City Council Meeting Presentations

July 13, 2026

1. FY 2026-2027 STREETS AND ALLEYS MAINTENANCE STRATEGIES
2. 2026-2031 CAPITAL IMPROVEMENT PLAN OVERVIEW
3. ZF 26-09

STREETS, ALLEYS & SIDEWALK PROGRAM UPDATE

July 13, 2026

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OVERVIEW

Streets

- Maintenance Program Plan Status
- Current Capital Plan Status

Alleys

- Maintenance Program Plan Status
- Current Capital Plan Status

Sidewalks

- Current Sidewalk Capital Plan Status

STREETS PROGRAM

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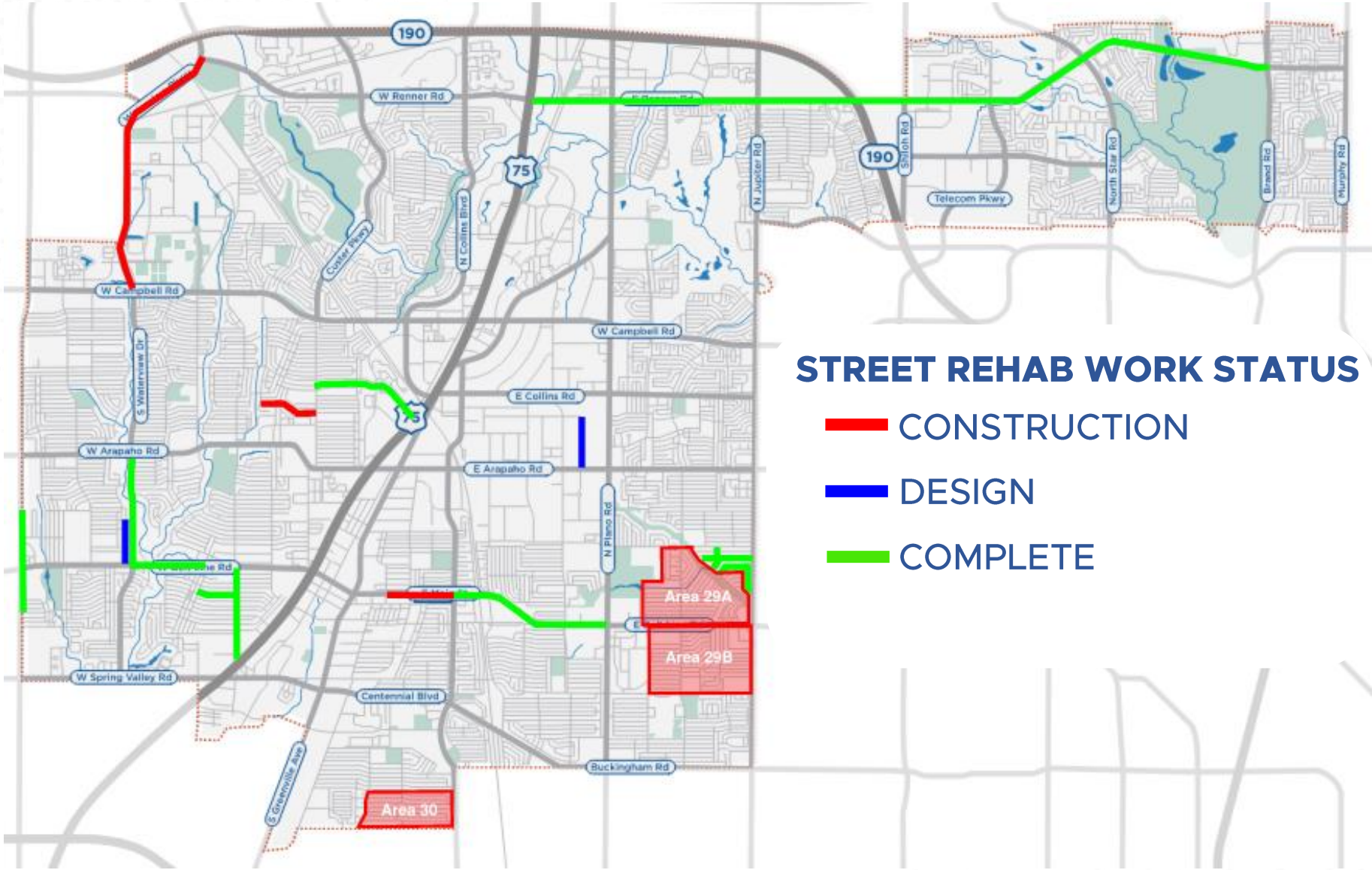
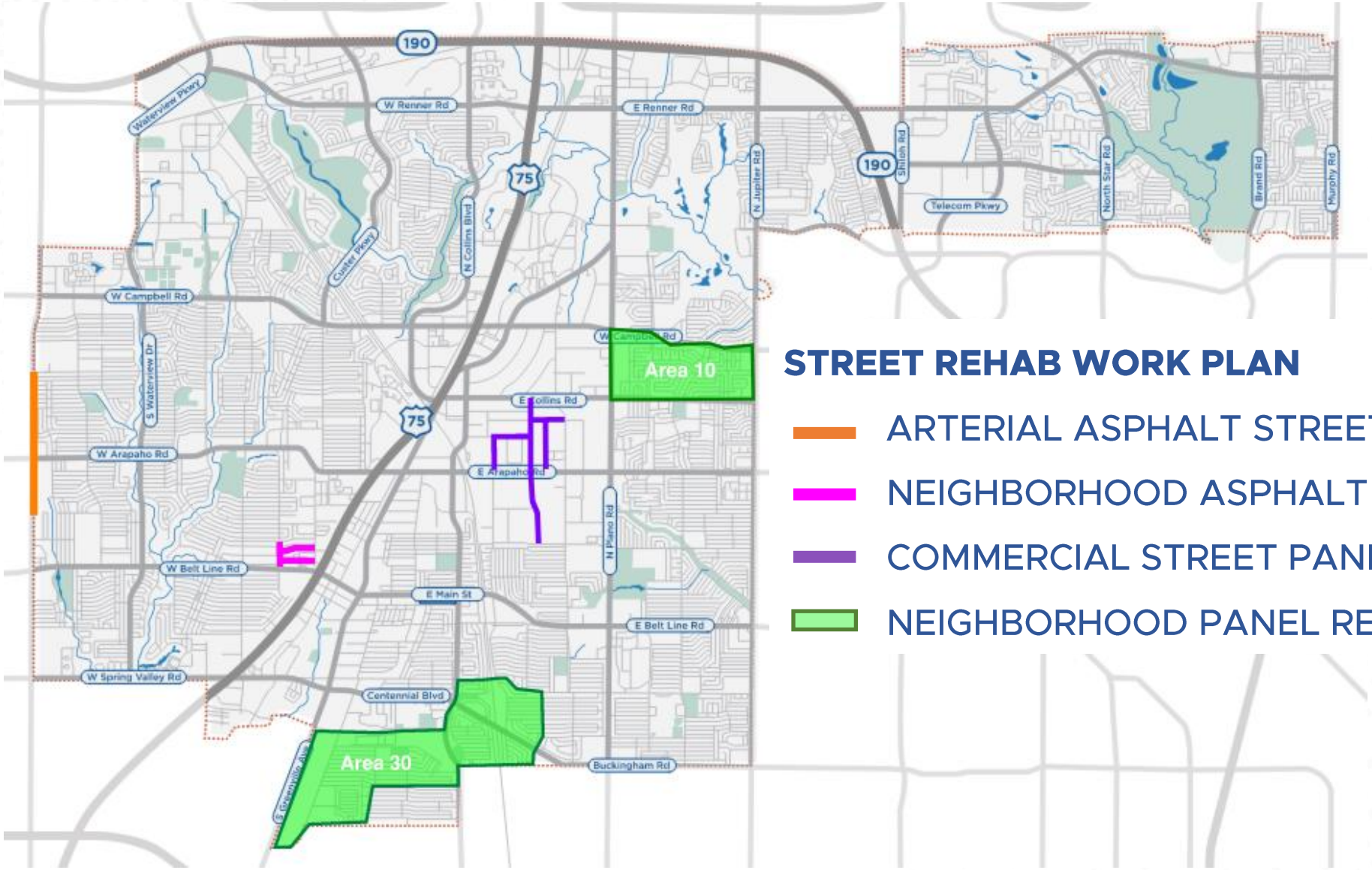
STREET MAINTENANCE CYCLE

- The condition of the streets dictate the appropriate maintenance strategy.
- Street Conditions:
  - Good
  - Fair
  - Poor
- Annual Maintenance Programs:
  - Preventative maintenance on good streets
  - Overlays and localized repairs on fair streets
- Bond Program:
  - Concrete panel rehabilitation for fair streets
  - Reconstruction of poorest streets and alleys

STREET REHAB PROGRAM STATUS



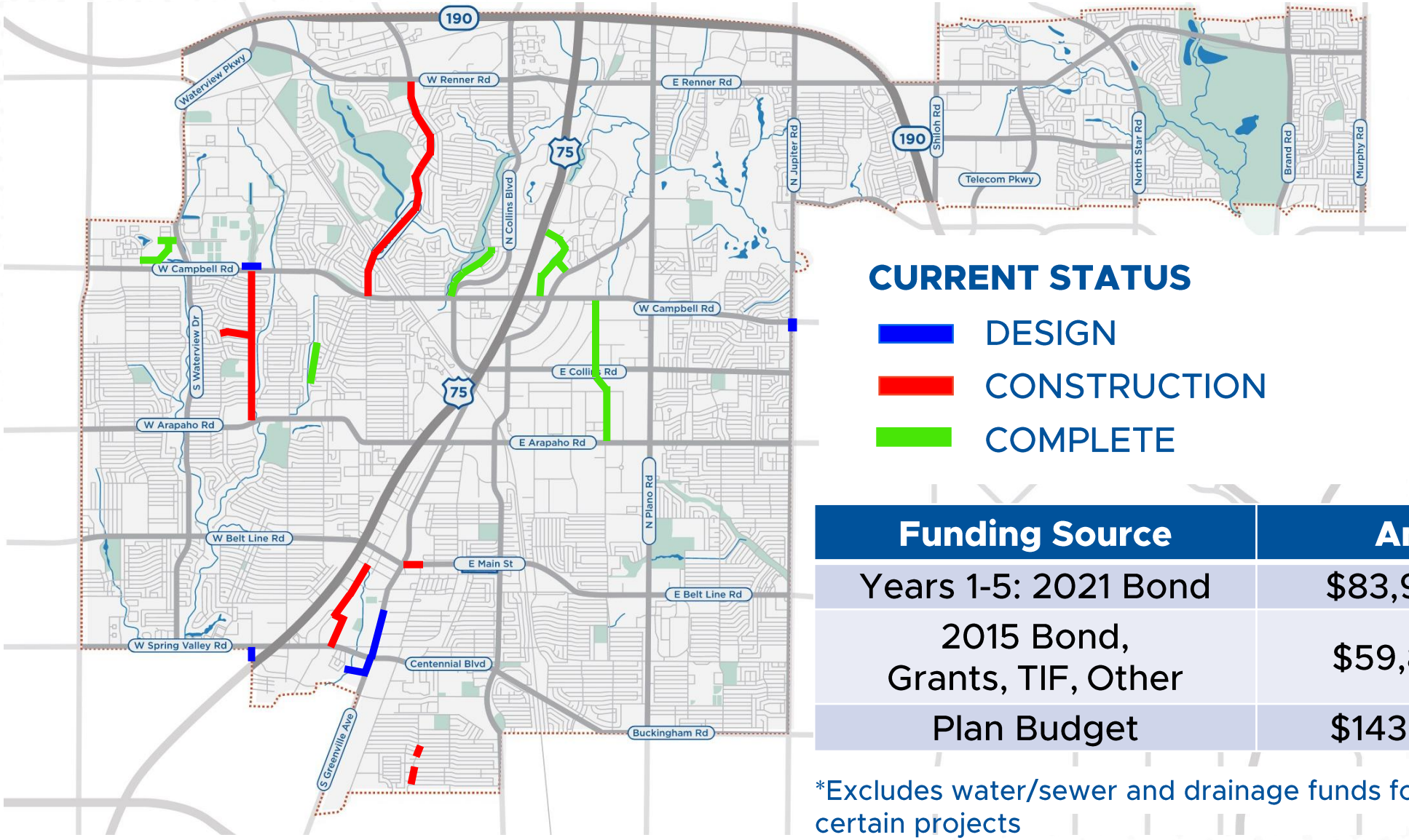
FY27 PRELIMINARY WORK PLAN



STREET REHAB WORK PLAN

- ARTERIAL ASPHALT STREET REHAB
- NEIGHBORHOOD ASPHALT OVERLAY
- COMMERCIAL STREET PANEL REPLACEMENT
- NEIGHBORHOOD PANEL REPLACEMENT

CURRENT STREET CAPITAL PLAN STATUS



CURRENT STATUS

- DESIGN
- CONSTRUCTION
- COMPLETE

Funding Source	Amount
Years 1-5: 2021 Bond	$83,980,000*
2015 Bond, Grants, TIF, Other	$59,838,877*
Plan Budget	$143,718,877*

*Excludes water/sewer and drainage funds for certain projects

ALLEY PROGRAM

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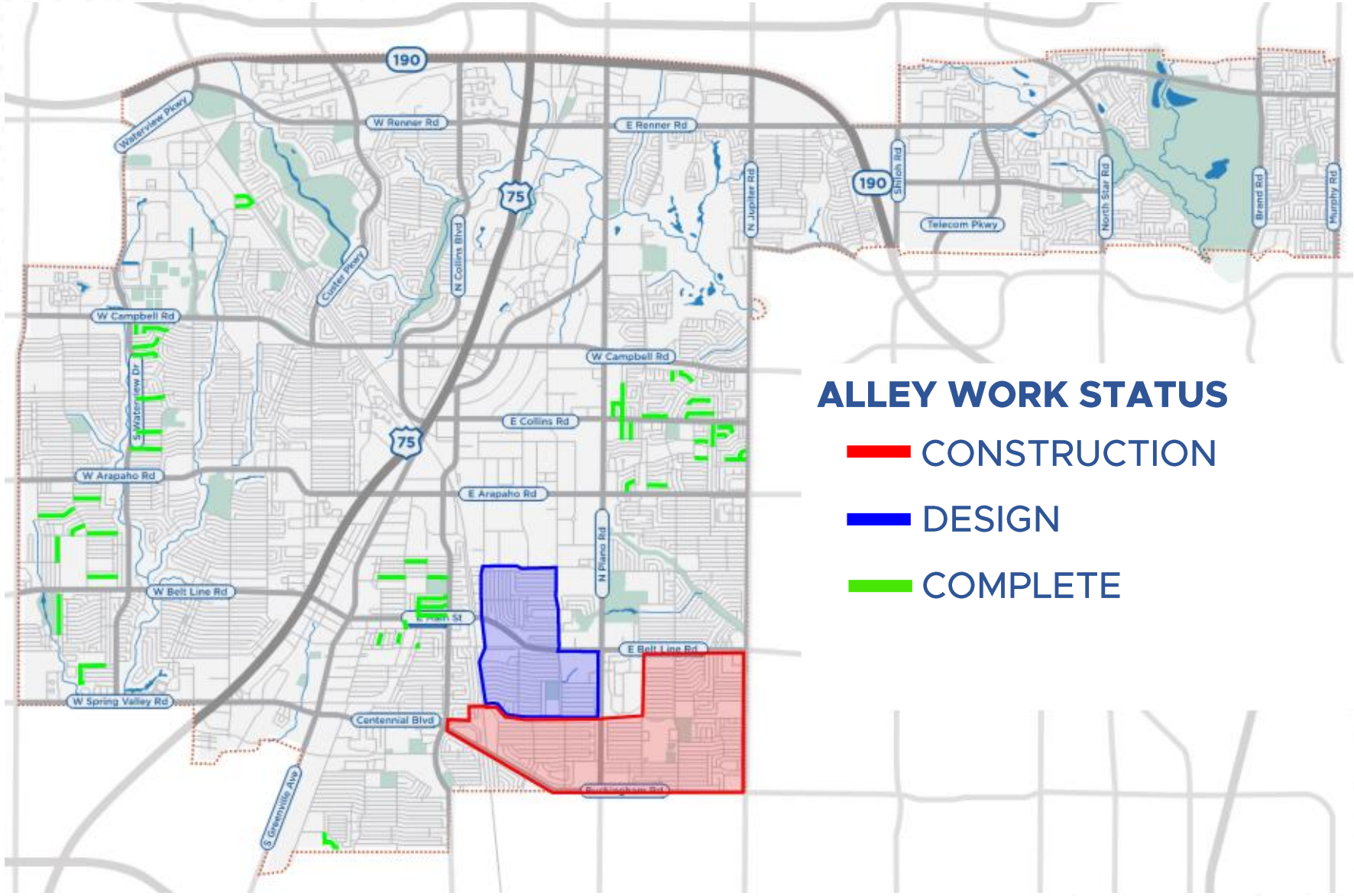
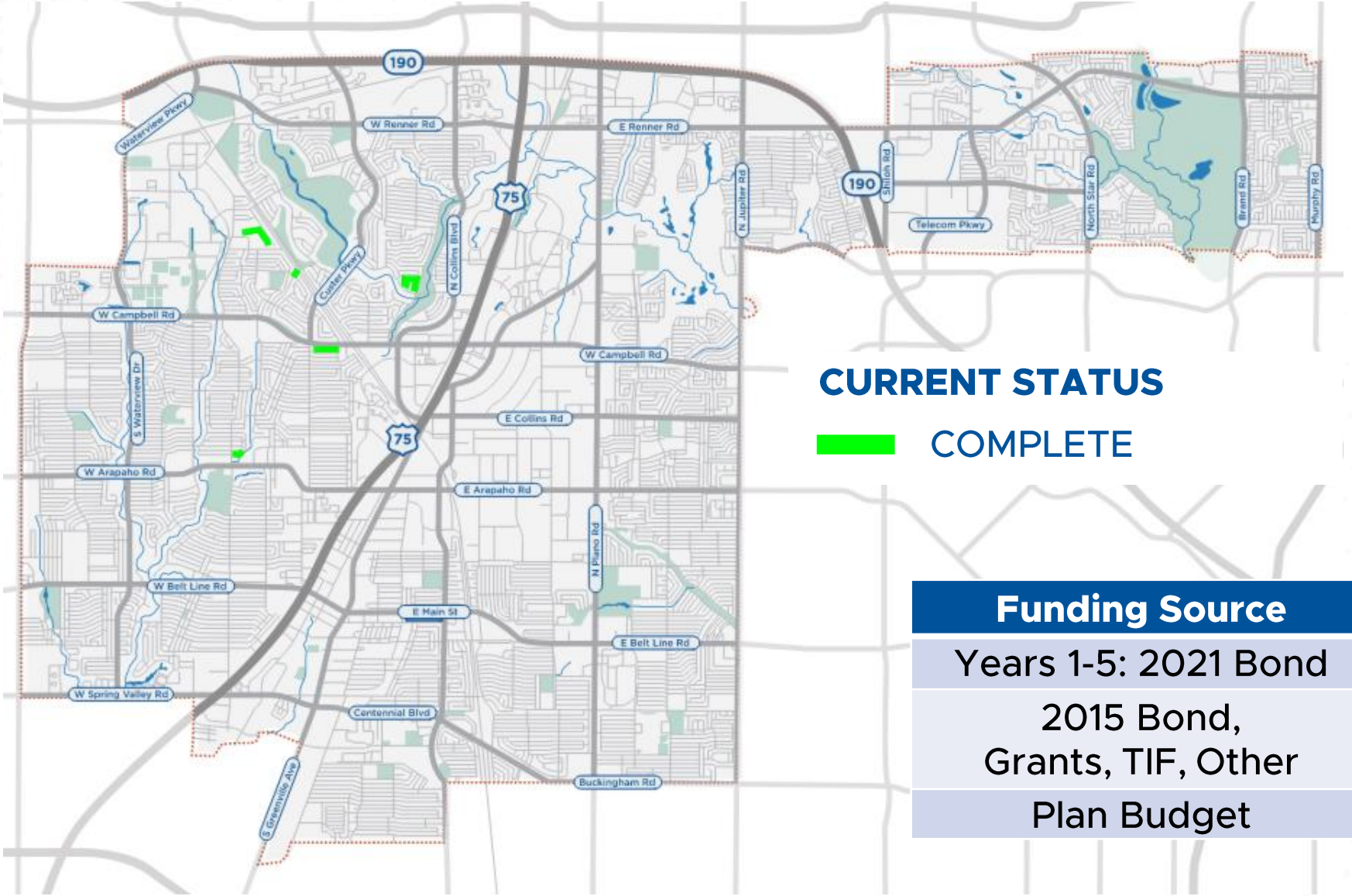
ALLEY MAINTENANCE PLAN STATUS



CURRENT ALLEY CAPITAL PLAN STATUS



Funding Source	Amount
Years 1-5: 2021 Bond	$10,520,000
2015 Bond, Grants, TIF, Other	$770,309
Plan Budget	$11,290,309

SIDEWALK PRORAM

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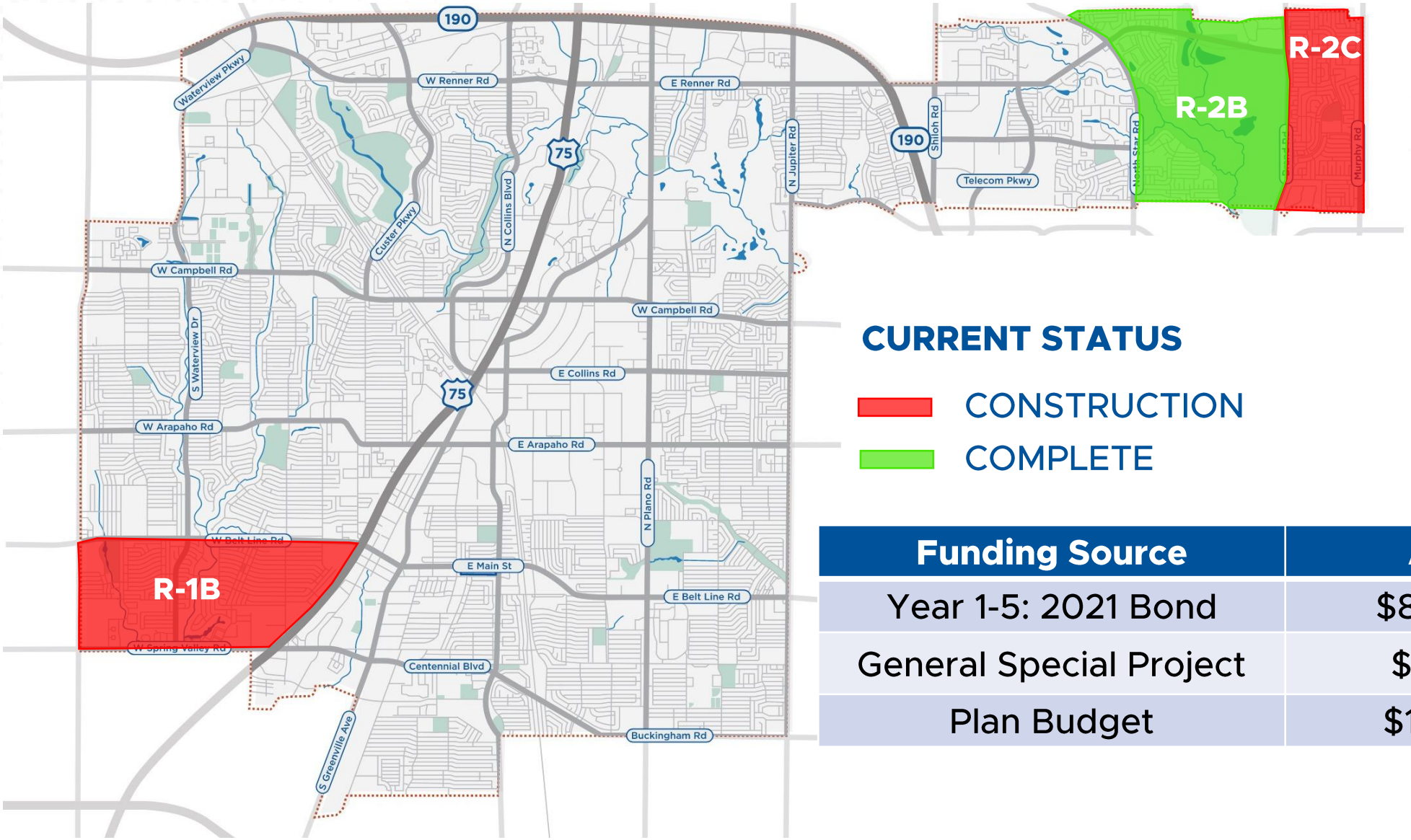
SIDEWALK CAPITAL PLAN STATUS



CURRENT STATUS

- CONSTRUCTION
- COMPLETE

Funding Source	Amount
Year 1-5: 2021 Bond	$8,500,000
General Special Project	$1,643,219
Plan Budget	$10,143,219

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NEXT STEPS

- Finalize Streets, Alley and Sidewalk Work Plans as certified property tax values are received, and the City Manager prepares to file the budget
- Provide periodic updates on CIP implementation

CAPITAL IMPROVEMENT PLAN OVERVIEW

2026 BOND PROGRAM IMPLEMENTATION

July 13, 2026

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CITY COUNCIL GOALS

CITY COUNCIL STRATEGY

Maintain strong fund balance and bond rating

CITY COUNCIL TACTIC

Maintain a multi-year capital improvement plan

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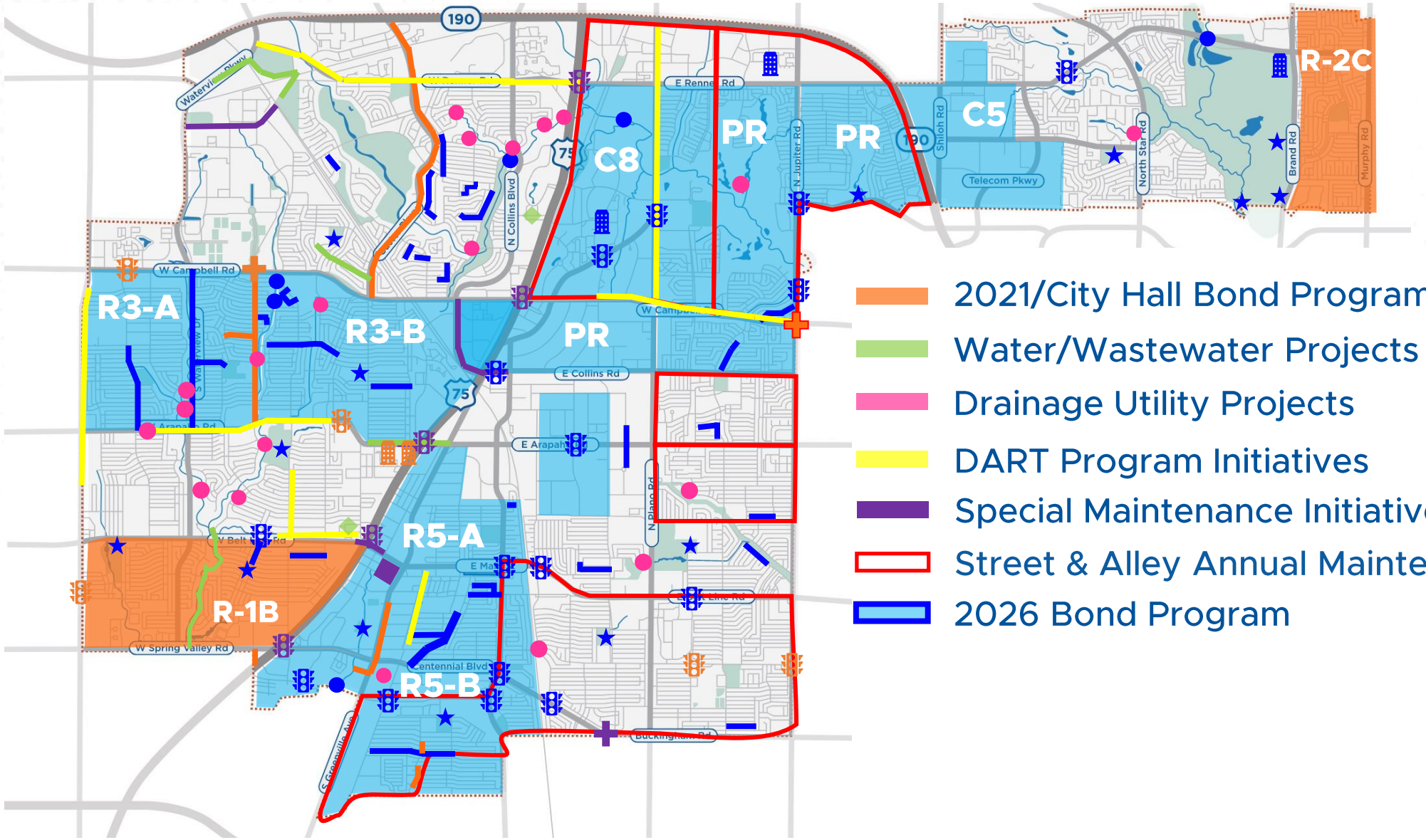
OVERVIEW

- Capital Improvement Plan (CIP) Overview
  - 2021/City Hall Bond Program – Remaining Projects
  - Water/Wastewater Projects
  - Drainage Projects
  - Special Maintenance Initiatives
  - 2026 Bond Program Implementation Plan
- Next Steps

5-YEAR CAPITAL IMPROVEMENT PLAN

Project Category	Total Amount	Comments
2021/City Hall Bond Program – Remaining Projects	$77,650,000	
Water/Wastewater Projects	$110,180,000	
Drainage Utility Projects	$24,300,000	Annual program over next 5 years.
DART Program Initiatives—GMP	$26,500,000	
Special Maintenance Initiatives	$44,325,000	Mostly grant funds, with $18.9M local match.
Street & Alley Annual Maintenance Programs	$22,500,000	Annual program over next 5 years.
2026 Bond Program Projects	$223,400,000	
Total	**$527,855,000**	

5-YEAR CAPITAL IMPROVEMENT PLAN MAP



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2021 / CITY HALL BOND PROGRAM STATUS

Streets

Design:
- Campbell/Jupiter
- Campbell/University
- St. Paul Dr.
- S. Greenville Ave.

Construction:
- S. Sherman
- Lingco Dr.
- Custer Pkwy.
- West Shore Dr.
- Fontana Ave.
- Richland Park Dr.

Complete
- Glenville
- Jonsson Blvd.
- Tatum St.
- Newberry Dr.
- West Shore Dr.
- Lakeside Blvd.
- Lawnview Dr.
- Nantucket Dr.
- Napier Drive
- McKinney St.
- Forest Grove Dr.
- Sherwood Dr.
- Royal Crest Dr.
- Canyon Valley Dr.
- Canyon Brook Dr.
- E. Prairie Creek Dr.

Alleys:
- 32 complete

Signals:
- 2 in planning
- 4 in design
- 1 under construction
- 10 complete

Public Buildings

Construction:
- Library

Complete
- Animal Shelter
- Fire Station Five

City Hall

Construction:
- City Hall

Sidewalks

Construction:
- Residential Areas 1B and 2C

Complete:
- Residential Areas 1A, 2A, 2B
- Commercial Areas

Drainage

Complete:
- Cottonwood Creek Detention Basin
- Huffhines, Chestnut Creek Erosion Projects

Parks

Complete:
- Glenville Property Activation (Twin Rivers Park)
- Apollo Property Activation (Apollo Park)
- Playgrounds:
  - Breckinridge
  - Woodhaven Grove
  - Mark Twain
  - Terrace
  - Berkner
  - Woods
  - Woodland
  - Foxboro
  - Point North

Visit cor.net/projects for additional project updates

CIP – WATER / WASTEWATER PROJECTS

Project	Estimated Cost*	Notes
Greenville Avenue Sanitary Sewer	$26,325,000	In design, construction to begin 2027
Cottonwood Creek Sewer Trunk Main	$14,770,000	DWU coordination ahead of design
Other Sewer Main Upgrades	$5,500,000	Annual design and construction
CMOM Manhole/Lift Station Rehabilitation	$4,700,000	Annual design and construction
Copper Ridge Water Line Replacement	$2,000,000	Water Master Plan Priority 3
Northside Valve and Water Line Replacement	$5,500,000	Water Master Plan Priority 1 and 2
Arapaho Central Water Line Replacement	$2,000,000	Water Master Plan Priority 4
Pump Station and Storage Tank Rehabilitation	$14,900,000	Annual design and construction
Elevated Storage Tank Rehabilitation	$7,865,000	Annual design and construction
Meter, Large Valve and Water Line Replacements	$26,620,000	Annual design and construction
Total	**$110,180,000**	

*Estimated costs reflect current issuance and planned issuances over the next 5 years and may not reflect total project costs in the out-years.

CIP – SPECIAL MAINTENANCE INITIATIVES

Project	Estimated Cost	Local Contribution	Notes
Belt Line/Main Street and US-75 Crossing	$7,415,000	$1,500,000	Awaiting grant award determination
Arapaho and US-75 Crossing	$3,550,000	$2,500,000	Construction Q4 2026
Collins and US-75 Crossing	$3,600,000	$2,100,000	Bidding in August, Construction 2027
TXDOT Signal Projects	$7,800,000	$1,200,000	8 signals
Polk / Texas / Kaufman Street Reconstruction	$9,480,000	$9,480,000	Est. Completion Q4 2027
Synergy Park	$9,480,000	$1,400,000	Federal grant. Construction est. 2029
Renner Road Pedestrian Improvements	$1,500,000	$250,000	DART to manage construction
Buckingham / Centennial Intersection Improvements	$1,500,000	$500,000	Scope/schedule pending TXDOT coordination
Total	$44,325,000	$18,930,000	

CIP – DART PARTNERSHIP PROJECTS

PTI Projects	Estimated Cost	Status
Lakeside / Lawnview Reconstruction	$7,283,000	Substantially complete
Sherman / Lingco Road Reconstruction	$2,710,000	Summer 2026 Completion
E. Spring Valley / Abrams Intersection Improvements	$1,325,000	Complete
W. Spring Valley Pedestrian Improvements	$1,000,000	Complete
Arapaho Center Station pre-development costs	$600,000	Expended
DART Bus Route Street Rehabilitation	$1,450,000	Complete
Total	**$14,368,000**	

GMP Projects	Estimated Cost	Status
Coit Road Rehabilitation	$3,500,000	Proposed for FY2027
Abrams Road Rehabilitation	$1,000,000	Proposed for FY2028
Floyd Road Rehabilitation with New Bike Lanes	$750,000	Proposed for FY2028
Future Projects	$21,250,000	Future Rehab/Reconstruction Projects
Total	**$26,500,000**	

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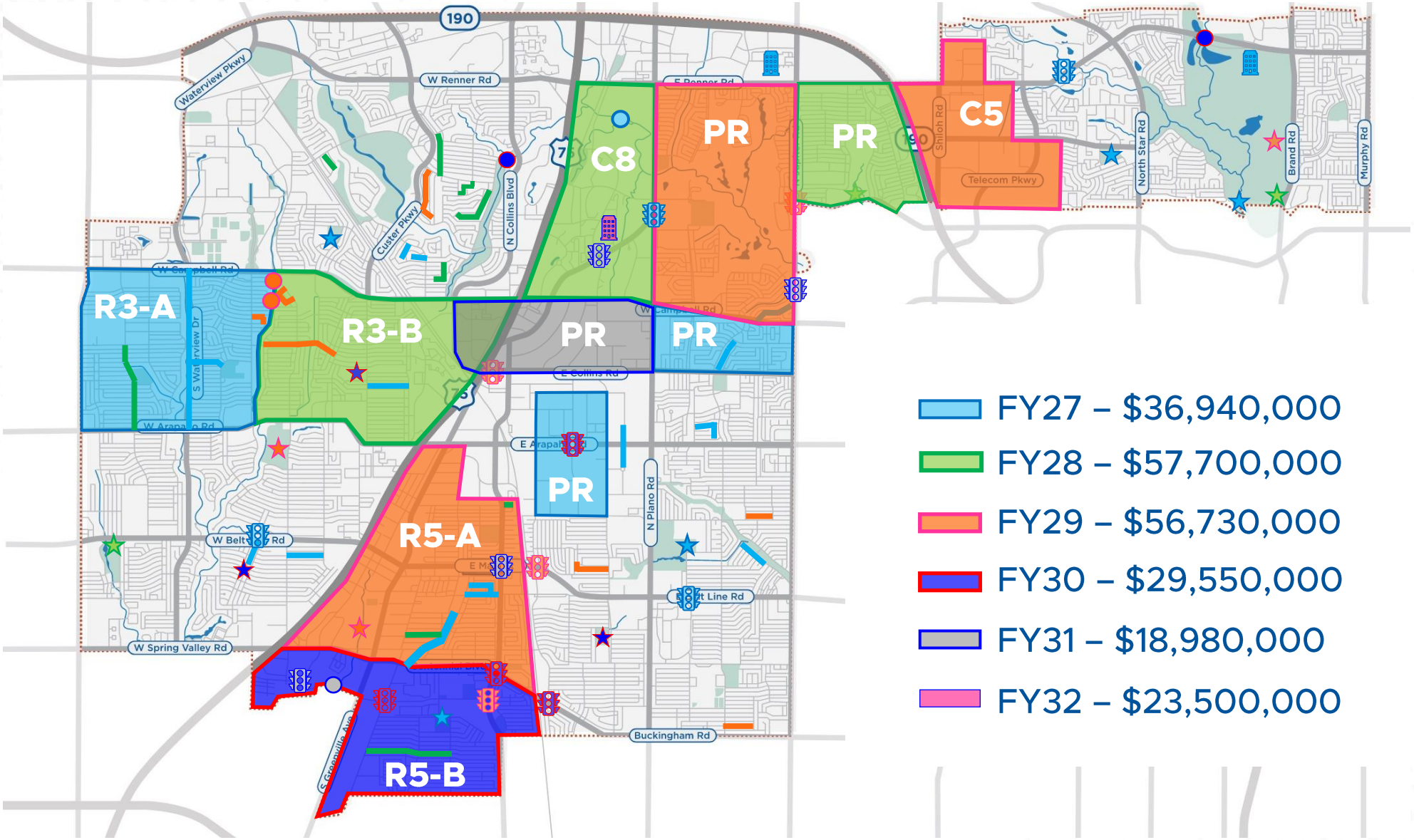
2026 BOND PROGRAM IMPLEMENTATION

Proposition and Project Categories	$223.4M	Comments
Prop A – Streets	**$132.2M**	
Street Reconstruction – Collectors, Commercial, Residential	$75.3M	
Alley Reconstruction – 13 segments	$14.3M	
Concrete Panel Replacement – $5M annual program	$25M	
Traffic – Signals (14 replacement/2 new), School flashers, ADA, ATP projects	$17.6M	
Prop B – Fire-Fighting Facilities	**$36M**	
Fire Apparatus Building	$8M	
Fire Station 6 Addition	$2.1M	
Fire Station 7	$25.9M	Design ($2.4M) with Construction ($23.4) in FY2032
Prop C – Parks and Recreation	**$22.2M**	
Canyon Creek Pool	$2.7M	
Cottonwood Sprayground	$2.3M	
Breckinridge Sprayground	$5.6M	
Breckinridge Pedestrian Bridge and Trail Connection	$5M	
Playgrounds	$5.7M	Breckinridge C, Creekhollow, Crowley South, Durham, Glenville, Heights, Huffhines Woods, McKamy Springs, Northrich, Richland
Prop D – Sidewalks	**$16.5M**	
Commercial Areas C5 and C8	$2.8M	
Residential Areas R3 and R5	$7.7M	
Sidewalk Gaps	$6M	
Prop E – Drainage	**$16.5M**	
Lois Branch Phase I and II	$11.5M	
Erosion Control Projects	$5M	

2026 BOND PROGRAM IMPLEMENTATION

- Implementation plan developed based on several key factors
  - Design Status
  - Funding Timeliness Requirements
  - Condition of Asset
  - Stakeholder Input
  - Regional Impact with Other Projects
  - Workload Capacity

BOND IMPLEMENTATION BY YEAR



2026 BOND PROGRAM ISSUANCE SCHEDULE

Year	Issuance Amount*
1	$36,940,000
2	$57,700,000
3	$56,730,000
4	$29,550,000
5	$18,980,000
6	$23,500,000
Total	**$223,400,000**

*Year 2-6 estimates subject to change based on number factors

Proposition	Issuance Amount
A - Streets	$132,200,000
B – Fire-Fighting Facilities	$36,000,000
C – Parks and Recreation	$22,200,000
D - Sidewalks	16,500,000
E - Drainage	$16,500,000
Total	**$223,400,000**

PROP A –YEAR 1 IMPLEMENTATION

Project	Allocation
Commercial – Design Presidential Dr. – Roundabout to 1220 Presidential	$850,000
Collectors – Design Waterview Drive – Arapaho to Campbell S. Weatherred Dr – Downing to Belt Line	$3,240,000 $760,000
Residential – Design Martha Manor Dr – Frances to S. Lois / Frances Way – S. Dorothy to Grove Hidden Dr – Gold Finch to N. Spring Creek Ridgehaven Place – Canyon Creek to Cul-de-sac / Canyon Creek Plaza - Canyon Creek to Cul-de-sac	$860,000 $1,990,000 $310,000
FY27 Concrete Panel Replacement	$5,000,000
Subtotal	**$13,010,000**

PROP A – YEAR 1 IMPLEMENTATION

Project	Allocation
Alleys	
N Yale Blvd – E of 1600 and 1700 Block of Yale	$100,000
Portsmouth Dr – Campbell to Jupiter (South Alley)	$170,000
Grant Dr – Wendy to Stacey	$45,000
Stacey Ct – Grant to N Yale	$85,000
Redwood Dr – N of 900 block of Redwood	$140,000
Sherwood Dr – Floyd to Lindale (N of 600 block)	$165,000
Vernet St – Custer to Lorrie	$195,000
Traffic	
Signal Equipment Purchase (Multiple Locations) and Design at Sharp and Renner, Belt Line and Weatherred, Plano and Greenville, Belt Line and St. Johns	$1,480,000
School Zone Projects—locations coming	$1,275,000
Subtotal	**$3,655,000**
TOTAL PROP A	**$16,665,000**

PROP B – YEAR 1 IMPLEMENTATION

Project	Allocation
Fire-Fighting Facilities – Design & Construction	
Fire Apparatus Building	$8,000,000
Fire Station 6 Addition	$2,100,000
TOTAL PROP B	**$10,100,000**

PROP C – YEAR 1 IMPLEMENTATION

Project	Allocation
Parks and Recreation	
Canyon Creek Pool – Design	$400,000
Breckinridge Pedestrian Bridge and Trail Connection - Design	$750,000
Huffhines Woods, Creekhollow, Richland Playgrounds – Design & Construction	$1,725,000
TOTAL PROP C	**$2,875,000**

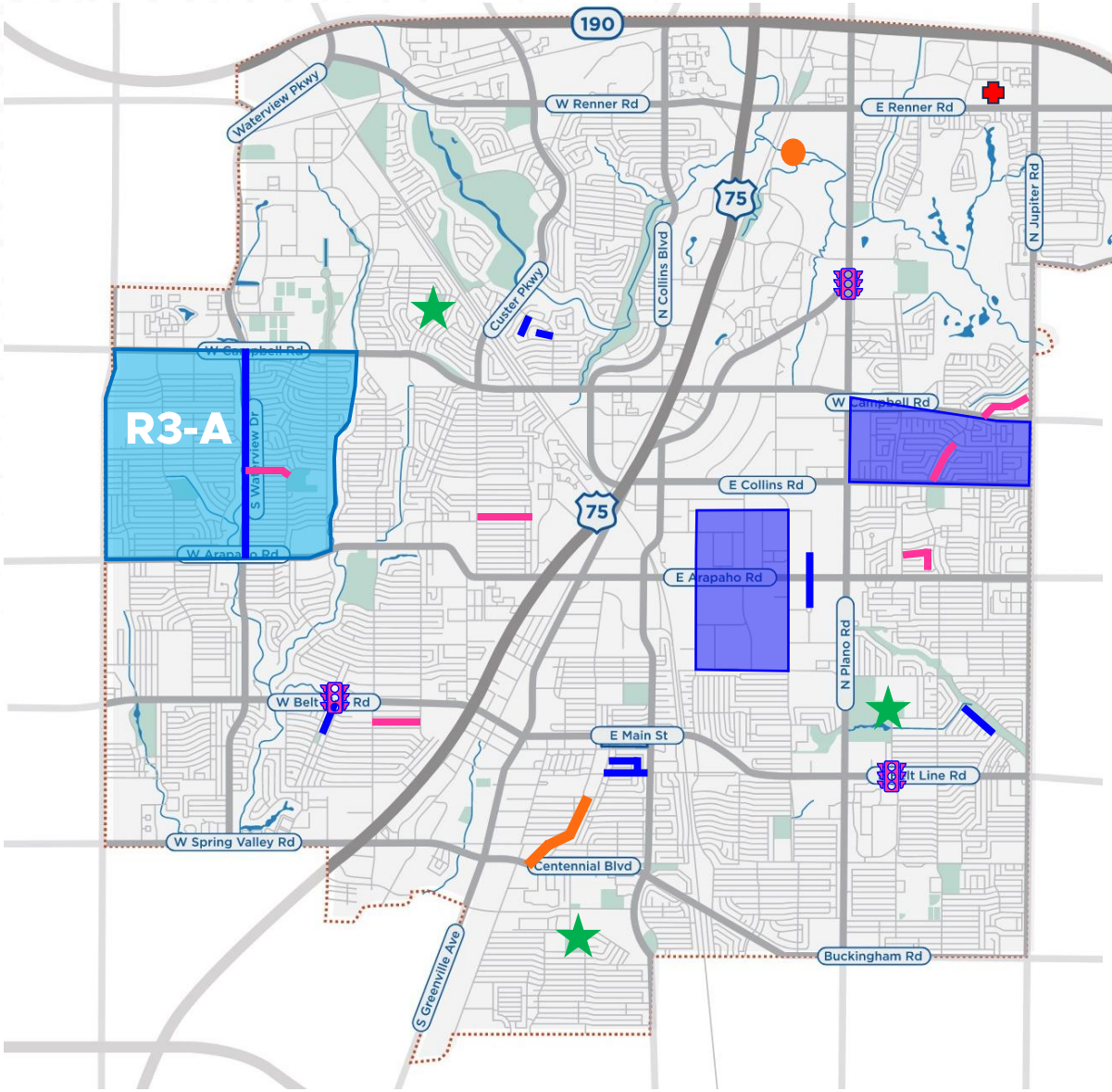
PROP D – YEAR 1 IMPLEMENTATION

Project	Allocation
Sidewalks – Design and Construction	
Sidewalks Residential 3 - partial	$2,250,000
Sidewalks Gaps	$1,500,000
TOTAL PROP D	**$3,750,000**

PROP E – YEAR 1 IMPLEMENTATION

Project	Allocation
Flood Prevention	
Lois Branch Phase I and II - Design	$2,300,000
Erosion Control	
Spring Creek Natural Area (SS Aerial Crossing)	$1,250,000
TOTAL PROP E	**$3,550,000**

2026 BOND PROGRAM YEAR 1 IMPLEMENTATION MAP



- PROP A STREETS - $13,010,000
- PROP A ALLEYS - $900,000
- PROP A TRAFFIC - $2,755,000
- PROP B PUBLIC BLDGS - $10,100,000
- PROP C PARKS & REC - $2,875,000
- PROP D SIDEWALKS - $3,750,000
- PROP E DRAINAGE - $3,550,000

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NEXT STEPS

- Accept City Council feedback
- Commence with Year 1 Implementation Plan
- Provide periodic updates on bond CIP implementation

ZF 26-09

LEGISLATIVE-RELATED AMENDMENTS TO COMPREHENSIVE ZONING ORDINANCE – ZONING PROTESTS, DEFINITON OF “FAMILY”

(PUBLIC HEARING CONTINUED FROM JUNE 15, 2026)

July 13, 2026

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BACKGROUND – 89TH LEGISLATIVE REGULAR SESSION

- Following conclusion of the 89th Legislative Regular Session, staff identified several changes to procedures and regulations that are necessary to ensure compliance with the newly adopted state statutes.

- While several procedural items have already been addressed, the following new laws will require regulatory updates to the City's Comprehensive Zoning Ordinance (CZO) and Code of Ordinances to ensure compliance:
  - SB 1567: Definition of "family" (ZF 26-09 and Code of Ords. amendment);
  - HB 24: Zoning protest criteria (ZF 26-09); and
  - ✓ HB 2464: Home occupations and no-impact home-based businesses (ZF 26-10).

ZF 26-09 REQUEST SUMMARY

- Prior City Council action:
  - On June 15, 2026, Council voted 5-1 (Hutchenrider opposed, Justice absent) to continue the public hearing and agenda item to the July 13, 2026 meeting.
  - Due to correspondence and public testimony received from a member of the public seeking modifications to proposed CZO amendments, the Council requested additional review and guidance from the City Attorney related to the requested modifications.
  - The City Attorney has reviewed and determined no changes are necessary. As such, no changes have been made to the proposed draft ordinance.

DEFINITION OF "FAMILY" – PROPOSED CHANGES

Article I., Sec. 2 Definitions – REVISED DEFINITION

Current CZO Definition:

Family means one or more persons related by blood, adoption or marriage, living and cooking together as a single housekeeping unit, exclusive of household servants. A number of persons, but not exceeding two, living and cooking together as a single housekeeping unit, though not related by blood, adoption or marriage, shall be deemed to constitute a family.

Proposed CZO Definition:

Family means any number of persons occupying a single dwelling unit, living and cooking together as a single housekeeping unit, including but not limited to those related by blood, marriage, adoption, guardianship, or dependency.

ZONING PROTEST CRITERIA – PROPOSED CHANGES

	TYPE OF ZONING CASE	PROTEST CRITERIA
CURRENT	Land-based Zoning Changes (ZCs) and Special Permits (SPs)	20% protest requires supermajority of Council to approve (6 out of 7)
PROPOSED	Land-based ZCs and SPs allowing additional residential development	60% protest requires simple majority of Council to approve (4 out of 7)
	All other land-based ZCs and SPs (i.e. commercial, industrial)	20% protest requires supermajority of Council to approve (6 out of 7)
	Proposed Comprehensive Zoning Changes	No protest ability

ZF 26-09 REQUEST SUMMARY

- Correspondence:
  - To date, staff has received one (1) item of correspondence neutral to this request.
- City Plan Commission (CPC) action:
  - On May 5, 2026, CPC voted 7-0 to recommend APPROVAL of the request.
- City Council may approve Zoning File 26-09 and the Ordinance as presented, approval with modifications, or deny the request.

LEGISLATIVE-RELATED AMENDMENT TO THE CODE OF ORDINANCES – PROPERTY MAINTENANCE REGULATIONS – DEFINITON OF "FAMILY"

(RESCHEDULED FROM JUNE 15, 2026)

July 13, 2026

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CODE OF ORDINANCES AMENDMENT REQUEST SUMMARY

- Companion agenda item to ZF 26-09
- Agenda item was originally scheduled for consideration on the June 15, 2026 City Council meeting agenda
  - No action was taken since ZF 26-09 was continued
  - No changes have been made to the proposed draft ordinance
- Since this is a Code of Ordinances amendment, a public hearing is not required
- Council may approve the Ordinance as presented, approve with modifications, or deny

DEFINITION OF "FAMILY" – PROPOSED CHANGES

Chapter 6 "Buildings and Building Regulations", Article VIII. "Property Maintenance", Sec. 6-311. "Definitions" – REVISED DEFINITION

Current Definition:

Family means one or more persons related by blood, adoption or marriage, living and cooking together as a single housekeeping unit, exclusive of household servants. A number of persons, but not exceeding two, living and cooking together as a single housekeeping unit, though not related by blood, adoption or marriage, shall be deemed to constitute a family.

Proposed Definition:

Family means any number of persons occupying a single dwelling unit, living and cooking together as a single housekeeping unit, including but not limited to those related by blood, marriage, adoption, guardianship, or dependency.