



**NOTICE AND AGENDA
CITY COUNCIL
SEPTEMBER 15, 2026, 7:00 P.M.
CITY COUNCIL MEETING**

Notice is hereby given that the City Council of the City of Glenn Heights, Texas will hold a City Council Meeting on Tuesday, September 15, 2026, beginning at 7:00 P.M., 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

CITY OF GLENN HEIGHTS VISION AND MISSION STATEMENT

Vision Statement

The City of Glenn Heights is a safe, inclusive, and welcoming community that celebrates our small-town charm with urban amenities, where families can live, work, and play.

Mission Statement

To provide services, amenities, infrastructure, and an exceptional quality of life that allows diverse citizens to engage and thrive in our community.

NOTICE OF DECORUM

To ensure that City Council meetings are conducted in an orderly, respectful, and efficient manner, all attendees are expected to observe the following standards of decorum:

- Address the Council only when recognized by the Mayor or Presiding Officer.
- Refrain from interrupting Council Members, City staff, speakers, or other attendees.

- Do not call out comments, directions, or instructions from the audience during the meeting. Demonstrations, shouting, or other disruptive conduct is prohibited.
- Maintain respectful behavior at all times. Personal attacks, threatening behavior, or conduct that disrupts the orderly transaction of business will not be permitted.

The Mayor or Presiding Officer is responsible for preserving order and may take appropriate action, including issuing a warning, directing an individual to cease disruptive behavior, requesting removal from the meeting, or recessing the meeting when necessary to ensure compliance with applicable law and the City's rules of procedure.

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

- Sickle Cell Awareness Month, September 2026
- Suicide Prevention Month, September 2026
- National Hispanic Heritage Month, September 15, 2026-October 15, 2026
- Proclamation Recognizing the Incorporation of the City of Glenn Heights - September 16, 2026
- Constitution Week, September 17-23, 2026
- National GEAR UP Week, September 21-25, 2026

EVENTS

- Mayor's Town Hall Meeting, "Let's Taco Bout It", September 29, 2026, 6:30 P.M., Glenn Heights Community Center, 1938-D South Hampton Road, Glenn Heights, Texas
- National Night Out, October 6, 2026, 5:00 P.M. – 8:00 P.M., Glenn Heights City Center, 1938 South Hampton Road, 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 8, 2026, City Council Meeting. (Brandi Brown, City Secretary)

AGENDA

1. Discussion, Public Hearing to receive testimony, and take action to approve Ordinance O-10-26, adopting the Budget for the Fiscal Year beginning October 1,

2026, and ending September 30, 2027. (Record Vote) (Clifford Blackwell, City Manager)

2. Discussion and take action to approve Ordinance O-11-26, adopting and levying ad valorem taxes for the year 2026 (Fiscal Year 2026-2027) at a rate of \$0.590821 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Glenn Heights, Texas. (Record Vote) (Clifford Blackwell, City Manager)
3. Discussion and take action to approve Resolution R-32-26, ratifying the property tax increase reflected in the City's Adopted Fiscal Year 2026-2027 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)
4. Discussion, Public Hearing to receive testimony, and take action to approve Ordinance O-14-26, regarding amendments to Chapter 5:5 (Land Use and Density) and Chapter 5:7 (Future Land Use Plan Map) of the City of Glenn Heights 2024 Comprehensive Plan; and discuss and take possible action to approve, deny, or modify the proposed amendments. (Bester Munyaradzi, Director of Planning and Development Services)
5. Discussion, Public Hearing to receive testimony, and take action to approve Ordinance O-15-26, regarding proposed amendments to the Comprehensive Zoning Ordinance and the Official Zoning Map of the City of Glenn Heights; and discuss and take possible action to approve, deny, or modify the proposed amendments, including adoption of any ordinance necessary to implement such changes. (Bester Munyaradzi, Director of Planning and Development Services)
6. Presentation and discussion regarding the August 2026 Financial Reports. (Sherry Roberts, Finance Director)
7. Discussion and possible direction regarding traffic, mitigation efforts, TxDot, coordination, and construction schedule updates for the I 35E and E. Bear Creek Road., corridor, impact, and Gateway Estates residents. (Council Member Nelda Washington)
8. Discussion and possible direction regarding a mobile application for the City of Glenn Heights to serve as an accessible mobile front door to the municipal website, interactive tools, and city services. (Council Member Nelda Washington)
9. Discussion and take action authorizing the Mayor to cast the City of Glenn Heights' ballot for the 2026 Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election for Places 1 through 4, and to execute all documents necessary to submit the ballot on behalf of the City. (Brandi Brown, City Secretary)
10. Presentation and discussion regarding Fiscal Year 2026-2027 first quarter Community Engagement Events. (Alyssa McGee, Community Engagement Coordinator)
11. Receive an update on the Glenn Heights Animal Shelter and discuss and take action regarding the Animal Shelter's operations, services, location, cost, and/or future needs. (Mayor Pro Tem Travis Bruton)
12. Discussion and take possible action on Ordinance O-16-26, regarding the repeal, amendment, or retention of Ordinance No. O-13-17 regulating donation collection drop

boxes within the City of Glenn Heights, and authorization of any related ordinance amendments deemed necessary by the City Council. (Mayor Sonja A. Brown)

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:
 - A. pursuant to the Texas Government Code, Section 551.071, Consultation with City Attorney; and Section 551.072, Real Property; to deliberate land acquisitions for the East Bear Creek Road Right-of-Way Expansion Project.
 - B. pursuant to the Texas Government Code, Section 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, employment agreement, reassignment, duties, discipline, or dismissal, of a public officer or employee: City Manager.
 - C. pursuant to the Texas Government Code, Section 551.072, Real Property, and 551.071, Consultation with City Attorney; for the purpose of deliberations regarding the purchase, exchange, lease, or value of real property generally located along Bear Creek Road, between S Hampton Road and IH-35E, for the East Bear Creek Road Expansion Project.
2. The City Council shall reconvene into Open Session and take any action arising from Executive Session.

AGENDA

13. Discussion and take action to approve Resolution R-33-26, a Resolution determining the necessity of acquiring real property for the construction of the East Bear Creek Road Expansion Project, authorizing appropriation of the real property and/or the use of the power of eminent domain to acquire the real property for public use, delegating authority to initiate condemnation proceedings to the City Attorney and City Manager. (Clifford Blackwell, City Manager)

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 5:30 P.M. on Wednesday, September 9, 2026.

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

Sickle Cell Awareness Month September 2026

- WHEREAS,** sickle cell disease is an inherited blood disorder that affects millions of people worldwide and approximately 100,000 individuals in the United States, causing chronic pain, serious health complications, and significant challenges for those living with the condition; and
- WHEREAS,** sickle cell disease disproportionately impacts individuals of African, Hispanic, Middle Eastern, Mediterranean, and South Asian descent, making awareness, education, and equitable access to healthcare critically important; and
- WHEREAS,** advances in medical research, treatment options, and supportive care have improved the quality of life and life expectancy for individuals living with sickle cell disease, while continued research offers hope for future breakthroughs and cures; and
- WHEREAS,** increased public awareness helps promote early diagnosis, comprehensive medical care, blood donation, community support, and advocacy efforts that improve outcomes for patients and their families; and
- WHEREAS,** during Sickle Cell Awareness Month, communities across the nation recognize the strength, resilience, and courage of individuals living with sickle cell disease and honor the families, caregivers, healthcare professionals, researchers, and advocates who work tirelessly to support them; and
- WHEREAS,** the City of Glenn Heights is committed to raising awareness of sickle cell disease, encouraging education about its impact, and supporting efforts that foster understanding, compassion, and access to quality healthcare for all residents.

NOW, THEREFORE, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, do hereby proclaim the month of September 2026 as **Sickle Cell Awareness Month** in the City of Glenn Heights, and encourage all residents to increase their understanding of sickle cell disease, support affected individuals and families, and participate in efforts that promote awareness, education, and advocacy throughout the month.

IN WITNESS WHEREOF, I have hereunto set my hand this fifteenth day of September in the year of our Lord two thousand twenty-six.

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

PROCLAMATION



Office of the Mayor ▪ City of Glenn Heights

Suicide Prevention Month September 2026

- WHEREAS,** suicide is a leading cause of death in the United States, claiming the lives of over 49,000 people each year and deeply affecting countless families, friends, and communities; and
- WHEREAS,** suicide does not discriminate and impacts people of all ages, races, and backgrounds, while mental health struggles too often remain hidden due to stigma and lack of awareness; and
- WHEREAS,** prevention is possible and effective, and everyone has a role to play in recognizing the warning signs, extending compassion, and connecting people in crisis with the support they need; and
- WHEREAS,** organizations, advocates, survivors, healthcare providers, and communities across the nation work tirelessly to promote resources such as the 988 Suicide & Crisis Lifeline, raising awareness and offering hope to those in distress; and
- WHEREAS,** the month of September is nationally recognized as Suicide Prevention Month, a time to remember those we have lost, support those who struggle, uplift survivors, and strengthen community efforts to save lives.

NOW, THEREFORE, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, do hereby proclaim the month of September 2026 as **Suicide Prevention Month** in Glenn Heights and encourage all residents to learn more about suicide prevention, foster open conversations about mental health, and extend compassion and support to those in need.

IN WITNESS WHEREOF, I have hereunto set my hand this fifteenth day of September in the year of our Lord two thousand twenty-six.

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

PROCLAMATION



Office of the Mayor • City of Glenn Heights

National Hispanic Heritage Month
September 15, 2026 – October 15, 2026

- WHEREAS,** National Hispanic Heritage Month is observed annually from September 15 to October 15, celebrating the histories, cultures, and contributions of Hispanic and Latino Americans whose heritage traces to Spain, Mexico, the Caribbean, and Central and South America; and
- WHEREAS,** the observance begins on September 15, a date that coincides with the Independence Day celebrations of several Central American nations, including Costa Rica, El Salvador, Guatemala, Honduras, and Nicaragua, followed by Mexico's Independence Day on September 16 and Chile's on September 18; and
- WHEREAS,** Hispanic and Latino Americans have enriched the social, cultural, economic, and political fabric of the United States through their enduring contributions in education, business, science, the arts, public service, and beyond; and
- WHEREAS,** the 2026 National Hispanic Heritage Month theme, "Pioneers of Change: Shaping the Future Together," celebrates the enduring contributions of Hispanic and Latino Americans who have broken barriers, advanced progress, and enriched our society, while encouraging continued collaboration and leadership in shaping the future of our communities and our nation; and
- WHEREAS,** this month serves as a time to reflect on the shared values of family, faith, hard work, and service that unite us, and to celebrate the vibrant traditions that continue to shape our communities and strengthen our nation.

NOW, THEREFORE, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, do hereby proclaim September 15, 2026 – October 15, 2026, as **National Hispanic Heritage Month** in the City of Glenn Heights, and encourage all residents to join in honoring the rich cultural heritage and lasting impact of Hispanic and Latino Americans.

IN WITNESS WHEREOF, I have hereunto set my hand this fifteenth day of September in the year of our Lord two thousand twenty-six.

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

PROCLAMATION



Office of the Mayor • City of Glenn Heights

Recognizing the Incorporation of the City of Glenn Heights September 16, 2026

- WHEREAS,** the City of Glenn Heights, Texas, was officially incorporated on September 16, 1969, born from the vision and determination of its founding residents to preserve their community's identity and shape its own future; and
- WHEREAS,** the city's founding was led by N.L. "Moe" Craddock, a Dallas firefighter and local business owner, who recognized the importance of self-governance and took action to protect the area from annexation by neighboring cities, laying the groundwork for what would become a thriving municipality; and
- WHEREAS,** since its incorporation, Glenn Heights has grown from a small rural settlement of just over 250 residents into a dynamic and diverse city of more than 20,000 people, spanning both Dallas and Ellis counties, while maintaining its close-knit, family-oriented character; and
- WHEREAS,** the City of Glenn Heights has remained committed to progress and innovation, investing in infrastructure, public safety, parks, and community services, while fostering a culture of inclusion, civic engagement, and economic opportunity; and
- WHEREAS,** the city's motto, "Moving From Good to Great, While Reaching New Heights," reflects the spirit of continuous improvement and the shared vision of residents, leaders, and stakeholders who work together to build a brighter future for all; and
- WHEREAS,** the legacy of Glenn Heights is not only rooted in its founding but also in the resilience, pride, and unity of its people, past and present, who have contributed to the city's growth, culture, and success; and
- WHEREAS,** on this 57th Anniversary, we honor the city's rich history, celebrate its achievements, and reaffirm our commitment to preserving its values while embracing the promise of the years ahead.

NOW, THEREFORE, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, do hereby proclaim September 16, 2026, as a day to **Honor the Founding of the City of Glenn Heights**, and encourage all residents to reflect on our shared heritage, participate in community celebrations, and take pride in the continued progress of our beloved city.

IN WITNESS WHEREOF, I have hereunto set my hand this fifteenth day of September in the year of our Lord two thousand twenty-six.

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

PROCLAMATION



Office of the Mayor ▪ City of Glenn Heights

Constitution Week
September 17-23, 2026

WHEREAS, the Constitution of the United States of America, adopted on September 17, 1787, stands as the supreme law of our land and the foundation of our democratic republic, guaranteeing the rights and freedoms of all citizens; and

WHEREAS, Constitution Week serves as a time to commemorate the signing of this historic document and to reflect on its enduring significance in shaping the principles of liberty, justice, and equality; and

WHEREAS, this observance encourages all Americans to learn more about the Constitution, to understand the responsibilities of citizenship, and to appreciate the framework that has guided our nation for over two centuries; and

WHEREAS, civic education and engagement are vital to preserving the freedoms enshrined in the Constitution and ensuring that future generations continue to uphold and defend its values; and

WHEREAS, civic organizations and community groups play a vital role in promoting awareness and understanding of the Constitution through educational initiatives, public events, and outreach efforts that encourage active citizenship and appreciation for our nation's founding principles – I as well request that all residents do the same.

NOW, THEREFORE, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, do hereby proclaim September 17 through September 23, 2026, as **Constitution Week** in the City of Glenn Heights, and encourage all residents to join in recognizing the importance of this foundational document and to participate in activities that promote civic knowledge and pride.

IN WITNESS WHEREOF, I have hereunto set my hand this fifteenth day of September in the year of our Lord two thousand twenty-six.

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

PROCLAMATION



Office of the Mayor • City of Glenn Heights

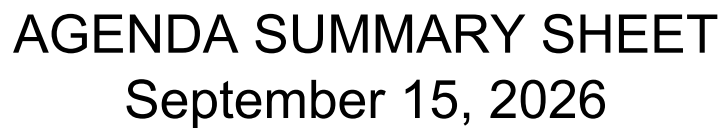
National GEAR UP Week
September 21-25, 2026

- WHEREAS,** Gaining Early Awareness and Readiness for Undergraduate Programs (GEAR UP) is a federally funded, competitive grant program designed to increase the number of economically disadvantaged students who are equipped to enter and succeed in postsecondary education; and
- WHEREAS,** GEAR UP serves historically marginalized students and their families from various communities throughout the country who might be the first person in their family to go to college; and
- WHEREAS,** GEAR UP provides six- or seven-year grants to districts to deliver support and resources to students and their families, starting no later than the 7th grade (middle school), through high school and onward to fulfill their dreams of attaining a postsecondary education; and
- WHEREAS,** GEAR UP includes interventions such as tutoring, mentoring, rigorous academic preparation, financial education and college scholarships to improve access to higher education for cohort students, future first-generation college students and their families; and
- WHEREAS,** GEAR UP is built around public-private partnerships, enlisting the formidable resources of government, business, and community groups to support assigned cohort students as they prepare to enter and succeed in college; and
- WHEREAS,** College Driven GEAR UP supports DeSoto ISD students in the graduating classes of 2028, 2029, and 2030 by promoting academic achievement and college readiness; and
- WHEREAS,** College Driven GEAR UP is a partnership between DeSoto ISD and several higher education institutions dedicated to preparing students for post-secondary success; and
- WHEREAS,** DeSoto ISD and College Driven GEAR UP are committed to expanding educational opportunities and empowering students to reach their highest potential through graduation and beyond; and

NOW, THEREFORE, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, do hereby proclaim September 21 through September 25, 2026, as **National GEAR UP Week** in the City of Glenn Heights, and encourage all residents to join in recognizing the importance of this Program and the partnerships it has created.

IN WITNESS WHEREOF, I have hereunto set my hand this fifteenth day of September in the year of our Lord two thousand twenty-six.

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



Discussion and take action to approve the Meeting Minutes of the September 8, 2026, City Council Meeting. (Brandi Brown, City Secretary)

[illegible]

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

SEPTEMBER 8, 2026

STATE OF TEXAS *
COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 8th day of September 2026, the City of Glenn Heights City Council held a Special Called Meeting in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

CITY COUNCIL:

Sonja A. Brown	*	Mayor
Travis Bruton	*	Mayor Pro Tem
Sherron Mosley	*	Council Member, Place 1
Shaunte Allen*	*	Council Member, Place 2
Tramayne Hobbs	*	Council Member, Place 4
Nelda Washington	*	Council Member, Place 6

**Council Member Shaunte Allen arrived at 7:11 P.M.*

STAFF:

Clifford Blackwell	*	City Manager
Keith Moore	*	Deputy City Manager
Brandi Brown	*	City Secretary
Barrett Albright	*	Parks & Recreation Superintendent
Farrah Allen	*	Municipal Court Administrator
Dr. Glynell Horn	*	Chief of Police
Jefferie Kent	*	IT Administrator
Bester Munyaradzi	*	Director of Planning & Development Services
Sherry Roberts	*	Director of Finance
Andrew Waits	*	Director of Public Works
Nicholas Williams	*	Fire Chief

CONSULTANT:

Catessa Malone * City Attorney's Office

CALL TO ORDER

Mayor Sonja A. Brown called the City Council Meeting to order at 7:00 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 COMMENTS

There were no Public Comments.

CONSENT AGENDA

1. Discussion and take action to approve the Meeting Minutes of the September 1, 2026, City Council Meeting.

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

VOTE 5 Ayes – Brown, Bruton, Mosley, Hobbs, and Washington

AGENDA

Mayor Sonja A. Brown noted that members of the public may have be present to participate in the Public Hearing and suggested that Agenda Item No. 2 be considered first. She then requested a consensus from the City Council, and the Council concurred with the proposed change to the order of business.

2. Discussion and Public Hearing to receive testimony regarding Ordinance O-11-26, adopting and levying ad valorem taxes for the year 2026 (Fiscal Year 2026-2027) at a rate of \$0.590821 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Glenn Heights, Texas.

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

Mayor Sonja A. Brown announced that the Public Hearing was opened at 7:10 P.M.

- Omar Monsivais: spoke in opposition to the proposed property tax increase and inquired how the additional tax revenue generated by the increased tax rate would benefit the City and its residents.

Mayor Sonja A. Brown announced that the Public Hearing was closed at 7:13 P.M.

3. Discussion and take action to postpone vote on approval of the Proposed Property Tax Rate for Fiscal Year 2026 until the September 15, 2026, 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.

Mr. Blackwell answered Council's questions related to the last date legally possible that a municipality can vote on a Tax Rate.

Mayor Pro Tem Travis Bruton made a motion to approve Agenda Item 3 as written. Council Member Shaunte Allen made the second. The motion carried with the following record vote:

VOTE 6 Ayes – Brown, Bruton, Mosley, Allen, Hobbs, and Washington

1. Budget Workshop: Discussion regarding the Fiscal Year 2026-2027 Proposed Budget and Supplemental Funding Requests.

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

Mr. Blackwell answered Council's questions related to how fees would be imposed by the Red Oak Creek Regional Wastewater System, General Fund Revenues and Expenses, ending balances after funded supplemental requests and one-time expenditures, how much savings the City had from the Fiscal Year 2025-2026 Budget, where there be any additional savings rolled into the General Fund, what is included in contractual services in the proposed budget, averages over the last 3 years for how many days are in reserve at the end of each Fiscal Year, what Budget new requests, such as Interlocal Agreements will fall under,

Nicholas Williams, Fire Chief, answered Council's questions related to purchasing or leasing AEDs,

Sherry Roberts, Finance Director, answered Council's questions related to the balance of the 2016 Bond package.

Brandi Brown, City Secretary, provided information regarding the City's new Mass Notification System, including costs associated with the software and when it will be online

Council also provided feedback regarding services that can be provided by consultants and what projects can be completed by them, various Community Engagement and Marketing roles, establishment of KPIs

4. Discussion regarding Donation Collection Boxes located throughout the City.

Mayor Sonja A. Brown introduced this item and completed a presentation regarding this matter. Council's questions were answered regarding currently permitted donation collection boxes within the City, the most recent compliance reviews conducted, related enforcement matters, and whether the revenue generated from permit fees outweighs the costs associated with bringing donation collection boxes into compliance, by Dr. Glynell Horn, Chief of Police.

Mayor Brown encouraged Council to begin considering potential next steps and discussing what actions the City Council and City may wish to take moving forward, including the possibility of repealing the City's donation collection box permitting program. Mayor Brown also answered Council's questions regarding the process for obtaining a permit, whether businesses should be aware of the permit requirement, and shared her perspective regarding the future of donation collection boxes within the City. Members of Council provided feedback and discussed potential options moving forward.

Council Member Shaunte Allen made a motion to extend the City Council Meeting to 11:00 P.M. Mayor Pro Tem Travis Bruton made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Bruton, Mosley, Allen, and Washington
1 Nay – Hobbs

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:
 - A. pursuant to the Texas Government Code, Section 551.071, Consultation with City Attorney; and Section 551.072, Real Property; to deliberate land acquisitions for the East Bear Creek Road Right-of-Way Expansion Project.
 - B. pursuant to the Texas Government Code, Section 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, employment agreement, reassignment, duties, discipline, or dismissal, of a public officer or employee: City Manager.

Mayor Sonja A. Brown announced that City Council would convene into Executive Session at 9:53 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 reconvened into Open Session at 10:58 P.M. and that no action was taken in Executive Session, and no action would be taken as a result of Executive Session.

ADJOURNMENT

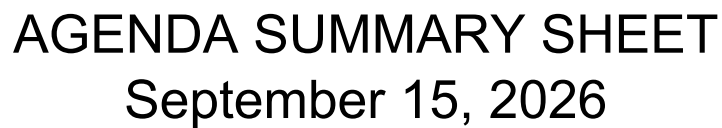
Mayor Sonja A. Brown adjourned the Budget Workshop at 10:59 P.M.

Sonja A. Brown, Mayor

Attest:

Brandi Brown, City Secretary

Passed and approved on the 15th day of September 2026



Discussion, Public Hearing to receive testimony, and take action to approve Ordinance O-10-26, adopting the Budget for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027. (Record Vote) (Clifford Blackwell, City Manager)

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: September 15, 2026

SUBJECT

Discussion regarding the Fiscal Year 2026-2027 Proposed Budget and Supplemental Funding Requests. .

DISCUSSION / BACKGROUND

Staff presented the 2026-2027 Proposed Budget document to the City Council on July 31, 2026 in accordance with the City Charter. During the budget workshop that was held on Saturday, August 8, 2026, City staff presented information regarding the property tax rate and the total operating budget for council consideration. In addition, budget supplemental requests were presented before the City Council , along with some recommended one-time funding opportunities.

During the City Council meeting on August 25, the City Council revisited the supplemental requests and one-time items to be considered and the consensus from the council was to add the following supplemental and one-time items to the Fiscal Year 2026-2027 Proposed Budget:

Supplemental Requests		One-time Items from Fund Balance	
Dispatcher position	\$33,251	Concrete Repair	\$250,000
Court Clerk position	\$45,659	Police Vehicles (3)	\$283,849
Granicus Recording Soft.	\$63,235	Backhoe PWks	\$149,500
Prepared 9-1-1 A.I. sys.	\$67,000	Jet Trailer PWks	\$110,500
R-O-W Mowing contract	\$131,000	Excavator PWks	\$106,000
Compensation 3% pkg (all funds)	\$293,251	Ford F350 w/ Crane	\$109,300
City Manager increase	\$13,740	Ford F150 PWks (2)	\$106,000
AED Purchase (Srv Plan)	\$5,856	CID Vehicle PD	\$67,000

Code Vehicle PD	\$35,000
AED Purchase	\$17,528

Proposed Fiscal Year 2026-2027 Budget (PDF):

<https://www.glennheightstx.gov/DocumentCenter/View/4127/FY2026-2027-Proposed-Budget-PDF>

Glenn Heights Taxpayer Impact Statement:

<https://www.glennheightstx.gov/DocumentCenter/View/4175/Glenn-Heights-Taxpayer-Impact-Statement-PDF>

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Staff recommends approval.

ATTACHMENTS

1. Ordinance O-10-26
2. Fiscal Year 2026-2027 Budget Summary (General Fund, Water Fund, Drainage Fund)
3. Fiscal Year 2026-2027 Supplemental Requests (Cover page, plus individual forms)
4. Fiscal Year 2026-2027 5-Year CIP Budget
5. Glenn Heights Taxpayer Impact Statement

PREPARED BY

Clifford Blackwell, City Manager

REVIEWED BY

Brandi Brown, City Secretary

ORDINANCE O-10-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, ADOPTING THE BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET; APPROPRIATING AND SETTING ASIDE THE NECESSARY FUNDS OUT OF THE GENERAL AND OTHER REVENUES FOR SAID FISCAL YEAR FOR THE MAINTENANCE AND OPERATION OF THE VARIOUS DEPARTMENTS AND FOR VARIOUS ACTIVITIES AND IMPROVEMENTS OF THE CITY; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an annual budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027, has been duly created by the financial office of the City of Glenn Heights, Texas, in accordance with Chapter 102.002 of the Local Government Code; and

WHEREAS, as required by Section 7.02 of the City Charter, the City Manager has prepared and submitted to the City Council a proposed budget of expenditures and revenues of the City for the fiscal year beginning October 1, 2026, and ending September 30, 2027; and

WHEREAS, the financial office for the City of Glenn Heights has filed the proposed budget in the office of the City Secretary and the proposed budget was made available for public inspection in accordance with Chapter 102.005 of the Local Government Code; and

WHEREAS, public hearing as required by Chapter 102.006 of the Local Government Code was held following due publication of notice thereof, at which time all citizens and parties of interest were given the opportunity to be heard regarding the proposed budget; and

WHEREAS, after full and final consideration, it is the opinion of the Glenn Heights City Council that the 2026-2027 fiscal year budget as hereinafter set forth should be adopted.

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

SECTION 1. That the proposed budget of the revenue and expenditures necessary for conducting the affairs of the City of Glenn Heights, Texas, said budget being in the amount of \$44,403,906, including nonoperating transfers, providing a complete financial plan for the fiscal year beginning October 1, 2026 and ending September 30, 2027 as submitted to the City Council by the City Manager, a copy

of which is attached hereto and incorporated herein by this reference as Exhibit A” and which is also on file in the City Secretary’s Office, be and the same is hereby adopted and approved as the budget of the City of Glenn Heights, Texas for the fiscal year beginning October 1, 2026 and ending September 30, 2027.

SECTION 2. That the sum of \$44,403,906 is hereby appropriated for the payment of the expenditures established in the approved budget for the fiscal year beginning October 1, 2026 and ending September 30, 2027.

SECTION 3. That the expenditures during the fiscal year beginning October 1, 2026 and ending September 30, 2027 shall be made in accordance with the budget approved by this ordinance unless otherwise authorized by a duly enacted ordinance of the City of Glenn Heights, Texas.

SECTION 4. That all budget amendments and transfers of appropriations budgeted from one account or activity to another within any individual activity for the fiscal year 2026-2027 are hereby ratified, and the budget Ordinance for fiscal year 2026–2027, heretofore enacted by the City Council, be and the same is hereby amended to the extent of such transfers and amendments for all purposes.

SECTION 5. That specific authority is given to the City Manager to take and/or make the following actions:

1. Transfer of appropriations budgeted from one account classification to another account classification within the same department.
2. Transfer of appropriations from designated appropriation from one department or activity to another department or activity within the same fund.
3. Invest idle funds, whether operating funds or bond funds, in accordance with the City’s Investment Policy as prescribed by the Public Funds Investment Act.

SECTION 6. All ordinances of the City of Glenn Heights, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed; provided, however, that all other provisions of said ordinances not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance which shall remain in full force and effect.

SECTION 8. This Ordinance shall take effect from and after its passage.

UPON CALLING FOR A VOTE FOR APPROVAL OF THIS ORDINANCE, THE MEMBERS OF THE CITY COUNCIL VOTED AS FOLLOWS:

	Aye	Nay
Sonja A. Brown, Mayor		
Sherron Mosley, Council Member – Place 1		
Shaunte Allen, Council Member– Place 2		
Travis Bruton, Mayor Pro Tem – Place 3		
Tramayne Hobbs, Council Member – Place 4		
Laymon M. Lightfoot, Council Member – Place 5		
Nelda Washington, Council Member – Place 6		

WITH ____ VOTING “AYE” AND ____ VOTING “NAY”, THIS ORDINANCE IS DULY PASSED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, ON THE 15TH DAY OF SEPTEMBER 2026.

APPROVED

Sonja A. Brown, Mayor

ATTEST:

Brandi Brown, City Secretary

APPROVED AS TO FORM:

Kellie McKee, City Attorney

EXHIBIT A
[Budget FY 2027]

GENERAL FUND SUMMARY

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Actual	2025-26 Amended Budget	2026-27 Budget
PROPERTY TAXES	7,515,752	8,008,374	8,788,248	9,444,777	9,437,305	10,100,875
SALES TAXES	1,131,746	1,274,335	1,283,442	1,123,490	1,300,000	1,350,000
FRANCHISE TAXES	717,362	682,153	661,007	594,672	655,000	688,100
PERMITS AND LICENSES	1,232,541	673,075	757,436	502,722	626,800	847,500
CHARGE FOR SERVICES	1,631,432	1,749,839	1,924,292	1,713,536	1,820,757	1,981,300
RECREATION	105,079	140,206	226,932	216,311	213,700	260,000
GRANTS & CONTRIBUTIONS	89,716	0	0	181,121	0	0
COURT FINES	233,745	230,857	251,907	278,360	242,100	291,100
INTEREST	296,618	489,403	820,397	695,830	550,000	620,000
MISCELLANEOUS	144,083	146,371	180,666	242,141	35,000	42,000
TRANSFERS IN/(OUT)	125,775	1,105,775	1,395,615	104,813	125,775	156,775
MAJOR DONATION	52,813	192,842	218,618	270,819	125,000	175,000

REVENUES

	13,276,662	14,693,230	16,508,560	15,368,592	15,131,437	16,512,650
SALARIES	5,673,413	6,469,811	7,247,951	6,599,728	7,881,687	8,389,188
BENEFITS	1,334,222	1,661,327	1,610,038	1,454,612	2,162,577	1,983,437
SUPPLIES	320,783	433,573	439,381	419,348	583,357	664,878
REPAIRS & MAINT	228,318	347,426	621,089	796,243	918,896	713,300
UTILITIES	311,410	319,001	360,040	326,994	358,484	390,500
OPERATING	535,688	648,391	744,225	591,567	859,525	893,804
CONTRACTUAL SERVICES	1,797,221	1,980,335	2,557,782	1,925,557	2,273,795	2,329,795
EVENTS	40,858	161,855	142,365	111,849	144,400	156,300
DEBT/LEASE	138,408	138,833	292,519	240,706	166,961	270,747
TRANSFERS	0	346,086	20,000	0	0	0
GRANTS	0	0	0	0	10,000	10,000
CAPITAL OUTLAY	252,613	80,585	1,323,596	302,344	316,156	69,600

Dispatcher begin in April	33,251
Court Clerk begin January	45,659
Granicus recording software	63,235
Right of Way mowing	131,000
Prepared 911 call system	67,000
AED service plan	5,856
Compensation package 3%	259,704
City Manager	13,740

EXPENSES

	10,632,934	12,587,223	15,358,986	12,768,948	15,675,838	16,490,994
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Revenues Less Expenses	2,643,728	2,106,007	1,149,574	2,599,644	-544,401	21,656
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Animal Shelter CIP Transfer (2,785,000)

Beginning Fund Balance: **12,601,338**

GENERAL FUND SUMMARY

2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Actual	2025-26 Amended Budget	2026-27 Budget
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One-time Concrete Repair	(250,000)
One-time Patrol vehicles (3)	(283,849)
One-time Backhoe	(149,500)
One-time Jet Trailer	(110,500)
One-time Excavator	(106,000)
One-time Ford F350 w/ Crane	(109,300)
One-time Ford F150 (2)	(106,000)
One-time CID Vehicle	(67,000)
One-time AED purchase	(17,528)
One-time Code Vehicle	(35,000)

Ending Balance: **8,603,317**

of days 190

GENERAL FUND - Detail Listing

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Actual	2025-26 Budget	2026-27 Proposed	2026-27 Budget
PROPERTY TAXES CURRENT AD VALOREM TAX	7,459,178	7,930,985	8,708,339	9,333,484	9,352,305	10,005,875	10,005,875
PROPERTY TAXES DELINQUENT AD VALOREM TAX	25,992	34,937	35,958	57,743	45,000	50,000	50,000
PROPERTY TAXES PENALTY & INTEREST (TAX)	30,582	39,546	43,941	48,409	40,000	45,000	45,000
PROPERTY TAXES MISCELLANEOUS PROPERTY TAXES	0	2,905	10	1	0	0	0
PROPERTY TAXES Total	7,515,752	8,008,373	8,788,248	9,439,637	9,437,305	10,100,875	10,100,875
SALES TAXES SALES TAX	1,131,746	1,274,335	1,283,442	1,014,890	1,300,000	1,350,000	1,350,007
SALES TAXES Total	1,131,746	1,274,335	1,283,442	1,014,890	1,300,000	1,350,000	1,350,007
FRANCHISE TAXES ELECTRIC FRANCHISE	353,295	360,370	333,245	275,479	275,000	335,000	335,000
FRANCHISE TAXES TELEPHONE FRANCHISE	5,492	5,952	6,866	4,291	5,000	6,100	6,100
FRANCHISE TAXES GAS FRANCHISE	168,323	129,091	142,344	168,766	165,000	168,000	168,000
FRANCHISE TAXES CABLE FRANCHISE	47,938	37,471	32,844	22,608	65,000	31,000	31,000
FRANCHISE TAXES GARBAGE FRANCHISE	22,315	29,269	25,708	20,964	25,000	28,000	28,000
FRANCHISE TAXES W/WW FRANCHISE FEES	120,000	120,000	120,000	90,000	120,000	120,000	120,000
FRANCHISE TAXES Total	717,363	682,153	661,007	582,108	655,000	688,100	688,100
PERMITS AND LICENSING BUILDING PERMIT FEES	615,035	315,133	326,590	52,102	280,001	350,000	350,000
PERMITS AND LICENSING MISCELLANEOUS PERMITS	32,696	31,943	0	36,308	25,000	38,000	38,000
PERMITS AND LICENSING BACKFLOW & IRRIGATION PERMITS	37,905	22,100	14,290	11,904	15,000	25,000	25,000
PERMITS AND LICENSING PLAN REVIEW	376,444	169,182	255,234	61,329	180,000	215,000	215,000
PERMITS AND LICENSING ZONING FEES	1,875	19,453	13,900	17,160	10,000	14,500	14,500
PERMITS AND LICENSING APPLICATION FEES	350	0	0	0	0	0	0
PERMITS AND LICENSING INSPECTION FEE - ALCOHOL	530	0	0	0	0	0	0
PERMITS AND LICENSING PLATS	1,590	7,254	29,979	11,775	6,000	35,000	35,000
PERMITS AND LICENSING DEMOLITION FEE	0	0	0	600	0	0	0
PERMITS AND LICENSING TRADE PERMITS	119,915	70,461	71,678	34,691	75,000	95,000	95,000
PERMITS AND LICENSING LICENSE REGISTRATION	16,226	15,400	15,310	193,173	12,000	35,000	35,000
PERMITS AND LICENSING Rental Registration	16,125	9,635	13,095	12,458	8,000	20,000	20,000
PERMITS AND LICENSING SIGN PERMITS	0	0	0	2,600	0	0	0

PERMITS AND LIC FOOD SERVICE		13,070	11,810	16,295	5,395	15,000	20,000	20,000
PERMITS AND LIC GARAGE SALE PERMITS		780	705	1,065	60	800	0	0
PERMITS AND LICENSES Total		1,232,541	673,076	757,436	439,555	626,801	847,500	847,500
CHARGE FOR SER SANITATION		1,284,995	1,259,339	1,351,036	1,119,360	1,200,000	1,402,500	1,402,500
CHARGE FOR SER AMBULANCE		248,889	346,125	414,327	323,386	408,375	445,000	445,000
CHARGE FOR SER TOWER RENTAL		51,135	55,921	50,895	44,538	53,000	53,000	53,000
CHARGE FOR SER POLICE REPORTS		1,001	1,353	1,652	1,148	2,000	2,000	2,000
CHARGE FOR SER RESOURCE OFFICER		41,398	82,496	102,403	27,666	154,382	75,000	75,000
CHARGE FOR SER ANIMAL SERVICES		3,214	4,605	3,178	2,210	3,000	3,000	3,000
CHARGE FOR SER WRECKER		800	0	800	0	0	800	800
CHARGE FOR SERVICES Total		1,631,432	1,749,839	1,924,291	1,518,308	1,820,757	1,981,300	1,981,300
RECREATION	ROOM RENTAL FEES (COMM CTR)	17,270	36,155	95,217	62,496	64,000	85,000	85,000
RECREATION	GYMNASIUM RENTAL FEES (COMM CT	2,790	2,110	0	0	10,000	0	0
RECREATION	MEMBERSHIP FEES (COMM CTR)	36,840	57,161	53,437	42,133	55,000	60,000	60,000
RECREATION	SPONSORSHIP REVENUE	0	0	0	0	1,200	0	0
RECREATION	COMM CTR POS SALES	0	25	0	0	500	0	0
RECREATION	COMM CTR DAY PASSES	22,189	8,509	22,906	35,730	30,000	40,000	40,000
RECREATION	ATHLETIC LEAGUES	0	0	0	0	10,000	4,000	4,000
RECREATION	PROGRAMS/ REC CLASSES	22,399	35,781	54,529	48,011	43,000	55,000	55,000
RECREATION	PARK RESERVATIONS	3,591	465	0	0	0	0	0
RECREATION	CONCESSIONS REVENUE	0	0	842	8,997	0	16,000	16,000
RECREATION Total		105,079	140,206	226,931	197,367	213,700	260,000	260,000
GRANTS & CONTR GRANT REVENUE		0	0	0	181,121	0	0	0
GRANTS & CONTR GRANT REVENUE - C.A.R.E.		89,716	0	0	0	0	0	0
GRANTS & CONTRIBUTIONS Total		89,716	0	0	181,121	0	0	0
COURT FINES	MUNICIPAL COURT FINES	219,719	217,646	237,195	207,796	230,000	275,000	275,000
COURT FINES	OMNIBASE FEES	1,024	876	459	436	1,000	700	700
COURT FINES	CHILD SAFETY FEE	12,801	11,667	12,909	9,230	10,000	14,000	14,000
COURT FINES	TIME REIMBURSEMENT FEE	0	469	542	491	0	600	600
COURT FINES	MISC COURT REVENUE	200	200	802	600	1,000	800	800
COURT FINES Total		233,744	230,858	251,907	218,553	242,000	291,100	291,100
INTEREST	INTEREST REVENUE	296,618	489,403	820,397	635,107	550,000	620,000	620,007

INTEREST Total	296,618	489,403	820,397	635,107	550,000	620,000	620,007
MISCELLANEOUS CONVENIENCE FEES	694	0	0	0	0	0	0
MISCELLANEOUS SIEZURE REVENUE	0	8,806	0	0	0	0	0
MISCELLANEOUS AUCTION PROCEEDS	103,363	0	54,334	0	25,000	10,000	10,000
MISCELLANEOUS DONATIONS COMMUNITY EVENTS	0	2,000	4,650	1,255	0	0	0
MISCELLANEOUS ANIMAL CONTROL DONATIONS	240	525	80	115	0	0	0
MISCELLANEOUS COMMUNITY DAY MISC	76	0	0	0	0	0	0
MISCELLANEOUS MISC REVENUE	7,220	114,439	0	26,200	10,000	32,000	32,000
MISCELLANEOUS CONVENIENCE FEES MISC	-37	0	0	0	0	0	0
MISCELLANEOUS TML INSURANCE REIMBURSEMENT	32,527	19,122	121,603	26,254	0	0	0
MISCELLANEOUS COMMUNITY EVENTS	0	1,479	0	0	0	0	0
MISCELLANEOUS Total	144,083	146,371	180,667	53,824	35,000	42,000	42,000
TRANSFERS IN/(O TRANSFER FROM W/S (MGT)	15,000	15,000	1,283,965	11,250	15,000	15,000	15,000
TRANSFERS IN/(O TRANSFER FROM GHHFC	0	1,000,000	0	0	0	0	0
TRANSFERS IN/(O TRANSFER FROM W/S (CITY-WIDE)	6,000	6,000	6,000	4,500	6,000	6,000	6,000
TRANSFERS IN/(O TRANSFER FROM 911 WIRELESS FUN	69,000	69,000	69,000	51,750	69,000	100,000	100,000
TRANSFERS IN/(O TRANSFER FROM COURT SECURITY	20,000	0	20,000	15,000	20,000	20,000	20,000
TRANSFERS IN/(O TRANSFERS FROM DRAINAGE FUND	15,775	15,775	15,775	11,831	15,775	15,775	15,775
TRANSFERS IN/(O TRANSFER FROM OTHER	0	0	875	0	0	0	0
TRANSFERS IN/(OUT) Total	125,775	1,105,775	1,395,615	94,331	125,775	156,775	156,775
MAJOR DONATION PALLADIUM PROCEEDS	52,813	192,842	218,618	270,819	125,000	175,000	175,007
MAJOR DONATION Total	52,813	192,842	218,618	270,819	125,000	175,000	175,007
Grand Total	13,276,662	14,693,231	16,508,559	14,645,620	15,131,338	16,512,650	16,512,671

Category	Acct Name	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Actual	2025-26 Budget	2026-27 Proposed	2026-27 Budget
Salaries	COUNCIL & LIAISON SALARY & BENEFIT	0	0	0	0	130,000	0	
Salaries	EXEMPT SALARY	1,683,223	1,911,114	2,202,247	1,848,950	2,412,234	2,346,301	2,647,679
Salaries	REG. SALARIES FULL TIME	3,444,101	3,879,801	4,454,070	3,711,627	4,873,599	5,090,073	5,090,073
Salaries	OVERTIME	233,002	342,767	337,212	445,528	283,520	404,312	404,312
Salaries	REG. SALARIES PART TIME	175,721	154,720	71,259	124,223	0	178,908	178,908
Salaries	CAR ALLOWANCE	0	7,602	6,412	5,000	6,000	6,000	6,000
Salaries	LONGEVITY PAY	14,404	13,226	12,393	9,360	14,456	18,960	18,960
Salaries	CERTIFICATION PAY	32,128	33,254	31,204	31,400	33,680	28,280	28,280
Salaries	ASSIGNMENT PAY	2,000	12,300	13,519	9,016	8,400	3,000	3,000
Salaries	HOLIDAY PAY	88,833	115,028	119,637	115,441	119,798	313,354	313,354
Salaries Total		5,673,412	6,469,812	7,247,953	6,300,545	7,881,687	8,389,188	8,690,566
Benefits	PAYROLL TAXES FICA	397,772	478,389	556,195	468,623	593,043	602,525	624,751
Benefits	WORKERS COMP	108,266	180,678	62,808	103,536	102,348	105,617	106,880
Benefits	INSURANCE	529,893	673,278	688,101	638,967	878,900	889,655	901,326
Benefits	UNEMPLOYMENT COMPENSATION	5,552	1,149	9,860	0	14,814	15,868	16,081
Benefits	PERFORMANCE INCREASES	0	0	0	0	237,206	10,109	10,109
Benefits	T.M.R.S	282,740	314,045	280,633	209,090	327,266	351,288	365,392
Benefits	OPTUM-HSA	10,000	13,788	12,442	10,828	9,000	8,375	8,375
Benefits Total		1,334,223	1,661,327	1,610,039	1,431,044	2,162,577	1,983,437	2,032,914
Supplies	UNIFORM & CLOTHING	13,411	50,917	43,342	41,552	60,197	60,088	60,188
Supplies	OFFICE SUPPLIES	7,283	7,317	24,403	13,829	12,750	13,250	13,250
Supplies	FORMS	1,130	624	3,365	1,096	1,500	1,350	1,350
Supplies	OPERATING SUPPLIES	20,171	31,526	38,616	26,238	59,690	59,690	59,690
Supplies	OTHER OPERATING SUPPLIES	0	0	22	0	0	0	0
Supplies	OTHER SMALL EQUIPMENT	20,554	13,267	26,296	9,952	30,655	36,950	37,950
Supplies	PATROL SUPPLIES	11,178	13,397	18,990	5,405	23,995	24,000	24,000
Supplies	CHEMICALS	0	470	914	4,559	5,470	5,750	5,750
Supplies	AMBULANCE SUPPLIES	33,730	47,254	37,008	36,842	64,000	64,000	64,000
Supplies	CODE BOOKS	454	1,957	0	0	0	2,000	2,000
Supplies	PRISONER EXPENSES	65,000	75,000	80,000	79,472	90,000	160,000	160,000

Supplies	CRIME SCENE SEARCH	1,628	4,421	6,387	0	4,500	4,500	4,500
Supplies	JANITORIAL SUPPLIES	5,880	7,812	1,769	2,290	6,500	6,500	6,500
Supplies	HAND TOOLS	619	1,542	1,646	230	2,200	2,100	2,100
Supplies	GASOLINE & FUELS	110,884	115,205	98,312	94,059	140,000	140,000	140,000
Supplies	STRIPING	0	0	0	0	1,750	1,750	1,750
Supplies	KIDDIE CUSHION	1,275	1,450	2,440	2,592	3,000	3,000	3,000
Supplies	POSTAGE	4,754	3,470	6,008	9,089	9,000	9,800	9,800
Supplies	PERSONAL PROTECTIVE EQUIPMENT	4,343	41,580	31,231	32,675	35,000	37,000	37,000
Supplies	SMALL OFFICE EQUIPMENT	2,480	572	1,655	83	3,750	3,750	3,750
Supplies	FIRE EQUIPMENT & TOOLS	3,844	6,358	7,358	8,432	10,000	10,000	10,000
Supplies	RELOCATION REIMBURSEMENTS	3,000	0	0	0	0	0	0
Supplies	BALLISTIC VESTS	6,087	5,418	4,830	0	6,000	6,000	6,000
Supplies	SAFETY EQUIPMENT	508	615	214	3,267	7,900	7,900	7,900
Supplies	FIRE PREVENTION	1,111	1,826	3,000	561	3,000	3,000	3,000
Supplies	COMMUNITY CLEAN-UP EVENT	1,457	1,573	1,575	2,268	2,500	2,500	2,500
Supplies Total		320,781	433,571	439,381	374,491	583,357	664,878	665,978
Repairs and Maintenance	ALL ABILITIES PARK MAINTENANCE	0	0	0	0	0	5,000	5,000
Repairs and Maintenance	R&M AUTO/TRUCK	492	0	0	0	0	0	0
Repairs and Maintenance	R & M STRUCTURES	28,311	30,704	54,432	90,738	100,000	100,000	100,000
Repairs and Maintenance	R & M SMALL EQUIPMENT	9,351	11,725	18,260	14,619	22,896	23,000	23,000
Repairs and Maintenance	R & M AUTO/TRUCK	90,626	108,637	136,837	116,739	87,500	144,000	144,000
Repairs and Maintenance	MAINTENANCE	0	0	86	0	0	0	136,856
Repairs and Maintenance	R & M HEAVY EQUIPMENT	1,760	1,581	4,179	6,219	16,500	16,500	16,500
Repairs and Maintenance	R&M HIGHWAY BEAUTIFICATION	120	153	11,019	0	10,000	10,000	10,000
Repairs and Maintenance	COURTNEY LANE PARK MAINTENANCE	539	811	556	256	2,500	2,500	2,500
Repairs and Maintenance	R&M STRUCTURES	99	563	180	0	7,500	800	800
Repairs and Maintenance	HERITAGE PARK MAINTENANCE	2,727	57,875	32,408	61,182	110,000	110,000	110,000
Repairs and Maintenance	R & M STREETS	27,705	100,314	248,643	349,074	500,000	250,000	250,000
Repairs and Maintenance	R&M SIGNS & MARKINGS	3,227	7,000	23,230	23,089	25,500	25,500	25,500
Repairs and Maintenance	GATEWAY PARK MAINTENANCE	2,622	741	3,711	256	5,000	5,000	5,000
Repairs and Maintenance	HARDWARE	60,738	27,321	87,547	8,234	31,500	21,000	21,000
Repairs and Maintenance Total		228,317	347,425	621,088	670,406	918,896	713,300	850,156
Utilities	INTERNET SERVICE	161	0	0	0	0	0	0
Utilities	TELECOMMUNICATIONS	114,735	104,603	116,822	89,200	109,484	118,000	118,000
Utilities	ELECTRICITY	182,965	198,014	224,933	184,211	220,000	252,000	252,000

Utilities	NATURAL GAS	9,999	11,012	15,117	15,528	25,000	16,500	16,500
Utilities	CITY COUNCIL CELL PHONES	3,550	5,372	3,168	2,244	4,000	4,000	4,000
Utilities Total		311,410	319,001	360,040	291,183	358,484	390,500	390,500
Operating	MERCHANT (CC) FEES	37,993	28,203	23,272	2,814	26,000	0	0
Operating	RECEIVABLE ADJUSTMENTS	167,988	73,951	51,649	0	0	0	0
Operating	CELL PHONES & WIRELESS CARDS	46,646	38,778	50,744	37,016	48,000	49,500	49,500
Operating	CONF, TRAIN, & TRVL - MAYOR	5,235	9,780	16,466	9,371	10,000	10,000	10,000
Operating	GENERAL LIABILITY INSURANCE	18,074	24,692	24,391	26,155	17,000	26,513	26,513
Operating	CONFERENCE, TRAINING, & TRAVEL	31,056	88,491	69,916	77,222	155,545	162,400	162,800
Operating	CONF, TRAIN, & TRVL - PLACE 1	1,863	3,895	7,728	6,238	10,000	10,000	10,000
Operating	AUTO LIABILITY INSURANCE	65,227	69,915	80,565	72,539	48,000	86,985	86,985
Operating	OTHER COUNCIL EXPENSES	4,381	11,958	8,146	5,168	5,000	5,000	5,000
Operating	CONF, TRAIN, & TRVL - PLACE 2	1,141	90	7,697	515	10,000	10,000	10,000
Operating	REAL & PERSONAL PROPERTY INSUR	25,867	0	0	0	0	0	0
Operating	FIRE & PROPERTY INSURANCE	20,683	60,231	66,044	73,468	41,500	76,462	76,462
Operating	CONF, TRAIN, & TRVL - PLACE 3	9,617	9,477	14,083	9,755	10,000	15,000	15,000
Operating	ERRORS & OMISSIONS INS.	9,510	9,328	9,183	10,982	5,500	11,767	11,767
Operating	PRINTING, COPY & PHOTO	11,691	15,517	9,367	4,319	17,000	17,050	17,050
Operating	SOFTWARE LICENSING	103,038	86,297	119,443	86,242	131,102	114,680	244,915
Operating	CONF, TRAIN, & TRVL - PLACE 4	1,339	3,710	6,914	1,439	10,000	2,500	2,500
Operating	CONF, TRAIN, & TRVL - PLACE 5	1,700	5,358	4,278	0	10,000	10,000	10,000
Operating	OTHER OPERATING EXPENSES	-1,445	1,349	27,587	23,151	28,500	29,900	29,900
Operating	OPERATING EXPENSES	873	413	587	2,877	1,100	1,100	1,100
Operating	CONF, TRAIN, & TRVL - PLACE 6	811	5,344	8,392	4,719	10,000	10,000	10,000
Operating	DUES, SUBSCRIPTIONS, & PUB	33,735	42,448	65,645	37,356	53,506	69,245	69,245
Operating	SOFTWARE	14,307	3,884	3,103	0	5,000	5,000	5,000
Operating	ADVERTISING & LEGAL PUBLI	21,812	6,924	27,640	4,822	38,000	10,000	10,000
Operating	E-911 SERVICES	3,128	8,299	3,218	5,558	10,500	10,500	10,500
Operating	CONFERENCE, TRAINING & TRA	0	0	1,015	1,805	0	0	0
Operating	COMMUNITY BEAUTIFICATION	-177	0	0	0	0	0	0
Operating	BAD DEBT EXPENSE	0	0	0	-116	0	0	0
Operating	EMPLOYEE RELATIONS	1,960	20,769	27,101	16,393	19,850	27,000	27,000
Operating	EMERGENCY MANAGEMENT	9,994	10,302	12,937	8,406	21,000	26,000	26,000
Operating	MEDICAL/PHYSICAL EXAMS	4,750	21,618	3,333	3,090	15,500	6,000	6,000
Operating	STRATEGIC PLANNING	9,465	12,474	0	0	17,500	10,000	10,000
Operating	ANIMAL SERVICES EXPENSE	4,824	6,159	12,957	4,499	12,150	15,000	15,000

Operating	BANK/PAYMENT FEES	2,598	946	3,478	3,213	4,112	4,300	4,300
Operating	ACTIVITIES & EVENTS	96	65	0	0	0	0	0
Operating	DEMOLITIONS	14	-14	557	0	10,000	10,000	10,000
Operating	LATE PAYMENT PENALTIES	379	1,884	276	254	1,400	500	500
Operating	EMPLOYEE IMMUNIZATIONS	0	0	0	0	500	2	2
Operating	EMPLOYEE BACKGROUND CHECK	8,235	4,843	3,709	4,346	7,000	5,000	5,000
Operating	YOUTH PROGRAM	8,915	1,432	1,819	0	3,100	3,100	3,100
Operating	PUBLIC MEETINGS	0	0	0	0	1,500	1,500	1,500
Operating	NEWSLETTER	11,874	24,593	12,736	9,344	12,000	14,000	14,000
Operating	COUNCIL INITIATIVES	3,346	4,641	8,390	6,264	23,500	21,000	21,000
Operating	PERSONNEL TRAINING	540	3,700	0	0	6,000	3,000	3,000
Operating	CERT INITIATIVE	0	0	0	218	500	1,000	1,000
Operating	CPR INITIATIVE	594	599	1,508	1,613	2,660	2,800	2,800
Operating Total		703,677	722,343	795,874	561,055	859,525	893,804	1,024,439
Contractual Service	AUDITING	36,948	16,700	100,050	22,375	45,000	45,000	45,000
Contractual Service	LEGAL SERVICES	110,297	110,426	105,234	121,052	135,000	135,000	135,000
Contractual Service	CONSULTANT FEES	2,416	22,107	40,032	25,022	35,000	45,000	45,000
Contractual Service	CODIFICATION	3,209	3,570	1,195	23,651	17,000	4,500	4,500
Contractual Service	CONTRACT FOR TAXES	14,312	15,437	15,590	15,570	15,590	16,000	16,000
Contractual Service	TECHNOLOGY CONTRACTED SVS	-621	22,640	958	13,664	13,500	3,500	3,500
Contractual Service	RECORDS MANAGEMENT	0	0	0	0	15,000	20,000	20,000
Contractual Service	TRAFFIC SIGNAL MAINT	1,455	1,243	2,670	360	3,000	3,000	3,000
Contractual Service	OTHER PROFESSIONAL SVCS	74,328	103,983	124,859	80,067	126,600	142,100	142,100
Contractual Service	TEMP CONTRACT LABOR	-2,865	5,948	16,947	0	0	0	0
Contractual Service	MUNICIPAL JUDGE	36,000	36,000	36,000	27,000	36,000	36,000	36,000
Contractual Service	DEBT COLLECTION SERVICE	0	37	0	0	0	0	0
Contractual Service	COURT PROSECUTOR	6,581	7,978	19,235	22,553	8,000	13,000	13,000
Contractual Service	ARRAIGNMENTS / ASSOCIATE JUDGE	675	0	0	0	1,000	1,000	1,000
Contractual Service	ANNUAL SOFTWARE MAINTENANCE	294,067	194,282	96,050	132,149	160,610	157,761	157,761
Contractual Service	WEBSITE HOSTING FEES	5,886	5,810	12,666	24,743	14,800	40,612	40,612
Contractual Service	LEXIPOL	2,275	0	0	16,606	16,606	16,606	16,606
Contractual Service	HEALTH DEPT FEES	4,624	4,201	5,404	5,051	6,500	7,500	7,500
Contractual Service	APPRAISAL DISTRICT ALLOCATION	47,115	57,516	66,063	53,052	72,194	73,480	73,480
Contractual Service	ELECTION EXPENSES	67,649	-94	76,757	43,224	110,000	50,000	50,000
Contractual Service	JANITORIAL SERVICES	436	0	0	0	0	0	0
Contractual Service	ADVERTISING CONTRACT	0	0	6,200	26,066	20,000	26,066	26,066

Contractual Service	INSPECTIONS	78,250	64,080	225,188	150,634	110,000	110,000	110,000
Contractual Service	EMS BILLING SERVICE	32,708	48,302	53,359	42,223	40,000	44,000	44,000
Contractual Service	OPERATING LEASES-COPIERS	10,770	14,253	1,495	9,451	16,800	16,800	16,800
Contractual Service	MEDICAL CONTROL	5,070	5,070	5,070	5,070	5,070	5,070	5,070
Contractual Service	OMNIBASE	1,075	868	215	563	525	1,000	1,000
Contractual Service	SANITATION SERVICES	941,841	1,219,318	1,485,021	746,579	1,200,000	1,261,800	1,261,800
Contractual Service	MARKETING & COMMUNICATIONS	12,122	5,694	46,973	17,799	15,800	20,800	20,800
Contractual Service	RENTAL EQUIPMENT	802	2,744	1,722	1,082	4,000	4,000	4,000
Contractual Service	SRRG EXPENSES	8,250	8,250	8,663	8,663	10,000	10,000	10,000
Contractual Service	CRIME PREVENTION	1,573	3,973	4,166	0	5,200	5,200	5,200
Contractual Service	ECONOMIC DEVELOPMENT	-27	0	0	0	0	0	0
Contractual Service	INF PLAN REV&INSPEC	0	0	0	6,048	15,000	15,000	15,000
Contractual Services Total		1,797,221	1,980,336	2,557,782	1,640,317	2,273,795	2,329,795	2,329,795
Events	SPECIAL EVENTS	7,516	159,917	97,233	94,004	114,700	120,600	120,600
Events	FAMILY FESTIVAL JUNETEENTH	-5,529	0	0	0	0	0	0
Events	HOLIDAY GIVING	2,113	0	0	0	0	0	0
Events	SPECIAL CELEBRATIONS	151	890	0	0	0	0	0
Events	CHRISTMAS CELEBRATION	28,099	0	0	0	0	0	0
Events	BLACK HISTORY MONTH	2,917	0	0	0	0	0	0
Events	BACK TO SCHOOL EVENT	3,774	0	0	0	0	0	0
Events	COMMUNITY GARDEN	0	722	1,379	811	1,600	1,600	1,600
Events	CINCO DE MAYO	400	326	0	0	0	0	0
Events	GLENN HEIGHTS CONNECT	1,418	0	0	0	0	0	0
Events	PARK EVENTS	0	0	0	0	0	6,000	6,000
Events	YOUTH OUTREACH	0	0	0	0	2,500	2,500	2,500
Events	SPONSORSHIPS	0	0	43,752	0	25,600	25,600	25,600
Events Total		40,859	161,855	142,364	94,815	144,400	156,300	156,300
Debt	INTEREST EXPENSE	23,400	23,395	5,097	4,387	4,390	4,387	4,387
Debt	SBITA PRINCIPAL PAYMENT	0	0	79,623	0	0	0	0
Debt	LEASE PRINCIPAL	69,258	69,263	100,817	88,271	88,275	88,271	88,271
Debt	LEASE PAYMENTS	45,750	46,175	106,982	148,048	74,296	178,089	178,089
Debt Total		138,408	138,833	292,519	240,706	166,961	270,747	270,747
Transfers	TRANSFERS TO OTHER FUNDS	0	346,086	20,000	0	0	0	0
Transfers	TRANSFER TO FUND 410	679,180	0	0	90,617	0	2,785,000	2,785,000

Transfers	TRANSFER TO STATE SEIZURE FUND	0	0	2,678	0	0	0	0
Transfers	TRANSFER TO FUND 407	0	130,184	0	0	0	0	0
Transfers	TRANSFER TO FUND 406	303,000	0	0	0	0	0	0
Transfers	TRANSFER TO FUND 250	0	23,911	0	0	0	0	0
Transfers	TRANSFER TO FUND 412	0	0	0	77	0	0	0
Transfers Total		982,180	500,181	22,678	90,694	0	2,785,000	2,785,000
Grants	SMALL BUSINESS DEVEL GRANT	0	0	0	0	10,000	10,000	10,000
Grants Total		0	0	0	0	10,000	10,000	10,000
Capital Outlay	CAPITAL ASSETS	33,578	-26,216	0	0	0	0	0
Capital Outlay	CAPITAL EXPENDITURES	219,035	106,801	1,323,596	83,988	316,156	69,600	69,600
Capital Outlay Total		252,613	80,585	1,323,596	83,988	316,156	69,600	69,600
Grand Total		10,800,921	12,315,088	15,390,636	11,688,550	15,675,838	15,871,549	16,490,995
Miss Expenses		2,475,741	2,378,143	1,117,923	2,957,070	-544,500	641,101	21,655
Transfer Total	TRANSFER OUT - ANIMAL SHELTER PR	982,180	500,181	22,678	90,694	0	2,785,000	2,785,000

FY 2026-27 PROPOSED BUDGET



WATER & SEWER FUND

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Actual	2025-26 Budget	2026-27 Budget
CHARGE FOR SEFWATER SALES	3,956,271	4,843,614	4,771,525	3,682,046	4,750,000	4,750,000
CHARGE FOR SEF SEWER SALES	4,022,808	5,700,555	5,645,741	4,546,865	5,500,000	5,500,000
CHARGE FOR SEFLATE CHARGES	338,088	178,930	311,426	204,158	300,000	300,000
CHARGE FOR SEFRECONNECT FEES	32,884	64,085	54,740	31,955	30,000	30,000
CHARGE FOR SEFWATER METERS	188,813	46,639	49,055	39,634	35,000	35,000
CHARGE FOR SERVICES Total	8,538,864	10,833,823	10,832,487	8,504,658	10,615,000	10,615,000
INTEREST INTEREST REVENUE	21,806	68,504	202,554	103,072	30,000	135,000
INTEREST SIB INTEREST REVENUE	12,574	15,478	4,708	-	-	-
INTEREST Total	34,380	83,982	207,262	103,072	30,000	135,000
MISCELLANEOUS TAP FEES	15,350	-	-	-	5,000	-
MISCELLANEOUS CONVENIENCE FEES	21,477	-	-	-	-	-
MISCELLANEOUS TAMPERING FEES	150	-	-	-	-	-
MISCELLANEOUS MISC REVENUE	1,715	78,644	6,338	5,075	2,200	2,200
MISCELLANEOUS CASH OVER AND SHORT	-	3,803	-	-	-	-
MISCELLANEOUS Total	38,692	82,447	6,338	5,075	7,200	2,200
Grand Total	8,611,936	11,000,252	11,046,087	8,612,805	10,652,200	10,752,200

Cat	Acct Name	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Actual	2025-26 Budget	2026-27 Budget
	Salaries Total	517,218	597,824	633,557	530,814	707,059	745,838

FY 2026-27 PROPOSED BUDGET



Benefits Total	294,840	140,082	180,778	155,323	213,188	231,713
Supplies Total	140,377	67,278	175,499	208,941	293,061	301,436
Repairs and Maintenance Total	60,147	87,623	218,848	283,780	416,494	417,300
Utilities Total	91,928	91,053	96,684	58,094	95,000	100,000
Operating Total	444,418	966,798	536,215	276,067	328,875	361,775
Contractual Services Total	7,169,200	6,582,321	6,902,984	5,790,401	8,122,520	11,074,030
Debt Total	61,827	58,040	53,631	188,170	225,161	225,160
Transfers Total	21,000	329,886	1,694,461	15,750	155,000	155,000
Capital Outlay Total	456,267	443,249	987,417	36,508	95,570	-
					Compensation package 3%	27,017
Grand Total	9,257,222	9,364,154	11,480,074	7,543,848	10,651,928	13,639,269
Less Expenses	(645,286)	1,636,098	(433,987)	1,068,957	272	(2,887,069)

FY 2026-27 PROPOSED BUDGET



MUNICIPAL DRAINAGE FUND

	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Actual	2025-26 Budget	2026-27 Budget
CHARGE FOR SERVICE DRAINAGE FEES RESIDENTIAL	372,209	366,356	358,058	309,023	426,420	375,000
CHARGE FOR SERVICE DRAINAGE FEES COMMERCIAL	32,347	31,469	43,954	42,028	41,000	51,000
CHARGE FOR SERVICE LATE CHARGES	19,630	2,260	-	-	-	-
CHARGE FOR SERVICES Total	424,186	400,085	402,012	351,051	467,420	426,000
GRANTS & CONTRIBUTIONS	-	33,978	-	-	-	-
GRANTS & CONTRIBUTIONS Total	-	33,978	-	-	-	-
INTEREST INTEREST REVENUE	9,979	36,497	54,523	31,585	4,000	43,000
INTEREST Total	9,979	36,497	54,523	31,585	4,000	43,000
Grand Total	434,165	470,560	456,535	382,636	471,420	469,000

Cat	Acct Name	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Actual	2025-26 Budget	2026-27 Budget
	Salaries Total	128,380	136,105	218,219	181,445	193,609	201,993
	Benefits Total	46,720	38,024	40,260	61,884	69,458	67,685
	Supplies Total	9,807	12,508	13,700	16,864	25,506	23,506
	Repairs and Maintenance Total	6,333	335,109	192,887	52,085	166,160	166,160
	Operating Total	7,492	31,485	(51,404)	3,456	4,383	4,383
	Contractual Services Total	-	-	-	-	20,000	20,000
	Transfers Total	15,775	15,775	15,775	11,831	15,775	15,775
	Capital Outlay Total	33,626	32,652	19,312	-	249,080	-

FY 2026-27 PROPOSED BUDGET



Compensation package 3% 6,530

Grand Total	248,133	601,658	448,749	327,565	743,971	506,032
Revenues Less Expenses	186,030	(131,096)	7,788	55,072	(272,551)	(47,292)

Department	Requested Item	Amount	Level of Priority
City Managers Office	Salary and benefits increase	13,740	Growth-Related
City Managers Office	Compensation Package 3%	293,251	Necessary
City Managers Office	Compensation Package 5%	488,752	Growth-Related
Community Engagement	Community Engagement Administrator	104,312	Growth-Related
Community Engagement	Director of Community Engagement & Marketing	143,653	Want
Community Engagement	Community Engagement Coordinator	81,367	Growth-Related
Court Clerk	Additional Court Clerk	60,378	Urgent
Economic Development	ED Administrator	133,153	Necessary
Finance	Sr. Finance Analyst	10,926	Growth-Related
Fire Department	Additional Firefighter Positions (3)	325,804	Necessary
Fire Department	AED Lease (8)	13,152	Want
*Fire Department	*AED Purchase (8) - Service Plan (Recurring expense)	5,856	Want
Fire Department	Increase to Dues & Subscriptions for equipment servive contract	24,000	Necessary
Fire Department	Increase to Fire Prevention Line Budget (Safety Clown Program)	3,000	Want
Grounds Maintenance	ROW & Drainage Mowing Contract	161,000	Necessary
Human Resources	NeoGov Learn Subscription	25,229	Growth-Related
Information Technology	Granicus Recording Software	63,235	Growth-Related
Parks & Recreation	Program Supervisor	83,532	Growth-Related
Planning & Development	Add Building Official Position	153,284	Growth-Related
Planning & Development	Increase Other Professional Services for GIS needs	25,000	Want
Planning & Development	Increase Consultant Fees for 3rd party reviews	10,000	Want
Police Department	Additional Dispatcher Position	66,501	Necessary
Police Department	Prepared 911 - Virtual Call System	67,000	Urgent
Water Operations	F150 Crew Cab	53,000	Necessary
	Subtotal	2,409,125	

RECOMMEND ONE-TIME DRAW DOWN OF GENERAL FUND BALANCE:		1,234,677	
*Fire Department	*AED Purchase (8) - Service Plan (Recurring expense)	17,528	Want
Police Department	Patrol Vehicles (3)	283,849	Urgent
Police Department	CID Vehicle	67,000	Urgent
Police Department	Code Vehicle	35,000	Urgent
Streets Department	Increase R&M Streets - Concrete Repairs	250,000	Necessary
Streets Department	Backhoe	149,500	Necessary
Streets Department	F150 Trucks (2)	106,000	Necessary
Wastewater Collections	Jetter	110,500	Urgent
Water Operations	Excavator	106,000	Necessary
Water Operations	F350 Ford Truck w/Crane	109,300	Urgent

DEPARTMENT				
ACCOUNT NUMBER	HUMAN CAPITAL PROJECT NAME	QUANTITY	AMOUNT PER UNIT	AMOUNT REQUESTED
	City Manager Increase (6%)	1	\$ 245,434	\$ 13,740
START DATE		DEPARTMENT PRIORITY		
10/1/2026		Growth-Related		
DESCRIPTION/PURPOSE				
JUSTIFICATION				
Consideration of increasing the City Manager's annual base pay by 6%				
Forecast				
Account	Account Description	BUDGET AMT	FTE	Budget Amount
	SALARIES	\$ 205,483	0.06	\$ 12,329
	OVERTIME	-		-
	CERTIFICATION PAY	-		-
	INSURANCE (EE ONLY)	14,256		-
	FICA	13,898		834
	TMRS	9,617		577
	UNEMPLOYMENT	170		-
	WORKERS' COMPENSATION	1,010		-
	H.S.A High Deductible Contribution	1,000		-
	PERSONAL PROTECTIVE EQUIPMENT			-
	OTHER SMALL EQUIPMENT			-
	CONFERENCE, TRAINING, & TRAVEL			-
	TOTAL	\$ 245,434		\$ 13,740
ALTERNATIVES				

City of Glenn Heights
Personnel Budget Request Form
FY 26/27

DEPARTMENT	CITY ADMINISTRATION			
ACCOUNT NUMBER	HUMAN CAPITAL PROJECT NAME	QUANTITY	AMOUNT PER UNIT	AMOUNT REQUESTED
	3% Compensation Package	1	\$ 293,251	\$ 293,251
START DATE		DEPARTMENT PRIORITY		
10/1/2026		Growth-Related		
DESCRIPTION/PURPOSE				
Providing a compensation package with a uniform implementation date that will be for all employees.				
JUSTIFICATION				
The City of Glenn Heights conducted a compensation and classification study that benchmarked 14 cities. This study resulted in the development of an employee step plan aimed at maintaining staff compensation levels that are competitive with the market. By August 2022, several job classifications were adjusted to a higher pay scale. In 2024, a new compensation and classification study was performed to assess how city employees compared to similar positions in other markets. It was found that public safety personnel were significantly below the median pay range. But as of November 2025, all public safety compensation was modified to address this disparity. This compensation package introduces two concepts: 1) at 3 percent, and 2) at 5 percent.				
Forecast				
Account	Account Description	BUDGET AMT	FTE	Budget Amount
	SALARIES	\$ 261,704	1.00	\$ 261,704
	OVERTIME	-		-
	CERTIFICATION PAY	-		-
	INSURANCE (EE ONLY)	-		-
	FICA	19,299		19,299
	TMRS	12,248		12,248
	UNEMPLOYMENT	-		-
	WORKERS' COMPENSATION	-		-
	UNIFORM & CLOTHING			-
	PERSONAL PROTECTIVE EQUIPMENT			-
	OTHER SMALL EQUIPMENT			-
	CONFERENCE, TRAINING, & TRAVEL			-
	TOTAL	\$ 293,251		\$ 293,251
ALTERNATIVES				

City of Glenn Heights
Personnel Budget Request Form
FY 26/27

DEPARTMENT	CITY ADMINISTRATION			
ACCOUNT NUMBER	HUMAN CAPITAL PROJECT NAME	QUANTITY	AMOUNT PER UNIT	AMOUNT REQUESTED
	5% Compensation Package	1	\$ 488,752	\$ 488,752
START DATE		DEPARTMENT PRIORITY		
10/1/2026		Growth-Related		
DESCRIPTION/PURPOSE				
Providing a compensation package with a uniform implementation date that will be for all employees.				
JUSTIFICATION				
The City of Glenn Heights conducted a compensation and classification study that benchmarked 14 cities. This study resulted in the development of an employee step plan aimed at maintaining staff compensation levels that are competitive with the market. By August 2022, several job classifications were adjusted to a higher pay scale. In 2024, a new compensation and classification study was performed to assess how city employees compared to similar positions in other markets. It was found that public safety personnel were significantly below the median pay range. But as of November 2025, all public safety compensation was modified to address this disparity. This compensation package introduces two concepts: 1) at 3 percent, and 2) at 5 percent.				
Forecast				
Account	Account Description	BUDGET AMT	FTE	Budget Amount
	SALARIES	\$ 436,174	1.00	\$ 436,174
	OVERTIME	-		-
	CERTIFICATION PAY	-		-
	INSURANCE (EE ONLY)	-		-
	FICA	32,165		32,165
	TMRS	20,413		20,413
	UNEMPLOYMENT	-		-
	WORKERS' COMPENSATION	-		-
	UNIFORM & CLOTHING			-
	PERSONAL PROTECTIVE EQUIPMENT			-
	OTHER SMALL EQUIPMENT			-
	CONFERENCE, TRAINING, & TRAVEL			-
	TOTAL	\$ 488,752		\$ 488,752
ALTERNATIVES				

City of Glenn Heights
Personnel Budget Request Form
FY 26/27

DEPARTMENT	COMMUNITY ENGAGEMENT			
ACCOUNT NUMBER	HUMAN CAPITAL PROJECT NAME	QUANTITY	AMOUNT PER UNIT	AMOUNT REQUESTED
	Community Engagement Administrator	1	\$ 104,312	\$ 104,312
START DATE		DEPARTMENT PRIORITY		
10/1/2026		Growth-Related		
DESCRIPTION/PURPOSE				
Request to fund one (1) Full-Time Community Engagement Administrator position.				
JUSTIFICATION				
The reestablishment of the Community Engagement Administrator position is necessary to provide leadership, strategic direction, and oversight for the City's expanding community engagement efforts. This role is responsible for developing and implementing a long-term engagement plan, overseeing citywide communications, managing events, and supervising staff to ensure consistent and effective operations. Currently, these responsibilities are being absorbed by the City Secretary in addition to a full and separate departmental workload, which is not sustainable given the significant increase in events, communications, and community-facing initiatives. The Administrator position will allow for proper supervision of the Community Engagement Coordinator, improve operational efficiency, and ensure accountability in program delivery, budgeting, and performance management. This role is also critical to restoring and advancing key initiatives such as volunteer programs, Boards and Commissions support, neighborhood engagement, and large-scale city events, all of which require dedicated oversight and coordination at a leadership level. Reinstating this position will align staffing with the scope of work expected by City Council and management, while also enhancing the City's ability to deliver high-quality, inclusive programs and communications.				
Forecast				
Account	Account Description	BUDGET AMT	FTE	Budget Amount
	SALARIES	\$ 81,007	1.00	\$ 81,007
	OVERTIME	-		-
	CERTIFICATION PAY	-		-
	INSURANCE (EE ONLY)	9,337		9,337
	FICA	6,197		6,197
	TMRS	3,791		3,791
	UNEMPLOYMENT	170		170
	WORKERS' COMPENSATION	1,010		1,010
	UNIFORM & CLOTHING			-
	PERSONAL PROTECTIVE EQUIPMENT			-
	OTHER SMALL EQUIPMENT	1,300		1,300
	CONFERENCE, TRAINING, & TRAVEL	1,500		1,500
	TOTAL	\$ 104,312		\$ 104,312
ALTERNATIVES				
If additional staffing is not approved, mandated City Secretary functions, such as agenda management, records retention, and public information requests, will remain compliant with state requirements. Community engagement efforts will continue; however, the absence of additional staff may impact the timeliness of deliverables, limit opportunities for innovation and expansion, and reduce the City's ability to proactively enhance communication and engagement strategies.				

City of Glenn Heights
Personnel Budget Request Form
FY 26/27

DEPARTMENT	COMMUNITY ENGAGEMENT			
ACCOUNT NUMBER	HUMAN CAPITAL PROJECT NAME	QUANTITY	AMOUNT PER UNIT	AMOUNT REQUESTED
	Direcotr of Community Engagement & Marketing	1	\$ 143,653	\$ 143,653
START DATE	DEPARTMENT PRIORITY			
10/1/2026	Want			
DESCRIPTION/PURPOSE				
Request to fund one (1) Full-Time Director of Community Engagement & Marketing position.				
JUSTIFICATION				
The Director of Community Engagement & Marketing position is necessary to provide executive leadership, strategic vision, and organizational direction for the City's communications, marketing, branding, public engagement, and community relations functions. This role will be responsible for developing and implementing a comprehensive strategy that enhances the City's visibility, strengthens resident engagement, and supports economic growth and investment opportunities. As the City continues to grow, there is an increased need for a dedicated leader to manage public messaging, oversee brand development, coordinate citywide communication efforts, and ensure consistent engagement with residents, businesses, stakeholders, and regional partners. This position will lead strategic initiatives that promote the City's identity, elevate community pride, and support the City's long-term goals, including the "Invest in Glenn Heights" initiative. The Director will oversee departmental operations, establish performance metrics, manage departmental budgets, supervise personnel, and provide strategic guidance for marketing campaigns, digital communications, media relations, special events, and public outreach programs. This position will also serve as a key advisor to executive leadership on matters related to public perception, community engagement, and communication strategies. Currently, these responsibilities are distributed among various departments and largely supported by the City Secretary, creating capacity challenges and limiting opportunities for long-term strategic planning. Establishing this position will allow the City to move from a reactive communication model to a proactive and strategic approach that supports transparency, public trust, economic development, and organizational excellence. Funding this position will ensure the City has the leadership necessary to effectively communicate its vision, promote municipal initiatives, strengthen community relationships, attract investment, and enhance the overall image and reputation of Glenn				
Forecast				
Account	Account Description	BUDGET AMT	FTE	Budget Amount
	SALARIES	\$ 116,030	1.00	\$ 116,030
	OVERTIME	-		-
	CERTIFICATION PAY	-		-
	INSURANCE (EE ONLY)	9,337		9,337
	FICA	8,876		8,876
	TMRS	5,430		5,430
	UNEMPLOYMENT	170		170
	WORKERS' COMPENSATION	1,010		1,010
	UNIFORM & CLOTHING			-
	PERSONAL PROTECTIVE EQUIPMENT			-
	OTHER SMALL EQUIPMENT	1,300		1,300
	CONFERENCE, TRAINING, & TRAVEL	1,500		1,500
	TOTAL	\$ 143,653		\$ 143,653
ALTERNATIVES				
If the position is not created, the current duties will continue to be absorbed by the City Secretary and existing staff, placing ongoing strain on resources and limiting the City's ability to effectively manage community engagement, communications, and marketing initiatives. This approach will hinder the implementation of strategic branding efforts and reduce the overall quality, consistency, and impact of community programs and outreach.				

City of Glenn Heights
Personnel Budget Request Form
FY 26/27

DEPARTMENT	COMMUNITY ENGAGEMENT			
ACCOUNT NUMBER	HUMAN CAPITAL PROJECT NAME	QUANTITY	AMOUNT PER UNIT	AMOUNT REQUESTED
	Community Engagement Coordinator	1	\$ 81,367	\$ 81,367
START DATE	DEPARTMENT PRIORITY			
10/1/2026	Growth-Related			

DESCRIPTION/PURPOSE

Request to fund one (1) Full-Time Community Engagement Coordinator position.

JUSTIFICATION

The addition of another Community Engagement Coordinator is essential to executing the day-to-day responsibilities necessary to sustain the City's growing community engagement workload. This position would be responsible for coordinating events, managing community outreach initiatives, responding to public inquiries, supporting volunteer programs, and producing key communications such as newsletters and digital content. With the expansion of the City's event calendar, increased public engagement expectations, and the volume of communications required across multiple platforms, a dedicated coordinator is necessary to ensure consistent and timely delivery of services. This position provides critical operational support by managing logistics, coordinating with stakeholders, and maintaining communication channels that keep residents informed and engaged.

Under the proposed structure, the Coordinator will report directly to the Community Engagement Administrator, ensuring clear direction, accountability, and alignment with departmental goals. This structure allows the Department to function effectively by separating strategic responsibilities from operational execution, resulting in improved efficiency, responsiveness, and overall service delivery. Establishing this role as part of a properly staffed department will enable the City to meet its current demands while positioning it for continued growth and community involvement.

Forecast

Account	Account Description	BUDGET AMT	FTE	Budget Amount
	SALARIES	\$ 60,580	1.00	\$ 60,580
	OVERTIME	-		-
	CERTIFICATION PAY	-		-
	INSURANCE (EE ONLY)	9,337		9,337
	FICA	4,634		4,634
	TMRS	2,835		2,835
	UNEMPLOYMENT	170		170
	WORKERS' COMPENSATION	1,010		1,010
	UNIFORM & CLOTHING			-
	PERSONAL PROTECTIVE EQUIPMENT			-
	OTHER SMALL EQUIPMENT	1,300		1,300
	CONFERENCE, TRAINING, & TRAVEL	1,500		1,500
	TOTAL	\$ 81,367		\$ 81,367

ALTERNATIVES

If additional staffing is not approved, mandated City Secretary functions, such as agenda management, records retention, and public information requests, will remain compliant with state requirements. Community engagement efforts will continue; however, the absence of additional staff may impact the timeliness of deliverables, limit opportunities for innovation and expansion, and reduce the City's ability to proactively enhance communication and engagement strategies.

City of Glenn Heights
Personnel Budget Request Form
FY 26/27

DEPARTMENT	MUNICIPAL COURT			
ACCOUNT NUMBER	HUMAN CAPITAL PROJECT NAME	QUANTITY	AMOUNT PER UNIT	AMOUNT REQUESTED
	Court Clerk	1	\$ 60,378	\$ 60,378
START DATE		DEPARTMENT PRIORITY		
10/1/2026		Urgent		
DESCRIPTION/PURPOSE				
Glenn Heights Municipal Court formally requests an allocation of \$61,124.00 for FY 2027 to address critical staffing shortages, fund necessary salary adjustments to retain essential support personnel, and acquire a new Court Clerk position. This increase ensures the court can continue to meet its statutory mandates and prevent case backlogs.				
JUSTIFICATION				
This position is critical to maintaining statutorily required court operations, public access, and reducing case backlogs. Over the past 12 months, the Glenn Heights Municipal Court experienced a 15% increase in citation filings and warrant caseloads. Existing staff is at maximum capacity, resulting in longer wait times for the public and delayed processing of state-mandated Office of Court Administration reports. Adding a full-time Deputy Court Clerk directly advances city goals by: Enhancing Revenue Collection: Faster processing of citations and warrants enables swifter fine collection and reduces outstanding balances. Improving Customer Service: Expands front-window operating hours and reduces public wait times. Ensuring Compliance: Guarantees timely data entry and reporting to the Texas Department of Public Safety (Omnibase Program) and state agencies.				
Forecast				
Account	Account Description	BUDGET AMT	FTE	Budget Amount
	SALARIES	\$ 43,053	1.00	\$ 43,053
	OVERTIME	-		-
	CERTIFICATION PAY	-		-
	INSURANCE (EE ONLY)	9,337		9,337
	FICA	3,294		3,294
	TMRS	2,015		2,015
	UNEMPLOYMENT	170		170
	WORKERS' COMPENSATION	1,010		1,010
	UNIFORM & CLOTHING	100		100
	PERSONAL PROTECTIVE EQUIPMENT			-
	OTHER SMALL EQUIPMENT	1,000		1,000
	CONFERENCE, TRAINING, & TRAVEL	400		400
	TOTAL	\$ 60,378		\$ 60,378
ALTERNATIVES				
Adequate staffing is critical for smaller courts. Because these courts have fewer resources, the absence of even a single staff member or clerk immediately impacts operations. Insufficient staff in smaller judicial systems has a higher probability of resulting in: *Increased Case Backlog: With fewer clerks to process filings, dockets quickly overloaded, leading to delayed trials and prolonged dispute resolutions. *Increased Administration Errors: Rushed workloads leave little room for error-checking, which can jeopardize the integrity of court documents and records. *Burnout and Turnover: When a small team has to absorb the workload of missing personnel, it may stress spikes, leading to higher turnover and a deeper loss of accumulated expertise, unwritten rules, and historical context unique to an organization. *The Potential for Reduced Public Trust: Citizens, attorneys, and local businesses are potentially denied timely access to justice, damaging the court's reputation as well as that of the City. To maintain optimal functionality despite strict public-sector budgets, many smaller courts must ensure we have proper staffing. If this position is not granted, the Glenn Heights Municipal Court is at risk of conceivably falling into this category.				

City of Glenn Heights
Personnel Budget Request Form
FY 26/27

DEPARTMENT	ECONOMIC DEVELOPMENT			
ACCOUNT NUMBER	HUMAN CAPITAL PROJECT NAME	QUANTITY	AMOUNT PER UNIT	AMOUNT REQUESTED
	Economic Development Administrator	1	\$ 133,153	\$ 133,153
START DATE	DEPARTMENT PRIORITY			
10/1/2026	Necessary			

DESCRIPTION/PURPOSE

Add an Economic Development Administrator to carry out the strategic plan for recruiting businesses to Glenn Heights.

JUSTIFICATION

To carry out the strategic plan as presented by Willdan to bring commercial businesses to the City of Glenn Heights.

Forecast

Account	Account Description	BUDGET AMT	FTE	Budget Amount
	SALARIES	\$ 103,388	1.00	\$ 103,388
	OVERTIME	-		-
	CERTIFICATION PAY	-		-
	INSURANCE (EE ONLY)	9,337		9,337
	FICA	7,909		7,909
	TMRS	4,839		4,839
	UNEMPLOYMENT	170		170
	WORKERS' COMPENSATION	1,010		1,010
	UNIFORM & CLOTHING			-
	PERSONAL PROTECTIVE EQUIPMENT			-
	OTHER SMALL EQUIPMENT	1,500		1,500
	CONFERENCE, TRAINING, & TRAVEL	5,000		5,000
	TOTAL	\$ 133,153		\$ 133,153

ALTERNATIVES

If this request is not funded then this task will fall upon current staff who are already exceeding their capabilities with this task.

City of Glenn Heights
Personnel Budget Request Form
FY 26/27

DEPARTMENT	FINANCE			
ACCOUNT NUMBER	HUMAN CAPITAL PROJECT NAME	QUANTITY	AMOUNT PER UNIT	AMOUNT REQUESTED
	Senior Financial Analyst	1	\$ 10,926	\$ 10,926
START DATE	DEPARTMENT PRIORITY			
10/1/2026	Growth-Related			

DESCRIPTION/PURPOSE

Promote the current Financial Analyst to the Senior Financial Analyst position.

JUSTIFICATION

The City of Glenn Heights continues to experience organizational growth, increased financial reporting demands, and expanding operational complexity. As the City grows, the Finance Department must maintain sufficient professional-level capacity to support financial analysis, budget development, reporting, internal review, and long-range planning. The reclassification the FA's position to a Sr. FA position would provide additional capacity for higher-level financial duties and better align staffing resources with the department's current and future workload needs.

The current FA position is classified at Grade 20, with a current annual salary of \$68,211. Assuming a 3% increase for FY 2026/2027, the annual salary for the existing position would be \$70,257. The proposed Sr. FA position would be classified at Grade 26, Step 1, with an annual salary of \$81,183. The annual salary variance between the projected Grade 20 salary with the assumed step increase and the proposed Grade 26, Step 1 salary is \$10,926.

Forecast

Account	Account Description	BUDGET AMT	FTE	Budget Amount
	SALARIES	\$ 10,926	1.00	\$ 10,926
	OVERTIME	-		-
	CERTIFICATION PAY	-		-
	INSURANCE (EE ONLY)	-		-
	FICA	-		-
	TMRS	-		-
	UNEMPLOYMENT	-		-
	WORKERS' COMPENSATION	-		-
	UNIFORM & CLOTHING			-
	PERSONAL PROTECTIVE EQUIPMENT			-
	OTHER SMALL EQUIPMENT			-
	CONFERENCE, TRAINING, & TRAVEL			-
	TOTAL	\$ 10,926		\$ 10,926

ALTERNATIVES

The alternative to approving this position change is to maintain the current staffing structure. Under this approach, the Finance Department

would continue operating with limited professional-level capacity while financial reporting, budgeting, compliance, and analytical demands continue to increase.

In addition, qualified finance professionals with governmental accounting knowledge are increasingly difficult to recruit and retain. Establishing the Senior Financial Analyst position would support continuity, strengthen departmental capacity, and demonstrate the City's commitment to developing and retaining skilled finance personnel. Approval of this change would also reinforce the importance of initiative, professional growth, and expanded responsibility within the Finance Department.

City of Glenn Heights
Personnel Budget Request Form
FY 26/27

DEPARTMENT	FIRE			
ACCOUNT NUMBER	HUMAN CAPITAL PROJECT NAME	QUANTITY	AMOUNT PER UNIT	AMOUNT REQUESTED
	Firefighter	3	\$ 108,601	\$ 325,804
START DATE	DEPARTMENT PRIORITY			
10/1/2026	Necessary			

DESCRIPTION/PURPOSE

Increase Daily staffing from 7 to 8 w/ minmum staffing of 6 by adding a Firefighter to each shift for a total of 3 additional FF

JUSTIFICATION

Increasing minimum staffing from 7 to 8 personnel will significantly enhance the operational capabilities of the Glenn Heights Fire Department. With an additional firefighter on duty, the department can more consistently staff and deploy both an engine company (fire attack) and a ladder truck (search) simultaneously, while also improving the ability to operate two ambulances concurrently.

This enhanced staffing level will reduce reliance on mutual aid, resulting in faster, more effective emergency response times for our community.

Furthermore, a minimum staffing level of eight ensures compliance with National Fire Protection Association (NFPA) 1710 standards, which recommend that a minimum of four personnel be assigned to each engine and ladder company responding to an initial structure fire. Meeting this standard—even at minimum staffing levels—improves firefighter safety, operational efficiency, and incident outcomes.

In summary, increasing staffing from 7 to 8 personnel:

- Improves simultaneous deployment of fire suppression and EMS resources
- Reduces dependency on outside agencies
- Decreases emergency response times
- Aligns with NFPA 1710 recommended staffing levels
- Enhances both public safety and firefighter safety

Forecast

Account	Account Description	BUDGET AMT	FTE	Budget Amount
	SALARIES	\$ 77,250	3.00	\$ 231,750
	OVERTIME	4,367		13,101
	CERTIFICATION PAY	-		-
	INSURANCE (EE ONLY)	9,337		28,011
	FICA	6,244		18,731
	TMRS	3,820		11,459
	UNEMPLOYMENT	170		510
	WORKERS' COMPENSATION	1,010		3,030
	UNIFORM & CLOTHING	1,500		4,500
	PERSONAL PROTECTIVE EQUIPMENT	4,904		14,712
	OTHER SMALL EQUIPMENT			-
	CONFERENCE, TRAINING, & TRAVEL			-
	TOTAL	\$ 108,601		\$ 325,804

ALTERNATIVES

The Glenn Heights Fire Department currently operates with a daily staffing level of seven (7) personnel, with a minimum staffing level of five (5) personnel during shift coverage. Without the addition of requested personnel, the department will continue operating within these staffing levels.

City of Glenn Heights
Budget Request Form
FY 26/27

DEPARTMENT	PROGRAM TITLE	COST		
FIRE	AED LEASE (8)	\$ 13,152		
CATEGORY				
OPERATIONS				
BELOW CHECK THE ONE THAT APPLIES				
☐ ONE TIME PURCHASE		☒ REOCCURRING EXPENSE		
If Capital Request, answer the following:				
Project Start Date:		Estimated Completion Date:		
Priority:	Want	FTE Impact:		
Proposed Funding Source:				
OPERATING BUDGET IMPACT				
Budget Year	G/L Account	Expense	Revenue	FTE Impact
FY 26/27	100-53586-30-00000	\$ 13,152		
DECIPTION OF ITEM REQUESTED				
Lease of 8 AED's for city buildings(1096 per month) and AED Service Plan that includes maintenance, inspections, installationof cabinets, replacement if stolen, used, vandalized.				
JUSTIFICATION FOR ITEM REQUESTED				
In 2026, the Glenn Heights Fire Department trained 76 city employees and over 100 citizens in CPR and STOP THE BLEED, significantly improving community readiness for medical emergencies. However, none of the City's facilities are currently equipped with Automated External Defibrillators (AEDs), limiting the ability to provide immediate, life-saving care during cardiac events. Equipping city buildings with AEDs would ensure trained individuals have the necessary tools to respond effectively and improve survival outcomes.				
CURRENT BASE BUDGET AMOUNT			\$	2,660
ADDITIONAL BUDGET AMOUNT			\$	13,152
REVENUE			\$	-
NEW BASE BUDGET TOTAL			\$	15,812
REOCCURRING EXPENSE				
FISCAL YEAR	COST	JUSTIFICATION / CHANGES		
FY - 27/28	\$ 10,660.00	due to lease and maintenance of AED's		
FY - 28/29	\$ 10,660.00	none		
FY - 29/30	\$ 10,660.00	none		
ALTERNATIVES				
Continue operations as is with no AED's in City buildings				
POLICY / STANDARD				
N/A				
SUBMITTER NAME			DATE	
Fire Chief N. Williams			5/15/2026	

City of Glenn Heights
Budget Request Form
FY 26/27

DEPARTMENT	PROGRAM TITLE	COST
FIRE	Dues & Subscriptions G/L 53334	\$ 24,000
CATEGORY		
OPERATIONS		
BELOW CHECK THE ONE THAT APPLIES		
☐ ONE TIME PURCHASE		☒ REOCCURRING EXPENSE
If Capital Request, answer the following:		
Project Start Date:		Estimated Completion Date:
Priority: 10/1/26	Necessary	FTE Impact:
Proposed Funding Source:		
OPERATING BUDGET IMPACT		
Budget Year	G/L Account	Expense
FY 26/27	100-53334-30-00000	\$ 24,000
DECIPTION OF ITEM REQUESTED		
This service contract provides comprehensive maintenance and support for critical medical equipment supplied by Stryker, including three (3) patient monitors, two (2) Power-PRO 2.0 stretchers, three (3) LUCAS 3.0 chest compression systems, three (3) Power-LOAD systems, and two (2) stair chairs. The equipment, originally purchased through ARPPA funding with a total value of \$481,000, reached the expiration of its initial coverage period in 2025.		
JUSTIFICATION FOR ITEM REQUESTED		
With the expiration of ARPPA-funded coverage in 2025, continued manufacturer-supported service is essential to ensure the reliability, safety, and regulatory compliance of critical frontline medical equipment. This contract provides preventative maintenance and timely repairs, reducing downtime and extending the lifespan of assets valued at \$481,000. Maintaining service coverage protects the City's investment, ensures operational readiness for emergency response, and supports the delivery of safe, high-quality patient care.		
CURRENT BASE BUDGET AMOUNT		\$ 23,750
ADDITIONAL BUDGET AMOUNT		\$ 24,000
REVENUE		\$ -
NEW BASE BUDGET TOTAL		\$ 47,750
REOCCURRING EXPENSE		
FISCAL YEAR	COST	JUSTIFICATION / CHANGES
FY - 27/28	\$ 47,750.00	
FY - 28/29	\$ 47,750.00	
FY - 29/30	\$ 47,750.00	
ALTERNATIVES		
If the service contract is not executed, the City would rely on pay as you go, time-and-materials repairs and limited in-house maintenance for the covered equipment. This approach may result in increased downtime, higher repair costs, delayed response times for critical equipment failures, and reduced equipment lifespan.		
POLICY / STANDARD		
N/A		
SUBMITTER NAME		DATE
Fire Chief N. Williams		5/15/2026

City of Glenn Heights
Budget Request Form
FY 26/27

DEPARTMENT	PROGRAM TITLE	COST		
FIRE	SAFETY CLOWN PROGRAM	\$ 3,000		
CATEGORY				
OPERATIONS				
BELOW CHECK THE ONE THAT APPLIES				
☐ ONE TIME PURCHASE		☒ REOCCURRING EXPENSE		
If Capital Request, answer the following:				
Project Start Date:		Estimated Completion Date:		
Priority:	Want	FTE Impact:		
Proposed Funding Source:				
OPERATING BUDGET IMPACT				
Budget Year	G/L Account	Expense	Revenue	FTE Impact
FY 26/27	100-53517-30-00000	\$ 3,000		
DECIPTION OF ITEM REQUESTED				
In 2026, the Glenn Heights Fire Department launched its Fire Education Safety Clown Program, with firefighters visiting local elementary schools—typically Kindergarten through 3rd or 4th grade—including Schupmann, Shields, and Moates Elementary, as well as area daycare centers such as Little Hawks and Bear Creek Children's Center, to provide engaging fire safety education to young children.				
JUSTIFICATION FOR ITEM REQUESTED				
The current budget supports Fire Department promotional items (SWAG) for community events, station tours, and speaking engagements. With the implementation of the Fire Education Safety Clown Program, additional resources are now required, including costumes, props, backdrops, and specialized equipment to effectively deliver engaging and age-appropriate fire safety education.				
CURRENT BASE BUDGET AMOUNT			\$	3,000
ADDITIONAL BUDGET AMOUNT			\$	3,000
REVENUE			\$	-
NEW BASE BUDGET TOTAL			\$	6,000
REOCCURRING EXPENSE				
FISCAL YEAR	COST	JUSTIFICATION / CHANGES		
FY - 27/28	\$ 6,000.00	Starting Safety Clown Program		
FY - 28/29	\$ 6,000.00	none		
FY - 29/30	\$ 6,000.00	none		
ALTERNATIVES				
Leave as is				
POLICY / STANDARD				
N/A				
SUBMITTER NAME			DATE	
Fire Marshal H. Britton			5/15/2026	

City of Glenn Heights
Budget Request Form
FY 26/27

DEPARTMENT	PROGRAM TITLE	COST		
PUBLIC WORKS - GROUNDS MAINT.	Mowing and Litter Removal Contract	\$ 161,000		
CATEGORY				
OPERATIONS				
BELOW CHECK THE ONE THAT APPLIES				
☐ ONE TIME PURCHASE		☒ REOCCURRING EXPENSE		
If Capital Request, answer the following:				
Project Start Date:		Estimated Completion Date:		
Priority:	Necessary	FTE Impact:		
Proposed Funding Source:				
OPERATING BUDGET IMPACT				
Budget Year	G/L Account	Expense	Revenue	FTE Impact
FY 26/27	100-53041-62-00000	\$ 161,000		
DECIPTION OF ITEM REQUESTED				
Funding is requested for a mowing and litter removal contract to maintain City rights-of-way, drainage channels, and public properties.				
JUSTIFICATION FOR ITEM REQUESTED				
Current staffing and equipment resources are insufficient to keep pace with the workload, and contracting these services will improve maintenance standards, enhance community appearance, support stormwater system performance, and allow City crews to focus on other critical infrastructure and maintenance activities.				
CURRENT BASE BUDGET AMOUNT				
ADDITIONAL BUDGET AMOUNT			\$	161,000
REVENUE			\$	-
NEW BASE BUDGET TOTAL			\$	161,000
REOCCURRING EXPENSE				
FISCAL YEAR	COST	JUSTIFICATION / CHANGES		
FY - 27/28				
FY - 28/29				
ALTERNATIVES				
Current staff and equipment will continue to be unable to keep pace with mowing and litter removal demands, resulting in overgrown rights-of-way, increased debris accumulation, declining appearance of public areas, and reduced maintenance of drainage corridors. These conditions may increase citizen complaints and limit staff availability for other critical Public Works operations.				
POLICY / STANDARD				
N/A				
SUBMITTER NAME		DATE		
Andrew Waits		5/25/2026		

City of Glenn Heights
Budget Request Form
FY 26/27

DEPARTMENT	PROGRAM TITLE	COST		
HUMAN RESOURCES	NeoGov Learn Subscription	\$ 25,229		
CATEGORY				
OPERATIONS				
BELOW CHECK THE ONE THAT APPLIES				
☐ ONE TIME PURCHASE		☒ REOCCURRING EXPENSE		
If Capital Request, answer the following:				
Project Start Date:		Estimated Completion Date:		
Priority:	Growth-Related	FTE Impact:		
Proposed Funding Source:				
OPERATING BUDGET IMPACT				
Budget Year	G/L Account	Expense	Revenue	FTE Impact
FY 26/27	100-53325-14-00000	\$ 13,287		
FY 27/28	100-53325-14-00000	\$ 11,932		
DECIPTION OF ITEM REQUESTED				
NEOGOV Learn Learning Management System (LMS) – A centralized training and development platform that streamlines employee learning, compliance tracking, onboarding, and professional development. The system provides access to over 1,300 training courses, custom course creation, mobile learning, automated course enrollment, advanced reporting, skills development tracking, and policy-based training management. NEOGOV Learn reduces administrative workload by consolidating in-service, online, and third-party training into a single system while improving compliance, employee development, and organizational performance.				
JUSTIFICATION FOR ITEM REQUESTED				
Provides a centralized system to manage employee training, compliance requirements, onboarding, certification tracking, and professional development while reducing administrative workload and improving organizational effectiveness				
CURRENT BASE BUDGET AMOUNT		\$	-	
ADDITIONAL BUDGET AMOUNT		\$	25,229	
REVENUE		\$	-	
NEW BASE BUDGET TOTAL		\$	25,229	
REOCCURRING EXPENSE				
FISCAL YEAR	COST	JUSTIFICATION / CHANGES		
FY - 27/28	\$ 11,932.00	Subject to price varies		
FY - 28/29	\$ 11,932.00	Subject to price varies		
FY - 29/30	\$ 11,932.00	Subject to price varies		
ALTERNATIVES				
Continue using manual training tracking methods (spreadsheets, paper records, and email-based tracking). This alternative is inefficient, increases administrative workload, creates a higher risk of incomplete records, and limits reporting and compliance oversight				
POLICY / STANDARD				
6.7 - Professional Development, 2.37 - Orientation, 2.2.3 - Anti Harassment Training, 9 - Performance Management				
SUBMITTER NAME		DATE		
Sir Fabian Freeman		7/1/2026		

City of Glenn Heights
Budget Request Form
FY 26/27

DEPARTMENT	PROGRAM TITLE	COST		
INFORMATION TECHNOLOGY	GRANICUS Recording/Captioning	\$ 63,235		
CATEGORY				
IT				
BELOW CHECK THE ONE THAT APPLIES				
☐ ONE TIME PURCHASE		☒ REOCCURRING EXPENSE		
If Capital Request, answer the following:				
Project Start Date:		Estimated Completion Date:		
Priority:	Growth-Related	FTE Impact:		
Proposed Funding Source:				
OPERATING BUDGET IMPACT				
Budget Year	G/L Account	Expense	Revenue	FTE Impact
FY 26/27	100-53325-14-00000	\$ 63,235		
DECRPTION OF ITEM REQUESTED				
This is an increase in the number of recordings required by multiple depts. And captioning for council				
JUSTIFICATION FOR ITEM REQUESTED				
Council- ADA Captioning/Court of Record/P&Z recording required.				
CURRENT BASE BUDGET AMOUNT			\$	25,640
ADDITIONAL BUDGET AMOUNT			\$	63,235
REVENUE			\$	-
NEW BASE BUDGET TOTAL			\$	88,876
REOCCURRING EXPENSE				
FISCAL YEAR	COST	JUSTIFICATION / CHANGES		
FY - 27/28	\$ 63,235	Caption Installation/increased service		
FY - 28/29	\$ 48,252	Standard service per 100 meeting & Council captioning		
FY - 29/30	\$ 48,252	Standard service per 100 meeting & Council captioning		
ALTERNATIVES				
Currently researching alternative options for captioning and recording.				
POLICY / STANDARD				
N/A				
SUBMITTER NAME		DATE		
Jefferie Kent		6/3/2026		

City of Glenn Heights
Personnel Budget Request Form
FY 26/27

DEPARTMENT	PARKS / RECREATION			
ACCOUNT NUMBER	HUMAN CAPITAL PROJECT NAME	QUANTITY	AMOUNT PER UNIT	AMOUNT REQUESTED
	Program Supervisor	1	\$ 83,532	\$ 83,532
START DATE		DEPARTMENT PRIORITY		
10/1/2026		Growth-Related		
DESCRIPTION/PURPOSE				
A position to aid in the growth of recreational programming for the City of Glenn Heights. This position will oversee all instructors, senior programming, summer camp, and outdoor programming for the city. This position will be tasked with expanding the programming levels, and to boost facility usage.				
JUSTIFICATION				
This position will be able to focus directly with the programming effort for this department and will be instrumental in the effort to grow the programs offered to the public and expand the scope of what is offered. This position can assist the department head in recruitment of new partnerships, athletics, and community events.				
Forecast				
Account	Account Description	BUDGET AMT	FTE	Budget Amount
	SALARIES	\$ 65,000	1.00	\$ 65,000
	OVERTIME	-		-
	CERTIFICATION PAY	-		-
	INSURANCE (EE ONLY)	9,337		9,337
	FICA	4,973		4,973
	TMRS	3,042		3,042
	UNEMPLOYMENT	170		170
	WORKERS' COMPENSATION	1,010		1,010
	UNIFORM & CLOTHING			-
	PERSONAL PROTECTIVE EQUIPMENT			-
	OTHER SMALL EQUIPMENT			-
	CONFERENCE, TRAINING, & TRAVEL			-
	TOTAL	\$ 83,532		\$ 83,532
ALTERNATIVES				
Without adding this position, there will be a limit on taking on new priorities and stretch projects for the department. The concern is not about providing what is offered now, as staff are well equipped to continue to provide for the community, but may hinder efforts for future demands and growth				

City of Glenn Heights
Personnel Budget Request Form
FY 26/27

DEPARTMENT	PLANNING & DEVELOPMENT SERVICES			
ACCOUNT NUMBER	HUMAN CAPITAL PROJECT NAME	QUANTITY	AMOUNT PER UNIT	AMOUNT REQUESTED
	Building Official	1	\$ 153,284	\$ 153,284
START DATE	DEPARTMENT PRIORITY			
10/1/2026	Growth-Related			

DESCRIPTION/PURPOSE

Proposed full-time Building Official

JUSTIFICATION

In-house full-time Building Official has the following advantage, which justifies the need for the position:

- * A city-employed inspector ensures uniform application of building codes, zoning regulations, and safety standards across all projects.
- * Improved oversight and accountability - Internal staff is directly accountable to the City, providing greater transparency and control compared to third-party inspectors. *
- Faster Response Times - City staff can respond more quickly to inspections, re-inspections, and contractor questions, helping keep projects on schedule. *
- Better Coordination with City Departments - Staff inspectors can easily collaborate with other departments, leading to smoother project workflows.
- * Institutional Knowledge - Over time, staff inspectors build detailed knowledge of local codes, infrastructure, and development patterns, improving decision-making and efficiency. *
- Significantly Reduced Cost - Relying less on external consultants reduces long-term inspection and review expenses. *
- Enhanced Public Trust - Residents and developers may have greater confidence in inspections performed by City personnel rather than contracted services.
- * Support for Growing Development - With increased residential development, a dedicated inspector helps manage volume without delays or

Forecast

Account	Account Description	BUDGET AMT	FTE	Budget Amount
	SALARIES	\$ 93,979	1.00	\$ 93,979
	OVERTIME	-		-
	CERTIFICATION PAY	-		-
	INSURANCE (EE ONLY)	9,337		9,337
	FICA	7,189		7,189
	TMRS	4,398		4,398
	UNEMPLOYMENT	170		170
	WORKERS' COMPENSATION	1,010		1,010
	UNIFORM & CLOTHING	500		500
	PERSONAL PROTECTIVE EQUIPMENT	300		300
	OTHER SMALL EQUIPMENT	400		400
	VEHICLE	35,000		35,000
	CONFERENCE, TRAINING, & TRAVEL	1,000		1,000
	TOTAL	\$ 153,284		\$ 153,284

ALTERNATIVES

If a Building Official position is not approved, the City will continue to rely on AOKA, its current third-party consultant, to provide plan review and inspection services. While this option allows the City to meet its regulatory obligations, it comes at approximately twice the cost of an in-house Building Inspector and carries several significant non-monetary impacts. These include reduced direct control over scheduling and service delivery, longer review and inspection turnaround times, limited institutional knowledge retention, and continued dependence on an external provider, as outlined in the justification section.

City of Glenn Heights
Budget Request Form
FY 26/27

DEPARTMENT	PROGRAM TITLE	COST		
PLANNING DEVELOPMENT	OTHER PROFESSIONAL SERVICES	\$25,000		
CATEGORY				
OPERATIONS				
BELOW CHECK THE ONE THAT APPLIES				
☐ ONE TIME PURCHASE		☒ REOCCURRING EXPENSE		
If Capital Request, answer the following:				
Project Start Date:		Estimated Completion Date:		
Priority:	Want	FTE Impact:		
Proposed Funding Source:				
OPERATING BUDGET IMPACT				
Budget Year	G/L Account	Expense	Revenue	FTE Impact
FY 26/27	100-53013-53-00000	\$25,000		
DECIPTION OF ITEM REQUESTED				
Interactive zoning map software annual fee and expertise in Geographic Information Systems (GIS) for special zoning and future land use mapping updates.				
JUSTIFICATION FOR ITEM REQUESTED				
An interactive zoning map is an essential tool because it improves accessibility, transparency, efficiency, and accuracy in land-use planning. It enables residents, planners, developers, investors, and other stakeholders to easily access zoning information and make informed decisions regarding property use, development opportunities, and community growth. In addition, GIS expertise is critical for maintaining and updating the zoning and future land use maps. Ongoing GIS support ensures that amendments, rezonings, and land use changes are accurately reflected, maintaining consistency and alignment between the zoning map and the future land use map as the City continues to refine and implement its long-term planning objectives.				
CURRENT BASE BUDGET AMOUNT		\$	-	
ADDITIONAL BUDGET AMOUNT		\$	25,000.00	
REVENUE		\$	-	
NEW BASE BUDGET TOTAL		\$	25,000.00	
REOCCURRING EXPENSE				
FISCAL YEAR	COST	JUSTIFICATION / CHANGES		
FY - 27/28	\$ 10,000.00	Mapping updates		
FY - 28/29	\$ 10,000.00	Mapping updates		
FY - 29/30	\$ 10,000.00	Mapping updates		
ALTERNATIVES				
Without assistance for hosting the interactive map and providing GIS expertise needed to maintain zoning and future land use maps, the City will be unable to offer an interactive zoning map. Furthermore, zoning and future land use maps will not be updated, resulting in outdated information for staff, residents, developers, and other stakeholders.				
POLICY / STANDARD				
NA				
SUBMITTER NAME		DATE		
Bester Munyaradzi		6/15/2026		

City of Glenn Heights
Budget Request Form
FY 26/27

DEPARTMENT	PROGRAM TITLE	COST		
PLANNING DEVELOPMENT	CONSULTANT FEES	\$10,000		
CATEGORY				
OPERATIONS				
BELOW CHECK THE ONE THAT APPLIES				
☐ ONE TIME PURCHASE		☒ REOCCURRING EXPENSE		
If Capital Request, answer the following:				
Project Start Date:		Estimated Completion Date:		
Priority:	Want	FTE Impact:		
Proposed Funding Source:				
OPERATING BUDGET IMPACT				
Budget Year	G/L Account	Expense	Revenue	FTE Impact
FY 26/27	100-53006-53-00000	\$10,000		
DECRPTION OF ITEM REQUESTED				
These funds are allocated to cover the costs associated with third-party reviews, including engineering evaluations, building plan reviews, and required inspections.				
JUSTIFICATION FOR ITEM REQUESTED				
Without a Building Official or City Engineer on staff, the City relies on a third-party consultant, AOKA, to provide commercial and residential plan review and inspection services. AOKA offers the specialized expertise needed to perform reviews and inspections that are beyond the capabilities and capacity of current City staff.				
CURRENT BASE BUDGET AMOUNT		\$	35,000.00	
ADDITIONAL BUDGET AMOUNT		\$	10,000.00	
REVENUE		\$	-	
NEW BASE BUDGET TOTAL		\$	45,000.00	
REOCCURRING EXPENSE				
FISCAL YEAR	COST	JUSTIFICATION / CHANGES		
FY - 27/28	\$ 10,000.00			
FY - 28/29	\$ 10,000.00			
FY - 29/30	\$ 10,000.00			
ALTERNATIVES				
As an alternative to contracting these services, the City could hire a Building Inspector to perform the majority of the review and inspection functions currently conducted by AOKA. This option would increase in-house capabilities and potentially reduce long-term dependence on third-party consultants.				
POLICY / STANDARD				
NA				
SUBMITTER NAME		DATE		
Bester Munyaradzi		6/15/2026		

City of Glenn Heights
Personnel Budget Request Form
FY 26/27

DEPARTMENT	POLICE			
ACCOUNT NUMBER	HUMAN CAPITAL PROJECT NAME	QUANTITY	AMOUNT PER UNIT	AMOUNT REQUESTED
	Communication Officer	1	\$ 66,501	\$ 66,501
START DATE	DEPARTMENT PRIORITY			
10/1/2026	Necessary			

DESCRIPTION/PURPOSE

Full time dispatcher for public safety.

JUSTIFICATION

The communications division remain understaffed. With the increase in calls, productivity (I also want to note that the TMRS figure provided by HR is \$2,332.47, which makes the FTE total 55,984.15). The table below does not include insurance, etc. Bringing the total closer to 67,000. If approved, I can delay this hire until June/July.

Forecast

Account	Account Description	BUDGET AMT	FTE	Budget Amount
	SALARIES	\$ 49,839	1.00	\$ 49,839
	OVERTIME	-		-
	CERTIFICATION PAY	-		-
	INSURANCE (EE ONLY)	9,337		9,337
	FICA	3,813		3,813
	TMRS	2,332		2,332
	UNEMPLOYMENT	170		170
	WORKERS' COMPENSATION	1,010		1,010
	UNIFORM & CLOTHING			-
	PERSONAL PROTECTIVE EQUIPMENT			-
	OTHER SMALL EQUIPMENT			-
	CONFERENCE, TRAINING, & TRAVEL			-
	TOTAL	\$ 66,501		\$ 66,501

ALTERNATIVES

Staffing only one dispatcher to manage both Police and Fire communications for a 12-hour shift creates a significant public safety risk and a single point of failure in the City's emergency response system. A minimum of two dispatchers per shift is necessary to ensure emergency calls are answered promptly, critical radio traffic is continuously monitored, and simultaneous incidents can be handled safely and effectively. Additional staffing enhances officer and firefighter safety, reduces the risk of delayed responses or missed communications, provides operational continuity during emergencies. Lastly, it provides the opportunity for dispatchers to utilize facilities without taking a pen and notepad with them.

City of Glenn Heights
Budget Request Form
FY 26/27

DEPARTMENT	PROGRAM TITLE	COST		
POLICE	Prepared 911 Software	\$ 67,000		
CATEGORY				
CAPITAL				
BELOW CHECK THE ONE THAT APPLIES				
☐ ONE TIME PURCHASE		☒ REOCCURRING EXPENSE		
If Capital Request, answer the following:				
Project Start Date:		Estimated Completion Date:		
Priority:	Urgent	FTE Impact:		
Proposed Funding Source:				
OPERATING BUDGET IMPACT				
Budget Year	G/L Account	Expense	Revenue	FTE Impact
FY 26/27	100-53325-14-00000	\$ 67,000		
DECIPTION OF ITEM REQUESTED				
Dispatch assistant that is able to gather information for non-emergency calls for service and input the necessary information into the dispatch system. Also provides real time translation and transcription for all languages. Can answer up to 10 non emergency calls at once.				
JUSTIFICATION FOR ITEM REQUESTED				
Very cost effective option, and greatly enhances the effectiveness of the communications center without hiring a full time team member. Besides from the dispatch function, automatically scores and reviews 100% of emergency calls in real-time against agency protocols, and has built in training for dispatchers				
CURRENT BASE BUDGET AMOUNT				
ADDITIONAL BUDGET AMOUNT			\$	67,000
REVENUE			\$	-
NEW BASE BUDGET TOTAL			\$	67,000
REOCCURRING EXPENSE				
FISCAL YEAR	COST	JUSTIFICATION / CHANGES		
FY - 27/28	\$ 35,000.00			
FY - 28/29	\$ 35,000.00			
FY - 29/30	\$ 35,000.00			
ALTERNATIVES				
The communications center is understaffed, and would need to hire more dispatchers to provide adequate coverage. Ideally, there is a need for two dispatchers to be on duty at all times. This type of technology reduces that level of coverage, while also being a force multiplier to communications officers.				
POLICY / STANDARD				
N/A				
SUBMITTER NAME			DATE	
Glynell Horn			7/1/2026	

City of Glenn Heights
Budget Request Form
FY 26/27

DEPARTMENT	PROGRAM TITLE	COST		
PUBLIC WORKS - WATER	Ford F150 Crew Cab Truck	\$ 53,000		
CATEGORY				
CAPITAL				
BELOW CHECK THE ONE THAT APPLIES				
☒ ONE TIME PURCHASE		☐ REOCCURRING EXPENSE		
If Capital Request, answer the following:				
Project Start Date:		Estimated Completion Date:		
Priority:	Necessary	FTE Impact:		
Proposed Funding Source:				
OPERATING BUDGET IMPACT				
Budget Year	G/L Account	Expense	Revenue	FTE Impact
FY 26/27	500-55001-41-VEHIC	\$ 53,000		
DECRPTION OF ITEM REQUESTED				
The Water Department is requesting the purchase of a Ford F-150 Crew Cab truck to support daily operations, maintenance activities, and emergency response needs throughout the City's water distribution system.				
JUSTIFICATION FOR ITEM REQUESTED				
This vehicle will provide reliable transportation for personnel, tools, equipment, and materials needed to inspect, maintain, and repair water infrastructure. As the City continues to grow, department staff are responding to an increasing number of service calls, utility locates, meter installations, valve inspections, and water main repairs. A dependable crew cab truck will improve operational efficiency, reduce downtime associated with aging vehicles, enhance employee safety, and ensure staff can respond effectively to routine and emergency situations while maintaining a high level of service to residents.				
CURRENT BASE BUDGET AMOUNT				
ADDITIONAL BUDGET AMOUNT			\$	53,000
REVENUE			\$	-
NEW BASE BUDGET TOTAL			\$	53,000
REOCCURRING EXPENSE				
FISCAL YEAR	COST	JUSTIFICATION / CHANGES		
FY - 27/28				
FY - 28/29				
ALTERNATIVES				
Failure to replace a dedicated vehicle will result in increased maintenance costs, reduced reliability, and delays in responding to water system repairs and emergencies. Limited vehicle availability can negatively impact crew productivity, extend service interruption durations, and hinder the department's ability to maintain critical infrastructure and meet customer service expectations.				
POLICY / STANDARD				
N/A				
SUBMITTER NAME			DATE	
ANDREW WAITS			5/29/2026	

City of Glenn Heights
Budget Request Form
FY 26/27

DEPARTMENT	PROGRAM TITLE	COST		
POLICE	PATROL VEHICLES	\$ 283,849		
CATEGORY				
CAPITAL				
BELOW CHECK THE ONE THAT APPLIES				
☒ ONE TIME PURCHASE		☐ REOCCURRING EXPENSE		
If Capital Request, answer the following:				
Project Start Date:		Estimated Completion Date:		
Priority:	Urgent	FTE Impact:		
Proposed Funding Source:				
OPERATING BUDGET IMPACT				
Budget Year	G/L Account	Expense	Revenue	FTE Impact
FY 26/27	100-55001-32-VEHIC	\$ 283,849		
DECRPTION OF ITEM REQUESTED				
(3) NEW PATROL VEHICLES will replace the following: 2019 Ford Explorer Mileage:128,360, 2022 Ford Explorer: Vehicle was Totaled, 2022 Ford Explorer Mileage:83,702)				
JUSTIFICATION FOR ITEM REQUESTED				
VEHICLES ARE BEING REQUESTED TO REPLACE AGING HIGH MILEAGE VEHICLES, WHICH HAS PROVEN TO BE NOT RELIABLE. OLDER VEHICLES SIGNIFICANTLY INCREASES R&M AUTO				
CURRENT BASE BUDGET AMOUNT			\$	-
ADDITIONAL BUDGET AMOUNT			\$	283,849
REVENUE			\$	-
NEW BASE BUDGET TOTAL			\$	283,849
REOCCURRING EXPENSE				
FISCAL YEAR	COST	JUSTIFICATION / CHANGES		
FY - 27/28				
FY - 28/29				
FY - 29/30				
ALTERNATIVES				
Reduced officer presence in the community as a result of vehicles not being service, reducing response time and service delivery. As vehicle mileage increases, overall reliability declines, including mechanical failures. Higher-mileage vehicles also incur increased maintenance and repair costs, while spending more time out of service for repairs, reducing fleet availability.				
POLICY / STANDARD				
BEST PRACTICES ARE TO REPLACE VEHICLES AFTER 4 TO 5 YEARS, OR AT 80,000 MILES				
SUBMITTER NAME			DATE	
Chief Glynell Horn			6/1/2026	

City of Glenn Heights
Budget Request Form
FY 26/27

DEPARTMENT	PROGRAM TITLE	COST		
POLICE	CID VEHICLE	\$ 67,000		
CATEGORY				
CAPITAL				
BELOW CHECK THE ONE THAT APPLIES				
☒ ONE TIME PURCHASE		☐ REOCCURRING EXPENSE		
If Capital Request, answer the following:				
Project Start Date:		Estimated Completion Date:		
Priority:	Urgent	FTE Impact:		
Proposed Funding Source:				
OPERATING BUDGET IMPACT				
Budget Year	G/L Account	Expense	Revenue	FTE Impact
FY 26/27	100-55001-32-VEHIC	\$ 67,000		
DECIPTION OF ITEM REQUESTED				
Criminal Investigation Division (Detective) vehicle, which will be a black Ford Explorer. This vehicle will replace an older 2012 Equinox in our fleet.				
JUSTIFICATION FOR ITEM REQUESTED				
The request is to replace a 2012 Chevy Equinox with a 123k miles. Due to the vehicle's age, mileage, and critical components not working. Making the vehicle is not reliable. and will continue to increase the repair and maintenance line item.				
CURRENT BASE BUDGET AMOUNT		\$	-	
ADDITIONAL BUDGET AMOUNT		\$	67,000	
REVENUE		\$	-	
NEW BASE BUDGET TOTAL		\$	67,000	
REOCCURRING EXPENSE				
FISCAL YEAR	COST	JUSTIFICATION / CHANGES		
FY - 27/28				
FY - 28/29				
FY - 29/30				
ALTERNATIVES				
As vehicle mileage increases, overall reliability declines, resulting in a greater likelihood of mechanical failures and operational disruptions. Higher-mileage vehicles also incur increased maintenance and repair costs, while spending more time out of service for repairs, reducing fleet availability.				
POLICY / STANDARD				
BEST PRACTICES ARE TO REPLACE VEHICLES AFTER 4 TO 5 YEARS, OR AT 80,000 MILES				
SUBMITTER NAME		DATE		
Chief Glynell Horn		6/1/2026		

City of Glenn Heights
Budget Request Form
FY 26/27

DEPARTMENT	PROGRAM TITLE	COST
POLICE	CODE ENFORCEMENT VEHICLE	\$ 35,000
CATEGORY		
CAPITAL		
BELOW CHECK THE ONE THAT APPLIES		
☒ ONE TIME PURCHASE		☐ REOCCURING EXPENSE
If Capital Request, answer the following:		
Project Start Date:		Estimated Completion Date:
Priority:	Urgent	FTE Impact:
Proposed Funding Source:		
OPERATING BUDGET IMPACT		
Budget Year	G/L Account	Expense
FY 26/27	100-55001-32-VEHIC	\$ 35,000
DECIPTION OF ITEM REQUESTED		
Code Enforcement Vehicle Chevy Maverick		
JUSTIFICATION FOR ITEM REQUESTED		
The original code enforcement vehicle was taken out of service indefintely. Code Enforcment has been using a loaner 2014 Ford F150 that is assigned to Public Works. This vehicle has 113,784 Miles. (Should be cheaper waiting on quote)		
CURRENT BASE BUDGET AMOUNT		\$ -
ADDITIONAL BUDGET AMOUNT		\$ 35,000
REVENUE		\$ -
NEW BASE BUDGET TOTAL		\$ 35,000
REOCCURING EXPENSE		
FISCAL YEAR	COST	JUSTIFICATION / CHANGES
FY - 27/28		
FY - 28/29		
FY - 29/30		
ALTERNATIVES		
The city increases the risk of lower service delivery as the current code vehicles are not reliable, and are down for maintenance repairs. Continued reliance on this vehilce will result in escalating repair cost, increased out-of-service time, and diminished reliability, ultimately costing the city more to maintain.		
POLICY / STANDARD		
NA		
SUBMITTER NAME		DATE
Chief Glynell Horn		6/1/2026

City of Glenn Heights
Budget Request Form
FY 26/27

DEPARTMENT	PROGRAM TITLE	COST		
PUBLIC WORKS - STREETS	Concrete Repairs	\$ 250,000		
CATEGORY				
OPERATIONS				
BELOW CHECK THE ONE THAT APPLIES				
☐ ONE TIME PURCHASE		☒ REOCCURRING EXPENSE		
If Capital Request, answer the following:				
Project Start Date:		Estimated Completion Date:		
Priority:	Necessary	FTE Impact:		
Proposed Funding Source:				
OPERATING BUDGET IMPACT				
Budget Year	G/L Account	Expense	Revenue	FTE Impact
FY 26/27	100-53216-40-00000	\$ 250,000		
DECRPTION OF ITEM REQUESTED				
The Street Department is requesting funding for concrete repairs to maintain and restore deteriorated sidewalks, curbs, gutters, and other concrete infrastructure throughout the City.				
JUSTIFICATION FOR ITEM REQUESTED				
Timely repair of damaged concrete is essential to preserving public safety, maintaining accessibility, preventing further deterioration, and reducing long-term maintenance costs. Addressing deficiencies before they worsen helps extend the service life of existing infrastructure, minimizes liability associated with trip hazards and unsafe conditions, and supports the City's commitment to providing safe and reliable transportation facilities for residents and visitors. The requested funding will enable the department to proactively address identified deficiencies and respond to new repair needs as they arise.				
CURRENT BASE BUDGET AMOUNT			\$	250,000
ADDITIONAL BUDGET AMOUNT			\$	250,000
REVENUE			\$	-
NEW BASE BUDGET TOTAL			\$	500,000
REOCCURRING EXPENSE				
FISCAL YEAR	COST	JUSTIFICATION / CHANGES		
FY - 27/28				
FY - 28/29				
FY - 29/30				
ALTERNATIVES				
Failure to fund concrete repairs may result in worsening infrastructure conditions, increased repair costs in future years, reduced accessibility, and potential safety hazards for pedestrians and motorists. Delaying repairs can allow minor deficiencies to develop into more extensive failures requiring costly reconstruction rather than routine maintenance.				
POLICY / STANDARD				
N/A				
SUBMITTER NAME			DATE	
ANDREW WAITS			5/29/2026	

City of Glenn Heights
Budget Request Form
FY 26/27

DEPARTMENT	PROGRAM TITLE	COST		
PUBLIC WORKS - STREETS	John Deer Backhoe	\$ 149,500		
CATEGORY				
CAPITAL				
BELOW CHECK THE ONE THAT APPLIES				
☒ ONE TIME PURCHASE		☐ REOCCURRING EXPENSE		
If Capital Request, answer the following:				
Project Start Date:		Estimated Completion Date:		
Priority:	Necessary	FTE Impact:		
Proposed Funding Source:				
OPERATING BUDGET IMPACT				
Budget Year	G/L Account	Expense	Revenue	FTE Impact
FY 26/27	100-55001-40-BCKHO	\$ 149,500		
DECIPTION OF ITEM REQUESTED				
The Street Department is requesting the purchase of a 2027 John Deere 320P Backhoe to replace the existing 2013 John Deere 310SK backhoe.				
JUSTIFICATION FOR ITEM REQUESTED				
The current unit has exceeded its expected service life and requires frequent maintenance and repairs, resulting in increased operating costs and reduced reliability. The backhoe is a critical piece of equipment used for street repairs, drainage improvements, utility maintenance, excavation, and emergency response activities throughout the City. Replacing the aging equipment will improve operational efficiency, reduce downtime, lower maintenance expenses, and ensure crews have reliable equipment available to safely and effectively perform essential public works services. The investment will help the department maintain service levels and meet the infrastructure demands of a growing community.				
CURRENT BASE BUDGET AMOUNT				
ADDITIONAL BUDGET AMOUNT			\$	149,500
REVENUE			\$	-
NEW BASE BUDGET TOTAL			\$	149,500
REOCCURRING EXPENSE				
FISCAL YEAR	COST	JUSTIFICATION / CHANGES		
FY - 27/28				
FY - 28/29				
ALTERNATIVES				
Failure to replace the existing backhoe will require the continued use of equipment that is beyond its useful life and prone to breakdowns. Increased downtime and repair costs may delay critical maintenance and emergency response operations, reduce crew productivity, and impact the department's ability to provide timely and efficient services to residents. Continuing to operate aging equipment also increases the risk of unexpected failures that could disrupt planned work and require costly emergency repairs.				
POLICY / STANDARD				
N/A				
SUBMITTER NAME		DATE		
Andrew Waits		5/25/2026		

City of Glenn Heights
Budget Request Form
FY 26/27

DEPARTMENT	PROGRAM TITLE	COST		
PUBLIC WORKS - WASTEWATER	Jetter	\$ 110,500		
CATEGORY				
CAPITAL				
BELOW CHECK THE ONE THAT APPLIES				
☒ ONE TIME PURCHASE		☐ REOCCURRING EXPENSE		
If Capital Request, answer the following:				
Project Start Date:		Estimated Completion Date:		
Priority:	Urgent	FTE Impact:		
Proposed Funding Source:				
OPERATING BUDGET IMPACT				
Budget Year	G/L Account	Expense	Revenue	FTE Impact
FY 26/27	515-55001-42-JETTR	\$ 110,500		
DECRPTION OF ITEM REQUESTED				
The Wastewater Department is requesting the purchase of a 2026 G7 Trailer Jetter to support the maintenance and operation of the City's sanitary sewer collection system.				
JUSTIFICATION FOR ITEM REQUESTED				
The existing sewer jetter is a 2017 model that is out of service for repairs nearly four months each year, significantly impacting the department's ability to perform routine line cleaning and respond promptly to sewer-related emergencies. The frequent downtime forces staff to rely on neighboring cities and outside contractors for assistance, increasing operational costs and delaying response times. A new jetter will improve reliability, enhance productivity, reduce dependence on external resources, and help prevent sanitary sewer overflows by ensuring crews have dependable equipment available to maintain critical wastewater infrastructure.				
CURRENT BASE BUDGET AMOUNT				
ADDITIONAL BUDGET AMOUNT			\$	110,500
REVENUE			\$	-
NEW BASE BUDGET TOTAL			\$	110,500
REOCCURRING EXPENSE				
FISCAL YEAR	COST	JUSTIFICATION / CHANGES		
FY - 27/28				
FY - 28/29				
ALTERNATIVES				
Failure to replace the existing jetter will require continued reliance on equipment that is prone to extended downtime and frequent repairs. As noted in the budget request, crews may continue to depend on other cities and outside contractors to perform sewer maintenance activities, resulting in slower response times to sanitary sewer backups and increasing the potential for sanitary sewer overflows. These delays can negatively impact service delivery, regulatory compliance, and public health and safety.				
POLICY / STANDARD				
N/A				
SUBMITTER NAME			DATE	
ANDREW WAITS			5/29/2026	

City of Glenn Heights
Budget Request Form
FY 26/27

DEPARTMENT	PROGRAM TITLE	COST		
PUBLIC WORKS - WATER	Hydro Excavator	\$ 106,000		
CATEGORY				
CAPITAL				
BELOW CHECK THE ONE THAT APPLIES				
☒ ONE TIME PURCHASE		☐ REOCCURRING EXPENSE		
If Capital Request, answer the following:				
Project Start Date:		Estimated Completion Date:		
Priority:	Necessary	FTE Impact:		
Proposed Funding Source:				
OPERATING BUDGET IMPACT				
Budget Year	G/L Account	Expense	Revenue	FTE Impact
FY 26/27	500-55001-41-EXCVT	\$ 106,000		
DECRPTION OF ITEM REQUESTED				
The Water Department is requesting the purchase of a hydro excavator to improve the safety, efficiency, and accuracy of excavation activities associated with utility locates, water and wastewater repairs, sign installations, drainage improvements, and other underground infrastructure work.				
JUSTIFICATION FOR ITEM REQUESTED				
Unlike traditional mechanical excavation methods, a hydro excavator uses pressurized water and vacuum technology to safely expose underground utilities with minimal risk of damage. This equipment will reduce utility strike incidents, lower repair costs, improve worker safety, minimize disruptions to residents, and increase productivity by allowing crews to perform excavation work more quickly and precisely. As the City's infrastructure continues to expand, a hydro excavator will provide a reliable and cost-effective solution for maintaining and protecting critical underground assets.				
CURRENT BASE BUDGET AMOUNT				
ADDITIONAL BUDGET AMOUNT			\$	106,000
REVENUE			\$	-
NEW BASE BUDGET TOTAL			\$	106,000
REOCCURRING EXPENSE				
FISCAL YEAR	COST	JUSTIFICATION / CHANGES		
FY - 27/28				
ALTERNATIVES				
Without a hydro excavator, crews must continue relying on traditional excavation methods that present a greater risk of damaging underground utilities, causing service interruptions, costly repairs, project delays, and safety hazards. The City may also incur additional costs associated with emergency repairs, contractor services, and liability related to utility strikes. Investing in a hydro excavator reduces these risks while improving operational efficiency and service delivery.				
POLICY / STANDARD				
N/A				
SUBMITTER NAME		DATE		
ANDREW WAITS		5/29/2026		

City of Glenn Heights
Budget Request Form
FY 26/27

DEPARTMENT	PROGRAM TITLE	COST		
PUBLIC WORKS - WATER	Ford F350 Utility Truck W/Crane	\$ 109,300		
CATEGORY				
CAPITAL				
BELOW CHECK THE ONE THAT APPLIES				
☒ ONE TIME PURCHASE		☐ REOCCURRING EXPENSE		
If Capital Request, answer the following:				
Project Start Date:		Estimated Completion Date:		
Priority:	Urgent	FTE Impact:		
Proposed Funding Source:				
OPERATING BUDGET IMPACT				
Budget Year	G/L Account	Expense	Revenue	FTE Impact
FY 26/27	500-55001-41-VEHIC	\$ 109,300		
DECIPTION OF ITEM REQUESTED				
The Water Department is requesting the replacement of its existing utility service truck with a new Ford F-350 Utility Truck equipped with a crane.				
JUSTIFICATION FOR ITEM REQUESTED				
The current truck (#103), a 2019 Ford F-350, has accumulated 65,005 miles and 9,942 operating hours and is experiencing frequent mechanical issues. Additionally, the existing crane is irreparable, limiting the department's ability to safely and efficiently perform critical maintenance activities. The crane-equipped truck is essential for removing and installing lift station pumps, responding to water and wastewater system emergencies, and supporting routine maintenance operations. Replacing this vehicle will improve reliability, reduce downtime and repair costs, enhance employee safety, and decrease the need for contractor assistance, resulting in more efficient delivery of utility services to residents.				
CURRENT BASE BUDGET AMOUNT		\$	-	
ADDITIONAL BUDGET AMOUNT		\$	109,300	
REVENUE		\$	-	
NEW BASE BUDGET TOTAL		\$	109,300	
REOCCURRING EXPENSE				
FISCAL YEAR	COST	JUSTIFICATION / CHANGES		
FY - 27/28				
ALTERNATIVES				
Failure to replace the truck will require continued use of equipment that is prone to breakdowns and operational delays. Without a functioning crane, staff must rely on manual lifting equipment or hire outside contractors to remove pumps from the Kingston, Heritage, and Stone Creek lift stations, increasing costs and extending response times during emergency repairs. Continued equipment failures may negatively impact the department's ability to maintain critical utility infrastructure and provide reliable water and wastewater services.				
POLICY / STANDARD				
N/A				
SUBMITTER NAME		DATE		
ANDREW WAITS		5/29/2026		

Capital Improvement Plan Budget



PROJECT	TOTAL PROJECT COST	Funding Source	FY 26/27 Proposed Budget	FY 27/28 Proposed Budget	FY 28/29 Proposed Budget	FY 29/30 Proposed Budget	FY 30/31 Proposed Budget	FY 31/32 Proposed Budget	Beyond 5 Years
GOVERNMENTAL FUND PROJECTS									
S. Hampton Road Assessment by Dallas County	50,000	CPF	500,000						
E. Bear Creek Road Expansion	3,524,500	CPF/BF	108,528	-	-	-	-	-	-
Gateway & Bear Creek Traffic Signal	500,000	CPF/DART	500,000						
Uhl & Bear Creek Road Traffic Signal	500,000	CPF/DART	500,000	-	-	-	-	-	-
W. Bear Creek Road Expansion	3,000,000	GOF	900,000	2,100,000					
Animal Shelter	3,000,000	GF/CPF	870,000	1,905,000	-	-	-	-	-
Speeding Control Device Program	25,000	CPF	25,000	30,000	35,000				
Street Lights	50,000	CPF	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Intersection of W. Bear Creek & S. Westmoreland Phase 1	1,950,000		-	1,950,000	-	-	-	-	-
Ovilla Rd & Santa Rosa Traffic Signal	650,000		-	650,000	-	-	-	-	-
Public Works Facility	5,300,000	TXDOT	-	3,795,000	1,505,000				
ENTERPRISE FUND PROJECTS									
Lin Dell Estates Waterline Replacement Project	515,000	WIF	515,000	-	-	-	-	-	-
Wynwood Waterline Extension Project	420,000	WIF	420,000	-	-	-	-	-	-
9k GPM Pump Station	22,500,000	CPF	1,125,000	21,375,000	-	-	-	-	-
Cinnamon Springs Water Line Replacement			-	-	-	-	-	-	-
Groundwater Storage Tank Expenses	6,100,000	GF/WIF	3,000,000	3,100,000					
2M Gallon Elevated Water Tower	14,700,000	Congress	250,000	6,375,000	6,375,000				
Citywide I&I Study	534,000		-	534,000	-	-	-	-	-
Kingston Meadows Wastewater Line Upsizing	1,092,000		-	1,092,000	-	-	-	-	-
TOTH Drainage Project	249,080		-	249,080	-	-	-	-	-
Kingston Meadows Lift Station Decommissioning	3,200,000		-	3,200,000	-	-	-	-	-
S. Westmoreland Waterline Project	1,963,050		-	1,963,050	-	-	-	-	-
Turn Bridge Drive Gravity Main Expenses	1,099,000		-	1,099,000	-	-	-	-	-
Kingston Meadows Gravity Main Expenses	2,142,000		-	2,142,000	-	-	-	-	-
Hampton/BC Waterline Expenses	6,810,000		-	-	6,810,000	-	-	-	-
Harborview/Bear Creek Waterline Expenses	4,957,000		-	-	4,957,000	-	-	-	-
W. Milas Lane Gravity Main Expenses	5,075,000		-	-	5,075,000	-	-	-	-
Maplewood Drive Gravity Main Expenses	2,596,000		-	-	2,596,000	-	-	-	-
12k GPM Pump Station Expenses	5,967,000		-	-	-	-	-	5,967,000	-
Stone Creek Lift Station Decommissioning	401,000		-	-	-	-	-	-	401,000

Capital Improvement Plan Budget



Loop 9 Waterline Expenses - 8" & 12"	3,780,000	-	-	-	-	-	-	3,780,000
Loop 9 Waterline Expenses - 12"	2,758,000	-	-	-	-	-	-	2,758,000
Vancouver Lane Gravity Main Expenses	857,000	-	-	-	-	-	-	857,000
Sagebrush Drive Gravity Main Expenses	3,172,000	-	-	-	-	-	-	3,172,000
Lake Ridge Gravity Main Expenses	2,893,000	-	-	-	-	-	-	2,893,000
Courtney Lane Gravity Main Expenses	3,206,000	-	-	-	-	-	-	3,206,000
Ovilla Road Gravity Main Expenses	1,157,000	-	-	-	-	-	-	1,157,000
Sunset Strip Drive Gravity Main Expenses	868,000	-	-	-	-	-	-	868,000
Water Crest Lane Gravity Main Expenses	613,000	-	-	-	-	-	-	613,000

LEGEND

CPF = Capital Projects Fund 410
 BF = Bond Fund 403
 SIF = Street Impact Fee Fund 215
 GF = Grants Fund
 WIF = Water Impact Fee Fund 515
 GOF = 2026 GO Bond Fund

CITY OF GLENN HEIGHTS
TAXPAYER IMPACT STATEMENT

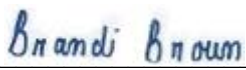
House Bill 1522, passed by the Texas Legislature in 2025, amends section 551.043 of the Texas Government Code to require that the notice of a meeting required to be posted under section 551.043(a) of the Texas Open Meetings Act, at which a governmental body will discuss or adopt a budget for the governmental body, must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

The City of Glenn Heights has proposed a budget for the City's 2026-2027 fiscal year. The City intends to adopt its budget on or before September 30, 2026.

- **Value of Median-Valued Homestead Property in the City:**
 - **Ellis County: \$ 322,319**
 - **Dallas County: \$ 320,000**
- **Property Tax Bill for the Current Fiscal Year (\$0.562795/100):**
 - **Ellis County: \$ 1,814.00**
 - **Dallas County: \$ 1,800.94**
- **Estimated Property Tax Bill for the Upcoming Fiscal Year if the City Adopts the Proposed Budget and Tax Rate (\$0.590821/100):**
 - **Ellis County: \$ 1,904.33**
 - **Dallas County: \$ 1,890.63**
- **Estimated Property Tax Bill for the Upcoming Fiscal Year if the City Adopts a Balanced Budget Funded at the No-New-Revenue Tax Rate (\$0.569032/100, includes debt rate of \$0.067017):**
 - **Ellis County: \$ 1,834.10**
 - **Dallas County: \$ 1,820.90**

The estimates in this Impact Statement are valid only for the proposed budget and proposed tax rate that the City Council will discuss at its meeting on **September 8, 2026**. The proposed budget and the proposed tax rate may each be amended by City Council at any time before their final adoption. If the City Council intends to discuss the proposed budget at a subsequent meeting, the City will include a Taxpayer Impact Statement in the notice for that meeting which will include updated estimates based on any amendments to the proposed budget and proposed tax rate.

I hereby certify that the foregoing Taxpayer Impact Statement was included in the public notice for the City Council meeting to be held on **September 8, 2026**.



Brandi Brown, City Secretary, City of Glenn Heights, Texas

September 4, 2026

Date

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: September 15, 2026

SUBJECT

Discussion regarding Ordinance O-11-26, an Ordinance of the City Council of the City of Glenn Heights, Texas, adopting and levying ad valorem taxes for the tax year 2026 (Fiscal Year 2026-2027) at a rate of \$0.590821 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Glenn Heights as of January 1, 2026, to provide revenue for the payment of current expenses; providing for an interest and sinking fund for all outstanding debt of the City of Glenn Heights; providing for due and delinquent dates together with penalties and interest; approving the 2026 tax roll certified by the Chief Appraisers for Dallas and Ellis Counties; providing a severability clause; providing a repealing clause; and providing an effective date.

DISCUSSION / BACKGROUND

City Council will consider the Proposed Tax Rate of \$0.590821 per One Hundred Dollars (\$100) Assessed Valuation. For the purpose of defraying the current expenditures (Maintenance and Operations) of the municipal government of the City of Glenn Heights, a tax of \$0.523804 on each and every One Hundred Dollars (\$100) assessed value on all taxable property; and for the purpose of creating an interest and sinking fund (Interest and Sinking Fund) to pay the interest and principal maturities of all outstanding debt of the City of Glenn Heights not otherwise provided for, a tax of \$0.067017 on each One Hundred Dollars (\$100) assessed value of taxable property within the City of Glenn Heights, and shall be applied to the payment of interest and maturities of all such outstanding debt of the City.

This tax rate will raise more taxes for maintenance and operations than last year's rate.

The overall tax rate will be increased by 4.97 percent, going from the previous rate of \$0.562795 per \$100 assessed valuation(AV) to the proposed rate of \$0.598021 per

\$100 AV. The maintenance & operations tax rate exceeds the no-new-revenue maintenance and operations tax rate, and it will increase taxes for maintenance and operations on a \$100,000 home by approximately \$28.13.

Proposed Fiscal Year 2026-2027 Budget (PDF):

<https://www.glennheightstx.gov/DocumentCenter/View/4127/FY2026-2027-Proposed-Budget-PDF>

Glenn Heights Taxpayer Impact Statement:

<https://www.glennheightstx.gov/DocumentCenter/View/4175/Glenn-Heights-Taxpayer-Impact-Statement-PDF>

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Public Notices related to the Fiscal Year 2026–2027 Tax Rate have been given by posting on the City Council’s official bulletin board, on the City of Glenn Heights’ website, and in the local newspaper.

FINANCIAL IMPACT

Adoption of this Ordinance will raise \$11,027,251 in property tax revenue for Fiscal Year 2026-2027.

RECOMMENDATION / ALTERNATIVES

Staff recommends adoption of Ordinance O-11-26 on September 15, 2026.

ATTACHMENTS

1. Ordinance O-11-26
2. Glenn Heights Taxpayer Impact Statement

PREPARED BY

Sherry Roberts, Finance Director

REVIEWED BY

Brandi Brown, City Secretary

ORDINANCE O-11-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, ADOPTING AND LEVYING AD VALOREM TAXES FOR THE TAX YEAR 2026 (FISCAL YEAR 2026 - 2027) AT A RATE OF \$0.590821 PER ONE HUNDRED DOLLARS (\$100) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF GLENN HEIGHTS AS OF JANUARY 1, 2026, TO PROVIDE REVENUE FOR THE PAYMENT OF CURRENT EXPENSES; PROVIDING FOR AN INTEREST AND SINKING FUND FOR ALL OUTSTANDING DEBT OF THE CITY OF GLENN HEIGHTS; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; APPROVING THE ESTIMATED 2025 TAX ROLL PROVIDED BY THE CHIEF APPRAISERS FOR DALLAS AND ELLIS COUNTIES AS ALLOWED BY LAW; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, following public notices duly posted and published in all things as required by law, public hearings were held by and before the City Council of the City of Glenn Heights, the subject of which was the proposed tax rate for the City of Glenn Heights for Fiscal Year 2026-2027, submitted by the City Manager in accordance with provisions of the City Charter and state statutes; and

WHEREAS, the City Council, upon full consideration of the matter, is of the opinion that the tax rate hereinafter set forth is proper and should be approved and adopted.

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

SECTION 1. There is hereby approved, adopted and levied for the tax year 2025 on all taxable property, real, personal and mixed, situated within the corporate limits of the City of Glenn Heights, Texas, and not exempt by the Constitution of the State and valid State laws, a tax of **\$0.590821** on each One Hundred Dollars (\$100) assessed valuation of taxable property, which consists of two components each one of which is separately approved by the Council as follows:

- (a) **\$0.067017** per One Hundred Dollars (\$100) of taxable value, the rate that, if applied to the total taxable value, will impose the total amount published under Section 26.04(e)(3)(C) of the Texas Property Tax Code (Tax Code), less any amount of additional sales and use tax revenue that will be used to pay debt service; and
- (b) **\$0.523804** per One Hundred Dollars (\$100) taxable value, the rate that, if applied to the total taxable value, will impose the amount of taxes needed to fund maintenance and operation expenditures of the City for the coming year.

SECTION 2. THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 4.97 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$28.13.

SECTION 3. All ad valorem taxes shall become due and payable on October 1, 2026, and all ad valorem taxes for the year shall become delinquent if not paid prior to February 1, 2027. There shall be no discount for payment of taxes prior to February 1, 2027. A delinquent tax shall incur all penalty and interest authorized by law, to wit:

- (a) A penalty of six percent (6%) on the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent.
- (b) Provided, however, a tax delinquent on July 1, 2027, incurs a total penalty of twelve percent (12%) of the amount of delinquent tax without regard to the number of months the tax has been delinquent. A delinquent tax shall also accrue interest at the rate of one percent (1%) for each month or portion of a month the tax remains unpaid. Taxes for the year 2026 and taxes for all future years that become delinquent on or after February 1 but not later than May 1, that remain delinquent on July 1 of the year in which they become delinquent, incur an additional penalty in the amount of twenty percent (20%) of taxes, penalty and interest due, pursuant to Texas Property Tax Code Section 6.30 and 33.07, as amended. Taxes assessed against tangible personal property for the year 2026 and for all future years that become delinquent on or after February 1 of a year incur an additional penalty on the later of the date the personal property taxes become subject to the delinquent tax attorney's contract, or 60 days after the date the taxes become delinquent, such penalty to be in the amount of twenty percent (20%) of taxes, penalty and interest due, pursuant to Texas Property Tax Code Section 33.11. Taxes for the year 2026 and taxes for all future years that remain delinquent on or after June 1 under Texas Property Tax Code Sections 26.07(f), 26.15(e), 31.03, 31.031, 31.032 or 31.04 incur an additional penalty in the amount of twenty percent (20%) of taxes, penalty and interest due, pursuant to Texas Property Tax Code Section 6.30 and Section 33.08, as amended.

SECTION 3. The Dallas and Ellis County Tax Assessors/Collectors are hereby authorized to assess and collect the taxes of the City of Glenn Heights, Texas.

SECTION 4. The City shall have available all the rights and remedies provided by law for the enforcement of the collection of taxes levied under this ordinance.

SECTION 5. The tax rolls as presented to the City Council, together with any supplements thereto, be and the same are hereby approved.

SECTION 6. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance which shall remain in full force and effect.

SECTION 7. All ordinances of the City of Glenn Heights, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed; provided, however, that all other provisions of said ordinances not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

UPON CALLING FOR A VOTE FOR APPROVAL OF THIS ORDINANCE, THE MEMBERS OF THE CITY COUNCIL VOTED AS FOLLOWS:

	Aye	Nay
Sonja A. Brown, Mayor		
Sherron Mosley, Council Member – Place 1		
Shaunte Allen, Council Member – Place 2		
Travis Bruton, Mayor Pro Tem		
Tramayne Hobbs, Council Member – Place 4		
Laymon M. Lightfoot, Council Member – Place 5		
Nelda Washington, Council Member – Place 6		

WITH__ VOTING “AYE” AND__ VOTING “NAY”, AND AT LEAST 60% OF THE MEMBERS OF THE GOVERNING BODY VOTING IN FAVOR OF THE ORDINANCE, THIS ORDINANCE IS DULY PASSED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, ON THE 15TH DAY OF SEPTEMBER 2026.

APPROVED:

Sonja A. Brown, Mayor

ATTEST:

Brandi Brown, City Secretary

APPROVED AS TO FORM:

Kellie McKee, City Attorney

CITY OF GLENN HEIGHTS
TAXPAYER IMPACT STATEMENT

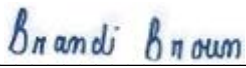
House Bill 1522, passed by the Texas Legislature in 2025, amends section 551.043 of the Texas Government Code to require that the notice of a meeting required to be posted under section 551.043(a) of the Texas Open Meetings Act, at which a governmental body will discuss or adopt a budget for the governmental body, must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

The City of Glenn Heights has proposed a budget for the City's 2026-2027 fiscal year. The City intends to adopt its budget on or before September 30, 2026.

- **Value of Median-Valued Homestead Property in the City:**
 - **Ellis County: \$ 322,319**
 - **Dallas County: \$ 320,000**
- **Property Tax Bill for the Current Fiscal Year (\$0.562795/100):**
 - **Ellis County: \$ 1,814.00**
 - **Dallas County: \$ 1,800.94**
- **Estimated Property Tax Bill for the Upcoming Fiscal Year if the City Adopts the Proposed Budget and Tax Rate (\$0.590821/100):**
 - **Ellis County: \$ 1,904.33**
 - **Dallas County: \$ 1,890.63**
- **Estimated Property Tax Bill for the Upcoming Fiscal Year if the City Adopts a Balanced Budget Funded at the No-New-Revenue Tax Rate (\$0.569032/100, includes debt rate of \$0.067017):**
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The estimates in this Impact Statement are valid only for the proposed budget and proposed tax rate that the City Council will discuss at its meeting on **September 8, 2026**. The proposed budget and the proposed tax rate may each be amended by City Council at any time before their final adoption. If the City Council intends to discuss the proposed budget at a subsequent meeting, the City will include a Taxpayer Impact Statement in the notice for that meeting which will include updated estimates based on any amendments to the proposed budget and proposed tax rate.

I hereby certify that the foregoing Taxpayer Impact Statement was included in the public notice for the City Council meeting to be held on **September 8, 2026**.



Brandi Brown, City Secretary, City of Glenn Heights, Texas

September 4, 2026

Date

AGENDA SUMMARY SHEET

September 15, 2026

AGENDA, ITEM 3

Discussion and take action to approve Resolution R-32-26, ratifying the property tax increase reflected in the City's Adopted Fiscal Year 2026-2027 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)

Motion	
Second	
For	Brown, Bruton, Mosley, Allen, Hobbs, Lightfoot, Washington
Against	Brown, Bruton, Mosley, Allen, Hobbs, Lightfoot, Washington
Abstain	
Approve/ Deny/ Table	

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: September 15, 2026

SUBJECT

Discuss and take action on Resolution R-32-26, a Resolution of the City Council of the City of Glenn Heights, Texas, ratifying the property tax increase reflected in the City's Adopted Fiscal Year 2026-2027 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)

DISCUSSION / BACKGROUND

Discuss and take action on a Resolution ratifying the Property Tax Rate in the Fiscal Year 2026-2027 Budget.

PRIOR COUNCIL OR BOARD ACTION

The Fiscal Year 2026-2027 Budget will raise \$668,048 or 6.29% more in property tax revenue than was raised in Fiscal Year 2025-2026. Therefore, the Texas Local Government Code section 102.007(c) requires the Council to take a separate vote to ratify the increase in property tax revenue.

PUBLIC CONTACT

Public contact has been made through publications in the Ellis County Press and on the City's website, as required by law.

FINANCIAL IMPACT

The fiscal impact of ratifying the tax rate will be property tax revenue of \$10,620,576 for Fiscal Year 2026-2027.

RECOMMENDATION / ALTERNATIVES

Staff recommends approval of Resolution R-32-26, ratifying the property tax increase

reflected in the 2026-2027 Fiscal Year Budget.

ATTACHMENTS

1. Resolution R-32-26

PREPARED BY

Sherry Roberts, Finance Director

REVIEWED BY

Brandi Brown, City Secretary

RESOLUTION R-32-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS RATIFYING THE PROPERTY TAX INCREASE REFLECTED IN THE CITY'S ADOPTED FISCAL YEAR 2026-2027 BUDGET, WHICH IS A BUDGET THAT WILL REQUIRE RAISING MORE REVENUE FROM PROPERTY TAXES THAN IN THE PREVIOUS YEAR; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Texas Local Government Code §102.007(c) requires that adoption of a budget that raises more property tax revenue than was generated the previous year requires a record vote of the City Council to ratify the property tax increase reflected in the budget in addition to and separate from the record votes to approve the ordinance adopting the annual budget and the ordinance adopting the tax rate for the current tax year; and

WHEREAS, the City Council has adopted the 2026-2027 fiscal year budget, which will require raising more revenue from property taxes than last year's budget; and

WHEREAS, the City Council of the City of Glenn Heights, Texas, desires to ratify the property tax increase reflected in the adopted 2026-2027 Fiscal Year Budget.

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

SECTION 1. The property tax increase reflected in the adopted 2026-2027 Fiscal Year Budget, which is a budget that will require raising more revenue from property taxes than the previous year, is hereby ratified.

SECTION 2. This Resolution shall take effect immediately from and after its passage, as the law and charter in such cases provides.

UPON CALLING FOR A VOTE FOR APPROVAL OF THIS RESOLUTION, THE MEMBERS OF THE CITY COUNCIL VOTED AS FOLLOWS:

	Aye	Nay
Sonja A. Brown, Mayor		
Travis Bruton, Mayor Pro Tem		
Sherron Mosley, Council Member – Place 1		
Shaunte Allen, Council Member – Place 2		
Tramayne Hobbs, Council Member – Place 4		
Laymon M. Lightfoot, Council Member – Place 5		
Nelda Washington, Council Member – Place 6		

**WITH ____ VOTING “AYE” AND ____ VOTING “NAY”, THIS RESOLUTION
NO. _____ IS DULY PASSED BY THE CITY COUNCIL OF THE CITY OF
GLENN HEIGHTS, TEXAS, ON THE 15TH DAY OF SEPTEMBER 2026.**

ATTEST:

APPROVED:

Brandi Brown, City Secretary

Sonja A. Brown, Mayor

APPROVED AS TO FORM:

Kellie McKee, City Attorney

AGENDA SUMMARY SHEET

September 15, 2026

AGENDA, ITEM 4

Discussion, Public Hearing to receive testimony, and take action to approve Ordinance O-14-26, regarding amendments to Chapter 5:5 (Land Use and Density) and Chapter 5:7 (Future Land Use Plan Map) of the City of Glenn Heights 2024 Comprehensive Plan; and discuss and take possible action to approve, deny, or modify the proposed amendments. (Bester Munyaradzi, Director of Planning and Development Services)

Motion	
Second	
For	Brown, Bruton, Mosley, Allen, Hobbs, Lightfoot, Washington
Against	Brown, Bruton, Mosley, Allen, Hobbs, Lightfoot, Washington
Abstain	
Approve/ Deny/ Table	

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: September 15, 2026

SUBJECT

Discussion, Public Hearing to receive testimony, and take action to approve Ordinance O-14-26, regarding amendments to Chapter 5:5 (Land Use and Density) and Chapter 5:7 (Future Land Use Plan Map) of the City of Glenn Heights 2024 Comprehensive Plan; and discuss and take possible action to approve, deny, or modify the proposed amendments.
(B

DISCUSSION / BACKGROUND

On April 18, 2026, during the City Council Retreat, the City Council held a discussion regarding the current Comprehensive Future Land Use Plan and potential amendments. Staff presented information highlighting that the existing Future Land Use Map had not been updated to reflect zoning changes and Planned Developments (PDs) approved since 2019.

Following this discussion, the City Council directed staff to schedule a joint work session with the Planning and Zoning Commission. The joint meeting was held on June 8, 2026, to review the relationship between the Future Land Use Map and the Zoning Map and to discuss potential updates necessary to ensure consistency between the two documents. During the meeting, staff provided a presentation outlining the discrepancies between the current Future Land Use Map and the zoning districts and Planned Developments that have been approved in recent years. The discussion focused primarily on proposed amendments to the Future Land Use Map that would accurately reflect previously approved zoning cases and PDs.

The City Council and Planning and Zoning Commission also discussed challenges associated with the misalignment between Chapter 5.5, Land Use and Density, of the Comprehensive Plan and the City's current residential zoning district regulations. Particular attention was given to areas where the residential zoning classifications and the Future Land Use Plan descriptions were not consistent with one another.

Currently, the Comprehensive Plan's Land Use and Density classifications allow for residential densities that are significantly higher than those permitted under the existing zoning ordinance districts. This inconsistency has created challenges in the interpretation and implementation of the Comprehensive Plan and zoning regulations, as illustrated below:

Comprehensive Plan Residential Land Use Densities

- o Single Family Low Density – 1 to 4 dwelling units per acre.
- o Single Family Medium Density – 4 to 9 dwelling units per acre.
- o Single Family High Density – 9 to 12 dwelling units per acre.
- o Multifamily Density – 12 to 40 units per acre.

Zoning Ordinance – Residential Districts Densities

- o Single Family Estate (SF-E) – 1 dwelling unit per acre.
- o Single Family-1 (SF-1) – 2 dwelling units per acre.
- o Single Family-2 (SF-2) – 3 dwelling units per acre.
- o Single Family-3 (SF-3) – 3.5 dwelling units per acre.

Zoning Ordinance Provisional Districts Densities - PD

- o Multifamily (MF) – 14 dwelling units per acre.

Due to the significant disparity between the residential density ranges established in the City's residential zoning districts and those contained within the Future Land Use and Density framework of the Comprehensive Plan, the City Council and Planning Commission agreed to further their discussions at a second joint meeting held on July 14, 2026. During this meeting, both bodies reviewed the existing density standards, provided feedback, and expressed their preferences regarding residential density classifications to achieve greater consistency and compatibility between these two key City planning documents.

Based on the directions provided by the City Council and Planning Commission, the following amendments to the residential density standards in Chapter 5.5, Land Use and Density, of the City of Glenn Heights 2024 Comprehensive Plan agreed upon:

Comprehensive Plan Residential Land Use Densities

- Single Family Low Density – 1 to 2 dwelling units per acre.
- Single Family Medium Density – 3 to 4 dwelling units per acre.
- Single Family High Density – 5 to 6 dwelling units per acre.
- Multifamily Density – Up to 25 units per acre
Townhomes and duplexes
may be considered within
Multifamily category at
densities up to 18 dwellings
units per acre.

Staff were subsequently directed to initiate the public hearing process to amend Chapter 5:5, Land Use and Density, and Chapter 5:7, Future Land Use Plan, of the City of Glenn Heights' 2024 Comprehensive Plan.

In accordance with the direction provided by the City Council and the Planning and Zoning Commission, staff incorporated the requested revisions to the Land Use and Density chapter, along with minor formatting and editorial updates throughout the chapter, as reflected in the attached proposed amendments to Chapter 5:5. Staff also collaborated with a third-party consultant to ensure that the Future Land Use Map was updated to align with the adopted zoning amendments and Planned Developments (PDs). The revised Future Land Use Map is also attached to this report for review.

PRIOR COUNCIL OR BOARD ACTION

Date	Body	Action
04/18/26	CC	The City Council discussed the project and agreed to hold a joint session with the Planning and Zoning (P&Z) Commission.
06/08/26	CC/P&Z	A joint meeting was held between the City Council and the Planning and Zoning Commission. During the meeting, the bodies agreed to hold another joint meeting on July 14, 2026.
07/14/26	CC/P&Z	A second joint meeting was conducted. Following discussion of the project, staff were directed to begin the public hearing process.

08/24/26	P&Z	Recommended approval of the proposed Chapter 5:5 Land Use and Density (text) and Chapter 5:7 Future Land Use Plan (map) amendments as presented
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PUBLIC CONTACT

This item is being considered at a Regular Meeting of the City Council, duly noticed in accordance with the Texas Open Meetings Act. A public hearing notice was published in The Ellis County Press on August 6, 2026.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

1. The City Council may approve of the proposed Chapter 5:5 Land Use and Density and Chapter 5:7 Future Land Use Plan amendments.
2. The City Council may approve of the proposed Chapter 5:5 Land Use and Density and Chapter 5:7 Future Land Use Plan amendments with some changes; state the changes.
3. The City Council may deny the proposed Chapter 5:5 Land Use and Density and Chapter 5:7 Future Land Use Plan amendments as presented.

On August 24, 2026, the Planning and Zoning Commission made a recommendation of approval of the proposed Chapter 5:5 Land Use and Density (text) and Chapter 5:7 Future Land Use Plan (map) amendments as presented. Staff concur with the Commission's recommendation of approval.

ATTACHMENTS

1. Chapter 5:5 Land Use and Densities
2. Amended Future Land Use Plan
3. Ordinance O-14-26 (DRAFT)

PREPARED BY

Bester Munyaradzi, AICP – Planning and Development Director

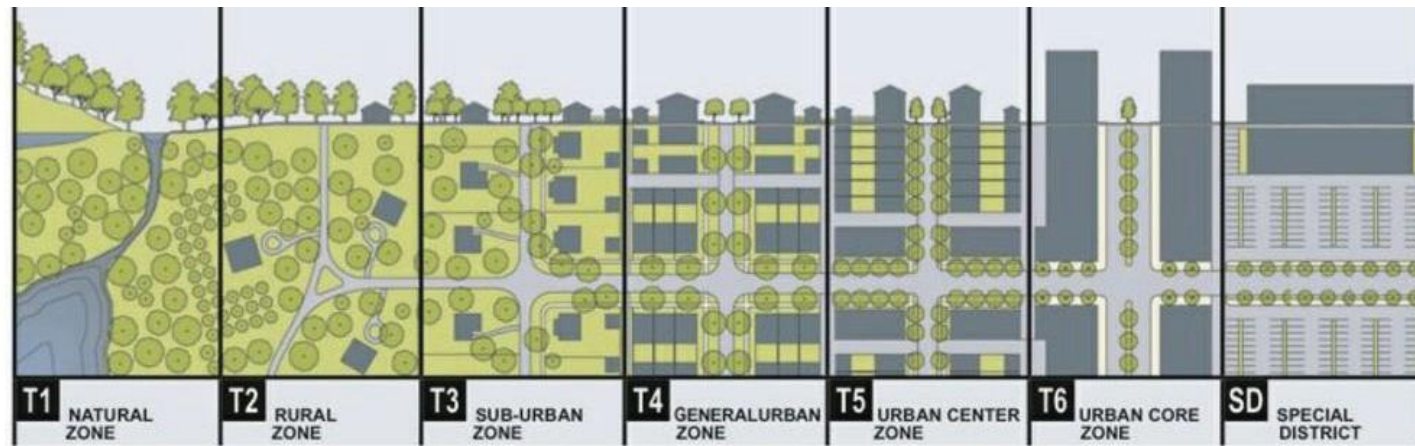
REVIEWED BY

Brandi Brown, City Secretary

5-3 : Community Transect

The “transect” is a land-use term that describes a location based on its relative density, natural and/or built form characteristics. All places within Sanger **Glenn Heights** fall into one of six transect zones, which extend from the most natural areas (T1), such as Lake Ray Hubbard, to the most developed urban place (T6) like the property in downtown. Of course, there are transition zones between, but a quick look at the transect zones reveals common characteristics:

- T1- Natural Environment: Wilderness, forests and natural stream corridors.
- T2- Rural Places: Undeveloped farm and ranch lands.
- T3- Suburban-Urban Places: Most new development post-WWII, retail, office development.
- T4- Traditional Neighborhood Places: Residential smaller-lot neighborhoods in towns, cities and first-tier suburbs.
- T5- Downtown Places: Traditional centers in large and small towns comprised of retail, office, campuses, civic spaces, town square define civic space.
- T6- Urban Core: Multi-story buildings at the center of most cities. Glenn Height’s T6 zone is not as currently as dense as other Texas cities, but it can be walkable and full of economic potential.



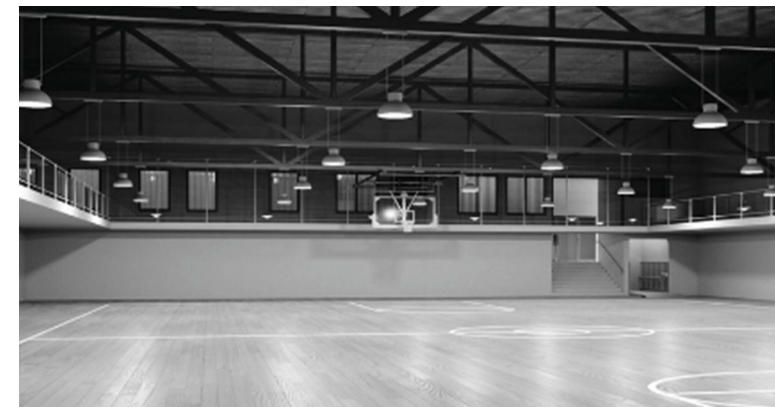
Community Transect reflects density and characteristics of development

5-4 : City Center Complex

The City Center project will be hub of all municipal and city-social activities in Glenn Heights. It is currently under construction all will be a wonderful addition to the community for all to enjoy. On February 18, 2020, the City of Glenn Heights unveiled its new City Center Complex. To enhance the customer experience, the City Center Complex will combine all existing administrative city facilities and Public Safety operations into one central location where city services are easily accessible to the public.

The estimated cost for the project is \$13.2 million dollars and include this summary of features:

- Public Safety Building (Police and Fire - 18,591 SF)
- Community Center (17,800 SF)
- City Hall & Municipal Court Building (11,833 SF)
- All-Abilities Park (5-acres)



Imagery of Glenn Heights City Center

5-5 : Land Use and Density

The primary component of the final land use plan focused on the development of district nodes where multiple land uses converge along intersections to create walkable, resilient nodes. The Business Education scenario brought about a new land use category to help enhance exiting education/institutional uses and bring jobs and employment to the forefront of each node. This land use category differs from the typical office/institution category by focusing on research institutions, technology, trade schools, co-working spaces, and work-training facilities. It would not allow uses such as: cemeteries, fire stations, public works facilities, etc.

The descriptions below describe the land use designations on the Future Land Use Plan. The plan is a graphic depiction of the desired future land use pattern for Glenn Heights, based on input from the public, planning team and city staff comments. **The Future Land Use Plan is intended as a policy guide for decision-making by the City Council, Planning and Zoning Commission, and city staff. The plan does not constitute zoning and does not create vested development rights or entitlements. Density calculations shall be based on gross acres unless otherwise specified.** The different land use categories included in the future land use map are described as follows:

SINGLE FAMILY LOW DENSITY

Residential detached developments and land use that may include larger lot and/or gentleman ranching and generally range between 1 dwelling units (DU) to 4 **2** DU/Acre



SINGLE FAMILY MEDIUM DENSITY

Residential detached developments that typically follow a more typical suburban pattern of curvilinear streets and generally range between 4 **3** DU to 9 **4** DU/Acre.



SINGLE FAMILY HIGH DENSITY

Residential detached developments that follow a more smaller typical lot size with short straight streets pattern and generally range between 9 **5** DU to 12 **6** DU/Acre.



MULTI-FAMILY DENSITY

Residential attached developments and land use that generally are at 12 DU to 40 **25** DU/Acre. **Townhomes and duplexes may be considered within Multi-Family category at densities up to 18 DU/Acre.**



REGIONAL COMMERCIAL

Regional retail and office land use is often times located adjacent to a regional highway or major arterial. It typically serves big-box stores and corporate branded retailers.



NEIGHBORHOOD COMMERCIAL

Neighborhood serving retail and office land uses frequently located adjacent to the neighborhoods they serve, and neighborhood scaled roadways. Development type examples include hair salons, dry cleaners, and pharmacies.



EDUCATIONAL FACILITIES

This land use includes the complete range of public and private schools. Typically, this development type is one-story, sometimes two-story, buildings with ample surface parking.



RELIGIOUS/ WORSHIP FACILITIES

This is a land use that includes development for individual and family worship and the celebration of those religious events.



PUBLIC MUNICIPAL

City-owned and managed spaces and any future federal facilities that include city center complex, police and fire stations, libraries, post office, etc.



PARKS AND OPEN SPACE

This land use includes public park facilities found throughout the city and open space that is planned within developments. This use is not vacant undeveloped properties.



UTILITY

This land use includes utilities provided by city, State of Texas and/or a private provider. They can be to an individual site or running through Glenn Heights as a regional and/or state easement/ROW.



FLOODPLAIN

Land that is included in the city/FEMA's 100-year floodplain and general open space land near floodplains. Floodplain should remain clear of development but may contain recreation uses, trails, or open space for wildlife. **Development within floodplain areas remains subject to all applicable floodplain regulations and FEMA requirements.**



STREET/ ROADWAY

Smaller public streets and roads having several different widths both as phase one and at final capacity.



REGIONAL ROADWAYS

Larger highway scaled roadways serving regional and local traffic. They have limited access and egress along with also having a frontage road design at final capacity.



Future Land Use Plan

City of Glenn Heights



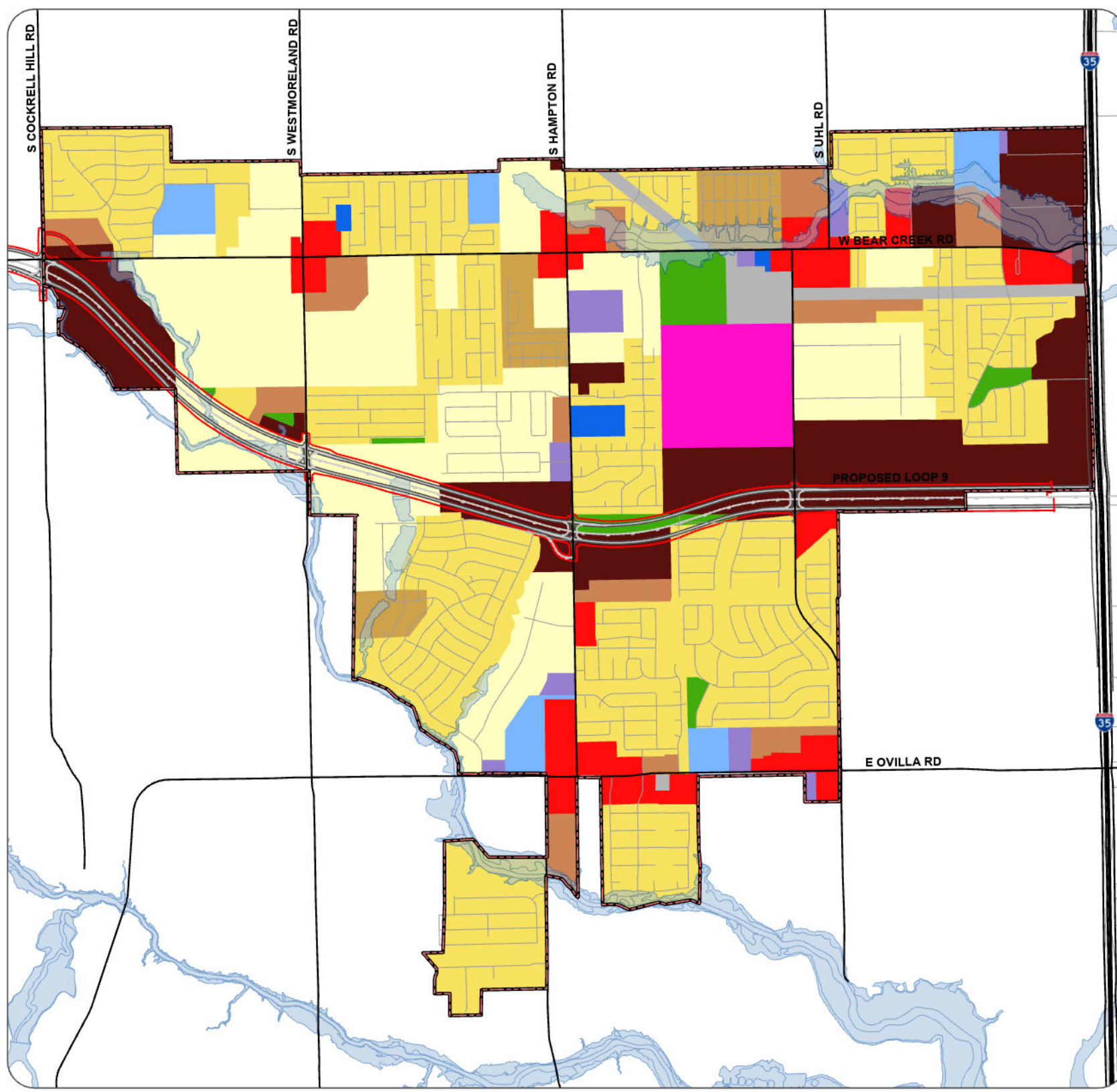
Future Land Use

- Single-Family Low Density
- Single-Family Medium Density
- Single-Family High Density
- Multi-family High Density
- Educational Facilities
- Parks and Open Space
- Religious Facilities
- City Property
- Neighborhood Commercial
- Regional Commercial
- Utility Corridor
- Industrial Property
- Floodplain
- Major Roadway
- Minor Roadway
- Glenn Heights City Limits



0 0.25 0.5
Miles

Map Updated: 20260819
The Grey Scale



**AN ORDINANCE OF THE
CITY OF GLENN HEIGHTS, TEXAS**

ORDINANCE NO. O-14-26

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 72 ‘SUBDIVISIONS’, BY AMENDING ARTICLE I, SECTION 72-2 ‘ADOPTION OF COMPREHENSIVE PLAN’ BY AMENDING CHAPTER 5:5 LAND USE AND DENSITY AND CHAPTER 5:7 FUTURE LAND USE PLAN; AMENDING THE CITY OF GLENN HEIGHTS FUTURE LAND USE PLAN AND THE MAP THEREOF, AS AMENDED, BY AMENDING CHAPTER 5:5 ‘LAND USE AND DENSITY’ AND CHAPTER 5:7 ‘FUTURE LAND USE PLAN’ RELATING TO LAND USE RESIDENTIAL DENSITIES IN THE CITY OF GLENN HEIGHTS, DALLAS COUNTY, AND ELLIS COUNTY, TEXAS, AS PROVIDED IN EXHIBIT “A” WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE OF A FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Glenn Heights, Texas, adopted the Comprehensive Plan on May 21, 2024 by Ordinance O-05-24; and

WHEREAS, the governing body of the City of Glenn Heights, Texas, in compliance with the laws of the State of Texas, is of the opinion that the City of Glenn Heights, Texas Future Land Use Plan and the map thereof, as amended, should be amended by amending the land use densities as described herein; and

WHEREAS, the City Planning and Zoning Commission and the governing body of the City of Glenn Heights, Texas, in compliance with the laws of the State of Texas and pursuant to the Comprehensive Zoning Ordinance of the City of Glenn Heights in conformity with the Comprehensive Land Use Plan, have given requisite notices by publication and otherwise, and after holding due hearings and affording 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 in the exercise of legislative discretion have concluded that the Comprehensive Plan should be amended as set forth herein.

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

SECTION 1. That the 2024 Comprehensive Plan Chapter 72 “Subdivision” and Article I “Adoption of Comprehensive Plan” of the City of Glenn Heights, Texas, duly passed by the governing body of the City of Glenn Heights, Texas, as heretofore amended, be and the same is hereby amended by amending Chapter 72 “Subdivision”, by amending Article I “Adoption of Comprehensive Plan” (Future Land Use Plan) by amending Chapter 5:5 ‘Land Use and Density’

and Chapter 5:7 ‘Future Land Use Plan’ relating to Residential land use densities to hereinafter read as follows:

“CHAPTER 72. SUBDIVISIONS

.....

ARTICLE I. IN GENERAL

Sec. 72.2 Adoption of Comprehensive Plan

.....

Chapter 5:5, Land Use and Density (p. 39), and Chapter 5:7, Future Land Use Plan (p.41)

Comprehensive Plan Residential Land Use Densities

- Single Family Low Density – 1 to 2 dwelling units per acre.
- Single Family Medium Density – 3 to 4 dwelling units per acre.
- Single Family High Density – 5 to 6 dwelling units per acre.
- Multifamily Density – Up to 25 units per acre
- Townhomes and duplexes may be considered within Multifamily at densities up to 18 dwellings units per acre.

.....”

SECTION 2. That the 2024 Comprehensive Plan of the City of Glenn Heights, Texas, duly passed by the governing body of the City of Glenn Heights, Texas, as heretofore amended, Future Land Use Plan and the map thereof, as amended, by amending the land use densities in the City of Glenn Heights, Dallas County and Ellis County, Texas as provided in Exhibit ‘A’ which is attached hereto and incorporated herein.

SECTION 3. That the Zoning Ordinance and 2024 Comprehensive Plan of the City of Glenn Heights, Texas, duly passed by the governing body of the City of Glenn Heights, Texas, as heretofore amended, be and the same is hereby amended by amending Chapter 74 “Zoning”, by amending Article IX ‘Zoning Districts,’ to hereinafter read as shown in Exhibit ‘B’:

SECTION 4. That all provisions of the Ordinances of the City of Glenn Heights, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

SECTION 6. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm or corporation violating any of the provisions of this ordinance or of the ordinances, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Glenn Heights, Texas, shall be subject to a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day said violation is continued shall constitute a separate offense.

SECTION 8. That 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 AND APPROVED by the City Council of the City of Glenn Heights, Texas, on the ____ day of _____, 2026.

CITY OF GLENN HEIGHTS, TEXAS

Sonja A. Brown, Mayor

ATTEST:

Brandi Brown, City Secretary

APPROVED AS TO FORM:

Kellie L. McKee, City Attorney



Discussion, Public Hearing to receive testimony, and take action to approve Ordinance O-15-26, regarding proposed amendments to the Comprehensive Zoning Ordinance and the Official Zoning Map of the City of Glenn Heights; and discuss and take possible action to approve, deny, or modify the proposed amendments, including adoption of any ordinance necessary to implement such changes. (Bester Munyaradzi, Director of Planning and Development Services)

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: September 15, 2026

SUBJECT

Discussion, Public Hearing to receive testimony, and take action to approve Ordinance O-15-26, regarding proposed amendments to the Comprehensive Zoning Ordinance and the Official Zoning Map of the City of Glenn Heights; and discuss and take possible action to approve, deny, or modify the proposed amendments, including adoption of any ordinance necessary to implement such changes. (Bester Munyaradzi, Director of Planning and Development Services)

DISCUSSION / BACKGROUND

On April 18, 2026, during the City Council Retreat, the City Council discussed the current Comprehensive Future Land Use Plan and the City's zoning districts. Staff presented information highlighting that the official zoning map had not been comprehensively updated since 2018. Although each rezoning ordinance and Planned Development (PD) ordinance appropriately stated that "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF GLENN HEIGHTS," the corresponding amendments were not consistently reflected on the official zoning map over the past multiple years.

At this realization, the City Council directed staff to initiate discussions regarding an update of the zoning map. To facilitate these discussions, the City Council and the Planning and Zoning Commission held their first joint work session on June 8, 2026. The purpose of the meeting was to receive a presentation and discuss the relationship between the Comprehensive Plan Future Land Use Map and the City's zoning map.

During the joint work session, discussions regarding the Comprehensive Zoning Ordinance, and specifically the City's residential zoning districts, focused primarily on updating the zoning map to accurately reflect all approved and adopted zoning changes and Planned Development districts. The Council and Commission also reviewed discrepancies between the residential density standards established in the zoning

ordinance and the residential land use and density classifications identified in the Comprehensive Plan.

The current discrepancies under consideration are as follows:

Comprehensive Plan Residential Land Use Densities

- o Single Family Low Density – 1 to 4 dwelling units per acre.
- o Single Family Medium Density – 4 to 9 dwelling units per acre.
- o Single Family High Density – 9 to 12 dwelling units per acre.
- o Multifamily Density – 12 to 40 units per acre.

Zoning Ordinance – Residential Districts Densities

- o Single Family Estate (SF-E) – 1 dwelling unit per acre.
- o Single Family-1 (SF-1) – 2 dwelling units per acre.
- o Single Family-2 (SF-2) – 3 dwelling units per acre.
- o Single Family-3 (SF-3) – 3.5 dwelling units per acre.

Zoning Ordinance Provisional Districts Densities - PD

- o Single Family-4 (SF-4) – 3.5 dwelling units per acre.
- o Single Family- Patio Home (SF-PH) – 8 dwelling units per acre.
- o Multifamily (MF) – 14 dwelling units per acre.
- o Manufactured Home (MH) – 3.5 dwelling units per acre

Due to the significant disparity between the residential density ranges established in the City's residential zoning districts and those contained within the Future Land Use and Density framework of the Comprehensive Plan, the City Council and Planning Commission agreed to further their discussions at a second joint meeting held on July 14, 2026. During this meeting, both bodies reviewed the existing density standards, provided feedback, and expressed their preferences regarding residential density classifications to achieve greater consistency and compatibility between these two key City planning documents.

The specific changes to the residential density standards in the zoning ordinance that were agreed upon by the City Council and Planning Commission are as follows:

Zoning Ordinance – Residential Districts Densities

- o Single Family Estate (SF-E) – 1 dwelling unit per acre.
- o Single Family-1 (SF-1) – 2 dwelling units per acre.
- o Single Family-2 (SF-2) – **3 - 4** dwelling units per acre.

- Single Family-3 (SF-3) — 5 - 6 dwelling units per acre.

Zoning Ordinance Provisional Districts Densities – PD

- Single Family-4 (SF-4) — 3.5 dwelling units per acre.
- Townhomes - 18 dwelling units per acre
- Single Family- Patio Home (SF-PH) — 8 dwelling units per acre.
- Multifamily (MF) — 14 25 dwelling units per acre.
- Manufactured Home (MH) — 3.5 dwelling units per acre

Summary of the Proposed Changes

At the direction of the City Council and Planning and Zoning Commission, staff prepared amendments to the residential zoning districts and revised the lot size and area regulations to align with the proposed residential density standards.

Additionally, because the current zoning ordinance does not include provisions for townhomes or regulations governing their development, and because both the City Council and Planning and Zoning Commission expressed a desire to allow townhomes within Planned Development (PD) districts, staff conducted research on townhome regulations adopted by surrounding municipalities. Using the average standards identified through this research, staff developed appropriate regulations to govern the development of townhomes within the City of Glenn Heights.

The zoning map was also updated to reflect the adopted zoning district amendments and PD district changes. Both the proposed zoning ordinance amendments and the updated zoning map are attached to this report for review and consideration.

PRIOR COUNCIL OR BOARD ACTION

Date	Body	Action
04/18/26	CC	The City Council discussed the project and agreed to hold a joint session with the Planning and Zoning (P&Z) Commission.
06/08/26	CC/P&Z	A joint meeting was held between the City Council and the Planning and Zoning Commission. During the meeting, the bodies agreed to hold another joint meeting on July 14, 2026.
07/14/26	CC/P&Z	A second joint meeting was conducted. Following discussion of the project, staff were directed to begin the public hearing process.

08/24/26	P&Z	Recommended approval of the proposed Chapter 5:5 Land Use and Density (text) and Chapter 5:7 Future Land Use Plan (map) amendments as presented
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PUBLIC CONTACT

This item is being considered at a Regular Meeting of the City Council, duly noticed in accordance with the Texas Open Meetings Act. A public hearing notice was published in The Ellis County Press on August 6, 2026.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

1. The City Council may approve of the proposed update to the Comprehensive residential zoning districts and the updated zoning map, as presented.
2. The City Council may approve of the proposed update to the Comprehensive residential zoning districts and the updated zoning map with some changes, state the changes.
3. The City Council may deny the proposed update to the Comprehensive residential zoning districts and the updated zoning map, as presented.

On August 24, 2026, the Planning and Zoning Commission recommended approval of the proposed update to the Comprehensive Zoning Districts as presented. Staff concur with the Commission's recommendation.

ATTACHMENTS

1. Chapter 5:5 Land Use and Densities
2. Amended Future Land Use Plan
3. Ordinance O-15-26 (DRAFT)

PREPARED BY

Bester Munyaradzi, AICP – Planning and Development Director

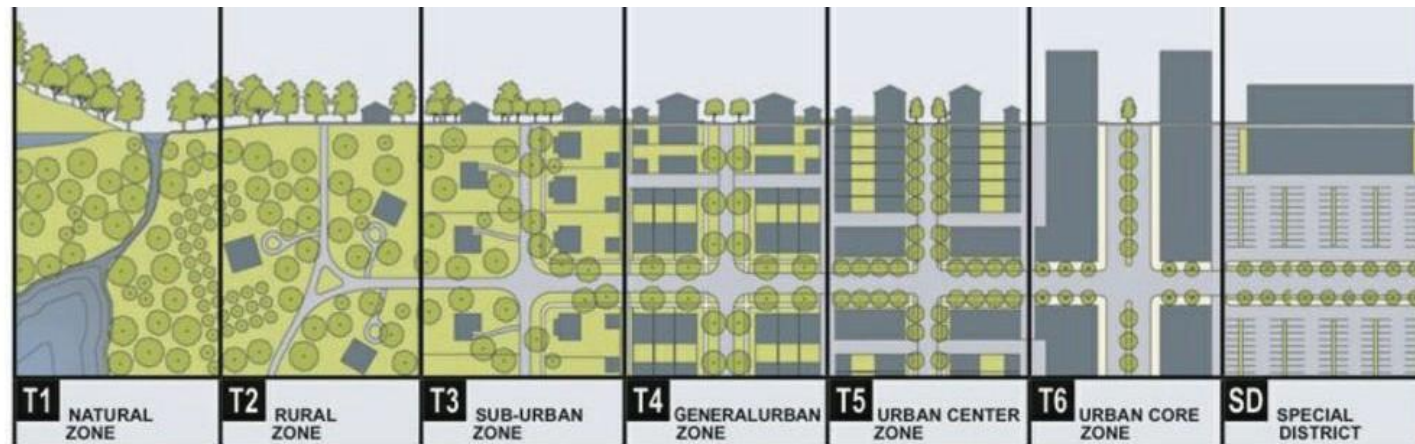
REVIEWED BY

Brandi Brown, City Secretary

5-3 : Community Transect

The “transect” is a land-use term that describes a location based on its relative density, natural and/or built form characteristics. All places within Sanger **Glenn Heights** fall into one of six transect zones, which extend from the most natural areas (T1), such as Lake Ray Hubbard, to the most developed urban place (T6) like the property in downtown. Of course, there are transition zones between, but a quick look at the transect zones reveals common characteristics:

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- T6- Urban Core: Multi-story buildings at the center of most cities. Glenn Height’s T6 zone is not as currently as dense as other Texas cities, but it can be walkable and full of economic potential.



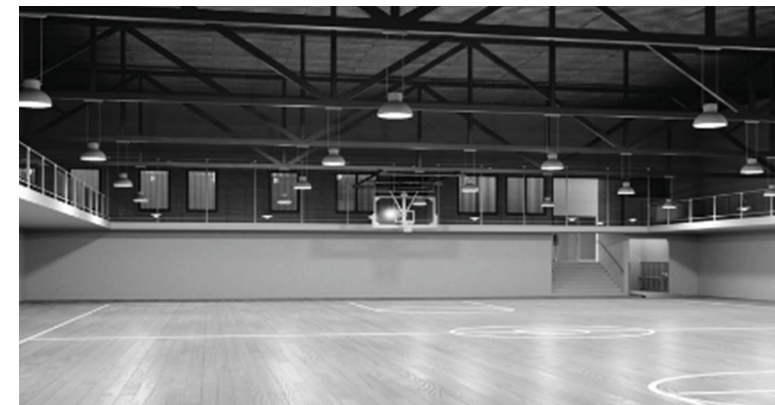
Community Transect reflects density and characteristics of development

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The estimated cost for the project is \$13.2 million dollars and include this summary of features:

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- Community Center (17,800 SF)
- City Hall & Municipal Court Building (11,833 SF)
- All-Abilities Park (5-acres)



Imagery of Glenn Heights City Center



5-5 : Land Use and Density

The primary component of the final land use plan focused on the development of district nodes where multiple land uses converge along intersections to create walkable, resilient nodes. The Business Education scenario brought about a new land use category to help enhance exiting education/institutional uses and bring jobs and employment to the forefront of each node. This land use category differs from the typical office/institution category by focusing on research institutions, technology, trade schools, co-working spaces, and work-training facilities. It would not allow uses such as: cemeteries, fire stations, public works facilities, etc.

The descriptions below describe the land use designations on the Future Land Use Plan. The plan is a graphic depiction of the desired future land use pattern for Glenn Heights, based on input from the public, planning team and city staff comments. **The Future Land Use Plan is intended as a policy guide for decision-making by the City Council, Planning and Zoning Commission, and city staff. The plan does not constitute zoning and does not create vested development rights or entitlements. Density calculations shall be based on gross acres unless otherwise specified.** The different land use categories included in the future land use map are described as follows:

SINGLE FAMILY LOW DENSITY

Residential detached developments and land use that may include larger lot and/or gentleman ranching and generally range between 1 dwelling units (DU) to 4 **2** DU/Acre



SINGLE FAMILY MEDIUM DENSITY

Residential detached developments that typically follow a more typical suburban pattern of curvilinear streets and generally range between 4 **3** DU to 9 **4** DU/Acre.



SINGLE FAMILY HIGH DENSITY

Residential detached developments that follow a more smaller typical lot size with short straight streets pattern and generally range between 9 **5** DU to 12 **6** DU/Acre.



MULTI-FAMILY DENSITY

Residential attached developments and land use that generally are at 12 DU to 40 **25** DU/Acre. **Townhomes and duplexes may be considered within Multi-Family category at densities up to 18 DU/Acre.**



REGIONAL COMMERCIAL

Regional retail and office land use is often times located adjacent to a regional highway or major arterial. It typically serves big-box stores and corporate branded retailers.



NEIGHBORHOOD COMMERCIAL

Neighborhood serving retail and office land uses frequently located adjacent to the neighborhoods they serve, and neighborhood scaled roadways. Development type examples include hair salons, dry cleaners, and pharmacies.



EDUCATIONAL FACILITIES

This land use includes the complete range of public and private schools. Typically, this development type is one-story, sometimes two-story, buildings with ample surface parking.



RELIGIOUS/ WORSHIP FACILITIES

This is a land use that includes development for individual and family worship and the celebration of those religious events.



PUBLIC MUNICIPAL

City-owned and managed spaces and any future federal facilities that include city center complex, police and fire stations, libraries, post office, etc.



PARKS AND OPEN SPACE

This land use includes public park facilities found throughout the city and open space that is planned within developments. This use is not vacant undeveloped properties.



UTILITY

This land use includes utilities provided by city, State of Texas and/or a private provider. They can be to an individual site or running through Glenn Heights as a regional and/or state easement/ROW.



FLOODPLAIN

Land that is included in the city/FEMA's 100-year floodplain and general open space land near floodplains. Floodplain should remain clear of development but may contain recreation uses, trails, or open space for wildlife. **Development within floodplain areas remains subject to all applicable floodplain regulations and FEMA requirements.**



STREET/ ROADWAY

Smaller public streets and roads having several different widths both as phase one and at final capacity.



REGIONAL ROADWAYS

Larger highway scaled roadways serving regional and local traffic. They have limited access and egress along with also having a frontage road design at final capacity.



Future Land Use Plan

City of Glenn Heights



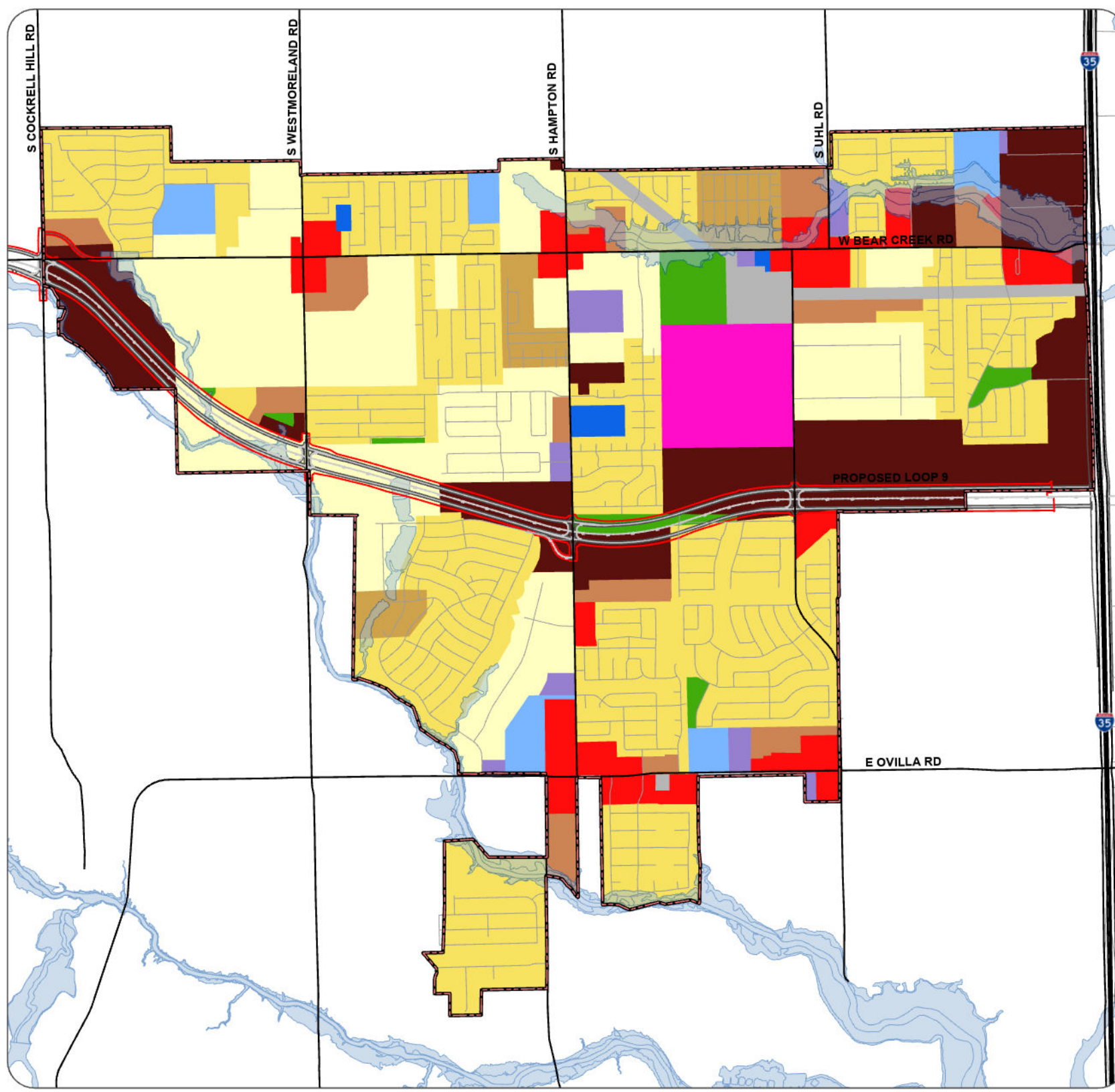
Future Land Use

- Single-Family Low Density
- Single-Family Medium Density
- Single-Family High Density
- Multi-family High Density
- Educational Facilities
- Parks and Open Space
- Religious Facilities
- City Property
- Neighborhood Commercial
- Regional Commercial
- Utility Corridor
- Industrial Property
- Floodplain
- Major Roadway
- Minor Roadway
- Glenn Heights City Limits



0 0.25 0.5
Miles

Map Updated: 20260819
The Grey Scale



**AN ORDINANCE OF THE
CITY OF GLENN HEIGHTS, TEXAS**

ORDINANCE NO. O-15-26

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 72 ‘SUBDIVISIONS’, BY AMENDING ARTICLE I, SECTION 72-2 ‘ADOPTION OF COMPREHENSIVE PLAN’ BY AMENDING CHAPTER 5:5 LAND USE AND DENSITY AND CHAPTER 5:7 FUTURE LAND USE PLAN; AMENDING THE CITY OF GLENN HEIGHTS FUTURE LAND USE PLAN AND THE MAP THEREOF, AS AMENDED, BY AMENDING CHAPTER 5:5 ‘LAND USE AND DENSITY’ AND CHAPTER 5:7 ‘FUTURE LAND USE PLAN’ RELATING TO LAND USE RESIDENTIAL DENSITIES IN THE CITY OF GLENN HEIGHTS, DALLAS COUNTY, AND ELLIS COUNTY, TEXAS, AS PROVIDED IN EXHIBIT “A” WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE OF A FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Glenn Heights, Texas, adopted the Comprehensive Plan on May 21, 2024 by Ordinance O-05-24; and

WHEREAS, the governing body of the City of Glenn Heights, Texas, in compliance with the laws of the State of Texas, is of the opinion that the City of Glenn Heights, Texas Future Land Use Plan and the map thereof, as amended, should be amended by amending the land use densities as described herein; and

WHEREAS, the City Planning and Zoning Commission and the governing body of the City of Glenn Heights, Texas, in compliance with the laws of the State of Texas and pursuant to the Comprehensive Zoning Ordinance of the City of Glenn Heights in conformity with the Comprehensive Land Use Plan, have given requisite notices by publication and otherwise, and after holding due hearings and affording 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 in the exercise of legislative discretion have concluded that the Comprehensive Plan should be amended as set forth herein.

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

SECTION 1. That the 2024 Comprehensive Plan Chapter 72 “Subdivision” and Article I “Adoption of Comprehensive Plan” of the City of Glenn Heights, Texas, duly passed by the governing body of the City of Glenn Heights, Texas, as heretofore amended, be and the same is hereby amended by amending Chapter 72 “Subdivision”, by amending Article I “Adoption of Comprehensive Plan” (Future Land Use Plan) by amending Chapter 5:5 ‘Land Use and Density’

and Chapter 5:7 ‘Future Land Use Plan’ relating to Residential land use densities to hereinafter read as follows:

“CHAPTER 72. SUBDIVISIONS

.....

ARTICLE I. IN GENERAL

Sec. 72.2 Adoption of Comprehensive Plan

.....

Chapter 5:5, Land Use and Density (p. 39), and Chapter 5:7, Future Land Use Plan (p.41)

Comprehensive Plan Residential Land Use Densities

- Single Family Low Density – 1 to 2 dwelling units per acre.
- Single Family Medium Density – 3 to 4 dwelling units per acre.
- Single Family High Density – 5 to 6 dwelling units per acre.
- Multifamily Density – Up to 25 units per acre
- Townhomes and duplexes may be considered within Multifamily at densities up to 18 dwellings units per acre.

.....”

SECTION 2. That the 2024 Comprehensive Plan of the City of Glenn Heights, Texas, duly passed by the governing body of the City of Glenn Heights, Texas, as heretofore amended, Future Land Use Plan and the map thereof, as amended, by amending the land use densities in the City of Glenn Heights, Dallas County and Ellis County, Texas as provided in Exhibit ‘A’ which is attached hereto and incorporated herein.

SECTION 3. That the Zoning Ordinance and 2024 Comprehensive Plan of the City of Glenn Heights, Texas, duly passed by the governing body of the City of Glenn Heights, Texas, as heretofore amended, be and the same is hereby amended by amending Chapter 74 “Zoning”, by amending Article IX ‘Zoning Districts,’ to hereinafter read as shown in Exhibit ‘B’:

SECTION 4. That all provisions of the Ordinances of the City of Glenn Heights, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

SECTION 6. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm or corporation violating any of the provisions of this ordinance or of the ordinances, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Glenn Heights, Texas, shall be subject to a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day said violation is continued shall constitute a separate offense.

SECTION 8. That 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 AND APPROVED by the City Council of the City of Glenn Heights, Texas, on the ____ day of _____, 2026.

CITY OF GLENN HEIGHTS, TEXAS

Sonja A. Brown, Mayor

ATTEST:

Brandi Brown, City Secretary

APPROVED AS TO FORM:

Kellie L. McKee, City Attorney

EXHIBIT B

ARTICLE IX ZONING DISTRICTS

§ 1. ZONING DISTRICTS ESTABLISHED.

The City of Glenn Heights, Texas is hereby divided into the following zoning districts. The use, height and lot area regulations, and other standards, as set out herein apply to each district, as set out in this Section. The districts established herein shall be known as:

Abbreviated Designation	Zoning District Name
Base Districts	
A	Agricultural
SF-E	Single-Family Estate Residential (minimum 40,000-square-foot lots)
SF-1	Single-Family Residential-1 (minimum 20,000-square-foot lots)
SF-2	Single-Family Residential-2 (minimum 12,000 10,000 -square-foot lots)
SF-3	Single-Family Residential-3 (minimum 9,000 6,500-square-foot lots)
SF-PH	Single-Family Residential-Patio Home (zero-lot-line homes)

Abbreviated Designation	Zoning District Name
O	Office
NS	Neighborhood Service
R	Retail
TC	Town Center
C	Commercial
I	Industrial
Provisional Districts	
TH	Townhomes
SF-4	Single-Family Residential-4 (minimum 7,500-square-foot lots)
MF	Multifamily Residential
MH	Manufactured Home
Overlay Districts	
PD	Planned Development
PD-ED	Planned Development - Economic Development
SUP	Specific Use Permit

Abbreviated Designation	Zoning District Name
-------------------------	----------------------

Obsolete Districts	
SF-5	Single-Family Residential-5 (minimum 5,500-square-foot lots)
BP	Business Park
HC	Highway Commercial

(Ordinance O-03-09 adopted 4/20/09)

§ 2. DEFINITIONS AND PURPOSE OF ZONING DISTRICT.

1. IX.2.1 A - Agricultural District

A. A. General Purpose and Description. The Agricultural, “A” district provides for the use of land for farming, ranching, gardening and similar uses of vacant land. Single-family uses on large lots are also appropriate for this district. When land in the “A” category is needed for urban purposes, it is anticipated the zoning will be changed to the appropriate zoning categories to provide for orderly growth and development in accordance with the Comprehensive Master Plan. This district shall serve as the interim zoning district for any land annexed into the City until such time as it is zoned in accordance with the provisions herein.

B. B. Permitted Uses. Those uses listed for the “A” - Agricultural district in Section XI.1 (Use Charts) as “X” (permitted) or “S” (Specific Use Permit) are authorized uses permitted by right or specially permitted uses, respectively. Special permitted uses must be approved utilizing procedures set forth in Section IX.4.4 (Specific Use Permit).

C. C. Maximum Height

1. 1. Two and one-half (2.5) stories, or thirty-five feet (35') for the main building/ house.
2. 2. Forty-five feet (45') for uninhabited agricultural structures (e.g., barns, silos, water towers, etc.), provided they are no closer than one hundred feet (100') from any residential structure on the premises, and they are set back at least one hundred feet (100') or three (3) times their height (whichever is greater) from any front, side or rear property line.
3. 3. Fifteen feet (15') for other accessory buildings, including detached garage, garden shed, accessory dwelling units, etc.
4. 4. Other requirements set forth in Section XV.1.9.

D. D. Area Regulations

1. 1. Size of Lots
 - a. a. Minimum Lot Area - Three (3) acres
 - b. a. b. Minimum Lot Width - Two hundred and fifty feet (250')
 - c. c. Minimum Lot Depth - Two hundred feet (200')
2. 2. Size of Yards

- a. a. Minimum Front Yard - Fifty feet (50')
 - b. b. Minimum Side Yard - Fifteen percent (15%) of the lot width, but need not exceed fifty feet (50'); twenty-five feet (25') from a street right-of-way line for a corner lot
 - c. c. Minimum Rear Yard - Forty feet (40')
- 3. 3. Maximum Lot Coverage - Fifteen percent (15%) for main buildings and accessory buildings
- 4. 4. Minimum Lot Access - No lot shall have less than thirty-five feet (35') access measured at the right-of-way line
- E. E. Parking Regulations
 - 1. 1. Single-Family Dwelling Unit - A minimum of two (2) enclosed, attached or detached, parking spaces no less than twenty-four feet by twenty-four feet (24 x 24), on the same lot as the main structure, plus two (2) additional parking spaces on a paved driveway having a minimum length of fifty-five feet (55') as measured from ten feet (10') interior of any paved or improved public surface (i.e., roadway, sidewalk).
 - 2. 2. Other - See Article XVI Off-Street Parking and Loading Requirements
- F. F. Minimum Floor Area per Dwelling Unit - Two thousand two hundred and fifty (2,250) square feet. Minimum dwelling unit areas specified shall be computed exclusive of breezeways, garages, open porches, carports and accessory buildings.
- G. G. Minimum Exterior Construction Standards
 - 1. 1. Masonry - See Section XII.1.1(A) [15.04.001(a)] (Minimum Masonry Requirements)
 - 2. 2. Roof Pitch - See Section XII.1.1(B) [15.04.001(b)]
 - 3. 3. Roofing Systems - See Section XII.1.1(C) [15.04.001(c)]
 - 4. 4. Chimney Design - See Section XII.1.1(E) [15.04.001(e)]
- A. H. Mailboxes - See Section XII.1.2 [15.04.002]
- B. I. Accessory Buildings - See Section XII.1.3 [15.04.003]
- C. J. Driveway
 - 1. 1. In "A" districts circle driveways are permitted with front yard setbacks of thirty
 - 1. feet (30') or more and where the driveway is a minimum of fifteen feet (15') from the front door.
 - 1. 2. All other Driveway requirements are found in Section XII.1.4 [15.04.004]
- B. K. Sidewalks - See Section XII.1.5 [15.04.005]
- C. L. Lighting - See Section XII.1.6 [15.04.006]

- D. M. Special Requirements - See Section XII.1.7 [15.04.007]
- E. N. Other Regulations - As established by Articles XV, XVI and XVII and Subdivision Regulations.

2. IX.2.2 SF-E - Single-Family Estate Residential
District.

- A. A. General Purpose and Description. The Single-Family Residential-Estate, “SF-E”, district is intended to provide for development primarily composed of single-family detached dwellings on larger lots that are not less than 40,000 square feet in size. Areas zoned for the SF-E district shall have, or shall make provision for, City of Glenn Heights’ water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved concrete streets with logical and efficient vehicular circulation patterns that discourage non-local traffic; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.
- B. B. Permitted Uses. Those uses listed for the SF-E district in Section XI.1 (Use Charts) as “X” (permitted) or “S” (Specific Use Permit) are authorized uses permitted by right or specially permitted uses, respectively. Special permitted uses must be approved utilizing procedures set forth in Section XI.4.4 [IX.4.4] (Specific Use Permit).
- C. C. Maximum Height.
 - 1. 1. Two and one-half (2.5) stories, or thirty-five feet (35') for the main building/ house.
 - 2. 2. Fifteen feet (15') for other accessory buildings, including detached garage, garden shed, accessory dwelling units, etc.
 - 3. 3. Other requirements (see Section XV.1.9).
- D. D. Area Regulations
 - 1. 1. Size of Lots
 - a. a. Minimum Lot Area - Forty thousand (40,000) square feet; maximum density one (1) dwelling unit per acre
 - b. b. Minimum Lot Width - One hundred forty feet (140')
 - c. c. Minimum Lot Depth - One hundred forty feet (140')
 - 2. a. 2. Size of Yards
 - a. a. Minimum Front Yard - Forty feet (40')
 - b. b. Minimum Side Yard - Twenty-five feet (25'); twenty-five feet (25') measured from a street right-of-way line for a corner lot
 - c. c. Minimum Rear Yard - Forty feet (40')
 - 3. 3. Maximum Lot Coverage - Twenty-five percent (25%) for the main building; fifty percent (50%) for the main building and any accessory

buildings, driveways and parking areas combined

4. 4. Minimum Lot Access - No lot shall have less than thirty-five feet (35') access measured at the right-of-way line

E. E. Parking Regulations

1. 1. Single-Family Dwelling Unit - A minimum of two (2) enclosed, attached or detached, parking spaces no less than twenty-four feet by twenty-four feet (24' x 24'), on the same lot as the main structure, plus two (2) additional parking spaces on a paved driveway having a minimum length of thirty feet (30') as measured from ten feet (10') interior of any paved or improved public surface (i.e., roadway, sidewalk).
2. 2. Other - See Section XVI, Off-Street Parking and Loading Regulations

F. F. Minimum Floor Area per Dwelling Unit - Three thousand five hundred (3,500) square feet. Minimum dwelling unit areas specified shall be computed exclusive of breezeways, garages, open porches, carports and accessory buildings.

G. G. Minimum Exterior Construction Standards

1. 1. Masonry - See Section XII.1.1(A) [15.04.001(a)] (Minimum Masonry Requirements)
2. 2. Roof Pitch - See Section XII.1.1(B) [15.04.001(b)]
3. 3. Roofing Systems - See Section XII.1.1(C) [15.04.001(c)]
4. 4. Chimney Design - See Section XII.1.1(E) [15.04.001(e)]

A. H. Mailboxes - See Section XII.1.2 [15.04.002]

B. I. Accessory Buildings - See Section XII.1.3 [15.04.003]

C. J. Driveway

1. 1. In “SE-E” [SF-E] districts circle driveways are permitted with front yard setbacks of twenty-five feet (25') or more and where the driveway is a minimum of ten feet (10') from the front door.
2. 2. All other Driveway requirements are found in Section XII.1.4 [15.04.004]

D. 1. K. Sidewalks - See Section XII.1.5 [15.04.005]

E. L. Lighting - See Section XII.1.6 [15.04.006]

F. M. Special Requirements - See Section XII.1.7 [15.04.007]

G. N. Other Regulations - As established by Articles XV, XVI and XVII and Subdivision Regulations.

2. IX.2.3 SF-1 - Single-Family Residential-1 District.

- A. A. General Purpose and Description. The Single-Family Residential-1, “SF-1”, district is intended to provide for development and be composed of primarily low-density single-family detached dwellings on lots that are not less than 20,000

square feet in size. Areas zoned for the SF-1 district shall have, or shall make provision for, City of Glenn Heights' water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved concrete streets with logical and efficient vehicular circulation patterns that discourage non-local traffic; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.

B. B. Permitted Uses. Those uses listed for the SF-1 district in Section XI.1 (Use Charts) as "X" (permitted) or "S" (Specific Use Permit) are authorized uses permitted by right or specially permitted uses, respectively. Special permitted uses must be approved utilizing procedures set forth in Section XI.4.4. [IX.4.4] (Specific Use Permit)

C. C. Maximum Height.

1. 1. Two and one-half (2.5) stories, or thirty-five feet (35') for the main building/ house.
2. 2. Fifteen feet (15') for other accessory buildings, including detached garage, garden shed, accessory dwelling units, etc.
3. 3. Other requirements (see Section XV.1.9).

D. D. Area Regulations.

1. 1. Size of Lots
 - a. a. Minimum Lot Area - Twenty thousand (20,000) square feet; maximum density two (2) dwelling units per acre
 - b. b. Minimum Lot Width - One hundred twenty-five feet (125')
 - c. c. Minimum Lot Depth - One hundred forty feet (140')
2. 2. Size of Yards
 - a. a. Minimum Front Yard - Thirty-five feet (35')
 - b. b. Minimum Side Yard - Fifteen feet (15'); twenty-five feet (25') from a street right-of-way line for a corner lot
 - c. c. Minimum Rear Yard - Thirty feet (30')
3. 3. Maximum Lot Coverage - Thirty-five percent (35%) for the main building; fifty percent (50%) for the main building and any accessory buildings, driveways and parking areas combined
4. 4. Minimum Lot Access - No lot shall have less than thirty-five feet (35') access measured at the right-of-way line

E. E. Parking Regulations

1. 1. Single-Family Dwelling Unit - A minimum of two (2) enclosed, attached parking spaces no less than twenty-four feet by twenty-four feet (24' x 24'), on the same lot as the main structure, plus two (2) additional parking spaces on a

paved driveway having a minimum length of thirty feet (30') as measured from ten feet (10') interior of any paved or improved public surface (i.e., roadway, sidewalk).

2. 2. Other - See Section XVI, Off-Street Parking and Loading Regulations
 - F. F. Minimum Floor Area per Dwelling Unit - Twenty-seven hundred (2,700) square feet. Minimum dwelling unit areas specified shall be computed exclusive of breezeways, garages, open porches, carports and accessory buildings.
 - G. G. Minimum Exterior Construction Standards
 1. 1. Masonry - See Section XII.1.1(A) [15.04.001(a)] (Minimum Masonry Requirements)
 2. 2. Roof Pitch - See Section XII.1.1(B) [15.04.001(b)]
 3. 3. Roofing Systems - See Section XII.1.1(C) [15.04.001(c)]
 4. 4. Chimney Design - See Section XII.1.1(E) [15.04.001(e)]
 - A. H. Mailboxes - See Section XII.1.2 [15.04.002]
 - B. I. Accessory Buildings - See Section XII.1.3 [15.04.003]
 - C. J. Driveway - See Section XII.1.4 [15.04.004]
 - D. K. Sidewalks - See Section XII.1.5 [15.04.005]
 - E. L. Lighting - See Section XII.1.6 [15.04.006]
 - F. M. Special Requirements - See Section XII.1.7 [15.04.007]
 - G. N. Other Regulations - As established by Articles XV, XVI and XVII and Subdivision Regulations.
2. IX.2.4 SF-2 - Single-Family Residential-2 District.
- A. A. General Purpose and Description. The Single-Family Residential-2, “SF-2”, district is intended to provide for development and be composed of low-density single-family detached dwellings on lots that are not less than ~~twelve~~ **ten** thousand (12,000 **10,000**) square feet in size. Areas zoned for the SF-2 district shall have, or shall make provision for, City of Glenn Heights’ water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved concrete streets with logical and efficient vehicular circulation patterns that discourage non-local traffic; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.
 - B. B. Permitted Uses. Those uses listed for the SF-2 district in Section XI.1 (Use Charts) as “X” (permitted) or “S” (Specific Use Permit) are authorized uses permitted by right or specially permitted uses, respectively. Special permitted uses must be approved utilizing procedures set forth in Section XI.4.4 [IX.4.4] (Specific Use Permit).
 - C. C. Maximum Height

1. 1. Two and one-half (2.5) stories, or thirty-five feet (35') for the main building/ house.
2. 2. Fifteen feet (15') for other accessory buildings, including detached garage, garden shed, accessory dwelling units, etc.
3. 3. Other requirements (see Section XV.1.9).

D. D. Area Regulations

1. 1. Size of Lots
 - a. a. Minimum Lot Area – ~~Twelve~~ **Ten** thousand (~~12,000~~ **10,000**) square feet; ~~also, the minimum average lot area shall be thirteen thousand five hundred (13,500) square feet in order to provide diversity in lot sizes within each SF-2 neighborhood;~~ maximum density three to four (4) dwelling units per acre
 - b. b. Minimum Lot Width - Eighty-five feet (85')
 - c. c. Minimum Lot Depth - One hundred ~~fifteen~~ **twenty** feet (~~120'~~ **115'**)
2. 2. Size of Yards
 - a. a. Minimum Front Yard - ~~Thirty~~ **Twenty Five** feet (~~30'~~ **25'**)
 - b. b. Minimum Side Yard - Ten feet (10') for interior side yard; ~~twenty-five~~ **twenty** feet (~~25'~~ **20'**) from a street right-of-way line for a corner lot
 - c. c. Minimum Rear Yard - ~~Twenty~~ **fifteen** feet (~~20'~~ **15'**)
3. 3. Maximum Lot Coverage - Thirty-five percent (35%) for the main building; fifty percent (50%) for the main building and any accessory buildings, driveways and parking areas combined.
4. 4. Minimum Lot Access - No lot shall have less than thirty-five feet (35') access measured at the right-of-way line.

A. E. Parking Regulations

1. 1. Single-Family Dwelling Unit - A minimum of two (2) enclosed parking spaces no less than twenty-four feet by twenty-four feet (24' x 24'), on the same lot as the main structure, plus two (2) additional parking spaces on a paved driveway having a minimum length of thirty feet (30') as measured from ten feet (10') interior of any paved or improved public surface (i.e., roadway, sidewalk).
2. 2. Other - See Section XVI, Off-Street Parking and Loading Regulations

B. F. Minimum Floor Area per Dwelling Unit - Two thousand (2,000) square feet;

also, the minimum average floor area shall be two thousand two hundred (2,200) square feet in order to provide diversity in house sizes within each SF-2 neighborhood.

C. G. Minimum Exterior Construction Standards

1. 1. Masonry - See Section XII.1.1(A) [15.04.001(a)] (Minimum Masonry Requirements)
2. 2. Roof Pitch - See Section XII.1.1(B) [15.04.001(b)]
3. 3. Roofing Systems - See Section XII.1.1(C) [15.04.001(c)]
4. 4. Chimney Design - See Section XII.1.1(E) [15.04.001(e)]

D. H. Mailboxes - See Section XII.1.2 [15.04.002]

E. I. Accessory Buildings - See Section XII.1.3 [15.04.003]

F. J. Driveway - See Section XII.1.4 [15.04.004]

G. K. Sidewalks - See Section XII.1.5 [15.04.005]

H. L. Lighting - See Section XII.1.6 [15.04.006]

I. M. Special Requirements - See Section XII.1.7 [15.04.007]

J. N. Other Regulations - As established by Articles XV, XVI and XVII and Subdivision Regulations.

2. IX.2.5 SF-3 - Single-Family Residential-3 District.

- A. A. General Purpose and Description. The Single-Family Residential-3, “SF-3”, district is intended to provide for development of and be composed of primarily single-family detached dwellings on smaller and more compact lots of not less than ~~nine~~ **six** thousand **five hundred** (6,500) square feet. Areas zoned for the SF-3 district shall have, or shall make provision for, City of Glenn Heights’ water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved concrete streets with logical and efficient vehicular circulation patterns that discourage non-local traffic; they shall be properly buffered from nonresidential

A. uses; and they shall be protected from pollution and undesirable environmental and noise impacts.

- A. B. Permitted Uses. Those uses listed for the SF-3 district in Section XI.1 (Use Charts) as “X” (permitted) or “S” (Specific Use Permit) is [are] authorized uses permitted by right or specially permitted uses, respectively. Special permitted uses must be approved utilizing procedures set forth in Section XI.4.4 [IX.4.4] (Specific Use Permit).

B. C. Maximum Height

1. 1. Two and one-half (2.5) stories, or thirty-five feet (35') for the main building/ house.

2. 2. Fifteen feet (15') for other accessory buildings, including detached garage, garden shed, accessory dwelling units, etc.
3. 3. Other requirements (see Section XV.1.9).

C. D. Area Regulations

1. 1. Size of Lots
 - a. a. Minimum Lot Area – ~~Nine~~ Six thousand five hundred (9,000 6,500) square feet; ~~also, the minimum average lot area shall be eleven thousand (11,000) square feet in order to provide diversity in lot sizes within each SF-3 neighborhood;~~ maximum density ~~three~~ five to six and ~~one-half (3.5~~ 5-6) dwelling units per acre
 - b. b. Minimum Lot Width - ~~Seventy~~ sixty feet (70' 60')
 - c. c. Minimum Lot Depth - One hundred ~~twenty~~ feet (120' 100')
2. 2. Size of Yards
 - a. a. Minimum Front Yard - ~~Thirty~~ Twenty feet (30' 20')
 - b. b. Minimum Side Yard – ~~Eight~~ Seven feet (8' 7') for interior side yard; ~~fifteen~~ ten feet (15' 10') for a corner lot on a residential or collector street; ~~twenty-five~~ feet (25' 20') for a corner lot on an arterial street
 - c. c. Minimum Rear Yard - Twenty feet (20')
3. 3. Maximum Lot Coverage - Forty percent (40%) for the main building; sixty percent (60%) for the main building and any accessory buildings, driveways and parking areas combined
4. 4. Minimum Lot Access - No lot shall have less than thirty-five feet (35') access measured at the right-of-way line

D. E. Parking Regulations

1. 1. Single-Family Dwelling Unit - A minimum of two (2) enclosed, attached parking spaces no less than twenty-four feet by twenty-four feet (24' x 24'), on
 1. the same lot as the main structure, plus two (2) additional parking spaces on a paved driveway having a minimum length of thirty feet (30') as measured from ten feet (10') interior of any paved or improved public surface (i.e., roadway, sidewalk).
1. 2. Other - See Section XVI, Off-Street Parking and Loading Regulations

B. F. Minimum Floor Area per Dwelling Unit - One thousand seven hundred and fifty (1,750) square feet; also, the minimum average floor area shall be one thousand eight hundred and fifty (1,850) square feet in order to provide diversity in house sizes within each SF-3 neighborhood.

C. G. Minimum Exterior Construction Standards

1. 1. Masonry - See Section XII.1.1(A) [15.04.001(a)] (Minimum Masonry

Requirements)

2. 2. Roof Pitch - See Section XII.1.1(B) [15.04.001(b)]
 3. 3. Roofing Systems - See Section XII.1.1(C) [15.04.001(c)]
 4. 4. Chimney Design - See Section XII.1.1(E) [15.04.001(e)]
 - D. H. Mailboxes - See Section XII.1.2 [15.04.002]
 - E. I. Accessory Buildings - See Section XII.1.3 [15.04.003]
 - F. J. Driveway - See Section XII.1.4 [15.04.004]
 - G. K. Sidewalks - See Section XII.1.5 [15.04.005]
 - H. L. Lighting - See Section XII.1.6 [15.04.006]
 - I. M. Special Requirements - See Section XII.1.7 [15.04.007]
 - J. N. Other Regulations - As established by Articles XV, XVI and XVII and Subdivision Regulations.
2. IX.2.6 O - Office District.
- A. A. General Purpose and Description. The Office, “O”, District is established to provide an appropriate setting for low intensity office and professional uses, such as for the use of land on which two-story garden office buildings can be constructed. The “O” District can be used as a transition district between residential uses and more intense uses, and, with appropriate buffers and landscaping, this District may be located in close proximity to residential districts. Permitted uses should be compatible with adjacent residential areas by limiting heights to one (1) or two (2) stories, and shall not include uses that create excessive amounts of traffic, noise, trash or late-night business operations. Traffic generated by uses in this District shall not be designed or encouraged to travel through residential areas. Adaptive reuse of existing structures is encouraged. Buildings in this District should be compatible and similar in scale with residential uses and adjacent property.
 - B. A. B. Permitted Uses. Those uses listed for the O district in Section XI.1 (Use Charts) as “X” (permitted) or “S” (Specific Use Permit) are authorized uses permitted by right or specially permitted uses, respectively. Special permitted uses must be approved utilizing procedures set forth in Section XI.4.4 [IX.4.4] (Specific Use Permit).
 - C. C. Maximum Height
 1. 1. Two (2) stories or thirty-five feet (35') for the main building(s).
 2. 2. One (1) story for accessory buildings.
 3. 3. Other (see Section XV.1.9).
 - D. D. Area Regulations
 1. 1. Size of Lots

- a. a. Minimum Lot Area - Six thousand (6,000) square feet; Twelve thousand (12,000) square feet on Interstate 35 and other regional thoroughfare frontage
 - b. b. Minimum Lot Width - Sixty feet (60'), except one hundred and twenty feet (120') along Interstate 35 and other regional thoroughfare frontage
 - c. c. Minimum Lot Depth - One hundred feet (100')
- 2. 2. Size of Yards
 - a. a. Minimum Front Yard - Thirty feet (30') from ultimate right-of-way line of roadway; Fifty feet (50') from ultimate right-of-way line on Interstate 35 and other regional thoroughfare frontage; all yards adjacent to a street shall be considered a front yard (see Section XV.1.5 for additional setback requirements)
 - b. b. Minimum Side and Rear Yard - Twenty feet (20') plus one foot (1') for every foot in height over fifteen feet (15') adjacent to a residentially zoned or use of property (see below)
 - c. c. Interior Side Yards - The interior side yard setback between two nonresidential buildings may be reduced to zero feet (0') where the two buildings share a common interior lot line, where construction of a party wall in accordance with the City's Building Codes is used, and when approved by the City Council on the Site Plan following a favorable recommendation by the Planning & Zoning Commission. Where such a reduced side yard setback is utilized, the equivalent open space and landscape plantings and buffers that are normally required along a shared side property boundary shall be provided elsewhere on each respective affected lot (i.e., shall not be waived, just provided somewhere else). Approval of a Site Plan that shows such a reduced 0' side yard setback between two nonresidential buildings shall be discretionary in nature, and shall be based upon an analysis of the location, the configuration, and the
 - a. impact and compatibility of the proposed construction with respect to adjacent land uses and structures.
- 1. 3. Maximum Lot Coverage - Fifty percent (50%) including main and accessory buildings; maximum eighty percent (80%) impervious coverage (including all buildings, parking areas, sidewalks, etc.)
- 2. 4. Minimum Lot Access - No lot shall have less than thirty-five feet (35') access measured at the right-of-way line
- 3. 5. Maximum Floor Area Ratio (FAR) - One to one (1:1)
- 4. 6. Maximum Building Size - The maximum building footprint (first floor) area of a structure shall be determined and limited by applying the lot's size, minimum building setbacks, maximum of 50% lot coverage, minimum parking requirement, minimum landscaping percentage and areas, and other pertinent development requirements.

- B. E. Parking Requirements - As established by Article XVI, Off-Street Parking and Loading Requirements.
 - C. F. Building Material - See section 15.04.033.
 - D. G. Special District Requirements
 - 1. 1. Driveway Spacing - See Section XIV.1.1 [15.04.031]
 - 2. 2. Swimming Pools - See Section XIV.1.4 [15.04.034]
 - 3. 3. Lighting - See Section XIV.1.3 [15.04.033]
 - 4. 4. Site Plan Review - See Section XIV.1.5 [15.04.035]
 - 5. 5. Landscaping Requirements - See Section XVII.1.7 [Article 15.02]
 - 6. 6. Screening Requirements - See Section XVII.5.3 [Article 15.02]
 - 7. 7. Long-term or permanent open storage and temporary or permanent outside display of merchandise and seasonal items are prohibited.
 - E. H. Building Facade Plans (Elevations) - See Section XIV.1.6 [15.04.036]
 - F. I. Specific On-Site Storage Prohibited - See Section XIV.1.7 [15.04.037]
 - G. J. Signs - See Section XIV.1.8 [15.04.038]
 - H. K. Other Regulations - See Articles XV, XVI and XVII and standards established in the Subdivision Regulations.
2. IX.2.7 NS - Neighborhood Service District
- A. A. General Purpose and Description. The Neighborhood Service, “NS”, district provides a district for retail use which provides limited local neighborhood, low intensity retail and service facilities for the retail sales of good and services to surrounding residential uses. These shopping areas shall utilize established landscape and buffering requirements. The “NS” district should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes, but it can also act as a buffer against residential areas.
 - A. B. Permitted Uses. Those uses listed for the NS district in Section XI.1 (Use Charts) as “X” (permitted) or “S” (Specific Use Permit) are authorized uses permitted by right or specially permitted uses, respectively. Special permitted uses must be approved utilizing procedures set forth in Section XI.4.4 [IX.4.4] (Specific Use Permit).
 - B. C. Maximum Height
 - 1. 1. Two (2) stories or thirty-five feet (35') for the main building(s).
 - 2. 2. One (1) story for accessory buildings.
 - 3. 3. Other (Section XV.1.9).
 - C. D. Area Regulations

1. 1. Size of Lot
 - a. a. Minimum Lot Area - Ten thousand (10,000) square feet, or a minimum of six thousand (6,000) square feet on a collector or local/residential street with a Specific Use Permit
 - b. b. Minimum Lot Width - Sixty feet (60')
 - c. c. Minimum Lot Depth - One hundred feet (100')
2. 2. Size of Yards
 - a. a. Minimum Front Yard - Thirty feet (30') from ultimate right-of-way line of roadway; all yards adjacent to a street shall be considered a front yard (see Section XV.1.5 for additional setback requirements)
 - b. b. Minimum Side and Rear Yard - Fifteen feet (15') unless adjacent to a residentially zoned or use of property (see below)
 - c. c. Minimum Side or Rear Yard Adjacent to a Residential District - Twenty feet (20') for one-story building, and an additional one foot (1') for every one foot (1') (or fraction thereof) above one story in height
 - d. d. Interior Side Yards - The interior side yard setback between two nonresidential buildings may be reduced to zero feet (0') where the two buildings share a common interior lot line, where construction of a party wall in accordance with the City's Building Codes is used, and when approved by the City Council on the Site Plan following a favorable recommendation by the Planning & Zoning Commission. Where such a reduced side yard setback is utilized, the equivalent open space and landscape plantings and buffers that are normally required along a shared
 - a. side property boundary shall be provided elsewhere on each respective affected lot (i.e., shall not be waived, just provided somewhere else). Approval of a Site Plan that shows such a reduced 0' side yard setback between two nonresidential buildings shall be discretionary in nature, and shall be based upon an analysis of the location, the configuration, and the impact and compatibility of the proposed construction with respect to adjacent land uses and structures.
1. 3. Maximum Lot Coverage - Fifty percent (50%) including main and accessory buildings; maximum eighty percent (80%) impervious coverage (including all buildings, parking areas, sidewalks, etc.)
2. 4. Maximum Floor Area Ratio (FAR) - Point five to one (.5:1)
3. 5. Maximum Building Size - The maximum building footprint (first floor) area of a structure shall be determined and limited by applying the lot's size, minimum building setbacks, maximum of 50% lot coverage, minimum parking requirement, minimum landscaping percentage and areas, and other pertinent development requirements.

B. E. Parking Requirements - As established by Section XVI, Off-Street Parking and

Loading Requirements.

C. F. Building Material - See section 15.04.033.

D. G. Special Requirements

1. 1. Driveway Spacing - See Section XIV.1.1 [15.04.031]
2. 2. Lighting - See Section XIV.1.3 [15.04.033]
3. 3. Site Plan Review - See Section XIV.1.5 [15.04.035]
4. 4. Landscaping Requirements - See Section XVII.1.7 [Article 15.02]
5. 5. Screening Requirements - See Section XVII.5.3 [Article 15.02]
6. 6. Temporary Outside Display - Temporary (i.e., not long-term or permanent) outside display of seasonal items (e.g., Christmas trees, pumpkins, landscape vegetation, etc.) shall be allowed but limited to the following:
 - a. a. A permit from the City is required for each seasonal display.
 - b. b. The display in any of the parking spaces that are required by this Ordinance for the primary use(s) of the property is prohibited. Additional parking spaces or improved surface, constructed for the purpose of temporary outside display shall be specifically identified on the required Site Plan and shall be clearly and distinctively marked (i.e., different paint color) as a designated display area.
 - c. c. Temporary outside display located in the designated parking spaces shall be surrounded by a temporary fence (i.e., materials such as wood and
 - a. cinder block).
 - a. d. Merchandise shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
 - b. e. At no time shall public rights-of-way, pedestrian walkways or adjacent properties be obstructed by display merchandise.
 - c. f. All merchandise shall be displayed in a orderly manner, and the display area shall be maintained in a clean, litter-free manner.
2. 7. Long-term or Permanent Open Storage - Long-term or permanent open storage is prohibited.

B. H. Building Facade Plans (Elevations) - See Section XIV.1.6 [15.04.036]

C. I. Specific On-Site Storage Prohibited - See Section XIV.1.7 [15.04.037]

D. J. Signs - See Section XIV.1.8 [15.04.038]

E. K. Other Regulations - See Articles XV, XVI and XVII and standards established in the Subdivision Regulations.

2. IX.2.8 R - Retail District

- A. A. General Purpose and Description. The Retail, “R”, district is established to provide for retail areas and service facilities serving a neighborhood or several neighborhoods and designed as a retail center. These shopping areas should utilize established landscape and buffering requirements. The Retail district should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.
- B. B. Permitted Uses. Those uses listed for the R district in Section XI.1 (Use Charts) as “X” (permitted) or “S” (Specific Use Permit) are authorized uses permitted by right or specially permitted uses, respectively. Special permitted uses must be approved utilizing procedures set forth in Section XI.4.4 [IX.4.4] (Specific Use Permit).
- C. C. Maximum Height
1. 1. Two (2) stories or thirty-five feet (35') for the main building(s).
 2. 2. One (1) story for accessory buildings.
 3. 3. Other (Section XV.1.9).
- D. D. Area Regulations
1. 1. Size of Lot
 - a. a. Minimum Lot Area - Forty-three thousand five hundred sixty (43,560) square feet or one (1) acre, or a minimum of ten thousand (10,000) square feet on a collector or local/residential street only with a Specific Use Permit
 - b. a. b. Minimum Lot Width - One hundred feet (100'), except one hundred and fifty feet (150') along Interstate 35 or other regional major thoroughfare frontage
 - c. c. Minimum Lot Depth - One hundred feet (100')
 2. 2. Size of Yards
 - a. a. Minimum Front Yard - Thirty feet (30') from ultimate right-of-way line of roadway on all roadways; all yards adjacent to a street shall be considered a front yard (see Section XV.1.5 for additional setback requirements)
 - b. b. Minimum Side and Rear Yard - Twenty feet (20') unless adjacent to a residentially zoned or use of property (see subsection below)
 - c. c. Minimum Side or Rear Yard Adjacent to a Residential District - Twenty-five feet (25') for one-story building, and an additional one foot (1') for every one foot (1') (or fraction thereof) above one story in height
 - d. d. Interior Side Yards - The interior side yard setback between two nonresidential buildings may be reduced to zero feet (0') where the two buildings share a common interior lot line, where construction of a party

wall in accordance with the City's Building Codes is used, and when approved by the City Council on the Site Plan following a favorable recommendation by the Planning & Zoning Commission. Where such a reduced side yard setback is utilized, the equivalent open space and landscape plantings and buffers that are normally required along a shared side property boundary shall be provided elsewhere on each respective affected lot (i.e., shall not be waived, just provided somewhere else). Approval of a Site Plan that shows such a reduced 0' side yard setback between two nonresidential buildings shall be discretionary in nature, and shall be based upon an analysis of the location, the configuration, and the impact and compatibility of the proposed construction with respect to adjacent land uses and structures.

3. 3. Maximum Lot Coverage - Fifty percent (50%) including main and accessory buildings; maximum eighty percent (80%) impervious coverage (including all buildings, parking areas, sidewalks, etc.)
 4. 4. Maximum Floor Area Ratio (FAR) - One to one (1:1)
 5. 5. Maximum Building Size - The maximum building footprint (first floor) area of a structure shall be determined and limited by applying the lot's size, minimum building setbacks, maximum of 50% lot coverage, minimum parking requirement, minimum landscaping percentage and areas, and other pertinent development requirements.
- E. E. Parking Requirements - As established by Section XVI, Off-Street Parking and Loading Requirements.
- F. A. F. Building Material - See section 15.04.033.
- G. G. Special Requirements
1. 1. Driveway Spacing - See Section XIV.1.1 [15.04.031]
 2. 2. Lighting - See Section XIV.1.3 [15.04.033]
 3. 3. Site Plan Review - See Section XIV.1.5 [15.04.035]
 4. 4. Landscaping Requirements - See Section XVII.1.7 [Article 15.02]
 5. 5. Screening Requirements - See Section XVII.5.3 [Article 15.02]
 6. 6. Temporary Outside Display - Temporary (i.e., not long-term or permanent) outside display of seasonal items (e.g., Christmas trees, pumpkins, landscape vegetation, etc.) shall be allowed but limited to the following:
 - a. a. A permit from the City is required for each seasonal display.
 - b. b. The display in any of the parking spaces that are required by this Ordinance for the primary use(s) of the property is prohibited. Additional parking spaces or improved surface constructed for the purpose of temporary outside display shall be specifically identified on the required Site Plan and shall be clearly and distinctively marked (i.e., different paint color) as a designated display area.

- c. c. Temporary outside display located in the designated parking spaces shall be surrounded by a temporary fence (i.e., materials such as wood and cinder block).
 - d. d. Merchandise shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
 - e. e. At no time shall public rights-of-way, pedestrian walkways or adjacent properties be obstructed by display merchandise.
 - f. f. All merchandise shall be displayed in an orderly manner, and the display area shall be maintained in a clean, litter-free manner.
7. 7. Long-term or Permanent Outside Display - Long-term or permanent outside display area shall be allowed if the following criteria are followed:
- a. a. All display merchandise shall be limited to the area in front of the main building between the fire lane and the front building facade. In the event the subject project has multiple entrances (i.e., multiple front facades) only one side shall be allowed to have outside display.
 - b. b. The amount of display area shall not exceed sixty percent (60%) of the front facade of the main building, exclusive of doors, windows and driveways.
 - c. a. c. Display merchandise shall not encroach into the fire lane, parking lot/ spaces, walkways, rights-of-way or roadways.
 - d. d. Merchandise shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way, nor obstruct any designated fire lane.
 - e. e. All merchandise shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
8. 8. Long-term or Permanent Open Storage - Long-term or permanent open display and storage shall require the application for, approval of and issuance of a Specific Use Permit (SUP) in accordance with Section XI.4.4 [IX.4.4] of this Ordinance. A maximum of five percent (5%) of the total lot area may be designated for long-term, permanent open storage and shall be screened from public view, shall not be located on top of the building. Screening for long-term, permanent open storage shall conform to the following:
- a. a. Open display and storage for merchandise such as garden supplies, landscape vegetation, lawn mowers, building materials, etc. requires an extension of the masonry wall of the front facade and, at a minimum, chain-link fencing and solar screening with masonry columns. The masonry columns shall be a minimum of thirty feet (30') apart and are required on the sides exclusive of the front facade and the wall adjacent to the main structure. Also, the screening of chain-link fencing and solar screening is inclusive of the roof. The storage area, as an extension of the main building, is at least the same height as the product

to be screened, but extending no higher than the roof of the main building and constructed to one side of the main building. Solar screening shall be maintained in good condition. No tarps or other fabric-like screening shall be allowed. No merchandise from this area shall be placed outside the open storage area. The required Site Plan shall reflect the open storage area with a detailed description of building materials.

In the event this open display and storage area abuts a similar nonresidential district or is not visible from any public right-of-way or the general public, the Planning and Zoning Commission and City Council, upon proper request by applicant, may consider a proposal for less screening.

- a. b. Long-term, permanent open storage of shopping carts requires a designated area, identified in the required Site Plan, adjacent to and made a part of the main building. The designated area shall be along the front facade of the project and be screened from public view by an approved masonry wall, not to exceed four feet (4') in height, and may include an ornamental feature reaching above the wall. Such ornamental feature may take the form of a waterfall, live vegetation, lighting or other items that enhance the beauty of the main building and, for purposes of the safety of the general public, does not entirely block the view from persons inside
 - a. and outside the open storage area. This designated open storage area is not to be confused with the various shopping cart cages (temporary storage) located in the parking lot for the convenience of the customers.

- 1. 9. Additional Open Storage Behind the Main Building - Open storage may also be allowed behind the main building but in no instance shall the storage be visible from any public street or adjacent property. Screening in accordance with the provisions of Section XVII.5.3 [Article 15.02] is required.

B. H. Building Facade Plans (Elevations) - See Section XIV.1.6 [15.04.036]

C. I. Specific On-Site Storage Prohibited - See Section XIV.1.7 [15.04.037]

D. J. Signs - See Section XIV.1.8 [15.04.038]

E. K. Other Regulations - See Articles XV, XVI and XVII and standards established in the Subdivision Regulations.

2. IX.2.9 “TC” - Town Center.

- A. A. General Purpose and Description. The Town Center, “TC”, District is available only for use as a Planned Development district, requirements of which are set forth in Section IX.4.2 below, and only within the area zoned for the Town Center. The standards of the Town Center base district, as well as the permitted uses, shall remain in effect unless requested, amended and approved at the time of application. The development standards in the Town Center, “TC”, district, are designed to maintain and encourage the development of a downtown area of the City in a

“pedestrian friendly” environment that is conducive to special events such as sidewalk sales, street dances, festivals, and other similar events. Standards are generally intended to regulate development such that this District becomes the focal point of the City. The Town Center District is premised upon the development and promotion of a pedestrian-oriented and community-friendly area with an architectural style of the “1920’s-style Town Center” (as depicted on Illustration “A”, attached).

- B. B. Permitted Uses. Those uses listed for the “TC” district in Section XI.1 (Use Charts) as “X” (permitted) or “S” (Specific Use Permit) are authorized uses permitted by right or specially permitted uses, respectively. Special permitted uses must be approved utilizing procedures set forth in Section XI.4.4 [IX.4.4] (Specific Use Permit).

C. C. Maximum Height

1. 1. Two (2) stories or thirty-five feet (35') for the main building(s).
2. 2. One (1) story for accessory buildings.
3. 3. Other (Section XV.1.9).

D. D. Area Regulations

1. A. 1. Size of Lot
 - a. a. Minimum Lot Area - none specified
 - b. b. Minimum Lot Width - none specified
 - c. c. Minimum Lot Depth - none specified
2. 2. Size of Yards
 - a. a. Minimum Front Yard - to accommodate sidewalks with a minimum width of eight feet (8') from the back of the street curb to the front of the building
 - b. b. Minimum Side Yard - zero feet (0') if next to another Town Center district building, or shall match the required front yard setback if on a street or alley corner
 - c. c. Minimum Rear Yard - twenty-five feet (25')
3. 3. Maximum Lot Coverage - sixty-five percent (65%) including main and accessory buildings
4. 4. Maximum Floor Area Ratio (FAR) - one to one (1:1)

- E. E. Design Standards for the “TC” District. In combination with the design standards setout below, the City of Glenn Heights requires development within the Town Center District to meet the architectural style of “1920’s Town Center” as depicted on Illustration “A”, attached hereto and made a part of this Ordinance.

1. 1. Building Massing and Scale - A building’s massing is its exterior volume and its scale is the relationship of its overall size and its component parts with

its adjoining buildings, spaces and people.

- a. a. A building's massing shall:
 - i. i. relate to its site, use and to the massing of adjacent buildings; and
 - ii. ii. serve to define entry points and help orient pedestrians.
 - b. b. The scale of individual building facade components shall relate to one another and the human scale, particularly at the street level.
 - c. c. Buildings and/or facades shall emphasize and frame or terminate important vistas.
2. 2. Building Rhythm - A building's rhythm is the pattern created by the regular recurrence or alteration of its constituent architectural components.
 - a. a. Nonresidential and mixed use buildings in the Town Center, to the extent practicable.
 - b. b. Variations in the rhythms within individual building facades shall be achieved within any block of building facades.
 - c. a. c. Breaks in the predominate rhythm may also be used to reinforce changes in massing and important elements such as building entrances or pedestrian pass-throughs.
3. 3. Architectural Elements - Architectural elements are the individual components of a building, including walls, doors, windows, cornices, parapets, roofs, pediments and other features. Architectural composition is the relationship between the architectural elements in an individual building. Architectural elements shall be designed to the appropriate scale and proportions of the selected architectural style. (i.e., Building designs based on an Art Deco style shall utilize architectural elements of a scale and proportion characteristic of that style.)
 - a. a. Entrances - The design and location of building entrances in the Town Center district are important to help define the pedestrian environment and create real- [sic] and community-friendly environments.
 - i. i. Entrances shall be easily identifiable as primary points of access to buildings.
 - ii. ii. Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades and others as appropriate. All building elements should be compatible with the architectural style, materials, colors and details of the building as a whole.
 - iii. iii. Entrances to upper-level uses may be defined and integrated into the design of the overall building facade.
 - b. b. Facade Treatments - Facade treatments are that portion of a building's elevation facade facing any public street extending from the

ground to the roof that consists of a single layer or architectural expression.

- i. i. Retail ground floors shall have windows covering a minimum of forty percent (40%) of the major street fronting facade(s). Other ground level uses shall have facade treatments appropriate to such use(s).
 - ii. ii. All sides of a building shall be consistent with respect to style, material, colors and details only to the extent that they establish continuity with the main street-front facade.
 - iii. iii. On facades fronting on service or parking areas and along secondary streets, windows need not be provided at the ground floor level. However, buildings should avoid long, monotonous, uninterrupted walls. Building wall offsets, including projections, recesses, niches, fenestration, or changes of materials or color shall be used to add architectural variety and interest, and to relieve the visual impact of a blank wall.
 - iv. i. iv. Parapet and roof-line offsets between facades may be provided in order to break down the scale of the block and create architectural interest and variety.
 - v. v. Architectural elements, such as canopies, awnings, roof and floor overhands [overhangs], and colonnades shall be provided as appropriate to protect pedestrians, help unify parts of a building or block, provide human scale, or provide a backdrop for signage and graphics.
 - c. c. Storefronts - Retailers located at the street level primarily use storefronts to orient and advertise merchandise to customers.
 - i. i. Retail buildings shall provide street-level pedestrian-oriented uses at the ground floor level.
 - ii. ii. Storefronts on facade treatments that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage and lighting fixtures.
 - d. d. Building Materials - See section 15.04.033.
4. 4. Pedestrian Network and Streetscape
- a. a. Pedestrian Network - Sidewalks are a critical part of pedestrian connectivity in the Town Center district. In order to enhance the safety of the pedestrian environment, all development in the Town Center district shall be subject to the following:
 - i. i. The street network, with its adjoining sidewalks, shall function as the primary pedestrian network.
 - ii. ii. Where necessary mid-block pedestrian connections from the street to parking lots at the rear of the building(s) shall be provided

at key points.

- iii. iii. Pedestrian crosswalks shall be clearly designated and provided at all key street intersections.
- iv. iv. Sidewalks shall be constructed from the back of curb to the building front or property line.
- v. v. Sidewalks shall be a minimum of eight feet (8') measured from the back of the curb to the building facade. That portion of the sidewalk that is free of any obstructions to allow for the passage of pedestrians shall be a minimum of six feet (6').

b. b. Streetscape Treatment - The following guidelines for streetscape standards are provided in order to create an attractive and animated sidewalk environment. The developer shall propose a well-designed and unified streetscape plan for key streets in the Town Center district.

- i. a. i. Street trees shall be selected and placed with the approval of the City at the time of Site Plan submittal, review and consideration.
- ii. ii. Street trees shall be planted in accordance with the Landscape Plan proposed by the developer and approved by City Council.
- iii. iii. Street furnishings shall be installed in accordance with a Streetscape Plan proposed by the developer and approved by City Council. Street furnishings may include planting strips, raised planters, trash receptacles, streetlight standards, street signs, way-finding signs, media boxes, seating, public art, water features, fire hydrants, etc.
- iv. iv. Street furnishings shall be constructed of a long-life, low-maintenance material and shall be the responsibility of the owner.

F. F. Parking Requirements - One (1) space per one hundred (100) square feet of gross floor area, and each use shall provide a minimum of four (4) spaces. On-street parking (parallel or head-in) shall be permitted in this district. Parking shall not be located and designed in such a manner to discourage or conflict with pedestrians. For any use which cannot provide off-street parking due to the size or location of the lot, such parking may be provided on other property not more than two hundred feet (200') from the site, in accordance with Article XVI of this Ordinance. In cases where the parking requirement cannot be achieved, up to twenty-five percent (25%) of the parking requirement may be waived by the City Council on the Site Plan, or may be provided as head-in parking spaces and/or off-site with City Council approval on the Site Plan for such an alternative arrangement.

G. G. Special Requirements

- 1. 1. Driveway Spacing - See Section XIV.1.1 [15.04.031]
- 2. 2. Site Plan Review

- a. a. Public hearing, review and approval of a Site Plan by the Planning and Zoning Commission and the City Council (in accordance with Section VIII.9.3) shall be required for site development and construction of any structure within the “TC” district. No Certificate of Occupancy shall be issued unless all construction and development conforms to the Site Plan as approved by the City Council.
 - b. b. For site development and construction, building facade (i.e., elevation) plans shall be submitted for review and approval along with the Site Plan. Facade plans shall clearly show how the building(s) will look, especially as viewed from the road(s) upon which the property faces and/or sides, and will portray a reasonably accurate depiction of the materials and colors to be used. Architectural style and scale of buildings within the “TC” district shall be compatible with the styles and scale of other adjacent buildings to create and preserve the unique character of the downtown area.
 - a. The City Manager or his/her designee may, as he/she deems appropriate, require submission of additional information and materials (possibly actual samples of materials to be used) during the Site Plan review process.
 - a. c. A public hearing is required by the Planning and Zoning Commission and the City Council for all Site Plans within the “TC” district. Development standards for all uses in the “TC” district shall be established on the Site Plan and all supporting information will be required at the time of approval.
2. 3. Utilities - All utility lines to business establishments shall be placed underground.
3. 4. Landscaping Requirements - See Section XVII.1.7 [Article 15.02]
4. 5. Screening Requirements - See Section XVII.5.3 [Article 15.02]
5. 6. Lighting - See Section XIV.1.3 [15.04.033].
6. 7. Temporary Outside Display - Temporary (i.e., not long-term or permanent) outside display of seasonal items (e.g., Christmas trees, pumpkins, live vegetation etc.) shall be allowed but limited to the following:
 - a. a. A permit from the City is required for each seasonal display.
 - b. b. Display merchandise may be placed/located at the front facade of the main building but at no time shall not [sic] inhibit pedestrian traffic on the sidewalks, be located in required parking spaces, restrict rights-of-way, or obstruct adjacent properties.
 - c. c. Merchandise shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way (i.e., sidewalk sales cannot block the sidewalk or extend out into the street).
 - d. d. Merchandise shall only be located in front of the

property/business that is selling the item(s).

- e. e. All outside display items shall be removed at the end of business each day (except for large seasonal items such as Christmas trees).
- f. f. All merchandise shall be displayed in an orderly manner, and the display area shall be maintained in a clean, litter-free manner.

- 7. 8. Long-term and Permanent Open Storage - Long-term and permanent open storage is prohibited in the "TC" district.

B. H. Building Facade Plans (Elevations) - See Section XIV.1.6 [15.04.036]

C. I. Specific On-Site Storage Prohibited - See Section XIV.1.7 [15.04.037]

- D. A. J. Other Regulations - See Articles XV, XVI and XVII and standards established in the Subdivision Regulations.

2. IX.2.10 "C" - Commercial District

A. A. General Purpose and Description. The Commercial, "C", district, is intended to provide a location for commercial and service-related establishments, such as wholesale product sales, welding/contractors shops, automotive repair services, upholstery shops, region-serving shopping centers with large-scale anchor businesses, and other similar higher intensity retail and commercial uses. Uses in this district may utilize open storage areas that are screened from public view (see Section XVII.5.3 [Article 15.02]). Some light manufacturing may also be allowed with certain conditions. The uses envisioned for the district will typically utilize smaller sites and have operation characteristics that are generally not compatible with residential uses and some nonresidential uses. Convenient access to thoroughfares and collector streets shall also be a primary consideration.

B. B. Permitted Uses. Those uses listed for the C district in Section XI.1 (Use Charts) as "X" (permitted) or "S" (Specific Use Permit) are authorized uses permitted by right or specially permitted uses, respectively. Special permitted uses must be approved utilizing procedures set forth in Section XI.4.4 [IX.4.4] (Specific Use Permit).

C. C. Maximum Height

- 1. 1. Two (2) stories or thirty-five feet (35') for the main building(s).
- 2. 2. One (1) story for accessory buildings.
- 3. 3. Other (Section XV.1.9).

D. D. Area Regulations

- 1. 1. Size of Lot
 - a. a. Minimum Lot Area - One-half acre (21,780 square feet)
 - b. b. Minimum Lot Width - One hundred twenty feet (120')
 - c. c. Minimum Lot Depth - One hundred seventy-five feet (175')

2. 2. Size of Yards
 - a. a. Minimum Front Yard - Sixty feet (60') from ultimate right-of-way line of roadway; all yards adjacent to a street shall be considered a front yard (see Section XV.1.5 for additional setback requirements)
 - b. b. Minimum Side and Rear Yard - Twenty feet (20') unless adjacent to a residentially zoned or use of property (see subsection below)
 - c. c. Minimum Side or Rear Yard Adjacent to a Residential District - Twenty feet (20') for one-story building, and an additional one foot (1') for every one foot (1') (or fraction thereof) above one story in height
 - d. a. d. Interior Side Yards - The interior side yard setback between two nonresidential buildings may be reduced to zero feet (0') where the two buildings share a common interior lot line, where construction of a party wall in accordance with the City's Building Codes is used, and when approved by the City Council on the Site Plan following a favorable recommendation by the Planning & Zoning Commission. Where such a reduced side yard setback is utilized, the equivalent open space and landscape plantings and buffers that are normally required along a shared side property boundary shall be provided elsewhere on each respective affected lot (i.e., shall not be waived, just provided somewhere else). Approval of a Site Plan that shows such a reduced 0' side yard setback between two nonresidential buildings shall be discretionary in nature, and shall be based upon an analysis of the location, the configuration, and the impact and compatibility of the proposed construction with respect to adjacent land uses and structures.
3. 3. Maximum Lot Coverage - Fifty percent (50%) including main and accessory buildings; maximum eighty percent (80%) impervious coverage (including all buildings, parking areas, sidewalks, etc.)
4. 4. Minimum Lot Access - No lot shall have less than thirty-five feet (35') access measured at the right-of-way.
5. 5. Maximum Floor Area Ratio (FAR) - Point five to one (0.5:1)
6. 6. Minimum Building Size - The maximum building footprint (first floor) area of a structure shall be determined and limited by applying the lot's size minimum building setbacks, maximum of 50% lot coverage, minimum parking requirement, minimum landscaping percentage and areas, and other pertinent development requirements.
- E. E. Parking Requirements - As established by Article XVI, Off-Street Parking and Loading Requirements.
- F. F. Building Material - See section 15.04.033.
- G. G. Special Requirements
 1. 1. Driveway Spacing - See Section XIV.1.1 [15.04.031]

2. 2. Lighting - See Section XIV.1.3 [15.04.033]
3. 3. Site Plan Review - See Section XIV.1.5 [15.04.035]
4. 4. Landscaping Requirements - See Section XVII.1.7 [Article 15.02]
5. 5. Screening Requirements - See Section XVII.5.3 [Article 15.02]
6. 6. Temporary Outside Display - Temporary (i.e., not long-term or permanent) outside display of seasonal items (e.g., Christmas trees, pumpkins, landscape vegetation, etc.) shall be allowed but limited to the following:
 - a. 1. a. A permit from the City is required for each seasonal display.
 - b. b. The display in any of the parking spaces that are required by this Ordinance for the primary use(s) of the property is prohibited. Additional parking spaces or improved surface constructed for the purpose of temporary outside display shall be specifically identified on the required Site Plan and shall be clearly and distinctively marked (i.e., different paint color) as a designated display area.
 - c. c. Temporary outside display located in the designated parking spaces shall be surrounded by a temporary fence (i.e., materials such as wood and cinder block).
 - d. d. Merchandise shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
 - e. e. At no time shall public rights-of-way, pedestrian walkways or adjacent properties be obstructed by display merchandise.
 - f. f. All merchandise shall be displayed in an orderly manner, and the display area shall be maintained in a clean, litter-free manner.
7. 7. Long-term or Permanent Outside Display - Long-term or permanent outside display area shall be allowed if the following criteria are followed:
 - a. a. All display merchandise shall be limited to the area in front of the main building between the fire lane and the front building facade. In the event the subject project has multiple entrances (i.e., multiple front facades) only one side shall be allowed to have outside display.
 - b. b. The amount of display area shall not exceed sixty percent (60%) of the front facade of the main building, exclusive of doors, windows and driveways.
 - c. c. Display merchandise shall not encroach into the fire lane, parking lot/ spaces, walkways, rights-of-way or roadways.
 - d. d. Merchandise shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way, nor obstruct any designated fire lane.
 - e. e. All merchandise shall be displayed in a neat, orderly manner, and

the display area shall be maintained in a clean, litter-free manner.

8. 8. Long-term or Permanent Open Storage - Long-term or permanent open display and storage shall require the application for, approval of and issuance of a Specific Use Permit (SUP) in accordance with Section XI.4.4 [IX.4.4] of this Ordinance. A maximum of five percent (5%) of the total lot area may be designated for long-term, permanent open storage and shall be screened from public view but shall not be located on top of the building. Screening for long-term, permanent open storage shall conform to the following:

- a. 1. a. Open display and storage for merchandise such as garden supplies, landscape vegetation, lawn mowers, building materials, etc. requires an extension of the masonry wall of the front facade and, at a minimum, chain-link fencing and solar screening with masonry columns. The masonry columns shall be a minimum of thirty feet (30') apart and are required on the sides exclusive of the front facade and the wall adjacent to the main structure. Also, the screening of chain-link fencing and solar screening is inclusive of the roof. The storage area, as an extension of the main building, is at least the same height as the product to be screened, but extending no higher than the roof of the main building and constructed to one side of the main building. Solar screening shall be maintained in good condition. No tarps or other fabric-like screening shall be allowed. No merchandise from this area shall be placed outside the open storage area. The required Site Plan shall reflect the open storage area with a detailed description of building materials.

In the event this open display and storage area abuts a similar nonresidential district or is not visible from any public right-of-way or the general public, the Planning and Zoning Commission and City Council, upon proper request by applicant, may consider a proposal for less screening.

- a. b. Long-term, permanent open storage of shopping carts requires a designated area, identified in the required Site Plan, adjacent to and made a part of the main building. The designated area shall be along the front facade of the project and be screened from public view by an approved masonry wall, not to exceed four feet (4') in height, and may include an ornamental feature reaching above the wall. Such ornamental feature may take the form of a waterfall, live vegetation, lighting or other items that enhance the beauty of the main building and, for purposes of the safety of the general public, does not entirely block the view from persons inside and outside the open storage area. This designated open storage area is not to be confused with the various shopping cart cages (temporary storage) located in the parking lot for the convenience of the customers.
2. 9. Additional Open Storage Behind the Main Building - Open storage may also be allowed behind the main building but in no instance shall the storage be visible from any public street or adjacent property. Screening in accordance with the provisions of Section XVII.5.3 [Article 15.02] is required.

B. H. Building Facade Plans (Elevations) - See Section XIV.1.6 [15.04.036]

- C. I. Specific On-Site Storage Prohibited - See Section XIV.1.7 [15.04.037]
- D. J. Signs - See Section XIV.1.8 [15.04.038]
- E. K. Other Regulations - See Articles XV, XVI and XVII and standards established in the Subdivision Regulations.

2. A. IX.2.11

I - Industrial
District

- A. A. General Purpose and Description. The Industrial, “I”, district provides for a wide range of commercial and industrial uses all of which should be comparatively nuisance free and may be governed by appropriate business regulations. This district may take the form of an Industrial or Business Park. Activities primarily intended are light manufacturing, assembling and fabrication activities, warehousing, research and development, wholesaling and service operations that do not typically depend upon frequent customer or client visits. Such uses do require accessibility to major thoroughfares, major highways, and/or other means of transportation such as the railroad. The district specifically excludes residences on the basis that the mixture of residential use and public services and facilities for residences with those for industry is contrary to the purpose of these regulations.
- B. B. Permitted Uses. Those uses listed for the “I” district in Section XI.1 (Use Charts) as “X” (permitted) or “S” (Specific Use Permit) are authorized uses permitted by right or specially permitted uses, respectively. Special permitted uses must be approved utilizing procedures set forth in Section XI.4.4 [IX.4.4] (Specific Use Permit).
- C. C. Maximum Height
 - 1. 1. Thirty-five feet (35') for main building(s).
 - 2. 2. One (1) story for accessory building(s).
 - 3. 3. Other (Section XV.1.9).
- D. D. Area Regulations
 - 1. 1. Size of Lot
 - a. a. Minimum Lot Area - One acre (43,560 square feet); Industrial zoning shall not be located closer than one thousand feet (1,000') from I35 or other major regional thoroughfares; however, an Industrial zoned lot or site may derive access from I35 or other major regional thoroughfare via a public street, but no less than a collector street, or a private entrance that passes through other appropriately zoned property provided that the applicable street right-of-way or common fire lane/access easement is dedicated by Plat or by other recorded instrument that is acceptable to the City.
 - b. b. Minimum Lot Width - One hundred feet (100'); an entrance for an Industrial zoned lot or site from I35 or other major regional thoroughfare shall be the width of the access-giving public street or

private fire lane/ access easement.

- c. c. Minimum Lot Depth - One hundred fifty feet (150') from the front (i.e., addressed) street right-of-way line.
- 2. 2. Size of Yards
 - a. 1. a. Minimum Front Yard - Sixty feet (60') from ultimate right-of-way line of roadway; all yards adjacent to a street shall be considered a front yard (see Section XV.1.5 for additional setback requirements)
 - b. b. Minimum Side and Rear Yard - Twenty-five feet (25') unless adjacent to a residentially zoned or use of property (see subsection below)
 - c. c. Minimum Side or Rear Yard Adjacent to a Residential District - Fifty feet (50') for one-story building, and an additional one foot (1') for every story (or fraction thereof) above one story in height
- 3. 3. Maximum Lot Coverage - Sixty percent (60%) including main and accessory buildings; maximum eighty percent (80%) impervious coverage (including all buildings, parking areas, sidewalks, etc.)
- 4. 4. Maximum Floor Area Ratio (FAR) - Point five to one (.5:1)
- 5. 5. Maximum Building Size - The maximum building footprint (first floor) area of a structure shall be determined and limited by applying the lot's size, minimum building setbacks, maximum of 60% lot coverage, minimum parking requirement, minimum landscaping percentage and areas, and other pertinent development requirements.
- E. E. Parking Requirements - As established by Article XVI, Off-Street Parking and Loading Requirements.
- F. F. Building Material - See section 15.04.033.
- G. G. Special Requirements
 - 1. 1. Driveway Spacing - See Section XIV.1.1 [15.04.031]
 - 2. 2. Lighting - See Section XIV.1.3 [15.04.033]
 - 3. 3. Site Plan Review - See Section XIV.1.5 [15.04.035]
 - 4. 4. Landscaping Requirements
 - a. a. Any Industrial District deriving its access (driveway) from a private entrance from I-35 or another major regional thoroughfare shall landscape a minimum of seventy-five percent (75%) of the front yard setback along the thoroughfare and thirty percent (30%) of the remaining private entrance. See Section XVII.1.7 [Article 15.02] for landscaping requirements.
 - b. b. For additional landscaping requirements see Section XVII.1.7

[Article 15.02].

5. 5. Screening Requirements - See Section XVII.5.3 [Article 15.02]
6. 6. Temporary Outside Display - Temporary (i.e., not long-term or permanent) outside display of seasonal items (e.g., Christmas trees, pumpkins, landscape vegetation, etc.) shall be allowed but limited to the following:
 - a. a. A permit from the City is required for each seasonal display.
 - b. b. The display in any of the parking spaces that are required by this Ordinance for the primary use(s) of the property is prohibited. Additional parking spaces or improved surface constructed for the purpose of temporary outside display shall be specifically identified on the required Site Plan and shall be clearly and distinctively marked (i.e., different paint color) as a designated display area.
 - c. c. Temporary outside display located in the designated parking spaces shall be surrounded by a temporary fence (i.e., materials such as wood and cinder block).
 - d. d. Merchandise shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
 - e. e. At no time shall public rights-of-way, pedestrian walkways or adjacent properties be obstructed by display merchandise.
 - f. f. All merchandise shall be displayed in an orderly manner, and the display area shall be maintained in a clean, litter-free manner.
2. 7. Long-term or Permanent Outside Display - Long-term or permanent outside display area shall be allowed if the following criteria are followed:
 - a. a. All display merchandise shall be limited to the area in front of the main building between the fire lane and the front building facade. In the event the subject project has multiple entrances (i.e., multiple front facades) only one side shall be allowed to have outside display.
 - b. b. The amount of display area shall not exceed sixty percent (60%) of the front facade of the main building, exclusive of doors, windows and driveways.
 - c. c. Display merchandise shall not encroach into the fire lane, parking lot/ spaces, walkways, rights-of-way or roadways.
 - d. d. Merchandise shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way, nor obstruct any designated fire lane.
 - e. e. All merchandise shall be displayed in an orderly manner, and the display area shall be maintained in a clean, litter-free manner.

3. 8. Long-term or Permanent Open Storage - Long-term or permanent open display and storage shall require the application for, approval of and issuance of a Specific Use Permit (SUP) in accordance with Section XI.4.4 [IX.4.4] of this Ordinance. A maximum of five percent (5%) of the total lot area may be designated for long-term, permanent open storage and shall be screened from
 1. public view but shall not be located on top of the building. Screening for long-term, permanent open storage shall conform to the following:

- a. a. Open display and storage for merchandise such as garden supplies, landscape vegetation, lawn mowers, building materials, etc. requires an extension of the masonry wall of the front facade and, at a minimum, chain-link fencing and solar screening with masonry columns. The masonry columns shall be a minimum of thirty feet (30') apart and are required on the sides exclusive of the front facade and the wall adjacent to the main structure. Also, the screening of chain-link fencing and solar screening is inclusive of the roof. The storage area, as an extension of the main building, is at least the same height as the product to be screened, but extending no higher than the roof of the main building and constructed to one side of the main building. Solar screening shall be maintained in good condition. No tarps or other fabric-like screening shall be allowed. No merchandise from this area shall be placed outside the open storage area. The required Site Plan shall reflect the open storage area with a detailed description of building materials.

In the event this open display and storage area abuts a similar nonresidential district or is not visible from any public right-of-way or the general public, the Planning and Zoning Commission and City Council, upon proper request by applicant, may consider a proposal for less screening.

- a. b. Long-term, permanent open storage of shopping carts requires a designated area, identified in the required Site Plan, adjacent to and made a part of the main building. The designated area shall be along the front facade of the project and be screened from public view by an approved masonry wall, not to exceed four feet (4') in height, and may include an ornamental feature reaching above the wall. Such ornamental feature may take the form of a waterfall, live vegetation, lighting or other items that enhance the beauty of the main building and, for purposes of the safety of the general public, does not entirely block the view from persons inside and outside the open storage area. This designated open storage area is not to be confused with the various shopping cart cages (temporary storage) located in the parking lot for the convenience of the customers.
2. 9. Additional Open Storage Behind the Main Building - Open storage may also be allowed behind the main building but in no instance shall the storage be visible from any public street or adjacent property. Screening in accordance with the provisions of Section XVII.5.3 [Article 15.02] is required.

B. H. Building Facade Plans (Elevations) - See Section XIV.1.6 [15.04.036]

- C. I. Specific On-Site Storage Prohibited - See Section XIV.1.7 [15.04.037]
 - D. J. Signs - See Section XIV.1.8 [15.04.038]
 - E. A. K. Other Regulations - See Articles XV, XVI and XVII and standards established in the Subdivision Regulations.
- (Ordinance O-03-09 adopted 4/20/09; Ordinance O-01-20, secs. 2–7, adopted 3/17/20)

§ 3. PROVISIONAL DISTRICTS.

Provisional Districts are available only for use within a Planned Development and only in combination with Base Districts as listed in Section IX.1 above. The standards set for the Base District shall remain in effect unless requested and approved at the time of application. The Provisional Districts are adopted and offered for use as incentive for a more dense residential development but in not instance shall more than one Provisional District be used within a Planned Development district. A successful application for a Planned Development district including one of the Provisional Districts shall also include Retail and/or Neighborhood Services in an amount no less than twenty percent (20%) and common open space at a ratio of one (1) acre per fifty (50) residential dwelling units, single-family or multifamily unless otherwise approved by the City Manager or his/her designee. Open Space may be developed as one large park or with a maximum of twenty-five [percent] (25%) as neighborhood pocket parks, shall include playground equipment, walking and biking trails, pavilions, etc. but shall be approved at the time of Site Plan. No Concept Plan or Site Plan shall be approved without a mix of uses. Phasing of a Planned Development district including a Provisional District shall account for proportional amounts of nonresidential development and open space with residential development. No building permit for construction of a Provisional District may be issued until a Certificate of Occupancy is issued for the non-Provisional District uses and development of the required Open Space is in progress.

IX.3.1 SF-TH Single Family – Town Home

- A. General Purpose and Description. The Single-Family Town Home, “SF-TH”, district is intended to provide stable, quality attached-occupancy residential development on individual lots at slightly increased densities. Individual ownership of each lot is encouraged. This District may be included within certain areas of neighborhoods, or, when in accordance with the intent of the Comprehensive Plan, may provide a "buffer" or transition district between lower density residential areas and multifamily or nonresidential areas, or major thoroughfares.^[SEP]
- B. Permitted Uses. Those uses listed for the SF-TH district in Section XI.1 (Use Charts) as “X” (permitted) or “S” (Specific Use Permit) are authorized uses permitted by right or specially permitted uses, respectively. Special permitted uses must be approved utilizing procedures set forth in Section XI.4.4 [IX.4.4] (Specific Use Permit).^[SEP]
- C. Maximum Height^{[T][T][T][SEP]}
 - 1. Two and one-half (2 1/2) stories, or thirty-five feet (35') for the main building/house.
 - 2. One (1) story for accessory buildings.
 - 3. Other requirements (see Section XV.1.9).

D. Area Regulations

1. Size of Lots.

1. 1. Minimum Project Area - Determined by Planned Development and maximum percentage for [L] [SEP] Provisional District.
 2. 2. Minimum Lot Area - Three thousand (3,000) square feet with maximum density of seven to eight [L] [SEP] (7-8) dwelling units per acre.
 3. 3. Minimum Lot Width - Twenty-five feet (25').
 4. 4. Minimum Lot Depth - One hundred feet (100') [L] [SEP]
1. 2. Size of Yards [L] [SEP]
 - a. Minimum Front Yard - Twenty-five feet (25').
 - b. Minimum Side Yard (Interior) - Zero Feet (0').
 - c. Minimum Side Yard (Street Side) - Ten Feet (10').
 - d. Minimum Rear Yard - Ten Feet (10').
 1. 3. Maximum Lot Coverage - Sixty percent (60%) main and accessory buildings. [L] [SEP]
 2. 4. Minimum Lot Access - No lot shall have less than thirty-five feet (35') access measured at the right-of-way line.

E. Parking Regulations

1. 1. Single-Family Dwelling Unit - A minimum of two (2) enclosed, attached parking spaces behind the front building line on the same lot as the main structure, plus two (2) additional parking spaces on a paved driveway having a minimum length of thirty feet (30') as measured from ten feet (10') interior of any paved or improved public surface (i.e., roadway, sidewalk). [L] [SEP]
2. 2. Other - See Article XVI, Off-Street Parking and Loading Regulations. [L] [SEP]

F. Minimum Floor Area per Dwelling Unit - One thousand five hundred and fifty (1,550) [L] [SEP] square feet; also, the minimum average floor area shall be one thousand seven hundred [L] [SEP] (1,700) square feet in order to provide diversity in house sizes within each SH-TH [L] [SEP] neighborhood.

G. Minimum Exterior Construction Standards

1. 1. Roof Pitch - See Section XII.1.1(B) [15.04.001(b)]
 2. 2. Roofing Systems - See Section XII.1.1(C) [15.04.001(c)]
 3. 3. Chimney Design - See Section XII.1.1(E) [15.04.001(e)] [L] [SEP]
- H. Mailboxes - See Section XII.1.2 [15.04.002] [L] [SEP]
- I. Accessory Buildings - See Section XII.1.3 [15.04.003] [L] [SEP]
- J. Driveway - See Section VII.1.4 [XII.1.4 [15.04.004] [L] [SEP]
- K. Sidewalks - See Section XII.1.5 [15.04.005] [L] [SEP]
- L. Lighting - See Section XII.1.6 [15.04.006] [L] [SEP]
- M. Special Requirements - See Section XII.1.7 [15.04.007] [L] [SEP]
- N. Other Regulations - As established by Articles XV, XVI and XVII and Subdivision [L] [SEP] Regulations.

~~1. IX.3.2 SF 4 Single Family Residential 4 District~~

~~A. A. General Purpose and Description. The Single Family Residential 4, "SF 4", district is intended to provide for development of and be composed of primarily~~

~~single-family detached dwellings on smaller and more compact lots of not less than seven thousand five hundred (7,500) square feet. SF-4 is available only as a Provisional District and shall, in no instance, account for more than fifteen percent (15%) of the total residential units within the approved development. Lots meeting the SF-4 district criteria shall be grouped together and may be used as a buffer between residential and nonresidential districts. Areas zoned for the SF-4 district shall have, or shall make provision for, City of Glenn Heights' water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved concrete streets with logical and efficient vehicular circulation patterns that discourage non-local traffic; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.~~

~~B. B. Permitted Uses. Those uses listed for the SF-4 district in Section XI.1 (Use Charts) as "X" (permitted) or "S" (Specific Use Permit) are authorized uses permitted by right or specially permitted uses, respectively. Special permitted uses must be approved utilizing procedures set forth in Section XI.4.4 [IX.4.4] (Specific Use Permit).~~

~~C. C. Maximum Height~~

- ~~1. 1. Two and one-half (2.5) stories, or thirty-five feet (35') for the main building/house.~~
- ~~2. 2. Fifteen feet (15') for other accessory buildings, including detached garage, garden shed, accessory dwelling units, etc.~~
- ~~3. 3. Other requirements (see Section XV.1.9).~~

~~D. D. Area Regulations~~

~~1. 1. Size of Lots~~

- ~~a. a. Minimum Project Area — Determined by Planned Development and maximum percentage for Provisional District.~~
- ~~b. b. Minimum Lot Area — Seven thousand five hundred (7,500) square feet; also, the minimum average lot area shall be nine thousand (9,000) square feet in order to provide diversity in lot sizes within each SF-4 neighborhood; maximum density three and one-half (3.5) dwelling units per acre~~
- ~~c. c. Minimum Lot Width — Seventy feet (70')~~
- ~~d. d. Minimum Lot Depth — One hundred feet (100')~~

~~2. 2. Size of Yards~~

- ~~a. a. Minimum Front Yard — Twenty-five feet (25')~~
- ~~b. b. Minimum Side Yard — Ten percent (10%) or five feet (5') for interior side yard; fifteen feet (15') for a corner lot on a residential or collector street; twenty-five feet (25') for a corner lot on an arterial street~~
- ~~c. c. Minimum Rear Yard — Twenty feet (20')~~

~~3. 3. Maximum Lot Coverage — Thirty-five percent (35%) for the main~~

~~building; sixty percent (60%) for the main building and any accessory buildings, driveways and parking areas combined~~

- ~~4. 4. Minimum Lot Access — No lot shall have less than thirty five feet (35') access measured at the right of way line~~

~~E. E. Parking Regulations~~

- ~~1. 1. Single Family Dwelling Unit — A minimum of two (2) enclosed, attached parking spaces behind the front building line on the same lot as the main structure, plus two (2) additional parking spaces on a paved driveway having a minimum length of thirty feet (30') as measured from ten feet (10') interior of any paved or improved public surface (i.e., roadway, sidewalk).~~
- ~~2. 2. Other — See Article XVI, Off Street Parking and Loading Regulations~~
- ~~3. 3. Minimum Floor Area per Dwelling Unit — One thousand five hundred and fifty (1,550) square feet; also, the minimum average floor area shall be one thousand seven hundred (1,700) square feet in order to provide diversity in house sizes within each SF-4 neighborhood.~~

~~F. F. Minimum Exterior Construction Standards~~

- ~~1. 1. Masonry — See Section XII.1.1(A) [15.04.001(a)] (Minimum Masonry Requirements)~~
- ~~2. 2. Roof Pitch — See Section XII.1.1(B) [15.04.001(b)]~~
- ~~3. 3. Roofing Systems — See Section XII.1.1(C) [15.04.001(c)]~~
- ~~4. 4. Chimney Design — See Section XII.1.1(E) [15.04.001(e)]~~

~~G. G. Mailboxes — See Section XII.1.2 [15.04.002]~~

~~H. H. Accessory Buildings — See Section XII.1.3 [15.04.003]~~

~~I. I. Driveway — See Section VII.1.4 [XII.1.4 [15.04.004]]~~

~~J. J. Sidewalks — See Section XII.1.5 [15.04.005]~~

~~K. K. Building Facade Plans (Elevations) — For any on-site facilities within the SF-4 District, see Section XIV.1.6 [15.04.036].~~

~~L. L. Lighting — See Section XII.1.6 [15.04.006]~~

~~M. M. Special Requirements — See Section XII.1.7 [15.04.007]~~

~~N. N. Other Regulations — As established by Articles XV, XVI and XVII and Subdivision Regulations.~~

1. IX.3.3 SF-PH - Single-Family Residential - Patio Home District (Zero-Lot-Line Homes)

- A. A. General Purpose and Description. The Single-Family Residential-Patio Home, “SF-PH”, district is designed to provide for development of primarily detached

single-family residences on compact lots having one side yard reduced to zero feet (i.e., “zero-lot-line”) and having not less than four thousand (4,000) square feet. Patio Home developments shall be arranged in a clustered lot pattern with a common usable open space system that is an integral part of the development. Individual ownership of each lot is required and this District may serve as a “buffer” or a transition between lower density residential areas or nonresidential areas along major thoroughfares. SF-PH is available only as a Provisional District and shall, in no instance, account for more than fifteen percent (15%) of the total residential units within the approved development. Areas zoned for the SF-PH District shall have, or shall make provision for, City of Glenn Heights’ water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved concrete streets with logical and efficient vehicular circulation patterns that discourage non-local traffic; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.

- B. B. Permitted Uses. Those uses listed for the SF-PH district in Section XI.1 (Use Charts) as “X” (permitted) or “S” (Specific Use Permit) are authorized uses permitted by right or specially permitted uses, respectively. Special permitted uses must be approved utilizing procedures set forth in Section XI.4.4 [IX.4.4] (Specific Use Permit).

C. C. Maximum Height

1. 1. Two and one-half (2.5) stories, or thirty-five feet (35') for the main building/ house.
2. 2. Ten feet (10') for other accessory buildings, including detached garage, garden shed, accessory dwelling units, etc.
3. 3. Other requirements (see Section XV.1.9).

D. D. Area Regulations

1. 1. Size of Lots

- a. a. Minimum Lot Area - Four thousand (4,000) square feet; also, the minimum average lot area shall be four thousand seven hundred (4,700) square feet in order to provide diversity in lot sizes within each SF-PH neighborhood; maximum density eight (8) dwelling units per acre
- b. b. Maximum Project Size - The maximum size of a patio home development shall be determined by the Planned Development and maximum percentage for a Provisional District.
- c. c. Minimum Lot Width - Forty-five feet (45')
- d. d. Minimum Lot Depth - Eighty feet (80')

2. 2. Size of Yards

- a. a. Minimum Front Yard - Twenty feet (20'); twenty-five feet (25') to the garage door face for front-entry homes
- b. b. Minimum Side Yard - One side yard reduced to zero feet (0'); other side yard a minimum of ten feet (10') required with fifteen feet (15')

required on corner lots adjacent to a residential or collector street, and twenty-five feet (25') required on corner lots adjacent to an arterial street

- c. c. Minimum Rear Yard - Fifteen feet (15'); twenty feet (20') for rear garage entry

- 3. 3. Maximum Lot Coverage - Fifty percent (50%) for the main building; sixty-five percent (65%) for the main building and any accessory buildings, driveways and parking areas combined

E. E. Parking Regulations

- 1. 1. Single-Family Dwelling Unit - A minimum of two (2) enclosed parking spaces behind the front building line on the same lot as the main structure, plus one
(1) additional parking space on the paved driveway.

- 1. 2. Visitor Parking - One (1) parking space per dwelling unit (off-street) which is located within three hundred feet (300') of each dwelling unit.

- 2. 3. Other - See Article XVI, Off-Street Parking and Loading Requirements

- B. F. Minimum Floor Area per Dwelling Unit - One thousand five hundred (1,500) square feet.

- ~~C.~~ G. Minimum Exterior Construction Standards - All exterior wall elevations of each primary structure and any detached garage shall be constructed of one hundred percent (100%) masonry construction to include brick, stone, granite or marble; excluding doors and windows.

- D. H. Chimney Design - See Section XII.1.1(E) [15.04.001(e)]

- E. I. Minimum Lot Access - No lot shall have less than thirty-five feet (35') access measured at the right-of-way line

- F. J. Minimum Landscaping Requirements - Sixty percent (60%) of the street yard; see Section XVII.1.6 [Article 15.02]

- G. K. Screening Requirements - See Section XVII.5 [Article 15.02]

H. L. Special Requirements

- 1. 1. One side yard shall be reduced to zero feet, while the other side yard shall be a minimum of ten feet (10); fifteen feet (15') for a corner lot on the residential or collector street side, or twenty-five feet (25') for a corner lot on an arterial street. A minimum six-foot (6') wide maintenance easement shall be placed on the adjacent lot (i.e., the other side of the zero-lot-line) to enable the property owner to maintain that portion of his/her house that is on the zero-lot-line. Side yards and maintenance easements shall be shown on the subdivision plat. A minimum separation between patio homes of ten feet (10') shall be provided. Roof overhangs will be allowed to project into the maintenance easement a maximum of twenty-four inches (24").

- 2. 2. All utilities shall be provided separately to each lot in the SF-PH district so that each dwelling unit is individually metered.

3. 3. Maintenance Requirements for Common Areas - A homeowners' association (HOA) is required for continued maintenance of common land and facilities.
4. 4. Usable Open Space Requirements - The required percentage of open space shall be in compliance with those set forth in the Provisional District Requirements, Article XIII.
5. 5. Landscaped Areas - Additional common open space and landscaped areas that do not qualify as usable open space may be provided, but shall not be counted toward the usable open space requirement.
6. 6. Single-family lots and detached dwellings constructed in this district shall conform to the standards as set forth in the SF-3 zoning district.
7. 7. The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited unless another garage of the same size (i.e., that has the same number of parking spaces) is built, simultaneously with the garage enclosure, elsewhere on the same lot within the proper setbacks, not exceeding the maximum lot coverage, etc.
8. 8. Recreational vehicles, travel trailers, camper trailers, campers, trailers, boats, boat trailers, motor homes or other recreational vehicles or equipment may not be used for on-site dwelling purposes, and shall be prohibited from being parked in this zoning district.
9. 9. Electrical fencing and barbed wire is prohibited as perimeter fencing.
10. 10. Open storage is prohibited (except for usable materials for the resident's personal use or consumption such as firewood, garden materials, lawn equipment that is in usable and running condition, etc., which cannot be stored in any required setback and which shall be screened from view of public streets and neighboring properties).
11. 11. Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty-five feet (25') from the door face of the garage to the side property line for maneuvering. The minimum setback from any garage door to a street or alley right-of-way line shall also be twenty-five feet (25').
12. 12. Swimming pools, spas and hot tubs shall comply with the Uniform Swimming Pool, Spa and Hot Tub Code, as amended, and the City of Glenn Heights' Codes and Ordinances pertaining to same.
13. 13. Site Plan approval shall be required for any nonresidential use (e.g., school, church, child care center, private recreation facility, etc.) in the SF-PH district. Any nonresidential land use which may be permitted in this district shall conform to the "NS" - Neighborhood Service district standards with respect to building setbacks, landscaping, exterior building construction, screening requirements, lighting, signage, etc.

I. M. Other Regulations - See Articles XII [15.04, division 1], XV, XVI and XVII and standards established by the Subdivision Regulations.

2. IX.3.4 MF - Multifamily Residential District.

A. General Purpose and Description. The Multifamily Residential, “MF” district is intended to promote the development of and be comprised of attached residential dwellings for more than two families. The maximum density is ~~fourteen~~ **twenty-five** (14 **25**) dwelling units per acre. The principal permitted land uses will include low- and mid-rise multiple-family dwellings and garden apartments. MF is available only as a Provisional District and may only be approved through the Planned Development rezoning process. Development meeting the MF district criteria shall be grouped together and may be used as a buffer between residential and nonresidential districts. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this district. This district should be located adjacent to a major thoroughfare and serve as a buffer between nonresidential development or heavy automobile traffic and medium- or low-density residential development. Areas zoned for the MF district shall have, or shall make provision for, City of Glenn Heights’ water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved concrete drive aisles with logical and efficient vehicular circulation patterns; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.

B. B. Permitted Uses.

1. 1. Those uses listed for the MF district in Section XI.1 (Use Charts) as “X” (permitted) or “S” (Specific Use Permit) are authorized uses permitted by right or specially permitted uses, respectively. Special permitted uses must be approved utilizing procedures set forth in Section XI.4.4 [IX.4.4] (Specific Use Permit).
2. 2. Multiple-Family Dwellings greater than two (2) units per building.
3. 3. Municipally owned facilities and uses.
4. 4. Leasing offices for the apartment complex.
5. 5. Temporary field construction offices for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work, by order of the Building Official. Specific time allowed and location shall be specified by the Building Official.
6. 6. Accessory buildings and uses customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business, except as provided herein:
 - a. a. The term “accessory use” shall include home occupations as defined in Article XIX, Definitions.
 - b. b. Accessory buildings greater than two hundred fifty (250) square feet require a Specific Use Permit (SUP), must be “site built” and conform to the following conditions:
 - i. i. The exterior must be constructed of like and similar materials to those of the primary structure;

- ii. ii. The accessory building, including any item attached to its roof, shall not exceed a maximum height of fifteen feet (15') at its tallest point;
 - iii. iii. The accessory building shall be constructed with a roof pitch matching that of the primary structure;
 - iv. iv. Accessory buildings located closer than ten feet (10') from a side or rear lot line of a corner lot, must be screened from the side and rear with an opaque fence of a minimum six feet (6') in height; and
 - v. v. See Section XII.1.3 [15.04.003] for additional accessory building regulations.
- 7. 7. Swimming Pool (available for use by the residents and guests of the multifamily complex).
- 8. 8. Common areas, community center, recreation center, and other facilities or amenities, provided they are for use by the residents and guests of the multifamily complex.
- 9. 9. Such uses as may be permitted under the provisions of Specific Use Permits, Section XI.4.4 [IX.4.4], for Multiple-Family (MF) Districts.

C. C. Maximum Height.

- 1. 1. Two and one-half (2.5) stories, or thirty-five feet (35') for the main building/ house; where a structure exceeds twenty-five feet (25') in height, it shall be set back from the front property line one (1) additional foot beyond the required front yard setback for each foot above twenty-five feet (25') in height.
- 2. 2. Fifteen feet (15') for other accessory buildings, including detached garage, garden shed, carports, gazebo, clubhouse, mail kiosks, laundry rooms, etc.
- 3. 3. Other requirements (see Section XV.1.9).

D. D. Area Regulations.

- 1. 1. Size of Lots.
 - a. a. Minimum Project Area - Determined by Planned Development and maximum percentage for Provisional District.
 - b. b. Minimum Lot Area - Three thousand (3,000) square feet per dwelling unit, not to exceed fourteen (14) dwelling units per acre (calculated on gross platted acreage).
 - c. c. Minimum Lot Width - One hundred feet (100')
 - d. d. Minimum Lot Depth - One hundred twenty feet (120')
 - e. e. Special Exception - If a property was platted or zoned for MF prior to the effective date of this Ordinance, then it can remain its original size and configuration and does not have to meet the minimum

project size, lot width or lot depth stated above. The property shall conform to all other MF development standards herein, unless the building setbacks shown on a recorded Plat vary from those contained herein, in which case the platted setbacks shall prevail unless a Replat modifies same.

2. 2. Size of Yards.

- a. a. Minimum Front Yard - Forty feet (40'). All areas adjacent to a street shall be deemed front yards.
- b. b. Minimum Side and Rear Yard - Twenty feet (20'), unless adjacent to a single-family or patio home district then side and rear setbacks shall be according to the height of the multifamily building, as follows:
 - i. i. One-story building - twenty feet (20')
 - ii. ii. Two-story building - sixty feet (60')
 - iii. iii. Over two-story building - seventy-five feet (75')
- c. c. Building Separation
 - i. i. One-story buildings - Fifteen feet (15') for buildings without openings; twenty-five feet (25') for buildings with openings
 - ii. ii. Two-story buildings (or a two-story building adjacent to a one-story building) - Twenty feet (20') for buildings without openings; thirty-five feet (35') for buildings with openings
 - iii. iii. Over two-story buildings (or an over two-story building adjacent to a one- or two-story building) - Thirty-five feet (35') for buildings with or without openings

3. 3. Minimum Floor Area per Dwelling Unit.

- a. a. Efficiency unit - Five hundred (500) square feet per unit.
- b. b. One-bedroom unit - Eight hundred (800) square feet per unit.
- c. c. Two- or three-bedroom units - An additional one hundred fifty (150) square feet for every bedroom over one (e.g., three-bedroom unit must have eleven hundred (1,100) square feet, etc.).
- d. d. No units larger than three-bedroom is allowed.

4. 4. Dwelling Unit Mix - Not more than fifteen percent (15%) of the dwelling units within a complex may be efficiency-type units and not more than ten percent (10%) of the dwelling units within a complex may have 3 bedrooms. The remaining minimum of seventy-five percent (75%) shall be a mix of one- and two-bedroom dwelling units.

5. 5. Maximum Lot Coverage - Forty percent (40%) total, including main and accessory buildings; sixty percent (60%) for the main building and any accessory buildings, driveways and parking areas combined

6. 6. Minimum Lot Access - No lot shall have less than thirty-five feet (35') access measured at the right-of-way line

E. E. Parking Regulations

1. 1. 1 enclosed, attached space for each efficiency unit
2. 2. 2 enclosed, attached spaces for each one-bedroom unit
3. 3. 2 enclosed, attached spaces and one covered space for each two- and three-bedroom unit
4. 4. An additional one-half (1/2) parking space shall be provided for each bedroom, including efficiency, within the development. The additional parking spaces are not required to be enclosed or covered.
5. 5. The average number of parking spaces for the total development shall be no less than two (2) spaces per dwelling unit. The minimum required enclosed parking spaces for dwelling units shall be enclosed and attached to the dwelling unit it serves. The remaining required parking spaces for each dwelling unit shall be covered. Both enclosed and covered parking spaces shall be constructed of a masonry product consistent and complementary to the main structure and roof pitch to match the main buildings.
6. 6. No covered parking space may be located closer than six feet (6') from any building or closer than two feet (2') from any side or rear lot line.
7. 7. All parking areas adjacent to public streets shall be screened from view. Screening may be in the form of live plant materials, berms, low masonry walls that match the exterior finish of main buildings, or any combination of the above.
8. 8. See Article XVI, Off-Street Parking and Loading Requirements, for additional requirements.

- F. F. Minimum Exterior Construction Standards - All exterior wall elevations of each primary structure shall be constructed of one hundred percent (100%) masonry construction to include brick, stone, granite or marble; excluding doors and windows.

G. G. Refuse Facilities

1. 1. Every multifamily dwelling unit shall be located within two hundred feet (200') of a refuse facility measured along the designated pedestrian and vehicular travel way. A refuse facility shall be at least six (6) cubic yards of refuse container [sic] shall be provided for every thirty (30) dwelling units (or portion thereof). A refuse facility shall be a dumpster or other similar receptacle designed for receiving garbage in bulk for more than one dwelling, and all refuse containers shall be maintained in accordance with local public health and sanitary regulations. Refuse dumpsters shall be no closer than thirty feet (30') to any adjacent single-family residential property and shall be located so as to provide safe and convenient pickup by refuse collection agencies.
1. 2. Each refuse facility shall be screened from view, from persons standing

at ground level on the site or immediately adjoining property, on three (3) sides by a solid screening wall of brick or stone masonry not less than six feet (6'), nor more than eight feet (8') in height or enclosed within a building, and on the fourth side by gates. Refuse containers shall be provided and maintained in a manner to satisfy local public health and sanitary regulations. Each refuse facility shall have a gate and be located so as to provide safe and convenient pickup by refuse collection agencies. To the extent practicable, the location of the refuse facility shall be identified on the Site or Concept Plan.

B. H. Special Requirements

1. 1. Driveway Spacing - See Section XIV.1.1 [15.04.031]
2. 2. Site Plan Review - See Section XIV.1.5 [15.04.035]
3. 3. Single-family dwelling units constructed in this District shall conform to SF-E, SF-1, SF-2, SF-3 or SF-PH District standards respectively.
4. 4. Recreational vehicles, travel trailers, camper trailers, campers, trailers, boats, boat trailers, motor homes, other recreational vehicles or equipment, or storage units, may not be parked or stored in this district nor used for on-site dwelling purposes.
5. 5. Open storage is prohibited.
6. 6. A Site Plan with facade elevations is required for all multifamily developments in this District in accordance with the requirements for Planned Development Districts and shall be an exhibit to the authorizing ordinance. See Section XIV.1.6 [15.04.036].
1. 7. Fire lanes, fire hydrants and dwelling unit distances from fire lanes and fire hydrants shall be in compliance with the International Fire Code (IFC) as adopted and as amended.
2. 8. A four-foot (4') wide paved walkway shall connect the front door of each ground floor unit to the adjacent parking area. The minimum width of any sidewalk parallel and adjacent to head-in parking spaces shall be six feet (6') to accommodate a two-foot (2') bumper overhand [overhang] for vehicles.
3. 9. Buildings shall not exceed two hundred feet (200') in length.
4. 10. All parking areas shall have appropriate lighting and shall be positioned such that no light adversely impacts adjacent residential areas. See Section XIV.1.3 [15.04.033], Lighting.
5. 1. 11. All multifamily dwelling units shall have roof slopes with a minimum of 4:12 pitch.
6. 12. Buildings with facades that are longer than fifty feet (50') shall have their facades broken up into smaller areas through the use of varying facade setbacks, arcades, architectural features such as recessed vestibules, columns, canopies, or other acceptable means.

7. 13. Boats, campers, trailers, and other recreational vehicles shall be prohibited unless oversize parking areas are provided as part of the approved Site Plan. This parking area shall not be used to meet the minimum parking requirements and shall not be in view from a public street.
 8. 14. All buildings containing residential units shall provide a sign, visible from the entrances, identifying the unit numbers (i.e., addresses) within the building. Signage shall be visible from entrances into the complex and/or from vehicular drive aisles within the complex such that each individual unit is easy to locate by visitors, delivery persons, and/or emergency personnel.
 9. 15. All mechanical, heating, and air-conditioning units shall be screened or hidden from view (See Section XIV.5.3 [XVII.5.3 [Article 15.02]], Screening).
 10. 16. Multifamily complexes shall have screening surrounding the property and have a security gate at each point of ingress/egress. All screening walls or other devices shall be placed on the property line. (See Section XIV.5.3 [XVII.5.3 [Article 15.02]], Screening.)
 11. 17. All living units will be equipped with washer and dryer connections.
 12. 18. Landscape Area Requirements - A minimum of ninety percent (90%) of the street yard and twenty percent (20%) of the total lot area shall be devoted to a combination of landscaping (i.e., pervious surface area) and usable open space (see above). See Section XVII.1.7 [Article 15.02] for landscaping requirements.
 13. 19. Screening Requirements - See Section XVII.5.3 [Article 15.02] for screening requirements.
 14. 20. Building Facade Plans (Elevations) - For any on-site facilities within the MF District, see Section XIV.1.6 [15.04.036].
 15. 21. Site Plan approval (see Section VIII.13.3) shall be required for any multifamily or nonresidential use (e.g., school, church, child care center, private recreation facility, etc.) in the MF district. Any nonresidential land use which may be permitted in this district shall conform to the "NS" - Neighborhood Service district standards with respect to building setbacks, landscaping, exterior building construction, screening requirements, lighting, signage, etc.
 16. 22. Additional Special Requirements in Section XII.1.7 [15.04.007]
- B. I. Special Provisional District Requirements - See Article XIII
- C. A. J. Other Regulations - As established by Articles XII [15.04, division 1], XV, XVI and XVII and Subdivision Regulations.

2. ~~IX.3.5~~ MH - Manufactured Home District.

- A. ~~A. General Purpose and Description. The Manufactured Home, "MH", district is a detached residential district establishing standards for the development of manufactured, HUD-code mobile home subdivisions. MH is available only as a Provisional District and shall, in no instance, account for more than fifteen percent (15%) of the total residential units within the approved development. Lots meeting the MH district criteria shall be grouped together and may be used as a buffer between residential and nonresidential~~

districts. Manufactured/mobile home subdivisions include individually platted lots for sale within the subdivision, for the placement of manufactured/mobile home units. The Manufactured Home district establishes area and design requirements for subdivisions. Subdivisions shall provide open space and recreational areas appropriate for the acreage and number of units contained. Areas zoned for the MH district shall have, or shall make provision for, City of Glenn Heights' water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved concrete streets with logical and efficient vehicular circulation patterns that discourage non-local traffic; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.

~~B. ——— B. Permitted Uses.~~ Those uses listed for the “MH” district in Section XI.1 (Use Charts) as “X” (permitted) or “S” (Specific Use Permit) are authorized uses permitted by right or specially permitted uses, respectively. Special permitted uses must be approved utilizing procedures set forth in Section XI.4.4 [IX.4.4] (Specific Use Permit).

~~The installation of mobile homes for use or occupancy as residential dwellings in the City of Glenn Heights, Texas is prohibited. This provision is prospective and shall not apply to any mobile home used and occupied as a residential dwelling in the City of Glenn Heights on the effective date of this Ordinance. An existing mobile home located in the City of Glenn Heights, as of the date of this Ordinance, will be allowed to remain on its existing site until it is removed from the City, or until the condition of the mobile home violates the Codes of the City. When the condition of the mobile home violates City Codes, the Building Official shall require the owner to repair, demolish or move the mobile home out of the City. To the extent required by state and federal law a mobile home may be replaced a by a HUD Code Manufactured home with the limitation of one replacement and a HUD Code Manufactured Home may be replaced by another HUD Code Manufactured Home provided it is a newer manufactured home and is at least as large in living space as the prior manufactured home. Any and all structural repair or remodeling of a mobile home shall require a building permit and all work shall be done by a state-certified, licensed contractor or home-occupied owner. An existing, but temporarily vacant, mobile home located in the City of Glenn Heights as of the date of this Ordinance, will be considered “occupied” for purposes of this provision if it has~~

~~been an actual residential use within thirty (30) days prior to enactment of the Ordinance, is vacant for purposes of refurbishment for future residential use at the time of enactment of the Ordinance or subsequently becomes vacant for purposes of refurbishment for future residential use after enactment of this Ordinance, and such vacancy is terminated by actual residential use of a mobile home within sixty (60) days of enactment of this Ordinance.~~

~~A. ——— C. Area Regulations~~

~~1. ——— 1. ——— Size of Lot~~

~~a. ——— a. ——— Minimum Project Size ——— Determined by Planned Development and maximum percentage for Provisional District.~~

~~b. ——— b. ——— Minimum Lot Area ——— Seven thousand five hundred (7,500) square feet; also, the minimum average lot area shall be nine thousand~~

~~(9,000) square feet in order to provide diversity in lot sizes within each MH neighborhood; maximum density three and one half (3.5) dwelling units per acre~~

~~c. c. Minimum Lot Width Seventy feet (70')~~

~~d. d. Minimum Lot Depth One hundred feet (100')~~

~~2. 2. Size of Yards~~

~~a. a. Minimum Front Yard Twenty five feet (25') from a public dedicated street or driveway.~~

~~b. b. Minimum Side Yard Ten percent (10%) or seven feet (7') for interior side yard; fifteen feet (15') for a corner lot on a residential or collector street; twenty five feet (25') for a corner lot on an arterial street.~~

~~c. c. Minimum Rear Yard Twenty feet (20')~~

~~3. 3. Maximum Lot Coverage Thirty five percent (35%) for the main building; sixty percent (60%) for the main building and any accessory buildings, driveways and parking areas combined.~~

~~a. a. The entry (i.e., door) side of any garage shall have a thirty five foot (35') setback as measured from any property or street right of way line~~

~~4. 4. Minimum Floor Area per Dwelling Unit One thousand five hundred and fifty (1,550) square feet; also, the minimum average floor area shall be one thousand seven hundred (1,700) square feet in order to provide diversity in dwelling sizes with each MF neighborhood.~~

~~5. 5. Maximum Lot Coverage Thirty five percent (35%) for the main building/unit; sixty percent (60%) for the main building and any accessory buildings, driveways and parking areas combined~~

~~6. 6. Minimum Lot Access No lot shall have less than thirty five feet (35') access~~

~~1. measured at the right of way line~~

~~A. D. Parking Regulations: A minimum of two (2) enclosed spaces attached to the dwelling unit by a covered breezeway and located on the same lot as the dwelling unit, plus two (2) additional parking space on a paved driveway having a minimum length of thirty feet (30') as measured from ten feet (10') interior of any paved or improved public surface (i.e., roadway, sidewalk). (See Article XVI, Off-Street Parking and Loading)~~

~~B. E. Maximum Height Limit~~

~~1. 1. Two and one half (2.5) stories, or thirty five feet (35') for the main building/ house; where a structure exceeds twenty five feet (25') in height, it shall be set back from the front property line one (1) additional foot beyond the required front yard setback for each foot above twenty five feet (25') in height.~~

~~2. 2. Fifteen feet (15') for other accessory buildings, including detached~~

~~garage, garden shed, carports, gazebo, clubhouse, mail kiosks, laundry rooms, etc.~~

~~3. 3. Other requirements (see Section XV.1.9).~~

~~C. F. Minimum Exterior Construction Standards Skirting of a HUD Code manufactured home or mobile home shall be of a product with the visual affect of brick or stone.~~

~~D. G. Site Plan Requirement All new Manufactured Home Subdivisions are allowed only as part of a Planned Development and, therefore, require a Site Plan submission for the City's consideration. Site Plans shall conform to the requirements set forth in Section VIII.4.~~

~~E. H. Mailboxes See Section XII.1.2 [15.04.002]~~

~~F. I. Accessory Buildings See Section XII.1.3 [15.04.003]~~

~~G. J. Driveway See Section XII.1.4 [15.04.004]~~

~~H. K. Sidewalks See Section XII.1.5 [15.04.005]~~

~~I. L. Anchorage of Manufactured/Mobile Homes To insure against natural hazards such as tornados, high winds and electrical storms, full anchorage for each manufactured/mobile home shall be provided according to the following:~~

~~1. 1. All manufactured/mobile homes shall be provided an adequate foundation for the placement of tie-downs, thereby securing the superstructure against uplift, sliding, rotation and overturning;~~

~~2. 2. Such pad shall be constructed of concrete which shall adequately support the weight of the HUD Code manufactured home which may be placed thereon and be durable and well drained under normal use and weather conditions;~~

~~3. 3. The height of the HUD Code manufactured home frame above ground elevation, measured at 90 degrees to the frame, shall not exceed four feet (4') from the top of the pad;~~

~~4. 1. 4. Provide anchors and tie-downs such as cast in place concrete "dead men," eyelets embedded in concrete foundations or runway screw augers, arrowhead anchors, or other devices which secure the stability of the HUD Code manufactured Home, and shall be placed at least at each corner of the HUD Code manufactured home; and~~

~~5. 5. Cover an area of at least two hundred forty (240) square feet or at least one third (1/3) the area of the largest HUD Code manufactured home which may be placed on the space, whichever is greater. No surface provided for a purpose other than the foundation of HUD Code manufactured/mobile home shall be considered a part of such pad.~~

~~J. M. Skirting~~

~~1. 1. All manufactured/mobile home units located in the City Limits shall provide skirting from the top of the unit's frame to grade prior to resident~~

~~move in. Also, see Subsection IX.3.4.F above.~~

- ~~2. 2. All manufactured/mobile homes located in the City Limits as of the effective date of this Ordinance shall be required to have skirting no later than ninety (90) days from the enactment of this Ordinance. However, before being subject to a penalty for violation of this subsection, the City Manager or his/her designee shall serve the owner or occupant of any manufactured/mobile home without skirting with written notice, delivered by Certified Mail, of violation hereof requiring compliance within such time as designated therein;~~
- ~~1. 3. Access to the underneath of the manufactured/mobile home shall be available for repair purposes only and not for storage and/or trash accumulation; and~~
- ~~2. 4. A permit shall be applied and paid for prior to the installation of skirting.~~

~~B. N. Special Requirements~~

- ~~1. 1. Single family, patio home, or townhouse residential units constructed in this district shall conform to SF E, SF 1, SF 2, SF 3, or SF PH district standards, respectively.~~
- ~~2. 2. Site Plan approval shall be required for any nonresidential use (e.g., school, church, child care center, private recreation facility, etc.) in the MH district. Any nonresidential land use which may be permitted in this district shall conform to the "NS" Neighborhood Service district standards with respect to building setbacks, landscaping, exterior building construction, screening requirements, lighting, signage, etc. See Section VIII.13.3 and IX.2.7.~~
- ~~3. 3. Building Facade Plans (Elevations) For any on-site facilities within the MH District, see Section XIV.1.6 [15.04.036].~~
- ~~4. 4. Specific On-Site Storage Prohibited See Section XIV.1.7 [15.04.037]~~
- ~~5. 5. The storage, handling and use of liquefied petroleum gases and flammable liquids shall be done in compliance with all applicable City ordinances and~~
 - ~~1. State laws.~~
- ~~1. 6. All applicable City of Glenn Heights codes and ordinances, including all Building, Plumbing, Electrical and Fire Codes as adopted and all applicable laws of the State of Texas are in force in this district.~~
- ~~2. 7. Additional Special Requirements in Section XII.1.7 [15.04.007]~~

~~B. O. Special Provisional District Requirements See Article XIII~~

- ~~C. P. Other Regulations As established by Articles XII [15.04, division 1], XV, XVI and XVII and Subdivision Regulations.~~
~~(Ordinance O-03-09 adopted 4/20/09; Ordinance O-10-20 adopted 8/18/20)~~

§ 4. OVERLAY AND SPECIAL DISTRICTS.

1. IX.4.1 Purpose. Overlay districts shall be used in conjunction with base zoning districts where it is appropriate to do so. In the use of the following overlay zoning classifications, the base district shall remain in effect as it is already in existence unless changed by zoning amendment and in accordance with the provisions of Article IV (Zoning Amendments, Appeals and Variances). New base districts or changes in existing base districts may be requested at the same time overlay or special prefix districts are requested.

2. IX.4.2 PD - Planned Development District

- A. A.General Description and Purpose

1. 1. The Planned Development District, “PD”, is a district which accommodates planned associations of uses or mixed uses developed as integral land use units such as industrial districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing including attached single-family dwellings or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A PD District may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this Ordinance. While greater flexibility is given to allow special conditions or restrictions which would not otherwise allow the development to occur, procedures are established herein to insure against misuse of increased flexibility.

- a. a. A Planned Development district is a tool to permit new or innovative concepts in land utilization not permitted by other zoning districts in this Ordinance, to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community. This tool shall be required to meet one or more of the following purposes:

- i. i. To provide for a superior design on lots or buildings;
- ii. ii. To provide for increased recreation and open space opportunities for
 - i. public use and enjoyment;
- i. iii. To provide amenities or features that would be of special benefit to the property users or to the overall community;
- ii. iv. To protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, viewsapes, or wildlife habitats;
- iii. v. To protect or preserve existing historical buildings, structures, features or places;
- iv. vi. To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and vii. To meet or exceed the standards of

this Ordinance.

2. 2. Planned Development applications that do not meet or exceed the minimum requirements of this Ordinance shall be recommended by staff to be denied. Staff will provide to the Planning and Zoning Commission and City Council a written report of deficiencies.

B. B. Permitted Uses

1. 1. An application for a PD district shall specify the base zoning district(s) upon which the PD is based, and the use or the combination of uses proposed (particularly if any of the proposed uses are not allowed by right in the base zoning district). PD designations shall not be attached to SUP requirements. Specific Use Permits allowed in a base zoning district(s) are allowed in a PD only if specifically identified as allowable by SUP at the time of PD approval, and if specifically cited as an “additional use” (i.e., to those allowed by right in the PD) in the ordinance establishing the PD. Any use that is not specifically cited as permitted (by right or by SUP) in the applicable base zoning district(s) or the PD Ordinance shall be prohibited unless the PD Ordinance is amended using the procedures set forth in this Section and in Article IV (Zoning Amendments, Appeals and Variances) of this Ordinance.
2. 2. In the case of residential PD districts, the proposed lot sizes shall generally be no smaller than the lot sizes allowed in the base zoning district for each type of housing (e.g., single-family) except for minor changes in a small percentage of the lots in order to provide improved design, or to provide flexibility in the layout of the subdivision or diversity in lot size choices. A residential PD shall strive to provide choice and variety in lot sizes throughout the neighborhood by specifying an average lot size that is larger than the minimum lot size, and that will truly accomplish the purpose of providing a variety of lot sizes.

C. C. Planned Development Requirements

1. 1. In the PD District, uses shall conform to the standards and regulations of the Zoning District to which it is most similar and the particular zoning district
 1. must be stated in the granting Ordinance as the base zoning district or districts. All applications to the City shall list all requested deviations from the standard requirements set forth throughout this Ordinance (applications without this list will be considered incomplete).
1. 2. The City Council of the City of Glenn Heights, Texas, after Public Hearing and proper notice to all parties affected and after recommendation from the Planning and Zoning Commission, may authorize the creation of a Planned Development (PD) overlay district.
2. 3. The Ordinance granting a PD district shall include a statement as to the purpose and intent of the PD district granted therein. A specific list is required of deviations in each district or districts and general statement citing the reason for the PD request.

3. 4. Development requirements for each separate PD District shall be set forth in the amending Ordinance granting the PD District and may include, but not be limited to: uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, buffer zones between uses, accessory buildings, signs, lighting, project phasing or scheduling, management associations, and other requirements as the City Council and Planning and Zoning Commission may deem appropriate. The Planned Development District shall conform to all other sections of this Ordinance, the Subdivision Regulations and the City's Code of Ordinances, unless specifically excluded in the granting Ordinance.
4. 5. The Planned Development request shall require a minimum of two (2) distinct uses, residential and/or nonresidential. A PD District shall not be utilized to vary the standard requirements of a single straight zoning district to accommodate the financial or development desires of the applicant.
5. 6. The minimum acreage for a planned development request shall be as follows:
 - a. a. Single-family residential development (e.g., A, SF-E, SF-1, SF-2, SF-3) -
Thirty (30) contiguous acres
 - a. b. Provisional Districts (e.g., SF-4, SF-PH, MF, MH) - Minimum acreage of a Provisional District shall be determined by the maximum acreage set in Sections IX.3.1, IX.3.2, IX.3.3, and IX.3.4 of this Ordinance and the accompanying mix of uses proposed in the Planned Development application.
 - b. c. Nonresidential development (including office, neighborhood service, retail, commercial or industrial) development - Ten (10) contiguous acres
 - c. d. Mixed-use development - The minimum acreage for each portion of a mixed-use PD district shall be as set forth above for each type of land use within the mixed-use district (unless this requirement is recommended by the Planning and Zoning Commission, and waived by City Council upon approval of the PD district, due to unusual size constraints that are unique
 - a. to the subject land parcel itself).
 - a. e. Any type of development within the Town Center (TC) area - No minimum acreage requirement, provided that the request is deemed to be in substantial conformance with the TC district regulations with some minor flexibility that would allow and encourage favorable development or redevelopment of a property, and provided that the request cannot be construed as "spot zoning."
 - b. f. Upon written request of the applicant, the City Manager may grant a waiver of the above-enumerated minimum acreage requirements for a planned development, but in no event shall any waiver (i) allow a planned development of less than twenty (20) acres minimum acreage for

a planned development or component thereof with single-family residential base zoning or (ii) allow a planned development of less than two (2) acres minimum acreage for a planned development or component thereof with a nonresidential base zoning. Any waiver granted hereunder by the City Manager shall be based upon the City Manager's determination of the following factors:

- i. i. Whether the proposed use/base zoning for the planned development implements the policies adopted in the City's Comprehensive Plan, including the Future Land Use Plan;
 - ii. ii. Population density impacts of the proposed planned development, including, but not limited to traffic impacts;
 - iii. iii. Whether the proposed use/base zoning for the planned development will be appropriate in the immediate area and for its relationship to the general area and the City as a whole;
 - iv. iv. Whether the proposed use/base zoning for the planned development will be in accord with existing or proposed plans for providing schools, streets, water supply, sanitary sewer, and/or other utilities in the area;
 - v. v. The amount of vacant land currently classified for developments similar to what is being proposed in the vicinity and elsewhere in the City; and
 - vi. vi. The anticipated impact on areas that are already designated for similar development.
2. 7. A PD request, which shall be based upon more than one (1) base zoning district, shall also include a legal (i.e., metes and bounds) description and graphic exhibit describing/showing the proposed boundaries of each respective area and its base zoning district (e.g., shown as "Proposed PD-SF-2", "Proposed PD-NS", etc.).
3. 8. While greater flexibility is given to allow special conditions or restrictions that
 1. would not otherwise allow the development to occur, procedures are established herein to ensure against misuse of increased flexibility.
1. 9. As part of the zoning application for a Planned Development, the City Manager or his/her designee may require submission of a written report that discusses the impact the proposed PD will have on City water and wastewater utility systems, the local and regional storm drainage system, private utility service systems (i.e., cable TV, telephone, electric, gas, etc.), solid waste collection, City and other entities' tax base, public safety (i.e., police, fire, emergency medical services, etc.), public schools (i.e., number of school-age children anticipated) and traffic on surrounding and other nearby roadways. Letters from the City's utility and engineering personnel, the School District, and private utility providers may be required prior to approval of the PD in order to ensure that the proposed development will not unreasonably overload

these essential systems and services.

2. 10. (See Article VIII for platting standards)
- B. D. Establishment - In establishing a Planned Development District in accordance with this Section, the City Council shall approve and file as part of the amending Ordinance appropriate plans and standards for each Planned Development District. To facilitate understanding of the request during the review and public hearing process, the concurrent submission of a Concept Plan for the proposed nonresidential or Provisional District project, or a Land Study for a proposed Single-Family residential project, shall be required along with the PD zoning application. A Preliminary Plat may be submitted in lieu of the Concept Plan for a Single-Family PD (see the Subdivision Regulations for submission and other requirements) if the applicant prefers to do so, and if the applicant wishes to expend the resources and funds necessary to prepare a complete Preliminary Plat submission.
1. 1. Concept Plan - The Concept Plan shall be submitted by the applicant at the time of the PD request. The Plan shall show the applicant's intent for the use of the land within the proposed Planned Development District in a graphic manner and, as may be required, supported by written documentation of proposals and standards for development. The City may prepare application form(s) which further describe and explain the following requirements.
 - a. a. Residential Concept Plan - A Concept Plan for residential land use shall show general use, thoroughfares and preliminary lotting arrangements. (See Section VIII.12 of this Ordinance for Concept Plan requirements and procedures.)
 - i. i. A Concept Plan shall be submitted with any residential PD zoning request for a development comprised of single-family dwellings on individually platted lots, and shall show general uses, phasing of the development, access, thoroughfares, alleys (if proposed), preliminary lot arrangements, proposed densities, proposed screening, landscaped or private amenity areas, project scheduling and other pertinent development data.
 - ii. i. ii. For residential development which does not propose platted lots, the Concept Plan shall set forth the size, type and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, project scheduling, and other pertinent development data.
 - b. b. Nonresidential Concept Plan - A Concept Plan shall be submitted with any nonresidential, single-family, or Provisional District PD zoning request, and shall clearly show all pertinent aspects of the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the Planning and Zoning Commission or City Council, may include but is not limited to the types of use(s), access, topography and boundary of PD area, physical features of the site, existing and proposed streets, alleys and easements, location of existing and proposed public facilities, building heights and locations, parking

areas and ratios, fire lanes, screening and landscaped areas, project phasing and scheduling, buffer zones between residential and nonresidential uses, and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the Preliminary Plat. (See Section VIII.12 of this Ordinance for Concept Plan requirements and procedures.)

- i. i. For a single-family PD (or portion of a PD) - A Preliminary Plat (see the Subdivision Regulations) shall be submitted for approval within one (1) year from the approval date of the PD covered by the overall PD Concept Plan. If a Preliminary Plat is not submitted within one (1) year, then the PD Concept Plan shall be subject to review by the Planning and Zoning Commission and the City Council to determine its continued validity. If the City determines that the PD Concept Plan is no longer valid or that the proposed development is no longer viable, then a new PD Concept Plan (along with a zoning application to amend the PD Ordinance and its accompanying Concept Plan) must be submitted for review and approval prior to Preliminary Plat review/approval (and any subsequent issuance of a building permit) for any single-family portion of the PD district.
- i. ii. For a nonresidential, single-family attached, or Provisional District PD (or portion of a PD) - A detailed Site Plan and Preliminary Plat shall be submitted for approval (in accordance with Subsection IX.4.2(D)(1)(c) below, and with Section VIII.4 of this Ordinance, and with the Subdivision Regulations) within one (1) year from the approval date of the Concept Plan for all or some portion of the PD covered by the overall PD Concept Plan. If a detailed Site Plan and Preliminary Plat are not submitted within one (1) year, then the PD Concept Plan may be subject to review by the Planning and Zoning Commission and the City Council to determine its continued validity. If the City determines that the PD Concept Plan is no longer valid or that the proposed development is no longer viable, then a new PD
 - i. Concept Plan (along with a zoning application to amend the PD Ordinance and its accompanying Concept Plan) must be submitted for review and approval prior to detailed Site Plan and Preliminary Plat review/approval (and any subsequent issuance of a building permit) for any nonresidential, single-family attached, or Provisional District PD or portion of the PD district.
- a. c. PD Site Plan (detailed) - Submission and approval of the detailed PD Site Plan shall be in accordance with Section VIII.4 of this Ordinance, and shall accompany an application for a nonresidential, multifamily, single-family attached, or Provisional District Planned Development zoning if the applicant prefers to submit the detailed Site Plan in lieu of the required PD Concept Plan. The detailed PD Site Plan will establish the final plans for development of the Planned Development district (or any portion thereof), and it shall substantially

conform to the site layout and development data approved on the PD Concept Plan (adopted along with the PD Ordinance). If a PD Concept Plan was previously approved for the overall PD district, then a detailed PD Site Plan (along with the required engineering/architectural site construction plans and Preliminary Plat) may be submitted for only the sections or lots that are proposed for immediate development rather than for the entire PD. If no Concept Plan was approved with the Ordinance establishing the PD, then a Concept Plan for the entire PD must be submitted and approved prior to approval of a detailed Site Plan (along with the required engineering/architectural site construction plans and Preliminary Plat) for only the portion(s) of the PD that are proposed for immediate development. (See Section VIII.4 of this Ordinance for Site Plan requirements and procedures.).

For any single-family residential district (A, SF-E, SF-1, SF-2, SF-3, SF-4, SF-PH, MH) a Final Plat shall qualify as the Site Plan.

- a. d. Lapse, Extension and Reinstatement of PD Concept Plan or PD Site Plan shall be in accordance with the provisions of Section VIII.10 of this Ordinance (Lapse of Concept Plan or Site Plan Approval).
- B. E. Approval Process and Procedures - The procedure for establishing a Planned Development District shall follow the procedure for zoning amendments as set forth in Article IV of this Ordinance. This procedure is further expanded as follows for approval of Concept or Site Plan.
 1. 1. The Planning and Zoning Commission shall consider and make a recommendation to City Council on the Concept Plan or Site Plan after holding a Public Hearing. In order for the Planning and Zoning Commission to make a recommendation:
 - a. a. The applicant submits adequate data with the request for the Planned Development District to fulfill the requirement for a Concept Plan or detailed Site Plan;
 - b. a. b. Information on the Concept Plan and attached application is sufficient to determine the appropriate use of the land and the Preliminary Plat will not deviate substantially from it.
 - c. c. If the above two conditions are not met, then the applicant shall submit any and all additional required information and another public hearing must be held by the Planning and Zoning Commission prior to a recommendation of the Concept Plan and/or detailed Site Plan.
 2. 2. After sufficient Public Notice of a separate Public Hearing on the application and upon the City Council receiving the recommendation from the Commission, the City Council shall consider the PD application, all development requests and the Concept Plan and/or detailed Site Plan.
 3. 3. The Ordinance establishing the Planned Development District shall not be approved or adopted until the Concept and/or Site Plan is approved by City Council and until all other procedural requirements set forth in Article VIII are satisfied. The Concept Plan and/or Site Plan, Architectural Plan (Elevations),

legal description, proof of ownership and other required documents shall be attached to the PD Ordinance as an Exhibit.

- a. a. The Concept Plan or Site Plan may be approved in sections. When the Plan is approved in sections, then separate approvals by the Planning and Zoning Commission and City Council for the initial and subsequent sections will be required.
 - b. b. A Concept Plan or Site Plan shall be submitted for approval within six (6) months from the approval of the Concept Plan for some portion of the Concept Plan. If a partial Development Plan is not submitted within six (6) months, the Concept Plan is subject to review by the Planning and Zoning Commission and City Council. If the entire project is not started within two (2) years, the Planning and Zoning Commission and City Council may review the original Concept Plan to ensure its continued validity. If the City determines the concept is not valid, a new Plan must be approved prior to issuing a building permit for any portion of the PD District.
 - a. c. Although a Public Hearing may not be required for the Development Plan, approval by the Planning and Zoning Commission and City Council is still required.
- B. F. When a zoning request for a PD District is being considered, a written report from the City Manager or his/her designated representative, discussing the impact on planning, engineering, water utilities, electric, sanitation, building inspection, tax, police, fire, and traffic, and written comments from the applicable public school district, and from private utilities may be submitted to the Planning and Zoning Commission prior to the Commission making any recommendations to the City Council. In the event written comments are not forthcoming in a reasonable amount of time, the Commission may, at its discretion, make a recommendation to the City
 - A. Council without said comments or advisement.
- A. G. If three (3) or more buildings are situated on one lot, regardless of the zoning classification, a Conceptual Plan and/or a Development Plan (Detail Site Plan) shall be submitted for consideration and possible approval by the Planning and Zoning Commission and City Council. No public hearing is required unless such Plan is/are attached to the original zoning amendment or PD Ordinance.
- B. H. All Planned Development Districts approved in accordance with the provisions of this Ordinance in its original form, or by subsequent amendments thereto, shall be referenced on the Zoning District Map, and a list of such Planned Development Districts shall be maintained in the City Secretary's office. All approved Planned Development Districts shall comply with this Article.
- C. I. Prior to adoption of this Ordinance, the City Council had established various Planned Development Districts, some of which are to be continued in full force and effect. The ordinances or parts of ordinances approved prior to this Code shall be carried forth in full force and effect and are the conditions, restrictions, regulations

and requirements which apply to the respective Planned Development Districts shown on the Zoning Map at the date of adoption.

2. IX.4.3 PD-ED - Planned Development - Economic Development District

A. A. Purpose and Intent

1. 1. The Planned Development - Economic Development, “PD-ED”, District is a tool that can provide greater flexibility for a variety of large retail and light commercial uses by allowing for unique and innovative concepts in land use not permitted by other zoning districts in this Ordinance. These projects will promote economic development while encouraging reliable sales tax revenue streams and enhancing the quality of life for the citizens of the City of Glenn Heights. While greater flexibility is given to permit special conditions or restrictions which would not otherwise allow the development to occur, procedures are established herein to insure against misuse of increased flexibility. The approval and creation of a PD-ED District, a successful economic development incentive application and combined with herein specified conditions, the City may choose to participate with the owner/developer in an economic development incentive package.
2. 2. The PD-ED District may only be applied to property of high visibility and has ease of ingress and egress. Two Planned Development (PD) classifications are created by this enabling ordinance. Properties adjacent to, within twelve hundred feet (1200') of or is a tract that its point of beginning is within the 1200' of the Interstate 35 and future Loop 9 corridors may be available for Planned Development - Economic Development Tier One (PD-ED Tier 1) classification. Properties adjacent to, within three hundred feet (300') of or is a tract that its point of beginning is within the 300' of other Major Arterials (e.g., 4-lane divided or larger) may be available for Planned Development - Economic Development Tier Two (PD-ED Tier 2) classification. Unless
 1. otherwise referenced independently, the overall classification shall be referred to as “PD-ED”. Each classification, PD-ED Tier 1 and PD-ED Tier 2, are depicted on Illustration “B”.
1. 3. All regulations of the underlying base district that are not in conflict with the regulations of the PD-ED District shall apply. In the event of conflict between the regulations of the PD-ED District and the underlying base district, regulations of the PD-ED District shall control.

B. B. Economic Development Incentives

1. 1. Owners or developers of the property have the right to apply for economic development incentives offered by the City provided the applicant meets all applicable guidelines as set forth in the City’s Economic Development Incentive Program as adopted by Resolution No. 298-97, and as it may be amended. PD-ED District approval is subject to specific requirements satisfying the City’s economic development goals as set forth in the City’s Economic Development Incentive Program.
2. 2. New private capital investment, exclusive of land values and related to

targeted retail, commercial and industrial uses will be considered for economic development incentives [and] will be considered in accordance with the City's Economic Development Incentive Program, as it exists and as it may be amended. Targeted uses include large retail facilities, office complexes, shopping and personal service centers, hotels, restaurants, movie theaters, museums or any combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. Further targeted uses include corporate campus, business parks, resort uses, business uses related to the telecommunications industry, clean manufacturing uses related to the telecommunications industry and/or electronic components and logistical warehousing and distribution uses related to the telecommunications industry, electronic components or other high-value products.

3. 3. Such incentives will be considered and negotiated on a project-by-project basis commensurate with the quality and character of the development and the extent to which it contributes to accomplishing community character and quality of life objectives. Incentives will be considered for approval by the City Council only after community input and public hearing and may include, but are not limited to: expedited development review, permit fee waivers, infrastructure assistance, public-private partnerships and performance-based ad valorem tax abatements. Give-back provisions shall be included in the event of non-performance. The purpose of this criterion is to promote a vigorous, diversified and regionally competitive economy, while creating a balanced tax base to ensure the City's long-term financial ability to respond to the service demands of both new and existing development without placing a disproportionate tax burden on homeowners.
4. 4. At the request of the applicant for a targeted retail, commercial and/or
1. industrial use exceeding the amount specified in the City's Economic Development Incentive Program for new private capital investment, exclusive of land values, the City Council may consider approval of certain project-specific waivers and/or incentives only after community input and public hearing. Such waivers or incentives may include, but are not limited to: expedited development review, permit fee waivers, infrastructure assistance, public-private partnerships and performance-based tax abatements. Give-back provisions shall be included in the event of non-performance. Consideration of such waivers and/or incentives shall precede consideration of the PD-ED.
- A. C. "Go Green" Incentives. The City of Glenn Heights desires to take a proactive approach in improving the environment. The City recognizes how we grow today will influence not only how we live, but how future generations live. If we unanimously "Go Green" by developing a healthier and more environmentally responsible community a difference can be realized not only in our community but in the nation and the world.

The City of Glenn Heights is taking a progressive approach in the "Go Green" movement by making available "Go Green" development incentives for those projects that seek to mitigate the effects of urbanization, ensure growth does not occur at the expense of environmental quality, preserves natural landscapes and

sensitive ecological resources and as much open space as possible.

1. 1. Following are the principles by which the “Go Green” development incentives will be judged and awarded. In order to qualify for incentives no less than fifty percent (50%) of the following points shall be included in a submitted project:

- * Mix land uses to produce a “live, work, play” community;
- * Take advantage of compact building design;
- * Provide a variety of transportation choices and encourage walkable projects;
- * Design landscape utilizing SmartScape and/or Xeriscape criteria;
- * Preserve open space, natural landscape and ecological resources while reducing impervious surfaces;
- * Water conservation (i.e., E.T. irrigation sensors);
- * Promote and utilize recycling;
- * Utilize environmentally friendly lighting sources, appliances, mechanical equipment, etc.; and
- * Exceed the minimum energy standards as adopted in the current International Energy Code (IEC).

1. 2. Such incentives will be considered and negotiated on a project-by-project basis commensurate with the quality and character of the development and the extent to which it contributes to accomplishing community goals for improving the environment and quality of life. Incentives will be considered for approval by

1. the City Council only after community input and public hearing and may include, but are not limited to: expedited development review, permit fee waivers, infrastructure assistance, public-private partnerships and performance-based ad valorem tax abatements. Give-back provisions shall be included in the event of non-performance. The purpose of this criterion is to promote a vigorous, diversified and regionally competitive economy, while creating a balanced tax base to ensure the City’s long-term financial ability to respond to the service demands of both new and existing development without placing a disproportionate tax burden on homeowners.

1. 3. At the request of the applicant who offers a “Go Green” project and a targeted retail, commercial and/or industrial use exceeding the amount specified in the City’s Economic Development Incentive Program for new private capital investment, exclusive of land values, the City Council may consider approval of certain project specific waivers and/or incentives only after community input and public hearing. Such waivers or incentives may include, but are not limited to: expedited development review, permit fee waivers, infrastructure assistance, public-private partnerships and performance-based tax abatements. Give-back provisions shall be included in the event of non-performance. Consideration of such waivers and/or incentives shall precede consideration of the PD-ED.

2. 4. An incentive package available to qualifying developments shall not extend longer than 10 years, unless otherwise permitted under the City's Economic Development Incentive Program and agreed upon by City Council, and will be awarded incrementally depending on the characteristics and quantity of the proposed project.

B. D. Permitted Uses

1. 1. PD-ED Tier 1

- a. a. Any permitted use in the base zoning district for the subject property shall be allowed in a PD-ED Tier 1 District.
- b. b. Variations from the base zoning uses shall be identified by the applicant in the zoning request. After consideration by the Planning and Zoning Commission and upon approval by the City Council the permitted uses and conditions necessary for the change shall specifically be identified in the establishing ordinance granting a PD-ED Tier 1 District. The size, location, facade, appearance and method of operation may be specified to the extent necessary to insure compliance with the purpose of this Ordinance and the Comprehensive Plan. The PD-ED Tier One District shall conform to all other regulations of the applicable base zoning districts(s) which are not specifically changed or excluded in the granting ordinance.
- c. c. Targeted retail uses for the PD-ED Tier 1 District include land use that qualifies for sales tax and/or hotel/motel tax generation. These uses
 - a. include but are not limited to:
 - i. i. Convenience Store
 - ii. ii. Department Store
 - iii. iii. Electronic and Home Appliance Store
 - iv. iv. Garden Center (5% outside/sidewalk display)
 - v. v. Grocery Store (minimum 20,000 sq. ft.)
 - vi. vi. Health-related Store
 - vii. vii. Home Improvement Centers (seasonal outside display only with SUP)
 - viii. viii. Medical Supplies Store
 - ix. ix. Retail Service, Incidental
 - x. x. Restaurant (drive-thru with SUP)
 - xi. xi. Sporting Goods Store
- b. d. Targeted professional uses for the PD-ED Tier 1 District include but are not limited to:

- i. i. Bank and Savings & Loan
 - ii. ii. Hospital, Clinic and Medical facilities
 - iii. iii. Museum or Art Gallery
 - iv. iv. Neighborhood Service (maximum 5,000 sq. ft.)
 - v. v. Professional Office Complex
 - vi. vi. Radio Broadcasting without Tower
- c. e. Targeted leisure/entertainment uses for the PD-ED Tier 1 District include but are not limited to:
 - i. i. Arts and Cultural Establishments
 - ii. ii. Commercial Amusement (primarily indoor)
 - iii. iii. Hotel (minimum 100 units, no outside unit entry)
 - iv. iv. Indoor Movie Theater
 - v. v. Personal Fitness Facilities
 - vi. vi. Resort
- d. f. In unique circumstances residential uses may be incorporated into the PD-
 - a. ED Tier 1 District as a mixed use development; however, the residential uses may only constitute a minor portion (less than 10%) of the use and value generated from the development and may not occupy any ground-level space. The residential development, in whole or in part, will not qualify for economic development incentives, unless the City Council, through an Economic Development Agreement, takes such appraised taxable value into account in determining the appropriate incentive.
- 1. 2. PD-ED Tier 2 Uses
 - a. a. Any permitted use in the base zoning district for the subject property shall be allowed in a PD-ED Tier 2 District.
 - b. b. Variations from the base zoning uses shall be identified in the zoning request by the applicant. After consideration by the Planning and Zoning Commission and upon approval by the City Council the permitted uses and conditions necessary for the change shall specifically be identified in the establishing ordinance granting a PD-ED Tier 2 District. The size, location, facade, appearance and method of operation may be specified to the extent necessary to insure compliance with the purpose of this Ordinance and the Comprehensive Plan. The PD-ED Tier Two District shall conform to all other regulations of the applicable base zoning districts(s) which are not specifically changed or excluded in the granting ordinance.

- c. c. Targeted retail uses for the PD-ED Tier 2 District include land use that qualifies for sales tax and/or hotel/motel tax generation. These uses include but are not limited to:
 - i. i. Bakery
 - ii. ii. Convenience Store
 - iii. iii. Department Store
 - iv. iv. Electronic and Home Appliance Store
 - v. v. Garden Center (maximum 15% outside display)
 - vi. vi. Grocery Store (minimum 12,000 sq. ft.)
 - vii. vii. Health-related Store
 - viii. viii. Home Improvement Centers (maximum 10% outside display)
 - ix. ix. Medical Supplies Store
 - x. x. Retail Service, Incidental
 - xi. xi. Restaurant (drive-thru with SUP)
 - xii. xii. Sporting Goods Store
- d. i. d. Targeted professional uses for the PD-ED Tier 2 District include but are not limited to:
 - i. i. Bank and Savings & Loan
 - ii. ii. Funeral Parlor or Mortuary
 - iii. iii. Golf Course and Country Club
 - iv. iv. Greenhouses and Nurseries
 - v. v. Hospital, Clinic and Medical facilities
 - vi. vi. Museum or Art Gallery
 - vii. vii. Neighborhood Service uses (maximum 5,000 sq. ft.)
 - viii. viii. Professional Office Complex
 - ix. ix. Radio Broadcasting without Tower
- e. e. Targeted leisure/entertainment uses for the PD-ED Tier 2 District include but are not limited to:
 - i. i. Arts and Cultural Establishments
 - ii. ii. Commercial Amusement, inside (outdoor with SUP)
 - iii. iii. Hotel (minimum 75 units, no outside unit entry)

- iv. iv. Indoor Movie Theater
- v. v. Miniature Golf, Driving Range and Putting Course
- vi. vi. Drive-in Movie Theater (with SUP)
- vii. vii. Personal Fitness Facilities
- viii. viii. Private Club with Alcoholic Beverage Sales
- ix. ix. Resort
- x. x. Roller Skating Rink
- f. f. Targeted industrial uses for the PD-ED Tier 2 District include but are not limited to:
 - i. i. Assembly of Electronic Instruments and Devices
 - ii. ii. Automotive repair shop
 - iii. iii. Commercial School
 - iv. iv. Distribution Warehouse
 - v. v. Drugs and Pharmaceutical Manufacturing
 - vi. i. vi. Dry Cleaning Plant or Commercial Laundry
 - vii. vii. Electronic Manufacturing
 - viii. viii. Glass Products from Previously Manufactured Glass
 - ix. ix. Instrument and Meter Manufacturing
 - x. x. Medical Laboratory
 - xi. xi. Optical Goods Manufacturing
 - xii. xii. Research and Scientific Laboratories
- g. g. In unique circumstances residential uses may be incorporated into the PD-ED Tier 2 District as a mixed use development; however, the residential uses may only constitute a minor portion (less than 20%) of the use and value generated from the development and may not occupy any of the ground-level space. The residential development, in whole or in part, will not qualify for economic development incentives, unless the City Council, through an Economic Development Agreement, takes such appraised taxable value into account in determining the appropriate incentive.

- B. E. Conditional Uses. Requested uses which are to be conditioned on other criterion shall be clearly identified and defined by the applicant. Conditional uses shall be considered by the Planning and Zoning Commission and City Council utilizing procedures set forth in Article IV. If approval is given the conditions will be detailed in the amending ordinance.

- C. F. Permitted Accessory Uses. When varying from the uses within the underlying zoning district the applicant shall provide a list of requested accessory uses and the conditions necessary for change in standards from the underlying zoning district. These permitted accessory uses shall be considered by the Planning and Zoning Commission and City Council and, if approved, will be detailed in the amending ordinance.
- D. G. Limitation of Uses. Uses prohibited shall be those uses specifically prohibited within the underlying zoning district. The following uses are expressly prohibited within any PD-ED District and cannot be established as a permitted, conditioned or accessory use under any circumstances:
1. 1. Batch plants
 2. 2. Commercial parking lots
 3. 3. Freight forwarding warehouses
 4. 4. Mini-Warehouses
 5. 5. Office Warehouse
 6. 6. Off-premise/billboard signage
 7. 1. 7. Outside storage of material/equipment
 8. 8. Pawnshops
 9. 9. Retail establishments for used car sales and service
 10. 10. Retail sales of building materials displayed in an unenclosed or incompletely enclosed area with outside storage
 11. 11. Salvage/wrecking yards
- E. H. Density Requirements. The City of Glenn Heights encourages the applicant to be creative with the design and layout of PD-ED Districts. Flexibility may be granted for requirements associated with density, lot size, open space, building coverage and impervious coverage; however, following are examples of appropriate guidelines. When varying from the guidelines the applicant shall provide adequate information for consideration.
1. 1. Maximum Building Height
 - a. a. PD-ED Tier One and PD-ED Tier Two: Two (2) stories or thirty-five feet (35') for the main building(s)
 - b. b. One (1) story for accessory buildings
 2. 2. Area Regulations
 - a. a. Size of Lot
 - i. i. Minimum Lot Area -
PD-ED Tier One: Ten (10) acres (435,600 sq. ft.)

PD-ED Tier Two: Two (2) acres (87,120 sq. ft.)

i. ii. Minimum Lot Width -

PD-ED Tier One: Five Hundred feet (500')

PD-ED Tier Two: Two hundred feet (200')

In the event an Industrial ("I") District achieves access from the Tier One frontage, the minimum access shall be Fifty feet (50') and meet or exceed all required landscaping.

i. iii. Minimum Lot Depth -

PD-ED Tier One: Five hundred feet (500')

PD-ED Tier Two: Two hundred feet (200')

a. b. Size of Yards

i. i. Minimum Front Yard - Tier One - Sixty feet (60') and Tier Two -
i. Thirty feet (30') from ultimate right-of-way line of roadway; all yards adjacent to a street shall be considered a front yard.

i. ii. Minimum Side and Rear Yard - Fifteen feet (15') unless adjacent to a residentially zoned property.

ii. iii. Minimum Side and Rear Yard Adjacent to a Residential District - Twenty-five feet (25') for a building of fifteen feet (15'), and an additional one foot (1') for each foot above fifteen feet (15').

iii. iv. Interior Side Yards - The interior side yard setback between two (2) nonresidential buildings may be reduced to zero feet (0') where the two buildings share a common interior lot line, where construction of a party wall in accordance with the City's Building Codes is used, and when approved by the City Council on the Site Plan following a favorable recommendation by the Planning and Zoning Commission. Where such a reduced side yard setback is utilized, the equivalent open space and landscape plantings and buffers that are normally required along a shared side property boundary shall be provided elsewhere on each respective affected lot (i.e., this requirement shall not be waived but provided elsewhere on site). Furthermore, applicant shall display on the Site Plan all required fire access. Approval of a Site Plan that shows such a reduced 0' side yard setback between two nonresidential buildings shall be discretionary in nature, and shall be based upon an analysis of the location, the configuration, and the impact and compatibility of the proposed construction with respect to adjacent land uses and structures.

b. c. Maximum Lot Coverage - Fifty percent (50%) including main and accessory buildings; maximum eighty percent (80%) impervious coverage (including all buildings, parking areas, sidewalks, etc.)

- c. d. Maximum Floor Area Ratio

(FAR) - PD-ED Tier One: One to one (1:1).

PD-ED Tier Two: Point five to one (.5:1)

- a. e. Maximum Building Size - The maximum building footprint (first floor) area of a structure shall be determined by applying the lot's size, minimum building setbacks, maximum of 50% lot coverage, minimum, parking requirement, minimum landscaping percentage and other pertinent development requirements.

B. I. Off-Street Parking and Loading Requirements. Requirements associated with off-street parking shall be initially established in accordance with Article XVI of this Ordinance (Off-Street Parking and Loading Requirements) and the underlying use or zoning district. When varying from these guidelines the applicant shall provide the method for establishing the new standards and the conditions necessary for the change in standards from those established.

C. A. J. Exterior Building Material. The City of Glenn Heights encourages the development of properties unique in design and that which aids in creating and following through with a theme. The facade of a building should be utilized to create an inviting atmosphere and excitement about the associated business. However, the City also requires materials to be used that will create integrity of the facility, withstand harsh elements and that will endure time. These requirements allow adequate variations for independent and unique design.

- 1. 1. Masonry Requirement - One hundred percent (100%) of the exterior of all new buildings (excluding doors and windows) shall be finished in one or more of the following materials indicated below:

- a. a. Brick, stone, cast stone, rock, marble and granite.

- b. b. Stucco may be used on up to 40% of a building facade but must be an authentic lath and stucco technology. Dryvit type systems ("EIFS" - Exterior Insulation and Finish Surfaces) or Styrofoam products may not be used. Control joints in stucco must be coordinated with the architectural design and should be indicated on the plans submitted. No stucco board is permitted.

- c. c. Architectural glass with less than twenty percent (20%) reflectance. However, only a maximum of twenty-five percent (25%) of a building facade may be constructed in architectural glass.

- d. d. Split-face concrete block, poured-in-place concrete and tilt-wall concrete. Concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs or other similar surface characteristics and adornments to enhance the facade on at least ten percent (10%) of each facade.

- e. e. Allowed wall systems include tilt-up concrete panels and engineered steel wall panels with masonry-like exterior finish. The

exterior surface of wall systems must be textured masonry or covered with brick or stone. When tilt-up concrete wall systems are used, the visual effect of the design must reflect the wall support of structural systems that allow attenuated subdivision between openings. Large areas of blank wall, typically seen when such systems are used for retail/industrial/ distribution facilities, are not allowed. Rather the exterior wall must be finished providing a predominately masonry or themed (e.g., Texas star) appearance. Any portion of the tilt-up concrete wall system visually exposed in the building skin must be subdivided in a design that modulates with the features of the building elevation design (such as window bands or lines of structure).

- f. f. Cementitious board materials (i.e., Hardy plank) shall not be allowed.
- 2. 2. Additional Accent Materials - In addition, a minimum of ten percent (10%) of the following accent materials may be allowed, excluding all windows, doors and glass construction, in order to establish a unique architectural theme for the
~~1.~~ establishment.
 - a. a. Baked-on color finish or anodized aluminum with specific exclusion to galvanized metal,
 - b. b. Glass Block, or
 - c. c. Tile
- 2. 3. Side and Rear Facades - Sides not facing a road or residential area and rear facades shall be finished in a similar color, texture and material as the main front facade of the building.
- 3. 4. Architectural Features - In addition to the features described in Section I [1.] above, the facades of all primary commercial structures which face a street shall also include key architectural features such as:
 - a. a. All primary structures shall be designed with distinguishable architectural elements, such as a distinct base, wall and cornice or top.
 - b. b. The use of arcades, covered walkways, architectural awnings, canopies or porticos is required along twenty-five percent (25%) of the primary facade and/or street facing facades.
 - c. c. Use of gables is permitted. Gables must be designed as: gable parapet, brick gables or craftsmanship gable.
 - d. d. No building facade shall extend for a distance greater than three times the mean elevation of the wall's height without having an offset of fifteen percent (15%) or more of the wall's height. This offset shall extend for a distance equal to at least twenty-five percent (25%) of the maximum length of either adjacent plane.
 - e. e. No horizontal wall shall extend for a distance greater than three

times the height of the wall without changing height by a minimum of fifteen percent (15%) of the wall's height. The height change shall continue for a minimum distance equal to at least twenty-five percent (25%) of the maximum length of either adjacent plane.

4. 5. Changes in Materials - The location of exterior wall material changes (e.g., brick to stucco or brick to stone) shall have a logical relationship to changes in the form of the structure and not be dictated by the simple economy. Material changes in the same wall plane are prohibited unless the dominant material is terminated with an architectural element such as a column or an offset. All materials must wrap the corner and change in one of the manners described above.
5. 6. Roof - The implied visible purpose of the roof form is to perform those functions associated with a roof. This is to provide protection, sunshade and/or shed water. A roof which exists only to conceal mechanical equipment is not allowed. Roof guidelines are as follows:
 - a. 1. a. Sloped Roof Materials shall be one of the following:
 - i. i. Metal R Panel (baked-on color finish or anodized aluminum with specific exclusion to galvanized metal)
 - ii. ii. Natural Stone
 - iii. iii. High quality clay or concrete tile in warm gray or dark earth tone color range
 - iv. iv. High quality composition shingle with a 40-year warranty or longer. Composition shingles shall be in gray or "weathered blend" color or other dark color. All roof colors shall be limited to a "Verde," dark bronze or naturally weathered or earth tone color.
 - b. b. In instances where pitched roofs are constructed, it is important that the roof mass be balanced with the remainder of the building. Furthermore, design should allow for the intersecting of gables, dormers and other compositional components to achieve asymmetrical balance.
 - c. c. Flat roofs shall be concealed behind a parapet or an extension of the wall plane.
 - d. d. No plumbing stacks, venting stacks or roof-mounted attic ventilators (except gable and/or dormer vents) shall penetrate the roof surfaces facing the street. Roof projections must be mounted straight and perpendicular to the ground plane and be painted to blend with the roof color. Roof projections and HVAC equipment mounted on the roof shall be screened from view and shall not be visible from any streets abutting or adjacent to the structure.
 - e. e. The minimum roof pitch, visible from the street, shall be 8:12.
6. 7. Outdoor Storage and Accessory Buildings - Any accessory building or storage building, which is allowed under the zoning ordinance, shall be of like appearance to the primary building.

- B. K. Landscaping and Open Space Requirements. As the City of Glenn Heights intends to promote SmartScape and Xeriscape with the adoption of this ordinance and desires to reward incentives for the use of those practices, the submission of creative open space and landscaping are encouraged.

If the applicant does not desire to utilize SmartScape or Xeriscape practices or benefit from the incentives associated with those practices, the requirements associated with landscaping and open space shall be initially established in accordance with Section XVII.1 [Article 15.02] of this Ordinance (City's Landscaping and Open Space Regulations) and other specific, adopted City ordinances. When varying from the guidelines within the Landscaping and Open Space Regulations, the applicant shall provide the method for establishing the new standards and the conditions necessary for the change in standards from those established.

- A. L. Utility Services. All utility service lines shall be underground.
- B. M. Mechanical Equipment. All air-conditioning compressors, boilers, power and meter boxes and satellite dishes must be completely screened from public view. Screening materials must consist of architectural devices that are logical visual extensions of the building design.
- C. N. Building Services. All building services (i.e., delivery entrance) must be located on that side of the building which does not front public streets and shall be screened and/or hidden from the view of adjacent residential uses. Screening materials must consist of architectural devices that are logical visual extensions of the building design.
- D. O. Fencing, Walls and Screening Requirements
1. 1. In the event that a PD-ED District sides or backs upon any type of residential district screening is required. See Section XVII.5 [Article 15.02] for available screening options. Screening shall be erected on the property line separating these districts. The purpose of the screening wall or fence is to provide a visual and protective barrier between the properties
 2. 2. When screening is required between nonresidential and residential uses, it is the responsibility of the nonresidential use to construct and maintain the screening wall.
 3. 3. No wall or fence shall be erected in any front or side yard which is adjacent to a public street unless the wall or fence is required to screen the development from an adjacent residential area (particularly if the residence has, or could have, a back yard fence that would be exposed to view from the street if the required screening wall were not extended out to the street right-of-way). In this case, the wall or fence shall be extended out to the street right-of-way line by the developer of the nonresidential development and the wall or fence shall be finished on both sides in a material, manner and color that is compatible to the exterior finish materials used on the main building. Screening walls or fences shall be placed such that they do not impede the visibility of vehicles entering or exiting the nonresidential development.

4. 4. Buffer-yards may be allowed in the front yard or side yard of a PD-ED District in a manner that they do not impede visibility for vehicles entering and exiting the development (see Section XVII.9 for sight visibility requirements). With the construction of buffer-yards in the front yard and/or side yard, masonry monument signs, approximately eight feet (8') tall by ten feet (10') long with up-lighting on the face of the sign, shall be constructed immediately interior of the public right-of-way for identification[.]
 5. 5. All wall or fence construction requires a permit.
 6. 6. If open storage is approved by the City Council, the screening wall or fence
 1. shall be a minimum of six feet (6') in height and shall be constructed according to Section XVII.5 [Article 15.02] Walls, Fences and Buffer-yards[.] No outside storage may exceed the height of the wall, fence or buffer. Outside storage exceeding eight feet (8') shall require approval by the City in the Site Plan process.
 1. 7. Refuse storage areas (e.g., dumpster) which are not within a screened rear storage area and which are visible from any public right-of-way shall be visually screened by a minimum six-foot (6') solid brick or stone wall on at least three (3) sides. The fourth side, which is to be used for garbage pickup service, must provide a gate to secure the refuse storage area. Each refuse facility shall be located so as to facilitate pickup by refuse collection agencies. Reinforced concrete-paved pad sites and approaches (according to the City's Standard Construction Details as adopted or as may be amended) shall be provided for refuse facilities for loading and unloading.
 2. 8. Plans and specifications for screening walls or fences around ground-mounted utility structures (e.g., transformers, natural gas regulating stations, etc.) shall be approved in writing by the affected utility company and shall be submitted, along with an approval letter from the utility company, to the City Manager or his/her designee for review and approval prior to construction of said screening/fencing.
- B. P. Lighting. In an effort to reduce negative effects on the environment, the City of Glenn Heights encourages the use of "GO GREEN" light sources. As stated in Subsection C ("GO GREEN") above, the City desires to participate in this initiative by offering incentives for these practices.

Standards of controlling lighting and glare are set forth to reduce the annoyance and inconvenience to property owners and traffic hazards to motorists. These standards are intended to allow reasonable enjoyment of adjacent and nearby properties by their owners and occupants while requiring adequate levels of lighting of parking areas.

1. 1. The City of Glenn Heights desires to encourage and promote the development of properties unique in design and that which aids in creating or following through with a theme. The outside lighting of a building/complex/project should be utilized to complement an inviting atmosphere and excitement about the associated business. However, the City

requires materials to be used that will create integrity of the facility, withstand harsh elements and that will endure time. Minimum standards for light standards are set forth in Section XIV.1.3 [15.04.033] (Lighting).

1. 2. In order to preserve the night sky and to reduce glare on roadways, pedestrian areas and adjacent properties, light sources (e.g., light bulbs) shall be oriented toward the center of the site or shielded so not to be visible from the nearest property line. This applies to refractory lenses that extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs.
 2. 1. 3. The allowable maximum intensity measured at the property line of a residential use in a residential district shall be 0.25 footcandles.
 3. 4. Bare bulbs of 15 watts or more or strings of lamps are prohibited, except for temporary lighting not exceeding forty-five (45) days per year.
 4. 5. All off-street parking areas, for nonresidential uses in a PD-ED district, which are used after dark shall be illuminated beginning at sunset and continuing throughout the hours of use or until midnight, whichever is earlier. However, beginning at the close of business for each property and until sunrise a minimum of twenty percent (20%) of all parking area lighting shall remain illuminated. The following minimum requirements are set for lighting of parking areas:
 - a. a. On the parking area surface, an average of at least two (2) footcandles, initial measurement, and a minimum average of one (1) footcandle on a maintained basis.
 - b. b. Luminaries located in an off-street parking area on privately owned property shall be mounted at a height not to exceed thirty feet (30') as measured vertically from the horizontal surface of the nearest parking pavement.
- B. Q. Sign. On-premise signage shall be provided in accordance with the City's Sign Ordinance as adopted and as may be amended. The City of Glenn Heights encourages the use of monument signs constructed of brick and/or stone and also encourages the submission of a comprehensive sign package to encompass all on-premise and off-premise signage that blends with the overall design of the project and avoids visual blight and pollution.
1. 1. The purpose of this section is to allow for a specialized review of signs which may have meritorious design and seek to promote a unique quality for the proposed development, but which require special consideration. Such specialized review shall encompass the number, size, height, color, location, lighting and/or relation to adjacent property, to promote the public health, safety and welfare and be consistent with the goals of community character. The permitting of such evaluation of the physical impact of the proposed sign on adjacent properties [sic] and to ensure adequate mitigation of potentially unfavorable factors, such as the number, size, height, color, location, lighting and other potentially unfavorable impacts. Under these provisions, any form of

monument, statue, artwork, tower, signage, as defined herein, or as proposed for a particular development as an architectural feature, other than a prohibited sign, may be presented as a comprehensive sign package for approval as stated herein.

2. 2. No building permit shall be issued in any PD-ED District for any use for which a comprehensive sign package is sought under this section until a special sign permit has been approved according to the requirements of this section.
3. 1. 3. Any person, firm or corporation having a proprietary interest in any property within the City corporate limits requesting approval of a special sign permit as part of a PD-ED District shall submit an application and appropriate filing fee at the same time as the submittal of the zoning application with the following:
 - a. a. A clear description of the proposed comprehensive sign package.
 - b. b. A drawing, at a scale of not less than one-quarter inch (1/4") to one foot (1'), including the following:
 - i. i. each sign proposed;
 - ii. ii. the location of each proposed sign on a site plan at a scale of not less than one inch (1") to two hundred feet (200').
 - c. c. An 8-1/2" x 11" photo matte (PMT) reduction of any of the above drawings.
4. 4. The City Council, after public hearing and proper notice to all parties affected and after public hearing and recommendation by the Planning and Zoning Commission, may authorize the issuance of special sign permits for the comprehensive sign package as part of the ED-PD.
5. 5. The Planning and Zoning Commission, in considering and determining its recommendations to the City Council on any request for a special sign permit, may require from the applicant plans, information, operating data and expert evaluation concerning the location, function and characteristics of any sign proposed.
6. 6. The City Council may, in the interest of the public welfare and ensure compliance with this Ordinance, establish conditions of operation, location, arrangement and construction of any use for which a permit is authorized. In authorizing the location of any use listed as a special sign permit, the City Council may impose such development standards and safeguards as the conditions and location indicate important to the welfare and protection of adjacent property from glare, offensive view of other undesirable conditions.
7. 7. All special sign permits approved in accordance with the provisions of this Section shall be referenced on the Zoning District Map and a file containing all documents relevant to the application and disposition of such special sign permit shall be maintained by the City Manager or his/her designee.

C. R. Temporary Outside Display - Temporary (i.e., not long-term or permanent) outside display of seasonal items (e.g., Christmas trees, pumpkins, live vegetation etc.) shall be allowed but limited to the following:

1. 1. A permit from the City is required for each seasonal display.
2. 2. Display merchandise may be placed/located at the front facade of the main building but at no time shall not [sic] inhibit pedestrian traffic on the sidewalks, be located in required parking spaces, restrict rights-of-way, or obstruct
 1. adjacent properties.
1. 3. Merchandise shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way (i.e., sidewalk sales cannot block the sidewalk or extend out into the street).
2. 4. Merchandise shall only be located in front of the property/business that is selling the item(s).
3. 5. All outside display items shall be removed at the end of business each day (except for large seasonal items such as Christmas trees).
4. 6. All merchandise shall be displayed in an orderly manner, and the display area shall be maintained in a clean, litter-free manner.

B. S. Long-term and Permanent Open Storage - Long-term and permanent open storage is prohibited in the TC district.

C. T. Special Requirements

1. 1. Driveway Spacing (i.e., distance between driveways, measured edge-to-edge):
 - a. a. Driveway spacing in a PD-ED Tier One shall be determined by the rules and regulations of the Texas Department of Transportation (TxDOT). Driveways accessing a local collector street shall be no less than one driveway per one hundred linear feet (100') of frontage. From time to time adjoining properties may be required to share driveways for ingress and egress.
 - b. b. Driveway spacing in a PD-ED Tier Two shall be no less than one driveway per two hundred linear feet (200') of frontage. Driveways accessing a local collector street shall be no less than one driveway per one hundred linear feet (100') of frontage. From time to time adjoining properties may be required to share driveways for ingress and egress.
 - c. c. Minimum distance from driveway to street corner shall be no less than seventy-five feet (75') as measured from the street corner radius point of tangency. Fifty feet (50') may be permitted via site plan approval by City Council, upon recommendation by the Planning & Zoning Commission, provided that the lesser distance of fifty feet (50') is approved in writing by the City Manager, or his/her designee, or, if located on a State roadway, it is approved in writing by the local representative of

TxDOT.

D. U. Submittal Requirements. To facilitate understanding of the request during the review and public hearing process the concurrent submission of a Concept Plan for the proposed project shall be required along with the PD-ED zoning application.

1. 1. Concept Plan - This Plan shall be submitted by the applicant at the time of the PD-ED zoning request. The Plan shall show the applicant's intent for the use of the land within the proposed PD-ED District in a graphic manner and, as may be required, supported by written documentation of proposals and
1. standards for development. The City may prepare application form(s) that further describe and explain the following requirements:

- a. a. A Concept Plan shall be submitted with any zoning district allowed under this Ordinance and shall clearly show all pertinent aspects of the type and nature of the proposed development. The Concept Plan shall show the types of use(s) proposed; access, topography and boundaries of the PD-ED area; existing physical features of the site; existing and proposed streets, alleys, easements and lot lines; location of existing or proposed public facilities; building heights and locations; parking areas and ratios; fire lanes; screening and landscaped areas; project phasing and scheduling; and other pertinent development data to adequately describe the proposed development.

- b. b. A detailed Site Plan and Preliminary Plat shall be submitted in accordance with this Ordinance for approval within one (1) year from the approval date of the Concept Plan for all or some portion of the PD-ED District covered by the overall PD-ED Concept Plan. If the detailed Site Plan and Preliminary Plat are not submitted within one (1) year, then the PD-ED Concept Plan may be subject to review by the Planning and Zoning Commission and the City Council to determine its continued validity. If the City determines that the PD-ED Concept Plan is no longer valid or that the proposed development is no longer viable, then a new PD-ED Concept Plan, along with a PD-ED zoning application to amend the PD-ED Ordinance and its accompanying Concept Plan, must be submitted for review and approval prior to detailed Site Plan and Preliminary Plat review/approval and any subsequent issuance of a building permit for any portion of the PD-ED District.

- c. c. PD-ED Site Plan (detailed) and Preliminary Plat - Submission and approval of the detailed PD-ED Site Plan shall be in accordance with this Ordinance and shall accompany the Preliminary Plat. The detailed PD-ED Site Plan will establish the final plans for development of the PD-ED District, or any portion thereof, and it shall substantially conform to the Concept Plan and development data approved on the City Council. A PD-ED Site Plan, along with the required engineering and architectural site construction plans and Preliminary Plat, may be submitted for only the sections or lots that are proposed for immediate development rather than for the entire PD-ED District. Building facade (i.e., elevation) plans shall be submitted for review and approval along with the Site Plan. Facade plans shall clearly show how the building(s) will look, especially

as viewed from the major thoroughfare upon which the property faces and/ or sides, and will portray a reasonably accurate depiction of the materials and colors to be used. The City Manager, or his/her designee, may require submission of additional information and materials (possibly actual samples of materials to be used) during the Site Plan review process.

- d. d. Lapse, Extension or Reinstatement of PD-ED Concept Plan or PD-ED Site
 - a. Plan shall be in accordance with the provisions of Article VIII (Concept Plan/Site Plat) of this Ordinance.

A. V. Approval Process and Procedures

- 1. 1. The procedure for establishing a PD-ED District shall follow the procedures for zoning amendments as set forth in Section IV.1 of this Zoning Ordinance.
- 2. 2. The Ordinance establishing the PD-ED District shall not be adopted until the accompanying Concept Plan is approved by the City Council, and until all other procedural requirements set forth in the Zoning Ordinance are satisfied.
- 3. 3. When considering a PD-ED zoning request the Planning and Zoning Commission and/or City Council may require a written report from the City Manager, or his/her designee, discussing the project's impact upon planning, engineering, water and wastewater utilities, electric, sanitation, building inspection, tax, police, fire and traffic, as well as written comments from applicable public agencies (e.g., School District, TxDOT, etc.). In the event written comments and advisement are not forthcoming in a reasonable amount of time, the Commission may, at its discretion, make a recommendation to the City Council without said comments or advisement.
- 4. 4. Upon final approval of the PD-ED District, in accordance with the provision of this Ordinance, shall be prefixed by a "PD-ED1" or "PD-ED2" designation and assigned a unique identification number (e.g., PD-ED1-1, PD-ED2-1) or title (e.g., PD-ED1-Target, PD-ED2-Hampton Plaza) and shall also be referenced on the Official Zoning Map. A list of such PD-ED Districts, showing the developer's (i.e., zoning applicant's) name, acreage and location of the property, base zoning district(s), PD-ED ordinance adoption date, uses permitted and any other special stipulations of each PD-ED District, shall be maintained in the City Secretary's office.
- 5. 5. Prior to the adoption of this Ordinance, the City Council previously established certain PD-ED districts, some of which are to be continued in full force and effect.

2. IX.4.4 SUP - Specific Use Permits

A. A. Purpose and Intent

- 1. 1. Nature of Conditional, or Specific, Use - A conditional, or specific, use

is a land use which, because of its unique nature, is compatible with the permitted land uses in a given zoning district only upon a determination that the external effects of the use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of certain standards and conditions. This Section, along with the Comprehensive Master Plan, sets forth the standards used to evaluate proposed conditional uses and the procedures for approving Specific Use Permit applications.

2. 2. Permit Required - No conditional use shall be established and no building
 1. permit shall be issued for any use designated as a conditional use within any zoning district until a Specific Use Permit (SUP) is issued in accordance with the provisions of this Section. An application for a Specific Use Permit shall be accompanied by a Concept Plan or a detailed Site Plan prepared in the manner described in Article VIII of this Zoning Ordinance. The Concept Plan or Site Plan shall illustrate the proposed use to be established, its relationship to adjoining properties, and how it meets the approval standards set forth in Article VIII.

A. B. Status of Conditionally Permitted Uses. The following general rules apply to all conditional uses:

1. 1. The designation of a use in a zoning district as may be permitted by SUP in Section XI.4.4 [IX.4.4] of this Ordinance does not constitute an authorization or assurance that such use will be approved.
2. 2. Approval of a Specific Use Permit shall authorize only the particular use for which the SUP is issued. An SUP may only be issued to the identified property and to the applicant. Any change in applicant shall render the SUP null and void. An SUP cannot be transferred to any other owner, applicant or property.
3. 3. No use authorized by a Specific Use Permit shall be enlarged, extended or relocated, nor may the number of dwelling units be increased, unless an application is made for approval of a new Specific Use Permit in accordance with the procedures set forth in this Section and Section XI.4.4 [IX.4.4] of this Ordinance.
4. 4. Development of the use shall not be carried out until the applicant has secured all the permits and approvals required by these zoning regulations, the City Code of Ordinances, and any permits that may be required by regional, State or Federal agencies.

B. C. Application for Specific Use Permit

1. 1. Application Requirements - An application for a Specific Use Permit may be submitted by the property owner or by the property owner's designated representative to the City. The application shall be accompanied by a Concept Plan or Site Plan prepared in accordance with the requirements of Article VIII herein. If a base zoning district amendment is required or requested, such rezoning application shall accompany the application for a Specific Use Permit.

2. 2. Subdivision Approval - If the proposed use requires a division of land or requires platting the property, an application for subdivision approval (e.g., Site Plan or Preliminary Plat) shall be submitted in conjunction with the application for a Specific Use Permit (see Subdivision Regulations). Approval of the Specific Use Permit shall not become effective until final approval of the subdivision application provided that, if the land is to be divided and developed in phases, the approval of the Specific Use Permit shall take effect upon Final Plat approval of the phase of the subdivision containing the property on which
 1. the conditional use is to be located.

A. D. Procedures for Specific Use Permits

1. 1. Planning & Zoning Commission Recommendation - Upon receipt of the recommendation from the City Manager, the Planning and Zoning Commission shall advertise, post and conduct a Public Hearing in order to formulate its recommendations to the City Council on the Specific Use Permit application. Following the Public Hearing and determination of conformance with the Comprehensive Master Plan, the Planning and Zoning Commission shall recommend approval, approval subject to modification, or denial of the proposal to the City Council in accordance with Section II.1.7. If the appropriateness of the use cannot be assured at the location, the Planning and Zoning Commission shall recommend denial of the application as being incompatible with existing uses or with other uses permitted by right in the district.
2. 2. City Council Action - The City Council shall be the final decision-maker on applications for Specific Use Permits. Following a duly advertised and posted Public Hearing, consideration of the Planning and Zoning Commission's recommendations and determination of conformance with the Comprehensive Master Plan, the City Council shall approve, modify or deny the proposal for a Specific Use Permit in accordance with Section XI.4.4 [IX.4.4]. If the appropriateness of the use cannot be assured at the location, the application for Specific Use Permit shall be denied as being incompatible with existing uses or with other uses permitted by right in the district.

B. E. Standards

1. 1. Factors for Consideration - When considering applications for a Specific Use Permit, the Planning and Zoning Commission in making its recommendation and the City Council in rendering its decision on the application shall, on the basis of the Concept Plan/Site Plan and other information submitted, evaluate the impact of the conditional use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The Planning and Zoning Commission and the City Council shall specifically consider the extent to which:
 - a. a. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted Comprehensive Master Plan;

- b. b. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
 - c. c. The proposed use meets all supplemental standards specifically applicable to the use as set forth in Article XV of this Ordinance;
 - d. d. The proposed use is compatible with and preserves the harmony, character and integrity of adjacent development and neighborhoods and, as required
 - a. by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to:
 - i. i. Situational suitability, which may include but are not limited to, lighting, noise restrictions, hours of operation, business regulations and loading zones.
 - ii. ii. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;
 - iii. iii. Off-street parking and loading areas;
 - iv. iv. Refuse and service areas;
 - v. v. Utilities with reference to location, availability, and compatibility;
 - vi. vi. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;
 - vii. vii. Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
 - viii. viii. Required yards and open space;
 - ix. ix. Height and bulk of structures;
 - x. x. Hours of operation;
 - xi. xi. Exterior construction material and building design; and
 - xii. xii. Roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.
 - e. e. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.
- 2. 2. Conditions - In approving the application, the Planning and Zoning Commission may recommend, and the City Council may impose, such additional conditions (e.g., hours of operation, etc.) as are reasonably necessary

to assure compliance with these standards and the purpose and intent of this Section, in accordance with the procedures in Article IV. Such additional conditions shall exceed the minimum standards contained herein or in any other applicable City code or ordinance, and they cannot, in effect, relax or grant relief from any of the City's minimum standards (see Subsection C [3.] below). Any conditions imposed shall be set forth in the ordinance approving

1. the conditional use, and shall be incorporated into or noted on the Concept Plan or Site Plan for final approval. Other than additional conditions specifically amended or altered in the approving ordinance and/or Site Plan, all other district regulations of the base zoning district shall apply. The City Manager or his/her designee shall verify that the Plan incorporates all conditions set forth in the ordinance authorizing the conditional use, and shall sign the Plan to indicate final approval. The City shall maintain a record of such approved conditional uses and the Site Plans and conditions attached thereto.

1. 3. Prohibition on Waivers and Variances - The foregoing additional conditions (i.e., standards of development for the SUP) shall not be subject to variances that otherwise could be granted by the Zoning Board of Adjustment, nor may conditions imposed by the City Council subsequently be waived or varied by the ZBA. In conformity with the authority of the City Council to authorize conditional uses, the City Council may waive or modify specific standards otherwise made applicable to the use by this Ordinance, to secure the general objectives of this section; provided, however, that the City Council shall not waive or modify any approval factor set forth in Subsection A of this Section [Subsection 1. above].
2. 4. General Provisions of Specific Use Permit. A Specific Use Permit shall contain the following provisions, among any others deemed necessary and advisable by the City Council for the conduct of operation of a particular use and to ensure continuation of situational suitability.
 - a. a. The Specific Use Permit is specific to an identified physical or legal location and to the owner/applicant and shall not be transferred to any other location, entity or person without the approval of the City Council in accordance with the procedures for approval of a new SUP; and
 - b. b. Any violations of the terms and conditions of the Specific Use Permit shall render the "SUP" null and void without further notice or hearing.
- B. F. Expiration and Extension. A Specific Use Permit may be rescinded by the City Council, on its own motion and at its discretion, for failure to commence development or for failure to extend the time for performance for the Concept Plan or Site Plan approved along with the SUP ordinance (see Article IV and VIII).
- C. G. Amendment. No proposed or existing building, premise or land use authorized as a conditional use may be established, enlarged, modified, structurally altered, or otherwise changed from that approved in the Specific Use Permit, unless such amendment is authorized in accordance with the standards and procedures set forth

in this section, and the Specific Use Permit and approved Concept Plan or Site Plan are amended accordingly.

- D. H. Other Regulations. The Zoning Board of Adjustment shall not have jurisdiction to hear, review, reverse, or modify any decision, determination, or ruling with respect to the specific land use designated by any Specific Use Permit.
- E. A. I. Use Regulations. Uses allowed by SUP are specified in Section XI.1 (Use Charts).
- F. J. Identification of Specific Use Permits. All SUPs approved in accordance with the provisions of this Ordinance, as may be amended, shall be prefixed by an “SUP” designation and assigned a unique identification number (e.g., SUP-1, SUP-2, SUP-3, and so on), and shall also be referenced on the Zoning Map. A list of such SUPs, showing the developer’s (i.e., zoning applicant’s) name, acreage and location of the property, base zoning district(s), SUP ordinance adoption date, uses permitted and any other special stipulations of each SUP, shall be maintained in the City Secretary’s office[.]
- G. K. Prior Specific Use Permit Ordinances Remaining In Effect. Prior to adoption of this Ordinance, the City Council previously established certain SUPs, some of which are to be continued in full force and effect. The ordinances or parts of ordinances approved prior to this Ordinance, specified in Appendix A-1, shall be carried forth in full force and effect and are the conditions, restrictions, regulations and requirements which apply to the respective SUPs shown on the Zoning Map as of the effective date of this Ordinance. Each prior SUP ordinance is hereby assigned a unique identification number (e.g., SUP-1, SUP-2, SUP-3, and so on) as shown in Appendix A-1, and subsequent SUP ordinances adopted after the effective date of this Ordinance shall be similarly numbered for identification purposes.

Editors’ note—Appendix A-1, referred to in subsection K., is not printed herein.

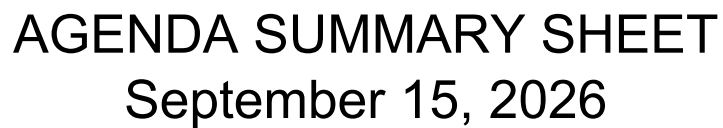
(Ordinance O-03-09, adopted 4/20/09; Ordinance O-03-24 adopted 1/23/2024)

§ 5. OBSOLETE DISTRICTS.

The zoning regulations of this Section shall apply only to Planned Development districts approved prior to the effective date of this Ordinance. This Section contains the following types of obsolete zoning regulations:

- A. Obsolete Districts. The SF-4, SF-5, MH, BP and HC districts have been removed from the remainder of this Ordinance and shall not henceforth be applied to any property in the City. The standards of these districts shall continue to apply only in Planned Development districts approved prior to the effective date of this Ordinance that reference the regulations of these districts in the adopting ordinance.
- B. Modified Dimensional Regulations. Some of the dimensional regulations for single-family detached dwellings have been modified as of the effective date of this Ordinance. The original regulations existing prior to the effective date of this Ordinance and retained in this Section shall continue to apply only to Planned Development districts approved prior to the effective date of this Ordinance that reference the dimensional regulations of such districts in the adopting ordinance.

- C. Obsolete Use. Some Planned Development districts approved prior to the effective date of this Ordinance authorize the development of single-family detached (medium density) dwellings. The development standards for single-family detached (medium density) dwellings contained in this Section shall continue to apply to such districts.
 - A. D. Obsolete Planned Development standards. Prior to the effective date of this Ordinance, the City's zoning ordinance contained specific development standards for uses other than single-family detached (medium density) dwellings in planned development districts. These standards applied in Planned Development districts where no other standards were specifically referenced in the adopting ordinance. These standards shall continue to apply to such districts, but shall not be applicable to Planned Development districts approved after the effective date of this Ordinance.
- (Ordinance O-03-09, adopted 4/20/09)



Presentation and discussion regarding the August 2026 Financial Reports. (Sherry Roberts, Finance Director)

[illegible]

CITY OF GLENN HEIGHTS AUGUST 2026 FINANCIAL SUMMARY



SHERRY ROBERTS, MPA, CGFO

FINANCE DIRECTOR

SEPTEMBER 15, 2026

Property Tax Comparison



Total Property Tax Budget: \$9,437,305

YTD Actual: \$9,461,671

YTD Budget Percentage: 100.26%

Sales Tax Comparison



Month of August 2026

Budget: \$115,650 Actual: **\$138,827**

MTD Difference v. Budget 20.0%

(Based on a rolling 3-year average collection)

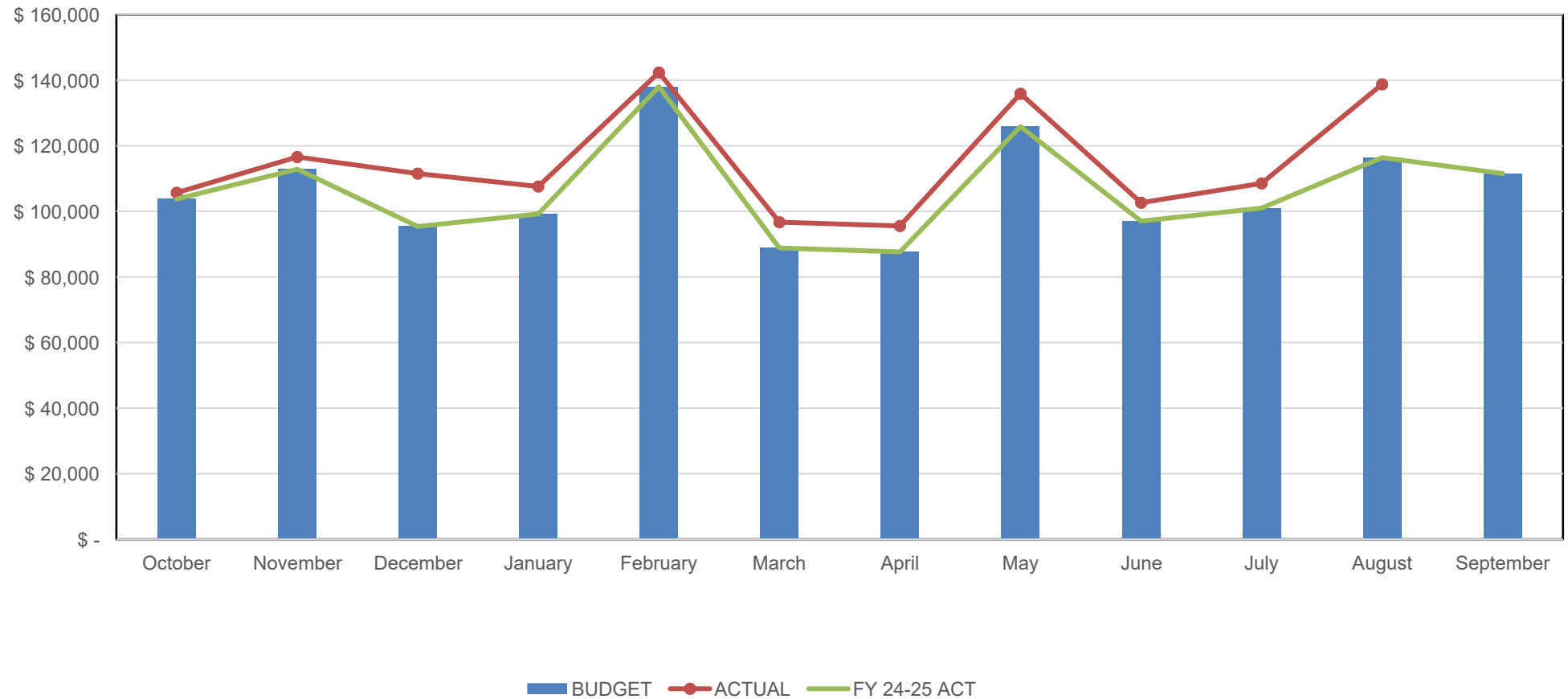
YTD

Budget: \$1,300,000

Actual: **\$1,262,266**

Budget Actual: **97.10%**

Comparison of Budgeted Sales Tax to Actual



General Fund Revenues/Expenditures



Budget YTD: 91.67%

Total **Revenues** Budgeted: \$15,005,562

YTD Actual: \$15,581,711

Budget Actual: **103.84%**

Total **Expenditures** Budgeted: \$15,675,838

YTD Actual: \$13,606,284

Budget Actual: **86.80%**

General Fund Revenues



DEPARTMENT	BUDGET		YTD	BUDGET VARIANCE %	
PROPERTY TAXES	\$	9,437,305	\$	9,461,671	100.26%
FRANCHISE FEES		655,000		604,672	92.32%
SALES TAXES		1,300,000		1,262,266	97.10%
CHARGE FOR SERVICES		1,820,757		1,740,313	95.58%
PERMITS AND FEES		626,800		551,947	88.06%
RECREATION		213,700		217,164	101.62%
COURT FINES		242,000		283,984	117.35%
INTEREST		550,000		765,727	139.22%
MISCELLANEOUS		35,000		242,026	691.50%
DONATION FROM GHHFC CO. DEV.		125,000		270,819	216.66%
GRANT REVENUE (DART)		-		181,121	0.00%
TOTAL REVENUES	\$	15,005,562	\$	15,581,711	103.84%

General Fund Expenditures



DEPARTMENT		BUDGET	YTD	BUDGET VARIANCE %
CITY COUNCIL	\$	450,100	\$ 239,570	53.23%
CITY MANAGER		585,070	529,892	90.57%
ADMINISTRATION		93,576	76,981	82.27%
CITY SECRETARY		323,396	211,752	65.48%
HUMAN RESOURCES		429,333	434,785	101.27%
INFORMATION TECHNOLOGY		632,641	502,675	79.46%
COMMUNITY ENGAGEMENT		237,144	237,471	100.14%
FINANCE		479,961	443,005	92.30%
MUNICIPAL COURT		224,262	221,735	98.87%
FIRE		3,261,840	3,055,945	93.69%
POLICE		4,571,976	3,987,636	87.22%
STREETS		2,937,021	2,566,505	87.38%
ECONOMIC DEVELOPMENT		68,450	63,983	93.47%
PLANNING		461,296	405,211	87.84%
PARKS & RECREATION		639,787	465,508	72.76%
GROUNDS MAINTENANCE		279,985	163,629	58.44%
TOTAL EXPENDITURES	\$	15,675,838	\$ 13,606,284	86.80%

General Fund-Fund Balance Summary

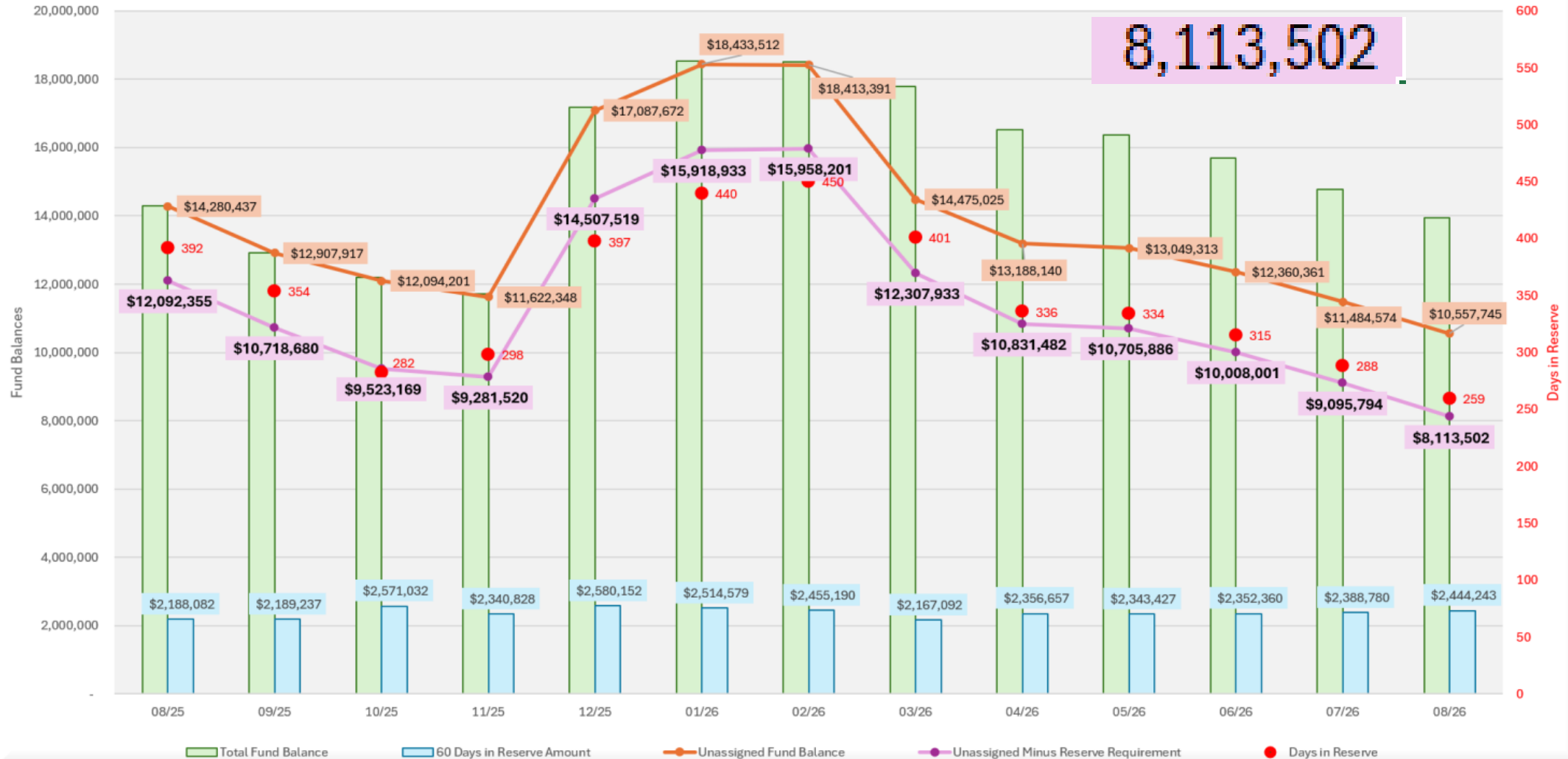


General Fund	FY 2025 - 2026		FY 2024 - 2025	
	Budget	Actual/YTD	Budget	Actual/YTD
Beginning Fund Balance	\$12,937,100	\$12,006,112	\$8,541,761	\$8,546,915
Total Revenues	\$15,005,562	\$15,581,711	\$13,825,760	\$14,661,961
Total Expenditures	(15,675,838)	(13,606,284)	(14,202,074)	(12,146,931)
Total Revenues Over (Under) Exp.	(\$670,277)	\$1,975,426	(\$376,315)	\$2,515,029
Other Financing Sources (Use)				
Transfer to Fund 410 Capital	-	(155,790)	-	-
Transfer to Veteran's Memorial Fund	-	(77)	-	-
Transfer from 911 Wireless Fund	69,000	63,250	69,000	63,250
Transfer from Utility Fund	15,000	13,750	15,000	13,750
Charge for city-wide service	6,000	5,500	6,000	5,500
Transfer from Court Security	20,000	18,333	20,000	18,333
Transfers from Drainage Fund	15,775	14,460	15,775	14,460
Transfer to State Seizure Fund	-	-	-	(2,678)
Net Change	(544,502)	1,934,854	(250,540)	2,627,644
Less Nonspendable/Assigned Funds	(9,664.00)	(3,383,221.00)	(10,000.00)	(10,000.00)
Ending Unassigned Fund Balance	\$12,382,934	\$10,557,745	\$8,281,221	\$11,164,559
Days in Reserve	288	259	213	307

GENERAL FUND – FUND BALANCE HISTORY



General Fund - One Year Fund Balance History



Water & Sewer Fund Revenues/Expenditures



Budget YTD: 91.67%

Total *Revenues* Budgeted: \$10,652,200

YTD Actual: \$9,660,452

Budget Actual: 90.7%

Total *Expenditures* Budgeted: \$10,426,767

YTD Actual: \$8,922,073

Budget Actual: 85.6%

Water & Sewer Fund-Statement of Net Position Summary

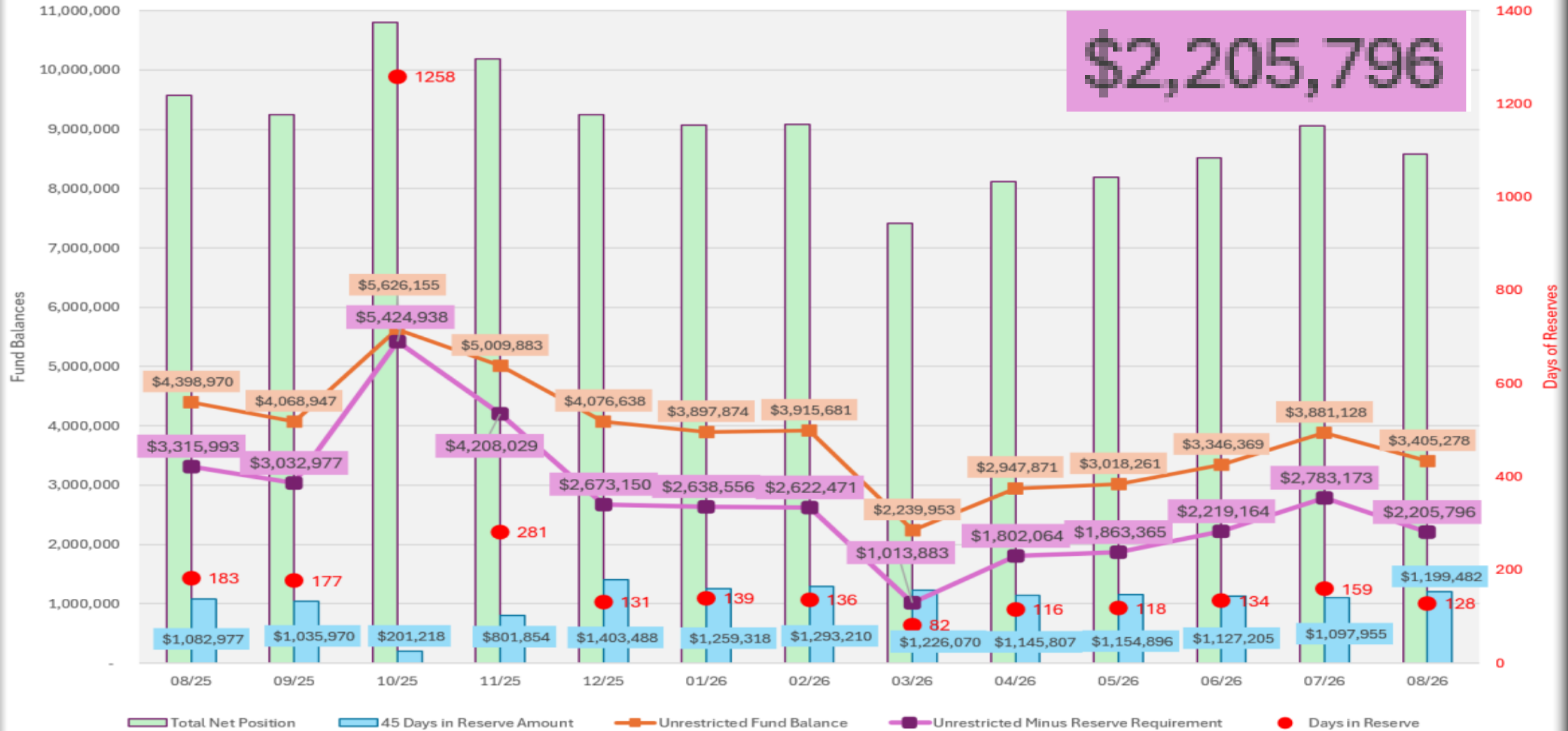


	Budget	Actual/YTD	Budget Variance %
Water Sewer Fund Beginning Net Position	<u>\$4,721,306</u>	<u>\$2,892,060</u>	<u></u>
Total Revenues	\$10,652,200	\$9,660,452	90.69%
Total Expenditures	<u>(10,426,767)</u>	<u>(8,922,073)</u>	85.57%
Total Revenues Over (Under) Exp.	<u>\$225,433</u>	<u>\$738,379</u>	
Other Funding Sources (Use)	-	-	
Debt Service Bond Payments	<u>(225,161)</u>	<u>(225,161)</u>	100.00%
Net Change	272	513,218	
Ending Unassigned Net Position	<u><u>\$4,721,578</u></u>	<u><u>\$3,405,278</u></u>	
Days in Reserve	162	128	



WATER & SEWER FUND – NET POSITION HISTORY

Water & Sewer Fund - One Year Fund Balance History



Drainage Fund Revenues/Expenditures



Budget YTD: 91.67%

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

YTD Actual: \$427,464

Budget Actual: **90.68%**

Total **Expenditures** Budgeted: \$743,971

YTD Actual: \$360,999

Budget Actual: **48.52%**

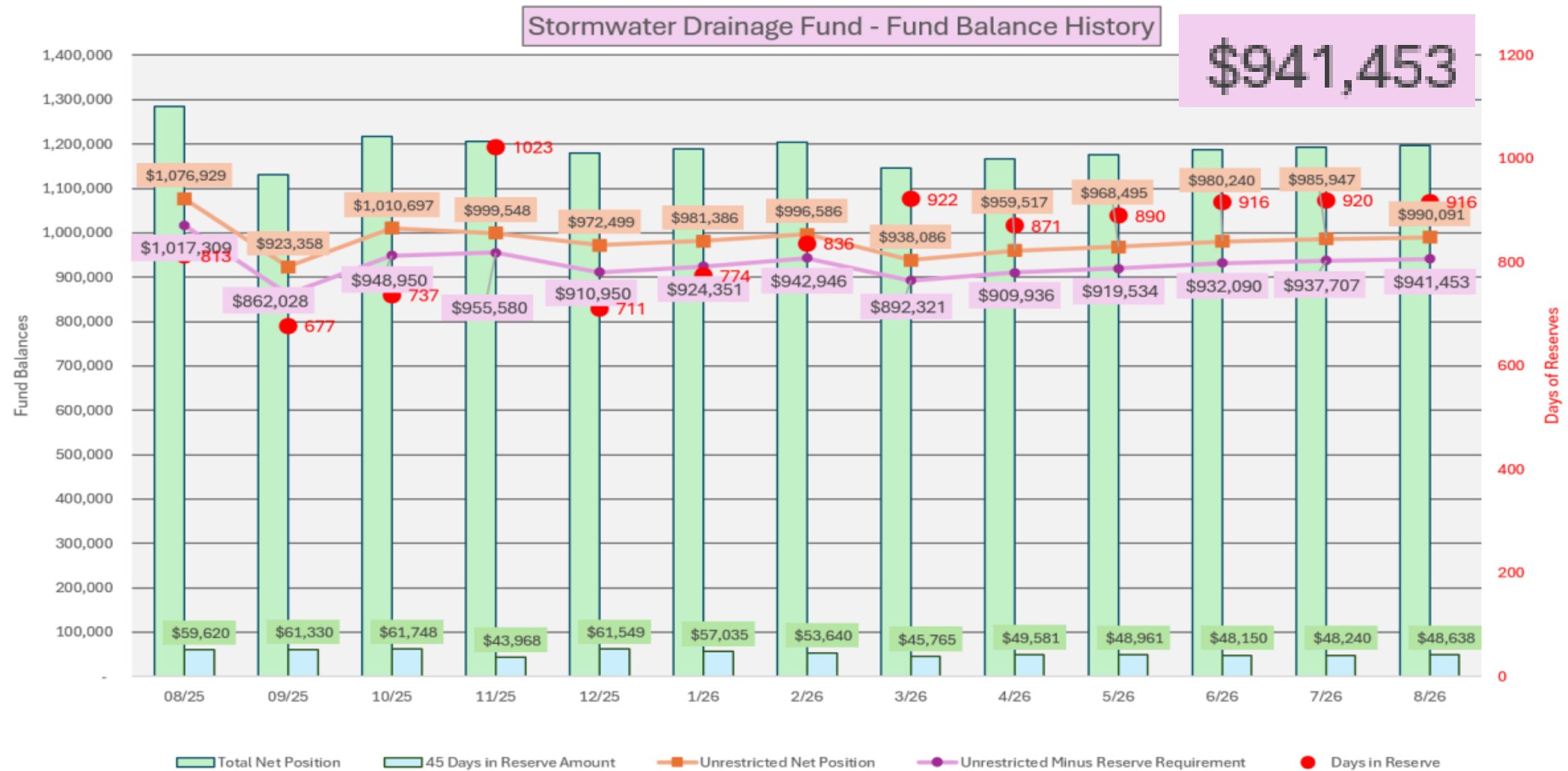
Drainage Fund - Statement of Net Position Summary



Drainage Fund	Budget	Actual/YTD	Budget Variance %
Beginning Net Position	<u>\$1,000,964</u>	<u>\$938,086</u>	<u></u>
Total Revenues	\$471,420	\$427,464	90.68%
Total Expenditures	<u>(743,971)</u>	<u>(360,999)</u>	<u>48.52%</u>
Total Revenues Over (Under) Exp.	<u>(\$272,551)</u>	<u>\$66,466</u>	<u></u>
Other Funding Sources (Uses)			
Operating Transfers (Out)	<u>(15,775)</u>	<u>(14,460)</u>	<u>91.66%</u>
Net Change	<u>(288,326)</u>	<u>52,005</u>	<u></u>
Ending Unassigned Net Position	<u><u>\$712,638</u></u>	<u><u>\$990,091</u></u>	<u><u></u></u>
Days in Reserve	350	916	



DRAINAGE FUND – NET POSITION HISTORY



Other Funds Summary



<u>FUND</u>	<u>BUDGET EXPEND</u>	<u>ACTUAL EXPEND</u>	<u>EST. FUND BALANCE</u>
200-COURT TECHNOLOGY	\$ 4,000	\$ 1,877	\$ 18,819
201-COURT SECURITY	\$ 20,000	\$ 18,333	\$ 19,963
205-E911 FUND	\$ 69,000	\$ 63,250	\$ 282,584
215-STREET IMPACT FEES	\$ 2,600,000	\$ -	\$ 1,689,624
217-COURT TECH & SECURITY (NEW)	\$ -	\$ -	\$ 18,139
230-PARK FEES	\$ -	\$ -	\$ 1,018,859
250-OPERATING GRANTS FUND	\$ 6,982,337	\$ 295,607	\$ 541,819
251-ARPA FUND	\$ 1,900,000	\$ 1,457,544	\$ (642,906)
300-DEBT SERVICE FUND	\$ 1,276,250	\$ 1,276,176	\$ 96,484
403-2016 GO BOND	\$ 2,849,521	\$ 2,044,384	\$ 2,598,265
406-VEHICLE REPLACEMENT FUND	\$ -	\$ -	\$ 25,316
410-RESERVED FOR CAPITAL PROJECTS	\$ 1,384,847	\$ 715,349	\$ 4,280,413

Finance Department Update



- Investment Pools' Average Monthly Interest Rates for August 2026:
 - Texas Connect – 3.8300%
 - LOGIC – 3.8135%
 - TexStar– 3.6561%



QUESTIONS?



COMMENTS

**GENERAL FUND
FOR THE MONTH ENDED AUGUST 31, 2026**

**Summary
Revenues & Expenditures - Budget & Actual**

General Fund -
Unassigned
Fund Balance as of
August 31, 2026 is ≈
\$10,557,745

259 days of reserves
as of August
31, 2026

PROPERTY TAX REVENUE

Property Tax received August was \$16,894 or ≈.18% of the budget. The majority of property taxes is received in December of every year.

SALES TAX REVENUE

Sales Tax received for August was \$138,776 or ≈10.7% of the budget. This is an increase of \$22,386 (≈19.23%) from August 2025.

INTEREST REVENUE

Interest received for August was \$69,897 or ≈12.70% of the budget. This is a decrease of \$3,605 (≈4.9%) from August 2025.

SUMMARY OF GENERAL FUND REVENUES (91.67% of FY)

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>TOTAL REVENUES:</u>	\$ 15,005,562	\$ 730,735	\$ 15,581,711	103.84%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>Property Tax :</u>	\$ 9,437,305	\$ 16,894	\$ 9,461,671	100.26%

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	\$ 138,827	\$ 1,262,266	97.10%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>Grant Revenue:</u>	\$ -	\$ -	\$ 181,121	0.00%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>Franchise Fees:</u>	\$ 655,000	\$ 12,563	\$ 604,672	92.32%

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	-	275,479	100.17%
Telephone	AT&T pays annually; all others quarterly	5,000	3	4,293	85.87%
Gas	Atmos pays annually in March	165,000	-	168,766	102.28%
Cable	All pay quarterly	65,000	-	22,608	34.78%
Garbage	Pays quarterly on commercial roll offs	25,000	2,560	23,524	94.10%
Water/WW	Paid monthly	120,000	10,000	110,000	91.67%
TOTAL:		\$ 655,000	\$ 12,563	\$ 604,672	92.32%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Permits & Fees:	\$ 626,800	\$ 50,436	\$ 551,947	88.06%

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

	<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	280,000	244,079	298,348	106.55%
	100-44301-53-00000	Miscellaneous Permits	25,000	6,010	49,438	197.75%
	100-44302-53-00000	Backflow and Irrigation Permits	15,000	4,340	21,204	141.36%
	100-44305-53-00000	Plan Review	180,000	5,180	71,679	39.82%
	100-44306-53-00000	Zoning Fees	10,000	600	17,820	178.20%
	100-44320-53-00000	Plats	6,000	-	11,775	196.25%
	100-44322-53-00000	Demolition Fee	-	350	950	0.00%
	100-44325-53-00000	Trade Permits	75,000	1,585	39,394	52.53%
	100-44330-53-00000	License Registration	12,000	(212,358)	14,969	124.74%
	100-44332-53-00000	Rental Registration	8,000	650	16,908	211.34%
	100-44334-53-00000	Sign Permits	-	-	3,000	100.00%
	100-44335-53-00000	Food Service	15,000	-	6,403	42.69%
	100-44345-53-00000	Garage Sale Permits	800	-	60	7.50%
TOTAL:			\$ 626,800	\$ 50,436	551,947	88.06%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>Charges for Services:</u>	\$ 1,820,757	\$ 194,239	\$ 1,740,314	95.58%

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	53,000	4,153	52,844	99.71%
	100-44502-30-00000	Ambulance	408,375	26,898	373,848	91.55%
	100-44514-32-00000	Police Reports	2,000	495	1,643	3254.13%
	100-44570-32-00000	Resource Officer	154,382	37,417	65,083	1.43%
	100-44581-32-00000	Animal Services	3,000		2,210	3.84%
	100-48811-32-00000	Animal Control Donations	-	-	115	100.00%
	100-48824-30-00000	Fire Inspections	-	-	-	0.00%
	100-44582-32-00000	Wrecker	-	800	800	0.00%
	100-44500-40-00000	Sanitation	1,200,000	124,476	1,243,770	103.65%
TOTAL:			\$ 1,820,757	\$ 194,239	\$ 1,740,314	95.58%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>Court Fines:</u>	\$ 242,000	\$ 39,968	\$ 283,984	117.35%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>Miscellaneous:</u>	\$ 735,000	\$ 258,214	\$ 1,306,080	177.70%

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	550,000	69,897	765,727	139.22%
	100-48802-00-00000	Auction Proceeds	25,000	-	-	0.00%
	100-48805-00-00000	Palladium Proceeds	125,000		270,819	216.66%
	100-48814-00-00000	Other (Misc)	35,000	188,317	242,026	691.50%
	100-48825-00-00000	TML Ins Reimbursement	-		26,254	0.00%
	100-48806-16-00000	Donations - Community Events	-		1,255	0.00%
TOTAL:			\$ 735,000	\$ 258,214	\$ 1,306,080	177.70%

			<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Recreation Charges for Services:			\$ 213,700	\$ 19,594	\$ 217,164	101.62%
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	6,760.00	69,256	71.84%
100-44505-60-00000	Gym Rental Fees		10,000	3,830	45,977	1.83%
100-44506-60-00000	Membership Fees		55,000	99	183	0.00%
100-44507-60-00000	Sponsorship Revenue		1,200		-	0.00%
100-44508-60-00000	Comm Ctr POS Sales		500		-	7863.00%
100-44509-60-00000	Comm Ctr Day Passes		30,000	3,500	39,315	0.00%
100-44510-60-00000	Athletic Leagues		10,000		-	526.67%
100-44511-60-00000	Programs / Classes		43,000	4,657	52,667	22.71%
100-44521-60-00000	Concessions Revenue		-	749	9,765	-
100-48814-60-00000	Miscellaneous Revenue		-	-	-	-
TOTAL:			\$ 213,700	\$ 19,594	\$ 217,164	101.62%

TOTAL REVENUES \$ 15,005,562 \$ 730,735 \$ 15,581,711 103.84%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>TOTAL EXPENDITURES:</u>	\$ 15,675,838	\$ 1,544,521	\$ 13,606,284	86.80%

GENERAL FUND
REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2025-2026 WITH PRIOR YEAR COMPARISON

FOR THE MONTH ENDED AUGUST 31, 2026

91.67%

	CURRENT FISCAL YEAR							PRIOR FISCAL YEAR					
	BUDGET		ACTUAL			PROJECTED		BUDGET		FY ACTUAL			
	FY 2025-26		M-T-D	Y-T-D	Y-T-D	FY 2025-26		FY 2024-25		FY 2024-25			
	Adopted Budget	Amended Budget						Adopted Budget	Amended Budget	M-T-D	Y-T-D	Y-T-D	
			Aug-26	Aug-26	% Budget	Aug-26	% Budget			Aug-25	Aug-25	% Budget	
Revenues:													
Property Taxes	9,437,305	9,437,305	16,894	9,461,671	100.26%	9,460,121	100.24%	8,779,380	8,779,380	4,029	8,838,450	100.67%	
Franchise Fees	655,000	655,000	12,563	604,672	92.32%	689,371	105.25%	630,000	630,000	21,776	584,350	92.75%	
Sales Tax	1,300,000	1,300,000	138,827	1,262,266	97.10%	1,333,223	102.56%	1,300,000	1,300,000	116,441	1,166,281	89.71%	
Charges for Service	1,820,757	1,820,757	194,239	1,740,313	95.58%	1,945,179	106.83%	1,560,430	1,560,430	178,529	1,699,334	108.90%	
Interest	550,000	550,000	69,897	765,727	139.22%	851,863	154.88%	300,000	300,000	73,502	759,148	253.05%	
Miscellaneous	35,000	35,000	188,317	242,026	691.50%	54,109	154.60%	90,000	90,000	57,067	195,596	217.33%	
Court Fines	242,000	242,000	39,968	283,984	117.35%	313,915	129.72%	247,000	247,000	21,097	216,391	87.61%	
Permits & Fees	626,800	626,800	50,436	551,947	88.06%	596,510	95.17%	598,250	598,250	63,411	771,723	129.00%	
Recreation	213,700	213,700	19,594	217,164	101.62%	242,000	113.24%	170,700	170,700	19,580	212,069	124.24%	
Grants & Contributions	-	-	-	181,121	0.00%	-	0.00%	-	-	-	-	0.00%	
Donation (GHHFC Co. Dev.)	125,000	125,000	-	270,819	216.66%	270,819	216.66%	150,000	150,000	-	218,618	145.75%	
Total Revenues	\$ 15,005,562	\$ 15,005,562	\$ 730,735	\$ 15,581,711	103.84%	\$ 15,757,110	105.01%	\$ 13,825,760	\$ 13,825,760	\$ 555,433	\$ 14,661,961	106.0%	
Expenditures:													
01 - City Council	450,100	450,100	39,515	239,570	53.23%	282,282	62.72%	307,600	307,600	17,447	232,220	75.49%	
10 - City Manager	585,070	585,070	42,643	529,892	90.57%	596,828	102.01%	611,463	611,463	46,287	524,433	85.77%	
11 - Administration	93,576	93,576	26,824	76,981	82.27%	53,500	57.17%	92,800	92,800	2,761	52,893	57.00%	
12 - City Secretary	323,396	323,396	11,862	211,752	65.48%	240,150	74.26%	200,372	200,372	12,133	228,732	114.15%	
13 - Human Resources	429,333	429,333	15,220	434,785	101.27%	468,482	109.12%	430,350	430,350	19,673	452,588	105.17%	
14 - IT	632,641	632,641	45,958	502,675	79.46%	719,983	113.81%	663,766	663,766	35,213	596,979	89.94%	
16 - Community Engagement	237,144	237,144	32,171	237,471	100.14%	223,877	94.41%	326,807	326,807	31,318	227,822	69.71%	
20 - Finance	479,961	479,961	17,605	443,005	92.30%	476,792	99.34%	467,050	467,050	20,502	467,753	100.15%	
21 - Municipal Court	224,262	224,262	15,241	221,735	98.87%	253,889	113.21%	224,755	224,755	18,923	187,902	83.60%	
30 - Fire	3,261,840	3,261,840	225,297	3,055,945	93.69%	3,454,522	105.91%	2,930,695	2,930,695	196,426	2,616,568	89.28%	
32 - Police	4,571,976	4,571,976	539,816	3,987,636	87.22%	4,305,711	94.18%	4,008,068	4,008,068	273,741	3,271,328	81.62%	
40 - Streets	2,937,021	2,937,021	420,090	2,566,505	87.38%	3,006,228	102.36%	2,513,951	2,513,951	203,263	2,275,273	90.51%	
52 - Economic Development	68,450	68,450	15,175	63,983	93.47%	64,516	94.25%	54,650	54,650	-	8,995	16.46%	
53 - Planning	461,296	461,296	27,996	405,211	87.84%	550,263	119.29%	486,202	486,202	56,699	445,823	91.69%	
60 - Parks and Recreation	639,787	639,787	42,415	465,508	72.76%	551,284	86.17%	742,147	742,147	46,516	459,137	61.87%	
62 - Grounds Maintenance	279,985	279,985	26,693	163,629	58.44%	228,813	81.72%	141,398	141,398	26,100	98,486	69.65%	
Total Expenditures	\$ 15,675,838	\$ 15,675,838	\$ 1,544,521	\$ 13,606,284	86.80%	\$ 15,477,119	98.73%	\$ 14,202,074	\$ 14,202,074	\$ 1,007,001	\$ 12,146,931	85.53%	
Total Revenues Over (Under) Exp	\$ (670,277)	\$ (670,276)	\$ (813,786)	\$ 1,975,427		\$ 279,991		\$ (376,315)	\$ (376,314)	\$ (451,568)	\$ 2,515,029		

	CURRENT FISCAL YEAR						PRIOR FISCAL YEAR					
	BUDGET		ACTUAL			PROJECTED		BUDGET		FY ACTUAL		
	FY 2025-26		M-T-D	Y-T-D	Y-T-D	FY 2025-26		FY 2024-25		FY 2024-25		
	Adopted Budget	Amended Budget			%		%	Adopted Budget	Amended Budget	M-T-D	Y-T-D	Y-T-D
			Aug-26	Aug-26	Budget	Aug-26	Budget			Aug-25	Aug-25	% Budget
Other Financing Sources (Uses):												
Transfers In (Out):												
Charge for Service (Mgt)	15,000	15,000	1,250	13,750	91.67%	15,000	100.00%	15,000	15,000	1,250	13,750	91.67%
Charge for Service (City Wide)	6,000	6,000	500	5,500	1054.17%	6,000	100.00%	6,000	6,000	500	5,500	91.67%
Transfer from Fund 205-911 Wireless	69,000	69,000	5,750	63,250	26.57%	69,000	100.00%	69,000	69,000	5,750	63,250	91.67%
Transfer from/(to) Court Security	20,000	20,000	1,667	18,333	72.30%	20,000	100.00%	20,000	20,000	1,666	18,333	91.67%
Transfer from Drainage Fund	15,775	15,775	1,315	14,460	0.00%	15,775	100.00%	15,775	15,775	1,315	14,460	91.67%
Transfer from GH Dev Co. & HFC to GF	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to Fund 410 Capital Project Fund	-	(3,130,000)	(65,173)	(155,790)	4.98%	(190,617)	6.09%	-	-	-	-	-
Transfer to Fund 412 Veteran's Memorial	-	-	-	(77)	0.00%	(77)	0.00%	-	-	-	-	-
Transfer to State Seizure Fund	-	-	-	-	-	-	-	-	-	(2,678)	(2,678)	-
Transfer to Grant Fund (250)	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to Disaster Recovery Fund	-	-	-	-	-	-	-	-	-	-	-	-
Net Change in Fund Balance	\$ (544,501)	\$ (3,674,501)	\$ (868,477)	\$ 1,934,854		\$ 215,072		\$ (250,539)	\$ (250,539)	\$ (443,765)	\$ 2,627,645	
Total Fund Balance - BOY*	12,937,100	12,937,100	12,006,112	12,006,112		12,006,112		8,541,761	8,541,761	8,546,915	8,546,915	
Total Fund Balance - EOY	\$ 12,392,599	\$ 9,262,599	\$ 11,137,635	\$ 13,940,966		\$ 12,221,184		\$ 8,291,222	\$ 8,291,223	\$ 8,103,150	\$ 11,174,560	
Less: Commitments for Specific Use	-	-	-	-		-		-	-	-	-	
Less: Nonspendable	(9,664)	-	(193,393)	(97,431)		(97,431)		(10,000)	-	(10,000)	(10,000)	
Less: Assigned for Specific Use	-	-	-	(3,285,790)		(2,939,383)		-	-	-	-	
Ending Fund Balance - Unassigned	\$ 12,382,935	\$ 9,262,599	\$ 10,944,242	\$ 10,557,745		\$ 9,184,370		\$ 8,281,222	\$ 8,291,223	\$ 8,093,150	\$ 11,164,560	
AVERAGE DAILY EXPENDITURES	42,948	42,948		40,737		42,403		38,910	38,910		36,368	
Number of Days In Reserve	288	215		259		216		213			307	

**WATER AND SEWER FUND
FOR THE MONTH ENDED AUGUST 31, 2026**

**Summary
Revenues & Expenditures - Budget & Actual**

Water Fund -
Unrestricted Fund
Balance as of August
31, 2026 is
≈\$3,405,278

128 days of reserves
as of August 31,
2026

WATER REVENUE

Water sales for August was \$511,174 or 10.76% of the budget. This is an increase of \$23,424 (≈4.8%) from August 2025.

SEWER REVENUE

Sewer sales for August was \$480,075 or 8.73% of the budget. This is a decrease of \$3,832 (≈.79%) from August 2025.

SUMMARY OF WATER & SEWER FUND REVENUES (91.67% of FY)

	<u>Original Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>TOTAL REVENUES:</u>	\$ 10,652,200	\$ -	\$ 2,419,325	\$ 9,660,452	90.7%

Water and Sewer sales

	<u>Original Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>Water Sales:</u>	\$ 4,750,000	\$ -	\$ 511,174	\$ 4,191,733	88.2%

	<u>Original Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>Sewer Sales:</u>	\$ 5,500,000	\$ -	\$ 480,075	\$ 5,025,171	91.4%

	<u>Original Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>Other Fees:</u>	\$ 370,000	\$ -	\$ 31,582	\$ 307,629	83.1%

	<u>Original Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>Interest:</u>	\$ 30,000	\$ -	\$ 1,395,969	\$ 129,759	432.5%

	<u>Original Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>Miscellaneous Income:</u>	\$ 2,200	\$ -	\$ 525	\$ 6,160	280.0%

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>	\$ 10,426,767	\$ -	\$ 1,511,566	\$ 8,922,073	85.6%

	<u>Original Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>Meter Services:</u>	\$ 163,270	\$ -	\$ 5,261	\$ 125,151	76.7%

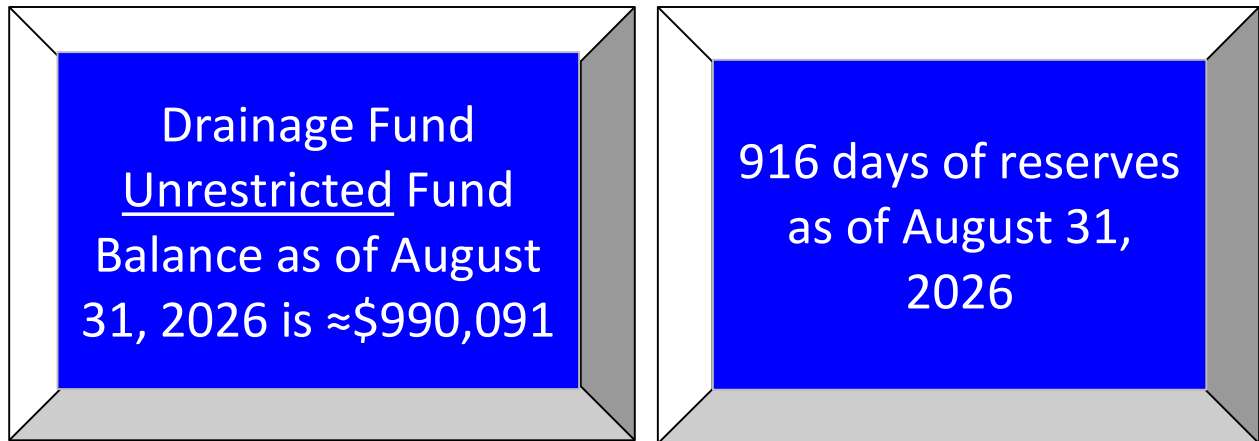
WATER & SEWER FUND
REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2025-26 WITH PRIOR YEAR COMPARISON

FOR THE MONTH ENDED AUGUST 31, 2026
91.67%

	CURRENT FISCAL YEAR						PRIOR FISCAL YEAR					
	BUDGET		ACTUAL			PROJECTED	BUDGET		FY ACTUAL			
	FY 2025-26		M-T-D	Y-T-D	Y-T-D	FY 2025-26	FY 2024-25		FY 2024-25			
	Adopted Budget	Amended Budget	Aug-26	Aug-26	% Budget	Aug-26	Adopted Budget	Amended Budget	M-T-D Aug-25	Y-T-D Aug-25	Y-T-D % Budget	
Revenues:												
Water Sales	4,750,000		511,174	4,191,733	88.2%	4,877,534	4,750,000	4,750,000	487,750	4,004,659	84.31%	
Sewer Sales	5,500,000		480,075	5,025,171	91.4%	5,733,306	5,120,000	5,120,000	483,907	4,865,773	95.03%	
Late Charges	300,000		24,412	228,417	76.1%	245,758	300,000	300,000	26,525	290,814	96.94%	
Reconnection Fees	30,000		4,655	36,435	121.5%	40,855	30,000	30,000	18,270	55,160	183.87%	
Water Meters	35,000		2,516	42,777	122.2%	42,000	35,000	35,000		49,055	140.16%	
Tap Fees	5,000		-	-	0.0%	-	5,000	5,000	-	-	0.00%	
Interest Earnings	30,000		1,395,969	129,759	432.5%	136,140	40,000	40,000	15,664	190,755	476.89%	
Miscellaneous	2,200		525	6,160	280.0%	5,000	2,200	2,200	630	5,598	254.44%	
Total Revenues	\$ 10,652,200	\$ -	\$ 2,419,325	\$ 9,660,452	90.7%	\$ 11,080,593	\$ 10,282,200	\$ 10,282,200	\$ 1,032,746	\$ 9,461,814	92.02%	
Expenditures:												
Transfer to GF (MGT)	15,000		1,250	13,750	91.7%	15,000	-	-	1,250	13,750	0.00%	
Transfer to GF (City Wide)	6,000		500	5,500	91.7%	6,000	-	-	500	5,500	0.00%	
Transfer to Capital Projects (505)	-		-	-	0.0%	-	-	-	-	404,496	0.00%	
Utility Administration	515,084		44,935	497,523	96.6%	547,860	504,417	504,417	46,703	467,611	92.70%	
Water Operations	3,625,253		449,064	2,741,781	75.6%	3,333,204	3,045,433	3,045,433	415,484	2,583,918	84.85%	
Wastewater Operations	6,102,160		1,010,557	5,538,367	90.8%	5,990,043	5,969,742	5,969,742	1,030,918	4,794,349	80.31%	
Meter Services	163,270		5,261	125,151	76.7%	153,750	260,269	260,269	11,399	170,643	65.56%	
Total Expenditures	\$ 10,426,767	\$ -	\$ 1,511,566	\$ 8,922,073	85.6%	\$ 10,045,857	\$ 9,779,861	\$ 9,779,861	\$ 1,506,254	\$ 8,440,267	86.30%	
Total Revenues Over (Under) Exp	\$ 225,433	\$ -	\$ 907,759	\$ 738,379		\$ 1,034,736	\$ 502,339	\$ 502,339	\$ (473,507)	\$ 1,021,547		
Other Funding Sources (Uses):												
Loan Principal (Smart meters)	(172,584)	-	-	(172,584)	100.0%	(172,584)	(168,470)	(168,470)	-	(168,462)	100.00%	
Loan Interest (Smart meters)	(52,577)	-	-	(52,577)	100.0%	(52,577)	(56,700)	(56,700)	-	(56,699)	100.00%	
W/S Capital	-	-	-	-	-	-	-	-	-	-	-	
Net Change in Net Position	\$ 272	\$ -	\$ 907,759	\$ 513,218		\$ 809,575	\$ 277,169	\$ 277,169	\$ (473,507)	\$ 796,386		
Total Net Position - BOY	4,721,306		8,063,578	8,063,578		8,063,578	1,826,575	1,826,575	2,613,582	1,826,575		
Total Net Position - EOY	\$ 4,721,578	\$ -	\$ 8,971,337	\$ 8,576,796		\$ 8,873,153	\$ 5,140,696	\$ 5,140,696	\$ 5,454,196	\$ 5,937,082		
Less: Commitments for Specific Use	-	-	(5,171,518)	(5,171,518)		(5,171,518)	-	-	-	-		
Less: Assigned for Specific Use	-	-	-	-		-	(3,314,121)	(3,314,121)	(3,314,121)	(3,314,121)		
Ending Net Position - Unrestricted	\$ 4,721,578	\$ -	\$ 3,799,819	\$ 3,405,278		\$ 3,701,635	\$ 1,826,575	\$ 1,826,575	\$ 2,140,075	\$ 3,705,719	\$ -	
AVERAGE DAILY EXPENDITURES	29,126	-		26,655		28,082	27,411	27,411		25,944		
Number of Days In Reserve	162			128			67			143		

**DRAINAGE FUND
FOR THE MONTH ENDED AUGUST 31, 2026**

**Summary
Revenues & Expenditures - Budget & Actual**



DRAINAGE FEE REVENUE

Drainage Fees August: \$37,659 or 8.06% of the budget. This is an increase of \$5,156 (≈15.86%) from August 2025.

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 (91.67% of FY)

	<u>Budget</u>	<u>AMENDED</u>	<u>Actual</u>	<u>Budget %</u>
<u>TOTAL REVENUES:</u>	\$ 471,420	\$ -	\$ 427,464	90.7%

	<u>Budget</u>	<u>AMENDED</u>	<u>Actual</u>	<u>Budget %</u>
<u>TOTAL EXPENDITURES:</u>	\$ 743,971	\$ -	\$ 360,999	48.5%

DRAINAGE FUND
REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2025-26 WITH PRIOR YEAR COMPARISON

FOR THE MONTH ENDED AUGUST 31, 2026

91.67%

	CURRENT FISCAL YEAR						PRIOR FISCAL YEAR					
	BUDGET		ACTUAL			FY PROJECTED		BUDGET		FY ACTUAL		
	FY 2025-26		M-T-D	Y-T-D	Y-T-D	FY 2025-26		FY 2024-25		FY 2024-25		
	Original Budget	Amended Budget						Adopted Budget	Amended Budget	M-T-D Aug-25	Y-T-D Aug-25	Y-T-D % Budget
Revenues:												
Drainage Fees - Residential	426,420		33,184	342,202	80.25%	359,601	84.33%	426,420	426,420	32,516	305,801	71.71%
Drainage Fees - Commercial	41,000		4,475	46,503	113.42%	48,969	119.44%	41,000	41,000	4,475	36,770	89.68%
Interest	4,000		3,984	38,759	968.99%	42,473	1061.83%	4,000	4,000	4,568	50,585	1264.62%
Misc Revenue	-		-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 471,420	\$ -	\$ 41,644	\$ 427,464	90.68%	\$ 451,043	95.68%	\$ 471,420	\$ 471,420	\$ 41,559	\$ 393,155	83.40%
Expenditures:												
Stormwater Operations	474,891		33,249	358,099	75.41%	514,296	108.30%	409,414	409,414	24,537	424,127	103.59%
Top of the Hills Drainage Project CIP	249,080		-	-	0.00%	-	0.00%	250,000	250,000	-	-	0.00%
Kingston Meadows Drainage Project	10,000		-	-	0.00%	5,000	50.00%	10,000	10,000	-	6,821	68.21%
Gateway Drainage Project	10,000		2,900	2,900	29.00%	5,000	50.00%	10,000	10,000	-	10,883	108.83%
Total Expenditures	\$ 743,971	\$ -	\$ 36,149	\$ 360,999	48.52%	\$ 524,296	70.47%	\$ 679,414	\$ 679,414	\$ 24,537	\$ 441,831	65.03%
Total Revenues Over (Under) Exp	\$ (272,551)	\$ -	\$ 5,494	\$ 66,466		\$ (73,253)		\$ (207,994)	\$ (207,994)	\$ 17,022	\$ (48,676)	
Other Financing Sources (Uses):												
Capital Contributions	-	-	-	-		-		-	-	-	-	
Transfers In (Out) to Capital Proj Funds	-	-	-	-		-		-	-	-	-	
Operating Transfer to General Fund	(15,775)	-	(1,315)	(14,460)	91.67%	(15,775)	-100.00%	(15,775)	(15,775)	(1,315)	(14,460)	91.67%
Capital Projects Fund - City Commitment	-	-	-	-		-		-	-	-	-	
Net Change in Fund Balance	\$ (288,326)	\$ -	\$ 4,180	\$ 52,005		\$ (89,028)		\$ (223,769)	\$ (223,769)	\$ 15,708	\$ -	
Total Unrestricted Fund Balance - BOY	\$ 1,137,635		\$ 1,145,423	\$ 1,145,423		1,145,423		\$ 1,140,746	\$ 1,140,746	\$ 1,140,746	\$ 1,140,746	
Total Fund Balance - EOY	\$ 849,309	\$ -	\$ 1,149,603	\$ 1,197,428		\$ 1,056,395		\$ 916,977	\$ 916,977	\$ 1,156,454	\$ 1,132,060	
Less: Net Investment of Capital Assets	(136,671)		(207,337)	(207,337)		(207,337)		-	-	-	-	
Ending Fund Balance - Unrestricted	\$ 712,638	\$ -	\$ 942,266	\$ 990,091		\$ 849,058		\$ 916,977	\$ 916,977	\$ 1,156,454	\$ 1,132,060	
AVERAGE DAILY EXPENDITURES	\$ 2,038			\$ 1,081		\$ 1,436		\$ 1,861			\$ 1,323	
Number of Days In Reserve	350			916		591		493			856	

OTHER FUNDS
FOR THE MONTH ENDED AUGUST 31, 2026

Summary
Revenues & Expenditures - Budget & Actual

SUMMARY OF OTHER FUNDS (91.67% of FY)

300 - DEBT SERVICE FUND					
		<u>Budget</u>	<u>AMENDED</u>	<u>Actual</u>	<u>Budget %</u>
<u>TOTAL REVENUES:</u>		\$ 1,293,706	\$ -	\$ 1,301,071	100.6%
		<u>Budget</u>	<u>AMENDED</u>	<u>Actual</u>	<u>Budget %</u>
<u>TOTAL EXPENDITURES:</u>		\$ 1,276,250	\$ -	\$ 1,276,176	100.0%
205 - E911 FUND					
		<u>Budget</u>	<u>AMENDED</u>	<u>Actual</u>	<u>Budget %</u>
<u>TOTAL REVENUES:</u>		\$ 80,500	\$ -	\$ 105,598	131.2%
		<u>Budget</u>	<u>AMENDED</u>	<u>Actual</u>	<u>Budget %</u>
<u>TOTAL EXPENDITURES:</u>		\$ 69,000	\$ -	\$ 63,250	91.67%
406 - VEHICLE REPLACEMENT FUND					
		<u>Budget</u>	<u>AMENDED</u>	<u>Actual</u>	<u>Budget %</u>
<u>TOTAL REVENUES:</u>		\$ -	\$ -	\$ 808	#DIV/0!
		<u>Budget</u>	<u>AMENDED</u>	<u>Actual</u>	<u>Budget %</u>
<u>TOTAL EXPENDITURES:</u>		\$ -	\$ -	\$ -	#DIV/0!
515 - WATER SEWER IMPACT FUND					
		<u>Budget</u>	<u>AMENDED</u>	<u>Actual</u>	<u>Budget %</u>
<u>TOTAL REVENUES:</u>		\$ 10,000	\$ -	\$ 316,762	3167.6%
		<u>Budget</u>	<u>AMENDED</u>	<u>Actual</u>	<u>Budget %</u>
<u>TOTAL EXPENDITURES:</u>		\$ 1,587,084	\$ -	\$ -	0.0%

OTHER FUNDS: FINANCIAL SUMMARY
REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FOR THE MONTH ENDED AUGUST 31, 2026

		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	\$ 1,293,706	\$ 1,276,250	\$ 17,456	\$ 71,589	\$ 89,045	\$ 1,301,071	101%	\$ 1,276,176	100%	\$ 24,895	142.6%	\$ 71,589	\$ 96,484
SPECIAL REVENUE FUNDS														
200	Court Technology Fund	\$ 4,500	\$ 4,000	\$ 500	\$ 20,683	\$ 21,183	\$ 13	0%	\$ 1,877	47%	\$ (1,864)	-372.8%	\$ 20,683	\$ 18,819
201	Court Security Fund	8,000	20,000	(12,000)	37,351	25,351	946	12%	18,333	92%	(17,388)	144.9%	37,351	19,963
217	Security & Tech Fund	-	-	-	-	-	18,139	0%	-	0%	18,139	0.0%	-	18,139
205	E911 Fund	80,500	69,000	11,500	240,236	251,736	105,598	131%	63,250	92%	42,348	368.2%	240,236	282,584
213	Federal Seizure Fund	-	-	-	3,308	3,308	120	0%	-	0%	120	0.0%	3,308	3,428
214	State Seizure Fund	500	-	500	8,885	9,385	420	0%	-	0%	420	84.0%	8,885	9,305
250	Operating Grants Fund	6,982,337	6,982,337	-	595,558	595,558	241,868	3%	295,607	4%	(53,739)	0.0%	595,558	541,819
251	ARPA Fund	2,000,000	1,900,000	100,000	105,755	205,755	708,883	35%	1,457,544	77%	(748,661)	-748.7%	105,755	(642,906)
		\$ 9,075,837	\$ 8,975,337	\$ 100,500	\$ 1,011,776	\$ 1,112,276	\$ 1,075,987		\$ 1,836,611		\$ (760,624)		\$ 1,011,776	\$ 251,152
CAPITAL PROJECTS FUND														
215	Street Impact Fees (restri)	\$ 1,050,000	\$ 2,600,000	\$ (1,550,000)	\$ 1,612,183	\$ 62,183	\$ 77,441	7%	\$ -	0%	\$ 77,441	-5.0%	\$ 1,612,183	\$ 1,689,624
230	Park Fees	66,900	-	66,900	948,775	1,015,675	70,084	-	-	0%	70,084	104.8%	948,775	1,018,859
403	2016 GO Bonds	674,000	2,849,521	(2,175,521)	2,679,379	503,858	1,963,270	291%	2,044,384	72%	(81,114)	3.7%	2,679,379	2,598,265
406	Vehicle Replacement Fund	-	-	-	24,508	24,508	808	-	-	-	808	0.0%	24,508	25,316
410	Reserved for Capital Projects	1,384,847	1,384,847	-	4,836,093	4,836,093	159,669	12%	715,349	52%	(555,680)	0.0%	4,836,093	4,280,413
515	Water Sewer Impact Fund	10,000	1,587,084	(1,577,084)	5,171,518	3,594,434	316,762	-	-	0%	316,762	-20.1%	5,171,518	5,488,280
		\$ 3,185,747	\$ 8,421,452	\$ (5,235,705)	\$ 15,301,382	\$ 10,065,677	\$ 2,588,033		\$ 2,759,733		\$ (171,700)		\$ 15,301,382	\$ 15,129,682

CITY OF GLENN HEIGHTS			
A/P CHECK REGISTER			
CHECKS FROM 06/01/2026 TO 06/30/2026			
Date	Vendor	Amount	Payment Type
08/07/26	BRANDI BROWN	283.42	Regular
08/07/26	Cooking with Lacy	1,800.00	Regular
08/12/26	Baker, Marchelle	374.07	Regular
08/12/26	Carol Trent	157.67	Regular
08/12/26	Desmond Donahue	78.00	Regular
08/12/26	Ophelia Siobhan Taylor	62.40	Regular
08/12/26	RASHEED, STACEY	1,115.40	Regular
08/12/26	TYMEKA HAY	900.00	Regular
08/12/26	BELLE STUDIO, LLC	455.00	Regular
08/12/26	MITCHELL, VALLERY	195.00	Regular
08/13/26	QKB INC	416,954.48	Regular
08/13/26	The Carl Sherman Group, LLC	3,500.00	Regular
08/13/26	The Carl Sherman Group, LLC	5,200.00	Regular
08/13/26	The Carl Sherman Group, LLC	5,000.00	Regular
08/18/26	ADT SECURITY SECURITY SERVICES	69.27	Regular
08/18/26	AIR SUPPLY	390.85	Regular
08/18/26	ARROW PEST CONTROL	875.00	Regular
08/18/26	AT&T MOBILITY	4,356.93	Regular
08/18/26	AVENUE TEXACO DISTRIBUTOR, INC	2,260.33	Regular
08/18/26	BRITTON METER REPAIR	2,028.96	Regular
08/18/26	BROWN, CLAMESHIA	120.00	Regular
08/18/26	Candy Landscaping, LLC	5,299.00	Regular
08/18/26	CHARTER COMMUNICATIONS dba SPE	715.06	Regular
08/18/26	CLIFFORD POWER SYSTEMS, INC.	525.00	Regular
08/18/26	COMMUNITY WASTE DISPOSAL L.P.	1,027.16	EFTPS
08/18/26	CORE & MAIN LP	595.55	Regular
08/18/26	David Lara	3,000.00	Regular
08/18/26	DAHILL OFFICE TECHNOLOGY CORPO	117.51	Regular
08/18/26	FROST NATIONAL BANK-BOND PAYME	5,811.61	Wire Transfer
08/18/26	GPS INSIGHT INC.	745.80	EFTPS
08/18/26	GRAINGER	79.66	Regular
08/18/26	GT DISTRIBUTORS, INC.	7,829.15	Regular
08/18/26	Home Depot Credit Services	1,121.42	EFTPS
08/18/26	IMPERATIVE INFORMATION GROUP,	622.00	Regular
08/18/26	INSIGHT PUBLIC SECTOR	3.40	EFTPS
08/18/26	INSIGHT PUBLIC SECTOR	2,570.75	Regular

Date	Vendor	Amount	Payment Type
08/18/26	Joe Goddard Enterprises LLC	4,725.00	EFTPS
08/18/26	Johnson Whitesboro Ford, Inc.	218,355.57	EFTPS
08/18/26	KEITH'S ACE HARDWARE	1,828.87	Regular
08/18/26	KRONOS SAASHR, INC.	72.50	Regular
08/18/26	LINEBARGER GOGGAN BLAIR & SAMP	2,269.76	EFTPS
08/18/26	LUIS E. HERNANDEZ LLC	280.00	Regular
08/18/26	MASSEY'S TIRES & WHEELS	20.00	Regular
08/18/26	MATTHEW S BRYANT	4,799.00	Regular
08/18/26	METRO FIRE APPARATUS SPECIALIS	2,223.94	Regular
08/18/26	NATIONAL ALL PRO QUICK LUBE	226.30	Regular
08/18/26	NICHOLS, JACKSON, DILLARD, HAG	13,440.39	EFTPS
08/18/26	O'REILLY AUTOMOTIVE, INC.	57.92	EFTPS
08/18/26	PITNEY BOWES GLOBAL FINANCIAL	197.58	EFTPS
08/18/26	PRIMARY HEALTH, INC d/b/a CARE	450.00	Regular
08/18/26	PROPERTY MANAGEMENT, GREEN LIG	15.66	EFTPS
08/18/26	REDDY LEADERSHIP OUTREACH	400.00	Regular
08/18/26	RITA COOK	75.00	Regular
08/18/26	TIRE TECH CORPORATION	459.00	Regular
08/18/26	TML-IRP	1,000.00	Regular
08/18/26	TRINITY RIVER AUTHORITY	492,209.62	EFTPS
08/18/26	U.S. BANK	149,075.00	Wire Transfer
08/18/26	Vail & Park, P.C.	22,375.00	EFTPS
08/18/26	Vail & Park, P.C.	14,000.00	Regular
08/18/26	WEX BANK	19,566.69	EFTPS
08/18/26	Nelda Washington	120.00	Regular
08/18/26	WILLIAMS, NICK	374.00	Regular
08/21/26	ADAMS PHARMACY	90.00	Regular
08/21/26	BOOT BARN	359.98	Regular
08/21/26	AIRESPRING INC.	7,132.73	EFTPS
08/21/26	AT&T	2,714.19	Regular
08/21/26	ATMOS ENERGY	785.98	Regular
08/21/26	BERRY COMPANIES, INC.	20,026.69	Regular
08/21/26	BIRKHOFF, HENDRICKS & CARTER,	7,700.00	EFTPS
08/21/26	Candy Landscaping, LLC	2,300.00	Regular
08/21/26	CHARTER COMMUNICATIONS dba SPE	170.89	Regular
08/21/26	CITY OF DESOTO	7,947.17	EFTPS
08/21/26	CLIFFORD POWER SYSTEMS, INC.	9,693.70	Regular
08/21/26	COMMUNITY WASTE DISPOSAL L.P.	218,052.07	EFTPS
08/21/26	COMPTROLLER OF PUBLIC ACCOUNTS	10,245.35	EFTPS
08/21/26	CORE & MAIN LP	1,635.09	Regular

Date	Vendor	Amount	Payment Type
08/21/26	Criss Enterprises LLC	230.21	Regular
08/21/26	Dallas County	47.83	Regular
08/21/26	DAHILL OFFICE TECHNOLOGY CORPO	1,688.10	EFTPS
08/21/26	DALLAS WATER UTILITIES	379,474.15	EFTPS
08/21/26	Fonroche Lighting America Inc	11,293.00	Regular
08/21/26	Freepoint Commodities Holdings	22,593.96	EFTPS
08/21/26	GALLS PARENT HOLDINGS, LLC	255.13	Regular
08/21/26	GOVERNMENTJOBS.COM, INC.	1,174.13	EFTPS
08/21/26	HILCO ELECTRIC	10,472.98	EFTPS
08/21/26	Home Depot Credit Services	156.26	EFTPS
08/21/26	Infosend, Inc	8,147.47	EFTPS
08/21/26	INTERSTATE BILLING SERVICES	6,340.04	Regular
08/21/26	JETS FIRE & SAFETY	790.00	Regular
08/21/26	MASSEY'S TIRES & WHEELS	290.00	Regular
08/21/26	MR. TREE SERVICE	6,200.00	Regular
08/21/26	NATIONAL ALL PRO QUICK LUBE	57.90	Regular
08/21/26	NEWGEN STRATEGIES & SOLUTIONS,	65.00	EFTPS
08/21/26	O'REILLY AUTOMOTIVE, INC.	166.85	EFTPS
08/21/26	Old South Construction LLC	19,766.84	Regular
08/21/26	Prism Electric, INC.	4,949.64	EFTPS
08/21/26	SHIPMAN TIRE & AUTO SERVICE	519.95	Regular
08/21/26	TIRE TECH CORPORATION	1,024.00	Regular
08/31/26	QKB INC	447,739.64	Regular
08/31/26	ADRIAN VACA, VANESSA V CALDE	27.15	Regular
08/31/26	AIR SUPPLY	93.01	Regular
08/31/26	All Pro Door Repair LLC	1,595.49	Regular
08/31/26	Allied Fire Protection LLC	620.00	Regular
08/31/26	Aoka Engineering LLC	17,972.50	EFTPS
08/31/26	BERRY COMPANIES, INC.	193.33	Regular
08/31/26	BOUND TREE MEDICAL, LLC.	2,501.07	Regular
08/31/26	BRADY, DALE	96.85	Regular
08/31/26	CATO, DENISE & DONALD	141.48	Regular
08/31/26	CLARKE, DIANA	12.26	Regular
08/31/26	COMMUNITY WASTE DISPOSAL L.P.	151.17	EFTPS
08/31/26	ELLIS, RITA	15.07	Regular
08/31/26	ETTA, ANGTON	15.07	Regular
08/31/26	Freepoint Commodities Holdings	17,938.00	EFTPS
08/31/26	Fusion LED Inc.	1,317.43	Regular
08/31/26	HERITAGE AIR SERVICES, LLC	697.50	Regular
08/31/26	INC. MANAGEMENT, CLASSIC LOCAT	15.07	Regular

Date	Vendor	Amount	Payment Type
08/31/26	Jerry Hicklen	3,656.02	Regular
08/31/26	KEITH'S ACE HARDWARE	512.99	Regular
08/31/26	LASATER, DONNA	15.07	Regular
08/31/26	LEADERSHIP SOUTHWEST, INC.	700.00	Regular
08/31/26	MASSEY'S TIRES & WHEELS	60.00	Regular
08/31/26	MIPA ENTERPRISES, LLC	2,623.25	Regular
08/31/26	MOHAMED MOSTAFA, HASAN ZABAIDA	96.03	Regular
08/31/26	MONTGOMERY, LASHANDA	15.07	Regular
08/31/26	Placer Labs Inc.	1,474.88	Regular
08/31/26	PRESTIGE, ANNA CHRISTINA	74.59	Regular
08/31/26	REALTY, TABERNACLE	15.07	Regular
08/31/26	RENEWAL LLC, MAIN STREET	15.07	Regular
08/31/26	RIGGINS, REGINALD	77.77	Regular
08/31/26	SHIPMAN TIRE & AUTO SERVICE	9,827.95	Regular
08/31/26	TEXAS MUNICIPAL LEAGUE	3,903.00	Regular
08/31/26	TK ELEVATOR CORPORATION	100.00	Regular
08/31/26	TreviPay	244.08	Regular
08/31/26	TRINITY RIVER AUTHORITY	491,743.00	EFTPS
08/31/26	TURNER JR, BRESHARN & RICH	68.03	Regular
08/31/26	Uline, Inc	527.80	Regular
	Checks total:	1,057,537.58	
	EFTPS total:	1,983,881.50	
	Wire transfer total:	154,886.61	
	GRAND TOTALS	3,196,305.69	

ACCOUNTS PAYABLE LIST								
INVOICES PAID - JULY 2026								
Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Date
4019	BRANDI BROWN	SAN0000011	08/03/26	P	100-53307-12-00000	CONFERENCE, TRAINING, & TRAVEL	283.42	08/07/26
							283.42	
100282	Cooking with Lacy	96	08/07/26	P	100-53336-16-00000	SPECIAL EVENTS	1,800.00	08/07/26
							1,800.00	
100066	Baker, Marchelle	MB-07-2026	08/12/26	P	100-22145-00-00000	INSTRUCTOR PAYABLE	374.07	08/12/26
							374.07	
100301	Carol Trent	CT-07-2026	08/12/26	P	100-22145-00-00000	INSTRUCTOR PAYABLE	157.67	08/12/26
							157.67	
1	Desmond Donahue	DD-07-2026	08/12/26	P	100-22145-00-00000	INSTRUCTOR PAYABLE	78.00	08/12/26
							78.00	
100303	Ophelia Siobhan Taylor	OST-07-2026	08/12/26	P	100-22145-00-00000	INSTRUCTOR PAYABLE	62.40	08/12/26
							62.40	
100191	RASHEED, STACEY	SR-07-2026	08/12/26	P	100-22145-00-00000	INSTRUCTOR PAYABLE	1,115.40	08/12/26
							1,115.40	
3887	TYMEKA HAY	SAN0000013	08/11/26	P	100-53336-16-00000	SPECIAL EVENTS	900.00	08/12/26
							900.00	
100181	BELLE STUDIO, LLC	MC-07-2026	08/12/26	P	100-22145-00-00000	INSTRUCTOR PAYABLE	455.00	08/12/26
							455.00	
100182	MITCHELL, VALLERY	VM-07-2026	08/12/26	P	100-22145-00-00000	INSTRUCTOR PAYABLE	195.00	08/12/26
							195.00	

Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Date
100119	QKB INC	INV0672	08/04/26	P	100-53216-40-00000	R & M STREETS	16,450.00	08/13/26
100119	QKB INC	INV0671	08/04/26	P	100-53216-40-00000	R & M STREETS	55,944.00	08/13/26
100119	QKB INC	INV0670	08/12/26	P	251-55003-41-ELARP	CAPITAL OUTLAY	344,560.48	08/13/26
							416,954.48	
1	The Carl Sherman Group, LLC	CARL SHERMAN 1	08/13/26	P	100-53013-52-00000	OTHER PROFESSIONAL SERVICES	3,500.00	08/13/26
							3,500.00	
1	The Carl Sherman Group, LLC	CARL SHERMAN 2	08/13/26	P	100-53013-52-00000	OTHER PROFESSIONAL SERVICES	5,200.00	08/13/26
							5,200.00	
1	The Carl Sherman Group, LLC	CARL SHERMAN 3	08/13/26	P	100-53013-52-00000	OTHER PROFESSIONAL SERVICES	5,000.00	08/13/26
							5,000.00	
4092	ADT SECURITY SECURITY SERVICES	1229800754	07/24/26	P	100-53308-14-00000	TELECOMMUNICATIONS	69.27	08/18/26
							69.27	
1768	AIR SUPPLY	2217483	07/31/26	P	100-51353-30-00000	PERSONAL PROTECTIVE EQUIPMENT	93.01	08/18/26
1768	AIR SUPPLY	2217484	07/25/26	P	100-53511-40-00000	RENTAL EQUIPMENT	82.75	08/18/26
1768	AIR SUPPLY	2223174	08/07/26	P	100-51353-30-00000	PERSONAL PROTECTIVE EQUIPMENT	215.09	08/18/26
							390.85	
4284	ARROW PEST CONTROL	59196	08/12/26	P	100-53200-40-00000	R & M STRUCTURES	875.00	08/18/26
							875.00	
1715	AT&T MOBILITY	2026.07.26	07/25/26	P	100-53300-14-00000	CELL PHONES & WIRELESS CARDS	782.53	08/18/26
1715	AT&T MOBILITY	2026.07.26	07/25/26	P	100-53329-01-00000	CITY COUNCIL CELL PHONES	243.81	08/18/26
1715	AT&T MOBILITY	2026.07.26	07/25/26	P	100-53300-14-00000	CELL PHONES & WIRELESS CARDS	2,260.19	08/18/26
1715	AT&T MOBILITY	2026.07.26	07/25/26	P	100-53300-14-00000	CELL PHONES & WIRELESS CARDS	1,070.40	08/18/26
							4,356.93	

Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Date
4264	AVENUE TEXACO DISTRIBUTOR, INC	86186	07/30/26	P	100-53206-40-00000	R & M HEAVY EQUIPMENT	565.08	08/18/26
4264	AVENUE TEXACO DISTRIBUTOR, INC	86186	07/30/26	P	500-53206-41-00000	R & M HEAVY EQUIPMENT	565.09	08/18/26
4264	AVENUE TEXACO DISTRIBUTOR, INC	86186	07/30/26	P	500-53206-42-00000	R & M HEAVY EQUIPMENT	565.08	08/18/26
4264	AVENUE TEXACO DISTRIBUTOR, INC	86186	07/30/26	P	550-53206-46-00000	R & M HEAVY EQUIPMENT	565.08	08/18/26
							2,260.33	
1769	BRITTON METER REPAIR	14334	07/15/26	P	500-53204-41-00000	R&M WATER SYSTEM	550.00	08/18/26
1769	BRITTON METER REPAIR	14229	05/28/26	P	500-53204-41-00000	R&M WATER SYSTEM	188.91	08/18/26
1769	BRITTON METER REPAIR	14225	05/28/26	P	500-53204-41-00000	R&M WATER SYSTEM	44.40	08/18/26
1769	BRITTON METER REPAIR	14231	05/28/26	P	500-53204-41-00000	R&M WATER SYSTEM	655.80	08/18/26
1769	BRITTON METER REPAIR	14233	05/28/26	P	500-53204-41-00000	R&M WATER SYSTEM	502.30	08/18/26
1769	BRITTON METER REPAIR	14281	06/24/26	P	500-53204-41-00000	R&M WATER SYSTEM	87.55	08/18/26
							2,028.96	
100185	BROWN, CLAMESHIA	CB-06_07-2026	08/17/26	P	100-22145-00-00000	INSTRUCTOR PAYABLE	120.00	08/18/26
							120.00	
100298	Candy Landscaping, LLC	607	07/18/26	P	100-53207-40-00000	R&M HIGHWAY BEAUTIFICATION	2,300.00	08/18/26
100298	Candy Landscaping, LLC	590	06/15/26	P	100-53207-40-00000	R&M HIGHWAY BEAUTIFICATION	2,999.00	08/18/26
							5,299.00	
4287	CHARTER COMMUNICATIONS dba SPE	162786201080126	08/01/26	P	100-53308-14-00000	TELECOMMUNICATIONS	715.06	08/18/26
							715.06	
4162	CLIFFORD POWER SYSTEMS, INC.	PMA-0160043	07/20/26	P	500-53200-41-00000	R & M STRUCTURES	525.00	08/18/26
							525.00	
4233	COMMUNITY WASTE DISPOSAL L.P.	491306	07/29/26	P	100-53115-40-00000	SANITATION SERVICES	50.39	08/18/26
4233	COMMUNITY WASTE DISPOSAL L.P.	485978	07/22/26	P	100-53115-40-00000	SANITATION SERVICES	825.60	08/18/26
4233	COMMUNITY WASTE DISPOSAL L.P.	525079	08/12/26	P	100-53115-40-00000	SANITATION SERVICES	50.39	08/18/26
4233	COMMUNITY WASTE DISPOSAL L.P.	491413	07/29/26	P	100-53115-40-00000	SANITATION SERVICES	50.39	08/18/26
4233	COMMUNITY WASTE DISPOSAL L.P.	418698	06/03/26	P	100-53115-40-00000	SANITATION SERVICES	50.39	08/18/26
							1,027.16	

Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Date
3151	CORE & MAIN LP	Z402662	07/17/26	P	500-53204-41-00000	R&M WATER SYSTEM	94.00	08/18/26
3151	CORE & MAIN LP	Z392203	07/20/26	P	500-53204-41-00000	R&M WATER SYSTEM	501.55	08/18/26
							595.55	
100267	David Lara	253195	07/29/26	P	100-53336-16-00000	SPECIAL EVENTS	3,000.00	08/18/26
							3,000.00	
4155	DAHILL OFFICE TECHNOLOGY CORPO	IN6252192	07/29/26	P	100-53324-11-00000	PRINTING, COPY & PHOTO	7.02	08/18/26
4155	DAHILL OFFICE TECHNOLOGY CORPO	IN6252192	07/29/26	P	100-53324-60-00000	PRINTING, COPY & PHOTO	108.50	08/18/26
4155	DAHILL OFFICE TECHNOLOGY CORPO	IN6252192	07/29/26	P	100-53324-11-00000	PRINTING, COPY & PHOTO	1.72	08/18/26
4155	DAHILL OFFICE TECHNOLOGY CORPO	IN6252192	07/29/26	P	100-53324-53-00000	PRINTING, COPY & PHOTO	0.27	08/18/26
							117.51	
1938	FROST NATIONAL BANK-BOND PAYME	20260814	08/14/26	P	300-53726-20-00000	2008 CO BOND INTEREST	5,811.61	08/18/26
							5,811.61	
100124	GPS INSIGHT INC.	INV1903096	08/01/26	P	100-53325-14-00000	SOFTWARE LICENSING	745.80	08/18/26
							745.80	
1956	GRAINGER	9006472105	07/15/26	P	100-53220-62-00000	GATEWAY PARK MAINTENANCE	79.66	08/18/26
							79.66	
2009	GT DISTRIBUTORS, INC.	INV1094038	08/05/26	P	100-53103-32-00000	BALLISTIC VESTS	1,667.96	08/18/26
2009	GT DISTRIBUTORS, INC.	INV1094041	08/05/26	P	100-53103-32-00000	BALLISTIC VESTS	1,667.96	08/18/26
2009	GT DISTRIBUTORS, INC.	INV1094411	08/05/26	P	100-53103-32-00000	BALLISTIC VESTS	1,667.96	08/18/26
2009	GT DISTRIBUTORS, INC.	INV1094209	08/05/26	P	100-53103-32-00000	BALLISTIC VESTS	996.12	08/18/26
2009	GT DISTRIBUTORS, INC.	INV1094209	08/05/26	P	100-51300-32-00000	UNIFORM & CLOTHING	628.25	08/18/26
2009	GT DISTRIBUTORS, INC.	INV1089196	08/05/26	P	100-51300-32-00000	UNIFORM & CLOTHING	11.00	08/18/26
2009	GT DISTRIBUTORS, INC.	INV1094243	08/05/26	P	100-51300-32-00000	UNIFORM & CLOTHING	11.00	08/18/26
2009	GT DISTRIBUTORS, INC.	UNIV0103892	08/05/26	P	100-51300-32-00000	UNIFORM & CLOTHING	252.90	08/18/26
2009	GT DISTRIBUTORS, INC.	UNIV0104254	08/05/26	P	100-51300-32-00000	UNIFORM & CLOTHING	926.00	08/18/26
							7,829.15	

Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Date
2088	Home Depot Credit Services	9340021	07/06/26	P	100-53200-40-00000	R & M STRUCTURES	36.48	08/18/26
2088	Home Depot Credit Services	8340106	07/07/26	P	100-53200-40-00000	R & M STRUCTURES	1,084.94	08/18/26
							1,121.42	
2034	IMPERATIVE INFORMATION GROUP,	275220	07/31/26	P	100-53548-13-00000	EMPLOYEE BACKGROUND CHECK	622.00	08/18/26
							622.00	
4102	INSIGHT PUBLIC SECTOR	932127416	07/31/26	P	100-53325-14-00000	SOFTWARE LICENSING	3.40	08/18/26
							3.40	
4102	INSIGHT PUBLIC SECTOR	1101412487	07/31/26	P	100-53325-14-00000	SOFTWARE LICENSING	2,570.75	08/18/26
							2,570.75	
100060	Joe Goddard Enterprises LLC	7132-26-217	08/17/26	P	100-53506-30-00000	EMERGENCY MANAGEMENT	4,725.00	08/18/26
							4,725.00	
100315	Johnson Whitesboro Ford, Inc.	33026	07/29/26	P	100-55001-32-00000	CAPITAL EXPENDITURES	165,571.14	08/18/26
100315	Johnson Whitesboro Ford, Inc.	33025	07/30/26	P	100-55001-32-00000	CAPITAL EXPENDITURES	52,784.43	08/18/26
							218,355.57	
1649	KEITH'S ACE HARDWARE	163746	07/01/26	P	100-53200-40-00000	R & M STRUCTURES	19.96	08/18/26
1649	KEITH'S ACE HARDWARE	163755	07/01/26	P	100-53200-40-00000	R & M STRUCTURES	26.58	08/18/26
1649	KEITH'S ACE HARDWARE	163744	07/01/26	P	100-53200-40-00000	R & M STRUCTURES	3.99	08/18/26
1649	KEITH'S ACE HARDWARE	163758	07/02/26	P	100-53200-40-00000	R & M STRUCTURES	20.77	08/18/26
1649	KEITH'S ACE HARDWARE	163823	07/08/26	P	100-53200-40-00000	R & M STRUCTURES	79.98	08/18/26
1649	KEITH'S ACE HARDWARE	163757	07/02/26	P	100-53206-40-00000	R & M HEAVY EQUIPMENT	31.99	08/18/26
1649	KEITH'S ACE HARDWARE	163742	07/01/26	P	100-53200-40-00000	R & M STRUCTURES	37.25	08/18/26
1649	KEITH'S ACE HARDWARE	163743	07/01/26	P	100-51323-40-00000	HAND TOOLS	4.99	08/18/26
1649	KEITH'S ACE HARDWARE	163867	07/10/26	P	100-53200-40-00000	R & M STRUCTURES	80.97	08/18/26
1649	KEITH'S ACE HARDWARE	164048	07/22/26	P	500-53204-41-00000	R&M WATER SYSTEM	14.58	08/18/26
1649	KEITH'S ACE HARDWARE	164118	07/27/26	P	500-53204-41-00000	R&M WATER SYSTEM	78.54	08/18/26
1649	KEITH'S ACE HARDWARE	164115	07/27/26	P	500-53204-41-00000	R&M WATER SYSTEM	39.96	08/18/26
1649	KEITH'S ACE HARDWARE	164098	07/24/26	P	500-53204-41-00000	R&M WATER SYSTEM	44.99	08/18/26
1649	KEITH'S ACE HARDWARE	163954	07/15/26	P	100-51321-40-00000	JANITORIAL SUPPLIES	14.36	08/18/26
1649	KEITH'S ACE HARDWARE	164031	07/21/26	P	100-51310-62-00000	OTHER SMALL EQUIPMENT	1,259.98	08/18/26

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Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Date
2251	O'REILLY AUTOMOTIVE, INC.	6824-123921	07/28/26	P	550-53206-46-00000	R & M HEAVY EQUIPMENT	24.80	08/18/26
2251	O'REILLY AUTOMOTIVE, INC.	6824-122555	07/20/26	P	550-53202-46-00000	R & M AUTO/TRUCK	16.51	08/18/26
2251	O'REILLY AUTOMOTIVE, INC.	6824-122654	07/21/26	P	500-53206-41-00000	R & M HEAVY EQUIPMENT	16.61	08/18/26
							57.92	
2279	PITNEY BOWES GLOBAL FINANCIAL	3322954866	07/26/26	P	100-51332-11-00000	POSTAGE	197.58	08/18/26
							197.58	
3027	PRIMARY HEALTH, INC d/b/a CARE	CN4648-4247856	08/08/26	P	100-53514-13-00000	MEDICAL/PHYSICAL EXAMS	450.00	08/18/26
							450.00	
1	PROPERTY MANAGEMENT, GREEN LIG	U3003140008A(1)	04/23/26	P	500-20000-00-00000	ACCOUNTS PAYABLE	15.66	08/18/26
							15.66	
100183	REDDY LEADERSHIP OUTREACH	216	08/11/26	P	100-53336-16-00000	SPECIAL EVENTS	400.00	08/18/26
							400.00	
4183	RITA COOK	SAN0000010	08/03/26	P	100-53311-16-00000	MARKETING & COMMUNICATIONS	75.00	08/18/26
							75.00	
1703	TIRE TECH CORPORATION	216206	07/28/26	P	500-53206-41-00000	R & M HEAVY EQUIPMENT	459.00	08/18/26
							459.00	
2417	TML-IRP	4729-08.01.2026	08/16/26	P	100-53302-13-00000	GENERAL LIABILITY INSURANCE	1,000.00	08/18/26
							1,000.00	
2458	TRINITY RIVER AUTHORITY	BH 2000	08/10/26	P	500-53045-42-00000	T.R.A. SEWAGE SYSTEM	157,534.00	08/18/26
2458	TRINITY RIVER AUTHORITY	BH 2000	08/10/26	P	500-53744-42-00000	TRA DEBT SERVICE PAYMENTS	334,209.00	08/18/26
2458	TRINITY RIVER AUTHORITY	557	08/14/26	P	500-53337-41-00000	TRA LAB EXPENSE	466.62	08/18/26
							492,209.62	
4280	U.S. BANK	3287884	08/14/26	P	300-53709-20-00000	2016 GO BOND INTEREST	149,075.00	08/18/26
							149,075.00	

Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Date
100277	Vail & Park, P.C.	22629	07/24/26	P	100-53001-01-00000	AUDITING	22,375.00	08/18/26
							22,375.00	
100277	Vail & Park, P.C.	22630	07/24/26	P	100-53013-11-00000	OTHER PROFESSIONAL SERVICES	14,000.00	08/18/26
							14,000.00	
3134	WEX BANK	114212220	07/31/26	P	100-51325-40-00000	GASOLINE & FUELS	55.55	08/18/26
3134	WEX BANK	114212220	07/31/26	P	100-51325-40-00000	GASOLINE & FUELS	3,999.41	08/18/26
3134	WEX BANK	114212220	07/31/26	P	100-51325-40-00000	GASOLINE & FUELS	8,455.16	08/18/26
3134	WEX BANK	114212220	07/31/26	P	100-51325-40-00000	GASOLINE & FUELS	2,104.96	08/18/26
3134	WEX BANK	114212220	07/31/26	P	500-51325-43-00000	GASOLINE & FUELS	461.90	08/18/26
3134	WEX BANK	114212220	07/31/26	P	500-51325-42-00000	GASOLINE & FUELS	1,005.12	08/18/26
3134	WEX BANK	114212220	07/31/26	P	500-51325-41-00000	GASOLINE & FUELS	1,697.32	08/18/26
3134	WEX BANK	114212220	07/31/26	P	550-51325-46-00000	GASOLINE & FUELS	1,340.53	08/18/26
3134	WEX BANK	114212220	07/31/26	P	100-53202-32-00000	R & M AUTO/TRUCK	62.23	08/18/26
3134	WEX BANK	114212220	07/31/26	P	100-51325-40-00000	GASOLINE & FUELS	384.51	08/18/26
							19,566.69	
1	Nelda Washington	820	08/18/26	P	100-53333-01-00000	CONF, TRAIN, & TRVL - PLACE 6	120.00	08/18/26
							120.00	
100004	WILLIAMS, NICK	823	08/18/26	P	100-53307-30-00000	CONFERENCE, TRAINING, & TRAVEL	374.00	08/18/26
							374.00	
1663	ADAMS PHARMACY	1602578	08/18/26	P	100-51314-30-00000	AMBULANCE SUPPLIES	90.00	08/21/26
							90.00	
4215	BOOT BARN	BB072826	07/28/26	P	550-51300-46-00000	UNIFORM & CLOTHING	359.98	08/21/26
							359.98	

Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Date
4138	AIRESPRING INC.	212006018	08/16/26	P	100-53308-14-00000	TELECOMMUNICATIONS	1,889.28	08/21/26
4138	AIRESPRING INC.	212006018	08/16/26	P	100-53308-14-00000	TELECOMMUNICATIONS	731.03	08/21/26
4138	AIRESPRING INC.	212006018	08/16/26	P	100-53308-14-00000	TELECOMMUNICATIONS	2,077.09	08/21/26
4138	AIRESPRING INC.	212006018	08/16/26	P	100-53308-14-00000	TELECOMMUNICATIONS	776.87	08/21/26
4138	AIRESPRING INC.	212006018	08/16/26	P	100-53308-14-00000	TELECOMMUNICATIONS	1,658.46	08/21/26
							7,132.73	
2771	AT&T	07826-214A35003	08/11/26	P	100-53342-32-00000	E-911 SERVICES	1,270.40	08/21/26
2771	AT&T	07826-214A35003	08/11/26	P	100-53308-14-00000	TELECOMMUNICATIONS	232.77	08/21/26
2771	AT&T	08.26 972230767	08/07/26	P	100-53308-14-00000	TELECOMMUNICATIONS	1,211.02	08/21/26
							2,714.19	
1720	ATMOS ENERGY	08.13.2026	08/13/26	P	100-53321-40-00000	NATURAL GAS	189.65	08/21/26
1720	ATMOS ENERGY	08.13.2026	08/13/26	P	100-53321-40-00000	NATURAL GAS	99.69	08/21/26
1720	ATMOS ENERGY	08.13.2026	08/13/26	P	100-53321-40-00000	NATURAL GAS	107.92	08/21/26
1720	ATMOS ENERGY	08.13.2026	08/13/26	P	100-53321-40-00000	NATURAL GAS	151.06	08/21/26
1720	ATMOS ENERGY	08.13.2026	08/13/26	P	100-53321-40-00000	NATURAL GAS	237.66	08/21/26
							785.98	
3615	BERRY COMPANIES, INC.	32127494	07/30/26	P	100-53210-62-00000	HERITAGE PARK MAINTENANCE	19,538.24	08/21/26
3615	BERRY COMPANIES, INC.	32126188	08/19/26	P	100-53210-62-00000	HERITAGE PARK MAINTENANCE	488.45	08/21/26
							20,026.69	
3434	BIRKHOFF, HENDRICKS & CARTER,	44900	08/12/26	P	251-55003-41-ELARP	CAPITAL OUTLAY	7,700.00	08/21/26
							7,700.00	
100298	Candy Landscaping, LLC	624	08/15/26	P	100-53207-40-00000	R&M HIGHWAY BEAUTIFICATION	2,300.00	08/21/26
							2,300.00	

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Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Date
4130	DAHILL OFFICE TECHNOLOGY CORPO	42575012	08/19/26	P	100-53050-14-00000	OPERATING LEASES-COPIERS	1,688.10	08/21/26
							1,688.10	
1860	DALLAS WATER UTILITIES	B025851909	07/28/26	P	500-53044-41-00000	CITY WATER PURCHASES	204,852.99	08/21/26
1860	DALLAS WATER UTILITIES	B026125322	08/13/26	P	500-53044-41-00000	CITY WATER PURCHASES	174,621.16	08/21/26
							379,474.15	
100317	Fonroche Lighting America Inc	2026_G12216	08/19/26	P	100-53216-40-00000	R & M STREETS	5,646.50	08/21/26
100317	Fonroche Lighting America Inc	2254	08/20/26	P	100-53216-40-00000	R & M STREETS	5,646.50	08/21/26
							11,293.00	
100308	Freepoint Commodities Holdings	189400	07/17/26	P	500-53313-41-00000	ELECTRICITY	6,022.93	08/21/26
100308	Freepoint Commodities Holdings	6.17.26-7.17.26	08/19/26	P	100-53313-40-00000	ELECTRICITY	10,079.29	08/21/26
100308	Freepoint Commodities Holdings	6.17.26-7.17.26	08/19/26	P	500-53313-41-00000	ELECTRICITY	330.20	08/21/26
100308	Freepoint Commodities Holdings	6.24.26-7.24.26	08/19/26	P	100-53313-40-00000	ELECTRICITY	5,995.70	08/21/26
100308	Freepoint Commodities Holdings	6.24.26-7.24.26	08/19/26	P	100-53528-20-00000	LATE PAYMENT PENALTIES	76.02	08/21/26
100308	Freepoint Commodities Holdings	7.2.26-8.3.26	08/21/26	P	100-53313-40-00000	ELECTRICITY	88.60	08/21/26
100308	Freepoint Commodities Holdings	7.2.26-8.3.26	08/21/26	P	100-53528-20-00000	LATE PAYMENT PENALTIES	1.22	08/21/26
							22,593.96	
1944	GALLS PARENT HOLDINGS, LLC	35722827	08/18/26	P	100-51300-30-00000	UNIFORM & CLOTHING	255.13	08/21/26
							255.13	
3132	GOVERNMENTJOBS.COM, INC.	INV-163983	07/20/26	P	100-53013-13-00000	OTHER PROFESSIONAL SERVICES	1,174.13	08/21/26
							1,174.13	
1983	HILCO ELECTRIC	AUGUST 2026	08/18/26	P	100-53313-40-00000	ELECTRICITY	239.99	08/21/26
1983	HILCO ELECTRIC	AUGUST 2026	08/18/26	P	100-53313-40-00000	ELECTRICITY	636.30	08/21/26
1983	HILCO ELECTRIC	AUGUST 2026	08/18/26	P	100-53313-40-00000	ELECTRICITY	6,060.44	08/21/26
1983	HILCO ELECTRIC	AUGUST 2026	08/18/26	P	100-53313-40-00000	ELECTRICITY	1,664.93	08/21/26
1983	HILCO ELECTRIC	AUGUST 2026	08/18/26	P	500-53313-41-00000	ELECTRICITY	1,489.45	08/21/26
1983	HILCO ELECTRIC	AUGUST 2026	08/18/26	P	100-53313-60-00000	ELECTRICITY	381.87	08/21/26
							10,472.98	

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Vendor No.	Vendor Name	Invoice Number	Invoice Date	Invoice Status	Account Number	Account Description	Amount	Check Date
1	RIGGINS, REGINALD	U0300000890001A	08/27/26	P	500-20000-00-00000	ACCOUNTS PAYABLE	77.77	08/31/26
							77.77	
3967	SHIPMAN TIRE & AUTO SERVICE	INV075605	08/25/26	P	100-53202-32-00000	R & M AUTO/TRUCK	4,233.00	08/31/26
3967	SHIPMAN TIRE & AUTO SERVICE	INV075678	08/28/26	P	100-53202-32-00000	R & M AUTO/TRUCK	5,594.95	08/31/26
							9,827.95	
2416	TEXAS MUNICIPAL LEAGUE	SAN0000014	08/25/26	P	100-53334-11-00000	DUES, SUBSCRIPTIONS, & PUB	3,903.00	08/31/26
							3,903.00	
100192	TK ELEVATOR CORPORATION	4800077176	07/17/26	P	100-53200-40-00000	R & M STRUCTURES	100.00	08/31/26
							100.00	
2243	TreviPay	CAB9A552	08/21/26	P	550-53206-46-00000	R & M HEAVY EQUIPMENT	244.08	08/31/26
							244.08	
2458	TRINITY RIVER AUTHORITY	BH 1982	07/10/26	P	500-53045-42-00000	T.R.A. SEWAGE SYSTEM	157,534.00	08/31/26
2458	TRINITY RIVER AUTHORITY	BH 1982	07/10/26	P	500-53744-42-00000	TRA DEBT SERVICE PAYMENTS	334,209.00	08/31/26
							491,743.00	
1	TURNER JR, BRESHARN & RICH	U0180000350001A	08/27/26	P	500-20000-00-00000	ACCOUNTS PAYABLE	68.03	08/31/26
							68.03	
3492	Uline, Inc	211141529	07/27/26	P	550-51370-46-00000	SAFETY EQUIPMENT SUPPLIES	292.90	08/31/26
3492	Uline, Inc	211141529	07/27/26	P	500-53204-41-00000	R&M WATER SYSTEM	234.90	08/31/26
							527.80	
						GRAND TOTAL	3,196,305.69	

AUGUST 2026 CASH AND INVESTMENT REPORT

POOLED CASH RECONCILIATION	
Fund	Balance In Pooled Cash Per General Ledger
100 General Fund	\$ 15,215,415.13
200 Court Technology	\$ 18,818.47
201 Court Security	\$ 17,649.75
202 Youth Diversion Fund	\$ 11,655.21
203 Local Court Tech Fund	\$ 4,526.38
204 Local Muni Jury Fund	\$ 698.89
205 911 Wireless	\$ 384,805.52
215 Street Impact	\$ 1,689,624.07
216 Keep Glenn Heights Beautiful	\$ 267.16
217 Court Tech & Security	\$ 18,139.24
230 Park Fees	\$ 1,018,859.26
250 Operating Grants	\$ 541,818.81
*251 ARPA Fund	\$ (603,598.92)
260 Unemployment Comp	\$ 7,703.82
300 Debt Service	\$ 96,482.27
403 2016 GO BOND	\$ 312,706.33
406 Vehicle Replacement	\$ 25,316.21
410 GF Capital Projects	\$ 4,526,861.39
412 Veterans Memorial	\$ -
423 P.E.G. Fund	\$ 94,072.25
500 Water & Sewer	\$ 3,039,619.99
**505 Capital Projects	\$ (231,058.03)
515 W/S Impact	\$ 5,488,279.29
550 Drainage	\$ 867,575.66
TOTAL POOLED CASH - GL	\$ 32,546,238.15

* Needs reimbursement from Ellis County

**Smart Meter Loan is carried in Fund 505

Balance per Prosperity Statement	\$ 983,275.47
Balance per TexStar Statement	\$ 4,431,191.26
Balance per LOGIC Statement	\$ 3,605,659.25
Texas Connect Statement	\$ 4,548,567.62
U.S. Bank Statement	\$ 18,153,093.80
TOTAL POOLED CASH	\$ 31,721,787.40

Reconciling Items: \$ (824,450.75)

Add: Deposits In-Transit	
Less: Outstanding Checks	
Less: Outstanding Other	
Adjusting Items	\$ -
Adjusted GL Balance	\$ 31,721,787.40

Unreconciled Difference \$ (824,450.75)

OTHER PROSPERITY BANK ACCOUNTS RECONCILIATION					
Bank Account	Beginning GL Balance	Beginning Balance Per Bank Statement	Other Reconciling Items	Ending GL Balance	Unreconciled Difference
Seizure Hold	\$ 5,675.54	\$ 5,675.54	\$ 3.86	\$ 5,679.40	\$ -
Chamber of Commerce	\$ 17,628.15	\$ 17,628.15	\$ 14.97	\$ 17,643.12	\$ -
TOTAL OTHER PROSP	\$ 23,303.69	\$ 23,303.69	\$ 18.83	\$ 23,322.52	\$ -

TOTAL CASH/INVESTMENT BAL	
FUND	CASH BALANCE
100 General Fund	\$ 15,215,415.13
200 Court Technology	\$ 18,818.47
201 Court Security	\$ 17,649.75
202 Truancy Prevention	\$ 11,655.21
203 Local Court Tech Fund	\$ 4,526.38
204 Local Muni Jury Fund	\$ 698.89
205 911 Wireless	\$ 384,805.52
213 Federal Seizure	\$ 3,577.11
214 State Seizure	\$ 12,484.10
215 Street Impact Fees	\$ 1,689,624.07
216 KGHB	\$ 267.16
217 Court Tech & Security	\$ 18,139.24
230 Park Fees	\$ 1,018,859.26
250 Operating Grants	\$ 541,818.81
251 ARPA	\$ (603,598.92)
260 Unemployment Comp	\$ 7,703.82
300 Debt Service	\$ 96,482.27
403 2016 GO Bond	\$ 2,598,265.64
406 Vehicle Replacement	\$ 25,316.21
410 General Fund Capital Projects	\$ 4,526,861.39
412 Veterans Memorial	\$ -
423 P.E.G. Fund	\$ 94,072.25
500 W/S Fund	\$ 3,039,619.99
505 Capital Projects	\$ (231,058.03)
515 W/S Impact Fees	\$ 5,488,279.29
550 Drainage	\$ 867,575.66
Seizure Hold - Cash	\$ 5,679.40
Chamber of Commerce	\$ 17,643.12
	\$ 34,871,181.19

BANK SECURITY PROSPERITY (PLEDGED COLLATERAL)	
POOLED CASH ACCOUNT	\$ 983,275.47
SEIZURE HOLD	\$ 5,679.40
CHAMBER OF COMMERCE	\$ 17,643.12
TOTAL BANK BALANCES	\$ 1,006,597.99
LESS FDIC INSURED	\$ (250,000.00)
COLLATERALIZED TOTAL:	\$ 756,597.99
COLLATERALIZED TOTAL 102%	\$ 771,729.95
COLLATERAL PER BANK	\$ 17,404,286.61

APR %	
Prosperity Bank	1.0050%
Texas Connect	3.8300%
TexStar	3.6561%
LOGIC	3.8135%

TEXSTAR RECONCILIATION			
Fund	GL Balance - Texstar	Add: Interest/Other	Balance Per Bank Statement
Fed Seizure	\$ 3,577.11	\$ -	\$ 3,577.11
State Seizure	\$ 12,484.10	\$ -	\$ 12,484.10
2016 GO Bond	\$ 2,285,559.31	\$ -	\$ 2,285,559.31
TOTAL NON-POOLED TEXSTAR	\$ 2,301,620.52	\$ -	\$ 2,301,620.52

1,815,322.62

4,431,191.24

3,605,659.24

4,598,811.83

18,095,253.22

32,546,238.15

Per 999 Pooled Cash Accounts

CITY OF GLENN HEIGHTS
AUGUST 2026 OVERTIME REPORT
PAYROLLS FOR 8/13 & 8/27/26
PAY PERIODS 07/27 - 08/09 & 8/10 - 8/23/26

FIRE								TOTAL	TOTAL
EMP NO#	NAME	POSITION	1st PP	AMOUNT	2nd PP	AMOUNT		HOURS	AMOUNT
01-XXXX	ADMIRE	PARAMEDIC	16.00	488.64	40.00	1,221.60		56.00	1,710.24
01-XXXX	CANEPA	FIREFIGHTER/PARAMEDIC	48.00	1,931.04	-	-			
01-XXXX	CATES	FIRE CAPTAIN	5.00	294.11	-	-		5.00	294.11
01-XXXX	FIELDER	FIREFIGHTER/EMT	30.00	1,102.50	-	-		30.00	1,102.50
01-XXXX	GIPSON	PARAMEDIC	-	-	40.00	1,221.60		40.00	1,221.60
01-XXXX	LEMAY	PARAMEDIC	64.00	2,065.33	16.00	516.33		80.00	2,581.66
01-XXXX	RILEY MOORE	ENGINEER	7.00	359.73	-	-		7.00	359.73
01-XXXX	RAMIREZ	PARAMEDIC	16.00	503.64	40.00	1,259.10		56.00	1,762.74
01-XXXX	RYAN	FIREFIGHTER/EMT	50.00	1,837.50	-	-		50.00	1,837.50
01-XXXX	VANGEN	PARAMEDIC	-	-	40.00	1,221.60		40.00	1,221.60
01-XXXX	WESSON	ENGINEER	4.00	219.08	-	-		4.00	219.08
01-XXXX	WILLIAMS	PARAMEDIC SPECIALIST	64.00	1954.56	16.00	488.64		80.00	2,443.20
*** DEPARTMENT TOTALS ***			304.00	10,756.13	192.00	5,928.87		448.00	14,753.96

Built in overtime, coverage for sick employees, coverage for a FF/EMT-P vacancy, and employees absent for training

POLICE								TOTAL	TOTAL
EMP NO#	NAME	POSITION	1st PP	AMOUNT	2nd PP	AMOUNT		HOURS	AMOUNT
01-XXXX	ALFORD	COMMUNICATIONS OFFICER	10.00	370.50	4.25	157.46		14.25	527.96
01-XXXX	BENTLEY	INTERIM POLICE SERGEANT	1.00	77.37	-	-		1.00	77.37
01-XXXX	BREWER	POLICE OFFICER	-	-	6.50	376.71		6.50	376.71
01-XXXX	BROWN, TONY	POLICE OFFICER	7.50	449.10	-	-		7.50	449.10
01-XXXX	CHEN	POLICE OFFICER	-	-	4.25	242.63		4.25	242.63
01-XXXX	DAVIS	DETECTIVE	44.50	2,559.76	21.00	1,207.98		65.50	3,767.74
01-XXXX	DEGRATE-TAYLOR	COMMUNICATIONS OFFICER	2.00	71.88	4.00	143.76			215.64
01-XXXX	DE LA ROSA	POLICE OFFICER	28.00	1,652.84	4.00	240.00		32.00	1,892.84
01-XXXX	FOUNTAIN	CODE COMPLIANCE OFFICER	0.75	30.59	-	-		0.75	30.59
01-XXXX	GONZALEZ	RECORDS & PROPERTY CLERK	1.00	32.81	-	-		1.00	32.81
01-XXXX	HAYDEN	POLICE OFFICER	-	-	4.25	263.50		4.25	263.50
01-XXXX	HERRERA, A	POLICE OFFICER	-	-	2.00	117.34		2.00	117.34
01-XXXX	KELLIS	POLICE SERGEANT	0.50	38.47	4.50	346.20		5.00	384.67
01-XXXX	MCNEALEY	POLICE OFFICER	0.25	19.23	-	-		0.25	19.23
01-XXXX	MILLER	CODE COMPLIANCE OFFICER	0.25	10.09	1.25	50.46		1.50	60.55
01-XXXX	NOLEN	POLICE OFFICER	-	-	34.00	1,941.06		34.00	1,941.06
01-XXXX	PORTER	POLICE OFFICER	5.50	314.00	1.00	57.09			
01-XXXX	RAMIRES	POLICE OFFICER/SRO	1.00	58.18	26.75	1,552.24		27.75	1,610.42
01-XXXX	RAMIREZ, J	POLICE OFFICER	1.00	58.67	-	-		1.00	58.67
01-XXXX	RIOS	DISPATCH SUPERVISOR	-	-	10.00	480.00		10.00	480.00
01-XXXX	SLAYBAUGH	POLICE OFFICER	13.25	756.44	3.75	214.09		17.00	970.53
01-XXXX	STRENGTH	COMMUNICATIONS OFFICER	40.00	1,549.20	2.00	77.52		42.00	1,626.72

01-XXXX	SWANK	POLICE OFFICER	5.25	301.99	-	-	5.25	301.99
01-XXXX	TERRY	POLICE OFFICER	-	-	1.50	87.40	1.50	87.40
01-XXXX	ZARATE	COMMUNICATIONS OFFICER	17.50	942.38	5.25	282.71	22.75	1,225.09
*** DEPARTMENT TOTALS ***			179.25	9,293.50	140.25	7,838.15	307.00	16,760.56

Late call/reports, case load, shift coverage, training, SRO (reimbursable)

STREETS								
EMP NO#	POSITION		1st PP	AMOUNT	2nd PP	AMOUNT	TOTAL HOURS	TOTAL AMOUNT
01-XXXX	DIAZ	UTILITY WORKER III	7.50	310.88	3.00	124.44	10.50	435.32
01-XXXX	LOWERY	INSPECTOR	31.00	1,535.12	21.08	1,043.88	52.08	2,579.00
01-XXXX	LUNN	UTILITY WORKER I	-	-	-	-	-	-
01-XXXX	MOORE, DYLAN	UTILITY WORKER II	-	-	-	-	-	-
01-XXXX	ROSAS	UTILITIES SUPERVISOR	1.50	67.58	-	-	1.50	67.58
*** DEPARTMENT TOTALS ***			40.00	1,913.58	24.08	1,168.32	64.08	3,081.90

Well reads, construction project management, City employee volleyball event, reconnects, meter inspection, leaks

PARKS & RECREATION								
EMP NO#	NAME	POSITION	1st PP	AMOUNT	2nd PP	AMOUNT	HOURS	AMOUNT
01-XXXX	FLETCHER	REC AIDE	0.50	17.36			0.50	17.36
*** DEPARTMENT TOTALS ***			0.50	17.36	-	-	0.50	17.36

Staff coverage

GROUNDS MAINTENANCE								
EMP NO#	NAME	POSITION	1st PP	AMOUNT	2nd PP	AMOUNT	HOURS	AMOUNT
01-XXXX	WARREN	UTILITY WORKER I	1.00	36.18			1.00	36.18
*** DEPARTMENT TOTALS ***			1.00	36.18	-	-	1.00	36.18

City employee volleyball event

WATER OPERATIONS								
EMP NO#	NAME	POSITION	1st PP	AMOUNT	2nd PP	AMOUNT	TOTAL HOURS	TOTAL AMOUNT
01-XXXX	ALANIZ	UTILITY WORKER III	1.50	62.81	0.50	20.74	2.00	83.55
01-XXXX	HARRISON	UTILITY WORKER II	5.50	187.28	0.50	19.04	6.00	206.32
01-XXXX	NORTON	UTILITY WORKER II	-	-	1.00	38.07	1.00	38.07
*** DEPARTMENT TOTALS ***			7.00	250.09	2.00	77.85	9.00	327.94

Well reads, water line breaks, city employee volleyball event, back-to-school event, cutoffs, sign issues

WASTEWATER OPERATIONS								
EMP NO#	NAME	POSITION	1st PP	AMOUNT	2nd PP	AMOUNT	TOTAL HOURS	TOTAL AMOUNT
01-XXXX	LAMPKIN	UTILITY WORKER III	0.50	17.93	13.75	385.23	14.25	403.16
01-XXXX	PATTERSON	UTILITY WORKER I	27.50	928.95	-	-	27.50	928.95
01-XXXX	WINCHESTER	UTILITY WORKER III	-	-	9.50	492.94	9.50	492.94
*** DEPARTMENT TOTALS ***			28.00	946.88	23.25	878.17	51.25	1,825.05

Well reads, city employee volleyball event, cut offs/reconnects, sign issues, back-to-school event

STORMWATER OPERATIONS								
EMP NO#	NAME	POSITION	1st PP	AMOUNT	2nd PP	AMOUNT	TOTAL HOURS	TOTAL AMOUNT
01-XXXX	GIRLIE	UTILITY WORKER I	1.00	33.62	9.00	302.58	10.00	336.20
01-XXXX	GREEN	UTILITY WORKER I	8.00	270.24	-	-	8.00	270.24
01-XXXX	PARKER	UTILITY WORKER I	-	-	0.50	14.79		
01-XXXX	SMITH	UTILITY WORKER I	7.50	271.35	0.50	18.09	8.00	289.44
01-XXXX	WILLIAMS	UTILITY WORKER I	0.50	18.09	0.50	18.09	1.00	36.18
01-XXXX	ZAPATA	UTILITY WORKER I	7.50	221.78	0.50	14.79	8.00	236.57
*** DEPARTMENT TOTALS ***			24.50	815.08	11.00	368.34	35.00	1,168.63

Cut offs/reconnects, line repairs, city employee volleyball event, back-to-school bash,

*** REPORT TOTALS *** 584.25 24,028.80 392.58 16,259.70 915.83 37,971.58

AUGUST 31, 2026

PROJECT	Revenue Account Number	Revenue Account Description	FY 25/26 Amount Budgeted	YTD Revenues	Expense Account Number	Expense Account Description	FY 25/26 Amount Budgeted	YTD Expenses	Notes
E Bear Creek RD Expansion - TOTAL							2,849,521		
- Fund 403 2016 GO Bond	403-48703-00-DART1	Capital Grant Proceeds	674,000	317,729	403-55085-99-DART1	Road Improvement Expenditures	647,000	317,729	
- Fund 403 2016 GO Bond	403-44520-99-TXDOT	Other Revenue - TXDOT	-	1,567,040	403-55085-99-BEAR1	Road Improvement Expenditures	2,202,521	1,726,655	
- Fund 410 Capital Projects	NA	FUND BALANCE	-	NA	410-55001-99-BEAR1	Cap Exp - E. Bear Creek Rd.	775,457	142,300	
Top of The Hill Drainage	NA	NA	-	NA	550-55001-46-TOTH1	Capital Expenditures	249,080	-	Project on hold
Intersection of W Bear Creek and S Westmoreland Phase 1 - TOTAL									
- Fund 215 Street Impact Fees	215-48999-40-BEAR1	Capital Contributions - Other	1,050,000	-				-	Money from developers
- Fund 215 Street Impact Fees	NA	NA	-	NA	215-55014-40-BEAR1	Road Expenditures	1,950,000	-	Partial amount of revenue to be spent
Intersection of Ovilla Rd and Santa Rosa	NA	NA	-	NA	215-55001-99-00000	Capital Expenditures	650,000	-	
Cinnamon Spring Waterline Replacement (Ellis Co ARPA)	251-48817-41-ELARP	Grant Revenue - Ellis ARPA	2,000,000	708,823	251-55003-41-ELARP	Capital Outlay	1,900,000	1,457,544	Ellis County ARPA
	250-46227-42-WATWW	Transfer from Fund 515	687,084	-	515-55003-42-WATWW	Capital Expenditures	687,084	-	
City of Glenn Heights for Citywide Infiltration and Inflow Study Project									
- Fund 250	250-44217-42-SWIIS	Grant Revenue - BRIC - SWIIS	400,000	-	250-55001-42-SWIIS	Capital Expenditures	534,000	-	Project on hold
- Fund 250	250-46229-42-SWIIS	Transfer in from Fund 500	134,000	-	250-55001-42-SWIIS	Capital Expenditures		-	
Jenkins Lane Alley Improvement Project									
-Fund 250	250-44227-40-JLAIP	Grant Revenue - CDBG - JLAIP	-	188,317	250-55024-40-JLAIP	Grant Expenditures-CDBG	-	188,317	PROJECT COMPLETE
-Fund 410	Fund 410 Reserves								

CAPITAL PROJECT LIST

FY 25/26

AUGUST 31, 2026

PROJECT	Revenue Account Number	Revenue Account Description	FY 25/26 Amount Budgeted	YTD Revenues	Expense Account Number	Expense Account Description	FY 25/26 Amount Budgeted	YTD Expenses	Notes
City of Glenn Heights for Wastewater Treatment Project (Cinnamon Springs) - TOTAL									Project on hold
- Fund 250 Operating Grants	250-44217-42-WATWW	Grant Revenue - BRIC	829,350	-	250-55001-42-WATWW	Capital Expenditures	2,748,337		
- Fund 515 W&S Impact Fees	NA	NA	-		515-55003-42-WATWW	Capital Outlay			
Lin Dell Estates Water Line Replacement	NA	NA	-		515-55001-99-LEDWL	Lindell Estates Waterline Extension	550,000		
General Capital Projects									
- Fund 410	Fund 410 Reserves		-	-	410-55060-99-AAPRK	Capital Expenditures	17,200	11,246	All Abilities Park Camera System
					410-55060-99-AAPRK	Capital Expenditures	41,700	48,638	Heritage Park Camera System
- Fund 410	Fund 410 Reserves			NA	410-55001-99-DEMO1	Capital Expenditures	30,490	-	Demolition and removal of old City Hall
- Fund 410	Fund 410 Reserves			2,342	410-55001-99-STLIG	Capital Expenditures	20,000	26,930	Installation of additional street lights throughout the City.
- Fund 410	Fund 410 Reserves			NA	410-55001-99-SHAMP	Capital Expenditures	500,000	-	Road assessment by Dallas County
- Fund 410	410-46226-00-00000	Transfer in from General Fund	130,000	54,966	410-55001-32-CJISO	Capital Expenditures - CJIS	130,000	89,245	Budget Amendment
- Fund 410	410-46226-00-00000	Transfer in from General Fund	3,000,000	NA	410-53059-00-00000	Capital Project - Animal Shelter	3,000,000	89,989	Budget Amendment
- Fund 410	Fund 410 Reserves				410-57034-99-UHLRD	Uhl Rd. Street Improvements	307,000	307,000	ILA with City of Sanger
- Fund 100	NA	NA	-	NA	100-55001-62-MOWER	Capital Expenditures	23,138	-	(2) Zero-Turn Mowers
- Fund 100	NA	NA	-	NA	100-55001-14-00000	Capital Expenditures	36,420	36,414	New Firewall
- Fund 100	NA	NA	-	NA	100-55001-32-00000	Capital Expenditures	225,000	-	(3) New Police Vehicles
- Fund 100	NA	NA	-	NA	100-55001-32-TASER	Capital Expenditures	31,598	31,598	Tasers

CAPITAL PROJECT LIST

FY 25/26

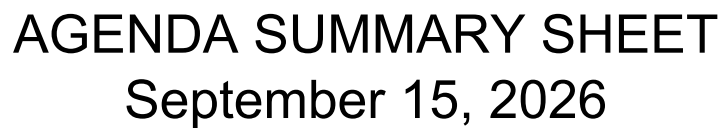
AUGUST 31, 2026

PROJECT	Revenue Account Number	Revenue Account Description	FY 25/26 Amount Budgeted	YTD Revenues	Expense Account Number	Expense Account Description	FY 25/26 Amount Budgeted	YTD Expenses	Notes
Groundwater Storage Tank									
- Fund 250	250-44210-41-GWTNK	Grant Revenue - EPA	2,800,000	-	250-55001-41-GWTNK	Capital Expenditures	3,700,000	37,647	Grant Portion
- Fund 515	250-46227-42-WATWW	Transfer from Fund 515	900,000	-	515-57044-41-GWTNK	Transfer to Fund 250	900,000	-	City Portion
Water & Sewer Capital Projects									
- Fund 500	NA	NA	-	NA	500-55001-42-BUBLR	Capital Expenditures	17,400	17,500	Lift Station Equipment
- Fund 500	NA	NA	-	NA	500-55001-41-CFSEE	Capital Expenditures	11,670	10,882	Confined Space Entry
- Fund 500	NA	NA	-	NA	500-55001-41-TRESB	Capital Expenditures	10,000	8,127	Trench Safety Box

QUESTIONS?

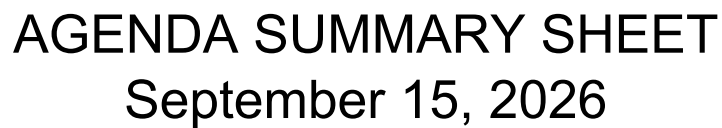


COMMENTS



Discussion and possible direction regarding traffic, mitigation efforts, TxDot, coordination, and construction schedule updates for the I 35E and E. Bear Creek Road., corridor, impact, and Gateway Estates residents. (Council Member Nelda Washington)

[illegible]



Discussion and possible direction regarding a mobile application for the City of Glenn Heights to serve as an accessible mobile front door to the municipal website, interactive tools, and city services. (Council Member Nelda Washington)

[illegible]



Discussion and take action authorizing the Mayor to cast the City of Glenn Heights' ballot for the 2026 Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election for Places 1 through 4, and to execute all documents necessary to submit the ballot on behalf of the City.
(Brandi Brown, City Secretary)

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: September 15, 2026

SUBJECT

DISCUSSION / BACKGROUND

The Texas Municipal League Intergovernmental Risk Pool (TMLIRP) Board of Trustees Election is currently underway for Places 1 through 4 on the Board of Trustees. Board members serve six-year terms and provide governance and oversight for the TML Intergovernmental Risk Pool's workers' compensation, property, and liability programs. The City of Glenn Heights, as a member entity of the Pool, is entitled to cast one vote for each available place on the ballot. Ballots must be received by the Secretary of the Board no later than September 30, 2026.

The ballot includes candidates representing municipalities throughout Texas, and City Council is being asked to determine the City's selections for Places 1 through 4 and authorize submission of the completed ballot.

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Council may select and approve the City's candidates for Places 1 through 4 and authorize submission of the ballot.

ATTACHMENTS

1. 2026 Texas Municipal League Intergovernmental Risk Pool Board of Trustees
- Correspondence and Ballot

PREPARED BY

Brandi Brown, City Secretary

REVIEWED BY

OFFICIAL BALLOT

Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election

This is the official ballot for the election of Places 1 through 4 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool. The Governing Body of each Member of the Pool is entitled to vote for members of the Board of Trustees. Please record your organization's choices by placing an "X" in the square beside the candidate's name or writing in the name of an eligible person in the space provided. You may vote for only one candidate for each Place.

The officials listed on this ballot have been nominated to serve a six-year term on the TML Intergovernmental Risk Pool (Workers' Compensation, Property and Liability) Board of Trustees. The names of the candidates for each Place on the Board of Trustees are listed in alphabetical order on this ballot.

About Write-In Candidates. A write-in candidate is a person who is **not** listed on this ballot. The write-in line for each Place is provided only for a governing body that wishes to vote for someone other than the candidates printed on this ballot. If you vote for a candidate whose name is printed on the ballot, mark the square beside that candidate's name and leave the write-in line for that Place blank. **Do not also write that candidate's name on the write-in line.** A ballot that shows both a marked square and a name on the write-in line for the same Place has two votes recorded for that Place, and no vote can be counted for that Place. Marking a square and writing the same name does not strengthen the vote. Write in a name only if you are voting for a person not listed. A write-in candidate must meet the same eligibility requirements as the nominated candidates.

Ballots must reach the office of David Reagan, Secretary of the Board, no later than September 30, 2026. Ballots received after September 30, 2026, cannot be counted. **The ballot must be properly signed and all pages of the ballot must be mailed to: Trustee Election, David Reagan, Secretary of the Board, P.O. Box 149194, Austin, Texas 78714-9194. If the ballot is not signed, it will not be counted.**

PLACE 1

- ☐ **Kevin Clark.** Council Member for the City of Gladewater (Region 15) for eight years. He has also served as the City Council's Ex Officio representative to the Board of Adjustments, Planning and Zoning Commission, and Parks and Recreation Board. During his tenure, he spearheaded the restructuring of the Gladewater Fire Department. Prior to his municipal service, Kevin retired after a distinguished 20-year career in the United States Marine Corps, attaining the rank of Gunnery Sergeant and serving during Operation Desert Storm. He then earned a degree in Speech Communication with a minor in English and spent 23 years as a teacher and coach at Gladewater High School. He has more than four decades of public service.
- ☐ **J.W. 'Buzz' Fullen** (*Incumbent*). Commissioner for the Henderson Housing Authority (Region 15) from 2012 to 2018 and from 2024 to present. Formerly, Mayor of the City of Henderson from 2004 to 2012 and from 2018 to 2024. He currently serves on the Henderson Civic Center Board (2003–present), the Henderson ETMC Hospital Diabetes Board (2009 – present), the Texas Eastern 911 Board for Rusk and Harrison Counties as Chair (2024 – present) and the Keep Henderson Beautiful Board (2008 – present). He has been a Board member of the TML Intergovernmental Risk Pool since 2010, during which time he served as Chair (2018 – 2020) and Vice Chair (2016 – 2018).
- ☐ **John Kinnaird.** Chairman of the McLennan Central Appraisal District (Region 9). He was a four-term member of the Waco City Council and served in various leadership roles with the National League of Cities. He also provides governance and oversight for several non-profits within the community, engaging in areas ranging from workforce and economic development to arts, beautification, and culture. He is a Baylor University graduate, CFA charterholder, and is an SVP and lead investment officer of a local wealth management firm. Mr. Kinnaird has more than a decade of public and municipal government service, complemented by over two decades of professional experience in the financial services sector.
- ☐ **Carey D. Neal, Jr.** City Manager for the City of Seagoville (Region 13). Previously, he served as Deputy City Manager for the City of Lancaster. Mr. Neal holds a Master of Public Administration from American University and a Bachelor of Science from the University of Texas at Arlington. He is currently pursuing a PhD in Public Policy at Liberty University. He is an active member of the International City/County Management Association, the Texas City Management Association, and serves as Director at Large for the North Texas City Management Association. He has served on several governing boards, including the Texas Coalition for Affordable Power Board and the North Texas Housing Finance Corp. Board.

WRITE IN CANDIDATE (complete only if you did not mark a square above):

PLACE 2

- ☐ **Adam Benefield.** Council Member for the City of Lago Vista (Region 10). He has served as the City Council liaison to the Building and Standards Commission and has been actively involved in matters related to municipal operations, budgeting, infrastructure, development, public safety, and risk management. Mr. Benefield has extensive experience as a business owner and operator in the construction, irrigation, landscaping, and water-related service industries. He is licensed through the Texas Commission on Environmental Quality as a Licensed Irrigator, Backflow Prevention Assembly Tester, Water Treatment Specialist, Customer Service Inspector, and Irrigation Inspector. He is committed to responsible local government and fiscal discipline.
- ☐ **Emily Crawford (*Incumbent*).** City Manager for the City of Abilene (Region 6) since June 2025. Previously, she was City Manager of Brownwood, Texas, for 10 years where she led numerous transformational initiatives including downtown revitalization, a countywide 911/dispatch center, and major investments in infrastructure and public facilities. She serves as Immediate Past President of the Texas City Management Association (TCMA). Ms. Crawford holds a Master of Science in Organizational Development from Abilene Christian University, a bachelor's degree in Health and Wellness Promotion from Texas State University, and has completed the Executive Training Institute at the LBJ School of Public Affairs, University of Texas at Austin.
- ☐ **Anthony DeFrancis.** Mayor Pro Tem for the City of Bertram (Region 10). He has a Bachelor of Science degree from Pennsylvania State University, an MBA from Point Park University, and an M.Ed. from Lamar University. He served as a school administrator, domestically and internationally, for 6 years, a secondary mathematics educator for 20 years, and as a mentor and evaluator of incoming educators for various school districts. Previously, he was a member of the Zoning Board of Adjustment for the City of Hutto. He is a member of the Ancient Free & Accepted Masons and the Ben Hur Shriners. He has a strong commitment to public service and sound local governance.

WRITE IN CANDIDATE (complete only if you did not mark a square above):

PLACE 3

- ☐ **Corby Alexander.** City Manager for the City of La Porte (Region 14). He is a native of Henderson, Texas, and has guided other Texas cities in previous management roles and administrative positions. Corby Alexander holds a bachelor's degree in political science from Texas A&M University and a master's degree in public administration from the George Bush School of Government and Public Service at Texas A&M. He is involved with the International City/County Management Association, the Texas City Management Association, and Rotary International. Corby and his wife are proud parents who enjoy spending quality time with their family, participating in church activities, and engaging in community events.
- ☐ **Jim Holgersson.** City Manager for the City of Corsicana (Region 9). He previously served as City Manager for the Texas cities of Waco and Arlington and has held municipal management positions in four additional states. He is a member of the International City/County Management Association (ICMA), where he has served on three committees, and is a past president of both the North Texas City Management Association and the Tennessee City Management Association. He holds a master's degree in public administration from the University of Arkansas.
- ☐ **Cecil A. Hutson, Jr.** Mayor Pro Tem for the City of Combine (Region 13) since May 2022 and served on the City Council since May 2018. Mr. Hutson and his wife, Barbie, moved to Combine in September of 2016 after raising their family in Mesquite, Texas. They have three adult children and eleven grandchildren. Currently, he is the branch owner of TWFG – Hutson Insurance Services in Mesquite, and Barbie is a retired educator. He and his wife are active in their local church and in the community. Mr. Hutson states his experience in the insurance industry, serving as a risk advisor, would be invaluable as he further serves Texas communities as a Board member of the TML Risk Pool.
- ☐ **Andy Joslin.** City Manager for the City of Beeville (Region 11). Previously, he served as City Manager for the City of Floresville from 2021 to 2024. Mr. Joslin also served as City Manager and Finance Director for the City of Alice. Earlier in his public service career, he held multiple leadership roles with the City of Floresville, including Interim City Manager, Assistant Chief of Police, and Narcotics Task Force Commander. Mr. Joslin earned a Bachelor of Occupational Education degree with a specialization in Law Enforcement from Wayland Baptist University and is a graduate of the FBI National Academy, Session 219. He has served as President of the Floresville Lions Club and held board positions on other governing boards.
- ☐ **Ronda Perez.** City Manager for the City of Anna (Region 13) since March 2026. She notes her accomplishments are built upon a strong foundation, and her years of experience in servant leadership speak volumes regarding her keen understanding of local government and its purpose. She also states she is deeply dedicated to the cities she serves with vision, execution, development and consensus building. Ms. Perez earned a master's degree in criminal justice from California State University, Long Beach, as well as dual bachelor's degrees in political science and criminology, law and society from the University of California, Irvine. She is also a recent graduate of the Harvard Kennedy School of Government for local and state officials.
- ☐ **Garrett Spradling.** City Manager for the City of Borger (Region 2). He began his public service career on the Borger City Council. His background includes service as Deputy Fire Marshal/Emergency Management Coordinator and multiple supervisory and command roles with the Borger Police Department. He also served as President and Vice President of Spradling Oil, LP, where he oversaw safety programs, DOT and regulatory compliance, spill prevention planning, commercial vehicle operations, OSHA-related documentation, and workers' compensation. Mr. Spradling holds a Master of Public Administration and a Bachelor of Arts in Political Science from Texas Tech University and is a Certified Public Manager.

PLACE 3 CANDIDATES CONTINUE ON THE FOLLOWING PAGE

CANDIDATES FOR PLACE 3 (CONTINUED)

- ☐ **Isaac Tawil.** City Manager for the City of McAllen (Region 12). He has over 25 years of dedicated service to Texas municipalities. As City Manager, he oversees a budget exceeding \$650 million. Before his appointment as City Manager, he served in the City Attorney's Office for 13 years, most recently as City Attorney where he gained experience in municipal law, governance, risk management, insurance, and regulatory compliance. Mr. Tawil also serves as a Trustee of the Texas Municipal Retirement System (TMRS). He states his combined executive leadership, fiduciary oversight, and legal expertise provide a strong foundation for advancing sound governance, fiscal responsibility, and effective risk management on behalf of Texas cities.
- ☐ **Alun Thomas.** City Administrator for the City of Rollingwood (Region 10) since March 2025. Previously, he served the City of Santa Fe where he began as City Secretary and advanced to City Manager. In that role, he reports he used his emergency management experience to mitigate the effects of Hurricane Beryl through proactive hardening of City-owned facilities, employee training, and extensive pre- and post- event community outreach and education. Mr. Thomas holds a bachelor's degree in political science, and a master's degree in both political science and public administration from the University of Houston. He is a member of the Texas City Management Association and the Government Finance Officers Association.

WRITE IN CANDIDATE (complete only if you did not mark a square above):

PLACE 4

- ☐ **Austin Bleess** (*Incumbent*). City Manager for the City of Jersey Village (Region 14) since 2017. He has served on the TML Risk Pool Board since 2022, and as Vice Chair of the Board since 2025. Previously, he served as City Administrator in Winnebago, MN and City Manager in Caribou, ME. Mr. Bleess holds a BA in Political Science from Bethel University and a Master of Public Administration from Walden University. He is a Credentialed Manager through ICMA. He is a member of TCMA and served on the TCMA Board from 2024 to 2026. As a part of the America 250 celebration, he was named as one of 250 Government Champions who exemplify “democracy at the doorstep” through dedication, innovation, and the highest sense of public service.
- ☐ **James Hotopp**. City Manager for the City of Weatherford (Region 8) since November 2018. He began his career with the City of Weatherford in 2007 and advanced through a series of positions, including Utility Engineer, City Engineer, Director of Water Utilities, Director of Planning and Development, Assistant City Manager, and Deputy City Manager. Mr. Hotopp is a member of the International City/County Management Association, the Texas City Management Association, the North Central Texas City Management Association, and the Tarrant Regional Transportation Coalition. He also serves on the Parker County Economic Development Board, the Parker County Transportation Safety Committee, and the Texas Public Power Association Board.

WRITE IN CANDIDATE (complete only if you did not mark a square above):

BALLOT MUST BE SIGNED TO BE COUNTED

Certificate

I certify that the vote cast above has been cast in accordance with the will of the majority of the governing body of the public entity named below.

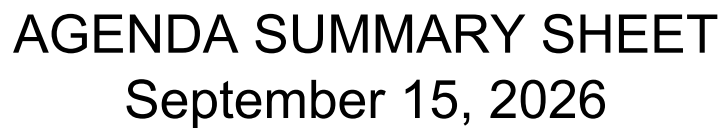
Witness my hand, this _____ day of _____, 2026.

Signature of Authorized Official

Title

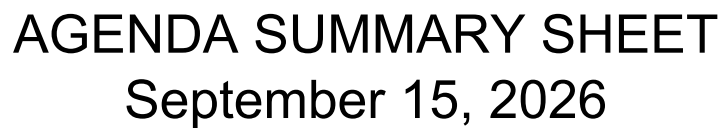
Printed Name of Authorized Official

Printed Name of Public Entity



Presentation and discussion regarding Fiscal Year 2026-2027 first quarter Community Engagement Events. (Alyssa McGee, Community Engagement Coordinator)

[illegible]



Receive an update on the Glenn Heights Animal Shelter and discuss and take action regarding the Animal Shelter's operations, services, location, cost, and/or future needs. (Mayor Pro Tem Travis Bruton)

[illegible]



Discussion and take possible action on Ordinance O-16-26, regarding the repeal, amendment, or retention of Ordinance No. O-13-17 regulating donation collection drop boxes within the City of Glenn Heights, and authorization of any related ordinance amendments deemed necessary by the City Council. (Mayor Sonja A. Brown)

[illegible]



Discussion and take action to approve Resolution R-33-26, a Resolution determining the necessity of acquiring real property for the construction of the East Bear Creek Road Expansion Project, authorizing appropriation of the real property and/or the use of the power of eminent domain to acquire the real property for public use, delegating authority to initiate condemnation proceedings to the City Attorney and City Manager. (Clifford Blackwell, City Manager)

[illegible]

CITY OF GLENN HEIGHTS, TEXAS

RESOLUTION NO. R-33-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, DECLARING A PUBLIC NECESSITY EXISTS AND FINDING A PUBLIC USE AND PURPOSE FOR THE EXERCISE OF THE POWER OF EMINENT DOMAIN AND THE INITIATION OF CONDEMNATION PROCEEDINGS FOR ACQUIRING REAL PROPERTY BEING A PUBLIC UTILITY EASEMENT ON A PORTION OF LOT 1, BLOCK A, G.H. STAR MART ADDITION, GENERALLY LOCATED ALONG BEAR CREEK ROAD, GLENN HEIGHTS, DALLAS COUNTY, TEXAS FOR CONSTRUCTION OF IMPROVEMENTS FOR THE EAST BEAR CREEK ROAD EXPANSION PROJECT FOR THE EXPANSION AND RECONSTRUCTION OF BEAR CREEK ROAD; AUTHORIZING APPROPRIATION OF THE REAL PROPERTY AND/OR THE USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE THE REAL PROPERTY FOR PUBLIC USE; DELEGATING AUTHORITY TO INITIATE CONDEMNATION PROCEEDINGS TO THE CITY ATTORNEY AND CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is hereby determined that there is a public necessity and that a public use and purpose for the welfare and convenience of the residents requires the acquisition of title to property interests in the City for the public purpose of expanding and reconstructing a public right of way, Bear Creek Road, necessary for completion of the East Bear Creek Road Expansion Project (the "Project"); and

WHEREAS, the City is authorized to acquire interests in real property by consent or exercise of the power of eminent domain on the property more fully described and depicted in Exhibit "A" which is attached hereto and incorporated herein for all purposes, being a public utility easement on a portion of Lot 1, Block A, G.H. Star Mart Addition, for the construction of the Project; and

WHEREAS, the City Council of the City of Glenn Heights finds it to be in the public interest and to benefit the health, safety and welfare of its residents to acquire the necessary interests in real property by use of eminent domain under the Texas Constitution and Texas Property Code;

WHEREAS, the acquisition of certain property interests in the real property described as a portion of Lot 1, Block A, G.H. Star Mart Addition, more fully described and depicted in Exhibit "A", attached hereto and incorporated herein by this reference, being a public utility easement, is necessary to complete the construction of the Project; and

WHEREAS, the City Council finds and determines that there is a public purpose, a public need, and a public necessity to acquire the necessary interests in real property for the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF

GLENN HEIGHTS, TEXAS, THAT:

SECTION 1. The recitals set forth above are determined to be true and correct and are incorporated herein by this reference.

SECTION 2. It is hereby found and determined that a public necessity exists for the welfare of the city and its residents and it is in the public interest to acquire real property interests (being a public utility easement) in a portion of Lot 1, Block A, G.H. Star Mart Addition, more fully described and depicted in Exhibit "A," which is attached hereto and incorporated herein for all purposes, (the "Property") for the public purpose of expanding and reconstructing a public right of way, Bear Creek Road, for completion of the Project by use of the City's power of eminent domain in accordance with the Texas Constitution and Texas Property Code with regard to the Property described and depicted in Exhibit "A" attached hereto and incorporated herein by this reference and the City Manager and City Attorney are authorized to take such actions and exercise such authority as are granted under Texas law and this Resolution in conformity with the same.

SECTION 3. It is further hereby found that the Project and the exercise of eminent domain with regard to the Property as authorized by this Resolution serves a public use and purpose. The City Council thus finds and declares that a public need, public purpose, public use, and public necessity exists for the acquisition of the Property.

SECTION 4. It is further found and declared that the acquisition by the City of a public utility easement in the Property, described and depicted in Exhibit "A," is necessary for the public use and purpose of the Project serving the public for the benefit of the health, safety, and welfare of the citizens and residents of the City of Glenn Heights and the public generally.

SECTION 5. If it is later determined that there are any errors in the description of the Property contained herein or if later surveys contain more accurate revised descriptions, the City Attorney or their designee is authorized to have such errors corrected or revisions made without the necessity of obtaining additional City Council approval authorizing the condemnation of the corrected or revised property interests.

SECTION 6. That the final offer of just and adequate compensation previously made by the City Manager, or designee, to the owner(s) of Property, , an amount which is not be less than the fair market value of the interests in the Property to be acquired, including damages to the remainder, if any, said offer being an amount which is not less than the mount set forth in the independent appraisal of the interest in the Property obtained by the City and provided to said owners, is hereby ratified and affirmed. In the event such offer is accepted, the City Manager, or designee, is hereby authorized to negotiate and sign such contracts and other documents the City Manager, and/or his designee, determines to be reasonable and necessary in order to close on the purchase of the Property.

SECTION 7. That in the event the offer made pursuant to Section 6, herein, is refused or not timely accepted by the owners of the Property, the City Attorney is hereby authorized and directed on behalf of the City to file or cause to be filed the necessary proceedings in eminent domain and to take whatever action may be necessary against the owner(s) and any other parties having an

interest in the Property to acquire the interests in the Property described herein with the purpose of such title vesting in the City. The City Manager, City Attorney, or designee are hereby authorized on behalf of the City to engage and perform all the requirements imposed by the Texas Property Code as prerequisites to condemnation and to attempt to agree on damages and compensation to be paid to the owners of the Property.

SECTION 8. This Resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

PASSED AND APPROVED THIS 15th DAY OF SEPTEMBER 2026.

APPROVED:

Sonja A. Brown, Mayor

ATTEST:

Brandi Brown, City Secretary

APPROVED AS TO FORM:

Kellie L. McKee, City Attorney

EXHIBIT "A"
DESCRIPTION AND DEPICTION OF PUBLIC UTILITY EASEMENT



*13621 HWY. 110 S.
TYLER, TX 75707
(903) 939-8860
FIRM ID 10122800*

EXHIBIT "A"
PAGE 1 OF 3

**CITY OF GLENN HEIGHTS, TEXAS
20' PUBLIC UTILITY EASEMENT
SANABEL INVESTMENTS LP
BEAR CREEK ROAD EXPANSION
DALLAS COUNTY, TEXAS**

**METES AND BOUNDS DESCRIPTION FOR
0.109 OF AN ACRE PUBLIC UTILITY EASEMENT
W P HOLMAN SURVEY, ABSTRACT No. 619
DALLAS COUNTY, TEXAS**

BEING 0.109 of an acre of land situated in the W P Holman Survey, Abstract Number 619, of Dallas County, Texas and being a part of that certain called Lot 1, Block A, G.H. Star Mart Addition, as described in a Warranty deed with Vendor's Lien to Sanabel Investment, LP, recorded in Instrument Number 201800235891, of the Official Public Records of Dallas County, Texas and as shown on a File Plat recorded in Volume 96179, Page 3699 of the Deed Records of Dallas, County, Texas said 0.109 of an acre public utility easement to be more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod (found), being located at a north corner of the herein described 0.109 of an acre public utility easement, same being located at a north corner of the above referenced Lot 1, and being located in the south right-of-way line of Bear Creek Road(right-of-way width varies);

THENCE North 88°18'37" East, for a distance of 63.33 feet, to a 1/2 inch iron rod (set), with plastic cap marked "RMC 5384", being located at the northeast corner of the herein described 0.109 of an acre public utility easement, same being located at the northeast corner of the above mentioned Lot 1, and being located at a north cutback corner of the intersection of the above mentioned Bear Creek Road and Interstate Highway 35(right-of-way width varies);

THENCE South 46°20'36" East, for a distance of 28.11 feet, to a 1/2 inch iron rod (set), with plastic cap marked "RMC 5384", being located at the southeast corner of the herein described 0.109 of an acre public utility easement, same being located in the northeast boundary line of said Lot 1, and being located in the west right-of-way line of the above mentioned Interstate Highway 35;

THENCE South 88°18'37" West, for a distance of 81.64 feet, to a 1/2 inch iron rod (set), with plastic cap marked "RMC 5384", being located at a south corner of the herein described 0.109 of an acre public utility easement and being the beginning of a non-tangent curve to the left whose functions are as follows: Radius: 503.00 feet, Chord Length: 106.89 feet, Chord Bearing: South 73°51'13" West;

THENCE with the above mentioned curve to the left, for an arc length of 107.09 feet, to a 1/2 inch iron rod (set), with plastic cap marked "RMC 5384", being located at a south corner of the herein described 0.109 of an acre public utility easement;

THENCE South 67°34'32" West, for a distance of 58.83 feet, to a 1/2 inch iron rod (set), with plastic cap marked "RMC 5384", being located at the southwest corner of the herein described 0.109 of an acre public utility easement, same being located in the west boundary line of said Lot 1, and being located in the east boundary line of

EXHIBIT "A"
DESCRIPTION AND DEPICTION OF PUBLIC UTILITY EASEMENT

PAGE 2 OF 3 – 20' PUBLIC UTILITY EASEMENT

that certain called Lot 1A-1R, Block B of Bear Creek Plaza Addition, as shown on a replat, recorded in Instrument Number 202500238824 of the official public records of Dallas County, Texas;

THENCE North 01°10'50" West, at a distance of 6.84 feet pass a 1/2 inch iron rod (found), being located at the northeast corner of the above mentioned Lot 1A-1R, and continue for a total distance of 21.46 feet, to a 1/2 inch iron rod (set), with plastic cap marked "RMC 5384", being located at the northwest corner of the herein described 0.109 of an acre public utility easement, same being located at the northwest corner of said Lot 1, and being located in the south right-of-way of said Bear Creek Road;

THENCE North 67°34'32" East, for a distance of 51.09 feet, to a point, being located at a north corner of the herein described 0.109 of an acre public utility easement, same being located at a north corner of said Lot 1, also being located in the south right-of-way of said Bear Creek Road, and being the beginning of a non-tangent curve to the right whose functions are as follows: Radius: 523.00 feet, Chord Length: 112.64 feet, Chord Bearing: North 73°55'58" East;

THENCE with the above mentioned curve to the right, for an arc length of 112.86 feet, back to the place of beginning and containing 0.109 of an acre of land.

Bearings, distances, and coordinates are based on the Texas Coordinate System, North Central Zone, North American Datum of 1983 and were derived from GPS observations using the Leica GNSS Network and OPUS solutions. The values were collected in the North America Datum of 1983 (2011) using Geoid 12-B.

See plat, prepared even date.

I, R. L. McCrary, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from a survey made on the ground under my supervision during the 10th day of June, 2026.

GIVEN UNDER MY HAND AND SEAL, this the 30th day of July, 2026.

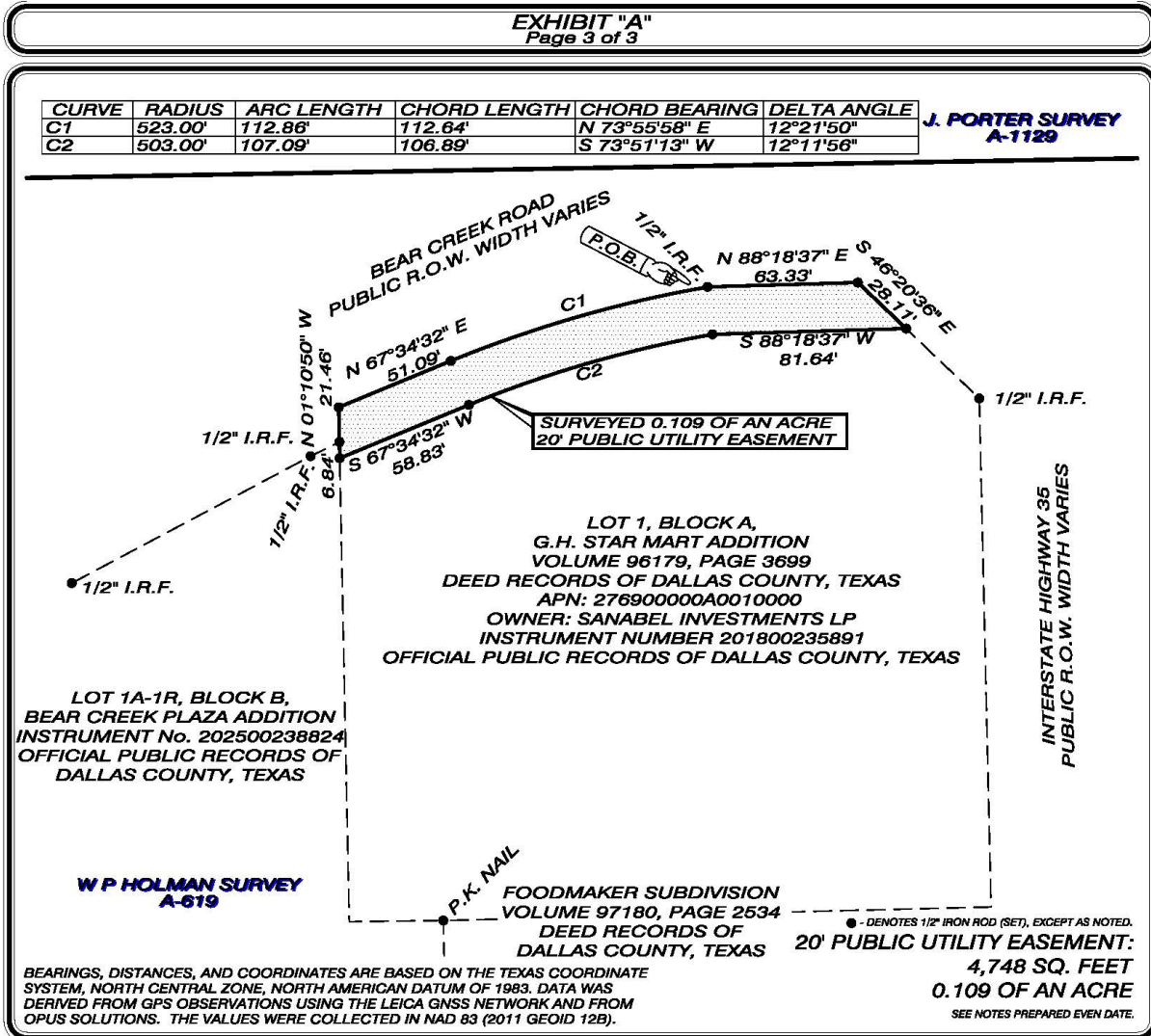


R. L. McCrary
Registered Professional
Land Surveyor No. 5384



EXHIBIT "A"

DESCRIPTION AND DEPICTION OF PUBLIC UTILITY EASEMENT



PLAT LEGEND			
P.O.B.	POINT OF BEGINNING		20' PUBLIC UTILITY EASEMENT
I.R.F.	IRON ROD FOUND		R.O.W. RIGHT-OF-WAY
---	APPROXIMATE SURVEY LINE		
---	TRACT BOUNDARY		

I, the undersigned, do hereby certify that this plat is true and correct to the best of my knowledge and belief.

BY: R.L. McCrary JULY 30, 2026

REVISIONS			ACREAGE	
NO.	DATE	DESCRIPTION	PUBLIC UTILITY EASEMENT	
A	07/28/2026	ISSUED FOR REVIEW	20' WIDE	
B	7/30/2026	COMMENTS-MARKUPS	4,748 SQ. FEET	
			0.109 OF AN ACRE	

60' 30' 0' 60'

1" = 60'

DRAWING FILE NAME: LOT 1, BLK A GH STAR MART ADD

SURVEY DATE: JUNE 10, 2026

PLAT COMPLETION DATE: JULY 28, 2026

TOTAL ACREAGE: 0.109 OF AN ACRE

CITY OF GLENN HEIGHTS, TEXAS
EXHIBIT PLAT
SHOWING
PUBLIC UTILITY
EASEMENT
W P HOLMAN SURVEY, A-619
DALLAS COUNTY, TEXAS

OWNER: **SANABEL INVESTMENTS LP**

REV. **B**

FB/PG.

BEAR CREEK ROAD EXPANSION