Agenda

October 15th, 2026 @ 6:00 p.m.
Regular Council Meeting
Oran White Civic Center
701 N. Tool Drive
Tool, TX 75143

1. Call to Order
2. Roll Call: Bennett, Dumont, Figueroa, Salvato, Sayre, Stykes
   (a) Establish Quorum
3. Invocation and Pledge of Allegiance
4. Declare, if any, Council's Conflicts of Interest

5. **Appointments, Presentations, Proclamations and Recognitions**

   (a) Receive Proclamation recognizing October 6th, 2026 as National Night Out for the Tool Police Department

   (b) Receive presentation from Malakoff ISD regarding an upcoming ballot measure for the November 3rd, 2026 School Funding Election

6. **Citizen Comments:** Citizens wishing to speak on an agenda item must sign up to do so **(3 Minute Maximum)** ***The Council will not comment on items not on the agenda; however, the Council may refer the item to City Staff for research, resolution or referral of the matter to the Council as a future agenda item.***

7. **Staff Comments** - *Hear announcements concerning matters appearing on the agenda; items of community interest; Staff gives regards dealing with specific factual information or existing policy dealing within the City, that may have an impact on citizens, staff or the City Council of Tool. No formal action will be discussed or taken.*

   Public Hearings – *The Tool City Council shall open relevant public hearings to receive citizen testimony regarding the following items. The public comment period begins on the first date notice is published and extends to the close of the public hearing. Public comments may be submitted either in writing to the City of Tool City Council, Office of the City Secretary, 701 N. Tool Dr., Tool, TX 75143, or electronically via email at contact@tooltexas.org. Please be aware that any contact information you provide, including your name, phone number, email address and physical address will become part of the city's public record.*

8. **Open, announce the time and conduct a public hearing to receive testimony on the following:**

9. Discuss a variance request by William and Gail Knapp of 1916 Cherokee Trace, to erect a guest house in front of a main (primary) structure, in an R-1, Residential District

10. Discuss a variance request by William and Gail Knapp of 1916 Cherokee Trace, to encroach the 20-foot setbacks on the front side of their property for the purposes of a guest house and carport, in an R-1, Residential District

11. Discuss a variance request by William and Gail Knapp of 1916 Cherokee Trace, to erect an accessory structure in the front yard of the property for the purposes of a guest house, in an R-1, Residential District

VCB

Agenda

October 15th, 2026 @ 6:00 p.m.
Regular Council Meeting
Oran White Civic Center
701 N. Tool Drive
Tool, TX 75143

12. Discussion of a conceptual plan in accordance with Ordinance 2026-10, Live Oak Vista Conceptual Plan

13. **Close public hearing and announce the time**

Consent Agenda - *Approval of Consent Agenda items authorize each to be implemented in accordance with staff recommendations provided. An item may be removed from the consent agenda and added to the Statutory Agenda for full discussion upon request by a member of the Council present at this meeting.*

14. Approve Minutes: September 17th, 2026 Regular Meeting

15. Approve Monthly Activity Reports for September as presented: (A) Executive Summary (B) Financial and Expenditure (C) Municipal Court; (D) Police (E) Maintenance; (F) Building (G) Code Enforcement and; (H) Animal Control.

Statutory Agenda - *The purpose of this section is to have full discussion upon request by the Tool City Council. Ideas, thoughts and decisions are formulated by City Council and staff plans, operations, policies, and/or future projects, including the following:*

16. Discuss and Take Action on a variance request by William and Gail Knapp of 1916 Cherokee Trace, to erect a guest house in front of a main (primary) structure, in an R-1, Residential District

17. Discuss and Take Action on a variance request by William and Gail Knapp of 1916 Cherokee Trace, to encroach the 20-foot setbacks on the front side of their property for the purposes of a guest house and carport, in an R-1, Residential District

18. Discuss and Take Action on a variance request by William and Gail Knapp of 1916 Cherokee Trace, to erect an accessory structure in the front yard of the property for the purposes of a guest house, in an R-1, Residential District

19. Consider, Discuss and Take Action on bids received for the replacement of the marquee sign at Tool City Hall

Ordinance Readings

20. General Discussion on Ordinance 2026-11, Tool Planning and Zoning Commission

21. Discuss and Take Action to Adopt Ordinance 2026-10, Live Oak Vista Conceptual Plan

Resolution Adoption

22. Consider, Discuss and Take Action to Adopt Resolution 2026-06R, Official City Newspaper

23. Consider, Discuss and Take Action to Adopt Resolution 2026-07R, Municipal Courts Week

VCB

Agenda

October 15th, 2026 @ 6:00 p.m.
Regular Council Meeting
Oran White Civic Center
701 N. Tool Drive
Tool, TX 75143

24. Consider, Discuss and Take Action to Adopt Resolution 2026-08R, Financial Manual for the City of Tool

25. Consider, Discuss and Take Action to Adopt Resolution 2026-09R, Financing of Chevy Tahoes

26. **Council Comments** - *Hear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific factual information or existing policy from the Mayor, Councilpersons, and City staff, for which no formal action will be discussed or taken.*

27. **Future Agenda Items -** *The Council may request items to be placed on a future agenda at this time. No discussion or deliberation of the items may take place at this time, other than a determination of Council consensus to direct staff to place the item on a future agenda.*

28. **Closing**
    A. Next Meeting: November 19th, 2026
    B. Adjourn

A meeting that is "open to the public", pursuant to the Open Meetings Act, is one that the public is permitted to attend. The act does not entitle the public to choose the items to be discussed or to speak about items on the agenda. If the City Council, during the course of the meeting covered by this notice, should determine that an executive session is required, then such executive session, as authorized by the Texas Open Meetings Act, Texas Government Code, Section 551.001 et seq., will be held by the Council at the date, hour and place given in this notice, concerning but not limited to the following sections and purposes of the Act: 551.071 Private consultation with the city's attorney; 551.072 Deliberations about Real Property; or, 551.074 Discussing personnel or to hear complaints against personnel. Should any final action, final decision or final vote be required in the opinion of the City Council regarding any matter considered in such executive session, then the final action, final decision or final vote shall be in the open meeting covered by this Notice upon the reconvening of the public meeting.

I certify that the above notice of meeting, a true and correct copy, was posted on the bulletin board in front of Tool City Hall prior to the required 72 hours and that the city's official newspaper was notified.

CITY OF TOOL SEAL HENDERSON COUNTY, TEXAS

Vera Bennett, Mayor

Attest:

Kimberley Price, City Secretary

V CB

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: October 15th, 2026

Requested By: Robert Walker, Chief of Police

Department: Police

Agenda Item No. **5a**

Is this a Budgeted Item? ☐ Yes ☐ No

○ Contract/Agreement ○ General Discussion ○ Ordinance ○ Report ○ Resolution

Attachments: Proclamation for National Night Out

Summary of Agenda Item to be considered:

Staff has submitted a proclamation for council consideration and approval to designate October 6th, 2026 as "National Night Out" in the City of Tool.

National night Out is a nationwide initiative to build community and promote strong police-community partnerships. With this initiative, the Tool Police Department is hoping to bridge the gaps to keep Tool safe.

Agenda Item, as listed on the agenda:

Receive Proclamation recognizing October 6th, 2026 as National Night Out for the Tool Police Department

Recommended Motion to Consider:

N/A

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.

Signature of Sponsoring Officer

Printed name of Sponsoring Officer

Chief of Police
obert Walker, PID# 313572
903.880-8872
rwalker@tooltexas.org

Tool Police Department

701 N. Tool Drive | Tool, TX 75143
Office 903-432-2550 | Fax 903-432-3867

PROCLAMATION

WHEREAS, the National Association of Town Watch (NATW) sponsors a national community-building campaign on Tuesday, October 6, 2026 entitled "National Night Out"; and

WHEREAS the National Night Out campaign provides an opportunity for neighbors in Tool to join over 38 million neighbors across 17 thousand communities from all 50 states, U.S. territories and military bases worldwide; and

WHEREAS National Night Out is an annual community-building campaign that promotes strong police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live and work; and

WHEREAS, neighbors in the City of Tool assist the local law enforcement agency through joint community-building efforts and support National Night Out 2026; and

WHEREAS it is essential that all neighbors of the City of Tool come together with police and work together to build a safer, more caring community; and

NOW, THEREFORE WE, do hereby call upon all neighbors of the City of Tool to join Tool Police Department and National Association of Town Watch in support for National Night Out on Tuesday, October 6, 2026.

FURTHER, LET IT BE RESOLVED THAT WE, do hereby proclaim Tuesday, October 6, 2026, as "National Night Out" in the City of Tool

Mayor Vera Bennett

Chief Robet Walker

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: October 15th, 2026

Requested By: Vera Bennett, Mayor

Department: _____

Agenda Item No. **5b**

Is this a Budgeted Item? ☐ Yes ☐ No

○ Contract/Agreement ○ General Discussion ○ Ordinance ○ Report ○ Resolution

Attachments:

Summary of Agenda Item to be considered:

Mayor Vera Bennett has invited constituents from the Malakoff ISD School Board to present information to the public regarding an upcoming measure on the November 2026 ballot.

Agenda Item, as listed on the agenda:

Receive presentation from Malakoff ISD regarding an upcoming ballot measure for the November 3rd, 2026 Election

Recommended Motion to Consider:

N/A

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.

_____

Signature of Sponsoring Officer

Printed name of Sponsoring Officer

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: October 15th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Building

Agenda Item No. **9**

Is this a Budgeted Item? ☐ Yes ☐ No

○ Contract/Agreement ○ General Discussion ○ Ordinance ○ Report ○ Resolution

Attachments: Development Application; Notice to Property Owners; Public Hearing Notice; Appendix for Area, Setback Height and Coverage Regulations, with Additional Notes to Area Regulations; Survey of Property; Site Plan

Summary of Agenda Item to be considered:

Staff has received a request for the construction of a guest house, in front of a primary structure, located at 1916 Cherokee Trace.

According to the Tool Planning Zoning Ordinance, Appendix notes in the Area, Setback, Height and Coverage Regulations, it is not allowed to be placed in front of a primary structure.

Agenda Item, as listed on the agenda:

Discuss a variance request by William and Gail Knapp of 1916 Cherokee Trace, to erect a guest house in front of a main (primary) structure, in an R-1, Residential District

Recommended Motion to Consider:

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.

Signature of Sponsoring Officer

Julius Kizzee

Printed name of Sponsoring Officer

Gmail

Bill Knapp <knapp3024@gmail.com>

We have received your response for Development or Replat Application

1 message

Jotform <noreply@jotform.com>
Reply-To: akeith@tooltexas.org
To: knapp3024@gmail.com

Fri, Aug 21, 2026 at 11:13 AM

Development or Replat Application

Date	08-21-2026
General Information	Zoning Variance
Property Address	1916 Cherokee Trace
Legal Description, Lot, Block & Survey	Lot Eight(8) and the north half of Lot Seven(7),Block Seven(7), Second Filing of Tradewinds Subdivision, a subdivision of the Thomas S. Mitchell Survey, Abstract #488, Henderson County, Texas, as shown by the plat therof recorded in Volume 3, Page 14 of the Plat Records of Henderson County, Texas,
Present Zoning	R-1
Requested Zoning	no change
Total Acreage	0.19
Number of Lots Involved	1.5 lots
Proposed use	Residential
Please provide any additional detail related to your request	We request to build a Guest House in the front yard of our property and to re-locate the existing carport as shown in the attached drawings. We request permission for both structures to be located within the normal 20' setback of the Lot Line.
Property Owner Contact Information	William and Gail Knapp
Phone Number	(214) 282-3624
Email	[redacted]

VARIANCE REQUEST

To accommodate this growing family, we need more bedrooms. We request your approval to build a Guest House in the front yard of our property and to re-locate the existing carport as shown on the attached drawings.

We use our lake house a lot. Approval of this variance request will allow us to continue to enjoy our family's lake house which was established in 1968.

We do not believe that this request will harm any other property within our area.

To build this Guest House and carport, we request permission for both structures to be located within the normal 20' front setback of the lot line.

Our answers to the Application Questions are:

1. The regulations we are seeking a variance from in Appendix C are:

   Paragraph 1, R-1: Front Setback of 20'

   Paragraph 2 (J): Accessory buildings shall not be located in front of the main structure.

   Paragraph 3(2.): Accessory buildings shall not be erected in any required front yard.

2. Our existing primary residence covers virtually all of the allowable area in the rear of our lots.
3. A strict interpretation of the regulations will deprive us of any additional land use.
4. No, we cannot get the additional use of our property without the variance.
5. Our property rights should allow us to make reasonable improvements for our home's use.
6. No impairment of health, safety or general welfare of our neighbors will result from us being granted this variance.
7. No, neighboring property owners will not be prevented from reasonable use of their land.


19 16
CURRENT FRONT YARD


NEW GUEST HOUSE ELEVATION IDEA

LAND TITLE SURVEY

1916 CHEROKEE TRACE, TOOL, TEXAS 75143

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE T. MITCHELL SURVEY, A-488, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS LOT 8 AND PART OF LOT 7, BLOCK 7, OF TRADE WINDS ADDITION, SECOND FILING, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 14, CABINET A, SLIDE 195 OF THE PLAT RECORDS, HENDERSON COUNTY, TEXAS.

LEGEND

FENCE

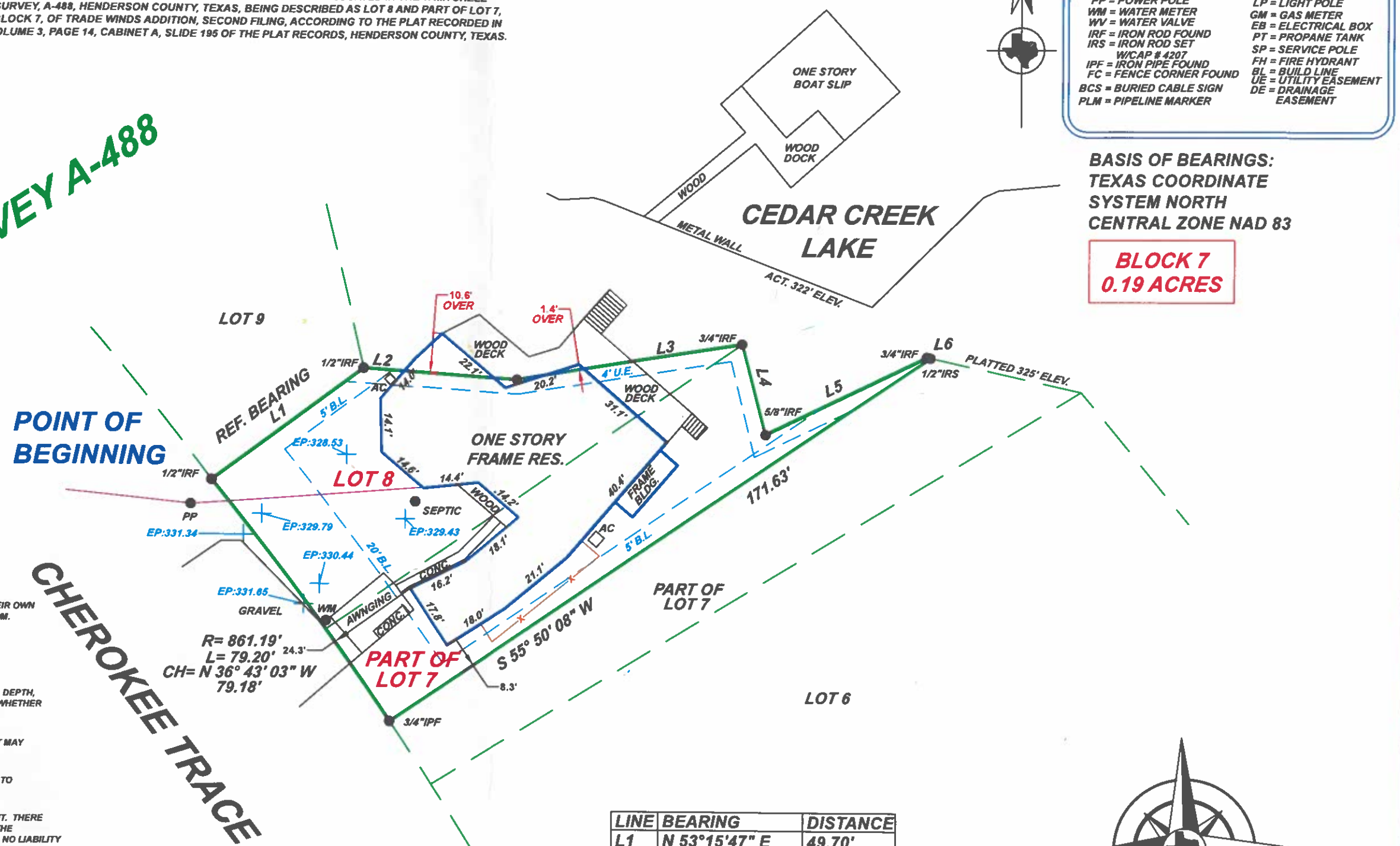
OVERHEAD POWER

CONC. = CONCRETE
PP = POWER POLE
WM = WATER METER
WV = WATER VALVE
IRF = IRON ROD FOUND
IRS = IRON ROD SET W/CAP # 4207
IPF = IRON PIPE FOUND
FC = FENCE CORNER FOUND
BCS = BURIED CABLE SIGN
PLM = PIPELINE MARKER
TB = TELEPHONE BOX
LP = LIGHT POLE
GM = GAS METER
EB = ELECTRICAL BOX
PT = PROPANE TANK
SP = SERVICE POLE
FH = FIRE HYDRANT
BL = BUILD LINE
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT

BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 83

BLOCK 7
0.19 ACRES

T.S. MITCHELL SURVEY A-488



LINE	BEARING	DISTANCE
L1	N 53°15'47" E	49.70'
L2	S 85°48'11" E	40.60'
L3	N 80°53'32" E	60.20'
L4	S 14°40'15" E	24.68'
L5	N 63°58'10" E	47.20'
L6	S 77°16'35" E	0.95'

SURVEYORS NOTES

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS THEREFROM.

THERE IS NO VISIBLE EVIDENCE OF AN OIL OR GAS PIPELINE ON THIS TRACT.

NO FLOOD PLAIN DESIGNATION WAS DETERMINED BY THIS SURVEYOR.

NO ATTEMPT HAS BEEN MADE TO DETERMINE OR SHOW THE EXISTENCE, LOCATION, SIZE, DEPTH, CAPACITY OR CONDITION OF ANY PROPOSED OR EXISTING UTILITIES ON THIS PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLICLY OWNED.

NO ENVIRONMENTAL OR SUBSURFACE CONDITIONS WERE SURVEYED OR EXAMINED THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

THE ADDRESS SHOWN WAS PROVIDED BY OTHERS, HARDIN SURVEYING MAKES NO CLAIM TO ITS ACCURACY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE MATTERS AFFECTING THIS TRACT THAT A TITLE COMMITMENT WOULD REVEAL. THE UNDERSIGNED HAS NOT PERFORMED A TITLE AND/OR EASEMENT SEARCH AND ASSUMES NO LIABILITY FOR SUCH MATTERS.

THIS PROPERTY IS SUBJECT TO THE RULES, REGULATION, AND ZONING ORDINANCES IMPOSED BY THE CITY OF TOOL

I GARY L. HARDIN R.P.L.S. # 4207, DO HEREBY CERTIFY THAT THE SURVEY SHOWN REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF AUG. 2026, AND ALL CORNERS ARE SHOWN HEREON AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS OTHER THAN SHOWN.

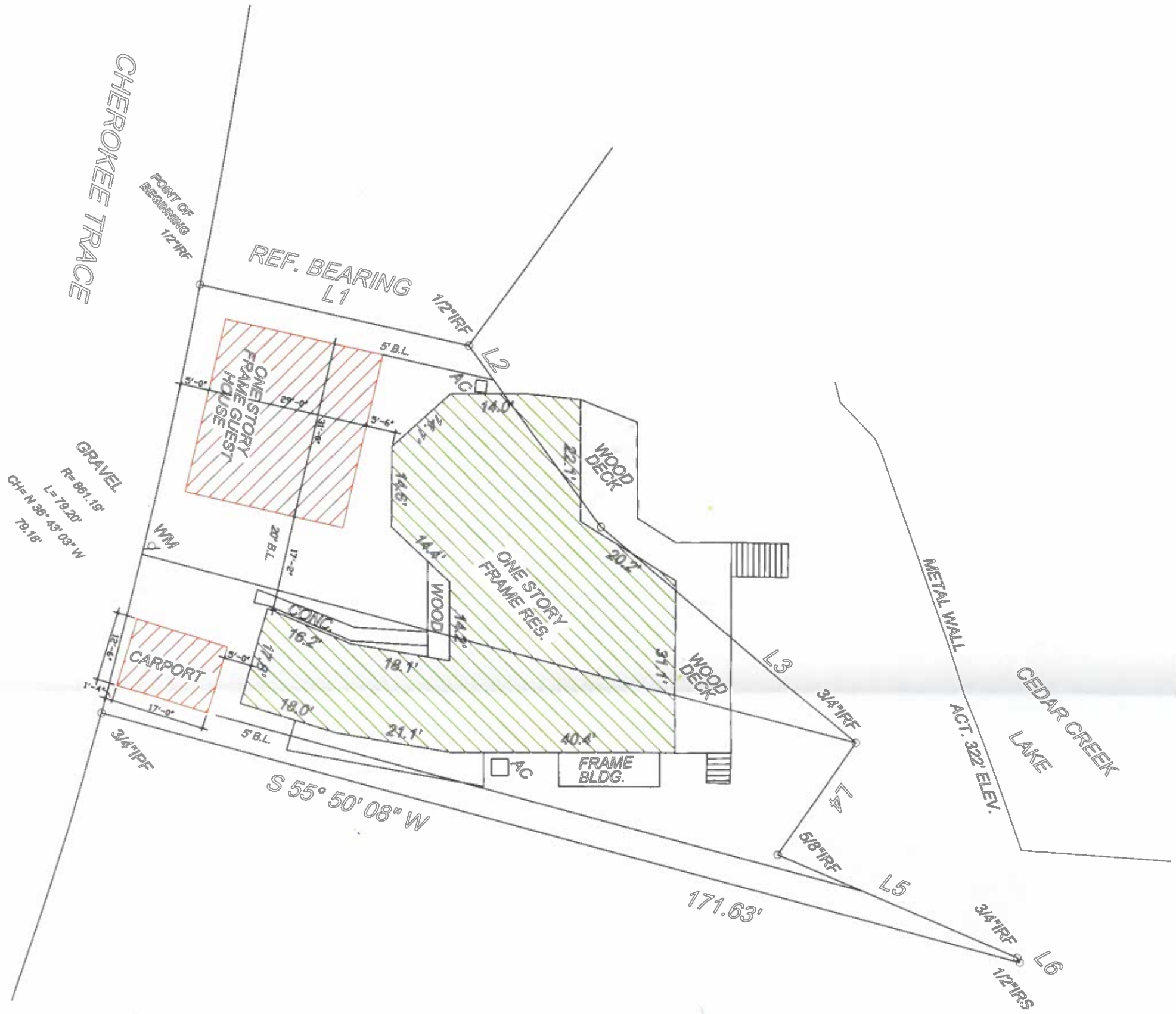
STATE OF TEXAS
REGISTERED
GARY L. HARDIN
4207
PROFESSIONAL
LAND SURVEYOR

GARY L. HARDIN R.P.L.S. # 4207
SIGNATURE VOID IF NOT SIGNED IN BLUE INK

© 2026 ALL RIGHTS RESERVED

HARDIN SURVEYING
201 E. MASON STREET
MABANK, TEXAS 75147
(903) 887-5674 FIRM# 10114700

DATE PERFORMED: AUGUST 3, 2026 WORK ORDER # 2607068
SCALE: 1"= 30 FEET FIELDED BY: TS DRAWN BY: CP
SURVEY PERFORMED FOR: KNAPP



SP-1

ADDITIONS & ALTERATIONS TO:
THE KNAPP RESIDENCE
1916 CHEROKEE TRACE
TOOL, TEXAS

HUDSON LOCKETT III, ARCHITECT
8525 FERNDALE ROAD, SUITE 204
DALLAS, TEXAS 75238
214-559-2095 hci3architecture@gmail.com

APPENDIX 3A

AREA, SETBACK, HEIGHT, AND COVERAGE REGULATIONS

SINGLE-FAMILY DWELLING, DETACHED

ZONING DISTRICT	MIN. LOT AREA [1] (square feet)	MIN. LOT WIDTH (at front bldg. line) (linear feet)	MIN. LOT DEPTH (average) (linear feet)	FRONT SETBACK [2] (linear feet)	SIDE SETBACK [3] (linear feet)	REAR SETBACK [4] (linear feet)	HGT. LIMIT [5] (linear feet)	MAX. GROUND COVERAGE (% of lot area)	MIN. AREA OF MAIN BLDG. (square feet)	ACCESSORY STRUCTURES
RA*	1 acre (43,560 s.f.)	150		25	25 / 25^	25	35**	15	1,000	Note 1 Also see App. 3C
R-1	5,000	50	100	20	10 / 5^	5	30	65	800	Note 2 Also see App. 3C
MH-2	5,000	50	100	20	10 / 5^	5	30	50	800	Note 3 Also see App. 3C

Numbers in brackets are references to Notes in Appendix 3B.
This chart is not complete for all districts and uses.

^ The first number is the minimum side yard setback from a public street; the second number is the minimum side yard setback for interior lots.

*Special regulations for agricultural uses in the RA district:
No agricultural structures shall be closer than one hundred (100) feet to any residential structure.
An agricultural structure shall not exceed forty-five (45) feet in height.

Note 1: An accessory structure shall not exceed two (2) stories or twenty five (25) feet in height.
Note 2: An accessory structure shall not exceed two (2) stories or twenty-five (25) feet in height.
Note 3: An accessory structure shall not exceed fifteen (15) feet in height.

NOTES TO AREA REGULATIONS

1. Exception to Lot Area Requirement

a. A lot/tract having less area than required that was an official lot of record at the time of adoption of this ordinance may be used for a single family dwelling.

b. No lot/tract existing at the time of passage of this ordinance shall be reduced in area below the minimum requirements set forth in the respective district.

2. Special Front Yard Regulations

a. The front yard setback shall be measured from the property line to the front face of the building, covered porch, covered terrace, or attached accessory buildings.

b. Open and unenclosed terraces and porches may project into the required front yard for a distance not to exceed five (5) feet, provided that no support structure for such extensions shall be located within the required front yard.

c. Every part of a required front yard shall be open and unobstructed from a point thirty (30) inches above the general ground level of the graded lot to the sky. The requirements of this paragraph shall not apply, however, to living plant material and landscaping, lighting fixtures, flagpoles, mailboxes, basketball goal supports and similar structures, fountains, or overhead service lines and poles for utilities, which shall be situated and constructed in accordance with the applicable codes of the city.

d. On any corner lot for which front and side yards are required, no wall, fence, structure, sign, tree, or other planting or sloped terrace or embankment may be maintained higher than three (3) feet above the street grade so as to cause danger or hazard to traffic by obstructing the view of the intersection from a point thirty (30) feet back from the right-of-way corner. Visual clearance shall be provided in all zoning districts so that no fence, wall, vegetation, architectural screen, earth mounding, or landscaping obstructs the vision of a motor vehicle driver approaching any street, alley, or driveway intersection.

e. On corner lots, the front yard setback shall be observed along the frontage of both intersecting streets (unless shown specifically otherwise on an approved final plat).

f. Where a building line has been established by a plat approved by the City Council or by ordinance and such line requires a greater or lesser front yard setback than is prescribed by this ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by such ordinance or plat provided no such building line shall be less than twenty (20) feet, except as approved under a Planned Development.

g. Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage.

h. Where lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance, in which event only one required front yard need be observed.

i. Where a future right-of-way line has been established for future widening or opening of a street or thoroughfare upon which a lot abuts, the front or side yard shall be measured from the future right-of-way line.

j. Accessory buildings or structures shall not be located in front of the main structure nor within the designated front yard of any lot or parcel.

3. Special Side Yard Regulations

a. The ordinary extensions of window sills, awnings, belt courses, cornices, roof overhangs, eaves, chimneys, and other architectural features may extend an additional twenty-four (24) inches into a required yard.

b. When a non-residentially zoned lot or tract abuts upon a zoning district boundary line dividing that lot or tract from a residentially zoned lot or tract, a minimum side yard of ten (10) feet shall be provided on the non-residential property. An opaque wood fence or masonry wall having a minimum height of six (6) feet above the average grade of the residential property shall be constructed on non-residential property adjacent to the common side or rear property line.

c. Accessory structures are required to have a five foot (5') side yard setback, except where the lot abuts a collector or major street in which case the standard provisions of this ordinance prevail.

d. On any corner lot for which front and side yards are required, no wall, fence, structure, sign, tree, or other planting or sloped terrace or embankment may be maintained higher than three (3) feet above the street grade so as to cause danger or hazard to traffic by obstructing the view of the intersection from a point thirty (30) feet back from the right-of-way corner. Visual clearance shall be provided in all zoning districts so that no fence, wall, vegetation, architectural screen, earth mounding, or landscaping obstructs the vision of a motor vehicle driver approaching any street, alley, or driveway intersection.

e. Where a multifamily structure (apartment building) is erected so as to create inner courts, the faces of all opposite walls in such courts shall be a minimum distance of thirty (30) feet apart and no balcony or canopy shall extend into such court area for a distance greater than five (5) feet.

4. Special Rear Yard Regulations

a. The required rear yard shall be open and unobstructed from a point thirty (30) inches above the average elevation of the graded rear yard, except for accessory buildings as permitted herein.

b. Eaves, covered porches, and roof extensions without structural support in the rear yard may extend into the rear yard a distance not to exceed four (4) feet.

701 N. Tool Dr.
Tool, TX 75143

Office: 903.432.3522
Fax: 903.432.3867

www.tooltexas.org
Contact@tooltexas.org

September 29th, 2026

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The City of Tool is holding a public hearing regarding a Variance Request for a property located at 1916 Cherokee Trace, Tool, TX 75143; Property ID: 287067 as identified in Henderson County Appraisal District Records, located approximately in Abstract Subdivision Code: S4400 in Tool, TX, 75143. Public hearings will be conducted on the dates and times stated in this notice.

You are receiving this written notice because you are a property owner within 200 feet of the boundary of the proposed request. As with all such requests, The City Council is seeking public comments regarding this matter. All interested persons are invited to attend and make comments at a public meeting. If you are unable to attend the public hearing, written comments may also be submitted by email at contact@tooltexas.org. If you would like to register opposition to this request, a written protest signed by the property owner should be received by the close of the City Council public hearing.

	Public Hearing for Tool City Council
DATE:	October 15th, 2026
TIME:	6 p.m.
LOCATION:	Oran White Civic Center 701 N. Tool Dr., Tool, TX 75143

The Tool City Council is seeking public comment regarding this matter. All interested persons are invited to attend and make comments. If you are unable to attend the public hearings, written comments may also be submitted. If you would like to register opposition to this request, a written protest signed by the property owner should be received by the Building Department prior to the close of the City Council public hearing. Property owners whose names do not appear on the County Appraisal District's records will require a notarized statement affirming ownership. For more information regarding this request, please contact the City of Tool at 903-432-3522, ext. 101 or via e-mail at contact@tooltexas.org.

For public posting

PUBLIC HEARING CITY OF TOOL

NOTICE IS HEREBY GIVEN THAT The City of Tool will hold a public hearing at a meeting that begins at 6 p.m. on Thursday, October 15th, 2026 at the Oran White Civic Center located at 701 N. Tool Dr., Tool, TX 75143. At such time, the City Council will conduct a Public Hearing regarding a Variance Application, for 1916 Cherokee Trace, Tool, TX 75143, for the purpose of erecting an accessory structure in the front of a main (primary) structure, for the construction of a guest house in an R-1 (Single-Family Detached Residential District), in accordance with Appendix C, in the City of Tool, Texas Zoning Ordinance.

The purpose of the hearing will be to consider comments, both written and oral, regarding the above request. Written comments may be submitted to the City Secretary at 701 N. Tool Dr., Tool, TX 75143, no later than 4:30 p.m., three (3) days prior to the hearing date. Oral comments will be heard by speakers present at the hearing according to their order on a listing to be established for such purpose by the City Secretary.

Issued under my hand on this the 17th day of September, 2026.

Kimberley Price, City Secretary
City of Tool, Texas

CITY OF TOOL
HENDERSON COUNTY, TEXAS

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: October 15th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Building

Agenda Item No. **10**

Is this a Budgeted Item? ☐ Yes ☐ No

○ Contract/Agreement ○ General Discussion ○ Ordinance ○ Report ○ Resolution

Attachments: Development Application; Notice to Property Owners; Public Hearing Notice; Survey of Property; Site Plan; Appendix 3A of Tool's Planning Zoning Ordinance

Summary of Agenda Item to be considered:

Staff has received a request from William and Gail Knapp in regards to a variance for the encroachment of the 20 ft. setbacks for the purposes of erecting a guest house and a carport.

This variance is in accordance with the Appendix 3A in the Tool Planning Zoning Ordinance.

Agenda Item, as listed on the agenda:

Discuss a variance request by William and Gail Knapp of 1916 Cherokee Trace, to encroach the 20 foot setbacks on the front side of their property for the purposes of a guest house and carport, in an R-1, Residential District

Recommended Motion to Consider:

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.

Signature of Sponsoring Officer

Julius Kizzee

Printed name of Sponsoring Officer

Gmail

Bill Knapp <knapp3024@gmail.com>

We have received your response for Development or Replat Application

1 message

Jotform <noreply@jotform.com>
Reply-To: akeith@tooltexas.org
To: knapp3024@gmail.com

Fri, Aug 21, 2026 at 11:13 AM

Development or Replat Application

Date	08-21-2026
General Information	Zoning Variance
Property Address	1916 Cherokee Trace
Legal Description, Lot, Block & Survey	Lot Eight(8) and the north half of Lot Seven(7),Block Seven(7), Second Filing of Tradewinds Subdivision, a subdivision of the Thomas S. Mitchell Survey, Abstract #488, Henderson County, Texas, as shown by the plat therof recorded in Volume 3, Page 14 of the Plat Records of Henderson County, Texas,
Present Zoning	R-1
Requested Zoning	no change
Total Acreage	0.19
Number of Lots Involved	1.5 lots
Proposed use	Residential
Please provide any additional detail related to your request	We request to build a Guest House in the front yard of our property and to re-locate the existing carport as shown in the attached drawings. We request permission for both structures to be located within the normal 20' setback of the Lot Line.
Property Owner Contact Information	William and Gail Knapp
Phone Number	(214) 282-3624
Email	[redacted]

VARIANCE REQUEST

To accommodate this growing family, we need more bedrooms. We request your approval to build a Guest House in the front yard of our property and to re-locate the existing carport as shown on the attached drawings.

We use our lake house a lot. Approval of this variance request will allow us to continue to enjoy our family's lake house which was established in 1968.

We do not believe that this request will harm any other property within our area.

To build this Guest House and carport, we request permission for both structures to be located within the normal 20' front setback of the lot line.

Our answers to the Application Questions are:

1. The regulations we are seeking a variance from in Appendix C are:

   Paragraph 1, R-1: Front Setback of 20'

   Paragraph 2 (J): Accessory buildings shall not be located in front of the main structure.

   Paragraph 3(2.): Accessory buildings shall not be erected in any required front yard.

2. Our existing primary residence covers virtually all of the allowable area in the rear of our lots.
3. A strict interpretation of the regulations will deprive us of any additional land use.
4. No, we cannot get the additional use of our property without the variance.
5. Our property rights should allow us to make reasonable improvements for our home's use.
6. No impairment of health, safety or general welfare of our neighbors will result from us being granted this variance.
7. No, neighboring property owners will not be prevented from reasonable use of their land.


19 16
CURRENT FRONT YARD


NEW GUEST HOUSE ELEVATION IDEA

LAND TITLE SURVEY

1916 CHEROKEE TRACE, TOOL, TEXAS 75143

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE T. MITCHELL SURVEY, A-488, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS LOT 8 AND PART OF LOT 7, BLOCK 7, OF TRADE WINDS ADDITION, SECOND FILING, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 14, CABINET A, SLIDE 195 OF THE PLAT RECORDS, HENDERSON COUNTY, TEXAS.

LEGEND

FENCE

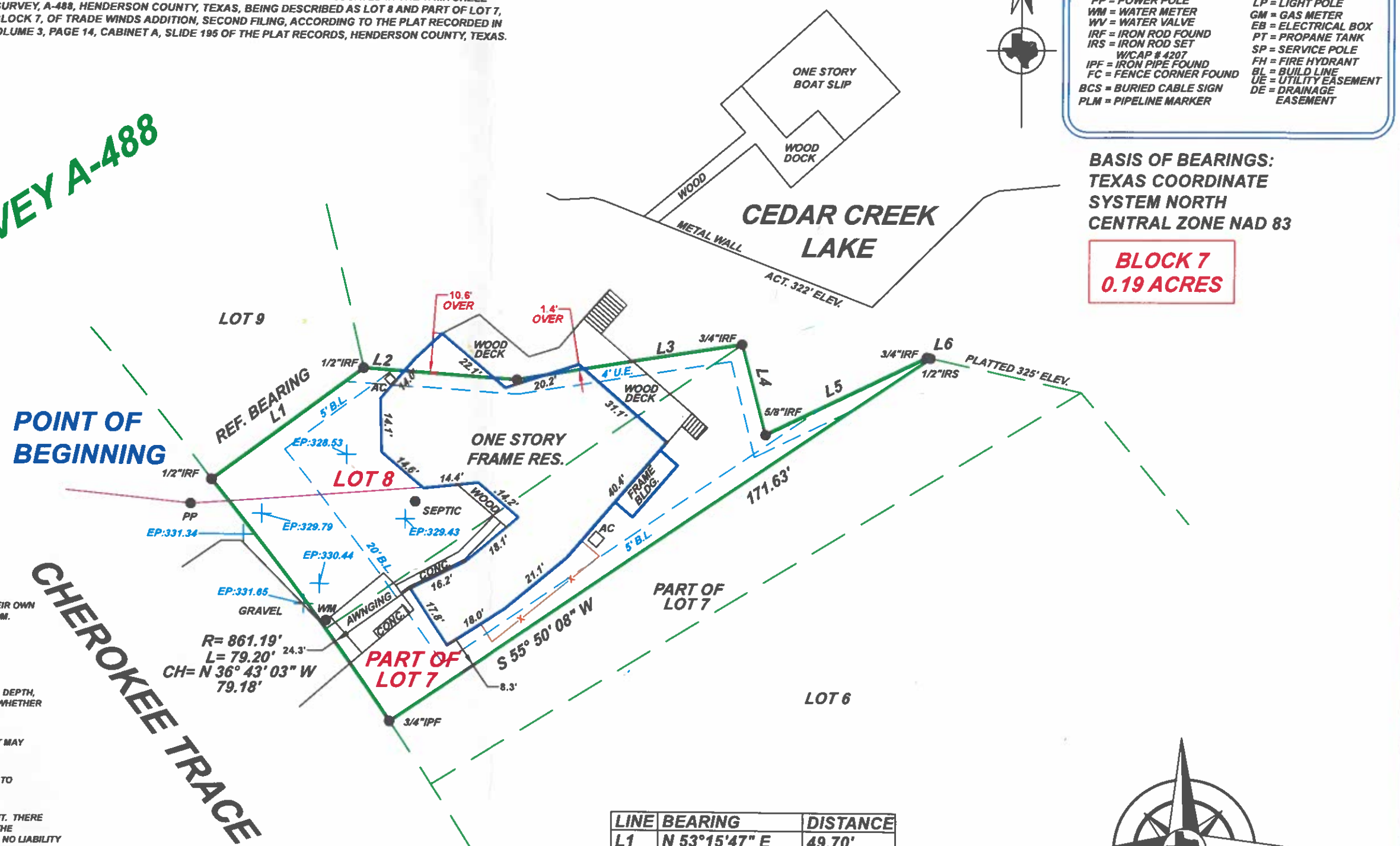
OVERHEAD POWER

CONC. = CONCRETE
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EB = ELECTRICAL BOX
PT = PROPANE TANK
SP = SERVICE POLE
FH = FIRE HYDRANT
BL = BUILD LINE
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT

BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 83

BLOCK 7
0.19 ACRES

T.S. MITCHELL SURVEY A-488



LINE	BEARING	DISTANCE
L1	N 53°15'47" E	49.70'
L2	S 85°48'11" E	40.60'
L3	N 80°53'32" E	60.20'
L4	S 14°40'15" E	24.68'
L5	N 63°58'10" E	47.20'
L6	S 77°16'35" E	0.95'

SURVEYORS NOTES

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS THEREFROM.

THERE IS NO VISIBLE EVIDENCE OF AN OIL OR GAS PIPELINE ON THIS TRACT.

NO FLOOD PLAIN DESIGNATION WAS DETERMINED BY THIS SURVEYOR.

NO ATTEMPT HAS BEEN MADE TO DETERMINE OR SHOW THE EXISTENCE, LOCATION, SIZE, DEPTH, CAPACITY OR CONDITION OF ANY PROPOSED OR EXISTING UTILITIES ON THIS PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLICLY OWNED.

NO ENVIRONMENTAL OR SUBSURFACE CONDITIONS WERE SURVEYED OR EXAMINED THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

THE ADDRESS SHOWN WAS PROVIDED BY OTHERS, HARDIN SURVEYING MAKES NO CLAIM TO ITS ACCURACY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE MATTERS AFFECTING THIS TRACT THAT A TITLE COMMITMENT WOULD REVEAL. THE UNDERSIGNED HAS NOT PERFORMED A TITLE AND/OR EASEMENT SEARCH AND ASSUMES NO LIABILITY FOR SUCH MATTERS.

THIS PROPERTY IS SUBJECT TO THE RULES, REGULATION, AND ZONING ORDINANCES IMPOSED BY THE CITY OF TOOL

I GARY L. HARDIN R.P.L.S. # 4207, DO HEREBY CERTIFY THAT THE SURVEY SHOWN REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF AUG. 2026, AND ALL CORNERS ARE SHOWN HEREON AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS OTHER THAN SHOWN.

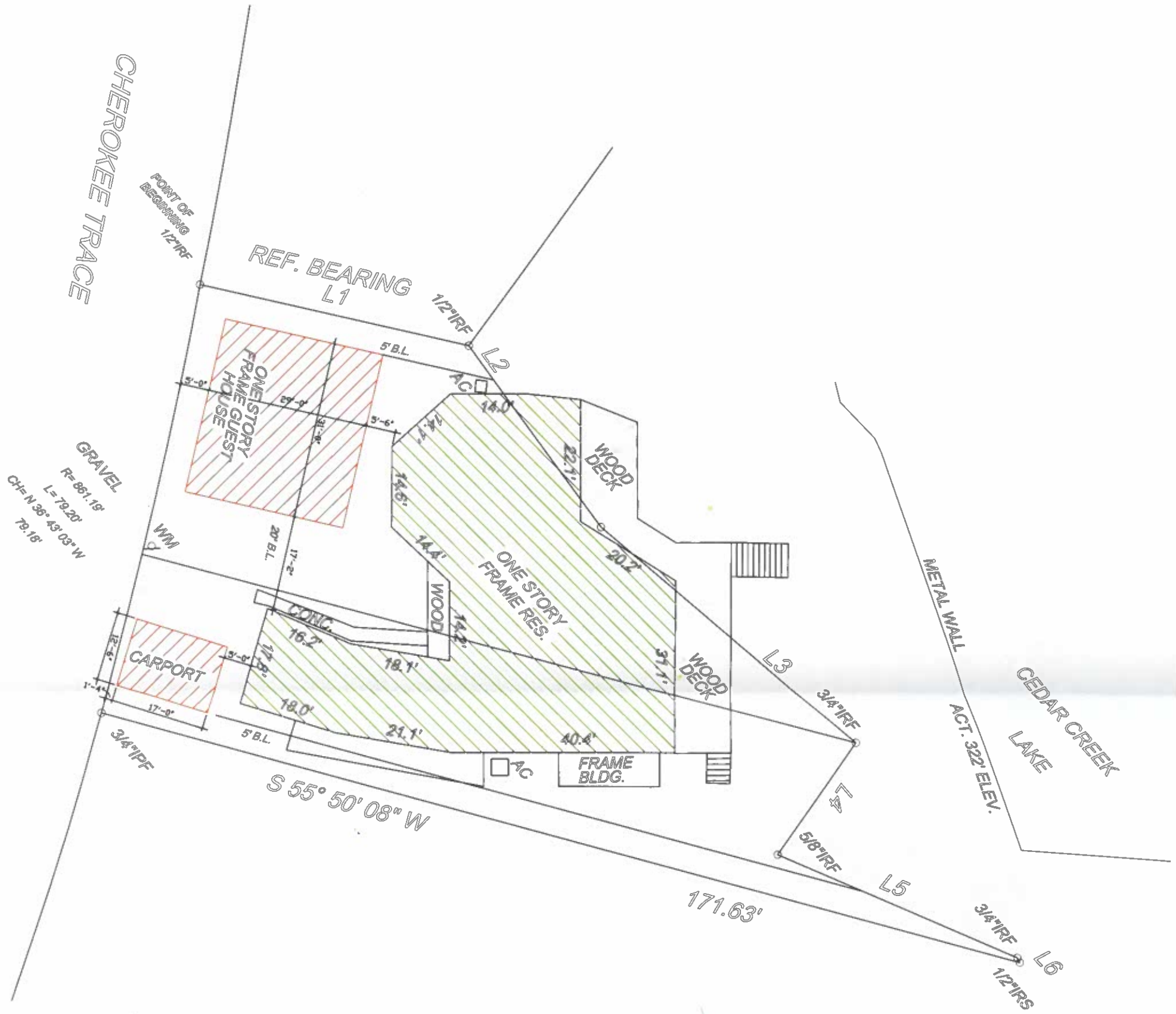
STATE OF TEXAS
REGISTERED
GARY L. HARDIN
4207
PROFESSIONAL
LAND SURVEYOR

GARY L. HARDIN R.P.L.S. # 4207
SIGNATURE VOID IF NOT SIGNED IN BLUE INK

© 2026 ALL RIGHTS RESERVED

HARDIN SURVEYING
201 E. MASON STREET
MABANK, TEXAS 75147
(903) 887-5674 FIRM# 10114700

DATE PERFORMED: AUGUST 3, 2026 WORK ORDER # 2607068
SCALE: 1"= 30 FEET FIELDED BY: TS DRAWN BY: CP
SURVEY PERFORMED FOR: KNAPP



SP-1

ADDITIONS & ALTERATIONS TO:
THE KNAPP RESIDENCE
1916 CHEROKEE TRACE
TOOL, TEXAS

HUDSON LOCKETT III, ARCHITECT
8525 FERNDALE ROAD, SUITE 204
DALLAS, TEXAS 75238
214-559-2095 hci3architecture@gmail.com

APPENDIX 3A

AREA, SETBACK, HEIGHT, AND COVERAGE REGULATIONS

SINGLE-FAMILY DWELLING, DETACHED

ZONING DISTRICT	MIN. LOT AREA [1] (square feet)	MIN. LOT WIDTH (at front bldg. line) (linear feet)	MIN. LOT DEPTH (average) (linear feet)	FRONT SETBACK [2] (linear feet)	SIDE SETBACK [3] (linear feet)	REAR SETBACK [4] (linear feet)	HGT. LIMIT [5] (linear feet)	MAX. GROUND COVERAGE (% of lot area)	MIN. AREA OF MAIN BLDG. (square feet)	ACCESSORY STRUCTURES
RA*	1 acre (43,560 s.f.)	150		25	25 / 25^	25	35**	15	1,000	Note 1 Also see App. 3C
R-1	5,000	50	100	20	10 / 5^	5	30	65	800	Note 2 Also see App. 3C
MH-2	5,000	50	100	20	10 / 5^	5	30	50	800	Note 3 Also see App. 3C

Numbers in brackets are references to Notes in Appendix 3B.
This chart is not complete for all districts and uses.

^ The first number is the minimum side yard setback from a public street; the second number is the minimum side yard setback for interior lots.

*Special regulations for agricultural uses in the RA district:
No agricultural structures shall be closer than one hundred (100) feet to any residential structure.
An agricultural structure shall not exceed forty-five (45) feet in height.

Note 1: An accessory structure shall not exceed two (2) stories or twenty five (25) feet in height.
Note 2: An accessory structure shall not exceed two (2) stories or twenty-five (25) feet in height.
Note 3: An accessory structure shall not exceed fifteen (15) feet in height.

For public posting

PUBLIC HEARING CITY OF TOOL

NOTICE IS HEREBY GIVEN THAT The City of Tool will hold a public hearing at a meeting that begins at 6 p.m. on Thursday, October 15th, 2026 at the Oran White Civic Center located at 701 N. Tool Dr., Tool, TX 75143. At such time, the City Council will conduct a Public Hearing regarding a Variance Application, for 1916 Cherokee Trace , Tool, TX 75143, for the purpose of encroaching 20 ft. (foot) setbacks on the front side of the property for the construction of a new guest house in an R-1 (Single-Family Detached Residential District), in accordance with Appendix 3A, in the City of Tool, Texas Zoning Ordinance.

The purpose of the hearing will be to consider comments, both written and oral, regarding the above request. Written comments may be submitted to the City Secretary at 701 N. Tool Dr., Tool, TX 75143, no later than 4:30 p.m., three (3) days prior to the hearing date. Oral comments will be heard by speakers present at the hearing according to their order on a listing to be established for such purpose by the City Secretary.

Issued under my hand on this the 17th day of September, 2026.

Kimberley Price, City Secretary
City of Tool, Texas

CITY OF TOOL
HENDERSON COUNTY, TEXAS

701 N. Tool Dr.
Tool, TX 75143

Office: 903.432.3522
Fax: 903.432.3867

www.tooltexas.org
Contact@tooltexas.org

September 29th, 2026

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The City of Tool is holding a public hearing regarding a Variance Request for a property located at 1916 Cherokee Trace, Tool, TX 75143; Property ID: 287067 as identified in Henderson County Appraisal District Records, located approximately in Abstract Subdivision Code: S4400 in Tool, TX, 75143. Public hearings will be conducted on the dates and times stated in this notice.

You are receiving this written notice because you are a property owner within 200 feet of the boundary of the proposed request. As with all such requests, The City Council is seeking public comments regarding this matter. All interested persons are invited to attend and make comments at a public meeting. If you are unable to attend the public hearing, written comments may also be submitted by email at contact@tooltexas.org. If you would like to register opposition to this request, a written protest signed by the property owner should be received by the close of the City Council public hearing.

	Public Hearing for Tool City Council
DATE:	October 15th, 2026
TIME:	6 p.m.
LOCATION:	Oran White Civic Center 701 N. Tool Dr., Tool, TX 75143

The Tool City Council is seeking public comment regarding this matter. All interested persons are invited to attend and make comments. If you are unable to attend the public hearings, written comments may also be submitted. If you would like to register opposition to this request, a written protest signed by the property owner should be received by the Building Department prior to the close of the City Council public hearing. Property owners whose names do not appear on the County Appraisal District's records will require a notarized statement affirming ownership. For more information regarding this request, please contact the City of Tool at 903-432-3522, ext. 101 or via e-mail at contact@tooltexas.org.

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: October 15th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Administration

Agenda Item No. **11**

Is this a Budgeted Item? ☐ Yes ☐ No

○ Contract/Agreement ○ General Discussion ○ Ordinance ○ Report ○ Resolution

Attachments: Development Application; Survey; Site Plan; Appendix 3C for Accessory Buildings; Public Hearing Notice; Notification to Property Owners

Summary of Agenda Item to be considered:

Staff has received a request from William and Gail Knapp in regard to a zoning variance for their home located at 1916 Cherokee Trace. They would like to build a guest house in front of the existing, principal structure.

According to our Planning Zoning Ordinance, an accessory building or structure cannot be located in the front yard of any lot.

Agenda Item, as listed on the agenda:

Discuss a variance request by William and Gail Knapp of 1916 Cherokee Trace, to erect an accessory structure in the front yard of the property for the purposes of a guest house, in an R-1, Residential District

Recommended Motion to Consider:

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.

Signature of Sponsoring Officer

Julius Kizzee

Printed name of Sponsoring Officer

Gmail

Bill Knapp <knapp3024@gmail.com>

We have received your response for Development or Replat Application

1 message

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To: knapp3024@gmail.com

Fri, Aug 21, 2026 at 11:13 AM

Development or Replat Application

Date	08-21-2026
General Information	Zoning Variance
Property Address	1916 Cherokee Trace
Legal Description, Lot, Block & Survey	Lot Eight(8) and the north half of Lot Seven(7),Block Seven(7), Second Filing of Tradewinds Subdivision, a subdivision of the Thomas S. Mitchell Survey, Abstract #488, Henderson County, Texas, as shown by the plat therof recorded in Volume 3, Page 14 of the Plat Records of Henderson County, Texas,
Present Zoning	R-1
Requested Zoning	no change
Total Acreage	0.19
Number of Lots Involved	1.5 lots
Proposed use	Residential
Please provide any additional detail related to your request	We request to build a Guest House in the front yard of our property and to re-locate the existing carport as shown in the attached drawings. We request permission for both structures to be located within the normal 20' setback of the Lot Line.
Property Owner Contact Information	William and Gail Knapp
Phone Number	(214) 282-3624
Email	[redacted]

VARIANCE REQUEST

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We use our lake house a lot. Approval of this variance request will allow us to continue to enjoy our family's lake house which was established in 1968.

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Our answers to the Application Questions are:

1. The regulations we are seeking a variance from in Appendix C are:

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6. No impairment of health, safety or general welfare of our neighbors will result from us being granted this variance.
7. No, neighboring property owners will not be prevented from reasonable use of their land.


19 16
CURRENT FRONT YARD


NEW GUEST HOUSE ELEVATION IDEA

LAND TITLE SURVEY

1916 CHEROKEE TRACE, TOOL, TEXAS 75143

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE T. MITCHELL SURVEY, A-488, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS LOT 8 AND PART OF LOT 7, BLOCK 7, OF TRADE WINDS ADDITION, SECOND FILING, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 14, CABINET A, SLIDE 195 OF THE PLAT RECORDS, HENDERSON COUNTY, TEXAS.

LEGEND

FENCE

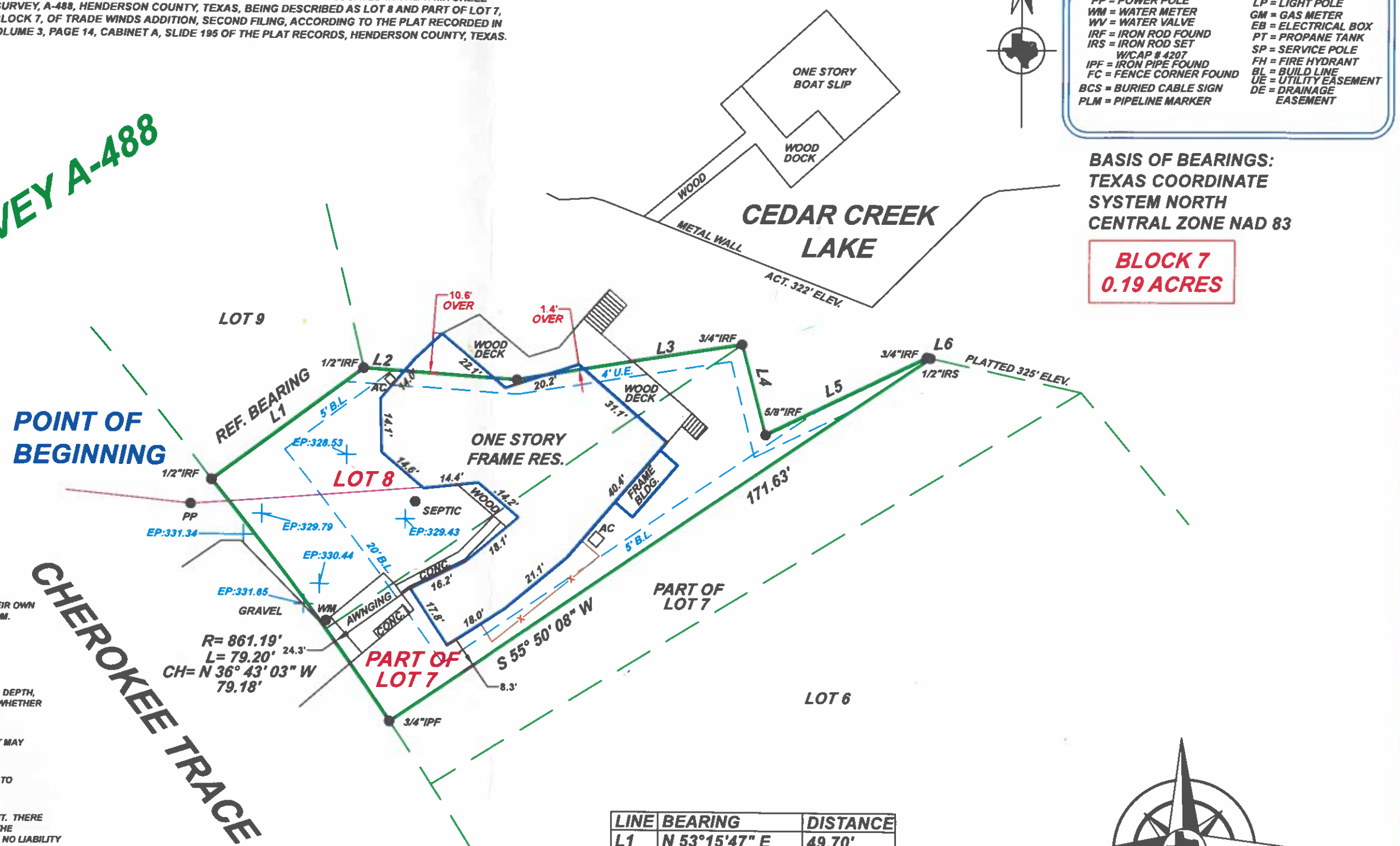
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FH = FIRE HYDRANT
BL = BUILD LINE
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT

BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 83

BLOCK 7
0.19 ACRES

T.S. MITCHELL SURVEY A-488



LINE	BEARING	DISTANCE
L1	N 53°15'47" E	49.70'
L2	S 85°48'11" E	40.60'
L3	N 80°53'32" E	60.20'
L4	S 14°40'15" E	24.68'
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SURVEYORS NOTES

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THERE IS NO VISIBLE EVIDENCE OF AN OIL OR GAS PIPELINE ON THIS TRACT.

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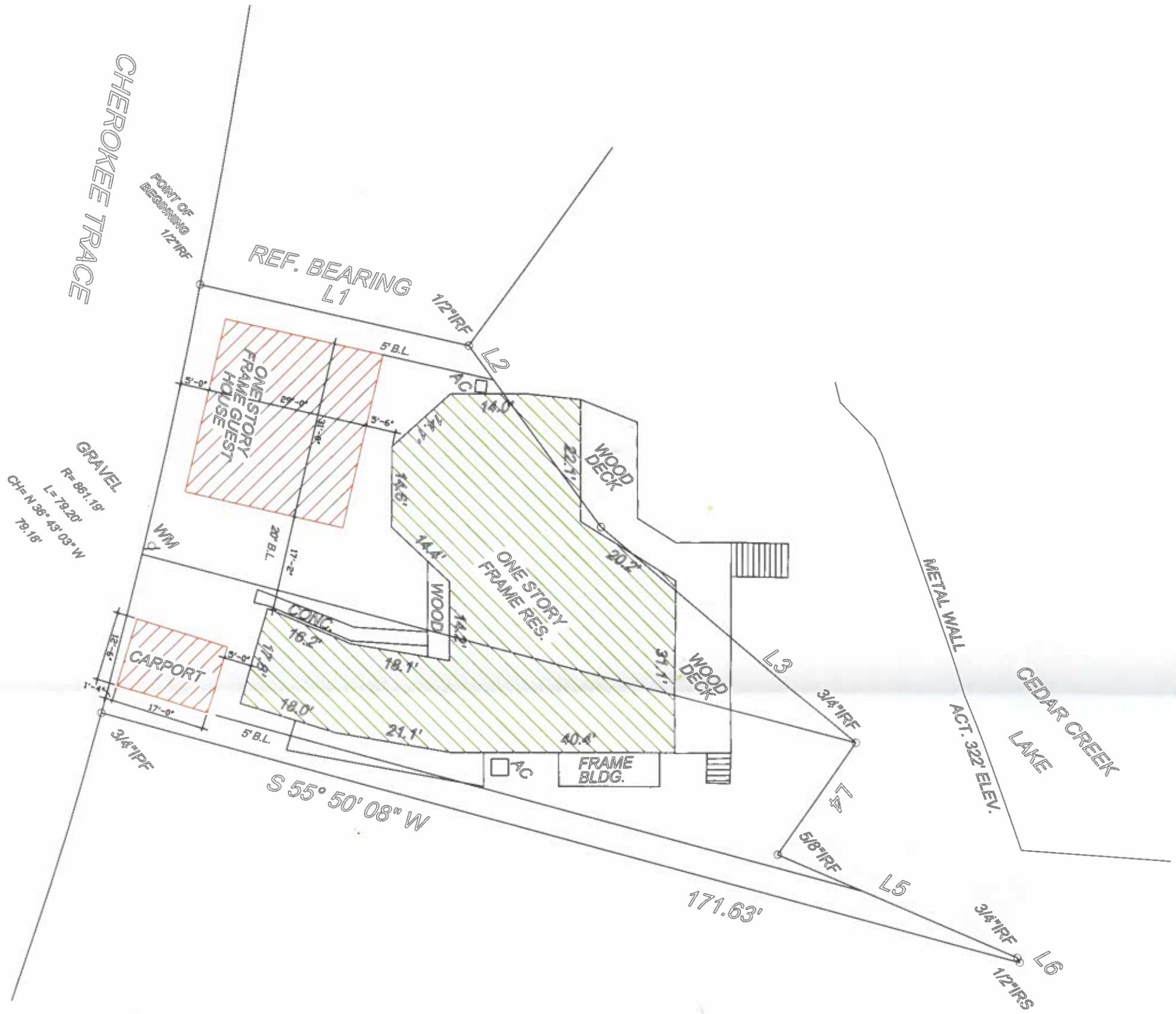
STATE OF TEXAS
REGISTERED
GARY L. HARDIN
4207
PROFESSIONAL
LAND SURVEYOR

GARY L. HARDIN R.P.L.S. # 4207
SIGNATURE VOID IF NOT SIGNED IN BLUE INK

© 2026 ALL RIGHTS RESERVED

HARDIN SURVEYING
201 E. MASON STREET
MABANK, TEXAS 75147
(903) 887-5674 FIRM# 10114700

DATE PERFORMED: AUGUST 3, 2026 WORK ORDER # 2607068
SCALE: 1"= 30 FEET FIELDED BY: TS DRAWN BY: CP
SURVEY PERFORMED FOR: KNAPP



SP-1

ADDITIONS & ALTERATIONS TO:
THE KNAPP RESIDENCE
1916 CHEROKEE TRACE
TOOL, TEXAS

HUDSON LOCKETT III, ARCHITECT
8525 FERNDALE ROAD, SUITE 204
DALLAS, TEXAS 75238
214-559-2095 hci3architecture@gmail.com

§ 3 YARD, HEIGHT AND SIZE REGULATIONS; ACCESSORY BUILDINGS.

1. Detached accessory structures shall be at least five feet from any principal structure on the same lot within residential districts and shall be considered in the calculating of the total coverage.

2. Accessory buildings shall not be erected in any required front yard.

3. No accessory structure, excluding fences or walls, shall be closer to any property line than the required yard setbacks (as measured from the overhang of the accessory structure).

4. Accessory buildings may not be placed in the required side yard if the side yard lot line abuts a street.

5. Garages entered from an alley shall be set back from the lot line adjacent to the alley a minimum of 20 feet.

6. An accessory structure may not exceed one story.

7. An accessory building shall not exceed the interior square footage of the principal structure or 600 square feet, whichever is less.

8. No accessory building may be placed so as to negatively impact drainage on any adjacent lot by diversion or impoundment of stormwater flows.

9. An accessory structure must closely resemble the color and scheme of the principal structure.

10. On residential lots of two or less, with a minimum of 5,000 square feet, the homeowner may construct one accessory structure, up to 1000 square feet if it meets all setbacks.

11. On residential combined lots of three or more, the homeowner may have one accessory structure with a maximum of 2,000 square feet but may not exceed the square footage of the principal structure. A minor accessory structure can be built, in addition, but may not exceed 200 square feet.

(Ord. passed 03.20.2025)

For public posting

PUBLIC HEARING CITY OF TOOL

NOTICE IS HEREBY GIVEN THAT The City of Tool will hold a public hearing at a meeting that begins at 6 p.m. on Thursday, October 15th, 2026 at the Oran White Civic Center located at 701 N. Tool Dr., Tool, TX 75143. At such time, the City Council will conduct a Public Hearing regarding a Variance Application, for 1916 Cherokee Trace, Tool, TX 75143, for the purpose of erecting an accessory structure in the front yard of the property, for the construction of a guest house in an R-1 (Single-Family Detached Residential District), in accordance with Appendix C, in the City of Tool, Texas Zoning Ordinance.

The purpose of the hearing will be to consider comments, both written and oral, regarding the above request. Written comments may be submitted to the City Secretary at 701 N. Tool Dr., Tool, TX 75143, no later than 4:30 p.m., three (3) days prior to the hearing date. Oral comments will be heard by speakers present at the hearing according to their order on a listing to be established for such purpose by the City Secretary.

Issued under my hand on this the 17th day of September, 2026.

Kimberley Price, City Secretary
City of Tool, Texas

CITY OF TOOL
HENDERSON COUNTY, TEXAS

701 N. Tool Dr.
Tool, TX 75143

Office: 903.432.3522
Fax: 903.432.3867

www.tooltexas.org
Contact@tooltexas.org

September 29th, 2026

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The City of Tool is holding a public hearing regarding a Variance Request for a property located at 1916 Cherokee Trace, Tool, TX 75143; Property ID: 287067 as identified in Henderson County Appraisal District Records, located approximately in Abstract Subdivision Code: S4400 in Tool, TX, 75143. Public hearings will be conducted on the dates and times stated in this notice.

You are receiving this written notice because you are a property owner within 200 feet of the boundary of the proposed request. As with all such requests, The City Council is seeking public comments regarding this matter. All interested persons are invited to attend and make comments at a public meeting. If you are unable to attend the public hearing, written comments may also be submitted by email at contact@tooltexas.org. If you would like to register opposition to this request, a written protest signed by the property owner should be received by the close of the City Council public hearing.

	Public Hearing for Tool City Council
DATE:	October 15th, 2026
TIME:	6 p.m.
LOCATION:	Oran White Civic Center 701 N. Tool Dr., Tool, TX 75143

The Tool City Council is seeking public comment regarding this matter. All interested persons are invited to attend and make comments. If you are unable to attend the public hearings, written comments may also be submitted. If you would like to register opposition to this request, a written protest signed by the property owner should be received by the Building Department prior to the close of the City Council public hearing. Property owners whose names do not appear on the County Appraisal District's records will require a notarized statement affirming ownership. For more information regarding this request, please contact the City of Tool at 903-432-3522, ext. 101 or via e-mail at contact@tooltexas.org.

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: October 15th, 2026

Requested By: Greg Figueroa, Councilmember

Department: Building

Agenda Item No. **12**

Is this a Budgeted Item? ☐ Yes ☐ No

○ Contract/Agreement ○ General Discussion ○ Ordinance ○ Report ○ Resolution

Attachments: Live Oak Vista Planned Development Package; Notice of Public Hearing; City of Tool's Planned Development Ordinance; Planned Development Application

Summary of Agenda Item to be considered:

Staff is complying with the public hearing requirements in the City of Tool's Planned Development Ordinance, to provide a public hearing item for the Planned Development Consideration of Live Oak Vista.

Agenda Item, as listed on the agenda:

Discussion of a conceptual plan in accordance with Ordinance 2026-10, Live Oak Vista Conceptual Plan

Recommended Motion to Consider:

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.

Signature of Sponsoring Officer

Greg Figueroa

Printed name of Sponsoring Officer

PLANNED DEVELOPMENT APPLICATION

SUMMARY OF PLANNED DEVELOPMENT APPLICATION REQUIREMENTS

Application Review Requirements:

1. Meet with the Development Review Committee to review the application requirements for your specific request.
2. Make sure you have everything on the attached Check List.
3. Completed application with signatures of owners and applicant.
4. Application Fees are established in the Fee Schedule as adopted.
5. Must have the address and/or the lot, block and subdivision name or legal description of the subject property.
6. It is the applicant's responsibility to provide evidence or proof that all taxes, assessments, debts or obligation directly attributable to said property and owed by the owner or previous owner thereof shall have been paid at the time of application submittal.
7. Submit any drawing, plans, exhibits, information about proposed uses in order to ensure that the request is understood. The Building Department will let you know if additional copies are needed and what size they need to be.
8. Digital set of plans may be emailed to permits@tooltexas.org and submitted with the application. If the files are too large, a USB drive may be given as part of the application as well.
9. This application and/or payment will not be accepted if it is incomplete. Staff will not retain partial packets.

Application must be signed by the property owner before the request can be scheduled with the Building Staff and City Council.

DELIVERY ADDRESS:

BUILDING DEPARTMENT
CITY OF TOOL
701 N. TOOL DR.
TOOL, TEXAS 75143

DIRECT QUESTION TO BUILDING DEPARTMENT STAFF AT
(903) 432-3522 X 101

PLANNED DEVELOPMENT CHECK LIST

ITEMS REQUIRED	
✓	Planned Development Check list
✓	Application for Planned Development
✓	Planned Development Fee
✓	Tax Certificate certified by Henderson County Tax Assessor's showing all taxes have been paid.
✓	Comparison sheet comparing existing zoning regulation and proposed zoning regulations.
✓	Proposed Planned Development to be reviewed (3 full size sets of 24" x36")
✓	Digital copy of plans / can be via USB (the drive will not be returned and can contain all sets)
✓	1. A. Conceptual Plan for Non-Residential Properties
N/A	2. A. Site Plan with Civil Engineering Plans
N/A	3. A. Developmental Plan
N/A	Engineering Plans (Per Tool Planning and Zoning Ordinance, Section 15-4, Sub Section 2)
N/A	Proposed civil plans to be reviewed (2 sets of 11"x 17")
N/A	Digital copy on a usb drive (the drive will not be returned and can contain all sets)
	The information below is for staff regarding notifications.
	Assign case name: PD- 2026-01
	Address plat if not already addressed.
	Public Hearing
	Newspaper notification
	200' buffer notification

ZONING APPLICATIONS Fees	Planned Development applications fees are determined by the Building Official to cover the appropriate costs of plan review and other professional and incidental fees.

Case Number: PD: 2026-01

PLANNED DEVELOPMENT APPLICATION

1. **Site Location:**
   General Street Location: SE of Joe Dupree Rd and Arnold Hills RD PID: _____

   Street Address: N/A

   Lot, Block, & Subdivision Name (if applicable): N/A

2. **Applicant:**
   Name: Bobby Gaddis

   Address: 519 E Border St

   City/State: Arlington, TX Zip: 76010

   Office #: 817-469-1671 Cell #: _____ Fax #: _____

   Email Address: bgaddis@mmatexas.com

3. **Property Owner:**
   Name: Robert Snyder

   Address: 5300 Royal Ln

   City/State: Dallas, TX Zip: 75229

   Office #: _____ Cell #: _____ Fax #: _____

   Email Address: rappidone@yahoo.com, tmkilinc@gmail.com

4. **Summarize the proposed development. If necessary, use a separate sheet.**

   The proposed development is to be a mixed use development consisting of four tracts of land. Tract 1 along 274 and Arnold Hills Road is intended to have a base zoning district of B-1 and be for commercial uses. Tract 2 is at the north west corner of the property along Joe Dupree Road and is intended to be mixed uses with base zoning districts MF-1, B-1, and R-1 to allow for commercial, multifamily, and single family uses within the tract. Tract 3 is at the north east corner of the property and is intended for residential uses with a base zoning of R-1. Tract 4 is at the south east corner of the property and is intended for residential uses with a base zoning of R-1. The planned development zoning will set forth minimum standards for facade requirements throughout the development, landscaping requirements, open space and amenity requirements, deviations for right of way width requirements to facilitate utility easements for water, sewer, and franchise providers, and deviations for single family lot setbacks to allow for denser products such as townhomes and smaller residential units.

5. **Present Zoning:** B-1 and Agriculture **Present Land Use:** Agriculture

   Future Land Use Designation Desired: Planned Development

6. **Attach**: any additional maps, exhibits, drawings or pictures necessary to help explain the request.

7. **Local Government Code 212.010 Standards for Approval**

   a. The municipal authority responsible for approving plats shall approve a plat if:
      i. It conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;
      ii. It conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;
      iii. A bond required under Section 212.0106, if applicable, is filed with the municipality; and
      iv. It conforms to any rules adopted under Section 212.002.

   b. However, the municipal authority responsible for approving plats may not approve a plat unless the plat and other documents have been prepared as required by Section 212.0105, if applicable**.**

I UNDERSTAND THAT IT IS NCESSARY FOR ME OR MY AGENT TO BE PRESENT AT THE CITY COUNCIL MEETING.

I hereby authorize the undersigned applicant to act as my agent for the representation and/or presentation of the request.

Applicant Name (print or type): Bobby Gaddis

Applicant signature: Bobby Gaddis

Owner Name (print or type): Robert Snyder

Owner signature:

FAILURE TO APPEAR before the City Council for more than one (1) hearing without an approved delay by the City Administrator or their designee shall constitute sufficient grounds to table or deny the request unless the City is notified at least 72 hours prior to the hearing.

Date Application Received 10/02/2026 Date of Hearing 10/15/2026

City of Tool Zoning Ordinance (As Codified in City of Tool's Website)

PLANNED DEVELOPMENT DISTRICT (PD)

§ 155.180 GENERAL PURPOSE ANDDESCRIPTION.

The Planned Development District ,(PD) prefix is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this chapter is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD District may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions which will allow development not otherwise permitted, procedures are established herein to ensure against misuse of the increased flexibility.
(Ord. passed 4-4-2000)

§ 155.181 PERMITTED USES.

Any use specified in the ordinance granting a Planned Development District shall be permitted in that district. The size, location, appearance and method of operation may be specified to the extent necessary to insure compliance with the purpose of this chapter.
(Ord. passed 4-4-2000)

§ 155.182 DEVELOPMENT STANDARDS.

(A) Development standards for each separate PD District shall be set forth in the ordinance granting the PD District and may include but shall not be limited to uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations and other requirements as the City Council may deem appropriate.

(B) In the PD District, the particular districts to which uses specified in the PD are most similar shall be stated in the granting ordinance. All PD applications shall list all requested variances from the standard requirements set forth throughout this chapter (applications without this list will be considered incomplete).

(C) The ordinance granting a PD District shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of variances in each district or districts and a general statement citing the reason for the PD request.

(D) The Planned Development District shall conform to all other sections of the ordinance unless specifically exempted in the granting ordinance.
(Ord. passed 4-4-2000)

§ 155.183 CONCEPTUAL AND DEVELOPMENT PLANS.

In establishing a Planned Development District, the City Council shall approve and file as part of the amending ordinance appropriate plans and standards for each Planned Development District During the review and public hearing process, the City Council shall require a conceptual plan and a development plan (or detail site plan).

(A) Conceptual plan.

(1) This plan shall be submitted by the applicant.

(2) The plan shall show the applicant's intent for the use of the land within the proposed Planned Development District in a graphic manner and shall be supported by written documentation of proposals and standards for development.

(a) A conceptual plan for residential land use shall show general use, thoroughfares, and preliminary lotting arrangements. For residential development which does not propose platted lots, the conceptual plan

shall set forth the size, type and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas and other pertinent development data.

(b) A conceptual plan for uses other than residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the City Council, may include, but is not limited to, the types of use(s), topography and boundary of the PD area, physical features of the site, existing streets, alleys and easements, location of future public facilities, building heights and locations, parking ratios and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the final development plan.

(c) Changes of detail which do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted or increase the density, building height, or coverage of the site and which do not decrease the off-street parking ratio, reduce the yards provided at the boundary of the site, or significantly alter the landscape plans as indicated on the approved conceptual plan may be authorized by the Building Official or his or her designated representative. If an agreement cannot be reached regarding whether or not a detail site plan conforms to the original concept plan, the City Council shall determine the conformity.

(B) Development plan or detailed site plan.

(1) This plan shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the conceptual plan. Approval of the development plan shall be the basis for issuance of a building permit. The development plan may be submitted for the total area of the PD or for any section or part as approved on the conceptual plan. The development plan must be approved by the City Council. A public hearing on approval of the development plan shall be required at the Council level, unless such a hearing is waived pursuant to division (C)(1) below at the time of conceptual plan approval in the original amending ordinance.

(2) The development plan shall include:

(a) A site inventory analysis including a scale drawing showing existing vegetation, natural water courses, creeks or bodies of water, and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any flood prone areas;

(b) A scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with the topographical contour interval of not more than five feet;

(c) A site plan for proposed building complexes showing the location of separate buildings, and between buildings and property lines, street lines and alley lines. Also to be included on the site plan is a plan showing the arrangement and provision of off-street parking;

(d) A landscape plan showing screening walls, ornamental planting, wooded areas and trees to be planted; and

(e) An architectural plan showing elevations and signage style to be used throughout the development in all districts except single-family and two-family may be required by the City Council if deemed appropriate. Any or all of the required information may be incorporated on a single drawing, if such drawing is clear, and can be evaluated by the Building Official, or his or her designated representative.

(C) Procedure for establishment.

(1) The procedure for establishing a Planned Development District shall follow the procedure for zoning amendments as set forth in § 155.284.

(2) This procedure is expanded as follows for approval of conceptual and development plans.

(a) Separate public hearings shall be held by the City Council for the approval of the conceptual plan and the development plan or any section of the development plan, unless such requirement is waived by the City Council upon a determination that a single public hearing is adequate. A single public hearing is adequate when:

1. The applicant submits adequate data with the request for the Planned Development District to fulfill the requirements for both plans;
2. Information on the concept plan is sufficient to determine the appropriate use of the land and the detail site plan will not deviate substantially from it; and
3. The requirement is waived at the time the amending ordinance is approved. If the requirement is waived, the conditions shall be specifically stated in the amending ordinance.

(b) The ordinance establishing the Planned Development District shall not be approved until the conceptual plan is approved.

(c) The development plan may be approved in sections. When the plan is approved in sections, the separate approvals by the City Council for the initial and subsequent sections will be required.

(d) An initial development plan shall be submitted for approval within six months from the approval of the conceptual plan or some portion of the conceptual plan. If the development plan is not submitted within six months, the conceptual plan is subject to re-approval by the City Council. If the entire project is not completed within two years, the City Council may review the original conceptual plan to ensure its continued validity.

(e) Regardless of whether the public hearing is waived for the development plan, approval by the City Council is still required.

(Ord. passed 4-4-2000)

§ 155.184 WRITTEN REPORT MAY BE REQUIRED.

When a PD is being considered, a written report may be requested of the applicant discussing the impact on planning, engineering, water utilities, electric, sanitation, building inspection, tax, police, fire and traffic. Written comments from the applicable public school district and from private utilities may be submitted to the City Council.

(Ord. passed 4-4-2000)

§ 155.185 PLANNED DEVELOPMENTS TO BE RECORDED.

All Planned Development Districts approved in accordance with the provisions of this chapter in its original form, or by subsequent amendment thereto, shall be referenced on the zoning district map, and a list of such planned development districts, together with the category of uses permitted therein, shall be maintained in an appendices of this chapter.

(Ord. passed 4-4-2000)

BARBARA LOVELADY
HENDERSON COUNTY TAX ASSESSOR-COLLECTOR
125 N. Prairieville Street Room 103
Athens, TX 75751
(903) 675-6134

2025 Tax Statement

Property Account Number:
230004

Statement Date: 09/29/2026
Owner: SNYDER ROBERT L
Mailing Address: 5300 ROYAL LN
DALLAS TX 75229

Property Location: 0000000 ST HWY 274
Acres: 79.566
Legal: AB 841 D O WILLIAMS SUR TR 7 (RE:TR 3)
Appraisal Dist. Num: 0841-0070-0000-540

Exemptions:

IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE
64,752	537,071	64,752	537,071	0

Taxing Entities	Exemption Amount	Taxable Value	Tax Rate Per $100	Base Tax
COUNTY	0	601,823	0.274289	0.00
EMERGENCY SVS DIST 4	0	601,823	0.075000	0.00
FARM TO MKT/FLD CONT	0	601,823	0.039976	0.00
ROAD & BRIDGE	0	601,823	0.017228	0.00
CITY OF TOOL	0	601,823	0.375061	0.00
COLLEGE	0	601,823	0.113660	0.00

TOTAL BASE TAX 0.00

Total Amount Due $0.00

↓ Detach ↓
Return With Payment

Property Account Number
230004

Total Amount Due $0.00

IF PAID IN		AMOUNT DUE
OCT	0%	$0.00
NOV	0%	$0.00
DEC	0%	$0.00
JAN	0%	$0.00
FEB	0%	$0.00
MAR	0%	$0.00

Please Make Checks Payable To:
Barbara Lovelady, TAC

0841-0070-0000-540

SNYDER ROBERT L
5300 ROYAL LN
DALLAS TX 75229

2025 00000037601 0000000000 0000000000 0000000000 0000000000 C 001

BARBARA LOVELADY
HENDERSON COUNTY TAX ASSESSOR-COLLECTOR
125 N. Prairieville Street Room 103
Athens, TX 75751
(903) 675-6134

Duplicate Receipt

Property Account Number:
230004

Statement Date: 01/30/2026
Owner: SNYDER ROBERT L
Mailing Address: SNYDER ROBERT L
5300 ROYAL LN
DALLAS TX 75229

Property Location: 0000000 ST HWY 274
Acres: 79.566
Legal: AB 841 D O WILLIAMS SUR
TR 7 (RE:TR 3)

Receipt #: 1203621 Deposit #: 202602049745-2025/dshavor@hend

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER $100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2025	COUNTY	$601,823.00	0.274289	01/30/2026	$1,650.73	$0.00
2025	EMERGENCY SVS DIST 4	$601,823.00	0.075000	01/30/2026	$451.37	$0.00
2025	FARM TO MKT/FLD CONT	$601,823.00	0.039976	01/30/2026	$240.58	$0.00
2025	ROAD & BRIDGE	$601,823.00	0.017228	01/30/2026	$103.68	$0.00
2025	CITY OF TOOL	$601,823.00	0.375061	01/30/2026	$2,257.20	$0.00
2025	COLLEGE	$601,823.00	0.113660	01/30/2026	$684.03	$0.00

BASE TAX $5,387.59

TOTAL PAID $5,387.59

Remitted By: SNYDER ROBERT L
5300 ROYAL LN
DALLAS TX 75229

Payment Type: CHECK
Check #: 2112

Receipt 2025 Tax Year
09/29/2026

SNYDER ROBERT L
5300 ROYAL LN
DALLAS TX 75229

CITY OF TOOL
701 N. TOOL DR.
TOOL, TX 75143
9034323522
bills@tooltexas.org
www.tooltexas.org

Invoice

BILL TO	SHIP TO
Rob Snyder	Rob Snyder

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
20293714CM	10/02/2026	$0.00	10/12/2026	Net 10	

DATE		DESCRIPTION	AMOUNT
10/02/2026	**Postage and Mailing**	Notification of Mailings to Property Owner's within 200 feet (107 mailers @ $10.39 each)	1,111.73
10/02/2026	**Bldg Permits**	Bureau Veritas Plan Review	600.00
10/02/2026	**Misc. City Items**	Newspaper Notice in Mabank Monitor	60.00
10/02/2026	**Misc. City Items**	Administrative Deposit	1,228.27
10/02/2026	**Credit Card Fee**	CC Fee: 3.5%+.30	105.30

PAID

PAYMENT 3,105.30
BALANCE DUE **$0.00**

Ways to pay

View and pay

LIVE OAK VISTA PLANNED DEVELOPMENT
CITY OF TOOL, TEXAS

SECTION 1 – PLANNED DEVELOPMENT SUMMARY AND PURPOSE

Use of the Property shall comply with the general use areas shown as Commercial, Mixed-Use, Northern Residential, and Southern Residential tracts on the Concept Plan attached as ***Exhibit B***, as it may be amended in accordance with this section, and with the permitted land use table for each general use area as set forth in ***Exhibit D***. The developer may change the boundaries and land area up to a cumulative amount of ten percent of the land area for each tract. Changes to the Planned Development (PD) will be required to be presented before the Planning and Zoning Commission, if applicable, and City Council for approval including a change to the boundary of a land use area that exceeds ten percent of a tract area listed in the Section 4.A Land Use Table. In addition, deviations from the planned development design standards or not specifically addressed in the City of Tool Code of Ordinances will need to be presented before Planning and Zoning Commission, if applicable, and City Council for approval.

Any item not addressed in this PD will conform to the City of Tool Code of Ordinances.

SECTION 2 – DEFINITIONS

A. Definitions. Terms used within this PD, including its exhibits, shall be defined as stated below. If a term is not listed below, the definition in the Zoning Ordinance shall apply.

1. Active Park – means a park intended to support activities and equipped with improvements to promote activities, such as picnic tables, shade structures, dog parks and playgrounds.

2. Alley – means a private pavement section intended for vehicular access to a residential use.

3. Amenity/Event Center – means an accessory use to a residential development that may consist of one or more buildings and structures and that may include, but is not limited to, meeting space, recreational facilities (such as a swimming pool and playground).

4. Block face – means one side of a block between two streets, court, or mews.

5. Boulevard – means a street divided by a median.

6. Facade – means any separate face of a building that encloses or covers usable space. A roof, by definition, is not a facade.

7. General Retail Store, Other Than Listed – means a facility or area for the retail sale of general merchandise or food, but does not include uses specifically listed in this PD.

8. Height – means the vertical distance measured from grade to the highest point of a structure (including a sign). Exceptions for structures on top of buildings, such as following:
   i. Elevator penthouse or bulkhead.
   ii. Mechanical equipment room.
   iii. Cooling tower.
   iv. Tank designed to hold liquids.
   v. Ornamental cupola or dome.
   vi. Skylights.

vii. Clerestory.
viii. (viii)Visual screens which surround roof mounted mechanical equipment.
ix. Chimney and vent stacks.
x. Amateur communications tower.
xi. Parapet wall, limited to a height of four feet.

9. Land Use Category – means one of the following land use categories identified on the permitted use table attached as *Exhibit D*.

10. Masonry – means stone or brick laid up unit by unit and set in mortar, stucco panels, or cementitious fiber board.

11. Mixed Use – mean any combination of commercial or residential uses either vertically or horizontally planned.

12. Multifamily – means a building used or designed as a residence for three or more families or households living independently of each other on the same lot.

13. Non-residential building or non-residential development - means a building or a lot containing one or more uses that are not single family attached, detached, or multifamily.

14. Non-residential use – means a use that is not exclusively single family attached, detached, or multifamily.

15. Open Space – means property that is one of the following: a public park, a private park accessible to residents living on the Property, or an undeveloped space open to the sky and accessible by the public and located on private property, such as native mitigation areas or trails, except for development allowed in open space in this PD.

16. Parkway – means the area between a right-of-way and the back of curb.

17. PD – means this Planned Development District.

18. Public Access Easement (PAE) – a legally recorded, non-exclusive easement granted to the Municipality and the general public over, under, across, and through a designated portion of privately owned land.

19. Pocket Park – means a park that is less than one acre in size.

20. Property – means the property depicted on the attached *Exhibit A* and described by metes and bounds on the attached *Exhibit C*.

21. Residential Building or Residential Development – means a building or a lot with single family or multifamily use.

22. Residential Use – means single family homes detached or attached for sale and for lease, or multifamily use.

23. Single Family Attached – means a single-family dwelling unit that is attached to another dwelling unit such as a townhome or cottage style residence in groups of two and six dwelling units making up one building.

24. Single Family Detached – means a single-family dwelling on a separate lot that fronts on a street, a place, or a court, that is not attached to another dwelling unit.

25. Short Term Rental – A privately-owned dwelling, including but not limited to, a single-family dwelling, single-family dwelling attached, multi-family dwelling, rented by the public for consideration, and used for dwelling, lodging or sleeping purposes for a period of less than 30 consecutive days. Privately owned residences within this Planned Development will comply with City of Tool Code of Ordinances Chapter 117: Short-Term Rentals. (Ordinance 2026-05, Short Term Rental Regulations)

26. Temporary Use – means of limited duration; not permanent; and/or means a facility or area used as a temporary field construction office, storage of construction equipment and materials associated with an active permit to demolish or construct.

27. Tract – means sections of property described by metes and bounds for specific land uses and phases of Concept Plan.

SECTION 3 – SPECIAL REGULATIONS

A. Any phasing information or development schedule shown on a plat or in documents accompanying a plat shall be informational only and subject to change by the Owner.

B. This PD will adhere to the City of Tool Code of Ordinances Chapter 154: Subdivisions.

C. A preliminary plat shall be recommended for approval by the Planning and Zoning Commission, if applicable, and approved by the City Council if the following standards have been met:
    1. The plat conforms to the Conceptual Plan.
    2. The plat conforms to the Planned Development Regulations.

SECTION 4 – PERMITTED USES

A. PRINCIPAL USES.

See Land Use Table *Exhibit D*.

	Acreage
Tract 1	+/- 10.365 AC
Tract 2	+/- 10.353 AC
Tract 3	+/- 20.957 AC
Tract 4	+/- 37.685 AC

A. ACCESSORY USES.

1. Accessory outside storage on a single-family lot.
2. Accessory swimming pool, private.
3. Amenity Center.
4. Detached Garages.
5. Carports.
6. Accessory storage units for multifamily purposes.
7. Maintenance building.

SECTION 5 – COMMERCIAL NON-RESIDENTIAL STANDARDS

A. BULK REQUIREMENTS FOR NON-RESIDENTIAL DEVELOPMENT

1. This PD will adhere to the City of Tool Code of Ordinances Local Business District (B-1), unless specifically stated otherwise in this ordinance.

2. **TABLE 5.1 Non-Residential Requirements**

Requirement	Non-Residential
Min. Lot Area	**None**
Min. Front Setback	**25'**
Min. Side Setback	**10'**
Min. Rear Setback	**20'**
Max. Lot Coverage	**None**
Min. Street Corner Setback	**15'**
Max. Structure Height	**60'**

B. NON-RESIDENTIAL DESIGN STANDARDS

1. Design Features for Non-Residential Buildings

   a. All buildings must include at least four of the following architectural design elements:
      i. Canopies, awnings, or porticos;
      ii. Arcades;
      iii. Display windows;

iv. Architectural details (such as tile work and moldings) are integrated into the building façade;
v. Articulated ground floor levels or base;
vi. Articulated cornice line;
vii. A combination of no more than two buildings materials constituting a minimum of 60% of the total exterior walls, differentiated by texture, or material, and may be a combination of primary and secondary masonry materials; and
viii. Other architectural features as approved by the Director of Development Services.

2. Transparency
   a. Each commercial and retail floor on a primary façade shall contain at least 50% doors and windows. 25% of primary façade windows shall include two of the following:
      i. Veranda, Terrace, porch or balcony (accessible for single units) minimum 4 feet deep.
      ii. Trellis
      iii. Shed roof awning
      iv. Bay windows
      v. Bow window
      vi. Transom windows
      vii. Arched windows
      viii. Gable windows
      ix. Oval or round windows
      x. Shutters
      xi. Decorative stone or brick band
      xii. Projecting trim casings or surrounds
      xiii. Projecting muntins or mullions and/or other elements which cause the formation of shadows on the window and the adjacent façade, or
      xiv. Other features as approved by the Director of Development Services.
   b. This provision does not apply to office use development.

3. Façade Finish

   All nonresidential buildings shall be architecturally finished on all four sides with same materials, color, detailing, and features, except the rear if two rows of 3" caliper trees that are planted one every 30 feet on center along the perimeter behind the building. In this case, the architectural finish must match the remainder of the building in color only.

4. Articulation Standards

Any primary façade shall include projections or recesses and vertical variation in the roof line in accordance with the horizontal and vertical articulation requirements set forth below:

a. Horizontal Articulation
    i. A building façade greater than 50 feet in horizontal length, may not extend for a distance greater than five times its average height without a perpendicular offset of at least ten percent of such building height.
    ii. For a building with façade length greater than 50 feet, the total length of all façade walls in a single plane may not exceed 60 percent of the total façade length without an offset of at least ten percent of the building height.
b. Vertical Articulation
    i. For buildings greater than 50 feet in horizontal length, the horizontal wall may not extend for a distance greater than five times its height without a change in elevation of at least 10 percent of such height.
    ii. The total length of all vertical elevation changes in the roofline shall be no less than 10 percent and no more than 40 percent of the total façade length.

5. Building Entrance Standards

a. Any front building entrance shall be set back at least 15 feet from the drive aisle.
b. Single-use or multitenant buildings over 50,000 square feet in size shall provide clearly defined, highly visible customer or employee entrances with the integration of awnings or similar architectural features.

6. Drive-Thru

Drive-thru facilities shall be located to the side or rear of the structure and will meet the City's stacking and parking requirements, unless site constraints limit such orientation, as determined by the Building Official or their designee .

SECTION 6 – RESIDENTIAL DEVELOPMENT STANDARDS

A. BULK REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT

1. Swimming pools and accessory outside storage units shall have a minimum five-foot setback from rear and side property lines, however, the setback applies only to the swimming pool or structure, and not to associated decking or paving around the pool or structure.

2. Porches, a minimum of five feet in depth, located on the front façade may encroach up to five feet into the building setback.

3. **TABLE 6.1 Residential Building Setback and Area Requirements**

	Single Family Detached	Single Family Attached	Multi-Family Buildings
Min. Lot Area	3,000 SF	2,000 SF	10,000 SF
Min. Lot Width	30’	20’	50’
Min. Lot Depth	100’	100’	100’
Max. Front Setback *	20’	10’	25’
Min. Side Setback *	3’	0’	10’
Side Street Setback *	10’	5’	15’
Min. Rear Setback *	10’ / 5’ for rear garages	5’	10’
Min. Dwelling Size	1,500 SF	750 SF	500 SF
Max. Lot Coverage	75%	75%	90%
Max. Structure Height	2 Stories / 40’	3 Stories / 54’	4 Stories / 60’

***Setbacks will be the greater of defined setback or the addition of two feet behind any required public easement**.

B. RESIDENTIAL DESIGN STANDARDS

1. Approved Building Materials

In the context of approved building materials, a façade does not include doors, garages, fascia, windows, chimneys, dormers, window box-outs, bay windows, soffits, eaves, and outdoor fireplaces. Multiple buildings on the same lot will each be deemed to have separate facades.

a. Single Family Residential buildings (attached or detached) of each exterior building façade shall consist of one or more of the following building materials:
    i. Stone, brick or tile laid up unit by unit and set in mortar;
    ii. Stucco (exterior Portland cement plaster with three coats over metal lath or wire fabric lath or other methods proved to be as equal or better quality in durability);
    iii. Cultured stone or cast stone;
    iv. Architecturally finished block (i.e. burnished block or split faced concrete laid up unit by unit and set in mortar);
    v. Cementitious fiber board;
    vi. Glass; or
    vii. An alternative material approved by the Building Official or their designee based on a finding that it is of a quality equal to or better than the materials listed above in durability.

b. A façade may include accent materials not listed above, except that aluminum siding, vinyl siding, unfinished concrete block, reflective glass, and galvanized steel are prohibited.

2. Roofing Design and Materials

    a. All pitched roofs of residential and non-residential buildings shall have a minimum pitch of 6:12. Roofs covering porches and other architectural elements are excluded from this requirement.
    b. Roofing materials for sloped roofs shall be selected from the following list:
        i. Asphalt shingles;
        ii. Industry approved synthetic shingles;
        iii. Standing seam metal roofs;
        iv. Tile roofs;
        v. Slate roofs;
        vi. An alternative material approved by the Director of Development Services based on a finding that it is of a quality equal to or better than the materials listed above in durability.

3. Design Features for Single Family Residential Buildings

    a. Two of the following design features are required on the exterior of each building containing a single family detached or single family attached use:
        i. Dormers;
        ii. Cupolas;
        iii. Gables;
        iv. Recessed entries (minimum of three feet);
        v. Balconies;
        vi. Covered front porches (minimum of five feet in depth);
        vii. Box windows;
        viii. Architectural pillars or posts;
        ix. Exterior chimneys;
        x. Varied roof heights;
        xi. Archways;
        xii. Shutters (functional or decorative); or
        xiii. Articulated cornice lines.
    b. At least 15 percent of each residential facade adjacent to and facing a street or public open space shall contain windows or doorways.

4. Repetition of Elevations for Single Family Residential Uses.

    a. No street-facing elevation on a single-family detached home shall be repeated directly across the street from itself (excluding “T” intersections and within cul-de-sacs), or within three lots of itself along the same block face. At least 10 percent of an elevation must be different, or it will be considered to be a repeated elevation. Refer to item 3.a above for features which satisfy this requirement.

5. Residential Garages for Single Family Residential Uses.

    a. Each single-family dwelling unit shall provide at least one enclosed off-street space and two designated parking spaces either on-street or off-street.
    b. Should a single-family dwelling unit provide off-street and enclosed parking spaces, then the enclosure should be placed behind the front building line on the same lot as the main structure.
    c. Rear-facing garages served from an alley shall be limited to the greater of 5 feet from the property line or the addition of two feet behind any required public easement.
    d. Front-facing garages on a public street shall be located at the greater of 20 feet from the front property line to allow for additional off-street parking or the addition of two feet behind any required public easement.
    e. Front-facing garages may not exceed sixty-seven (67%) percent of the front facade and contain at least one of the following features:
        i. Garage doors shall be constructed with wood or aluminum with simulated wood panels and shall have wood or simulated wood trim similar to carriage style garage doors.
        ii. A minimum 12-inch recess from the front façade of the house.
        iii. The top panel of each garage door may have divided windows.
        iv. Single garage doors separated by a masonry column.
        v. If the garage has more than two-vehicle width, each garage door shall be a single garage door separated by masonry columns, or a double garage door may be used in conjunction with a single garage door if the double garage door is separated from the other door by a masonry column.

6. Special Considerations for Single Family Attached Residential Buildings

    a. Single-family-attached dwelling units are permitted to be plat individually or with multifamily lots.
    b. Single-family-attached dwelling units are not required to appear as a single unit.
    c. Single-family-attached buildings will follow adopted International Building Code (IBC) for fire rated walls.
    d. Repeated elevations for single family attached homes on multifamily platted lots are permitted.

7. Design Features for Multifamily Buildings

    a. Each multifamily development phase shall provide three (3) of the following amenities:
        i. Swimming pool
        ii. Fitness center
        iii. Clubhouse with 1,000 square feet of community gathering space
        iv. Covered Picnic Area
        v. Dog Park of at least 2,000 square feet in area
        vi. One regulation size pickle ball court, or
        vii. An alternative amenity approved by the Building Official or their designee
        viii. Any comprehensive community amenities which support the master plan shall count towards the required three amenities.

b. Facade Materials
    i. Approved building materials consist of stone, brick or tile laid up unit by unit and set in mortar; stucco; cultured stone or cast stone; architecturally finished block (i.e. burnished block or split faced concrete laid up unit by unit and set in mortar);
    ii. Material percentages are calculated from the finished floor to the top plate at the upper floor.
    iii. Except for windows, doors, garage doors, balconies, recessed patios, portions, and corridor or stairway entrances, all building facades shall be composed of two or more of the following preferred building materials:
        1. Stone, brick or tile laid up unit by unit and set in mortar;
        2. Stucco;
        3. Cultured stone or cast stone;
        4. Architecturally finished block (i.e. burnished block or split faced concrete laid up unit by unit and set in mortar);
        5. Cementitious fiber board;
        6. Glass; or
        7. An alternative material approved by the Building Official or their designee based on a finding that it is of a quality equal to or better than the materials listed above in durability.
    i. Up to twenty-five (25%) percent of the front facade shall consist of windows or glass doors.

c. All buildings must include at least four of the following design features:
    i. Architectural lighting attached to the building;
    ii. Arches;
    iii. Articulated cornice line;
    iv. Balconies and/or outdoor patios;
    v. Dentil course;
    vi. Divided light windows;
    vii. Recesses, projections, columns, pilasters projecting from the planes, offsets, reveals, or projecting ribs used to express architectural or structural bays;
    viii. Varied roof heights for pitched, peaked, sloped, or flat roof styles;
    ix. Architectural details such as tile work, molding, corbels, shutters, awnings, or accent materials integrated into the building facade.
    x. Other architectural features as approved by the Director of Planning and Development.

d. Covered parking structures shall be designed to be architecturally compatible with the main multifamily structures. Exposed steel or timber support columns shall be permitted.

SECTION 7 – OTHER GENERAL DEVELOPMENT STANDARDS

A. LANDSCAPING

1. Residential Landscape Requirements.
   a. Each single-family residence shall have an irrigation system in the front yard and street corner side yard.
   b. Each single-family lot shall provide a minimum of one street tree at least three caliper inches.
      i. One must be a shade street tree planted in the parkway of the associated lot in accordance with the *Exhibit E.*
      ii. All required trees shall be selected from an approved tree list at Site Plan approval.
   c. Each home lot shall provide a vegetative area in addition to turf placed in the front yard for ornamental trees, individual shrubs, or seasonal color.

2. Non-residential Uses Landscaped Requirements.
   a. Landscape parking islands of 140 square feet must be provided every twenty continuous spaces and contain at least one tree, shrubs, sod, or equivalent drought resistance xeriscape.
   b. Street trees along internal public streets shall provide shade trees every thirty-five to fifty feet on center in accordance with *Exhibit E*.
   c. Any landscaped median shall provide street trees, shrubs, sod, or equivalent drought resistance xeriscape.
   d. The following table contains the list of prohibited species. Plants listed in this table may not be used to fulfill any planting requirements.

Prohibited Species List

Trees			
Arborvitae	*Thuja accidentalis*	Arizona Ash	*Fraxinum velutina "Arizonia"*
Callery Pear	*Pyrus calleryana*	Chinese Tallow	*Sapium sebiferum*
Cottonwood	*Populus deltoides*	Lombardy Poplar	*Populus nigra italica*
Chinaberry	*Melia azedarach*	Mimosa	*Albizzia julibrissen*
Chinese Parasol	*Firmiana simplex*	Siberian Elm	*Ulmus pumila*
Mulberry	*Morus alba*	Sawtooth Oak	*Quercus acutissima*
Silver Maple	*Acer saccharinum*	Tree of Heaven	*Ailanthus altissima*
Hackberry	*Celtis occidentalis*	Honey Locust	*Gleditsia triacanthos*
Catalpa	*Catalpa bignonioides*		

Shrubs			
Euonymus	*Euonymus japonicus*	Privet Species	*Ligustrum sp.*
Pittosporum	*Pittosporum tobbira*	Ligustrum	*Ligustrum japonicum*
Oleander	*Nerium oleander*	Loquat	*Eriobotrya japonica*

B. ENTRANCE REQUIREMENTS

The main development entrances from State Highway 274 shall provide a monument sign with lighting and one additional of the following additional landscaping elements:

a. Enhanced landscaping and/or planting beds with irrigation.
b. Textured or decorative pavement.
c. Other landscaping elements as approved by the Building Official or their designee.

C. OPEN SPACE

1. Mixed Use and Residential Tracts 2, 3, and 4 shall be developed with privately maintained open space located throughout the PD, exclusive of the open space and/or landscaped areas provided on the individual residential lots.

2. Open spaces shall include floodplain, ponds, detention areas, and small open spaces. Small Open Spaces shall be connected with sidewalks to be a comprehensive pedestrian system.

3. A pedestrian circulation system shall be provided that affords connectivity to the entire community and the perimeter of the Property. The pedestrian system shall include concrete trails that are a minimum of eight feet in width. The pedestrian circulation system may be located on private property with a pedestrian access easement or within the right-of-way. The pedestrian circulation system shall include such items as benches, landscaping, signage, lighting, bike racks, water fountains, trash cans, and pet waste stations.

4. All open space areas and landscaping materials shall be installed in compliance with a Site Plan for each development phase.

5. All landscaping materials shall be maintained in a healthy, living, and growing state, and be irrigated by an automatic irrigation system. Any landscaping that is removed must be replaced with the same or comparable species and caliper plant, as when it was originally installed; provided, however, the Building Official or their designee may approve an alternate species of plant upon a finding that the species originally planted has been subjected to disease or other condition that prohibits the ability of the original species to survive long term. The property owner's (or homeowner's) association shall maintain or cause to be maintained all landscaping materials and irrigation system located in open spaces, landscaped medians, and other common areas.

6. Parks and open space areas shall be designated on approved plats for the Property.

D. SCREENING/FENCING

1. <u>Single Family Detached Residential Lot Fencing</u>
   a. Fencing shall be connected to the side of the house on the lot.
   b. Fencing shall be constructed of wood, brick, or decorative metal.
   c. Fencing shall be a minimum of six feet in height and a maximum of eight feet in height.
   d. Fencing shall be a maximum of 42 inches in height if placed in the front yard.
   e. Fencing along streets shall be located parallel to the curb.
   f. Fencing shall be constructed so that the side of the fence containing the structural supports is not visible from any public right-of-way.
   g. All fences constructed of wood must be stained and have metal posts anchored with concrete for structural support.
   h. No fencing, plantings, or other obstructions may be planted in a fifteen foot by visibility triangle at intersections.

2. Screen Fencing

A minimum six-foot tall masonry and/or board-on-board wood with cap screen fence shall be provided along the perimeter of the site.

3. Trash Storage Areas

For non-residential developments, outdoor trash storage areas must be screened on three sides by a solid wall at least eight feet in height of material that is consistent with the exterior building material of the main building that the storage area serves. Opaque metal gates shall be used to access such trash collection areas.

4. Other

All mechanical, heating, and air conditioning equipment (e.g., rooftop or ground equipment) shall be screened from a ground level view within six feet from the public right-of-way with landscaping.

E. STREETS

1. All streets and alleys with this Planned Development will comply with the roadway and alley sections defined in *Exhibit E*.

F. SIGNS

1. All signs shall be consistent with the architectural style of the associated building within the development.

2. All signs shall comply with City of Tool Code of Ordinances Chapter 153.

3. The developer may choose to submit an architecturally comprehensive sign package for approval with the Final Plat.

G. PARKING

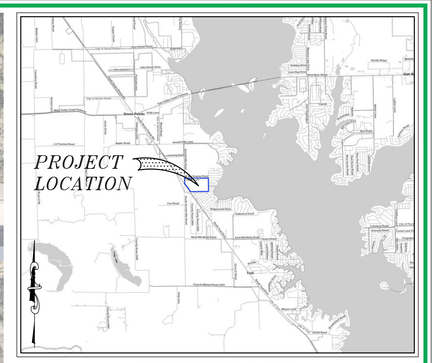
1. General Provisions.

   a. Off-street and on-street parking shall count towards the required parking for residential and non-residential uses.
   b. Head-in and parallel spaces located on streets are permitted and count toward required parking.
   c. Unless otherwise stated, all parking spaces may be enclosed or unenclosed.

2. Minimum Parking Requirements.

   See Exhibit D: Land Uses Table for the minimum parking requirements for each principal use.





VICINITY MAP
NTS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	102.51'	S 35°45'24" E
L2	147.52'	S 00°35'15" E

0 50 100 200

1 inch = 100 ft.

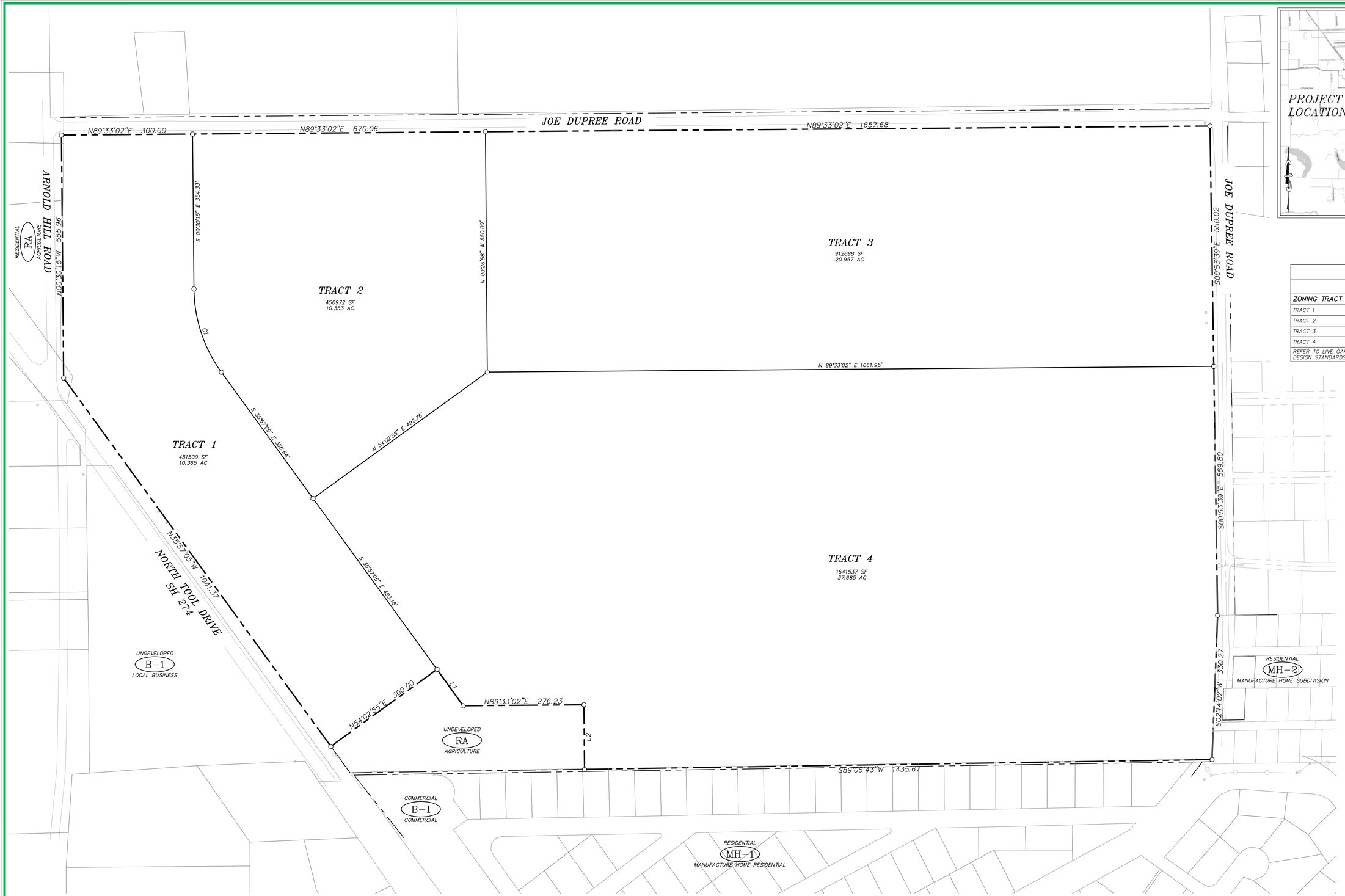
Exhibit "B"

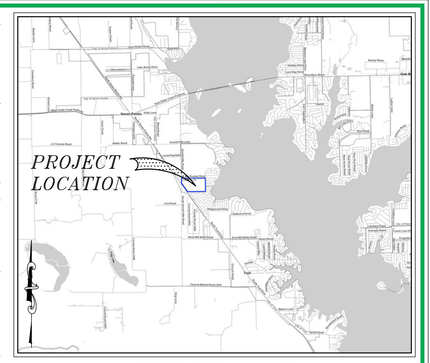
OWNER / DEVELOPER:
LONE STAR LAND DEVELOPMENT
5300 ROYAL LANE
DALLAS, TX 75229
CONTACT: TUFAN KILINC
PHONE: 214-600-2404
EMAIL: tmkilinc@gmail.com

PLANNED DEVELOPMENT
EXHIBIT A – ZONING MAP
LIVE OAK VISTA
79.36 ACRES SITUATED IN THE D.O.
WILLIAMS SURVEY, ABSTRACT NO. 841
CITY OF TOOL
HENDERSON COUNTY, TEXAS
JULY 2026

SURVEYOR/ENGINEER:
mma
civil engineering surveying landscape architecture planning
tbpels registration number: f - 2759
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arlington, texas 76010
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VICINITY MAP
NTS

LIVE OAK VISTA		
ZONING TRACT	AREA (AC)	BASE ZONING DISTRICT
TRACT 1	10.365 AC	B-1
TRACT 2	10.353 AC	MIXED USES (MF-1, B-1, & R-1)
TRACT 3	20.957 AC	R-1
TRACT 4	37.685 AC	R-1
REFER TO LIVE OAK VISTA PLANNED DEVELOPMENT ORDINANCE FOR SPECIFIC DESIGN STANDARDS.		

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	102.51'	S 35°45'24" E
L2	147.52'	S 00°35'15" E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	204.16'	330.00'	35° 26' 50"	S 18°13'40" E	200.92'

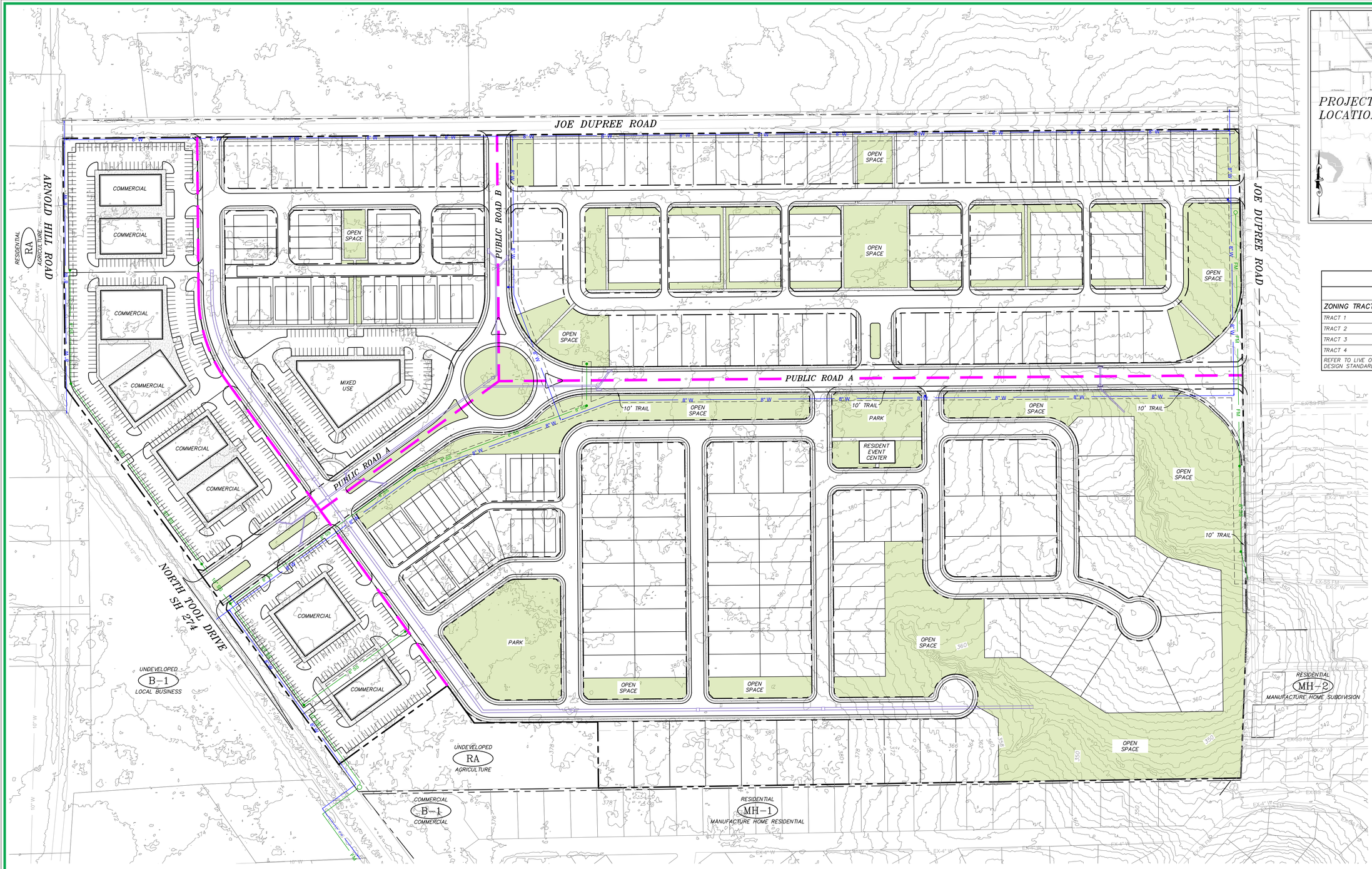
Exhibit "B"

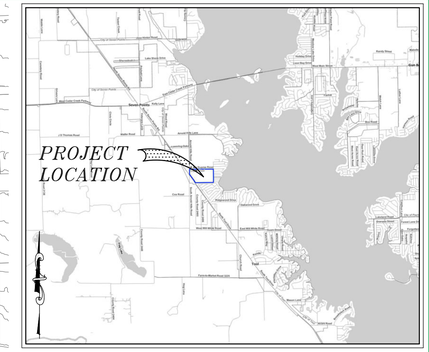
OWNER / DEVELOPER:
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5300 ROYAL LANE
DALLAS, TX 75229
CONTACT: TUFAN KILINC
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PLANNED DEVELOPMENT
EXHIBIT B-1 – CONCEPT PLAN
LIVE OAK VISTA
79.36 ACRES SITUATED IN THE D.O. WILLIAMS SURVEY, ABSTRACT NO. 841
CITY OF TOOL
HENDERSON COUNTY, TEXAS
SEPTEMBER 2026

SURVEYOR/ENGINEER:
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civil engineering surveying landscape architecture planning
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VICINITY MAP
NTS

LIVE OAK VISTA		
ZONING TRACT	AREA (AC)	BASE ZONING DISTRICT
TRACT 1	10.365 AC	B-1
TRACT 2	10.353 AC	MIXED USES (MF-1, B-1, & R-1)
TRACT 3	20.957 AC	R-1
TRACT 4	37.685 AC	R-1
REFER TO LIVE OAK VISTA PLANNED DEVELOPMENT ORDINANCE FOR SPECIFIC DESIGN STANDARDS.		

NOTES:
1. REFER TO EXHIBIT B – CONCEPT PLAN FOR TRACT DESIGNATIONS AND EXHIBIT C FOR LEGAL DESCRIPTIONS.
2. REFER TO EXHIBIT D FOR GENERAL PERMITTED LAND USES.
3. REFER TO EXHIBIT E FOR TYPICAL STREET CROSS SECTIONS.

LEGEND:
- TRACT DEMARCATION LINE
- OPEN SPACE
- WATER LINE
- SANITARY SEWER LINE
- STORM LINE

0 50 100 200

1 inch = 100 ft.

OWNER / DEVELOPER:
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CONTACT: TUFAN KILINC
PHONE: 214-600-2404
EMAIL: tmkilinc@gmail.com

PLANNED DEVELOPMENT
EXHIBIT B-2 – CONCEPT PLAN

LIVE OAK VISTA

79.36 ACRES SITUATED IN THE D.O. WILLIAMS SURVEY, ABSTRACT NO. 841
CITY OF TOOL
HENDERSON COUNTY, TEXAS

SEPTEMBER 2026

SURVEYOR/ENGINEER:
mma
civil engineering surveying landscape architecture planning
tbpels registration number: f – 2759
tbpels registration/license number: 10088000
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SHEET 1 OF 1

Exhibit "B"

PLOTTED BY: BOBBY OADES DATE: 9/25/2026 3:28 PM PATH: P:\3781-00\02000 Planning & Zoning\001 Zoning Representation\Design\Plot Sheets\Exhibit B1 - Concept Plan.dwg

METES & BOUNDS DESCRIPTION TRACT 1
(ZONING LEGAL)
10.365 ACRES OF LAND

BEING A 10.365 ACRE TRACT OF LAND SITUATED IN THE D. O. WILLIAMS SURVEY, ABSTRACT NO. 841, HENDERSON COUNTY, TEXAS, BEING A PORTION OF AN 81.566 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ROBERT L. SNYDER, AS RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 2023-00009507, HENDERSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID 81.566 ACRE TRACT, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ARNOLD HILLS ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF JOE DUPREE ROAD;

THENCE NORTH 89°33'02" EAST, WITH THE NORTH LINE OF SAID 81.566 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, A DISTANCE OF 300.00 FEET TO A POINT FOR CORNER;

THENCE OVER AND ACROSS SAID CALLED 81.566 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 0°30'15" EAST, A DISTANCE OF 354.33 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET AND A CHORD WHICH BEARS SOUTH 18° 13' 40" EAST, A DISTANCE OF 200.92 FEET;

IN A SOUTHEASTERLY DIRECTION, WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°26'51", AN ARC LENGTH OF 204.16 FEET TO A POINT FOR THE END OF SAID CURVE TO THE LEFT;

SOUTH 35°57'05" EAST, A DISTANCE OF 840.02 FEET TO A POINT FOR CORNER;

SOUTH 54°02'55" WEST, A DISTANCE OF 300.00 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID 81.566 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 274;

THENCE NORTH 35°57'05" WEST, WITH THE WEST LINE OF SAID 81.566 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 274, A DISTANCE OF 1,041.37 FEET TO A POINT FOR CORNER AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINES OF SAID STATE HIGHWAY 274 AND ARNOLD HILLS ROAD;

THENCE NORTH 0°30'15" WEST, WITH THE WEST LINE OF SAID 81.566 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID ARNOLD HILLS ROAD, A DISTANCE OF 555.96 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 451,509 SQUARE FEET OR 10.365 ACRES OF LAND, MORE OR LESS.

NOTE: THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED, VIEWED, OR RELIED UPON AS A BOUNDARY SURVEY; AND SHOULD NOT BE USED TO ESTABLISH OR CONVEY RIGHTS TO, OR INTEREST IN REAL PROPERTY.

METES & BOUNDS DESCRIPTION TRACT 2
(ZONING LEGAL)
10.353 ACRES OF LAND

BEING A 10.353 ACRE TRACT OF LAND SITUATED IN THE D. O. WILLIAMS SURVEY, ABSTRACT NO. 841, HENDERSON COUNTY, TEXAS, BEING A PORTION OF AN 81.566 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ROBERT L. SNYDER AS RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 2023-00009507, HENDERSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID 81.566 ACRE TRACT, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ARNOLD HILLS ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF JOE DUPREE ROAD;

THENCE NORTH 89°33'02" EAST, WITH THE NORTH LINE OF SAID 81.566 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, A DISTANCE OF 300.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°33'02" EAST, CONTINUING WITH THE NORTH LINE OF SAID 81.566 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, A DISTANCE OF 670.06 FEET TO A POINT FOR CORNER;

THENCE OVER AND ACROSS SAID CALLED 81.566 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 0°26'58" EAST, A DISTANCE OF 550.00 FEET TO A POINT FOR CORNER;

SOUTH 54°02'55" WEST, A DISTANCE OF 492.75 FEET TO A POINT FOR CORNER;

NORTH 35°57'05" WEST, A DISTANCE OF 356.84 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET AND A CHORD WHICH BEARS NORTH 18° 13' 40 WEST, A DISTANCE OF 200.92 FEET;

IN A NORTHWESTERLY DIRECTION, WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 35°26'51" AN ARC LENGTH OF 204.16 FEET TO A POINT FOR THE END OF SAID CURVE TO THE RIGHT;

NORTH 0°30'15" WEST, A DISTANCE OF 354.33 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 450,972 SQUARE FEET OR 10.353 ACRES OF LAND, MORE OR LESS.

NOTE: THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED, VIEWED, OR RELIED UPON AS A BOUNDARY SURVEY; AND SHOULD NOT BE USED TO ESTABLISH OR CONVEY RIGHTS TO, OR INTEREST IN REAL PROPERTY.

Exhibit "C"

METES & BOUNDS DESCRIPTION TRACT 3
(ZONING LEGAL)
20.957 ACRES OF LAND

BEING A 20.957 ACRE TRACT OF LAND SITUATED IN THE D. O. WILLIAMS SURVEY, ABSTRACT NO. 841, HENDERSON COUNTY, TEXAS, BEING A PORTION OF AN 81.566 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ROBERT L. SNYDER AS RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 2023-00009507, HENDERSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID 81.566 ACRE TRACT, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ARNOLD HILLS ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF JOE DUPREE ROAD;

THENCE NORTH 89°33'02" EAST, WITH THE NORTH LINE OF SAID 81.566 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, A DISTANCE OF 970.06 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°33'02" EAST, CONTINUING WITH THE NORTH LINE OF SAID 81.566 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, A DISTANCE OF 1,657.68 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 81.566 ACRE TRACT, AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD AND THE WEST RIGHT-OF-WAY LINE OF JOE DUPREE ROAD;

THENCE SOUTH 00°53'39" EAST, WITH THE EAST LINE OF SAID 81.566 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, A DISTANCE OF 550.02 FEET TO A POINT FOR CORNER;

THENCE OVER AND ACROSS SAID 81.566 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89°33'02" WEST, A DISTANCE OF 1,661.95 FEET TO A POINT FOR CORNER;

NORTH 0°26'58" WEST, A DISTANCE OF 550.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 912,898 SQUARE FEET OR 20.957 ACRES OF LAND, MORE OR LESS.

NOTE: THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED, VIEWED, OR RELIED UPON AS A BOUNDARY SURVEY; AND SHOULD NOT BE USED TO ESTABLISH OR CONVEY RIGHTS TO, OR INTEREST IN REAL PROPERTY.

METES & BOUNDS DESCRIPTION TRACT 4
(ZONING LEGAL)
37.684 ACRES OF LAND

BEING A 37.684 ACRE TRACT OF LAND SITUATED IN THE D. O. WILLIAMS SURVEY, ABSTRACT NO. 841, HENDERSON COUNTY, TEXAS, BEING A PORTION OF AN 81.566 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ROBERT L. SNYDER, AS RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 2023-00009507, HENDERSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID 81.566 ACRE TRACT, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ARNOLD HILLS ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF JOE DUPREE ROAD;

THENCE NORTH 89°33'02" EAST, WITH THE NORTH LINE OF SAID 81.566 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF JOE DUPREE ROAD, A DISTANCE OF 2,627.74 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 81.566 ACRE TRACT, AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF JOE DUPREE ROAD AND THE WEST RIGHT-OF-WAY LINE OF JOE DUPREE ROAD;

THENCE SOUTH 00°53'39" EAST, WITH THE EAST LINE OF SAID 81.566 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, A DISTANCE OF 550.02 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING WITH THE EAST LINE OF SAID 81.566 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00°53'39" EAST, A DISTANCE OF 569.80 FEET TO A POINT FOR CORNER;

SOUTH 02°41'02" WEST, A DISTANCE OF 330.27 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 81.566 ACRE TRACT;

THENCE SOUTH 89°06'43" WEST, WITH THE SOUTH LINE OF SAID 81.566 ACRE TRACT, A DISTANCE OF 1,435.67 FEET TO A POINT FOR CORNER;

THENCE OVER AND ACROSS SAID CALLED 81.566 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 0°35'15" WEST, A DISTANCE OF 147.52 FEET TO A POINT FOR CORNER;

SOUTH 89°33'02" WEST, A DISTANCE OF 276.23 FEET TO A POINT FOR CORNER;

NORTH 35°45'24" WEST, A DISTANCE OF 102.51 FEET TO A POINT FOR CORNER;

NORTH 35°57'05" WEST, A DISTANCE OF 483.18 FEET TO A POINT FOR CORNER;

NORTH 54°02'55" EAST, A DISTANCE OF 492.75 FEET TO A POINT FOR CORNER;

NORTH 89°33'02" EAST, A DISTANCE OF 1,661.95 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1,641,536 SQUARE FEET OR 37.684 ACRES OF LAND, MORE OR LESS.

NOTE: THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED, VIEWED, OR RELIED UPON AS A BOUNDARY SURVEY; AND SHOULD NOT BE USED TO ESTABLISH OR CONVEY RIGHTS TO, OR INTEREST IN REAL PROPERTY.

EXHIBIT "D"

LAND USE CHART

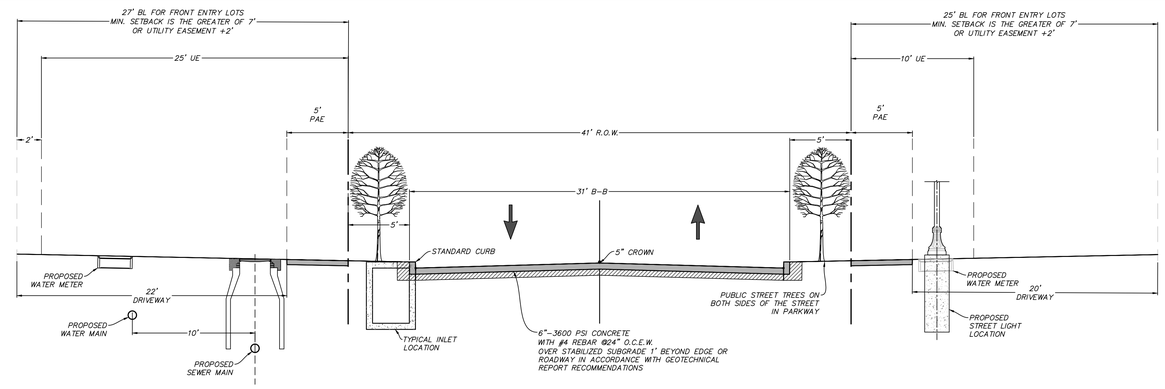
Legend: P = Permitted C = Conditional SUP = Specific Use Permit

In the City of Tool's Appendix A: Schedule of Uses, a Y = P (Permitted), S = SUP (Specific Use Permit)

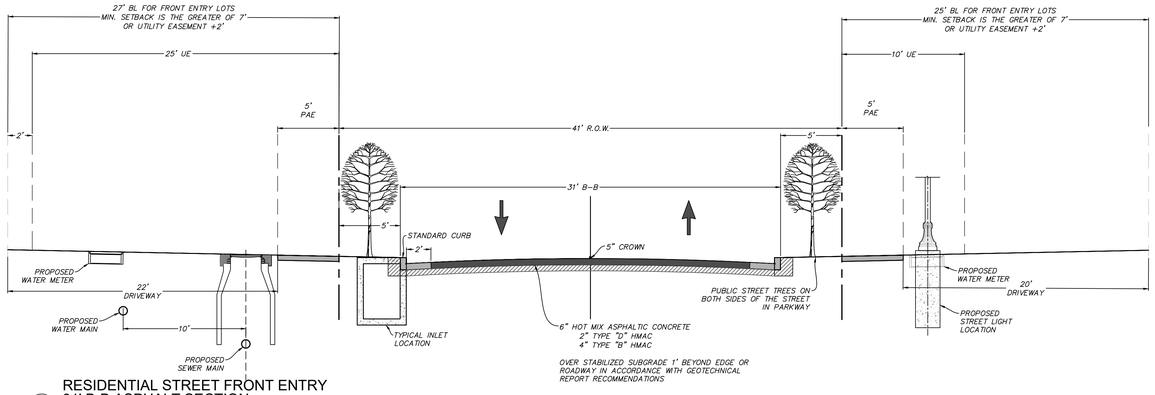
PERMITED USES

	TRACT 1 - B1	TRACT 2	TRACT 3	TRACT 4	MINIMUM PARKING REQUIREMENT[1]
OFFICE					
Government Buildings and Services **(Table 3)**	P	P			
Medical, Dental, Neighborhood ER **(Table 3)**	P	P			
Offices (Center; Professional or General Administrative) **(Table 6)**	P	P			3 spaces per 1,000 square feet (SF)
RECREATION AND ENTERTAINMENT					
Park, Playground (Public) **(Table 3)**		P	P	P	
Park, Playground (Commercial or Private) **(Table 3)**		S	S	S	
Private Club, Lodge, or Fraternal Organization	P	P			1 space per 200 square feet (SF)
Recreation and Entertainment Venue, Indoor	S	S			Theater – 1 space per 4 seats; Bowling Alley – 6 spaces per lane; Pool Halls and Other Commercial Amusements (Indoor) – 1 space per 100 square feet (SF); Racquetball Court – 4 spaces per court; Health Club – 1 space per 200 square feet (SF)
RESIDENTIAL AND LODGING					
Multi-Family		P			1.60 per dwelling unit
Single Family (attached or detached)		P	P	P	2 per dwelling unit
RETAIL AND PERSONAL SERVICE USES					
Antique Shop **(Table 6)**	P	P			2 spaces per 1,000 square feet (SF)
Catering Service	P	P			3 spaces per 1,000 square feet (SF)
Daycare **(Appendix B)**	P	P			1 space per 8 students
General Personal Services	P	P			3 spaces per 1,000 square feet (SF)
General Printing Services (Copy Center)	P	P			3 spaces per 1,000 square feet (SF)
Farmers Market (Flea Market) **(Table 6)**	S	S			1 space per 1,000 square feet (SF) of site area
Gasoline Sales (Automobile Service Station) **(Table 5)**	P	P			1 space per 250 square feet (SF) with a minimum of 4 spaces
General Retail Store, other than listed	P	P			3 spaces per 1,000 square feet (SF) (1:400 SF for furniture sales)
Large Scale Retail (Grocery) **(Table 6)**	P				3 spaces per 1,000 square feet (SF) (1:400 SF for furniture sales)
Nursery, Garden Shop, or Paint Sales (Commercial; Non-commercial) **(Table 3)**	P				3 space per 1,000 square feet (SF) for indoor portion; 1 space per 600 square feet (SF) for outdoor portion
Open Air Sales/Vending	P	P			None
Restaurant (With/Without Drive-Through Service, private club allowing on-premise consumption of alochol **(Table 6)**	P	P			1 space per 150 square feet (SF)
Veterinarian Clinic **(Table 6)**	P				1 space per 400 square feet (SF)
TEMPORARY					
Temporary Asphalt or Concrete Batch Plant (Temporary) **(Table 7)**	S	S	S	S	None
Temporary Outdoors Sales	P	P			None
UTILITIES, COMMUNICATIONS AND TRANSPORTATION					
Electric Utility Substation **(Table 4)**	S	S			None
Radio, TV station, TV or microwave operation (amateur or commercial), Recording Studio **(Table 4)**	P	P			1:400 SF
Utility Lines, Towers or Metering Station **(Table 4; Local utility distribution lines)**	P	P	P	P	None
Utility Towers or Metering Station	S	S	S	S	None
Wireless Telecommunication Facilities **(Table 4; Communications Tower)**	S	S			None
WHOLESALE AND STORAGE					
Storage Facility (garage) **(Table 1)**	P				1:3,000 SF

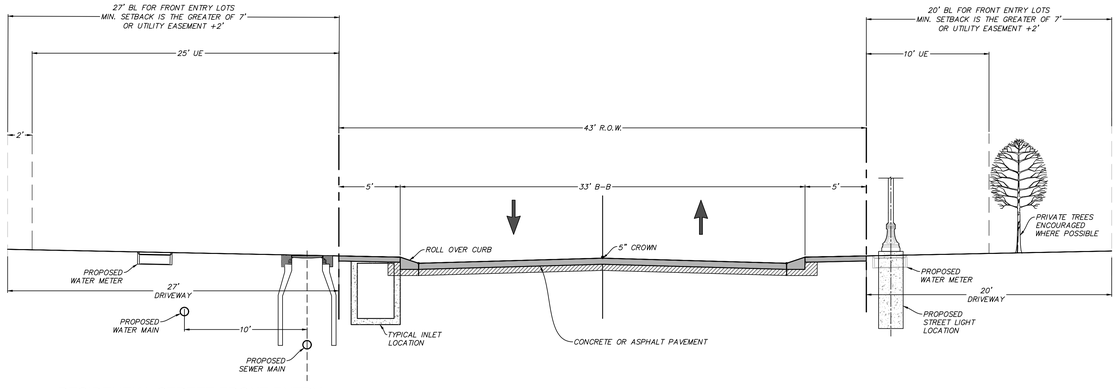
[1]Fractional parking requirements shall be rounded up to the nearest whole number. Unless otherwise stated, references to square footage are to floor area.



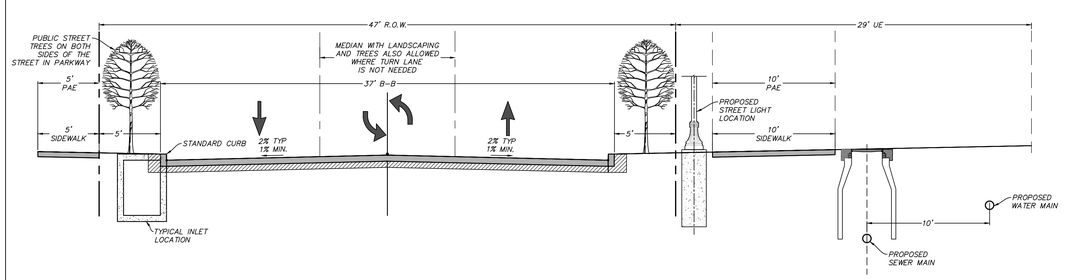
1 RESIDENTIAL STREET FRONT ENTRY
31' B-B CONCRETE SECTION
NOT TO SCALE



2 RESIDENTIAL STREET FRONT ENTRY
31' B-B ASPHALT SECTION
NOT TO SCALE



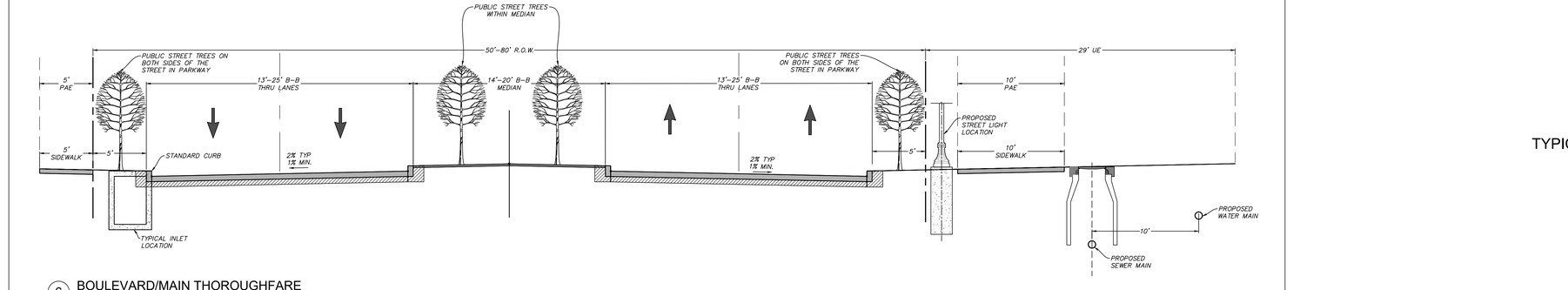
3 RESIDENTIAL STREET FRONT ENTRY
33' B-B SECTION (ROLL CURB)
NOT TO SCALE



5 38' B-B CONCRETE SECTION (MINOR COLLECTOR)
NOT TO SCALE

REFER TO PD FOR BUILDING
SETBACK GUIDANCE FOR
ALLEY SECTIONS

4 CONCRETE ALLEY SECTION
NOT TO SCALE



6 BOULEVARD/MAIN THOROUGHFARE
NOT TO SCALE

Exhibit "E"

NOTES:
1. THESE SECTIONS ARE INTENDED TO PROVIDE GENERAL DIRECTION OF STREET DIMENSIONS AND TYPICAL LAYOUTS. DEVIATIONS FROM THESES SECTIONS CAN BE ALLOWED AT THE DISCRETION OF THE CITY OF TOOL.
2. UTILITY EASEMENTS ARE PROVIDED FOR REFERENCE ONLY. FINAL LOCATION IS SUBJECT TO THE UTILITY PROVIDERS APPROVAL AT TIME OF DEVELOPMENT.
3. BUILDING SETBACK IS TO BE A MINIMUM WIDTH OF 7' AND NO LESS THAN 2' OFFSET FROM ANY UTILITY EASEMENTS.
4. ALL PUBLIC SIDEWALKS OUTSIDE ROW MUST BE CONTAINED WITHIN A PUBLIC ACCESS EASEMENT.
5. ALL STREET PAVEMENT AND SIDEWALKS MUST FOLLOW THE CITY ADOPTED SPECIFICATIONS OR THE MOST CURRENT NCTCOG PUBLIC WORKS CONSTRUCTION STANDARDS.

EXHIBIT E
TYPICAL STREET SECTIONS
LIVE OAK LANDING
TOOL, TEXAS

mma
civil engineering surveying landscape architecture planning
tbpels registration number: f - 2759
tbpels registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmotexas.com

07/02/2026 SHEET 1 OF 2

PLOTTED BY: JEDIDIAH GARCIA DATE: 7/2/2026 3:23 PM PATH: P:\2025\25-027\01 Land Development\01 Construction Documents\Design\Exhibits\2026-06-02 Street Sections\Street Section Details.dwg

Non -Residential

Requirement	Tool Commercial B-1	Live Oak Vista PD – Non-Residential
Minimum Lot Area	*None specified*	*None specified*
Minimum Lot Width	*None specified*	*None specified*
Minimum Lot Depth	*None specified*	*None specified*
Front Setback	40 ft.	**25 ft.**
Side Setback	15 ft. street / 10 ft. interior	**10 ft.**
Rear Setback	0 ft.	**20 ft.**
Street Corner Setback	—	**15 ft.**
Maximum Lot Coverage	*None specified*	*None specified*
Maximum Height	35 ft.	**60 ft.**
Minimum Building Size	*None specified*	*None specified*
Parking	City Code requirements	Per PD / Exhibit D
Architectural Design Standards	General B-1 requirements	Detailed requirements
Primary Façade Transparency	*None specified*	At least 50% doors/windows for commercial/retail
Four-Sided Architecture	*None specified*	Required
Building Articulation	*None specified*	Required
Building Entrances	*None specified*	Specific entrance standards
Drive-Thru Location	*None specified*	Side/rear unless site constraints
Landscaping	*None specified*	Detailed PD requirements
Screening	*None specified*	Detailed perimeter, trash and mechanical screening

Residential

Requirement	Tool Single Family R-1	Live Oak Vista PD – Residential
Minimum Lot Area	5,000 SF	3,000 SF – Single Family Detached
Minimum Lot Width	50 ft.	30 ft. – Detached
Minimum Lot Depth	100 ft.	100 ft.
Front Setback	20 ft.	**Max. 20 ft.** – Detached
Side Setback	10 ft. / 5 ft.	3 ft. – Detached
Side Street Setback	*None specified*	10 ft. – Detached
Rear Setback	5 ft.	10 ft. / 5 ft. with rear garage
Minimum Dwelling Size	*None specified*	1,500 SF – Detached
Maximum Lot Coverage	65%	75% – Detached
Maximum Height	30 ft.	2 stories / 40 ft. – Detached
Design Standards	*None specified*	Detailed architectural, façade, roofing and garage standards
Parking — residential	2 spaces per dwelling unit for single-family.	Single-family: **1 enclosed off-street space + 2 designated parking spaces**, which may be on-street or off-street.
Parking location	Required parking generally must be on the same lot as the building served.	Front-facing garages must generally be **20 ft from the front property line** or 2 ft behind a required public easement; rear garages have separate standards.
On-street parking	General §155.255 establishes off-street parking requirements.	**On-street parking counts toward required parking** for residential and nonresidential uses. Head-in and parallel spaces are permitted and count toward required parking.
Landscaping — residential	No quantified R-1 landscaping/tree requirement identified in the R-1 district regulations. Site-plan review considers tree cover, natural greenery, screening, buffering and landscaping.	Each single-family lot: **minimum 1 street tree, 3" caliper**, with one required shade tree in the parkway; required trees must be from an approved tree list. Each lot also requires a vegetative area in the front yard in addition to turf.
Irrigation	*None specified*	Irrigation required in front yard and street-corner side yard for each single-family residence.
Open space / landscaping maintenance	General site-plan review considers preservation of natural greenery.	Common open-space landscaping must be installed pursuant to approved site plans, maintained in a healthy/living condition and served by automatic irrigation. Replacement landscaping is required when landscaping is removed.
Residential fencing	No specific R-1 fence height/material standard identified in §155.048.	Single-family fencing: **6–8 ft** generally; **maximum 42 inches in front yard**. Wood, brick or decorative metal permitted. Fence supports must not face the public ROW.
Overall Approach	Primarily **general zoning + site-plan review**; R-1 itself has relatively few quantified screening/landscape standards.	**Much more prescriptive** for fencing, screening, trees, irrigation, open space and residential parking configuration.

Multifamily

Standard	Tool MF-1	Live Oak Vista PD — Multifamily
Minimum lot area	10,000 SF +	PD does not establish a comparable MF-1-style minimum lot-area-per-unit calculation in the multifamily provisions reviewed. The PD instead establishes development through its tract plan, permitted-use table and specific development standards.
Minimum lot width	100 Feet	Defaults to City Code
Front setback	25 Feet	Defaults to City Code
Side setback	15 Feet from public street / 10 Feet interior side setback	Defaults to City Code
Rear setback	20 Feet separation when adjacent to residential districts	20 Feet from nearest single family home
Height	60 Feet Max	Defaults to City Code
Ground coverage	30% Maximum	No comparable multifamily lot-coverage percentage identified in the PD provisions reviewed.
PARKING — minimum	2 parking spaces per dwelling unit	1.60 parking spaces per dwelling unit
Parking — enclosed/uncovered	*None specified*	Parking spaces may be **enclosed or unenclosed**.
SCREENING — perimeter	*None specified*	**Minimum 6-ft perimeter screen fence** consisting of masonry and/or board-on-board wood with cap.
Screening — mechanical equipment	*None specified*	Mechanical, heating and air-conditioning equipment must be screened from ground-level view within **6 ft of a public ROW with landscaping**.
Screening — trash	*None specified*	For nonresidential portions, outdoor trash storage must have **8-ft solid three-sided screening** and opaque gates.
LANDSCAPING — multifamily	MF-1 district provisions do not establish the same detailed project-specific tree/landscape program contained in the PD.	PD establishes a detailed landscaping program for residential and nonresidential areas, including trees, irrigation, landscaped areas and common-area maintenance.
Multifamily amenities	*None specified*	**Three amenities per multifamily development phase**, selected from pool, fitness center, 1,000-sf clubhouse, covered picnic area, 2,000-sf dog park, regulation pickleball court, or approved alternative.
Open space	*None specified*	Mixed-use and residential Tracts 2, 3 and 4 require **privately maintained open space throughout the PD**, with pedestrian connectivity.
Pedestrian system	*None specified*	PD requires an interconnected pedestrian circulation system with **minimum 8-ft concrete trails**, with amenities such as benches, landscaping, lighting, bike racks and other pedestrian-support facilities.
Landscape maintenance	MF-1 district provisions do not establish the same detailed project-specific tree/landscape program contained in the PD.	Landscaping must remain healthy, living and growing; automatic irrigation is required, and removed landscaping must be replaced. HOA/property owner is responsible for common-area landscaping and irrigation maintenance.

Outlook

Re: Planned Development Ordinance

From Benjamin Rodriguez <benjamin.rodriguez2@bureauveritas.com>
Date Thu 10/8/2026 4:04 PM
To Julius Kizzee <jkizzee@tooltexas.org>

Julius,
The concept plan that they've sent meets your code requirements for a PD submittal and is sufficient to be acted on upon Council.

Thanks,
-Ben

Ben Rodriguez
Senior Planner – Central Region
317-225-8729
BUREAU VERITAS
1000 Jupiter Rd. Suite 900, Plano, Texas 75074
www.bvna.com

From: Julius Kizzee <jkizzee@tooltexas.org>
Sent: Wednesday, October 7, 2026 10:30 AM
To: Benjamin Rodriguez <benjamin.rodriguez2@bureauveritas.com>
Cc: Jacob Sumpter <jsumpter@mmatexas.com>; Bobby Gaddis <bgaddis@mmatexas.com>
Subject: Re: Planned Development Ordinance

Be careful with this message: it is coming from an external sender
Do not open attachments nor click on links, unless you are sure that the content is safe

Thought the message was a forward and not a reply.

Here you go!

Thank you,

Julius Kizzee
City Administrator

Phone: 903-432-3522 x106
Email: jkizzee@tooltexas.org

701 N. Tool Dr.
Tool, TX 75143

www.tooltexas.org

From: Bobby Gaddis <bgaddis@mmatexas.com>
Sent: Wednesday, October 7, 2026 10:28 AM
To: Julius Kizzee <jkizzee@tooltexas.org>; benjamin.rodriguez2@bureauveritas.com <benjamin.rodriguez2@bureauveritas.com>
Cc: Jacob Sumpter <jsumpter@mmatexas.com>
Subject: RE: Planned Development Ordinance

FYI you didn't attached anything to your email.

Bobby Gaddis, PE
Principal
T: 817.469.1671 | M: 903.477.9374
Arlington | Burleson
tbpe # f-2759 tbpls#10088000
E: BGaddis@mmatexas.com

mma GENERAL BROCHURE

From: Julius Kizzee <jkizzee@tooltexas.org>
Sent: Wednesday, October 7, 2026 10:17 AM
To: benjamin.rodriguez2@bureauveritas.com
Cc: Jacob Sumpter <jsumpter@mmatexas.com>; Bobby Gaddis <bgaddis@mmatexas.com>
Subject: Re: Planned Development Ordinance

Good afternoon Benjamin,

Can you give another round of review for the attached?

Thank so much!

Julius Kizzee
City Administrator

Phone: 903-432-3522 x106
Email: jkizzee@tooltexas.org

701 N. Tool Dr.
Tool, TX 75143

www.tooltexas.org

From: Bobby Gaddis <bgaddis@mmatexas.com>
Sent: Friday, September 25, 2026 4:10 PM
To: Julius Kizzee <jkizzee@tooltexas.org>; benjamin.rodriguez2@bureauveritas.com <benjamin.rodriguez2@bureauveritas.com>
Cc: Jacob Sumpter <jsumpter@mmatexas.com>
Subject: RE: Planned Development Ordinance

Julius,

Attached are the revised PD package and responses to the provided comments. We have also added a more detailed concept plan to meet the PD ordinance's conceptual plan requirement.

I've read up more in the PD section of the code and section 155.183.C.2.a establishes that the conceptual plan and development plan are approved separately unless waived by city council which they are not going to waive the development plan, 155.183.C.2.b dictates that the PD district cannot be approved until the conceptual plan is approved which we have now provided, and finally 155.183.C.2.c provides the requirement that future development in this area for any tract will be required to submit a development plan showing exactly what is going to be constructed. For quick reference I've placed a snip from the referenced sections of the code below.

As we discussed we have included as much of the development plan items in the PD package that we have available but there are items we currently do not have. That being said, from my reading of the ordinance 155.183.C.2.b the PD district can still be established as long as the conceptual plan is approved.

Please let me know if there are additional comments on the revised package and also if you, Benjamin, and the city attorney agree with this interpretation of the ordinance so we can determine if additional information is required to establish the zoning.

(C) *Procedure for establishment.*

(1) The procedure for establishing a Planned Development District shall follow the procedure for zoning amendments as set forth in § 155.284.

(2) This procedure is expanded as follows for approval of conceptual and development plans.

(a) Separate public hearings shall be held by the City Council for the approval of the conceptual plan and the development plan or any section of the development plan, unless such requirement is City Council upon a determination that a single public hearing is adequate. A single public hearing is adequate when:

1. The applicant submits adequate data with the request for the Planned Development District to fulfill the requirements for both plans;
2. Information on the concept plan is sufficient to determine the appropriate use of the land and the detail site plan will not deviate substantially from it; and
3. The requirement is waived at the time the amending ordinance is approved. If the requirement is waived, the conditions shall be specifically stated in the amending ordinance.

(b) The ordinance establishing the Planned Development District shall not be approved until the conceptual plan is approved.

(c) The development plan may be approved in sections. When the plan is approved in sections, the separate approvals by the City Council for the initial and subsequent sections will be required.

(d) An initial development plan shall be submitted for approval within six months from the approval of the conceptual plan or some portion of the conceptual plan. If the development plan is not sul months, the conceptual plan is subject to re-approval by the City Council. If the entire project is not completed within two years, the City Council may review the original conceptual plan to ensure its con

(e) Regardless of whether the public hearing is waived for the development plan, approval by the City Council is still required.

(Ord. passed 4-4-2000)

ARTICLE 15

PLANNED DEVELOPMENT DISTRICT (PD)

15-1. GENERAL PURPOSE AND DESCRIPTION

The Planned Development District "PD" prefix is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this ordinance is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD District may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions which will allow development not otherwise permitted, procedures are established herein to insure against misuse of the increased flexibility.

15-2. PERMITTED USES

Any use specified in the ordinance granting a Planned Development District shall be permitted in that district. The size, location, appearance, and method of operation may be specified to the extent necessary to insure compliance with the purpose of this ordinance.

15-3. DEVELOPMENT STANDARDS

1. Development standards for each separate PD District shall be set forth in the ordinance granting the PD District and may include but shall not be limited to uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations, and other requirements as the City Council may deem appropriate.

2. In the PD District, the particular district(s) to which uses specified in the PD are most similar shall be stated in the granting ordinance. All PD applications shall list all requested variances from the standard requirements set forth throughout this ordinance (applications without this list will be considered incomplete).

3. The ordinance granting a PD District shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of variances in each district or districts and a general statement citing the reason for the PD request.

4. The Planned Development District shall conform to all other sections of the ordinance unless specifically exempted in the granting ordinance.

15-4. CONCEPTUAL AND DEVELOPMENT PLANS

In establishing a Planned Development District, the City Council shall approve and file as part of the amending ordinance appropriate plans and standards for each Planned Development

District. During the review and public hearing process, the City Council shall require a conceptual plan and a development plan (or detail site plan).

1. Conceptual Plan

This plan shall be submitted by the applicant. The plan shall show the applicant's intent for the use of the land within the proposed Planned Development District in a graphic manner and shall be supported by written documentation of proposals and standards for development.

a. A conceptual plan for residential land use shall show general use, thoroughfares, and preliminary lotting arrangements. For residential development which does not propose platted lots, the conceptual plan shall set forth the size, type, and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, and other pertinent development data.

b. A conceptual plan for uses other than residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the City Council, may include but is not limited to the types of use(s), topography, and boundary of the PD area, physical features of the site, existing streets, alleys, and easements, location of future public facilities, building heights and locations, parking ratios, and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the final development plan.

c. Changes of detail which do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted or increase the density, building height, or coverage of the site and which do not decrease the off-street parking ratio, reduce the yards provided at the boundary of the site, or significantly alter the landscape plans as indicated on the approved conceptual plan may be authorized by the building official or his designated representative. If an agreement cannot be reached regarding whether or not a detail site plan conforms to the original concept plan, the City Council shall determine the conformity.

2. Development Plan or Detailed Site Plan

This plan shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the conceptual plan. Approval of the development plan shall be the basis for issuance of a building permit. The development plan may be submitted for the total area of the PD or for any section or part as approved on the conceptual plan. The development plan must be approved by the City Council. A public hearing on approval of the development plan shall be required at the Council level, unless such a hearing is waived pursuant to Section 15.4.3.1 at the time of conceptual plan approval in the original amending ordinance. The development plan shall include:

a. A site inventory analysis including a scale drawing showing existing vegetation, natural water courses, creeks or bodies of water, and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any flood prone areas.

b. A scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with the topographical contour interval of not more than five (5) feet.

c. A site plan for proposed building complexes showing the location of separate buildings, and between buildings and property lines, street lines, and alley lines. Also to be included on the site plan is a plan showing the arrangement and provision of off-street parking.

d. A landscape plan showing screening walls, ornamental planting, wooded areas, and trees to be planted.

e. An architectural plan showing elevations and signage style to be used throughout the development in all districts except single family and two family may be required by the City Council if deemed appropriate. Any or all of the required information may be incorporated on a single drawing if such drawing is clear and can be evaluated by the building official or his designated representative.

3. Procedure for Establishment

The procedure for establishing a Planned Development District shall follow the procedure for zoning amendments as set forth in Section 20.5. This procedure is expanded as follows for approval of conceptual and development plans.

a. Separate public hearings shall be held by the City Council for the approval of the conceptual plan and the development plan or any section of the development plan, unless such requirement is waived by the City Council upon a determination that a single public hearing is adequate. A single public hearing is adequate when:

   i) The applicant submits adequate data with the request for the Planned Development District to fulfill the requirements for both plans; or

   ii) Information on the concept plan is sufficient to determine the appropriate use of the land and the detail site plan will not deviate substantially from it; and

   iii) The requirement is waived at the time the amending ordinance is approved. If the requirement is waived, the conditions shall be specifically stated in the amending ordinance.

b. The ordinance establishing the Planned Development District shall not be approved until the conceptual plan is approved.

c. The development plan may be approved in sections. When the plan is approved in sections, the separate approvals by the City Council for the initial and subsequent sections will be required.

d. An initial development plan shall be submitted for approval within six (6) months from the approval of the conceptual plan or some portion of the conceptual plan. If the development plan is not submitted within six (6) months, the conceptual plan is subject to re-approval by the City Council. If the entire project is not completed within two (2) years, the City Council may review the original conceptual plan to ensure its continued validity.

e. Regardless of whether the public hearing is waived for the development plan, approval by the City Council is still required.

15-5. WRITTEN REPORT MAY BE REQUIRED

When a PD is being considered, a written report may be requested of the applicant discussing the impact on planning, engineering, water utilities, electric, sanitation, building inspection, tax, police, fire, and traffic. Written comments from the applicable public school district and from private utilities may be submitted to the City Council.

15-6. PLANNED DEVELOPMENTS TO BE RECORDED

All Planned Development Districts approved in accordance with the provisions of this ordinance in its original form, or by subsequent amendment thereto, shall be referenced on the Zoning District Map, and a list of such Planned Development Districts, together with the category of uses permitted therein, shall be maintained in an appendix of this ordinance.

CITY OF TOOL EST. 1969

701 N. Tool Dr.
Tool, TX 75143

Office: 903.432.3522
Fax: 903.432.3867

www.tooltexas.org
Contact@tooltexas.org

September 29th, 2026

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The City of Tool is holding a public hearing regarding a Planned Development Ordinance for a for a property located at Property ID: 23004 as identified in Henderson County Appraisal District Records, located approximately in Abstract Subdivision Code: A0841 in Tool, TX, 75143. Public hearings will be conducted on the dates and times stated in this notice.

You are receiving this written notice because you are a property owner within 200 feet of the boundary of the proposed request. As with all such requests, The City Council is seeking public comments regarding this matter. All interested persons are invited to attend and make comments at a public meeting. If you are unable to attend the public hearing, written comments may also be submitted by email at contact@tooltexas.org. If you would like to register opposition to this request, a written protest signed by the property owner should be received by the close of the City Council public hearing.

	Public Hearing for Tool City Council
DATE:	October 15th, 2026
TIME:	6 p.m.
LOCATION:	Oran White Civic Center 701 N. Tool Dr., Tool, TX 75143

The Tool City Council is seeking public comment regarding this matter. All interested persons are invited to attend and make comments. If you are unable to attend the public hearings, written comments may also be submitted. If you would like to register opposition to this request, a written protest signed by the property owner should be received by the Building Department prior to the close of the City Council public hearing. Property owners whose names do not appear on the County Appraisal District's records will require a notarized statement affirming ownership. For more information regarding this request, please contact the City of Tool at 903-432-3522, ext. 101 or via e-mail at contact@tooltexas.org.

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: October 15th, 2026

Requested By: Kimberley Price, City Secretary

Department: Administration

Agenda Item No. **14**

Is this a Budgeted Item? ☐ Yes ■ No

○ Contract/Agreement ○ General Discussion ○ Ordinance ● Report ○ Resolution

Attachments: Minutes from September 17th, 2026 Regular Meeting

Summary of Agenda Item to be considered:

Staff is presenting the minutes from the September 17th, 2026 Regular Meeting

Agenda Item, as listed on the agenda:

Approve Minutes: September 17th, 2026 Regular Meeting

Recommended Motion to Consider:

"I move that we approve the minutes from the September 17th, 2026 Regular Meeting."

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.

Signature of Sponsoring Officer

Kimberley Price

Printed name of Sponsoring Officer

Minutes

September 17th, 2026 @ 6:00 p.m.
Regular Council Meeting
Oran White Civic Center
701 N Tool Drive
Tool, TX 75143

1. Call to Order @ 6:00 p.m.
2. Roll Call: Bennett, Dumont, Figueroa, Salvato, Sayre, Stykes. All Present. Quorum was established with Mayor Bennett Presiding.
3. Invocation and Pledge of Allegiance
4. Declare, if any, Council's Conflicts of Interest. No Known Conflicts of Interest.

Motion to Change the Agenda Order allowing Item 22 to be discussed before Item 21 was made by Councilmember Dumont with second by Councilmember Stykes. Motion Passed 5/0.

5. **Citizen Comments:** Citizens wishing to speak on an agenda item must sign up to do so **(3 Minute Maximum)** ***The Council will not comment on items not on the agenda; however, the Council may refer the item to City Staff for research, resolution or referral of the matter to the Council as a future agenda item.***

   The following people spoke during the Citizens Comments Section:

   A. DeAnn Lund submitted her comments in regard to Item 15 via email to the City Secretary and were read by the Mayor
   B. Phyllis Byrd submitted her comments in regard to Item 15 via email to the City Secretary and were read by the Mayor
   C. Allen Anderson, Board President of Henderson County Emergency Services District Four, provided an update regarding Emergency Services District Four highlighting the new equipment and training that they were able to obtain since the increase in taxes.
   D. Eileen Jensen spoke in regard to Item 15, Item 23 and Item 24
   E. Marsha Goforth spoke on Item 15
   F. Brandi Sutton of Malakoff Independent School District discussed the upcoming school board election and discussed the ballot language for the proposition
   G. La Mon Chaney spoke of Item 23A
   H. Michael Fladmark spoke on Item 15, Item 17, Item 18 and Item 19

The following people spoke on an Agenda Item during the time the Agenda Item was being discussed.

   A. La Mon Chaney spoke on Item 15
   B. Jacqui Moses spoke on Item 15 and Item 16
   C. Kent Larsen spoke on Item 15
   D. Diann Carroll spoke on Item 15
   E. Linda Burt spoke on Item 15
   F. Ron Young spoke on Item 16
   G. Michael Fladmark spoke on Item 23A
   H. Diann Carroll spoke on Item 23A

6. **Staff Comments** - *Hear announcements concerning matters appearing on the agenda; items of community interest; Staff gives regards dealing with specific factual information or existing policy dealing within the City, that may have an impact on citizens, staff or the City Council of Tool. No formal action will be discussed or taken.*

A. Director of Maintenance and Operations Frank Martin stated to never forget September 11th, 2001, and concluded by presenting his monthly reports for the Maintenance Department and Animal Control.
B. Court Clerk Stacy Hamaker presented the Court Monthly Report.
C. Chief of Police Robert Walker presented the Police Department Monthly Report, discussed the upcoming National Night Out event hosted by the Tool Police Department and concluded by welcoming new officer Chad Kraft.
D. City Administrator Julius Kizzee welcomed the new City Controller Jonathan Wilson and concluded by providing his monthly Executive Summary.

Public Hearings – *The Tool City Council shall open relevant public hearings to receive citizen testimony regarding the following items. The public comment period begins on the first date notice is published and extends to the close of the public hearing. Public comments may be submitted either in writing to the City of Tool City Council, Office of the City Secretary, 701 N. Tool Dr., Tool, TX 75143, or electronically via email at contact@tooltexas.org. Please be aware that any contact information you provide, including your name, phone number, email address and physical address will become part of the city's public record.*

7. **Open, announce the time and conduct a public hearing to receive testimony on the following:**

   Public Hearing was opened at 6:32 p.m.

8. Proposed budget for the 2026-2027 fiscal year
9. Proposed tax rate for the 2026-2027 fiscal year

10. **Close public hearing and announce the time:**

    Public Hearing was closed at 6:33 p.m.

Consent Agenda - *Approval of Consent Agenda items authorize each to be implemented in accordance with staff recommendations provided. An item may be removed from the consent agenda and added to the Statutory Agenda for full discussion upon request by a member of the Council present at this meeting.*

11. Approve Minutes: August 18th, 2026 Budget Workshop/Special Meeting and August 20th, 2026 Regular Meeting. Motion to Approve Minutes: August 18th, 2026 Budget Workshop/Special Meeting and August 20th, 2026 Regular Meeting was made by Councilmember Sayre with second by Councilmember Stykes. Motion Passed 5/0.

12. Approve Monthly Activity Reports for August as presented: (A) Executive Summary (B) Financial and Expenditure (C) Municipal Court; (D) Police (E) Maintenance; (F) Building (G) Code Enforcement and; (H) Animal Control. Motion to Approve Monthly Activity Reports for August as presented: (A) Executive Summary (B) Financial and Expenditure (C) Municipal Court; (D) Police (E) Maintenance; (F) Building (G) Code Enforcement and; (H) Animal Control was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 5/0.

Statutory Agenda - *The purpose of this section is to have full discussion upon request by the Tool City Council. Ideas, thoughts and decisions are formulated by City Council and staff plans, operations, policies, and/or future projects, including the following:*

13. Consider, Discuss and Take Action on a Managed Service Proposal for IT Services with Jantech Solutions. Bruce January of Jantech Solutions presented this item highlighting the offerings of his company along with his background in information technology. Bruce January concluded by discussing his current relationship regarding Information Technology with the Tool Police Department. Councilmember Dumont inquired regarding startup costs for the change in information technology services to which Bruce January stated that wiring was in good condition, and the desktops were in compliance. City Administrator Kizzee discussed the offboarding cost for the current Information Technology provider and concluded by stating that the computer server would need to be moved to the City Hall building. Mayor Bennett inquired the costs for services to which Bruce January stated that it was a flat monthly fee of $400 per month for City Hall and $400 per month for the Police Department. Councilmember Salvato inquired regarding software licenses to which Bruce January explained how his company handled software licenses. Motion to Take Action on a Managed Service Proposal for IT Services with Jantech Solutions as outlined in discussion was made by Councilmember Dumont with second by Councilmember Salvato. Motion Passed 5/0.

14. Discuss and Take Action on a request by Michael and Jessica Hatton of Wood Canyon Road to replat lots 100, 101 and 102 to create two 0.432 acre total lots, Lots 100R and 101R. Motion to Take Action on a request by Michael and Jessica Hatton of Wood Canyon Road to replat lots 100, 101 and 102 to create two 0.432 acre total lots, Lots 100R and 101R was made by Councilmember Dumont with second by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 5/0.

15. Consider and Discuss a Planned Development consideration for Live Oak Vista, located at Property ID #230004, as identified in Henderson County Appraisal District Records. Mayor Bennett stated that she felt that this Planned Development consideration was premature. Mayor Bennett continued by discussing a meeting she had with the City of Kaufman highlighting the need for a Development Review Committee. Mayor Bennett continued by stating that this development has so many unanswered questions and that she recommended that Item 23 should be tabled tonight. Mayor Bennett continued by inquiring how much the city had already paid for this project in terms of city staff time. Mayor Bennett continued by stating that she believes in orderly growth, however, she did not feel the need to rush a project and bootstrap the incoming City Council. Mayor Bennett concluded by inquiring how much the city was giving this development. Councilmember Stykes stated that he was not against growth, however, he did not feel that the City Council has the resources needed to handle a development this size. Councilmember Stykes continued by stating that a development of this size was outside of the scope of the City Council and an outside company was needed to assist. Councilmember Figueroa stated that were many assumptions being made regarding this development. Councilmember Figueroa continued by stating that nothing with this development was being rushed. Councilmember Figueroa continued by stating that this item

was for discussion only. Councilmember Figueroa continued by stating that the citizens should trust their city officials and that he was happy to have a town hall meeting to discuss more about the proposed development. Councilmember Figueroa continued by stating that this proposed development would not require any upfront money from the city. Councilmember Figueroa continued by stating that the city needed more citizens to allow for a larger tax base which in turn would allow for more funds to allow for the repairs of roads and other projects needed for the city. Councilmember Figueroa continued by stating that without additional revenue, the revenue would have to come from somewhere. Councilmember Figueroa continued by requesting that the citizens should be patient and let the process work itself out. Bobby Gaddis, the engineer for the Live Oak Vista project, presented the project so far and stated that the developer was currently trying to get the property base zoning and to find out what was allowed in each development zone. City Administrator Kizzee stated that yes, that this item was discussion only and that the developers were requesting the city to define the zoning allowed. Mayor Bennett inquired why the drawings of the Live Oak Vista Development listed on their website was different information than what was being presented tonight. Councilmember Figueroa stated that the developer is needing zoning so they can prepare the land and concluded by stating that building the actual buildings would come later. Bobby Gaddis stated that Exhibit 4 presented to the City Council shows their proposed zoning for the development. Councilmember Figueroa stated that step one of the project was this item tonight which was deciding what zoning would be allowed in this development. Councilmember Dumont inquired regarding will serve letters from the utilities to which Bobby Gaddis stated that the utilities have the capacity to serve, however, upgrades to the utilities would need to made first. Councilmember Dumont continued by inquiring regarding what tract of the proposed development would be best for development to which Bobby Gaddis stated that tract two would be best for multi-family development and the tracts at the back of the property be zoned single family. Councilmember Sayre discussed how a previous city he lived in was late to the game in regard to development and concluded by stating that kicking the can down the road only would hurt the city in the long run. Mayor Bennett stated that this council would be making a decision for the next council and continued by stating that only City Administrator Kizzee, along with Councilmember Figueroa, have attended meetings with the developer. Mayor Bennett concluded by stating that Councilmember Figueroa was leaving the City Council so that left City Administrator Kizzee as the only one fully aware of the proposed development. Tufan Kilinc, the developer of the proposed development Live Oak Vista, presented the project history along with his experience in project development. Tufan Kilinc continued by stating that he has been visiting this lake area for over 25 years and was a proud member of this community. Tufan Kilinc continued by stating that building a development project with over 250 lots for homes is completely different than just building a single house. Tufan Kilinc continued by stating that he was not trying to pull something quick and that he only had good intentions in creating this development. Tufan Kilinc continued by stating that he would like to arrange an open house to further discuss the project however, no one has reached out to offer that as an option. Tufan Kilinc continued by discussing his project history along with his property buy transactions highlighting that people have spoken highly and that those purchases had changed people's lives. Tufan Kilinc concluded by stating that he has spent lots of his own money and time on this project and wants to put Tool on the map for the right reasons. Mayor Bennett stated that she felt the City Council needed more time and would

like to see the zoning more defined and concluded by stating that more time would be needed to do so.

Mayor Bennett called for a ten-minute recess at 7:58 p.m. Meeting was reconvened at 8:09 p.m.

16. Consider, Discuss and Take Action on recommended engineer's opinion for Plantation Dr. traffic issues. Jody Short, President of Lee Engineering, presented this item highlighting his opinions and possible remedies for the traffic issues on Plantation Drive. Councilmember Stykes stated that he would like to see raised payment markers and a speed advisory signs showing a speed of 20 MPH. Mayor Bennett stated that the exhibits provided in the meeting packet are different than the exhibits that are being presented tonight. City Administrator Kizzee stated that he was provided with the new exhibits days after the meeting packet was sent out. Councilmember Dumont inquired regarding the cost of the project to which City Administrator Kizzee stated that the engineering cost was $6,500.00 plus what options are selected to be installed. Councilmember Salvato stated that he would like to see option two since it allows for broader coverage along with a curved speed sign as well. Motion to make a recommendation to approve an agreement with Lee Engineering for recommendations along Planation Drive with an amount not to exceed $6,500.00, was made by Councilmember Stykes with second by Councilmember Salvato. Motion Passed 5/0.

17. Consider and nominate two candidates, in accordance with Section 6.03 of the Texas Property Tax Code, to serve on the Henderson County Appraisal Board of Directors. Motion to Nominate Michael Fladmark and Robert Stykes in accordance with Section 6.03 of the Texas Property Tax Code, to serve on the Henderson County Appraisal Board of Directors was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 4/0. Councilmember Figueroa Abstained.

18. Consider, Discuss and Take Action to Approve the Notice of Election for the General Election that will take place on November 3rd, 2026. Motion to Take Action to Approve the Notice of Election for the General Election that will take place on November 3rd, 2026 was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 5/0.

19. Consider and Take Action to approve the Fiscal Year 2024-2025 Audit (Annual Financial Report) from YWRD, P.C.. Motion to Take Action to approve the Fiscal Year 2024-2025 Audit (Annual Financial Report) from YWRD, P.C as presented was made by Councilmember Stykes with second by Councilmember Dumont. Motion Passed 5/0.

20. Consider and Take Action to engage YWRD, P.C for auditing services for the fiscal year periods of October 1st, 2025 to September 30th, 2026. Motion to Take Action to engage YWRD, P.C for auditing services for the fiscal year periods of October 1st, 2025 to September 30th, 2026 was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 5/0.

Ordinance Readings

21. Consider, Discuss and Take Action to Adopt Ordinance 2026-08T, Tax Rate for Fiscal Year 2026-2027

    A. I, Mike Dumont, move that the property tax rate be adopted at the tax rate of 0.369184, which is effectively a 0.00 percent increase in the tax rate

    B. I, Daniel Sayre, move that the property tax rate be adopted at the tax rate of 0.369184, which is effectively a 0.00 percent increase in the tax rate

    C. I, Tommy Salvato, move that the property tax rate be adopted at the tax rate of 0.369184, which is effectively a 0.00 percent increase in the tax rate

    D. I, Greg Figueroa, move that the property tax rate be adopted at the tax rate of 0.369184, which is effectively a 0.00 percent increase in the tax rate

    E. I, Robert Stykes, move that the property tax rate be adopted at the tax rate of 0.369184, which is effectively a 0.00 percent increase in the tax rate

22. Consider, Discuss and Take Action to Adopt Ordinance 2026-09B, Budget for Fiscal Year 2026-2027

    A. I, Robert Stykes, make a motion to vote "Yes" on the Proposed 2026-2027 Fiscal Year Budget
    B. I, Greg Figueroa, make a motion to vote "Yes" on the Proposed 2026-2027 Fiscal Year Budget
    C. I, Tommy Salvato, make a motion to vote "Yes" on the Proposed 2026-2027 Fiscal Year Budget
    D. I, Daniel Sayre, make a motion to vote "Yes" on the Proposed 2026-2027 Fiscal Year Budget
    E. I, Mike Dumont, make a motion to vote "Yes" on the Proposed 2026-2027 Fiscal Year Budget

Executive Session

23. Convene into executive session pursuant to Texas Government Code Chapter 551 (2) sections:

    Motion to have Agenda Item 23A discussed in Open Session was made by Councilmember Stykes. Motion Failed due to the lack of a second.

    The City Council Convened into Executive Session at 8:50 p.m.

    a. Section 551.087 (Economic Development) to discuss economic incentives for Project "Live Oak Vista," located at Property ID #230004, in Henderson County Appraisal District Records

24. Reconvene in open session and take any action necessary resulting from executive session. The City Council reconvened into Open Session at 10:23 p.m. No Action was taken. A statement was made by Mayor Bennett stating that no Letter of Intent was going to be approved tonight.

25. **Council Comments** - *Hear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific factual information or existing policy from the Mayor, Councilpersons, and City staff, for which no formal action will be discussed or taken.*

A. Councilmember Dumont thanked everyone for coming to the meeting, discussed current water restrictions, discussed an upcoming Rotary Club event and concluded by stating that the City Council was not taking the Letter of Intent lightly and they are wanting to make the best decision for the city.

B. Councilmember Sayre discussed an upcoming car show in Kemp and concluded by thanking Councilmember Figueroa and Councilmember Salvato for assisting Ron Young in regard to his property.

C. Mayor Bennett stated that she would be on vacation from October 5th – October 20th so she would not be at the next Council meeting, discussed the upcoming Meet the Candidate Night, discussed Tool-O-Ween, discussed the Maintenance Barn progress and concluded by thanking the citizens for coming to the meeting.

D. Councilmember Salvato thanked everyone for coming to the meeting and concluded by thanking City Staff for their hard work.

E. Councilmember Figueroa thanked everyone for coming to the meeting and continued by stating that the community should be rest assured that the City Council are going to negotiate a good deal for the city. Councilmember Figueroa concluded by stating that the City Council has the community's best interest.

26. **Future Agenda Items -** *The Council may request items to be placed on a future agenda at this time. No discussion or deliberation of the items may take place at this time, other than a determination of Council consensus to direct staff to place the item on a future agenda.*

27. **Closing**
    A. Next Meeting: October 15th, 2026
    B. Adjourn

A meeting that is "open to the public", pursuant to the Open Meetings Act, is one that the public is permitted to attend. The act does not entitle the public to choose the items to be discussed or to speak about items on the agenda. If the City Council, during the course of the meeting covered by this notice, should determine that an executive session is required, then such executive session, as authorized by the Texas Open Meetings Act, Texas Government Code, Section 551.001 et seq., will be held by the Council at the date, hour and place given in this notice, concerning but not limited to the following sections and purposes of the Act: 551.071 Private consultation with the city's attorney; 551.072 Deliberations about Real Property; or, 551.074 Discussing personnel or to hear complaints against personnel. Should any final action, final decision or final vote be required in the opinion of the City Council regarding any matter considered in such executive session, then the final action, final decision or final vote shall be in the open meeting covered by this Notice upon the reconvening of the public meeting.

Minutes

September 17th, 2026 @ 6:00 p.m.
Regular Council Meeting
Oran White Civic Center
701 N Tool Drive
Tool, TX 75143

I certify that the above notice of meeting, a true and correct copy, was posted on the bulletin board in front of Tool City Hall prior to the required 72 hours and that the city's official newspaper was notified.

Attest:

SEAL

_____
Vera Bennett, Mayor

_ ____
Kimberley Price, City Secretary

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: October 15th, 2026

Requested By: Staff

Department: Multidepartmental

Agenda Item No. **15**

Is this a Budgeted Item? ☐ Yes ☐ No

○ Contract/Agreement ○ General Discussion ○ Ordinance ● Report ○ Resolution

Attachments: Monthly Reports for the Executive Summary, Financial & Expenditure, Municipal Court, Police, Maintenance, Building, Code Enforcement and Animal Control

Summary of Agenda Item to be considered:

Staff would like to present the monthly reports for the month of September 2026.

Agenda Item, as listed on the agenda:

Approve Monthly Activity Reports for September 2026 as presented: (A) Executive Summary (B) Financial and Expenditure (C) Municipal Court; (D) Police (E) Maintenance; (F) Building (G) Code Enforcement and; (H) Animal Control

Recommended Motion to Consider:

"I move that we accept the monthly activity reports for September 2026, as presented."

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.

Executive Summary

From the City Administrator – October 2026

Dear Council and Mayor,

Here is a Monthly Executive Summary of the past 30 days for the City, for the Council meeting in October 2026.

- Staff has opened several bank accounts at Prosperity Bank as of this month and are starting to transition other bank accounts over from Simmons in the next few weeks. We are hoping to be fully switched over by this month.
- The Council Workshop that was slated for the month of September has been rescheduled to November due to scheduling conflicts.
- The Building Technician position hiring process will have to restart after the last candidate has pulled their acceptance offer.
- Staff is currently completing an audit for short-term rentals in the city, with efforts through Code Enforcement and our financial consultant, D-Up Consulting.
- Staff is continuing to work with GrantWorks for the GLO Resilient Communities Program in regards to a grant for a comprehensive plan, including drainage-related issues in the City of Tool. The grant application was submitted on December 9th, 2025 and we are awaiting the status of that application.
- The Maintenance Barn project is nearly complete and an anticipated ribbon-cutting the week after the council meeting. More details will be shared through social channels.
- An updated budget book will be uploaded to the city's website, including final financial figures for the city at year-end of FY '25-26.
- Our IT provider, Jantech Solutions, is currently installing their software and making the IT transition at this time in City Hall and the Police Department.
- The audit for the 2025-2026 fiscal year will begin in the coming weeks and the city will have to complete it by March of 2027, to stay compliant with Senate Bill 1851.

CITY OF TOOL

Budget vs. Actuals: Fiscal Year 2025-2026 Master Budget - FY26 P&L

October 2025 - September 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
Income				
4000 Revenues				
4010 Animal Registrations/ Fees	40.00	1,000.00	960.00	4.00 %
4011 Alarm Permit	50.00	350.00	300.00	14.29 %
4012 Garage Sale Permits	25.00	170.00	145.00	14.71 %
4013 Animal Surrender Fees	325.00	800.00	475.00	40.63 %
4020 Building Permits	94,189.85	112,000.00	17,810.15	84.10 %
4025 Short Term Rental Annual Permit	1,600.00	4,200.00	2,600.00	38.10 %
4030 City Facilities Rental	4,350.00	6,000.00	1,650.00	72.50 %
4040 Cable TV/Telephone Franchise Fees	24,157.35	31,205.00	7,047.65	77.42 %
4050 Contributions/Donations				
4050-1 Contributions-General Fund	363.00		-363.00	
4050-1b Event Donations/Contributions/Fees	25.00	0.00	-25.00	
4050-2 contributions - Police dept.		1,000.00	1,000.00	
Total 4050 Contributions/Donations	**388.00**	**1,000.00**	**612.00**	**38.80 %**
4064 Fines & Forfeitures	167,547.44	267,950.00	100,402.56	62.53 %
4064a Municipal 3rd Party Payout	134,184.51	167,000.00	32,815.49	80.35 %
4064b Municipal Jury Fund (MJF)	121.75	150.00	28.25	81.17 %
4064c Municipal Truancy & Prev (MTPF)	5,251.48	7,400.00	2,148.52	70.97 %
4064d Municipal Court Security Fund (MSF)	5,965.29	8,000.00	2,034.71	74.57 %
4064e Municipal Court Technology Fund (MTF)	5,024.22	6,500.00	1,475.78	77.30 %
Total 4064 Fines & Forfeitures	**318,094.69**	**457,000.00**	**138,905.31**	**69.60 %**
4068 Service Fee Retained by City	2,863.60	1,150.00	-1,713.60	249.01 %
4070 HCAD Ad Valorem	1,514,295.76	1,517,800.78	3,505.02	99.77 %
4071 HCAD Interest & Sinking	458,963.92	458,003.00	-960.92	100.21 %
4090 Trinity Valley Electric	83,014.64	74,000.00	-9,014.64	112.18 %
4100 Miscellaneous Revenue	600.00	0.00	-600.00	
4102 Loan Proceeds	55,417.74	0.00	-55,417.74	
4110 Hotel Occupancy Tax	39,715.29	41,000.00	1,284.71	96.87 %
4120 State Sales Tax-Rev. Sharing	435,226.39	410,000.00	-25,226.39	106.15 %
4121 State Mixed Beverage Sale Tax R	5,086.70	6,000.00	913.30	84.78 %
4140 TU/Oncor Electric	17,177.53	18,000.00	822.47	95.43 %
4150 Waste Services	40,405.08	40,000.00	-405.08	101.01 %
4301 L.E.O.S.E	4,119.80	1,000.00	-3,119.80	411.98 %
Total 4000 Revenues	**3,100,106.34**	**3,180,678.78**	**80,572.44**	**97.47 %**
4101 Interfund Transfers				
4101-a From Emergency Fund	0.00	0.00	0.00	
4101-b From Capital Improvement Fund	0.00	0.00	0.00	
4101-c From City Hall Construction Fund	0.00	0.00	0.00	
4101-d From Parks Development Fund	0.00	0.00	0.00	
Total 4101 Interfund Transfers	**0.00**	**0.00**	**0.00**	
4205 Transfer In from HOT Tax Fund		3,000.00	3,000.00	

CITY OF TOOL

Budget vs. Actuals: Fiscal Year 2025-2026 Master Budget - FY26 P&L

October 2025 - September 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
4801 Credit Card Rebate	984.00	800.00	-184.00	123.00 %
Park Event Revenue				
4601 Food Truck Rental Fees	1,600.00	0.00	-1,600.00	
4602 Amphitheatre Rental Fees	175.00	6,000.00	5,825.00	2.92 %
Total Park Event Revenue	**1,775.00**	**6,000.00**	**4,225.00**	**29.58 %**
Services	0.00		0.00	
Total Income	**$3,102,865.34**	**$3,190,478.78**	**$87,613.44**	**97.25 %**
GROSS PROFIT	**$3,102,865.34**	**$3,190,478.78**	**$87,613.44**	**97.25 %**
Expenses				
5000 Expenditures				
5010-0 Accounting Services				
5010-1 Accounting Services-Admin	6,084.55	5,700.00	-384.55	106.75 %
Total 5010-0 Accounting Services	**6,084.55**	**5,700.00**	**-384.55**	**106.75 %**
5020 Advertising Expense				
5020-1 Advertising-Admin	3,964.20	4,700.00	735.80	84.34 %
Total 5020 Advertising Expense	**3,964.20**	**4,700.00**	**735.80**	**84.34 %**
5030 Animal Care				
5030-9 Animal Control	21,125.00	23,140.00	2,015.00	91.29 %
Total 5030 Animal Care	**21,125.00**	**23,140.00**	**2,015.00**	**91.29 %**
5045 Auto Allowance				
5045-1 Executive Auto Allowance-Admin	4,800.12	4,800.00	-0.12	100.00 %
Total 5045 Auto Allowance	**4,800.12**	**4,800.00**	**-0.12**	**100.00 %**
5050 Auto Fuel				
5050-2 Auto Fuel-Police	27,923.14	15,600.00	-12,323.14	178.99 %
5050-3 Auto Fuel-Maint	6,801.10	5,300.00	-1,501.10	128.32 %
5050-6 Auto Fuel-Park	1,061.60	3,000.00	1,938.40	35.39 %
5050-8 Auto Fuel-Building/Code	1,294.23	3,000.00	1,705.77	43.14 %
Total 5050 Auto Fuel	**37,080.07**	**26,900.00**	**-10,180.07**	**137.84 %**
5060 Audit Fees				
5060-1 Audit Fees -Admin	50,145.01	60,000.00	9,854.99	83.58 %
Total 5060 Audit Fees	**50,145.01**	**60,000.00**	**9,854.99**	**83.58 %**
5070-0 Bank Charges				
5070-1 Bank Charges-Admin	6,416.29	6,000.00	-416.29	106.94 %
Total 5070-0 Bank Charges	**6,416.29**	**6,000.00**	**-416.29**	**106.94 %**
5081 City Park Expenditures	169.94		-169.94	
5081a Park	0.00		0.00	
Total 5081 City Park Expenditures	**169.94**		**-169.94**	
5082 Capital Expenditures				
5082a Emergency Sirens	2,968.00	0.00	-2,968.00	
5082b Maintenance Barn	361,556.64	0.00	-361,556.64	

CITY OF TOOL

Budget vs. Actuals: Fiscal Year 2025-2026 Master Budget - FY26 P&L

October 2025 - September 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
5082c Police Department Building Remodel	33,903.19	0.00	-33,903.19	
5082d Paradise Bay Subdivision Drainage (Phase 1A)	37,750.00	0.00	-37,750.00	
5082e City Hall Remodel	6,350.00	0.00	-6,350.00	
5082f Parks Development	500.00	0.00	-500.00	
5082g Equipment Purchases-Excavator	54,995.74	0.00	-54,995.74	
Total 5082 Capital Expenditures	**498,023.57**	**0.00**	**-498,023.57**	
5096 Property Abatements				
5096-8 Unsafe Building Fund-Building	14,300.00	35,000.00	20,700.00	40.86 %
Total 5096 Property Abatements	**14,300.00**	**35,000.00**	**20,700.00**	**40.86 %**
5097 Computers,Software & Supplies				
5097-0 Computers,Software & Supplies-Multi		200.00	200.00	
5097-1 Computers,Software & Supplies-Admin	449.97	3,200.00	2,750.03	14.06 %
5097-2 Computers,Software & Supplies-Police	15,104.37	2,000.00	-13,104.37	755.22 %
5097-3 Computers,Software & Supplies-Maint		350.00	350.00	
5097-4 MTF (FUND) Computers,Software & Supplies-Judicial - MTF Fund		1,000.00	1,000.00	
5097-8 Computers,Software & Supplies-Building/Code		2,000.00	2,000.00	
Total 5097 Computers,Software & Supplies	**15,554.34**	**8,750.00**	**-6,804.34**	**177.76 %**
5100 Contract Services				
5101-0 Contract Services IT-Multi Dept	39,494.78	36,000.00	-3,494.78	109.71 %
5102-0 Contract Services Acct-Multi Dept	18,712.50	3,000.00	-15,712.50	623.75 %
5103 Permit and InspectBuilding/Code	54,341.85	50,000.00	-4,341.85	108.68 %
5104-2 Contract Services PD-Police	45,507.89	44,700.00	-807.89	101.81 %
5104-8 Contract Services-(GIS, Engineering, & Survey)	7,125.00	7,000.00	-125.00	101.79 %
Total 5100 Contract Services	**165,182.02**	**140,700.00**	**-24,482.02**	**117.40 %**
5120-4 Court Costs & Arrest Fees - Judicial				
5120-4a Court Costs (Omnibase)	1,277.24	1,440.00	162.76	88.70 %
5120-4b Court Costs-(Inmate Housing Fees)	3,060.00	3,400.00	340.00	90.00 %
5120-4c Court Costs (GHS Collections)	24,115.21	23,700.00	-415.21	101.75 %
5120-4d Court Costs (Bailiff Pay)	75.00	125.00	50.00	60.00 %
5120-4e Court Costs (Due to Comptroller)	108,791.75	158,250.00	49,458.25	68.75 %
Total 5120-4 Court Costs & Arrest Fees - Judicial	**137,319.20**	**186,915.00**	**49,595.80**	**73.47 %**
5121 Debt Service				
5121-0a GO Bond (Series 2020 JP Morgan) Principal	280,000.00	280,000.00	0.00	100.00 %
5121-0b GO Bond (Series 2020 JPMorgan) Interest	5,633.00	5,633.00	0.00	100.00 %
5121-0c CO Bond (Series 2020 Combo) Principal	110,000.00	110,000.00	0.00	100.00 %
5121-0d CO Bond (Series 2020 Combo) Interest	62,370.00	62,370.00	0.00	100.00 %
Total 5121 Debt Service	**458,003.00**	**458,003.00**	**0.00**	**100.00 %**
5122-0 General Debt Service-Multi Dept		943.74	943.74	
5140 Dues & Subscriptions				
5140-0 Dues & Subscriptions-Multi		200.00	200.00	
5140-1 Dues & Subscriptions-Admin.	4,694.70	5,000.00	305.30	93.89 %

CITY OF TOOL

Budget vs. Actuals: Fiscal Year 2025-2026 Master Budget - FY26 P&L

October 2025 - September 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
5140-2 Dues & Subscriptions-Police	432.00	700.00	268.00	61.71 %
5140-4 MTF (FUND) Dues & Subscriptions-Judicial - Judicial/Court (MTF FUND)	3,150.00	4,000.00	850.00	78.75 %
5140-8 Dues & Subscriptions-Build/Code	15,786.00	16,500.00	714.00	95.67 %
Total 5140 Dues & Subscriptions	**24,062.70**	**26,400.00**	**2,337.30**	**91.15 %**
5150 Election Expense	3,559.63	3,700.00	140.37	96.21 %
5160 Employee Benefits - Retirement				
5160-1 Employee Benefits/Retirement-Admin	16,608.69	18,496.39	1,887.70	89.79 %
5160-2 Employee Benefits/Retirement-Police	32,771.90	37,209.95	4,438.05	88.07 %
5160-3 Employee Benefits/Retirement-Maint	10,267.44	10,688.57	421.13	96.06 %
5160-4 Employee Benefits/Retirement-Judicial/Court	3,221.98	3,299.16	77.18	97.66 %
5160-6 Employee Benefits/Retirement-Park	2,292.65	2,788.79	496.14	82.21 %
5160-8 Employee Benefits/Retirement-Build/Code	5,179.12	7,452.20	2,273.08	69.50 %
Total 5160 Employee Benefits - Retirement	**70,341.78**	**79,935.06**	**9,593.28**	**88.00 %**
5170 Equipment Purchases				
5170-0 Equipment Purchases-Multi	39.91		-39.91	
5170-1 Equipment Purchases-Admin		4,000.00	4,000.00	
5170-2 Equipment Purchases-Police	2,792.20	8,000.00	5,207.80	34.90 %
5170-3 Equipment Purchases-Maint.	15,540.84	13,000.00	-2,540.84	119.54 %
5170-7 Equipment Purchases- Code Enforcement	2,790.65		-2,790.65	
5170-8 Equipment Purchases-Building/Code	1,044.61	2,000.00	955.39	52.23 %
5170-9 Equipment Purchases-Animal Control		200.00	200.00	
Total 5170 Equipment Purchases	**22,208.21**	**27,200.00**	**4,991.79**	**81.65 %**
5170-MSF Equipment Purchases-Court-Municipal Security Fund	1,404.48		-1,404.48	
5171 City Events	570.07	5,000.00	4,429.93	11.40 %
5172 Minor Tools	1,800.00		-1,800.00	
5172-3 Minor Tools-Maint		300.00	300.00	
5172-6 Minor Tools-Parks	742.43	300.00	-442.43	247.48 %
Total 5172 Minor Tools	**2,542.43**	**600.00**	**-1,942.43**	**423.74 %**
5174 Park Event Revenue				
5174-6a Food Truck Rental Fees Transfer to 8 @ Tool		6,000.00	6,000.00	
5174-6b Amphitheater Rental Fees Transfer to 8 @ Tool		0.00	0.00	
5174-6c General Fund Revenue Allocated to Park Events		6,000.00	6,000.00	
5174-6d HOT Funds Transfer to Park Events Fund	7,750.00	42,000.00	34,250.00	18.45 %
Total 5174 Park Event Revenue	**7,750.00**	**54,000.00**	**46,250.00**	**14.35 %**
5175-3 Equpment Rentals-Maint		12,000.00	12,000.00	
5190 Filing/Notary Fees				
5190-1 Filing/Notary Fees-Admin	23.76	175.00	151.24	13.58 %
Total 5190 Filing/Notary Fees	**23.76**	**175.00**	**151.24**	**13.58 %**
5200-0 HCAD Collections-Multi Dept	42,561.46	52,000.00	9,438.54	81.85 %
5210 Investigation/Test Expense				

CITY OF TOOL

Budget vs. Actuals: Fiscal Year 2025-2026 Master Budget - FY26 P&L

October 2025 - September 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
5210-1 Investigation/Test Expenses		650.00	650.00	
5210-2 Investigation/Test-Police		650.00	650.00	
Total 5210 Investigation/Test Expense		**1,300.00**	**1,300.00**	
5220 Insurance Property & Liability				
5220-0 Insurance Property & Liability-Multi Dept.	3,299.00	3,782.50	483.50	87.22 %
5220-1 Insurance-Prop.&Liab-Admin	7,098.00	4,052.50	-3,045.50	175.15 %
5220-2 Insurance-Prop.&Liab-Police	6,251.00	8,490.00	2,239.00	73.63 %
5220-3 Insurance-Prop.&Liab-Maint	4,609.00	4,517.75	-91.25	102.02 %
5220-6 Insurance Property & Liability-Parks		414.25	414.25	
Total 5220 Insurance Property & Liability	**21,257.00**	**21,257.00**	**0.00**	**100.00 %**
5225 Insurance/Auto				
5225-2 Insurance/Auto-Police	11,057.00	11,057.75	0.75	99.99 %
5225-3 Insurance/Auto- Maintenance	1,799.00	1,800.00	1.00	99.94 %
5225-8 Insurance/Auto-Build & Code	937.00	935.25	-1.75	100.19 %
Total 5225 Insurance/Auto	**13,793.00**	**13,793.00**	**0.00**	**100.00 %**
5230 Employee Insurance Benefits (Medical, Dental, Vision and Life))				
5230-1 Admin				
5230-1a Employee Medical Insurance-Admin	26,691.95	34,560.00	7,868.05	77.23 %
5230-1b Employee Dental & Vision Insurance-Admin	2,137.32	2,457.60	320.28	86.97 %
5230-1c Employee Life Insurance-Admin	381.60	340.80	-40.80	111.97 %
Total 5230-1 Admin	**29,210.87**	**37,358.40**	**8,147.53**	**78.19 %**
5230-2 Police	-51.20		51.20	
5230-2a Employee Medical Insurance-Police	68,612.67	80,160.00	11,547.33	85.59 %
5230-2b Employee Dental & Vision Insurance-Police	8,546.94	5,529.60	-3,017.34	154.57 %
5230-2c Employee Life Insurance-Police	892.44	766.80	-125.64	116.38 %
Total 5230-2 Police	**78,000.85**	**86,456.40**	**8,455.55**	**90.22 %**
5230-3 Maint	113.64		-113.64	
5230-3a Employee Medical Insurance-Maint.	22,825.90	25,920.00	3,094.10	88.06 %
5230-3b Employee Dental & Vision Insurance-Maint.	1,843.20	1,843.20	0.00	100.00 %
5230-3c Employee Life Insurance-Maint.	832.44	596.64	-235.80	139.52 %
Total 5230-3 Maint	**25,615.18**	**28,359.84**	**2,744.66**	**90.32 %**
5230-4 Employee Insurance Benefits-Judicial				
5230-4a Employee Medical Insurance-Judicial	12,217.44	11,040.00	-1,177.44	110.67 %
5230-4b Employee Dental & Vision Insurance-Judicial	1,221.36	614.40	-606.96	198.79 %
5230-4c Employee Life Insurance-Judicial	231.57	85.20	-146.37	271.80 %
Total 5230-4 Employee Insurance Benefits-Judicial	**13,670.37**	**11,739.60**	**-1,930.77**	**116.45 %**
5230-6 Park				
5230-6a Employee Medical Insurance-Park	8,467.76	8,640.00	172.24	98.01 %
5230-6b Employee Dental & Vision Insurance-Park	614.40	614.40	0.00	100.00 %
5230-6c Employee Life Insurance-Park	196.44	233.52	37.08	84.12 %
Total 5230-6 Park	**9,278.60**	**9,487.92**	**209.32**	**97.79 %**

CITY OF TOOL

Budget vs. Actuals: Fiscal Year 2025-2026 Master Budget - FY26 P&L

October 2025 - September 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
5230-7 Code Enforcement				
5230-7a Employee Medical Insurance- Code Enforcement	124.20		-124.20	
Total 5230-7 Code Enforcement	**124.20**		**-124.20**	
5230-8 Employee Insurance Benefits-Building/Code				
5230-8a Employee Medical Insurance-Build/Code	11,873.28	17,280.00	5,406.72	68.71 %
5230-8b Employee Dental & Vision Insurance-Build/Code	51.20	1,228.80	1,177.60	4.17 %
5230-8c Employee Life Insurance-Build/Code	297.39	170.40	-126.99	174.52 %
Total 5230-8 Employee Insurance Benefits-Building/Code	**12,221.87**	**18,679.20**	**6,457.33**	**65.43 %**
Total 5230 Employee Insurance Benefits (Medical, Dental, Vision and Life))	**168,121.94**	**192,081.36**	**23,959.42**	**87.53 %**
5250 Workers Comp Insurance				
5250-1 Workers Comp Insurance-Admin.	1,050.00	841.00	-209.00	124.85 %
5250-2 Workers Comp Insurance-Police	14,759.25	12,251.00	-2,508.25	120.47 %
5250-3 Workers Comp Insurance-Maint.	7,803.75	6,243.25	-1,560.50	124.99 %
5250-8 Workers Comp Insurance-Building/Code	760.00	607.75	-152.25	125.05 %
Total 5250 Workers Comp Insurance	**24,373.00**	**19,943.00**	**-4,430.00**	**122.21 %**
5264 Vehicle Loan Interest				
5264 - 2 Vehicle Loan Interest - Police				
5264-2a Vehicle Loan Interest - Police -Tahoes (3)	4,503.18	5,366.18	863.00	83.92 %
5264-2b Vehicle Loan Principal-Police Tahoes (3)	31,464.06	30,597.82	-866.24	102.83 %
5264-2c Vehicle Loan Payments-Electric Vehicles		15,666.67	15,666.67	
5264-2d Vehicle Loan Payments-Int on Elect Vehicles		940.00	940.00	
Total 5264 - 2 Vehicle Loan Interest - Police	**35,967.24**	**52,570.67**	**16,603.43**	**68.42 %**
5264-8 Vehicle Loan Interest - Building/Code				
5264-8a Vehicle Loan Interest-Building/Code	1,367.33	2,227.61	860.28	61.38 %
5264-8b Vehicle Loan Principal-Building/Code	6,510.19	5,649.91	-860.28	115.23 %
Total 5264-8 Vehicle Loan Interest - Building/Code	**7,877.52**	**7,877.52**	**0.00**	**100.00 %**
Total 5264 Vehicle Loan Interest	**43,844.76**	**60,448.19**	**16,603.43**	**72.53 %**
5265 Janitorial/Cleaning	16.61		-16.61	
5265-0 Janitorial/Cleaning-Multi Dept	18,054.11	6,000.00	-12,054.11	300.90 %
5265-1 Janitorial/Cleaning-Admin	264.82		-264.82	
5265-6 Janitorial/Cleaning-Park	251.96	2,500.00	2,248.04	10.08 %
Total 5265 Janitorial/Cleaning	**18,587.50**	**8,500.00**	**-10,087.50**	**218.68 %**
5270-4 MJF (FUND) Juror Fees - Judicial/Court		2,000.00	2,000.00	
5290 Lease Equipment Expense				
5290-0 Lease Equipment Expense-Multi Dept	10,416.50	11,000.00	583.50	94.70 %
5290-1 Lease Equipment Expense-Admin		0.00	0.00	
Total 5290 Lease Equipment Expense	**10,416.50**	**11,000.00**	**583.50**	**94.70 %**
5300 Legal Fees (Professional)				
5300-1 Legal Fees-Admin	8,398.97	12,500.00	4,101.03	67.19 %
5300-10 Legal Fees-Council/Mayor	7,900.00	2,500.00	-5,400.00	316.00 %
5300-4 Legal Fees-Judicial	23,847.10	25,000.00	1,152.90	95.39 %

CITY OF TOOL

Budget vs. Actuals: Fiscal Year 2025-2026 Master Budget - FY26 P&L

October 2025 - September 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
Total 5300 Legal Fees (Professional)	**40,146.07**	**40,000.00**	**-146.07**	**100.37 %**
5301 LEOSE		1,000.00	1,000.00	
5301-2 Police	1,220.00		-1,220.00	
Total 5301 LEOSE	**1,220.00**	**1,000.00**	**-220.00**	**122.00 %**
5302 Marketing				
5302-0 Marketing-Multi HOT		3,000.00	3,000.00	
5302-1 Marketing-Admin	140.44	100.00	-40.44	140.44 %
5302-10 Marketing-Council/Mayor		1,000.00	1,000.00	
Total 5302 Marketing	**140.44**	**4,100.00**	**3,959.56**	**3.43 %**
5320 Maintenance Building				
5320-0 Maintenance Building-Multi Dept	1,934.99	10,000.00	8,065.01	19.35 %
5320-1 Maintenance Building-Admin	4,166.24	2,700.00	-1,466.24	154.31 %
5320-3 Maintenance Building-Maint		0.00	0.00	
Total 5320 Maintenance Building	**6,101.23**	**12,700.00**	**6,598.77**	**48.04 %**
5330 Maintenance-Equipment				
5330-1 Maintenance-Equipment-Admin		0.00	0.00	
5330-2 Maintenance-Equipment-Police	781.65	7,000.00	6,218.35	11.17 %
5330-3 Maintenance-Equipment-Maint	3,011.29	5,000.00	1,988.71	60.23 %
5330-6 Maintenance-Equipment-Parks	52.32	7,000.00	6,947.68	0.75 %
Total 5330 Maintenance-Equipment	**3,845.26**	**19,000.00**	**15,154.74**	**20.24 %**
5335-0 Maintenance - CITY PARK	568.80		-568.80	
5336-6 Park Grounds	20,368.23	4,000.00	-16,368.23	509.21 %
5340 Maintenance-Vehicle				
5340-2 Maintenance-Vehicle-Police	5,890.59	9,000.00	3,109.41	65.45 %
5340-3 Maintenance-Vehicle-Maint	1,107.61	2,000.00	892.39	55.38 %
5340-7 Maintenance-Vehicle- Code Enforcement	7.50		-7.50	
5340-8 Maintenance-Vehicle-Building/Code	66.98	2,500.00	2,433.02	2.68 %
5340-9 Maintenance-Vehicle-		700.00	700.00	
Total 5340 Maintenance-Vehicle	**7,072.68**	**14,200.00**	**7,127.32**	**49.81 %**
5350 Maintenance-Road Materials				
5350-3 Maintenance-Road Materials-	23,027.48	35,000.00	11,972.52	65.79 %
Total 5350 Maintenance-Road Materials	**23,027.48**	**35,000.00**	**11,972.52**	**65.79 %**
5355 Meals				
5355-1 Meals-Admin	556.86	2,000.00	1,443.14	27.84 %
Total 5355 Meals	**556.86**	**2,000.00**	**1,443.14**	**27.84 %**
5357-0 Employee Recognition/Events	1,728.84	3,000.00	1,271.16	57.63 %
5358-0 HR/Employee Procurement Expense	1,374.00	300.00	-1,074.00	458.00 %
5365 Miscellaneous Expense		0.00	0.00	
5365-1 Admin	-0.03	0.00	0.03	
Total 5365 Miscellaneous Expense	**-0.03**	**0.00**	**0.03**	
5366 Neighborhood Infrastructure Reinvestment				

CITY OF TOOL

Budget vs. Actuals: Fiscal Year 2025-2026 Master Budget - FY26 P&L

October 2025 - September 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
5366-8 Neighborhood Infrastructure Reinvestment-Building& Code	121.77	5,000.00	4,878.23	2.44 %
Total 5366 Neighborhood Infrastructure Reinvestment	**121.77**	**5,000.00**	**4,878.23**	**2.44 %**
5370 Office Supplies Expense				
5370-1 Office Supplies-Admin	3,086.16	3,750.00	663.84	82.30 %
5370-10 Office Supplies-Council/Mayor	163.48	250.00	86.52	65.39 %
5370-2 Office Supplies-Police	2,626.87	1,000.00	-1,626.87	262.69 %
5370-3 Office Supplies-Maint.	647.06	400.00	-247.06	161.77 %
5370-4 Office Supplies-Judicial	1,116.29	1,400.00	283.71	79.74 %
5370-6 Office Supplies-Park	255.61	185.00	-70.61	138.17 %
5370-8 Office Supplies-Building/Code	354.44	1,000.00	645.56	35.44 %
5370-9 Office Supplies--Animal Control		100.00	100.00	
Total 5370 Office Supplies Expense	**8,249.91**	**8,085.00**	**-164.91**	**102.04 %**
5371 Ancillary Supplies				
5371-0 Building Supplies	11,313.78	5,000.00	-6,313.78	226.28 %
5372-6 Recreational Items - Park	7.76	500.00	492.24	1.55 %
5373-3 Signs, Posts, Hardware - Maint	1,039.28	900.00	-139.28	115.48 %
5373-6 Signs, Posts, Hardware - Park	589.23	100.00	-489.23	589.23 %
Total 5371 Ancillary Supplies	**12,950.05**	**6,500.00**	**-6,450.05**	**199.23 %**
5380 Postage				
5380-1 Postage-Admin.	477.42	500.00	22.58	95.48 %
5380-2 Postage-Police	18.12	60.00	41.88	30.20 %
5380-4 Postage-Judicial	123.60	700.00	576.40	17.66 %
5380-8 Postage - Build/Code	1,263.68	1,300.00	36.32	97.21 %
Total 5380 Postage	**1,882.82**	**2,560.00**	**677.18**	**73.55 %**
5390 Records Management		0.00	0.00	
5390-1 Records Management-Admin	2,762.00	4,040.00	1,278.00	68.37 %
5390-2 Records Management-Police	420.00	0.00	-420.00	
Total 5390 Records Management	**3,182.00**	**4,040.00**	**858.00**	**78.76 %**
5400 Printing				
5400-2 Printing - Police	3,345.19	3,300.00	-45.19	101.37 %
Total 5400 Printing	**3,345.19**	**3,300.00**	**-45.19**	**101.37 %**
5430 Salaries				
5430-1 Salaries-Admin	245,030.31	257,251.64	12,221.33	95.25 %
5430-10 Salaries-Council/Mayor	1,300.00	1,200.00	-100.00	108.33 %
5430-2 Salaries-Police	517,325.84	517,523.60	197.76	99.96 %
5430-3 Salaries-Maint	151,435.46	148,658.86	-2,776.60	101.87 %
5430-4 Salaries-Other-Judicial	47,309.64	45,885.44	-1,424.20	103.10 %
5430-6 Salaries-Park	33,707.51	38,787.05	5,079.54	86.90 %
5430-8 Salaries-Building/Code-	78,710.35	103,646.67	24,936.32	75.94 %
Total 5430 Salaries	**1,074,819.11**	**1,112,953.26**	**38,134.15**	**96.57 %**
5460 Telephone and Internet				

CITY OF TOOL

Budget vs. Actuals: Fiscal Year 2025-2026 Master Budget - FY26 P&L

October 2025 - September 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
5460-0 Tel/Internet-Multi Dept.	13,799.44	13,000.00	-799.44	106.15 %
5460-1 Tel/Internet-Admin.	2,494.30	2,600.00	105.70	95.93 %
5460-2 Tel/Internet-Police	4,714.86	4,730.00	15.14	99.68 %
5460-3 Tel/Internet-Maint.	933.03	540.00	-393.03	172.78 %
5460-8 Tel/Internet-Building/Code	1,207.92	1,448.70	240.78	83.38 %
5460-9 Tel/Internet-Animal Control		540.00	540.00	
Total 5460 Telephone and Internet	**23,149.55**	**22,858.70**	**-290.85**	**101.27 %**
5470 Travel Expense				
5470-1 Travel-Admin	2,012.92	1,750.00	-262.92	115.02 %
5470-2 Travel-Police	1,293.70	1,320.00	26.30	98.01 %
5470-3 Travel-Maint.		50.00	50.00	
5470-4a Travel-Judicial	543.51	900.00	356.49	60.39 %
5470-8 Travel-Building/Code	682.64	1,200.00	517.36	56.89 %
5470-9 Travel-Animal Control		100.00	100.00	
Total 5470 Travel Expense	**4,532.77**	**5,320.00**	**787.23**	**85.20 %**
5480 Training/Education Expense				
5480-1 Training/Education Expense-Admin.	3,006.22	7,000.00	3,993.78	42.95 %
5480-10 Training/Education Expense-Council/Mayor	67.50	200.00	132.50	33.75 %
5480-2 Training/Education Expense-Police	1,297.71	4,000.00	2,702.29	32.44 %
5480-4 Training/Education Expense-Judicial	100.00	1,000.00	900.00	10.00 %
5480-8 Training/Education Expense-Building/Code	2,815.90	2,500.00	-315.90	112.64 %
5480-9 Training/Education Expense-Animal Control		300.00	300.00	
Total 5480 Training/Education Expense	**7,287.33**	**15,000.00**	**7,712.67**	**48.58 %**
5490 Uniforms				
5490-2 Uniforms-Police	5,038.68	2,500.00	-2,538.68	201.55 %
5490-3 Uniforms-Maint	2,773.65	2,500.00	-273.65	110.95 %
5490-4 Uniforms-Judicial		250.00	250.00	
5490-6 Uniforms-Park	415.58	520.00	104.42	79.92 %
5490-8 Uniforms-Building/Code	821.11	800.00	-21.11	102.64 %
5490-9 Uniforms-Animal Control	1,168.83	1,040.00	-128.83	112.39 %
Total 5490 Uniforms	**10,217.85**	**7,610.00**	**-2,607.85**	**134.27 %**
5500 Utilities/Electricity				
5500-0 Utilities/Electricity-Multi Dept	15,661.58	14,000.00	-1,661.58	111.87 %
5500-3 Utilities/Electricity-Multi Dept-Maint	1,384.05	2,400.00	1,015.95	57.67 %
5500-6 Utilities/Electricity-Park	2,843.94	8,400.00	5,556.06	33.86 %
Total 5500 Utilities/Electricity	**19,889.57**	**24,800.00**	**4,910.43**	**80.20 %**
5510 Utilities/Water				
5510-0 Utilities/Water-Multi Dept	6,005.73	7,000.00	994.27	85.80 %
5510-3 Utilities/Water-Maint	427.52	1,000.00	572.48	42.75 %
5510-6 Utilities/Water-Park	17,080.21	23,000.00	5,919.79	74.26 %
Total 5510 Utilities/Water	**23,513.46**	**31,000.00**	**7,486.54**	**75.85 %**

CITY OF TOOL

Budget vs. Actuals: Fiscal Year 2025-2026 Master Budget - FY26 P&L

October 2025 - September 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
5540-0 Website-Multi Dept.	3,600.00	3,600.00	0.00	100.00 %
5540-1 Website-Multi Dept.-Admin	1,138.95	0.00	-1,138.95	
Total 5540-0 Website-Multi Dept.	**4,738.95**	**3,600.00**	**-1,138.95**	**131.64 %**
5999-0 Contingency		36,713.33	36,713.33	
Total 5000 Expenditures	**3,197,615.72**	**2,977,524.64**	**-220,091.08**	**107.39 %**
6000 Payroll Expenses				
Company Contributions				
Retirement	0.00		0.00	
Total Company Contributions	**0.00**		**0.00**	
Taxes	-0.02		0.02	
xxxxx6500 Payroll Taxes Total	0.00		0.00	
6500-1 Payroll Taxes - Admin	19,913.02	20,580.13	667.11	96.76 %
6500-2 Payroll Taxes- Police	41,375.78	41,401.88	26.10	99.94 %
6500-3 Payroll Taxes- Maint	12,097.83	11,892.71	-205.12	101.72 %
6500-4 Payroll Taxes- Judicial	3,790.19	4,588.54	798.35	82.60 %
6500-6 Payroll Taxes-Park-6	2,749.62	3,878.71	1,129.09	70.89 %
6500-8 Payroll Taxes- Building/Code	6,426.34	10,364.67	3,938.33	62.00 %
Total xxxxx6500 Payroll Taxes Total	**86,352.78**	**92,706.64**	**6,353.86**	**93.15 %**
Total 6000 Payroll Expenses	**86,352.76**	**92,706.64**	**6,353.88**	**93.15 %**
6600-0 QuickBooks Payments Fees	0.00		0.00	
9999 NEEDS ACCOUNT ASSIGNED	0.00		0.00	
C-9990 Cap Impr Fund Transfer to Gen Fund	0.00		0.00	
CH-9990 City Hall Construction Fund Transfer to Gen Fund	0.00		0.00	
E-9990 Emer Fund Transfer To Gen Fund	0.00		0.00	
P-9990 Parks Development Fund to General Fund	0.00		0.00	
Total Expenses	**$3,283,968.48**	**$3,070,231.28**	**$ -213,737.20**	**106.96 %**
NET OPERATING INCOME	**$ -181,103.14**	**$120,247.50**	**$301,350.64**	**-150.61 %**
Other Income				
4800 Interest Earned				
4800-a Interest Income-Ad Valorem	15,625.29	22,000.00	6,374.71	71.02 %
4800-b Interest Income-Capitol Improvement	22,100.28	15,000.00	-7,100.28	147.34 %
4800-c Interest Income-Emergency Fund	13,130.12	13,000.00	-130.12	101.00 %
4800-d Interest Income-General Fund	15.70	50.00	34.30	31.40 %
4800-e Interest Income-Hotel-Motel Tax	3,077.78	3,000.00	-77.78	102.59 %
4800-f Interest Income-Municipal Fund	31,321.20	2,000.00	-29,321.20	1,566.06 %
4800-g Interest Income-Municipal Security	4.16	2.00	-2.16	208.00 %
4800-h Interest Income-Public Funds MM 9	5,405.08	8,000.00	2,594.92	67.56 %
4800-i Interest Income-Public Funds MM 10	7,013.71	10,000.00	2,986.29	70.14 %
4800-j Interest Income-TexStar	32.39	50.00	17.61	64.78 %
4800-k Interest Income-Municipal Tech	0.27	0.50	0.23	54.00 %

CITY OF TOOL

Budget vs. Actuals: Fiscal Year 2025-2026 Master Budget - FY26 P&L

October 2025 - September 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
4800-I Interest Earned - Park Construction Acct	1,323.30	6,000.00	4,676.70	22.06 %
4800-m Interest Income-Combined Security & Tech Fund	383.67		-383.67	
Total 4800 Interest Earned	**99,432.95**	**79,102.50**	**-20,330.45**	**125.70 %**
Total Other Income	**$99,432.95**	**$79,102.50**	**$ -20,330.45**	**125.70 %**
Other Expenses				
9990-0 GF Transfer to CIP Fund-Multi Dept.		200,000.00	200,000.00	
LTN-9990 Transfer from Limited Tax Note	0.00		0.00	
Total Other Expenses	**$0.00**	**$200,000.00**	**$200,000.00**	**0.00 %**
NET OTHER INCOME	**$99,432.95**	**$ -120,897.50**	**$ -220,330.45**	**-82.25 %**
NET INCOME	**$ -81,670.19**	**$ -650.00**	**$81,020.19**	**12,564.64 %**

CITY OF TOOL

Profit and Loss by Month
September 2026

	Total
Income	
4000 Revenues	
4020 Building Permits	4,858.65
4030 City Facilities Rental	100.00
4064 Fines & Forfeitures	$4,608.31
4064a Municipal 3rd Party Payout	7,852.08
4064b Municipal Jury Fund (MJF)	6.09
4064c Municipal Truancy & Prev (MTPF)	65.23
4064d Municipal Court Security Fund (MSF)	298.63
4064e Municipal Court Technology Fund (MTF)	243.79
Total for 4064 Fines & Forfeitures	**$13,074.13**
4068 Service Fee Retained by City	48.43
4070 HCAD Ad Valorem	7,159.50
4071 HCAD Interest & Sinking	2,190.73
4100 Miscellaneous Revenue	600.00
4110 Hotel Occupancy Tax	1,108.58
4120 State Sales Tax-Rev. Sharing	38,343.37
Total for 4000 Revenues	**$67,483.39**
4801 Credit Card Rebate	162.65
Total for Income	**$67,646.04**
Gross Profit	**$67,646.04**
Expenses	
5000 Expenditures	
5010-0 Accounting Services	
5010-1 Accounting Services-Admin	537.00
Total for 5010-0 Accounting Services	**$537.00**
5020 Advertising Expense	
5020-1 Advertising-Admin	350.00
Total for 5020 Advertising Expense	**$350.00**
5030 Animal Care	
5030-9 Animal Control	3,250.00
Total for 5030 Animal Care	**$3,250.00**
5045 Auto Allowance	
5045-1 Executive Auto Allowance-Admin	369.24
Total for 5045 Auto Allowance	**$369.24**
5050 Auto Fuel	
5050-2 Auto Fuel-Police	2,152.55
5050-3 Auto Fuel-Maint	998.31
5050-6 Auto Fuel-Park	-52.00
5050-8 Auto Fuel-Building/Code	58.65
Total for 5050 Auto Fuel	**$3,157.51**

	Total
5070-0 Bank Charges	
5070-1 Bank Charges-Admin	491.50
Total for 5070-0 Bank Charges	**$491.50**
5082 Capital Expenditures	
5082b Maintenance Barn	29,801.14
Total for 5082 Capital Expenditures	**$29,801.14**
5100 Contract Services	
5101-0 Contract Services IT-Multi Dept	4,532.06
5102-0 Contract Services Acct-Multi Dept	4,287.50
5103 Permit and InspectBuilding/Code	2,278.40
Total for 5100 Contract Services	**$11,097.96**
5120-4 Court Costs & Arrest Fees - Judicial	
5120-4a Court Costs (Omnibase)	82.91
5120-4b Court Costs-(Inmate Housing Fees)	30.00
5120-4c Court Costs (GHS Collections)	2,265.22
5120-4e Court Costs (Due to Comptroller)	5,503.95
Total for 5120-4 Court Costs & Arrest Fees - Judicial	**$7,882.08**
5160 Employee Benefits - Retirement	
5160-1 Employee Benefits/Retirement-Admin	2,008.35
5160-2 Employee Benefits/Retirement-Police	3,238.97
5160-3 Employee Benefits/Retirement-Maint	1,107.42
5160-4 Employee Benefits/Retirement-Judicial/Court	353.18
5160-6 Employee Benefits/Retirement-Park	268.70
5160-8 Employee Benefits/Retirement-Build/Code	396.18
Total for 5160 Employee Benefits - Retirement	**$7,372.80**
5230 Employee Insurance Benefits (Medical, Dental, Vision and Life))	
5230-1 Admin	
5230-1a Employee Medical Insurance-Admin	88.80
5230-1b Employee Dental & Vision Insurance-Admin	153.60
5230-1c Employee Life Insurance-Admin	28.25
Total for 5230-1 Admin	**$270.65**
5230-2 Police	-$51.20
5230-2a Employee Medical Insurance-Police	289.70
5230-2b Employee Dental & Vision Insurance-Police	689.92
5230-2c Employee Life Insurance-Police	66.40
Total for 5230-2 Police	**$994.82**
5230-3 Maint	
5230-3a Employee Medical Insurance-Maint.	122.28
5230-3b Employee Dental & Vision Insurance-Maint.	153.60
5230-3c Employee Life Insurance-Maint.	96.32

	Total
Total for 5230-3 Maint	**$372.20**
5230-4 Employee Insurance Benefits-Judicial	
5230-4b Employee Dental & Vision Insurance-Judicial	161.80
5230-4c Employee Life Insurance-Judicial	20.58
Total for 5230-4 Employee Insurance Benefits-Judicial	**$182.38**
5230-6 Park	
5230-6a Employee Medical Insurance-Park	68.52
5230-6b Employee Dental & Vision Insurance-Park	51.20
5230-6c Employee Life Insurance-Park	19.46
Total for 5230-6 Park	**$139.18**
5230-7 Code Enforcement	
5230-7a Employee Medical Insurance- Code Enforcement	124.20
Total for 5230-7 Code Enforcement	**$124.20**
5230-8 Employee Insurance Benefits-Building/Code	
5230-8c Employee Life Insurance-Build/Code	23.55
Total for 5230-8 Employee Insurance Benefits-Building/Code	**$23.55**
Total for 5230 Employee Insurance Benefits (Medical, Dental, Vision and Life))	**$2,106.98**
5264 Vehicle Loan Interest	
5264 - 2 Vehicle Loan Interest - Police	
5264-2a Vehicle Loan Interest - Police -Tahoes (3)	289.17
5264-2b Vehicle Loan Principal-Police Tahoes (3)	2,708.10
Total for 5264 - 2 Vehicle Loan Interest - Police	**$2,997.27**
5264-8 Vehicle Loan Interest - Building/Code	
5264-8a Vehicle Loan Interest-Building/Code	98.41
5264-8b Vehicle Loan Principal-Building/Code	558.05
Total for 5264-8 Vehicle Loan Interest - Building/Code	**$656.46**
Total for 5264 Vehicle Loan Interest	**$3,653.73**
5265 Janitorial/Cleaning	
5265-0 Janitorial/Cleaning-Multi Dept	2,400.00
5265-1 Janitorial/Cleaning-Admin	-39.41
Total for 5265 Janitorial/Cleaning	**$2,360.59**
5290 Lease Equipment Expense	
5290-0 Lease Equipment Expense-Multi Dept	983.59
Total for 5290 Lease Equipment Expense	**$983.59**
5300 Legal Fees (Professional)	
5300-1 Legal Fees-Admin	1,347.50
5300-10 Legal Fees-Council/Mayor	225.00
5300-4 Legal Fees-Judicial	880.00
Total for 5300 Legal Fees (Professional)	**$2,452.50**

	Total
5330 Maintenance-Equipment	
5330-3 Maintenance-Equipment-Maint	-480.00
Total for 5330 Maintenance-Equipment	**-$480.00**
5336-6 Park Grounds	346.66
5340 Maintenance-Vehicle	
5340-2 Maintenance-Vehicle-Police	2,695.65
5340-7 Maintenance-Vehicle- Code Enforcement	7.50
Total for 5340 Maintenance-Vehicle	**$2,703.15**
5350 Maintenance-Road Materials	
5350-3 Maintenance-Road Materials-	4,375.61
Total for 5350 Maintenance-Road Materials	**$4,375.61**
5365 Miscellaneous Expense	
5365-1 Admin	-0.03
Total for 5365 Miscellaneous Expense	**-$0.03**
5370 Office Supplies Expense	
5370-1 Office Supplies-Admin	471.68
Total for 5370 Office Supplies Expense	**$471.68**
5371 Ancillary Supplies	
5371-0 Building Supplies	699.71
Total for 5371 Ancillary Supplies	**$699.71**
5400 Printing	
5400-2 Printing - Police	287.47
Total for 5400 Printing	**$287.47**
5430 Salaries	
5430-1 Salaries-Admin	28,409.27
5430-10 Salaries-Council/Mayor	100.00
5430-2 Salaries-Police	48,536.74
5430-3 Salaries-Maint	15,402.17
5430-4 Salaries-Other-Judicial	4,919.00
5430-6 Salaries-Park	3,737.26
5430-8 Salaries-Building/Code-	5,510.16
Total for 5430 Salaries	**$106,614.60**
5460 Telephone and Internet	
5460-0 Tel/Internet-Multi Dept.	256.71
5460-2 Tel/Internet-Police	7.68
Total for 5460 Telephone and Internet	**$264.39**
5490 Uniforms	
5490-2 Uniforms-Police	626.39
5490-3 Uniforms-Maint	502.96
5490-6 Uniforms-Park	3.00
5490-9 Uniforms-Animal Control	74.72
Total for 5490 Uniforms	**$1,207.07**

CITY OF TOOL
Profit and Loss by Month
September 2026

	Total
5500 Utilities/Electricity	
5500-0 Utilities/Electricity-Multi Dept	1,810.76
5500-3 Utilities/Electricity-Multi Dept-Maint	204.79
5500-6 Utilities/Electricity-Park	269.00
Total for 5500 Utilities/Electricity	**$2,284.55**
5510 Utilities/Water	
5510-0 Utilities/Water-Multi Dept	641.77
5510-3 Utilities/Water-Maint	35.05
5510-6 Utilities/Water-Park	480.59
Total for 5510 Utilities/Water	**$1,157.41**
5540-0 Website-Multi Dept.	300.00
Total for 5000 Expenditures	**$196,098.89**
6000 Payroll Expenses	
xxxxx6500 Payroll Taxes Total	$0.00
6500-1 Payroll Taxes - Admin	2,396.09
6500-2 Payroll Taxes- Police	3,833.03
6500-3 Payroll Taxes- Maint	1,178.28
6500-4 Payroll Taxes- Judicial	376.31
6500-6 Payroll Taxes-Park-6	285.90
6500-8 Payroll Taxes- Building/Code	421.52
Total for xxxxx6500 Payroll Taxes Total	**$8,491.13**
Total for 6000 Payroll Expenses	**$8,491.13**
6600-0 QuickBooks Payments Fees	0.00
Total for Expenses	**$204,590.02**
Net Operating Income	**-$136,943.98**
Other Income	
4800 Interest Earned	
4800-a Interest Income-Ad Valorem	948.55
4800-b Interest Income-Capitol Improvement	570.20
4800-e Interest Income-Hotel-Motel Tax	93.35
4800-f Interest Income-Municipal Fund	6,603.50
4800-g Interest Income-Municipal Security	0.67
4800-i Interest Income-Public Funds MM 10	331.59
4800-l Interest Earned - Park Construction Acct	85.17
4800-m Interest Income-Combined Security & Tech Fund	55.94
Total for 4800 Interest Earned	**$8,688.97**
Total for Other Income	**$8,688.97**
Net Other Income	**$8,688.97**
Net Income	**-$128,255.01**

CITY OF TOOL
Balance Sheet
As of Sep 30, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
#0566 General Fund	0.00
1010-0 1010 - General Fund #0566 (SB)	**$52,514.01**
1010-10 1010 - 10 Hot Funds #8652(SB)	0.00
1010-2 1010-2 Ad Valorem Acct #0558(SB)	260,541.32
1010-3 1010-3 Emergency Fund Account #0509(SB)	401,778.81
1010-4 1010-4 Municipal Court Acct #1903(SB)	13,218.82
1010-5 1010-5 Court Security Acct#1911(SB)	0.00
1010-6 1010-6 Court Tech Acct#2109(SB)	0.00
1010-7 1010-7 Interest & Sinking Acct#2521(SB)	8,707.73
1010-9 1010-9 Park Construction(SB)	29,206.20
1011 Petty Cash-All	**$400.00**
1012-10 1012 - 10 Hot Funds #0614(PB)	114,517.93
1012-11 1012-11 Court Security & Tech Fund #0630(PB)	34,057.39
1012-4 1012-4 Municipal Court Fund #1034(PB)	8,176.43
1012-5 1012-5 Municipal Court Security Fund#1050(PB)	401.85
1012-6 1012-6 Court Tech Acct#1084(PB)	4,833.88
1012-8 1012-8 Police Seizure Fund-Citizens Acct # 0763(PB)	135.09
1020-0 1020-0 Series Limited Tax Note Const Acct #2558	41,415.22
1022-3 1022-3 Escrow Draw Account (0169) (PB)	234,500.53
1022-4 1022-4 Capital Improvement Fund Acct# 0359 (PB)	718,229.56
1033-0 1033- TexSTAR	964.35
Checking (1903)	20,033.81
Total for Bank Accounts	**$1,943,632.93**
Accounts Receivable	**$13,418.66**
Other Current Assets	**$163,181.71**
Total for Current Assets	**$2,120,233.30**
Fixed Assets	**$1,017,770.61**
Other Assets	**$2,790.37**
Total for Assets	**$3,140,794.28**
Liabilities and Equity	**$3,140,794.28**

Tool Municipal Court

SEP. Monthly Report

Money Collected:	Cash:		$6,830.20	
	Check:		$0.00	
	Money Order:		$662.00	
	Online Payments:		$13,355.75	
	Total:		**$20,847.95**	
	Money Collected		**$20,847.95**	
	Remitted to State		$5,503.95	
	OMNI		$82.91	•TLFT2
	Security Fund		298.63	•LBSF
	Technology Fund	$	243.79	•LCTF
	Collection Fees		$2,265.22	•PC30
	Jury Fund		$6.09	•LMJF
	Truancy Fund		$65.23	•LTPF
	Money Kept by City	**$**	**12,382.13**	
Number of Citations :			125	
Number of Trials:			0	
Number of Hearing:			48	
Warrants:	Entered:		20	
	Cleared:		10	
Close Case:	CLOSED:		102	
	Community Service:		0	
	Time Served:		3	

Chief of Police
Robert Walker, PID# 313572
903.880-8872
rwalker@tooltexas.org

Tool Police Department

701 N. Tool Drive | Tool, TX 75143

Monthly Report September 2026

Reporting Period: September 1, 2026 – September 30, 2026

To: Mayor and City Council
From: Chief Robert Walker
Date: August 2026

Calls for Service

During the month of September 2026, the Tool Police Department responded to **447 calls for service**.

Traffic Enforcement

Officers conducted traffic enforcement throughout the month with the following activity:

- **227 Traffic Violations**
- **113 Citations Issued**
- **114 Warnings Issued**

The department continues to utilize both citations and warnings as appropriate while maintaining a visible traffic enforcement presence throughout the City of Tool.

Criminal and Incident Activity

During September, officers responded to and investigated the following incidents:

- **2 Disturbances**
- **1 Theft**
- **1 Family Violence Incident**
- **1 Fraud**
- **1 Death Inquest**
- **11 Agency Assists**

Monthly Summary

September was an active month for the Tool Police Department, with **447 calls for service** representing a significant workload for department personnel. In addition to routine patrol and traffic enforcement duties, officers handled criminal

investigations, family violence, a death investigation, and numerous requests for assistance from other law enforcement and public safety agencies.

The **11 agency assists** demonstrate the department's continued cooperation with neighboring jurisdictions and partner agencies. Officers continue to balance proactive enforcement with calls for service, criminal investigations, community needs, and assistance to surrounding agencies.

The Tool Police Department remains committed to maintaining a professional police presence, responding promptly to calls for service, enforcing traffic and criminal laws, and providing dependable public safety services to the citizens of Tool.

Respectfully submitted,

Robert Walker
Chief of Police
Tool Police Department

State of Texas
Henderson Co.

City of Tool
City Council

September 2026 - Maintenance Report

Week Of	Road Repairs	Culverts & Ditches	Trees	City Property Maint.	Citizen Work Orders	Misc.	Park	Material Expense
Sept.1st.		4				1	4	
Sept.7th.	2	1	1	2	1		4	$ 50.00
Sept.14th.			1	5		2	5	
Sept.21st.	2			4		2	5	$ 250.00
Sept.28th.	1			4			3	$ 250.00
TOTALS	**0**	**5**	**2**	**15**	**1**	**5**	**21**	**$550**

CITY OF TOOL EST. 1969
701 N. Tool Dr. Office: 903.432.3522 www.tooltexas.org
Tool, TX 75143 Fax: 903.432.3867 fmartin@tooltexas.org

City Of Tool Maint Report for the week of: 09/01/2026 - 09/04/2026

Day	Location	Action	Equipment	Material	Cost	Brad	Jeff	Troy	Notes
Monday									
Tuesday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	Frank 8hrs. Vacation
	Park	Park Maint				7.5			
	Maint Barn	Ck.Equip.	Trk./Trl./Excavator				1	1	
	Maloma	Ditch	Trk./Trl./Excavator				6.5	6.5	
Wednesday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	Frank 8hrs. Vacation
	Park	Park Maint				7.5			
	Maint Barn	Ck.Equip.	Trk./Trl./Excavator				1	1	
	Tahiti	Ditch	Trk./Trl./Excavator				6.5	6.5	
Thursday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	Frank 8hrs. Vacation
	Park	Park Maint				7.5			
	Maint Barn	Ck.Equip.	Trk./Trl./Excavator				1	1	
	Maloma	Ditch	Trk./Trl./Excavator				6.5	6.5	
Friday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	Frank 8hrs. Vacation
	Park	Park Maint				6.5			
	OWCC	Insurance				1	1	1	
	Maint Barn	Ck. Equip.	Trk./Trl./Excavator				1	1	
	Somoa	Ditch	Trk./Trl./Excavator				5.5	5.5	
				Total	$ -	32	32	32	

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City Of Tool Maint Report for the week of: 09/07/2026 - 09/11/26

Day	Location	Action	Equipment	Material	Cost	Brad	Jeff	Troy	Notes
Monday	Holiday								
	Closed								
Tuesday	Maint Office	Reports/Emails/Sched	Time Sheets/Phone Calls			1	1	1	
	Park	Park Maint.				7			
	Maint Barn	Ck.Equip.	Trk./Trl./Exccavator/Saws				1	1	
	1512 Hola Ct.	Big Tree Down	Trk./Trl./Exccavator/Saws				6	5.5	
	910 Owhyne	Puppy @ Large	A/C Trk.					0.5	A/C Call - 1 H.S.
Wednesday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint.				7.5	1	1	
	Maint Barn / Valero	Ck.Equip./ Fuel	Trk.Trl./Excavator				1.5	1.5	
	Somoa	Ditch	Trk.Trl./Excavator				4	4	
	New Maint. Barn	Cabinets	Level / Screw Gun				1	1	
Thursday	Maint Office	Reports/Emails/Sched	Phone Calls				0.5	0.5	Brad in @ 8:30
	Park	Park Maint				6.5			
	Lowes / Sherwin Woiiiams	Supplies	Trk.				2	2	
	New Maint Barn	Bld. Maint.					3.5	3	
	Plantation@Wood Crest	Patch	Trk./Hand Tools	Cold Mix	$ 25.00		1	1	W/O
	Meadow	Patch	Trk./Hand Tools	Cold Mix	$ 25.00		1	1	
	613 Tupuna Ct.	Kitten stuck between fence	A/C Trk.					0.5	A/C Call - 1 Kitten H.S.
Friday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint				7.5			
	New Maint Barn	Bld. Maint. / Painting					7.5	7.5	
				Total	$ 50.00	30.5	32	32	

CITY OF TOOL EST. 1969
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City Of Tool Maint Report for the week of: 09/14/26 - 09/18/26

Day	Location	Action	Equipment	Material	Cost	Brad	Jeff	Troy	Notes
Monday	Maint Office	Reports/Emails/Sched	Phone Calls				0.5		Troy off 8hrs.
	Park	Park Maint				4	3		Brad in @ 11:00
	New Maint Barn	Painting					4		Jeff off 1hr. For Doctor Appt.
	700 Royal Way	Check for Tree Down	Trk.				0.5		
Tuesday	Maint Office	`Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint				7.5			
	New Maint. Barn	Painting					7.5	7.5	
Wednesday	Maint Office	Reports/Emails/Sched.	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint				7			
	Lowes	Supplies	Trk.			0.5			
	New Mainr Barn	Touch up Paint /Clean Up					7.5	5.5	
	595 Kontiki Dr.	Dog@Large/Set&Ck.Trap	A/C Trk./ Trap					2	A/C Call - Set&Ck. Trap
Thursday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.7	
	Park	Park Maint				7.5			
	New Maint Office	Bld. Maint.					7.5	7.5	
	Lowe's	Supplies							
Friday	Maint Office	Reports/Emails/Sched	Phone Calls				0.5	0.5	Brad off 8hrs.
	Park	Park Maint					2	2	Frank off @ 11:00 Doctos Appt.
	New Maint. Office	Bld. Maint					5.5	5.5	
			Total		$ -	28	40	32.2	

CITY OF TOOL EST. 1969
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Tool, TX 75143 Fax: 903.432.3867 fmartin@tooltexas.org

City Of Tool Maint Report for the week of: 09/21/26 - 09/25/26

Day	Location	Action	Equipment	Material	Cost	Brad	Jeff	Troy	Notes
Monday	Maint Office	Reports/Emails/Sched	Time Sheets/Phone Calls				1	1	Brad off 8hrs.
	Park	Park Maint					1	1	
	Lowe's	Supplies	Trk.				1		
	New Maint Barn	Bld. Maint					5	5	
	1712 Owhyne	Puppies@Large	A/C Trk.					1	A/C Call - 1 H.S.
Tuesday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint.				7.5			
	New Maint Barn	Bld Maint.					7.5	7.5	
Wednesday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint				7.5			
	Maint Barn	Ck.Equip.	Dmp.Trk./Loader/Saw				1	1	
	Frontage Rd. /City Hall	SawCut/DigOut/Rebase	Dmp.Trk./Loader/Saw	Base Rock	$ 200.00		5.5	5.5	
	Maint Barn / Behind OWCC	Stack up Materials	Loader				1	0.5	
	Early Dr.	Dog @ Large	A/C Trk					0.5	A/C Call - 1 H.S.
Thursday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint				7.5			
	Arnold Hills Rd.	Add Asphalt to Patch	Trk./Hand Tools	Cold Mix	$ 50.00		1	1	
	New Maint Barn	Bld. Maint					6.5	6.5	
Friday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint				7.5			
	New Maint Barn	Bld. Maint					7.5	7.5	
				Total	$ 250.00	32	40	40	

CITY OF TOOL EST. 1969
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City Of Tool Maint Report for the week of: 09/28/26 - 09/30/26

Day	Location	Action	Equipment	Material	Cost	Brad	Jeff	Troy	Notes
Monday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint				7.5			
	New Maint. Barn	Assemble Furniture&Chairs					7.5	6.5	
	1418 Oak Shore Dr.	Dog @ Large	A/C Trk.					1	A/C Call - Citations Issued
Tuesday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint				7.5			
	New Maint Office	Bld. Maint					7.5	7.5	
Wednesday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint				7.5			
	Maint Barn - Old	Ck.Equip.	Backhoe/Loader/Scag				1	1	
	Frontage Rd. / City Hall	Cover Base Rock	Backhoe	Millings/ColdMix	$ 250.00		4	2	WCCMUD - Paid for Millings
	New Maint Office	Remove Old Dirt/Final Grade	Loader				2.5	2.5	
	New&Old Maint Barn	Mow & Weedeat	Scag / Weedeater					2	
Thursday									
Friday									
				Total	$ 250.00	24	24	24	

September 2026 Building Report

Template name	Permit Number	Project Address	Permit Issued Date	Project Fees Paid	Project Fees Charged	Estimated Cost of Project (Valuation $)
Accessory Building/Storage Building, (Residential)	26-000175	1213 Guam Ave	09/09/2026	$ 383.60	$ 383.60	$ 27,500.00
Remodel / Additions (Residential)	26-000193	118 Hillcrest Dr	09/24/2026	$ 520.00	$ 520.00	$ 62,700.00
Construction Permit Extension (Residential)	26-000194	609 Luzon St	09/02/2026	$ 100.00	$ 100.00	
Fence Permit (Residential)	26-000195	117 Tangle Dr	09/08/2026	$ 75.00	$ 75.00	
Construction Permit Extension (Residential)	26-000197	1713 Luau Ct	09/01/2026	$ 100.00	$ 100.00	
Swimming Pool, Hot Tub, Spa Permit (Residential)	26-000200	1108 Lovers Ln	09/15/2026	$ 904.30	$ 904.30	$ 100,000.00
Fence Permit (Residential)	26-000201	504 Plantation Dr	09/15/2026	$ 75.00	$ 75.00	
Garage Sale Permit (Residential)	26-000202	1000 Aloha Rd	09/11/2026	$ 5.00	$ 5.00	
Construction Permit Extension (Residential)	26-000205	219 Oak Trail Dr	09/24/2026	$ 100.00	$ 100.00	
New Building Permit (Residential)	26-000206	615 Tahiti Ln	09/24/2026	$ 1,670.75	$ 1,670.75	$ 189,000.00
Fence Permit (Residential)	26-000207	1208 Atoll Ct	09/24/2026	$ 75.00	$ 75.00	
Roofing Permit (Residential)	26-000210	404 Shore Line Dr	09/24/2026	$ 200.00	$ 200.00	$ 19,500.00
Total				$ 4,208.65	$ 4,208.65	

CITY OF TOOL POLICE DEPARTMENT

CODE ENFORCEMENT DIVISION

SEPTEMBER 2026 MONTHLY CODE ENFORCEMENT REPORT

Prepared By: Code Enforcement Officer Kenny Boyle
Reporting Period: SEPTEMBER 2026

Executive Summary

During the month of **SEPTEMBER 2026**, the City of Tool Code Enforcement Division continued its proactive efforts to improve the appearance, safety, and quality of life throughout the community. Emphasis remained on voluntary compliance while taking appropriate enforcement action when necessary. Routine inspections, complaint investigations, nuisance abatements, and enforcement activities were conducted to address violations affecting public health, safety, and neighborhood standards.

Monthly Activity

Activity	Total
Inspections Conducted	53
Citizen Complaints Investigated	12
Citations Issued	9
Incident (Theft City Property)	1
Short-Term Rental Inspections	0

Enforcement Focus

Primary violations addressed during **SEPTEMBER 2026** included:

- Dangerous Buildings
- Junked and Inoperable Vehicles
- High Grass and Weeds
- Illegal Dumping
- Filth Prohibited
- Unsecured Structures
- Property Maintenance Violations

- Short-Term Rental Compliance
- Animal complaints

The Code Enforcement Division remains committed to working with property owners to achieve voluntary compliance whenever possible while utilizing enforcement measures when necessary to protect the health, safety, and welfare of the citizens of Tool.

Community Impact

Proactive inspections and timely enforcement during **SEPTEMBER** helped to:

- Improve neighborhood appearance.
- Reduce safety hazards.
- Increase property maintenance compliance.
- Improve overall community pride.
- Encourage responsible property ownership.
- Reduce repeat violations through education and enforcement.

Goals for the Future

The City of Tool Code Enforcement Division will continue to focus on the following objectives:

- Increase proactive neighborhood inspections to identify violations before they generate citizen complaints.
- Reduce the number of dangerous structures throughout the city through timely enforcement and abatement.
- Improve compliance with junk vehicle, dumping, and filth prohibited ordinances.
- Expand inspections of short-term rental properties to ensure compliance with City ordinances.
- Strengthen communication and education with residents regarding City codes and property maintenance requirements.
- Work closely with City Administration, the Police Department, Fire Department, and Public Works to address nuisance properties efficiently.
- Improve documentation and tracking of violations to ensure timely follow-up and consistent enforcement.
- Continue promoting voluntary compliance while taking appropriate legal action when necessary.
- Enhance the overall appearance, safety, and property values throughout the City of Tool.
- Build a cleaner, safer, and more attractive community through fair, consistent, and professional code enforcement.

Closing Statement

The Code Enforcement Division remains dedicated to protecting the health, safety, and welfare of the citizens of Tool through professional, fair, and consistent enforcement of City ordinances. Continued proactive enforcement, community engagement, and interdepartmental cooperation will help ensure the City of Tool remains a safe, clean, and desirable place to live, work, and visit.

Respectfully Submitted,

Kenny Boyle
Code Enforcement Officer
City of Tool Police Department

CITY OF TOOL EST. 1969

701 N. Tool Dr.
Tool, TX 75143
Office: 903.432.3522
Fax: 903.432.3867
www.tooltexas.org
fmartin@tooltexas.org

September 2026 Animal Control Report

CALLS FOR SERVICE	6
UNABLE TO LOCATE	
OWNER RECOVERED	1
HUMANE SOCIETY	4
TRAPS SET	1
ANIMALS TRAPPED	
Welfare Check	
Warning	

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: October 15th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Building

Agenda Item No. **16**

Is this a Budgeted Item? ☐ Yes ☐ No

○ Contract/Agreement ○ General Discussion ○ Ordinance ○ Report ○ Resolution

Attachments:

Summary of Agenda Item to be considered:

Staff has received a request for the construction of a guest house, in front of a primary structure, located at 1916 Cherokee Trace.

According to the Tool Planning Zoning Ordinance, Appendix notes in the Area, Setback, Height and Coverage Regulations, it is not allowed to be placed in front of a primary structure.

Agenda Item, as listed on the agenda:

Discuss and Take Action on a variance request by William and Gail Knapp of 1916 Cherokee Trace, to erect a guest house in front of a main (primary) structure, in an R-1, Residential District

Recommended Motion to Consider:

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.

Signature of Sponsoring Officer

Julius Kizzee

Printed name of Sponsoring Officer

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: October 15th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Building

Agenda Item No. **17**

Is this a Budgeted Item? ☐ Yes ☐ No

○ Contract/Agreement ○ General Discussion ○ Ordinance ○ Report ○ Resolution

Attachments:

Summary of Agenda Item to be considered:

Staff has received a request from William and Gail Knapp in regards to a variance for the encroachment of the 20 ft. setbacks for the purposes of erecting a guest house and a carport.

This variance is in accordance with the Appendix 3A in the Tool Planning Zoning Ordinance.

Agenda Item, as listed on the agenda:

Discuss and Take Action on a variance request by William and Gail Knapp of 1916 Cherokee Trace, to encroach the 20 foot setbacks on the front side of their property for the purposes of a guest house and carport, in an R-1, Residential District

Recommended Motion to Consider:

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.

Signature of Sponsoring Officer

Julius Kizzee

Printed name of Sponsoring Officer

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: October 15th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Administration

Agenda Item No. **18**

Is this a Budgeted Item? ☐ Yes ☐ No

○ Contract/Agreement ○ General Discussion ○ Ordinance ○ Report ○ Resolution

Attachments:

Summary of Agenda Item to be considered:

Staff has received a request from William and Gail Knapp in regard to a zoning variance for their home located at 1916 Cherokee Trace. They would like to build a guest house in front of the existing, principal structure.

According to our Planning Zoning Ordinance, an accessory building or structure cannot be located in the front yard of any lot.

Agenda Item, as listed on the agenda:

Discuss and Take Action on a variance request by William and Gail Knapp of 1916 Cherokee Trace, to erect an accessory structure in the front yard of the property for the purposes of a guest house, in an R-1, Residential District

Recommended Motion to Consider:

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.

Signature of Sponsoring Officer

Julius Kizzee

Printed name of Sponsoring Officer

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: October 15th, 2026

Requested By: Greg Figueroa; Tommy Salvato Councilmembers

Department: _____

Agenda Item No. **19**

Is this a Budgeted Item? ☐ Yes ■ No

○ Contract/ Agreement ○ General Discussion ○ Ordinance ○ Report ○ Resolution

Attachments: Electronic Message Center quotes from Pusher Signs; Forney Signs

Summary of Agenda Item to be considered:

Councilmembers Greg Figueroa and Tommy Salvato have approached staff for the total replacement of the electronic message board in front of city hall. The message board has been in need of repair for several months.

Company Providing Services	Amount for Work
Pusher Signs	$41,310.37
Signs Center Dallas	N/A
Forney Signs	$48,000; $38,000
Texas Sign Services	N/A

The Capital Improvement Fund Balance to date is $718,229.56. The outstanding expenditure for the Capitol Improvement account is Phase 1B of the Paradise Bay Drainage project. That amount is undetermined until November, when bids are expected back. The engineer's estimate for this work is approximately $75,000.

Other funds available, per Justin Bragiel, who has visited the City of Tool before to talk about HOT funds, said that a proportion of the funds could be paid with HOT funds if they correspond with tourism-related activities. The HOT Fund Balance is $114,517.93.

Agenda Item, as listed on the agenda:

Consider, Discuss and Take Action on bids received for the replacement of the marquee sign at Tool City Hall

Recommended Motion to Consider:

"I make a motion to approve the bid from ____ (name of Vendor) in the amount of $_____. (total amount of quote)

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.

Signature of Sponsoring Officer

Greg Fisseler

Printed name of Sponsoring Officer

Signature of Sponsoring Officer

Tommy Salvato

Printed name of Sponsoring Officer



Pusher Signs

6173 S Interstate Hwy 45 E
Corsicana, TX 75109
United States
Phone: 903-257-3633

Quotation & Invoice Contract

Sales Rep	Job #	Date
Sandi Kirkwood	2354-AB7	2026-09-28

Bill To:	Job Location:
City of Tool 701 N Tool Dr Tool, TX 75143 United States	701 N Tool Dr Tool, TX 75143

Quantity	Description	Unit Cost	Cost
1	This quote is for the manufacturing and install of 1 4'x8' double sided 10mm full color EMC. The parts warranty is up to 5 years and the labor is 2 years. 1 4'x8' EMC 10MM $33,712 1 MFG/INSTALL $4,450	$38,162	$38,162

THIS AGREEMENT IS ACCEPTED AND APPROVED BY:

City of Tool

Sign: _____

Print: _____

Date: _____

Pusher Signs

Sign:_____

Print:_____

Date:_____

Contract Totals:	
Subtotal	$38,162
Total Tax	$3,148.37
Total Contract	**$41,310.37**
Required Deposit	$33,712
Final Balance	$7,598.37

This proposal may be withdrawn if not accepted within 30 days. By signing, customer accepts company's proposal for the project and agrees to all the terms of the purchase contract. (If power is required for signs the customer is responsible for providing power at least 6 foot from signage area unless specifically mentioned in the quote.) Payments can be made by check, ACH and debit/credit card (a 4% bank charge will be added to all debit/credit card payments). Make checks payable to: Pusher Signs.

ESTIMATE

All estimates over $1000.00 will require a 50% deposit, plus any permit fees that are expected.

Forney Signs
4801 Prairie Chapel Trail
Crandall, Texas 75114
United States

9402109844
www.forneysigns.com

BILL TO
City Of Tool, TX

Estimate Number:	52
Customer Ref:	LED Message Board
Estimate Date:	October 5, 2026
Valid Until:	November 4, 2026
Grand Total (USD):	**$38,000.00**

Product/Service	Quantity	Price	Amount
Signage Provide and install 4' x 8' 9MM LED message center DEDUCT $3500 TO DOWNGRADE TO 15MM RESOLUTION	1	$36,500.00	$36,500.00
Signage Optional CELLULAR communication with lifetime data plan	1	$1,500.00	$1,500.00

Grand Total (USD):	**$38,000.00**

Notes / Terms

All estimates are good for 14 days from receipt.

50% DEPOSIT REQUIRED FOR ANY SALES OVER $10,000

Thank you for the opportunity to provide you with this quote. We hope to do business with you in the future.

Powered by wave

ESTIMATE

All estimates over $1000.00 will require a 50% deposit, plus any permit fees that are expected.

Forney Signs
4801 Prairie Chapel Trail
Crandall, Texas 75114
United States

9402109844
www.forneysigns.com

BILL TO
City Of Tool, TX

Estimate Number:	53
Customer Ref:	LED Message Board
Estimate Date:	October 5, 2026
Valid Until:	November 4, 2026
Grand Total (USD):	**$48,000.00**

Product/Service	Quantity	Price	Amount
Signage Provide and install 6' X 9' 9MM LED message center DEDUCT $4500 TO DOWNGRADE TO 15MM RESOLUTION	1	$46,500.00	$46,500.00
Signage Optional CELLULAR communication with lifetime data plan	1	$1,500.00	$1,500.00

Grand Total (USD):	**$48,000.00**

Notes / Terms

All estimates are good for 14 days from receipt.

50% DEPOSIT REQUIRED FOR ANY SALES OVER $10,000

Thank you for the opportunity to provide you with this quote. We hope to do business with you in the future.

Powered by wave

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: October 15th, 2026

Requested By: Greg Figueroa, Councilmember

Department: _____

Agenda Item No. **20**

Is this a Budgeted Item? ☐ Yes ☐ No

○ Contract/Agreement ● General Discussion ○ Ordinance ○ Report ○ Resolution

Attachments: Ordinance drafts for Planning and Zoning Commission; Ordinance 2006-0921

Summary of Agenda Item to be considered:

Staff has received two requests for the formation of a Planning and Zoning Commission from Mayor Vera Bennett and Councilmember Greg Figueroa. Each document provided spells out the functions of a Planning and Zoning Commission in the City of Tool.

Currently, the Council serves as the current Planning and Zoning Commission, per Ordinance 2006-0921. These ordinances have been requested for discussion only.

Agenda Item, as listed on the agenda:

General Discussion on Ordinance 2026-11, Tool Planning and Zoning Commission

Recommended Motion to Consider:

N/A

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.

Signature of Sponsoring Officer

Greg Figueroa

Printed name of Sponsoring Officer

CITY OF TOOL, TEXAS

PROPOSED ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF TOOL, TEXAS, AMENDING CHAPTER 150 OF THE CODE OF ORDINANCES TO CONFORM ZONING PROCEDURES AND LIMITATIONS TO CHAPTER 211, TEXAS LOCAL GOVERNMENT CODE; ESTABLISHING A PLANNING AND ZONING COMMISSION; ESTABLISHING QUALIFICATIONS AND AN APPLICATION PROCESS FOR COMMISSION MEMBERS; ADDRESSING THE TRANSITION FROM ANY PRIOR ADVISORY PLANNING AND ZONING COMMITTEE; CLARIFYING PLANNING, ZONING, AND SUBDIVISION FUNCTIONS; PROVIDING FOR SAVINGS, SEVERABILITY, CODIFICATION, PUBLICATION, AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOOL, TEXAS:

SECTION 1. AMENDMENT OF § 150.01 — PLANNING AND ZONING FUNCTIONS

Section 150.01 of the Code of Ordinances of the City of Tool is replaced with the following:

§ 150.01 PLANNING AND ZONING FUNCTIONS.

(a) Establishment and Authority.

Pursuant to Texas Local Government Code § 211.007, the City Council hereby establishes a Planning and Zoning Commission to perform the duties of a zoning commission prescribed by Chapter 211, Texas Local Government Code, together with such additional planning, subdivision, development-review, and advisory duties as may lawfully be assigned to the Commission by the City Council.

The Planning and Zoning Commission established by this section is intended to constitute the City's zoning commission for purposes of Chapter 211, Texas Local Government Code.

The Commission shall consist of five members appointed by the City Council. The number of members, terms of office, vacancies, removal, and quorum shall be governed by this Code and any other controlling municipal enactment, subject to applicable state law.

If the City exercises zoning authority without an appointed zoning commission, the City Council shall perform the commission functions as provided by Texas Local Government Code § 211.007(e), to the extent applicable.

Commission meetings and hearings shall comply with applicable provisions of Chapter 551, Texas Government Code, Texas Local Government Code § 211.0075, and all other applicable notice and hearing requirements.

(b) Transition from Prior Advisory Committee.

Any Planning and Zoning Committee, planning committee, zoning committee, advisory committee, or similarly designated advisory body previously created or recognized by motion, administrative action, resolution, informal appointment, or other municipal action is hereby superseded by the Planning and Zoning Commission established by this section, to the extent the prior body was not previously and lawfully established as the City's statutory zoning commission under Chapter 211, Texas Local Government Code.

Nothing in this ordinance shall be construed as a determination that any former committee member acted improperly or without authority while serving on a previously established advisory body.

(c) No Automatic Appointment of Prior Committee Members.

Service on any previously existing Planning and Zoning Committee or other advisory body shall not automatically entitle any person to appointment to the Planning and Zoning Commission established by this ordinance.

All positions on the newly established Planning and Zoning Commission shall be filled by appointment of the City Council following the effective date of this ordinance. A person who served on a previous Planning and Zoning Committee may apply for appointment and shall be considered under the same qualification standards and appointment process applicable to all other applicants. Previous service may be considered as relevant experience but shall not guarantee appointment or reappointment.

(d) Qualifications for Appointment.

Because members of the Planning and Zoning Commission are responsible for conducting or participating in public hearings and making recommendations concerning zoning, land use, development, comprehensive planning, subdivisions, infrastructure, transportation, municipal growth, and other matters affecting the future development of the City, the City Council shall seek applicants possessing relevant professional qualifications, education, training, certification, or substantial practical experience.

To be eligible for a new appointment or reappointment, an applicant shall demonstrate at least one of the following categories of qualification:

(1) Professional or Career Experience. Substantial professional, occupational, governmental, business, or practical experience involving municipal planning; land-use planning; zoning; real estate development; residential, commercial, industrial, or mixed-use development; civil engineering; architecture; surveying; construction or construction management; infrastructure development; transportation planning; utilities or public works; economic or community development; municipal government or public administration; real estate or land management; environmental planning or drainage; land-use law or municipal law; or another professional field determined by the City Council to provide substantially equivalent experience relevant to the responsibilities of the Commission.

(2) Planning and Zoning Education or Certification. Completion of meaningful education, professional training, continuing education, certification, licensing, or other recognized instruction relating to planning and zoning; municipal land-use regulation; comprehensive planning; subdivision regulation; development review; zoning law; municipal planning; transportation or infrastructure planning; or another substantially related discipline. Relevant professional certifications, licenses, or credentials may be considered by the City Council as evidence of qualification.

(3) College Degree or Advanced Education. A bachelor's degree, master's degree, professional degree, doctorate, or other postsecondary degree from an accredited institution in a field reasonably related to the duties of the Commission, including urban or regional planning; city planning; civil engineering; architecture; landscape architecture; construction management; real estate development; public administration; municipal government; geography; transportation planning; environmental planning; economics or economic development; law with experience or coursework related to municipal, real-estate, development, or land-use law; or another field determined by the City Council to provide relevant education or expertise.

(4) Equivalent Practical Experience. A person who does not possess a college degree or professional certification may nevertheless satisfy the qualification requirements if the City Council determines that the person possesses substantial career, business, governmental, development, construction, real-estate, infrastructure, or other practical experience that provides knowledge relevant to planning and zoning matters. Lack of a college degree shall not, by itself, disqualify an otherwise qualified applicant.

(e) Application and Evaluation Process.

Every person seeking appointment or reappointment to the Planning and Zoning Commission, including any person who served on a previous Planning and Zoning Committee, shall submit an application, résumé, statement of qualifications, or other information required by the City.

The application should identify, as applicable:

(1) employment and professional experience;

(2) planning or zoning experience;

(3) development, construction, engineering, infrastructure, or real-estate experience;

(4) relevant education and degrees;

(5) professional licenses, certifications, or specialized training;

(6) municipal or governmental experience;

(7) previous service on City boards, commissions, or committees;

(8) potential conflicts of interest involving property, development, construction, engineering, real estate, or other matters reasonably expected to come before the Commission; and

(9) any other experience relevant to the responsibilities of the Commission.

The City Council shall consider the qualifications of each applicant before making an appointment and should seek to appoint members whose collective experience provides the Commission with knowledge across multiple disciplines relevant to municipal planning and development.

Appointment shall be based upon the applicant's qualifications, judgment, ability to fairly evaluate matters presented to the Commission, ability to comply with applicable ethics and conflict-of-interest requirements, and ability to perform the duties imposed by state law and City ordinance.

(f) Training.

Within a reasonable period following appointment, each Commission member shall complete any orientation or training required by the City concerning:

(1) the City's zoning ordinance;

(2) the City's subdivision regulations;

(3) the City's comprehensive plan, if applicable;

(4) Chapter 211, Texas Local Government Code;

(5) applicable subdivision law;

(6) the Texas Open Meetings Act;

(7) conflicts of interest and applicable ethics requirements;

(8) public hearings and applicable notice and procedural requirements; and

(9) the respective authority of the Planning and Zoning Commission, City Council, Board of Adjustment, City staff, and the City's professional consultants.

The City Council may establish additional continuing-education requirements by resolution or ordinance.

(g) Initial Appointments.

Upon the effective date of this ordinance, all seats on the Planning and Zoning Commission established herein shall be filled by appointment of the City Council. No person serving on a previous advisory committee shall automatically continue in office solely by virtue of that prior service. Prior committee members may apply and may be appointed if the City Council determines that they satisfy the applicable qualifications and are appropriate candidates for service on the Commission.

SECTION 2. AMENDMENT OF § 150.02 — DUTIES

Section 150.02 is amended to read as follows:

§ 150.02 DUTIES.

(a) Approval of Subdivision Plats.

All functions related to the review and approval of subdivision plats that may lawfully be assigned to a Planning and Zoning Commission under the statutes of the State of Texas and the City's subdivision ordinances shall be exercised by the body designated under applicable law and duly adopted City ordinances.

(b) Preparation, Review, and Recommendation of Comprehensive Plan.

The Planning and Zoning Commission may participate in the preparation, review, and recommendation of a comprehensive plan for the physical development of the City and its environs, to the extent authorized by applicable law and City ordinance, including, but not limited to:

(1) Land use;

(2) Thoroughfares and transportation by rail, water, air, or highway;

(3) Park and school sites;

(4) Public buildings;

(5) Housing and neighborhood improvements;

(6) Drainage;

(7) Utilities and services;

(8) Municipal expansion and annexation;

(9) Blighted areas and redevelopment;

(10) Parking and use of streets and alleys; and

(11) Duties set forth in Chapter 155 of the Code of Ordinances of the City of Tool, to the extent consistent with applicable state law.

(c) Relationship to City Council and Other Municipal Bodies.

The assignment of planning and zoning duties under this section is subject to § 150.01. Final legislative zoning authority remains with the City Council. A recommendation of the Planning and Zoning Commission does not, by itself:

(1) amend the City's zoning ordinance or zoning map;

(2) approve a zoning change;

(3) grant a variance within the jurisdiction of the Board of Adjustment;

(4) authorize a land use prohibited by the City's duly adopted zoning regulations; or

(5) exercise authority reserved by law to the City Council, Board of Adjustment, or another governmental body.

Subdivision authority shall be exercised by the body designated under applicable state subdivision law and the City's duly adopted subdivision ordinances.

SECTION 3. SAVINGS

All rights and remedies of the City of Tool are expressly saved as to any and all violations of any ordinance affecting planning, zoning, subdivision regulation, development, or land use that have accrued at the time of the effective date of this ordinance.

SECTION 4. SEVERABILITY

If any section, subsection, sentence, clause, phrase, or provision of this ordinance is held to be unconstitutional, illegal, invalid, or unenforceable by a court of competent jurisdiction, such invalidity shall not affect the remaining portions of this ordinance, and the City Council declares that it would have adopted the remaining portions without the invalid portion.

SECTION 5. CONFLICTING ORDINANCES

All ordinances or portions of ordinances in conflict with this ordinance are repealed only to the extent of the conflict.

SECTION 6. CODIFICATION

The City Secretary is authorized to cause the provisions of this ordinance to be incorporated into Chapter 150 of the Code of Ordinances and to make non-substantive numbering, formatting, cross-reference, and grammatical corrections necessary for codification.

SECTION 7. PUBLICATION AND EFFECTIVE DATE

This ordinance shall become effective following its adoption and publication or posting as required by applicable law.

PASSED AND APPROVED by the City Council of the City of Tool, Texas, on this ____ day of _____, 2026.

_____
Mayor

ATTEST:

_____
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

PROPOSED ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF TOOL, TEXAS, AMENDING CHAPTERS 150 OF THE CODE OF ORDINANCES TO CONFORM ZONING PROCEDURES AND LIMITATIONS TO CHAPTER 211, TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR SAVINGS, SEVERABILITY, PUBLICATION, AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOOL, TEXAS:

Planning and zoning functions:

Section 150.01 is replaced with the following:

§ 150.01 PLANNING AND ZONING FUNCTIONS. The City Council may appoint a five member zoning commission under Texas Local Government Code § 211.007. A commission lawfully appointed by Council shall perform the zoning-commission duties prescribed by law and this code. This section does not terminate lawful appointments or change membership, terms, or quorum established by a controlling municipal enactment. If the City exercises zoning authority without an appointed zoning commission, Council shall perform the commission functions as provided by § 211.007(e). Commission meetings shall comply with Chapter 551, Texas Government Code, and § 211.0075, Texas Local Government Code.

Section 150.02 is amended by adding: “The assignment of planning and zoning duties in this section is subject to § 150.01. Final legislative zoning authority remains with Council. A commission recommendation does not amend zoning, grant a Board of Adjustment variance, or authorize a use contrary to the adopted zoning ordinance. Subdivision authority shall be exercised by the body designated under applicable subdivision law and the City’s subdivision ordinances.”

Authority: LGC §§ 211.003–.005, .007 and .0075. Council should reconcile and codify the commission’s actual establishing action before this ordinance is adopted; vacancy or lack of quorum alone does not erase an existing commission.

§ 150.01 PLANNING AND ZONING FUNCTIONS. The City Council may appoint a five member zoning commission under Texas Local Government Code § 211.007. A commission lawfully appointed by Council shall perform the zoning-commission duties prescribed by law and this code. This section does not terminate lawful appointments or change membership, terms, or quorum established by a controlling municipal enactment. If the City exercises zoning authority without an appointed zoning commission, Council shall perform the commission functions as

provided by § 211.007(e). Commission meetings shall comply with Chapter 551, Texas Government Code, and § 211.0075, Texas Local Government Code.

Section 150.02

(a) Approval of subdivision plats. All functions related to the review and approval of subdivision plats, which may be assigned to a Planning and Zoning Commission by the statutes of the state.

(b) Preparation and adoption of comprehensive plan. The preparation and adoption of a comprehensive plan for the physical development of the city and its environs, including, but not limited to:

(1) Land use;
(2) Thoroughfares and transportation by rail, water, air or highway;
(3) Park and school sites;
(4) Public buildings;
(5) Housing and neighborhood improvements;
(6) Drainage;
(7) Utilities and services;
(8) Municipal expansion and annexation;
(9) Slum clearance and blighted areas; and
(10) Parking and use of streets and alleys.
(11) Duties set forth in §155 of the Ordinances of the City of Tool

"The assignment of planning and zoning duties in this section is subject to § 150.01. Final legislative zoning authority remains with Council. A commission recommendation does not amend zoning, grant a Board of Adjustment variance, or authorize a use contrary to the adopted zoning ordinance. Subdivision authority shall be exercised by the body designated under applicable subdivision law and the City's subdivision ordinances."

CITY OF TOOL REGULAR COUNCIL MEETING
THURSDAY, SEPTEMBER 21, 2006, @ 7:00 P.M.
ORAN WHITE CIVIC CENTER

MINUTES

The City of Tool Regular Council Meeting was called to order at 7:00 P.M. Council Persons Phillips, Young, Sonka, Pitts and Reeder was present. Mayor Confer Presiding. A Quorum was established.

The Invocation and Pledge was lead by Mayor Confer.

First Item was to accept the minutes of the Regular Council Meeting on August 17, 2006, Special Council Meeting on August 24, 2006, Tax Rate Public Hearing on September 5, 2006, Tax Rate Public Hearing on September 11, 2006 and Council Budget and Tax Rate Meeting on September 14, 2006. Motion to accept all the minutes was made by Council Person Young and was seconded by Council Person Pitts. Motion carried 5-0.

Next Item to approve was the Consent Agenda items 1-3 (Monthly Reports for August 2006). Motion to approve was made by Council Person Phillips and seconded by Council Person Sonka. Motion carried 5-0.

Next Item was to convene into Executive Session. At 7:04 P.M. the council convened into Executive Session pursuant to: Section 551.071 (Texas Government Code) – Consultation with City Attorney, Ron Stutes, of Potter Minton, on legal matters regarding the issuance of Certificates of Occupancy for Arcades.

Next Item was to convene into open session at 7:32 P.M. Council Person Pitts made a motion to waive Confidentiality on the letter The City received from the City Attorney, Ron Stutes regarding Arcades. Council Person Phillips seconded the motion. Motion carried 5-0. This made the letter available to the public.

Under Old Business, the next item was to remove from Tabled a request from Mr. Glenn White for a Variance request on a Certificate of Occupancy for an Arcade. Council Person Sonka made the motion to remove item from table and Council Person Young seconded the motion. Motion carried 4-0 with Council Person Pitts abstaining. Council Person Young made the motion to deny the Variance. Council Person Reeder seconded the motion. Motion carried 4-0 with Council Person Pitts abstaining.

Next item under Old Business was to remove from Table, was a request from Mr. T. J. Ward for a Variance request on a Certificate of Occupancy for an Arcade. Council Person Phillips made the motion to remove item from table and Council Person Young seconded the motion. Motion carried 4-0 with Council Person Pitts abstaining. Council Person Young made the Motion to deny the Variance and Council Person Sonka seconded the motion. Motion carried 4-0 with Council Person Pitts abstaining.

Under New Business the next item was to discuss and take action on adopting Ordinance #2006-0921, Eliminating the Planning and Zoning Commission. Council Person Phillips made the motion to approve Ordinance #2006-0921. Council Person Young seconded the motion. Motion carried 5-0.

The next item was to discuss and take action on the request from Malakoff ISD to waive the Building Permit Fees on the new Tool Elementary School. Motion by Council Person Sonka to waive the Building Fees for Malakoff ISD was seconded by Council Person Reeder. Motion carried 5-0. Council directed the Mayor to do letter to Mr. Clyde L. Tinsley of Malakoff ISD.

The next item was to discuss and take action on granting an extension on Building Permit #704, that was issued to The Tool Volunteer Fire Department, Inc., March 16, 2006 and to assist the Fire Department with by signing correspondence necessary for the fire Department to secure a building loan. The first motion on the extension of an additional six months of time on the building permit was made by Council Person Phillips and seconded by Council Person Young. This Motion carried 4-0 with Council Person Pitts abstaining. The motion for assistance with the Tool Volunteer Fire Department, Inc., to secure a building loan was made by Council Person Sonka and seconded by Council Person Phillips. City Attorney, Ron Stutes stated that a paragraph should be added to the letter addressed to the Bank. This motion carried 4-0 with Council Person Pitts abstaining.

Next item on agenda was for Mrs. Laverne Thornton to address The City Council on the matter of Home Businesses. Mrs. Thornton addressed the Council with a complaint that a property owner was renting their residence out by the night, week-end, week or month and also making it avail to rent daily for activities, such as scrape booking. Mrs. Thornton presented the Council with Paperwork and requested any assistance possible to stop these activities. The Council turned this item over to the Mayor for further investigation.

Next item was to discuss and take action on the Audit proposal by City Accountant, Don R. Kinney. Council Person Reeder made the motion to approve the proposal and Council Person Pitts seconded the motion. Motion carried 5-0.

Open Forum was opened with Mr. Mike Flannigan addressing the Council on the status of the Tool Fire Department's ISO Rating and what was possible to decrease the rating. The Mayor let Fire Chief Thurston speak on this matter. Ms. Kathryn Pinnell addressed the Council on the issue of Fire Hydrants and the need for more of them. Mayor Confer spoke on the costs and the need for the Public to attend the Fire District Meetings and for the need for all parties to participate.

Under Mayor/Council Comments, Council Person Phillips reminded everyone of the Cedar Creek Clean-up this Saturday, September 23, 2006. Mayor Confer updated the Council on the need for an Air Handler Unit replacement needed for the Civic Center and the costs.

Council Person Young made the motion to adjourn. The Motion was seconded by Council Person Pitts. Motion carried 5-0. Meeting adjourned at 8:25 P.M.

R. SCOTT CONFER, MAYOR

ATTEST:

NEVA TANKURSLEY, CITY SECRETARY

SEAL

CITY OF TOOL
HENDERSON COUNTY, TEXAS

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: October 15th, 2026

Requested By: Greg Figueroa, Councilmember

Department: Building

Agenda Item No. **21**

Is this a Budgeted Item? ☐ Yes ☐ No

○ Contract/Agreement ○ General Discussion ● Ordinance ○ Report ○ Resolution

Attachments: Ordinance 2026-10, Planned Development – Live Oak Vista

Summary of Agenda Item to be considered:

Staff is placing an ordinance for the creation of a Planned Development District for the Live Oak Vista development located at the 79-acre development.

According to the city attorney, this ordinance is step one as the Council were to discuss and accept the conceptual plan inside of Ordinance 2026-10. Next steps would be within six months of this approval, a Development Plan must be submitted.

Agenda Item, as listed on the agenda:

Discuss and Take Action to Adopt Ordinance 2026-10, Live Oak Vista Conceptual Plan

Recommended Motion to Consider:

"I make a motion to adopt Ordinance 2026-10, Live Oak Vista Conceptual Plan"

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.

Signature of Sponsoring Officer

Greg Figueroa

Printed name of Sponsoring Officer

PLANNED DEVELOPMENT APPLICATION

SUMMARY OF PLANNED DEVELOPMENT APPLICATION REQUIREMENTS

Application Review Requirements:

1. Meet with the Development Review Committee to review the application requirements for your specific request.
2. Make sure you have everything on the attached Check List.
3. Completed application with signatures of owners and applicant.
4. Application Fees are established in the Fee Schedule as adopted.
5. Must have the address and/or the lot, block and subdivision name or legal description of the subject property.
6. It is the applicant's responsibility to provide evidence or proof that all taxes, assessments, debts or obligation directly attributable to said property and owed by the owner or previous owner thereof shall have been paid at the time of application submittal.
7. Submit any drawing, plans, exhibits, information about proposed uses in order to ensure that the request is understood. The Building Department will let you know if additional copies are needed and what size they need to be.
8. Digital set of plans may be emailed to permits@tooltexas.org and submitted with the application. If the files are too large, a USB drive may be given as part of the application as well.
9. This application and/or payment will not be accepted if it is incomplete. Staff will not retain partial packets.

Application must be signed by the property owner before the request can be scheduled with the Building Staff and City Council.

DELIVERY ADDRESS:

BUILDING DEPARTMENT
CITY OF TOOL
701 N. TOOL DR.
TOOL, TEXAS 75143

DIRECT QUESTION TO BUILDING DEPARTMENT STAFF AT
(903) 432-3522 X 101

PLANNED DEVELOPMENT CHECK LIST

ITEMS REQUIRED	
✓	Planned Development Check list
✓	Application for Planned Development
✓	Planned Development Fee
✓	Tax Certificate certified by Henderson County Tax Assessor's showing all taxes have been paid.
✓	Comparison sheet comparing existing zoning regulation and proposed zoning regulations.
✓	Proposed Planned Development to be reviewed (3 full size sets of 24" x36")
✓	Digital copy of plans / can be via USB (the drive will not be returned and can contain all sets)
✓	1. A. Conceptual Plan for Non-Residential Properties
N/A	2. A. Site Plan with Civil Engineering Plans
N/A	3. A. Developmental Plan
N/A	Engineering Plans (Per Tool Planning and Zoning Ordinance, Section 15-4, Sub Section 2)
N/A	Proposed civil plans to be reviewed (2 sets of 11"x 17")
N/A	Digital copy on a usb drive (the drive will not be returned and can contain all sets)
	The information below is for staff regarding notifications.
	Assign case name: PD- 2026-01
	Address plat if not already addressed.
	Public Hearing
	Newspaper notification
	200' buffer notification

ZONING APPLICATIONS Fees	Planned Development applications fees are determined by the Building Official to cover the appropriate costs of plan review and other professional and incidental fees.

Case Number: PD: 2026-01

PLANNED DEVELOPMENT APPLICATION

1. **Site Location:**
   General Street Location: SE of Joe Dupree Rd and Arnold Hills RD PID: _____

   Street Address: N/A

   Lot, Block, & Subdivision Name (if applicable): N/A

2. **Applicant:**
   Name: Bobby Gaddis

   Address: 519 E Border St

   City/State: Arlington, TX Zip: 76010

   Office #: 817-469-1671 Cell #: _____ Fax #: _____

   Email Address: bgaddis@mmatexas.com

3. **Property Owner:**
   Name: Robert Snyder

   Address: 5300 Royal Ln

   City/State: Dallas, TX Zip: 75229

   Office #: _____ Cell #: _____ Fax #: _____

   Email Address: rappidone@yahoo.com, tmkilinc@gmail.com

4. **Summarize the proposed development. If necessary, use a separate sheet.**

   The proposed development is to be a mixed use development consisting of four tracts of land. Tract 1 along 274 and Arnold Hills Road is intended to have a base zoning district of B-1 and be for commercial uses. Tract 2 is at the north west corner of the property along Joe Dupree Road and is intended to be mixed uses with base zoning districts MF-1, B-1, and R-1 to allow for commercial, multifamily, and single family uses within the tract. Tract 3 is at the north east corner of the property and is intended for residential uses with a base zoning of R-1. Tract 4 is at the south east corner of the property and is intended for residential uses with a base zoning of R-1. The planned development zoning will set forth minimum standards for facade requirements throughout the development, landscaping requirements, open space and amenity requirements, deviations for right of way width requirements to facilitate utility easements for water, sewer, and franchise providers, and deviations for single family lot setbacks to allow for denser products such as townhomes and smaller residential units.

5. **Present Zoning:** B-1 and Agriculture **Present Land Use:** Agriculture

   Future Land Use Designation Desired: Planned Development

6. **Attach**: any additional maps, exhibits, drawings or pictures necessary to help explain the request.

7. **Local Government Code 212.010 Standards for Approval**

   a. The municipal authority responsible for approving plats shall approve a plat if:
      i. It conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;
      ii. It conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;
      iii. A bond required under Section 212.0106, if applicable, is filed with the municipality; and
      iv. It conforms to any rules adopted under Section 212.002.

   b. However, the municipal authority responsible for approving plats may not approve a plat unless the plat and other documents have been prepared as required by Section 212.0105, if applicable**.**

I UNDERSTAND THAT IT IS NCESSARY FOR ME OR MY AGENT TO BE PRESENT AT THE CITY COUNCIL MEETING.

I hereby authorize the undersigned applicant to act as my agent for the representation and/or presentation of the request.

Applicant Name (print or type): Bobby Gaddis

Applicant signature: Bobby Gaddis

Owner Name (print or type): Robert Snyder

Owner signature:

FAILURE TO APPEAR before the City Council for more than one (1) hearing without an approved delay by the City Administrator or their designee shall constitute sufficient grounds to table or deny the request unless the City is notified at least 72 hours prior to the hearing.

Date Application Received 10/02/2026 Date of Hearing 10/15/2026

City of Tool Zoning Ordinance (As Codified in City of Tool's Website)

PLANNED DEVELOPMENT DISTRICT (PD)

§ 155.180 GENERAL PURPOSE ANDDESCRIPTION.

The Planned Development District ,(PD) prefix is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this chapter is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD District may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions which will allow development not otherwise permitted, procedures are established herein to ensure against misuse of the increased flexibility.
(Ord. passed 4-4-2000)

§ 155.181 PERMITTED USES.

Any use specified in the ordinance granting a Planned Development District shall be permitted in that district. The size, location, appearance and method of operation may be specified to the extent necessary to insure compliance with the purpose of this chapter.
(Ord. passed 4-4-2000)

§ 155.182 DEVELOPMENT STANDARDS.

(A) Development standards for each separate PD District shall be set forth in the ordinance granting the PD District and may include but shall not be limited to uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations and other requirements as the City Council may deem appropriate.

(B) In the PD District, the particular districts to which uses specified in the PD are most similar shall be stated in the granting ordinance. All PD applications shall list all requested variances from the standard requirements set forth throughout this chapter (applications without this list will be considered incomplete).

(C) The ordinance granting a PD District shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of variances in each district or districts and a general statement citing the reason for the PD request.

(D) The Planned Development District shall conform to all other sections of the ordinance unless specifically exempted in the granting ordinance.
(Ord. passed 4-4-2000)

§ 155.183 CONCEPTUAL AND DEVELOPMENT PLANS.

In establishing a Planned Development District, the City Council shall approve and file as part of the amending ordinance appropriate plans and standards for each Planned Development District During the review and public hearing process, the City Council shall require a conceptual plan and a development plan (or detail site plan).

(A) Conceptual plan.

(1) This plan shall be submitted by the applicant.

(2) The plan shall show the applicant's intent for the use of the land within the proposed Planned Development District in a graphic manner and shall be supported by written documentation of proposals and standards for development.

(a) A conceptual plan for residential land use shall show general use, thoroughfares, and preliminary lotting arrangements. For residential development which does not propose platted lots, the conceptual plan

shall set forth the size, type and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas and other pertinent development data.

(b) A conceptual plan for uses other than residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the City Council, may include, but is not limited to, the types of use(s), topography and boundary of the PD area, physical features of the site, existing streets, alleys and easements, location of future public facilities, building heights and locations, parking ratios and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the final development plan.

(c) Changes of detail which do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted or increase the density, building height, or coverage of the site and which do not decrease the off-street parking ratio, reduce the yards provided at the boundary of the site, or significantly alter the landscape plans as indicated on the approved conceptual plan may be authorized by the Building Official or his or her designated representative. If an agreement cannot be reached regarding whether or not a detail site plan conforms to the original concept plan, the City Council shall determine the conformity.

(B) Development plan or detailed site plan.

(1) This plan shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the conceptual plan. Approval of the development plan shall be the basis for issuance of a building permit. The development plan may be submitted for the total area of the PD or for any section or part as approved on the conceptual plan. The development plan must be approved by the City Council. A public hearing on approval of the development plan shall be required at the Council level, unless such a hearing is waived pursuant to division (C)(1) below at the time of conceptual plan approval in the original amending ordinance.

(2) The development plan shall include:

(a) A site inventory analysis including a scale drawing showing existing vegetation, natural water courses, creeks or bodies of water, and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any flood prone areas;

(b) A scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with the topographical contour interval of not more than five feet;

(c) A site plan for proposed building complexes showing the location of separate buildings, and between buildings and property lines, street lines and alley lines. Also to be included on the site plan is a plan showing the arrangement and provision of off-street parking;

(d) A landscape plan showing screening walls, ornamental planting, wooded areas and trees to be planted; and

(e) An architectural plan showing elevations and signage style to be used throughout the development in all districts except single-family and two-family may be required by the City Council if deemed appropriate. Any or all of the required information may be incorporated on a single drawing, if such drawing is clear, and can be evaluated by the Building Official, or his or her designated representative.

(C) Procedure for establishment.

(1) The procedure for establishing a Planned Development District shall follow the procedure for zoning amendments as set forth in § 155.284.

(2) This procedure is expanded as follows for approval of conceptual and development plans.

(a) Separate public hearings shall be held by the City Council for the approval of the conceptual plan and the development plan or any section of the development plan, unless such requirement is waived by the City Council upon a determination that a single public hearing is adequate. A single public hearing is adequate when:

1. The applicant submits adequate data with the request for the Planned Development District to fulfill the requirements for both plans;
2. Information on the concept plan is sufficient to determine the appropriate use of the land and the detail site plan will not deviate substantially from it; and
3. The requirement is waived at the time the amending ordinance is approved. If the requirement is waived, the conditions shall be specifically stated in the amending ordinance.

(b) The ordinance establishing the Planned Development District shall not be approved until the conceptual plan is approved.

(c) The development plan may be approved in sections. When the plan is approved in sections, the separate approvals by the City Council for the initial and subsequent sections will be required.

(d) An initial development plan shall be submitted for approval within six months from the approval of the conceptual plan or some portion of the conceptual plan. If the development plan is not submitted within six months, the conceptual plan is subject to re-approval by the City Council. If the entire project is not completed within two years, the City Council may review the original conceptual plan to ensure its continued validity.

(e) Regardless of whether the public hearing is waived for the development plan, approval by the City Council is still required.

(Ord. passed 4-4-2000)

§ 155.184 WRITTEN REPORT MAY BE REQUIRED.

When a PD is being considered, a written report may be requested of the applicant discussing the impact on planning, engineering, water utilities, electric, sanitation, building inspection, tax, police, fire and traffic. Written comments from the applicable public school district and from private utilities may be submitted to the City Council.

(Ord. passed 4-4-2000)

§ 155.185 PLANNED DEVELOPMENTS TO BE RECORDED.

All Planned Development Districts approved in accordance with the provisions of this chapter in its original form, or by subsequent amendment thereto, shall be referenced on the zoning district map, and a list of such planned development districts, together with the category of uses permitted therein, shall be maintained in an appendices of this chapter.

(Ord. passed 4-4-2000)

BARBARA LOVELADY
HENDERSON COUNTY TAX ASSESSOR-COLLECTOR
125 N. Prairieville Street Room 103
Athens, TX 75751
(903) 675-6134

2025 Tax Statement

Property Account Number:
230004

Statement Date: 09/29/2026
Owner: SNYDER ROBERT L
Mailing Address: 5300 ROYAL LN
DALLAS TX 75229

Property Location: 0000000 ST HWY 274
Acres: 79.566
Legal: AB 841 D O WILLIAMS SUR TR 7 (RE:TR 3)
Appraisal Dist. Num: 0841-0070-0000-540

Exemptions:

IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE
64,752	537,071	64,752	537,071	0

Taxing Entities	Exemption Amount	Taxable Value	Tax Rate Per $100	Base Tax
COUNTY	0	601,823	0.274289	0.00
EMERGENCY SVS DIST 4	0	601,823	0.075000	0.00
FARM TO MKT/FLD CONT	0	601,823	0.039976	0.00
ROAD & BRIDGE	0	601,823	0.017228	0.00
CITY OF TOOL	0	601,823	0.375061	0.00
COLLEGE	0	601,823	0.113660	0.00

TOTAL BASE TAX 0.00

Total Amount Due $0.00

↓ Detach ↓
Return With Payment

Property Account Number
230004

Total Amount Due $0.00

IF PAID IN		AMOUNT DUE
OCT	0%	$0.00
NOV	0%	$0.00
DEC	0%	$0.00
JAN	0%	$0.00
FEB	0%	$0.00
MAR	0%	$0.00

Please Make Checks Payable To:
Barbara Lovelady, TAC

0841-0070-0000-540

SNYDER ROBERT L
5300 ROYAL LN
DALLAS TX 75229

2025 00000037601 0000000000 0000000000 0000000000 0000000000 C 001

BARBARA LOVELADY
HENDERSON COUNTY TAX ASSESSOR-COLLECTOR
125 N. Prairieville Street Room 103
Athens, TX 75751
(903) 675-6134

Duplicate Receipt

Property Account Number:
230004

Statement Date: 01/30/2026
Owner: SNYDER ROBERT L
Mailing Address: SNYDER ROBERT L
5300 ROYAL LN
DALLAS TX 75229

Property Location: 0000000 ST HWY 274
Acres: 79.566
Legal: AB 841 D O WILLIAMS SUR
TR 7 (RE:TR 3)

Receipt #: 1203621 Deposit #: 202602049745-2025/dshavor@hend

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER $100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2025	COUNTY	$601,823.00	0.274289	01/30/2026	$1,650.73	$0.00
2025	EMERGENCY SVS DIST 4	$601,823.00	0.075000	01/30/2026	$451.37	$0.00
2025	FARM TO MKT/FLD CONT	$601,823.00	0.039976	01/30/2026	$240.58	$0.00
2025	ROAD & BRIDGE	$601,823.00	0.017228	01/30/2026	$103.68	$0.00
2025	CITY OF TOOL	$601,823.00	0.375061	01/30/2026	$2,257.20	$0.00
2025	COLLEGE	$601,823.00	0.113660	01/30/2026	$684.03	$0.00

BASE TAX $5,387.59

TOTAL PAID $5,387.59

Remitted By: SNYDER ROBERT L
5300 ROYAL LN
DALLAS TX 75229

Payment Type: CHECK
Check #: 2112

Receipt 2025 Tax Year
09/29/2026

SNYDER ROBERT L
5300 ROYAL LN
DALLAS TX 75229

CITY OF TOOL
701 N. TOOL DR.
TOOL, TX 75143
9034323522
bills@tooltexas.org
www.tooltexas.org

Invoice

BILL TO	SHIP TO
Rob Snyder	Rob Snyder

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
20293714CM	10/02/2026	$0.00	10/12/2026	Net 10	

DATE		DESCRIPTION	AMOUNT
10/02/2026	**Postage and Mailing**	Notification of Mailings to Property Owner's within 200 feet (107 mailers @ $10.39 each)	1,111.73
10/02/2026	**Bldg Permits**	Bureau Veritas Plan Review	600.00
10/02/2026	**Misc. City Items**	Newspaper Notice in Mabank Monitor	60.00
10/02/2026	**Misc. City Items**	Administrative Deposit	1,228.27
10/02/2026	**Credit Card Fee**	CC Fee: 3.5%+.30	105.30

PAID

PAYMENT 3,105.30
BALANCE DUE **$0.00**

Ways to pay

View and pay

Live Oak Vista Conceptual Plan

ORDINANCE 2026-10, LIVE OAK VISTA CONCEPTUAL PLAN

AN ORDINANCE OF THE CITY OF TOOL, TEXAS AMENDING THE CITY'S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE, AND CHANGING THE ZONING OF CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED $2000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the owner of the property described in each Exhibit attached hereto has requested a certain zoning for said property; and

WHEREAS, the City of Tool is experiencing growth, and it is desirous that such growth contributes to the economic viability of Tool's and;

WHEREAS, the City Council duly covered and conducted a public hearing, including fulfilling requisite notices to the public, for the purpose of assessing and requesting for amendment to the Planning Zoning Ordinance and;

WHEREAS, mixed use commercial, multi-family, residential land uses attracted to that demand provide continued activity and life for the Tool, and;

WHEREAS, the City Council of the City of Tool has given the requisite notices and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council of the City of Tool has concluded that the Zoning Ordinance of the City of Tool should be amended as follows:

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

Section 1. The Zoning Ordinance of the City of Tool, Texas, is amended by zoning the tract described in Exhibit A, identified as Property ID #230004 in Henderson County Appraisal District Records, attached hereto and made an integral part of this Ordinance, as Planned Development (PD).

Section 2. The Live Oak Vista Planned Development District described in Exhibit "A" is comprised of certain Planned Development Districts and their standards. These Tracts (Districts) are described below and shown throughout Exhibit "A'. The Concept Plan for the Lakeview Apartments Planned Development District is as shown on the attached Exhibit "B". The Legal Descriptions for each tract are shown on the attached Exhibit "C." The Land Use Chart of uses is shown as Exhibit "D." The Landscaping attachment is shown on Exhibit "E."

Section 3. Establishment of Tracts (Districts)

For the purpose of this Planned Development ordinance, the land described in Exhibit A, is hereby divided into districts as follows:

Tract (District) 1 – (+/- 10.365 acres)

Tract (District) 2 – (+/- 10.353 acres)

Tract (District) 3 – (+/- 20.957 acres)

Tract (District) 4 - (+/- 37.685 acres)

Section 4. The official Zoning Map of the City of Tool shall be corrected to reflect the change in zoning described herein.

Section 5. All ordinances of the City of Tool in conflict with the provisions of this ordinance are repealed to the extent of that conflict.

Section 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

PASSED by the City Council of the City of Tool, Texas, this _____day of _____,2026.

ATTESTED: APPROVED:

_____ _____

Vera Bennett, Mayor Kimberley Price, City Secretary

Attachments to PD

Exhibit "A"	Live Oak Vista Conceptual Standards
Exhibit "B"	Conceptual Plan
Exhibit "C"	Legal Description for Tracts 1, 2, 3, 4
Exhibit "D"	Land Use Chart
Exhibit "E"	Landscaping

LIVE OAK VISTA PLANNED DEVELOPMENT
CITY OF TOOL, TEXAS

SECTION 1 – PLANNED DEVELOPMENT SUMMARY AND PURPOSE

Use of the Property shall comply with the general use areas shown as Commercial, Mixed-Use, Northern Residential, and Southern Residential tracts on the Concept Plan attached as ***Exhibit B***, as it may be amended in accordance with this section, and with the permitted land use table for each general use area as set forth in ***Exhibit D***. The developer may change the boundaries and land area up to a cumulative amount of ten percent of the land area for each tract. Changes to the Planned Development (PD) will be required to be presented before the Planning and Zoning Commission, if applicable, and City Council for approval including a change to the boundary of a land use area that exceeds ten percent of a tract area listed in the Section 4.A Land Use Table. In addition, deviations from the planned development design standards or not specifically addressed in the City of Tool Code of Ordinances will need to be presented before Planning and Zoning Commission, if applicable, and City Council for approval.

Any item not addressed in this PD will conform to the City of Tool Code of Ordinances.

SECTION 2 – DEFINITIONS

A. Definitions. Terms used within this PD, including its exhibits, shall be defined as stated below. If a term is not listed below, the definition in the Zoning Ordinance shall apply.

1. Active Park – means a park intended to support activities and equipped with improvements to promote activities, such as picnic tables, shade structures, dog parks and playgrounds.

2. Alley – means a private pavement section intended for vehicular access to a residential use.

3. Amenity/Event Center – means an accessory use to a residential development that may consist of one or more buildings and structures and that may include, but is not limited to, meeting space, recreational facilities (such as a swimming pool and playground).

4. Block face – means one side of a block between two streets, court, or mews.

5. Boulevard – means a street divided by a median.

6. Facade – means any separate face of a building that encloses or covers usable space. A roof, by definition, is not a facade.

7. General Retail Store, Other Than Listed – means a facility or area for the retail sale of general merchandise or food, but does not include uses specifically listed in this PD.

8. Height – means the vertical distance measured from grade to the highest point of a structure (including a sign). Exceptions for structures on top of buildings, such as following:
   i. Elevator penthouse or bulkhead.
   ii. Mechanical equipment room.
   iii. Cooling tower.
   iv. Tank designed to hold liquids.
   v. Ornamental cupola or dome.
   vi. Skylights.

vii. Clerestory.
viii. (viii)Visual screens which surround roof mounted mechanical equipment.
ix. Chimney and vent stacks.
x. Amateur communications tower.
xi. Parapet wall, limited to a height of four feet.

9. Land Use Category – means one of the following land use categories identified on the permitted use table attached as *Exhibit D*.

10. Masonry – means stone or brick laid up unit by unit and set in mortar, stucco panels, or cementitious fiber board.

11. Mixed Use – mean any combination of commercial or residential uses either vertically or horizontally planned.

12. Multifamily – means a building used or designed as a residence for three or more families or households living independently of each other on the same lot.

13. Non-residential building or non-residential development - means a building or a lot containing one or more uses that are not single family attached, detached, or multifamily.

14. Non-residential use – means a use that is not exclusively single family attached, detached, or multifamily.

15. Open Space – means property that is one of the following: a public park, a private park accessible to residents living on the Property, or an undeveloped space open to the sky and accessible by the public and located on private property, such as native mitigation areas or trails, except for development allowed in open space in this PD.

16. Parkway – means the area between a right-of-way and the back of curb.

17. PD – means this Planned Development District.

18. Public Access Easement (PAE) – a legally recorded, non-exclusive easement granted to the Municipality and the general public over, under, across, and through a designated portion of privately owned land.

19. Pocket Park – means a park that is less than one acre in size.

20. Property – means the property depicted on the attached *Exhibit A* and described by metes and bounds on the attached *Exhibit C*.

21. Residential Building or Residential Development – means a building or a lot with single family or multifamily use.

22. Residential Use – means single family homes detached or attached for sale and for lease, or multifamily use.

23. Single Family Attached – means a single-family dwelling unit that is attached to another dwelling unit such as a townhome or cottage style residence in groups of two and six dwelling units making up one building.

24. Single Family Detached – means a single-family dwelling on a separate lot that fronts on a street, a place, or a court, that is not attached to another dwelling unit.

25. Short Term Rental – A privately-owned dwelling, including but not limited to, a single-family dwelling, single-family dwelling attached, multi-family dwelling, rented by the public for consideration, and used for dwelling, lodging or sleeping purposes for a period of less than 30 consecutive days. Privately owned residences within this Planned Development will comply with City of Tool Code of Ordinances Chapter 117: Short-Term Rentals. (Ordinance 2026-05, Short Term Rental Regulations)

26. Temporary Use – means of limited duration; not permanent; and/or means a facility or area used as a temporary field construction office, storage of construction equipment and materials associated with an active permit to demolish or construct.

27. Tract – means sections of property described by metes and bounds for specific land uses and phases of Concept Plan.

SECTION 3 – SPECIAL REGULATIONS

A. Any phasing information or development schedule shown on a plat or in documents accompanying a plat shall be informational only and subject to change by the Owner.

B. This PD will adhere to the City of Tool Code of Ordinances Chapter 154: Subdivisions.

C. A preliminary plat shall be recommended for approval by the Planning and Zoning Commission, if applicable, and approved by the City Council if the following standards have been met:
    1. The plat conforms to the Conceptual Plan.
    2. The plat conforms to the Planned Development Regulations.

SECTION 4 – PERMITTED USES

A. PRINCIPAL USES.

See Land Use Table *Exhibit D*.

	Acreage
Tract 1	+/- 10.365 AC
Tract 2	+/- 10.353 AC
Tract 3	+/- 20.957 AC
Tract 4	+/- 37.685 AC

A. ACCESSORY USES.

1. Accessory outside storage on a single-family lot.
2. Accessory swimming pool, private.
3. Amenity Center.
4. Detached Garages.
5. Carports.
6. Accessory storage units for multifamily purposes.
7. Maintenance building.

SECTION 5 – COMMERCIAL NON-RESIDENTIAL STANDARDS

A. BULK REQUIREMENTS FOR NON-RESIDENTIAL DEVELOPMENT

1. This PD will adhere to the City of Tool Code of Ordinances Local Business District (B-1), unless specifically stated otherwise in this ordinance.

2. **TABLE 5.1 Non-Residential Requirements**

Requirement	Non-Residential
Min. Lot Area	**None**
Min. Front Setback	**25'**
Min. Side Setback	**10'**
Min. Rear Setback	**20'**
Max. Lot Coverage	**None**
Min. Street Corner Setback	**15'**
Max. Structure Height	**60'**

B. NON-RESIDENTIAL DESIGN STANDARDS

1. Design Features for Non-Residential Buildings

   a. All buildings must include at least four of the following architectural design elements:
      i. Canopies, awnings, or porticos;
      ii. Arcades;
      iii. Display windows;

iv. Architectural details (such as tile work and moldings) are integrated into the building façade;
v. Articulated ground floor levels or base;
vi. Articulated cornice line;
vii. A combination of no more than two buildings materials constituting a minimum of 60% of the total exterior walls, differentiated by texture, or material, and may be a combination of primary and secondary masonry materials; and
viii. Other architectural features as approved by the Director of Development Services.

2. Transparency
   a. Each commercial and retail floor on a primary façade shall contain at least 50% doors and windows. 25% of primary façade windows shall include two of the following:
      i. Veranda, Terrace, porch or balcony (accessible for single units) minimum 4 feet deep.
      ii. Trellis
      iii. Shed roof awning
      iv. Bay windows
      v. Bow window
      vi. Transom windows
      vii. Arched windows
      viii. Gable windows
      ix. Oval or round windows
      x. Shutters
      xi. Decorative stone or brick band
      xii. Projecting trim casings or surrounds
      xiii. Projecting muntins or mullions and/or other elements which cause the formation of shadows on the window and the adjacent façade, or
      xiv. Other features as approved by the Director of Development Services.
   b. This provision does not apply to office use development.

3. Façade Finish

   All nonresidential buildings shall be architecturally finished on all four sides with same materials, color, detailing, and features, except the rear if two rows of 3" caliper trees that are planted one every 30 feet on center along the perimeter behind the building. In this case, the architectural finish must match the remainder of the building in color only.

4. Articulation Standards

Any primary façade shall include projections or recesses and vertical variation in the roof line in accordance with the horizontal and vertical articulation requirements set forth below:

a. Horizontal Articulation
    i. A building façade greater than 50 feet in horizontal length, may not extend for a distance greater than five times its average height without a perpendicular offset of at least ten percent of such building height.
    ii. For a building with façade length greater than 50 feet, the total length of all façade walls in a single plane may not exceed 60 percent of the total façade length without an offset of at least ten percent of the building height.
b. Vertical Articulation
    i. For buildings greater than 50 feet in horizontal length, the horizontal wall may not extend for a distance greater than five times its height without a change in elevation of at least 10 percent of such height.
    ii. The total length of all vertical elevation changes in the roofline shall be no less than 10 percent and no more than 40 percent of the total façade length.

5. Building Entrance Standards

a. Any front building entrance shall be set back at least 15 feet from the drive aisle.
b. Single-use or multitenant buildings over 50,000 square feet in size shall provide clearly defined, highly visible customer or employee entrances with the integration of awnings or similar architectural features.

6. Drive-Thru

Drive-thru facilities shall be located to the side or rear of the structure and will meet the City's stacking and parking requirements, unless site constraints limit such orientation, as determined by the Building Official or their designee .

SECTION 6 – RESIDENTIAL DEVELOPMENT STANDARDS

A. BULK REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT

1. Swimming pools and accessory outside storage units shall have a minimum five-foot setback from rear and side property lines, however, the setback applies only to the swimming pool or structure, and not to associated decking or paving around the pool or structure.

2. Porches, a minimum of five feet in depth, located on the front façade may encroach up to five feet into the building setback.

3. **TABLE 6.1 Residential Building Setback and Area Requirements**

	Single Family Detached	Single Family Attached	Multi-Family Buildings
Min. Lot Area	3,000 SF	2,000 SF	10,000 SF
Min. Lot Width	30’	20’	50’
Min. Lot Depth	100’	100’	100’
Max. Front Setback *	20’	10’	25’
Min. Side Setback *	3’	0’	10’
Side Street Setback *	10’	5’	15’
Min. Rear Setback *	10’ / 5’ for rear garages	5’	10’
Min. Dwelling Size	1,500 SF	750 SF	500 SF
Max. Lot Coverage	75%	75%	90%
Max. Structure Height	2 Stories / 40’	3 Stories / 54’	4 Stories / 60’

***Setbacks will be the greater of defined setback or the addition of two feet behind any required public easement**.

B. RESIDENTIAL DESIGN STANDARDS

1. Approved Building Materials

In the context of approved building materials, a façade does not include doors, garages, fascia, windows, chimneys, dormers, window box-outs, bay windows, soffits, eaves, and outdoor fireplaces. Multiple buildings on the same lot will each be deemed to have separate facades.

a. Single Family Residential buildings (attached or detached) of each exterior building façade shall consist of one or more of the following building materials:
    i. Stone, brick or tile laid up unit by unit and set in mortar;
    ii. Stucco (exterior Portland cement plaster with three coats over metal lath or wire fabric lath or other methods proved to be as equal or better quality in durability);
    iii. Cultured stone or cast stone;
    iv. Architecturally finished block (i.e. burnished block or split faced concrete laid up unit by unit and set in mortar);
    v. Cementitious fiber board;
    vi. Glass; or
    vii. An alternative material approved by the Building Official or their designee based on a finding that it is of a quality equal to or better than the materials listed above in durability.

b. A façade may include accent materials not listed above, except that aluminum siding, vinyl siding, unfinished concrete block, reflective glass, and galvanized steel are prohibited.

2. Roofing Design and Materials

    a. All pitched roofs of residential and non-residential buildings shall have a minimum pitch of 6:12. Roofs covering porches and other architectural elements are excluded from this requirement.
    b. Roofing materials for sloped roofs shall be selected from the following list:
        i. Asphalt shingles;
        ii. Industry approved synthetic shingles;
        iii. Standing seam metal roofs;
        iv. Tile roofs;
        v. Slate roofs;
        vi. An alternative material approved by the Director of Development Services based on a finding that it is of a quality equal to or better than the materials listed above in durability.

3. Design Features for Single Family Residential Buildings

    a. Two of the following design features are required on the exterior of each building containing a single family detached or single family attached use:
        i. Dormers;
        ii. Cupolas;
        iii. Gables;
        iv. Recessed entries (minimum of three feet);
        v. Balconies;
        vi. Covered front porches (minimum of five feet in depth);
        vii. Box windows;
        viii. Architectural pillars or posts;
        ix. Exterior chimneys;
        x. Varied roof heights;
        xi. Archways;
        xii. Shutters (functional or decorative); or
        xiii. Articulated cornice lines.
    b. At least 15 percent of each residential facade adjacent to and facing a street or public open space shall contain windows or doorways.

4. Repetition of Elevations for Single Family Residential Uses.

    a. No street-facing elevation on a single-family detached home shall be repeated directly across the street from itself (excluding “T” intersections and within cul-de-sacs), or within three lots of itself along the same block face. At least 10 percent of an elevation must be different, or it will be considered to be a repeated elevation. Refer to item 3.a above for features which satisfy this requirement.

5. Residential Garages for Single Family Residential Uses.

    a. Each single-family dwelling unit shall provide at least one enclosed off-street space and two designated parking spaces either on-street or off-street.
    b. Should a single-family dwelling unit provide off-street and enclosed parking spaces, then the enclosure should be placed behind the front building line on the same lot as the main structure.
    c. Rear-facing garages served from an alley shall be limited to the greater of 5 feet from the property line or the addition of two feet behind any required public easement.
    d. Front-facing garages on a public street shall be located at the greater of 20 feet from the front property line to allow for additional off-street parking or the addition of two feet behind any required public easement.
    e. Front-facing garages may not exceed sixty-seven (67%) percent of the front facade and contain at least one of the following features:
        i. Garage doors shall be constructed with wood or aluminum with simulated wood panels and shall have wood or simulated wood trim similar to carriage style garage doors.
        ii. A minimum 12-inch recess from the front façade of the house.
        iii. The top panel of each garage door may have divided windows.
        iv. Single garage doors separated by a masonry column.
        v. If the garage has more than two-vehicle width, each garage door shall be a single garage door separated by masonry columns, or a double garage door may be used in conjunction with a single garage door if the double garage door is separated from the other door by a masonry column.

6. Special Considerations for Single Family Attached Residential Buildings

    a. Single-family-attached dwelling units are permitted to be plat individually or with multifamily lots.
    b. Single-family-attached dwelling units are not required to appear as a single unit.
    c. Single-family-attached buildings will follow adopted International Building Code (IBC) for fire rated walls.
    d. Repeated elevations for single family attached homes on multifamily platted lots are permitted.

7. Design Features for Multifamily Buildings

    a. Each multifamily development phase shall provide three (3) of the following amenities:
        i. Swimming pool
        ii. Fitness center
        iii. Clubhouse with 1,000 square feet of community gathering space
        iv. Covered Picnic Area
        v. Dog Park of at least 2,000 square feet in area
        vi. One regulation size pickle ball court, or
        vii. An alternative amenity approved by the Building Official or their designee
        viii. Any comprehensive community amenities which support the master plan shall count towards the required three amenities.

b. Facade Materials
    i. Approved building materials consist of stone, brick or tile laid up unit by unit and set in mortar; stucco; cultured stone or cast stone; architecturally finished block (i.e. burnished block or split faced concrete laid up unit by unit and set in mortar);
    ii. Material percentages are calculated from the finished floor to the top plate at the upper floor.
    iii. Except for windows, doors, garage doors, balconies, recessed patios, portions, and corridor or stairway entrances, all building facades shall be composed of two or more of the following preferred building materials:
        1. Stone, brick or tile laid up unit by unit and set in mortar;
        2. Stucco;
        3. Cultured stone or cast stone;
        4. Architecturally finished block (i.e. burnished block or split faced concrete laid up unit by unit and set in mortar);
        5. Cementitious fiber board;
        6. Glass; or
        7. An alternative material approved by the Building Official or their designee based on a finding that it is of a quality equal to or better than the materials listed above in durability.
    i. Up to twenty-five (25%) percent of the front facade shall consist of windows or glass doors.

c. All buildings must include at least four of the following design features:
    i. Architectural lighting attached to the building;
    ii. Arches;
    iii. Articulated cornice line;
    iv. Balconies and/or outdoor patios;
    v. Dentil course;
    vi. Divided light windows;
    vii. Recesses, projections, columns, pilasters projecting from the planes, offsets, reveals, or projecting ribs used to express architectural or structural bays;
    viii. Varied roof heights for pitched, peaked, sloped, or flat roof styles;
    ix. Architectural details such as tile work, molding, corbels, shutters, awnings, or accent materials integrated into the building facade.
    x. Other architectural features as approved by the Director of Planning and Development.

d. Covered parking structures shall be designed to be architecturally compatible with the main multifamily structures. Exposed steel or timber support columns shall be permitted.

SECTION 7 – OTHER GENERAL DEVELOPMENT STANDARDS

A. LANDSCAPING

1. Residential Landscape Requirements.
   a. Each single-family residence shall have an irrigation system in the front yard and street corner side yard.
   b. Each single-family lot shall provide a minimum of one street tree at least three caliper inches.
      i. One must be a shade street tree planted in the parkway of the associated lot in accordance with the *Exhibit E.*
      ii. All required trees shall be selected from an approved tree list at Site Plan approval.
   c. Each home lot shall provide a vegetative area in addition to turf placed in the front yard for ornamental trees, individual shrubs, or seasonal color.

2. Non-residential Uses Landscaped Requirements.
   a. Landscape parking islands of 140 square feet must be provided every twenty continuous spaces and contain at least one tree, shrubs, sod, or equivalent drought resistance xeriscape.
   b. Street trees along internal public streets shall provide shade trees every thirty-five to fifty feet on center in accordance with *Exhibit E*.
   c. Any landscaped median shall provide street trees, shrubs, sod, or equivalent drought resistance xeriscape.
   d. The following table contains the list of prohibited species. Plants listed in this table may not be used to fulfill any planting requirements.

Prohibited Species List

Trees			
Arborvitae	*Thuja accidentalis*	Arizona Ash	*Fraxinum velutina "Arizonia"*
Callery Pear	*Pyrus calleryana*	Chinese Tallow	*Sapium sebiferum*
Cottonwood	*Populus deltoides*	Lombardy Poplar	*Populus nigra italica*
Chinaberry	*Melia azedarach*	Mimosa	*Albizzia julibrissen*
Chinese Parasol	*Firmiana simplex*	Siberian Elm	*Ulmus pumila*
Mulberry	*Morus alba*	Sawtooth Oak	*Quercus acutissima*
Silver Maple	*Acer saccharinum*	Tree of Heaven	*Ailanthus altissima*
Hackberry	*Celtis occidentalis*	Honey Locust	*Gleditsia triacanthos*
Catalpa	*Catalpa bignonioides*		

Shrubs			
Euonymus	*Euonymus japonicus*	Privet Species	*Ligustrum sp.*
Pittosporum	*Pittosporum tobbira*	Ligustrum	*Ligustrum japonicum*
Oleander	*Nerium oleander*	Loquat	*Eriobotrya japonica*

B. ENTRANCE REQUIREMENTS

The main development entrances from State Highway 274 shall provide a monument sign with lighting and one additional of the following additional landscaping elements:

a. Enhanced landscaping and/or planting beds with irrigation.
b. Textured or decorative pavement.
c. Other landscaping elements as approved by the Building Official or their designee.

C. OPEN SPACE

1. Mixed Use and Residential Tracts 2, 3, and 4 shall be developed with privately maintained open space located throughout the PD, exclusive of the open space and/or landscaped areas provided on the individual residential lots.

2. Open spaces shall include floodplain, ponds, detention areas, and small open spaces. Small Open Spaces shall be connected with sidewalks to be a comprehensive pedestrian system.

3. A pedestrian circulation system shall be provided that affords connectivity to the entire community and the perimeter of the Property. The pedestrian system shall include concrete trails that are a minimum of eight feet in width. The pedestrian circulation system may be located on private property with a pedestrian access easement or within the right-of-way. The pedestrian circulation system shall include such items as benches, landscaping, signage, lighting, bike racks, water fountains, trash cans, and pet waste stations.

4. All open space areas and landscaping materials shall be installed in compliance with a Site Plan for each development phase.

5. All landscaping materials shall be maintained in a healthy, living, and growing state, and be irrigated by an automatic irrigation system. Any landscaping that is removed must be replaced with the same or comparable species and caliper plant, as when it was originally installed; provided, however, the Building Official or their designee may approve an alternate species of plant upon a finding that the species originally planted has been subjected to disease or other condition that prohibits the ability of the original species to survive long term. The property owner's (or homeowner's) association shall maintain or cause to be maintained all landscaping materials and irrigation system located in open spaces, landscaped medians, and other common areas.

6. Parks and open space areas shall be designated on approved plats for the Property.

D. SCREENING/FENCING

1. <u>Single Family Detached Residential Lot Fencing</u>
   a. Fencing shall be connected to the side of the house on the lot.
   b. Fencing shall be constructed of wood, brick, or decorative metal.
   c. Fencing shall be a minimum of six feet in height and a maximum of eight feet in height.
   d. Fencing shall be a maximum of 42 inches in height if placed in the front yard.
   e. Fencing along streets shall be located parallel to the curb.
   f. Fencing shall be constructed so that the side of the fence containing the structural supports is not visible from any public right-of-way.
   g. All fences constructed of wood must be stained and have metal posts anchored with concrete for structural support.
   h. No fencing, plantings, or other obstructions may be planted in a fifteen foot by visibility triangle at intersections.

2. Screen Fencing

A minimum six-foot tall masonry and/or board-on-board wood with cap screen fence shall be provided along the perimeter of the site.

3. Trash Storage Areas

For non-residential developments, outdoor trash storage areas must be screened on three sides by a solid wall at least eight feet in height of material that is consistent with the exterior building material of the main building that the storage area serves. Opaque metal gates shall be used to access such trash collection areas.

4. Other

All mechanical, heating, and air conditioning equipment (e.g., rooftop or ground equipment) shall be screened from a ground level view within six feet from the public right-of-way with landscaping.

E. STREETS

1. All streets and alleys with this Planned Development will comply with the roadway and alley sections defined in *Exhibit E*.

F. SIGNS

1. All signs shall be consistent with the architectural style of the associated building within the development.

2. All signs shall comply with City of Tool Code of Ordinances Chapter 153.

3. The developer may choose to submit an architecturally comprehensive sign package for approval with the Final Plat.

G. PARKING

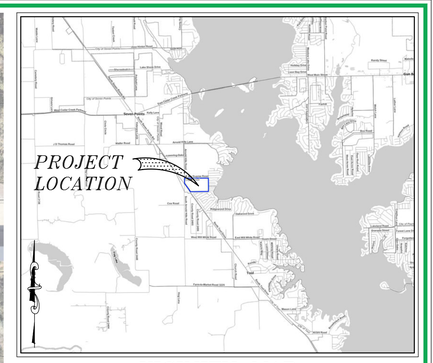
1. General Provisions.

   a. Off-street and on-street parking shall count towards the required parking for residential and non-residential uses.
   b. Head-in and parallel spaces located on streets are permitted and count toward required parking.
   c. Unless otherwise stated, all parking spaces may be enclosed or unenclosed.

2. Minimum Parking Requirements.

   See Exhibit D: Land Uses Table for the minimum parking requirements for each principal use.





VICINITY MAP
NTS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	102.51'	S 35°45'24" E
L2	147.52'	S 00°35'15" E

0 50 100 200

1 inch = 100 ft.

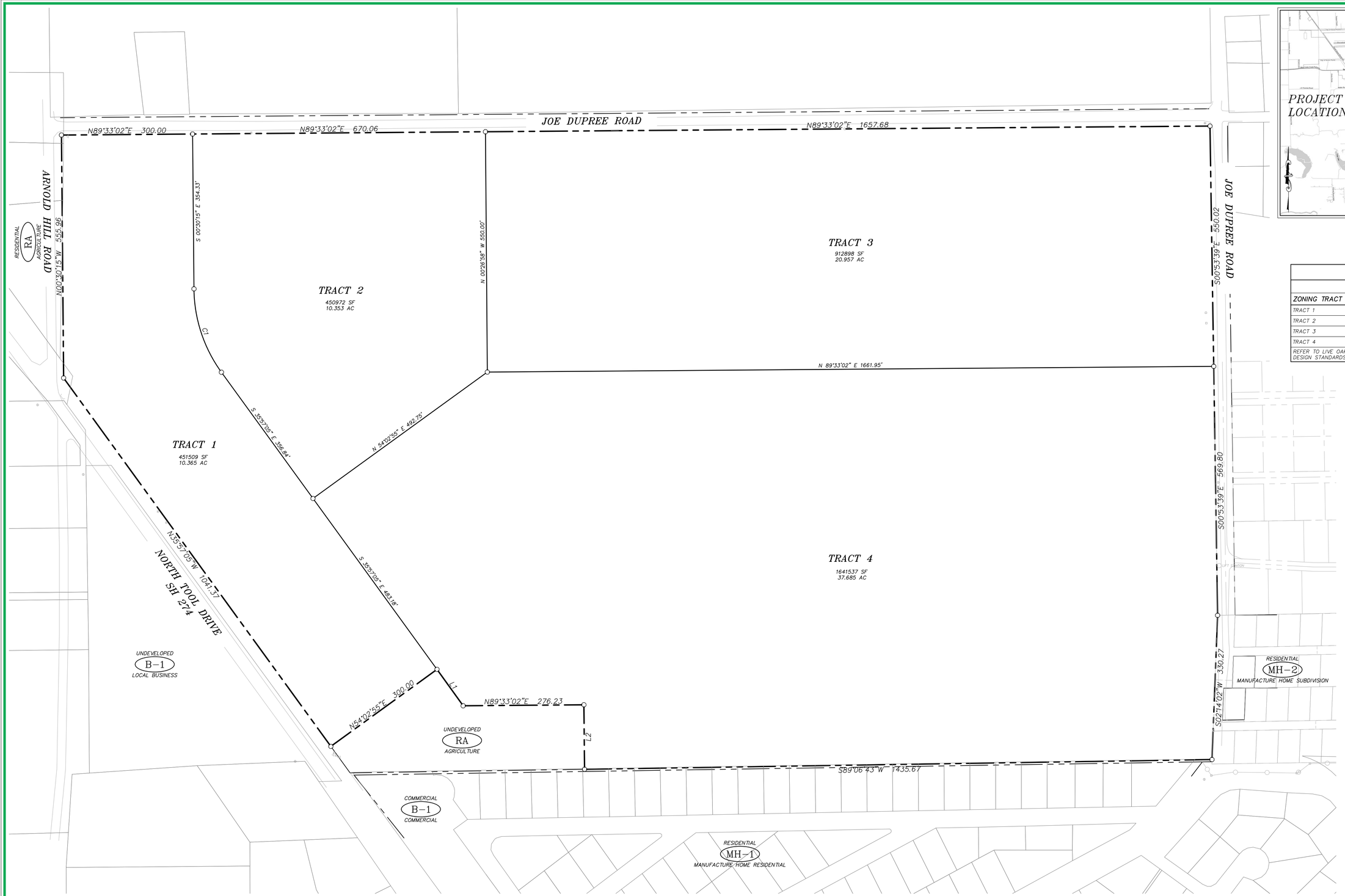
Exhibit "B"

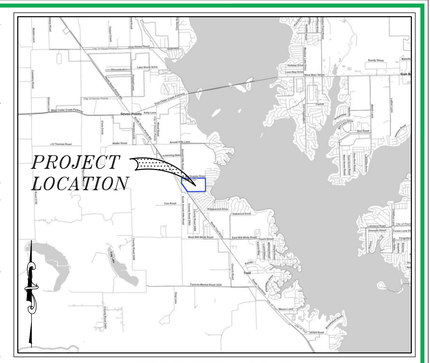
OWNER / DEVELOPER:
LONE STAR LAND DEVELOPMENT
5300 ROYAL LANE
DALLAS, TX 75229
CONTACT: TUFAN KILINC
PHONE: 214-600-2404
EMAIL: tmkilinc@gmail.com

PLANNED DEVELOPMENT
EXHIBIT A – ZONING MAP
LIVE OAK VISTA
79.36 ACRES SITUATED IN THE D.O.
WILLIAMS SURVEY, ABSTRACT NO. 841
CITY OF TOOL
HENDERSON COUNTY, TEXAS
JULY 2026

SURVEYOR/ENGINEER:
mma
civil engineering surveying landscape architecture planning
tbpels registration number: f - 2759
tbpels registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

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VICINITY MAP
NTS

LIVE OAK VISTA		
ZONING TRACT	AREA (AC)	BASE ZONING DISTRICT
TRACT 1	10.365 AC	B-1
TRACT 2	10.353 AC	MIXED USES (MF-1, B-1, & R-1)
TRACT 3	20.957 AC	R-1
TRACT 4	37.685 AC	R-1
REFER TO LIVE OAK VISTA PLANNED DEVELOPMENT ORDINANCE FOR SPECIFIC DESIGN STANDARDS.		

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	102.51'	S 35°45'24" E
L2	147.52'	S 00°35'15" E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	204.16'	330.00'	35° 26' 50"	S 18°13'40" E	200.92'

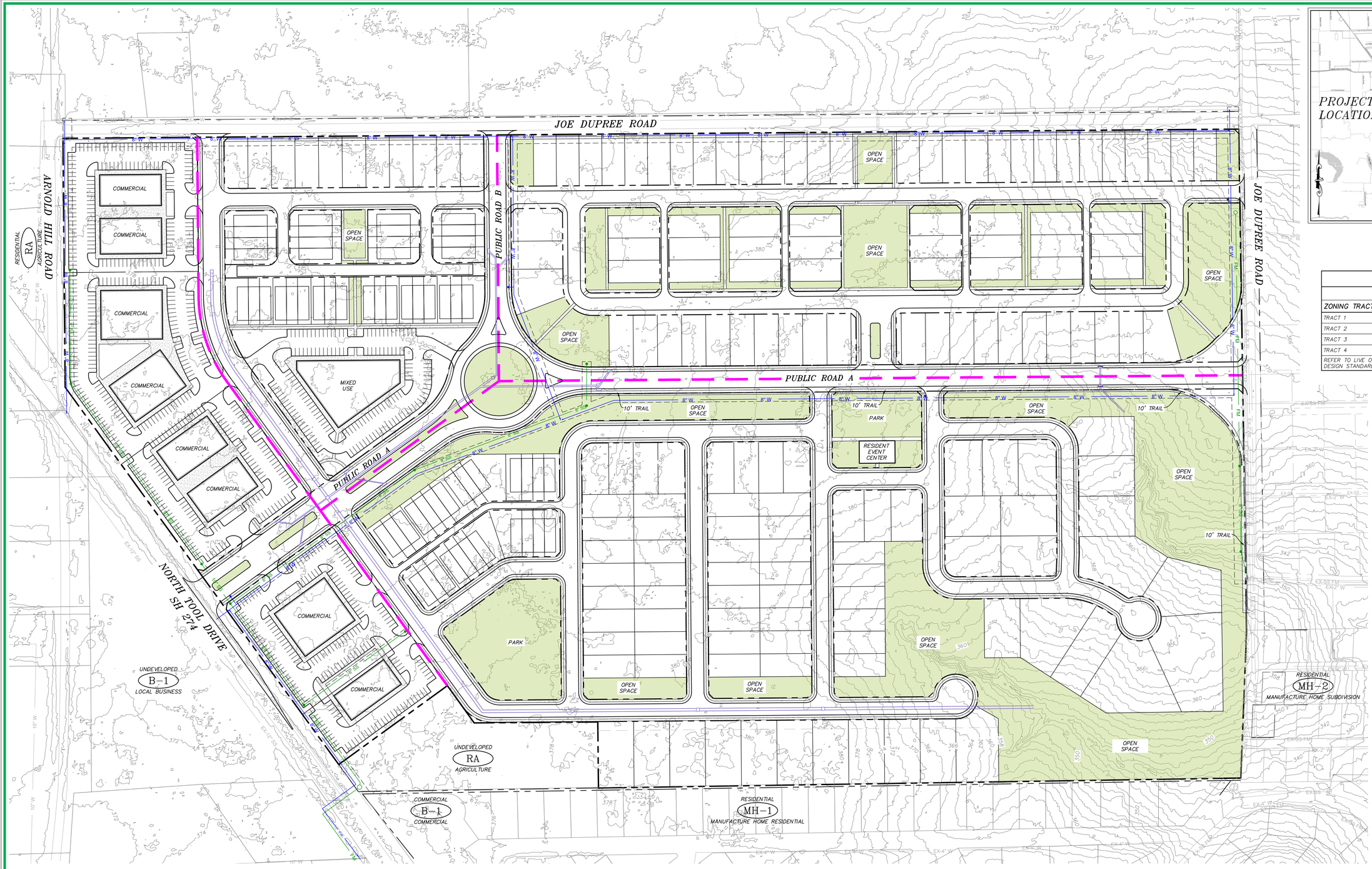
Exhibit "B"

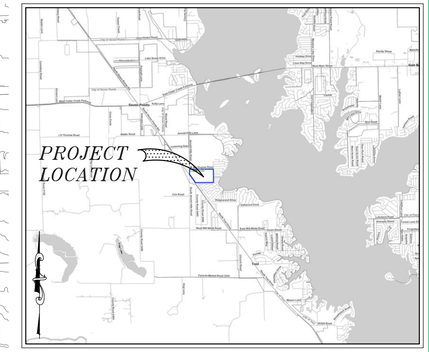
OWNER / DEVELOPER:
LONE STAR LAND DEVELOPMENT
5300 ROYAL LANE
DALLAS, TX 75229
CONTACT: TUFAN KILINC
PHONE: 214-600-2404
EMAIL: tmkilinc@gmail.com

PLANNED DEVELOPMENT
EXHIBIT B-1 – CONCEPT PLAN
LIVE OAK VISTA
79.36 ACRES SITUATED IN THE D.O. WILLIAMS SURVEY, ABSTRACT NO. 841
CITY OF TOOL
HENDERSON COUNTY, TEXAS
SEPTEMBER 2026

SURVEYOR/ENGINEER:
mlma
civil engineering surveying landscape architecture planning
tbpels registration number: f - 2759
tbpels registration/license number: 10088000
519 east border
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www.mmatexas.com

PLOTTED BY: BOBBY GADDIE DATE: 3/25/2026 3:18 PM PATH: P:\3781-00\02\00 Planning & Zoning\01 Zoning Representation\Design\Plot Sheets\Exhibit B - Concept Plan.dwg





VICINITY MAP
NTS

LIVE OAK VISTA		
ZONING TRACT	AREA (AC)	BASE ZONING DISTRICT
TRACT 1	10.365 AC	B-1
TRACT 2	10.353 AC	MIXED USES (MF-1, B-1, & R-1)
TRACT 3	20.957 AC	R-1
TRACT 4	37.685 AC	R-1
REFER TO LIVE OAK VISTA PLANNED DEVELOPMENT ORDINANCE FOR SPECIFIC DESIGN STANDARDS.		

NOTES:
1. REFER TO EXHIBIT B – CONCEPT PLAN FOR TRACT DESIGNATIONS AND EXHIBIT C FOR LEGAL DESCRIPTIONS.
2. REFER TO EXHIBIT D FOR GENERAL PERMITTED LAND USES.
3. REFER TO EXHIBIT E FOR TYPICAL STREET CROSS SECTIONS.

LEGEND:
- TRACT DEMARCATION LINE
- OPEN SPACE
- WATER LINE
- SANITARY SEWER LINE
- STORM LINE

0 50 100 200

1 inch = 100 ft.

OWNER / DEVELOPER:
LONE STAR LAND DEVELOPMENT
5300 ROYAL LANE
DALLAS, TX 75229
CONTACT: TUFAN KILINC
PHONE: 214-600-2404
EMAIL: tmkilinc@gmail.com

PLANNED DEVELOPMENT
EXHIBIT B-2 – CONCEPT PLAN

LIVE OAK VISTA

79.36 ACRES SITUATED IN THE D.O. WILLIAMS SURVEY, ABSTRACT NO. 841
CITY OF TOOL
HENDERSON COUNTY, TEXAS

SEPTEMBER 2026

SURVEYOR/ENGINEER:
mma
civil engineering surveying landscape architecture planning
tbpels registration number: f – 2759
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SHEET 1 OF 1

Exhibit "B"

PLOTTED BY: BOBBY OADES DATE: 9/25/2026 3:28 PM PATH: P:\3781-00\02000 Planning & Zoning\001 Zoning Representation\Design\Plot Sheets\Exhibit B1 - Concept Plan.dwg

METES & BOUNDS DESCRIPTION TRACT 1
(ZONING LEGAL)
10.365 ACRES OF LAND

BEING A 10.365 ACRE TRACT OF LAND SITUATED IN THE D. O. WILLIAMS SURVEY, ABSTRACT NO. 841, HENDERSON COUNTY, TEXAS, BEING A PORTION OF AN 81.566 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ROBERT L. SNYDER, AS RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 2023-00009507, HENDERSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID 81.566 ACRE TRACT, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ARNOLD HILLS ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF JOE DUPREE ROAD;

THENCE NORTH 89°33'02" EAST, WITH THE NORTH LINE OF SAID 81.566 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, A DISTANCE OF 300.00 FEET TO A POINT FOR CORNER;

THENCE OVER AND ACROSS SAID CALLED 81.566 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 0°30'15" EAST, A DISTANCE OF 354.33 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET AND A CHORD WHICH BEARS SOUTH 18° 13' 40" EAST, A DISTANCE OF 200.92 FEET;

IN A SOUTHEASTERLY DIRECTION, WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°26'51", AN ARC LENGTH OF 204.16 FEET TO A POINT FOR THE END OF SAID CURVE TO THE LEFT;

SOUTH 35°57'05" EAST, A DISTANCE OF 840.02 FEET TO A POINT FOR CORNER;

SOUTH 54°02'55" WEST, A DISTANCE OF 300.00 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID 81.566 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 274;

THENCE NORTH 35°57'05" WEST, WITH THE WEST LINE OF SAID 81.566 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 274, A DISTANCE OF 1,041.37 FEET TO A POINT FOR CORNER AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINES OF SAID STATE HIGHWAY 274 AND ARNOLD HILLS ROAD;

THENCE NORTH 0°30'15" WEST, WITH THE WEST LINE OF SAID 81.566 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID ARNOLD HILLS ROAD, A DISTANCE OF 555.96 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 451,509 SQUARE FEET OR 10.365 ACRES OF LAND, MORE OR LESS.

NOTE: THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED, VIEWED, OR RELIED UPON AS A BOUNDARY SURVEY; AND SHOULD NOT BE USED TO ESTABLISH OR CONVEY RIGHTS TO, OR INTEREST IN REAL PROPERTY.

METES & BOUNDS DESCRIPTION TRACT 2
(ZONING LEGAL)
10.353 ACRES OF LAND

BEING A 10.353 ACRE TRACT OF LAND SITUATED IN THE D. O. WILLIAMS SURVEY, ABSTRACT NO. 841, HENDERSON COUNTY, TEXAS, BEING A PORTION OF AN 81.566 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ROBERT L. SNYDER AS RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 2023-00009507, HENDERSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID 81.566 ACRE TRACT, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ARNOLD HILLS ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF JOE DUPREE ROAD;

THENCE NORTH 89°33'02" EAST, WITH THE NORTH LINE OF SAID 81.566 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, A DISTANCE OF 300.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°33'02" EAST, CONTINUING WITH THE NORTH LINE OF SAID 81.566 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, A DISTANCE OF 670.06 FEET TO A POINT FOR CORNER;

THENCE OVER AND ACROSS SAID CALLED 81.566 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 0°26'58" EAST, A DISTANCE OF 550.00 FEET TO A POINT FOR CORNER;

SOUTH 54°02'55" WEST, A DISTANCE OF 492.75 FEET TO A POINT FOR CORNER;

NORTH 35°57'05" WEST, A DISTANCE OF 356.84 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET AND A CHORD WHICH BEARS NORTH 18° 13' 40 WEST, A DISTANCE OF 200.92 FEET;

IN A NORTHWESTERLY DIRECTION, WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 35°26'51" AN ARC LENGTH OF 204.16 FEET TO A POINT FOR THE END OF SAID CURVE TO THE RIGHT;

NORTH 0°30'15" WEST, A DISTANCE OF 354.33 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 450,972 SQUARE FEET OR 10.353 ACRES OF LAND, MORE OR LESS.

NOTE: THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED, VIEWED, OR RELIED UPON AS A BOUNDARY SURVEY; AND SHOULD NOT BE USED TO ESTABLISH OR CONVEY RIGHTS TO, OR INTEREST IN REAL PROPERTY.

Exhibit "C"

METES & BOUNDS DESCRIPTION TRACT 3
(ZONING LEGAL)
20.957 ACRES OF LAND

BEING A 20.957 ACRE TRACT OF LAND SITUATED IN THE D. O. WILLIAMS SURVEY, ABSTRACT NO. 841, HENDERSON COUNTY, TEXAS, BEING A PORTION OF AN 81.566 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ROBERT L. SNYDER AS RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 2023-00009507, HENDERSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID 81.566 ACRE TRACT, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ARNOLD HILLS ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF JOE DUPREE ROAD;

THENCE NORTH 89°33'02" EAST, WITH THE NORTH LINE OF SAID 81.566 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, A DISTANCE OF 970.06 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°33'02" EAST, CONTINUING WITH THE NORTH LINE OF SAID 81.566 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, A DISTANCE OF 1,657.68 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 81.566 ACRE TRACT, AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD AND THE WEST RIGHT-OF-WAY LINE OF JOE DUPREE ROAD;

THENCE SOUTH 00°53'39" EAST, WITH THE EAST LINE OF SAID 81.566 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, A DISTANCE OF 550.02 FEET TO A POINT FOR CORNER;

THENCE OVER AND ACROSS SAID 81.566 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89°33'02" WEST, A DISTANCE OF 1,661.95 FEET TO A POINT FOR CORNER;

NORTH 0°26'58" WEST, A DISTANCE OF 550.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 912,898 SQUARE FEET OR 20.957 ACRES OF LAND, MORE OR LESS.

NOTE: THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED, VIEWED, OR RELIED UPON AS A BOUNDARY SURVEY; AND SHOULD NOT BE USED TO ESTABLISH OR CONVEY RIGHTS TO, OR INTEREST IN REAL PROPERTY.

METES & BOUNDS DESCRIPTION TRACT 4
(ZONING LEGAL)
37.684 ACRES OF LAND

BEING A 37.684 ACRE TRACT OF LAND SITUATED IN THE D. O. WILLIAMS SURVEY, ABSTRACT NO. 841, HENDERSON COUNTY, TEXAS, BEING A PORTION OF AN 81.566 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ROBERT L. SNYDER, AS RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 2023-00009507, HENDERSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID 81.566 ACRE TRACT, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ARNOLD HILLS ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF JOE DUPREE ROAD;

THENCE NORTH 89°33'02" EAST, WITH THE NORTH LINE OF SAID 81.566 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF JOE DUPREE ROAD, A DISTANCE OF 2,627.74 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 81.566 ACRE TRACT, AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF JOE DUPREE ROAD AND THE WEST RIGHT-OF-WAY LINE OF JOE DUPREE ROAD;

THENCE SOUTH 00°53'39" EAST, WITH THE EAST LINE OF SAID 81.566 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, A DISTANCE OF 550.02 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING WITH THE EAST LINE OF SAID 81.566 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00°53'39" EAST, A DISTANCE OF 569.80 FEET TO A POINT FOR CORNER;

SOUTH 02°41'02" WEST, A DISTANCE OF 330.27 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 81.566 ACRE TRACT;

THENCE SOUTH 89°06'43" WEST, WITH THE SOUTH LINE OF SAID 81.566 ACRE TRACT, A DISTANCE OF 1,435.67 FEET TO A POINT FOR CORNER;

THENCE OVER AND ACROSS SAID CALLED 81.566 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 0°35'15" WEST, A DISTANCE OF 147.52 FEET TO A POINT FOR CORNER;

SOUTH 89°33'02" WEST, A DISTANCE OF 276.23 FEET TO A POINT FOR CORNER;

NORTH 35°45'24" WEST, A DISTANCE OF 102.51 FEET TO A POINT FOR CORNER;

NORTH 35°57'05" WEST, A DISTANCE OF 483.18 FEET TO A POINT FOR CORNER;

NORTH 54°02'55" EAST, A DISTANCE OF 492.75 FEET TO A POINT FOR CORNER;

NORTH 89°33'02" EAST, A DISTANCE OF 1,661.95 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1,641,536 SQUARE FEET OR 37.684 ACRES OF LAND, MORE OR LESS.

NOTE: THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED, VIEWED, OR RELIED UPON AS A BOUNDARY SURVEY; AND SHOULD NOT BE USED TO ESTABLISH OR CONVEY RIGHTS TO, OR INTEREST IN REAL PROPERTY.

EXHIBIT "D"

LAND USE CHART

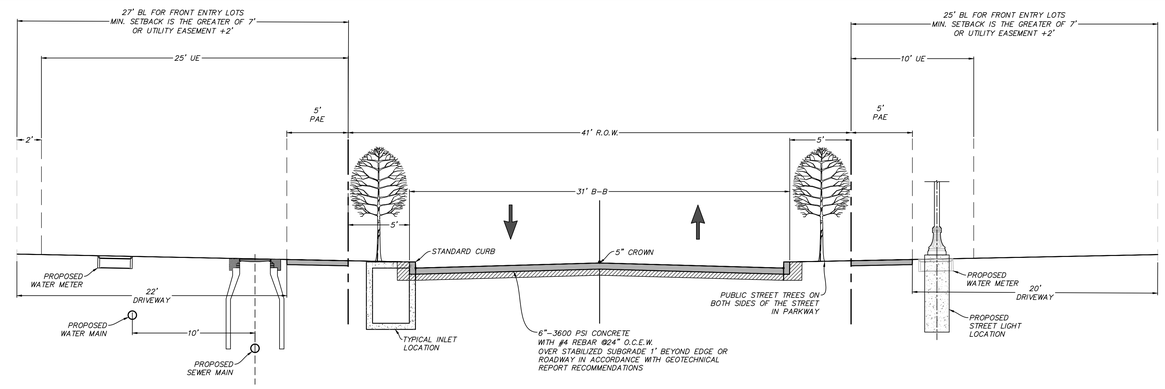
Legend: P = Permitted C = Conditional SUP = Specific Use Permit

In the City of Tool's Appendix A: Schedule of Uses, a Y = P (Permitted), S = SUP (Specific Use Permit)

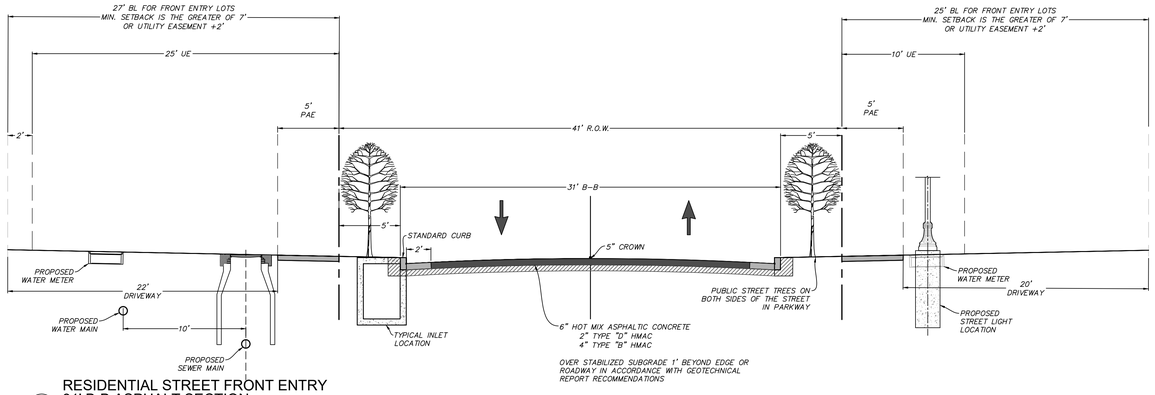
PERMITED USES

	TRACT 1 - B1	TRACT 2	TRACT 3	TRACT 4	MINIMUM PARKING REQUIREMENT[1]
OFFICE					
Government Buildings and Services **(Table 3)**	P	P			
Medical, Dental, Neighborhood ER **(Table 3)**	P	P			
Offices (Center; Professional or General Administrative) **(Table 6)**	P	P			3 spaces per 1,000 square feet (SF)
RECREATION AND ENTERTAINMENT					
Park, Playground (Public) **(Table 3)**		P	P	P	
Park, Playground (Commercial or Private) **(Table 3)**		S	S	S	
Private Club, Lodge, or Fraternal Organization	P	P			1 space per 200 square feet (SF)
Recreation and Entertainment Venue, Indoor	S	S			Theater – 1 space per 4 seats; Bowling Alley – 6 spaces per lane; Pool Halls and Other Commercial Amusements (Indoor) – 1 space per 100 square feet (SF); Racquetball Court – 4 spaces per court; Health Club – 1 space per 200 square feet (SF)
RESIDENTIAL AND LODGING					
Multi-Family		P			1.60 per dwelling unit
Single Family (attached or detached)		P	P	P	2 per dwelling unit
RETAIL AND PERSONAL SERVICE USES					
Antique Shop **(Table 6)**	P	P			2 spaces per 1,000 square feet (SF)
Catering Service	P	P			3 spaces per 1,000 square feet (SF)
Daycare **(Appendix B)**	P	P			1 space per 8 students
General Personal Services	P	P			3 spaces per 1,000 square feet (SF)
General Printing Services (Copy Center)	P	P			3 spaces per 1,000 square feet (SF)
Farmers Market (Flea Market) **(Table 6)**	S	S			1 space per 1,000 square feet (SF) of site area
Gasoline Sales (Automobile Service Station) **(Table 5)**	P	P			1 space per 250 square feet (SF) with a minimum of 4 spaces
General Retail Store, other than listed	P	P			3 spaces per 1,000 square feet (SF) (1:400 SF for furniture sales)
Large Scale Retail (Grocery) **(Table 6)**	P				3 spaces per 1,000 square feet (SF) (1:400 SF for furniture sales)
Nursery, Garden Shop, or Paint Sales (Commercial; Non-commercial) **(Table 3)**	P				3 space per 1,000 square feet (SF) for indoor portion; 1 space per 600 square feet (SF) for outdoor portion
Open Air Sales/Vending	P	P			None
Restaurant (With/Without Drive-Through Service, private club allowing on-premise consumption of alochol **(Table 6)**	P	P			1 space per 150 square feet (SF)
Veterinarian Clinic **(Table 6)**	P				1 space per 400 square feet (SF)
TEMPORARY					
Temporary Asphalt or Concrete Batch Plant (Temporary) **(Table 7)**	S	S	S	S	None
Temporary Outdoors Sales	P	P			None
UTILITIES, COMMUNICATIONS AND TRANSPORTATION					
Electric Utility Substation **(Table 4)**	S	S			None
Radio, TV station, TV or microwave operation (amateur or commercial), Recording Studio **(Table 4)**	P	P			1:400 SF
Utility Lines, Towers or Metering Station **(Table 4; Local utility distribution lines)**	P	P	P	P	None
Utility Towers or Metering Station	S	S	S	S	None
Wireless Telecommunication Facilities **(Table 4; Communications Tower)**	S	S			None
WHOLESALE AND STORAGE					
Storage Facility (garage) **(Table 1)**	P				1:3,000 SF

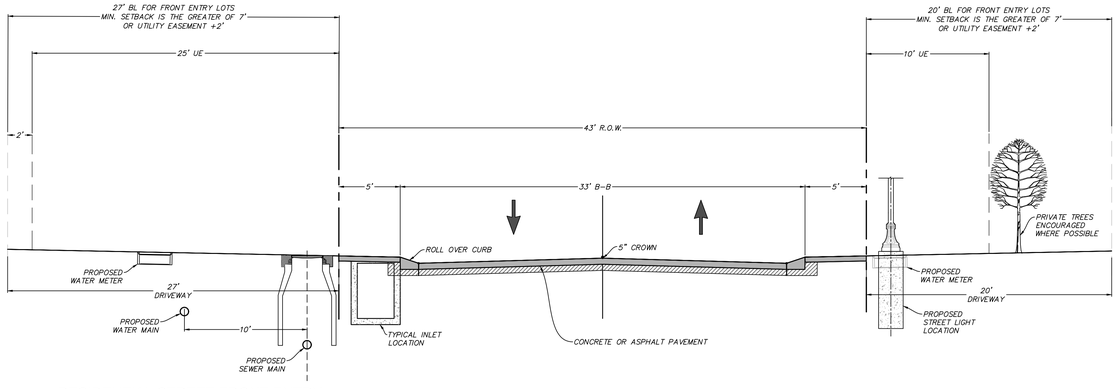
[1]Fractional parking requirements shall be rounded up to the nearest whole number. Unless otherwise stated, references to square footage are to floor area.



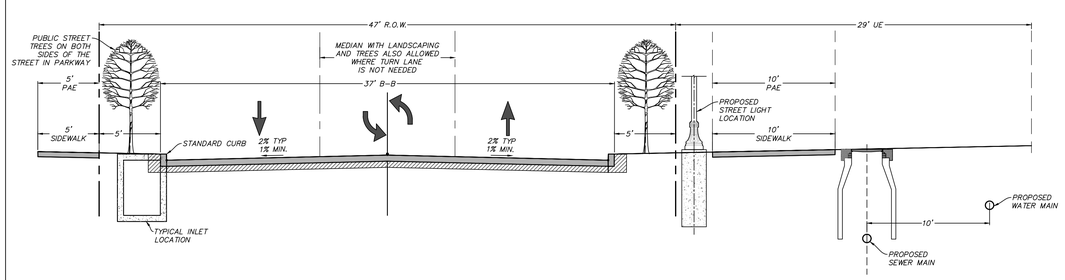
1 RESIDENTIAL STREET FRONT ENTRY
31' B-B CONCRETE SECTION
NOT TO SCALE



2 RESIDENTIAL STREET FRONT ENTRY
31' B-B ASPHALT SECTION
NOT TO SCALE



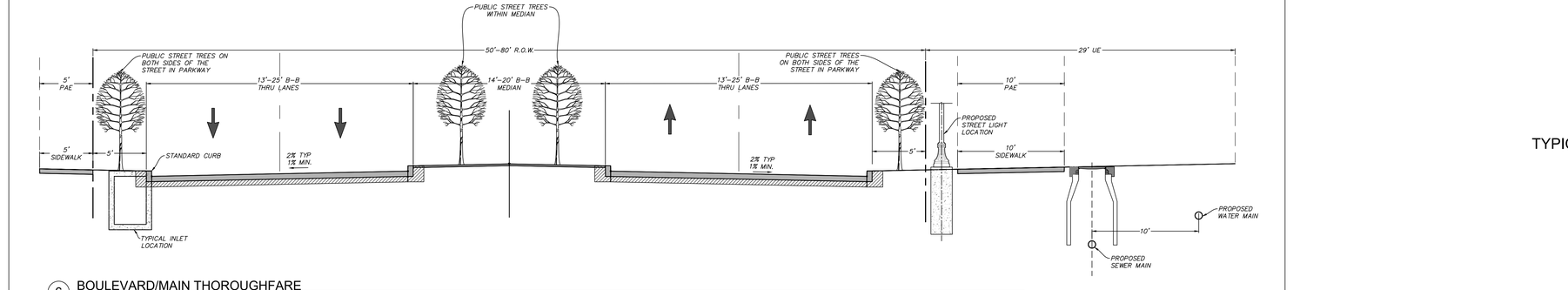
3 RESIDENTIAL STREET FRONT ENTRY
33' B-B SECTION (ROLL CURB)
NOT TO SCALE



5 38' B-B CONCRETE SECTION (MINOR COLLECTOR)
NOT TO SCALE

REFER TO PD FOR BUILDING
SETBACK GUIDANCE FOR
ALLEY SECTIONS

4 CONCRETE ALLEY SECTION
NOT TO SCALE



6 BOULEVARD/MAIN THOROUGHFARE
NOT TO SCALE

Exhibit "E"

NOTES:
1. THESE SECTIONS ARE INTENDED TO PROVIDE GENERAL DIRECTION OF STREET DIMENSIONS AND TYPICAL LAYOUTS. DEVIATIONS FROM THESES SECTIONS CAN BE ALLOWED AT THE DISCRETION OF THE CITY OF TOOL.
2. UTILITY EASEMENTS ARE PROVIDED FOR REFERENCE ONLY. FINAL LOCATION IS SUBJECT TO THE UTILITY PROVIDERS APPROVAL AT TIME OF DEVELOPMENT.
3. BUILDING SETBACK IS TO BE A MINIMUM WIDTH OF 7' AND NO LESS THAN 2' OFFSET FROM ANY UTILITY EASEMENTS.
4. ALL PUBLIC SIDEWALKS OUTSIDE ROW MUST BE CONTAINED WITHIN A PUBLIC ACCESS EASEMENT.
5. ALL STREET PAVEMENT AND SIDEWALKS MUST FOLLOW THE CITY ADOPTED SPECIFICATIONS OR THE MOST CURRENT NCTCOG PUBLIC WORKS CONSTRUCTION STANDARDS.

EXHIBIT E
TYPICAL STREET SECTIONS
LIVE OAK LANDING
TOOL, TEXAS

mma
civil engineering surveying landscape architecture planning
tbpels registration number: f - 2759
tbpels registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmotexas.com

07/02/2026 SHEET 1 OF 2

PLOTTED BY: JEDIDIAH GARCIA DATE: 7/2/2026 3:23 PM PATH: P:\2025\25-027\01 Land Development\01 Construction Documents\Design\Exhibits\2026-06-02 Street Sections\Street Section Details.dwg

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: October 15th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Administration

Agenda Item No. **22**

Is this a Budgeted Item? ☐ Yes ☐ No

○ Contract/Agreement ○ General Discussion ○ Ordinance ○ Report ● Resolution

Attachments: Resolution 2026-06R, Official City Newspaper

Summary of Agenda Item to be considered:

Staff is presenting a Resolution for the assignment of The Monitor as the official newspaper in the City of Tool.

State law requires that at the beginning of the fiscal year the city council of a Type A city designate its official newspaper by resolution or ordinance and contract with that paper to publish required notices. TEX. LOC. GOV'T CODE § 52.004(a).

Our relationship with The Monitor is current and they are knowledgeable of this Resolution.

Agenda Item, as listed on the agenda:

Consider, Discuss and Take Action to Adopt Resolution 2026-06R, Official City Newspaper

Recommended Motion to Consider:

"I make a motion to adopt Resolution 2026-06R, Official City Newspaper"

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.

Signature of Sponsoring Officer

Julius Kizzee

Printed name of Sponsoring Officer

RESOLUTION 2026-06R

Official City Newspaper 27'

WHEREAS, the City of Tool, Texas, is required to adopt an official municipal newspaper at the beginning of each fiscal year pursuant to Chapter 52.004 of the Texas Local Government Code; and

WHEREAS, The Mabank Monitor, has a large circulation and meets the statutory requirements for an official newspaper.

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Tool, Texas, as follows:

1. The City Council designates The Monitor as the official newspaper for the City of Tool, Texas, for fiscal year 2026-2027; and

2. The City of Tool, Texas, shall publish in The Mabank Monitor each Ordinance Caption, Public Notice, or any other matter required by law or Ordinance to be published.

PASSED AND APPROVED this 15th day of October 2026, by the City Council for the City of Tool, Texas.

_____
Mayor Vera Bennett

ATTEST:

seal

_____
Kimberley Price, City Secretary

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: October 15th, 2026

Requested By: Kimberley Price, City Secretary

Department: Court

Agenda Item No. **23**

Is this a Budgeted Item? ☐ Yes ☐ No

○ Contract/Agreement ○ General Discussion ○ Ordinance ○ Report ● Resolution

Attachments: Resolution 2026-07R, Municipal Courts Week

Summary of Agenda Item to be considered:

Staff is presenting a resolution for the acknowledgement of Municipal Courts Week, which is acknowledged by the Texas Municipal Courts Education Center.

Agenda Item, as listed on the agenda:

Consider, Discuss and Take Action to Adopt Resolution 2026-07R, Municipal Courts Week

Recommended Motion to Consider:

"I make a motion to adopt Resolution 2026-07R, Municipal Courts Week"

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.

Signature of Sponsoring Officer

Kimberley Price

Printed name of Sponsoring Officer

RESOLUTION No. 2026-07R, Municipal Courts Week

IN RECOGNITION OF MUNICIPAL COURT WEEK

November 2nd – 6th, 2026

A RESOLUTION RECOGNIZING THE IMPORTANCE OF MUNICIPAL COURTS, THE RULE OF LAW, AND THE FAIR AND IMPARTIAL ADMINISTRATION OF JUSTICE

WHEREAS, municipal courts play a significant role in preserving public safety and promoting quality of life in Texas;

WHEREAS, more people come in contact with municipal courts than all other Texas courts combined and public impression of the Texas judicial system is largely dependent upon the public's experience in municipal court;

WHEREAS, the City of Tool is the host of the Tool Municipal Court;

WHEREAS, state law authorizes a municipality to either appoint or elect a municipal judge for a term of office, the Tool Municipal Court is a state-mandated court and its judges are members of the state judiciary;

WHEREAS, the procedures for the Tool Municipal Court operations are set forth in the Texas Code of Criminal Procedure and other laws of the State of Texas;

WHEREAS, the City of Tool is committed to the notion that our legal system is based on the principle that an independent, fair, and competent judiciary will interpret and apply the laws that govern us and that judges and court personnel should comply with the law and act in a manner that promotes public confidence in the integrity and impartiality of the judiciary;

WHEREAS, Tool Municipal Judges are not policy makers for the City of Tool but are bound by the law and the Canons of Judicial Conduct and are required to make decisions independent of the governing body of the City Council, city officials, and employees;

WHEREAS, the Tool City Council recognizes that the Constitution and laws of the State of Texas contain procedural safeguards in criminal cases for all defendants, including indigent defendants, and supports the Tool Municipal Court in complying with such legal requirements.

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

THAT THE WEEK OF NOVEMBER 2nd – 6th, 2026 IS HEREBY RECOGNIZED AS MUNICIPAL COURT WEEK IN RECOGNITION OF THE FAIR AND IMPARTIAL JUSTICE OFFERED TO OUR CITIZENS BY THE MUNICIPAL COURT OF TOOL.

AND, IT IS SO RESOLVED.

PASSED AND APPROVED ON THIS THE 15th DAY OF OCTOBER, 2026.

Attest:

_____ _____

Vera Bennett, Mayor Kimberley Price, City Secretary

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: October 15th, 2026

Requested By: Greg Figueroa, Councilmember

Department: Administration

Agenda Item No. **24**

Is this a Budgeted Item? ☐ Yes ☐ No

○ Contract/Agreement ○ General Discussion ○ Ordinance ○ Report ○ Resolution

Attachments: Resolution 2026-08R, Financial Manual for the City of Tool

Summary of Agenda Item to be considered:

Staff is presenting a financial manual, for the administrative processes for the City Controller and City Administrator.

Agenda Item, as listed on the agenda:

Consider and adopt a financial manual for the City of Tool

Recommended Motion to Consider:

"I make a motion to adopt Resolution 2026-08R, Financial Manual for the City of Tool."

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.

Signature of Sponsoring Officer

Greg Figueroa

Printed name of Sponsoring Officer



RESOLUTION 2026-08, FINANCIAL MANUAL FOR THE CITY OF TOOL

Adopted by City Council on October 15th, 2026

RESOLUTION 2026-08, Financial Manual for the City of Tool

A RESOLUTION ADOPTING THE CITY OF TOOL'S FINANCIAL OPERATIONS AND INTERNAL CONTROL POLICY MANUAL; ESTABLISHING FINANCIAL MANAGEMENT PROCEDURES; PROVIDING FOR ADMINISTRATIVE OVERSIGHT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, The City Council of the City of Tool, Texas, recognizes its fiduciary responsibility to safeguard public funds and ensure sound financial management practices; and

WHEREAS, The City Council desires to formally adopt comprehensive financial policies governing budgeting, accounting, internal controls, payroll, accounts payable, tax rate compliance, audit coordination, and financial reporting; and

WHEREAS, The City Council affirms that the City Administrator shall oversee implementation of these policies and that the City Controller shall administer daily financial operations in accordance with such policies; and

WHEREAS, The adoption of formal financial procedures promotes transparency, accountability, compliance with Texas law, and protection of taxpayer resources;

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

1. The City of Tool Financial Operations & Internal Control Policy Manual, attached hereto, is hereby adopted as the official financial management framework of the City.
2. The City Administrator shall be responsible for oversight of implementation and enforcement of the policies contained therein.
3. The City Controller shall administer day-to-day financial operations in accordance with the adopted manual.
4. All prior financial procedures inconsistent with this manual are hereby superseded.
5. This manual shall be reviewed annually by the City Administrator and presented to Council for reaffirmation or amendment as necessary.
6. This Resolution shall take effect immediately upon adoption.

PASSED AND APPROVED this ___ day of _____***, 2026***.

Mayor: _____

City Administrator: _____

Attest:

City Secretary: _____

Contents

SECTION 1 – Purpose, Authority and Governance Structure 7
1.1 Purpose 7
1.2 Legal Authority 7
1.3 Governance Structure 7
1.4 Fiduciary Standard 8
SECTION 2 – Fund Structure & Financial Architecture 9
2.1 Purpose 9
2.2 Accounting Basis 9
2.3 Fund Structure 9
2.3.1 General Fund 9
2.3.2 Capital Improvement Fund (CIP) 10
2.3.3 Court Fund 10
2.3.4 Debt Service Fund (If Applicable) 10
2.3.5 Interfund Transfers 10
2.4 Revenue Architecture 11
2.5 Property Tax (Ad Valorem) Revenue Management 11
2.6 Sales Tax Monitoring 11
2.7 Financial Risk Management 11
2.8 Chart of Accounts Structure 12
2.9 Structural Balance Policy 12
SECTION 3 – Daily & Monthly Financial Operations Policy 13
3.1 Purpose 13
3.2 DAILY CASH RECEIPTS POLICY 13
3.2.1 Receipt Logging Requirement 13
3.2.2 Deposit Policy 13
3.2.3 Deposit Recording Procedure 13
3.2.4 Administrative Oversight 14
3.3 ACCOUNTS PAYABLE POLICY 14
3.3.1 Invoice Intake 14
3.3.2 Vendor Approval 14
3.3.3 Budget Verification 14
3.3.4 Weekly Check Run Procedure 14
3.4 PAYROLL POLICY 15
3.4.1 Payroll Frequency 15
3.4.2 Timesheet Controls 15
3.4.3 Payroll Processing 16
3.4.4 Payroll Changes 16

3.4.5 Payroll Reconciliation 16
3.5 MONTH-END CLOSE POLICY 16
3.5.1 Close Deadline 16
3.5.2 Month End Close 16
3.5.3 Variance Analysis 17
SECTION 4 – Annual Budget Development Policy 18
4.1 Purpose 18
4.2 Fiscal Year 18
4.3 Budget Philosophy 18
4.4 Budget Development Timeline 18
4.5 Roles and Responsibilities 19
4.5.1 City Controller 19
4.5.2 City Administrator 20
4.5.3 City Council 20
4.6 Revenue Forecasting Standards 20
4.7 Payroll Impact Analysis 20
4.8 Capital Improvement Planning 21
4.9 Budget Amendments 21
4.10 Public Transparency 21
SECTION 5 – Truth-in-Taxation Compliance Policy 22
5.1 Purpose 22
5.2 Required Tax Rates 22
5.3 No-New-Revenue Rate 22
5.4 Voter-Approval Rate 22
5.5 De Minimis Rate 23
5.6 Rate Impact Modeling 23
5.7 Publication and Notice Requirements 23
5.8 Adoption Procedure 24
5.9 Documentation Retention 24
5.10 Public Transparency Statement 24
SECTION 6 – Annual Financial Audit Policy 25
6.1 Purpose 25
6.2 Selection of Auditor 25
6.3 Audit Timeline 25
6.4 Controller Responsibilities 25
6.5 City Administrator Responsibilities 26
6.6 Prepared By Client (PBC) Documentation 26
6.7 Audit Findings 26
6.8 Journal Entry Adjustments 26

6.9 Audit Opinion....27
6.10 Presentation to Council....27
6.11 Annual Review of Internal Controls....27
SECTION 7 – Internal Control & Fraud Prevention Policy....28
7.1 Purpose....28
7.2 Control Environment....28
7.3 Compensating Controls – Single Finance Officer Model....28
7.3.1 Bank Statement Review....28
7.3.2 Vendor Approval Controls....29
7.3.3 Payroll Change Authorization....29
7.3.4 Journal Entry Log....29
7.3.5 Credit Card Controls....29
7.4 Fraud Risk Areas....29
7.5 Separation of Duties Matrix....30
7.6 Annual Internal Control Review....30
7.7 Reporting Suspected Fraud....30
7.8 Controller Protection Clause....31
SECTION 8 – Financial Reporting & Fund Balance Policy....32
8.1 Purpose....32
8.2 Monthly Financial Reporting Requirements....32
8.3 Summary of Financial Position....32
8.4 Revenue Reporting Standards....32
8.5 Expenditure Reporting Standards....33
8.6 Cash Position Reporting....33
8.7 Fund Balance Policy....33
8.7.1 Minimum Reserve Requirement....33
8.7.2 Target Reserve Level....33
8.7.3 Use of Reserves....33
8.8 Financial Health Indicators....34
8.9 Forecasting Requirement....34
8.10 Public Transparency....34
SECTION 9 – Training, Competency and Performance Standards....35
9.1 Purpose....35
9.2 Initial Onboarding Framework....35
9.2.1 Phase I – Operational Competency....35
9.2.2 Phase II – Reporting & Governance Competency....35
9.2.3 Phase III – Compliance & Strategic Competency....35
9.3 Annual Performance Evaluation....36

9.4 Continuing Education....36
9.5 Certification of Acknowledgment....36
CONCLUSION....37

SECTION 1 – Purpose, Authority and Governance Structure

1.1 Purpose

The purpose of this Financial Operations and Internal Control Policy Manual is to establish formal financial management policies, procedures, and internal controls for the City of Tool, Texas. This manual is intended to:

1. Ensure compliance with applicable Texas statutes.
2. Protect public funds.
3. Promote transparency and accountability.
4. Establish consistent financial procedures.
5. Provide oversight structure between City Council, City Administrator, and City Controller.
6. Support clean annual audit outcomes.

This manual shall serve as the official financial operations framework for the City of Tool.

1.2 Legal Authority

This manual is adopted pursuant to authority granted under:

• Texas Local Government Code Chapter 22 (General Law Cities)
• Texas Local Government Code Chapter 102 (Municipal Budget)
• Texas Tax Code Chapter 26 (Truth in Taxation)
• Texas Local Government Code Chapter 252 (Purchasing)
• Texas Government Code Chapter 2256 (Public Funds Investment Act)
• Applicable audit and accounting standards

1.3 Governance Structure

The City of Tool operates under the following structure:

City Council
↓
City Administrator
↓
City Controller

The City Administrator:

• Serves as the direct supervisor of the City Controller.
• Acts as second check signatory.
• Oversees implementation of financial policies.
• Reviews and approves financial reports prior to Council distribution.

The City Council:

- Adopts the annual budget and tax rate.
- Approves budget amendments.
- Receives monthly financial reports.
- Receives and reviews the annual audit.
- Exercises oversight authority over the City Administrator.

The City Controller:

- Administers day-to-day financial operations.
- Maintains accounting records.
- Implements internal controls.
- Prepare financial reports.
- Coordinates the annual audit.
- Ensures compliance with this manual.

1.4 Fiduciary Standard

The City Controller and City Administrator shall exercise fiduciary responsibility consistent with the following principles:

1. Public funds shall be always safeguarded.
2. All financial activity shall be properly documented.
3. Recurring expenditures shall not exceed recurring revenues.
4. Financial decisions shall be made with long-term stability in mind.
5. Transparency shall be maintained in all financial reporting.

SECTION 2 – Fund Structure & Financial Architecture

2.1 Purpose

The purpose of this section is to formally establish the financial structure of the City of Tool and define the framework for proper accounting, fund segregation, revenue management, and fiscal integrity.

The City shall maintain its accounting system in a manner that:

1. Clearly distinguishes between operational and capital expenditures.
2. Preserves the legal integrity of separate funds.
3. Supports transparent reporting to Council and the public.
4. Facilitates annual audit review.
5. Ensures compliance with Texas Statutory requirements.

2.2 Accounting Basis

The City shall maintain its accounting records consistent with generally accepted governmental accounting principles applicable to small municipalities.

The City Controller shall ensure that:

- Revenues are properly recorded in the fiscal period in which they are earned or measurable.
- Expenditures are recorded in the period in which liabilities are incurred.
- All financial activity is supported by documentation.

The City Administrator shall review accounting procedures annually to ensure continued compliance.

2.3 Fund Structure

The City shall maintain the following primary funds, as applicable:

2.3.1 General Fund

The General Fund shall serve as the primary operating fund of the City and shall account for all financial resources not required to be accounted for in another fund.

The General Fund shall include:

- Administrative operations
- Police operations
- Maintenance operations
- Court operations
- Code enforcement
- Building Department
- Parks

- Utilities and contractual services
- Insurance and general liabilities

Recurring operational expenditures shall be paid from the General Fund.

2.3.2 Capital Improvement Fund (CIP)

The Capital Improvement Fund shall be maintained separately from the General Fund. The purpose of the Capital Improvement Fund (CIP) Fund is to account for: (See Ordinance 2026-02, Capital Improvement Fund)

- Infrastructure improvements
- Equipment replacement
- Long-term capital assets
- Major repairs extending asset life

Routine maintenance and recurring payroll expenses shall not be charged to the CIP Fund. The annual budget may include a transfer from the General Fund to the CIP Fund (example: $200,000) to maintain infrastructure stability and prevent deferred maintenance risk. All CIP expenditures shall be clearly identified, tracked by project and budgeted by City Council.

2.3.3 Court Fund

If maintained separately, the Court Fund shall account for court-related revenues and expenditures.

The City Controller shall ensure court revenues are reconciled monthly and properly recorded, as they are provided by the Tool Municipal Court.

Court revenues shall not be relied upon as a structural funding source for recurring operational growth unless supported by historical trend analysis.

2.3.4 Debt Service Fund (If Applicable)

If the City carries debt, a Debt Service Fund shall be maintained to account for:

- Principal payments
- Interest payments
- Related debt service costs

Debt obligations shall be clearly separated from operational expenditures.

2.3.5 Interfund Transfers

Interfund transfers shall:

1. Be clearly documented.
2. Be approved through the annual budget or formal Council action.
3. Not be recorded as operating expenditures.
4. Be separately identified in financial reports.

Transfers shall not be used to conceal operational deficits.

2.4 Revenue Architecture

The City of Tool operates on an annual budget, with primary revenue sources including:

- Ad Valorem Property Taxes
- Sales Tax
- Fines and Forfeitures
- Permits and Fees
- Franchise Fees and Miscellaneous Revenue

The City Controller shall monitor each revenue source according to its volatility and structural reliability.

2.5 Property Tax (Ad Valorem) Revenue Management

Property tax revenue represents the primary structural funding source of the City.

The City Controller shall:

1. Model revenue based on certified taxable values.
2. Analyze the impact of tax rate adjustments.
3. Monitor collection rates.
4. Maintain documentation of all tax rate calculations.

2.6 Sales Tax Monitoring

Sales tax revenue is subject to economic variability.

The City Controller shall:

- Monitor a rolling 12-month average.
- Compare monthly collections to prior year.
- Identify downward trends early.
- Adjust forecasts conservatively when necessary.

Sales tax revenue shall not be projected above historical trends without documented economic justification.

2.7 Financial Risk Management

The City Administrator and City Controller shall quarterly review financial risk exposure, including:

- Revenue volatility
- Payroll growth
- Overtime trends
- Capital asset condition

- Infrastructure needs
- Debt exposure

Risk assessment findings shall be documented and presented to Council during budget workshops.

2.8 Chart of Accounts Structure

The City shall maintain a chart of accounts structured to provide:

- Fund identification
- Department identification
- Account category identification

All transactions shall include:

Fund + Department + Account Code

Improper coding that obscures financial clarity is prohibited.

2.9 Structural Balance Policy

The City shall adopt and maintain a structurally balanced budget. Recurring expenditures shall not exceed recurring revenues.

One-time revenue shall not fund recurring obligations unless approved by Council with documented sustainability plan.

SECTION 3 – Daily & Monthly Financial Operations Policy

3.1 Purpose

This section establishes formal procedures governing daily cash management, accounts payable, payroll processing, month-end closing, and administrative oversight within the City of Tool.

All financial operations shall be conducted with an appropriate accounting system.

The City Controller shall administer daily financial operations. The City Administrator shall provide supervisory oversight.

3.2 DAILY CASH RECEIPTS POLICY

3.2.1 Receipt Logging Requirement

All funds received by the City, regardless of source, shall be recorded in a receipt log on or close to the date received.

The receipt log shall include:

- Date received
- Payor/source
- Amount
- Form of payment (cash, check, ACH, electronic)
- Purpose
- Employee receiving funds

The City Controller shall ensure receipt logs are maintained and retained.

3.2.2 Deposit Policy

All funds shall be deposited no later than the next business day. Checks shall be restrictively endorsed immediately upon receipt. Cash shall be counted and verified prior to deposit.

Deposits shall be entered into the accounting system only after confirmation of bank deposit.

3.2.3 Deposit Recording Procedure

All deposits shall be recorded using the bank deposit function using proper policies. Each entry must include:

- Correct fund
- Correct revenue account
- Correct department (if applicable)
- Supporting documentation attachment

Revenue shall not be recorded without corresponding bank verification.

3.2.4 Administrative Oversight

Bank statements shall be delivered electronically to the City Administrator.

The City Administrator shall review cleared checks and electronic transactions prior to reconciliation.

The City Administrator's review shall be documented monthly.

3.3 ACCOUNTS PAYABLE POLICY

3.3.1 Invoice Intake

No payment shall be issued without a valid invoice or contractual documentation.

Invoices must include:

- Vendor name
- Invoice
- W9
- Date
- Description of goods/services
- Amount due
- Department approval

Invoices lacking documentation shall be returned unpaid.

3.3.2 Vendor Approval

New vendors shall require:

- Completed W-9
- Verification of business legitimacy

3.3.3 Budget Verification

Prior to entry into the city's accounting system:

The City Controller shall confirm:

- The proper fund and department are assigned and the expenditure is within budget.
- The expense is operational or capital.

3.3.4 Weekly Check Run Procedure

Accounts payable shall be processed weekly.

Prior to release of checks or ACH payments:

- Accounts Payable Aging Report shall be reviewed.

- Duplicate invoice search shall be conducted.
- Total weekly disbursement shall be compared to historical norms.

All checks shall require dual signatures. Checks shall require signatures from two of the following individuals:

- City Secretary
- City Administrator
- Chief of Police
- Director of Maintenance and Operations

No checks shall ever be pre-signed. All checks require prior documentation and backup.

3.4 PAYROLL POLICY

3.4.1 Payroll Frequency

Payroll shall be processed on a bi-weekly basis unless otherwise authorized.

3.4.2 Timesheet Controls

All non-exempt employees shall submit signed timesheets. All exempt employees will submit timesheets when they use Vacation time, Sick Time or unpaid time. Timesheets must include:

- Regular hours
- Overtime hours
- Paid Time Off hours
- Sick Time hours
- Holiday hours
- Supervisor approval

Unsigned or unapproved timesheets will be processed with best estimates and adjusted or corrected on the next payroll.

3.4.3 Payroll Processing

The City Controller shall:

1. Enter timesheet data.
2. Review payroll summary prior to submission.
3. Compare gross payroll to prior period.
4. Review overtime summary.
5. Verify pay rate accuracy.
6. Confirm deductions and benefits.

The City Administrator or designated party shall review payroll summary prior to final submission.

3.4.4 Payroll Changes

Any:

- New hire
- Pay rate change
- Bonus
- Stipend
- Position reclassification

Shall require written authorization from the City Administrator and the responsible supervisor. No payroll adjustments shall be self-authorized by the Controller.

3.4.5 Payroll Reconciliation

Monthly reconciliation shall include:

- Federal tax liability
- Retirement contributions
- Benefit liabilities

Discrepancies shall be corrected immediately.

3.5 MONTH-END CLOSE POLICY

3.5.1 Close Deadline

Month-end close shall be completed no later than the 10th calendar day of the following month.

3.5.2 Month End Close

The following steps shall be completed in order:

1. All Bank Transactions entered
2. All Bank Accounts Reconciled
3. Credit card transactions in and statement reconciled in accounting software

4. Record correct interest expenses on loans
5. Court Monthly Journal Entry
6. Fund Account Transfers for Monthly Court Report
7. Municipal Fund Account Transfers for Department Expenses out of General Fund
8. TMRS closing
9. Payment processing fees (In accounting software)
10. Financials Review for coding and gap errors, if any.
11. Produce Monthly Reports for City Council

3.5.3 Variance Analysis

Material variances shall be identified and explained.

If structural in nature, corrective action shall be recommended.

SECTION 4 – Annual Budget Development Policy

4.1 Purpose

This section establishes the formal process for development, review, presentation, amendment, and adoption of the City of Tool's annual budget.

The budget shall serve as the City's primary financial planning document and shall:

1. Reflect structural balance.
2. Align expenditures with available revenue.
3. Preserve financial stability.
4. Support long-term infrastructure planning.
5. Comply with Texas Local Government Code Chapter 102.

4.2 Fiscal Year

The City's fiscal year shall begin October 1 and end September 30.

4.3 Budget Philosophy

The City shall adopt a structurally balanced budget.

Recurring expenditures shall not exceed recurring revenues.

One-time revenues shall not fund recurring expenditures unless specifically approved by Council with documented sustainability analysis.

The City shall maintain a conservative revenue forecasting approach.

4.4 Budget Development Timeline

The annual budget process shall follow the timeline below unless modified by Council:

January–February

- Review prior year performance.
- Assess revenue trends.
- Evaluate reserve levels.

March

- Have a Council Workshop for Council's objectives in next budget year
- Establish preliminary revenue assumptions.
- Identify major capital needs.

April–May

- Departments submit budget requests with written justification to City Administrator and City Controller

June

- Finalize revenue projections.
- Model tax rate scenarios.
- Balance expenditures.
- Have one to two Council workshops.

July

- Prepare draft budget document.
- Administrator review and adjustments.
- Have budgetary meeting (if not had in June).

August

- Present draft budget to Council.
- Conduct workshops and public hearings.
- Publish required notices.
- Adopt final budget and tax rate (if able).

September

- Adopt final budget and tax rate.

4.5 Roles and Responsibilities

4.5.1 City Controller

The Controller shall:

- Prepare revenue forecasts.
- Compile department requests.
- Perform expenditure analysis.
- Identify structural imbalances.
- Prepare draft budget document.
- Provide fiscal impact analysis.

4.5.2 City Administrator

The Administrator shall:

- Review department requests.
- Evaluate operational feasibility.
- Ensure alignment with strategic goals.
- Approve draft budget prior to Council presentation.
- Recommend final budget to Council.

4.5.3 City Council

The Council shall:

- Review proposed budget.
- Conduct workshops.
- Approve or amend the budget.
- Adopt final budget by ordinance.

4.6 Revenue Forecasting Standards

Revenue projections shall be based on:

- Certified taxable values.
- Historical sales tax trends.
- Realistic fine collection patterns.
- Conservative assumptions.

Property tax modeling shall include:

- No-New-Revenue Rate.
- Voter-Approval Rate.
- Prior year rate comparison.

The Controller shall provide Council with clear modeling of revenue impact at various tax rates.

4.7 Payroll Impact Analysis

Any staffing proposal shall include:

- Base salary.
- Employer payroll taxes.
- Retirement contributions.
- Insurance costs.
- Workers' compensation.

4.8 Capital Improvement Planning

The annual budget shall include evaluation of capital needs.

If the General Fund includes a transfer to the Capital Improvement Fund (example: $200,000), such transfer shall:

- Be clearly identified.
- Be supported by projected operating surplus.
- Support long-term asset sustainability.

Capital expenditures shall not be funded through operating deficits.

4.9 Budget Amendments

A budget amendment shall be required when:

- Revenue shortfalls materially impact operations.
- Unanticipated emergency expenditures occur.

Amendment process:

1. Controller prepares written explanation.
2. Administrator reviews and approves recommendation.
3. Council approves amendment by formal action.
4. Budget baseline updated in QuickBooks Online.

4.10 Public Transparency

The proposed budget shall be made available to the public prior to adoption, on the city's website.

The Controller and Administrator shall provide plain-language explanations of:

- Major revenue assumptions.
- Tax rate implications.
- Capital investments.
- Reserve levels.

Transparency shall be maintained throughout the budget process.

SECTION 5 – Truth-in-Taxation Compliance Policy

5.1 Purpose

This section establishes the City of Tool's formal policy for compliance with Texas Truth-in-Taxation laws.

The City shall calculate, publish, and adopt its annual property tax rate in strict compliance with Texas Tax Code Chapter 26.

The City Administrator shall oversee compliance. The City Controller shall perform calculations and documentation.

5.2 Required Tax Rates

Each fiscal year, the City shall calculate the following, including rate impact modeling:

1. **No-New-Revenue Rate (NNR)**
2. **Voter-Approval Rate (VAR)**
3. **De Minimis Rate** (if applicable under state law)

The Controller shall use the certified appraisal roll provided by the Henderson County Appraisal District (HCAD).

Estimated values shall not be used once certified values are issued.

5.3 No-New-Revenue Rate

The No-New-Revenue Rate is defined as the rate that would generate approximately the same property tax revenue from properties taxed in both the current and prior year, excluding new property value.

The Controller shall calculate the No-New-Revenue Rate (NNR) rate using the official worksheet prescribed by the Texas Comptroller.

Adoption of the NNR rate shall not increase tax burden on existing property due solely to rate change.

5.4 Voter-Approval Rate

The Voter-Approval Rate is the highest tax rate the City may adopt without triggering an automatic election.

The VAR shall include:

- Maintenance & Operations (M&O) growth allowance
- Debt rate (if applicable)

Key to Adopting Tax Rates

BELOW Voter-Approval Rate	No Election Required
ABOVE Voter-Approval Rate, but **BELOW** De Minimis Rate	Voters may petition for an election
ABOVE Voter-Approval Rate and **ABOVE** De Minimis Rate	Election Required

5.5 De Minimis Rate

As a municipality under 30,000 population, the City may adopt a De Minimis Rate under state law.

The De Minimis Rate shall be calculated as defined by Texas Tax Code and shall include allowable M&O components.

The Administrator shall ensure Council understands political and financial implications prior to adoption of a De Minimis rate.

5.6 Rate Impact Modeling

The Controller shall present to Council the fiscal impact of rate adjustments. The Controller shall prepare modeling scenarios including:

- Revenue at No-New-Revenue Rate (NNR)
- Revenue at Voter-Approval Rate (VAR)
- Revenue at De Minimis Rate
- Revenue at prior year rate
- Revenue at proposed rate

5.7 Publication and Notice Requirements

The City shall:

- Publish required notices within statutory deadlines.
- Post required tax rate information on the City website.
- Conduct required public hearings.

The Administrator shall verify publication compliance.

Failure to comply with publication requirements may invalidate tax adoption.

5.8 Adoption Procedure

The tax rate shall be adopted by ordinance after required public hearings.

The motion to adopt shall include statutory language as required by Texas law.

5.9 Documentation Retention

The Controller shall maintain a permanent Truth-in-Taxation file including:

- Certified appraisal roll
- Official calculation worksheets
- Publication proof
- Public hearing documentation
- Adoption ordinance
- Rate impact analysis

This documentation shall be retained in accordance with records retention policy and available for audit review.

5.10 Public Transparency Statement

The City shall provide a plain-language explanation to residents including:

- Description of NNR, VAR, and De Minimis rates.
- Impact of rate changes.
- Election triggers if applicable.

SECTION 6 – Annual Financial Audit Policy

6.1 Purpose

The purpose of this section is to establish formal procedures governing the City of Tool's annual independent financial audit.

The audit shall provide independent verification of:

1. Accuracy of financial statements.
2. Adequacy of internal controls.
3. Compliance with applicable laws and regulations.
4. Financial position of the City.

The City shall undergo an annual independent audit as required by Chapter 103 of the Texas Local Government Code.

6.2 Selection of Auditor

The City Council shall approve the engagement of an independent certified public accounting firm qualified to perform governmental audits.

The City Administrator shall manage the engagement process.

The City Controller shall coordinate document preparation and auditor requests.

6.3 Audit Timeline

Audit timeline may vary depending on auditor scheduling.

6.4 Controller Responsibilities

The City Controller shall:

1. Maintain complete and accurate accounting records.
2. Reconcile all bank accounts prior to fieldwork.
3. Reconcile payroll liabilities.
4. Prepare year-end trial balance.
5. Provide supporting documentation for material accounts.
6. Maintain fixed asset records.
7. Maintain debt schedules (if applicable).
8. Provide interfund transfer documentation.

The Controller shall respond to auditor requests promptly and accurately.

6.5 City Administrator Responsibilities

The City Administrator shall:

- Oversee audit engagement.
- Review audit findings.
- Ensure corrective action plans are implemented.
- Present audit results to Council.

6.6 Prepared By Client (PBC) Documentation

At minimum, the following documentation shall be prepared prior to fieldwork:

- Final trial balance.
- Bank reconciliations for all accounts.
- Accounts payable listing.
- Payroll liability reconciliation.
- Fixed asset listing with additions and disposals.
- Debt amortization schedules.
- Interfund transfer documentation.
- Fund balance roll-forward schedule.
- Revenue and expenditure detail reports.
- Major contract documentation.

Incomplete or late documentation may delay audit completion.

6.7 Audit Findings

Audit findings may include:

- Material weaknesses.
- Significant deficiencies.
- Internal control recommendations.

The City Administrator shall prepare a corrective action response plan for any findings.

Corrective actions shall be documented and reviewed during subsequent audits.

6.8 Journal Entry Adjustments

If auditors propose adjusting journal entries:

- Adjustments shall be reviewed and completed by the City Controller.
- Entries shall be posted in the accounting system with documentation.

All audit adjustments shall be retained in the permanent audit file.

6.9 Audit Opinion

The City's goal shall be to receive an **Unmodified Opinion** (clean opinion).

An unmodified opinion indicates the financial statements fairly present the City's financial position.

6.10 Presentation to Council

Upon completion, the independent auditor shall present the audit results to City Council.

The presentation shall include:

- Type of opinion issued.
- Summary of findings.
- Financial condition overview.
- Recommendations for improvement.

Council review shall be documented in official minutes.

6.11 Annual Review of Internal Controls

Following the audit, the City Administrator and Controller shall:

- Review internal control recommendations.
- Evaluate policy effectiveness.
- Propose policy amendments if necessary.

SECTION 7 – Internal Control & Fraud Prevention Policy

7.1 Purpose

The purpose of this section is to establish internal control standards and fraud prevention safeguards for the City of Tool.

Because the City operates with a single finance officer (City Controller), compensating controls are required to ensure transparency, prevent fraud, and protect public funds.

Internal controls are designed to:

1. Safeguard assets.
2. Ensure accuracy of financial reporting.
3. Promote operational efficiency.
4. Prevent and detect fraud or misappropriation.

7.2 Control Environment

The City shall maintain a control environment built upon:

- Ethical leadership.
- Clear segregation of duties.
- Administrative oversight.
- Transparent reporting to Council.

The City Administrator shall provide supervisory oversight of financial operations.

7.3 Compensating Controls – Single Finance Officer Model

Because the Controller performs multiple financial functions, the following compensating controls are required:

7.3.1 Bank Statement Review

All bank statements shall be delivered electronically to the City

Administrator. The Administrator shall:

- Review cleared checks and electronic transactions.
- Confirm legitimacy of large transactions.
- Document review monthly.

After review, statements shall be reconciled by the Controller.

7.3.2 Vendor Approval Controls

New vendor setup shall require:

- Completed W-9 form.
- Verification of business existence.
- Written approval by City Administrator.

Vendor creation shall not occur without documented approval.

7.3.3 Payroll Change Authorization

Any change to payroll including:

- New hire
- Salary adjustment
- Bonus
- Stipend
- Overtime policy change

Shall require written authorization from the City Administrator.

The Controller shall not authorize changes to their own compensation.

7.3.4 Journal Entry Log

All manual journal entries shall:

- Be numbered sequentially.
- Include detailed explanation.
- Include supporting documentation.
- Be retained in the audit file.

Material journal entries shall be reviewed by the City Administrator.

7.3.5 Credit Card Controls

If the City maintains credit cards:

- Statements shall be reviewed monthly.
- Receipts shall be required for all charges.
- Personal use is strictly prohibited.
- Administrator review required prior to payment.

7.4 Fraud Risk Areas

The City recognizes heightened risk in the following areas:

- Fictitious vendor creation.
- Duplicate invoice payments.
- Unauthorized payroll adjustments.
- Delayed or unrecorded deposits.
- Improper journal entries.

City staff shall remain vigilant in oversight.

7.5 Separation of Duties Matrix

Where full segregation of duties is not feasible, the following structure shall apply:

Function *Performed By* *Reviewed By*

Function	Performed By	Reviewed By
Cash receipt entry	Controller	City Administrator
Bank reconciliation	Controller	Administrator
Check Signing	Controller	Administrator (co-sign)
Payroll processing	Controller	Administrator
Vendor setup	Controller	Administrator approval
Budget amendments	Controller & City Administrator	City Council

7.6 Annual Internal Control Review

The City Administrator and Controller shall annually review:

- Control effectiveness.
- Segregation adequacy.
- Audit findings.
- Fraud risk exposure.

Any deficiencies shall be addressed promptly.

7.7 Reporting Suspected Fraud

Any suspected fraud shall be reported immediately to:

- City Administrator
- City Secretary
- Mayor
- City Council (if necessary)

Whistleblower protections shall apply in accordance with state law.

7.8 Controller Protection Clause

These controls are established not only to protect City funds, but also to protect the City Controller and City Administrator from allegations of misconduct.

Documentation, transparency, and oversight are mandatory safeguards.

SECTION 8 – Financial Reporting & Fund Balance Policy

8.1 Purpose

The purpose of this section is to establish formal standards for financial reporting to City Council and to adopt a fund balance policy to ensure long-term fiscal stability.

Financial reporting shall be:

- Timely
- Accurate
- Clear
- Transparent
- Consistent

The City Administrator shall review all financial reports prior to distribution to Council.

8.2 Monthly Financial Reporting Requirements

The City Controller shall prepare a monthly financial reporting packet no later than the 10th calendar day following month-end close.

The reporting packet shall include:

1. Summary of Financial Position
2. Revenue Summary (Budget vs. Actual)
3. Expenditure Summary by Department
4. Cash Position Report

8.3 Summary of Financial Position

The Executive Summary shall provide:

- Overview of financial condition.
- Notable revenue trends.
- Notable expenditure trends.
- Emerging financial risks.
- Reserve status.

The summary shall be written in clear, plain language.

8.4 Revenue Reporting Standards

Revenue reporting shall include:

- Property tax collections to date.
- Sales tax comparisons (current vs prior year).

- Court revenue trends.
- Permit and fee collections.

The Controller shall identify any material deviations from budget.

8.5 Expenditure Reporting Standards

Expenditure reports shall:

- Present spending by department.
- Compare actual expenditures to adopted budget.
- Identify departments exceeding proportional spending thresholds.

If a department exceeds 75% of its budget before 75% of the fiscal year has elapsed, the Controller shall evaluate whether corrective action is required.

8.6 Cash Position Reporting

The monthly packet shall include:

- Operating cash balance.
- Capital fund balance.
- Total available liquidity.

The Controller shall monitor cash sufficiency to ensure uninterrupted operations.

8.7 Fund Balance Policy

8.7.1 Minimum Reserve Requirement

The City shall strive to maintain an unassigned General Fund balance equal to no less than three (3) months of operating expenditures.

8.7.2 Target Reserve Level

The City's preferred target shall be four (4) to six (6) months of operating expenditures.

8.7.3 Use of Reserves

Fund balance reserves may be used only for:

- Revenue shortfalls.
- Emergency expenditures.
- Disaster response.
- Infrastructure failure.

Use of reserves for recurring operating expenses is discouraged unless accompanied by a restoration plan.

8.8 Financial Health Indicators

The Controller shall monitor the following indicators:

- Fund balance as a percentage of annual expenditures.
- Payroll as a percentage of total budget.
- Sales tax dependency ratio.
- Debt service ratio (if applicable).
- Capital investment ratio.

These indicators shall be presented during annual budget workshops.

8.9 Forecasting Requirement

The Controller shall maintain a rolling year-end forecast updated monthly. The forecast shall:

- Identify revenue risks.
- Project year-end fund balance.
- Identify departments at risk of over-expenditure.
- Recommend corrective action when necessary.

8.10 Public Transparency

The City shall make financial summaries available to the public through appropriate channels, including the City website, through the Finance department section of the city's website.

Transparency promotes accountability and strengthens public trust.

SECTION 9 – Training, Competency and Performance Standards

9.1 Purpose

The purpose of this section is to establish formal standards for training, competency evaluation, and performance expectations for the City Controller.

Given the fiduciary responsibility associated with the position, the Controller must demonstrate operational competence, statutory compliance knowledge, and professional integrity.

The City Administrator shall evaluate performance annually.

9.2 Initial Onboarding Framework

Upon appointment, the City Controller shall complete a structured onboarding process within ninety (90) days.

9.2.1 Phase I – Operational Competency

The Controller shall demonstrate:

- Accurate processing of daily receipts.
- Proper deposit handling and logging.
- Weekly accounts payable processing.
- Bi-weekly payroll processing in QuickBooks Online.
- Completion of month-end close by established deadline.
- Preparation of budget-to-actual reports.

The City Administrator shall review and validate performance prior to advancing to Phase II.

9.2.2 Phase II – Reporting & Governance Competency

The Controller shall demonstrate:

- Preparation of a Council-ready financial packet.
- Ability to explain revenue pacing.
- Identification of budget risks.
- Explanation of fund balance status.
- Compliance with internal control procedures.

The Controller shall present a mock monthly report to the City Administrator for evaluation.

9.2.3 Phase III – Compliance & Strategic Competency

The Controller shall demonstrate:

- Understanding of Truth-in-Taxation calculations.
- Ability to model tax rate impacts.
- Preparation of audit documentation.
- Understanding of fund structure and structural balance.
- Ability to forecast year-end financial position.

Completion of onboarding shall be documented in personnel file.

9.3 Annual Performance Evaluation

The City Administrator shall conduct an annual performance evaluation of the City Controller based upon:

- Timeliness of month-end close.
- Accuracy of financial reports.
- Audit results.
- Compliance with internal controls.
- Forecast accuracy.
- Professional conduct and transparency.

Performance findings shall be documented.

9.4 Continuing Education

The City Controller is encouraged to pursue continuing education in:

- Governmental accounting.
- Texas municipal finance law.
- Internal control best practices.
- Public budgeting and forecasting.

The City Administrator may approve attendance at relevant training programs subject to budget availability.

9.5 Certification of Acknowledgment

Upon adoption of this manual, the City Controller and City Administrator shall sign acknowledgment of receipt and understanding of its provisions.

Signature Page:

City Controller _____ Date _____

City Administrator _____ Date _____

Mayor _____ Date _____

CONCLUSION

This manual establishes the official financial governance structure of the City of Tool. It provides:

- Clear delineation of authority.
- Internal control safeguards.
- Compliance framework.
- Budget development standards.
- Reporting requirements.
- Audit coordination procedures.
- Fund balance protection.

This document shall remain in effect until amended by formal Council action.

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: October 15th, 2026

Requested By: Greg Figueroa, Councilmember

Department: Police

Agenda Item No. **25**

Is this a Budgeted Item? ☐ Yes ☐ No

○ Contract/Agreement ○ General Discussion ○ Ordinance ○ Report ● Resolution

Attachments: Resolution 2026-09R, Financing Proposal from Government Capital; Caldwell Country Chevrolet Quote's for Tahoes

Summary of Agenda Item to be considered:

Councilmember Greg Figueroa has submitted an agenda item for the financing purchase of three police Tahoes, to replace several Explorers in the current police department fleet.

The Chevy Tahoes will cost approximately $220,000, and payments can be made in either six or nine yearly payment increments, with interest rates of:

Number Of installments	Interest Rate	Amount of Payment
Six (6) installments	5.451%	$45,496.84
Nine (9) installments	5.753%	$33,157.38

Agenda Item, as listed on the agenda:

Consider, Discuss and Take Action to Adopt Resolution 2026-09R, Financing of Chevy Tahoes

Recommended Motion to Consider:

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.

Signature of Sponsoring Officer

Greg Figueroa

Printed name of Sponsoring Officer

GOVERNMENT CAPITAL
CORPORATION

Financing Proposal

Prepared For

CITY OF
TOOL
EST. 1969

City of Tool

October 5, 2026

Submitted By

Government Capital Corporation
345 Miron Drive
Southlake, Texas 76092

Cris Linse
Client Services
817-722-0244

GOVERNMENT CAPITAL
CORPORATION

Table of Contents

Corporate Overview	3
Representative Experience	3
Partial Listing of Texas City Clients	4
Proposal Summary	5
Resolution	6

GOVERNMENT CAPITAL
CORPORATION

Corporate Overview

Government Capital Corporation (GCC) was founded in 1992 with the primary purpose of providing tax-exempt financing solutions for state and local government entities including cities, schools, counties, and special districts. Since our inception, GCC and its affiliates have provided financing solutions exceeding $7 billion for many different types of projects. These financings have provided funding for a wide variety of municipal needs including vehicles, technology, facilities, and heavy-duty equipment. Although we serve clients in all 50 states, one of our primary areas of focus is assisting Texas cities with acquiring essential personal property and equipment. Our team possesses extensive experience assisting local Texas governments in creating, evaluating and implementing financing structures of every type authorized by state borrowing authorities. Since our inception, we've been honored to provide financing solutions for over 560 Texas cities, representing over 45 percent of the cities in the state. In many cases, we have helped our clients adapt to and comply with regulatory changes as well as enable them to execute financings more rapidly, efficiently, and economically.

Representative Experience

City of Mathis - Government Capital's longest client relationship is with the City of Mathis, Texas. From the firm's very first funding in January of 1993 to the present day, GCC has provided the City of Mathis with millions of dollars in financing. Projects have included public works, public safety, capital equipment, energy efficiency, and technology improvements as well as various economic development projects.

City of San Saba - For over 20 years, Government Capital has assisted the City of San Saba with providing tailored financing solutions for more than 55 projects. With GCC's support, the city has financed a wide variety of vehicles, equipment, infrastructure improvements, and real estate acquisitions. The city's Economic Development Corporation has also partnered with Government Capital to fund playground and water park projects.

City of Van Horn - Since 2002, GCC has partnered with the City of Van Horn to create various financing solutions that fit the needs of the city. Projects have included numerous vehicle and equipment acquisitions as well as utility improvement projects.

City of Corrigan - Government Capital's relationship with the City of Corrigan began in 2006 and has included funding a variety of acquisitions for police vehicles, technology, and public safety equipment. Most recently, the city financed a water meter replacement project to install radio-read meters to recapture water loss.

City of Hillsboro - Since 2010, the City of Hillsboro and Government Capital have completed numerous projects and acquisitions together. These projects have included public safety vehicle acquisitions, HVAC upgrades, capital equipment procurement, and utility meter updates. Most recently, the city financed hardware and software technology upgrades for the police department.

City of Post - Government Capital has partnered with the City of Post since 2020 to fund projects from heavy equipment acquisitions to water meter replacements. Additionally, GCC has provided multiple refinancings designed to reduce interest costs, allowing the city to reallocate critical funds.

City of La Feria - Since 2005, Government Capital has provided financing solutions to the City of La Feria. Funded projects have included acquiring public safety vehicles and public works equipment. Most recently, GCC funded a city-wide utility meter replacement project.

GOVERNMENT CAPITAL
CORPORATION

Partial Listing of Texas City Clients

City of Brady

City of Stephenville

City of Troup

City of Anson

City of Dilley

City of Early

City of Eastland

City of Katy

City of Ralls

City of Poteet

City of Dublin

City of Whitney

Town of Anthony

City of Panhandle

City of Roma

City of Liberty Hill

City of East Tawakoni

Town of Pecos City

City of Dalhart

City of Hidalgo

City of Mineral Wells

City of Chandler

City of Lamesa

City of Canyon

GOVERNMENT CAPITAL
CORPORATION

October 5, 2026

Mr. Julius Kizzee
City of Tool
(903) 432-3522
Jkizzee@tooltexas.org

Dear Mr. Kizzee,

Thank you for the opportunity to present proposed financing for City of Tool. I am submitting for your review the following proposed structure:

ISSUER:	City of Tool, Texas	
FINANCING STRUCTURE:	Public Property Finance Contract issued under Local Government Code Section 271.005	
EQUIPMENT COST:	$ 218,826.75	
TERM:	6 Payments	9 Payments
INTEREST RATE:	5.451%	5.753%
PAYMENT AMOUNT:	$ 45,496.84	$ 33,157.38
PAYMENTS BEGINNING:	18 months from signing, annually thereafter	

Financing for these projects would be simple, fast and easy due to the fact that:

- ✓ We have an existing relationship with you and have your financial statements on file, expediting the process. Please keep in mind we may also need current year statements.
- ✓ We can provide familiar documentation for your legal counsel.

The above payment amount includes closing costs of 1.25% of the equipment cost. These costs include documentation fees, legal fees, issuance expenses, etc. The above proposal is subject to audit analysis, assumes bank qualification and mutually acceptable documentation. The terms outlined herein are based on current markets. Upon credit approval, rates may be locked for up to thirty (30) days. If funding does not occur within this time period, rates will be indexed to markets at such time.

Our finance programs are flexible and as always, my job is to make sure you have the best possible experience every time you interact with our brand. We're always open to feedback on how to make your experience better. If you have any questions regarding other payment terms, frequencies or conditions, please do not hesitate to call.

With Best Regards,

Cris Linse

Cris Linse
Client Services
Main: 817-421-5400

The transaction described herein is an arm's length, commercial transaction between you and Government Capital Corporation. The terms of the proposed financing are being provided solely in response to your specific inquiry and for your professional consideration.

RESOLUTION

A RESOLUTION REGARDING A CONTRACT FOR THE PURPOSE OF FINANCING
"POLICE VEHICLES".

WHEREAS, City of Tool (the "City") desires to enter into that certain Finance Contract by and between the City and Government Capital Corporation ("GCC") for the purpose of financing "Police Vehicles".

WHEREAS, the City desires to designate this Finance Contract as a "qualified tax-exempt obligation'' of the City for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended.

WHEREAS, the City desires to designate Name:_____, Title:_____, as an authorized signer of the Finance Contract.

NOW THEREFORE, BE IT RESOLVED BY CITY OF TOOL:

Section 1. That the City will enter into a Finance Contract with Government Capital Corporation for the purpose of financing "Police Vehicles".

Section 2. That the Finance Contract by and between the City of Tool and Government Capital Corporation is designated by the City as a "qualified tax-exempt obligation" for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended.

Section 3. That City of Tool designates the Title:_____ or Title:_____'s designee, as the authorized signer of the Finance Contract by and between the City of Tool and Government Capital Corporation as well as any other ancillary exhibit, certificate, or documentation needed for the Finance Contract.

Section 4. The City will use loan proceeds for reimbursement of expenditures related to the Property, within the meaning of Treasury Regulation § 1.150-2, as promulgated under the Internal Revenue Code of 1986, as amended.

This Resolution has been PASSED upon Motion made by Board Member_____, seconded by Board Member _____ by a vote of _____ Ayes to _____ Nays and is effective this _____, 2026.

City: City of Tool

_____
NAME:_____, Mayor

Attestation:

_____
NAME:_____, City Secretary

CALDWELL COUNTRY CHEVROLET II LLC

800 HWY 21 E CALDWELL, TEXAS 77836

Buy Board 724-23

End User:	TOOL POLICE DEPARTMENT	**Caldwell Rep:**	Kevin Tyson
Contact:	Jason Lee	**Phone:**	979-567-1500
Phone/Email:	jlee@tooltexas.org / 903-432-2550	**Date:**	08/03/2026
Product Desc.:	2026 Chevrolet Tahoe (CC10706) 2WD 4dr Police	**Email:**	ktyson@capfleet.com

A. Bid Series:	20 CHEVROLET TAHOE POLICE PPV	**A. Base Price:**	$53,550.00

B. Published Options [Itemize each below]

Quote Number: QUO-06554-F9C5D2

Code	**Model Vehicle**	
CC10706	2026 Chevrolet Tahoe (CC10706) 2WD 4dr Police	
Code	**Options**	**Bid Price**
FE9	Emissions, Federal requirements	$0.00
GU5	Rear axle, 3.23 ratio	$0.00
MHU	Transmission, 10-speed automatic	$0.00
URW	Audio system, 17.7" diagonal advanced color LCD display	$0.00
C6C	GVWR, 7400 lbs. (3357 kg)	$0.00
GBA	Black	$0.00
5T5	Seats, front cloth and second row vinyl	$0.00
VPV	Ship Thru, Produced in Arlington Assembly and shipped to Kerr Industries and onto Arlington Assembly	$0.00
H1T	Jet Black, Cloth seat trim	$0.00
VK3	License plate front mounting package	$0.00
Z56	Suspension Package, heavy-duty, police-rated.	$0.00
1FL	Commercial Preferred Equipment Group	$0.00
7X3	Spotlamp, left-hand	$0.00
L84	Engine, 5.3L EcoTec3 V8	$0.00
PXT	Wheels, 20" x 9" (50.8 cm x 22.9 cm) steel	$0.00
XCS	Tires, 275/55R20SL all-season, blackwall, Firestone Firehawk Pursuit	$0.00
Total of B. Published Options		$0.00

C. Unpublished Options [Itemize each below, not to exceed 25%]

Unpublished Options	**Bid Price**
CUSTOMER PICK UP	$0.00
26MY BUYBOARD PRICE DIFFERENCE $3,570	$0.00
Total of C. Unpublished Options	$0.00

D. Registration & Title Paperwork:	$0.00
E. Upfitter/Quote Number: CAP FLEET – BELTON - 113382	$21,396.00
F. Delivery ETA: Stock Unit TR376704, TR376760 + Upfit Lead Times	
G. Floor Plan Interest (for in-stock and/or equipped vehicles):	$0.00
H. Lot Insurance (for in-stock and/or equipped vehicles):	$0.00
I. Contract Price Adjustment:	$0.00
J. Additional Delivery Charge (miles):	$0.00

CALDWELL COUNTRY CHEVROLET II LLC

800 HWY 21 E CALDWELL, TEXAS 77836

Buy Board 724-23

K. Subtotal:	$74,946.00
L. Quantity Ordered 2 **x K =**	$149,892.00
M. Trade in:	$0.00
N. Coop Fee per purchase order:	$0.00
O. Total purchase price with Co-Op Fee:	$149,892.00

IMPORTANT NOTES

- **We sincerely appreciate your business. To ensure prompt processing, please submit all purchase orders to fleetcentral@usaautomotivepartners.com.**
- **Order acceptance will be confirmed once vehicle availability has been verified or the manufacturer has accepted the factory order.**
- **Estimated lead times are provided based on current information and may be adjusted due to manufacturer or supply conditions.**

CALDWELL COUNTRY CHEVROLET II LLC

800 HWY 21 E CALDWELL, TEXAS 77836

Buy Board 724-23

End User:	TOOL POLICE DEPARTMENT	**Caldwell Rep:**	Kevin Tyson
Contact:	Jason Lee	**Phone:**	979-567-1500
Phone/Email:	jlee@tooltexas.org / 903-432-2550	**Date:**	08/03/2026
Product Desc.:	2026 Chevrolet Tahoe (CC10706) 2WD 4dr Police	**Email:**	ktyson@capfleet.com

A. Bid Series:	20 CHEVROLET TAHOE POLICE PPV	**A. Base Price:**	$53,550.00

B. Published Options [Itemize each below]

Quote Number: QUO-06601-F9Q8W5

Code	**Model Vehicle**	
CC10706	2026 Chevrolet Tahoe (CC10706) 2WD 4dr Police	
Code	**Options**	**Bid Price**
GBA	Black	$0.00
L84	Engine, 5.3L EcoTec3 V8	$0.00
VPV	Ship Thru, Produced in Arlington Assembly and shipped to Kerr Industries and onto Arlington Assembly	$0.00
1FL	Commercial Preferred Equipment Group	$0.00
H1T	Jet Black, Cloth seat trim	$0.00
MHU	Transmission, 10-speed automatic	$0.00
Z56	Suspension Package, heavy-duty, police-rated.	$0.00
FE9	Emissions, Federal requirements	$0.00
PXT	Wheels, 20" x 9" (50.8 cm x 22.9 cm) steel	$0.00
VK3	License plate front mounting package	$0.00
XCS	Tires, 275/55R20SL all-season, blackwall, Firestone Firehawk Pursuit	$0.00
5T5	Seats, front cloth and second row vinyl	$0.00
C6C	GVWR, 7400 lbs. (3357 kg)	$0.00
7X3	Spotlamp, left-hand	$0.00
GU5	Rear axle, 3.23 ratio	$0.00
URW	Audio system, 17.7" diagonal advanced color LCD display	$0.00
Total of B. Published Options		$0.00

C. Unpublished Options [Itemize each below, not to exceed 25%]

Unpublished Options	**Bid Price**
CUSTOMER PICK UP	$0.00
26MY BUYBOARD PRICE DIFFERENCE $3,570	$0.00
Total of C. Unpublished Options	$0.00

D. Registration & Title Paperwork:	$0.00
E. Upfitter/Quote Number: CAP FLEET – BELTON - 113383	$14,984.75
F. Delivery ETA: Stock Unit TR376765 + Upfit Lead Times	
G. Floor Plan Interest (for in-stock and/or equipped vehicles):	$0.00
H. Lot Insurance (for in-stock and/or equipped vehicles):	$0.00
I. Contract Price Adjustment:	$0.00
J. Additional Delivery Charge (miles):	$0.00

CALDWELL COUNTRY CHEVROLET II LLC

800 HWY 21 E CALDWELL, TEXAS 77836

Buy Board 724-23

K. Subtotal:	$68,534.75
L. Quantity Ordered 1 **x K =**	$68,534.75
M. Trade in:	$0.00
N. Coop Fee per purchase order:	$400.00
O. Total purchase price with Co-Op Fee:	$68,934.75

IMPORTANT NOTES

- **We sincerely appreciate your business. To ensure prompt processing, please submit all purchase orders to fleetcentral@usaautomotivepartners.com.**
- **Order acceptance will be confirmed once vehicle availability has been verified or the manufacturer has accepted the factory order.**
- **Estimated lead times are provided based on current information and may be adjusted due to manufacturer or supply conditions.**

Tool Tahoe Financing

	Principal	Interest	Total	Early Redemption for Loan		6-year Approximate Payment Date (5.451%)	9-year Approximate Payment Date (5.753%)
10/19/2026	$ 2,649.78	$ 347.49	$ 2,997.27	$ 65,446.28			
11/19/2026	$ 2,663.42	$ 333.85	$ 2,997.27	$ 62,735.34			
12/19/2026	$ 2,677.13	$ 320.14	$ 2,997.27	$ 60,012.54			
1/19/2027	$ 2,690.91	$ 306.36	$ 2,997.27	$ 57,277.82			
2/19/2027	$ 2,704.77	$ 292.50	$ 2,997.27	$ 54,531.14			
3/19/2027	$ 2,718.69	$ 278.58	$ 2,997.27	$ 51,772.44			
4/19/2027	$ 2,732.68	$ 264.59	$ 2,997.27	$ 49,001.67			
5/19/2027	$ 2,746.75	$ 250.52	$ 2,997.27	$ 46,218.78			
6/19/2027	$ 2,760.89	$ 236.38	$ 2,997.27	$ 43,423.72			
7/19/2027	$ 2,775.10	$ 222.17	$ 2,997.27	$ 40,616.43			
8/19/2027	$ 2,789.39	$ 207.88	$ 2,997.27	$ 37,796.86			
9/19/2027	$ 2,803.74	$ 193.53	$ 2,997.27	$ 34,964.95			
FY 26-27' Total	$ 32,713.25	$ 3,253.99	$ 35,967.24				
10/19/2027	$ 2,818.18	$ 179.09	$ 2,997.27	$ 32,120.65			
11/19/2027	$ 2,832.68	$ 164.59	$ 2,997.27	$ 29,263.91			
12/19/2027	$ 2,847.26	$ 150.01	$ 2,997.27	$ 26,394.67			
1/19/2028	$ 2,861.92	$ 135.35	$ 2,997.27	$ 23,512.88			
2/19/2028	$ 2,876.65	$ 120.62	$ 2,997.27	$ 20,618.48			
3/19/2028	$ 2,891.46	$ 105.81	$ 2,997.27	$ 17,711.42			
4/19/2028	$ 2,906.34	$ 90.93	$ 2,997.27	$ 14,791.64		$ 45,496.84	$ 33,157.38
5/19/2028	$ 2,921.30	$ 75.97	$ 2,997.27	$ 11,859.08			
6/19/2028	$ 2,936.34	$ 60.93	$ 2,997.27	$ 8,913.69			
7/19/2028	$ 2,951.46	$ 45.81	$ 2,997.27	$ 5,955.42			
8/19/2028	$ 2,966.65	$ 30.62	$ 2,997.27	$ 2,984.20			
9/19/2028	$ 2,982.24	$ 15.03	$ 2,997.27	$ -			
FY 27-28' Total	$ 34,792.48	$ 1,174.76	$ 35,967.24				
FY 28-29' Total						$ 45,496.84	$ 33,157.38
FY 29-30' Total						$ 45,496.84	$ 33,157.38
FY 30-31' Total						$ 45,496.84	$ 33,157.38
FY 31-32' Total						$ 45,496.84	$ 33,157.38
FY 32-33' Total						$ 45,496.84	$ 33,157.38
FY 33-34' Total							$ 33,157.38
FY 34-35' Total							$ 33,157.38
FY 35-36' Total							$ 33,157.38
Total Payout						**$ 272,981.04**	**$ 298,416.42**