

Agenda
October 23rd, 2026 at 2:30 p.m.
Special 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
3. **(a) Establish Quorum**
3. Invocation and Pledge of Allegiance
4. Declare, if any, Council's Conflicts of Interest
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.*
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.*
- 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:*
7. Consider, Discuss and Take Action on repealing Ordinance 2006-0921, Eliminating the Planning and Zoning Commission
8. Consider, Discuss and Take Action on adopting Ordinance 2026-11, Tool Planning and Zoning Commission
9. Consider, Discuss and Take Action on repealing Article 15, Section 15-4, Conceptual and Development Plans of the City of Tool's Planning Zoning Ordinance
10. Consider, Discuss and Take Action on adopting Ordinance 2026-13, Conceptual and Development Plans
11. Consider, Discuss and Take Action to reconsider the motion to "Adopt Ordinance 2026-10, Live Oak Vista Conceptual Plan," in regard to Agenda Item 21 on October 15th, 2026, as requested by Councilmembers Dumont, Salvato and Sayre
12. Consider, Discuss and Take Action to reconsider the motion to "Adopt Resolution 2026-09R, Financing of Chevy Tahoes," in regard to Agenda Item 25 on October 15th, 2026, as requested by Councilmembers Dumont, Salvato and Sayre
13. **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.*
14. **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.*

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15. **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.

Attest:

SEAL

Greg Figueroa, Mayor Pro Tem

Kimberley Price, City Secretary



City of Tool City Council

City Council Agenda Request

Meeting Date Requested: October 23rd, 2026

Requested By: Vera Bennett, Mayor

Department: _____

Is this a Budgeted Item? ☐ Yes ☐ No

☐ Contract/Agreement ☐ General Discussion ☒ Ordinance ☐ Report ☐ Resolution

Attachments: September 21st, 2026 Regular Council Meeting Minutes; Ordinance 2006-0921, Eliminating the Planning and Zoning Commission

Agenda
Item No.

7

Summary of Agenda Item to be considered:

Mayor Vera Bennett has requested an ordinance revision restructuring the Planning and Zoning Commission for the City of Tool. A corresponding ordinance for the creation and purposes of a Tool Planning and Zoning Commission are on this same agenda.

Agenda Item, as listed on the agenda:

Consider, Discuss and Take Action on repealing Ordinance 2006-0921, Eliminating the Planning and Zoning Commission

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.

Vera Bennett

Signature of Sponsoring Officer

Printed name of Sponsoring Officer

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.

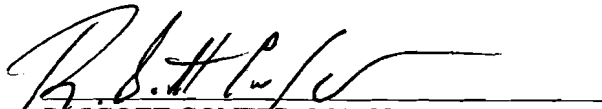
Next item on agenda was for Mrs. Laverne Thornton to address The City Council on the matter of Home Businesses. Mrs. Thornton addressed the Council with a complaint that a property owner was renting their residence out by the night, week-end, week or month and also making it avail to rent daily for activities, 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.

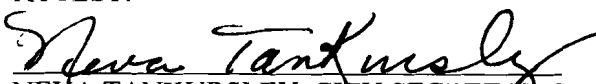
Open Forum was opened with Mr. Mike Flannigan addressing the Council on the status of the Tool Fire Department's ISO Rating and what was possible to decrease the rating. The Mayor let Fire Chief Thurston speak on this matter. Ms. Kathryn Pinnell addressed the Council on the issue of Fire Hydrants and 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



ORDINANCE NUMBER 2006-0921

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF TOOL BY AMENDING PORTIONS OF ARTICLES 18, 19, AND 20 OF THE ZONING LAWS OF THE CITY OF TOOL, FOR THE PURPOSE OF ELIMINATING THE PLANNING AND ZONING COMMISSION AND ADJUSTING THE PROCEDURAL PROVISIONS OF THE CITY OF TOOL ZONING LAWS ACCORDINGLY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION.

WHEREAS, the zoning laws of the City of Tool provide for a Planning and Zoning Commission as a mechanism to assist the City Council in enforcing such laws; and

WHEREAS, the City of Tool currently receives a sufficiently small number of zoning change applications that the administrative delay inherent in an additional procedural step has outweighed the assistance provided to the Council; and

WHEREAS, the City Council finds that the development within the City of Tool is at a stage where it has become increasingly important that the City speak with a single unified voice on zoning matters;

WHEREAS, the City Council, while deeply appreciative of the efforts of current and past Planning and Zoning Commissions and the citizens who have worked selflessly and loyally for the betterment of the City of Tool, now believes that it will be more effective to have the City Council act as the Planning and Zoning Commission.

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

SECTION 1.

That Article 12.100 of the City code of the City of Tool be amended as follows:

ARTICLE 12.100 FUNCTIONS OF PLANNING AND ZONING COMMISSION

Section 12.101. Council to act as Planning and Zoning Commission

The City Council shall function as a Planning and Zoning Commission to the extent that any duties are assigned to a Planning and Zoning Commission under state law.

Section 12.102. (Reserved for future use.)

Section 12.103 (Reserved for future use.)

Section 12.104. Duties and Functions.

The city council shall be responsible for and is hereby authorized to act as follows and perform the duties listed below:

- (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 of Texas.
- (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.
- (c) The city council shall have all the powers, duties and responsibilities prescribed for a planning and zoning commission by statutes of the State of Texas and the zoning ordinance of Tool, Texas.

SECTION 2.

That Section 18-6 of Article 18 of the Zoning Law in the City Code of the City of Tool be amended as follows:

Sec. 18-6. FLOOD HAZARD AREAS

- 1. Flood hazard areas shall include all areas subject to inundation by flood waters of the 100-year frequency as delineated by the most recent Flood Hazard Boundary Map or Flood Insurance Rate Map, as the case may be, issued by or on behalf of the Federal Insurance Administration, and approved by the City Council.
- 2. Development and/or use of any areas subject to inundation according to paragraph 1 of this Section shall comply with the regulations and requirements of the zoning district where such is located and the Flood Hazard Prevention Ordinance of the City of Tool.

SECTION 3.

That Sections 19-1, 19-2, 19-4, 19-5, and 19-7 of Article 19 of the Zoning Law in the City Code of the City of Tool be amended as follows:

Sec. 19-1. PURPOSE

The purpose of these provisions is to promote harmonious functional relationships within any

development such as the location of activities, vehicular and pedestrian circulation systems, and visual form, to insure physical, social, and economic compatibility with neighboring developments and conditions, as well as the community at large and to prevent detrimental impact to the natural environment on and off the site by providing for review and evaluation by the City of Tool of site plans for all developments of the types listed below. Although certain minimum standards are set forth in this Article, such review will permit maximum flexibility in evaluating each plan on its merits and encourage variety and innovation while insuring privacy and safety on all levels.

Sec. 19-2. SITE PLAN REVIEW REQUIRED

Site plans involving any new development or construction may be required to have site plan approval from the City Council. Final City Council approval of site plans, if required, must be achieved prior to issuance of any building permit.

Sec. 19-4. CONSIDERATIONS IN SITE PLAN REVIEW

The City Council shall consider the following when reviewing site plans:

1. General character and compatibility (internally or with surrounding areas) in terms of housing types, yard depths, ground coverage, tree cover, surface drainage, density (in residential developments).
2. The least possible detrimental impact to the site and surrounding areas, substantial depreciation of property values, or reduction to the safety, light, or general convenience of neighboring developments.
3. Ingress to and egress from property and internal circulation, including access of service and emergency vehicles and design of off-street parking and loading areas.
4. The location and arrangement of all buildings and structures with regard to setback requirements and special consideration given to aspects such as visual form, sociability, and personal safety with regard to police and fire protection.
5. Environmental aspects with regard to sedimentation, drainage, and flood control and preservation of natural greenery on the site.
6. Utilities, with regard to availability and suitability for the use intended, and consideration of hook-up and service locations, including fire hydrants.
7. Screening, buffering, and landscaping with regard to the type and dimensions, to preserve the character of surrounding areas and to provide privacy for the site in question.
8. Recreation and open space with attention to the location, size, and development of the areas with regard to their usability, adequacy, and their relationship to community-wide open spaces and recreation facilities (for residential developments).

Sec. 19-5. SITE PLAN REVIEW PROCEDURES

The following process shall be utilized to obtain approval of site plans:

1. Pre-site Plan Review Conference

The applicant for site plan review shall meet with the Building Inspector to discuss basic site plan procedures and requirements to consider the elements of the site in question and to the proposed development.

2. Administrative Processing

a. Building Inspector review -Following the pre-site plan review conference, a site plan may be filed with the Building Inspector. The applicant shall submit five copies of the material as indicated in Section 19-6. The material will be distributed to various departments or offices for review and comment relative to their specialty or concern. The comments and recommendations from the various departments and offices will be collected and compiled by the Building Inspector and the site plan with all comments and recommendations will be presented to the City Council for its consideration.

b. City Council review -The City Council shall consider the site plan and determine whether it meets the intent of this Article. The City Council shall have 45 days after receiving the plan in which to review and either approve or disapprove the site plan as submitted to them.

3. Building Permit Procedures

Site plan approval, as granted by the City Council, shall be effective for a period of six months unless otherwise specified at the time of approval. A building permit must be applied for within this period or the site plan is null and void, unless the City Council grants an extension. An extension for additional time, not to exceed an additional six months may be granted at the discretion the City Council upon formal request. A building permit may be issued for construction of the development as exactly shown on the final approved site plan. No changes, alterations, or modifications to the approved site plan shall occur unless a final site plan amendment is approved.

Sec. 19-7. FINAL SITE PLAN AMENDMENTS

Changes, alterations, or modifications to any finally approved site that involves construction, removal, or relocation of a building or structure; redesign, or modification of the vehicular or pedestrian circulation system (including all points of access, drives, parking areas, and walkways); modification of the drainage system, or relocation of any landscape area shall require approval of the City Council in accordance with the procedures described above.

SECTION 4.

That Section 20-5 of Article 20 of the Zoning Law in the City Code of the City of Tool be amended as follows:

Sec. 20-5. AMENDMENTS

1. Petition

Any person or corporation having a proprietary interest in any property may petition the City Council for a change, supplement, or amendment to the provisions of this Ordinance or the City Council may on its own motion institute a study and proposal for changes, supplements, and amendments in the public interest.

2. Procedures

- a. The City Council may, from time to time, amend, supplement, or change by ordinance the districts or the regulations herein established.
- b. The City Council shall hold a public hearing on any request for any amendment, supplement, or change prior to approving or denying the request.
- c. Written notice of all public hearings before the City Council on any proposed amendment, supplement, or change shall be sent to all owners of real property lying within 200 feet of the property on which the change is requested. Such notice shall be given not less than ten days before the date set for hearing by posting such notice, properly addressed and postage paid, to each taxpayer as the ownership appears on the last approved City tax roll.
- d. Notice of such hearing shall also be given by publication in a paper of general circulation in the City of Tool stating the time and place of such hearing, which time shall not be earlier than fifteen days from the first date of publication.
- e. If a protest against a proposed amendment, supplement, or change has been filed with the City Secretary in accordance with this subsection, such change shall not become effective except by favorable vote of three-fourths of all the members of the City Council. The protest must be written and signed by the owners of at least twenty percent of either:
 - (1) The area of the lots or land included in such proposed change, or
 - (2) The area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.In computing the percentage of land area under this subsection, the area of streets and alleys shall be included.
- f. Amendments to the Zoning Ordinance not involving a particular property but involving a change in the zoning regulations generally do not require notice to individual property owners. In such cases, notice of the required public hearing shall be given by publication in the official newspaper of the city, stating the time and location of the public hearing, which time shall not be earlier than fifteen days from the date of such publication.

3. Limitation of Resubmission of Petition

No amendment, supplement, change, or repeal of any section of this Ordinance, which has been legally rejected by the City Council on an appeal or petition by an appellant, may be reconsidered before the expiration of one year from the date of the original action.

4. Factors in Amendment Considerations

In making its determination regarding an amendment to the Zoning Ordinance, the City

Council shall consider the following factors:

- a. Whether the use permitted by the proposed change will be appropriate in the immediate area concerned and the impact of the proposed change on the general area and the city as a whole.
- b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers and other utilities to the area.
- c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances, which may make a substantial part of such vacant land unsuitable for development.
- d. The rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
- e. The manner in which other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved and whether such designation for other areas should also be modified.
- f. Any other factors which will substantially affect the public health, safety, morals, or general welfare.

SECTION 5.

Any provision in an ordinance in effect at the time of adoption of this ordinance, and any provision in the City Code of the City of Tool, Texas, which refers to the "Planning and Zoning Commission" for the City, shall be interpreted and is hereby amended so as to impose the same duty or requirement, or confer the same power, on the City Council.

SECTION 6.

That if any provision, exception, section, subsection, paragraph, sentence, clause or phrase of this ordinance, or the application of same to any person or set of circumstances, shall for any reason be held unconstitutional, void or invalid, such invalidity shall not affect the validity of the remaining provisions of this ordinance or their application to other persons or sets of circumstances and; to this end, all provisions of this ordinance are declared to be severable.

SECTION 7.

That the City Secretary is hereby directed to give notice of this Ordinance by causing the caption of the Ordinance to be published in the official newspaper of the City of Tool at least twice after the passage of this Ordinance.

INTRODUCED, READ AND PASSED by the affirmative vote of the City Council of the City of Tool, Texas this the 21 day of September, 2006.

R. Scott Confer, Mayor

ATTEST:

Neva Tankursley, City Secretary



City of Tool City Council

City Council Agenda Request

Meeting Date Requested: October 23rd, 2026

Requested By: Vera Bennett, Mayor

Department: Building

Is this a Budgeted Item? ☐ Yes ☐ No

☐ Contract/Agreement ☐ General Discussion ☒ Ordinance ☐ Report ☐ Resolution

Attachments: Ordinance 2026-11, Tool Planning and Zoning Commission

Agenda
Item No.
8

Summary of Agenda Item to be considered:

Staff has received a request for the formation of a Planning and Zoning Commission from Mayor Vera Bennett. The ordinance 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.

Agenda Item, as listed on the agenda:

Consider, Discuss and Take Action on adopting Ordinance 2026-11, Tool Planning and Zoning Commission

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

Printed name of Sponsoring Officer



Planning and Zoning Commission

Ordinance 2026-11, Tool Planning and Zoning Commission

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.

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

Section 1. Planning and Zoning Functions

The Tool City Council may appoint a five member zoning commission under Texas Local Government Code § 211.007. A commission lawfully appointed by the Tool City 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, City 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 2. Planning and Zoning Membership and Duties

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 ordinance. 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 3. Planning and Zoning Authorities

(a) Approval of subdivision plats. All functions related to the review and approval of subdivision plats, are hereby assigned to a Planning and Zoning Commission by the statutes of the state for the city of Tool, Texas.



Planning and Zoning Commission

(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 the Zoning Ordinance of the City of Tool

The assignment of planning and zoning duties in this section is subject to Section 1. Planning and Zoning Functions in this ordinance. Final legislative zoning authority remains with the Tool City Council. A Planning and Zoning 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.

Section 4. All ordinances of the City of Tool in conflict with the provisions of this ordinance are repealed to the extent of that conflict.

Section 5. 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.

APPROVED:

ATTESTED:

Vera Bennett, Mayor

Kimberley Price, City Secretary



City of Tool City Council

City Council Agenda Request

Meeting Date Requested: October 23rd, 2026

Requested By: Vera Bennett, Mayor

Department: Building

Is this a Budgeted Item? ☐ Yes ☐ No

☐ Contract/Agreement ☐ General Discussion ☒ Ordinance ☐ Report ☐ Resolution

Attachments: Article 15, Section 15-4, Conceptual and Development Plans of the City of Tool's Planning Zoning Ordinance

Agenda
Item No.

9

Summary of Agenda Item to be considered:

Staff has received a request by Mayor Vera Bennett in regard to the repeal of Article 15, Section 15-4, Conceptual and Development Plans of the City of Tool's Planning Zoning Ordinance, in regard to Article 15, Planned Development District (PD).

Agenda Item, as listed on the agenda:

Consider, Discuss and Take Action on repealing Article 15, Section 15-4, Conceptual and Development Plans of the City of Tool's Planning Zoning Ordinance

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

Printed name of Sponsoring Officer

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 City Council

City Council Agenda Request

Meeting Date Requested: October 23rd, 2026

Requested By: Vera Bennett, Mayor

Department: Building

Is this a Budgeted Item? ☐ Yes ☐ No

☐ Contract/Agreement ☐ General Discussion ☒ Ordinance ☐ Report ☐ Resolution

Attachments: Ordinance 2026-13, Conceptual and Development Plans

Agenda
Item No.

10

Summary of Agenda Item to be considered:

Staff has received a request from Mayor Vera Bennett in regard to the Planned Development Ordinance, Article 15 of the Planning Zoning Ordinance.

This ordinance includes reviewing of a planned development application, application requirements and Planning and Zoning Commission Review.

Agenda Item, as listed on the agenda:

Consider, Discuss and Take Action on adopting Ordinance 2026-13, Conceptual and Development Plans

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.

Vera C Bennett

Signature of Sponsoring Officer

Printed name of Sponsoring Officer



Conceptual and Development Plans

Ordinance 2026-13, Conceptual and Development Plans

AN ORDINANCE OF THE CITY OF TOOL, TEXAS, AMENDING ARTICLE 15, SECTION 15-4 OF THE CITY OF TOOL, TEXAS PLANNING ZONING ORDINANCE TO CONFORM PLANNED DEVELOPMENT APPLICATION PROCEDURES AND LIMITATIONS TO THE TOOL TEXAS CODE OF ORDINANCES; PROVIDING FOR SAVINGS, SEVERABILITY, PUBLICATION, AND AN EFFECTIVE DATE.

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

Section 1. Purpose

A Planned Development District ("PD") is a zoning district intended to accommodate unified and coordinated development that may include uses, development standards, design requirements, or combinations of uses that warrant modification of the regulations otherwise applicable under this chapter. Establishment or amendment of a PD District constitutes an amendment to the City's zoning regulations and zoning map and shall be processed in accordance with this section and applicable state law.

Section 2. Application and Required Plans

An application for establishment or amendment of a PD District shall be submitted to the City of Tool in a form prescribed by the city and shall include a conceptual plan, development plan, or other plans, studies, exhibits, and information reasonably necessary to evaluate the proposed development.

The application shall identify:

1. The boundaries and legal description of the property;
2. The proposed uses of the property;
3. The base zoning district or districts, if applicable;
4. Proposed development standards;
5. Proposed building setbacks, heights, lot dimensions, density, and lot coverage, as applicable;
6. Proposed streets, access points, parking, pedestrian circulation, and internal circulation;
7. Proposed utility, drainage, and infrastructure improvements;
8. Proposed landscaping, screening, buffering, and open space;
9. The location and general character of proposed buildings and improvements;
10. Any requested deviations from otherwise applicable zoning regulations; and
11. Such other information reasonably necessary for review of the proposed PD.



Conceptual and Development Plans

Section 3. Staff Review

Before consideration by the Planning and Zoning Commission, the City Administrator, Building Official, City's designated engineer, or other appropriate City staff or consultants may review the application for completeness and compliance with applicable City regulations.

Staff comments shall be advisory and shall not constitute approval or denial of the Planned Development application.

Section 4. Planning and Zoning Commission Review

The City of Tool's Planning and Zoning Commission shall review each application for the establishment or amendment of a Planned Development District.

The Commission shall consider the application, conceptual plan, development plan, staff comments, public comments, and other relevant information and shall determine whether the proposed Planned Development is consistent with the purposes of this Chapter and the orderly development of the City.

In conducting its review, the Commission may consider:

1. Compatibility with existing and anticipated land uses in the surrounding area;
2. The suitability of the property for the proposed uses;
3. The effect of the proposed development on neighboring properties;
4. Traffic circulation, street capacity, access, and pedestrian safety;
5. Availability and capacity of water, wastewater, drainage, streets, and other public infrastructure;
6. Building locations, setbacks, height, density, and intensity of development;
7. Parking and loading;
8. Landscaping, screening, buffering, and open space;
9. Drainage, floodplain, and other environmental considerations;
10. Public health, safety, and general welfare;
11. The City's adopted plans and development policies, if applicable; and
12. Any requested deviations from the City's otherwise applicable zoning requirements and whether those deviations are appropriate for the proposed development.



Conceptual and Development Plans

Section 5.

Planning and Zoning Commission Public Hearing

The Planning and Zoning Commission shall conduct at least one public hearing on a proposed establishment or amendment of a Planned Development District.

Notice of the public hearing shall be provided in accordance with Chapter 211 of the Texas Local Government Code and other applicable law.

The applicant, City staff, property owners, and members of the public shall be provided an opportunity to present information relevant to the proposed zoning action.

Section 6.

Recommendation of Planning and Zoning Commission

Following its public hearing and consideration of the application, the Planning and Zoning Commission shall make a recommendation to the Tool City Council.

The Planning and Zoning Commission may recommend:

1. Approval;
2. Approval subject to specified conditions or modifications consistent with the City's zoning authority; or
3. Denial.

The Commission's recommendation, together with the proposed PD regulations, plans, and any recommended conditions or modifications, shall be forwarded to the Tool City Council as the Commission's final report.

The recommendation of the Planning and Zoning Commission is advisory and does not constitute final approval or denial of the Planned Development District.

Section 7.

Staff Review

After receiving the final report and recommendation of the Planning and Zoning Commission, the City Council shall consider the proposed Planned Development District in accordance with Chapter 211 of the Texas Local Government Code and other applicable law.

The City Council shall conduct any public hearing required by law and may:



Conceptual and Development Plans

1. Approve the PD as recommended by the Planning and Zoning Commission;
2. Approve the PD with lawful conditions or modifications;
3. Deny the PD; or
4. Remand the application to the Planning and Zoning Commission for further review and recommendation.

The City Council shall have final authority to establish or amend a Planned Development District.

Section 8. All ordinances of the City of Tool in conflict with the provisions of this ordinance are repealed to the extent of that conflict.

Section 9. 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.

APPROVED:

ATTESTED:

Vera Bennett, Mayor

Kimberley Price, City Secretary

October 16, 2026

Mayor Bennett,

Pursuant to Texas Local Government Code §22.038(b), we, the three undersigned council members, formally request that you call a special City Council meeting to reconsider both items identified in your email: Ordinance 2026-10, Live Oak Vista Conceptual Plan, and the Tahoe financing approved under Agenda Item 25.

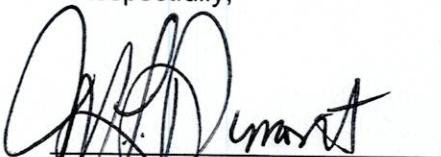
We request that the meeting be scheduled for Thursday, October 22, 2026 at tentatively at 9 AM, subject to the required public notice, with the following agenda items:

1. Discussion and possible action on reconsideration and approval of Ordinance 2026-10, Live Oak Vista Conceptual Plan, following the Mayor's statement of objections under Texas Local Government Code §52.003(c).
2. Discussion and possible action on reconsideration and approval of the financing of Tahoe vehicles approved under Agenda Item 25 at the October 15, 2026, council meeting, following the Mayor's stated objections.

Please confirm by 3:30 PM on October 16, 2026 that the meeting will be called so the City Secretary can timely prepare and post the notice. If the proposed meeting date cannot be accommodated, we request the following business day, October 23, 2026 at 9 AM.

We request that reconsideration of both items occur promptly rather than be deferred until the November regular meeting.

Respectfully,


Mike Dumont
Daniel Sayre
Tommy Salvato

Cc: City Secretary, City Administrator, Mayor Pro Tem, City Attorney



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."



Live Oak Vista Conceptual Plan

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

Shrubs			
Euonymus	<i>Euonymus japonicus</i>	Privet Species	<i>Ligustrum sp.</i>
Pittosporum	<i>Pittosporum tobira</i>	Ligustrum	<i>Ligustrum japonicum</i>
Oleander	<i>Nerium oleander</i>	Loquat	<i>Eriobotrya japonica</i>

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. Single Family Detached Residential Lot Fencing
 - 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.

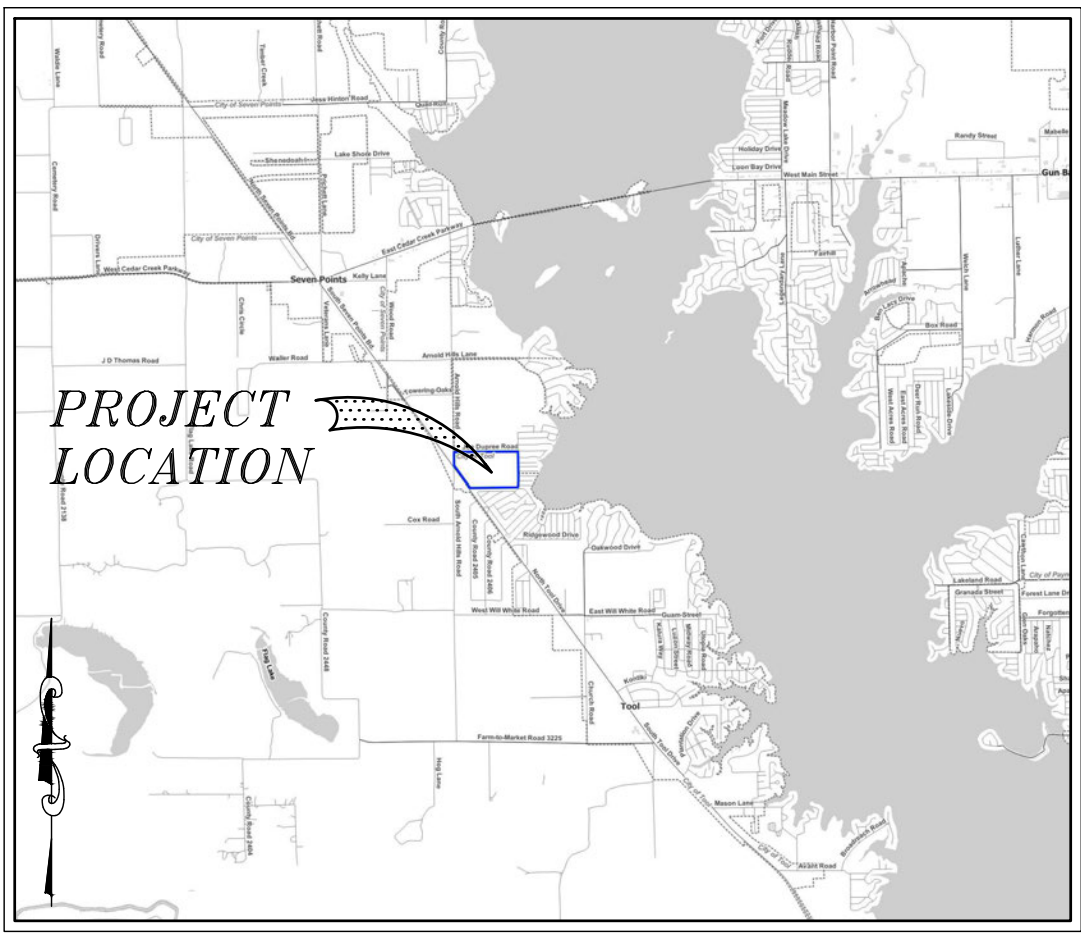
G. PARKING

1. General Provisions.

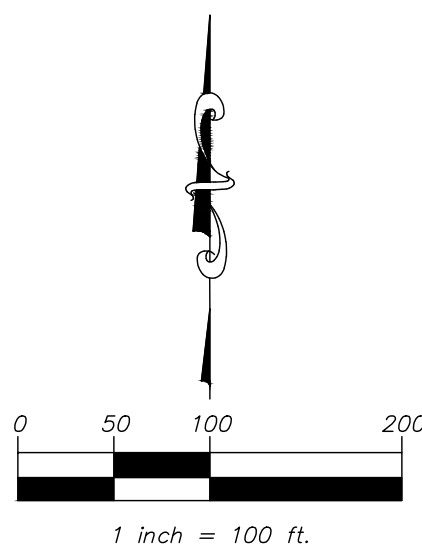
- a. Off-street and on-street parking shall count towards the required parking for residential and non-residential uses.
- b. Head-in and parallel spaces located on streets are permitted and count toward required parking.
- c. Unless otherwise stated, all parking spaces may be enclosed or unenclosed.

2. Minimum Parking Requirements.

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



VICINITY MAP
NTS



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

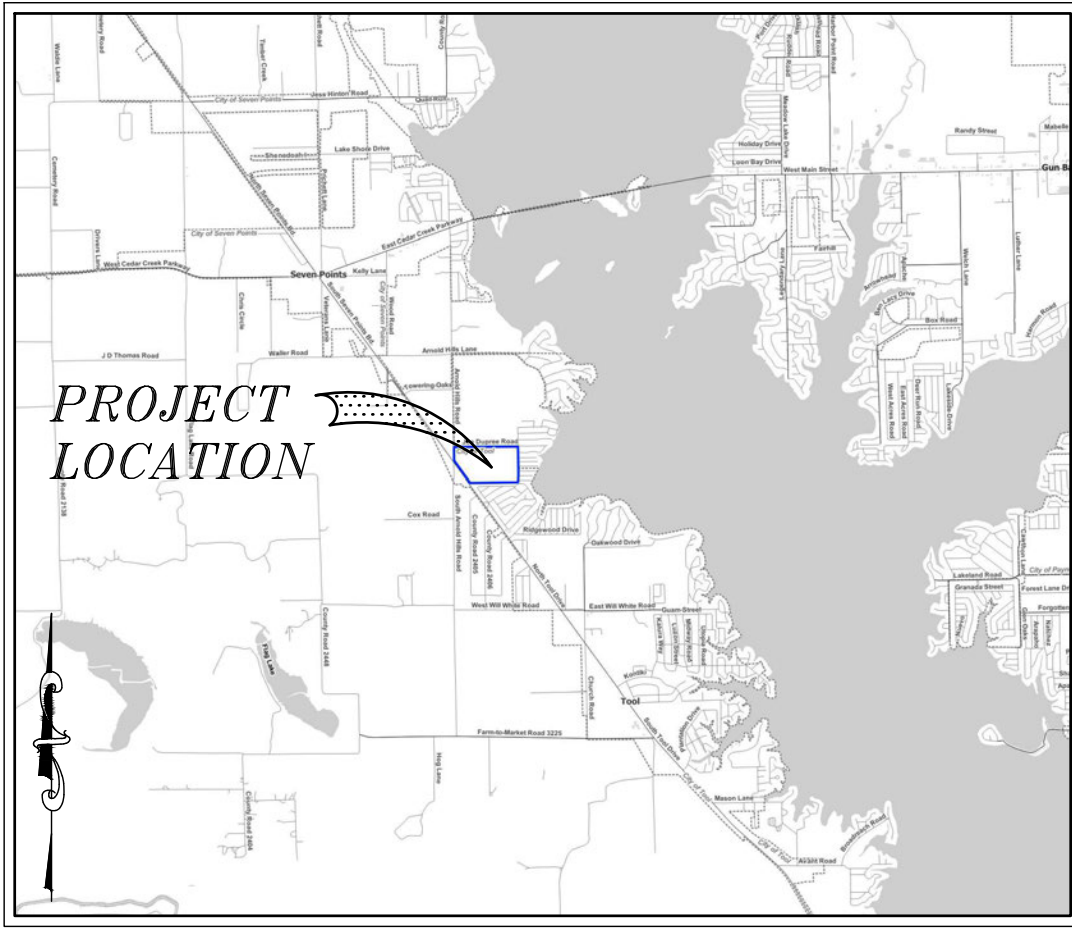
SURVEYOR/ENGINEER:



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

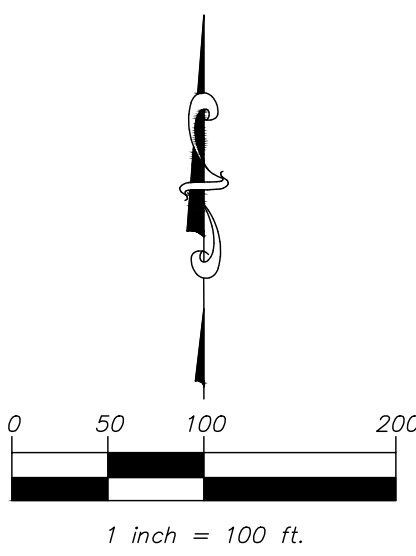
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	102.51'	S 35°45'24" E
L2	147.52'	S 00°35'15" E

Exhibit "B"



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.		



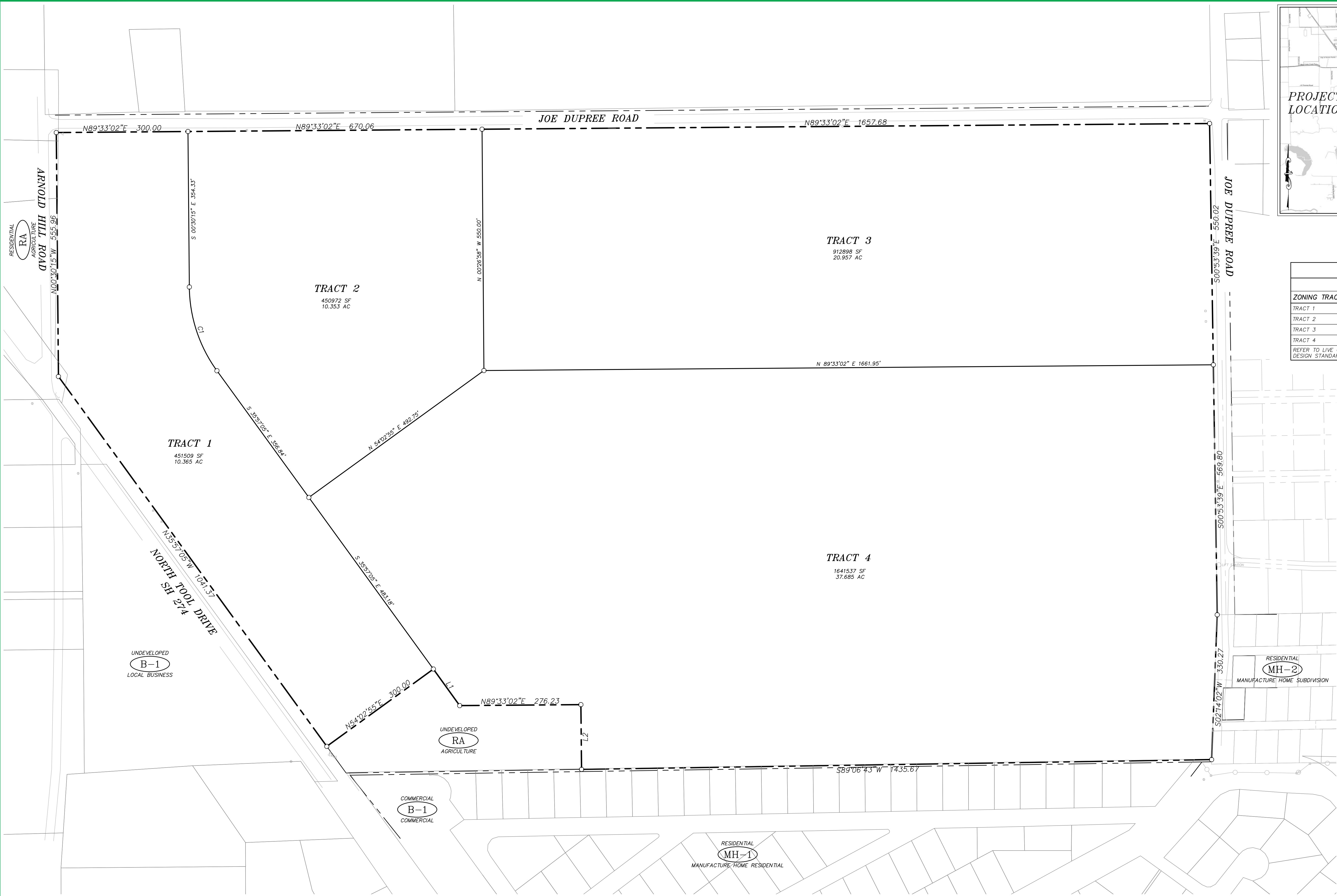
OWNER / DEVELOPER:
LONE STAR LAND DEVELOPMENT
5300 ROYAL LANE
DALLAS, TX 75229
CONTACT: TUFAN KILINC
PHONE: 214-600-2404
EMAIL: tmkilinc@gmail.com

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:



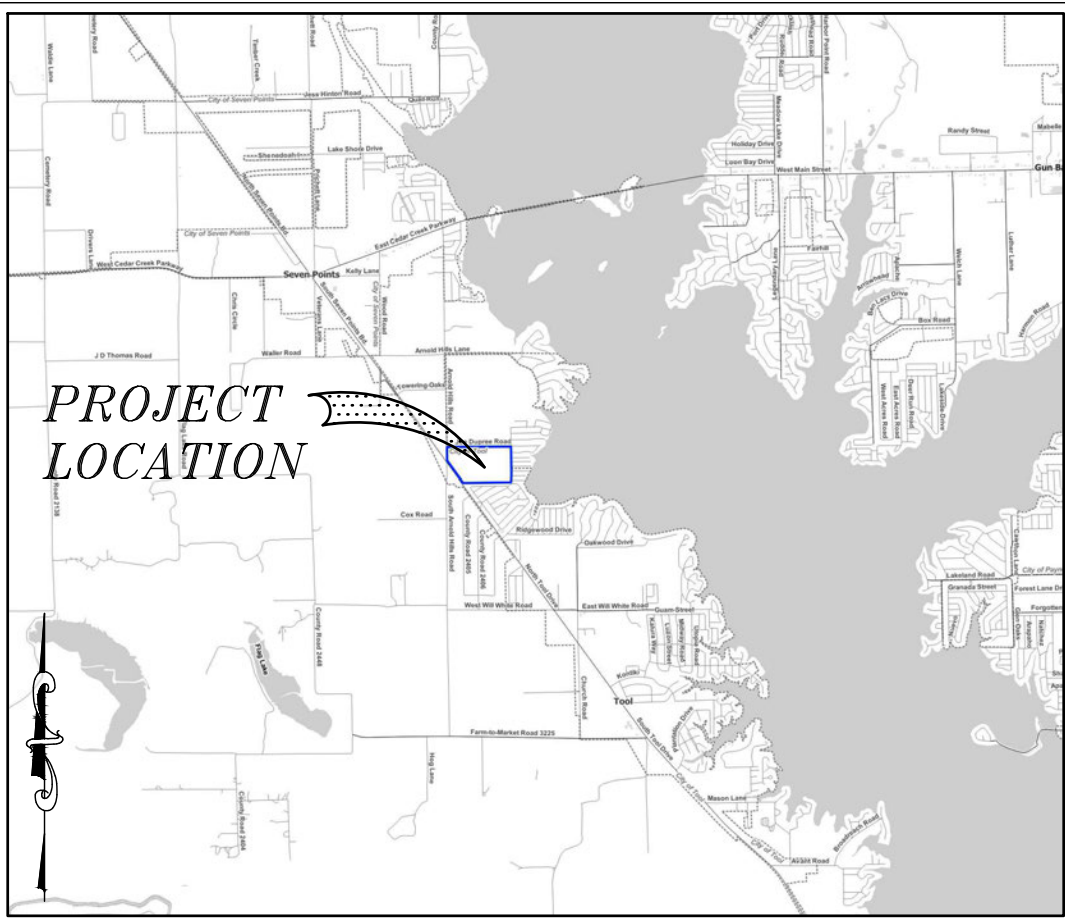
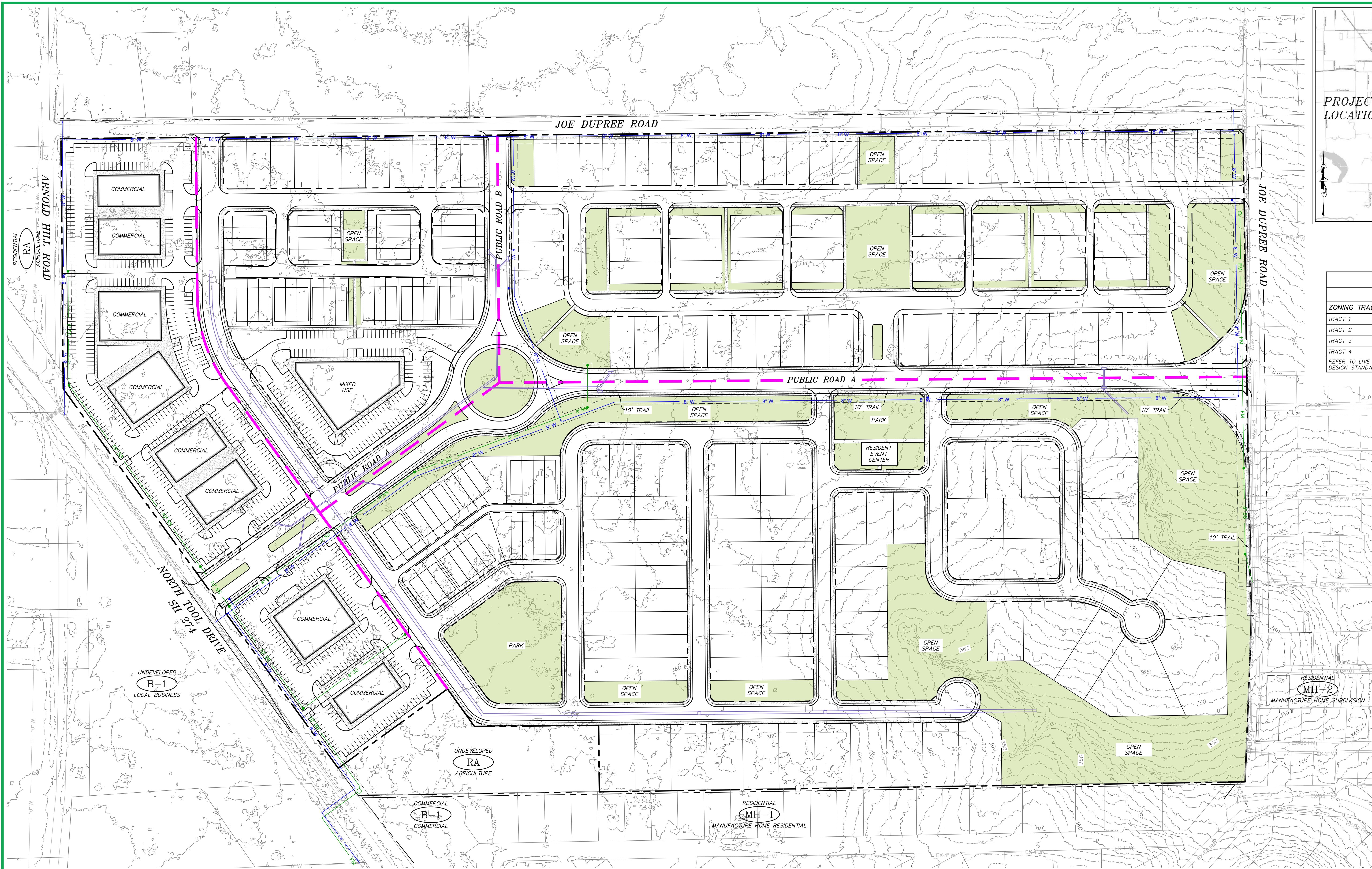
civil engineering surveying landscape architecture planning
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519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
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LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	102.51'	S 35°45'24" E
L2	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"



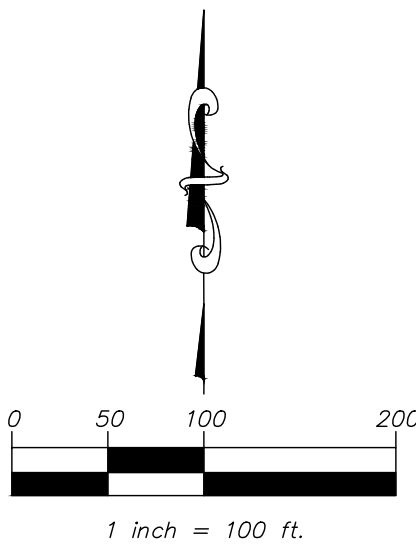
VICINITY MAP
NTS

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

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



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



civil engineering surveying landscape architecture planning
texas registration number: F - 2759
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519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

Exhibit "B"

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.

**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.

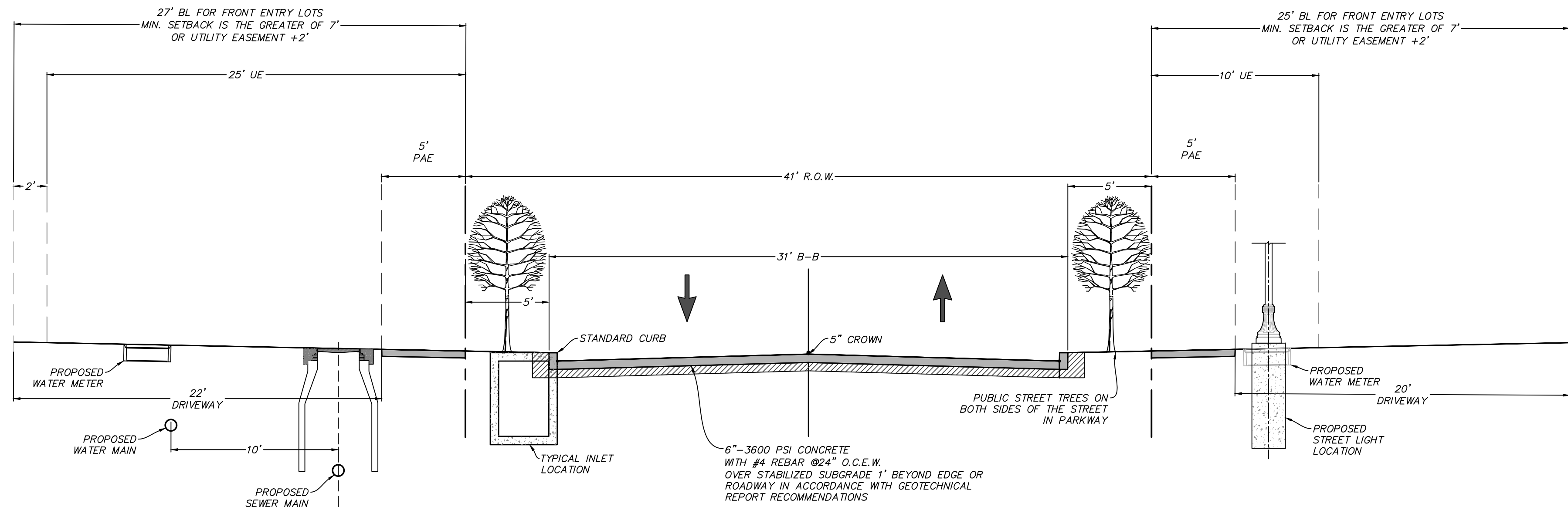
NOTE: THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED, VIEWED, OR RELIED UPON AS A BOUNDARY SURVEY; AND SHOULD NOT BE USED TO ESTABLISH OR CONVEY RIGHTS TO, OR INTEREST IN REAL PROPERTY.

EXHIBIT "D"
LAND USE CHART

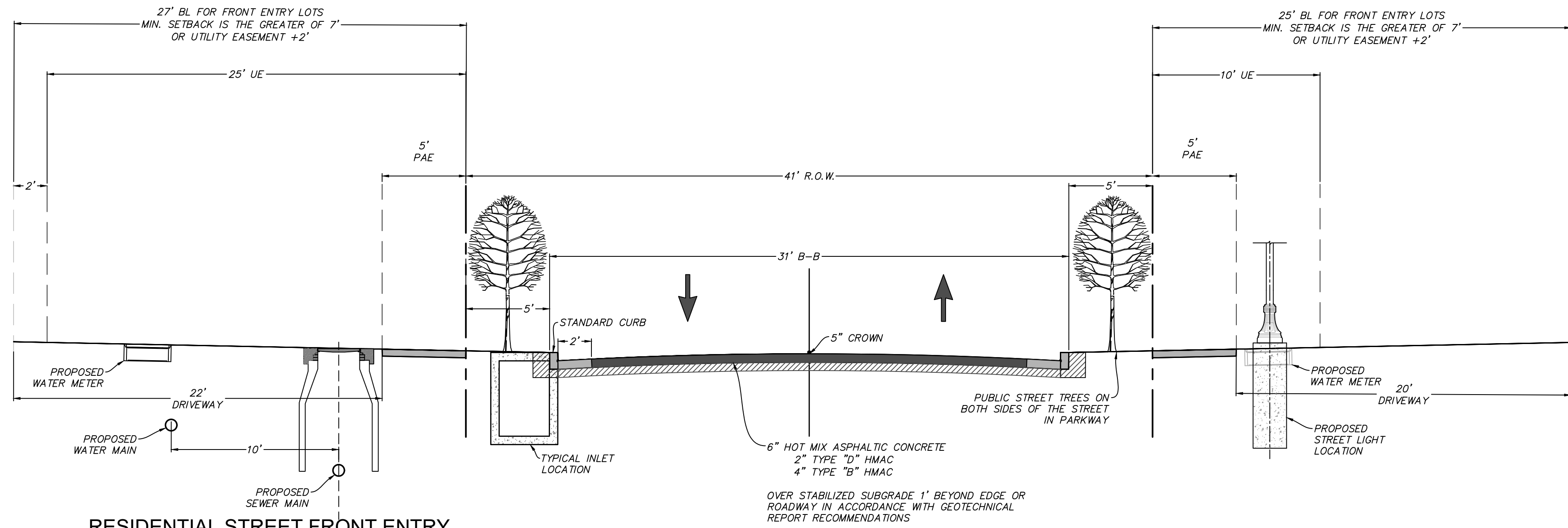
Legend: P = Permitted C = Conditional SUP = Specific Use Permit
In the City of Tool's Appendix A: Schedule of Uses, a Y = P (Permitted), S = SUP (Specific Use Permit)

PERMITTED 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

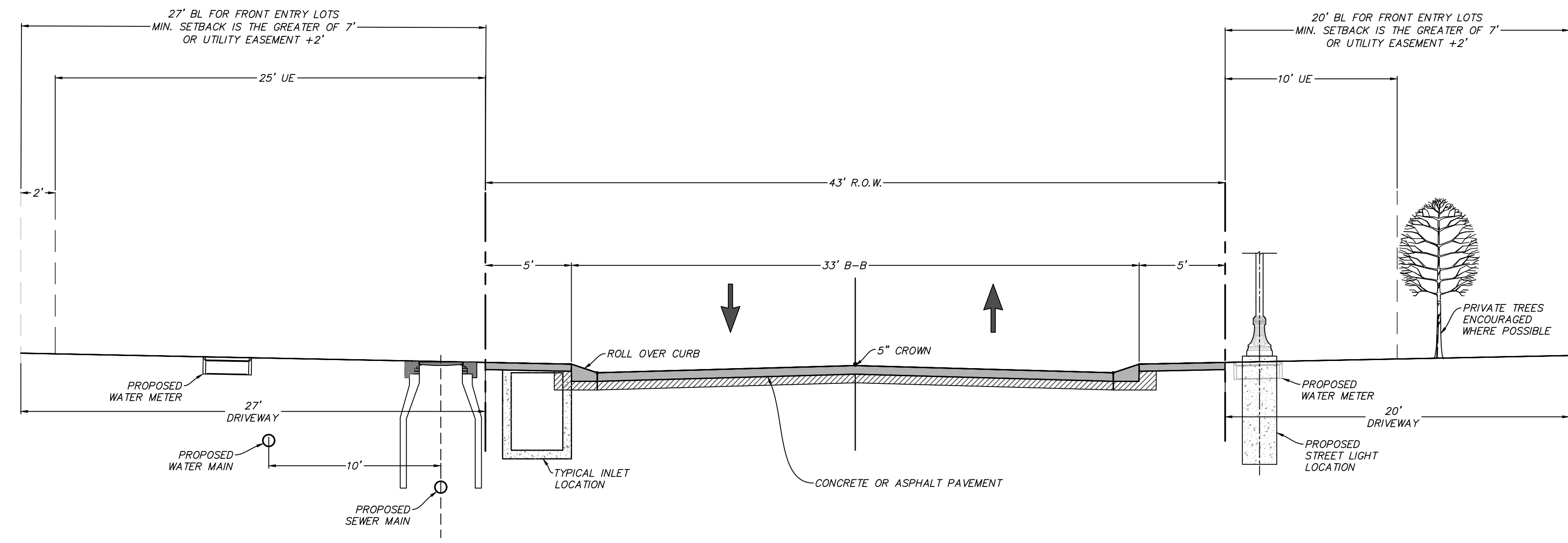
¹Fractional parking requirements shall be rounded up to the nearest whole number. Unless otherwise stated, references to square footage are to floor area.



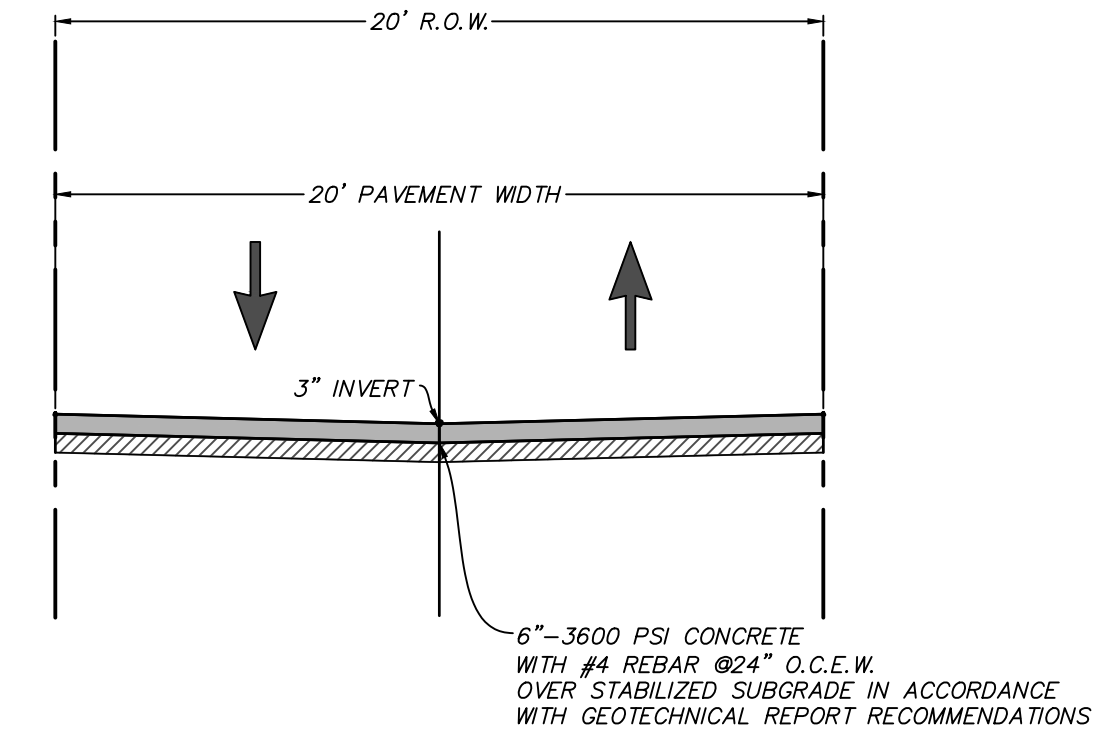
1 RESIDENTIAL STREET FRONT ENTRY
31' B-B CONCRETE SECTION
NOT TO SCALE



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

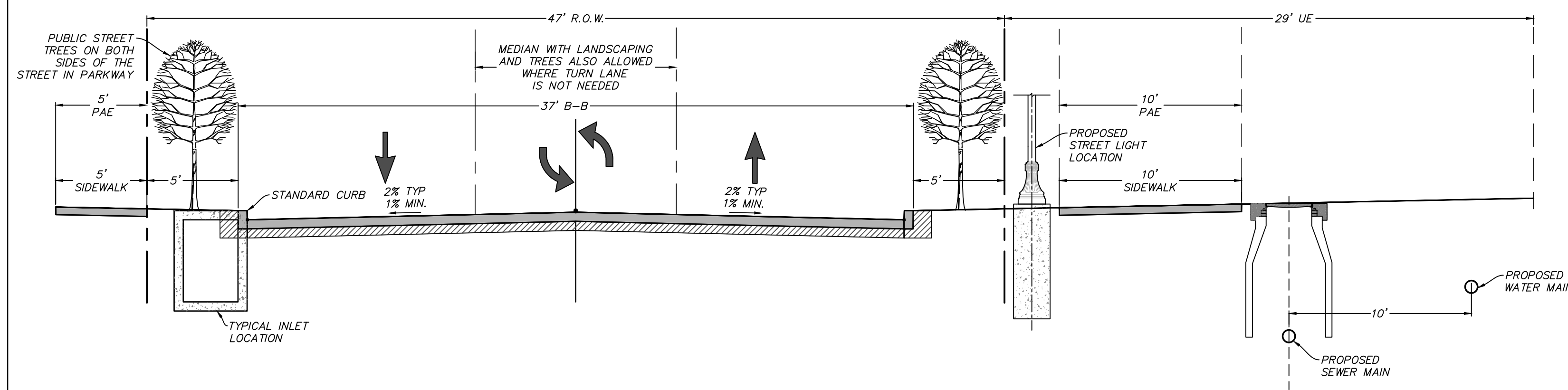


3 RESIDENTIAL STREET FRONT ENTRY
33' B-B SECTION (ROLL CURB)
NOT TO SCALE

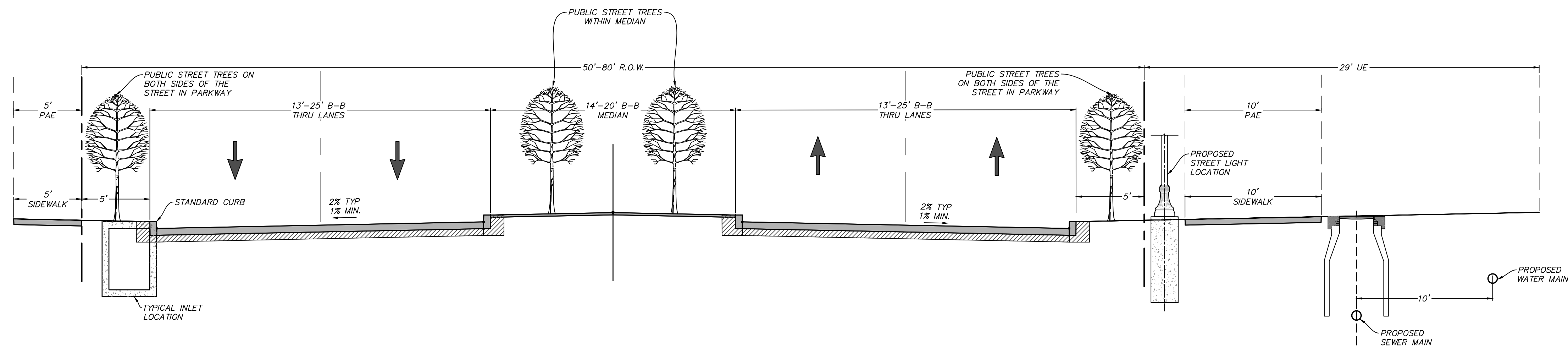


REFER TO PD FOR BUILDING
SETBACK GUIDANCE FOR
ALLEY SECTIONS

4 CONCRETE ALLEY SECTION
NOT TO SCALE



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



6 BOULEVARD/MAIN THOROUGHFARE
NOT TO SCALE

- NOTES:
1. THESE SECTIONS ARE INTENDED TO PROVIDE GENERAL DIRECTION OF STREET DIMENSIONS AND TYPICAL LAYOUTS. DEVIATIONS FROM THESE 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 PROVIDER'S 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 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



civil engineering surveying landscape architecture planning
lspds registration number: 1 - 2750
lspds registration/license number: 10088000
519 east 10th
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mimalex.com



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.
---------------------------------	---



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.

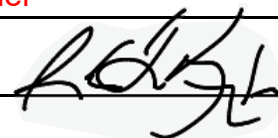
I UNDERSTAND THAT IT IS NECESSARY FOR ME OR MY AGENT TO BE PRESENT AT THE CITY COUNCIL MEETING.

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: 

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 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 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



0841-0070-0000-540

SNYDER ROBERT L
5300 ROYAL LN
DALLAS TX 75229

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

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**

Rob Snyder

SHIP TO

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

Ways to pay



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

[View and pay](#)

October 16, 2026

Mayor Bennett,

Pursuant to Texas Local Government Code §22.038(b), we, the three undersigned council members, formally request that you call a special City Council meeting to reconsider both items identified in your email: Ordinance 2026-10, Live Oak Vista Conceptual Plan, and the Tahoe financing approved under Agenda Item 25.

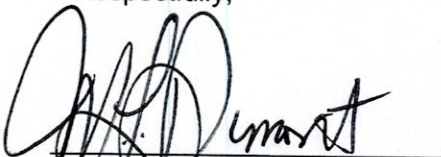
We request that the meeting be scheduled for Thursday, October 22, 2026 at tentatively at 9 AM, subject to the required public notice, with the following agenda items:

1. Discussion and possible action on reconsideration and approval of Ordinance 2026-10, Live Oak Vista Conceptual Plan, following the Mayor's statement of objections under Texas Local Government Code §52.003(c).
2. Discussion and possible action on reconsideration and approval of the financing of Tahoe vehicles approved under Agenda Item 25 at the October 15, 2026, council meeting, following the Mayor's stated objections.

Please confirm by 3:30 PM on October 16, 2026 that the meeting will be called so the City Secretary can timely prepare and post the notice. If the proposed meeting date cannot be accommodated, we request the following business day, October 23, 2026 at 9 AM.

We request that reconsideration of both items occur promptly rather than be deferred until the November regular meeting.

Respectfully,


Mike Dumont
Daniel Sayre
Tommy Salvato

Cc: City Secretary, City Administrator, Mayor Pro Tem, City Attorney

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
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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
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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.

CITY COUNCIL PRESENTATION

Patrol Fleet Condition Assessment

Mileage, Engine Idle Hours & Replacement Planning

Four patrol units | Model years 2014–2020

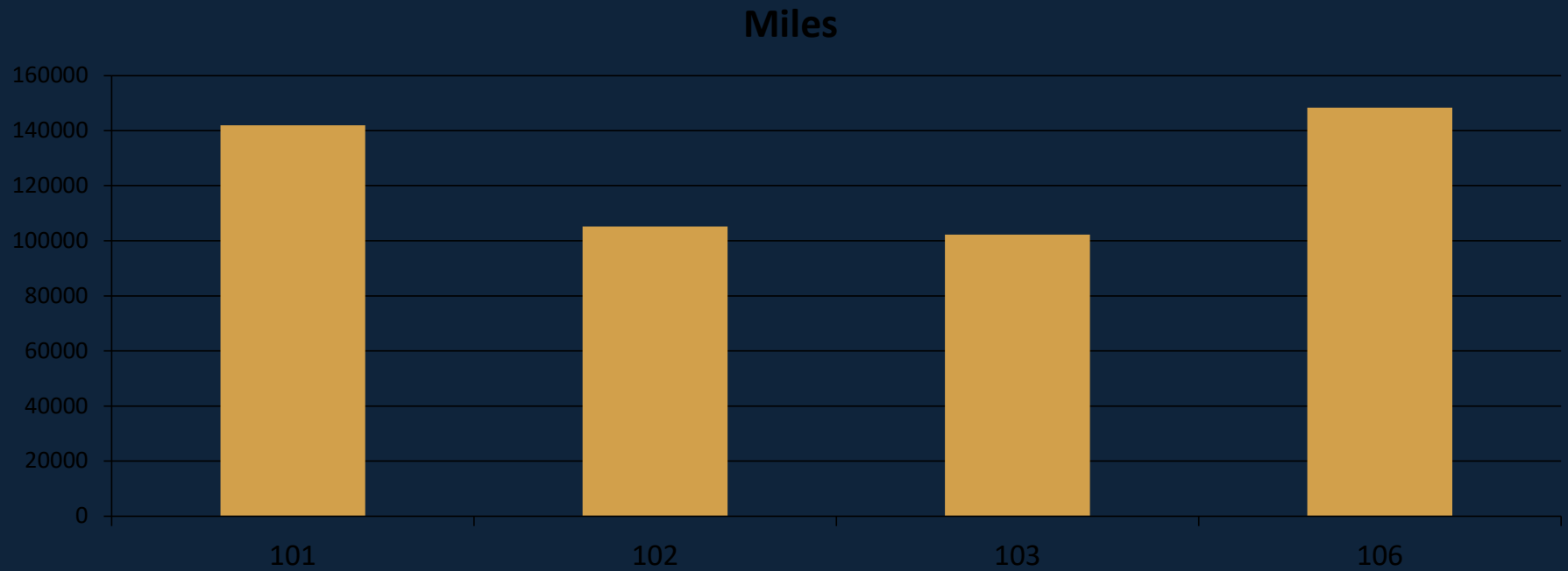
Executive Summary

- 4 active patrol units; every vehicle exceeds 100,000 odometer miles.
- 497,753 combined actual miles and 40,841 combined idle hours.
- 1,722,983 estimated engine-equivalent miles using a 30-mile-per-idle-hour assumption.
- Recommend a phased, condition-based replacement program.

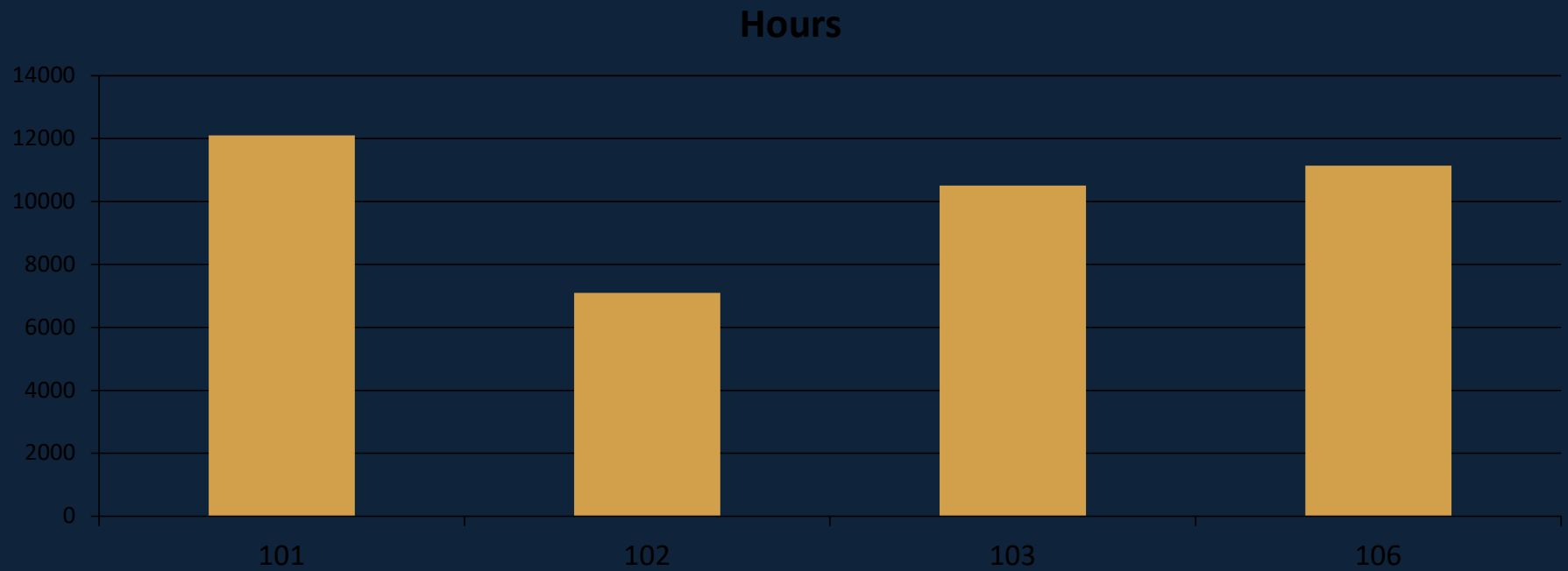
Current Patrol Fleet Inventory

Unit	Year / Vehicle	Odometer Miles	Idle Hours
101	2016 Ford Explorer	141,986	12,101
102	2016 Ford Explorer	105,209	7,092
103	2020 Ford Explorer	102,245	10,509
106	2014 Dodge Charger	148,313	11,139
TOTAL	4 units	497,753	40,841

Odometer Mileage by Patrol Unit



Recorded Engine Idle Hours



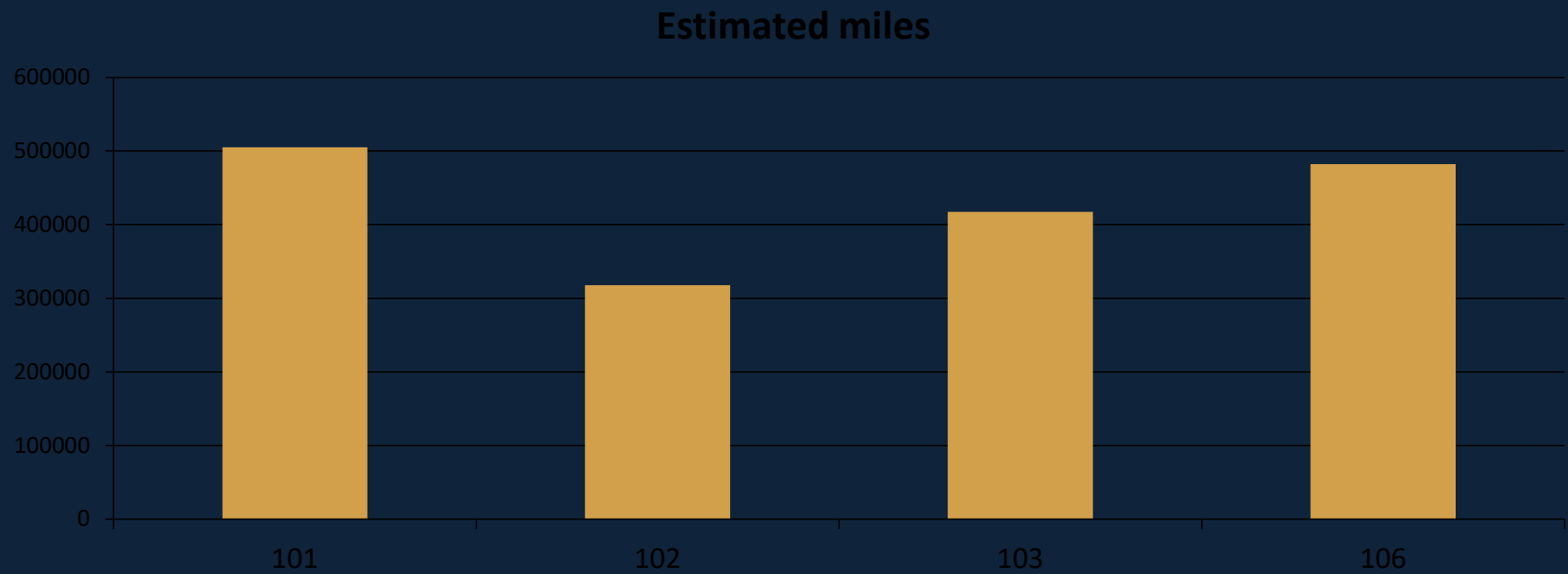
Converting Idle Hours into Equivalent Mileage

- Planning assumption: 1 idle hour $\approx$ 30 miles of engine-equivalent use.
- $40,841 \text{ idle hours} \times 30 = 1,225,230 \text{ idle-equivalent miles}$.
- $497,753 \text{ actual miles} + 1,225,230 \text{ estimated miles} = 1,722,983$.
- This is an illustrative usage estimate, not odometer mileage or a verified measure of engine wear.

Engine-Equivalent Mileage by Unit

Unit	Actual Miles	Idle-Equivalent	Combined Estimate
101	141,986	363,030	505,016
102	105,209	212,760	317,969
103	102,245	315,270	417,515
106	148,313	334,170	482,483
TOTAL	497,753	1,225,230	1,722,983

Estimated Engine-Equivalent Miles



Why Fleet Condition Matters

- Patrol duty includes extended idling, stop-and-go driving, and emergency response.
- High usage can increase maintenance demands and the likelihood of vehicle downtime.
- A vehicle out of service reduces deployment flexibility and may increase repair costs.
- Mechanical inspections and maintenance history should determine replacement priority.

Recommended Replacement Strategy

- Authorize development of a phased replacement plan, beginning with two units.
- Prioritize based on safety inspections, repair history, downtime, mileage, and engine hours.
- Obtain comparable fully equipped vehicle quotes and lifecycle cost estimates.
- Establish a recurring fleet replacement schedule to avoid simultaneous aging of units.

Council Consideration

- Acknowledge the current condition and operating demands of the four-unit patrol fleet.
- Direct staff to prepare pricing and financing options for two replacement patrol vehicles.
- Review proposed funding, delivery timelines, and disposition of replaced vehicles.
- Return with a final purchase recommendation supported by documented costs.

Methodology & Limitations

- Source: department-provided odometer and recorded idle-hour readings as of October 10, 2026.
- 30 miles per idle hour is a planning assumption; manufacturer-specific guidance was not verified.
- Engine-equivalent mileage should not be represented as actual vehicle mileage.
- Maintenance records, vehicle diagnostics, and mechanical inspections remain essential.



Financing Proposal

Prepared For



City of Tool

October 5, 2026

Submitted By

Government Capital Corporation

345 Miron Drive
Southlake, Texas 76092

Cris Linse

Client Services
817-722-0244



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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.



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



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

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

Attestation:

NAME: _____, Mayor

NAME: _____, City Secretary

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



City of Tool

Term- 6 Payments				
Interest Rate: 5.451%				
	Date	Payment	Interest	Principal
Loan	11/12/2026			
1	5/12/2028	\$ 45,496.84	\$ 18,480.57	\$ 27,016.27
2	5/12/2029	\$ 45,496.84	\$ 10,604.69	\$ 34,892.15
3	5/12/2030	\$ 45,496.84	\$ 8,702.72	\$ 36,794.12
4	5/12/2031	\$ 45,496.84	\$ 6,697.07	\$ 38,799.77
5	5/12/2032	\$ 45,496.84	\$ 4,582.10	\$ 40,914.74
6	5/12/2033	\$ 45,496.84	\$ 2,351.81	\$ 43,145.03
Grand Totals		\$ 272,981.04	\$ 51,418.96	\$ 221,562.08