

# Notice of Regular Meeting of the Wilmer City Council

Wilmer Community Center  
101 Davidson Plaza  
Wilmer, Texas 75172



Thursday, April 2, 2026, at 7:00 pm

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## CALL TO ORDER

## INVOCATION

## PLEDGE OF ALLEGIANCE

## PRESENTATION:

Items listed under presentation are special public recognition, staff recognition, and reports.

1. Public apology from Michael Halla, City Attorney, issued to Steve Norwood, City Administrator, and Kristin Downs, City Secretary, regarding how citizen comments are received during City Council meetings.
2. Public recognition of the Public Works Department.

## CITIZENS' COMMENTS:

At this time citizens who have pre-registered before the call to order will be allowed to speak on any matter other than personnel matters or matters under litigation, for a length of time not to exceed three (3) minutes. No Council action or discussion may take place on a matter until such matter has been placed on an agenda and posted in accordance with law. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing portion of the item.

## CONSENT AGENDA:

Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Council Member may request one or more items to be removed from the consent agenda for separate discussion and action.

1. Consider approval of the minutes from the:
  - March 19, 2026, City Council Regular Meeting

**PUBLIC HEARING/ACTION:**

The City Council reserves the right to meet in Executive Session closed to the public at anytime in the course of this meeting to discuss matters listed on the agenda, pursuant to authorization by the Texas Open Meetings Act, TEXAS GOVERNMENT CODE, Chapter 551.071 (Private consultation with attorney for the city).

2. Consider and discuss Resolution R2026-0402A to adopt a written policy authorizing the City to accept applications for primary depository services from eligible financial institutions not doing business within the City.

**EXECUTIVE SESSION:**

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council will now recess into Executive Session (closed meeting) to discuss the following:

1. The City Council will convene into executive session pursuant to Section 551.087 of the Texas Government Code to discuss commercial or financial information received from a business prospect seeking to locate, remain, or expand within the City, and to deliberate the offer of financial or other incentives to such business prospect.

**RECONVENE INTO REGULAR SESSION:**

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, Texas Government Code, to take any action necessary regarding:

1. The City Council will convene into executive session pursuant to Section 551.087 of the Texas Government Code to discuss commercial or financial information received from a business prospect seeking to locate, remain, or expand within the City, and to deliberate the offer of financial or other incentives to such business prospect.

**ADJOURNMENT**

**CERTIFICATE**

This is to certify that I, Kristin Downs, posted this agenda notice by 3:00 p.m. on March 26, 2026, on the bulletin board of the City of Wilmer located at 128 N. Dallas Avenue, Wilmer, Texas 75172.



Kristin Downs, City Secretary

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EXECUTIVE SESSION: The Boards and Commissions reserve the right to convene into executive session on any posted agenda item pursuant to Section 551.071(2) of the Texas Government Code to seek legal advice concerning such subject.

*Los Consejos y Comisiones se reservan el derecho de reunirse en sesión ejecutiva sobre cualquier tema en la agenda publicada de acuerdo con la Sección 551.071(2) del Código de Gobierno de Texas para recibir asesoramiento legal sobre dicho tema.*

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ACCESSIBILITY STATEMENT: Meetings of the Boards and Commissions are held in municipal facilities are wheelchair accessible. For sign interpretive services, call the City Secretary's Office, 972-441-6373, or TDD 1-800-735-2989, at least 72 hours prior to the meeting. Reasonable accommodation will be made to assist your needs.

*Las reuniones de los Consejos y Comisiones se celebran en instalaciones municipales accesibles para sillas de ruedas. Para servicios de interpretación por señas, llame a la oficina de la secretaria de la Ciudad, al 972-441-6373, o al TDD 1-800-735-2989, al menos 72 horas antes de la reunión. Se harán ajustes razonables para asistir a sus necesidades.*

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NOTICE OF POSSIBLE QUORUM: There may be a quorum of the Board of Adjustment, the Community Development Corporation, the Economic Development Corporation, the Library Advisory Board, the Parks Advisory Board and/or the Planning and Zoning Commission members who may be present at the meeting, but they will not deliberate on any city or board business.

Puede haber un quórum de los miembros de la Junta de Ajustes, la Corporación de Desarrollo Comunitario, la Corporación de Desarrollo Económico, la Junta Asesora de la Biblioteca, la Junta Asesora de Parques y/o la Comisión de Planificación y Zonificación que puedan estar presentes en la reunión, pero no deliberarán sobre ningún asunto de la ciudad o de la junta.

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HANDGUN PROHIBITION: Pursuant to Section 46.03, Penal Code (Places Weapons Prohibited), a person may not carry a firearm or other weapon on this property.

For the purpose of this notice "property" shall mean the Community Center or any other room where a meeting subject to an open meeting under Government Code Chapter 551 is held (City Council and all Boards and Commissions).

*\*This does not apply to licensed carriers.*

*De acuerdo con la Sección 46.03, Código Penal (Lugares Prohibidos para Armas), una persona no puede portar un arma de fuego u otra arma en esta propiedad.*

*Para los fines de este aviso, "propiedad" se entenderá como el Centro Comunitario o cualquier otra sala donde se celebre una reunión sujeta a una reunión abierta bajo el Capítulo 551 del Código de Gobierno (Concejo Municipal y todas las Juntas y Comisiones).*

*\*Esto no se aplica a los transportistas autorizados.*

# CITY OF WILMER

## City Council Regular Meeting

1.

**Meeting Date:** 04/02/2026

**Submitted by:** Kristin Downs, City Secretary

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### **Agenda Caption:**

Consider approval of the minutes from the:

- March 19, 2026, City Council Regular Meeting

### **Background:**

### **Options/Alternatives:**

1. City Council may approve....
2. City Council may deny....

### **Attachments**

2026-03-19 - City Council Regular Meeting - Minutes

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**MINUTES OF THE CITY OF WILMER  
CITY COUNCIL REGULAR MEETING  
MARCH 19, 2026**

Present: Mayor Sheila Petta  
Mayor Pro Tem Phyllis Slough  
Councilmember Linda Diane Nelon  
Councilmember Kim Turner  
Councilmember Laura Jacobs  
Councilmember Sergio Campos

Staff Present: Steve Norwood, City Administrator  
Kristin Downs, City Secretary  
Michael Halla, City Attorney

**CALL TO ORDER**

With a quorum present, the Regular Meeting of the Wilmer City Council was called to order by Mayor Petta at 7:00 p.m.

**INVOCATION**

Chief Kemp provided the invocation.

**PLEDGE OF ALLEGIANCE**

**PRESENTATION:**

Items listed under presentation are special public recognition, staff recognition, and reports.

1. Receive the Community Service's Quarterly Report.  
Angelica Garcia, Community Services Manager, presented the item.

**CITIZENS' COMMENTS:**

At this time citizens who have registered before the call to order will be allowed to speak on any matter other than personnel matters or matters under litigation, for a length of time not to exceed three (3) minutes. No Council action or discussion may take place on a matter until such matter has been placed on an agenda and posted in accordance with law. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing portion of the item.

- Candy Madrigal, 205 Summers St – spoke on Beltline.
- Vicky Vandergriff, 247 Dewitt St – invited everyone to attend the Library Garden Club event.
- George Leverett, 24 Meadow Ln – spoke on Data Centers.

**CONSENT AGENDA:**

Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Council Member may request one or more items to be removed from the consent agenda for separate discussion and action.

2. Consider approval of the minutes from the:
  - March 5, 2026, Board of Adjustments Regular Meeting
  - March 5, 2026, City Council Regular Meeting

Councilmember Sergio Campos made a motion to approve the items as stated, Councilmember Laura Jacobs seconded the motion. A vote was cast 5 for, 0 against. Item passed.

**PUBLIC HEARING/ACTION:**

The City Council reserves the right to meet in Executive Session closed to the public at anytime in the course of this meeting to discuss matters listed on the agenda, pursuant to authorization by the Texas Open Meetings Act, TEXAS GOVERNMENT CODE, Chapter 551.071 (Private consultation with attorney for the city).

3. Discuss and consider approval of the January 2026 monthly financial report.

Patricia Albrecht, Consulting Finance Director, presented the item.

Councilmember Laura Jacobs made a motion to approve the items as stated, Councilmember Linda Diane Nelon seconded the motion. A vote was cast 3 for, 2 against (Mayor Pro Tem Phyllis Slough and Councilmember Kim Turner). Item passed.

4. Consider acceptance of the Annual Financial Report (AFR)/Audit for the fiscal year ended September 30, 2025, as prepared by Fox, Byrd & Company, P.C., the City of Wilmer’s independent auditors.

Frank Conroy, CPA with Fox Bird and Company, presented the City’s annual financial audit for the fiscal year ending September 30, 2025. He reported that the auditors issued a clean (unmodified) opinion, meaning the financial statements are fairly presented and free of material misstatements, and users can reasonably rely on the information provided.

Mr. Conroy stated the audit was completed in mid-February and dated February 19, 2026, allowing the City to meet the State's March 31 deadline. He explained that management is responsible for the financial statements and that staff, including the City's finance consultant, reviewed and approved any audit adjustments.

He noted the most significant financial estimate in the report is the City's pension liability, which can fluctuate depending on investment returns. He also highlighted the importance of monitoring cash flow, debt service obligations, and fund balance levels to evaluate the City's financial health.

Mr. Conroy further reported there were no disagreements with management, no difficulties performing the audit, and no significant findings of noncompliance with laws, regulations, or grant requirements. He concluded by noting the City is now current on its audits and stated the overall financial position appeared stable.

Councilmember Laura Jacobs made a motion to approve the items as stated, Councilmember Sergio Campos seconded the motion. A vote was cast 5 for, 0 against. Item passed.

5. Discuss and consider the boundary adjustment notification letter and provide direction to staff regarding the version to be mailed to affected property owners.

City Secretary Downs presented the item.

On January 15, 2026, the City Council directed staff to contact property owners who may have been affected by prior boundary adjustments approved by the City Council on December 1, 2022, and January 19, 2023.

In response to this direction, staff prepared a draft notification letter to be mailed to approximately 100 affected property owners. The purpose of the letter is to notify property owners of the potential boundary review and to allow them the opportunity to indicate their preference regarding whether they wish to remain within the City of Wilmer city limits or be considered for removal as part of a potential boundary revision.

The draft letter was provided to the City Council for review on February 23, 2026.

Following that review, Councilmembers provided suggested revisions and recommendations to the draft letter. Staff incorporated those comments into a redlined version of the document for Council consideration.

Two versions of the boundary adjustment notification letter were attached to your packet for review:

- The original draft letter presented to City Council on February 23, 2026.

- A redlined version of the letter incorporating suggested edits and recommendations provided by members of the City Council.

The revisions primarily relate to clarifying language regarding the boundary review process and adjusting certain descriptions related to municipal services.

City staff is seeking direction from the City Council regarding which version of the letter should be finalized and mailed to the approximately 100 affected property owners.

Once direction is provided, staff will proceed with finalizing the approved version of the letter and mailing the notification packets to the identified property owners.

Councilmember Laura Jacobs made a motion to approve the redlined letter, Councilmember Sergio Campos seconded the motion. A vote was cast 4 for, 1 abstained (Councilmember Kim Turner). Item passed.

6. Consider Resolution R2026-0319A authorizing the City Administrator to execute a Letter of Commitment for the Dallas County Inland Port Multimodal Connectivity Project under the Fiscal Year 2024 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program and acknowledging the City of Wilmer's continued participation in the project partnership.

Assistant to the City Administrator Haley Alsabrook-Taylor presented Resolution R2026-0319, authorizing the City Administrator to execute a letter of continued support for the Dallas County Inland Port Multimodal Connectivity Project. The letter confirms the City of Wilmer's continued participation as a regional partner and is required for Federal Highway Administration pre-award approval under the federal RAISE grant program.

Ms. Alsabrook-Taylor explained the multi-phase project is intended to enhance transportation infrastructure within the inland port area, including roadway improvements, pedestrian safety enhancements, and multimodal connectivity along key corridors such as Belt Line Road and Sunrise Road. The total estimated project cost is approximately \$87 million, with Dallas County serving as the grant recipient and project administrator. The City of Wilmer's anticipated contribution is approximately \$2.65 million, with costs occurring incrementally over multiple phases.

City Administrator Steve Norwood noted the project would provide significant traffic improvements for western Wilmer and surrounding areas, improve connectivity to Loop 9, and support regional growth. Council and the Mayor discussed ongoing traffic congestion, including train delays, Loop 9 traffic, and increased commuter traffic through the area. Staff noted the project is one step toward improving overall traffic mobility and that improvements will occur over several years.

Councilmember Laura Jacobs made a motion to approve the items as stated, Councilmember Sergio Campos seconded the motion. A vote was cast 5 for, 0 against. Item passed.

7. Consider Resolution R2026-0319B authorizing the submission of a grant application to the Texas Department of Agriculture for the Texas Community Development Block Grant (TxCDBG) Downtown Revitalization Program and committing the required local match.

Assistant to the City Administrator Haley Alsbrook-Taylor presented Resolution R2026-0319B, authorizing submission of a grant application to the Texas Department of Agriculture for the Texas Community Development Block Grant (CDBG) Downtown Revitalization Program. The grant supports infrastructure improvements in downtown areas, including sidewalks, lighting, drainage, streetscape enhancements, and accessibility improvements. The program allows up to \$1 million in funding and requires a 5% local match if awarded.

Ms. Alsbrook-Taylor explained the application process includes two phases, with the initial community application due April 3. If selected, the City would then submit a full project proposal. City Administrator Steve Norwood noted the project would benefit downtown improvements and that the City would not be obligated to proceed if later deemed not feasible. He also stated Community Development Corporation funds are available for the required local match.

Council discussed prior consideration of a similar grant application, noting a previous effort had been declined by City Council.

Councilmember Laura Jacobs made a motion to approve the items as stated, Mayor Pro Tem Phyllis Slough seconded the motion. A vote was cast 5 for, 0 against. Item passed.

8. Discuss and consider approving Resolution R2026-0319C, accepting the 2025 Racial Profiling Analysis Annual Report.

Police Chief Kemp presented the 2025 Racial Profiling Annual Report, noting the Wilmer Police Department conducted 8,154 traffic and pedestrian stops during the year, which is consistent with prior years. Chief Kemp emphasized the report reflects transparency, officer training, and community engagement, stating the data aligns with the demographics of the community and shows officers are conducting stops appropriately.

Chief Kemp highlighted that race or ethnicity was known prior to a stop in only a very small percentage of cases, which he stated reflects unbiased policing practices. He also noted the department has maintained nearly sixteen years without a sustained formal complaint against an officer and reported minimal use-of-force incidents, attributing this to strong training and professionalism within the department.

During discussion, Councilmember Jacobs asked about the high percentage of contraband and drug-related findings. Chief Kemp explained most of those incidents occur along Interstate 45, where a significant portion of the City's calls for service originate, including traffic and drug-related activity. He noted the department continues focusing enforcement efforts on both highways and city streets to improve public safety.

Mayor Pro Tem Phyllis Slough made a motion to approve the items as stated, Councilmember Sergio Campos seconded the motion. A vote was cast 5 for, 0 against. Item passed.

9. Discuss options and avenues for how to handle procedural zoning notice violations for various properties in the City who have been granted zoning changes in potential violation of the Zoning and Enabling Act, Chapter 211, et. seq. of the Texas Local Government Code 551.071.

Councilmember Kim Turner opened the discussion by outlining concerns regarding the environmental, electrical, public health, and quality of life impacts of data centers located in or near the community. Councilmember Turner further stated that an emerging concern involves security risks, noting that data centers are increasingly considered "soft targets" for terrorism, cyberattacks, or military-style attacks. She referenced recent international conflicts and incidents involving damage to data center facilities and stated that such facilities are becoming strategically important infrastructure that could be targeted during conflicts or by radicalized individuals.

Councilmember Turner expressed concern that attacks on data centers could result in explosions, fires, toxic runoff, and smoke plumes that could affect nearby homes, schools, businesses, and farmland. She stated that responding to these types of incidents may require specialized equipment and resources that local communities may not currently possess. Councilmember Turner also raised concerns regarding potential evacuation needs and the burden placed on local governments to respond to such emergencies.

Councilmember Turner emphasized that local governments have a responsibility to protect public safety, health, and welfare when considering development and land use decisions. She stated that if a project presents risks the City cannot adequately manage, Council has a duty to consider denying such projects. Councilmember Turner further stated that while developers may have zoning rights, those rights depend on proper legal procedures being followed. She expressed concern that property owners may not have received proper notice of zoning changes and questioned whether legal procedures were followed correctly. Councilmember Turner then asked the City Attorney what options were available to ensure zoning requirements were followed legally and correctly.

- Katherine Durham, representing Stream Data Centers, addressed Council and stated that Stream owns approximately 140 acres within the City of Wilmer with legally approved zoning. She stated Stream's preference is to proceed collaboratively with the City and community. Ms. Durham acknowledged concerns raised by the community but stated many concerns are based on outdated information. She noted that modern data centers utilize advanced technology and design standards to minimize environmental impacts. Ms. Durham stated Stream intends to bring industry-leading facilities to Wilmer, minimize environmental impacts, and provide positive economic benefits. She further stated Stream is committed to working with City staff and Council to address community concerns and develop a project aligned with Wilmer's priorities.
- Alex Stewart, representing Stream Data Centers, stated the company believes all prior rezoning procedures were properly followed and confirmed by City officials at the time. She emphasized Stream's commitment to responsible development, quiet operations, minimal traffic, and environmental stewardship. Ms. Stewart reported that Stream's existing campus at Belt Line Road and Sunrise Road generated approximately \$1.2 million in taxes in 2025, including approximately \$540,000 paid directly to the City of Wilmer. She stated additional development phases are expected to increase tax contributions and provide a stable tax base with minimal demand on City services. Ms. Stewart also referenced site tours hosted for elected officials and staff to provide firsthand experience with modern data center operations and emphasized the importance of firsthand observation when evaluating development projects.
- Megan Thomas, representing QTS Data Centers, stated Wilmer is strategically positioned for continued growth within the regional digital and industrial economy. She stated QTS intends to be a responsible long-term partner and has invested in community engagement, public safety initiatives, and local events. Ms. Thomas stated preserving land use for data center development positions Wilmer to benefit from long-term economic opportunity. She emphasized QTS's commitment to transparency, communication, and collaboration with City leadership and the community as development plans evolve.

City Administrator Steve Norwood addressed Council and explained that speakers present had signed up specifically for this agenda item and, under the City's updated procedures, Council could ask questions and engage in discussion with speakers during the agenda item. Mr. Norwood explained this was a change from prior practice and clarified that the speakers were present specifically to address this item and answer questions from Council.

City Attorney Michael Halla then provided clarification, explaining that under state law, regardless of whether speakers sign up at the beginning of the meeting or for a

specific agenda item, these are still considered citizen comments. Mr. Halla clarified that while citizens may choose when to speak, Council should not engage in back-and-forth discussion during citizen comments. He stated the City was not doing anything improperly but clarified that discussion with speakers should be limited. City Attorney Michael Halla then addressed Councilmember Turner's question regarding zoning procedures. Mr. Halla explained that Texas Local Government Code Chapter 211 requires notice to property owners when zoning changes occur, including mailed notice to surrounding property owners. He explained that if proper notice was not provided in accordance with the law, the zoning ordinance could potentially be invalid.

Mr. Halla further explained that if Council wished to address potential notice concerns, options could include directing staff to verify whether notices were properly sent and, if necessary, issue proper notices, schedule a public hearing, and bring the zoning ordinance back to Council for consideration. He clarified this would not restart the entire process but would begin at the public hearing and notice stage.

Mr. Halla emphasized he was not recommending a specific course of action but was providing legal options available to Council. He further stated staff would require direction from Council to proceed with any additional review or corrective action.

During additional discussion, Mr. Halla clarified that no motion was required and Council could choose to take no action. He also clarified that if no motion was made, Council could move forward to the next item. Mr. Halla further corrected statements suggesting he had advised restarting the process, reiterating that he was providing options only and that any action would begin at the notice and public hearing stage rather than restarting from the beginning.

Councilmember Jacobs expressed concern regarding potential legal and financial risks if previously approved zoning decisions were revisited. She stated written minutes indicated procedures were followed and noted audio from the prior meeting could not be located. Councilmember Jacobs expressed concern that revisiting prior approvals could expose the City to litigation and significant financial liability. She stated the City should move forward rather than revisit past decisions and emphasized that Council should speak with one voice once decisions are made.

Councilmember Turner stated she researched approximately ten properties and did not locate documentation showing notice letters were sent to property owners. She reiterated her concern that zoning procedures may not have been followed and suggested ensuring compliance with zoning laws. She also asked whether Council would be voting on the matter.

Councilmember Nelson stated that a town hall meeting had previously been discussed to gather citizen input regarding data centers. She stated it would be premature for Council to vote prior to hearing from residents and recommended waiting until after the town hall meeting before making any decisions.

Following discussion, no motion was made regarding the zoning matter.

**ADJOURNMENT**

The meeting was adjourned at 8:32 p.m.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Kristin Downs, City Secretary

\_\_\_\_\_  
Sheila Petta, Mayor

DRAFT

# CITY OF WILMER

## City Council Regular Meeting

2.

**Meeting Date:** 04/02/2026

**Submitted by:** Patricia Albrecht, Consulting Finance Director

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### **Agenda Caption:**

Consider and discuss Resolution R2026-0402A to adopt a written policy authorizing the City to accept applications for primary depository services from eligible financial institutions not doing business within the City.

### **Background:**

The City of Wilmer has contracted with a local bank, Commercial State Bank, as its bank depository for over twelve years. It is in the best interest of the City to request applications from eligible financial institutions within a reasonable proximity to City Hall that can provide favorable interest rates and improved services for the benefit of the City's deposits. Pursuant to Section 105.011 of the Texas Local Government Code, the City of Wilmer must pass a resolution establishing a policy to accept applications from financial institutions located outside the City limits.

### **Legal:**

This resolution is in accordance with Section 105.011 of the Texas Local Government Code.

### **Public Information Considerations:**

This item is being considered at a meeting of the City Council in accordance with the Texas Open Meetings Act.

### **Recommendation:**

Staff recommends that Council approves the resolution as presented.

### **Attachments**

R2026-0402A

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**CITY OF WILMER, TEXAS**

**RESOLUTION NO. R2026-0402A**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILMER, TEXAS PROVIDING FOR ADOPTION OF A WRITTEN POLICY AUTHORIZING THE CITY TO ACCEPT APPLICATIONS FOR PRIMARY DEPOSITORY SERVICES FROM ELIGIBLE FINANCIAL INSTITUTIONS NOT DOING BUSINESS WITHIN THE CITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, there are a limited number of financial institutions operating within the City's municipal boundaries; it is in the best interest of the City to adopt a policy to allow financial institutions that do not operate within the City's boundaries to be considered eligible to provide depository services, and

**WHEREAS**, Chapter 105 of the Texas Local Government Code requires the City Council of Wilmer to approve and adopt a written policy permitting and providing for the consideration of applications for primary bank depository services from financial institutions not doing business within the City.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WILMER, TEXAS:**

**Section 1.** That the findings and premises contained in the above are deemed to be true and correct.

**Section 2.** That the attached Exhibit "A" written policy of Wilmer, Texas shall be approved.

**Section 3.** This Resolution is effective upon its passage by the City Council.

**PASSED AND APPROVED by the City Council of Wilmer, Texas, this 2nd day of April, 2026.**

**WILMER, TEXAS:**

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**Sheila Petta, Mayor**

**ATTEST:**

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**Kristin Downs, City Secretary**

## **EXHIBIT "A"**

### **CITY OF WILMER, TEXAS Policy for Establishment of Primary Bank Depository Services**

Pursuant to Section 105.011 of the Texas Local Government Code, the City of Wilmer, Texas shall receive applications for performance of primary bank depository services from one or more banks, credit unions, or savings associations. The City Council of Wilmer, Texas determines that it is in the best interest of the City to permit the consideration of applications received from a bank, credit union, or savings association that is not doing business within the City. No applications to provide primary bank depository services shall be accepted from a bank, credit union, or savings association which does not maintain a place of business within the state of Texas.