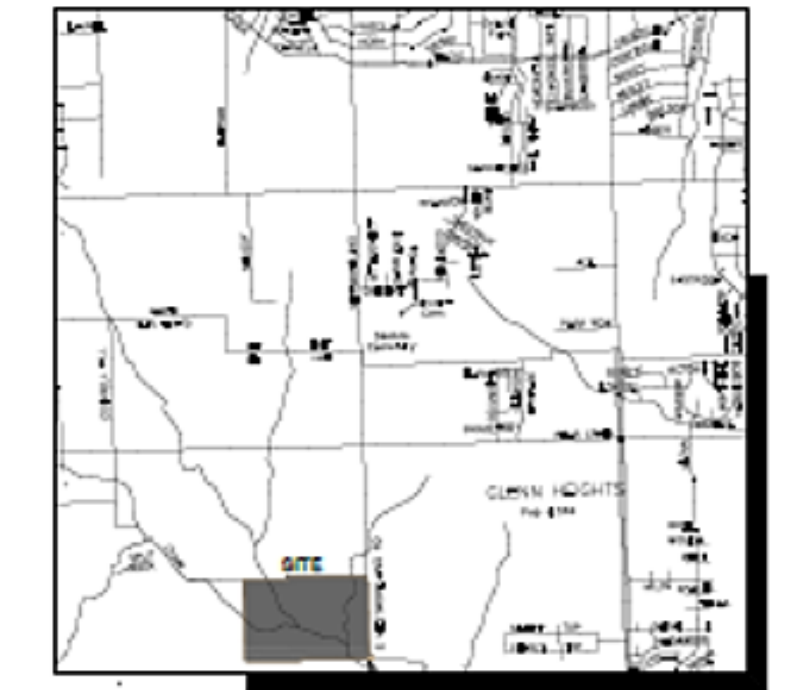
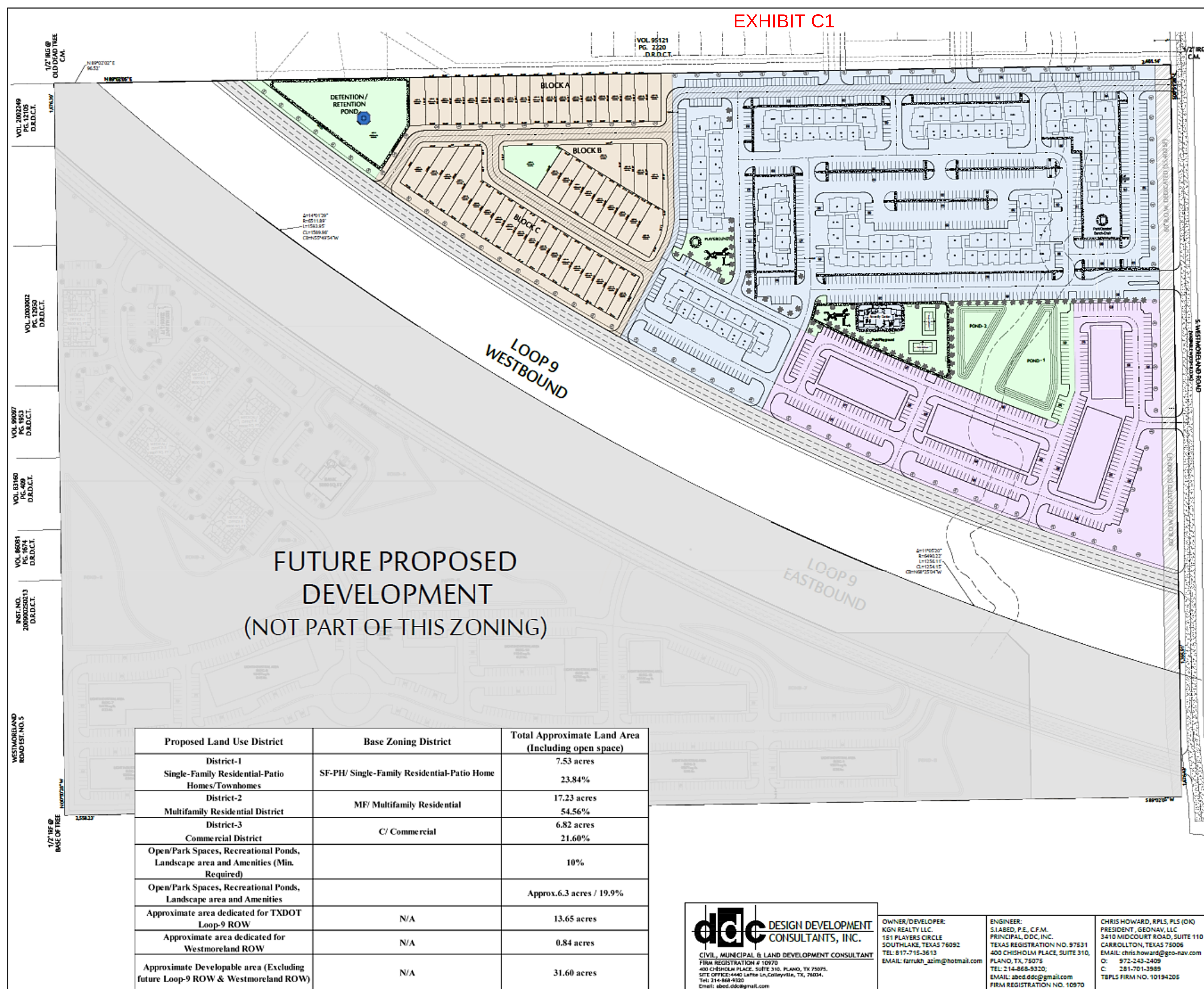


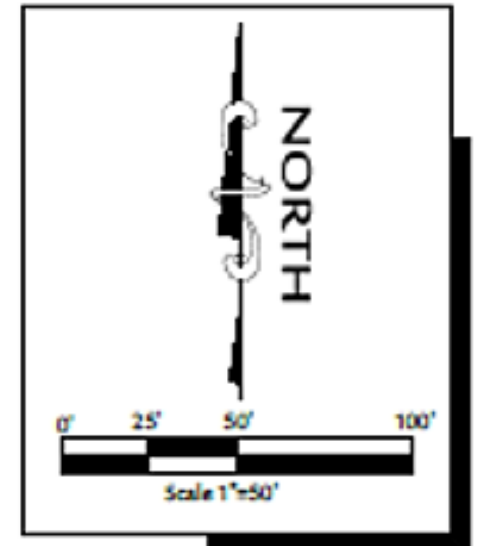
Exhibit K-3a: Wrought Iron Fence



EXHIBIT C1



VICINITY MAP
NOT TO SCALE



PROPOSED LAND USE			
COLOR	LOT DESCRIPTION	APPROX. UNITS	APPROX. AREA
	DISTRICT 1: PATIO HOMES/ TOWNHOMES	53 (+/-); 120 MAX	6.39 ACRES
	DISTRICT 2: MULTIFAMILY	08 (+/-); 10 MAX	15.20 ACRES
	DISTRICT 3: COMMERCIAL	04 (+/-); 06 MAX	6.67 ACRES
	OPEN/PARK SPACE, POND AREAS	04 (+/-); 06 MAX	3.86 ACRES

STREET CATEGORY: PRIVATE STREET WITH MUTUAL ACCESS EASEMENT & PUBLIC UTILITY EASEMENT	
PRIVATE STREET	NO SYMBOL/ ALL STREETS EXCEPT PUBLIC ROAD

Note:

1. Drainage/Flood study will be done during details engineering submittal
2. A traffic impact analysis will be provided based on proposed density during details engineering submittal

Proposed Land Use District	Base Zoning District	Total Approximate Land Area (Including open space)
District-1 Single-Family Residential-Patio Homes/Townhomes	SF-PH/ Single-Family Residential-Patio Home	7.53 acres 23.84%
District-2 Multifamily Residential District	MF/ Multifamily Residential	17.23 acres 54.56%
District-3 Commercial District	C/ Commercial	6.82 acres 21.60%
Open/Park Spaces, Recreational Ponds, Landscape area and Amenities (Min. Required)		10%
Open/Park Spaces, Recreational Ponds, Landscape area and Amenities		Approx. 6.3 acres / 19.9%
Approximate area dedicated for TXDOT Loop-9 ROW	N/A	13.65 acres
Approximate area dedicated for Westmoreland ROW	N/A	0.84 acres
Approximate Developable area (Excluding future Loop-9 ROW & Westmoreland ROW)	N/A	31.60 acres

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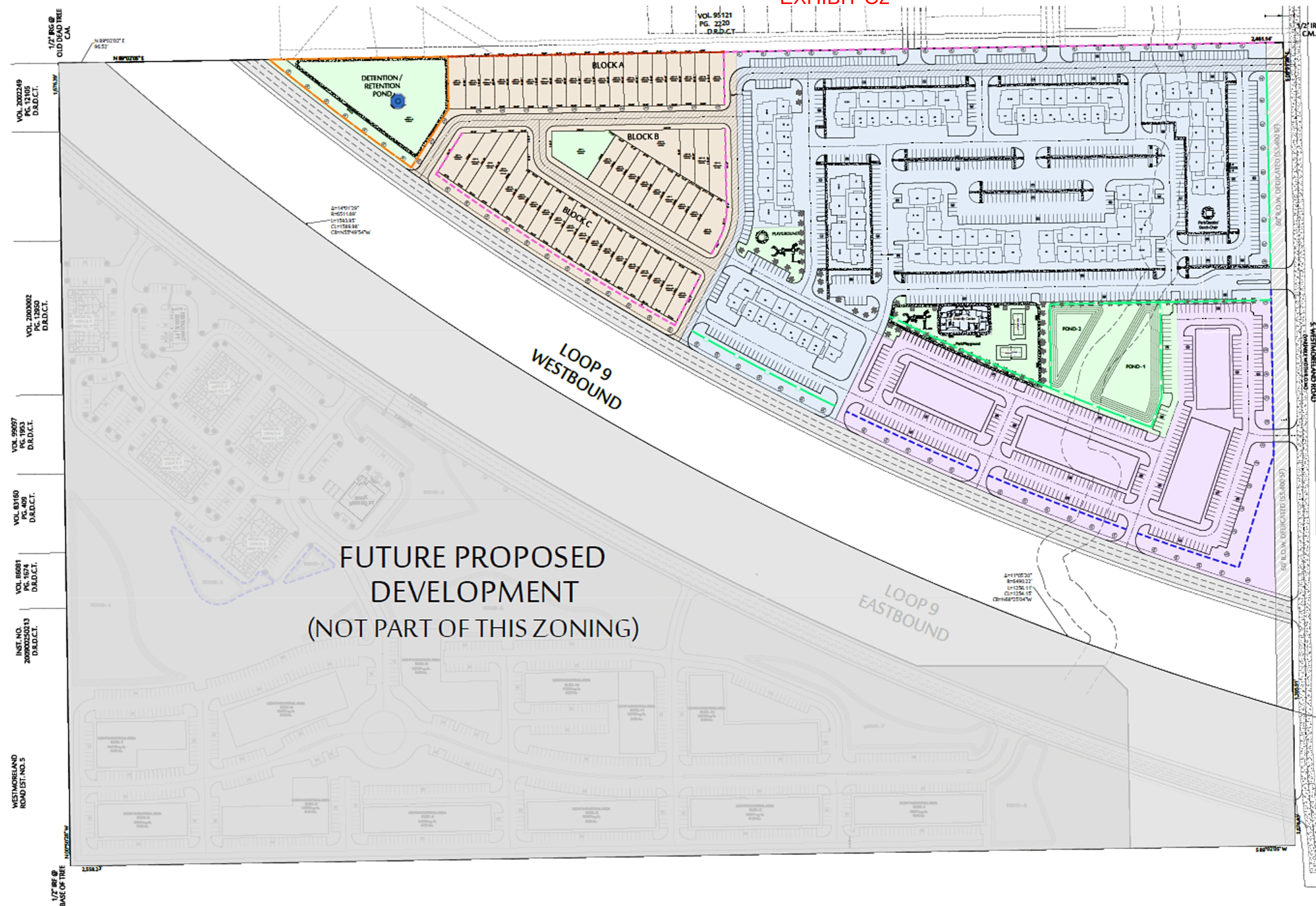
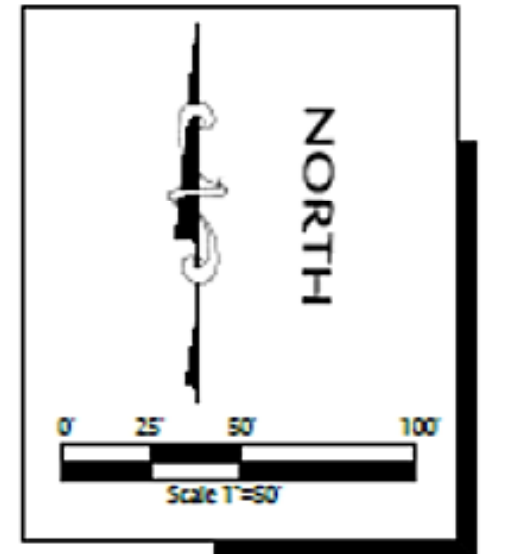
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TBPLS FIRM NO. 10194205

EXHIBIT C1
CONCEPT PLAN
WESTMORELAND ESTATES
2011 S WESTMORELAND ROAD
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS.

EXHIBIT C2

VICINITY MAP
NOT TO SCALE

FENCE EXHIBIT

5' HIGH DECORATIVE METAL FENCE	
6'-8' HIGH CONCRETE MASONRY WALL	
4' HIGH HEDGE TYPE SHRUB (SUCH AS BURFORD HOLLY)	
4' WROUGHT IRON FENCE	
WOOD FENCE W/ STEEL POST	

STREET CATEGORY MUTUAL ACCESS & PUBLIC STREET	
PRIVATE STREET	NO SYMBOL/ ALL STREETS EXCEPT PUBLIC ROAD

Description	Symbol	Example	Matured Height	Size	Height	Spacing	Standard
Live Screen Tree		Anzora Cypress Eastern Red Cedar Magnolia Little Gem Nellie Stevens Wax Myrtle	Ave. 6'	7 gallon	6 feet	8' Spacing	6' high in two growing seasons
Large Shade Tree		Burr Oak Live Oak Pecan Red Oak Chinkapin Oak	Ave. 12'	3" caliper	12 feet	50' Spacing	40' crown at maturity

(Following Ordinance O-08-13 adopted 5/7/13)

Note:

1. Drainage/Flood study will be done during details engineering submittal
2. A traffic impact analysis will be provided based on proposed density during details engineering submittal



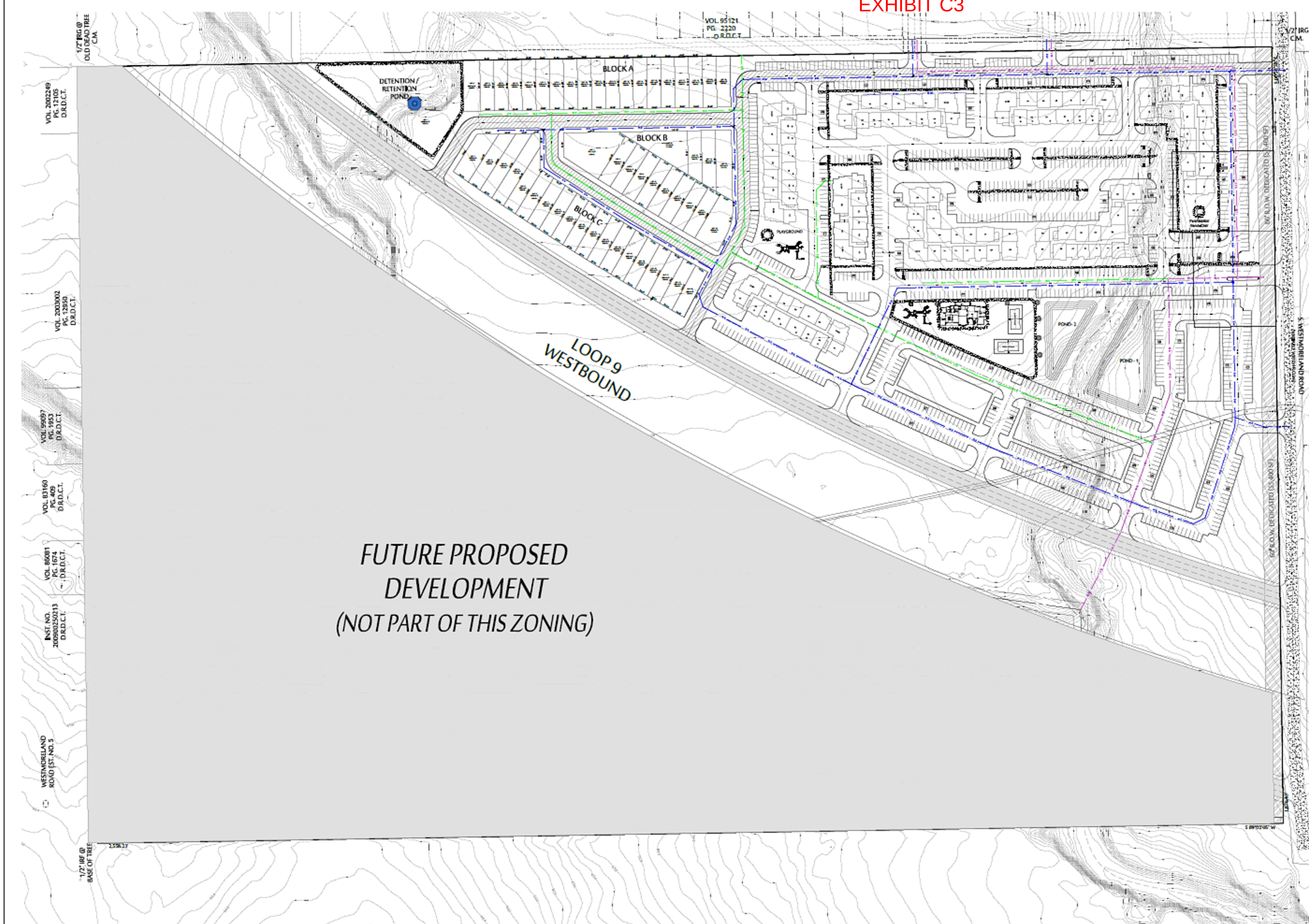
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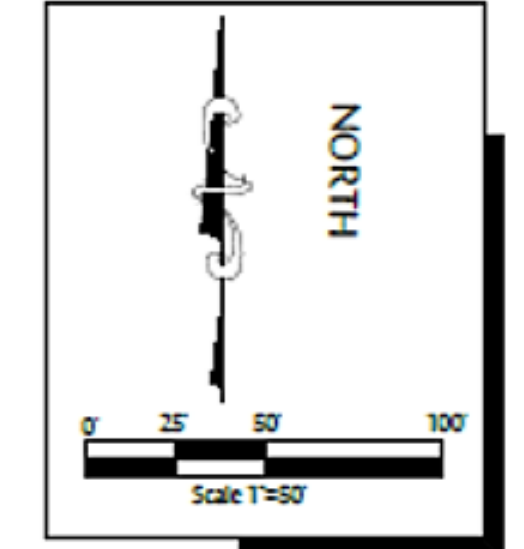
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TBPLS FIRM NO. 10194205

EXHIBIT C2
CONCEPT LANDSCAPE & FENCE PLAN
WESTMORELAND ESTATES
2011 S WESTMORELAND ROAD
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS.

EXHIBIT C3



VICINITY MAP
NOT TO SCALE



LEGENDS:

12.55	PROP. 12" SEWER
8.55	PROP. 8" SEWER
8W	PROP. 8" WATER
○	PROP. SEWER MH

STREET CATEGORY MUTUAL ACCESS & PUBLIC STREET	
PRIVATE STREET	NO SYMBOL/ALL STREETS EXCEPT PUBLIC ROAD

FUTURE PROPOSED
DEVELOPMENT
(NOT PART OF THIS ZONING)

Note:
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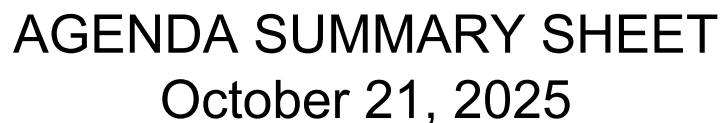
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EXHIBIT C3
CONCEPT UTILITY PLAN
WESTMORELAND ESTATES
2011 S WESTMORELAND ROAD
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS.



Discussion and take action to approve Ordinance O-21-25, related to a Specific Use Permit to allow the operation of a limited restaurant with Drive-Up service on approximately 0.434 acres of land located on the Northeastern corner of Sunset Strip Drive and Ovilla Road, and commonly known as 2800 Sunset Strip Drive, Glenn Heights, Ellis County, Texas. (Second Reading) (Parviz Pourazizian, Director of Planning & Development Services)

[illegible]

SPECIFIC USE PERMIT: RESTAURANT WITH DRIVE-UP



PARVIZ POURAZIZIAN, DIRECTOR OF DEVELOPMENT
SERVICES

OCTOBER 21, 2025

SPECIFIC USE PERMIT



SUP-03-25 (O-21-25): Public Hearing, discussion, and first reading of related to a Specific Use Permit to allow the operation of a limited restaurant with Drive-Up service on approximately 0.434 acres of land located on the Northeastern corner of Sunset Strip Drive and Ovilla Rd, and commonly known as 2800 Sunset Strip, Glenn Heights, Ellis County, Texas.

SPECIFIC USE PERMIT



Applicant: Nathan Koval.

Location: Northeast Corner of Sunset Strip and Ovilla RD

Request: Specific Use Permit to allow the operation of a Limited Restaurant with Drive-Up service

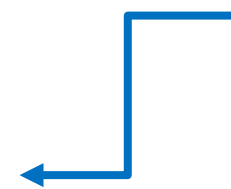
Current Status: 0.434 acres, Zoned Retail (R), Vacant

The logo of the City of Glenn Heights is a circular seal. It features a blue outer ring with the text "CITY OF" at the top and "GLENN HEIGHTS" at the bottom, separated by two stars. The center of the seal is white and contains a stylized graphic of a star and a building.

AERIAL MAP



Ovilla Rd



LOCATION MAP



View looking Northeast on Ovilla Rd

LOCATION MAP

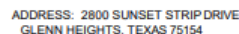


View looking North on Ovilla Rd

LOCATION MAP



View looking East on Sunset Strip Dr



SURVEY ACCEPTANCE:

LINE	BEARING	DISTANCE
L1	N 46°06'14" W	43.07'

POINT OF BEGINNING

LOT 15, BLOCK M
HOLLYWOOD ADDITION
PHASE TWO
CABINET B, SLIDE 270
P.R.E.C.T.

(N 89°59'00" E)
N 88°54'41" E 177.81'

LOT 16R
BLOCK M
VACANT LOT
SURVEYED
0.434 ACRES
(18,915 SQ. FT.)

DRAIN

RED OAK ISD
VOLUME 1342, PAGE 685
O.P.R.E.C.T.

STATE OF TEXAS
CHANNEL & DRAINAGE
EASEMENT
INSTRUMENT NO.
1631727
(PARCEL 27E)

PROPERTY DESCRIPTION

Being a tract of land lying and situated in the
being called a portion of Lot 16R, Block M, F
City of Glenn Heights, Ellis County, Texas, a
County, Texas, same being a portion of that
2508804, Official Public Records of Ellis Co

BEGINNING at an "X" cut in concrete found
Addition, Phase Two, an addition to Ellis Co
Records of Ellis County, Texas and being alc

THENCE, North 88°54'41" East, passing a 5 distance of 177.81 feet to a 1/2 inch capped that tract of land described in deed to Red C Public Records of Ellis County, Texas;

THENCE, South 01°19'55" East, a distance corner being the northeast corner of a tract of Instrument Number 1631727, Official Public also known as FM 664, a public right-of-way;

THENCE, South 88°58'59" West, passing a total distance of 147.35 feet to a 1/2 inch along the east line of said Sunset Strip Drive;

THENCE, North 46°06'14" West, a distance corner being along the east line of said Sunsa

THENCE, North 01°25'28" West, a distance
feet) of land.
NOTES

1. Directional Control shown hereon are bas Central Zone (4202).

2. The following items are from Schedule B, ATD-30-6000302500136-+TD, issued April 3

This property is subject to the following
Volume 729, Page 67, corrected in Vol
Page 387, Volume 729, Page 77 and
10f. Easement(s) to Southwestern Be
Records, Ellis County, Texas.

3. FLOOD NOTE: According to my Interpretation Map Number 48139C0065G, dated 01/11/2011, the property is not within a Special Flood Hazard Area. This statement is not a prediction of flooding or flood damage. On rare occasions flooding can occur due to natural causes. This statement shall not create any liability for the undersigned.

SURVEYOR'S CERTIFICATE

I hereby certify to Alamo Title, Nathan Kow
under my direct supervision and is a true a
or protrusions except as shown hereon.

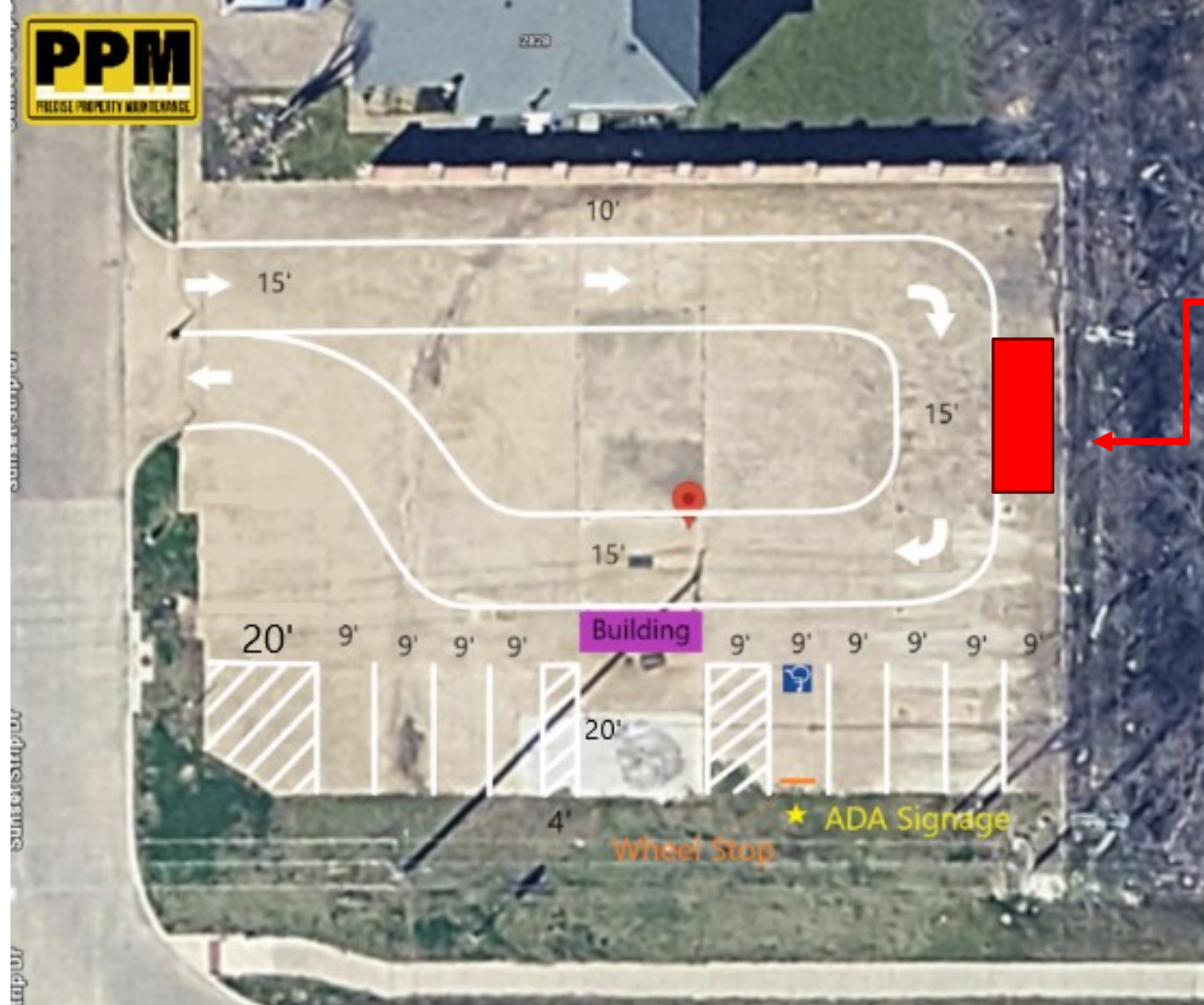
Todd Fincher, R.P.L.S. No. 5633
Signed: May 9, 2025

EAST OVILLA ROAD (FM 664)
(VARIABLE RIGHT-OF-WAY)

LEGEND

Indel. fresh

SITE PLAN



Staff
Recommended
Location

LAST USE



BACKGROUND



In Glenn Heights, according to the Table of Permitted Uses, drive-through restaurants must obtain a Specific Use Permit.

The lot is currently vacant and zoned Retail (R).

APPLICANT PROVIDED CONCEPTS



**RAGING WAVE'S
WATERPARK
SHARKY'S BEACH
BAR: A MOBILE
BEVERAGE HUB**

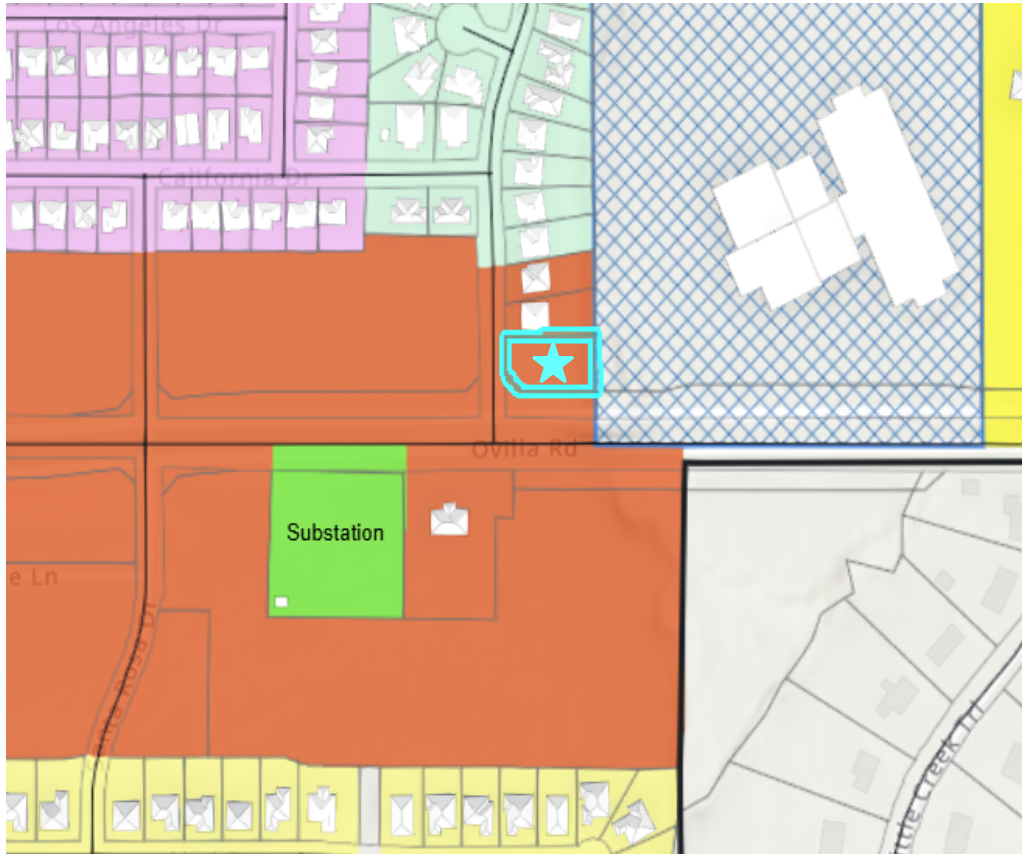


**Westminster
ArtBox
Mobile Shipping
Container Retail
Unit**

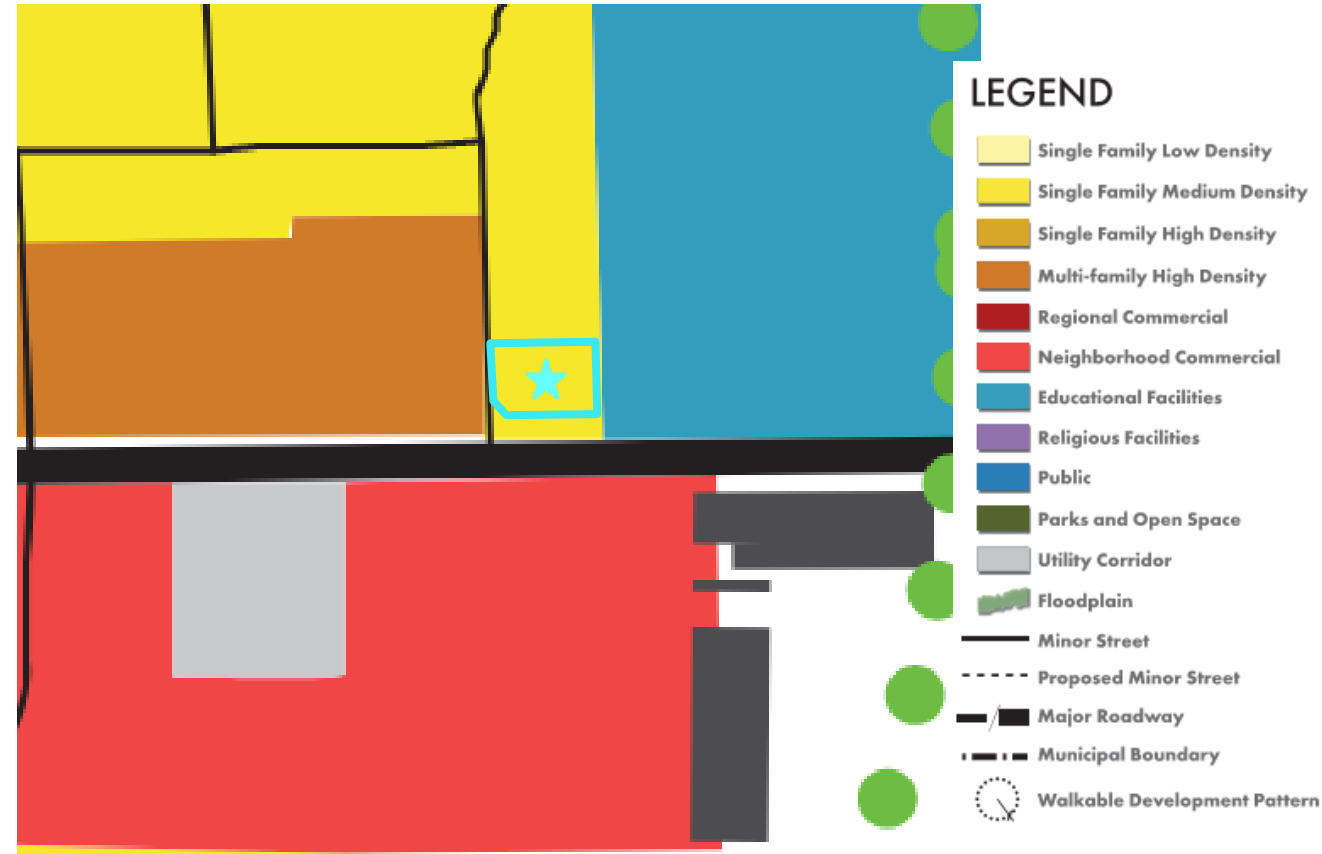
*Client: The City of
Westminster,
Colorado*



CURRENT ZONING AND FUTURE LAND USE



ZONING: Retail (R)



FLUP: Single-Family Medium Density,
Inside the Neighborhood Village
Cluster

RECOMMENDATION



- ☐ The **Planning and Zoning Commission** recommends approval of SUP-03-25 with conditions:
 - ☐ The structure from which the business is operated, and the configuration of the lot is set up so that the container fronts Ovilla Rd.
 - ☐ The lot adheres to the 10 FT landscape buffer required to separate Non-residential uses from the Single-Family Residential homes to the North.

QUESTIONS



COMMENTS

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS

ORDINANCE NO. O-21-25

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, PLAN AND MAP OF THE CITY OF GLENN HEIGHTS, TEXAS, AS AMENDED, BY GRANTING A SPECIFIC USE PERMIT TO ALLOW THE OPERATOIN OF A LIMITED RESTAURANT DRIVE-UP SERVICE ON A 0.434+/- ACRE TRACT OF LAND LOCATED AT 2800 SUNSET STRIP AND DESCRIBED AS A PORTION OF LOT 16R, BLOCK M, REPLAT OF LOTS 16 AND 17, BLOCK M OF THE HOLLYWOOD ADDITION, PHASE TWO, AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN CABINET D, SLIDE 293, PLAT RECORDS OF ELLIS COUNTY, TEXAS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Planning and Zoning Commission of the City of Glenn Heights and the City Council of the City of Glenn Heights, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Glenn Heights is of the opinion and finds that a zoning change should be granted, and that the Comprehensive Zoning Ordinance, Plan and Map should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, THAT:

SECTION 1: The Comprehensive Zoning Ordinance, Plan and Map of the City of Glenn Heights, Texas, as heretofore amended, be and the same are hereby amended by granting a Specific Use Permit to allow for the operation of a restaurant business with drive-up service on a 0.434 +/- acre tract of land located at 2800 Sunset Strip, City of Glenn Heights, Ellis County, Texas, and being more particularly described as a portion of lot 16R, Block M, a replat of lots 16 and 17, Block M, of the Hollywood Addition, Phase Two, an addition to the City of Glenn Heights, Ellis County, Texas, according to the replat thereof recorded in Cabinet D, Slide 293, Plat Records of Ellis county, Texas, and being more particularly described in Exhibit "A" attached hereto (hereinafter, the "Property").

SECTION 2. The Property shall hereafter be used for snow cone sales with drive-up service and only in the manner and for the purposes provided for in the City of Glenn Heights

Code of Ordinances, including the Zoning Ordinance and Zoning Map as heretofore and herein amended, subject to the following special conditions:

1. The structure from which the business is operated, and the configuration of structures and pavement markings, shall be in accordance with Exhibit "B," attached hereto.
2. The business shall not be operated in a manner that may cause noise, traffic or disruptions to nearby residences.

SECTION 3. All provisions of the Ordinances of the City of Glenn Heights, Texas, in conflict with the provisions of this ordinance as applicable to the Property be and are hereby repealed and all other provisions of the ordinances of the City of Glenn Heights, Texas, not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance or the Comprehensive Zoning Ordinance as a whole, or any part or provision thereof, other than the part declared to be invalid, illegal, or unconstitutional.

SECTION 6. Any person, firm, or corporation violating any of the provisions or terms of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be subject to a penalty by fine not to exceed two thousand dollars (\$2,000.00) for each offense, and each and every day such violation continues or is allowed to exist shall constitute a separate offense.

SECTION 8. This ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Glenn Heights, Texas this 21st day of October, 2025.

APPROVED:

SONJA A. BROWN, MAYOR

ATTEST:

Brandi Brown, City Secretary

APPROVED AS TO FORM:

David M. Berman, City Attorney

Exhibit "A"
[Legal Description]

PROPERTY DESCRIPTION

Being a tract of land lying and situated in the Michael McDermott Survey, Abstract No. 743, located in Ellis county, Texas, same being called a portion of Lot 16R, Block M, Replat of Lots 16 and 17, Block M of Hollywood Addition, Phase Two, an Addition to the City of Glenn Heights, Ellis County, Texas, according to the Replat thereof recorded in Cabinet D, Slide 293, Plat Records of Ellis County, Texas, same being a portion of that tract of land described in deed to Nathan and Pamilee, Koval as recorded in Instrument Number 2515164, Official Public Records of Ellis County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for corner, said corner being the southwest corner of Lot 15, Block M of Hollywood Addition, Phase Two, an addition to Ellis County, Texas according to the Map or Plat thereof recorded in Cabinet B, Slide 270, Plat Records of Ellis County, Texas and being along the east line of Sunset Strip Drive, a 60' right-of-way;

THENCE, North 88°54'41" East, passing a 5/8 inch iron rod found for reference at a distance of 141.29 feet and continuing a total distance of 177.81 feet to a 1/2 inch capped iron rod, stamped "RPLS 5633" set for corner, said corner being along the west line of that tract of land described in deed to Red Oak Independent School District (ISD) as recorded in Volume 1342, Page 685, Official Public Records of Ellis County, Texas;

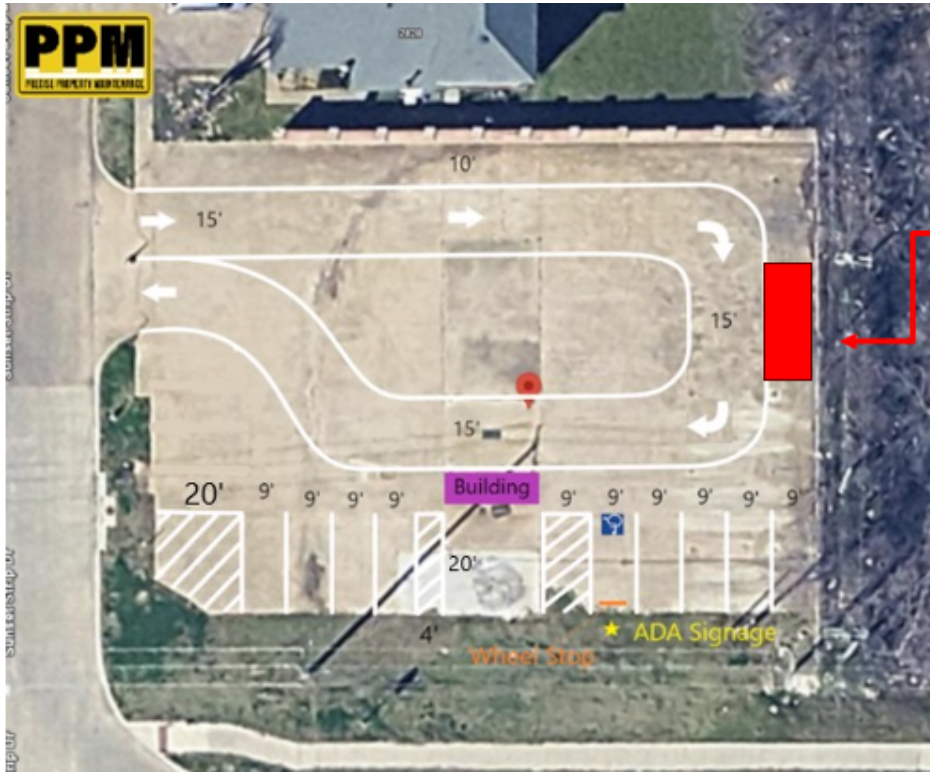
THENCE, South 01°19'55" East, a distance of 109.13 feet to a 1/2 inch capped iron rod, stamped "RPLS 5633" set for corner, said corner being the northeast corner of a tract of land dedicated to the State of Texas for right of way in a Judgement recorded in Instrument Number 1631727, Official Public Records of Ellis County, Texas, same being along the North line of East Ovilla Road, also known as FM 664, a public right-of-way;

THENCE, South 88°58'59" West, passing a 1/2 inch capped iron rod, stamped "RPLS 5633" set on line for reference and continuing a total distance of 147.35 feet to a 1/2 inch capped iron rod, stamped "RPLS 5633" set for corner at the east corner of a corner clip along the east line of said Sunset Strip Drive;

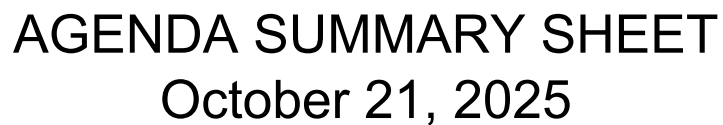
THENCE, North 46°06'14" West, a distance of 43.07 feet to a 1/2 inch capped iron rod, stamped "RPLS 5633" set for corner, said corner being along the east line of said Sunset Strip Drive;

THENCE, North 01°25'28" West, a distance of 78.50 feet to the POINT OF BEGINNING and containing 0.434 acres (18,915 square feet) of land.

Exhibit "B"
SITE CONFIGURATION

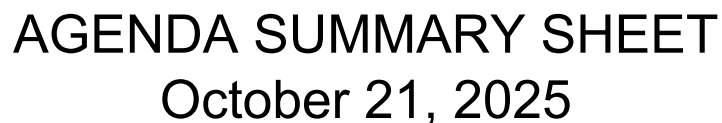


Staff
Recommended
Location



Discussion and presentation regarding possible collaborations and funding opportunities with Kimley-Horn. (Parviz Pourazizian, Director of Planning & Development Services)

[illegible]



Discussion and first reading of Ordinance O-22-25, amending the Code of Ordinances, City of Glenn Heights, Texas, by amending Article 3.20 (Rental Registration Program) of Chapter 3 (Building Regulations) amending regulations for residential rental properties to provide for rental property certificates of occupancy, revising rules for annual registration, and providing for inspections. (Mayor Sonja A. Brown)

[illegible]

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS

ORDINANCE NO. O-22-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, AMENDING THE CODE OF ORDINANCES, CITY OF GLENN HEIGHTS, TEXAS, BY AMENDING ARTICLE 3.20 (RENTAL REGISTRATION PROGRAM) OF CHAPTER 3 (BUILDING REGULATIONS) AMENDING REGULATIONS FOR RESIDENTIAL RENTAL PROPERTIES TO PROVIDE FOR RENTAL PROPERTY CERTIFICATES OF OCCUPANCY, REVISING RULES FOR ANNUAL REGISTRATION, AND PROVIDING FOR INSPECTIONS, ENFORCEMENT AND APPEALS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00) AND NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR VIOLATIONS INVOLVING FIRE SAFETY, ZONING, OR PUBLIC HEALTH AND SANITATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Glenn Heights, Texas, finds and determines that amendments to the City's rental registration and inspection requirements are needed to protect the habitability of rental properties and ensure the health and safety of citizens as tenants; that amendments to existing rental property registration regulations are needed to enhance the quality of life for City residents; and that such amendments will promote the health, safety, and general welfare of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, THAT:

SECTION 1: The Code of Ordinances, City of Glenn Heights, Texas, be and is hereby amended to amend Article 3.02 (Rental Registration Program") of Chapter 3 ("Building Regulations"), by replacing Article 3.20, such that Article 3.20 of Chapter 3 shall henceforth read in its entirety as follows:

**"CHAPTER 3
BUILDING REGULATIONS**

...

**ARTICLE 3.20
RENTAL REGISTRATION PROGRAM**

3.20.001. General.

The city recognizes a need for a residential rental property registration and inspection program within the city to ensure compliance with city and state life safety, health, fire,

and zoning codes and to further provide a means to encourage both absentee and local landlords to correct violations and to maintain their residential rental property in a safe and habitable condition for tenants.

§ 3.20.002. Definitions.

For the purpose of this article, the following words and phrases shall have the meanings respectively ascribed to them by this section:

Administrator means the department(s) or division(s) of the city designated by the City Manager to administer and enforce the provisions of this article and any person or persons designated by such a department or division to represent the department or division for said purpose.

Building. Any structure having a roof that is built, maintained, or intended for use for the shelter or enclosure of persons, animals, or property of any kind.

Dwelling. Any enclosed space wholly or partly used or intended to be used for human habitation, living, sleeping, cooking, eating, and sanitation and shall include any outhouse or appurtenance belonging thereto.

Dwelling unit. A room or group of rooms located within a dwelling forming a single habitable unit with facilities used or intended to be used by a single family for human occupancy such as living, sleeping, cooking, and eating purposes.

Landlord. Any person who leases, barter, or rents a rental unit to another.

Owner. Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including a property manager, the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

Person. An individual, corporation, business trust, estate, trust, partnership or association, two or more persons having a joint interest, or any other legal or community entity.

Property manager. The owner or the person appointed or hired by the owner to be responsible for the daily operation of a rental unit.

Rent. The offering, holding out or actual leasing of a rental unit to a person other than the owner and generally involves the payment of an amount of money as consideration for the right to occupy the rental unit, although other forms of consideration or no consideration at all may be involved.

Residential Rental Unit or rental unit means a single-family dwelling, two-family dwelling (duplex) or townhouse, or any portion thereof, that is rented or offered for rent for periods of 30 days or more.

RRCO means a Rental Registration Certificate of Occupancy.

Single-family dwelling. A freestanding building or manufactured home on one lot occupied by not more than one family.

Tenant. Any person who rents or leases a rental unit for living or dwelling purposes.

Townhouse means a single-family unit constructed in a group of three or more attached units separated by property lines in which each unit extends from foundation to roof and with a yard or public way on at least two sides.

Two-family dwelling (duplex). A freestanding building or manufactured home on one lot, having separate accommodations for and occupied by not more than two families, one family in each dwelling unit.

§3.20.003. Registration required.

- (a) In addition to an RRCO as a prerequisite to occupancy of a rental unit, each owner of a rental unit within the city shall register each such rental unit with the city in accordance with procedures contained in this article. A separate registration shall be required for each separate rental unit. Every owner of an unregistered rental unit as of the date of adoption of this article shall complete an initial registration application and pay an initial registration fee within 30 days of the effective date of this article.
- (b) Unless otherwise provided in this section, each owner of a rental unit within the city shall make application for registration with the city and schedule an inspection of said rental unit with the Administrator within thirty (30) days after the date of acquiring ownership of a rental unit or within thirty (30) days after the date an owner of a dwelling unit converts the dwelling unit into a rental unit.
- (c) Application for rental unit registration shall be made upon a form provided by the city for such purpose, and shall include, at a minimum, the following information:
 - (1) Owner's name, address, and work and home telephone number, driver's license number, or identification card number and state of issuance of the owner;
 - (2) If owner is a partnership, the names of all partners, the principal business address, and telephone number of each partner;
 - (3) If owner is a corporation, the person registering must state whether the corporation is organized under the laws of this state or is a foreign corporation, and must show the mailing address, business location, telephone number, name of the main

individual in charge of the local office of such corporation, if any, and the names of all officers and directors or trustees of such corporation, and, if a foreign corporation, the place of incorporation;

- (4) Name, address and telephone number of the property manager or person having the authority to act on behalf of the owner;
 - (5) Name, address, and telephone number of mortgagee (if there is a mortgage against property);
 - (6) Street address of the rental unit;
 - (7) Maximum number of persons that the unit is designed to occupy as determined by the current adopted International Residential Code and current adopted International Property Maintenance Code, as amended; and
 - (8) Signature of the owner or owner's agent.
- (d) The city shall, within thirty (30) days after receipt of the registration application, either issue a certificate of registration or notify the owner that the application does not comply with the requirements of this article.
- (e) Unless otherwise provided in this article, a certificate of registration shall be valid for each rental unit until such time as there is a change in ownership for that unit. A change in ownership shall be deemed to have occurred upon any of the following:
- (1) Any change in the individual ownership of the unit;
 - (2) Any change in the ownership of any entity(s) in whose name(s) the current registration for the unit is issued;
 - (3) Where the residential rental unit is managed by a property manager, upon any change in the individual property manager and/or the property manager's ownership; or
 - (4) Upon the dissolution of any entity(s) having ownership over the unit or upon said entity:
 - (A) Petitioning for reorganization under the Bankruptcy Code;
 - (B) Being adjudged bankrupt; or
 - (C) Becoming insolvent or having a receiver appointed due to the insolvency.

- (f) The initial, renewal and annual registration fee for all registration applications shall be as set forth in the city's Fee Schedule, Appendix A, of this code. Registration fees are nonrefundable. Registration applications must be renewed annually.
- (g) Any registration fee required to be paid under this article shall be deemed late if received by the city after the due date established by this article, and the owner shall be required to submit a nonrefundable late registration fee in an amount set forth in the city's Fee Schedule, Appendix A of this code.
- (h) No rental unit may be occupied by a tenant without first having a valid certificate of registration. It is an offense for an owner of a rental unit within the city to permit or allow a tenant to occupy any rental unit without first being issued a valid certificate of registration for the rental unit in accordance with this article. If an owner is required to register more than one rental unit, the owner's failure to register any individual rental unit shall constitute a separate offense. Each and every day that the owner continues to fail to register a rental unit within the city shall also constitute a separate offense.
- (i) It shall further be unlawful for any person to file a false rental registration application with the city.

§3.20.004. Change of ownership registration.

- (a) Registration under this article shall remain in effect until the earlier of:
 - (1) a change of ownership of the residential rental unit; or
 - (2) the RRCO or registration is revoked or suspended for any reason.
- (b) Upon a change of ownership, the new owner of each residential rental unit shall complete a change of ownership registration application for each unit in the manner provided by this article and deliver the same together with all applicable registration and inspection fees to the building official's office within thirty (30) days of the change in ownership.
- (c) The city shall not be required to send notice to an owner for a change of ownership registration required under this section.
- (d) No person shall make connections from a utility, source of energy, power, or water to any residential rental unit regulated by this article until the owner and unit are in full compliance with this article.
- (e) This article does not apply to owner-occupied residential rental units.

§3.20.005. Residential Rental Certificate of Occupancy; standards.

(a) Required. A Residential Rental Certificate of Occupancy (RRCO) is required for all residential rental units prior to occupancy by a tenant. An RRCO shall expire one year after issuance and must be renewed annually or upon a change in tenants. It shall be unlawful for any person to own, operate, manage, or maintain a residential rental unit or portion thereof, or to offer for occupancy thereof, without a current and valid RRCO having been issued for said property by the city, or to violate any other requirement of this article. Any person owning, operating, managing, or maintaining a residential rental unit(s) shall obtain an RRCO for each separate unit prior to offering that unit for rent.

(b) RRCO Issuance, Renewal, and Expiration. An RRCO shall be required for each residential rental property under lease and/or occupancy on the effective date of this article and shall be in full compliance on or before one year of and from the effective date of this article. For residential rental properties offered leased or occupied for rent after the effective date, an RRCO shall be obtained prior to occupancy.

(1) All RRCO's shall expire with a change of tenant.

(2) An applicant for an RRCO shall be a written application submitted to the city on a form provided for that purpose. The application shall be signed by the owner or his/her designated and authorized representative. Should an applicant own more than one residential rental property at more than one location, a separate application shall be filed for each rental unit. The following information shall be required in the application:

(A) Address of property;

(B) Name of tenant and all other residents of the rental property; and

(C) Acknowledgment by property owner (or property manager) and tenant of receipt of copy of this "Residential Rental Property Ordinance" as a condition to receiving and maintaining an RRCO.

(3) The Administrator may at any time require additional relevant information of the owner or property manager to clarify items on the application and to assure compliance with this article.

(4) Upon a change of tenant of residential property, a new RRCO shall be obtained before the new tenant may occupy the property. An RRCO Fee shall be charged for the issuance of an RRCO.

(c) RRCO Fees. The fee for an RRCO, or for the reinstatement or renewal of an RRCO, shall be as set forth in the city's Fee Schedule, Appendix A of this code.

(d) Replacement and Transferability. A replacement RRCO may be issued for one lost, destroyed, or mutilated upon application on a form provided by the city. A replacement RRCO shall have the word "Replacement" stamped across its face and shall bear the same number as the one it replaces.

(1) A residential rental property RRCO is not assignable or transferable.

- (2) The form of the RRCO shall be prepared by the Administrator.
- (3) The RRCO shall be held by the owner, and a second copy shall be kept on the premises.
- (e) Standards of Maintenance. In addition to the requirements set forth in this article, all exterior and interior residential rental properties, whether occupied or vacant, shall be maintained as set forth in this section.
- (f) Maintenance Responsibility.
 - (1) The owner of any property in the city, whether vacant or occupied, shall be responsible for the maintenance of all structures, equipment, appliances, and accessories to the property in compliance with all applicable laws, ordinances and permit requirements in force in the city.
 - (2) No owner shall permit the occupancy of property that is not in a safe and sanitary condition, or that does not comply with all laws, ordinances and permit requirements in force in the city.
 - (3) The owner shall be responsible for paying all abatement fees, taxes, and liens assessed on the property.
 - (4) The owner shall notify the city of any eviction notice issued to a tenant. Furthermore, the owner shall provide, to the city, a plan for the clean-up and removal of personal items from the property 24 hours after the eviction and shall be responsible for such clean-up and removal. Upon eviction, the owner or person in control shall not place or leave personal items of the evicted tenant on the street or the exterior of the premises for a period of more than 24 hours after eviction.
 - (5) Tenants of any property shall be responsible for keeping the interior and exterior of the property in a clean, orderly, and sanitary condition as provided in this article and other applicable city ordinances and adopted codes.
 - (6) No tenant or owner shall willfully or wantonly, or by neglect or negligence, damage, deface, or destroy any part of the property or cause or allow to exist any condition detrimental to safety or sanitation or in violation of any ordinance.
 - (7) In the event of any dispute between owner and tenant, or when the tenant is absent, unwilling, or unable to correct the violations, the property owner shall be held responsible for compliance with all ordinances that affect the property.
 - (8) All exterior areas of residential rental units and the interior of every structure shall be kept clean and free from any accumulation of rubbish, trash, debris, filth, or garbage.
- (g) Inspections During Occupancy. Upon the request of a tenant, the Administrator may inspect a property for structural, electrical, mechanical, or plumbing problems, ceiling

leaks, smoke detector checks, and insect or rodent infestation. The owner has thirty (30) days to correct or repair any inspection failures or deficiencies.

§3.20.006. Inspection required upon change in occupancy.

- (a) The owner shall provide written notice to the building official upon each and every change in occupancy. A change in occupancy shall mean a change in all tenants occupying a rental unit. The notice required by this section shall clearly indicate whether there was a change in tenant(s) or whether the rental unit was vacated by the previous tenant(s) and is presently unoccupied.
- (b) An inspection of the rental unit shall be required upon the city's receipt of written notice of a change in occupancy required to be submitted pursuant to subsection (a) above. Inspections required under this section shall be performed in the same manner as and in accordance with the applicable inspection procedures established by this article for the rental unit.

§3.20.007. Single, two-family (duplex) dwellings and townhouse inspections.

- (a) The Administrator, in addition to any other applicable requirement of this Article, may inspect the interior and exterior of a residential rental unit to determine compliance with applicable state and local laws including, but not limited to, the current adopted International Residential Code, the International Property Maintenance Code, and any substandard building codes of the city, as amended. The Administrator may provide written notice of the date and time that the inspection will be conducted. Upon request and/or consent of the owner if the residential rental unit is vacant, or tenant(s) if the unit is occupied, the Administrator may conduct an inspection of the interior of a residential rental unit.
- (b) The Administrator shall enforce the provisions of this article upon presentation of proper identification to the owner or tenant in charge of any residential rental unit and, with the owner or tenant in charge of any residential unit and, with the owner or tenant's permission, may inspect the rental unit in accordance with this section between the hours of 8:00 am and 5:00 pm. The Administrator's authority to conduct both exterior and interior inspections is subject to all limitations provided in state and federal law. If entry is refused by the owner or any occupant, or if consent to enter the rental unit could not be obtained, the Administrator is authorized to seek a warrant permitting the Administrator's entry pursuant to state law, as the same may be amended from time to time. Any warrant issued will constitute authority for the Administrator to enter upon and inspect the premises described therein. A failure to permit an inspection shall further be grounds for the suspension or revocation of an RRCO or registration.

§3.20.008. Administrator's powers and duties.

The Administrator shall have the authority to:

- (1) Administer and enforce all provisions of this article.
- (2) Keep records of all licenses issued.
- (3) Adopt rules and regulations, not inconsistent with the provisions of this article, with respect to the form and content of application for registration, the investigation of applicants, and other matters incidental or appropriate to his powers and duties as may be necessary for the proper administration and enforcement of the provisions of this article.
- (4) Conduct periodic inspections of residential rental properties throughout the city to ensure compliance with this article and all other city ordinances and state laws related to the purpose and/or enforcement of this article.

§3.20.009. Appeals.

An owner, tenant, or other person or entity affected by the enforcement of this article may appeal a decision of the Administrator, including but not limited to the denial, suspension or revocation of a residential rental registration or RRCO, to the Board of Adjustment, which shall have the authority to act as a board of appeals under this article. Any such appeal must be made in writing and within fifteen (15) calendar days following the date of the enforcement action or decision of the Administrator. The decision of the Board shall be final.

§3.20.010. Enforcement; violations and penalties.

- (a) Any person who violates any provision of this article shall be guilty of a misdemeanor which, upon conviction, shall be punishable by a fine not to exceed five hundred dollars (\$500.00). However, a fine for the violation of a provision of this article that governs fire safety, zoning, or public health and sanitation shall be punishable by a fine not to exceed two thousand dollars (\$2,000.00). Each day that an unmitigated violation of this article is committed, continued, or permitted shall constitute a separate, punishable offense. Property owners found to be guilty of a misdemeanor violation as described above may have their RRCO suspended or revoked for the unit(s) affected until all violations are resolved to the satisfaction of the Administrator.
- (b) Nothing in this Article shall preclude the City's pursuit of any and all other remedies allowed under civil and criminal statutes, and in equity, to address situations and conditions which are treated in this article, under the theory of public nuisance or public health and safety. Neither shall the city be required, nor prohibited, to issue criminal citations before, after, or during any proceeding prescribed in this article. Specifically, in addition to provisions of this article, the City asserts full authority to exercise its right to remedies under all provisions of the Texas Local Government Code, including, but not limited to, Chapter 54, Subchapter B, Municipal Health and Safety Ordinances, in prosecution of civil suits for enforcement, injunctive relief, and civil penalties to remedy conditions of public concern described in this article.

- (c) In addition to any other remedy, if registration or an RRCO is revoked, the Administrator may cause the termination of utility services to a residential unit.
- (d) The owner, agent, property manager, lessee, and any other person in control of a residential rental unit shall be jointly and severally liable and responsible in a criminal proceeding for a violation of this article.
- (e) Unless otherwise specified in this article, no culpable mental state is required for the commission of an offense under this article.”

SECTION 2. All provisions of the Ordinances of the City of Glenn Heights, Texas, in conflict with the provisions of this ordinance be and are hereby repealed and all other provisions of the ordinances of the City of Glenn Heights, Texas, not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3: An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 4: Should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or the Code of Ordinances, as amended hereby, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance or the Code of Ordinances as a whole, or any part or provision thereof, other than the part declared to be invalid, illegal, or unconstitutional.

SECTION 5. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to a penalty by fine not to exceed five hundred dollars (\$500.00) for each offense, or not to exceed two thousand dollars (\$2,000.00) for violations of a provision of this article governing fire safety, zoning, or public health and sanitation. Each and every day such violation continues or is allowed to exist shall constitute a separate offense.

SECTION 6. This ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

Duly Passed by the City Council of the City of Glenn Heights, Texas this _____ day of _____, 2025.

Approved:

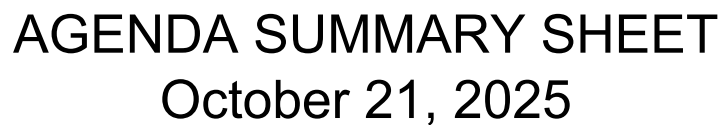
Sonja A. Brown, Mayor

Attest:

Brandi Brown, City Secretary

Approved as to Form:

David M. Berman, City Attorney



Acknowledge receipt of the September 2025 Financial Reports. (Sherry Roberts, Finance Director)

[illegible]

CITY OF GLENN HEIGHTS SEPTEMBER 2025 FINANCIAL SUMMARY



SHERRY ROBERTS, MPA, CGFO

FINANCE DIRECTOR

OCTOBER 21, 2025

Property Tax Comparison



Total Property Tax Budget: \$8,779,380

YTD Actual: \$8,978,863

YTD Budget Percentage: 102.3%

Sales Tax Comparison



Month of September 2025

Budget: \$114,930 Actual: **\$111,584**

MTD Difference v. Budget -3.0%

(Based on a rolling 3-year average collection)

October's Sales Tax
allocation was
\$105,689 = 106.4%

YTD

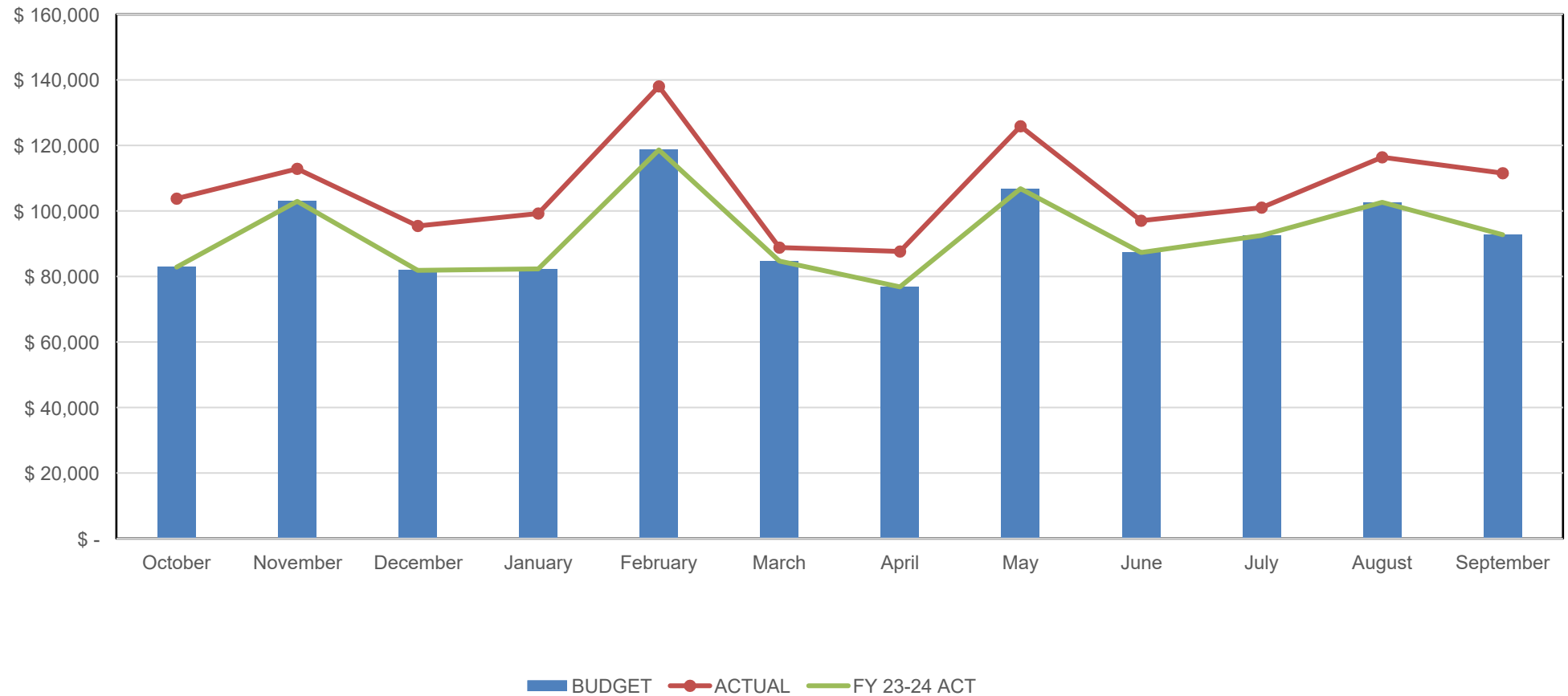
Budget: \$1,300,000

Actual: **\$1,277,865**

Budget Actual: **98.3%**

Still have November
to go!

Comparison of Budgeted Sales Tax to Actual



General Fund Revenues



DEPARTMENT	BUDGET	YTD
PROPERTY TAXES	\$ 8,779,380	\$ 8,978,863
FRANCHISE FEES	630,000	661,007
SALES TAXES	1,300,000	1,277,865
CHARGE FOR SERVICES (TOWER RENTAL, SANITATION, ET	1,560,430	1,842,736
PERMITS AND FEES	598,250	831,859
RECREATION	170,700	226,427
COURT FINES	247,000	239,809
INTEREST	300,000	820,397
MISCELLANEOUS	90,000	199,010
DONATION FROM GHHFC CO. DEV.	150,000	218,618
TOTAL REVENUES	\$ 13,825,760	\$ 15,296,592

The year-to-date revenues exceeded the adopted FY 24/25 budget by \$1,470,832 before adjusting entries.

FY 24/25 GF Revenue by Percentage



Revenue Category	Total Revenue	% of Total
Property Tax	8,978,863.25	58.70%
Charges for Service	1,842,735.87	12.05%
Sales Tax	1,277,865.39	8.35%
Interest	820,396.77	5.36%
Permits & Fees	831,858.68	5.44%
Franchise Fees	661,007.29	4.32%
Court Fines	239,808.54	1.57%
Recreation	226,427.31	1.48%
Donation (GHHFC Co. Dev.)	218,617.56	1.43%
Miscellaneous	199,010.19	1.30%
TOTAL REVENUES	15,296,590.85	100.00%

General Fund Expenditures



DEPARTMENT	BUDGET	YTD
CITY COUNCIL	\$ 307,600	\$ 242,217
CITY MANAGER	611,463	568,000
ADMINISTRATION	92,800	60,880
CITY SECRETARY	200,372	253,667
HUMAN RESOURCES	430,350	471,258
INFORMATION TECHNOLOGY	663,766	651,561
COMMUNITY ENGAGEMENT	326,807	239,810
FINANCE	467,050	480,458
MUNICIPAL COURT	224,755	211,554
FIRE	2,930,695	2,871,732
POLICE	4,008,068	3,600,876
STREETS	2,513,951	2,471,587
ECONOMIC DEVELOPMENT	54,650	16,995
PLANNING	486,202	499,113
PARKS & RECREATION	742,147	512,507
GROUNDS MAINTENANCE	141,398	129,155
TOTAL EXPENDITURES	\$ 14,202,074	\$ 13,281,371

There is a favorable
expenditure variance of
\$920,703 before adjusting
entries

General Fund Revenues/Expenditures



Budget YTD: 100.00%

Total **Revenues** Budgeted: \$13,825,760

YTD Actual: \$15,296,591

Budget Actual: **110.6%**

Total **Expenditures** Budgeted: \$14,202,074

YTD Actual: \$13,281,371

Budget Actual: **93.5%**

FYE 24/25 GF Expenditures by Percentage



DEPARTMENT	TOTAL EXPENSES	% OF TOTAL
32 - Police	3,600,876	27.11%
30 - Fire	2,871,732	21.62%
40 - Streets	2,471,587	18.61%
14 - IT	651,561	4.91%
10 - City Manager	568,000	4.28%
60 - Parks and Recreation	512,507	3.86%
53 - Planning	499,113	3.76%
20 - Finance	480,458	3.62%
13 - Human Resources	471,258	3.55%
12 - City Secretary	253,667	1.91%
01 - City Council	242,217	1.82%
16 - Community Engagement	239,810	1.81%
21 - Municipal Court	211,554	1.59%
62 - Grounds Maintenance	129,155	0.97%
11 - Administration	60,880	0.46%
52 - Economic Development	16,995	0.13%
Total Expenditures	13,281,371	100.00%

General Fund-Fund Balance Summary



General Fund	FY 2024 - 2025		FY 2023 - 2024	
	Budget	Actual/YTD	Budget	Actual/YTD
Beginning Fund Balance	\$10,779,600	\$10,779,600	\$8,541,761	\$8,546,915
Total Revenues	\$13,825,760	\$15,296,591	\$12,829,707	\$13,587,454
Total Expenditures	(14,202,074)	(13,281,371)	(12,691,556)	(12,587,322)
Total Revenues Over (Under) Exp.	(\$376,315)	\$2,015,220	\$138,150	\$1,000,132
Other Financing Sources (Use)	-	-	-	-
Transfer to Vehicle Replacement Fund	-	-	(303,000)	-
Transfer to Fund 410 Capital	-	-	(679,180)	-
Transfer from GH Dev Co. & HFC	-	-	-	1,000,000
Transfer from 911 Wireless Fund	69,000	69,000	69,000	69,000
Transfer from Utility Fund	15,000	15,000	15,000	15,000
Charge for city-wide service	6,000	6,000	6,000	6,000
Transfer from Court Security	20,000	20,000	20,000	-
Transfers from Drainage Fund	15,775	15,775	15,775	15,775
Transfer to Disaster Recovery Fund	-	-	-	(130,184)
Transfer to Grant Fund (250)	-	-	-	(23,911)
Transfer to State Seizure Fund	-	(2,678)	-	-
Net Change	(250,540)	2,138,317	(718,255)	1,951,812
Ending Unassigned Fund Balance	\$10,529,060	\$12,917,917	\$7,823,506	\$10,498,727
Days in Reserve	270	354	225	304

Water & Sewer Fund Revenues/Expenditures



The year-to-date revenues exceeded the adopted FY 24/25 budget by \$187,921 before adjusting entries.

Budget YTD: 100.00%

Total *Revenues* Budgeted: \$10,282,200

YTD Actual: \$10,470,121

Budget Actual: 101.8%

Total *Expenditures* Budgeted: \$9,779,861

YTD Actual: \$8,385,100

Budget Actual: 85.7%

There is a favorable expenditure variance of \$1,394,761 before adjusting entries

Water & Sewer Fund-Statement of Net Position Summary



Water Sewer Fund	Budget	Actual/YTD
Beginning Net Position	<u>\$2,613,582</u>	<u>\$2,613,582</u>
Total Revenues	\$10,282,200	\$10,470,121
Total Expenditures	<u>(9,779,861)</u>	<u>(8,385,100)</u>
Total Revenues Over (Under) Exp.	<u>\$502,339</u>	<u>\$2,085,021</u>
Other Funding Sources (Use)	-	(404,496)
Debt Service Bond Payments	<u>(225,170)</u>	<u>(225,161)</u>
Net Change	277,169	1,455,364
Ending Unassigned Net Position	<u>\$2,890,751</u>	<u>\$4,068,948</u>
Days in Reserve	83	172

FY 24/25 W&S Revenues by Percentage



Revenue Category	Total Revenue	% of Total
SEWER SALES	5,351,243	51.11%
WATER SALES	4,485,710	42.84%
LATE CHARGES	311,806	2.98%
INTEREST REVENUE	202,554	1.93%
RECONNECT FEES	55,055	0.53%
WATER METERS	52,817	0.50%
MISC REVENUE	6,227	0.06%
SIB INTEREST REVENUE	4,708	0.04%
TOTAL REVENUES	10,470,121	100.00%

FY 24/25 W&S Expenditures by Percentage



DEPARTMENT	TOTAL EXPENSES	% OF TOTAL
Wastewater Operations	4,832,240	57.63%
Water Operations	2,827,837	33.72%
Utility Administration	523,549	6.24%
Meter Services	180,473	2.15%
Transfers to GF	21,000	0.25%
Total Expenditures	8,385,099.83	100.00%

Trinity River Authority

Collection Expenses: \$1,264,863

Debt Contributions: \$3,798,922

TOTAL TO TRA: \$5,063,785

(Included is the Sept invoice awaiting payment)

Dallas Water Utilities

Water Purchases: \$1,949,260

Drainage Fund Revenues/Expenditures



Budget YTD: 100.00%

FY 24/25
revenues are
below
expectations by
\$37,158 before
adjusting entries.

Total **Revenues** Budgeted: \$471,420

YTD Actual: \$434,262

Budget Actual: **92.1%**

Total **Expenditures** Budgeted: \$679,414

YTD Actual: \$496,094

Budget Actual: **73.0%**

There is a favorable
expenditure variance of
\$183,320 before adjusting
entries.

Drainage Fund - Statement of Net Position Summary



Drainage Fund	Budget	Actual/YTD
Beginning Net Position	<u>\$1,167,314</u>	<u>\$1,000,964</u>
Total Revenues	\$471,420	\$434,262
Total Expenditures	<u>(679,414)</u>	<u>(496,094)</u>
Total Revenues Over (Under) Exp.	<u>(\$207,994)</u>	<u>(\$61,832)</u>
Other Funding Sources (Uses)		
Operating Transfers (Out)	<u>(15,775)</u>	<u>(15,775)</u>
Net Change	<u>(223,769)</u>	<u>(77,607)</u>
Ending Unassigned Net Position	<u>\$943,545</u>	<u>\$923,357</u>
Days in Reserve	507	677

Other Funds Summary



200-COURT TECHNOLOGY	\$ 4,000	\$ 3,635	\$ 20,807
201-COURT SECURITY	\$ 6,750	\$ 20,000	\$ 37,593
205-E911 FUND	\$ 79,000	\$ 69,000	\$ 334,026
215-STREET IMPACT FEES	\$ 900,000	\$ 123,586	\$ 1,612,183
230-PARK FEES	\$ 550,000	\$ 215,485	\$ 1,425,698
250-OPERATING GRANTS FUND	\$ 3,140,836	\$ 1,659,465	\$ (964,405)
251-ARPA FUND	\$ 2,000,000	\$ 517,796	\$ 1,201,416
300-DEBT SERVICE FUND	\$ 1,400,870	\$ 1,400,288	\$ 196,756
403-2016 GO BOND	\$ 4,348,000	\$ 828,591	\$ 3,418,811
406-VEHICLE REPLACEMENT FUND	\$ 164,500	\$ 155,629	\$ 22,602
410-RESERVED FOR CAPITAL PROJECTS	\$ 830,690	\$ 907,645	\$ 1,337,237
515-WATER SEWER IMPACT FUND	\$ 876,450	\$ 408,443	\$ 958,423

Finance Department Update



- Investment Pools' Average Monthly Interest Rates:
 - LOGIC – 4.3313%
 - TexStar– 4.2135%
- Investment Committee By-Laws are being created by staff.
 - Still in progress
- Purchasing Policy Update to include new S.B. 1173, increasing the competitive bidding threshold from \$50,000 to \$100,000.
 - Still in progress
- Currently working on:
 - FY 24/25 bank reconciliations for the current year audit preparation.
 - FY 25/26 Online Budget Book

Monthly Definition!

FUND

A FUND is a self-balancing set of accounts that includes assets, liabilities, and a fund balance - all for a specific purpose or activity—for example, the General Fund or the Water & Sewer Fund.

QUESTIONS?



COMMENTS

GENERAL FUND
FOR THE MONTH ENDED SEPTEMBER 30, 2025

Summary
Revenues & Expenditures - Budget & Actual

General Fund - Fund
Balance as of
September 30, 2025 is
≈ \$12,917,917

354 days of reserves
as of September 30,
2025

PROPERTY TAX REVENUE

Property Tax received for September was \$7,099 or <0% of the budget. The majority of property taxes is received in December of every year.

SALES TAX REVENUE

Sales Tax received for September was \$111,584 or 8.9% of the budget. This is a decrease of \$7,519 (≈6.3%) from September

INTEREST REVENUE

Interest received for September was \$61,248 or 20.4% of the budget. This is an decrease of \$225 (≈.37%) from September 2024.

SUMMARY OF GENERAL FUND REVENUES (100.00% of FY)

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>TOTAL REVENUES:</u>	\$ 13,825,760	\$ 482,195	\$ 15,296,591	110.6%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>Property Tax :</u>	\$ 8,779,380	\$ 7,099	\$ 8,978,863	102.3%

Property taxes are due in January and become delinquent after January 31st.

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>Sales Tax:</u>	\$ 1,300,000	\$ 111,584	\$ 1,277,865	98.3%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>Grant Revenue</u>	\$ -	\$ -	\$ -	-

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>Franchise Fees:</u>	\$ 630,000	\$ 76,657	\$ 661,007	104.9%

Franchise fees are paid to the City annually, quarterly, and monthly depending on the type of franchise. Individual sources are listed below

Type	Pay Cycle	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Electric	Oncor pays annually; Hilco pays quarterly	275,000	62,181	333,245	121.2%
Telephone	AT&T pays annually; all others quarterly	5,000	-	6,866	137.3%
Gas	Atmos pays annually in March	140,000	-	142,344	101.7%
Cable	All pay quarterly	65,000	-	32,844	50.5%
Garbage	Pays quarterly on commercial roll offs	25,000	4,476	25,708	102.8%
Water/WW	Paid monthly	120,000	10,000	120,000	100.0%
TOTAL:		\$ 630,000	\$ 76,657	\$ 661,007	104.9%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Permits & Fees:	\$ 598,250	\$ 23,437	\$ 831,859	139.0%

Permits include building permits, garage sale permits, trade, and other

	<u>Account #</u>	<u>Name</u>	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
	100-44300-53-00000	Building Permit Fees	275,000	8,124	347,120	126.2%
	100-44301-53-00000	Miscellaneous Permits	30,000	1,287	37,684	125.6%
	100-44302-53-00000	Backflow and Irrigation Permits	20,000	780	14,290	71.5%
	100-44305-53-00000	Plan Review	160,000	9,681	269,238	168.3%
	100-44306-53-00000	Zoning Fees	15,000	450	13,900	92.7%
	100-44320-53-00000	Plats	5,000	-	29,979	599.6%
	100-44325-53-00000	Trade Permits	60,000	945	74,093	123.5%
	100-44330-53-00000	License Registration	15,000	800	15,110	100.7%
	100-44332-53-00000	Rental Registration	7,500	985	13,095	174.6%
	100-44335-53-00000	Food Service	10,000	260	16,295	163.0%
	100-44345-53-00000	Garage Sale Permits	750	125	1,055	140.7%
TOTAL:			\$ 598,250	\$ 23,437	831,859	139.0%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Charges for Services:	\$ 1,560,430	\$ 161,719	\$ 1,842,736	118.1%

Charges for services consists of tower rental, ambulance fees, sanitation fees, resource officer fees, and other miscellaneous charges. Individual resource officer fees, and other miscellaneous charges. Individual revenue sources are listed below:

	<u>Account #</u>	<u>Name</u>	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
	100-44504-00-00000	Tower Rental	52,630	4,746	49,373	93.8%
	100-44502-30-00000	Ambulance	300,000	39,883	404,225	134.7%
	100-44514-32-00000	Police Reports	2,000	-	1,653	82.7%
	100-44570-32-00000	Resource Officer	-	-	102,403	-
	100-44581-32-00000	Animal Services	3,000	-	3,178	105.9%
	100-48811-32-00000	Animal Control Donations	-	-	80	-
	100-48824-30-00000	Fire Inspections	2,000	-	-	0.0%
	100-44582-32-00000	Wrecker	800	-	800	0.0%
	100-44500-40-00000	Sanitation	1,200,000	117,090	1,281,024	106.8%
TOTAL:			1,560,430	161,719	1,842,736	118.1%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Court Fines:	\$ 247,000	\$ 21,322	\$ 239,809	97.1%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Miscellaneous	\$ 540,000	\$ 65,515	\$ 1,238,025	229.3%

Miscellaneous revenue consists of all other revenues collected that are not listed above and consists of the following:

	<u>Account #</u>	<u>Name</u>	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
	100-44800-00-00000	Interest Revenue	300,000	61,248	820,397	273.5%
	100-48802-00-00000	Auction Proceeds	90,000	-	54,999	61.1%
	100-48805-00-00000	Palladium Proceeds	150,000	-	218,618	145.7%
	100-48814-00-00000	Other (Misc)	-	177	17,759	0.0%
	100-48825-00-00000	TML Ins Reimbursement	-	3,189	121,603	0.0%
	100-48806-16-00000	Donations - Community Events	-	900	4,650	0.0%
TOTAL:			540,000	65,515	1,238,025	229.3%

			<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Recreation Charges for Services			\$ 170,700	\$ 14,862	\$ 226,427	132.6%
Account #	Name		<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
100-44512-16-00000	Park Reservations		-	-	-	-
100-44503-60-00000	Room Rental Fees		64,000	7,770	95,217	148.8%
100-44505-60-00000	Gym Rental Fees		10,000	-	-	0.0%
100-44506-60-00000	Membership Fees		55,000	3,727	52,933	96.2%
100-44507-60-00000	Sponsorship Revenue		1,200	-	-	0.0%
100-44508-60-00000	Comm Ctr POS Sales		500	-	-	0.0%
100-44509-60-00000	Comm Ctr Day Passes		30,000	1,020	22,906	76.4%
100-44510-60-00000	Athletic Leagues		10,000	-	-	0.0%
100-44511-60-00000	Programs/ Classes		-	1,747	54,529	-
100-44521-60-00000	Concessions Revenue		-	599	842	-
100-48814-60-00000	Miscellaneous Revenue		-	-	-	-
TOTAL:			170,700	14,862	226,427	132.6%

TOTAL REVENUES \$ 13,825,760 \$ 482,195 \$ 15,296,591 110.6%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>TOTAL EXPENDITURES:</u>	\$ 14,202,074	\$ 1,053,260	\$ 13,281,371	93.5%

GENERAL FUND
REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2024-2025 WITH PRIOR YEAR COMPARISON

FOR THE MONTH ENDED SEPTEMBER 30, 2025

100.00%

	CURRENT FISCAL YEAR						PRIOR FISCAL YEAR					
	BUDGET		ACTUAL			PROJECTED		BUDGET		FY ACTUAL		
	FY 2024-25		M-T-D	Y-T-D	Y-T-D	FY 2024-25		FY 2023-24		FY 2023-24		
	Adopted Budget	Amended Budget			%		%	Adopted Budget	Amended Budget	M-T-D	Y-T-D	Y-T-D
			Sep-25	Sep-25	Budget	Sep-25	Budget			Sept-24	Sept-24	% Budget
Revenues:												
Property Taxes	8,779,380		7,099	8,978,863	102.3%	8,779,380	100.0%	8,215,757	8,215,757	57,655	8,008,374	97.5%
Franchise Fees	630,000		76,657	661,007	104.9%	630,000	100.0%	596,500	596,500	69,709	682,153	114.4%
Sales Tax	1,300,000		111,584	1,277,865	98.3%	1,300,000	100.0%	965,000	965,000	119,103	1,274,335	132.1%
Charges for Service	1,560,430		161,719	1,842,736	118.1%	1,560,430	100.0%	1,502,000	1,502,000	209,623	1,759,170	117.1%
Interest	300,000		61,248	820,397	273.5%	300,000	100.0%	150,000	150,000	61,473	489,403	326.3%
Miscellaneous	90,000		4,266	199,010	221.1%	90,000	100.0%	20,000	20,000	121,239	136,956	684.8%
Court Fines	247,000		21,322	239,809	97.1%	247,000	100.0%	247,000	247,000	17,463	230,857	93.5%
Permits & Fees	598,250		23,437	831,859	139.0%	598,250	100.0%	758,650	758,650	20,227	673,075	88.7%
Recreation	170,700		14,862	226,427	132.6%	170,700	100.0%	154,800	154,800	10,811	140,289	90.6%
Donation (GHHFC Co. Dev.)	150,000		-	218,618	145.7%	150,000	100.0%	220,000	220,000	-	192,842	87.7%
Total Revenues	\$ 13,825,760	\$ -	\$ 482,195	\$ 15,296,591	110.6%	\$ 13,825,760	100.0%	\$ 12,829,707	12,829,707	687,304	13,587,454	105.9%
Expenditures:												
01 - City Council	\$ 307,600		10,310	242,217	78.7%	307,600	100.0%	\$ 286,250	\$ 286,250	32,474	197,077	68.8%
10 - City Manager	611,463		45,383	568,000	92.9%	611,463	100.0%	585,927	585,927	51,476	552,808	94.3%
11 - Administration	92,800		7,874	60,880	65.6%	92,800	100.0%	72,800	72,800	357,668	412,109	566.1%
12 - City Secretary	200,372		23,852	253,667	126.6%	200,372	100.0%	242,074	242,074	21,798	216,288	89.3%
13 - Human Resources	430,350		17,930	471,258	109.5%	430,350	100.0%	333,487	333,487	198,220	462,139	138.6%
14 - IT	663,766		52,888	651,561	98.2%	663,766	100.0%	525,749	525,749	31,231	550,561	104.7%
16 - Community Engagement	326,807		10,093	239,810	73.4%	326,807	100.0%	319,482	319,482	118,388	264,227	82.7%
20 - Finance	467,050		19,065	480,458	102.9%	467,050	100.0%	431,929	431,929	20,513	365,632	84.7%
21 - Municipal Court	224,755		22,564	211,554	94.1%	224,755	100.0%	160,014	160,014	20,349	157,217	98.3%
30 - Fire	2,930,695		223,786	2,871,732	98.0%	2,930,695	100.0%	2,650,927	2,650,927	244,535	2,543,209	95.9%
32 - Police	4,008,068		285,352	3,600,876	89.8%	4,008,068	100.0%	3,568,570	3,568,570	326,867	3,483,789	97.6%
40 - Streets	2,513,951		199,795	2,471,587	98.3%	2,513,951	100.0%	2,311,401	2,311,401	233,122	2,274,049	98.4%
52 - Economic Development	54,650		8,000	16,995	31.1%	54,650	100.0%	36,950	36,950	-	10,867	29.4%
53 - Planning	486,202		50,411	499,113	102.7%	486,202	100.0%	430,265	430,265	51,430	452,827	105.2%
60 - Parks and Recreation	742,147		47,330	512,507	69.1%	742,147	100.0%	523,325	523,325	44,714	450,687	86.1%
62 - Grounds Maintenance	141,398		28,626	129,155	91.3%	141,398	100.0%	212,406	212,406	51,309	193,838	91.3%
Total Expenditures	\$ 14,202,074	\$ -	\$ 1,053,260	\$ 13,281,371	93.5%	11,835,062	83.3%	\$ 12,691,556	\$ 12,691,556	\$ 1,804,095	\$ 12,587,322	99.2%
Total Revenues Over (Under) Exp	\$ (376,315)	\$ -	\$ (571,065)	\$ 2,015,220		\$ 1,990,698		\$ 138,152	\$ 138,152	\$ (1,116,792)	\$ 1,000,132	

	CURRENT FISCAL YEAR						PRIOR FISCAL YEAR					
	BUDGET		ACTUAL			PROJECTED	BUDGET		FY ACTUAL			
	FY 2024-25		M-T-D	Y-T-D	Y-T-D	FY 2024-25	FY 2023-24		FY 2023-24			
	Adopted Budget	Amended Budget	Sep-25	Sep-25	% Budget	Sep-25	Adopted Budget	Amended Budget	M-T-D Sept-24	Y-T-D Sept-24	Y-T-D % Budget	
Other Financing Sources (Uses):												
Transfers In (Out):												
Charge for Service (Mgt)	15,000	-	1,250	15,000	100.0%	15,000	15,000	15,000	1,250	15,000	100.0%	
Charge for Service (City Wide)	6,000	-	500	6,000	100.0%	6,000	6,000	6,000	500	6,000	100.0%	
Transfer from Fund 205-911 Wireless	69,000	-	5,750	69,000	100.0%	69,000	69,000	69,000	5,750	69,000	100.0%	
Transfer from/(to) Court Security	20,000	-	1,667	20,000	100.0%	20,000	20,000	20,000	-	-	0.0%	
Transfer from Drainage Fund	15,775	-	1,315	15,775	100.0%	15,775	15,775	15,775	1,315	15,775	100.0%	
Transfer from GH Dev Co. & HFC to GF	-	-	-	-	0.0%	-	-	-	1,000,000	1,000,000	0.0%	
Transfer to Fund 410 Capital Project Fund	-	-	-	-	-	-	(679,180)	(679,180)	-	-	0.0%	
Transfer to Vehicle Replacement Fund	-	-	-	-	-	-	(303,000)	(303,000)	-	-	0.0%	
Transfer to State Seizure Fund			-	(2,678)	-	(2,678)			-	-	0.0%	
Transfer to Grant Fund (250)									(23,911)	(23,911)	0.0%	
Transfer to Disaster Recovery Fund	-	-	-	-	-	-	-	-	-	(130,184)	0.0%	
Net Change in Fund Balance	\$ (250,539)	\$ -	\$ (560,583)	\$ 2,138,317		\$ 123,097	\$ (718,253)	\$ (718,254)	\$ (131,888)	\$ 1,951,811		
Total Unassigned Fund Balance - BOY*	10,779,600		10,779,600	10,779,600			8,541,761	8,541,761	8,546,915	8,546,915		
Total Fund Balance - EOY	\$ 10,529,061	\$ -	10,219,017	\$ 12,917,917			\$ 7,823,508	\$ 7,823,508	\$ 8,415,027	\$ 10,498,726		
Less: Commitments for Specific Use	-	-	-	-			-					
Less: Assigned for Specific Use	-	-	-	-								
Ending Fund Balance - Unassigned	\$ 10,529,061	\$ -	\$ 10,219,017	\$ 12,917,917			\$ 7,823,508	\$ 7,823,508	\$ 8,415,027	\$ 10,498,726		
AVERAGE DAILY EXPENDITURES	38,910	-		36,487			34,771	34,771		34,581		
Number of Days In Reserve	270			354			225			304		

WATER AND SEWER FUND
FOR THE MONTH ENDED SEPTEMBER 30, 2025

Summary
Revenues & Expenditures - Budget & Actual

Water Fund - Fund
Balance as of
September 30, 2025 is
≈\$4,068,947

172 days of reserves
as of September 30,
2025

WATER REVENUE

Water sales for September was \$481,051 or 10.1% of the budget. This is a decrease of \$65,469 (≈12%) from September 2024.

SEWER REVENUE

Sewer sales for September was \$485,470 or 9.5% of the budget. This is an increase of \$14,063 (≈2.8%) from September 2024.

SUMMARY OF WATER & SEWER FUND REVENUES (100.00% of FY)

	<u>Original Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>TOTAL REVENUES:</u>	\$ 10,282,200	\$ -	\$ 1,004,650	\$ 10,470,121	101.8%

Water and Sewer sales

	<u>Original Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Water Sales	\$ 4,750,000		\$ 481,051	\$ 4,485,710	94.4%

	<u>Original Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Sewer Sales	\$ 5,120,000	\$ -	\$ 485,470	\$ 5,351,243	104.5%

	<u>Original Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Other Fees	\$ 370,000	\$ -	\$ 20,887	\$ 419,678	113.4%

	<u>Original Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Interest	\$ 40,000	\$ -	\$ 16,508	\$ 207,262	518.2%

	<u>Original Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Miscellaneous Income	\$ 2,200	\$ -	\$ 735	\$ 6,228	283.1%

SUMMARY OF WATER & SEWER FUND EXPENDITURES

	<u>Original Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>TOTAL EXPENDITURES:</u>	\$ 9,779,861	\$ -	\$ 341,563	\$ 8,385,100	85.7%

	<u>Original Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Meter Services	\$ 260,269	\$ -	\$ 10,492	\$ 180,473	69.3%

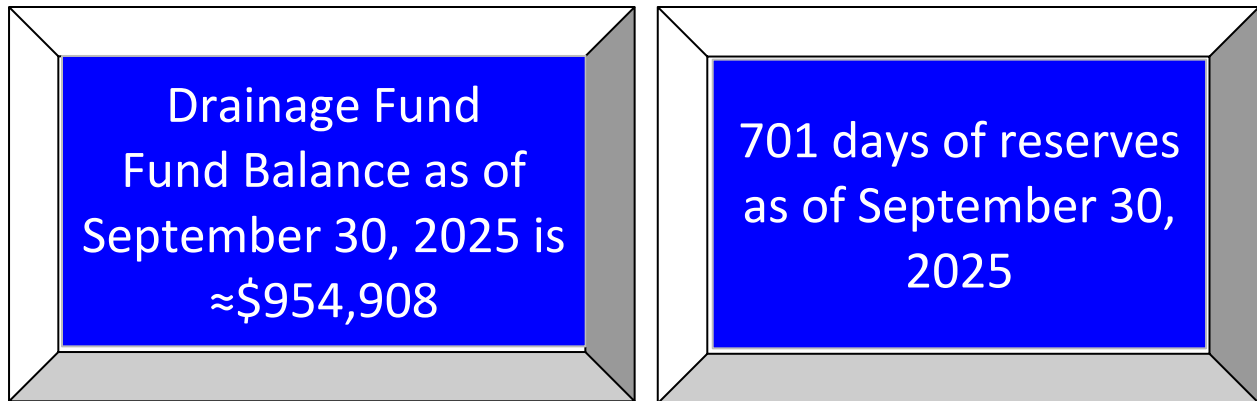
WATER & SEWER FUND
REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2024-25 WITH PRIOR YEAR COMPARISON

FOR THE MONTH ENDED SEPTEMBER 30, 2025
100.00%

	CURRENT FISCAL YEAR							PRIOR FISCAL YEAR				
	BUDGET		ACTUAL			PROJECTED		BUDGET		FY ACTUAL		
	FY 2024-25		M-T-D	Y-T-D	Y-T-D	FY 2024-25		FY 2023-24		FY 2023-24		
	Adopted Budget	Amended Budget	Sep-25	Sep-25	% Budget	Sep-25	% Budget	Adopted Budget	Amended Budget	M-T-D Sept-24	Y-T-D Sept-24	Y-T-D % Budget
Revenues:												
Water Sales	4,750,000		481,051	4,485,710	94.4%	4,750,000	100.0%	4,764,520	\$ 4,764,520	546,520	4,843,614	101.66%
Sewer Sales	5,120,000		485,470	5,351,243	104.5%	5,120,000	100.0%	4,601,540	4,601,540	499,533	5,700,555	123.88%
Late Charges	300,000		20,992	311,806	103.9%	300,000	100.0%	145,000	145,000	31,468	178,930	123.40%
Reconnection Fees	30,000		(105)	55,055	183.5%	30,000	100.0%	30,000	30,000	13,790	64,085	213.62%
Water Meters	35,000		-	52,817	150.9%	35,000	100.0%	65,000	65,000	27,436	46,639	71.75%
Tap Fees	5,000		-	-	0.0%	5,000	100.0%	5,000	5,000	-	-	0.00%
Interest Earnings	40,000		16,508	207,262	518.2%	40,000	100.0%	7,500	7,500	17,015	83,982	1119.76%
Miscellaneous	2,200		735	6,228	283.1%	2,200	100.0%	2,200	2,200	(25,686)	82,448	3747.62%
Total Revenues	\$ 10,282,200	\$ -	\$ 1,004,650	\$10,470,121	101.8%	\$ 10,282,200	100.0%	\$ 9,620,760	\$ 9,620,760	\$ 1,110,076	\$ 11,000,252	114.34%
Expenditures:												
Transfer to GF (MGT)	-		1,250	15,000	-	-	-	15,000	15,000	1,250	15,000	100.00%
Transfer to GF (City Wide)	-		500	6,000	-	-	-	6,000	6,000	500	6,000	100.00%
Utility Administration	504,417		52,952	523,549	103.8%	504,417	100.0%	442,162	442,162	54,478	463,768	104.89%
Water Operations	3,045,433		240,199	2,827,837	92.9%	3,045,433	100.0%	2,790,867	2,790,867	605,110	2,906,554	104.15%
Wastewater Operations	5,969,742		36,170	4,832,240	80.9%	5,969,742	100.0%	5,922,232	5,922,232	569,111	4,943,120	83.47%
Meter Services	260,269		10,492	180,473	69.3%	260,269	100.0%	94,879	94,879	51,542	101,245	106.71%
Receivable Adjustments	-		-	-	0.0%	-	0.0%	-	-	561,542	561,542	-
Total Expenditures	\$ 9,779,861	\$ -	\$ 341,563	\$ 8,385,100	85.7%	\$ 9,779,861	100.0%	\$ 9,271,140	\$ 9,271,140	\$ 1,843,534	\$ 8,997,229	97.05%
Total Revenues Over (Under) Exp	\$ 502,339	\$ -	\$ 663,087	\$ 2,085,021		\$ 502,339		\$ 349,620	\$ 349,620	\$ (733,459)	\$ 2,003,023	
Other Funding Sources (Uses):												
Loan Principal (Smart meters)	(168,470)	-	-	(168,462)		(168,462)	100.0%	(164,437)	(164,437)	-	(164,438)	100.00%
Loan Interest (Smart meters)	(56,700)	-	-	(56,699)		(56,699)	100.0%	(60,723)	(60,723)	-	(60,723)	100.00%
W/S Capital	-		-	(404,496)		(304,503)					(308,886)	
Net Change in Fund Balance	\$ 277,169	\$ -	\$ 663,087	\$ 1,455,365				\$ 124,460	\$ 124,460	\$ (733,459)	\$ 1,468,976	
Total Unrestricted Fund Balance - BOY	2,613,582		2,613,582	2,613,582				1,826,575	1,826,575	2,613,582	1,826,575	
Total Fund Balance - EOY	\$ 5,602,225	\$ -	\$ 6,590,790	\$ 7,383,068		\$ -		\$ 5,140,696	\$ 5,140,696	\$ 5,194,244	\$ 6,609,672	
Less: Commitments for Specific Use				-		-		-				
Less: Assigned for Specific Use	(3,314,121)		(3,314,121)	(3,314,121)		-		(3,314,121)	(3,314,121)	(3,314,121)	(5,078,848)	
Ending Fund Balance - Unrestricted	\$ 2,288,104	\$ -	\$ 3,276,669	\$ 4,068,947		\$ -		\$ 1,826,575	\$ 1,826,575	\$ 1,880,123	\$ 2,613,582	\$ -
AVERAGE DAILY EXPENDITURES	27,411	-		23,597				26,017	26,017		25,336	
Number of Days In Reserve	83			172				70			103	

DRAINAGE FUND
FOR THE MONTH ENDED SEPTEMBER 30, 2025

Summary
Revenues & Expenditures - Budget & Actual



DRAINAGE FEE REVENUE

Drainage Fees September: \$37,679 or 8.0% of the budget. This is an increase of \$4,942 (~15.3%) from September 2024.

Appendix A. Municipal Drainage System Fees	
Residential properties: \$5.08 per month.	
Nonresidential properties are based on lot size as shown below:	
Property Size	Monthly Fee
Less than or equal to 25,000 square feet	\$15.00
Greater than 25,000 square feet and less than or equal to 43,560 square feet	\$30.00
Greater than 43,560 square feet and less than or equal to 130,680 square feet	\$50.00
Greater than 130,680 square feet and less than or equal to 217,800 square feet	\$100.00
Greater than 217,800 square feet	\$175.00

SUMMARY OF MUNICIPAL DRAINAGE FUND (100.00% of FY)

	<u>Budget</u>	<u>AMENDED</u>	<u>Actual</u>	<u>Budget %</u>
<u>TOTAL REVENUES:</u>	\$ 471,420	\$ -	\$ 434,262	92.1%

	<u>Budget</u>	<u>AMENDED</u>	<u>Actual</u>	<u>Budget %</u>
<u>TOTAL EXPENDITURES:</u>	\$ 679,414	\$ -	\$ 496,094	73.0%

DRAINAGE FUND
REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2024-25 WITH PRIOR YEAR COMPARISON

FOR THE MONTH ENDED SEPTEMBER 30, 2025

100.00%

	CURRENT FISCAL YEAR							PRIOR FISCAL YEAR				
	BUDGET		ACTUAL			FY PROJECTED		BUDGET		FY ACTUAL		
	FY 2024-25		M-T-D	Y-T-D	Y-T-D	FY 2024-25		FY 2023-24		FY 2023-24		
	Original Budget	Amended Budget	Sep-25	Sep-25	% Budget	Sep-25	% Budget	Adopted Budget	Amended Budget	M-T-D Sept-24	Y-T-D Sept-24	% Budget
Revenues:												
Drainage Fees - Residential	426,420		32,679	338,479	79.4%	426,420	100.0%	426,420	426,420	29,627	368,617	86.4%
Drainage Fees - Commercial	41,000		4,490	41,260	100.6%	41,000	100.0%	41,000	41,000	2,600	31,469	76.8%
Interest	4,000		3,939	54,523	1363.1%	4,000	100.0%	4,000	4,000	5,661	36,497	912.4%
Misc Revenue	-		-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 471,420	\$ -	\$ 41,107	\$ 434,262	92.1%	\$ 471,420	100.0%	\$ 471,420	\$ 471,420	\$ 37,888	\$ 436,583	92.6%
Expenditures:												
Stormwater Operations	409,414		23,298	418,684	102.3%	409,414	100.0%	372,873	372,873	47,103	560,485	150.3%
Receivables Adjustments	-		-	-	0.0%	-	-	-	-	22,097.28	22,097.28	-
Top of the Hills Drainage Project CIP	250,000		27,361	56,781	22.7%	250,000	100.0%	350,000	350,000	-	-	0.0%
Kingston Meadows Drainage Project	10,000		2,925	9,746	97.5%	10,000	100.0%	10,000	10,000	-	3,300.00	33.0%
Gateway Drainage Project	10,000		-	10,883	108.8%	10,000	100.0%	5,000	5,000	-	-	0.0%
Total Expenditures	\$ 679,414	\$ -	\$ 53,584	\$ 496,094	73.0%	\$ 659,414	97.1%	\$ 737,873	\$ 737,873	\$ 69,201	\$ 585,882	79.4%
Total Revenues Over (Under) Exp	\$ (207,994)	\$ -	\$ (12,476)	\$ (61,831)		\$ (187,994)		\$ (266,453)	\$ (266,453)	\$ (31,313)	\$ (149,299)	
Other Financing Sources (Uses):												
Capital contributions	-	-	-	-		-		-	-	33,978	33,978	
Transfers In (Out) to Capital Proj Funds:	-	-	-	-								
Operating Transfer to General Fund	(15,775)		(1,315)	(15,775)	100.0%	14,460	91.7%	(300,000)	(300,000)	(1,315)	(15,775)	5.3%
Capital Projects Fund - City Commitment	-	-	-	-		-		-	-			
Net Change in Fund Balance	\$ (223,769)	\$ -	\$ (13,791)	\$ (77,606)				\$ (566,453)	\$ (566,453)	\$ 1,350	\$ (131,096)	
Total Unrestricted Fund Balance - BOY	\$ 1,000,964	\$ 1,000,964	\$ 1,000,964	\$ 1,000,964				\$ 1,140,746	\$ 1,140,746	\$ 1,140,746	\$ 1,140,746	
Total Fund Balance - EOY	\$ 777,195	\$ 1,000,964	\$ 987,173	\$ 923,358		\$ -		\$ 574,293	\$ 574,293	\$ 1,142,096	\$ 1,000,964	
Less: Commitments for Specific Use	-	-		-		-		-	-	-	-	
Ending Fund Balance - Unrestricted	\$ 777,195	\$ 1,000,964	\$ 987,173	\$ 923,358		\$ -		\$ 574,293	\$ 574,293	\$ 1,142,096	\$ 1,000,964	
AVERAGE DAILY EXPENDITURES	\$ 1,861			\$ 1,363				\$ 2,022			\$ 1,610	
Number of Days In Reserve	418			677				284			622	

OTHER FUNDS
FOR THE MONTH ENDED SEPTEMBER 30, 2025

Summary
Revenues & Expenditures - Budget & Actual

SUMMARY OF OTHER FUNDS (100.00% of FY)

<u>300 - DEBT SERVICE FUND</u>					
		Budget	AMENDED	Actual	Budget %
<u>TOTAL REVENUES:</u>		\$ 1,413,320	\$ -	\$ 1,451,486	102.7%
		Budget	AMENDED	Actual	Budget %
<u>TOTAL EXPENDITURES:</u>		\$ 1,400,870	\$ -	\$ 1,400,288	100.0%
<u>205 - E911 FUND</u>					
		Budget	AMENDED	Actual	Budget %
<u>TOTAL REVENUES:</u>		\$ 80,500	\$ -	\$ 230,618	286.5%
		Budget	AMENDED	Actual	Budget %
<u>TOTAL EXPENDITURES:</u>		\$ 79,000	\$ -	\$ 69,000	87.34%
<u>406 - VEHICLE REPLACEMENT FUND</u>					
		Budget	AMENDED	Actual	Budget %
<u>TOTAL REVENUES:</u>		\$ -	\$ -	\$ 5,668	#DIV/0!
		Budget	AMENDED	Actual	Budget %
<u>TOTAL EXPENDITURES:</u>		\$ 303,000	\$ -	\$ 155,629	51.4%
<u>515 - WATER SEWER IMPACT FUND</u>					
		Budget	AMENDED	Actual	Budget %
<u>TOTAL REVENUES:</u>		\$ -	\$ -	\$ 16,477	#DIV/0!
		Budget	AMENDED	Actual	Budget %
<u>TOTAL EXPENDITURES:</u>		\$ 876,450	\$ -	\$ 408,443	46.6%

OTHER FUNDS: FINANCIAL SUMMARY
REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FOR THE MONTH ENDED SEPTEMBER 30, 2025

		BUDGET					Y-T-D ACTUAL							
FUND	FUND NAME	Revenues	Expenditures	Change in Fund Balances	Fund Balance Beginning of Year	Fund Balance End of Year	Revenues	% Budget	Expenditures	% Budget	Change in Fund Balances	% Budget	Fund Balance Beginning of Year	Y-T-D Fund Balance Projection
DEBT SERVICE FUND														
300	Debt Service Fund	\$ 1,413,320	\$ 1,400,870	\$ 12,450	\$ 145,557	\$ 158,007	\$ 1,451,486	103%	\$ 1,400,288	100%	\$ 51,199	411.2%	\$ 145,557	\$ 196,756
SPECIAL REVENUE FUNDS														
200	Court Technology Fund	\$ 4,600	\$ 4,000	\$ 600	\$ 19,414	\$ 20,014	\$ 5,028	109%	\$ 3,635	91%	\$ 1,393	232.2%	\$ 19,414	\$ 20,807
201	Court Security Fund	6,750	6,750	-	48,947	48,947	8,646	128%	20,000	296%	(11,354)	0.0%	48,947	37,593
205	E911 Fund	80,500	79,000	1,500	172,408	173,908	230,618	286%	69,000	87%	161,618	10774.6%	172,408	334,026
213	Federal Seizure Fund	-	-	-	3,347	3,347	149	0%	-	0%	149	0.0%	3,347	3,496
214	State Seizure Fund	-	-	-	8,846	8,846	3,179	0%	-	0%	3,179	0.0%	8,846	12,025
250	Operating Grants Fund	2,626,836	3,140,836	(514,000)	(48,605)	(562,605)	743,666	28%	1,659,465	53%	(915,800)	178.2%	(48,605)	(964,405)
251	ARPA Fund	2,000,000	2,000,000	-	1,575,293	1,575,293	143,919	7%	517,796	26%	(373,877)	0.0%	1,575,293	1,201,416
		\$ 4,718,686	\$ 5,230,586	\$ (511,900)	\$ 1,779,650	\$ 1,267,750	\$ 1,135,205		\$ 2,269,896		\$ (1,134,692)		\$ 1,779,650	\$ 644,958
CAPITAL PROJECTS FUND														
215	Street Impact Fees (restri)	\$ 600,000	\$ 900,000	\$ (300,000)	\$ 1,731,103	\$ 1,431,103	\$ 4,667	1%	\$ 123,586	14%	\$ (118,920)	39.6%	\$ 1,731,103	\$ 1,612,183
230	Park Fees	-	550,000	(550,000)	1,561,919	1,011,919	79,264	-	215,485	39%	(136,221)	24.8%	1,561,919	1,425,698
403	2016 GO Bonds	1,348,000	4,348,000	(3,000,000)	3,560,824	560,824	686,577	51%	828,591	19%	(142,013)	4.7%	3,560,824	3,418,811
406	Vehicle Replacement Fund	-	164,500	(164,500)	172,563	8,063	5,668	-	155,629	95%	(149,961)	91.2%	172,563	22,602
410	Reserved for Capital Projects	374,947	830,690	(455,743)	2,237,710	1,781,967	7,172	2%	907,645	109%	(900,473)	197.6%	2,237,710	1,337,237
515-1&2	Water Sewer Impact Fund	-	876,450	(876,450)	1,350,389	473,939	16,477	-	408,443	47%	(391,966)	44.7%	1,350,389	958,423
		\$ 2,322,947	\$ 7,669,640	\$ (5,346,693)	\$ 10,643,434	\$ 5,296,741	\$ 799,826		\$ 2,639,380		\$ (1,839,554)		\$ 10,643,434	\$ 8,803,880

ACCOUNTS PAYABLE LIST									
INVOICES PAID - SEPTEMBER 2025									
Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Number	Check Date
3146	MOTOROLA SOLUTIONS INC.	8282138471	09/02/25	P	500-51310-41-00000	OTHER SMALL EQUIPMENT	3,181.50	134869	09/02/25
						TOTAL FOR CHECK #134869	3,181.50		
1906	ELLIS APPRAISAL DISTRICT	4TH QTR 2025	09/01/25	P	100-53033-12-00000	APPRAISAL DISTRICT ALLOCATION	11,117.35	134871	09/03/25
						TOTAL FOR CHECK #134871	11,117.35		
100266	Rockstar Land Surveying, LLC	25081084	08/25/25	P	100-53006-53-00000	CONSULTANT FEES	2,700.00	134872	09/03/25
						TOTAL FOR CHECK #134872	2,700.00		
4092	ADT SECURITY SECURITY SERVICES	1160617549	09/03/25	P	100-53308-14-00000	TELECOMMUNICATIONS	64.14	134877	09/03/25
						TOTAL FOR CHECK #134877	64.14		
1768	AIR SUPPLY	2090372	08/18/25	P	100-51353-30-00000	PERSONAL PROTECTIVE EQUIPMENT	165.40	134878	09/05/25
1768	AIR SUPPLY	2093457	09/03/25	P	100-51353-30-00000	PERSONAL PROTECTIVE EQUIPMENT	80.92	134878	09/05/25
1768	AIR SUPPLY	2093458	08/25/25	P	100-53511-40-00000	RENTAL EQUIPMENT	75.25	134878	09/05/25
						TOTAL FOR CHECK #134878	321.57		
3896	APPLIED CONCEPTS, INC.	463305	08/26/25	P	100-51312-32-00000	PATROL SUPPLIES	85.00	134879	09/05/25
						TOTAL FOR CHECK #134879	85.00		
100066	Baker, Marchelle	MB-08-2025	09/05/25	P	100-22145-00-00000	INSTRUCTOR PAYABLE	78.00	134880	09/05/25
						TOTAL FOR CHECK #134880	78.00		
2606	BOUND TREE MEDICAL, LLC.	85895268	08/25/25	P	100-51314-30-00000	AMBULANCE SUPPLIES	437.00	134881	09/05/25
						TOTAL FOR CHECK #134881	437.00		
1769	BRITTON METER REPAIR	13452	08/27/25	P	500-53204-41-00000	R&M WATER SYSTEM	122.48	134882	09/05/25
						TOTAL FOR CHECK #134882	122.48		
4173	DELL INC.	10833524098	08/29/25	P	100-53510-14-00000	HARDWARE	424.98	134883	09/05/25
						TOTAL FOR CHECK #134883	424.98		
3114	GOVERNMENT RESOURCES ASSOCIAT	GLE031	09/01/25	P	100-53334-10-00000	DUES, SUBSCRIPTIONS, & PUB	1,095.00	134884	09/05/25
						TOTAL FOR CHECK #134884	1,095.00		
100180	HERITAGE AIR SERVICES, LLC	13050	07/16/25	P	500-53200-41-00000	R & M STRUCTURES	2,248.00	134885	09/05/25
100180	HERITAGE AIR SERVICES, LLC	13160	07/23/25	P	500-53200-41-00000	R & M STRUCTURES	2,238.47	134885	09/05/25

Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Number	Check Date
100180	HERITAGE AIR SERVICES, LLC	13684	08/27/25	P	500-53200-41-00000	R & M STRUCTURES	709.64	134885	09/05/25
						TOTAL FOR CHECK #134885	5,196.11		
2534	INTERSTATE BILLING SERVICES	121120	08/29/25	P	100-53202-32-00000	R & M AUTO/TRUCK	1,409.92	134886	09/05/25
						TOTAL FOR CHECK #134886	1,409.92		
1	INVESTMENT INC, BASA MARSI	U0080010660002B	09/05/25	P	500-20000-00-00000	ACCOUNTS PAYABLE	89.68	134887	09/05/25
						TOTAL FOR CHECK #134887	89.68		
100060	Joe Goddard Enterprises LLC	7132-25-387	09/02/25	P	250-55001-30-00000	CAPITAL EXPENDITURES	8,944.90	134888	09/05/25
						TOTAL FOR CHECK #134888	8,944.90		
2185	MASSEY'S TIRES & WHEELS	5,047.37	08/26/25	P	550-53206-46-00000	R & M HEAVY EQUIPMENT	200.00	134889	09/05/25
						TOTAL FOR CHECK #134889	200.00		
2227	NATIONAL ALL PRO QUICK LUBE	137474	08/25/25	P	500-53202-43-00000	R & M AUTO/TRUCK	63.82	134891	09/05/25
						TOTAL FOR CHECK #134891	63.82		
100265	Oldham, Klement & Noga, PLLC	1937	09/03/25	P	100-53002-01-00000	LEGAL SERVICES	858.00	134892	09/05/25
						TOTAL FOR CHECK #134892	858.00		
100191	RASHEED, STACEY	SR-08-2025	09/05/25	P	100-22145-00-00000	INSTRUCTOR PAYABLE	770.90	134893	09/05/25
						TOTAL FOR CHECK #134893	770.90		
100113	RED OAK AREA CHAMBER OF COMMER	14409	09/02/25	P	100-53334-52-00000	DUES, SUBSCRIPTIONS, & PUB	8,000.00	134894	09/05/25
						TOTAL FOR CHECK #134894	8,000.00		
4183	RITA COOK	6875	09/03/25	P	100-53311-16-00000	MARKETING & COMMUNICATIONS	68.75	134895	09/05/25
						TOTAL FOR CHECK #134895	68.75		
4064	WEST NORTH TEXAS INSPECTION SE	24466-B	08/26/25	P	100-53047-53-00000	INSPECTIONS	23,993.20	134896	09/05/25
						TOTAL FOR CHECK #134896	23,993.20		
100181	BELLE STUDIO, LLC	MC-08-2025	09/05/25	P	100-22145-00-00000	INSTRUCTOR PAYABLE	364.00	134897	09/05/25
						TOTAL FOR CHECK #134897	364.00		
100182	MITCHELL, VALLERY	VM-08-2025	09/05/25	P	100-22145-00-00000	INSTRUCTOR PAYABLE	39.00	134898	09/05/25
						TOTAL FOR CHECK #134898	39.00		
4171	Aoka Engineering LLC	32	09/13/25	P	100-53047-53-00000	INSPECTIONS	1,056.90	134899	09/13/25

Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Number	Check Date
						TOTAL FOR CHECK #134899	1,056.90		
2606	BOUND TREE MEDICAL, LLC.	85909830	09/05/25	P	100-51314-30-00000	AMBULANCE SUPPLIES	114.65	134900	09/13/25
						TOTAL FOR CHECK #134900	114.65		
1769	BRITTON METER REPAIR	13446	08/27/25	P	500-53204-41-00000	R&M WATER SYSTEM	570.00	134901	09/13/25
						TOTAL FOR CHECK #134901	570.00		
4287	CHARTER COMMUNICATIONS dba SPE	162786201090125	09/01/25	P	100-53308-14-00000	TELECOMMUNICATIONS	702.50	134902	09/13/25
						TOTAL FOR CHECK #134902	702.50		
1	David Chen	DAVID CHEN	09/12/25	P	100-51300-32-00000	UNIFORM & CLOTHING	54.13	134903	09/13/25
						TOTAL FOR CHECK #134903	54.13		
4130	DAHILL OFFICE TECHNOLOGY CORPO	40930140	09/11/25	P	100-53050-14-00000	OPERATING LEASES-COPIERS	89.00	134904	09/13/25
4130	DAHILL OFFICE TECHNOLOGY CORPO	40930141	09/11/25	P	100-53050-14-00000	OPERATING LEASES-COPIERS	1,140.25	134904	09/13/25
						TOTAL FOR CHECK #134904	1,229.25		
4155	DAHILL OFFICE TECHNOLOGY CORPO	IN5816708	09/08/25	P	100-53324-11-00000	PRINTING, COPY & PHOTO	89.64	134905	09/13/25
4155	DAHILL OFFICE TECHNOLOGY CORPO	IN5816708	09/08/25	P	100-53324-11-00000	PRINTING, COPY & PHOTO	7.35	134905	09/13/25
4155	DAHILL OFFICE TECHNOLOGY CORPO	IN5816708	09/08/25	P	100-53324-11-00000	PRINTING, COPY & PHOTO	19.13	134905	09/13/25
4155	DAHILL OFFICE TECHNOLOGY CORPO	IN5816708	09/08/25	P	100-53324-60-00000	PRINTING, COPY & PHOTO	60.68	134905	09/13/25
4155	DAHILL OFFICE TECHNOLOGY CORPO	IN5816708	09/08/25	P	100-53324-11-00000	PRINTING, COPY & PHOTO	7.65	134905	09/13/25
4155	DAHILL OFFICE TECHNOLOGY CORPO	IN5816708	09/08/25	P	100-53324-32-00000	PRINTING, COPY & PHOTO	21.29	134905	09/13/25
4155	DAHILL OFFICE TECHNOLOGY CORPO	IN5816708	09/08/25	P	100-53324-53-00000	PRINTING, COPY & PHOTO	71.48	134905	09/13/25
						TOTAL FOR CHECK #134905	277.22		
4173	DELL INC.	10804348453	03/13/25	P	100-53510-14-00000	HARDWARE	4,058.14	134906	09/13/25
4173	DELL INC.	10818403359A	09/05/25	P	100-53510-14-00000	HARDWARE	324.77	134906	09/13/25
						TOTAL FOR CHECK #134906	4,382.91		
100193	EQUIPMENTSHARE.COM, INC.	5343765	06/18/25	P	100-53201-62-00000	R & M SMALL EQUIPMENT	200.16	134907	09/13/25
						TOTAL FOR CHECK #134907	200.16		
100205	Guardian 7 Aerial Imaging and	25-47	09/10/25	P	100-51312-32-00000	PATROL SUPPLIES	57.00	134908	09/13/25
						TOTAL FOR CHECK #134908	57.00		
1	Gwendolyn Brown	GWENDOLYN BROWN	09/12/25	P	100-51300-32-00000	UNIFORM & CLOTHING	50.00	134909	09/13/25
						TOTAL FOR CHECK #134909	50.00		

Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Number	Check Date
2088	Home Depot Credit Services	612494	08/29/25	P	100-53210-62-00000	HERITAGE PARK MAINTENANCE	32.33	134910	09/13/25
2088	Home Depot Credit Services	3022778	08/26/25	P	500-51323-42-00000	HAND TOOLS	98.88	134910	09/13/25
2088	Home Depot Credit Services	6612872	09/02/25	P	100-53210-62-00000	HERITAGE PARK MAINTENANCE	21.24	134910	09/13/25
2088	Home Depot Credit Services	6612872 CR.	09/13/25	P	100-53210-62-00000	HERITAGE PARK MAINTENANCE	(0.42)	134910	09/13/25
2088	Home Depot Credit Services	612494 CR.	09/13/25	P	100-53210-62-00000	HERITAGE PARK MAINTENANCE	(0.65)	134910	09/13/25
2088	Home Depot Credit Services	3022778 CR.	09/13/25	P	500-51323-42-00000	HAND TOOLS	(1.98)	134910	09/13/25
						TOTAL FOR CHECK #134910	149.40		
2534	INTERSTATE BILLING SERVICES	121232	09/09/25	P	100-53202-32-00000	R & M AUTO/TRUCK	1,361.04	134911	09/13/25
						TOTAL FOR CHECK #134911	1,361.04		
1649	KEITH'S ACE HARDWARE	159551	08/06/25	P	500-53205-42-00000	R & M SEWER SYSTEM	21.99	134912	09/13/25
1649	KEITH'S ACE HARDWARE	159502	08/01/25	P	550-53201-46-00000	R & M SMALL EQUIPMENT	40.50	134912	09/13/25
1649	KEITH'S ACE HARDWARE	159780	08/20/25	P	100-53200-40-00000	R & M STRUCTURES	7.99	134912	09/13/25
1649	KEITH'S ACE HARDWARE	159815	08/22/25	P	100-53200-40-00000	R & M STRUCTURES	37.98	134912	09/13/25
1649	KEITH'S ACE HARDWARE	159715	08/15/25	P	100-53200-40-00000	R & M STRUCTURES	25.95	134912	09/13/25
1649	KEITH'S ACE HARDWARE	159707	08/15/25	P	100-53200-40-00000	R & M STRUCTURES	44.75	134912	09/13/25
1649	KEITH'S ACE HARDWARE	159672	08/13/25	P	100-53200-40-00000	R & M STRUCTURES	62.91	134912	09/13/25
1649	KEITH'S ACE HARDWARE	159904	08/28/25	P	100-53200-40-00000	R & M STRUCTURES	29.97	134912	09/13/25
1649	KEITH'S ACE HARDWARE	159892	08/27/25	P	100-53200-40-00000	R & M STRUCTURES	101.90	134912	09/13/25
						TOTAL FOR CHECK #134912	373.94		
100008	KRONOS SAASHR, INC.	I10080015085	08/08/25	P	100-53520-20-00000	BANK AND PAYMENT FEES	15.75	134913	09/13/25
100008	KRONOS SAASHR, INC.	I10080020470	09/08/25	P	100-53520-20-00000	BANK AND PAYMENT FEES	15.75	134913	09/13/25
						TOTAL FOR CHECK #134913	31.50		
2185	MASSEY'S TIRES & WHEELS	5047-47	09/04/25	P	100-53202-32-00000	R & M AUTO/TRUCK	20.00	134914	09/13/25
						TOTAL FOR CHECK #134914	20.00		
1980	MIPA ENTERPRISES, LLC	18953	09/09/25	P	100-53324-32-00000	PRINTING, COPY & PHOTO	365.00	134915	09/13/25
						TOTAL FOR CHECK #134915	365.00		
100178	MR. TREE SERVICE	465	08/29/25	P	550-53211-46-00000	KINGSTON MEADOWS DRAINAGE	2,925.00	134916	09/13/25
						TOTAL FOR CHECK #134916	2,925.00		
2227	NATIONAL ALL PRO QUICK LUBE	137517	09/05/25	P	100-53202-32-00000	R & M AUTO/TRUCK	80.65	134917	09/13/25
						TOTAL FOR CHECK #134917	80.65		
3967	SHIPMAN TIRE & AUTO SERVICE	INV071364	09/10/25	P	100-51312-32-00000	PATROL SUPPLIES	730.00	134919	09/13/25
3967	SHIPMAN TIRE & AUTO SERVICE	INV071375	09/10/25	P	100-51312-32-00000	PATROL SUPPLIES	365.00	134919	09/13/25

Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Number	Check Date
						TOTAL FOR CHECK #134919	1,095.00		
100192	TK ELEVATOR CORPORATION	600818321	08/15/25	P	100-53200-40-00000	R & M STRUCTURES	795.00	134920	09/13/25
						TOTAL FOR CHECK #134920	795.00		
4131	TRANSUNION RISK AND ALTERNATIV	2241-202508-1	09/01/25	P	100-53334-32-00000	DUES, SUBSCRIPTIONS, & PUB	75.00	134921	09/13/25
						TOTAL FOR CHECK #134921	75.00		
3951	SONJA A. BROWN	0924MSB	09/18/25	P	100-53301-01-00000	CONF, TRAIN, & TRVL - MAYOR	506.00	134922	09/19/25
						TOTAL FOR CHECK #134922	506.00		
4283	STEPHANNE HALE	0924SH	09/18/25	P	100-53326-01-00000	CONF, TRAIN, & TRVL - PLACE 4	414.00	134923	09/19/25
						TOTAL FOR CHECK #134923	414.00		
3902	TRAVIS BRUTON	0924TB	09/18/25	P	100-53322-01-00000	CONF, TRAIN, & TRVL - PLACE 3	414.00	134924	09/19/25
						TOTAL FOR CHECK #134924	414.00		
1715	AT&T MOBILITY	2025.08.25	08/25/25	P	100-53300-14-00000	CELL PHONES & WIRELESS CARDS	650.49	134925	09/19/25
1715	AT&T MOBILITY	2025.08.25	08/25/25	P	100-53329-01-00000	CITY COUNCIL CELL PHONES	243.66	134925	09/19/25
1715	AT&T MOBILITY	2025.08.25	08/25/25	P	100-53300-14-00000	CELL PHONES & WIRELESS CARDS	2,152.77	134925	09/19/25
1715	AT&T MOBILITY	2025.08.25	08/25/25	P	100-53300-14-00000	CELL PHONES & WIRELESS CARDS	1,066.43	134925	09/19/25
						TOTAL FOR CHECK #134925	4,113.35		
3615	BERRY COMPANIES, INC.	9P001854	08/08/25	P	100-53206-40-00000	R & M HEAVY EQUIPMENT	409.50	134927	09/19/25
						TOTAL FOR CHECK #134927	409.50		
3086	CITY OF DESOTO	JAIL 09-2025	09/19/25	P	100-51318-32-00000	PRISONER EXPENSES	6,666.66	134928	09/19/25
						TOTAL FOR CHECK #134928	6,666.66		
100268	Community National Title, LLC	EDNA HANSEN	09/11/25	P	403-55085-99-BEAR1	ROAD IMPROVEMENT EXPENDITURES	22,667.00	134929	09/19/25
100268	Community National Title, LLC	ROY NARMOUR	09/11/25	P	403-55085-99-BEAR1	ROAD IMPROVEMENT EXPENDITURES	10,000.00	134929	09/19/25
						TOTAL FOR CHECK #134929	32,667.00		
4233	COMMUNITY WASTE DISPOSAL L.P.	1724012	08/31/25	P	100-53115-40-00000	SANITATION SERVICES	105,471.12	134930	09/19/25
						TOTAL FOR CHECK #134930	105,471.12		
100267	David Lara	253194	09/18/25	P	100-53336-16-00000	SPECIAL EVENTS	3,000.00	134931	09/19/25
						TOTAL FOR CHECK #134931	3,000.00		
1840	DALLAS CENTRAL APPRAISAL DISTR	26-124-1	09/01/25	P	100-11330-00-00000	PREPAID EXPENSES	5,774.00	134932	09/19/25

Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Number	Check Date
						TOTAL FOR CHECK #134932	5,774.00		
100123	DATAVOX INC.	1229493	09/05/25	P	100-53510-14-00000	HARDWARE	6,734.63	134933	09/19/25
						TOTAL FOR CHECK #134933	6,734.63		
4173	DELL INC.	10835447605	09/10/25	P	100-53510-14-00000	HARDWARE	7,367.42	134934	09/19/25
						TOTAL FOR CHECK #134934	7,367.42		
2068	DESOTO JANITORIAL SUPPLY	226271	09/11/25	P	100-53210-62-00000	HERITAGE PARK MAINTENANCE	59.00	134935	09/19/25
						TOTAL FOR CHECK #134935	59.00		
100193	EQUIPMENTSHARE.COM, INC.	5635584-000	08/13/25	P	100-55001-62-MOWER	CAPITAL EXPENDITURES - MOWERS	11,499.00	134936	09/19/25
100193	EQUIPMENTSHARE.COM, INC.	5635597-000	08/12/25	P	100-55001-62-MOWER	CAPITAL EXPENDITURES - MOWERS	11,499.00	134936	09/19/25
						TOTAL FOR CHECK #134936	22,998.00		
3955	JETS FIRE & SAFETY	INVTX25-50399	08/27/25	P	100-51353-30-00000	PERSONAL PROTECTIVE EQUIPMENT	228.40	134937	09/19/25
3955	JETS FIRE & SAFETY	INVTX25-5427	09/15/25	P	100-51353-30-00000	PERSONAL PROTECTIVE EQUIPMENT	69.00	134937	09/19/25
3955	JETS FIRE & SAFETY	INVTX25-5428	09/15/25	P	100-51353-30-00000	PERSONAL PROTECTIVE EQUIPMENT	44.00	134937	09/19/25
						TOTAL FOR CHECK #134937	341.40		
2185	MASSEY'S TIRES & WHEELS	5090-9	09/15/25	P	100-53202-32-00000	R & M AUTO/TRUCK	20.00	134938	09/19/25
						TOTAL FOR CHECK #134938	20.00		
1980	MIPA ENTERPRISES, LLC	18940	09/08/25	P	100-53324-53-00000	PRINTING, COPY & PHOTO	250.00	134939	09/19/25
						TOTAL FOR CHECK #134939	250.00		
2227	NATIONAL ALL PRO QUICK LUBE	137484	09/04/25	P	500-53202-41-00000	R & M AUTO/TRUCK	93.82	134940	09/19/25
2227	NATIONAL ALL PRO QUICK LUBE	137489	09/08/25	P	500-53202-42-00000	R & M AUTO/TRUCK	80.65	134940	09/19/25
						TOTAL FOR CHECK #134940	174.47		
3247	NICHOLS, JACKSON, DILLARD, HAG	61474 / 61475	08/31/25	P	100-53002-01-00000	LEGAL SERVICES	7,362.30	134941	09/19/25
3247	NICHOLS, JACKSON, DILLARD, HAG	61474 / 61475	08/31/25	P	100-53019-21-00000	COURT PROSECUTOR	3,953.20	134941	09/19/25
						TOTAL FOR CHECK #134941	11,315.50		
2251	O'REILLY AUTOMOTIVE, INC.	0868-257516	08/06/25	P	100-53202-32-00000	R & M AUTO/TRUCK	47.99	134942	09/19/25
2251	O'REILLY AUTOMOTIVE, INC.	0868-257167A	09/19/25	P	500-53202-41-00000	R & M AUTO/TRUCK	169.55	134942	09/19/25
2251	O'REILLY AUTOMOTIVE, INC.	0868-257806A	09/19/25	P	100-53206-40-00000	R & M HEAVY EQUIPMENT	74.99	134942	09/19/25
2251	O'REILLY AUTOMOTIVE, INC.	0868-259340A	09/19/25	P	500-53202-41-00000	R & M AUTO/TRUCK	69.21	134942	09/19/25
2251	O'REILLY AUTOMOTIVE, INC.	0868-260869A	09/19/25	P	100-53202-32-00000	R & M AUTO/TRUCK	210.12	134942	09/19/25
2251	O'REILLY AUTOMOTIVE, INC.	0868-261386A	09/19/25	P	500-53202-41-00000	R & M AUTO/TRUCK	226.99	134942	09/19/25

Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Number	Check Date
2251	O'REILLY AUTOMOTIVE, INC.	0868-260659A	09/19/25	P	100-53202-32-00000	R & M AUTO/TRUCK	13.99	134942	09/19/25
2251	O'REILLY AUTOMOTIVE, INC.	0868-254950A	09/19/25	P	100-53202-32-00000	R & M AUTO/TRUCK	(22.00)	134942	09/19/25
						TOTAL FOR CHECK #134942	790.84		
4221	PUMP SOLUTIONS	2025-0914	09/05/25	P	500-53205-42-00000	R & M SEWER SYSTEM	13,743.00	134943	09/19/25
						TOTAL FOR CHECK #134943	13,743.00		
100098	TEXAS COMM ON LAW ENFORCEMENT	SAFVIC-7.22.25	07/25/25	P	100-53334-32-00000	DUES, SUBSCRIPTIONS, & PUB	35.00	134944	09/19/25
						TOTAL FOR CHECK #134944	35.00		
100192	TK ELEVATOR CORPORATION	3008828849	09/01/25	P	100-53200-40-00000	R & M STRUCTURES	675.00	134945	09/19/25
100192	TK ELEVATOR CORPORATION	5002957852	06/27/25	P	100-53200-40-00000	R & M STRUCTURES	1,427.50	134945	09/19/25
						TOTAL FOR CHECK #134945	2,102.50		
2458	TRINITY RIVER AUTHORITY	FL 11658	09/10/25	P	500-53337-41-00000	TRA LAB EXPENSE	989.50	134946	09/19/25
						TOTAL FOR CHECK #134946	989.50		
2425	TXU ENERGY	52003866077	08/29/25	P	100-53313-40-00000	ELECTRICITY	12,344.53	134947	09/19/25
2425	TXU ENERGY	52003866077	08/29/25	P	500-53313-41-00000	ELECTRICITY	7,984.95	134947	09/19/25
						TOTAL FOR CHECK #134947	20,329.48		
3134	WEX BANK	107062896	08/31/25	P	100-51325-40-00000	GASOLINE & FUELS	99.97	134948	09/19/25
3134	WEX BANK	107062896	08/31/25	P	100-51325-40-00000	GASOLINE & FUELS	2,099.11	134948	09/19/25
3134	WEX BANK	107062896	08/31/25	P	100-51325-40-00000	GASOLINE & FUELS	6,348.45	134948	09/19/25
3134	WEX BANK	107062896	08/31/25	P	100-51325-40-00000	GASOLINE & FUELS	1,035.29	134948	09/19/25
3134	WEX BANK	107062896	08/31/25	P	100-51325-40-00000	GASOLINE & FUELS	201.44	134948	09/19/25
3134	WEX BANK	107062896	08/31/25	P	500-51325-43-00000	GASOLINE & FUELS	341.88	134948	09/19/25
3134	WEX BANK	107062896	08/31/25	P	500-51325-42-00000	GASOLINE & FUELS	504.80	134948	09/19/25
3134	WEX BANK	107062896	08/31/25	P	500-51325-41-00000	GASOLINE & FUELS	1,238.77	134948	09/19/25
3134	WEX BANK	107062896	08/31/25	P	550-51325-46-00000	GASOLINE & FUELS	1,083.28	134948	09/19/25
3134	WEX BANK	107062896	08/31/25	P	100-53202-30-00000	R & M AUTO/TRUCK	20.28	134948	09/19/25
3134	WEX BANK	107062896	08/31/25	P	100-53202-32-00000	R & M AUTO/TRUCK	29.80	134948	09/19/25
						TOTAL FOR CHECK #134948	13,003.07		
4138	AIRESPRING INC.	201005934	09/16/25	P	100-53308-14-00000	TELECOMMUNICATIONS	1,853.69	134949	09/26/25
4138	AIRESPRING INC.	201005934	09/16/25	P	100-53308-14-00000	TELECOMMUNICATIONS	731.03	134949	09/26/25
4138	AIRESPRING INC.	201005934	09/16/25	P	100-53308-14-00000	TELECOMMUNICATIONS	2,077.09	134949	09/26/25
4138	AIRESPRING INC.	201005934	09/16/25	P	100-53308-14-00000	TELECOMMUNICATIONS	776.87	134949	09/26/25
4138	AIRESPRING INC.	201005934	09/16/25	P	100-53308-14-00000	TELECOMMUNICATIONS	1,618.87	134949	09/26/25
						TOTAL FOR CHECK #134949	7,057.55		

Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Number	Check Date
3896	APPLIED CONCEPTS, INC.	186996	09/22/25	P	100-51312-32-00000	PATROL SUPPLIES	1,085.00	134950	09/26/25
						TOTAL FOR CHECK #134950	1,085.00		
2771	AT&T	9.25-9722307767	09/26/25	P	100-53308-14-00000	TELECOMMUNICATIONS	557.04	134951	09/26/25
2771	AT&T	9.25-214A350003	09/26/25	P	100-53342-32-00000	E-911 SERVICES	236.92	134951	09/26/25
2771	AT&T	9.25-214A350003	09/26/25	P	100-53308-14-00000	TELECOMMUNICATIONS	789.82	134951	09/26/25
						TOTAL FOR CHECK #134951	1,583.78		
1720	ATMOS ENERGY	09.12.25	09/26/25	P	100-53321-40-00000	NATURAL GAS	87.02	134952	09/26/25
1720	ATMOS ENERGY	09.12.25	09/26/25	P	100-53321-40-00000	NATURAL GAS	121.21	134952	09/26/25
1720	ATMOS ENERGY	09.12.25	09/26/25	P	100-53321-40-00000	NATURAL GAS	123.74	134952	09/26/25
1720	ATMOS ENERGY	09.12.25	09/26/25	P	100-53321-40-00000	NATURAL GAS	122.37	134952	09/26/25
1720	ATMOS ENERGY	09.12.25	09/26/25	P	100-53321-40-00000	NATURAL GAS	95.38	134952	09/26/25
1720	ATMOS ENERGY	09.12.25	09/26/25	P	100-53321-40-00000	NATURAL GAS	87.02	134952	09/26/25
						TOTAL FOR CHECK #134952	636.74		
3095	BEST SOUTHWEST PARTNERSHIP	635	09/25/25	P	100-53334-11-00000	DUES, SUBSCRIPTIONS, & PUB	3,000.00	134953	09/26/25
						TOTAL FOR CHECK #134953	3,000.00		
100268	Community National Title, LLC	SURESH SHRIDHAR	09/26/25	P	403-55085-99-BEAR1	ROAD IMPROVEMENT EXPENDITURES	197,837.50	134954	09/26/25
						TOTAL FOR CHECK #134955	197,837.50		
1822	COMPTROLLER OF PUBLIC ACCOUNTS	412563025A	08/22/25	P	202-20012-00-00000	STATE COMPTROLLER PAYABLE	21,412.54	134955	09/26/25
1822	COMPTROLLER OF PUBLIC ACCOUNTS	412563025A	08/22/25	P	100-20012-00-00000	STATE COMPTROLLER PAYABLE	15,578.88	134955	09/26/25
						TOTAL FOR CHECK #134955	36,991.42		
1822	COMPTROLLER OF PUBLIC ACCOUNTS	20250920	09/22/25	P	100-20003-00-00000	SALES TAX (GARBAGE) PAYABLE	9,655.27	134956	09/26/25
1822	COMPTROLLER OF PUBLIC ACCOUNTS	20250920	09/22/25	P	100-44101-00-00000	SALES TAX	(48.15)	134956	09/26/25
1822	COMPTROLLER OF PUBLIC ACCOUNTS	20250920	09/22/25	P	100-11200-00-00000	A/R GARBAGE	(44.04)	134956	09/26/25
1822	COMPTROLLER OF PUBLIC ACCOUNTS	20250920	09/22/25	P	100-20001-00-00000	SALES TAX - OTHER	20.56	134956	09/26/25
						TOTAL FOR CHECK #134956	9,583.64		
3079	Dallas County	ID5177	09/16/25	P	100-53031-53-00000	HEALTH DEPT FEES	47.83	134957	09/26/25
						TOTAL FOR CHECK #134957	47.83		
1860	DALLAS WATER UTILITIES	50303169402	09/10/25	P	500-53044-41-00000	CITY WATER PURCHASES	172,354.96	134958	09/26/25
						TOTAL FOR CHECK #134958	172,354.96		
100193	EQUIPMENTSHARE.COM, INC.	5732742	09/03/25	P	550-55001-46-00000	CAPITAL EXPENDITURES	27,361.00	134959	09/26/25

Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Number	Check Date
						TOTAL FOR CHECK #134959	27,361.00		
100141	FBI-LEEDA INC	200134350	09/18/25	P	100-53307-32-00000	CONFERENCE, TRAINING, & TRAVEL	795.00	134960	09/26/25
						TOTAL FOR CHECK #134960	795.00		
100017	Geomatic Solutions, Inc	10425	08/28/25	P	403-55085-99-BEAR1	ROAD IMPROVEMENT EXPENDITURES	675.00	134961	09/26/25
						TOTAL FOR CHECK #134961	675.00		
1956	GRAINGER	9607911758	08/14/25	P	100-53218-40-00000	R&M SIGNS & MARKINGS	292.58	134962	09/26/25
1956	GRAINGER	9607911766	08/14/25	P	100-53218-40-00000	R&M SIGNS & MARKINGS	111.39	134962	09/26/25
						TOTAL FOR CHECK #134962	403.97		
2009	GT DISTRIBUTORS, INC.	INV3114253	09/24/25	P	100-53307-32-00000	CONFERENCE, TRAINING, & TRAVEL	4,460.56	134963	09/26/25
						TOTAL FOR CHECK #134963	4,460.56		
1983	HILCO ELECTRIC	SEPTEMBER 2025	09/19/25	P	100-53313-40-00000	ELECTRICITY	226.14	134964	09/26/25
1983	HILCO ELECTRIC	SEPTEMBER 2025	09/19/25	P	100-53313-40-00000	ELECTRICITY	463.82	134964	09/26/25
1983	HILCO ELECTRIC	SEPTEMBER 2025	09/19/25	P	100-53313-40-00000	ELECTRICITY	5,612.04	134964	09/26/25
1983	HILCO ELECTRIC	SEPTEMBER 2025	09/19/25	P	100-53313-40-00000	ELECTRICITY	1,544.28	134964	09/26/25
1983	HILCO ELECTRIC	SEPTEMBER 2025	09/19/25	P	500-53313-41-00000	ELECTRICITY	1,176.85	134964	09/26/25
1983	HILCO ELECTRIC	SEPTEMBER 2025	09/19/25	P	100-53313-60-00000	ELECTRICITY	229.59	134964	09/26/25
						TOTAL FOR CHECK #134964	9,252.72		
100007	Industrial Power LLC	48176M	09/20/25	P	100-53202-30-00000	R & M AUTO/TRUCK	9,911.95	134965	09/26/25
						TOTAL FOR CHECK #134965	9,911.95		
100272	Jasmyn Otote	1321	09/24/25	P	100-53324-11-00000	PRINTING, COPY & PHOTO	750.00	134966	09/26/25
						TOTAL FOR CHECK #134966	750.00		
3854	LEATHAM FAMILY, LLC	539998	09/15/25	P	100-51312-32-00000	PATROL SUPPLIES	302.50	134968	09/26/25
						TOTAL FOR CHECK #134968	302.50		
100271	Linda Buentello	111	09/25/25	P	100-53336-16-00000	SPECIAL EVENTS	500.00	134969	09/26/25
						TOTAL FOR CHECK #134969	500.00		
3875	LINEBARGER GOGGAN BLAIR & SAMP	3312025	03/31/25	P	100-20006-00-00000	LINEBARGER COLLECTIONS	1,177.24	134970	09/26/25
3875	LINEBARGER GOGGAN BLAIR & SAMP	4302025	04/30/25	P	100-20006-00-00000	LINEBARGER COLLECTIONS	586.54	134970	09/26/25
3875	LINEBARGER GOGGAN BLAIR & SAMP	5312025	05/31/25	P	100-20006-00-00000	LINEBARGER COLLECTIONS	1,102.87	134970	09/26/25
3875	LINEBARGER GOGGAN BLAIR & SAMP	7312025	07/31/25	P	100-20006-00-00000	LINEBARGER COLLECTIONS	1,164.64	134970	09/26/25
						TOTAL FOR CHECK #134970	4,031.29		

Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Number	Check Date
100227	Matrix Imaging Solutions, LLC	DP2504429	08/31/25	P	500-53057-22-00000	WATER BILL PROCESSING/POSTAGE	1,550.42	134971	09/26/25
						TOTAL FOR CHECK #134971	1,550.42		
100174	MCCALL F INC	REE16209-1	09/11/25	P	251-55001-30-00000	CAPITAL EXPENDITURES	188,523.00	134972	09/26/25
100174	MCCALL F INC	REE16048	09/11/25	P	251-55001-30-00000	CAPITAL EXPENDITURES	169,523.00	134972	09/26/25
						TOTAL FOR CHECK #134972	358,046.00		
2227	NATIONAL ALL PRO QUICK LUBE	137555	09/23/25	P	100-53202-32-00000	R & M AUTO/TRUCK	18.50	134973	09/26/25
2227	NATIONAL ALL PRO QUICK LUBE	137535	09/18/25	P	100-53202-32-00000	R & M AUTO/TRUCK	52.45	134973	09/26/25
2227	NATIONAL ALL PRO QUICK LUBE	137516	09/23/25	P	100-53202-32-00000	R & M AUTO/TRUCK	18.50	134973	09/26/25
						TOTAL FOR CHECK #134973	89.45		
100237	Prism Electric, INC.	123465	09/11/25	P	500-53219-41-00000	R & M STORAGE TANK	2,500.00	134974	09/26/25
						TOTAL FOR CHECK #134974	2,500.00		
3027	PRIMARY HEALTH, INC d/b/a CARE	CN4648-4225765	09/26/25	P	100-53514-13-00000	MEDICAL/PHYSICAL EXAMS	55.00	134975	09/26/25
3027	PRIMARY HEALTH, INC d/b/a CARE	CN4648-4225765	09/26/25	P	100-53514-13-00000	MEDICAL/PHYSICAL EXAMS	50.00	134975	09/26/25
3027	PRIMARY HEALTH, INC d/b/a CARE	CN4648-4225765	09/26/25	P	100-53514-13-00000	MEDICAL/PHYSICAL EXAMS	50.00	134975	09/26/25
3027	PRIMARY HEALTH, INC d/b/a CARE	CN4648-4225765	09/26/25	P	100-53514-13-00000	MEDICAL/PHYSICAL EXAMS	50.00	134975	09/26/25
3027	PRIMARY HEALTH, INC d/b/a CARE	CN4648-4225765	09/26/25	P	100-53514-13-00000	MEDICAL/PHYSICAL EXAMS	50.00	134975	09/26/25
3027	PRIMARY HEALTH, INC d/b/a CARE	CN4648-4225765	09/26/25	P	100-53514-13-00000	MEDICAL/PHYSICAL EXAMS	50.00	134975	09/26/25
3027	PRIMARY HEALTH, INC d/b/a CARE	CN4648-4225765	09/26/25	P	100-53514-13-00000	MEDICAL/PHYSICAL EXAMS	50.00	134975	09/26/25
3027	PRIMARY HEALTH, INC d/b/a CARE	CN4648-4225765	09/26/25	P	100-53514-13-00000	MEDICAL/PHYSICAL EXAMS	50.00	134975	09/26/25
3027	PRIMARY HEALTH, INC d/b/a CARE	CN4648-4225765	09/26/25	P	100-53514-13-00000	MEDICAL/PHYSICAL EXAMS	35.00	134975	09/26/25
						TOTAL FOR CHECK #134975	390.00		
4164	RANDY R. KELLY JR	7685	09/16/25	P	100-53202-40-00000	R & M AUTO/TRUCK	307.29	134976	09/26/25
						TOTAL FOR CHECK #134976	307.29		
100163	Town Square Title Company ,LLC	GFNO: 025-63495	09/25/25	P	410-55001-00-00000	CAPITAL EXPENDITURES	300,871.86	134978	09/26/25
						TOTAL FOR CHECK #134978	300,871.86		
100270	Unique Visions by Ingrid, LLC	656	09/22/25	P	100-51306-60-00000	OPEARATING SUPPLIES	8,000.00	134979	09/26/25
100270	Unique Visions by Ingrid, LLC	656	09/22/25	P	100-51303-11-00000	OFFICE SUPPLIES	4,000.00	134979	09/26/25
						TOTAL FOR CHECK #134979	12,000.00		
4242	VCA ANIMAL HOSPITALS, INC.	5708699958	09/22/25	P	100-53519-32-00000	ANIMAL SERVICES EXPENSE	43.82	134980	09/26/25
4242	VCA ANIMAL HOSPITALS, INC.	5708699970	09/22/25	P	100-53519-32-00000	ANIMAL SERVICES EXPENSE	115.90	134980	09/26/25
						TOTAL FOR CHECK #134980	159.72		

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3938	CALLAWAY, CASS ROBERT	20250830	09/30/25	P	100-53017-21-00000	MUNICIPAL JUDGE	3,000.00	134981	09/30/25
3938	CALLAWAY, CASS ROBERT	20250930	09/30/25	P	100-53017-21-00000	MUNICIPAL JUDGE	3,000.00	134981	09/30/25
						TOTAL FOR CHECK #134981	6,000.00		
4092	ADT SECURITY SECURITY SERVICES	1168548402	09/24/25	P	100-53308-14-00000	TELECOMMUNICATIONS	64.14	134982	09/30/25
						TOTAL FOR CHECK #134982	64.14		
1768	AIR SUPPLY	2104968	09/25/25	P	100-51353-30-00000	PERSONAL PROTECTIVE EQUIPMENT	75.25	134983	09/30/25
1768	AIR SUPPLY	2104967	09/25/25	P	100-51353-30-00000	PERSONAL PROTECTIVE EQUIPMENT	80.92	134983	09/30/25
						TOTAL FOR CHECK #134983	156.17		
1	ARN, MICHAEL	U0260000286001A	09/26/25	P	500-20000-00-00000	ACCOUNTS PAYABLE	85.77	134984	09/30/25
						TOTAL FOR CHECK #134984	85.77		
1	BELL, KESHA	U0200001490001C	09/30/25	P	500-20000-00-00000	ACCOUNTS PAYABLE	97.66	134985	09/30/25
						TOTAL FOR CHECK #134985	97.66		
1	BORROWER LP, STAR 2021-SFR1	U0030005100009A	09/26/25	P	500-20000-00-00000	ACCOUNTS PAYABLE	11.26	134986	09/30/25
						TOTAL FOR CHECK #134986	11.26		
2606	BOUND TREE MEDICAL, LLC.	85935708	09/26/25	P	100-51314-30-00000	AMBULANCE SUPPLIES	200.00	134987	09/30/25
2606	BOUND TREE MEDICAL, LLC.	85937534	09/29/25	P	100-51314-30-00000	AMBULANCE SUPPLIES	2,413.53	134987	09/30/25
						TOTAL FOR CHECK #134987	2,613.53		
1769	BRITTON METER REPAIR	13536	09/18/25	P	500-53204-41-00000	R&M WATER SYSTEM	297.00	134988	09/30/25
1769	BRITTON METER REPAIR	13574	09/29/25	P	500-53204-41-00000	R&M WATER SYSTEM	626.46	134988	09/30/25
						TOTAL FOR CHECK #134988	923.46		
2605	CHUCK FAIRBANKS CHEVROLET	519812	09/19/25	P	500-53202-41-00000	R & M AUTO/TRUCK	112.50	134989	09/30/25
						TOTAL FOR CHECK #134989	112.50		
100268	Community National Title, LLC	ROYNARMOUR-8597	09/24/25	P	403-55085-99-BEAR1	ROAD IMPROVEMENT EXPENDITURES	1,079.00	134990	09/30/25
100268	Community National Title, LLC	EDNAHANSEN-8596	09/30/25	P	403-55085-99-BEAR1	ROAD IMPROVEMENT EXPENDITURES	1,079.00	134990	09/30/25
						TOTAL FOR CHECK #134990	2,158.00		
100252	County Press Enterprises, LLC	2025-0634	09/29/25	P	100-53341-12-00000	ADVERTISING & LEGAL PUBLI	157.00	134991	09/30/25
100252	County Press Enterprises, LLC	2025-0633	09/29/25	P	100-53341-12-00000	ADVERTISING & LEGAL PUBLI	106.50	134991	09/30/25
100252	County Press Enterprises, LLC	2025-0505	09/29/25	P	100-53341-12-00000	ADVERTISING & LEGAL PUBLI	143.50	134991	09/30/25
100252	County Press Enterprises, LLC	2025-0520	09/29/25	P	100-53341-12-00000	ADVERTISING & LEGAL PUBLI	296.00	134991	09/30/25
100252	County Press Enterprises, LLC	2025-0573	09/29/25	P	100-53341-12-00000	ADVERTISING & LEGAL PUBLI	132.00	134991	09/30/25

Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Number	Check Date
100252	County Press Enterprises, LLC	2025-0506	09/29/25	P	100-53341-12-00000	ADVERTISING & LEGAL PUBLI	162.00	134991	09/30/25
100252	County Press Enterprises, LLC	2025-0544	09/29/25	P	100-53341-12-00000	ADVERTISING & LEGAL PUBLI	164.00	134991	09/30/25
100252	County Press Enterprises, LLC	2025-0574	09/29/25	P	100-53341-12-00000	ADVERTISING & LEGAL PUBLI	300.00	134991	09/30/25
100252	County Press Enterprises, LLC	2025-0575	09/29/25	P	100-53341-12-00000	ADVERTISING & LEGAL PUBLI	500.00	134991	09/30/25
						TOTAL FOR CHECK #134991	1,961.00		
1	CORNELL, KEISHA, KIRAN	U0090003040008A	09/26/25	P	500-20000-00-00000	ACCOUNTS PAYABLE	110.65	134992	09/30/25
						TOTAL FOR CHECK #134992	110.65		
3456	Defender Supply LLC	104856	09/30/25	P	100-51312-32-00000	PATROL SUPPLIES	734.92	134993	09/30/25
3456	Defender Supply LLC	104831	09/29/25	P	100-51312-32-00000	PATROL SUPPLIES	718.32	134993	09/30/25
						TOTAL FOR CHECK #134993	1,453.24		
4258	H2O ANALYTICS CORPORATION	CGH 5	09/01/25	P	500-53022-43-00000	ANNUAL SOFTWARE MAINTENANCE	10,086.04	134994	09/30/25
						TOTAL FOR CHECK #134994	10,086.04		
2088	Home Depot Credit Services	7903674	09/11/25	P	500-53511-41-00000	RENTAL EQUIPMENT	208.50	134995	09/30/25
2088	Home Depot Credit Services	8903521	09/10/25	P	500-53511-41-00000	RENTAL EQUIPMENT	125.00	134995	09/30/25
2088	Home Depot Credit Services	2904761	09/16/25	P	500-53511-41-00000	RENTAL EQUIPMENT	108.45	134995	09/30/25
2088	Home Depot Credit Services	2904693	09/16/25	P	500-53511-41-00000	RENTAL EQUIPMENT	125.00	134995	09/30/25
2088	Home Depot Credit Services	2360490	09/26/25	P	500-53205-42-00000	R & M SEWER SYSTEM	18.52	134995	09/30/25
2088	Home Depot Credit Services	2901562	09/26/25	P	500-53511-41-00000	RENTAL EQUIPMENT	388.59	134995	09/30/25
2088	Home Depot Credit Services	3901249	09/25/25	P	500-53511-41-00000	RENTAL EQUIPMENT	125.00	134995	09/30/25
2088	Home Depot Credit Services	2360490 CR.	09/30/25	P	500-53205-42-00000	R & M SEWER SYSTEM	(0.37)	134995	09/30/25
2088	Home Depot Credit Services	2901562 CR.	09/30/25	P	500-53511-41-00000	RENTAL EQUIPMENT	(7.77)	134995	09/30/25
2088	Home Depot Credit Services	2904693 CR.	09/30/25	P	500-53511-41-00000	RENTAL EQUIPMENT	(2.50)	134995	09/30/25
2088	Home Depot Credit Services	2904761 CR.	09/30/25	P	500-53511-41-00000	RENTAL EQUIPMENT	(2.17)	134995	09/30/25
2088	Home Depot Credit Services	3901249 CR.	09/30/25	P	500-53511-41-00000	RENTAL EQUIPMENT	(2.50)	134995	09/30/25
2088	Home Depot Credit Services	7903674 CR.	09/30/25	P	500-53511-41-00000	RENTAL EQUIPMENT	(4.36)	134995	09/30/25
2088	Home Depot Credit Services	20274	09/18/25	P	500-51310-41-00000	OTHER SMALL EQUIPMENT	507.92	134995	09/30/25
2088	Home Depot Credit Services	8903521 CR.	09/30/25	P	500-53511-41-00000	RENTAL EQUIPMENT	(2.50)	134995	09/30/25
2088	Home Depot Credit Services	0020274 CR.	09/30/25	P	500-51310-41-00000	OTHER SMALL EQUIPMENT	(10.16)	134995	09/30/25
						TOTAL FOR CHECK #134995	1,574.65		
2534	INTERSTATE BILLING SERVICES	121365	09/26/25	P	100-53202-32-00000	R & M AUTO/TRUCK	3,371.07	134996	09/30/25
						TOTAL FOR CHECK #134996	3,371.07		
1649	KEITH'S ACE HARDWARE	1599969	09/03/25	P	100-53201-62-00000	R & M SMALL EQUIPMENT	64.00	134997	09/30/25
1649	KEITH'S ACE HARDWARE	160152	09/16/25	P	100-53200-40-00000	R & M STRUCTURES	15.98	134997	09/30/25
1649	KEITH'S ACE HARDWARE	160160	09/17/25	P	100-53201-62-00000	R & M SMALL EQUIPMENT	36.00	134997	09/30/25

Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Number	Check Date
1649	KEITH'S ACE HARDWARE	159836	08/22/25	P	100-53200-40-00000	R & M STRUCTURES	29.17	134997	09/30/25
1649	KEITH'S ACE HARDWARE	160243	09/23/25	P	100-53210-62-00000	HERITAGE PARK MAINTENANCE	41.40	134997	09/30/25
1649	KEITH'S ACE HARDWARE	160247	09/23/25	P	100-53200-40-00000	R & M STRUCTURES	21.97	134997	09/30/25
1649	KEITH'S ACE HARDWARE	160324	09/29/25	P	100-53210-62-00000	HERITAGE PARK MAINTENANCE	9.98	134997	09/30/25
						TOTAL FOR CHECK #134997	218.50		
1	LASSITER, PPTY MGT, DONNA	U0030001185013A	09/26/25	P	500-20000-00-00000	ACCOUNTS PAYABLE	6.18	134998	09/30/25
						TOTAL FOR CHECK #134998	6.18		
1	LOZANO, DIANA	U0070005640012A	09/26/25	P	500-20000-00-00000	ACCOUNTS PAYABLE	65.66	134999	09/30/25
						TOTAL FOR CHECK #134999	65.66		
1	MAHONE, HEATHER	U0260000500003A	09/26/25	P	500-20000-00-00000	ACCOUNTS PAYABLE	97.22	135000	09/30/25
						TOTAL FOR CHECK #135000	97.22		
1	MANAGEMENT, FBM PROPERTY	U0040005080015A	09/26/25	P	500-20000-00-00000	ACCOUNTS PAYABLE	15.66	135001	09/30/25
						TOTAL FOR CHECK #135001	15.66		
1	MANAGMENT, FBM PROPERTY	U0030001125014A	09/26/25	P	500-20000-00-00000	ACCOUNTS PAYABLE	15.66	135002	09/30/25
						TOTAL FOR CHECK #135002	15.66		
2185	MASSEY'S TIRES & WHEELS	5090-14	09/18/25	P	100-53202-40-00000	R & M AUTO/TRUCK	155.00	135003	09/30/25
						TOTAL FOR CHECK #135003	155.00		
1	MOFFETT, DARREN	U0300000750001A	09/26/25	P	500-20000-00-00000	ACCOUNTS PAYABLE	96.87	135004	09/30/25
						TOTAL FOR CHECK #135004	96.87		
2251	O'REILLY AUTOMOTIVE, INC.	0868-263295	09/04/25	P	550-53206-46-00000	R & M HEAVY EQUIPMENT	37.97	135005	09/30/25
2251	O'REILLY AUTOMOTIVE, INC.	0868-263295 CR.	09/30/25	P	550-53206-46-00000	R & M HEAVY EQUIPMENT	(0.76)	135005	09/30/25
						TOTAL FOR CHECK #135005	37.21		
1	OWNER LLC, VCP 30 DUPLEX	U0090004170008A	09/26/25	P	500-20000-00-00000	ACCOUNTS PAYABLE	478.39	135006	09/30/25
						TOTAL FOR CHECK #135006	478.39		
1	REDWOOD REAL ESTATE LLC	U0090000170002A	09/26/25	P	500-20000-00-00000	ACCOUNTS PAYABLE	5.24	135007	09/30/25
						TOTAL FOR CHECK #135007	5.24		
1	RESIDENTIAL IV LLC, PACIFIC	U0180000040016A	09/26/25	P	500-20000-00-00000	ACCOUNTS PAYABLE	15.66	135008	09/30/25
						TOTAL FOR CHECK #135008	15.66		

Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Number	Check Date
1	RS X II DALLAS OWNER 1, L.P.	U0200000480002A	09/26/25	P	500-20000-00-00000	ACCOUNTS PAYABLE	57.60	135009	09/30/25
						TOTAL FOR CHECK #135009	57.60		
1	SANDERS, TANYA	U0020005500008A	09/26/25	P	500-20000-00-00000	ACCOUNTS PAYABLE	15.47	135010	09/30/25
						TOTAL FOR CHECK #135010	15.47		
2379	SUNBELT RENTALS	174531338-0001	09/22/25	P	500-53511-41-00000	RENTAL EQUIPMENT	293.61	135011	09/30/25
						TOTAL FOR CHECK #135011	293.61		
1	TAYLOR ENSLEY, JACK TIETJEN	U0210000925017A	09/26/25	P	500-20000-00-00000	ACCOUNTS PAYABLE	147.21	135012	09/30/25
						TOTAL FOR CHECK #135012	147.21		
100273	Team Marathon Fitness, Inc.	ORD0074120A	09/30/25	P	100-51310-60-00000	OTHER SMALL EQUIPMENT	9,763.00	135013	09/30/25
						TOTAL FOR CHECK #135013	9,763.00		
100163	Town Square Title Company ,LLC	GFNO:025-63495A	09/30/25	P	410-55001-00-00000	CAPITAL EXPENDITURES	2,712.00	135014	09/30/25
						TOTAL FOR CHECK #135014	2,712.00		
3902	TRAVIS BRUTON	93025	09/30/25	P	100-53326-01-00000	CONF, TRAIN, & TRVL - PLACE 4	128.00	135015	09/30/25
3902	TRAVIS BRUTON	93025	09/30/25	P	100-53558-01-PLC03	COUNCIL INITIATIVES	140.83	135015	09/30/25
						TOTAL FOR CHECK #135015	268.83		
1	TREADAWAY, ELIZABETH	U0100003490001A	09/26/25	P	500-20000-00-00000	ACCOUNTS PAYABLE	11.93	135016	09/30/25
						TOTAL FOR CHECK #135016	11.93		
1	TRIMBLE, COREY	U0050003990022A	09/26/25	P	500-20000-00-00000	ACCOUNTS PAYABLE	15.66	135017	09/30/25
						TOTAL FOR CHECK #135017	15.66		
1	UTILITY, KCK	U0573985793000A	09/26/25	P	500-20000-00-00000	ACCOUNTS PAYABLE	1,492.43	135018	09/30/25
						TOTAL FOR CHECK #135018	1,492.43		
4242	VCA ANIMAL HOSPITALS, INC.	5708700164	09/24/25	P	100-53519-32-00000	ANIMAL SERVICES EXPENSE	242.22	135019	09/30/25
4242	VCA ANIMAL HOSPITALS, INC.	5708700201	09/24/25	P	100-53519-32-00000	ANIMAL SERVICES EXPENSE	50.31	135019	09/30/25
						TOTAL FOR CHECK #135019	292.53		
1	WHITE, PIPER	U0280000450001A	09/26/25	P	500-20000-00-00000	ACCOUNTS PAYABLE	96.87	135020	09/30/25
						TOTAL FOR CHECK #135020	96.87		
1	WILLIAMS, UNETIS	U0270000535001A	09/26/25	P	500-20000-00-00000	ACCOUNTS PAYABLE	5.24	135021	09/30/25
						TOTAL FOR CHECK #135021	5.24		

Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Number	Check Date
						GRAND TOTAL	1,556,976.91		

Check Number	Check Date	Vendor Name	Net Check Amount	Check Status	Check Type
Cash Account: 999-10082-00 00000					
134869	09/02/25	MOTOROLA SOLUTIONS INC.	3,181.50	0	Quick Check
134871	09/03/25	ELLIS APPRAISAL DISTRICT	11,117.35	R	EFTPS
134872	09/03/25	Rockstar Land Surveying, LLC	2,700.00	0	Regular
134877	09/03/25	ADT SECURITY SECURITY SERVICES	64.14	0	Regular
134878	09/05/25	AIR SUPPLY	321.57	0	Regular
134879	09/05/25	APPLIED CONCEPTS, INC.	85.00	0	Regular
134880	09/05/25	Baker, Marchelle	78.00	0	Regular
134881	09/05/25	BOUND TREE MEDICAL, LLC.	437.00	0	Regular
134882	09/05/25	BRITTON METER REPAIR	122.48	0	Regular
134883	09/05/25	DELL INC.	424.98	R	Wire Transfer
134884	09/05/25	GOVERNMENT RESOURCES ASSOCIATE	1,095.00	0	Regular
134885	09/05/25	HERITAGE AIR SERVICES, LLC	5,196.11	0	Regular
134886	09/05/25	INTERSTATE BILLING SERVICES	1,409.92	0	Regular
134887	09/05/25	INVESTMENT INC, BASA MARSI	89.68	0	Regular
134888	09/05/25	Joe Goddard Enterprises LLC	8,944.90	0	Regular
134889	09/05/25	MASSEY'S TIRES & WHEELS	200.00	0	Regular
134891	09/05/25	NATIONAL ALL PRO QUICK LUBE	63.82	0	Regular
134892	09/05/25	Oldham, Klement & Noga, PLLC	858.00	0	Regular
134893	09/05/25	RASHEED, STACEY	770.90	0	Regular
134894	09/05/25	RED OAK AREA CHAMBER OF COMMER	8,000.00	0	Regular
134895	09/05/25	RITA COOK	68.75	0	Regular
134896	09/05/25	WEST NORTH TEXAS INSPECTION SE	23,993.20	0	Regular
134897	09/05/25	BELLE STUDIO, LLC	364.00	0	Regular
134898	09/05/25	MITCHELL, VALLERY	39.00	0	Regular
134899	09/13/25	Aoka Engineering LLC	1,056.90	0	Regular
134900	09/13/25	BOUND TREE MEDICAL, LLC.	114.65	0	Regular
134901	09/13/25	BRITTON METER REPAIR	570.00	0	Regular
134902	09/13/25	CHARTER COMMUNICATIONS dba SPE	702.50	0	Regular
134903	09/13/25	David Chen	54.13	0	Regular
134904	09/13/25	DAHILL OFFICE TECHNOLOGY CORPO	1,229.25	R	EFTPS
134905	09/13/25	DAHILL OFFICE TECHNOLOGY CORPO	277.22	0	Regular
134906	09/13/25	DELL INC.	4,382.91	R	Wire Transfer
134907	09/13/25	EQUIPMENTSHARE.COM, INC.	200.16	0	Regular
134908	09/13/25	Guardian 7 Aerial Imaging and	57.00	0	Regular
134909	09/13/25	Gwendolyn Brown	50.00	0	Regular
134910	09/13/25	Home Depot Credit Services	149.40	R	EFTPS
134911	09/13/25	INTERSTATE BILLING SERVICES	1,361.04	0	Regular
134912	09/13/25	KEITH'S ACE HARDWARE	373.94	0	Regular
134913	09/13/25	KRONOS SAASHR, INC.	31.50	0	Regular
134914	09/13/25	MASSEY'S TIRES & WHEELS	20.00	0	Regular
134915	09/13/25	MIPA ENTERPRISES, LLC	365.00	0	Regular
134916	09/13/25	MR. TREE SERVICE	2,925.00	0	Regular
134917	09/13/25	NATIONAL ALL PRO QUICK LUBE	80.65	0	Regular
134919	09/13/25	SHIPMAN TIRE & AUTO SERVICE	1,095.00	0	Regular

Check Number	Check Date	Vendor Name	Net Check Amount	Check Status	Check Type
134920	09/13/25	TK ELEVATOR CORPORATION	795.00	0	Regular
134921	09/13/25	TRANSUNION RISK AND ALTERNATIV	75.00	0	Regular
134922	09/19/25	SONJA A. BROWN	506.00	0	Regular
134923	09/19/25	STEPHANNE HALE	414.00	0	Regular
134924	09/19/25	TRAVIS BRUTON	414.00	0	Regular
134925	09/19/25	AT&T MOBILITY	4,113.35	0	Regular
134927	09/19/25	BERRY COMPANIES, INC.	409.50	0	Regular
134928	09/19/25	CITY OF DESOTO	6,666.66	R	ACH
134929	09/19/25	Community National Title, LLC	32,667.00	R	Wire Transfer
134930	09/19/25	COMMUNITY WASTE DISPOSAL L.P.	105,471.12	R	ACH
134931	09/19/25	David Lara	3,000.00	0	Regular
134932	09/19/25	DALLAS CENTRAL APPRAISAL DISTR	5,774.00	R	ACH
134933	09/19/25	DATAVOX INC.	6,734.63	0	Regular
134934	09/19/25	DELL INC.	7,367.42	R	Wire Transfer
134935	09/19/25	DESOTO JANITORIAL SUPPLY	59.00	0	Regular
134936	09/19/25	EQUIPMENTSHARE.COM, INC.	22,998.00	0	Regular
134937	09/19/25	JETS FIRE & SAFETY	341.40	0	Regular
134938	09/19/25	MASSEY'S TIRES & WHEELS	20.00	0	Regular
134939	09/19/25	MIPA ENTERPRISES, LLC	250.00	0	Regular
134940	09/19/25	NATIONAL ALL PRO QUICK LUBE	174.47	0	Regular
134941	09/19/25	NICHOLS, JACKSON, DILLARD, HAG	11,315.50	R	ACH
134942	09/19/25	O'REILLY AUTOMOTIVE, INC.	790.84	R	EFTPS
134943	09/19/25	PUMP SOLUTIONS	13,743.00	0	Regular
134944	09/19/25	TEXAS COMM ON LAW ENFORCEMENT	35.00	0	Regular
134945	09/19/25	TK ELEVATOR CORPORATION	2,102.50	0	Regular
134946	09/19/25	TRINITY RIVER AUTHORITY	989.50	R	EFTPS
134947	09/19/25	TXU ENERGY	20,329.48	R	EFTPS
134948	09/19/25	WEX BANK	13,003.07	R	EFTPS
134949	09/26/25	AIRESPRING INC.	7,057.55	R	EFTPS
134950	09/26/25	APPLIED CONCEPTS, INC.	1,085.00	0	Regular
134951	09/26/25	AT&T	1,583.78	0	Regular
134952	09/26/25	ATMOS ENERGY	636.74	R	EFTPS
134953	09/26/25	BEST SOUTHWEST PARTNERSHIP	3,000.00	0	Regular
134954	09/26/25	Community National Title, LLC	197,837.50	R	Wire Transfer
134955	09/26/25	COMPTROLLER OF PUBLIC ACCOUNTS	36,991.42	R	EFTPS
134956	09/26/25	COMPTROLLER OF PUBLIC ACCOUNTS	9,583.64	R	EFTPS
134957	09/26/25	Dallas County	47.83	0	Regular
134958	09/26/25	DALLAS WATER UTILITIES	172,354.96	R	ACH
134959	09/26/25	EQUIPMENTSHARE.COM, INC.	27,361.00	0	Regular
134960	09/26/25	FBI-LEEDA INC	795.00	0	Regular
134961	09/26/25	Geomatic Solutions, Inc	675.00	0	Regular
134962	09/26/25	GRAINGER	403.97	0	Regular
134963	09/26/25	GT DISTRIBUTORS, INC.	4,460.56	0	Regular
134964	09/26/25	HILCO ELECTRIC	9,252.72	R	EFTPS
134965	09/26/25	Industrial Power LLC	9,911.95	0	Regular

Check Number	Check Date	Vendor Name	Net Check Amount	Check Status	Check Type
134966	09/26/25	Jasmyn Otote	750.00	0	Regular
134968	09/26/25	LEATHAM FAMILY, LLC	302.50	0	Regular
134969	09/26/25	Linda Buentello	500.00	0	Regular
134970	09/26/25	LINEBARGER GOGGAN BLAIR & SAMP	4,031.29	0	Regular
134971	09/26/25	Matrix Imaging Solutions, LLC	1,550.42	0	Regular
134972	09/26/25	MCCALL F INC	358,046.00	R	EFIPS
134973	09/26/25	NATIONAL ALL PRO QUICK LUBE	89.45	0	Regular
134974	09/26/25	Prism Electric, INC.	2,500.00	0	Regular
134975	09/26/25	PRIMARY HEALTH, INC d/b/a CARE	390.00	0	Regular
134976	09/26/25	RANDY R. KELLY JR	307.29	0	Regular
134978	09/26/25	Town Square Title Company ,LLC	300,871.86	R	Wire Transfer
134979	09/26/25	Unique Visions by Ingrid, LLC	12,000.00	0	Regular
134980	09/26/25	VCA ANIMAL HOSPITALS, INC.	159.72	0	Regular
134981	09/30/25	CALLAWAY, CASS ROBERT	6,000.00	0	Regular
134982	09/30/25	ADT SECURITY SECURITY SERVICES	64.14	0	Regular
134983	09/30/25	AIR SUPPLY	156.17	0	Regular
134984	09/30/25	ARN, MICHAEL	85.77	0	Regular
134985	09/30/25	BELL, KESHA	97.66	0	Regular
134986	09/30/25	BORROWER LP, STAR 2021-SFR1	11.26	0	Regular
134987	09/30/25	BOUND TREE MEDICAL, LLC.	2,613.53	0	Regular
134988	09/30/25	BRITTON METER REPAIR	923.46	0	Regular
134989	09/30/25	CHUCK FAIRBANKS CHEVROLET	112.50	0	Regular
134990	09/30/25	Community National Title, LLC	2,158.00	R	Wire Transfer
134991	09/30/25	County Press Enterprises, LLC	1,961.00	0	Regular
134992	09/30/25	CORNELL, KEISHA, KIRAN	110.65	0	Regular
134993	09/30/25	Defender Supply LLC	1,453.24	0	Regular
134994	09/30/25	H2O ANALYTICS CORPORATION	10,086.04	0	Regular
134995	09/30/25	Home Depot Credit Services	1,574.65	R	EFIPS
134996	09/30/25	INTERSTATE BILLING SERVICES	3,371.07	0	Regular
134997	09/30/25	KEITH'S ACE HARDWARE	218.50	0	Regular
134998	09/30/25	LASSITER, PPTY MGT, DONNA	6.18	0	Regular
134999	09/30/25	LOZANO, DIANA	65.66	0	Regular
135000	09/30/25	MAHONE, HEATHER	97.22	0	Regular
135001	09/30/25	MANAGEMENT, FBM PROPERTY	15.66	0	Regular
135002	09/30/25	MANAGMENT, FBM PROPERTY	15.66	0	Regular
135003	09/30/25	MASSEY'S TIRES & WHEELS	155.00	0	Regular
135004	09/30/25	MOFFETT, DARREN	96.87	0	Regular
135005	09/30/25	O'REILLY AUTOMOTIVE, INC.	37.21	R	EFIPS
135006	09/30/25	OWNER LLC, VCP 30 DUPLEX	478.39	0	Regular
135007	09/30/25	REDWOOD REAL ESTATE LLC	5.24	0	Regular
135008	09/30/25	RESIDENTIAL IV LLC, PACIFIC	15.66	0	Regular
135009	09/30/25	RS X II DALLAS OWNER 1, L.P.	57.60	0	Regular
135010	09/30/25	SANDERS, TANYA	15.47	0	Regular
135011	09/30/25	SUNBELT RENTALS	293.61	0	Regular
135012	09/30/25	TAYLOR ENSLEY, JACK TIETJEN	147.21	0	Regular

Check Number	Check Date	Vendor Name	Net Check Amount	Check Status	Check Type
135013	09/30/25	Team Marathon Fitness, Inc.	9,763.00	0	Regular
135014	09/30/25	Town Square Title Company ,LLC	2,712.00	R	Wire Transfer
135015	09/30/25	TRAVIS BRUTON	268.83	0	Regular
135016	09/30/25	TREADAWAY, ELIZABETH	11.93	0	Regular
135017	09/30/25	TRIMBLE, COREY	15.66	0	Regular
135018	09/30/25	UTILITY, KCK	1,492.43	0	Regular
135019	09/30/25	VCA ANIMAL HOSPITALS, INC.	292.53	0	Regular
135020	09/30/25	WHITE, PIPER	96.87	0	Regular
135021	09/30/25	WILLIAMS, UNETIS	5.24	0	Regular

115	Checks total:	236,184.18
5	ACH total:	301,582.24
15	EFTPS total:	470,788.82
8	Wire transfer total:	548,421.67
0	Payment Manager total:	
143	GRAND TOTALS	1,556,976.91

CASH AND INVESTMENT REPORT
As of September 30, 2025

SEPTEMBER 2025 CASH AND INVESTMENT REPORT

POOLED CASH RECONCILIATION		
Fund	Balance In Pooled Cash Per General Ledger	
100 General Fund	\$ 13,530,845.11	
200 Court Technology	\$ 20,720.62	
201 Court Security	\$ 37,397.25	
202 Truancy Prevention	\$ 5,327.94	
203 Local Court Tech Fund	\$ 4,526.38	
204 Local Muni Jury Fund	\$ 548.35	
205 911 Wireless	\$ 326,509.84	
215 Street Impact	\$ 1,347,244.20	
216 Keep Glenn Heights Beautiful	\$ 267.16	
230 Park Fees	\$ 732,653.22	
*250 Operating Grants	\$ (454,279.71)	
251 ARPA Fund	\$ 104,023.31	
260 Unemployment Comp	\$ 7,703.82	
300 Debt Service	\$ 92,156.46	
402 2015 CO Bond	\$ 875.34	
**403 2016 GO BOND	\$ (2,195.61)	
406 Vehicle Replacement	\$ 22,245.09	
410 GF Capital Projects	\$ 4,931,726.13	
412 Veterans Memorial	\$ 94.26	
423 P.E.G. Fund	\$ 14,435.08	
500 Water & Sewer	\$ 3,564,310.54	
505 Capital Projects	\$ (162,588.58)	
515 W/S Impact	\$ 3,779,022.84	
550 Drainage	\$ 870,474.21	
TOTAL POOLED CASH - GL	\$ 28,774,043.25	

**Need to reimburse Pooled cash for expenses

Balance per Prosperity Statement	\$ 4,659,884.95
Balance per TexStar Statement	\$ 10,397,399.08
Balance per LOGIC Statement	\$ 12,337,874.04
TOTAL POOLED CASH	\$ 27,395,158.07
Reconciling Items:	\$ (1,378,885.18)
Add: Deposits In-Transit	
Less: Outstanding Checks	
Less: Outstanding Other	
Adjusting Items	
Adjusted GL Balance	\$ 27,395,158.07
Unreconciled Difference	\$ (1,378,885.18)

OTHER PROSPERITY BANK ACCOUNTS RECONCILIATION								
Bank Account	Beginning GL Balance	Beginning Balance Per Bank Statement	Add: Deposits in Transit	Less: Outstanding Checks	Other Reconciling Items	Ending GL Balance	Unreconciled Difference	
Cash Benefits Trust	\$ 6,614.99	\$ 6,614.99	\$ -	\$ -	\$ 5.44	\$ 6,620.43	\$ -	
Seizure Hold	\$ 5,630.19	\$ 5,630.19	\$ -	\$ -	\$ 5.09	\$ 5,635.28	\$ -	
Customer W/S Deposits	\$ 462,244.48	\$ 462,244.48	\$ -	\$ -	\$ 379.93	\$ 462,624.41	\$ -	
Park Development Fees	\$ 220,612.89	\$ 220,612.89	\$ -	\$ -	\$ 453.31	\$ 221,066.20	\$ -	
W/S Impact Fees	\$ 428,774.56	\$ 428,774.56	\$ -	\$ -	\$ 1,145.36	\$ 429,919.92	\$ -	
Street Impact	\$ 264,721.18	\$ 264,721.18	\$ -	\$ -	\$ 217.58	\$ 264,938.76	\$ -	
PEG Fund	\$ 61,720.20	\$ 61,720.20	\$ -	\$ -	\$ 50.73	\$ 61,770.93	\$ -	
Chamber of Commerce	\$ 17,467.64	\$ 17,467.64	\$ -	\$ -	\$ 14.36	\$ 17,482.00	\$ -	
Veterans Memorial	\$ 2,911.18	\$ 2,911.18	\$ -	\$ -	\$ 2.39	\$ 2,913.57	\$ -	
TOTAL OTHER PROSP	\$ 1,470,697.31					\$ 1,472,971.50		

TOTAL CASH/INVESTMENT BAL	
FUND	CASH BALANCE
100 General Fund	\$ 13,530,845.11
200 Court Technology	\$ 20,720.62
201 Court Security	\$ 37,397.25
202 Truancy Prevention	\$ 5,327.94
203 Local Court Tech Fund	\$ 4,526.38
204 Local Muni Jury Fund	\$ 548.35
205 911 Wireless	\$ 326,509.84
213 Federal Seizure	\$ 3,456.86
215 Street Impact Fees	\$ 1,612,182.96
216 KGHB	\$ 267.16
230 Park Fees	\$ 953,719.42
250 Operating Grants	\$ (454,279.71)
251 ARPA	\$ 104,023.31
260 Unemployment Comp	\$ 7,703.82
300 Debt Service	\$ 92,156.46
403 2016 GO Bond	\$ 2,425,891.75
406 Vehicle Replacement	\$ 22,245.09
410 General Fund Capital Projects	\$ 4,931,726.13
412 Veterans Memorial	\$ 3,007.83
500 W/S Fund	\$ 4,026,934.95
505 Capital Projects	\$ (162,588.58)
515 W/S Impact Fees	\$ 4,208,942.76
550 Drainage	\$ 870,474.21
Benefits Trust - Cash	\$ 6,620.43
Seizure Hold - Cash	\$ 5,635.28
Chamber of Commerce	\$ 17,482.00
	\$ 32,601,477.62

BANK SECURITY PROSPERITY (PLEDGED COLLATERAL)	
POOLED CASH ACCOUNT	\$ 4,659,884.95
BENEFITS TRUST ACCOUNT	\$ 6,620.43
STREET IMPACT FEES (4593)	\$ 264,938.76
WWW IMPACT FEES (7207)	\$ 429,919.92
SEIZURE HOLD	\$ 5,635.28
VETERAN'S MEMORIAL	\$ 2,913.57
CASH PARK FEES (2949)	\$ 221,066.20
WATER CUSTOMER DEPOSITS	\$ 462,624.41
CHAMBER OF COMMERCE	\$ 17,482.00
PEG FUND	\$ 61,770.93
TOTAL BANK BALANCES	\$ 6,132,856.45
LESS FDIC INSURED	\$ (250,000.00)
COLLATERALIZED TOTAL:	\$ 5,882,856.45
COLLATERALIZED TOTAL 102%	\$ 6,000,513.58
COLLATERAL PER BANK	\$ 10,166,241.03

APR %	
Prosperity Bank	1.0000%
TexStar	4.2135%
LOGIC	4.3317%

TEXSTAR RECONCILIATION			
Fund	GL Balance - Texstar	Add: Interest/Other	Balance Per Bank Statement
Fed Seizure	\$ 3,456.86		\$ 3,456.86
State Seizure	\$ 12,063.93		\$ 12,063.93
2016 GO Bond	\$ 2,428,087.36		\$ 2,428,087.36
TOTAL NON-POOLED TEXSTAR	\$ 2,443,608.15	\$ -	\$ 2,443,608.15
CHECK			

CITY OF GLENN HEIGHTS
SEPTEMBER 2025 OVERTIME REPORT
PAYROLLS FOR 09/11 & 09/25/2025
PAY PERIODS 08/25 - 09/07; 09/08 - 09/21

COURT						TOTAL HOURS	TOTAL AMOUNT
EMP NO#	POSITION	1st PP	AMOUNT	2nd PP	AMOUNT		
01-XXXX	COURT CLERK	-	-	0.50	15.81	0.50	15.81
*** DEPARTMENT TOTALS ***		-	-	0.50	15.81	0.50	15.81

Preparation for court

FIRE						TOTAL HOURS	TOTAL AMOUNT
EMP NO#	POSITION	1st PP	AMOUNT	2nd PP	AMOUNT		
01-XXXX	PARAMEDIC	40.00	1,132.80	40.00	1,132.80	80.00	2,265.60
01-XXXX	FIRE CAPTAIN	32.00	1,707.63	-	-	32.00	1,707.63
01-XXXX	FIREFIGHTER/PARAMEDIC	28.00	1,056.64	-	-	28.00	1,056.64
01-XXXX	PARAMEDIC	16.00	474.42	-	-	16.00	474.42
01-XXXX	DRIVER/ENGINEER	28.00	1,292.71	-	-	28.00	1,292.71
01-XXXX	PARAMEDIC	-	-	40.00	1,132.80	40.00	1,132.80
01-XXXX	FIREFIGHTER/PARAMEDIC	13.00	470.73	-	-	13.00	470.73
01-XXXX	PARAMEDIC	-	-	64.00	1,872.48	64.00	1,872.48
01-XXXX	FIREFIGHTER/PARAMEDIC	28.00	1,013.88	-	-	28.00	1,013.88
01-XXXX	PARAMEDIC	16.00	453.12	-	-	16.00	453.12
01-XXXX	FIREFIGHTER/PARAMEDIC	15.00	543.15	-	-	15.00	543.15
*** DEPARTMENT TOTALS ***		216.00	8,145.08	144.00	4,138.08	360.00	12,283.16

Built in overtime, coverage for sick employees, employees on medical and paternity leave, and employees absent from training.

POLICE						TOTAL HOURS	TOTAL AMOUNT
EMP NO#	POSITION	1st PP	AMOUNT	2nd PP	AMOUNT		
01-XXXX	INTERIM POLICE SERGEANT			1.50	107.17	1.50	107.17
01-XXXX	RECORDS & PROPERTY COORDINATOR	4.25	187.38	2.25	98.82	6.50	286.20
01-XXXX	POLICE OFFICER	3.50	179.81	3.25	166.97	6.75	346.78
01-XXXX	POLICE OFFICER	7.75	398.16	-	-	7.75	398.16
01-XXXX	ANIMAL CONTROL OFFICER	0.75	26.51	-	-	0.75	26.51
01-XXXX	POLICE OFFICER II	-	-	9.50	508.11	9.50	508.11
01-XXXX	POLICE OFFICER	-	-	2.25	117.54	9.25	479.22
01-XXXX	POLICE OFFICER II/SRO	79.50	4,114.23	9.25	479.22	79.50	4,114.23
01-XXXX	CODE COMPLIANCE OFFICER	-	-	0.75	29.52	0.75	29.52

EMP NO#	POSITION	1st PP	AMOUNT	2nd PP	AMOUNT	TOTAL HOURS	TOTAL AMOUNT
01-XXXX	RECORDS & PROPERTY CLERK	-	-	0.25	7.95	0.25	7.95
01-XXXX	POLICE SERGEANT	-	-	14.75	1,021.92	14.75	1,021.92
01-XXXX	POLICE OFFICER	11.00	761.78	4.50	311.77	15.50	1,073.55
01-XXXX	POLICE OFFICER	-	-	4.75	244.03	4.75	244.03
01-XXXX	POLICE OFFICER/SRO	23.50	1,207.31	80.75	4,148.53	104.25	5,355.84
01-XXXX	POLICE SERGEANT	4.25	295.01	7.75	538.62	12.00	833.63
01-XXXX	DISPATCH SUPERVISOR	16.00	744.39	10.00	467.24	26.00	1,211.63
01-XXXX	POLICE OFFICER	-	-	3.50	181.33	3.50	181.33
01-XXXX	POLICE OFFICER	-	-	2.00	102.75	2.00	102.75
01-XXXX	POLICE OFFICER	7.75	398.16	-	-	7.75	398.16
01-XXXX	COMMUNICATIONS OFFICER	-	-	4.00	150.32	4.00	150.32
01-XXXX	POLICE OFFICER	-	-	7.25	375.61	7.25	375.61
01-XXXX	POLICE OFFICER II	31.00	1,592.63	-	-	31.00	1,592.63
01-XXXX	COMMUNICATIONS OFFICER	-	-	1.00	35.94	1.00	35.94
*** DEPARTMENT TOTALS ***		189.25	9,905.37	169.25	9,093.36	356.25	18,881.19

Late call/reports, case load, shift coverage, SRO billable

STREETS						TOTAL HOURS	TOTAL AMOUNT
EMP NO#	POSITION	1st PP	AMOUNT	2nd PP	AMOUNT	TOTAL HOURS	TOTAL AMOUNT
01-XXXX	UTILITY WORKER III	4.50	176.99	-	-	4.50	176.99
01-XXXX	INSPECTOR	-	-	10.00	480.62	10.00	480.62
01-XXXX	UTILITY WORKER II	-	-	3.00	110.79	3.00	110.79
*** DEPARTMENT TOTALS ***		4.50	176.99	13.00	591.41	17.50	768.40

Well reads, O'Reilly and Tractor Supply contractor inspections and water main leak repair

UTILITY ADMINISTRATION						TOTAL HOURS	TOTAL AMOUNT
EMP NO#	POSITION	1st PP	AMOUNT	2nd PP	AMOUNT	TOTAL HOURS	TOTAL AMOUNT
01-XXXX	CUSTOMER SERVICE CLERK	3.00	92.81	-	-	3.00	92.81
01-XXXX	CUSTOMER SERVICE CLERK	0.50	14.78	-	-	0.50	14.78
*** DEPARTMENT TOTALS ***		3.50	107.59	-	-	3.50	107.59

Mass utility disconnects for non-payment.

WATER OPERATIONS						TOTAL HOURS	TOTAL AMOUNT
EMP NO#	POSITION	1st PP	AMOUNT	2nd PP	AMOUNT	TOTAL HOURS	TOTAL AMOUNT
01-XXXX	UTILITY WORKER II	5.50	203.12	-	-	5.50	203.12
01-XXXX	UTILITY WORKER II	1.00	36.93	2.00	73.86	3.00	110.79
*** DEPARTMENT TOTALS ***		6.50	240.05	2.00	73.86	8.50	313.91

Multiple city water main breaks, completing city service work orders, check water leak coming field

WASTEWATER OPERATIONS						TOTAL	TOTAL
EMP NO#	POSITION	1st PP	AMOUNT	2nd PP	AMOUNT	HOURS	AMOUNT
01-XXXX	UTILITY WORKER III	-	-	0.50	17.39	0.50	17.39
01-XXXX	UTILITY WORKER I	-	-	20.00	655.50	20.00	655.50
01-XXXX	UTILITY WORKER III	-	-	8.00	314.64	8.00	314.64
*** DEPARTMENT TOTALS ***		-	-	28.50	987.53	28.50	987.53

City water main repair, City event set up and take down for Heritage Hispanic day, multiple water cut offs and reconnects, multiple water sewer backup repair, well reads, check Heritage Lift Station pump failed, Resident not receiving water, resident shower was leaking and request for water to be cut off, door at City Hall broke and would not lock, unlock ladies restroom at AAPark, water leak on resident side.

STORMWATER OPERATIONS						TOTAL	TOTAL
EMP NO#	POSITION	1st PP	AMOUNT	2nd PP	AMOUNT	HOURS	AMOUNT
01-XXXX	UTILITY WORKER I	16.50	538.07	10.25	334.25	26.75	872.32
*** DEPARTMENT TOTALS ***		16.50	538.07	10.25	334.25	26.75	872.32

Water cut-offs and on occurred throughout the city, including multiple residential water repairs. A contractor hit a water line, and the domestic side of a resident's meter was leaking.

*** REPORT TOTALS ***	436.25	19,113.15	367.50	15,234.30	801.50	34,229.91
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AGENDA SUMMARY SHEET

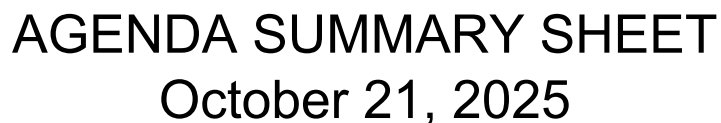
October 21, 2025

AGENDA, ITEM 4

Discussion and possible action to consider placing an item on a future Agenda, per Article 1.02.044(c) – Council Agenda Requests, regarding the eligibility of candidate filings for City Council, specifically relating to the filing of an application containing a residential address not owned or occupied by the candidate, the subsequent acknowledgment of this fact to city staff, and the City’s response upon notification. (Council Member Stephanie Hale)

Motion	
Second	
For	Brown, Benford, Mosley, Garrett, Bruton, Hale, and Lightfoot
Against	Brown, Benford, Mosley, Garrett, Bruton, Hale, and Lightfoot
Abstain	
Approve/ Deny/ Table	

[illegible]



Discussion and possible action to consider placing an item on a future Agenda, per Article 1.02.044(c) – Council Agenda Requests, regarding Proposition C on the November 4, 2025 Charter Amendment Election Ballot, “shall Section 2.03 of the Home Rule Charter be amended to disqualify candidacy for a seat on the City Council for persons who have previously been removed by the Council for misconduct.” (Council Member Stephanie Hale)

[illegible]

