



**NOTICE AND AGENDA
CITY COUNCIL
TUESDAY, JUNE 20, 2023, 7:00 P.M.
REGULAR CITY COUNCIL MEETING**

Notice is hereby given that the City Council of the City of Glenn Heights, Texas will hold a Regular Called City Council Meeting on Tuesday, June 20, 2023, 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.

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

PUBLIC COMMENT

PROCLAMATIONS

- Alzheimer's and Brain Awareness Month, June 2023
- American Independence Day, July 4, 2023

STAFF INTRODUCTIONS - Keith Moore, Interim City Manager

EVENTS

- Movies with the Mayor, June 24, 2023, 12:30 P.M., Glenn Heights Family Center, 1932 S Hampton Road, Glenn Heights, TX 75154
- Glenn Heights Connect, July 7, 2023, 5:30 P.M. - 7:00 P.M., Stone Creek Neighborhood, intersection of Cinnamon Springs Street and Sanders Creek Road

CONSENT AGENDA

1. Discuss and take action to approve the City Council Meeting Minutes of the June 6, 2023, Regular Called City Council Meeting. (Brandi Brown, City

Secretary)

2. Discuss and take action to approve Resolution R-15-23, a Resolution of the City Council of the City of Glenn Heights, Texas, accepting a Water Meter Easement from AutoZone Parts, Inc. for a parcel of real property situated in Lot 29B, Block E, Hollywood Addition of the City Of Glenn Heights, Ellis County, Texas, and being located at the northwest corner of Santa Rosa Drive and F.M. 664 (Ovilla Road); authorizing the Mayor to sign and the City Secretary to submit the Easement for filing in the land records of Ellis County; and providing an effective date. (Parvis Pourazizian, Director of Planning and Development Services)

AGENDA

1. Presentation of the May 2023 Financial Report. (Sherry Roberts, Senior Financial Analyst)
2. RZ-001-23: Public Hearing to receive testimony regarding amending the City of Glenn Heights Zoning Ordinance and Zoning Map, and discussion and first reading of Ordinance O-04-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the City of Glenn Heights Zoning Ordinance and Zoning Map, as previously amended, by amending the zoning of a 111.606 acre tract of land situated in the William Rawlings Survey, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas, and being all of a tract of land described Instrument No. 20070138404 and Instrument No. 201600127111, both of the official public records of Dallas County, Texas and further being all of a tract of land described in Partition Deed recorded in Volume 96079, Page 3070, D.R.D.C.T., the tract being generally located at the southeastern corner of the intersection of W. Bear Creek Road and S. Westmoreland Road in the City of Glenn Heights, Dallas County, Texas, the tract being more particularly described and depicted in Exhibit "A" hereto, from Planned Development-6 (PD-6), Retail (R), Multi-Family (MF), and Single Family Residential-1 (SF-1) to Planned Development-27 (PD-27) for Mixed Use Single-Family Residential (Base Single Family Residential-3), Townhome, Multi-Family, and Retail; adopting development regulations therefor, adopting a Concept Plan therefor; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed two thousand dollars (\$2,000) for each offense; and providing an effective date. (Ashlie Jones, City Planner)
3. SUP-001-2023: Public Hearing to receive testimony regarding amending the Zoning Ordinance and Map of the City of Glenn Heights, and discussion and first reading of Ordinance O-05-23, 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, as heretofore amended, by changing the Zoning Classification from Single-Family Residential-1 (SF-1) to Single-Family Residential-1 with a Specific Use Permit for a freestanding carport (SF-1 SUP) for an approximately 1.074 acre tract of land described as Lot 17, Block 4, Cinnamon Springs addition, Section One, and being commonly known as 2405 South Hampton Road, Glenn Heights, Ellis County, Texas; providing a repealing clause; providing a severability clause; and providing for an effective date. (Ashlie

Jones, City Planner)

4. RZ-002-2023: Public Hearing to receive testimony regarding amending the City of Glenn Heights Zoning Ordinance and Zoning Map, and discussion and first reading of Ordinance O-06-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the City of Glenn Heights Zoning Ordinance and Zoning Map, as previously amended, by amending the zoning of a 44.39± acre tract of land situated in the William Rawlins Survey, Tract 9, Abstract No. 1205, in the City of Glenn Heights, Dallas County, Texas and being generally located to the east of South Westmoreland Road, the south of the Meadow Springs Neighborhood and to the west of South Hampton Road and Top of the Hill Farms Neighborhood in the City Of Glenn Heights, Dallas County, Texas, from Single-Family Residential-1 (SF-1) to Planned Development-28 (PD-28) for mixed use with Single-Family Residential-3 and Neighborhood Services (NS) base zonings; adopting Development Regulations therefor, adopting a Concept Plan therefor; providing for a conflicts resolution clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed two thousand dollars (\$2,000) for each offense; and providing an effective date.
(Ashlie Jones, City Planner)

EXECUTIVE SESSION

1. The City Council shall convene into Executive Session:
 - A. pursuant to Texas Government Code section 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: City Manager.
 - B. pursuant to Texas Government Code section 551.071 – consultation with attorney to receive legal advice regarding water and/or wastewater utility matters related to Lin Dell Estates.
2. The City Council shall reconvene into Open Session and take any action arising from Executive Session:
 - A. pursuant to Texas Government Code section 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: City Manager.
 - B. pursuant to Texas Government Code section 551.071 – consultation with attorney to receive legal advice regarding water and/or wastewater utility matters related to Lin Dell Estates.

ADJOURNMENT

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

I, Brandi Brown, City Secretary, do hereby certify that the above Meeting Notice and Agenda was posted in a place convenient to the Public at Glenn Heights City Hall, 1938-C South Hampton Road, Glenn Heights, Texas by 5:00 P.M. on Friday, June 16, 2023.

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



Alzheimer's and Brain Awareness Month June 2023

WHEREAS, every 65 seconds an individual develops Alzheimer's disease - the most common form of dementia, which is a brain condition that affects parts of the brain that control thought, memory, and language; and

WHEREAS, June 2023 is Brain and Alzheimer's Awareness Month. This month, we take the time to recognize a disease that affects more than 6 million Americans, and to help raise awareness about the disease, as well as show support for the millions of people worldwide living with Alzheimer's or another form of dementia. It's also a time to recognize caregivers for the support they provide to those living with Alzheimer's and other forms of dementia; and

WHEREAS, although everyone's brain changes as they age, it's important to understand that Alzheimer's disease is not a normal part of aging. Memory loss is typically one of the first warning signs of Alzheimer's disease, but occasionally forgetting words or names does not mean a person has Alzheimer's. It is important to recognize the signs that someone in the early stages of Alzheimer's disease may experience in addition to memory problems, including:

- Getting lost in familiar places
- Having trouble handling money and paying bills
- Repeating questions
- Taking longer to complete normal daily tasks
- Displaying poor judgment
- Losing things or misplacing them in odd places; and
- Displaying mood and personality changes; and

WHEREAS, in taking a proactive approach to brain health and donating our time and energy to

this cause, we can accelerate global research, drive risk reduction and early detection, and maximize quality care and support.

NOW, THEREFORE, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, do hereby proclaim June 2023 as **Alzheimer's and Brain Awareness Month** in the City of Glenn Heights, Texas, and I urge all citizens to recognize the contributions of the Alzheimer's Association in fighting against this disease. I also encourage all residents to visit act.alz.org to learn more about the Alzheimer's Association's "The Longest Day" Campaign - on June 21st, the summer solstice, people from across the world will fight the darkness of Alzheimer's through a fundraising activity of their choice – the day with the most light is the day we fight!

IN WITNESS WHEREOF, I have hereunto set my hand this twentieth day of June in the year of our Lord two thousand twenty-three.

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

PROCLAMATION



Office of the Mayor • City of Glenn Heights

**American Independence Day
July 4, 2023**

WHEREAS, on July 4, 1776, our Nation's Founders declared, "That these United Colonies are, and of Right, ought to be free and Independent States." This declaration marked a great milestone in the history of human freedom. On the 247th Anniversary of the signing of the Declaration of Independence, we pay tribute to the courage and dedication of those who created this country, and we celebrate the values of liberty and equality that make our country strong; and

WHEREAS, the patriots of the Revolutionary War acted on the beliefs that "all men are created equal" and "that they are endowed by their Creator with certain unalienable Rights." By advancing these ideals, generations of Americans have unleashed the hope of freedom for people in every corner of the world; and

WHEREAS, as we celebrate our independence, Americans can take pride in our history and look to the future with confidence. We offer our gratitude to all American patriots, past and present, who have sought to advance freedom and lay the foundations of peace. Because of their sacrifice, this country remains a beacon of hope for all who dream of liberty and a shining example to the world of what a free people can achieve. May God continue to bless the United States of America.

NOW, THEREFORE, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, do hereby proclaim July 4, 2023, as **American Independence Day**. I call upon residents of Glenn Heights to observe this day as a time to honor our Founders and their legacy of freedom and remember with thankfulness the sacrifice of our men and women in uniform.

IN WITNESS WHEREOF, I have hereunto set my hand this twentieth day of June in the year of our Lord two thousand twenty-three.

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



Discuss and take action to approve the City Council Meeting Minutes of the June 6, 2023, Regular Called City Council Meeting. (Brandi Brown, City Secretary)

[illegible]

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

JUNE 6, 2023

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 6th day of June 2023, the City Council of the City of Glenn Heights, Texas, met in a Regular Called City Council Meeting in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

CITY COUNCIL:

Sonja A. Brown	*	Mayor
Travis Bruton	*	Council Member, Place 3
Stephanne Hale	*	Council Member, Place 4
Laymon Lightfoot	*	Council Member, Place 5
Cornel Benford II	*	Council Member, Place 6

STAFF:

Keith Moore	*	Interim City Manager
Clifford Blackwell	*	Deputy City Manager
Nick Bristow	*	Interim Chief of Police
Brandi Brown	*	City Secretary
Keith Moore	*	Director of Public Safety
Kathi Morgan	*	IT Administrator
Nick Williams	*	Interim Fire Chief

CONSULTANT:

Victoria Thomas	*	City Attorney's Office
-----------------	---	------------------------

CALL TO ORDER

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

INVOCATION

Council Member Travis Bruton delivered the Invocation.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

There were no Public Comments.

PROCLAMATIONS

The following Proclamations were read:

- Elder Abuse Awareness Month, June 2023, by Mayor Sonja A. Brown
- Pride Month, June 2023, by Mayor Sonja A. Brown
- National League of Cities - Small Cities Month, June 2023, by Council Member Travis Bruton
- Flag Day, June 14, 2023, and National Flag Week, June 11-17, 2023, by Council Member Stephanie Hale
- Juneteenth, June 19, 2023, by Council Member Laymon Lightfoot

CONSENT AGENDA

1. Discuss and take action to approve the City Council Meeting Minutes of the May16, 2023, Regular Called City Council Meeting. (Brandi Brown, City Secretary)
2. Discuss and take action to approve the City Council Meeting Minutes of the May23, 2023, Special Called City Council Meeting. (Brandi Brown, City Secretary)
3. Discuss and take action to approve the City Council Meeting Minutes of the May 30, 2023, Special Called City Council Meeting. (Brandi Brown, City Secretary)
4. Discuss and take action to approve Resolution R-11-23, a Resolution of the City Council of the City of Glenn Heights, Texas, authorizing the designation of personnel as signatories for financial transactions for Prosperity Bank, and providing for an effective date. (Clifford Blackwell, Deputy City Manager)
5. Discuss and take action to approve Resolution R-12-23, a Resolution of the City Council of the City of Glenn Heights, Texas, designating signatories for financial transactions for the City's Investment Accounts at TexStar; and providing for an effective date. (Clifford Blackwell, Deputy City Manager)
6. SIGN-001-23: Receive notification of the Sign Control Board (SCB) approving SCB Case SIGN-001-2023, a variance request by Sarah Peters on behalf of AutoZone Parts Inc to reduce the front setback of a masonry pylon sign located at 215 E. Ovilla Road, Glenn Heights, Ellis County, Texas. (Ashlie Jones, City Planner)

Mayor Sonja A. Brown and Council Member Travis Bruton requested to withhold Consent Agenda Item 6 for discussion.

Council Member Travis Bruton made a motion to approve Consent Agenda Items 1-5. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Bruton, Hale, Lightfoot, and Benford

Ashlie Jones, City Planner, introduced Consent Agenda Item 6. Ms. Jones and Victoria Thomas, City Attorney, answered Council's questions related to the purpose of the item and other available actions.

Council Member Travis Bruton made a motion to approve Consent Agenda Item 6. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Bruton, Hale, Lightfoot, and Benford

AGENDA

1. Discuss and take action to reappoint one (1) member to serve on the Citizens Police Advisory Committee to fill a vacancy in Place 1.

Nick Bristow, Interim Chief of Police, introduced this item. As Council Member Sherron Mosley was absent, by proxy, Mayor Sonja A. Brown was allowed to reappoint Cartney Slaughter based on Councilman Mosley's request. Victoria Thomas, City Attorney, witnessed Councilman Mosley giving Mayor Brown the authority to reappoint Mr. Slaughter on his behalf by phone.

Mayor Sonja A. Brown made a motion to reappoint Cartney Slaughter to the Citizens Police Advisory Committee to fill a vacancy in Place 1. Council Member Travis Bruton made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Bruton, Hale, Lightfoot, and Benford

2. Update on attendance to the National League of Cities and participation on the Small Cities Council.

Council Member Travis Bruton introduced this item and completed a presentation related to three programs, including My Healthy Hometown, CGI Digital, and LexiPool – Grant Finder.

Councilman Bruton and Keith Moore, Interim City Manager, answered Council's questions related to the City Manager's office searching for and applying for grants, how information related to My Healthy Hometown will be disseminated, CGI business sponsorships, and if the City Council will be able to view the production video prior to publication.

3. Discuss and take action to reschedule or cancel the July 4, 2023, Regular City Council Meeting due to the City's observance of the federal holiday, Independence Day.

Keith Moore, Interim City Manager, introduced this item.

Council Member Stephanie Hale made a motion to reschedule the July 4, 2023, City Council Meeting to July 11, 2023. Council Member Cornel Benford II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Bruton, Hale, Lightfoot, and Benford

4. Discuss and take action on Resolution R-13-23, a Resolution of the City Council of the City of Glenn Heights, Texas, authorizing an Agreement of Cooperation for the Urban County Community Development Block Grant Program with Dallas County for a period of three years; providing an effective date.

Keith Moore, Interim City Manager, introduced this item.

Council Member Cornel Benford II made a motion to approve Resolution R-13-23, a Resolution of the City Council of the City of Glenn Heights, Texas, authorizing an Agreement of Cooperation for the Urban County Community Development Block Grant Program with Dallas County for a period of three years; providing an effective date. Council Member Travis Bruton made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Bruton, Hale, Lightfoot, and Benford

5. Discuss and take action on Resolution R-14-23, a Resolution of the City Council of the City of Glenn Heights, Texas, authorizing acceptance of the Fiscal Year 2023 Community Development Block Grant (“CDBG”) and previously allocated CDBG Funds, including allotted CDBG Funds and CDBG CARES Funds for specific projects all such available CDBG Funds to be utilized for the Top of the Hill Subdivision Project; authorizing the City Manager to execute all necessary agreements and related documents with Dallas County for said grants and projects; designating the City Manager or his designee as are presentative for all matters related to the projects; and providing an effective date.

Parviz Pourazizian, Director of Development Services and completed a presentation regarding the site location, scope of work, and past CDBG funding. Mr. Pourazizian answered Council’s questions related to the scope of work, how the site was chosen, future funding for projects, and if such programs were available in Ellis County.

Council Member Travis Bruton made a motion to approve Resolution R-14-23, a Resolution of the City Council of the City of Glenn Heights, Texas, authorizing acceptance of the Fiscal Year 2023 Community Development Block Grant (“CDBG”) and previously allocated CDBG Funds, including allotted CDBG Funds and CDBG CARES Funds for specific projects all such available CDBG Funds to be utilized for the Top of the Hill Subdivision Project; authorizing the City Manager to execute all necessary agreements and related documents with Dallas County for said grants and projects; designating the City Manager or his designee as are presentative for all matters related to the projects; and providing an effective date.

Council Member Cornel Benford II made the second. The motion carried with the following

record vote:

VOTE 5 Ayes – Brown, Bruton, Hale, Lightfoot, and Benford

ADJOURNMENT

Council Member Travis Bruton made a motion to adjourn. Council Member Stephanie Hale made the second. The motion carried with the following record vote:

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

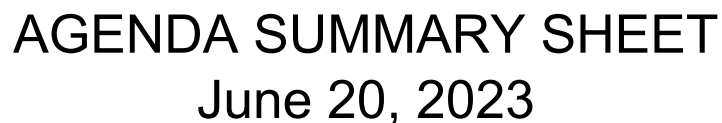
Mayor Sonja A. Brown adjourned the meeting at 8:20 P.M.

Sonja A. Brown, Mayor

Attest:

Brandi Brown, City Secretary

Passed and approved on the 20th day of June 2023



Discuss and take action to approve Resolution R-15-23, a Resolution of the City Council of the City of Glenn Heights, Texas, accepting a Water Meter Easement from AutoZone Parts, Inc. for a parcel of real property situated in Lot 29B, Block E, Hollywood Addition of the City Of Glenn Heights, Ellis County, Texas, and being located at the northwest corner of Santa Rosa Drive and F.M. 664 (Ovilla Road); authorizing the Mayor to sign and the City Secretary to submit the Easement for filing in the land records of Ellis County; and providing an effective date. (Parvis Pourazizian, Director of Planning and Development Services)

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: June 20, 2023

SUBJECT

Take action to approve Resolution R-15-23, a Resolution of the City Council of the City of Glenn Heights, Texas, accepting a Water Meter Easement from AutoZone Parts, Inc. for a parcel of real property situated in Lot 29B, Block E, Hollywood Addition of the City Of Glenn Heights, Ellis County, Texas, and being located at the northwest corner of Santa Rosa Drive and F.M. 664 (Ovilla Road); authorizing the Mayor to sign and the City Secretary to submit the Easement for filing in the land records of Ellis County; and providing an effective date.

DISCUSSION / BACKGROUND

During the last phase of construction of the AutoZone facility located at the Northwest corner of Ovilla Rd and Santa Rosa Dr, due to some field limitations (including the discovery of a gas line and the need for adjustment of the sidewalk size and location), the contractor was forced to relocate the water meter inside the private property. The applicant was instructed that they would need to dedicate the necessary water meter easement to the City of Glenn Heights to allow our Public Works Staff to have access to the meter when any maintenance is needed.

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Not applicable.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Staff recommends approval of resolution R-15-23.

ATTACHMENTS

1. Resolution R-15-23

PREPARED BY

Parviz Pourazizian, Director of Planning and Development Services

REVIEWED BY

Brandi Brown, City Secretary

CITY OF GLENN HEIGHTS, TEXAS

RESOLUTION NO. R-15-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, ACCEPTING A WATER METER EASEMENT FROM AUTOZONE PARTS, INC. FOR A PARCEL OF REAL PROPERTY SITUATED IN LOT 29B, BLOCK E, HOLLYWOOD ADDITION OF THE CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, AND BEING LOCATED AT THE NORTHWEST CORNER OF SANTA ROSA DRIVE AND F.M. 664 (OVILLA ROAD); AUTHORIZING THE MAYOR TO SIGN AND THE CITY SECRETARY TO SUBMIT THE EASEMENT FOR FILING IN THE LAND RECORDS OF ELLIS COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Glenn Heights supplies water services to property owned by AutoZone Parts, Inc., a Nevada corporation ("AutoZone"), said property being situated in Lot 29B, Block E of the Hollywood Addition of the City of Glenn Heights, Ellis County, Texas (the "Property"); and

WHEREAS, in connection with its receipt of continued water services, AutoZone desires to grant the City of Glenn Heights an easement for accessing the City's water meter located on the Property and for construction, reconstruction, maintenance, repair, installation, and/or removal of any City-owned equipment or improvements in, along, under, and across the Property; and

WHEREAS, the City Council of the City of Glenn Heights finds it to be in the public interest to accept such easement;

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

SECTION 1. The City hereby accepts, and authorizes the Mayor to sign indicating such acceptance on behalf of the City, a water meter easement attached hereto and incorporated herein by this reference as Exhibit "A", for ingress, egress, regress, construction, reconstruction, maintenance, repair, installation, and/or removal of any City-owned equipment and/or improvements in, along, under and across property situated in Lot 29B, Block E, Hollywood Addition of the City of Glenn Heights, Ellis County, Texas, said property being more fully described and depicted on Exhibits A and B to said Easement.

SECTION 2. The City Secretary is directed to submit said Easement for filing in the Land Records of Ellis County.

SECTION 3. This Resolution shall be effective immediately upon approval.

PASSED AND APPROVED THIS THE ____ DAY OF _____, 2023.

APPROVED:

Sonja A. Brown, Mayor

ATTEST:

Brandi Brown, City Secretary

APPROVED AS TO FORM:

Victoria W. Thomas City Attorney
(061523vwtTM135526)

Exhibit "A"
[Water Meter Easement – AutoZone Parts, Inc.]

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WATER METER EASEMENT

THE STATE OF TEXAS

COUNTY OF ELLIS

§

§

§

KNOW ALL MEN BY THESE PRESENTS:

That, AutoZone Parts, Inc, a Nevada corporation (hereinafter referred to as Grantors), whether one or more, for and in consideration of the sum of One Dollar (\$1.00) and for other good and valuable consideration to Grantors paid by the City of Glenn Heights, a political subdivision of the State of Texas, the receipt and sufficiency of which are hereby acknowledged, and by these presents do Grant, Bargain, Sell, and Convey unto the City of Glenn Heights (hereinafter referred to as Grantee), its successors and assigns, an easement for ingress, egress, regress, construction, reconstruction, maintenance, repair, installation and/or removal of any City-owned equipment and/or improvements in along, under and across property which is situated in the County of Ellis, Texas, described in the Metes and Bounds description labeled Exhibit "A" and more particularly shown in Exhibit "B", which are attached hereto and incorporated herein for any and all purposes.

The easement conveyed herein is solely for purposes of ingress, egress, regress, construction, reconstruction, maintenance, repair, installation and/or removal of any City-owned equipment and/or improvements located on said premises described in Exhibits,

including but not limited to water utility meters and related facilities, all as the same may be deemed necessary by the City.

It is hereby understood, and by the acceptance of this instrument it is recognized, that Grantors retain title to all of the oil, gas, sulfur and other mineral interests in and under said easement, but expressly waive any and all rights of ingress and egress to the surface thereof for the purpose of exploration, developing, mining, or drilling for the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside of the above described easement, and upon the condition that none of such operations shall be conducted so near the surface of said easement so as to interfere with the intended use thereof or in any way interfere with, jeopardize or endanger the facilities of Grantee or create a hazard to the public users thereof.

Subject to any laws to the contrary, Grantors shall have the right to fully use and enjoy said easement and the land encumbered thereby for any purposes which shall not unreasonably interfere with the rights herein granted to Grantee.

TO HAVE AND HOLD perpetually, the above described easement for said purposes, together with all the rights and appurtenances thereto in anywise belonging to Grantee, its officers, agents, employees, successors, and assigns, forever, upon the condition that Grantee will at all times, after doing any work in connection with the construction, reconstruction, repair or removal of said easement, restore said premises to the condition in which they existed prior to the work being undertaken by the Grantee, and that in the use of said rights and privileges herein granted to, Grantee will not create a nuisance or do any act that will be detrimental to said premises.

The easement herein granted is made and accepted subject to all matters of records, and all matters that a true, correct and complete survey and/or physical inspection of the easement area would reveal.

SIGNATURE PAGES FOLLOW

Executed this 2nd day of JUNE, 2023.

GRANTOR:
AutoZone Parts, Inc.,
a Nevada corporation

Name: 

Title: Vice President

Name: 

Title: Vice President

Approved: TP 

Acknowledgement

THE STATE OF TENNESSEE §
 §
COUNTY OF SHELBY §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Matthew C. Harmon and M. Denise McCullough, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity herein stated, and as the act and deed of such entity

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF June, A.D., 2023.




NOTARY PUBLIC, STATE OF TENNESSEE

Printed Name: Lori Smith

My Commission Expires: November 9, 2025

ACCEPTED BY:

The City of Glenn Heights, a
political subdivision of the State
of Texas

By: _____

Name: _____

Title: _____

Acknowledgement

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned Notary Public, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity herein stated, and as the act and deed of such entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D., 2023.

NOTARY PUBLIC, STATE OF TEXAS

Printed Name: _____

My Commission Expires: _____

AFTER RECORDING RETURN TO:

Brandi Brown, City Secretary
City of Glenn Heights
1938-C S. Hampton
Glenn Heights, TX 75154

EXHIBIT A

[ATTACHED]

COUNTY OF ELLIS
STATE OF TEXAS

5' WIDE WATER METER EASEMENT
0.0010 ACRES (45 SQ. FT.)

PROJ. 33954.03
6/02/2023

FIELD NOTE DESCRIPTION of a 0.0010 acre tract of land situated within the Michael McDermott Survey, Abstract No. 743, Ellis County, Texas, being out of the remainder of Lot 29B, Block E, Hollywood Addition, recorded in Cabinet F, Page 305, Ellis County Plat Records, said remainder of Lot 29B having been conveyed to AutoZone Parts, Inc, in Document No. 2232304, Ellis County Official Public Records; in all, said 0.0010 acre tract being more particularly described as follows:

COMMENCING at a 1/2" iron rod found on the west right-of-way line of Santa Rosa Drive for the southeast corner of Lot 28, Block E, Hollywood Addition Phase Two, recorded in Cabinet B, Slide 270, said Plat Records, coincident with the northeast corner of said remainder of Lot 29B, from whence a 3/8" iron rod found for the southwest corner of Lot 23, Block E, said Hollywood Addition Phase Two, bears South 88°41'39" West, 483.17 feet;

THENCE, along the west line of said Santa Rosa Drive, coincident with the east line of said remainder of Lot 29B, South 01°18'26" East, 25.40 feet to the northeast corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, continuing along the aforementioned common line, South 01°18'26" East, 5.00 feet to the southeast corner of the herein described tract of land;

THENCE, over and across said remainder of Lot 29B, the following courses:

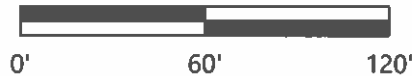
1. South 88°41'34" West, 9.00 feet to the southwest corner of the herein described tract,
2. North 01°18'26" West, 5.00 feet to the northwest corner of the herein described tract, and
3. North 88°41'34" East, 9.00 feet to the **POINT OF BEGINNING**.

Containing in all, 0.0010 acres or 45 square feet of land. Bearings are based on the Texas State Plane Coordinate System for the North Central Zone, 4202 (NAD 83, 2011 adjustment). This field note description was prepared in conjunction with that exhibit of a 5-foot wide water meter easement for project no. 33954.03 of same date, June 2, 2023 by Westwood Professional Services.



Ethan C. Oelke

EXHIBIT B
[ATTACHED]



Line Table		
Line #	Length	Direction
L1	25.40'	S01°18'26"E
L2	5.00'	S01°18'26"E
L3	9.00'	S88°41'34"W
L4	5.00'	N01°18'26"W
L5	9.00'	N88°41'34"E

LEGEND	
P.O.C.	POINT OF COMMENCING
VOL., PG., CAB.	VOLUME / PAGE / CABINET
R.O.W.	RIGHT-OF-WAY
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
IRF	IRON ROD FOUND
INST. NO.	INSTRUMENT NUMBER
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
(C.M.)	CONTROLLING MONUMENT

NOTES:

- BEARINGS FOR THIS DESCRIPTION CITED ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.
- A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT OF SURVEY.

CHECKED: ECO
DRAWN: ECO

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

LOT 3, BLOCK A
HAMPTON OVILLA SQUARE
INST. NO. 1502783, P.R.E.C.T.

LOT 23
3/8" IRF (C.M.)

15' D.&U.E. CAB. F
PG. 305, P.R.E.C.T.

LOT 26

LOT 27

LOT 28

483.17'
S88°41'39"W

15' UTILITY EASEMENT
CABINET F, PG. 305, P.R.E.C.T.

45 SQUARE FEET (0.0010 ACRE)
5-FOOT WIDE
WATER METER EASEMENT

P.O.C.
1/2" IRF
(C.M.)

AUTOZONE PARTS, INC
DOC. NO. 2232304, O.P.R.E.C.T.

REMAINDER OF LOT 298, BLOCK E
HOLLYWOOD ADDITION
CABINET F, PAGE 305, P.R.E.C.T.

MICHAEL MCDERMOTT
SURVEY, ABSTRACT
NO. 743

15' BUILDING LINE
CABINET F, PG. 305, P.R.E.C.T.

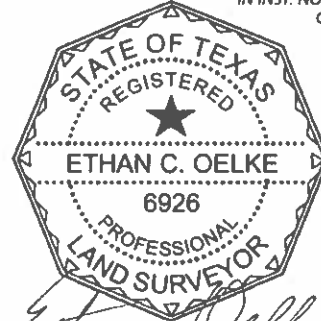
60' BUILDING LINE
CABINET F, PG. 305, P.R.E.C.T.

REMAINDER OF 20' UTILITY EASEMENT
CABINET B, PG. 54, P.R.E.C.T.

F. M. 664 (OVILLA ROAD)
(VARIABLE WIDTH RIGHT-OF-WAY)

10' RIGHT-OF-WAY DEDICATION
CABINET F, PG. 305, P.R.E.C.T.

STATE OF TEXAS
0.0398 ACRE TRACT
DESCRIBED AS PARCEL 22
IN INST. NO. 1601456,
O.P.R.E.C.T.



Ethan C. Oelke

SANTA ROSA DRIVE
(50' RIGHT-OF-WAY)

PEDESTRIAN ACCESS EASEMENT

LOT 29B, BLOCK E HOLLYWOOD ADDITION

CITY OF GLENN HEIGHTS
ELLIS COUNTY, TEXAS

Westwood

Phone (210) 265-8300 211 N Loop 1604 E, Suite 205
Toll Free (888) 937-5150 San Antonio, TX 78232
westwoodps.com

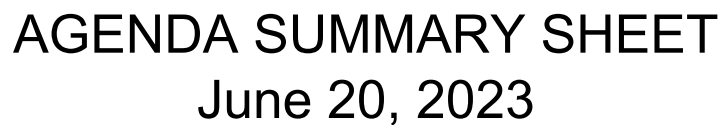
Westwood Professional Services, Inc.
TPELS ENGINEERING FIRM REGISTRATION NO. 11756
TPELS SURVEYING FIRM REGISTRATION NO. 10074301

WATER METER EASEMENT

SHEET NUMBER:

1 OF 1

DATE: 06/02/2023



Presentation of the May 2023 Financial Report. (Sherry Roberts, Senior Financial Analyst)

[illegible]

GENERAL FUND
FOR THE MONTH ENDED MAY 31,2023

Summary
Revenues & Expenditures - Budget & Actual

SUMMARY OF GENERAL FUND REVENUES (66.67% of FY)

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>TOTAL REVENUES:</u>	\$ 13,650,602	\$ 542,595	\$ 11,074,410	81.1%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>Property Tax :</u>	\$ 7,514,642	\$ 31,106	\$ 7,434,681	98.9%

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>	\$ 915,000	\$ 106,836	\$ 737,157	80.6%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>Grant Revenue</u>	\$ 218,570	\$ 21,440	\$ 89,716	41.0%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>Franchise Fees:</u>	\$ 573,250	\$ 29,559	\$ 545,910	95.2%

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	285,000	-	236,528	83.0%
Telephone	AT&T pays annually; all others quarterly	13,050	-	3,336	25.6%
Gas	Atmos pays annually in March	75,000	-	168,627	224.8%
Cable	All pay quarterly	80,200	17,775	45,040	56.2%
Garbage	Pays quarterly on commercial roll offs	-	1,784	12,379	0.0%
Water/WW	Paid monthly	120,000	10,000	80,000	66.7%
TOTAL:		\$ 573,250	\$ 29,559	\$ 545,910	95.2%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Permits & Fees:	\$ 1,242,040	\$ 129,019	\$ 737,602	59.4%

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

<u>Account #</u>	<u>Name</u>	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
100-44300-53-00000	Building Permit Fees	650,000	67,138	372,223	57.3%
100-44301-53-00000	Miscellaneous Permits	50,000	3,174	18,990	38.0%
100-44302-53-00000	Backflow and Irrigation Permits	43,340	4,125	26,285	60.6%
100-44303-53-00000	Infrastructure Inspection Fee	40,000	-	-	0.0%
100-44305-53-00000	Plan Review	275,000	40,227	221,478	80.5%
100-44306-53-00000	Zoning Fees	6,600	-	725	11.0%
100-44307-53-00000	Application Fees	-	100	300	0.0%
100-44308-53-00000	Inspection Fee - Alcohol	-	-	530	0.0%
100-44320-53-00000	Plats	6,600	1,215	1,215	18.4%
100-44325-53-00000	Trade Permits	100,000	10,815	74,240	74.2%
100-44330-53-00000	License Registration	20,000	1,700	8,400	42.0%
100-44332-53-00000	Rental Registration	40,000	440	5,185	13.0%
100-44335-53-00000	Food Service	10,000	-	7,600	76.0%
100-44345-53-00000	Garage Sale Permits	500	85	430	86.0%
100-44546-53-00000	Convenience Fee	-	-	694	0.0%
TOTAL:		\$ 1,242,040	\$ 129,019	738,296	59.4%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Charges for Services:	\$ 1,508,250	\$ 156,857	\$ 1,030,087	68.3%

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	55,000	5,035	33,587	61.1%
100-44502-30-00000	Ambulance	250,000	25,965	163,166	65.3%
100-48824-30-00000	Fire Inspections	200	-	-	0.0%
100-44514-32-00000	Police Reports	-	61	633	-
100-44570-32-00000	Resource Officer	50,000	23,327	41,398	82.8%
100-44581-32-00000	Animal Services	2,250	510	1,845	82.0%
100-44582-32-00000	Wrecker	800	800	800	100.0%
100-44500-40-00000	Sanitation	1,150,000	101,159	787,964	68.5%
100-44546-53-00000	Convenience Fees (Permits)	-	-	694	-
TOTAL:		1,508,250	156,857	1,030,087	68.3%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Court Fines:	\$ 468,500	\$ 14,790	\$ 165,683	35.4%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Miscellaeous	\$ 1,052,000	\$ 40,005	\$ 292,277	27.8%

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	50,000	33,223.80	\$ 165,791	331.6%
100-48802-00-00000	Auction Proceeds	2,000	-	\$ 103,363	5168.2%
100-48805-00-00000	Palladium	1,000,000	-	\$ -	0.0%
100-48814-00-00000	Other (Misc)	-	145.28	\$ 5,095	-
100-48825-00-00000	TML Ins Reimbursement	-	6,560.43	\$ 17,852	-
100-48811-32-00000	Animal Control Donations	-	-	\$ 100	-
100-48812-16-00000	Community Day Miscellaneous	-	75.84	\$ 76	-
TOTAL:		1,052,000	40,005	292,277	27.8%

			<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Recreation Charges for Services			\$ 158,350	\$ 12,983	\$ 41,298	26.1%
	Account #	Name	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
	100-44512-16-00000	Park Reservations	2,500	300.00	\$ 1,380	55.2%
	100-44503-60-00000	Room Rental Fees	33,600	2,350.00	\$ 3,580	10.7%
	100-44505-60-00000	Gym Rental Fees	10,400	50.00	\$ 50	0.5%
	100-44506-60-00000	Membership Fees	42,650	4,720.00	\$ 21,815	51.1%
	100-44507-60-00000	Sponsorship Revenue	1,200	-	\$ -	0.0%
	100-44508-60-00000	Comm Ctr POS Sales	1,000	-	\$ -	0.0%
	100-44509-60-00000	Comm Ctr Day Passes	26,000	2,595.00	\$ 10,720	41.2%
	100-44510-60-00000	Athletic Leagues	5,000	-	\$ -	0.0%
	100-44511-60-00000	Programs/ Classes	36,000	2,968.00	\$ 3,753	10.4%
TOTAL:			158,350	12,983	41,298	26.1%

TOTAL REVENUES \$ 13,650,602 \$ 542,595 \$ 11,074,410 81.1%

	<u>Original Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>TOTAL EXPENDITURES:</u>	\$ 11,564,985	\$ 657,955	\$ 6,147,571	53.2%

GENERAL FUND
REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2022-23 WITH PRIOR YEAR COMPARISON
FOR THE MONTH ENDED MAY 31,2023

66.67%

	CURRENT FISCAL YEAR							PRIOR FISCAL YEAR						
	BUDGET		ACTUAL			PROJECTED		BUDGET		FY ACTUAL				
	FY 2022-23		M-T-D	Y-T-D	Y-T-D	FY 2022-23		FY 2021-22		FY 2021-22				
	Adopted Budget	Amended Budget			%		%		Amended Budget	M-T-D	Y-T-D		Y-T-D	
			May-23	May-23	Budget	May-23	Budget	Original Budget		May-22	May-22	Difference	% Budget	
Revenues:														
Property Tax	7,514,642.00		31,106	7,434,681	98.9%	5,009,761	66.7%	\$ 6,777,381	\$ 6,863,000	17,445	6,775,025	\$ 6,757,581	98.7%	
Franchise Fees	573,250		29,559	545,910	95.2%	382,167	66.7%	563,350	571,318	25,409	378,144	\$ 352,734	66.2%	
Sales Tax	915,000		106,836	737,157	80.6%	610,000	66.7%	850,000	915,000	108,324	672,669	\$ 564,345	73.5%	
Charges for Service	1,508,250		157,157	1,031,467	68.4%	1,005,500	66.7%	1,491,040	1,504,077	123,304	898,689	\$ 775,385	59.8%	
Interest	50,000		33,224	165,791	331.6%	33,333	66.7%	70,179	45,940	3,880	30,627	\$ 26,746	66.7%	
Miscellaneous	2,000		6,782	126,865	6343.2%	1,333	66.7%	5,000	7,851	1,342	20,391	\$ 19,048	259.7%	
Court Fines	468,500		14,790	165,683	35.4%	312,333	66.7%	287,200	191,600	18,949	116,301	\$ 97,353	60.7%	
Permits & Fees	1,242,040		129,019	737,602	59.4%	828,027	66.7%	1,963,471	1,465,700	29,376	984,649	\$ 955,273	67.2%	
Recreation	158,350		12,683	39,918	25.2%	105,567	66.7%	53,084	2,640			\$ -	0.0%	
Grants & Contributions	218,570		21,440	89,716	41.0%	145,713	66.7%	-	-			\$ -	0.0%	
Transfer from other Funds (Court & Drainage)								-	-			\$ -	0.0%	
Transfer from Fund Reserves						-	-	-	-			\$ -	0.0%	
G&A Reimbursement from Utility MGMT						-	-	15,000	-			\$ -	0.0%	
Charge for Service (City Wide)						-	-	6,000	-			\$ -	0.0%	
Transfer from 911 Wireless						-	-					\$ -	0.0%	
Donation (GHHFC Co. Dev.)	1,000,000		-	-	-	666,667	66.7%	-	-	-	-	\$ -	0.0%	
Total Revenues	\$ 13,650,602	\$ -	\$ 542,595	\$11,074,788	81.1%	\$9,100,401	66.7%	\$ 12,081,704	\$11,567,126	328,029	9,876,494	9,548,465	85.4%	
Expenditures:														
01 - City Council	\$ 261,700		3,385	66,865	25.6%	174,467	66.7%	\$ 218,700	\$ 217,453	25,535	117,609	\$ 92,074	54.1%	
11 - Administration	63,500		2,439	25,532	40.2%	42,333	66.7%	79,114	47,540	3,224	52,932	\$ 266,556	636.8%	
10 - City Manager	519,580		28,859	283,909	54.6%	346,387	66.7%	491,080	475,382	36,165	302,722	\$ 109,931	24.9%	
12 - City Secretary	263,870		12,485	185,798	70.4%	175,913	66.7%	223,041	193,671	8,355	118,287	\$ 109,931	61.1%	
13 - Human Resources	355,960		15,127	148,199	41.6%	237,307	66.7%	292,788	214,944	12,721	116,063	\$ 103,342	54.0%	
14 - IT	536,060		38,206	283,331	52.9%	357,373	66.7%	541,044	428,731	28,001	278,022	\$ 250,020	64.8%	
16 - Community Engagement	272,790		6,659	84,874	31.1%	181,860	66.7%	246,213	83,971	9,596	71,384	\$ 61,788	85.0%	
20 - Finance	487,240		17,422	377,555	77.5%	324,827	66.7%	495,801	480,790	8,143	404,745	\$ 396,602	84.2%	
21 - Municipal Court	143,900		10,361	85,168	59.2%	95,933	66.7%	133,957	133,504	9,774	79,899	\$ 70,126	59.8%	
30 - Fire	2,075,790		136,368	1,427,735	68.8%	1,383,860	66.7%	2,002,323	2,003,965	162,611	1,191,966	\$ 1,029,356	59.5%	
32 - Police	3,321,885		182,058	1,709,655	51.5%	2,214,590	66.7%	2,700,787	2,286,324	179,783	1,415,655	\$ 1,235,873	61.9%	
40 - Streets	1,859,460		122,684	838,932	45.1%	1,239,640	66.7%	1,934,967	1,599,504	106,639	909,508	\$ 802,869	56.9%	
52 - Economic Development	36,950		-	-	-	24,633	66.7%	39,950	4,471	1,097	3,197	\$ 2,100	71.5%	
53 - Planning	549,700		31,803	284,502	51.8%	366,467	66.7%	563,235	508,950	24,896	281,897	\$ 257,000	55.4%	
60 - Parks and Recreation	415,130		26,578	185,036	44.6%	276,753	66.7%	343,881	112,744	7,752	15,504	\$ 7,752	13.8%	
61 - Senior Center	27,250		169	2,635	9.7%	18,167	66.7%	30,850	7,148	2,576	10,777	\$ 8,201	150.8%	
62 - Parks Maintenance	374,220		23,352	157,848	42.2%	249,480	66.7%	370,304	269,483	18,325	172,713	\$ 154,388	64.1%	
-- COVID-19 Response	-		-	-	-	-	-	155,900	-	-	-	\$ -	-	
Total Expenditures	\$ 11,564,985	\$ -	\$ 657,955	\$ 6,147,571	53.2%	\$7,709,990	66.7%	\$ 10,863,935	\$ 9,068,574	\$ 645,193	\$ 5,542,879	\$ 4,897,686	51.0%	
Total Revenues Over (Under) Exp	\$ 2,085,618	\$ -	\$ (115,360)	\$ 4,927,217		\$1,390,411		\$ 1,217,770	\$ 2,498,552	\$ (317,164)	\$ 4,333,616	\$ 4,650,780		

	CURRENT FISCAL YEAR						PRIOR FISCAL YEAR						
	BUDGET		ACTUAL			PROJECTED		BUDGET		FY ACTUAL			
	FY 2022-23		M-T-D	Y-T-D	Y-T-D	FY 2022-23		FY 2021-22		FY 2021-22			
	Adopted Budget	Amended Budget			%		%			M-T-D	Y-T-D	Y-T-D	
			May-23	May-23	Budget	May-23	Budget	Original Budget	Amended Budget	May-22	May-22	Difference	% Budget
Other Financing Sources (Uses):													
Insurance proceeds													
Non-cash Transactions:													
Capital lease proceeds													
Capital expenditures													
Transfers In (Out):													
Utility Fund-Reimbursement for Costs	15,000		1,250	10,000	66.7%	10,000	66.7%	-	15,000	1,250	10,000	8,750	66.7%
Charge for Service (City Wide)	6,000		500	4,000	66.7%	4,000	66.7%	-	6,000	500	4,000	3,500	66.7%
Transfer from Fund 205-911 Wireless	69,000		5,750	46,000	66.7%	46,000	66.7%	-	33,000	2,750	22,000	19,250	66.7%
Transfer from/(to) Court Security	20,000		1,667	13,333	66.7%	13,333	66.7%	-	-	-	-	-	-
Transfer from Drainage Fund	15,775		1,315	10,517	66.7%	10,516	66.7%	-	15,775	1,315	10,517	9,202	66.7%
Transfer from GH Dev Co. & HFC to GF	-	-	-	-	-	-	-	545,000	-	-	-	-	-
Transfer to Fund 410 Capital Project Fund	(679,180)				-	(452,787)	66.7%	-	-			-	
Transfer to Vehicle Replacement Fund	(303,000)		-	-	-	(202,000)	66.7%	-		-	-	-	
Operating (includes in lieu of franchise fees)	-				-	-	-	48,775	-	-	-	-	
Other Sources (Uses)	-		-	-	-	-	-	(5,000)	-	-	-	-	
Transfer to Unemployment Comp Fund	-	-	-	-	-	-	-	-	-	(856)	(6,848)	(5,992)	
Transfer to Capital Projects Fund	-		-	-	0.0%	-	-	(5,500,000)	(5,500,000)	(458,333)	(3,666,667)	(3,208,333)	66.7%
Net Change in Fund Balance	\$ 1,229,212	\$ -	\$ (104,879)	\$ 5,011,067		\$ (570,937)		\$ (3,693,455)	\$ (2,931,673)	\$ (770,039)	\$ 706,618	\$ 1,476,657	
Total Unassigned Fund Balance - BOY	7,104,336		7,104,336	7,104,336				9,604,211	9,604,211	9,604,211	9,604,211	-	
Total Fund Balance - EOY	\$ 8,333,548	\$ -	6,999,457	\$12,115,403				\$ 5,910,756	\$ 6,672,538	\$ 8,834,173	\$10,310,829		
Less: Commitments for Specific Use	-	-	-	-									
Less: Assigned for Specific Use	-	-	-	-				-				-	
Ending Fund Balance - Unassigned	\$ 8,333,548	\$ -	\$ 6,999,457	\$12,115,403				5,910,756	6,672,538	8,834,173	10,310,829		
AVERAGE DAILY EXPENDITURES	31,685	-		25,403				29,723	24,845		22,904		
Number of Days In Reserve	263			477					269		450		

WATER AND SEWER FUND
FOR THE MONTH ENDED MAY 31,2023

Summary
Revenues & Expenditures - Budget & Actual

SUMMARY OF WATER & SEWER FUND REVENUES

	<u>Original Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
<u>TOTAL REVENUES:</u>	\$ 9,345,180	\$ -	\$ 645,071	\$ 5,129,671	54.9%

Water and Sewer sales

	<u>Original Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Infrastructure Inspection	\$ 40,000	\$ -	\$ -	\$ -	0.0%

	<u>Original Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Water Sales	\$ 4,623,705		\$ 271,026	\$ 2,213,631	47.9%

	<u>Original Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Sewer Sales	\$ 4,310,975	\$ -	\$ 315,872	\$ 2,532,120	58.7%

	<u>Original Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Other Fees	\$ 366,000	\$ -	\$ 53,213	\$ 366,919	100.3%

	<u>Original Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Interest	\$ 2,300	\$ -	\$ 4,821	\$ 15,426	670.7%

	<u>Original Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Budget %</u>
Miscellaneous Income	\$ 2,200	\$ -	\$ 140	\$ 1,575	71.6%

SUMMARY OF WATER & SEWER FUND EXPENDITURES

	<u>Budget</u>	<u>AMENDED</u>	<u>MTD Actual</u>	<u>Actual</u>	<u>Budget %</u>
<u>TOTAL EXPENDITURES:</u>	\$ 8,483,300	\$ -	\$ 1,057,024	\$ 4,636,687	54.7%

WATER & SEWER FUND
REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2022-23 WITH PRIOR YEAR COMPARISON

FOR THE MONTH ENDED MAY 31, 2023

66.67%

	CURRENT FISCAL YEAR						PRIOR FISCAL YEAR					
	BUDGET		ACTUAL			PROJECTED		BUDGET		FY ACTUAL		
	FY 2022-23		M-T-D	Y-T-D	Y-T-D	FY 2022-23		FY 2021-22		FY 2021-22		
	Original Budget	Amended Budget						Original Budget	Amended Budget	M-T-D May-22	Y-T-D May-22	Y-T-D % Budget
			May-23	May-23	% Budget	May-23	% Budget					
Revenues:												
Infrastructure Inspection	40,000		-	-	0.0%	26,667	66.7%	90,000	90,000	480	38,356	43%
Water Sales	4,623,705		271,026	2,213,631	47.9%	3,082,470	66.7%	\$ 3,435,316	\$ 3,435,316	317,711	1,833,413	53%
Sewer Sales	4,310,975		315,872	2,532,120	58.7%	2,873,983	66.7%	3,750,000	3,750,000	317,427	2,181,541	58%
Late Charges	145,000		33,562	200,066	138.0%	96,667	66.7%	145,000	145,000	34,374	193,089	133%
Reconnection Fees	30,000		2,450	21,544	71.8%	20,000	66.7%	30,000	30,000	1,449	3,864	13%
Water Meters	186,000		16,401	120,899	65.0%	124,000	66.7%	359,000	359,000	8,311	138,721	39%
Tap Fees	5,000		800	3,050	61.0%	3,333	66.7%	7,000	7,000	-	2,200	31%
Convenience Fee	-		-	21,210	0.0%	-	0.0%	100,000	100,000	11,084	83,114	83%
Interest Earnings	2,300		4,821	15,426	670.7%	1,533	66.7%	2,300	2,300	256	915	40%
Tampering Fees	-		-	150		-				-	-	
Miscellaneous	2,200		140	1,575	71.6%	1,467	66.7%	2,200	2,200	394	1,654	75%
Repair Reimbursement	-		-	-	0.0%	-	-	-	-	-	20,677	0%
Total Revenues	\$ 9,345,180	\$ -	\$ 645,071	\$ 5,129,671	54.9%	\$ 6,203,453	66.4%	\$ 7,920,816	\$ 7,920,816	\$ 691,486	\$ 4,497,544	57%
Expenditures:												
00-6901Trasfer to GF (MGT)	15,000		1,250	10,000	66.7%	10,000	66.7%	15,000	15,000	1,250	10,000	67%
00-6902 Transfer to GF (City Wide)	6,000		500	4,000	66.7%	4,000	66.7%	6,000	6,000	500	4,000	67%
Utility Administration	403,520		34,274	255,879	63.4%	269,013	66.7%	274,645	353,945	28,651	215,954	61%
Water Operations	2,886,795		207,671	1,275,815	44.2%	1,924,530	66.7%	2,107,430	2,331,122	167,014	1,305,043	56%
Wastewater Operations	5,026,875		809,492	3,046,438	60.6%	3,351,250	66.7%	4,439,846	4,902,366	467,822	3,090,961	63%
Meter Services	145,110		3,838	44,556	30.7%	96,740	66.7%	433,442	308,119	4,773	44,892	15%
Total Expenditures	\$ 8,483,300	\$ -	\$ 1,057,024	\$ 4,636,687	54.7%	\$ 5,641,533	66.5%	\$ 7,276,363	\$ 7,916,552	\$ 670,010	\$ 4,670,850	64%
	-											
Total Revenues Over (Under) Exp	\$ 861,880	\$ -	\$ (411,953)	\$ 492,983		\$ 561,920		\$ 644,453	\$ 4,264	\$ 21,475	\$ (173,306)	
Other Funding Sources (Uses):												
Loan Principal (Smart meters)	(160,510)	-	-	-		-		(157,977)	(157,977)	-	(157,977)	100.0%
Loan Interest (Smart meters)	(64,650)	-	-	-		-		(67,184)	(67,184)	-	(67,184)	100.0%
Non-cash transactions:	-	-	-	-		-		-	-	-	-	
Capital lease proceeds	-	-	-	-		-		-	-	-	-	
Capital expenditures	-	-	-	-		-		-	-	-	-	
Transfers In (Out):	-	-	-	-		-		-	-	-	-	
Debt Service Payments	-	-	-	-		-		-	-	-	-	
Transfer to Fund 402		-	-	-				-	-	-	-	
Transfer from Disaster Recovery Fund	-	-	-	-		-		-	-	-	-	
Transfer to GF Technology	-	-	-	-		-		-	-	-	-	
G&A Reimbursement from Utility Fund MC	-	-	-	-		-		-	-	-	-	
General Fund - Reimbursement for Cit	-	-	-	-		-		-	-	-	-	
General Fund - Reimbursement for Ta	-	-	-	-		-		-	-	-	-	
General Fund - Debt Repayment	-	-	-	-		-		-	-	-	-	

	CURRENT FISCAL YEAR						PRIOR FISCAL YEAR					
	BUDGET		ACTUAL			PROJECTED	BUDGET		FY ACTUAL			
	FY 2022-23		M-T-D	Y-T-D	Y-T-D	FY 2022-23	FY 2021-22		FY 2021-22			
	Original Budget	Amended Budget	May-23	May-23	% Budget	May-23	Original Budget	Amended Budget	M-T-D May-22	Y-T-D May-22	Y-T-D % Budget	
Transfer to GF - Operating Transfer (T	-	-	-	-		-	-	-	-	-		
Capital Projects Fund - City Commitme	-	-	-	-		-	-	-	-	-		
Net Change in Fund Balance	\$ 636,720	\$ -	\$ (411,953)	\$ 492,983			\$ 419,293	\$ (220,897)	\$ 21,475	\$ (398,467)		
Total Unrestricted Fund Balance - BOY	2,162,264		2,162,264	2,162,264			1,144,561	1,144,561	1,144,561	1,144,561		
Total Fund Balance - EOY	\$ 2,798,984	\$ -	\$ 1,750,311	\$ 2,655,247		\$ -	\$ 1,563,854	\$ 923,664	\$ 1,166,036	\$ 746,094	\$ -	
Less: Commitments for Specific Use				-		-	-				-	
Less: Assigned for Specific Use				-		-	-				-	
Ending Fund Balance - Unrestricted	\$ 2,798,984	\$ -	\$ 1,750,311	\$ 2,655,247		\$ -	\$ 1,563,854	\$ 923,664	\$ 1,166,036	\$ 746,094	\$ -	
AVERAGE DAILY EXPENDITURES	23,859	-		19,160			20,552	22,122		20,231		
Number of Days In Reserve	117			139			76	42		37		

DRAINAGE FUND
FOR THE MONTH ENDED MAY 31,2023

Summary
Revenues & Expenditures - Budget & Actual

SUMMARY OF MUNICIPAL DRAINAGE FUND

	Budget	AMENDED	Actual	Budget %
<u>TOTAL REVENUES:</u>	\$ 548,430	\$ -	\$ 280,237	51.1%

	Budget	AMENDED	Actual	Budget %
<u>TOTAL EXPENDITURES:</u>	\$ 373,030	\$ -	\$ 109,083	29.2%

DRAINAGE FUND
REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2022-23 WITH PRIOR YEAR COMPARISON
FOR THE MONTH ENDED MAY 31,2023

66.7%

	CURRENT FISCAL YEAR							PRIOR FISCAL YEAR				
	BUDGET		ACTUAL			FY PROJECTED		BUDGET		FY ACTUAL		
	FY 2022-23		M-T-D	Y-T-D	Y-T-D	FY 2022-23		FY 2021-22		FY 2021-22		
	Original Budget	Amended Budget	May-23	May-23	% Budget	May-23	% Budget	Original Budget	Amended Budget	M-T-D May-22	Y-T-D May-22	Y-T-D % Budget
Revenues:												
Infrastructure Inspections	90,000		-	-	0.0%	52,500	58.3%	90,000	90,000	480	38,461	42.7%
Drainage Fees - Residential	\$ 414,000		31,358	244,347	59.0%	241,500	58.3%	315,000	315,000	29,291	207,963	66.0%
Drainage Fees - Commercial	39,430		2,690	21,515	54.6%	23,001	58.3%	30,000	30,000	2,645	19,489	65.0%
Drainage Fees-Late Charges	-		2,080	12,101	0.0%	-	0.0%	-	-	1,677	12,006	-
Interest	-		1,458	2,274	0.0%	-	0.0%	-	-	1	2	
Misc Revenue	5,000		-	-	0.0%	2,917	58.3%	-	-	-	-	
Total Revenues	\$ 548,430	\$ -	\$ 37,586	\$ 280,237	51.1%	\$ 267,418	48.8%	\$ 435,000	\$ 435,000	\$ 34,093	\$ 277,921	63.9%
Expenditures:												
Storm Water Operations	373,030		14,260	109,083	29.2%	\$ 217,601	58.3%	368,002	\$ 112,331	9,341	95,585	85.1%
Receivables Adjustments	-		-	-	0.0%	\$ -		-	\$ -	-	-	
Total Expenditures	\$ 373,030	\$ -	\$ 14,260	\$ 109,083	29.2%	\$ 217,601	58.3%	\$ 368,002	\$ 112,331	\$ 9,341	\$ 95,585	26%
Total Revenues Over (Under) Exp	\$ 175,400	\$ -	\$ 23,326	\$ 171,154		\$ 49,817		\$ 66,998	\$ 322,669	\$ 24,752	\$ 182,336	
Other Financing Sources (Uses):												
Operating Transfer to General Fund	(15,775)		(1,315)	(10,517)	66.7%	(9,202)	58.3%	(15,775)	(15,775)	(1,315)	(10,517)	66.7%
Capital Projects Fund - City Commitm	-	-	-	-		-		-	-	-	-	
Net Change in Fund Balance	\$ 159,625	\$ -	\$ 22,012	\$ 160,637				\$ 51,223	\$ 306,894	\$ 23,438	\$ 171,820	
Total Unrestricted Fund Balance - BOY	\$ 862,710		\$ 862,710	\$ 862,710				\$ 635,699	\$ 891,370	\$ 891,370	\$ 891,370	
Total Fund Balance - EOY	\$ 1,022,335	\$ -	\$ 884,722	\$ 1,023,347		\$ -		\$ 686,922	\$ 1,198,264	\$ 914,808	\$ 1,063,190	
Less: Commitments for Specific Use	-	-		-		-		-	-	-	-	
Ending Fund Balance - Unrestricted	\$ 1,022,335	\$ -	\$ 884,722	\$ 1,023,347		\$ -		\$ 686,922	\$ 1,198,264	\$ 914,808	\$ 1,063,190	
AVERAGE DAILY EXPENDITURES	1,022		451					1,008	308		395	
Number of Days In Reserve	1,000			2,270				681	3,894		2,692	

OTHER FUNDS
FOR THE MONTH ENDED MAY 31,2023

Summary
Revenues & Expenditures - Budget & Actual

SUMMARY OF OTHER FUNDS

300 - DEBT SERVICE FUND					
		Budget	AMENDED	Actual	Budget %
TOTAL REVENUES:		\$ 1,422,648	\$ -	\$ 1,392,642	97.9%
		Budget	AMENDED	Actual	Budget %
TOTAL EXPENDITURES:		\$ 1,422,648	\$ -	\$ 1,438,216	101.1%
205 - E911 FUND					
		Budget	AMENDED	Actual	Budget %
TOTAL REVENUES:		\$ 78,500	\$ -	\$ 63,734	81.2%
		Budget	AMENDED	Actual	Budget %
TOTAL EXPENDITURES:		\$ 88,400	\$ -	\$ 50,368	56.98%
406 - VEHICLE REPLACEMENT FUND					
		BUDGET	AMENDED	Actual	Budget %
TOTAL REVENUES:		\$ 303,000	\$ -	\$ 1,038	0.3%
		BUDGET	AMENDED	Actual	Budget %
TOTAL EXPENDITURES:		\$ 303,000	\$ -	\$ -	0.0%
515 - WATER SEWER IMPACT FUND					
		BUDGET	AMENDED	Actual	Budget %
TOTAL REVENUES:		\$ 599,210	\$ -	\$ 416,513	69.5%
		BUDGET	AMENDED	Actual	Budget %
TOTAL EXPENDITURES:		\$ 2,110,000	\$ -	\$ -	0.0%

OTHER FUNDS: FINANCIAL SUMMARY
REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FOR THE MONTH ENDED MAY 31,2023

		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	\$ 1,422,648	\$ 1,422,648	\$ -	\$ 177,280	\$ 177,280	\$ 1,392,642	98%	\$ 1,438,216	101%	\$ (45,574)	0.0%	\$ 177,280	\$ 131,706
SPECIAL REVENUE FUNDS														
200	Court Technology Fund	\$ 3,000	\$ 1,500	\$ 1,500	\$ 9,786	\$ 11,286	\$ 3,474	116%	\$ -	0%	\$ 3,474	231.6%	\$ 9,786	\$ 13,260
201	Court Security Fund	2,962	20,000	(17,038)	54,638	37,600	4,765	161%	13,333	67%	(8,569)	50.3%	54,638	46,069
205	E911 Fund	78,500	88,400	(9,900)	172,204	162,304	63,734	81%	50,368	57%	13,366	-135.0%	172,204	185,569
213	Federal Seizure Fund	-	-	-	2,999	2,999	85	0%	-	0%	85	0.0%	2,999	3,083
214	State Seizure Fund	-	-	-	7,997	7,997	243	0%	-	0%	243	0.0%	7,997	8,240
250	Operating Grants Fund	1,200,000	1,200,000	-	(24,335)	(24,335)	1,408	0%	12,392	1%	(10,985)	0.0%	(24,335)	(35,320)
251	ARPA Fund	1,657,916	1,657,616	300	3,317,908	3,318,208	6,463	0%	4,632	0%	-	0.0%	3,317,908	3,317,908
		\$ 2,942,378	\$ 2,967,516	\$ (25,138)	\$ 3,541,196	\$ 3,516,058	\$ 80,172		\$ 80,726		\$ (2,386)		\$ 3,541,196	\$ 3,538,811
CAPITAL PROJECTS FUND														
215	Street Impact Fees (restri)	\$ 301,500	\$ 2,350,000	\$ (2,048,500)	\$ 2,364,436	\$ 315,936	\$ 207,099	69%	\$ 802,000	34%	\$ (594,901)	29.0%	\$ 2,364,436	\$ 1,769,535
230	Park Fees	225,900	1,135,000	(909,100)	1,278,224	369,124	102,813	46%	-	0%	102,813	-11.3%	1,278,224	1,381,037
406	Vehicle Replacement Fund	303,000	140,000	163,000	376,029	539,029	1,038	0%	-	0%	1,038	0.6%	376,029	377,067
403	2016 GO Bonds	982,396	5,602,114	(3,637,322)	2,900,301	(737,021)	241,939	25%	378,233	0%	(136,294)	3.7%	2,900,301	2,764,008
410	Reserved for Capital Projects	679,180	5,521,476	(4,842,296)	8,442,996	3,600,700	18,626	3%	258,905	0%	(240,280)	5.0%	8,442,996	8,202,716
505	Water Meter Project	-	236,295	(236,295)	(36,098)	(272,393)	-	0%	130,081	0%	(130,081)	55.1%	(36,098)	(166,179)
515-1&2	Water Sewer Impact Fund	599,210	2,110,000	(1,510,790)	2,799,506	1,288,716	416,513	70%	-	0%	416,513	-27.6%	2,799,506	3,216,019
252	EPA Community Fund	3,361,500	3,361,500	-	-	-	-	-	-	-	-	0.0%	-	-
		\$ 6,452,686	\$ 20,456,385	\$ (13,021,303)	\$ 18,154,321	\$ 5,133,018	\$ 990,304		\$ 1,600,422		\$ (610,118)		\$ 18,154,321	\$ 17,544,203

CITY OF GLENN HEIGHTS
ACCOUNTS PAYABLE - CHECKS PAID
MAY 2023

Vendor Number	Vendor Name	Invoice Number	Invoice Date	Dept	Account Number	Account Description	Amount	Check Number	Check Date
100009	Derak Jr LLC	JK2695367	4/15/2023	40	100-53570-40-00000	COMMUNITY CLEAN-UP EVENT	1,198.00	130199	5/1/2023
Totals	for Check: 130199						1,198.00		
4127	LEVEL ONE PAVING, INC.	2348	3/30/2023	40	215-55014-40-00000	ROAD EXPENDITURES	297,000.00	130200	5/1/2023
4127	LEVEL ONE PAVING, INC.	2350	4/6/2023	40	215-55014-40-00000	ROAD EXPENDITURES	210,000.00	130200	5/1/2023
4127	LEVEL ONE PAVING, INC.	2352	4/18/2023	40	215-55014-40-00000	ROAD EXPENDITURES	295,000.00	130200	5/1/2023
Totals	for Check: 130200						802,000.00		
1663	ADAMS PHARMACY	AP 0000022	3/8/2023	30	100-51314-30-00000	AMBULANCE SUPPLIES	160.00	130201	5/5/2023
Totals	for Check: 130201						160.00		
1768	AIR SUPPLY	1784920	3/25/2023	30	100-51314-30-00000	AMBULANCE SUPPLIES	60.16	130202	5/5/2023
1768	AIR SUPPLY	1784921	3/25/2023	40	100-53511-40-00000	RENTAL EQUIPMENT	65.00	130202	5/5/2023
1768	AIR SUPPLY	1770600	2/9/2023	30	100-51314-30-00000	AMBULANCE SUPPLIES	127.66	130202	5/5/2023
Totals	for Check: 130202						252.82		
4138	AIRESPRING INC.	172007384	5/1/2023	14	100-53308-14-00000	TELECOMMUNICATIONS	726.32	130203	5/5/2023
4138	AIRESPRING INC.	172007384	5/1/2023	14	100-53308-14-00000	TELECOMMUNICATIONS	1,267.22	130203	5/5/2023
4138	AIRESPRING INC.	172007384	5/1/2023	14	100-53308-14-00000	TELECOMMUNICATIONS	1,032.60	130203	5/5/2023
4138	AIRESPRING INC.	172007384	5/1/2023	14	100-53308-14-00000	TELECOMMUNICATIONS	1,036.15	130203	5/5/2023
4138	AIRESPRING INC.	172007384	5/1/2023	14	100-53308-14-00000	TELECOMMUNICATIONS	472.42	130203	5/5/2023
4138	AIRESPRING INC.	172007384	5/1/2023	14	100-53308-14-00000	TELECOMMUNICATIONS	703.47	130203	5/5/2023
4138	AIRESPRING INC.	172007384	5/1/2023	14	100-53308-14-00000	TELECOMMUNICATIONS	2,113.98	130203	5/5/2023
4138	AIRESPRING INC.	172007384	5/1/2023	14	100-53308-14-00000	TELECOMMUNICATIONS	65.86	130203	5/5/2023
4138	AIRESPRING INC.	172007384	5/1/2023	14	100-53308-14-00000	TELECOMMUNICATIONS	6,450.03	130203	5/5/2023
Totals	for Check: 130203						13,868.05		
3728	ARLENE D. HONZA	45027	5/5/2023	30	100-53324-30-00000	PRINTING, COPY & PHOTO	75.75	130204	5/5/2023
3728	ARLENE D. HONZA	3292023	5/5/2023	32	100-53324-32-00000	PRINTING, COPY & PHOTO	256.50	130204	5/5/2023
Totals	for Check: 130204						332.25		
2771	AT&T	4112023	4/18/2023	14	100-53308-14-00000	TELECOMMUNICATIONS	1,087.40	130205	5/5/2023
Totals	for Check: 130205						1,087.40		
2771	AT&T	4012023	4/14/2023	14	100-53308-14-00000	TELECOMMUNICATIONS	134.72	130206	5/5/2023
Totals	for Check: 130206						134.72		
3645	AT&T Internet	4242023	5/3/2023	14	100-53308-14-00000	TELECOMMUNICATIONS	63.49	130207	5/5/2023
Totals	for Check: 130207						63.49		
3263	AT&T TOLL FREE	5012023	5/3/2023	14	100-53308-14-00000	TELECOMMUNICATIONS	11.21	130208	5/5/2023
Totals	for Check: 130208						11.21		

Vendor Number	Vendor Name	Invoice Number	Invoice Date	Dept	Account Number	Account Description	Amount	Check Number	Check Date
1720	ATMOS ENERGY	5012023	5/5/2023	40	100-53321-40-00000	NATURAL GAS	1.80	130209	5/5/2023
1720	ATMOS ENERGY	42823	5/5/2023	40	100-53321-40-00000	NATURAL GAS	72.77	130209	5/5/2023
1720	ATMOS ENERGY	4282023	5/5/2023	40	100-53321-40-00000	NATURAL GAS	80.01	130209	5/5/2023
Totals	for Check: 130209						154.58		
2606	BOUND TREE MEDICAL	84913351	4/4/2023	30	100-51314-30-00000	AMBULANCE SUPPLIES	73.95	130210	5/5/2023
Totals	for Check: 130210						73.95		
1769	BRITTON METER REP	10309	4/10/2023	41	500-53204-41-00000	R&M WATER SYSTEM	473.86	130211	5/5/2023
Totals	for Check: 130211						473.86		
3018	CARLISLE CHEVROLET	430469	4/5/2023	32	100-53202-32-00000	R & M AUTO/TRUCK	499.99	130212	5/5/2023
Totals	for Check: 130212						499.99		
3938	CASS ROBERT CALLA	4012023	5/5/2023	21	100-53017-21-00000	MUNICIPAL JUDGE	3,000.00	130213	5/5/2023
Totals	for Check: 130213						3,000.00		
3177	CHARTER BUSINESS COMMUNICATION	16278620104012	3 04/01/23	14	100-53308-14-00000	TELECOMMUNICATIONS	85.43	130214	5/5/2023
3177	CHARTER BUSINESS COMMUNICATION	16278620104012	3 04/01/23	14	100-53308-14-00000	TELECOMMUNICATIONS	117.54	130214	5/5/2023
3177	CHARTER BUSINESS COMMUNICATION	16278620104012	3 04/01/23	14	100-53308-14-00000	TELECOMMUNICATIONS	85.43	130214	5/5/2023
3177	CHARTER BUSINESS COMMUNICATION	16278620104012	3 04/01/23	14	100-53308-14-00000	TELECOMMUNICATIONS	85.43	130214	5/5/2023
Totals	for Check: 130214						373.83		
4287	CHARTER COMMUNICATION	04012023	5/1/2023	14	100-53308-14-00000	TELECOMMUNICATIONS	245.21	130215	5/5/2023
Totals	for Check: 130215						245.21		
4233	COMMUNITY WASTE DISPOSAL	1395849	3/31/2023	40	100-53115-40-00000	SANITATION SERVICES	83,465.32	130216	5/5/2023
Totals	for Check: 130216						83,465.32		
100020	David J Morgan & Associates	042329	4/29/2023		410-55001-00-00000	CAPITAL EXPENDITURES	650.00	130217	5/5/2023
Totals	for Check: 130217						650.00		
4130	DAHILL OFFICE TECHNOLOGY	4111386	5/3/2023	14	100-53050-14-00000	OPERATING LEASES-COPIERS	1,140.25	130218	5/5/2023
Totals	for Check: 130218						1,140.25		
4155	DAHILL OFFICE TECHNOLOGY	IN4380643	4/10/2023	11	100-53324-11-00000	PRINTING, COPY & PHOTO	35.24	130219	5/5/2023
4155	DAHILL OFFICE TECHNOLOGY	IN4380643	4/10/2023	11	100-53324-11-00000	PRINTING, COPY & PHOTO	9.68	130219	5/5/2023
4155	DAHILL OFFICE TECHNOLOGY	IN4380643	4/10/2023	11	100-53324-11-00000	PRINTING, COPY & PHOTO	14.33	130219	5/5/2023
4155	DAHILL OFFICE TECHNOLOGY	IN4380643	4/10/2023	11	100-53324-11-00000	PRINTING, COPY & PHOTO	-	130219	5/5/2023
4155	DAHILL OFFICE TECHNOLOGY	IN4380643	4/10/2023	11	100-53324-11-00000	PRINTING, COPY & PHOTO	45.83	130219	5/5/2023
4155	DAHILL OFFICE TECHNOLOGY	IN4380643	4/10/2023	11	100-53324-11-00000	PRINTING, COPY & PHOTO	83.82	130219	5/5/2023
4155	DAHILL OFFICE TECHNOLOGY	IN4380643	4/10/2023	11	100-53324-11-00000	PRINTING, COPY & PHOTO	39.60	130219	5/5/2023
Totals	for Check: 130219						228.50		
3024	DALE GLEN SANDLIN	5737	4/11/2023	41	500-53204-41-00000	R&M WATER SYSTEM	290.00	130220	5/5/2023
Totals	for Check: 130220						290.00		

Vendor Number	Vendor Name	Invoice Number	Invoice Date	Dept	Account Number	Account Description	Amount	Check Number	Check Date
3079	DALLAS CO. DEPT OF HEALTH & HS	ID4670	4/7/2023	53	100-53031-53-00000	HEALTH DEPT FEES	47.83	130221	5/5/2023
Totals	for Check: 130221						47.83		
1860	DALLAS WATER UTILITIES	5302622263	4/13/2023	41	500-53044-41-00000	CITY WATER PURCHASES	142,474.07	130222	5/5/2023
Totals	for Check: 130222						142,474.07		
3364	DATAPROSE	DP2301257	5/3/2023	16	100-53555-16-00000	NEWSLETTER	65.56	130223	5/5/2023
3364	DATAPROSE	DP2301257	5/3/2023	22	500-53057-22-00000	WATER BILL PROCESSING/POSTAGE	6,181.08	130223	5/5/2023
Totals	for Check: 130223						6,246.64		
3456	Defender Supply L	35236	3/17/2023	32	100-53202-32-00000	R & M AUTO/TRUCK	78.76	130224	5/5/2023
Totals	for Check: 130224						78.76		
4123	DIKITA ENTERPRISE	32702.04	2/13/2023	53	100-53006-53-00000	CONSULTANT FEES	1,930.00	130225	5/5/2023
4123	DIKITA ENTERPRISE	32702.05	2/13/2023	53	100-53006-53-00000	CONSULTANT FEES	965.00	130225	5/5/2023
Totals	for Check: 130225						2,895.00		
2102	EDUCT	20230425	4/26/2023	30	100-53334-30-00000	DUES, SUBSCRIPTIONS, & PUB	1,000.00	130226	5/5/2023
Totals	for Check: 130226						1,000.00		
1916	EXPRESS SERVICES,	28814043	3/29/2023	43	505-53013-43-00000	OTHER PROFESSIONAL SERVICES	3,244.43	130227	5/5/2023
1916	EXPRESS SERVICES,	28834655	4/5/2023	43	505-53013-43-00000	OTHER PROFESSIONAL SERVICES	3,281.15	130227	5/5/2023
1916	EXPRESS SERVICES,	28850977	4/11/2023	43	505-53013-43-00000	OTHER PROFESSIONAL SERVICES	3,699.00	130227	5/5/2023
Totals	for Check: 130227						10,224.58		
1944	GALLS PARENT HOLD, LLC	024062313	4/4/2023	32	100-51300-32-00000	UNIFORM & CLOTHING	86.44	130228	5/5/2023
1944	GALLS PARENT HOLD, LLC	024030440	3/31/2023	32	100-51300-32-00000	UNIFORM & CLOTHING	177.28	130228	5/5/2023
1944	GALLS PARENT HOLD, LLC	024030385	3/31/2023	32	100-51300-32-00000	UNIFORM & CLOTHING	51.10	130228	5/5/2023
1944	GALLS PARENT HOLD, LLC	024002726	3/29/2023	32	100-51300-32-00000	UNIFORM & CLOTHING	66.00	130228	5/5/2023
1944	GALLS PARENT HOLD, LLC	023965241	3/25/2023	32	100-51300-32-00000	UNIFORM & CLOTHING	88.64	130228	5/5/2023
1944	GALLS PARENT HOLD, LLC	023926744	3/22/2023	32	100-51300-32-00000	UNIFORM & CLOTHING	86.44	130228	5/5/2023
1944	GALLS PARENT HOLD, LLC	023901747	3/20/2023	32	100-51300-32-00000	UNIFORM & CLOTHING	353.50	130228	5/5/2023
1944	GALLS PARENT HOLD, LLC	023912712	3/21/2023	32	100-51300-32-00000	UNIFORM & CLOTHING	48.21	130228	5/5/2023
1944	GALLS PARENT HOLD, LLC	023926723	3/22/2023	32	100-51300-32-00000	UNIFORM & CLOTHING	86.44	130228	5/5/2023
1944	GALLS PARENT HOLD, LLC	023926731	3/22/2023	32	100-51300-32-00000	UNIFORM & CLOTHING	86.44	130228	5/5/2023
Totals	for Check: 130228						1,130.49		
100017	Geomatic Solution	8769	4/17/2023	99	403-55085-99-00000	ROAD IMPROVEMENT EXPENDITURES	7,661.25	130229	5/5/2023
Totals	for Check: 130229						7,661.25		
100014	Global Test Suppl	404958-00	3/16/2023	30	250-51310-30-00000	OTHER SMALL EQUIPMENT	9,992.47	130230	5/5/2023
Totals	for Check: 130230						9,992.47		
1983	HILCO ELECTRIC	4182023	4/28/2023	11	100-53313-11-00000	ELECTRICITY	1,069.24	130231	5/5/2023
1983	HILCO ELECTRIC	4182023	4/28/2023	30	100-53313-30-00000	ELECTRICITY	52.68	130231	5/5/2023
1983	HILCO ELECTRIC	4182023	4/28/2023	40	100-53313-40-00000	ELECTRICITY	5,492.22	130231	5/5/2023

Vendor								Check	
Number	Vendor Name	Invoice Number	Invoice Date	Dept	Account Number	Account Description	Amount	Number	Check Date
1983	HILCO ELECTRIC	4182023	4/28/2023	16	100-53313-16-00000	ELECTRICITY	1,268.71	130231	5/5/2023
1983	HILCO ELECTRIC	4182023	4/28/2023	41	500-53313-41-00000	ELECTRICITY	1,411.76	130231	5/5/2023
1983	HILCO ELECTRIC	4182023	4/28/2023	61	100-53313-61-00000	ELECTRICITY	110.38	130231	5/5/2023
Totals	for Check: 130231						9,404.99		
2088	Home Depot Credit Services	4544622	3/29/2023	41	500-53204-41-00000	R&M WATER SYSTEM	41.80	130232	5/5/2023
2088	Home Depot Credit Services	4544622	3/29/2023	43	505-53331-43-00000	OPERATING EXPENSES	41.79	130232	5/5/2023
2088	Home Depot Credit Services	7011768	4/5/2023	41	500-53200-41-00000	R & M STRUCTURES	25.60	130232	5/5/2023
2088	Home Depot Credit Services	9012517	4/13/2023	40	100-53200-40-00000	R & M STRUCTURES	6.97	130232	5/5/2023
Totals	for Check: 130232						116.16		
100007	Industrial Power	111885	4/5/2023	30	100-53202-30-00000	R & M AUTO/TRUCK	11,821.79	130233	5/5/2023
Totals	for Check: 130233						11,821.79		
4102	INSIGHT PUBLIC SE	1101039543	3/29/2023	14	100-53022-14-00000	ANNUAL SOFTWARE MAINTENANCE	3,080.62	130234	5/5/2023
Totals	for Check: 130234						3,080.62		
100006	Jaynice Porter-Brathwaite	04122023	5/5/2023	13	100-53503-13-00000	EMPLOYEE RELATIONS	49.98	130235	5/5/2023
Totals	for Check: 130235						49.98		
3955	JETS FIRE & SAFETY	INVTX21-5436	9/28/2022	30	100-51353-30-00000	PERSONAL PROTECTIVE EQUIPMENT	189.00	130236	5/5/2023
Totals	for Check: 130236						189.00		
1649	KEITH'S ACE HARDW	147075	3/30/2023	40	100-53216-40-00000	R & M STREETS	21.85	130237	5/5/2023
1649	KEITH'S ACE HARDW	147124	3/31/2023	42	500-53206-42-00000	R & M HEAVY EQUIPMENT	13.99	130237	5/5/2023
1649	KEITH'S ACE HARDW	147124	3/31/2023	43	505-53331-43-00000	OPERATING EXPENSES	5.97	130237	5/5/2023
1649	KEITH'S ACE HARDW	147239	4/10/2023	41	500-53204-41-00000	R&M WATER SYSTEM	39.92	130237	5/5/2023
1649	KEITH'S ACE HARDW	147157	4/4/2023	62	100-53201-62-00000	R & M SMALL EQUIPMENT	2.79	130237	5/5/2023
1649	KEITH'S ACE HARDW	147231	4/7/2023	40	100-53200-40-00000	R & M STRUCTURES	4.99	130237	5/5/2023
1649	KEITH'S ACE HARDW	147231	4/7/2023	62	100-51323-62-00000	HAND TOOLS	19.99	130237	5/5/2023
1649	KEITH'S ACE HARDW	147177	4/5/2023	40	100-53216-40-00000	R & M STREETS	43.98	130237	5/5/2023
1649	KEITH'S ACE HARDW	147263	4/11/2023	62	100-53208-62-00000	COURTNEY LANE PARK MAINTENANC	74.65	130237	5/5/2023
1649	KEITH'S ACE HARDW	147263	4/11/2023	62	100-53210-62-00000	HERITAGE PARK MAINTENANCE	74.65	130237	5/5/2023
1649	KEITH'S ACE HARDW	147263	4/11/2023	62	100-53220-62-00000	GATEWAY PARK MAINTENANCE	74.65	130237	5/5/2023
1649	KEITH'S ACE HARDW	147263	4/11/2023	62	100-53201-62-00000	R & M SMALL EQUIPMENT	126.00	130237	5/5/2023
1649	KEITH'S ACE HARDW	147286	4/12/2023	40	100-53200-40-00000	R & M STRUCTURES	61.56	130237	5/5/2023
Totals	for Check: 130237						564.99		
2168	LANGUAGE LINE SER	10970966	3/31/2023	32	100-53334-32-00000	DUES, SUBSCRIPTIONS, & PUB	75.41	130238	5/5/2023
Totals	for Check: 130238						75.41		
2185	MASSEY'S TIRES &	0313-27	3/31/2023	10	100-53202-10-00000	R & M AUTO/TRUCK	15.00	130239	5/5/2023
Totals	for Check: 130239						15.00		
2862	METRO FIRE APPARATUS SPECIALISTS	200809-1	12/16/2022	30	100-53202-30-00000	R & M AUTO/TRUCK	325.05	130240	5/5/2023
Totals	for Check: 130240						325.05		

Vendor Number	Vendor Name	Invoice Number	Invoice Date	Dept	Account Number	Account Description	Amount	Check Number	Check Date
	1980 MIPA ENTERPRISES,	18227	4/13/2023	32	100-53324-32-00000	PRINTING, COPY & PHOTO	75.00	130241	5/5/2023
	1980 MIPA ENTERPRISES,	18221	4/15/2023	40	100-53570-40-00000	COMMUNITY CLEAN-UP EVENT	140.00	130241	5/5/2023
Totals	for Check: 130241						215.00		
	2227 NATIONAL ALL PRO LUBE	136503	3/30/2023	32	100-53202-32-00000	R & M AUTO/TRUCK	48.45	130242	5/5/2023
	2227 NATIONAL ALL PRO LUBE	136510	3/31/2023	53	100-53202-53-00000	R & M AUTO/TRUCK	75.85	130242	5/5/2023
	2227 NATIONAL ALL PRO LUBE	136518	4/12/2023	43	500-53202-43-00000	R & M AUTO/TRUCK	66.32	130242	5/5/2023
Totals	for Check: 130242						190.62		
	3920 NEWGEN STRATEGIES SOLUTIONS	15737	4/18/2023	41	500-53003-41-00000	ENGINEERING SERVICES	1,081.52	130243	5/5/2023
Totals	for Check: 130243						1,081.52		
	2260 ODP BUSINESS SOLUTIONS	304880217001	3/28/2023	40	100-51321-40-00000	JANITORIAL SUPPLIES	16.50	130244	5/5/2023
	2260 ODP BUSINESS SOLUTIONS	304881333001	3/28/2023	11	100-51303-11-00000	OFFICE SUPPLIES	34.74	130244	5/5/2023
Totals	for Check: 130244						51.24		
	3924 ONCORE HEALTHCARE	L 178709	2/28/2023	30	100-51314-30-00000	AMBULANCE SUPPLIES	120.95	130245	5/5/2023
Totals	for Check: 130245						120.95		
	3027 PRIMARY HEALTH, dba CARENOW	04082023	5/5/2023	13	100-53514-13-00000	MEDICAL/PHYSICAL EXAMS	96.00	130246	5/5/2023
Totals	for Check: 130246						96.00		
	4183 RITA COOK	AP 0000019	4/21/2023	16	100-53311-16-00000	MARKETING & COMMUNICATIONS	100.00	130247	5/5/2023
Totals	for Check: 130247						100.00		
	3847 RML WAXAHACHIE FO	510627	4/6/2023	32	100-53202-32-00000	R & M AUTO/TRUCK	929.02	130248	5/5/2023
	3847 RML WAXAHACHIE FO	510315	3/20/2023	32	100-53202-32-00000	R & M AUTO/TRUCK	29.95	130248	5/5/2023
	3847 RML WAXAHACHIE FO	509882	3/9/2023	32	100-53202-32-00000	R & M AUTO/TRUCK	302.39	130248	5/5/2023
Totals	for Check: 130248						1,261.36		
	3690 Swagit Production	SW-001274SI	11/30/2022	11	410-55034-11-00000	CITY HALL PROJECT	43,885.00	130249	5/5/2023
	3690 Swagit Production	SW-001274SI	11/30/2022	11	410-55034-11-00000	CITY HALL PROJECT	4,090.00	130249	5/5/2023
Totals	for Check: 130249						47,975.00		
	3642 TEXAS FIRST RENTAL	1272848-0001	4/13/2023	62	100-53210-62-00000	HERITAGE PARK MAINTENANCE	411.25	130250	5/5/2023
Totals	for Check: 130250						411.25		
	3775 TEXAS MATERIALS G	201182580	4/3/2023	40	100-53216-40-00000	R & M STREETS	3,556.75	130251	5/5/2023
Totals	for Check: 130251						3,556.75		
	4092 THE ADT SECURITY	05142023	5/1/2023	61	100-53200-61-00000	R & M STRUCTURES	58.44	130252	5/5/2023
Totals	for Check: 130252						58.44		
	2448 TRACTOR SUPPLY CO	TS041223	4/12/2023	46	550-51323-46-00000	HAND TOOLS	25.48	130253	5/5/2023
Totals	for Check: 130253						25.48		

Vendor								Check	
Number	Vendor Name	Invoice Number	Invoice Date	Dept	Account Number	Account Description	Amount	Number	Check Date
4131	TRANSUNION RISK A	2241-202303-1	4/1/2023	32	100-53334-32-00000	DUES, SUBSCRIPTIONS, & PUB	210.40	130254	5/5/2023
Totals	for Check: 130254						210.40		
2458	TRINITY RIVER AUTHORITY	BH 1721	4/10/2023	42	500-53045-42-00000	T.R.A. SEWAGE SYSTEM	77,820.00	130255	5/5/2023
2458	TRINITY RIVER AUTHORITY	BH 1721	4/10/2023	42	500-53744-42-00000	TRA DEBT SERVICE PAYMENTS	282,349.00	130255	5/5/2023
Totals	for Check: 130255						360,169.00		
2425	TXU ENERGY	52003465029	4/26/2023	40	100-53313-40-00000	ELECTRICITY	7,715.29	130256	5/5/2023
2425	TXU ENERGY	52003465029	4/26/2023	41	500-53313-41-00000	ELECTRICITY	4,743.23	130256	5/5/2023
Totals	for Check: 130256						12,458.52		
2342	ACP INTERNATIONAL	23-03793	3/30/2023	40	100-53216-40-00000	R & M STREETS	579.90	130257	5/19/2023
Totals	for Check: 130257						579.90		
1768	AIR SUPPLY	1795159	4/25/2023	40	100-53511-40-00000	RENTAL EQUIPMENT	68.25	130258	5/19/2023
Totals	for Check: 130258						68.25		
1	ALEXANDER HAYMA,	00020230414127	8 04/14/23		500-11215-00-00000	A/R UTILITY SALES	53.84	130259	5/19/2023
Totals	for Check: 130259						53.84		
1	AR LEASING	20230511129	3 05/11/23		500-11215-00-00000	A/R UTILITY SALES	13.88	130260	5/19/2023
Totals	for Check: 130260						13.88		
100027	AT&T	5012023	5/1/2023	14	100-53020-14-00000	INTERNET SERVICE	126.98	130261	5/19/2023
Totals	for Check: 130261						126.98		
1715	AT&T MOBILITY	287302983661X0	5 05/12/23	1	100-53329-01-00000	CITY COUNCIL CELL PHONES	296.72	130262	5/19/2023
1715	AT&T MOBILITY	287302983661X0	5 05/12/23	14	100-53300-14-00000	CELL PHONES & WIRELESS CARDS	919.79	130262	5/19/2023
1715	AT&T MOBILITY	287302983661X0	5 05/12/23	14	100-53300-14-00000	CELL PHONES & WIRELESS CARDS	1,498.10	130262	5/19/2023
1715	AT&T MOBILITY	287302983661X0	5 05/12/23	14	100-53300-14-00000	CELL PHONES & WIRELESS CARDS	1,272.49	130262	5/19/2023
Totals	for Check: 130262						3,987.10		
4264	AVENUE TEXACO DIS	078918	5/18/2023	41	500-51325-41-00000	GASOLINE & FUELS	380.68	130263	5/19/2023
4264	AVENUE TEXACO DIS	078918	5/18/2023	42	500-51325-42-00000	GASOLINE & FUELS	380.68	130263	5/19/2023
4264	AVENUE TEXACO DIS	078918	5/18/2023	40	100-51325-40-00000	GASOLINE & FUELS	380.68	130263	5/19/2023
4264	AVENUE TEXACO DIS	078918	5/18/2023	46	550-51325-46-00000	GASOLINE & FUELS	380.68	130263	5/19/2023
Totals	for Check: 130263						1,522.72		
1	BAHAM, AURORA & R	20230511128	9 05/11/23		500-11215-00-00000	A/R UTILITY SALES	36.96	130264	5/19/2023
Totals	for Check: 130264						36.96		
1	BARTLETT, YOUNGSU	20230511130	2 05/11/23		500-11215-00-00000	A/R UTILITY SALES	3.32	130265	5/19/2023
Totals	for Check: 130265						3.32		
3996	BLUE SAFETY PRODUCTS	2420	4/10/2023	32	100-51300-32-00000	UNIFORM & CLOTHING	542.20	130266	5/19/2023
Totals	for Check: 130266						542.20		

Vendor Number	Vendor Name	Invoice Number	Invoice Date	Dept	Account Number	Account Description	Amount	Check Number	Check Date
2243	BLUETARP FINANCIAL	6561255383	4/25/2023	46	550-51323-46-00000	HAND TOOLS	119.99	130267	5/19/2023
Totals	for Check: 130267						119.99		
4190	BLUETARP FINANCIAL	WAL042623	4/26/2023	40	100-53111-40-00000	SAFETY EQUIPMENT	89.94	130268	5/19/2023
4190	BLUETARP FINANCIAL	WAL042623	4/26/2023	41	500-51370-41-00000	SAFETY EQUIPMENT SUPPLIES	29.98	130268	5/19/2023
4190	BLUETARP FINANCIAL	WAL042623	4/26/2023	42	500-51370-42-00000	SAFETY EQUIPMENT SUPPLIES	29.98	130268	5/19/2023
4190	BLUETARP FINANCIAL	WAL042623	4/26/2023	46	550-51370-46-00000	SAFETY EQUIPMENT SUPPLIES	29.98	130268	5/19/2023
Totals	for Check: 130268						179.88		
2606	BOUND TREE MEDICAL	84922361	4/12/2023	30	100-51314-30-00000	AMBULANCE SUPPLIES	75.41	130269	5/19/2023
2606	BOUND TREE MEDICAL	84926745	4/17/2023	30	100-51310-30-ECA01	OTHER SMALL EQUIPMENT	4,396.23	130269	5/19/2023
2606	BOUND TREE MEDICAL	84928508	4/18/2023	30	100-51310-30-ECA01	OTHER SMALL EQUIPMENT	1,600.00	130269	5/19/2023
Totals	for Check: 130269						6,071.64		
1769	BRITTON METER REP	10377	4/28/2023	43	505-53331-43-00000	OPERATING EXPENSES	420.00	130270	5/19/2023
1769	BRITTON METER REP	10395	5/3/2023	41	500-53204-41-00000	R&M WATER SYSTEM	133.06	130270	5/19/2023
Totals	for Check: 130270						553.06		
1	CASTILLO, LEONARD	20230511128	8 05/11/23		500-11215-00-00000	A/R UTILITY SALES	108.80	130271	5/19/2023
Totals	for Check: 130271						108.80		
1	CENTURY 21 JUDGE	00020230414126	3 04/14/23		500-11215-00-00000	A/R UTILITY SALES	58.29	130272	5/19/2023
1	CENTURY 21 JUDGE	00020230414127	7 04/14/23		500-11215-00-00000	A/R UTILITY SALES	44.32	130272	5/19/2023
1	CENTURY 21 JUDGE	00020230511129	2 05/11/23		500-11215-00-00000	A/R UTILITY SALES	97.09	130272	5/19/2023
Totals	for Check: 130272						199.70		
3177	CHARTER BUSINESS COMMUNICATION	16278620105012	3 05/01/23	14	100-53308-14-00000	TELECOMMUNICATIONS	85.43	130273	5/19/2023
3177	CHARTER BUSINESS COMMUNICATION	16278620105012	3 05/01/23	14	100-53308-14-00000	TELECOMMUNICATIONS	117.54	130273	5/19/2023
3177	CHARTER BUSINESS COMMUNICATION	16278620105012	3 05/01/23	14	100-53308-14-00000	TELECOMMUNICATIONS	85.43	130273	5/19/2023
3177	CHARTER BUSINESS COMMUNICATION	16278620105012	3 05/01/23	14	100-53308-14-00000	TELECOMMUNICATIONS	85.43	130273	5/19/2023
Totals	for Check: 130273						373.83		
4287	CHARTER BUSINESS COMMUNICATION	05012023	5/1/2023	14	100-53308-14-00000	TELECOMMUNICATIONS	13.02	130274	5/19/2023
Totals	for Check: 130274						13.02		
3899	CHRIS WOMACK	AP 0000024	5/8/2023	32	100-51300-32-00000	UNIFORM & CLOTHING	69.14	130275	5/19/2023
Totals	for Check: 130275						69.14		
3630	CITI BANK	CB040323	4/3/2023	43	500-51325-43-00000	GASOLINE & FUELS	66.50	130276	5/19/2023
3630	CITI BANK	CB040323	4/3/2023	46	550-51325-46-00000	GASOLINE & FUELS	72.35	130276	5/19/2023
3630	CITI BANK	CB040323	4/3/2023	62	100-51300-62-00000	UNIFORM & CLOTHING	341.98	130276	5/19/2023
3630	CITI BANK	CB040323	4/3/2023	46	550-53201-46-00000	R & M SMALL EQUIPMENT	34.98	130276	5/19/2023
3630	CITI BANK	CB040323	4/3/2023	41	500-53202-41-00000	R & M AUTO/TRUCK	14.30	130276	5/19/2023
3630	CITI BANK	CB040323	4/3/2023	53	100-53330-53-00000	OTHER OPERATING EXPENSES	27.30	130276	5/19/2023
3630	CITI BANK	CB040323	4/3/2023	53	100-53330-53-00000	OTHER OPERATING EXPENSES	5.30	130276	5/19/2023
3630	CITI BANK	CB040323	4/3/2023	53	100-53202-53-00000	R & M AUTO/TRUCK	11.20	130276	5/19/2023

Vendor Number	Vendor Name	Invoice Number	Invoice Date	Dept	Account Number	Account Description	Amount	Check Number	Check Date
Totals	for Check: 130276						573.91		
3739	CITI BANK	4012023	5/18/2023	30	100-51325-30-00000	GASOLINE & FUELS	64.73	130277	5/19/2023
3739	CITI BANK	4012023	5/18/2023	30	100-51325-30-00000	GASOLINE & FUELS	87.15	130277	5/19/2023
3739	CITI BANK	4012023	5/18/2023	32	100-51325-32-00000	GASOLINE & FUELS	26.63	130277	5/19/2023
3739	CITI BANK	4012023	5/18/2023	32	100-51325-32-00000	GASOLINE & FUELS	16.84	130277	5/19/2023
3739	CITI BANK	4012023	5/18/2023	32	100-51325-32-00000	GASOLINE & FUELS	26.03	130277	5/19/2023
3739	CITI BANK	4012023	5/18/2023	30	100-53202-30-00000	R & M AUTO/TRUCK	29.22	130277	5/19/2023
3739	CITI BANK	4012023	5/18/2023	32	100-51325-32-00000	GASOLINE & FUELS	16.13	130277	5/19/2023
3739	CITI BANK	4012023	5/18/2023	32	100-51325-32-00000	GASOLINE & FUELS	21.00	130277	5/19/2023
3739	CITI BANK	4012023	5/18/2023	32	100-51325-32-00000	GASOLINE & FUELS	33.00	130277	5/19/2023
3739	CITI BANK	4012023	5/18/2023	30	100-53307-30-00000	CONFERENCE, TRAINING, & TRAVEL	400.00	130277	5/19/2023
3739	CITI BANK	4012023	5/18/2023	30	100-53586-30-00000	CPR INITIATIVE	417.83	130277	5/19/2023
3739	CITI BANK	4012023	5/18/2023	30	100-53506-30-00000	EMERGENCY MANAGEMENT	129.89	130277	5/19/2023
3739	CITI BANK	4012023	5/18/2023	30	100-53334-30-00000	DUES, SUBSCRIPTIONS, & PUB	150.00	130277	5/19/2023
Totals	for Check: 130277						1,418.45		
3962	CITI BANK	4012023	5/18/2023	14	100-53338-14-00000	SOFTWARE	122.97	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	11	100-51303-11-00000	OFFICE SUPPLIES	296.99	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	14	100-53510-14-00000	HARDWARE	1,035.00	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	14	100-53510-14-00000	HARDWARE	119.97	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	11	100-51303-11-00000	OFFICE SUPPLIES	7.49	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	14	100-53510-14-00000	HARDWARE	520.00	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	32	100-53519-32-00000	ANIMAL SERVICES EXPENSE	279.85	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	32	100-53519-32-00000	ANIMAL SERVICES EXPENSE	2.00	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	32	100-53519-32-00000	ANIMAL SERVICES EXPENSE	8.25	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	14	100-53338-14-00000	SOFTWARE	(122.97)	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	14	100-53510-14-00000	HARDWARE	706.00	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	14	100-53338-14-00000	SOFTWARE	40.99	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	14	100-53338-14-00000	SOFTWARE	81.98	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	11	100-51303-11-00000	OFFICE SUPPLIES	296.99	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	14	100-53510-14-00000	HARDWARE	327.00	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	30	100-53307-30-00000	CONFERENCE, TRAINING, & TRAVEL	477.30	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	30	100-53307-30-00000	CONFERENCE, TRAINING, & TRAVEL	477.30	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	30	100-53201-30-00000	R & M SMALL EQUIPMENT	7.99	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	30	100-53201-30-00000	R & M SMALL EQUIPMENT	7.99	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	14	100-53338-14-00000	SOFTWARE	(40.99)	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	14	100-53338-14-00000	SOFTWARE	(81.87)	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	32	100-53519-32-00000	ANIMAL SERVICES EXPENSE	315.00	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	21	100-53334-21-00000	DUES, SUBSCRIPTIONS, & PUB	17.05	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	10	100-53515-10-00000	STRATEGIC PLANNING	24.29	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	30	100-53202-30-00000	R & M AUTO/TRUCK	2.00	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	30	100-53202-30-00000	R & M AUTO/TRUCK	8.25	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	10	100-53515-10-00000	STRATEGIC PLANNING	31.14	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	1	100-53322-01-00000	CONF, TRAIN, & TRVL - PLACE 3	1,512.74	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	1	100-53301-01-00000	CONF, TRAIN, & TRVL - MAYOR	1,239.57	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	1	100-53322-01-00000	CONF, TRAIN, & TRVL - PLACE 3	0.02	130278	5/19/2023

Vendor								Check	
Number	Vendor Name	Invoice Number	Invoice Date	Dept	Account Number	Account Description	Amount	Number	Check Date
3962	CITI BANK	4012023	5/18/2023	11	100-51303-11-00000	OFFICE SUPPLIES	31.99	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	10	100-53307-10-00000	CONFERENCE, TRAINING, & TRAVEL	40.00	130278	5/19/2023
3962	CITI BANK	4012023	5/18/2023	10	100-53515-10-00000	STRATEGIC PLANNING	40.84	130278	5/19/2023
Totals	for Check: 130278						7,833.01		
3976	CITI BANK	4012023	5/18/2023	13	100-53334-13-00000	DUES, SUBSCRIPTIONS, & PUB	8.37	130279	5/19/2023
3976	CITI BANK	4012023	5/18/2023	13	100-53559-13-00000	PERSONNEL TRAINING	270.00	130279	5/19/2023
3976	CITI BANK	4012023	5/18/2023	13	100-53559-13-00000	PERSONNEL TRAINING	270.00	130279	5/19/2023
Totals	for Check: 130279						548.37		
4016	CITI BANK	4012023	4/1/2023	10	100-53515-10-00000	STRATEGIC PLANNING	29.90	130280	5/19/2023
4016	CITI BANK	4012023	4/1/2023	1	100-53301-01-00000	CONF, TRAIN, & TRVL - MAYOR	185.00	130280	5/19/2023
4016	CITI BANK	4012023	4/1/2023	16	100-53311-16-00000	MARKETING & COMMUNICATIONS	189.65	130280	5/19/2023
4016	CITI BANK	4012023	4/1/2023	1	100-53312-01-00000	OTHER COUNCIL EXPENSES	134.68	130280	5/19/2023
4016	CITI BANK	4012023	4/1/2023	60	100-51306-60-00000	OPERATING SUPPLIES	35.71	130280	5/19/2023
4016	CITI BANK	4012023	4/1/2023	60	100-51306-60-00000	OPERATING SUPPLIES	77.26	130280	5/19/2023
4016	CITI BANK	4012023	4/1/2023	16	100-53552-16-00000	GLENN HEIGHTS CONNECT	315.27	130280	5/19/2023
4016	CITI BANK	4012023	4/1/2023		410-53043-00-00000	CAPITAL PROJECTS-FACILITIES	1,055.00	130280	5/19/2023
4016	CITI BANK	4012023	4/1/2023	16	100-53552-16-00000	GLENN HEIGHTS CONNECT	33.94	130280	5/19/2023
4016	CITI BANK	4012023	4/1/2023	60	100-51306-60-00000	OPERATING SUPPLIES	(35.71)	130280	5/19/2023
4016	CITI BANK	4012023	4/1/2023	16	100-53311-16-00000	MARKETING & COMMUNICATIONS	185.94	130280	5/19/2023
4016	CITI BANK	4012023	4/1/2023	16	100-53349-16-00000	CHRISTMAS CELEBRATION	35.64	130280	5/19/2023
4016	CITI BANK	4012023	4/1/2023	1	100-53312-01-00000	OTHER COUNCIL EXPENSES	16.19	130280	5/19/2023
Totals	for Check: 130280						2,258.47		
4061	CITI BANK	4022023	5/19/2023	32	100-53566-32-00000	CRIME PREVENTION	57.30	130281	5/19/2023
4061	CITI BANK	4022023	5/19/2023	32	100-53202-32-00000	R & M AUTO/TRUCK	442.67	130281	5/19/2023
4061	CITI BANK	4022023	5/19/2023	32	100-53566-32-00000	CRIME PREVENTION	77.98	130281	5/19/2023
4061	CITI BANK	4022023	5/19/2023	32	100-51325-32-00000	GASOLINE & FUELS	42.10	130281	5/19/2023
4061	CITI BANK	4022023	5/19/2023	32	100-53307-32-00000	CONFERENCE, TRAINING, & TRAVEL	159.00	130281	5/19/2023
4061	CITI BANK	4022023	5/19/2023	32	100-53519-32-00000	ANIMAL SERVICES EXPENSE	100.27	130281	5/19/2023
4061	CITI BANK	4022023	5/19/2023	32	100-53519-32-00000	ANIMAL SERVICES EXPENSE	(19.45)	130281	5/19/2023
4061	CITI BANK	4022023	5/19/2023	32	100-53519-32-00000	ANIMAL SERVICES EXPENSE	19.45	130281	5/19/2023
4061	CITI BANK	4022023	5/19/2023	32	100-53566-32-00000	CRIME PREVENTION	65.50	130281	5/19/2023
4061	CITI BANK	4022023	5/19/2023	32	100-53307-32-00000	CONFERENCE, TRAINING, & TRAVEL	144.00	130281	5/19/2023
4061	CITI BANK	4022023	5/19/2023	32	100-51300-32-00000	UNIFORM & CLOTHING	35.80	130281	5/19/2023
4061	CITI BANK	4022023	5/19/2023	32	100-53566-32-00000	CRIME PREVENTION	62.89	130281	5/19/2023
4061	CITI BANK	4022023	5/19/2023	32	100-53307-32-00000	CONFERENCE, TRAINING, & TRAVEL	795.00	130281	5/19/2023
4061	CITI BANK	4022023	5/19/2023	32	100-53519-32-00000	ANIMAL SERVICES EXPENSE	252.35	130281	5/19/2023
Totals	for Check: 130281						2,234.86		
3086	CITY OF DESOTO	AP 0000028	5/18/2023	32	100-51318-32-00000	PRISONER EXPENSES	5,416.67	130282	5/19/2023
Totals	for Check: 130282						5,416.67		
3364	DATAPROSE	DP2301705	4/30/2023	16	100-53555-16-00000	NEWSLETTER	65.95	130283	5/19/2023
3364	DATAPROSE	DP2301705	4/30/2023	22	500-53057-22-00000	WATER BILL PROCESSING/POSTAGE	6,077.05	130283	5/19/2023
Totals	for Check: 130283						6,143.00		

Vendor Number	Vendor Name	Invoice Number	Invoice Date	Dept	Account Number	Account Description	Amount	Check Number	Check Date
4152	DEDICATED CONTROL	2967	3/15/2023	41	500-53204-41-00000	R&M WATER SYSTEM	350.00	130284	5/19/2023
Totals	for Check: 130284						350.00		
3921	DEER OAKS EAP SER	I-CTGLN22-06A	6/24/2022	10	100-51078-10-00000	INSURANCE	3.06	130285	5/19/2023
3921	DEER OAKS EAP SER	I-CTGLN22-06A	6/24/2022	12	100-51078-12-00000	INSURANCE	1.02	130285	5/19/2023
3921	DEER OAKS EAP SER	I-CTGLN22-06A	6/24/2022	13	100-51078-13-00000	INSURANCE	2.04	130285	5/19/2023
3921	DEER OAKS EAP SER	I-CTGLN22-06A	6/24/2022	20	100-51078-20-00000	INSURANCE	1.02	130285	5/19/2023
3921	DEER OAKS EAP SER	I-CTGLN22-06A	6/24/2022	21	100-51078-21-00000	INSURANCE	1.02	130285	5/19/2023
3921	DEER OAKS EAP SER	I-CTGLN22-06A	6/24/2022	30	100-51078-30-00000	INSURANCE	17.34	130285	5/19/2023
3921	DEER OAKS EAP SER	I-CTGLN22-06A	6/24/2022	32	100-51078-32-00000	INSURANCE	28.56	130285	5/19/2023
3921	DEER OAKS EAP SER	I-CTGLN22-06A	6/24/2022	40	100-51078-40-00000	INSURANCE	3.06	130285	5/19/2023
3921	DEER OAKS EAP SER	I-CTGLN22-06A	6/24/2022	53	100-51078-53-00000	INSURANCE	3.06	130285	5/19/2023
3921	DEER OAKS EAP SER	I-CTGLN22-06A	6/24/2022	16	100-51078-16-00000	INSURANCE	1.02	130285	5/19/2023
3921	DEER OAKS EAP SER	I-CTGLN22-06A	6/24/2022	62	100-51078-62-00000	INSURANCE	3.06	130285	5/19/2023
3921	DEER OAKS EAP SER	I-CTGLN22-06A	6/24/2022	60	100-51078-60-00000	INSURANCE	3.06	130285	5/19/2023
3921	DEER OAKS EAP SER	I-CTGLN22-06A	6/24/2022	22	500-51078-22-00000	INSURANCE	4.08	130285	5/19/2023
3921	DEER OAKS EAP SER	I-CTGLN22-06A	6/24/2022	43	500-51078-43-00000	INSURANCE	1.02	130285	5/19/2023
3921	DEER OAKS EAP SER	I-CTGLN22-06A	6/24/2022	41	500-51078-41-00000	INSURANCE	5.10	130285	5/19/2023
3921	DEER OAKS EAP SER	I-CTGLN22-06A	6/24/2022	42	500-51078-42-00000	INSURANCE	2.04	130285	5/19/2023
3921	DEER OAKS EAP SER	I-CTGLN22-06A	6/24/2022	46	550-51078-46-00000	INSURANCE	2.04	130285	5/19/2023
3921	DEER OAKS EAP SER	I-CTGLN22-06B	6/24/2022		100-22147-00-00000	DEER OAKS EAP PAYABLE	10.20	130285	5/19/2023
Totals	for Check: 130285						91.80		
1	DELANEY, BREANA	20230414127	3 04/14/23		500-11215-00-00000	A/R UTILITY SALES	37.56	130286	5/19/2023
Totals	for Check: 130286						37.56		
2068	DESOTO JANITORIAL SUPPLY	213991	4/17/2023	62	100-53208-62-00000	COURTNEY LANE PARK MAINTENANC	71.68	130287	5/19/2023
2068	DESOTO JANITORIAL SUPPLY	213991	4/17/2023	62	100-53210-62-00000	HERITAGE PARK MAINTENANCE	71.68	130287	5/19/2023
2068	DESOTO JANITORIAL SUPPLY	213991	4/17/2023	62	100-53220-62-00000	GATEWAY PARK MAINTENANCE	71.68	130287	5/19/2023
Totals	for Check: 130287						215.04		
4123	DIKITA ENTERPRISE	32702.03	2/13/2023	41	251-55001-41-00000	CAPITAL EXPENDITURES	4,632.00	130288	5/19/2023
Totals	for Check: 130288						4,632.00		
1916	EXPRESS SERVICES,	28887866	4/18/2023	43	505-53013-43-00000	OTHER PROFESSIONAL SERVICES	4,384.00	130289	5/19/2023
1916	EXPRESS SERVICES,	28924437	4/26/2023	43	505-53013-43-00000	OTHER PROFESSIONAL SERVICES	3,934.09	130289	5/19/2023
1916	EXPRESS SERVICES,	28953371	5/3/2023	43	505-53013-43-00000	OTHER PROFESSIONAL SERVICES	4,116.85	130289	5/19/2023
Totals	for Check: 130289						12,434.94		
1	FORTUNE REAL PROP	20230414126	5 04/14/23		500-11215-00-00000	A/R UTILITY SALES	62.53	130290	5/19/2023
Totals	for Check: 130290						62.53		
2873	FRANKLIN LEGAL PUBLISHING	GC00120545	4/21/2023	12	100-53008-12-00000	CODIFICATION	1,195.00	130291	5/19/2023
2873	FRANKLIN LEGAL PUBLISHING	PG000031601	4/21/2023	12	100-53008-12-00000	CODIFICATION	1,344.97	130291	5/19/2023
Totals	for Check: 130291						2,539.97		

Vendor Number	Vendor Name	Invoice Number	Invoice Date	Dept	Account Number	Account Description	Amount	Check Number	Check Date
1944	GALLS PARENT HOLDING	024086843	4/6/2023	32	100-51300-32-00000	UNIFORM & CLOTHING	92.00	130292	5/19/2023
1944	GALLS PARENT HOLDING	024086589	4/6/2023	32	100-51300-32-00000	UNIFORM & CLOTHING	86.44	130292	5/19/2023
1944	GALLS PARENT HOLDING	024086574	4/6/2023	32	100-51300-32-00000	UNIFORM & CLOTHING	51.10	130292	5/19/2023
1944	GALLS PARENT HOLDING	024098594	4/7/2023	30	100-51300-30-00000	UNIFORM & CLOTHING	1,226.64	130292	5/19/2023
Totals	for Check: 130292						1,456.18		
4296	GOTO TECHNOLOGIES	1208918594	5/19/2023	14	100-53022-14-00000	ANNUAL SOFTWARE MAINTENANCE	468.00	130293	5/19/2023
Totals	for Check: 130293						468.00		
1	GUERRERO, MICHAEL	20230414127	0 04/14/23		500-11215-00-00000	A/R UTILITY SALES	82.20	130294	5/19/2023
Totals	for Check: 130294						82.20		
1	HAWKINS, AUSTIN	20230414127	2 04/14/23		500-11215-00-00000	A/R UTILITY SALES	92.30	130295	5/19/2023
Totals	for Check: 130295						92.30		
1742	HD Supply Inc	296353	3/13/2023	41	500-53204-41-00000	R&M WATER SYSTEM	8,133.79	130296	5/19/2023
Totals	for Check: 130296						8,133.79		
2088	Home Depot Credit Services	8020764	4/24/2023	40	100-53200-40-00000	R & M STRUCTURES	35.16	130297	5/19/2023
2088	Home Depot Credit Services	8020764	4/24/2023	40	100-51323-40-00000	HAND TOOLS	9.98	130297	5/19/2023
2088	Home Depot Credit Services	4013844	4/28/2023	41	500-53204-41-00000	R&M WATER SYSTEM	111.05	130297	5/19/2023
2088	Home Depot Credit Services	1014054	5/1/2023	40	100-51323-40-00000	HAND TOOLS	39.88	130297	5/19/2023
2088	Home Depot Credit Services	1162106	4/21/2023	40	100-53200-40-00000	R & M STRUCTURES	99.90	130297	5/19/2023
2088	Home Depot Credit Services	1162071	4/21/2023	40	100-53200-40-00000	R & M STRUCTURES	49.95	130297	5/19/2023
2088	Home Depot Credit Services	HD050423	5/4/2023	41	500-53204-41-00000	R&M WATER SYSTEM	131.61	130297	5/19/2023
2088	Home Depot Credit Services	HD050423B	5/4/2023	41	500-53204-41-00000	R&M WATER SYSTEM	8.97	130297	5/19/2023
2088	Home Depot Credit Services	HD050223	5/2/2023	62	100-53220-62-00000	GATEWAY PARK MAINTENANCE	259.90	130297	5/19/2023
2088	Home Depot Credit Services	HD050823	5/8/2023	40	100-53200-40-00000	R & M STRUCTURES	165.83	130297	5/19/2023
2088	Home Depot Credit Services	1703959	4/24/2023	42	500-53205-42-00000	R & M SEWER SYSTEM	179.99	130297	5/19/2023
Totals	for Check: 130297						1,092.22		
3498	Hon. Angela Downe	AP 0000027	5/2/2023	21	100-53021-21-00000	ARRAIGNMENTS / ASSOCIATE JUDGE	675.00	130298	5/19/2023
Totals	for Check: 130298						675.00		
1	JACKSON, LARHONDA	20230511128	2 05/11/23		500-11215-00-00000	A/R UTILITY SALES	316.71	130299	5/19/2023
Totals	for Check: 130299						316.71		
1	JACQUELINE CONSTRUCTION	00020230414127	1 04/14/23		500-11215-00-00000	A/R UTILITY SALES	1,106.53	130300	5/19/2023
Totals	for Check: 130300						1,106.53		
1	JARED HAMILTON ,	00020230511130	0 05/11/23		500-11215-00-00000	A/R UTILITY SALES	30.82	130301	5/19/2023
Totals	for Check: 130301						30.82		
100025	Karanequa Reed	AP 0000026	5/11/2023	32	100-53013-32-00000	OTHER PROFESSIONAL SERVICES	25.53	130302	5/19/2023
Totals	for Check: 130302						25.53		

Vendor Number	Vendor Name	Invoice Number	Invoice Date	Dept	Account Number	Account Description	Amount	Check Number	Check Date
100030	Karen McGee	AP 0000030	5/19/2023	21	100-53307-21-00000	CONFERENCE, TRAINING, & TRAVEL	411.52	130303	5/19/2023
Totals	for Check: 130303						411.52		
1649	KEITH'S ACE HARDW	147428	4/20/2023	43	505-53331-43-00000	OPERATING EXPENSES	20.72	130304	5/19/2023
1649	KEITH'S ACE HARDW	147459	4/21/2023	62	100-53210-62-00000	HERITAGE PARK MAINTENANCE	13.18	130304	5/19/2023
1649	KEITH'S ACE HARDW	147402	4/19/2023	41	500-53204-41-00000	R&M WATER SYSTEM	129.95	130304	5/19/2023
1649	KEITH'S ACE HARDW	147402	4/19/2023	41	500-51323-41-00000	HAND TOOLS	31.99	130304	5/19/2023
1649	KEITH'S ACE HARDW	147545	5/9/2023	40	100-53202-40-00000	R & M AUTO/TRUCK	25.99	130304	5/19/2023
1649	KEITH'S ACE HARDW	147533	4/26/2023	40	100-53200-40-00000	R & M STRUCTURES	54.75	130304	5/19/2023
Totals	for Check: 130304						276.58		
1	KELLEY, ERIC	20230414126	4 04/14/23		500-11215-00-00000	A/R UTILITY SALES	8.62	130305	5/19/2023
Totals	for Check: 130305						8.62		
2165	LANDMARK EQUIPMEN	WW29299	4/18/2023	62	100-53201-62-00000	R & M SMALL EQUIPMENT	114.51	130306	5/19/2023
2165	LANDMARK EQUIPMEN	W109806	5/4/2023	62	100-53201-62-00000	R & M SMALL EQUIPMENT	91.28	130306	5/19/2023
Totals	for Check: 130306						205.79		
3854	LEATHAM FAMILY, L	460528	4/13/2023	32	100-51300-32-00000	UNIFORM & CLOTHING	120.00	130307	5/19/2023
Totals	for Check: 130307						120.00		
1	LI, YAN	20230511127	9 05/11/23		500-11215-00-00000	A/R UTILITY SALES	5.19	130308	5/19/2023
Totals	for Check: 130308						5.19		
3875	LINEBARGER GOGGAN	21423	4/18/2023		100-20006-00-00000	LINEBARGER COLLECTIONS	1,658.27	130309	5/19/2023
Totals	for Check: 130309						1,658.27		
1	MAIN STREET RENEW	00020230511128	1 05/11/23		500-11215-00-00000	A/R UTILITY SALES	35.41	130310	5/19/2023
Totals	for Check: 130310						35.41		
1	MASRI, MOHAMMAD &	20230511129	5 05/11/23		500-11215-00-00000	A/R UTILITY SALES	43.51	130311	5/19/2023
Totals	for Check: 130311						43.51		
2185	MASSEY'S TIRES &	0313-31	4/8/2023	32	100-53202-32-00000	R & M AUTO/TRUCK	20.00	130312	5/19/2023
2185	MASSEY'S TIRES &	0311-1	4/25/2023	53	100-53202-53-00000	R & M AUTO/TRUCK	140.00	130312	5/19/2023
2185	MASSEY'S TIRES &	0313-44	4/21/2023	41	500-53206-41-00000	R & M HEAVY EQUIPMENT	135.00	130312	5/19/2023
2185	MASSEY'S TIRES &	0313-50	4/25/2023	43	500-53202-43-00000	R & M AUTO/TRUCK	169.00	130312	5/19/2023
Totals	for Check: 130312						464.00		
1980	MIPA ENTERPRISES,	18230	4/13/2023	60	100-53324-60-00000	PRINTING, COPY & PHOTO	132.00	130313	5/19/2023
Totals	for Check: 130313						132.00		
4213	MOBILE COMMUNICAT	419000469-1	4/17/2023	32	100-53201-32-00000	R & M SMALL EQUIPMENT	570.00	130314	5/19/2023
Totals	for Check: 130314						570.00		
1	MORRIS, DYANNE	20230511129	4 05/11/23		500-11215-00-00000	A/R UTILITY SALES	40.96	130315	5/19/2023
Totals	for Check: 130315						40.96		

Vendor								Check	
Number	Vendor Name	Invoice Number	Invoice Date	Dept	Account Number	Account Description	Amount	Number	Check Date
Totals	1 MPSP GH TC LLC	20230511129	6 05/11/23		500-11215-00-00000	A/R UTILITY SALES	48.80	130316	5/19/2023
	1 MPSP GH TC LLC	20230511129	7 05/11/23		500-11215-00-00000	A/R UTILITY SALES	67.92	130316	5/19/2023
	for Check: 130316						116.72		
Totals	1 MPSP TC GH MHC LL	20230414127	4 04/14/23		500-11215-00-00000	A/R UTILITY SALES	12.99	130317	5/19/2023
	1 MPSP TC GH MHC LL	20230414127	5 04/14/23		500-11215-00-00000	A/R UTILITY SALES	47.71	130317	5/19/2023
	1 MPSP TC GH MHC LL	20230511129	8 05/11/23		500-11215-00-00000	A/R UTILITY SALES	38.80	130317	5/19/2023
for Check: 130317						99.50			
2227	NATIONAL ALL PRO LUBE	136513	4/11/2023	32	100-53202-32-00000	R & M AUTO/TRUCK	48.45	130318	5/19/2023
1	NELSON MENJIVAR,	00020230511128	7 05/11/23		500-11215-00-00000	A/R UTILITY SALES	20.24	130319	5/19/2023
for Check: 130319						20.24			
3920	NEWGEN STRATEGIES SOLUTIONS	15541	3/21/2023	41	500-53003-41-00000	ENGINEERING SERVICES	2,418.48	130320	5/19/2023
3920	NEWGEN STRATEGIES SOLUTIONS	15502	3/20/2023	41	500-53003-41-00000	ENGINEERING SERVICES	1,338.75	130320	5/19/2023
3920	NEWGEN STRATEGIES SOLUTIONS	15341	2/20/2023	41	500-53003-41-00000	ENGINEERING SERVICES	2,788.75	130320	5/19/2023
3920	NEWGEN STRATEGIES SOLUTIONS	15153	1/17/2023	41	500-53003-41-00000	ENGINEERING SERVICES	1,042.50	130320	5/19/2023
for Check: 130320						7,588.48			
100024	Nick Bristow	AP 0000025	5/11/2023	32	100-53307-32-00000	CONFERENCE, TRAINING, & TRAVEL	160.00	130321	5/19/2023
for Check: 130321						160.00			
100028	Nick Williams	4012023	5/18/2023	30	100-53586-30-00000	CPR INITIATIVE	20.57	130322	5/19/2023
for Check: 130322						20.57			
100022	Northwest Communications	1039365	12/14/2022	32	100-55001-32-00000	CAPITAL EXPENDITURES	875.00	130323	5/19/2023
for Check: 130323						875.00			
1	NORTH POINT ASSET MANAGEMENT	00020230511128	4 05/11/23		500-11215-00-00000	A/R UTILITY SALES	40.36	130324	5/19/2023
for Check: 130324						40.36			
2251	O'REILLY AUTOMOTIVE	0868-491095	4/26/2023	46	550-53206-46-00000	R & M HEAVY EQUIPMENT	74.99	130325	5/19/2023
for Check: 130325						74.99			
2260	ODP BUSINESS SOLUTIONS	304968606001	4/14/2023	40	100-51321-40-00000	JANITORIAL SUPPLIES	10.04	130326	5/19/2023
2260	ODP BUSINESS SOLUTIONS	304968606001	4/14/2023	11	100-51303-11-00000	OFFICE SUPPLIES	511.49	130326	5/19/2023
for Check: 130326						521.53			
4219	OPENGOV, INC.	10264	5/19/2023	20	100-53022-20-00000	ANNUAL SOFTWARE MAINTENANCE	1,060.93	130327	5/19/2023
for Check: 130327						1,060.93			
3027	PRIMARY HEALTH, dba CARENOW	CN4648-4156667	5/8/2023	13	100-53514-13-00000	MEDICAL/PHYSICAL EXAMS	363.00	130328	5/19/2023
for Check: 130328						363.00			

Vendor Number	Vendor Name	Invoice Number	Invoice Date	Dept	Account Number	Account Description	Amount	Check Number	Check Date
Totals	1 PROGRESS DALLAS, for Check: 130329	20230511128	5 05/11/23		500-11215-00-00000	A/R UTILITY SALES	52.62 52.62	130329	5/19/2023
Totals	1 ROBINSON, ABISHA for Check: 130330	20230511130	1 05/11/23		500-11215-00-00000	A/R UTILITY SALES	43.93 43.93	130330	5/19/2023
Totals	1 SERRANO, JULIA for Check: 130331	20230511128	0 05/11/23		500-11215-00-00000	A/R UTILITY SALES	53.09 53.09	130331	5/19/2023
	1 SFR JV-2 PROPERTY	20230414126	7 04/14/23		500-11215-00-00000	A/R UTILITY SALES	29.94	130332	5/19/2023
	1 SFR JV-2 PROPERTY	20230511130	3 05/11/23		500-11215-00-00000	A/R UTILITY SALES	32.92	130332	5/19/2023
Totals	for Check: 130332						62.86		
Totals	1 SHACKELFORD, SUSA for Check: 130333	20230511128	6 05/11/23		500-11215-00-00000	A/R UTILITY SALES	77.23 77.23	130333	5/19/2023
Totals	1 SMITH, KIMBERLY for Check: 130334	20230414127	6 04/14/23		500-11215-00-00000	A/R UTILITY SALES	44.32 44.32	130334	5/19/2023
	1 STARLIGHT HOMES	20230414126	9 04/14/23		500-11215-00-00000	A/R UTILITY SALES	2.36	130335	5/19/2023
	1 STARLIGHT HOMES	20230511129	1 05/11/23		500-11215-00-00000	A/R UTILITY SALES	131.52	130335	5/19/2023
Totals	for Check: 130335						133.88		
Totals	1 TAYLOR, TASHIA for Check: 130336	20230511128	3 05/11/23		500-11215-00-00000	A/R UTILITY SALES	58.82 58.82	130336	5/19/2023
Totals	100019 Terri Niemietz for Check: 130337	AP 0000029	5/19/2023	32	100-53566-32-00000	CRIME PREVENTION	195.53 195.53	130337	5/19/2023
	100016 TJP Enterprises,	B23-6663	4/17/2023	46	550-51316-46-00000	COMM CLEAN-UP EVENT SUPPLIES	1,123.35	130338	5/19/2023
	100016 TJP Enterprises,	B23-6685	4/18/2023	46	550-51316-46-00000	COMM CLEAN-UP EVENT SUPPLIES	96.35	130338	5/19/2023
Totals	for Check: 130338						1,219.70		
Totals	2448 TRACTOR SUPPLY CO for Check: 130339	TA042423	4/26/2023	62	100-53111-62-00000	SAFETY EQUIPMENT	89.97 89.97	130339	5/19/2023
Totals	1 TRAN, OANH for Check: 130340	20230414126	8 04/14/23		500-11215-00-00000	A/R UTILITY SALES	30.58 30.58	130340	5/19/2023
	2458 TRINITY RIVER AUTHORITY	FL 10126	4/19/2023	41	500-53337-41-00000	TRA LAB EXPENSE	400.00	130341	5/19/2023
	2458 TRINITY RIVER AUTHORITY	BH 1725	4/27/2023	42	500-53045-42-00000	T.R.A. SEWAGE SYSTEM	444,281.81	130341	5/19/2023
Totals	for Check: 130341						444,681.81		
Totals	1 TRUE EDEN LLC for Check: 130342	20230414126	6 04/14/23		500-11215-00-00000	A/R UTILITY SALES	21.05 21.05	130342	5/19/2023

Vendor								Check	
Number	Vendor Name	Invoice Number	Invoice Date	Dept	Account Number	Account Description	Amount	Number	Check Date
3492	Uline, Inc	161987831	4/4/2023	40	100-53111-40-00000	SAFETY EQUIPMENT	72.38	130343	5/19/2023
3492	Uline, Inc	161987831	4/4/2023	62	100-53111-62-00000	SAFETY EQUIPMENT	78.97	130343	5/19/2023
3492	Uline, Inc	161987831	4/4/2023	43	500-53111-43-00000	SAFETY EQUIPMENT	13.16	130343	5/19/2023
3492	Uline, Inc	161987831	4/4/2023	41	500-51370-41-00000	SAFETY EQUIPMENT SUPPLIES	78.97	130343	5/19/2023
3492	Uline, Inc	161987831	4/4/2023	42	500-51370-42-00000	SAFETY EQUIPMENT SUPPLIES	23.03	130343	5/19/2023
3492	Uline, Inc	161987831	4/4/2023	46	550-51370-46-00000	SAFETY EQUIPMENT SUPPLIES	62.51	130343	5/19/2023
Totals	for Check: 130343						329.02		
1742	USA BLUEBOOK	I-296353	3/13/2023	41	500-53204-41-00000	R&M WATER SYSTEM	8,133.79	130344	5/19/2023
1742	USA BLUEBOOK	I-314238	3/29/2023	41	500-51313-41-00000	CHEMICALS	1,786.38	130344	5/19/2023
Totals	for Check: 130344						9,920.17		
4242	VCA ANIMAL HOSPITAL	5708613093	2/27/2023	32	100-53519-32-00000	ANIMAL SERVICES EXPENSE	52.16	130345	5/19/2023
4242	VCA ANIMAL HOSPITAL	5708618394	4/17/2023	32	100-53519-32-00000	ANIMAL SERVICES EXPENSE	153.58	130345	5/19/2023
Totals	for Check: 130345						205.74		
1	WINTERS, KAITLYN	20230511129	9 05/11/23		500-11215-00-00000	A/R UTILITY SALES	13.91	130346	5/19/2023
Totals	for Check: 130346						13.91		
2237	NORTH CENTRAL TEXAS COUNCIL OF GOV	INV-0000057643	12/31/2022	30	100-53506-30-00000	EMERGENCY MANAGEMENT	1,687.50	130347	5/22/2023
Totals	for Check: 130347						1,687.50		
3144	MAC HAIK FORD	38064	5/24/2023	32	100-53202-32-00000	R & M AUTO/TRUCK	3,539.07	130348	5/24/2023
Totals	for Check: 130348						3,539.07		
1768	AIR SUPPLY	1792647	4/21/2023	30	100-51314-30-00000	AMBULANCE SUPPLIES	118.35	130349	5/26/2023
1768	AIR SUPPLY	1795158	4/25/2023	30	100-51314-30-00000	AMBULANCE SUPPLIES	59.47	130349	5/26/2023
Totals	for Check: 130349						177.82		
1720	ATMOS ENERGY	5152023	5/26/2023	40	100-53321-40-00000	NATURAL GAS	68.02	130350	5/26/2023
1720	ATMOS ENERGY	5262023	5/26/2023	40	100-53321-40-00000	NATURAL GAS	68.02	130350	5/26/2023
1720	ATMOS ENERGY	5112023	5/26/2023	40	100-53321-40-00000	NATURAL GAS	284.78	130350	5/26/2023
1720	ATMOS ENERGY	5122023	5/26/2023	40	100-53321-40-00000	NATURAL GAS	131.83	130350	5/26/2023
1720	ATMOS ENERGY	5122023	5/26/2023	40	100-53321-40-00000	NATURAL GAS	73.63	130350	5/26/2023
1720	ATMOS ENERGY	05262023-1	5/26/2023	40	100-53321-40-00000	NATURAL GAS	107.23	130350	5/26/2023
Totals	for Check: 130350						733.51		
3519	Betsy Ross Flag G	866522-D	5/9/2023	62	100-53210-62-00000	HERITAGE PARK MAINTENANCE	139.18	130351	5/26/2023
3519	Betsy Ross Flag G	866522-D	5/9/2023	40	100-53200-40-00000	R & M STRUCTURES	139.18	130351	5/26/2023
Totals	for Check: 130351						278.36		
2606	BOUND TREE MEDICAL SUPPLY	84934521	4/24/2023	30	100-51314-30-00000	AMBULANCE SUPPLIES	13.29	130352	5/26/2023
2606	BOUND TREE MEDICAL SUPPLY	84931820	4/20/2023	30	100-51314-30-00000	AMBULANCE SUPPLIES	269.84	130352	5/26/2023
2606	BOUND TREE MEDICAL SUPPLY	84933044	4/21/2023	30	100-51314-30-00000	AMBULANCE SUPPLIES	742.29	130352	5/26/2023
Totals	for Check: 130352						1,025.42		

Vendor								Check	
Number	Vendor Name	Invoice Number	Invoice Date	Dept	Account Number	Account Description	Amount	Number	Check Date
3630	CITI BANK	CB0503	5/3/2023	53	100-53307-53-00000	CONFERENCE, TRAINING, & TRAVEL	50.00	130353	5/26/2023
3630	CITI BANK	CB0503	5/3/2023	40	100-53570-40-00000	COMMUNITY CLEAN-UP EVENT	118.64	130353	5/26/2023
3630	CITI BANK	CB0503	5/3/2023	42	500-51313-42-00000	CHEMICALS	450.00	130353	5/26/2023
3630	CITI BANK	CB0503	5/3/2023	40	100-53012-40-00000	TRAFFIC SIGNAL MAINT	68.53	130353	5/26/2023
3630	CITI BANK	CB0503	5/3/2023	40	100-53200-40-00000	R & M STRUCTURES	70.95	130353	5/26/2023
3630	CITI BANK	CB0503	5/3/2023	62	100-53210-62-00000	HERITAGE PARK MAINTENANCE	17.26	130353	5/26/2023
3630	CITI BANK	CB0503	5/3/2023	62	100-53220-62-00000	GATEWAY PARK MAINTENANCE	17.25	130353	5/26/2023
3630	CITI BANK	CB0503	5/3/2023	62	100-53208-62-00000	COURTNEY LANE PARK MAINTENANC	17.25	130353	5/26/2023
3630	CITI BANK	CB0503	5/3/2023	41	500-53334-41-00000	DUES, SUBSCRIPTIONS, & PUB	54.12	130353	5/26/2023
Totals	for Check: 130353						864.00		
2034	IMPERATIVE INFORM	269180	4/30/2023	13	100-53548-13-00000	EMPLOYEE BACKGROUND CHECK	1,260.00	130354	5/26/2023
Totals	for Check: 130354						1,260.00		
3442	KEITH MOORE	AP 0000033	5/26/2023	13	100-53503-13-00000	EMPLOYEE RELATIONS	49.98	130355	5/26/2023
Totals	for Check: 130355						49.98		
3875	LINEBARGER GOGGAN	0000032	5/19/2023		100-20006-00-00000	LINEBARGER COLLECTIONS	1,511.31	130356	5/26/2023
Totals	for Check: 130356						1,511.31		
2862	METRO FIRE APPARATUS SPECIALISTS	208143-1	5/4/2023	30	100-53201-30-00000	R & M SMALL EQUIPMENT	235.00	130357	5/26/2023
Totals	for Check: 130357						235.00		
2227	NATIONAL ALL PRO LUBE	36527	4/24/2023	32	100-53202-32-00000	R & M AUTO/TRUCK	48.45	130358	5/26/2023
2227	NATIONAL ALL PRO LUBE	136549	5/8/2023	53	100-53202-53-00000	R & M AUTO/TRUCK	25.50	130358	5/26/2023
Totals	for Check: 130358						73.95		
2251	O'REILLY AUTOMOTIVE	0868-489847	4/20/2023	32	100-53202-32-00000	R & M AUTO/TRUCK	46.95	130359	5/26/2023
Totals	for Check: 130359						46.95		
2260	ODP BUSINESS SOLUTIONS	307680916001	4/19/2023	11	100-51303-11-00000	OFFICE SUPPLIES	62.32	130360	5/26/2023
2260	ODP BUSINESS SOLUTIONS	308427173001	4/20/2023	11	100-51303-11-00000	OFFICE SUPPLIES	52.02	130360	5/26/2023
2260	ODP BUSINESS SOLUTIONS	308429012001	4/20/2023	40	100-51321-40-00000	JANITORIAL SUPPLIES	7.62	130360	5/26/2023
2260	ODP BUSINESS SOLUTIONS	308429012001	4/20/2023	11	100-51303-11-00000	OFFICE SUPPLIES	34.78	130360	5/26/2023
Totals	for Check: 130360						156.74		
3027	PRIMARY HEALTH, dba CARENOW	05262023	5/26/2023	13	100-53514-13-00000	MEDICAL/PHYSICAL EXAMS	96.00	130361	5/26/2023
Totals	for Check: 130361						96.00		
4040	SEAN KELLY	AP 0000034	5/26/2023	30	100-51002-30-00000	R&M AUTO/TRUCK	56.97	130362	5/26/2023
Totals	for Check: 130362						56.97		
3967	SHIPMAN TIRE & AUTO SERVICE	INV058545	4/24/2023	32	100-53202-32-00000	R & M AUTO/TRUCK	410.00	130363	5/26/2023
Totals	for Check: 130363						410.00		
3987	TBI SOLUTIONS, LL	23-205	4/5/2023	40	100-53216-40-00000	R & M STREETS	1,794.60	130364	5/26/2023
Totals	for Check: 130364						1,794.60		

Vendor Number	Vendor Name	Invoice Number	Invoice Date	Dept	Account Number	Account Description	Amount	Check Number	Check Date
100019	Terri Niemietz	AP 0000035	5/26/2023	32	100-51312-32-00000	PATROL SUPPLIES	220.78	130365	5/26/2023
100019	Terri Niemietz	AP 0000035	5/26/2023	32	100-51312-32-00000	PATROL SUPPLIES	24.99	130365	5/26/2023
Totals	for Check: 130365						245.77		
2606	BOUND TREE MEDICAL SUPPLY	84940712	4/28/2023	30	100-51314-30-00000	AMBULANCE SUPPLIES	41.60	130366	5/30/2023
2606	BOUND TREE MEDICAL SUPPLY	84940711	4/28/2023	30	100-51310-30-ECA01	OTHER SMALL EQUIPMENT	89.99	130366	5/30/2023
Totals	for Check: 130366						131.59		
2168	LANGUAGE LINE SER	11000095	4/30/2023	32	100-53334-32-00000	DUES, SUBSCRIPTIONS, & PUB	119.08	130367	5/30/2023
Totals	for Check: 130367						119.08		
100021	Midwest Public Sa	LLC 430	4/27/2023	32	100-55001-32-00000	CAPITAL EXPENDITURES	7,510.00	130368	5/30/2023
Totals	for Check: 130368						7,510.00		
2311	RED BUD SUPPLY, I	182892	3/10/2023	40	100-53218-40-00000	R&M SIGNS & MARKINGS	403.66	130369	5/30/2023
Totals	for Check: 130369						403.66		
3492	Uline, Inc	160606698	3/1/2023	40	100-53200-40-00000	R & M STRUCTURES	1,328.80	130370	5/30/2023
3492	Uline, Inc	161645534	3/27/2023	40	100-51321-40-00000	JANITORIAL SUPPLIES	377.33	130370	5/30/2023
Totals	for Check: 130370						1,706.13		
3181	ELLIS COUNTY TREASURER	EC12132022.3	5/31/2023	12	100-53034-12-00000	ELECTION EXPENSES	2,401.80	130371	5/31/2023
Totals	for Check: 130371						2,401.80		
3144	MAC HAIK FORD	INV38064	5/24/2023	32	100-53202-32-00000	R & M AUTO/TRUCK	3,539.07	130372	5/31/2023
Totals	for Check: 130372						3,539.07		
Grand	Totals:						2,122,223.24		

CITY OF GLENN HEIGHTS
May 2023 OVERTIME REPORT

Pay cycles: 04/24 - 05/07 and 05/08 - 05/21/2023

FIRE

EMP NO#	----- NAME -----	HOURS	AMOUNT
01-XXXX	FIREFIGHTER/PARAMEDIC	52	1,640.96
01-XXXX	DRIVER/ENGINEER	6	226.73
01-XXXX	DRIVER/EMT	19	706.27
01-XXXX	FIREFIGHTER/PARAMEDIC	49	1,659.43
01-XXXX	DRIVER/ENGINEER	4	147.59
01-XXXX	FIREFIGHTER/EMT	28	868.87
01-XXXX	FIRE CAPTAIN	3	124.76
01-XXXX	FIREFIGHTER/PARAMEDIC	4	136.58
*** DEPARTMENT TOTALS ***		165	5,511.19

Coverage for sick personnel, training, automatic overtime earned with a 24/48 work schedule.

POLICE

EMP NO#	----- NAME -----	HOURS	AMOUNT
01-XXXX	COORDINATOR, RECORDS & PROPERTY	44.5	1,594.22
01-XXXX	POLICE OFFICER	1.5	64.91
01-XXXX	POLICE OFFICER	4	172.36
01-XXXX	INTERIM POLICE SERGEANT	2	108.47
01-XXXX	POLICE OFFICER	45.5	2,040.95
01-XXXX	COMMUNICATIONS OFFICER	47	1,565.41
01-XXXX	POLICE OFFICER	8	346.97
01-XXXX	COMMUNICATIONS OFFICER	6	185.85
01-XXXX	POLICE OFFICER	1	43.37
01-XXXX	POLICE SERGEANT	9	496.96
01-XXXX	INTERIM POLICE SERGEANT	12	643.02
01-XXXX	DISPATCH SUPERVISOR	26	1,072.71
01-XXXX	COMMUNICATIONS OFFICER	4	123.90
01-XXXX	POLICE OFFICER	4	173.34
01-XXXX	INTERIM POLICE SERGEANT	12.5	672.52
01-XXXX	POLICE OFFICER	6	263.03
01-XXXX	ANIMAL CONTROL OFFICER	8.5	280.76
01-XXXX	COMMUNICATIONS OFFICER	6	199.48
01-XXXX	POLICE OFFICER	1	45.60
01-XXXX	POLICE OFFICER II	10	435.57
01-XXXX	POLICE OFFICER II	6	283.02
*** DEPARTMENT TOTALS ***		264.5	10,812.42

Records & Property Room Coverage, Late Call/Arrest, Patrol Coverage, Supervisor Meeting, DeSoto ISD Activities, Dispatch Coverage, Court, Late Report, Meet with DA, ACO After Hours, Shelter Duty, Conduct Narcan Training

STREETS

EMP NO#	----- NAME -----	HOURS	AMOUNT
01-XXXX	UTILITY WORKER III	14	492.45
*** DEPARTMENT TOTALS ***		14	492.45

Kingston Lift Station power issues and Well Reads

PARKS MAINTENANCE

EMP NO#	----- NAME -----	HOURS	AMOUNT
01-XXXX	UTILITY WORKER III	11	386.93
01-XXXX	UTILITY WORKER II	12	396.36
01-XXXX	UTILITY WORKER II	8	264.24
*** DEPARTMENT TOTALS ***		31	1,047.53

Inclement weather fallen trees picked up, residential angle stop repair, residential water turned off, well re
Kingston Lift Station power issues, intersection light out from inclement weather, residential sewer backup
left spiket on water turned off, water meter leak, and City Hall's irrigation line shut off

PARKS & REC

EMP NO#	----- NAME -----	HOURS	AMOUNT
01-XXXX	RECREATION AIDE	3	95.94
01-XXXX	RECREATION AIDE	2.5	79.95
01-XXXX	RECREATION AIDE	2.5	78.08
*** DEPARTMENT TOTALS ***		8	253.97

Banquet room rental, coverage for employees on vacation.

WATER OPERATIONS

EMP NO#	----- NAME -----	HOURS	AMOUNT
01-XXXX	UTILITY WORKER III - BACKFLOW	9	316.58
*** DEPARTMENT TOTALS ***		9	316.58

Kingston Lift Station power issues and well reads

WASTEWATER OPERATIONS

EMP NO#	----- NAME -----	HOURS	AMOUNT
01-XXXX	INTERIM UTILITY WORKER III	6	211.05
*** DEPARTMENT TOTALS ***		6	211.05

Residential sewer backup and well reads

STORM WATER MANAGEMENT

EMP NO#	----- NAME -----	HOURS	AMOUNT
01-XXXX	FIELD SUPERVISOR	7	262.50
*** DEPARTMENT TOTALS ***		7	262.50

Kingston Lift Station power issues

REPORT TOTALS

504.50 \$

18,907.69

CASH AND INVESTMENT REPORT
As of May 31, 2023

MAY 2023 CASH AND INVESTMENT REPORT

POOLED CASH RECONCILIATION		
Fund	Balance In Pooled Cash Per General Ledger	
100 General Fund	\$	6,345,882.26
200 Court Technology	\$	13,259.31
201 Court Security	\$	22,795.97
202 Truancy Prevention	\$	14,682.58
203 Local Court Tech Fund	\$	4,554.38
204 Local Muni Jury Fund	\$	292.93
205 911 Wireless	\$	179,332.36
214 State Seizure	\$	(602.29)
215 Street Impact	\$	1,508,253.60
230 Park Fees	\$	1,197,734.72
250 Operating Grants	\$	(34,896.01)
251 ARPA Fund	\$	3,319,739.42
260 Unemployment Comp	\$	7,703.82
300 Debt Service	\$	589,774.20
400 2006 Bonds	\$	9,365.16
401 08 CO Bond	\$	(74,395.28)
402 2015 CO Bond	\$	744.82
403 2016 GO BOND	\$	(5,729,373.54)
406 Vehicle Replacement	\$	499,349.58
407 Disaster Recovery	\$	(89,147.76)
410 GF Capital Projects	\$	8,111,200.53
412 Veterans Memorial	\$	3,102.07
425 COVID	\$	(57,776.99)
500 Water & Sewer	\$	2,226,701.59
505 Capital Project -Meters	\$	(372,221.48)
515 W/S Impact	\$	2,865,426.50
550 Drainage	\$	991,902.81
TOTAL POOLED CASH - GL	\$	21,553,385.26
Balance per Prosperity Statement	\$	10,346,943.48
Balance per TexStar Statement	\$	10,038,861.14
TOTAL POOLED CASH	\$	20,385,804.62
Reconciling Items:		
Add: Deposits In-Transit		
Less: Outstanding Checks		
Less: Outstanding Other		
Adjusting Items	\$	1,167,580.64
Adjusted GL Balance	\$	21,553,385.26
Unreconciled Difference		
	\$	-

OTHER PROSPERITY BANK ACCOUNTS RECONCILIATION									
Bank Account	Beginning Balance	GL Beginning Balance Per Bank Statement	Add: Deposits in Transit	Less: Outstanding Checks	Other Reconciling Items	Ending GL Balance			Unreconciled Difference
Cash Benefits Trust	\$ 6,522.30	\$ 8,030.35	\$ -	\$ -	\$ 1.64	\$ 6,523.94			\$ 1,508.05
Seizure Hold	\$ 5,503.33	\$ 5,503.33	\$ -	\$ -	\$ 3.97	\$ 5,507.30			\$ -
2015 C/O Bond	\$ 128.94	\$ 128.94	\$ -	\$ -	\$ 0.09	\$ 129.03			\$ -
2006 Bond	\$ 9,507.94	\$ 9,507.94	\$ -	\$ -	\$ 6.86	\$ 9,514.80			\$ -
Customer W/S Deposits	\$ 456,141.80	\$ 456,141.80	\$ -	\$ -	\$ 96.85	\$ 456,238.65			\$ -
Park Fees	\$ 209,028.08	\$ 209,028.08	\$ -	\$ -	\$ 381.69	\$ 209,409.77			\$ -
W/S Impact Fees	\$ 398,614.92	\$ 398,614.92	\$ -	\$ -	\$ 1,010.19	\$ 399,625.11			\$ -
Street Impact	\$ 261,226.26	\$ 261,226.26	\$ -	\$ -	\$ 55.47	\$ 261,281.73			\$ -
Chamber of Commerce	\$ 17,237.03	\$ 17,237.03	\$ -	\$ -	\$ 3.66	\$ 17,240.69			\$ -
Veterans Memorial	\$ 2,872.75	\$ 2,872.75	\$ -	\$ -	\$ -	\$ 2,872.75			\$ -
TOTAL OTHER PROSP	\$ 1,366,783.35					\$ 1,368,343.77			

TOTAL CASH/INVESTMENT BAL	
FUND	CASH BALANCE
100 General Fund	\$ 11,831,347.99
200 Court Technology	\$ 13,260.13
201 Court Security	\$ 46,069.92
202 Truancy Prevention	\$ 14,682.58
203 Local Court Tech Fund	\$ 4,554.38
204 Local Muni Jury Fund	\$ 292.93
205 911 Wireless	\$ 180,097.16
2014 State Seizure	\$ 8,240.29
215 Street Impact Fees	\$ 1,769,535.33
230 Park Fees	\$ 1,407,144.49
250 Operating Grants	\$ (34,896.01)
251 ARPA	\$ 3,319,739.42
260 Unemployment Comp	\$ 7,703.82
300 Debt Service	\$ 596,166.75
400 2006 Bonds	\$ 18,879.96
401 2008 CO Bond	\$ (74,395.36)
402 2015 CO Bond	\$ 873.85
403 2016 GO Bond	\$ 2,891,376.68
406 Vehicle Replacement	\$ 499,349.58
407 Disaster Recovery	\$ (89,147.76)
410 General Fund Capital Projects	\$ 8,111,200.53
412 Veterans Memorial	\$ 5,974.82
425 COVID	\$ (57,776.99)
500 W/S Fund	\$ 2,740,286.53
SIB Account	\$ 279,428.68
505 Capital Project -Meters	\$ (372,221.48)
515 W/S Impact Fees	\$ 3,265,051.61
550 Drainage	\$ 994,224.81
Benefits Trust - Cash	\$ 6,523.94
Seizure Hold - Cash	\$ 5,507.30
Chamber of Commerce	\$ 17,240.69
TexStar Pooled Investments	\$ 10,038,861.14
	\$ 47,445,177.71

BANK SECURITY PROSPERITY (PLEDGED COLLATERAL)	
1001 POOLED CASH ACCOUNT	\$ 10,346,943.48
1015 BENEFITS TRUST ACCOUNT	\$ 6,523.94
1001 STREET IMPACT FEES (4593)	\$ 261,281.73
1030 W/WW IMPACT FEES (7207)	\$ 399,625.11
1041 SEIZURE HOLD	\$ 5,507.30
1099 2015 C/O BOND	\$ 129.03
1057 VETERAN'S MEMORIAL	\$ 2,872.75
1050 CASH PARK FEES (2949)	\$ 209,409.77
1002 CASH-2006 BONDS (8055)	\$ 9,514.80
1001 WATER CUSTOMER DEPOSITS	\$ 456,238.65
TOTAL BANK BALANCES	
	\$ 11,698,046.56
LESS FDIC INSURED	
	\$ (250,000.00)
COLLATERALIZED TOTAL:	
	\$ 11,448,046.56
COLLATERALIZED TOTAL 102%	
	\$ 11,677,007.49
COLLATERAL PER BANK	
	\$ 25,911,745.34

TEXSTAR RECONCILIATION			
Fund	GL Balance - Texstar	Add: Interest/Other	Balance Per Bank Statement
General Fund	\$ 5,485,465.73	\$ -	\$ 5,485,465.73
W/S Fund	\$ 55,157.66	\$ -	\$ 55,157.66
Water Debt Serv	\$ 2,188.63	\$ -	\$ 2,188.63
General Debt Service	\$ 6,392.55	\$ -	\$ 6,392.55
SIB Loan	\$ 279,428.68	\$ -	\$ 279,428.68
Drainage	\$ 2,322.00	\$ -	\$ 2,322.00
Court Security	\$ 23,273.95	\$ -	\$ 23,273.95
Court Tech	\$ 0.82	\$ -	\$ 0.82
2008 Bond	\$ (0.08)	\$ -	\$ (0.08)
911 Wireless	\$ 764.80	\$ -	\$ 764.80
Fed Seizure	\$ 3,083.46	\$ -	\$ 3,083.46
State Seizure	\$ 8,842.58	\$ -	\$ 8,842.58
Keep GH	\$ 256.49	\$ -	\$ 256.49
2016 GO Bond	\$ 8,620,750.22	\$ -	\$ 8,620,750.22
Pooled Cash Investment	\$ 10,038,861.14	\$ -	\$ 10,038,861.14
TOTAL TEXSTAR	\$ 24,526,788.63	\$ -	\$ 24,526,788.63
CHECK			\$ 24,526,788.63

APR %	
Prosper	0.2500%
TexStar	5.0471%

CITY OF GLENN HEIGHTS MAY 2023 FINANCIAL SUMMARY



SHERRY ROBERTS
SENIOR FINANCIAL ANALYST
JUNE 20, 2023

Property Tax Comparison



Total Property Tax Budget: \$7,514,642

YTD Actual: \$7,434,681

YTD Budget Percentage: 98.9%

Sales Tax Comparison



Month of May 2023

Budget: \$94,625

Actual: **\$106,836**

MTD Difference v. Budget 112.9%

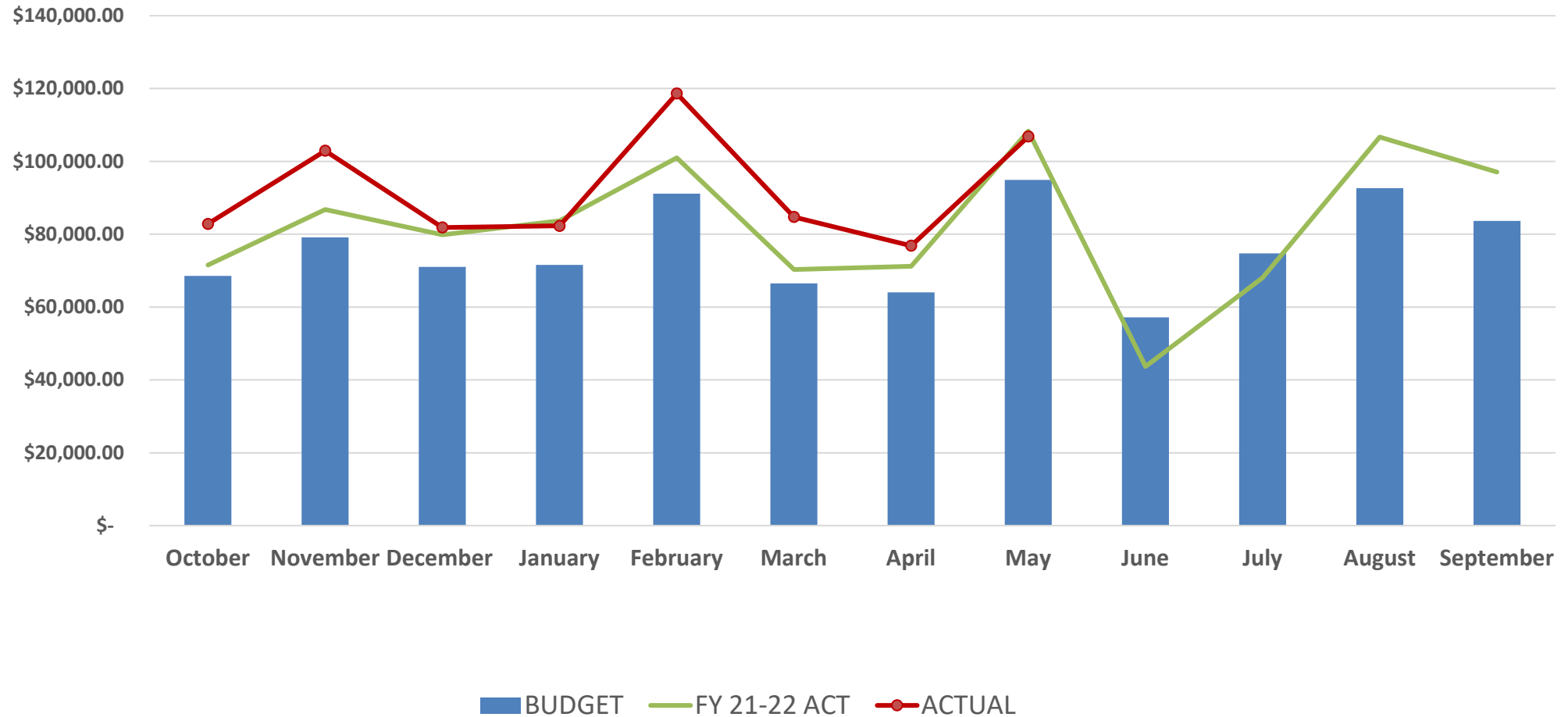
YTD

Budget: \$915,000

Actual: **\$737,157**

Budget Actual: **80.6%**

Comparison of Budgeted Sales Tax to Actual



General Fund Revenues



DEPARTMENT	BUDGET	YTD
PROPERTY TAXES	\$ 7,514,642	\$ 7,434,681
FRANCHISE FEES	573,250	545,910
SALES TAXES	915,000	737,157
CHARGE FOR SERVICES (TOWER RENTAL, SANITATION, ETC.)	1,458,250	1,031,467
PERMITS AND FEES	1,242,040	737,602
RECREATION	158,350	39,918
GRANTS AND CONTRIBUTIONS	218,570	89,716
COURT FINES	468,500	165,683
INTEREST	50,000	165,791
MISCELLANEOUS	52,000	126,865
DONATION FROM GHHFC CO. DEV.	1,000,000	-
TOTAL REVENUES	\$ 13,650,602	\$ 11,074,790

General Fund Expenditures



DEPARTMENT	BUDGET		YTD
CITY COUNCIL	\$	261,700	\$ 66,865
ADMINISTRATION		63,500	25,532
CITY MANAGER		519,580	283,909
CITY SECRETARY		263,870	185,798
HUMAN RESOURCES		355,960	148,199
INFORMATION TECHNOLOGY		536,060	283,331
FINANCE		487,240	377,555
MUNICIPAL COURT		143,900	85,168
FIRE		2,075,790	1,427,735
POLICE		3,321,885	1,709,655
STREETS		1,859,460	838,932
ECONOMIC DEVELOPMENT		36,950	-
PLANNING		549,700	284,502
COMMUNITY ENGAGEMENT		272,790	84,874
SENIOR CENTER		27,250	2,635
PARKS MAINTENANCE		374,220	157,848
PARKS & RECREATION		415,130	185,036
TOTAL EXPENDITURES	\$	11,564,985	\$ 6,147,574

General Fund Revenues/Expenditures



Budget YTD: 66.67%

Total **Revenues** Budgeted: \$13,650,602

YTD Actual: \$11,074,788

Budget Actual: **81.1%**

Total **Expenditures** Budgeted: \$11,564,985

YTD Actual: \$6,147,571

Budget Actual: **53.2%**

General Fund-Fund Balance Summary



General Fund	FY 2022 - 2023		FY 2021 - 2022	
	Budget	Actual/YTD	Budget	Actual/YTD
Beginning Fund Balance	\$7,104,336	\$7,104,336	\$9,604,211	\$9,604,211
Total Revenues	\$13,650,602	\$11,074,788	\$11,567,126	\$9,876,494
Total Expenditures	(11,564,985)	(6,147,571)	(9,068,574)	(5,542,879)
Total Revenues Over (Under) Exp.	\$2,085,617	\$4,927,217	\$2,498,552	\$4,333,615
Other Financing Sources (Use)	-	-	-	-
Transfer to Other Funds	-	-	-	-
Transfer to Unemployment	-	-	-	(6,848)
Transfer to Capital Projects	-	-	(5,500,000)	(3,666,667)
Transfer to Vehicle Replacement Fund	(303,000)	-	-	-
Transfer to Fund 410 Capital	(679,180)	-	-	-
Transfer from GH Dev Co. & HFC	-	-	-	-
Transfer from 911 Wireless Fund	69,000	46,000	33,000	22,000
Transfer from Utility Fund	15,000	10,000	15,000	10,000
Charge for city-wide service	6,000	4,000	6,000	4,000
Transfer from Court Security	20,000	13,333	-	-
Transfers from Drainage Fund	15,775	10,517	15,775	10,517
Net Change	1,229,212	5,011,067	(2,931,673)	706,617
Ending Unassigned Fund Balance	\$8,333,548	\$12,115,403	\$6,672,538	\$10,310,828
Days in Reserve	262	477	269	450

Water & Sewer Fund Revenues/Expenditures



Budget YTD: 66.67%

Total *Revenues* Budgeted: \$9,345,180

YTD Actual: \$5,129,671

Budget Actual: 54.9%

Total *Expenditures* Budgeted: \$8,483,300

YTD Actual: \$4,636,687

Budget Actual: 54.7%

Water & Sewer Fund-Statement of Net Position Summary



Water Sewer Fund	Budget	Actual/YTD
Beginning Net Position	<u>\$2,162,264</u>	<u>\$2,162,264</u>
Total Revenues	\$9,345,180	\$5,129,671
Total Expenditures	<u>(8,483,300)</u>	<u>(4,636,687)</u>
Total Revenues Over (Under) Exp.	<u>\$861,880</u>	<u>\$492,984</u>
Other Funding Sources (Use)	-	-
Debt Service Bond Payments	<u>(225,160)</u>	<u>-</u>
Net Change	636,720	492,984
Ending Unassigned Net Position	<u><u>\$2,798,984</u></u>	<u><u>\$2,655,248</u></u>
Days in Reserve	117	139

Drainage Fund Revenues/Expenditures



Budget YTD: 66.7%

Total **Revenues** Budgeted: \$548,430

YTD Actual: \$280,237

Budget Actual: **51.1%**

Total **Expenditures** Budgeted: \$373,030

YTD Actual: \$109,083

Budget Actual: **29.2%**

Drainage Fund - Statement of Net Position Summary



Drainage Fund	Budget	Actual/YTD
Beginning Net Position	<u>\$862,710</u>	<u>\$862,710</u>
Total Revenues	\$548,430	\$280,237
Total Expenditures	<u>(373,030)</u>	<u>(109,083)</u>
Total Revenues Over (Under) Exp.	<u>\$175,400</u>	<u>\$171,154</u>
Other Funding Sources (Uses)		
Operating Transfers (Out)	<u>(15,775)</u>	<u>(10,517)</u>
Net Change	159,625	160,637
Ending Unassigned Net Position	<u><u>\$1,022,335</u></u>	<u><u>\$1,023,347</u></u>
Days in Reserve	1,025	2,270

Other Funds Summary



<u>FUND</u>	<u>BUDGET EXPEND</u>	<u>ACTUAL EXPEND</u>	<u>EST. FUND BALANCE</u>
200-COURT TECHNOLOGY	\$ 1,500	\$ -	\$ 13,260
201 COURT SECURITY	\$ 20,000	\$ 13,333	\$ 46,069
205-E911 FUND	\$ 88,400	\$ 50,368	\$ 185,569
215-STREET IMPACT FEES	\$ 2,350,000	\$ 802,000	\$ 1,769,535
230-PARK FEES	\$ 1,135,000	\$ -	\$ 1,381,037
250-OPERATING GRANTS FUND	\$ 1,200,000	\$ 12,392	\$ (35,320)
251-ARPA FUND	\$ 1,657,616	\$ 4,632	\$ 3,317,908
252-EPA COMMUNITY FUND	\$ 3,361,500	\$ -	\$ -
403-2016 GO BOND	\$ 5,602,114	\$ 378,233	\$ 2,764,008
410-RESERVED FOR CAPITAL PROJECTS	\$ 5,521,476	\$ 258,905	\$ 8,191,608
505-WATER METER PROJECT	\$ 236,295	\$ 130,081	\$ (166,179)
515-WATER SEWER IMPACT FUND	\$ 2,110,000	\$ -	\$ 3,216,019

MAY 2023 Overtime



MAY			
2023	2022	2021	2020
FIRE DEPARTMENT			
165	122	94.5	221
POLICE DEPARTMENT			
264.5	160.5	111.5	36.75
STREET DEPARTMENT			
14	8.5	18.5	8
PARKS MAINTENANCE			
31	38.75	0	0
PARKS & RECREATION			
8	0	0	0
WATER OPERATIONS			
9	41.75	36.5	8
WASTEWATER OPERATIONS			
6	0	28.5	0
STORMWATER MANAGEMENT			
7	2.5	23	0
METER SERVICES			
0	3.5	43	15
UTILITY ADMINISTRATION			
0	1.5	5	1
PLANNING			
0	0	8	0

2023	2022	2021	2020
504.50	379.00	368.50	289.75

Total May 2023 Overtime:
\$18,907.69 (504.5 Hours)

Previous FY Overtime:

May 2022: \$12,390 (379.00 Hours)

May 2021: \$12,009 (368.50 Hours)

May 2020: \$ 8,737 (289.80 Hours)

May 2023 Financial Summary





RZ-001-23: Public Hearing to receive testimony regarding amending the City of Glenn Heights Zoning Ordinance and Zoning Map, and discussion and first reading of Ordinance O-04-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the City of Glenn Heights Zoning Ordinance and Zoning Map, as previously amended, by amending the zoning of a 111.606 acre tract of land situated in the William Rawlings Survey, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas, and being all of a tract of land described Instrument No. 20070138404 and Instrument No. 201600127111, both of the official public records of Dallas County, Texas and further being all of a tract of land described in Partition Deed recorded in Volume 96079, Page 3070, D.R.D.C.T., the tract being generally located at the southeastern corner of the intersection of W. Bear Creek Road and S. Westmoreland Road in the City of Glenn Heights, Dallas County, Texas, the tract being more particularly described and depicted in Exhibit "A" hereto, from Planned Development-6 (PD-6), Retail (R), Multi-Family (MF), and Single Family Residential-1 (SF-1) to Planned Development-27 (PD-27) for Mixed Use Single-Family Residential (Base Single Family Residential-3), Townhome, Multi-Family, and Retail; adopting development regulations therefor, adopting a Concept Plan therefor; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed two thousand dollars (\$2,000) for each offense; and providing an effective date. (Ashlie Jones, City Planner)

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: June 20, 2023

SUBJECT

Discuss and take action on a change of zoning request by Farrukh Azim, on behalf of Shamrock Angel LLC. The 111.66 acre tract of land is more particularly described as Everett L. Trees Block A, Lots 4R, 5R, 5R.1, and 6R. and adjacent tracts and being generally located at the southwest corner of W. Bear Creek Road and S. Westmoreland Road.. The request is to change the zoning from Planned Development 6, established via Ordinance 347-85, consisting of 68 acres, to Planned Development 27, consisting of approximately 111.66 acres for a multi-use development.

District 1 is proposed as 21.70 acres, with 224 units for Townhomes. District 2 is proposed as approximately 66 acres, with 256 units for Single-Family Homes. District 3 is proposed to consist of approximately 15 acres with a proposed 480 units for Multi-Family Development. District 4 is proposed to consist of approximately 5.9 acres comprised of 6 commercial sites for Retail development.

DISCUSSION / BACKGROUND

The subject property is located at the southeast corner of W. Bear Creek Road and S. Westmoreland Road. The property is currently zoned Planned Development 6, established via Ordinance 347-85 consisting of 68 acres, of which 20 acres is designated for Local Retail, 12.137 acres for Apartments, and 35.021 acres for Single-Family Homes. The applicant is proposing a zoning change from Planned Development 6, resulting in a new Planned Development, hereafter referred to as Planned Development 27.

District 1: Townhome/Multi-Family Provisional District Development Regulations:

Provisional Districts are meant to be used in conjunction with a base zoning district as part of a Planned Development. The Multi-Family Provisional District is intended to

permit low and mid-rise multiple-family dwellings as the principal use. The City of Glenn Heights has intentions to update the Zoning Ordinance, upon completion of the Comprehensive Plan Update, to incorporate Townhome specific zoning and development regulations into city ordinance. As there is not an existing district that applies for Townhome use, Staff had to apply the Multi-Family Provisional District regulations to this portion of the rezoning request. While the proposed regulations for this district deviate from the Multi-Family Provisional Zoning District minimum standards, Staff has researched townhome ordinances in several nearby municipalities: Waxahachie, TX, Lancaster, TX, Desoto, TX and Duncanville, TX. As a result of this research, Staff believes the proposed development regulations to be reflective of the intention of development standards that support townhome use.

The concept plan proposes 224 units for townhome development. Each building in District 1 will have a maximum of 8 units. The townhome district is proposed to be comprised of 1-, 2-, and 3-bedroom units with each proposed unit ranging from 1,100 to 1,300 square feet. Based on the proposed land use chart, the total land area in District 1 will not exceed 22% of the total land in the planned development after excluding the land reserved for open space. The open space provided within district 1 will contain a playground, a gazebo, 2 park benches, and be connected to other open spaces via a 5' pedestrian trail. District 1 will also contain a 4' wide concrete sidewalk along both sides of the street on every internal street within the district. Additionally, there will be sidewalks constructed on the perimeter of the development, along S. Westmoreland Road and W. Bear Creek Road. The proposed landscaping, screening and architectural regulations for this district are sufficient per city regulations.

District 2 – Single-Family District Regulations:

The applicant is proposing two lot types for development of Single-Family homes in District 2. The Single-Family 3 base zoning district applies to this part of the planned development proposal. District 2 is the largest of the proposed four development districts within the planned development, resulting in a proposed 256 single-family dwelling units. Of the two proposed lot types, Lot Type 2 is more aligned with the base zoning district regulations, as the minimum lot area, minimum lot depth, and minimum square footage, per constructed unit meet the base zoning district minimum regulations. Lot Type 2 will result in slightly narrower lots with smaller front, rear, and side yards, and an increase in overall lot coverage. Lot Type 2 development is proposed to not exceed 5 dwelling units per acre, which is a slight increase in density from the base

zoning district dwelling unit per acre maximum, but not a significant deviation.

The proposed regulations for Lot Type 1 deviate from the base zoning minimum regulations of the Single-Family 3 Zoning District, but will provide variation to housing products within the planned development. These lot sizes are proposed to be a minimum of 5,500 square feet, with smaller overall lot dimensions and reduced setbacks. Due to the reduction in lot size, the proposed structure area is also proportionally reduced.

Staff believes the variation in lot specifications are desirable to promote diverse development within District 2. The proposed 13.54 acres of open space will include park area, playground equipment, six park benches, and a 5' wide pedestrian walking trail, that will connect to other open spaces within the planned development. The open space proposed for District 2 is centrally located and easily accessible. Additionally, District 2 will contain 4' wide sidewalks on each side of internal streets within the district. The proposed design standards in District 2 meet city standards for articulation, variation, and landscaping requirements.

District 3 - Multi-Family District Regulations:

The Multi-Family Provisional District is intended to allow garden and mid-level apartment homes to be the principal permitted use within a planned development. The concept plan indicates that District 3 of Planned Development 27 will be intended for apartment-style, multi-family, development. District 3 will consist of 3 four-story buildings, containing Studio, 1-, 2-, and 3-bedroom floorplan options, and shall not exceed 480 units. Each building shall not contain more than 140 units.

There are a number of amenities proposed as part of District 3: fitness center, amenity building, swimming pools, children's playroom, community meeting room, and an open space that is connected to the proposed open spaces in Districts 1, 2, and 4. The Open Space will be the center of the overall planned development and will be accessible to all development phases through a 5' wide pedestrian trail system. Additionally, the open space in District 3 will contain a playground, two park benches, 4' wide sidewalks, a minimum of 3 grills and 2 picnic tables to be enjoyed by all Districts.

The proposed parking, landscaping, screening and refuse facilities meet the provisional zoning district design regulations. While the proposed design regulations do deviate from the provisional zoning district minimum regulations, the deviations are not

significant, and Staff believes the impact is offset by the provided open space.

District 4 – Retail District Regulations:

Permitted and Prohibited Uses		
Use	Permitted	Prohibited
Neighborhood Oriented Retail	X	
Urgent Care or Medical Office	X	
Religious Institution	X	
Office	X	
Civic Use	X	
Community Facilities	X	
Restaurant	X	
Industrial		X
Outdoor Storage		X
Pawnshop		X
Sexually Oriented Business		X
Jail		X
Halfway House		X
Automotive Repair or Sales		X
Substance Abuse Facility		X
Telecommunications/Cellular		X
Tower		
Hotel or Hostel		X

Staff Analysis

One of the main concerns for Staff is the traffic impact of this development. A complete Traffic Impact Analysis was not submitted. While PD-28 results in an increase of land that will be developed, it is important to note that approximately 68 acres are currently zoned Planned Development-6. As part of the development regulations, the developer pledges to escrow \$300,000 to the city when permits are obtained for Phase 3 (Multi-Family) and Phase 4 (Retail) which are to be used for improvements related to easing traffic conditions at the crossing of S. Westmoreland Road and W. Bear Creek Road.

Staff has reviewed this application to determine its compatibility with the 2010 Future Land Use Map and 2010 Comprehensive Plan Update which designates this area as a

traditional neighborhood development. Traditional Neighborhood Design typically includes reduced street setbacks, rear entry garages, integrated parks and open spaces, architectural enhancements/design, connected street grids and clusters of neighborhood retail and services.

2011 Comprehensive Plan Update

Strategic Goal #9, Land Use – Provide opportunities for coordinated well-planned growth and development.

Implementation Strategy: 9.2 Provide for the efficient use of land, coordinated with the provision of essential public infrastructure and facilities by continuously monitoring and updating the City's Comprehensive Plan and Future Land Use Plan.

Implementation Strategy: 9.3 Promote the future development of a variety of uses to diversify Glenn Heights' tax base.

Strategic Goal #11 Land Use – Encourage the development of high quality residential neighborhoods that are aesthetically pleasing yet meet the diverse housing market needs of the community.

Strategic Goal #12, Land Use – Encourage quality nonresidential development that is aesthetically pleasing yet meets the market and economic development needs of the community.

Strategic Goal #15, Land Use – Encourage and positively influence the development of existing vacant properties within Glenn Heights.

PRIOR COUNCIL OR BOARD ACTION

City Council approved Ordinance O-347-85 on December 16, 1985. A rezoning application was submitted by this applicant and considered by the Planning & Zoning Commission in May 2022; however, it was never heard by City Council. Since that meeting, the proposal has changed substantially.

The City of Glenn Heights Planning & Zoning Commission held a public hearing on March 6, 2023 at 6:30 p.m. It was determined that a continuance of the case was necessary before the Commission could make a recommendation to City Council. On

March 27, 2023 the Planning & Zoning Commission continued the case and a motion to recommend approval was passed 6-1.

PUBLIC CONTACT

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property and published in a local newspaper as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance. Additionally, two informational signs have been posted along the street frontages to inform the public of the pending zoning change.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Staff recommends approval of the zoning request. The analysis of the proposal conducted by staff resulted in the finding that the proposal is in alignment with the City of Glenn Heights Comprehensive Plan, and the intent of the Zoning Ordinance. Furthermore, staff believes the proposed zoning change will result in a development superior to the current development permitted by Planned Development 6.

ATTACHMENTS

1. Ordinance O-04-23

PREPARED BY

Ashlie Jones, City Planner

REVIEWED BY

Parviz Pourazizian, Director of Planning and Development Services/ City Engineer

ORDINANCE O-04-23

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS, AMENDING THE CITY OF GLENN HEIGHTS ZONING ORDINANCE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE ZONING OF A 111.606± ACRES TRACT OF LAND SITUATED IN THE WILLIAM RAWLINGS SURVEY, ABSTRACT NO. 1205 IN THE CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 20070138404 AND INSTRUMENT NO. 201600127111 , BOTH OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND FURTHER BEING ALL OF A TRACT OF LAND DESCRIBED IN PARTITION DEED RECORDED IN VOLUME 96079, PAGE 3070, D.R.D.C.T, THE TRACT BEING GENERALLY LOCATED AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF W. BEAR CREEK ROAD AND S. WESTMORELAND ROAD IN THE CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS, THE TRACT BEING MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT “A” HERETO, FROM PLANNED DEVELOPMENT-6 (DP-6), RETAIL (R) MULTI-FAMILY (MF), AND SINGLE-FAMILY RESIDENTIAL-1 (SF-1) TO PLANNED DEVELOPMENT-27 (PD-27) FOR MIXED USE SINGLE-FAMILY RESIDENTIAL (BASE SINGLE-FAMILY RESIDENTIAL-3), TOWNHOME, MULTI-FAMILY AND RETAIL; ADOPTING DEVELOPMENT REGULATIONS THEREFOR, ADOPTING A CONCEPT PLAN THEREFOR; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the 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 the ordinances of the City of Glenn Heights, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that the City of Glenn Heights Zoning Ordinance and Zoning Map of the City of Glenn Heights, Texas, as previously amended, should be further amended.

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

SECTION 1. CHANGE OF ZONING CLASSIFICATION

The City of Glenn Heights Zoning Ordinance (the “Zoning Ordinance”) and the Zoning Map of the City of Glenn Heights, Texas, are hereby amended by amending the zoning designation and related regulations regarding use and development for a 111.606± acres tract of land situated in

the William Rawlings Survey, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas and being all of a tract of land described in Instrument No. 20070138404 and Instrument No. 201600127111, both of the Official Public Records of Dallas County, Texas and further being all of a tract of land described in Partition Deed Recorded in Volume 96079, Page 3070, D.R.D.C.T and being generally located at the southeastern corner of the intersection of W. Bear Creek Road and S. Westmoreland Road in the City of Glenn Heights, Dallas County, Texas, the tract being more particularly described and depicted in Exhibit "A" hereto (the 111.606± acre tract is referred to herein as the "Property") from Planned Development-6 (PD-6), Retail (R), Multi-family (MF), and Single-Family Residential-1 (SF-1) to Planned Development-27 (PD-27) for mixed use single-family residential (base zoning Single-Family Residential-3) townhome, multi-family and retail uses, subject to section 2 and 3 of this Ordinance.

SECTION 2. DEVELOPMENT AND LAND USE STANDARDS

The Property shall be developed and used in accordance with the provisions of all building regulations, zoning ordinances, subdivision regulations, and any other applicable ordinances of the City, except as may be specifically amended herein, including compliance with the Zoning Ordinance applicable to the noted base zonings of Single-Family Residential-3, Townhome, Multi-family and Retail, except where modified by the Planned Development District Regulations attached hereto and incorporated herein as Exhibit "B" ("Development Regulations"), the same being hereby approved and adopted.

SECTION 3. CONCEPT PLAN

The Concept Plan, Parks Plan attached hereto and incorporated herein as Exhibit "C" (the "Concept Plan") is approved as a part of the Development Regulations for the Property and is made a part hereof for all purposes. Use and development of the Property shall be in conformance therewith.

SECTION 4. CONFLICTS.

To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Glenn Heights governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling. In the event there is an irreconcilable conflict within the text of this Ordinance, including any exhibits attached hereto, relating to the applicable standard to be enforced with respect to development of the Property, the strictest standard shall be controlling unless the City Council determines by approval of a motion or resolution that the less stringent standard is to apply.

SECTION 5. SEVERABILITY CLAUSE.

Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the City of Glenn Heights Zoning Ordinance, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said

ordinance or the City of Glenn Heights Zoning Ordinance, as amended hereby, which shall remain in full force and effect.

SECTION 6 SAVINGS CLAUSE.

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

SECTION 7. PENALTY.

Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 8. EFFECTIVE DATE.

This Ordinance shall become effective from and after the date of its passage and final publication in accordance with the Charter of the City of Glenn Heights and/or applicable state law and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS ON THIS THE ____ DAY OF JUNE 2023.

APPROVED:

Sonja A. Brown, Mayor

ATTEST:

Brandi Brown, City Secretary

APPROVED AS TO FORM:

Victoria W. Thomas, City Attorney
(051823vwtTM135145)

Exhibit “A”
[Survey and Legal Description of the Property]

METES AND BOUNDS DESCRIPTION:

BEING a tract of land situated in the William Rawlings Survey, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas, and being all of a tract of land described in a deed to Your Home Builder, Inc. as recorded in Instrument No. 20070138404 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.) and being all of a tract of land described in a deed to Sudha Reddy Suravaram and Yojana Randi Sangu as recorded in Instrument No. 201600127111 (O.P.R.D.C.T.), and being all of that tract of land described in Probate to William Patrick Young and Mary Kathleen Young, as described in Partition Deed recorded in Volume 96079, Page 3070, D.R.D.C.T., and being more particularly described as follows;

BEGINNING at a point at the southwest corner of said Your Home Builder, Inc. tract and the northwest corner of a tract of land described in a deed to Rogerick R. Johnson and Manivone Visisombath as recorded in Instrument No. 202100044641, (O.P.R.D.C.T.) and on the east right-of-way line of S. Westmoreland Road (a variable width right-of-way), for a corner;

THENCE North 01 degree 30 minutes 58 seconds West along the west line of said Your Home Builder, Inc. tract and the east right-of-way line of said S. Westmoreland Road, a distance of 1,176.69 feet to a point at the northwest corner of said Your Home Builder, Inc. tract and the southwest corner of Lot 4R, Block A, of Everett L. Trees Addition an addition to the City of Glenn Heights, Dallas County, Texas as recorded in Volume 89247, Page 80, Map Records of Dallas County, Texas, for a corner;

THENCE North 89 degrees 49 minutes 20 seconds East along the south line of said Lot 4R, a distance of 243.75 feet to a point at the southeast corner of said Lot 4R, for a corner;

THENCE North 01 degree 14 minutes 36 seconds West, along the east line of said Lot 4R, a distance of 377.60 feet to a point at the northeast corner of said Lot 4R, and the southeast corner of said Lot 3, and the southwest corner of said Lot 5R1, for a corner;

THENCE North 89 degrees 54 minutes 44 seconds East, along the south line of said Lot 5R, a distance of 200.02 feet to a point at the southeast corner of said Lot 5R1 to a point for corner;

THENCE North 01 degree 14 minutes 36 seconds West, along the west line of said Your Home Builder, Inc. tract and the east line of said Lot 5R1, a distance of 658.91 feet to a point at the northwest corner of said Your Home Builder, Inc. tract and the northeast corner of said Lot 5R1 and on the south right-of-way line of W. Bear Creek Road (a variable width right-of-way), for a corner;

THENCE North 89 degrees 38 minutes 30 seconds East, along the north line of said Your Home Builder, Inc. tract, and the south right-of-way line of said W. Bear Creek Road, a distance of 238.34 feet to a point, for corner;

THENCE North 89 degrees 00 minutes 30 seconds East, along the north line of said Your Home Builder, Inc. tract, and the south right-of-way line of said W. Bear Creek Road, a distance of 168.04 feet to a point, for corner;

THENCE North 00 degrees 57 minutes 44 seconds West, a distance of 37.82 feet to a point on the south right-of-way line of said W. Bear Creek Road, for a corner;

THENCE North 88 degrees 59 minutes 02 seconds East, along the north line of said Your Home Builder, Inc. tract, and the south right-of-way line of said W. Bear Creek Road, a distance of 452.22 feet to a point at the northeast corner of said Your Home Builder, Inc. tract and the northwest corner of said Suravaram and Sangu tract, for corner;

THENCE North 89 degrees 08 minutes 00 seconds East, along the north line of said Suravaram and Sangu. tract, and the south right-of-way line of said W. Bear Creek Road, passing at a distance of 484.48 feet, a point at the northeast corner of said Suravaram and Sangu tract and the northwest corner of said Young tract, and continuing along the north line of said Young tract and said south right-of-way line, in all a total cumulative distance of 894.66 feet to the northeast corner of said Young tract;

THENCE 01 degrees 46 minutes 44 seconds East, along the east line of said Young tract, a distance of 2,601.93 feet to the southeast corner of same;

THENCE North 89 degrees 22 minutes 37 seconds West, along the south line of said Yong tract, passing at a distance of 408.21 feet the southwest corner of said Young tract and southeast corner of said Suravaram and Sangu tract, and continuing along the south line of said Suravaram and Sangu tract and on the north line of said Replat of Meadow Spings, Phase 2 addition, in all a total cumulative distance of 921.73 feet to a point at the southwest corner of said Suravaram and Sangu tract and the southeast line of a tract of land described in a deed to Eric O. Gomez and wife, Olivama Gomez, as recorded in Inst. No. 202000173147 (O.P.R.D.C.T.), for a corner;

THENCE North 01 degree 11 minutes 33 seconds west along the west line of said Suravaram and Sangu tract and the east lines of said Gomez tract and said Johnson and Visisombath tract, a distance of 320.75 feet to a point at the southeast corner of said Your Home Builder, Inc. tract and the northeast corner of said Johnson and Visisombath tract to a point for corner;

THENCE South 89 degrees 40 minutes 20 seconds West, along the south line of said Your Home Builder, Inc. tract and the north line of said Johnson and Visisombath tract a distance of 1,295.00 feet to the POINT OF BEGINNING AND CONTAINING 111.6060 acres and 4,861,556 square feet, more or less.

METES AND BOUNDS DESCRIPTION:

BEING a tract of land situated in the William Rawlings Survey, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas, and being all of a tract of land described in a deed to Your Home Builder, Inc. as recorded in Instrument No. 20070138404 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.) and being all of a tract of land described in a deed to Sudha Reddy Suravaram and Yojana Randi Sangu as recorded in Instrument No. 201600127111 (O.P.R.D.C.T.), and being all of that tract of land described in Probate to William Patrick Young and Mary Kathleen Young, as described in Partition Deed recorded in Volume 96079, Page 3070, D.R.D.C.T., and being more particularly described as follows;

BEGINNING at a point at the southwest corner of said Your Home Builder, Inc. tract and the northwest corner of a tract of land described in a deed to Rogerick R. Johnson and Manivone Visombath as recorded in Instrument No. 202100044641, (O.P.R.D.C.T.) and on the east right-of-way line of S. Westmoreland Road (a variable width right-of-way), for a corner;

THENCE North 01 degree 30 minutes 58 seconds West along the west line of said Your Home Builder, Inc. tract and the east right-of-way line of said S. Westmoreland Road, a distance of 1,176.69 feet to a point at the northwest corner of said Your Home Builder, Inc. tract and the southwest corner of Lot 4R, Block A, of Everett L. Trees Addition an addition to the City of Glenn Heights, Dallas County, Texas as recorded in Volume 89247, Page 80, Map Records of Dallas County, Texas, for a corner;

THENCE North 89 degrees 49 minutes 20 seconds East along the south line of said Lot 4R, a distance of 243.75 feet to a point at the southeast corner of said Lot 4R, for a corner;

THENCE North 01 degree 14 minutes 36 seconds West, along the east line of said Lot 4R, a distance of 377.60 feet to a point at the northeast corner of said Lot 4R, and the southeast corner of said Lot 3, and the southwest corner of said Lot 5R1, for a corner;

THENCE North 89 degrees 54 minutes 44 seconds East, along the south line of said Lot 5R, a distance of 200.02 feet to a point at the southeast corner of said Lot 5R1 to a point for corner;

THENCE North 01 degree 14 minutes 36 seconds West, along the west line of said Your Home Builder, Inc. tract and the east line of said Lot 5R1, a distance of 658.91 feet to a point at the northwest corner of said Your Home Builder, Inc. tract and the northeast corner of said Lot 5R1 and on the south right-of-way line of W. Bear Creek Road (a variable width right-of-way), for a corner;

THENCE North 89 degrees 38 minutes 30 seconds East, along the north line of said Your Home Builder, Inc. tract, and the south right-of-way line of said W. Bear Creek Road, a distance of 238.34 feet to a point, for corner;

THENCE North 89 degrees 00 minutes 30 seconds East, along the north line of said Your Home Builder, Inc. tract, and the south right-of-way line of said W. Bear Creek Road, a distance of 168.04 feet to a point, for corner;

THENCE North 00 degrees 57 minutes 44 seconds West, a distance of 37.82 feet to a point on the south right-of-way line of said W. Bear Creek Road, for a corner;

THENCE North 88 degrees 59 minutes 02 seconds East, along the north line of said Your Home Builder, Inc. tract, and the south right-of-way line of said W. Bear Creek Road, a distance of 452.22 feet to a point at the northeast corner of said Your Home Builder, Inc. tract and the northwest corner of said Suravaram and Sangu tract, for corner;

THENCE North 89 degrees 08 minutes 00 seconds East, along the north line of said Suravaram and Sangu, tract, and the south right-of-way line of said W. Bear Creek Road, passing at a distance of 484.48 feet, a point at the northeast corner of said Suravaram and Sangu tract and the northwest corner of said Young tract, and continuing along the north line of said Young tract and said south right-of-way line, in all a total cumulative distance of 894.66 feet to the northeast corner of said Young tract;

THENCE 01 degrees 46 minutes 44 seconds East, along the east line of said Young tract, a distance of 2,601.93 feet to the southeast corner of same;

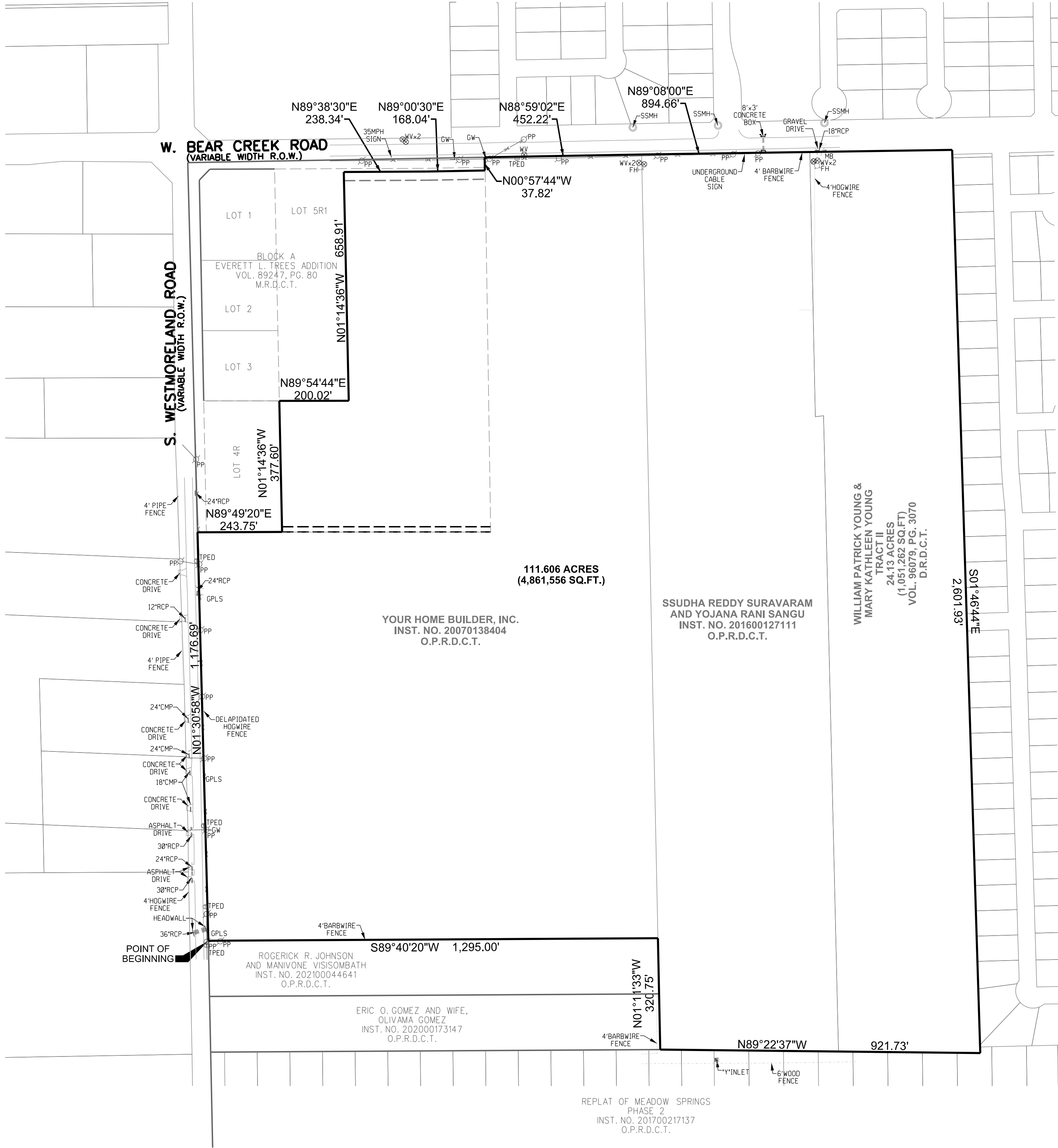
THENCE North 89 degrees 22 minutes 37 seconds West, along the south line of said Yong tract, passing at a distance of 408.21 feet the southwest corner of said Young tract and southeast corner of said Suravaram and Sangu tract, and continuing along the south line of said Suravaram and Sangu tract and on the north line of said Replat of Meadow Spings, Phase 2 addition, in all a total cumulative distance of 921.73 feet to a point at the southwest corner of said Suravaram and Sangu tract and the southeast line of a tract of land described in a deed to Eric O. Gomez and wife, Olivama Gomez, as recorded in Inst. No. 202000173147 (O.P.R.D.C.T.), for a corner;

THENCE North 01 degree 11 minutes 33 seconds west along the west line of said Suravaram and Sangu tract and the east lines of said Gomez tract and said Johnson and Visombath tract, a distance of 320.75 feet to a point at the southeast corner of said Your Home Builder, Inc. tract and the northeast corner of said Johnson and Visombath tract to a point for corner;

THENCE South 89 degrees 40 minutes 20 seconds West, along the south line of said Your Home Builder, Inc. tract and the north line of said Johnson and Visombath tract a distance of 1,295.00 feet to the POINT OF BEGINNING AND CONTAINING 111.6060 acres and 4,861,556 square feet, more or less.

LEGEND

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
SQ.FT.	SQUARE FEET
VOL.	VOLUME
R.O.W.	RIGHT OF WAY
PG.	PAGE
INST.	INSTRUMENT
NO.	NUMBER
IRF	IRON ROD FOUND
SIR	SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "GEONAV"
WV	WATER VALVE
PP	POWER POLE
STMH	STORM SEWER MANHOLE
TPED	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
MB	MAIL BOX
GW	GUY WIRE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRIGATED METAL PIPE
GPLS	GAS PIPELINE SIGN



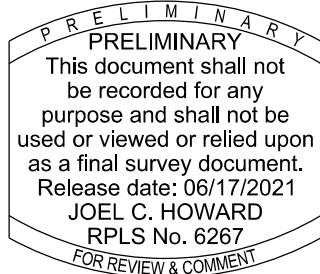
REPLAT OF MEADOW SPRINGS
PHASE 2
INST. NO. 201700217137
O.P.R.D.C.T.

To: _____;

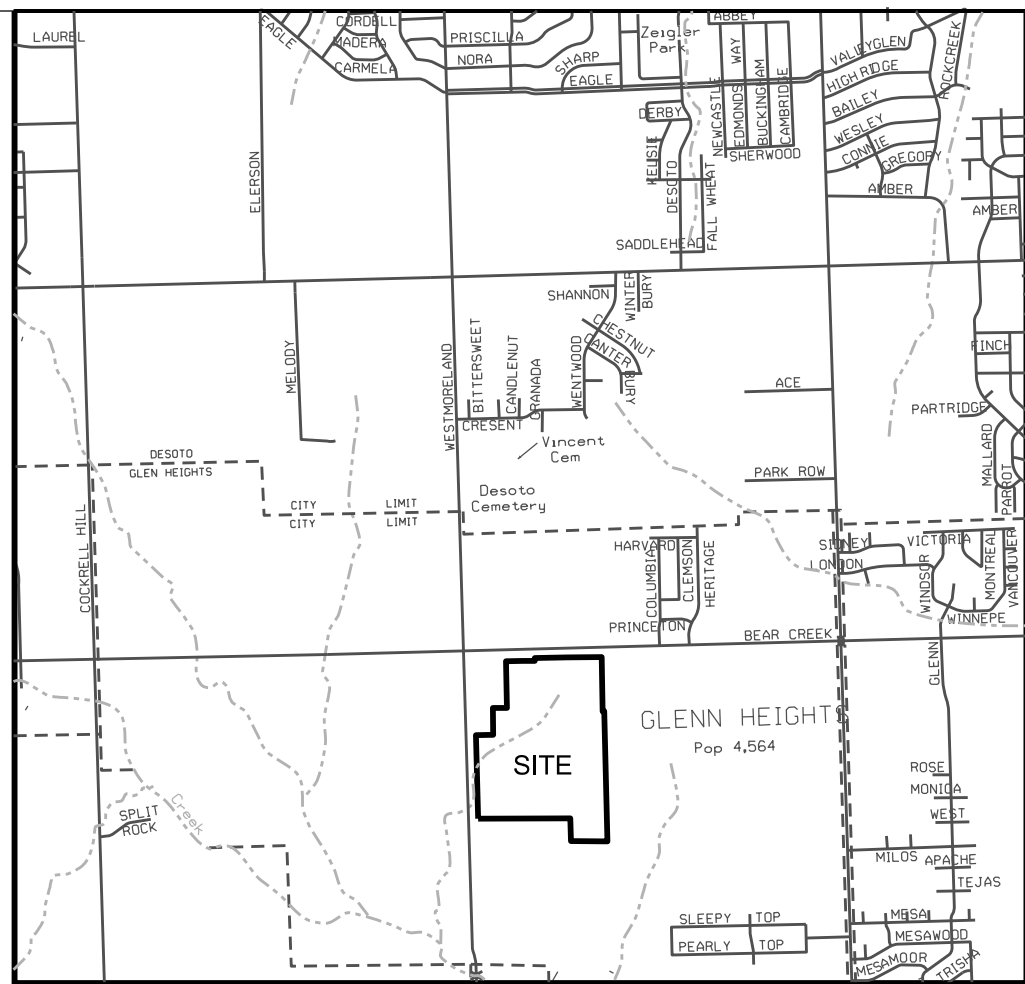
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,6(a),6(b),7(a),8,9,10(a),11,13,16, and 19 of Table A thereof. The fieldwork was completed on _____

Date of Plat or Map: June 17, 2021

Joel C. Howard
Texas RPLS No. 6267



0' 100' 200' 400'
1" = 200'



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

- The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).
- The surveyor has relied upon that commitment for title insurance as prepared by _____ Title Insurance Company, GF Number _____, having an effective date of _____ and an issued date of _____, in the preparation of this survey. All plottable exceptions are shown hereon.
- The property has access to S. Westmoreland Road and W. Bear Creek Road, both public rights-of-ways.
- Based upon graphical plotting of FEMA Flood Insurance Rate Map Number 48113C0640K, dated July 07, 2001, the subject property lies partially within Zone X (unshaded), as shown hereon.
- There is no evidence of wetlands.
- There are no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There is no evidence of any gravesites, cemeteries, or burial grounds observed in the process of conducting the fieldwork.
- There is no evidence of any certain division or party walls with respect to adjoining properties.
- There are no encroachments or protrusions located by this survey.

ALTA/NSPS SURVEY
OF
111.606 ACRES
CITY OF GLENN HEIGHTS
DALLAS COUNTY, TEXAS
WILLIAM RAWLINGS SURVEY
ABSTRACT NO. 1205

DATED: 06/17/2021 DRAWN BY: LEO

GEONAV

SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., STE 110; CARROLLTON, TEXAS 75006
SCALE: 1"=200' (972)243-2409 PROJECT #2214
TBPLS FIRM NO. 10194205

Exhibit “B” – Development Regulations

EXHIBIT: B

PLANNED DEVELOPMENT DISTRICT REGULATIONS

PARADISE ESTATES

SOUTHEAST CORNER OF BEAR CREEK ROAD & WESTMORELAND ROAD

CITY OF GLENN HEIGHTS, TEXAS

MAY 2023

DEVELOPMENT REGULATIONS

TABLE OF CONTENTS

PART 1. PURPOSE AND INTENT

PART 2. ALLOCATION OF LAND USES

PART 3. DISTRICT DESIGN & DEVELOPMENT STANDARDS

PART 4. NONRESIDENTIAL DEVELOPMENT STANDARDS

**PART 5. RELATIONSHIP TO CITY OF GLENN HEIGHTS COMPREHENSIVE
ZONING ORDINANCE**

PART 1. PURPOSE AND INTENT

1.01 General

This Planned Development district is meant to allow for a mixed-use development near the southeast corner of South Westmoreland Road and West Bear Creek Road. The 111.606-acre property would be comprised of both residential land uses and retail service pad sites as well as open spaces and park amenities for the residents of the community. The intent of the PD is to establish a zoning district that would meet the diverse demands of the current and future housing market while establishing a community in which residents can live, work, and play.

Additionally, the development shall include a connected network of pedestrian sidewalks and trails and each residential district shall have amenities to be enjoyed by the residents of the community.

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

Minimum 4 ft. sidewalk will connect all parts within the area of an individual district or phase, whereas a 5 ft. wide trail system will interconnect all individual phases of development and connect in-between all green space and park area.

The existing Planned Development 6, consisting of approximately 68.00 acres, was established via Ordinance 347-85 in 1985 and amended via Ordinance 622-97 in 1997 to allow for the development of retail, multifamily residential, and single-family residential. However, this site has yet to develop according to the accompanying site plan.

Planned Development 27 would consist of approximately 111.606 acres divided into four districts.

District 1, the Townhome District, would be comprised of approximately 24.42 acres with MF/Multifamily Residential base zoning, for the development of one- and two-story single-family attached Townhome units.

District 2, the Single-Family District, would be comprised of approximately 66.10 acres with base zoning SF-3/ Single-Family Residential-3 and Single Family-PH base zoning for the development of one- and two-story single-family detached units.

District 3, the MF, Multifamily Residential District, with base zoning MF/Multifamily Residential, would be comprised of approximately 15.11 acres with a Multifamily base zoning for the development of up to four-story modern style apartment buildings.

District 4, the Retail District with base zoning the R/ Retail, would be comprised of approximately 5.97 acres with a Retail base zoning for the development of one- and two-story, retail and neighborhood service pad sites.

The standards and conditions in PD shall be applicable to all districts. The permitted uses within these districts be consistent with the Conceptual Zoning "Exhibit C". Detail Construction plan layout & Plat are subject to meet City design Criteria, State regulations, FEMA (Federal Emergency Management Agency), USACE (United State Army Corps of Engineers) and proposed PD condition.

Approximately 20 acres of land is dedicated for open area, park, retention pond, park amenities etc. The developer pledges \$200,000 (two hundred thousand dollars) to be spent for the improvement of parks and open areas.

To facilitate future traffic condition developer also pledges to escrow \$300,000 (Three hundred thousand dollars) to the City when he pulls permits for Ph-3, Multifamily and Ph-4, Commercial development which to be used for improvement of traffic signal or any other improvements related to easing the traffic condition at the crossing of Westmoreland and Bear Creek Road.

1.02 Planned Development District

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

PART 2. ALLOCATION OF LAND USES

2.01 Table 1 – Approximate Land Use Allocation

Proposed Land Use District	Base Zoning District	Total Approximate Land Area (Including open space)	Approximate Open / Park Space (Percent of Land)	Open / Park Space (Min. Required)	Max. Required Density. (units/ acre)
District-1 Townhome District PH-1 Development	MF/Multifamily Residential	24.42 acres (21.88%)	3.79 acres (15.5%)	15%	12
District-2 Single-Family PH-2 Development	SF-3/ Single-Family Residential-3	66.10 acres (59.25%)	12.24 acres (18.3%)	15%	8
District-3 Multifamily Residential District	MF/ Multifamily Residential	15.11 acres (13.54%)	3.87 acres (25.5%)	15%	30
District-4 Retail District PH-4 Development	R/ Retail	5.97 acres (5.34%)	0.79 acres	Subject to City landscape regulation	N/A
Total	Total	111.606 acres (100%)	20.66 acres (18.51%)	-	-

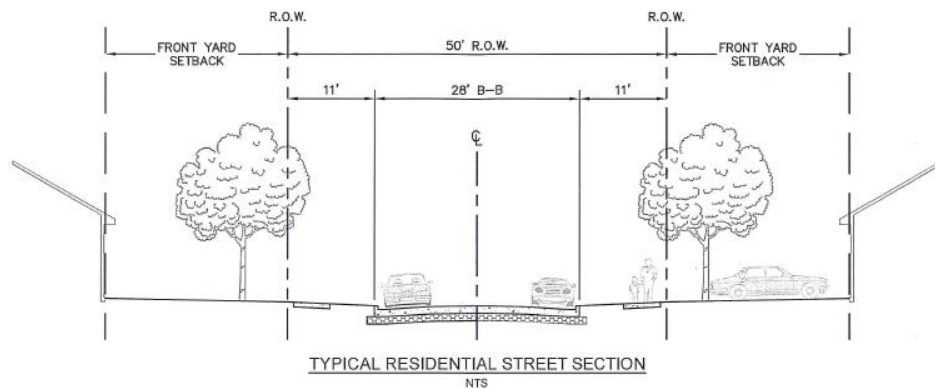
[Future ROW dedication by Plat on Westmoreland Road and Bear Creek Road are excluded from total sq.ft. of area.]

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

PART 3. DISTRICT DESIGN & DEVELOPMENT STANDARDS

3.01 General Development Standards

- A. Development Phasing & Building Finals – For all residential phases of this Planned Development, the developer shall have completed construction and installation of the community amenities and park space of the district prior to the issuance of no more than fifty percent (50%) certificate of occupancy.
- B. Streets and Roadways – To promote a safe, sustainable, and walkable community, all public streets within the Planned Development shall be concrete and designed and constructed in accordance with the City Code and City of Glenn Heights' Comprehensive Zoning Ordinance in effect at the time of approval of the Final Plat by the City Council. Typical residential street section.



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

3.02 District 1 –Townhome District.

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

Table 2 –Townhome District -Base Zoning MF/ Multifamily Residential

Minimum Lot Requirements	
Lot Area	2,200 sf.
Lot Width	30'
Lot Depth	80'
Minimum Dwelling Unit Requirements	
1 Bedroom Unit	1,100 sf.
2 Bedroom Unit	1,200 sf.
3 Bedroom Unit	1,300 sf.
Minimum Setback Requirements	
Front Yard Setback	20'
Side Yard Setback	0 ft/ 10 ft between clusters of Townhomes
Side Yard Adjacent to Street	5'
Rear Yard Setback	10'
Lot Coverage for Main Structure	70%
Maximum Building Requirements	
Main Structure Height	35'
Max. Density/ Acre	12
Minimum Landscaping Requirements	
Trees	One 3" caliper tree in front yard One 3" caliper tree in rear yard
Sod	Front, side, & rear yard

- A. Special Conditions – in addition to the district development standards in Table 2, the development of this district shall be subject to the following special conditions:
- The total land area of this district shall not exceed 30% of the total land area for this PD.
 - All buildings within this district shall contain no more than 8 single-family attached units.
 - All units may be front entry.
 - The number of lots within this district shall not exceed 280.
 - The residential density within this district shall not exceed 12 units per acre.
 - At minimum, the park and open spaces within this district contain, a gazebo, a Children's playground, two park benches, and a pedestrian walking trail. (See detail Exhibits D to I)
- B. District Development Conditions – The desired land design requirements for this district are achieved in accordance with the attached "Exhibit C" and the following criteria:
- Final park layout/equipment to be agreed upon between City and Developer before final approval of the subdivision plat for the development. Developer commits to complete all onsite park and amenities upon 50% occupancy reached.

- ii. The entry feature for this district shall contain a masonry monument sign designed to meet the City's Development Regulations. The final design and placement of the monument sign shall be agreed upon between City and Developer prior to construction. (See Exhibit D)
 - iii. A continuous four (4') wide concrete pedestrian sidewalk shall be located on both sides of the street, in the right-of-way of every internal street within this district. Sidewalks meant to be adjacent to residential lots may be constructed by the builder.
- C. Residential Design Standards – The desired architectural standards for this district are achieved in accordance with the following criteria:
- i. To avoid large blank facades, variations in the elevation of residential facades facing a public street shall be provided in both the vertical and horizontal dimensions. At least twenty (20%) percent of the façade shall be offset a minimum of 1 foot (1') either protruding from or recessed back from the remainder of the façade.
 - ii. All townhome units shall have a minimum roof pitch of 8:12 on primary pitches with articulation, dormers or a combination of hip and gable roofing.
 - iii. A minimum two covered parking spaces shall be required for every residential unit within this district.
 - iv. Garage doors may be located on the primary street elevation (front entry) of the single-family attached residential unit. Each garage shall be a minimum 18' wide and 20' deep.
 - v. Example elevation:



- D. Landscaping and Screening – Each residential lot within this district shall comply with the following criteria:
- i. Side and rear yard fences shall be permitted to a height of six feet (6') maximum and constructed of wood with metal posts and rails to the inside.
 - ii. Pressure treated wood is prohibited.

- iii. Decorative iron fences shall be constructed on lots with residential dwellings along the property line adjacent to public open space and shall be minimum four feet (4') in height.
- iv. Each residential lot shall have sodded front, side, and rear yard with a minimum of one tree planted in the front yard and one tree planted in the rear yard. Each tree shall be a minimum 3" caliper.
- v. All landscaped areas must be kept in a healthy and growing condition. Any plant materials that die during a time of year where it is not feasible to replant shall be replaced as soon as possible by the homeowner.
- vi. Each residential lot shall have an automated, subsurface irrigation system
- vii. All residential structures must be designed such that no mechanical equipment (HVAC, etc.) except vents and stacks, are visible from the public right-of-way, whether the equipment is located on the ground, exterior walls, or the roof
- E. Maintenance of Parks, Open Spaces, & Common Areas – The developer shall establish a Homeowners' Association to carry out the following responsibilities within all parks, open spaces, and common areas:
 - i. Clean up and litter removal.
 - ii. Landscaping installation, care, and maintenance.
 - iii. Trimming, cleaning, and removal of unwanted vegetation.
 - iv. Maintain benches, concrete trail, entry features, and any other installed improvements.
 - v. Payment of electricity used for the lighting of any entry features and amenities.
- F. Developer Responsibility – During the development of this district, the developer shall be responsible for the following:
 - i. Serving as the City's point of contact for all concerns regarding the maintenance of the parks, open spaces, and common areas until at least all lots are occupied.
 - ii. Installation of irrigation systems, benches, concrete trails, entry features, subdivision screening wall, playground equipment, and any other improvements.

3.03 District 2 – Single-Family District

The Single-Family district shall provide for the development of one- and two-story, single-family detached homes. The standards and conditions within this section shall be applicable to this district. The permitted uses within this district be consistent with the Zoning "Exhibit C" as well as the Design Standards herein described for this district for two different sizes of lots in table 3 & table 4. Detail Construction plan layout & Plat are subject to meet City design Criteria, State & Federal regulations and proposed PD condition.

Table 3 – Single-Family District Development Standards -Base Zoning SF-3 /Single-Family Residential-3 (Minimum 9,000-square-foot lots)

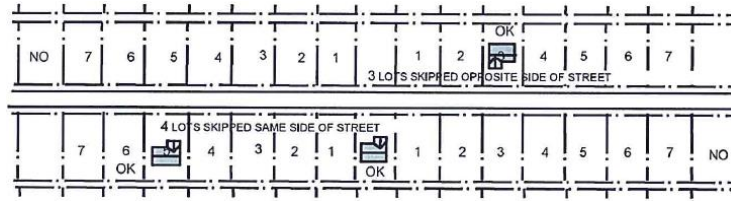
Minimum Lot Requirements	
Lot Area	9,000 sf.
Average Lot Width [Except at Cul-De-Sac or Turn]	60'
Lot Depth [Except at Cul-De-Sac or Turn]	120'
Minimum Dwelling Unit Requirements	
Minimum Dwelling Unit Size	1,800 sf.
Minimum Setback Requirements	
Front Yard Setback	20'
Side Yard Setback	5'
Side Yard Setback Adjacent to Street	5'
Rear Yard Setback	10'
Maximum Building Requirements	
Main Structure Height	35'
Accessory Structure Height	15'
Lot Coverage for Main Structure	50%
Minimum Landscaping Requirements	
Trees	One 3" caliper tree in front yard Two 3" caliper tree in rear yard
Sod	Front, side, & rear yard

Table 4 – Single-Family District Development Standards -Base Zoning SF-3 /Single-Family Residential-3 (Minimum 5,500-square-foot lots)

Minimum Lot Requirements	
Lot Area	5,500 sf.
Average Lot Width [Except at Cul-De-Sac or Turn]	50'
Lot Depth [Except at Cul-De-Sac or Turn]	100'
Minimum Dwelling Unit Requirements	
Minimum Dwelling Unit Size	1,500 sf.
Minimum Setback Requirements	
Front Yard Setback	20'
Side Yard Setback	5'
Side Yard Setback Adjacent to Street	5'
Rear Yard Setback	10'
Maximum Building Requirements	
Main Structure Height	35'
Accessory Structure Height	15'
Lot Coverage for Main Structure	60%
Minimum Landscaping Requirements	
Trees	One 3" caliper tree in front yard Two 3" caliper tree in rear yard
Sod	Front, side, & rear yard

- A. Special Conditions – in addition to the district development standards in Table 3 and Table 4, the development of this district shall be subject to the following special conditions:
- i. The total land area of this district shall not exceed 65% of the total land area for this PD.
 - ii. All units may be front entry.
 - iii. The residential density within this district shall not exceed eight units per acre.
 - iv. At minimum, the park and open spaces within this district shall contain playground equipment, six park benches, 4 ft sidewalks and 5 ft pedestrian walking trail. (See detail Exhibits D to I)
- B. District Development Conditions– The desired land design requirements for this district are achieved in accordance with Zoning “Exhibit C” and the following criteria:
- iv. Final Park layout/equipment to be agreed upon between City and Developer before final approval of the subdivision plat for the development.
Developer commits to complete all onsite park and amenities upon 50% occupancy reached.
 - v. The entry feature for this district shall contain a masonry monument sign designed to meet the City’s Development Regulations. The final design and placement of the monument sign shall be agreed upon between City and Developer prior to construction. (See Exhibit D)
 - vi. A continuous four (4’) wide concrete pedestrian sidewalk shall be located on both sides of the street, in the right-of-way of every internal street within this district. Sidewalks meant to be adjacent to residential lots may be constructed by the builder.
- C. Residential Design Standards – The desired architectural standards for this district are achieved in accordance with the following criteria:
- vi. In order to avoid large blank facades, variations in the elevation of residential facades facing a public street shall be provided in both the vertical and horizontal dimensions. At least twenty (20%) percent of the façade shall be offset a minimum of 1 foot (1’) either protruding from or recessed back from the remainder of the façade.
 - vii. All single-family units shall have a minimum roof pitch of 8:12 on primary pitches with articulation, dormers or a combination of hip and gable roofing.
 - viii. A minimum two covered off-street parking spaces shall be required for each residential unit within this district.
 - ix. Garage doors may be located on the primary street elevation (front entry) of the single-family attached residential unit. Each garage shall be a minimum 20’ wide and 20’ deep.
 - x. A minimum of four (4) platted residential lots must be skipped on the same side and three (3) lots must be skipped on the opposite side of a street before rebuilding the same single-family residential unit with an identical (or nearly identical) street

elevation design. The same floor plan and elevation shall not be repeated on neighboring, side by side, lots or directly across the street.



xi. Example single-family home elevation:



D. Landscaping and Screening – Each residential lot within this district shall comply with the following criteria:

- a. Side and rear yard fences shall be permitted to a height of six feet (6') maximum and constructed of wood with metal posts and rails to the inside.
- b. Pressure treated wood is prohibited.
- c. Decorative iron fences shall be constructed on lots with residential dwellings along the property line adjacent to public open space and shall be minimum four feet (4') in height.
- d. Each residential lot shall have sodded front, side, and rear yard with a minimum of one tree planted in the front yard and two trees planted in the rear yard. Each tree shall be a minimum 3" caliper.

- e. All landscaped areas must be kept in a healthy and growing condition. Any plant materials that die during a time of year where it is not feasible to replant shall be replaced as soon as possible by the homeowner.
 - f. Each residential lot shall have an automated, subsurface irrigation system.
 - g. All residential structures must be designed such that no mechanical equipment (HVAC, etc.) except vents and stacks, are visible from the public right-of-way, whether the equipment is located on the ground, exterior walls, or the roof.
- E. Maintenance of Parks, Open Spaces, & Common Areas – The developer shall establish a Homeowners’ Association to carry out the following responsibilities within all parks, open spaces, and common areas:
- vi. Clean up and litter removal.
 - vii. Landscaping installation, care, and maintenance.
 - viii. Trimming, cleaning, and removal of unwanted vegetation.
 - ix. Maintain benches, concrete trail, entry features, and any other installed improvements.
 - x. Payment of electricity used for the lighting of any entry features and amenities.
- F. Developer Responsibility – During the development of this district, the developer shall be responsible for the following:
- iii. Serving as the City’s point of contact for all concerns regarding the maintenance of the parks, open spaces, and common areas until at least 50% of units are sold and occupied
 - iv. Installation of irrigation systems, benches, concrete trails, entry features, subdivision screening wall, playground equipment, and any other improvements.

3.04 District 3 – Multifamily District (Base Zoning: MF/ Multifamily Residential)

The Multifamily District shall provide for the development of up to four-story multifamily buildings. The standards and conditions within this section be applicable to this district. The permitted uses within this district be consistent with the Zoning “Exhibit C” as well as the Design Standards herein described for this district. Detail Construction plan layout, Building layout & Plat are subject to meet City design Criteria, State & Federal regulations and proposed PD condition.

Table 5 – Multifamily District Development Standards – Base Zoning MF/ Multifamily Residential

Minimum Dwelling Unit Requirements	
Studio	500 sf.
1 Bedroom Unit	800 sf.
2 Bedroom Unit	950 sf.
3 Bedroom Unit	1,100 sf.

Minimum Building Setbacks	
Front Yard Setback	40'
Side	30'
Rear Yard Setback	40'
Lot Coverage for Main Structures	70%
Maximum Building Requirements	
Main Structure Height	4 stories
Accessory Structure Height	1 story
Building Separation	35'

- A. Special Conditions – in addition to the district development standards in Table 5, the development of this district shall be subject to the following special conditions:
- v. The total land area of this district shall not exceed 25% of the total land area for this PD excluding park, green area, and pond under this zoning district.
 - vi. Each Building within this district shall contain no more than 140 residential dwelling units.
 - vii. The number of residential units within this district shall not exceed 480.
 - viii. The residential density within this district shall not exceed 30 units per acre.
- B. District Development Conditions – The desired land design requirements for this district are achieved in accordance with Zoning “Exhibit C” and the following criteria:
- vii. Final Park layout/equipment to be agreed upon between City and Developer before final approval of the subdivision plat for the development. Developer commits to complete all onsite park and amenities upon 50% occupancy reached including the Amenity Center Building and accessories.
 - viii. The entry feature for this district shall contain a masonry monument sign designed to meet the City’s Development Regulations. The final design and placement of the monument sign shall be agreed upon between City and Developer prior to construction.
- C. Residential Design Standards – The desired architectural standards for this district are achieved in accordance with the following criteria:
- xii. To avoid large blank facades, variations in the elevation of the apartment building facades shall be provided in both the vertical and horizontal dimensions. At least twenty (20%) percent of the façade shall be offset a minimum of 1 foot (1’) either protruding from or recessed back from the remainder of the façade.
 - xiii. Covered parking are required within this district per City of Glenn heights general development code. Required parking spaces for this district shall be as follows:
 - a. 1 space per studio unit
 - b. 1 space per 1-bedroom unit
 - c. 1.5 spaces per 2-bedroom unit
 - d. 2 spaces per 3-bedroom unit
 - xiv. Example elevation:



- D. Landscaping and Screening – Each residential lot within this district shall comply with the following criteria:
- The Multifamily District shall have a wrought iron fence surrounding the district with a security gate at each point of ingress/egress. No masonry wall shall be required adjacent to residential. Instead, the multifamily developers shall provide a combination of green wall areas of suitable vegetation and wood fence to mitigate site lines.
 - The final landscape plan shall be reviewed by City Staff for approval.
 - An irrigation system must be provided with all landscape plans. Irrigation plans shall comply with the design standards set forth by the Texas Commission on Environmental Quality.
 - All landscaped areas must be kept in a healthy and growing condition. Any plant materials that die during a time of year where it is not feasible to replant shall be replaced as soon as possible by the homeowner.
 - All residential structures must be designed such that no mechanical equipment (HVAC, etc.) except vents and stacks, are visible from the public right-of-way, whether the equipment is located on the ground, exterior walls, or the roof
- E. Refuse Facilities – the refuse facilities within this district shall meet the following criteria:
- The Multifamily district shall have refuse containers located generally around the site for easy access from each residential building.
 - All trash/recycling receptacles must be screened on at least three sides and shall be oriented so that the open side does not visible from the public right-of-way.
- F. Parks, Open Spaces, and Amenities – The Multifamily District shall have an amenity center that is to be operated and maintained by the Owner/Property Manager of the Apartment Complex. The amenity center shall include:
- Amenity building no smaller than 1,600 square feet.
 - Furnished fitness center.
 - Pedestrian sidewalks & walking trails.
 - Swimming pool.
 - Indoor restrooms.
 - Children's playroom.
 - Children's playground.
 - Community meeting room.
 - vii. At minimum, the park and open spaces within this district shall contain kids playground, two park benches, 4 ft sidewalks and 5 ft pedestrian walking trail.

In addition, a minimum of 3 grills and a minimum of 2 picnic tables to be installed. This area being the center of all development to be accessible from all phases through a 5' trail system. (See detail Exhibits D to I)

- G. Maintenance of Parks, Open Spaces, & Common Areas – The developer shall establish a Homeowners' Association to carry out the following responsibilities within all parks, open spaces, and common areas:
- i. Clean up and litter removal.
 - ii. Landscaping installation, care, and maintenance.
 - iii. Trimming, cleaning, and removal of unwanted vegetation.
 - iv. Maintain benches, concrete trail, entry features, and any other installed improvements.
 - v. Payment of electricity used for the lighting of any entry features and amenities.
- H. Developer Responsibility – During the development of this district, the developer shall be responsible for the following:
- v. Serving as the City's point of contact for all concerns regarding the maintenance of the parks, open spaces, and common areas until at least 50% of units are sold and occupied
 - vi. Installation of irrigation systems, benches, concrete trails, entry features, subdivision screening wall, playground equipment, and any other improvements.

PART 4. NONRESIDENTIAL DEVELOPMENT STANDARDS

4.01 District 4 – Retail District (Base Zoning: R/ Retail) The Retail District shall provide for the development of one- and two-story nonresidential buildings. The standards and conditions within this section shall be applicable to this district. Development within this district shall conform to the lists below and follow the City's development regulations for those uses. Detail Construction plan layout, Building Layout & Plat are subject to meet City design Criteria, State & Federal regulations, and proposed PD condition.

- A. Permitted Uses – In addition to the uses permitted within the Retail zoning under the City's Zoning Ordinance, the following uses are permitted by right within this district:
- i. Neighborhood Oriented Retail
 - ii. Urgent Care or Medical Office
 - iii. Religious Institution
 - iv. Office
 - v. Civic Use
 - vi. Community Facilities
 - vii. Restaurant

B. Prohibited Uses – In addition to the uses not permitted within the Retail zoning under the City’s Zoning Ordinance, the following uses are prohibited within this district:

- i. Industrial
- ii. Outdoor Storage
- iii. Pawnshop
- iv. Sexually Oriented Business
- v. Jail
- vi. Halfway House
- vii. Automotive Repair or Sales
- viii. Substance Abuse Treatment Facility
- ix. Telecommunications / Cellular Tower
- x. Hotel or Hostel

C. Example elevation:



PART 5. RELATIONSHIP TO CITY OF GLENN HEIGHTS COMPREHENSIVE ZONING ORDINANCE

In the event of a conflict or inconsistent between the written provisions of the enabling Ordinance of these Regulations and the provisions of the City of Glenn Heights’ Comprehensive Zoning Ordinance, the provisions and intent of the enabling Ordinance and these Regulations shall control. These Regulations, together with the applicable provisions of the enabling Ordinance and the applicable provisions of the City of Glenn Heights’ Comprehensive Zoning Ordinance and

Subdivision Regulations, shall constitute all the development standards that are applicable to the Subdivision.

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

EXHIBIT D: Monument Sign (Example)



EXHIBIT E: Street Sign and Post



Exhibit F: Street Light

ONCOR Approved LED Street Light Fixture	Brandon Industries LED Street Light Fixture
--	--



Exhibit G: Decorative Mail Boxes
(Example Picture shows Mail Box by Brandon Industries)

Post mounted Decorative Mail Box for Single-Family District	Clustered Decorative Mail Box for Townhome and Multifamily District
	
Clustered Decorative Mailbox under covered canopy (Townhomes and Multifamily)	
	

Exhibit H: Bench/Trash Can

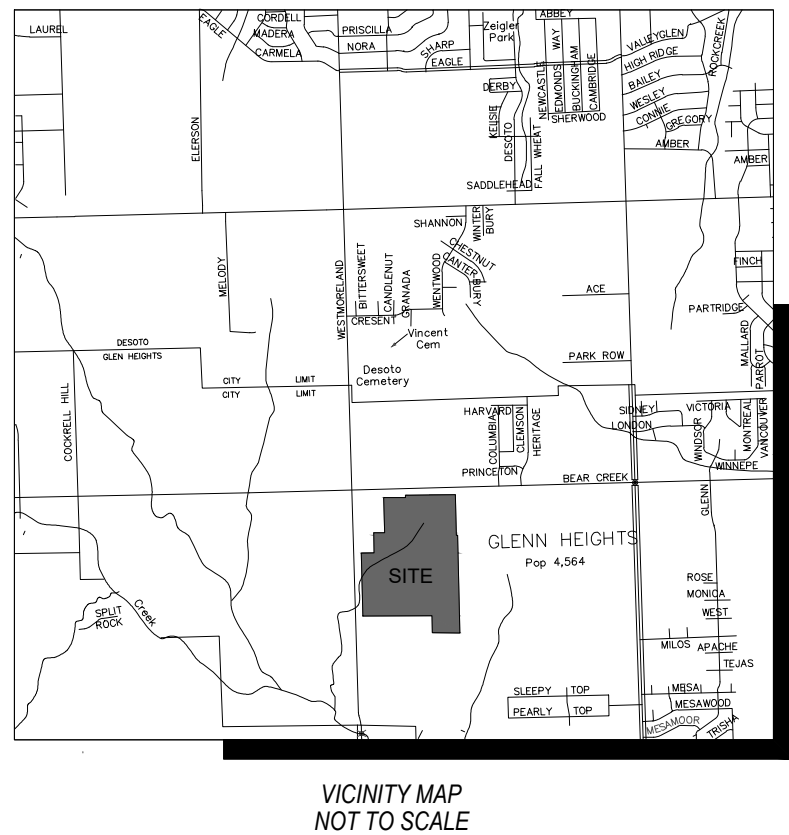
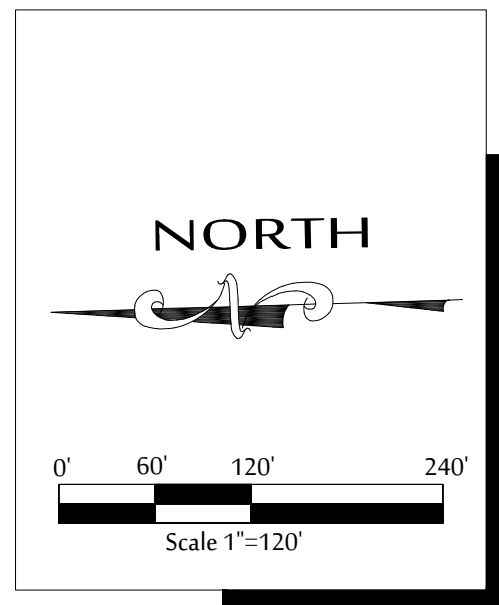
Trash Container	Benches
-----------------	---------



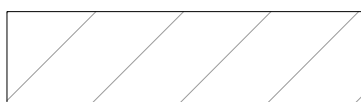
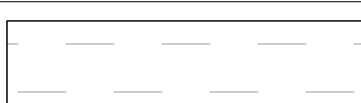
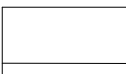
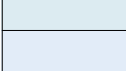
Exhibit J: Kids' Playground



Exhibit “C”
[Concept Plan]



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

LAND INFORMATION		
EXISTING ZONING	PD 6, R & MF	
TOTAL SITE AREA	111.606 ACRES /	
PROPOSED ZONING	PD 27	
PROPOSED 5' TRAIL		
PH-1 DEVELOPMENT [TOWNHOME DISTRICT, PARK & POND]		
PH-2 DEVELOPMENT [SINGLE FAMILY HOME DISTRICT, PARK & POND]		
PH-3 DEVELOPMENT [MULTIFAMILY DISTRICT, PARK & POND]		
PH-4 DEVELOPMENT [RETAIL DISTRICT]		
PARK BENCH & TRASH CAN		
PROPOSED LAND USE		
COLOR	LOT DESCRIPTION	NO. OF UNITS
	TOWNHOMES	224
	SINGLE FAMILY	9000+ SQF 65
		5500-9000 SQFT 191
	COMMERCIAL	06
	MULTIFAMILY	480
	POND /Detention /Recreation	06
	PARK	04

ALLOCATION OF LAND USES					
Proposed Land Use District	Base Zoning District	Total Approximate Land Area (Including open space)	Approximate Open / Park Space (Percent of Land)	Open / Park Space (Min. Required)	Max. Required Density (units/ acre)
District-3 Townhome District PH-1 Development	MF/Multifamily Residential	24.42 acres (21.88%)	3.79 acres (15.5%)	15%	12
District-2 Single-Family PH-2 Development	SF-3 Single-Family Residential-3	66.10 acres (59.25%)	12.24 acres (18.3%)	15%	8
District-3 Multifamily Residential District	MF/ Multifamily Residential	15.11 acres (13.54%)	3.87 acres (25.5%)	15%	30
District-4 Retail District PH-4 Development	R/ Retail	5.97 acres (5.34%)	0.79 acres	Subject to City landscape regulation	N/A
Total	Total	111.606 acres (100%)	20.66 acres (18.51%)	-	-

ddc DESIGN DEVELOPMENT CONSULTANTS, INC.

CIVIL, MUNICIPAL & LAND DEVELOPMENT CONSULTANT

FIRM REGISTRATION # 10970

400 CHISHOLM PLACE, SUITE 310, PLANO, TX 75075.

SITE OFFICE: 4440 Lafitte Ln, Colleyville, TX, 76034.

TEL: 214-868-9320

Email: abed.ddc@gmail.com

OWNER/DEVELOPER:
SHAMROCK ANGEL LLC.
151 PLAYERS CIRCLE
SOUTH LAKE, TEXAS 76092
TEL: 817-715-3613
EMAIL: farrukh_azim@hotmail.com

ENGINEER:
S. LABED, P.E., C.F.M.
PRINCIPAL, DDC, INC.
TEXAS REGISTRATION NO. 97531
400 CHISHOLM PLACE, SUITE 410,
PLANO, TX 75075
TEL: 214-868-9320
EMAIL: abed.ddc@gmail.com
FIRM REGISTRATION NO. 10970

CHRIS HOWARD, RPLS, PLS (OK)
PRESIDENT, GEONAV, LLC
3410 MIDCOURT ROAD, SUITE 110
CARROLLTON, TEXAS 75006
EMAIL: chris.howard@geo-nav.com
O: 972-243-2409
C: 281-701-3989
TBPLS FIRM NO. 10194205

EXHIBIT C:
CONCEPT PLAN

PARADISE ESTATES

SOUTH EAST CORNER OF S. WESTMORELAND ROAD
& BEAR CREEK ROAD
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS.



SUP-001-2023: Public Hearing to receive testimony regarding amending the Zoning Ordinance and Map of the City of Glenn Heights, and discussion and first reading of Ordinance O-05-23, 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, as heretofore amended, by changing the Zoning Classification from Single-Family Residential-1 (SF-1) to Single-Family Residential-1 with a Specific Use Permit for a freestanding carport (SF-1 SUP) for an approximately 1.074 acre tract of land described as Lot 17, Block 4, Cinnamon Springs addition, Section One, and being commonly known as 2405 South Hampton Road, Glenn Heights, Ellis County, Texas; providing a repealing clause; providing a severability clause; and providing for an effective date. (Ashlie Jones, City Planner)

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: June 20, 2023

SUBJECT

Discuss and take action on a Specific Use Permit Request by Antonio Sanchez to construct a freestanding carport within a Single-Family 1 (SF-1) zoning district legally described as Lot 17, Block 4 of the Cinnamon Springs Addition, commonly known as 2405 S. Hampton Road (Property ID 168882), Glenn Heights, Texas.

DISCUSSION / BACKGROUND

The subject property is legally described as Lot 17, Block 4 of the Cinnamon Springs Addition, also known as 2405 S. Hampton Road, Glenn Heights, Texas. The property is zoned Single Family – 1 (SF-1). The applicant is requesting a Specific Use Permit to construct a 16' X 8' free-standing carport. The carport will be located south of the home and will have corrugated metal roofing to provide cover for two vehicles.

The City of Glenn Heights Zoning Ordinance, Exhibit 14A, Article XI indicates that carports are a permitted use within the SF-1 zoning district with an approved Specific Use Permit. The Ordinance also requires that cars be parked on an impervious surface and that the carport not accommodate more than three vehicles.

PRIOR COUNCIL OR BOARD ACTION

The Planning & Zoning Commission held a public hearing and considered the request by the applicant on April 24, 2023. The Planning & Zoning Commission recommended approval of the Specific Use Permit with the condition that the parking area be an impervious surface.

PUBLIC CONTACT

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property and published in a local newspaper as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance. Additionally, informational

signs have been posted along the street frontage to inform the public of the pending zoning change.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Staff recommends approval of the proposed request.

ATTACHMENTS

1. Ordinance O-05-23

PREPARED BY

Ashlie Jones, City Planner

REVIEWED BY

Parviz Pourazizian, Director of Planning and Development Services/ City Engineer

ORDINANCE O-05-23

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, AS HERETOFORE AMENDED, BY CHANGING THE ZONING CLASSIFICATION FROM SINGLE-FAMILY RESIDENTIAL-1 (SF-1) TO SINGLE-FAMILY RESIDENTIAL-1 WITH A SPECIFIC USE PERMIT FOR FREESTANDING CARPORT (SF-1 SUP) FOR AN APPROXIMATELY 1.074 ACRE TRACT OF LAND DESCRIBED AS LOT 17, BLOCK 4, CINNAMON SPRINGS ADDITION, SECTION ONE, AND BEING COMMONLY KNOWN AS 2405 SOUTH HAMPTON ROAD, GLENN HEIGHTS, ELLIS COUNTY, TEXAS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the City of Glenn Heights, Texas, has recommended approval of the proposed amendment to the Zoning Ordinance and Map of the City of Glenn Heights, Texas, by changing the zoning on approximately 1.074 acres of land described as Lot 17, Block 4 of the Cinnamon Springs Addition, Section 1, and commonly known as 2405 South Hampton Road, Glenn Heights, Ellis County, Texas, zoned Single-Family Residential-1 (SF-1) to Single-Family Residential-1 with Specific Use Permit for Freestanding Carport (SF-1 SUP), and

WHEREAS, after public notice and public hearing as required by law and upon due deliberation and consideration of the recommendation of said Planning and Zoning Commission and of all testimony and information submitted during said public hearing, the City Council of Glenn Heights, Texas, has determined it is in the public's best interest and in furtherance of the health, safety, morals, and general welfare of the citizens of the City of Glenn Heights that the Zoning Ordinance be amended as described below; and

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

SECTION 1. All of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. The City of Glenn Heights Zoning Ordinance and Zoning Map are hereby amended by amending the zoning classification from Single-Family Residential-1 (SF-1) to Single-Family Residential-1 with Specific Use Permit allowing a Freestanding Carport (SF-1 SUP) for an approximately 1.074 acre tract of land described as Lot 17, Block 4 of the Cinnamon Springs Addition, Section 1, and being commonly known as 2405 South Hampton Road, Glenn Heights, Ellis County, Texas, subject to the special conditions stated in Section 3 of this Ordinance.

SECTION 3. The property shall be used only in the manner and for the purposes provided for in the City of Glenn Heights Code of Ordinances, including the Zoning Ordinance and Zoning Map, as heretofore and herein amended, and construction and use of any freestanding carport shall be subject to the following special conditions:

1. The freestanding carport shall be constructed in accordance with the plans and/or depictions attached hereto and incorporated herein by this reference as Exhibit "A";
2. The base or floor of the freestanding carport shall be concrete or other impervious surface; and
3. The freestanding carport shall accommodate no more than two (2) motor vehicles.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES. All ordinances, orders or resolutions heretofore passed and adopted by the City Council of the City of Glenn Heights, Texas, are hereby repealed to the extent that said ordinances, orders or resolutions, or parts thereof, are in conflict herewith.

SECTION 5. SEVERABILITY. If any section, article, paragraph, sentence, clause, phrase or word in this ordinance or application thereto any person or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

DULY PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS ON THIS THE _____ DAY OF _____ 2023.

APPROVED:

Sonja A. Brown Mayor

ATTEST:

Brandi Brown, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney
(051823vwtTM135144)

EXHIBIT A

PRECISE LAND SURVEYING, INC.
DALLAS FORT WORTH
PH. 972-681-7072 PH. 817-451-0522
FX. 972-279-1508 FX. 817-498-3418
4625 EASTOVER DR. MESQUITE, TX 75149

LOT 12

LOT 11

CITY COPY

SET BACKS
FRONT 75'
REAR 20'
SIDE(I)
E
MASONRY
SQ FT

N 07° 49' 11" E 151.27'

30' UTILITY EASEMENT (per plat)

wire fence
Found 5/8" iron rod
Sanitary sewer manhole

utility pole

L. Carl Parlin

MAR 23 2001

Plans Reviewed

LOT 17
BLOCK 4

10' UTILITY EASEMENT (per plat)

4.2' x 8.0' frame shed

wire fence

one story frame
30.4'
30.3'

LOT 16

LOT 18

Car Port

N 89° 36' 58" W 321.15'

100.00' E 300.00'

75' BUILDING LINE (per plat)

178' Away from Home.

300.00' TO CRIPPLE CREEK ROAD (per plat)

CM found 1/2" iron rod 150.00'

Found 1/2" iron rod bears S 00° 31' 31" E 0.58'

Found 1/2" CM found 1/2" iron rod 300.00'

S 00° 12' 59" E 150.00' (REFERENCE BEARING)

water meter

OHE

light pole

OHE

asphalt

S. HAMPTON ROAD

NOTES:

CM = CONTROLLING MONUMENT.

HOUSE EXTENDS BEYOND 75' BUILDING LINE AS SHOWN ABOVE.

BEARINGS ARE BASED ON THE RECORDED PLAT REFERENCED BELOW.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.

0 25 50 75
SCALE IN FEET

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision the property located at 2405 S. HAMPTON ROAD, and Being Lot 17, Block 4, CINNAMON SPRINGS, SECTION ONE, Addition to the City of Glenn Heights, Ellis County, Texas, according to the Map/Plat thereof recorded in Cabi Slide 74 of the Map/Plat Records of Ellis County, Texas.

There are no visible conflicts or protrusions, except as shown.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48139C0080 D, dated JANUARY 20, 1999. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is no

Free Standing Car port

Material List:

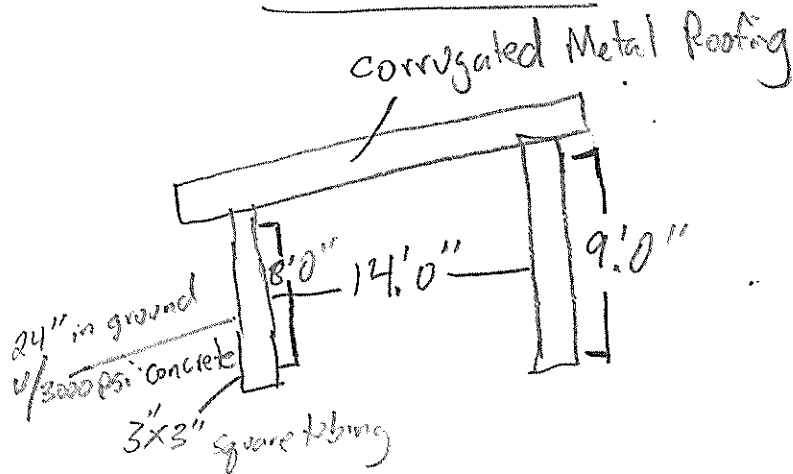
(6) 3"x3" Square tubing

(8) 6" C-perlin

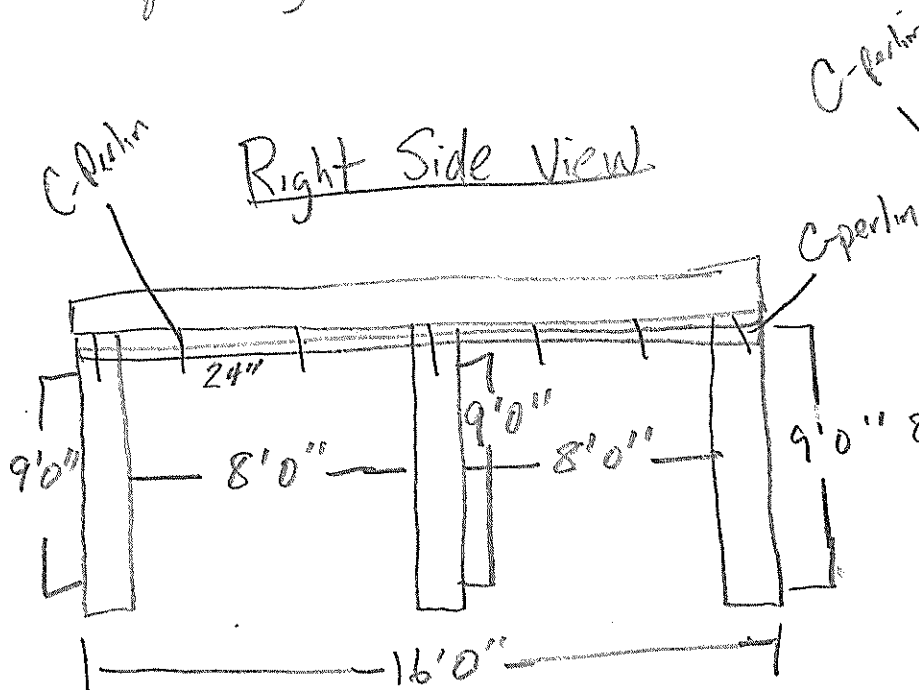
(6) Corrugated Metal Roofing
r-panel

3000 psi concrete for
Structural poles.

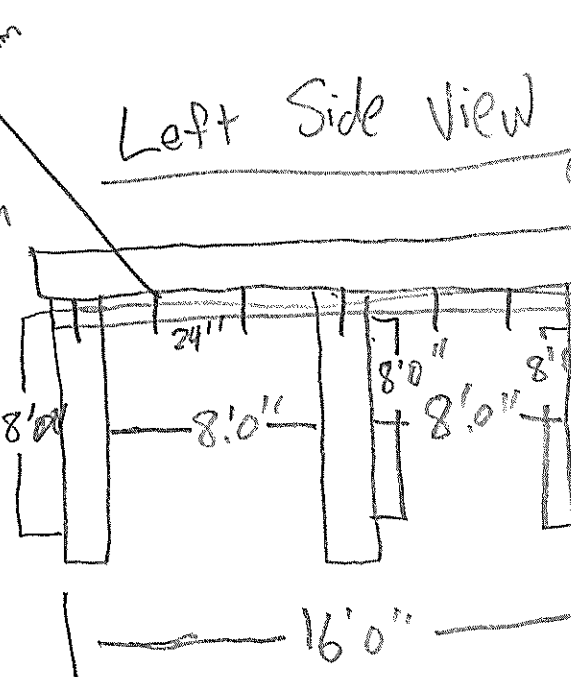
Front View



Right Side View



Left Side View



* All structural poles will be
buried 24" into ground
and will have 3000 psi
concrete.



RZ-002-2023: Public Hearing to receive testimony regarding amending the City of Glenn Heights Zoning Ordinance and Zoning Map, and discussion and first reading of Ordinance O-06-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the City of Glenn Heights Zoning Ordinance and Zoning Map, as previously amended, by amending the zoning of a 44.39± acre tract of land situated in the William Rawlins Survey, Tract 9, Abstract No. 1205, in the City of Glenn Heights, Dallas County, Texas and being generally located to the east of South Westmoreland Road, the south of the Meadow Springs Neighborhood and to the west of South Hampton Road and Top of the Hill Farms Neighborhood in the City Of Glenn Heights, Dallas County, Texas, from Single-Family Residential-1 (SF-1) to Planned Development-28 (PD-28) for mixed use with Single-Family Residential-3 and Neighborhood Services (NS) base zonings; adopting Development Regulations therefor, adopting a Concept Plan therefor; providing for a conflicts resolution clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed two thousand dollars (\$2,000) for each offense; and providing an effective date. (Ashlie Jones, City Planner)

[illegible]



CITY OF GLENN HEIGHTS CITY COUNCIL REPORT

Date: June 20, 2023

SUBJECT

Discuss and take action on a change of zoning request by Randell Curington on behalf of Glenn Heights Beltline GP, LLC. The 44.39-acre parcel is more particularly described as Tract 9 out of the William Rawlins Abstract No. 1205 and is generally located to the east of S. Westmoreland Road, south of the Meadow Springs neighborhood, and west of S. Hampton Road, west of the Top of Hill Farms neighborhood, Glenn Heights, Dallas County, Texas. The applicant is proposing a zoning change from Single-Family 1 to a Planned Development-28 with Single-Family 3 base zoning and Neighborhood Services base zoning.

DISCUSSION / BACKGROUND

The subject property is located south of the Meadow Springs neighborhood and west of the Top of the Hill farms neighborhood and is currently zoned Single-Family 1. The property is surrounded by low density residential or vacant land and contains one of Little Creeks tributaries and is bordered by another.

The Planned Development is separated into three phases, 23.09 acres in Phase 1 is proposed to be zoned Planned Development with Single Family 3 base zoning, 9.93 acres in Phase 2 is proposed to be zoned Planned Development with Single Family 3 base zoning, and 11.37 acres in Phase 3 in proposed to be zoned Planned Development with Neighborhood Service zoning.

The applicant is proposing that the maximum number of residential lots not exceed 75 lots in Phase 1 and 35 lots in Phase 2. The development regulations of Phase 1 and 2 are listed the below table:

PLANNED DEVELOPMENT - Single Family (PD/SF - 3)
Lot Size (Minimum)

Lot Area (sq. ft.)	8,000
Lot Width (feet)	60
Lot Depth (feet)	110*
Lot Depth of Double Front Lots (feet)	120

Dwelling Regulations (Minimum Square Footage)

All homes will be minimum of	1,800
------------------------------	-------

Yard Requirements - Main Structures

Front Yard (feet)	20
Side Yard (feet)	5
Side Yard of Corner Lots (feet)	10
Side Yard of Corner Lots (feet) on key lots	20
Rear Yard (feet)	15**
Rear Yard Double Front Lots (feet)	20
Lot Coverage	50%

Height of Structures

Main Structure (feet)	35
Accessory Structure (feet)	8

*Cul-de-sac and Elbow lots may have a minimum depth of 100 feet

**Cul-de-sac and Elbow lots may have a minimum rear yard setback of 10 feet.

In addition to the lot area and setback criteria in the above table, the applicant is also proposing that all lots contain front-entry garages and that lots that have a rear or side adjacency to park land have a decorative metal fence not to exceed 6' in height opposed to a wooden privacy fence along that property side.

The applicant is proposing that 4' sidewalks be installed on both sides of all internal streets. Additionally, the applicant indicates that the open space located in Phase 1 will be a trail system of approximately 3000 feet of length, park benches, dog watering stations and a dog waste station. The applicant also indicates that a minimum of \$25,000 of active playground equipment will be installed in a form and location acceptable to the City. Phase 2 will contain a trail system which will include benches and a human/dog water station.

The 11.37-acre parcel known as Phase 3 will conform to the Neighborhood Services

(NS) zoning district per the City of Glenn Heights Zoning Ordinance and will conform to the standards listed below.

A. PERMITTED USES – Those uses listed for the Neighborhood Services (NS) district in Section XI.1 as “X” (permitted) or “S” (Specific Use Permit) are authorized uses permitted by right or specifically permitted uses, respectively. Special permitted uses must be approved utilizing the procedures set for in Section XI.4.4. Additionally, the use of a school, either public or private is allowed.

B. SITE PLAN – Approval shall be required for any non-residential use (e.g., school, church, child care, private recreation facilities, etc.). Any nonresidential land use which is permitted in this district shall conform to the “NS” – Neighborhood Services district standards with respect to building setbacks, landscaping, exterior building construction, lighting, signage, etc. Site and façade plans for non-residential uses will be reviewed and approved by the Planning and Development Services Department prior to building permits being issued.

C. SCREENING – The Neighborhood Services development will be responsible for providing a 6’ masonry screening wall along any property lines adjacent to residential uses.

Staff has reviewed this application to determine its compatibility with the City’s Future Land Use Map and Comprehensive Plan which designates this area as commercial due to the adjacency to Loop 9 on the south side of the property. While Phase 3 is indicated to be developed for a neighborhood service commercial use, Staff does not know the amount of land that will be utilized to construct Loop 9 in the future, which brings the concern that the retail development portion will not be developed.

2011 Comprehensive Plan Update

Strategic Goal #9, Land Use – Provide opportunities for coordinated well-planned growth and development.

Implementation Strategy: 9.2 Provide for the efficient use of land, coordinated with the provision of essential public infrastructure and facilities by continuously monitoring and updating the City’s Comprehensive Plan and Future Land Use Plan.

Implementation Strategy: 9.6 Determine appropriate locations for future residential and nonresidential development considering existing neighborhoods and natural features.

PRIOR COUNCIL OR BOARD ACTION

The Planning & Zoning Commission held a public hearing and considered the request by the applicant on August 08, 2022. The Planning & Zoning Commission recommended approval of the concept plan proposed at that time. A public hearing and first reading was held by City Council on September 6, 2022. However, due to staff turnover and subsequent meetings regarding the requirements for a Planned Development Application, the applicant substantially changed the proposed concept plan which impacted the previously reviewed development regulations. Staff was advised by legal counsel that the application did not need to return to P&Z for review, but that the updated concept plan and development regulations should be presented to City Council as a first reading.

PUBLIC CONTACT

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property and published in a local newspaper as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance. Additionally, two informational signs have been posted along the street frontages to inform the public of the pending zoning change.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Based on the City Future Land Use Map and Comprehensive Plan, as well as the unknown impact of the Future Loop 9 project, Staff does not recommend approval of the request as presented.

ATTACHMENTS

1. Ordinance O-06-23

PREPARED BY

Ashlie Jones, City Planner

REVIEWED BY

Parviz Pourazizian, Director of Planning and Development Services/ City Engineer

ORDINANCE O-06-23

AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS, AMENDING THE CITY OF GLENN HEIGHTS ZONING ORDINANCE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE ZONING OF A 44.39± ACRES TRACT OF LAND SITUATED IN THE WILLIAM RAWLINS SURVEY, TRACT 9, ABSTRACT NO. 1205 IN THE CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS AND BEING GENERALLY LOCATED TO THE EAST OF SOUTH WESTMORELAND ROAD, THE SOUTH OF THE MEADOW SPRINGS NEIGHBORHOOD AND TO THE WEST OF SOUTH HAMPTON ROAD AND TOP OF THE HILL FARMS NEIGHBORHOOD IN THE CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS, FROM SINGLE-FAMILY RESIDENTIAL-1 (SF-1) TO PLANNED DEVELOPMENT-28 (PD-28) FOR MIXED USE WITH SINGLE-FAMILY RESIDENTIAL-3 AND NEIGHBORHOOD SERVICES (NS) BASE ZONINGS; ADOPTING DEVELOPMENT REGULATIONS THEREFOR, ADOPTING A CONCEPT PLAN THEREFOR; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the 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 the ordinances of the City of Glenn Heights, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that the City of Glenn Heights Zoning Ordinance and Zoning Map of the City of Glenn Heights, Texas, as previously amended, should be further amended.

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

SECTION 1. CHANGE OF ZONING CLASSIFICATION

The City of Glenn Heights Zoning Ordinance (the “Zoning Ordinance”) and the Zoning Map of the City of Glenn Heights, Texas, are hereby amended by amending the zoning designation and related regulations regarding use and development for a 44.39± acres tract of land situated in the William Rawlins Survey, Tract 9, Abstract No. 1205 in the City of Glenn Heights, Dallas County, Texas and being generally located to the east of South Westmoreland Road, to the South of the Meadow Springs Neighborhood and to the west of South Hampton Road and Top of the Hill Farms Neighborhood in the City of Glenn Heights, Dallas County, Texas, the tract being more particularly described and depicted in Exhibit “A” hereto (the 44.39± acre tract is referred to herein as the “Property”) from Single-Family Residential-1 (SF-1) to Planned Development-28 (PD-28)

for mixed use with Single-Family Residential-3 (SF-3) and Neighborhood Services (NS) base zonings, subject to section 2 and 3 of this Ordinance.

SECTION 2. DEVELOPMENT AND LAND USE STANDARDS

The Property shall be developed and used in accordance with the provisions of all building regulations, zoning ordinances, subdivision regulations, and any other applicable ordinances of the City, except as may be specifically amended herein, including compliance with the Zoning Ordinance applicable to the noted base zonings of Single-Family Residential-3 and Neighborhood Services except where modified by the Planned Development District Regulations attached hereto and incorporated herein as Exhibit “B” (“Development Regulations”), the same being hereby approved and adopted.

SECTION 3. CONCEPT PLAN

The Concept Plan attached hereto and incorporated herein as Exhibit “C” (the “Concept Plan”) is approved as a part of the Development Regulations for the Property and is made a part hereof for all purposes. Use and development of the Property shall be in conformance therewith.

SECTION 4. CONFLICTS.

To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Glenn Heights governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling. In the event there is an irreconcilable conflict within the text of this Ordinance, including any exhibits attached hereto, relating to the applicable standard to be enforced with respect to development of the Property, the strictest standard shall be controlling unless the City Council determines by approval of a motion or resolution that the less stringent standard is to apply.

SECTION 5. SEVERABILITY CLAUSE.

Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the City of Glenn Heights Zoning Ordinance, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the City of Glenn Heights Zoning Ordinance, as amended hereby, which shall remain in full force and effect.

SECTION 6 SAVINGS CLAUSE.

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

SECTION 7. PENALTY.

Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 8. EFFECTIVE DATE.

This Ordinance shall become effective from and after the date of its passage and final publication in accordance with the Charter of the City of Glenn Heights and/or applicable state law and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS ON THIS THE ____ DAY OF JULY 2023.

APPROVED:

Sonja A. Brown, Mayor

ATTEST:

Brandi Brown, City Secretary

APPROVED AS TO FORM:

Victoria W. Thomas, City Attorney
(053123vwtTM135287)

Exhibit “A”
[Survey and Legal Description of the Property]

TRACT 1

BEING A TRACT OF LAND SITUATED IN THE WILLIAM RAWLINS SURVEY, ABSTRACT NO. 1205, DALLAS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO CHARITABLE HOLDINGS II, RECORDED IN INSTRUMENT NO. 201800313657, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CHARITABLE TRACT AND THE SOUTHWEST CORNER OF MEADOW SPRINGS, PHASE 1, RECORDED IN CABINET 2003119-116, O.P.R.D.C.T. AND IN THE EAST RIGHT OF WAY LINE OF WESTMORELAND ROAD;

THENCE NORTH 89 DEGREES 09 MINUTES 18 SECONDS EAST, A DISTANCE OF 2621.19 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "YP ASSOCIATES.COM";

THENCE SOUTH 01 DEGREES 18 MINUTES 26 SECONDS EAST, A DISTANCE OF 802.75 FEET TO A 1/2" IRON PIPE FOUND;

THENCE SOUTH 88 DEGREES 42 MINUTES 11 SECONDS WEST, A DISTANCE OF 1607.42 FEET TO A POINT FOR CORNER;

THENCE NORTH 75 DEGREES 03 MINUTES 12 SECONDS WEST, A DISTANCE OF 693.53 FEET;

THENCE NORTH 70 DEGREES 54 MINUTES 59 SECONDS WEST, A DISTANCE OF 365.86 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 928.90 FEET;

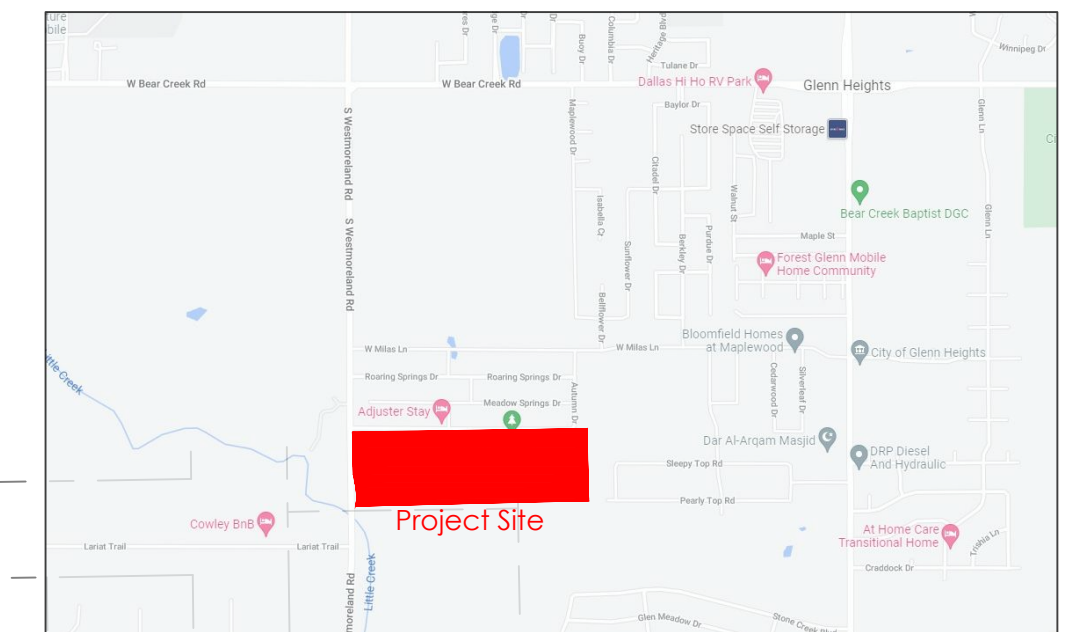
THENCE ALONG SAID CURVE HAVING A CHORD BEARING OF NORTH 07 DEGREES 43 MINUTES 14 SECONDS WEST, A DISTANCE OF 27.79 FEET AND AN ARC LENGTH OF 27.79 FEET;

THENCE NORTH 89 DEGREES 03 MINUTES 57 SECONDS EAST, A DISTANCE OF 144.25 FEET;

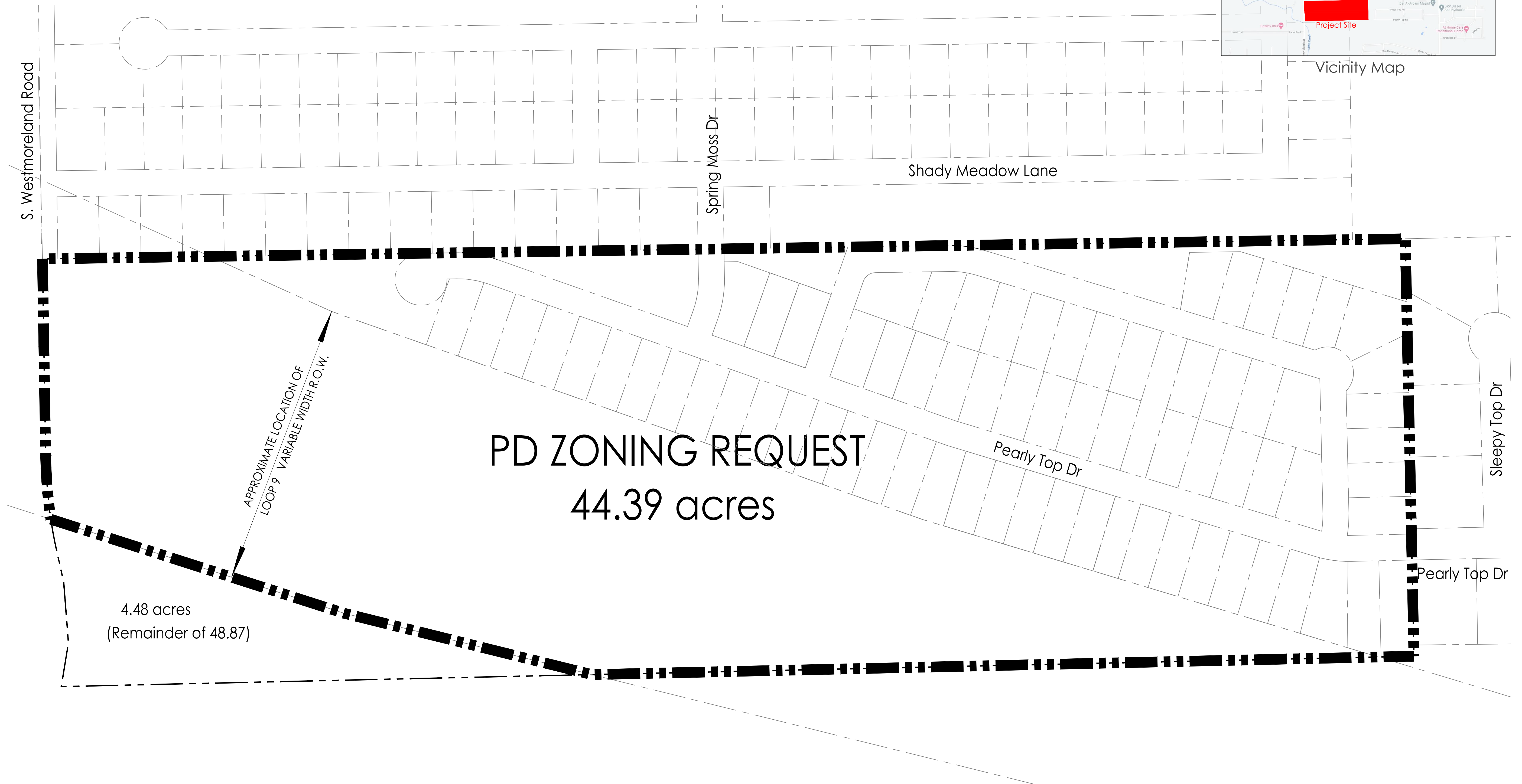
THENCE NORTH 03 DEGREES 13 MINUTES 27 SECONDS WEST, A DISTANCE OF 305.76 FEET;

THENCE SOUTH 89 DEGREES 03 MINUTES 57 SECONDS WEST, A DISTANCE OF 136.97 FEET;

THENCE NORTH 00 DEGREES 55 MINUTES 36 SECONDS WEST, A DISTANCE OF 168.87 FEET TO A POINT OF BEGINNING AND CONTAINING 44.39 ACRES;



Vicinity Map



PD ZONING REQUEST
44.39 acres

4.48 acres
(Remainder of 48.87)

O-006-23 "Exhibit A"
Glenn Heights, Texas



CCM Engineering
2570 Justin Road, 209
Highland Village, TX 75077
972.691.6633
www.ccm-eng.com

JUNE 29, 2022

Exhibit “B” – Development Regulations

EXHIBIT "B"
CONDITIONS FOR PLANNED DEVELOPMENT
ZONING CASE No. RZ-002-2023

APPROXIMATELY 44.39 ACRES PD-SINGLE FAMILY (PD/SF-3):

23.09 acres in Phase 1 zoned PD/SF3, 9.93 acres in Phase 2 as PD/SF3, and 11.37 acres in Phase 3 as PD/NS.

I. GENERAL CONDITIONS:

This planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.

Planned Development – Single Family (PD / SF-3)	
Lot Size (Minimum)	
Lot Area (sq. ft.)	8,000
Lot Width (feet)	60
Lot Depth (feet)	110*
Lot Depth of Double Front Lots (feet)	120
Dwelling Regulations (Minimum Square Footage)	
All Homes will be a minimum of	1,800
Yard Requirements – Main Structures	
Front Yard (feet)	20
Side Yard (feet)	5
Side Yard of Corner Lots (feet)	10
Side Yard of Corner Lots (feet) on key lots	20
Rear Yard (feet)	15**
Rear Yard Double Front Lots (feet)	20
Lot Coverage	50%
Height of Structures	
Main Structure (feet)	35
Accessory Structure (feet)	8

*Cul-de-sac and Elbow lots may have a minimum depth of 100 feet.

**Cul-de-sac and Elbow lots may have a minimum rear yard setback of 10 feet.

II. SPECIAL CONDITIONS:

- A. Maximum number of residential lots not to exceed 75 lots in Phase 1 and 35 lots in Phase 2.
- B. Key lots are defined as a corner lot which is backing up to an abutting side yard.
- C. Three-tab roofing shall not be permitted.
- D. No alleys shall be required within the Planned Development, and all homes shall be front entry.
- E. Lots which back or side onto park land shall provide a decorative metal fence of uniform design to be installed by the homebuilder.

III. MAINTENANCE OF THE COMMON AREA/OPEN SPACE/TRAIL:

- A. Maintenance of the park/common areas will be the responsibility of the homeowners' association (HOA).
- B. Located within the open space in Phase 1 will be a trail system with approximately 3000 feet in length, park benches, dog watering statins and dog waste station. Additionally, the developer will install a minimum of \$25,000 of active playground equipment in a form and location acceptable to the City. In Phase 2 there will be a trail system which will include benches and human/dog water station.
- C. Developer will be the contact entity with the City for all concerns regarding maintenance of park and open space until 100% control of the Homeowners Association has been turned over to the residents. The responsibilities of amenities include:
 - 1. Clean up and litter removal.
 - 2. Landscaping installation, care, and maintenance.
 - 3. Trimming, clearing, and removal of unwanted vegetation.
 - 4. Maintain irrigation system, pay for the water used in the system.
 - 5. Maintain benches, concrete trail, and any other installed improvements.

IV. DESIGN CONDITIONS:

A. Land Design Standards – New Residential Requirements

Desired Land Design requirements are achieved by projects in accordance with Zoning Exhibit and the following criteria:

1. Street Treatments – Street Name Signs

Block numbers shall be incorporated with street lighting that is coordinated throughout the subdivision.

2. Pedestrian Sidewalks - Sidewalk Locations

4 feet wide concrete pedestrian sidewalks shall be located on both sides of the street, in the right-of-way of every internal street.

B. Architectural Standards – New Residential Requirements

1. Building Bulk and Articulation

In order to avoid large blank facades, variations in the elevation of residential facades facing a public street shall be provided in both the vertical and horizontal dimensions. At least twenty (20%) percent of the façade shall be offset a minimum of 1 foot either protruding from or recessed back from the remainder of the façade.

2. Exterior Façade Material

All single family residential units shall have a minimum of eighty (80%) percent, excluding windows, window boxes, doors and other openings, of the exterior facade composed of kiln-fired clay brick, rock or masonry stucco. Dormers, second story walls or other elements supported by the roof structure may be siding or composite masonry materials when offset at least six (6) inches from the floor exterior wall. Vinyl siding and EIFS materials shall not be used for exterior walls.

3. Exterior Facades – Porch

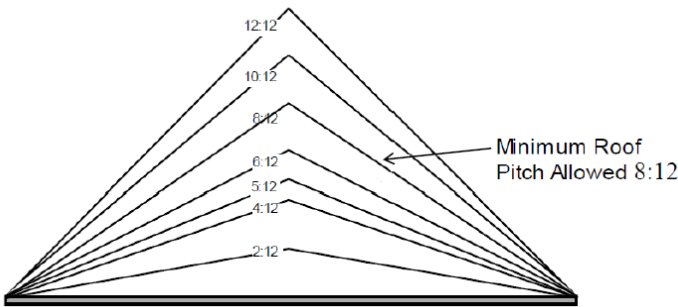
Each single family residential unit shall have a combined total covered front, side or rear entry of a minimum of 120 total square feet of floor area.

4. Exterior Facades – Chimneys

Chimney flues on an exterior wall shall be enclosed with masonry matching exterior walls of the residential unit and capped.

5. Roofs and Roofing - Roof Pitch

All single family residential units shall have a minimum roof pitch of 8:12 on primary pitches, with articulation, dormers or a combination of hip and gable roofing.

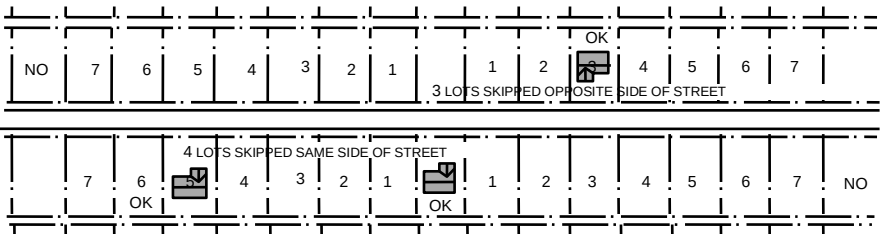


6. Roofs and Roofing - Roofing Materials

All single family residential units shall have architectural-grade overlap shingles or tile. Wood shingles are not permitted. Plumbing vents, attic vents, and other rooftop accessories are to be painted.

7. Repetition of Residential Unit Designs – Repetition of Floor Plan and Elevation

A minimum of four (4) platted residential lots must be skipped on the same side and three (3) lots must be skipped on the opposite side of a street before rebuilding the same single family residential unit with an identical (or nearly identical) street elevation design. The same floor plan shall not be repeated on neighboring, side by side lots or directly across the street.



Identical or nearly identical floor plan means that the layout, size and function of the rooms are essentially the same. Identical or nearly identical street elevation design means little or no variation in the articulation of the facade, height or width of facade, placement of the primary entrances, porches, number and placement of windows, and other major architectural feature. It does not mean similar colors, materials, or small details.

8. Garage Entry

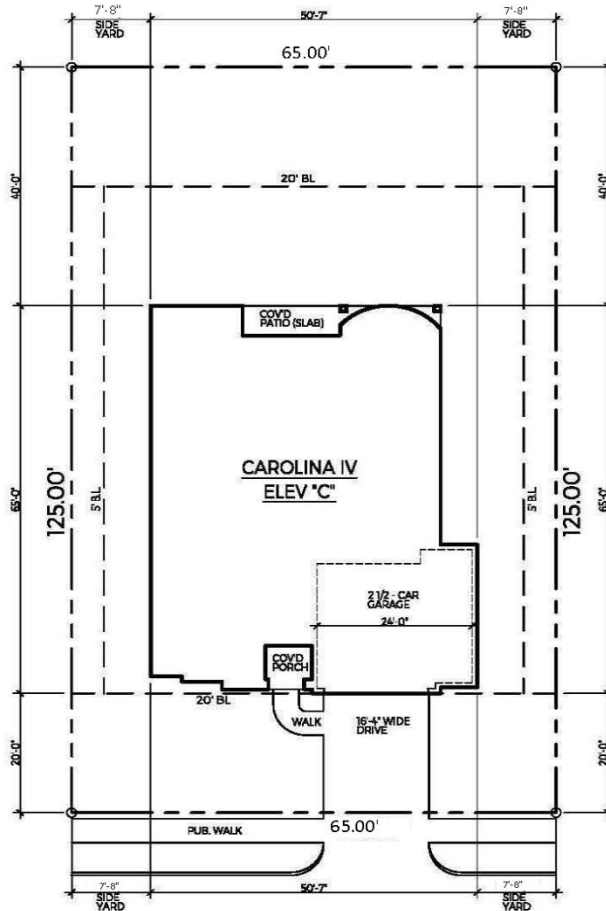
All Garage doors will be located on the primary street elevation (front entry) of a single family residential unit with an upgraded insulated door with carriage hardware. The primary street would be the addressed street front. Each main garage shall be a minimum 24’ wide and 20’ deep. Garage doors shall be painted to compliment house color. Variation of the garage door styles is required, with traditional front-entry garage doors required to include distinct design and/or architectural

features. All traditional front-entry garage door materials and designs shall be approved by the City prior to construction.

9. Typical Lot Layout



lot coverage	
slab sq. ft.:	3019
lot sq. ft.:	9974
cov. percentage:	32%
front sod sq. ft.:	1563
side sod sq. ft.:	1697
rear sod sq. ft.:	2070
patio flatwork sq. ft.:	N/A
flatwork sq. ft.:	784



#XXXX SAMPLE DR



BUYER:
JOB # MWGH-X.X.XX.C
DATE: 1/31/17

OPTIONAL 2 1/2 CAR GARAGE
OPTIONAL GAME ROOM & BATH3 & BD RM 4 & MEDIA ROOM

The Harder
ORGANIZATION
residential design & land planning
2639 Elm Street, Suite Number 305
Dallas, Texas 75226
voice (214) 744-0404
toll free (877) 207-7550
fax (214) 744-0407
theharderorganization.com

PLOT PLAN scale: 1"=20'-0"
LOT X of BLOCK XX
MAPLE WOOD
GLENN HEIGHTS, TX

before construction of
any kind, builder, con-
tractor, or person in
authority of this job is
to check & verify all
property lines, setbacks,
side yards, & easments
in order to comply with
all federal, state &
local codes, ordinances,
& restriction.

The minimum square footage of floor space shall 1,800 s.f., measured within the outside dimensions of the residential dwelling unit including each floor level, but excluding carports, garages, and breezeways.

11. Fencing and Screening

- (a) Side and rear yard fences (if provided) shall be permitted to a height of 6 feet maximum, and constructed of wood with metal posts and rails to the inside.
- (b) Pressure treated wood is prohibited.
- (c) Decorative Iron Fences shall be constructed on lots with residential dwellings along the property line adjacent to public open space, and shall be minimum 6 ft in height.

12. Residential Landscaping

- (a) Each residential dwelling shall have sodded front, side, and rear yard with a minimum of two (2) (3-inch caliper) trees and twelve (12) shrubs in front yard.
- (b) All landscaped areas must be kept in a healthy and growing condition. Any plant materials that die during a time of year where it is not feasible to replant shall be replaced as soon as possible by the homeowner. Each residential dwelling unit shall have an automated, subsurface irrigation system.

13. Conservation/Sustainability

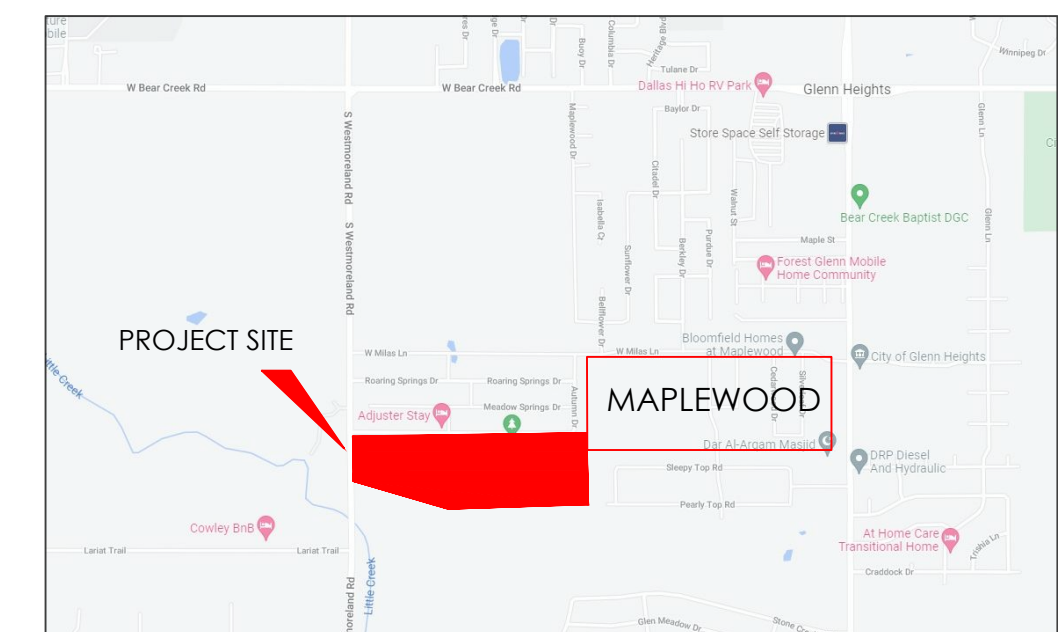
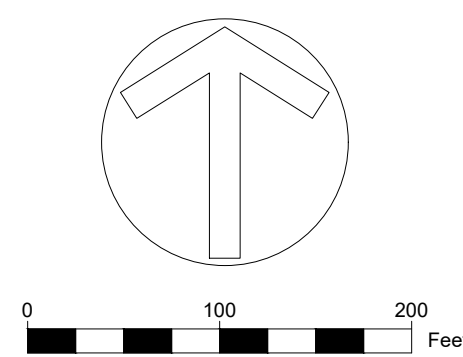
Each residential dwelling unit must comply with the energy component of the building code. All street and roadway lighting, in addition to meeting the requirements of Article 15.03 of the City Code, shall be of a design and size compatible with and reviewed as an integral part of the overall development design. The development shall include street lights at all intersections and spaced at a maximum of 300' at the illumination of .50 to 1 foot candlelight. In meeting the CPTED standards, lighting in the proposed development will also be reviewed for compatibility with city wide goals and objectives, Street lights used shall be ornamental or decorative in style as approved by the Director of Public Works at the time of review .Ornamental street lights may be combined with similarly designed street signs, mail boxes, parks and open space fencing and other fixtures throughout the neighborhood.

V. NEIGHBORHOOD SERVICES:

The 11.37-acre parcel known as Phase 3 will conform to the Neighborhood Services (NS) zoning district per the City of Glenn Heights Zoning Ordinance and will conform to the standards listed below.

- A. **PERMITTED USES** – Those uses listed for the Neighborhood Services (NS) district in Section XI.1 as “X” (permitted) or “S” (Specific Use Permit) are authorized uses permitted by right or specifically permitted uses, respectively. Special permitted uses must be approved utilizing the procedures set for in Section XI.4.4 Additionally, the use of a school, either public or private is allowed.
- B. **SITE PLAN** – Approval shall be required for any non-residential use (e.g., school, church, child care, private recreation facilities, etc.). Any nonresidential land use which is permitted in this district shall conform to the “NS” – Neighborhood Services district standards with respect to building setbacks, landscaping, exterior building construction, lighting, signage, etc. Site and façade plans for non-residential uses will be reviewed and approved by the Planning and Development Services Department prior to building permits being issued.
- C. **SCREENING** – The Neighborhood Services development will be responsible for providing a 6' masonry screening wall along any property lines adjacent to residential uses.

Exhibit “C”
[Concept Plan]



Vicinity Map



WALKING TRAIL



DOG STATION



HUMAN / DOG FOUNTAIN



BENCHES

MEADOW SPRINGS
PHASE 2

MAPLEWOOD
ADDITION

TOP OF THE
HILL FARMS

S. Westmoreland Road

Spring Moss Dr

Shady Meadow Lane

Sleepy Top Dr

Sleepy Top Dr

Pearly Top Dr

PHASE 1
PHASE 2

PHASE 3
NEIGHBORHOOD
SERVICES

PHASE 3
PHASE 2
PHASE 1

Pearly Top Dr

Tree Haven

PHASE 1		PHASE 2	
	9,000 SF MIN - 61 LOTS (85%)		9,000 SF MIN - 23 LOTS (75%)
	8,000 SF MIN - 10 LOTS (15%)		8,000 SF MIN - 8 LOTS (25%)
	OPEN SPACE - 3.54 ACRES		OPEN SPACE - 1.56 ACRES

AREA CALCULATIONS	
TOTAL ACREAGE:	44.39 ACRES
PHASE 1:	23.09 ACRES
PHASE 2:	9.93 ACRES
PHASE 3: LOOP 9	11.37 ACRES

CONCEPT PLAN
MAPLEWOOD SOUTH ADDITION
BEING 44.39 ACRES OUT OF THE
WILLIAM RAWLINS SURVEY, ABST. NO. 1205,
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS

Owner/Developer:
GLENN HEIGHTS BELTLINE GP LLC
4713 W. Lovers, STE 200
Dallas Texas 75209

Engineer/Surveyor:
CCM ENGINEERING
2570 F.M. 407, S. 209
Highland Village, Texas 75077
Contact: Jeff Crannell, P.E.
972.691.6633
TBPE Firm #605

[illegible]