From the desk of

THE HONORABLE SONJA A. BROWN

Dear Glenn Heights Residents, Community Members, and Stakeholders -

Thank you for taking the time to join us today.

Whether you support the proposed data center, oppose it, or are still gathering information, I sincerely appreciate your willingness to be part of this experience.

One of my responsibilities as Mayor is to ensure our community has access to factual information and meaningful opportunities to learn before forming opinions on issues that may shape the future of our beloved Glenn Heights.

That is the purpose of today's tour.

This experience is not intended to persuade anyone to support or oppose the proposed development; rather, it is an opportunity to observe an operating cloud data center firsthand, ask questions, and better understand how cloud data centers operate and the role they play in supporting many of the digital services we use every day. While the facility you will visit is not an exact replica of what may ultimately be proposed for our community, it offers something equally valuable: the opportunity to complement questions and uncertainty with firsthand observation. My hope is that today's experience encourages thoughtful questions, meaningful conversations, and informed perspectives. Whether you leave with greater confidence, additional concerns, or simply a deeper understanding, your participation helps strengthen the quality of our community's conversation.

Throughout this process, my commitment has remained the same: transparency, communication, and education. **While not every question has an answer today, I believe it is important to be honest about what we know, acknowledge what we are still learning, and continue seeking information together.**

As you participate in today's tour, I encourage you to observe carefully, ask thoughtful questions, and make your own informed observations. I hope this experience provides valuable insight and contributes to a respectful, informed dialogue within our community.

Thank you for investing your time, your curiosity, and your commitment to Glenn Heights. I am grateful for your participation and for your continued engagement in helping shape the future of our city.

I hope you enjoy today's experience.

Warmly,
Sonja A. Brown
Sonja A. Brown
Mayor, City of Glenn Heights

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CITY OF GLENN HEIGHTS

GLENN HEIGHTS

DATA CENTER TOUR

OBSERVE. LEARN. ASK QUESTIONS. GET INFORMED.

A community opportunity to observe an operating cloud data center and better understand this type of development.

OBSERVE

See an operating data center up close.

LEARN

Understand how data centers operate.

ASK QUESTIONS

Get answers to help inform your perspective.

GET INFORMED

Facts. Process. Community. Your voice matters.

Informed today. Stronger together.

UNDERSTANDING THE PROPOSED GLENN HEIGHTS DATA CENTER

Community Data Center Tour | Participant Information

Purpose of This Information

The Community Data Center Tour is intended to provide Glenn Heights residents, City Council members, and City staff with an opportunity to observe an operating cloud data center and better understand this type of development.

This information is provided so that participants begin the tour with a common factual understanding of the proposed Glenn Heights project, the history of the property, actions taken by the City, and the development-review steps that remain.

The purpose of the tour is not to tell participants what to think about the proposed development. It is to provide information, encourage questions, and allow participants to make firsthand observations that can contribute to an informed community discussion.

THE PROPOSAL

AMF Mission Critical is proposing the development of a **cloud data center** on property located along Uhl Road, across from the existing Oncor switch station in Glenn Heights.

Data centers are facilities designed to house computer servers, networking equipment, data-storage systems, and supporting infrastructure. Different types of data centers serve different purposes and can have significantly different operational requirements.

AMF Mission Critical has informed the City that the facility proposed for Glenn Heights would operate as a cloud data center, supporting the storage, management, and delivery of digital information and cloud-based services.

Cloud services support many of the technologies individuals, businesses, schools, healthcare providers, and governments use every day, including online data storage, digital applications, navigation services, communications platforms, and other internet-based services.

THE DEVELOPMENT PLAN HAS EVOLVED

Development plans can change in response to market conditions, customer demand, infrastructure considerations, and business needs.

The earlier development concept contemplated nine buildings during Phase One.

AMF Mission Critical has since informed the City that its current development plan calls for one building during Phase One.

This is an important distinction because the current proposal should be evaluated based on the plans actually presented through the City's development-review process.

THE PROPERTY BEFORE REZONING

Immediately before the adoption of **Ordinance O-15-24**, the property was zoned as a Planned Development for single-family residential uses, including SF-2, SF-3, and SF-4.

The property currently has an approximate market value of:

$3,000,000

The property also receives an agricultural exemption valued at approximately:

$2,976,000

This results in an approximate taxable value of:

$24,000

For the 2025 tax year, collected in 2026, total property taxes paid on the tract were **$557.30**. Those taxes were distributed among the applicable taxing entities, including Dallas County, Parkland, Dallas College, DeSoto ISD, and the City of Glenn Heights.

Of the $557.30 in total property taxes, the City of Glenn Heights received $135.07, or approximately 24 percent.

This information is provided as context regarding the property's zoning and tax status prior to future development.

WHAT WAS ACTUALLY APPROVED?

This is an important distinction in understanding the status of the proposed project.

The Glenn Heights City Council approved the rezoning of the property through Ordinance O-15-24.

The City also entered into an Economic Development Agreement with AMF Mission Critical, the developer proposing the project.

A final site plan for construction of the proposed data center has not been approved.

Rezoning establishes the development framework and allowable uses for property. It is not the same as approval of the detailed plans necessary to construct a specific development.

The proposed development must continue through the City's development-review process and receive the applicable approvals required before construction.

HOW DID WE GET HERE?

The rezoning did not occur overnight. The process extended over approximately nine months and included staff review, public notices, public hearings, Planning and Zoning Commission consideration, City Council consideration, and opportunities for public participation.

January 26, 2024

The development team met with City staff to discuss infrastructure needs and the rezoning process.

February 13, 2024

The development team met again with staff to discuss three separate matters:

- A zoning-code text amendment
- Rezoning of the property
- A development agreement

At the time, the City's zoning ordinance did not contain a definition for "data center" or identify data centers as a permitted industrial use.

February 27, 2024

The development team submitted proposed zoning amendments defining data centers, electric substations, and electric transmission lines and identifying them as permitted uses within the Industrial zoning district.

May 2, 2024

The formal Planned Development application was submitted.

June 27, 2024

The applicant submitted supporting materials, including the Planned Development legal description, boundary exhibit, development regulations, concept plan, and protected tree-species information.

July 3, 2024

Legal notice was published for the Planning and Zoning Commission public hearing.

July 15, 2024

AMF hosted a neighborhood meeting and notified property owners located within 200 feet of the site.

July 22, 2024

The Planning and Zoning Commission conducted its public hearing and considered both the zoning-ordinance amendment and the proposed Planned Development before making its recommendation to the City Council.

Legal notice was also published prior to the subsequent City Council public hearing.

August 6, 2024

The Glenn Heights City Council conducted its public hearing and considered the first reading of the ordinance.

During its presentation, City staff recommended approval of Planned Development 30 while identifying several matters for additional discussion, including:

- Flexibility of the site plan
- The authority of City staff to approve future site-plan changes
- Screening requirements where the development adjoins existing residential property

These matters were discussed as part of the public process before final action.

October 15, 2024

The Glenn Heights City Council adopted **Ordinance O-15-24**, approving the rezoning.

WHAT HAPPENS NEXT?

Approval of the Planned Development was not the final step in the development process.

A detailed site plan must still be submitted for review before the proposed development may proceed to construction.

That process includes review under the City's applicable development regulations and consideration by the Planning and Zoning Commission and City Council, as required.

Depending on the final plans, platting, infrastructure improvements, and other development requirements, additional City review and approvals may also be necessary.

The plans presented through that process will provide additional project-specific information that can be evaluated before the remaining decisions are made.

ABOUT THE COMMUNITY DATA CENTER TOUR

Tour participants will visit an existing **cloud data center in Richardson** developed by Mr. Atkins.

The Richardson facility provides an opportunity to observe an operating cloud data center; however, it should not be interpreted as an exact representation of the facility that may ultimately be proposed or constructed in Glenn Heights.

The final design, size, layout, infrastructure, landscaping, screening, equipment, and other characteristics of any Glenn Heights development will depend upon the plans ultimately submitted and approved through the City's development-review process.

Because of security requirements associated with operating data centers, participants will not be permitted inside the facility.

Participants will instead have an opportunity to walk the perimeter and observe the surrounding environment.

WHAT SHOULD I OBSERVE?

During the tour, participants are encouraged to make their own observations and consider questions such as:

NOISE: What can I hear from the perimeter of an operating facility?

BUILDING SCALE & APPEARANCE: How large is the facility, and how visible is it from surrounding areas?

SCREENING & LANDSCAPING: How are buildings, equipment, and other infrastructure screened from surrounding properties?

TRAFFIC: What type and amount of vehicle activity do I observe around an operating facility?

SURROUNDING LAND USES: What types of properties and developments surround the facility?

MECHANICAL & ELECTRICAL EQUIPMENT: Where is equipment located in relation to the building and surrounding properties?

OVERALL ENVIRONMENT: What do I notice while standing and walking around the perimeter that I could not determine from photographs, presentations, or written materials?

QUESTIONS TO CONSIDER

Seeing an operating facility may answer some questions and raise others.

As you participate in the tour, consider:

What did I learn today that I did not know before?

Did anything I observed confirm or challenge something I previously believed about data centers?

What questions did today's tour answer for me?

What questions remain unanswered?

What additional information would I need before forming an opinion about the proposed Glenn Heights development?

Participants are encouraged to document those questions and continue engaging in the City's public process as additional project-specific information becomes available.

UNDERSTANDING DATA CENTERS

Facts. Process. Community.

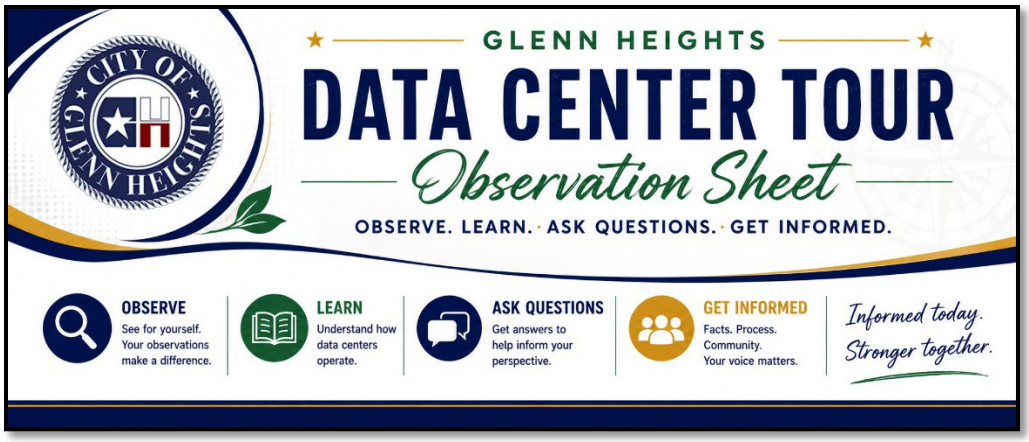
The purpose of this effort is not to persuade residents to support or oppose the proposed development.

It is to provide factual information, explain the process, encourage thoughtful questions, and give our community opportunities to learn more about a type of development that many residents have never had an opportunity to see firsthand.

Some questions can be answered today.

Others will require additional project-specific information as plans are developed and submitted for review.

Both are important to acknowledge. The best decisions are informed decisions.



UNDERSTANDING DATA CENTERS

Facts. Process. Community.

Date: _____

Participant Name (Optional): _____

As you walk the perimeter of the facility, use this sheet to record what you personally observe. There are no right or wrong observations. The purpose is to help distinguish firsthand observations from assumptions and identify questions that may require additional information.

📢 **NOISE: What can you hear? Consider the volume, consistency, and location of any sound.**

🚙 **TRAFFIC: What do you observe regarding cars, trucks, deliveries, employees, or other vehicle activity?**

🌳 **LANDSCAPING & SCREENING: How are the building, equipment, fencing, and other infrastructure screened or buffered?**

🏢 **BUILDING APPEARANCE: Consider the size, height, visibility, exterior design, lighting, and overall appearance.**

🌿 SURROUNDING ENVIRONMENT

What do you notice about neighboring properties, land uses, vegetation, activity, or the overall environment surrounding the facility?

✓ QUESTIONS ANSWERED

What did you learn or observe today that answered a question you had before the tour?

? QUESTIONS I STILL HAVE

What questions remain, or what additional information would you like to have about the proposed Glenn Heights development?

ONE FINAL THOUGHT

After seeing an operating cloud data center firsthand, what is the most important thing you are taking away from today's experience?

Thank you for participating, observing, and asking questions.

INFORMED COMMUNITIES MAKE INFORMED DECISIONS.