

A G E N D A

A regular meeting of the Mayor and City Council of the City of Waxahachie to be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on **Monday, November 18, 2024 at 7:00 p.m.**

Council Members: Billie Wallace, Mayor, Council Member Place 4
Chris Wright, Mayor Pro Tem, Council Member Place 3
Tres Atkins, Council Member Place 1
Patrick Souter, Council Member Place 2
Travis Smith, Council Member Place 5

1. Call to Order
2. Invocation
3. Pledge of Allegiance and Texas Pledge of Allegiance
4. **Public Comments:** Persons may address the City Council on any issues. This is the appropriate time for citizens to address the Council on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Council may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. **Speakers must observe the five (5) minute time limit.**

5. **Consent Agenda**

All matters listed under Item 5, Consent Agenda, are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Mayor/City Manager to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the City Council.

- a. Minutes of the City Council meeting of November 4, 2024
- b. Event application for 2024 Waxahachie Open to be held December 7, 2024 at Brown Singleton Park
- c. Event application for Southern Roots Christmas Market to be held December 14, 2024 near 421 S. College Street
- d. Proposed Ordinance approving a request by Kathleen Bowen, for a Petition for ETJ Release for approximately 53.8 acres, located at Wilson Road (Property ID 239810) – Owner: Kathleen Bowen (ETJ-PTN-190-2024)
- e. Budget amendment- TML reimbursement for repairs to a police patrol vehicle
- f. Consider supplemental appropriation to fund Senior Center dances
- g. Award for annual contracts for City Uniforms and Apparel Items
- h. Proposed budgeted costs for Phase 1 of the Haven Ranch Public Improvement District (PID)

6. **Introduce** Honorary Council Member

7. **Present** Proclamation proclaiming November 20, 2024 as “GIS Day”

8. **Recognize** Madeline Bracken as the Keep Waxahachie Beautiful Advocate of the Year and receive a presentation on the Keep Waxahachie Beautiful program
9. **Public Hearing** on a request by Claudio Segovia, Johnson Volk Consulting, for a Plat of Oasis at North Grove Phase 2, 130 residential lots and 2 open space/common area lots, being 34.590 acres, located west of 2004 Vista Way, situated in the Henry Sange Survey, Abstract 1009, an addition to the City of Waxahachie (Property ID 179059) – Owner: Bloomfield Homes LP (SUB-205-2024)
10. **Consider** approval of SUB-205-2024
11. **Public Hearing** on a request by Matthew Smith, Darwood Partners, for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales use within a General Retail zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234) – Owner: WP Legacy LTD (ZDC-139-2024)
12. **Consider** proposed Ordinance approving ZDC-139-2024
13. **Public Hearing** on a request by Rebeca Vera, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 513 West 2nd Street (Property ID 171958) – Owner(s): Becman Properties, LLC (ZDC-192-2024)
14. **Consider** proposed Ordinance approving ZDC-192-2024
15. **Consider** contract with Capco Telecom, LLC for fiber infrastructure enhancement projects
16. **Consider** proposed Resolution of votes cast to elect Directors for the Ellis Appraisal District for the year 2025
17. Comments by Mayor, City Council, City Attorney and City Manager
18. Adjourn

The City Council reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein. This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at 469-309-4006 or (TDD) 1-800-RELAY TX

(5a)

City Council
November 4, 2024

A regular meeting of the Mayor and City Council of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Monday, November 4, 2024 at 7:00 p.m.

Council Members Present: Billie Wallace, Mayor, Council Member Place 4
Chris Wright, Mayor Pro Tem, Council Member Place 3
Tres Atkins, Council Member Place 1
Patrick Souter, Council Member Place 2
Travis Smith, Council Member Place 5

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Terry Welch, City Attorney
Amber Villarreal, City Secretary

1. Call to Order

Mayor Billie Wallace called the meeting to order.

2. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

Jerry Phillips, Vertical Church of Ovilla, gave the invocation. Mayor Pro Tem Chris Wright led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. Public Comments

None.

5. Consent Agenda

- a. Minutes of the City Council meeting of October 21, 2024
- b. Minutes of the City Council work session of October 29, 2024
- c. Event application for Casting No Stones Toys for Tots to be held December 6, 2024 at Railyard Park
- d. Interlocal Agreement with Ellis County for maintenance of roads, bridges, waterways and ditches
- e. Contract extension for chlorine dioxide generator equipment rental, maintenance service and chemical purchase
- f. Annual contract for maintenance of Utility Department's standby generators
- g. Agreement with Xylem Water Solutions for replacement of a pump
- h. Agreement with Odessa Pumps & Equipment Inc. for emergency repair of a motor
- i. Agreement with Magna Flow Environmental Inc. for sludge, grit, and debris removal at treatment plants and lift stations
- j. Contracts for annual preventive maintenance of large diameter sanitary sewers and manholes
- k. Supplemental appropriation and contract award for Waxahachie City Cemetery security camera installation

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City Council
November 4, 2024
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- l. Early Release Bid Package 02 for City Hall Remodel and Construction Project
- m. Contract with Capco Telecom, LLC for fiber infrastructure enhancement projects
- n. City of Waxahachie 2025 Holiday Schedule

Council Member Travis Smith requested to remove Items k., l., and m. for further discussion.

Action:

Chris Wright moved to approve all items on the Consent Agenda as presented, except k., l., and m. to allow further discussion, and authorize the City Manager and/or Mayor to execute all associated documents as necessary. Motion was seconded by Travis Smith and carried unanimously (5-0).

Council Member Smith asked why a General Contractor is being used for the Cemetery security camera installation and why a local business isn't being employed for the project.

Kyle Cooper, Senior Director of Parks and Recreation, explained the City used our purchasing policy to locate a vendor on a job-order contract. The process ensures the project is completed on time and on schedule.

Council Member Smith noted he is not supportive of spending \$300,000 for fiber at the Cemetery and asked the City to go through the Request for Proposals (RFP) process.

Mayor Pro Tem Chris Wright asked if fiber will only be at the Cemetery or used as connectivity to Getzendaner Park and City Manager Michael Scott explained the ultimate goal is to provide security on the trail, too.

Action:

Travis Smith moved to table Item k. until November 18, 2024 for further consideration by staff to evaluate if the RFP process can potentially save the City money and present a more thorough plan. Motion was seconded by Tres Atkins and carried 3-2 with Chris Wright and Patrick Souter voting in opposition.

Action:

Travis Smith moved to approve the authorization of the obligation for Item 5m projects 1, 2, and 4 of the COVID relief funds: Fire Station 4, Getzendaner Park, and Penn Park Pool, and postpone fiber at the Cemetery until further clarification at the November 18th meeting.

Travis Smith amended his motion to approve the authorization of the obligation for Item 5m. projects of the COVID relief funds: Fire Station 4 and Penn Park Pool, and postponing Getzendaner Park and Cemetery fiber funding request until November 18, 2024 for further clarification. Motion was seconded by Tres Atkins and carried 3-2 with Chris Wright and Patrick Souter voting in opposition.

Council Member Smith expressed concern about seeing large contracts on the consent agenda, stating he is not comfortable approving funding without first reviewing a final design of the building. Mr. Scott clarified that the funds would be used for purchasing concrete, steel, and for demolition of the building.

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Dale Sigler, Director of Administrative Services, explained that the base and frame of the building have already been confirmed, and these funds will cover those costs.

Mayor Pro Tem Wright asked whether this authorization would allow the City to secure pricing, and Mr. Sigler confirmed that it would. Mr. Scott further explained that approving these funds will not increase the overall project bid.

Action:

Travis Smith moved to approve Consent Agenda Item 5l. as presented. Motion was seconded by Tres Atkins and carried unanimously (5-0).

6. Introduce Honorary Council Member

Mayor Wallace announced there is no Honorary Council Member in attendance.

7. Present Proclamation recognizing November 4-8, 2024 as “Municipal Court Week”

Mayor Wallace read a Proclamation recognizing November 4-8, 2024 as “Municipal Court Week.”

8. Public Hearing on a request by Jovie K. Corpuz Sanchez for a Specific Use Permit (SUP) for an Accessory Structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structure use within a Planned Development - Twenty-three (23) - Single Family -1 (PD-23-SF-1) zoning district located at 153 Homestead Lane (Property ID 269674) – Owner: Roberto Sanchez & Jovie K. Corpuz Sanchez (ZDC-111-2023)

Senior Director of Planning Jennifer Pruitt presented the Item. The applicant requested approval of a Specific Use Permit for an accessory structure exceeding 700+ SF, making the proposed structure to be approximately 2,083 SF proposed by the applicant. This requires a SUP in its own right, regardless of the number or size of other accessory structures on the property. There are two (2) existing accessory structures being utilized as storage sheds on the subject property. These existing structures are approximately 168 square feet and 120 square feet in size; therefore, the total square footage of existing and proposed accessory structures exceeds 1,000 square feet and requires a SUP to be approved by City Council.

According to the Ellis County Appraisal District, the existing primary dwelling structure is approximately 4,055 square feet, and the proposed accessory structure is approximately 2,083 square feet. The accessory structure is comprised of metal panels and is proposed to be used for the storage of household equipment and a camper. The applicant has noted that the structure will have plumbing and electrical work done and proposes to extend the existing concrete drive to the accessory structure. The applicant has also confirmed to staff that the structure will not be used as a dwelling or short-term rental and will not be metered, sold, or leased separately from the existing primary structure.

To comply with State law contained in Local Government Code Chapter 211 and the City’s public hearing notice requirements, 11 notices were mailed to property owners within 200 feet of the request. Staff has received letters of opposition to the proposed Specific Use Permit (SUP) request

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that exceeds 20% of the property by acreage within the 200' notification buffer for the subject property. Per Section 2.04 of the Waxahachie Zoning Ordinance, a favorable vote of three-fourths (3/4) of all members, which equates to four (4) out of the five (5) members, of the City Council shall be required to approve this SUP request.

At the Planning & Zoning Commission meeting held on October 29, 2024, the Commission voted 6-0 to recommend approval of case number ZDC-111-2023, subject to the conditions of the staff report and the following additional condition: A maximum of two accessory structures shall be permitted on the property. The property owner shall either remove one (1) existing accessory structure on the subject property or attach one (1) existing accessory structure to the proposed accessory structure.

Mayor Wallace opened the Public Hearing at approximately 7:42 p.m.

There being no others to speak for or against ZDC-111-2023, Mayor Wallace closed the Public Hearing at approximately 7:42 p.m.

9. Consider proposed Ordinance approving ZDC-111-2023

ORDINANCE NO. 3576

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY STRUCTURE EXCEEDING ONE-THOUSAND (1,000) SQUARE FEET IN COMBINED FLOOR AREA FOR MORE THAN TWO (2) EXISTING ACCESSORY STRUCTURES USE WITHIN A PLANNED DEVELOPMENT-TWENTY-THREE 23-SINGLE FAMILY-1 (PD-23-SF-1) ZONING DISTRICT, LOCATED AT 153 HOMESTEAD LANE, BEING PROPERTY ID 269674, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING A PORTION OF LOT 15, BLOCK A OF THE HOMESTEAD ESTATES ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Chris Wright moved to approve ZDC-111-2023, Specific Use Permit (SUP) for an Accessory Structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structure use within a Planned Development –Twenty-three (23)-Single Family-1 (PD-23-SF-1) zoning district, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by Patrick Souter and carried unanimously (5-0).

10. Consider change order No. 6 for Grove Creek Parallel Gravity Trunk Sewer Phase IV Project

Kumar Gali, Senior Director of Utilities, presented the Item. The Grove Creek Parallel Gravity Trunk Sewer construction contract was approved by Council in March of 2023. Construction includes installation of approximately 18,675 linear feet of new 33-inch sanitary sewer line, construction is approximately 90% complete. Recently City staff and the Contractor noticed degradation of cement stabilized backfill and is creating threat to the integrity of the sanitary sewer

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infrastructure. City staff is proposing to remove the cement stabilized backfill and install concrete rip rap for protection of the infrastructure. This Change Order No.6 also includes tunneling 60 linear feet with a 48-inch steel encasement to avoid unexpected underground utility conflicts. Additionally, this change order extends the project duration by 35 days.

Council approved a contingency of \$150,000 with the original construction contract. Currently the contract has a remaining contingency of approximately \$112,090. The total cost for the Change Order No.6 is \$334,140. Staff is seeking approval for remaining \$222,060 funds for executing Change Order No.6.

Council Member Souter inquired about the use of the contingency funds and Mr. Kumar explained the City is negotiating an easement to complete the last 600ft of the project.

Action:

Patrick Souter moved to approve Change Order No.6 for Grove Creek Parallel Gravity Trunk Sewer Phase IV Project with Circle H Contractors, LP for the installation of concrete rip rap and a 48-inch steel encasement in the amount of \$222,060 with an additional contingency of \$50,000 to be funded by Wastewater Impact Fees, and authorize the City Manager to execute all the necessary documents. Motion was seconded by Chris Wright and carried unanimously (5-0).

11. Consider construction contract change order for the Water Street Waterline Improvements Project

James Gaertner, Executive Director of Public Works and Utilities, presented the Item. The proposed change order to the Water Street Waterline Improvements Project consists of paving 4,120 square yards of 6 inches of asphalt over flexbase subgrade. The limits of this project construction will be on Water Street from Spencer Street to Textile Street, which will result in a full repave of the road within the utility project's limits rather than asphalt patching of trench areas. The remainder of Water Street from Textile Street to Monroe Street will be paved separately with the 2025 pavement rehab project.

After a brief discussion by Council, Council Member Smith requested a map and detailed scope of work for future requests.

Action:

Patrick Souter moved to approve the construction contract change order with Circle H Contractors L.P. in the amount of \$385,974 for the Water Street Waterline Improvements Project, and authorize the City Manager to execute all necessary documents. Motion was seconded by Tres Atkins and carried unanimously (5-0).

12. First reading of proposed Ordinance approving the Gateway Pipeline Company, LLC Franchise Agreement

Dale Sigler, Director of Administrative Services, presented the Item. Gateway Pipeline Company is requesting to renew their existing franchise utility agreement with the City of Waxahachie. Gateway seeks to utilize infrastructure in the City's right-of-ways to furnish and supply natural gas to the general public, which includes delivery, sale, and distribution of natural gas.

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The City of Waxahachie Charter dictates that a proposed Utility Franchise Agreement must be publicly read at two (2) City Council meetings and must be published in the City's Newspaper of Record four (4) consecutive times prior to the adoption of the Franchise Utility Agreement. The first reading will be at the November 4, 2024 City Council meeting and the second reading at the December 16, 2024 City Council meeting. The City Secretary's office will publish the Franchise Utility Agreement in The Waxahachie Sun four (4) consecutive weeks beginning on December 18, 2024.

First reading of proposed Ordinance by Mayor Wallace:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE GRANTING TO GATEWAY PIPELINE COMPANY, LLC. A FRANCHISE TO FURNISH AND SUPPLY GAS TO THE GENERAL PUBLIC IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS ("CITY"), FOR THE TRANSPORT, DELIVERY, SALE, AND DISTRIBUTION OF GAS IN, OUT OF, AND THROUGH THE CITY FOR ALL PURPOSES; PROVIDING FOR THE PAYMENT OF A FRANCHISE FEE FOR THE USE OF THE CITY'S STREETS, ALLEYS, AND PUBLIC RIGHTS-OF-WAY; REQUIRING COMPLIANCE WITH ALL REGULATORY ORDINANCES OF THE CITY; AND PROVIDING FOR OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

13. Convene into Executive Session for:

- **Consultation with City Attorney regarding pending or contemplated litigation as permitted under Section 551.071, Texas Government Code**
- **Deliberation regarding real property as permitted under Section 551.072, Texas Government Code**

Mayor Wallace announced at 8:06 p.m. the City Council would convene into Executive Session for consultation with City Attorney regarding pending or contemplated litigation as permitted under Section 551.071, Texas Government Code, and deliberation regarding real property as permitted under Section 551.072, Texas Government Code.

14. Reconvene and take any necessary action

The meeting reconvened at 8:57 p.m.

Action:

Patrick Souter moved to approve the purchase of two parcels of land located on South College Street with ECAD Property IDs of 171150 and 171141 for a combined purchase price of \$75,000 plus any closing and/or survey costs as necessary, as well as, the purchase of approximately 2 acres of land located at 441 South College Street with ECAD Property ID of 171143 at a purchase price of \$3.50 per square foot plus any closing and survey costs as necessary; and authorize the City Manager to negotiate and execute the purchase contract and any other required documents as necessary to acquire the properties. Motion was seconded by Tres Atkins and carried unanimously (5-0).

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15. Comments by Mayor, City Council, City Attorney and City Manager

Council Member Tres Atkins recognized Elizabeth Alvarado in attendance of the meeting for school credit.

Council Member Travis Smith recognized the Halloween efforts of the Harbin/Marvin neighborhood and applauded Waxahachie Police Department for their increased presence to keep the area safe for families.

City Manager Michael Scott announced City Council will designate their votes at the November 18th meeting for the Ellis Central Appraisal District Board of Directors. He noted staff recommends Dani Muckleroy, but requested additional feedback from City Council.

Mayor Billie Wallace and Council Members expressed condolences to the family of former Mayor Doug Barnes. They remembered his dedication to Waxahachie as a former employee of 18 years and his continued service as a Council Member.

16. Adjourn

There being no further business, the meeting adjourned at 8:58 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

(5b)



City of Waxahachie
City Secretary's Office

Special Event Application

Date submitted

Applicant Information

Applicant name:

Daniel Rowan

Are you representing the host organization?

Yes

No

Will you be the on-site point of contact during the event?

Yes

No

Phone:

Cell:

Email:

Mailing address:

121 Coyote Run, Waxahachie TX 75165

Host organization name:

Waxahachie Disc Golf

Alternate contact that will be on-site during the event.

On-site contact name:

Daniel Rowan

Cell:

About the Event

Event name:

2024 Waxahachie Open

Location:

Brown Singleton Park

An event site map is **REQUIRED** to be submitted with your application.

Anticipated attendance:

100

Description of event:

Disc Golf Tournament

How many times has this event been hosted before?

1st time

2 - 4 times

5 or more times

Location: Brown Singleton Park

Choose the best description of the event:

Festival

Birthday Party / Picnic

Movie Screening

Charitable / Fundraising

Parade

Community / Neighborhood

Private Event

Concert / Live Performance

Run / Walk

Other: Disc Golf Tournament

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City of Waxahachie
City Secretary's Office

Special Event Application

Event activities include (check all that apply):

- Amusement rides / Inflatables
- Animals / Petting Zoo
- Announcement / Speeches
- Information / Literature Distribution
- DJ / Recorded Music
- Food – sampled, served, or sold
- Products / Services – given away, sampled, or sold
- Live music
- Street closure
- Other:

The event is:

- Private
- Entry by participation or registration fee
- Free & open to the general public
- Entry by admission fee or ticket

Admission information, if applicable:

Include entry or participant fees, ticket prices, donations, and / or fees based on activity.

Amateur \$30 Pro \$100

Event timeline:

| | Date(s) | Start Time: | End Time: |
|-----------------|---------|-------------|-----------|
| Event Date | Dec 7 | 7 AM | 5 pm |
| Event Set-up | Dec 7 | 6 AM | |
| Event Breakdown | Dec 7 | 6 PM | |

Run / Walk:

Please provide the start time for each distance (if applicable)

1 mile

5K

Other distance

Please indicate your expected attendance:

Number of participants:

- 1-99
- 100-199
- 200-299
- 300+

Provide route on attached site map.

(5b)



City of Waxahachie
City Secretary's Office

Special Event Application

Food / Beverage:

Will the event offer food/beverages? Yes No

Will event require any food preparation on-site? Yes No

Will alcohol be served/sold? Yes No

Sample Downtown Event/Festival Boundary Map

Code of Ordinances Ch. 4 Sec. 4-7 Alcohol at approved festivals and events

If alcohol is served/sold, a licensed peace officer(s) must be onsite throughout the event's operation and outside the perimeter to provide security. Events require one officer with an additional officer per 100 guests. Ex.: <100 attendees would require one officer, 100-200 attendees would require two officers, 200-300 attendees would require three officers, etc.

Police / Security Services:

Personnel needs (indicate all that apply) Request for services is not a guarantee that staff/volunteers will be available.

Event staff How many: 0 Date(s) & time(s): _____

Volunteers How many: 0 Date(s) & time(s): _____

Private security How many: 0 Date(s) & time(s): _____

Company name: _____

Contact name and number: _____

Off duty police How many: 0 Date(s) & time(s): _____

Have you made arrangements with the police? Yes No

If no, you will be provided the information on how to make arrangements.

If yes, please provide following information for the person that you made the arrangements with.

Contact name: _____

Phone number: _____

Street Closures:

Does the event propose closing, blocking, or using City streets and/or parking lots? Yes No

If yes, please list all streets, intersections, and parking lots that apply: Parking lot
Brown Singleton Park

Street closings to begin on date: _____ Start time: _____ End time: _____

Will any businesses be impacted by the proposed road closure? Yes No

Traffic Safety Equipment:

Does your event require traffic cones or barricades? Yes No

If yes, indicate the type of equipment and how many will be used (estimated):

Traffic Cones How many: _____ Barricades How many: _____

Other: 3 Port O Potties

Where should equipment be dropped off & picked up?

~~Port O Potty~~ Each Parking lot Brown Singleton Park

(5b)



City of Waxahachie
City Secretary's Office

Special Event Application

When will the traffic equipment be set-up?

Date: _____ Time: _____

When will the traffic equipment be removed?

Date: _____ Time: _____

Are you requesting the use of City traffic equipment?

Yes No

Availability is not guaranteed

Streets cannot be blocked without prior approval.

Temporary Tents & Structures:

Will the event have a tent(s) larger than 10' x 20'?

Yes No

List the # of tents & sizes:

Indicate locations on attached required site map.

Electrical Services:

How will electrical services be supplied?

Generator Franchise Utilities Both

List contractor / supplier:

Explain services in detail:

Insurance

All events taking place on City of Waxahachie property must provide a certificate of liability insurance and endorsement page. The City of Waxahachie must be listed as an "Additional Insured" in the amount of \$1 million on both pages. Please list the date of the event and location on this certificate and submit at least one month before the event. The City of Waxahachie reserves the right to increase the insurance limits based on the nature and degree of risks to the public.

If you have questions regarding City insurance coverage, please inquire with City of Waxahachie staff after submitting your event application.

Hold Harmless Clause

Applicant / organization shall assume all risks incident to or in connection with the approved activity and shall be solely responsible for damage or injury, of whatever kind or nature, to person or property, directly or indirectly arising out of or in connection with the approved activity or the conduct of applicant's operation. Applicant hereby expressly agrees to defend and save the City, it's officers, agents, employees and representatives harmless from any penalties for violation of any law, ordinance, or regulation affecting its activity and from any and all claims, suits, losses, damages or injuries directly or indirectly out of or in connection with the approved activities or conduct of its operation or resulting from the negligence or intentional acts or omissions of applicant or its officers, agents, and employees. Due to Covid-19, I also understand approval of my event is subject to the then current necessary precautions resulting from Covid case trends as well as any change in accordance with federal, state or local orders. Furthermore, by signing this application, applicant hereby agrees to waive any and all claims that applicant may have against the City, it's officers, agents, employees, and representatives arising out of or in connection with the revocation or cancellation of all event permit.

[Signature]
Signature

11/12/21
Date

Contract Agreement

Applicant / organization has thoroughly read, understands, and agrees to all conditions listed on this application.

[Signature]
Signature

11/1/24
Date

(5b)

Friday, November 1, 2024 11:16 AM



Screen clipping taken: 11/1/2024 11:16 AM

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City of Waxahachie
City Secretary's Office

Special Event Application

Date submitted 11-6

Applicant Information

Applicant name: Kaelin Evans

Are you representing the host organization? Yes No

Will you be the on-site point of contact during the event? Yes No

Phone: _____ Cell: _____

Email: _____

Mailing address: 421 S. College St.

Host organization name: Southern Roots Brewing Co.

Alternate contact that will be on-site during the event.

On-site contact name: ~~_____~~ Tyler Duran Cell: _____

About the Event

Event name: Southern Roots Christmas Market

Location: 421 S. College St.

An event site map is **REQUIRED** to be submitted with your application.

Anticipated attendance: maybe 50-100

Description of event: Vendor Market with music to coincide with annual beer stroll

How many times has this event been hosted before?

1st time 2-4 times 5 or more times Location: _____

Choose the best description of the event:

- | | |
|--|--|
| <input type="checkbox"/> Festival | <input type="checkbox"/> Birthday Party / Picnic |
| <input type="checkbox"/> Movie Screening | <input type="checkbox"/> Charitable / Fundraising |
| <input type="checkbox"/> Parade | <input checked="" type="checkbox"/> Community / Neighborhood |
| <input type="checkbox"/> Private Event | <input type="checkbox"/> Concert / Live Performance |
| <input type="checkbox"/> Run / Walk | <input type="checkbox"/> Other: _____ |

(5c)



City of Waxahachie
City Secretary's Office

Special Event Application

Event activities include (check all that apply):

- Amusement rides / Inflatables
- Animals / Petting Zoo
- Announcement / Speeches
- Information / Literature Distribution
- DJ / Recorded Music
- Food – sampled, served, or sold
- Products / Services – given away, sampled, or sold
- Live music
- Street closure
- Other:

The event is:

- Private
- Free & open to the general public
- Entry by participation or registration fee
- Entry by admission fee or ticket

Admission information, if applicable:

Include entry or participant fees, ticket prices, donations, and / or fees based on activity.

Event timeline:

| | Date(s) | Start Time: | End Time: |
|-----------------|-----------------------|-------------|-----------|
| Event Date | Dec. 14 th | 2 | 6 PM |
| Event Set-up | 12-14 | 12 | 1:30 |
| Event Breakdown | 12-14 | 6:15 PM | 7:30 |

Run / Walk:

Please provide the start time for each distance (if applicable)

1 mile

5K

Other distance

Please indicate your expected attendance: _____

Number of participants:

- 1-99
- 100-199
- 200-299
- 300+

Provide route on attached site map.

(5c)



City of Waxahachie
City Secretary's Office

Special Event Application

Food / Beverage:

- Will the event offer food/beverages? Yes No
- Will event require any food preparation on-site? Yes No
- Will alcohol be served/sold? Yes No

Sample Downtown Event/Festival Boundary Map

Code of Ordinances Ch. 4 Sec. 4-7 Alcohol at approved festivals and events

If alcohol is served/sold, a licensed peace officer(s) must be onsite throughout the event's operation and outside the perimeter to provide security. Events require one officer with an additional officer per 100 guests. Ex: <100 attendees would require one officer, 100<200 attendees would require two officers, 200<300 attendees would require three officers, etc.

Police / Security Services:

Personnel needs (indicate all that apply) Request for services is not a guarantee that staff/volunteers will be available.

- Event staff How many: U/A Date(s) & time(s): _____
- Volunteers How many: ↓ Date(s) & time(s): _____
- Private security How many: ↓ Date(s) & time(s): _____

Company name: _____

Contact name and number: _____

Off duty police How many: _____ Date(s) & time(s): _____

Have you made arrangements with the police? Yes No

If no, you will be provided the information on how to make arrangements.

If yes, please provide following information for the person that you made the arrangements with:

Contact name: _____

Phone number: _____

Street Closures:

Does the event propose closing, blocking, or using City streets and/or parking lots? Yes No

If yes, please list all streets, intersections, and parking lots that apply:

directly in front of brewery

College St

Street closings to begin on date: 12-14 Start time: 10 am End time: 7 pm

Will any businesses be impacted by the proposed road closure? Yes No

Traffic Safety Equipment:

Does your event require traffic cones or barricades? Yes No

If yes, indicate the type of equipment and how many will be used (estimated):

Traffic Cones How many: _____ Barricades How many: 6

Other: _____

Where should equipment be dropped off & picked up?

At Southern Roots Brewery

(5c)



City of Waxahachie
City Secretary's Office

Special Event Application

When will the traffic equipment be set-up?
When will the traffic equipment be removed?
Are you requesting the use of City traffic equipment?

Date: 12-14 Time: 10
Date: 12-14 Time: 7
Yes No

can push until 12 if need for YMCA run

Availability is not guaranteed
Streets cannot be blocked without prior approval.

Temporary Tents & Structures:

Will the event have a tent(s) larger than 10' x 20'? Yes No

List the # of tents & sizes:
Indicate locations on attached required site map.

Electrical Services:

How will electrical services be supplied? Generator Franchise Utilities Both None

List contractor / supplier: _____

Explain services in detail: _____

Insurance

All events taking place on City of Waxahachie property must provide a certificate of liability insurance and endorsement page. The City of Waxahachie must be listed as an "Additional Insured" in the amount of \$1 million on both pages. Please list the date of the event and location on this certificate and submit at least one month before the event. The City of Waxahachie reserves the right to increase the insurance limits based on the nature and degree of risks to the public.

If you have questions regarding City insurance coverage, please inquire with City of Waxahachie staff after submitting your event application.

Hold Harmless Clause

Applicant / organization shall assume all risks incident to or in connection with the approved activity and shall be solely responsible for damage or injury, of whatever kind or nature, to person or property, directly or indirectly arising out of or in connection with the approved activity or the conduct of applicant's operation. Applicant hereby expressly agrees to defend and save the City, it's officers, agents, employees and representatives harmless from any penalties for violation of any law, ordinance, or regulation affecting its activity and from any and all claims, suits, losses, damages or injuries directly or indirectly out of or in connection with the approved activities or conduct of its operation or resulting from the negligence or intentional acts or omissions of applicant or its officers, agents, and employees. Due to Covid-19, I also understand approval of my event is subject to the then current necessary precautions resulting from Covid case trends as well as any change in accordance with federal, state of local orders. Furthermore, by signing this application, applicant hereby agrees to waive any and all claims that applicant may have against the City, it's officers, agents, employees, and representatives arising out of or in connection with the revocation or cancellation of an event permit.

Jessie Evans
Signature

11-5
Date

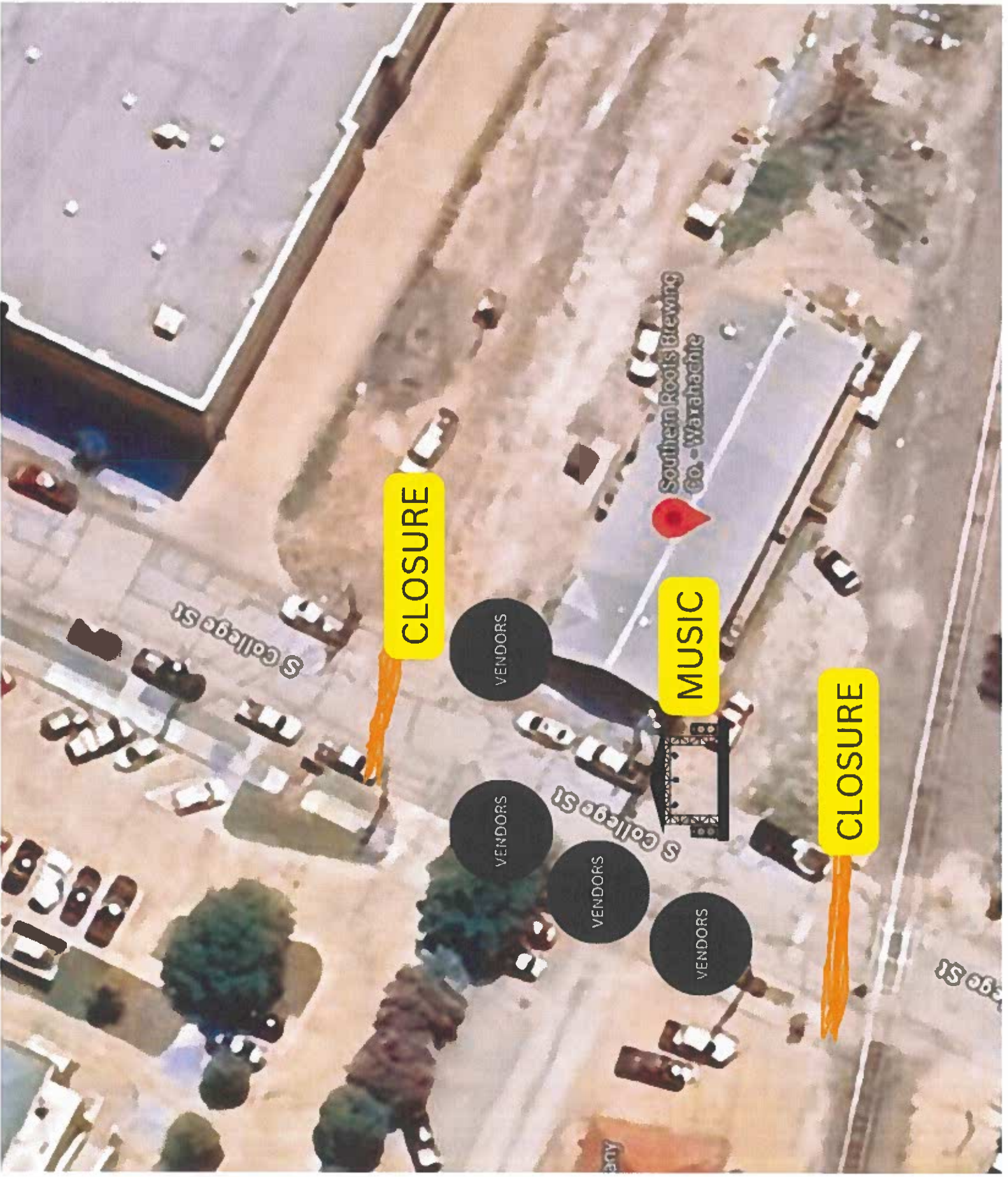
Contract Agreement

Applicant / organization has thoroughly read, understands, and agrees to all conditions listed on this application.

Jessie Evans
Signature

11-5
Date

(50)



CLOSURE

MUSIC

CLOSURE

VENDORS

VENDORS

VENDORS

VENDORS

S College St

S College St

Southern Roots Brewing
Co. - Warahachie

S College St

(5d)

Planning & Zoning Department

Petition for ETJ Release

Case: ETJ-PTN-190-2024



MEETING DATE(S)

City Council:

November 18, 2024

CAPTION

Consider proposed Ordinance approving a request by Kathleen Bowen, for a **Petition for ETJ Release** for approximately 53.8 acres, located at Wilson Road. (Property ID 239810) – Owner: Kathleen Bowen (ETJ-PTN-190-2024).

RECOMMENDED MOTION

"I move to approve ETJ-PTN-190-2024, a request by Kathleen Bowen, for a Petition for ETJ Release for approximately 53.8 acres, located at Wilson Road., authorizing the Mayor to sign the associated documents accordingly."

APPLICANT REQUEST

The property owners have petitioned the City to remove their property from the extraterritorial jurisdiction (ETJ).

CASE INFORMATION

Applicant: Kathleen Bowen

Property Owner(s): Kathleen Bowen

Site Acreage: 53.8 acres

Number of Lots: 1 unplatted tract

Number of Dwelling Units: 0 unit

SUBJECT PROPERTY

General Location: Wilson Road

Parcel ID Number(s): 239810

Current Zoning: N/A (ETJ)

Existing Use: Development

Platting History: The subject property is not platted.

CCN Service Area: Rockett SUD

(5d)

Site Aerial:



PLANNING ANALYSIS

Starting September 1, 2023, residents living in areas within a municipality's ETJ are allowed to file a petition requesting their release from the ETJ. Upon providing the City with the minimum information listed below, the City must immediately release the area from its ETJ.

- The petition must be in writing and detail the area's boundaries through either metes and bounds or a recorded plat; and
- The petition must include the property owner's name, signature, date of birth, residence address, and date of signing.

This application satisfies the requirements of Chapter 42, Subchapter D of the Texas Local Government Code governing the requirements for an ETJ petition.

RECOMMENDATION

City staff has determined that the submitted petition complies with the requirements of Chapter 42, Subchapter D of the Texas Local Government Code and that such law requires the release of the subject property from the City's ETJ.

ATTACHED EXHIBITS

1. ETJ Petition Map for November 18, 2024, City Council Meeting
2. Proposed Ordinance
3. Legal Description (Exhibit A)
4. Location Map (Exhibit B)

STAFF CONTACT INFORMATION

Prepared by:

Harper Lindamood

Planner

Harper.lindamood@waxahachie.com

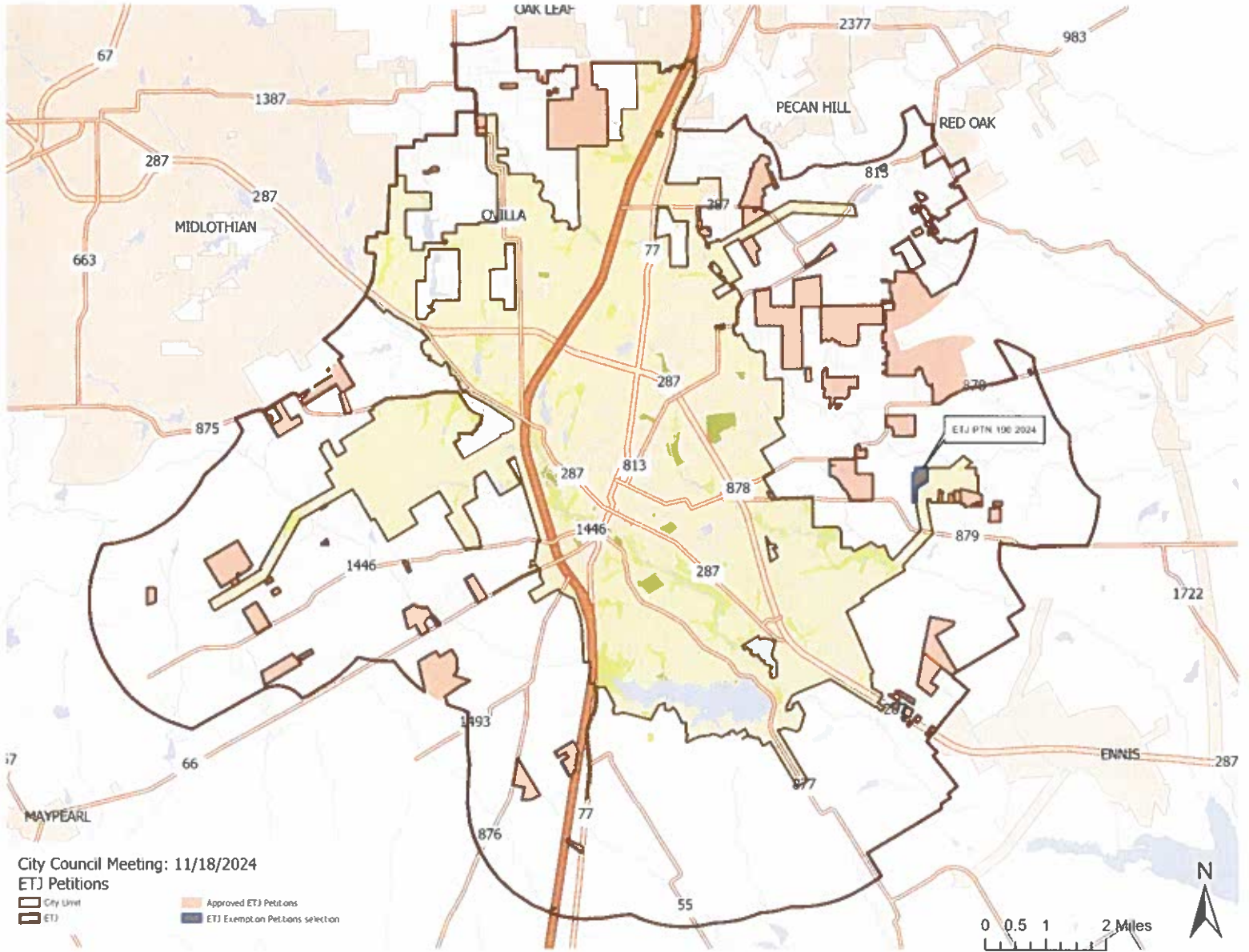
Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com

(5d)



(5d)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 53.8-ACRE TRACT OF LAND, LOCATED AT WILSON ROAD, KNOWN AS PROPERTY ID 239810 AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

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

WHEREAS, as authorized by Subchapter D of Chapter 42 of the Texas Local Government Code, the landowners of the herein described property have requested and petitioned in writing that the City of Waxahachie ("City") exclude the property herein described from the City's Extraterritorial Jurisdiction ("ETJ"); and

WHEREAS, City staff has determined that the submitted petition, case number ETJ-PTN-190-2024, complies with the requirements of Subchapter D of Chapter 42 of the Texas Local Government Code and that such law requires the release of the herein described property from the City's ETJ.

NOW, THEREFORE, the following described tracts of land are hereby released and removed from the City's ETJ, effective as of the date of the passage of this Ordinance:

All those certain lots, tracts or parcels of land situated in Ellis County, Texas, and being more particularly described by metes and bounds in Exhibit A and shown on the location map in Exhibit B, which are made a part hereof and attached hereto for all purposes.

The City's ETJ boundary is hereby amended in accordance with said change. City staff is hereby directed to make all required changes to the City map showing the boundaries of the City's ETJ, as required by Section 41.002 of the Texas Local Government Code, and to promptly notify Ellis County of such changes.

PASSED, APPROVED AND ADOPTED on this 18th day of November, 2024.

MAYOR

ATTEST:

City Secretary

Exhibit A

All that certain lot, tract or parcel of land situated in Ellis County, Texas, and being 88.3723 acres in the J.B. and Ann Adams Survey, Abstract 5, in Ellis County, Texas, and a part of the First and Third Tracts described in deed from John Praslicka, et ux to Stanley Praslicka, et ux, by deed and recorded in Volume 522, Page 633, Deed Records, Ellis County, Texas and being more particularly described as follows:

BEGINNING at a ½" iron rod found for corner in the North line of said Adams Survey that is the Northeast corner of the Praslicka tract and same being the Northwest corner of a tract conveyed to Dennis A. Smith by deed recorded in Volume 1674 Page 798, O.P.R.E.C.T.;

THENCE South 00 deg. 14 min. 37 sec. West along the common line of the Praslicka and Smith tracts a distance of 3,049.46 feet to a ½" iron rod set in the center of Wilson Road for their common South corner;

THENCE North 89 deg. 30 min. West along the center of Wilson Road a distance of 1,307.15 feet to a ½" iron rod set for corner in same;

THENCE North 00 deg. 14 min. 37 sec. East and crossing said Praslicka tract and passing a 3/8" iron rod set at 30.0 feet and continuing a total distance of 2,553.35 feet to a 3/8" iron rod set in a Southerly North line of the Praslicka tract;

THENCE North 89 deg. 53 min. 25 sec. East along said line a distance of 256.45 feet to a 3/8" iron rod set at an ell corner of the Praslicka tract;

THENCE North 00 deg. 58 min. 54 sec. West along Northerly West line of the Praslicka tract a distance of 470.35 feet to a fence post for corner marking the Northerly Northwest corner of the Praslicka tract, same being in the North line of the Adams Survey;

THENCE North 89 deg. 14 min. 51 sec. East along the North line of the Praslicka tract and said Survey line a distance of 1,060.91 feet to the PLACE OF BEGINNING and containing 88.3723 acres of land.

COUNTY CLERK'S MEMO
Instrument UNSATISFACTORY
For microfilm recording

(5d)



(9c)



Memorandum

To: Honorable Mayor and City Council

From: Joe Wiser, Chief of Police

Thru: Michael Scott, City Manager

Date: November 4, 2024

Re: Budget amendment- TML reimbursement for repairs to a police patrol vehicle.

Recommended Motion: "I move to approve the request to transfer funds in the amount of \$5,427.00 to GL account 100-210-54340, an amount reimbursed to the City of Waxahachie as a result of an insurance reimbursement for repairs made to one police vehicle and authorize the City Manager to execute all necessary documents."

Item Description: Consider the approval of a budget transfer related to funds reimbursed to the general fund for repairs to one police vehicle.

Item Summary: This is a request for a budget amendment (transfer) that will allow the police department to recuperate insurance reimbursement funds used to repair one police vehicle. This patrol unit was damaged while being used to perform law enforcement duties. Expenses related to these repairs will be paid out of the vehicle maintenance account 100-210-54340 and have already been reimbursed by TML.

Fiscal Impact: I am requesting that the \$5,427.00 be transferred to 100-210-54340 – Maintenance Purchased – Vehicles, resulting in budget increases of the same amount. Fiscal impact is limited to the redistribution of monies received by the City of Waxahachie related to insurance pay-outs on the damaged vehicle. In sum, this is a net-zero cost to the City.

(5f)



Memorandum

To: Honorable Mayor and City Council
From: John Smith, Assistant Director - Senior Center
Thru: Michael Scott, City Manager 
Date: November 18, 2024
Re: Consider Supplemental Appropriation to Fund Senior Center Dances

Motion: "I move to approve a supplemental appropriation of \$6,000, from the General Fund unreserved fund balance, to fund six Senior Center dances annually, and authorize the City Manager to execute all necessary documents."

Item Description: Consider approving a supplemental appropriation of \$6,000 from the General Fund unreserved fund balance to fund six bi-monthly held at the Waxahachie Senior Activity Center throughout the year.

Item Summary: Over the past year, the Senior Center has hosted six bi-monthly dances, which have become popular and well-attended events. Initially, these dances were funded through the fundraising efforts of the dance committee. However, the funds have been exhausted, and the center is currently relying on limited 501(c)(3) funds to sustain the events. This funding approach is not sustainable, especially as the committee is responsible not only for fundraising, but also for planning, decorating, and the scheduling of the bands. Each dance costs approximately \$1,000; the typical event allocation is as follows:

- \$600 for live band entertainment
- \$250 for food and beverages
- \$150 for decorations and door prizes

These dances are a valued addition to the Senior Center's activity calendar, providing excellent opportunities for physical exercise and social engagement. Some of the dances coincide with special holidays, such as Christmas, Halloween, and Valentine's Day, making them especially meaningful for participants. The requested supplemental appropriation of \$6,000 will allow these events to continue for the benefit of the center's members and also the community.

(5f)

Fiscal Impact: The General Fund unreserved fund balance for FY24-25 has sufficient capacity to fund the \$6,000 supplemental appropriation. The appropriation would increase account 100-550-55000 Other Purchased Services.



Memorandum

To: Honorable Mayor and City Council
From: Chad Tustison, Senior Finance Director
Thru: Michael Scott, City Manager
Date: November 18, 2024
Re: Consider Award for Annual Contracts for City Uniforms and Apparel Items

Motion: "I move to award contracts for city uniform and apparel items and authorize the City Manager to execute all necessary documents."

Item Description: Consider awarding a multi-year contract to qualified vendors for city uniform and apparel items. The contract is for a period of two years, with an option to renew for three (3) additional one-year terms.

Item Summary: On September 24, 2024 the City solicited a citywide Request for Proposal (RFP) #2024-09-20 to procure city uniforms and apparel items. The sealed proposals were opened on October 15, 2024. The objective of this process was to award multiple vendors within each category to provide high-quality, durable, and professionally designed uniforms that adhere to the City standards and branding guide provided. The vendors recommended for award were determined to be responsive, responsible, and submitted the most advantageous proposals for the City's needs.

Staff has reviewed the recommended vendor's qualifications, quality of work, and recommends awarding the following vendors for each category:

(5g)

Award Recommendation List:

| Vendor Name | Category |
|--------------------------|--|
| Already Gear, LLC | Citywide- Standard Uniforms and Apparel |
| Brown & Bigelow, INC | Citywide- Standard Uniforms and Apparel |
| Chaney's Designs LLC | Citywide- Standard Uniforms and Apparel |
| Got You Covered Uniforms | Citywide- Standard Uniforms and Apparel |
| Galls, LLC | Public Safety- Custom Uniforms & Accessories and Citywide- Standard Uniforms and Apparel |
| Star City Uniform | Public Safety- Custom Uniforms & Accessories and Police Department - Body Armor |

Fiscal Impact: Staff uniform and apparel items are purchased through the department's approved budget. The annual expenditures for these items will be purchased on an as needed basis and will not exceed the annual approved budgeted funds.

(5h)

Planning & Zoning Department Staff Report



Budgeted Costs – Haven Ranch PID (Phase 1)

MEETING DATE(S)

City Council:

November 18, 2024

RECOMMENDED MOTION

"I move to approve the Budgeted Costs for Phase 1 of the Haven Ranch Public Improvement District (PID)."

APPLICANT REQUEST

The applicant requests approval of the Budgeted Costs for Phase 1 of the Haven Ranch PID, as the approved Haven Ranch Development Agreement requires.

CASE INFORMATION

Applicant:

Brian Moody, Kimley-Horn

Property Owner(s):

GRBK Edgewood LLC

Site Acreage:

212.358 acres

Number of Lots:

287 single-family residential lots, 15 X-lots

SUBJECT PROPERTY

General Location:

400 E Haven Road

Parcel ID Number(s):

180774, 183003, 190570, 192730, 236610, 236611, 236612, 236613, 257627, 289474, 289475, 289476, 289477

Current Zoning:

N/A (ETJ) – The subject property is obligated to comply with the requirements of the Haven Ranch Development Agreement. The development agreement does obligate future phased annexation and zoning of the subject property.

Existing Use:

The subject property is currently undeveloped

Platting History:

The Plat Application for Haven Ranch Phase 1 (SUB-212-2024) was approved, with conditions, by the Planning & Zoning Commission on November 12, 2024.

Location Map:



STAFF ANALYSIS

A Development Agreement for Haven Ranch was approved by City Council in November of 2023. The approved Development Agreement for Haven Ranch includes the City’s consent for the establishment of a Public Improvement District (PID) to finance the project. A PID is a special district that uses assessments levied on each property within the district to fund and maintain specific improvements within the district. Once all assessments authorized by the PID are paid in full, they are no longer levied. PID Assessments can be paid up front in full or in increments over a number of years.

The Haven Ranch Development Agreement includes requirements for the design of the subdivision and identifies Authorized Improvements for infrastructure that can be funded via the PID. Items that can be funded by the Haven Ranch PID include water, wastewater, drainage, and roadway infrastructure; as well as park, entry feature, and greenspace improvements. The agreement also requires the developer to receive City Council approval of Budgeted Costs for infrastructure funded through the PID. The Budgeted Costs for each phase are specifically required to be approved concurrently with the Plat for each phase of the development.

On October 30, 2024, the Developer submitted a Plat Application (SUB-212-2024) for Haven Ranch Phase 1. This application included a detailed breakdown of Budgeted Costs for Phase 1 of the PID. On November 12, 2024, the Planning & Zoning Commission approved the Plat for Haven Ranch Phase 1, with conditions. As required by the Haven Ranch Development Agreement, the Budgeted Costs for Phase 1 are attached to this report for consideration and approval by City Council.

ATTACHED EXHIBITS

1. Haven Ranch Concept Plan
2. Haven Ranch Phase 1 Budgeted Costs

APPLICANT REQUIREMENTS

1. If approved by the City Council, the applicant shall proceed with the development process for Phase 1 of the Haven Ranch subdivision. This includes completing the Plat Filing process and the Civil Construction Permit process.

STAFF CONTACT INFORMATION

Prepared by:

Zack King, AICP

Planning Manager

zking@waxahachie.com

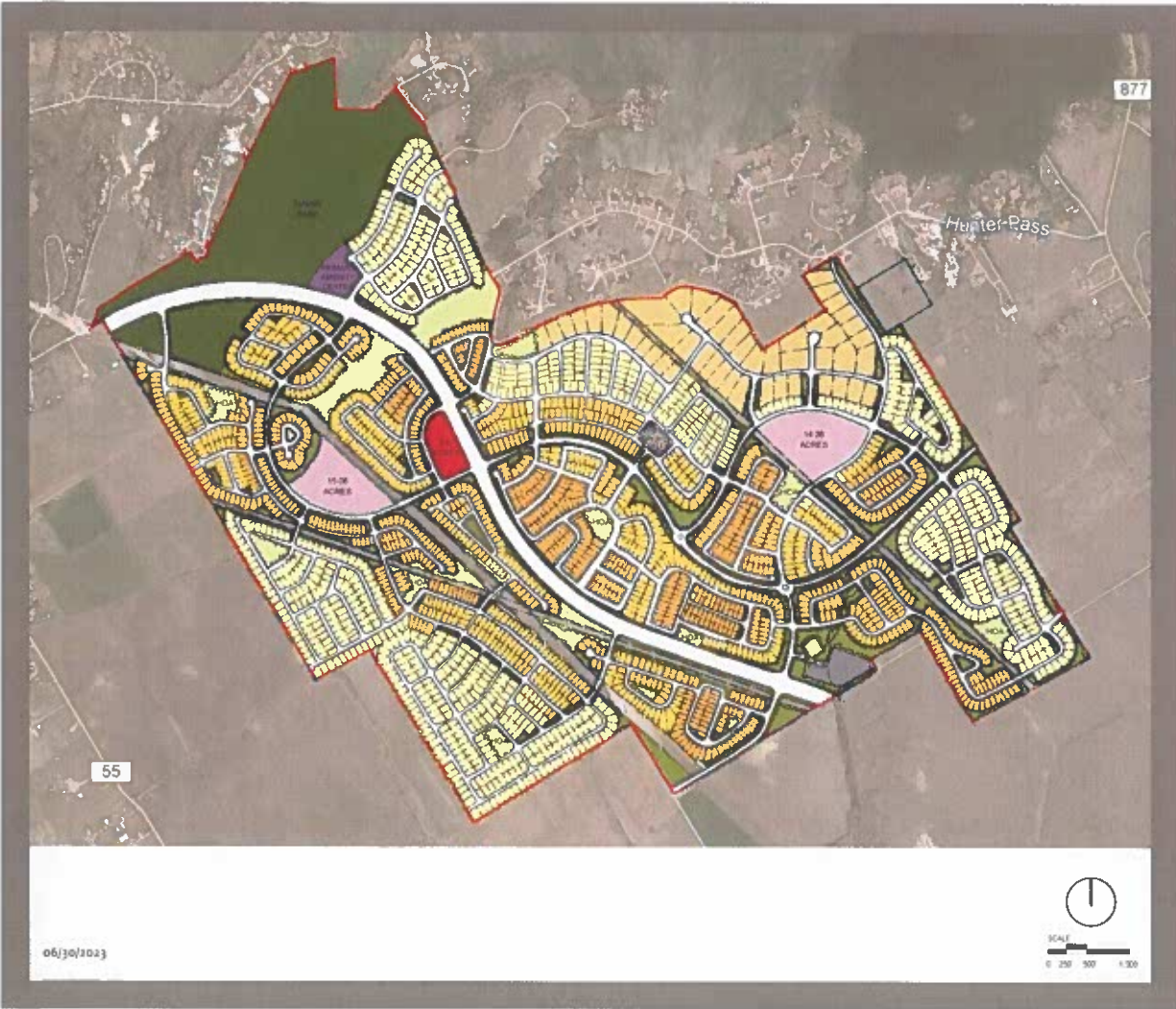
Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com

(5h)



HAVEN RANCH CONCEPT PLAN

LEGEND

- SCHOOL
- NEIGHBORHOOD SERVICES
- LIFT STATION
- EASEMENTS (46 ac.)
- HAVEN PARK (108 ac.)
- BUFFER OPEN SPACE (70 ac.)
- HOA OPEN SPACE (18 ac.)
- AMENITY CENTERS (7 ac.)
PRIMARY 4.7 ac.
SECONDARY 2.3 ac.

TOTAL GREEN SPACE 243 ac

- 1 ACRE LOTS
UNITS 45 MINIMUM
- ESTATE LOTS (80' WIDE)
PERCENTAGE 35% MINIMUM
- MANOR LOTS (60' WIDE)
PERCENTAGE 35% MINIMUM
- COTTAGE LOTS (50' WIDE)
PERCENTAGE 30% MAXIMUM
- TOTAL MAXIMUM 2,600 UNITS**



06/30/2023

(5h)

HAVEN RANCH PHASE 1 BUDGETED COSTS – 10-30-2024

| BUDGETED COSTS - PHASE 1 IMPROVEMENTS | PHASE 1 TOTAL COST * | BENEFIT ALLOCATION OF PHASE 1 AUTHORIZED IMPROVEMENTS COST ** |
|---|---------------------------------|--|
| NO. OF LOTS IN PH 1: 287 | | |
| DIVISION | | |
| OFFSITE MAJOR IMPROVEMENTS | \$13,939,541 | \$3,155,142 |
| ONSITE MAJOR IMPROVEMENTS | \$17,354,041 | \$1,863,365 |
| DIRECT PHASE IMPROVEMENTS | \$21,245,332 | \$21,245,332 |
| PRIVATE IMPROVEMENTS | \$3,843,779 | \$0 |
| HARDSCAPE - SIDEWALK & TRAIL IMPROVEMENTS | \$492,755 | \$492,755 |
| LANDSCAPE & IRRIGATION - ROW | \$1,541,895 | \$1,541,895 |
| HS/LS/IRR & AMENITY CENTER - PRIVATE IMPROVEMENTS | \$15,275,336 | \$0 |
| | | |
| TOTAL | \$73,692,679 | \$28,298,489 |

* Represents total Phase 1 improvement cost.

** Represents Phase 1's allocable share of public improvements. Excludes private improvements.

- Costs will be adjusted upon receiving actual bids and construction costs, including any change orders.
- Additionally, costs may change due to a reevaluation of future improvement area benefit allocations.

Note:

This detailed budget represents an approximate look at all costs required to complete the Phase 1 improvements. The Authorized Improvement Cost total associated with Phase 1 (future Improvement Area No. 1) will be lower than this total due to the following factors:

- All Authorized Improvement Costs that benefit more than just Improvement Area No. 1 will be allocated to that respective future phase/Improvement Area.
- Private costs (those costs which are not considered Authorized Improvement Costs) will be excluded.

(5h)

| PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST | |
|--|-------------------------|
| HAVEN RANCH - WAXAHACHIE, TX | |
| Kimley»Horn | COST SUMMARY |
| | August 6, 2024 |
| OFFSITE MAJOR IMPROVEMENTS | PHASE 1 |
| | NO. OF LOTS: 287 |
| DIVISION | |
| A. CLEARING & EXCAVATION | \$62,820 |
| B. EROSION CONTROL | \$35,000 |
| C. SANITARY SEWER | \$6,625,798 |
| D. WATER | \$750,829 |
| E. STORM SEWER | \$478,549 |
| F. PAVEMENT | \$1,800,248 |
| G. MISCELLANEOUS ITEMS | \$1,650,000 |
| | |
| SUB-TOTAL | \$11,403,244 |
| PLANNING, SURVEY, PLATTING, ENGINEERING & STAKING (8%) | \$912,259 |
| INSPECTION FEES (3.5% of C-F) | \$337,940 |
| CONSTRUCTION MATERIAL TESTING (1.5% of A, C-F) | \$145,774 |
| MISCELLANEOUS & CONTINGENCY (10%) | \$1,140,324 |
| | |
| TOTAL | \$13,939,541 |
| | |
| ONSITE MAJOR IMPROVEMENTS | PHASE 1 |
| | NO. OF LOTS: 287 |
| DIVISION | |
| A. CLEARING & EXCAVATION | \$221,715 |
| B. EROSION CONTROL | \$35,000 |
| C. SANITARY SEWER | \$4,792,078 |
| D. WATER | \$2,771,157 |
| E. STORM SEWER | \$3,049,402 |
| F. PAVEMENT | \$3,151,421 |
| G. MISCELLANEOUS ITEMS | \$100,000 |
| | |
| SUB-TOTAL | \$14,120,773 |
| PLANNING, SURVEY, PLATTING, ENGINEERING & STAKING (8%) | \$1,129,662 |
| INSPECTION FEES (3.5% of C-F) | \$481,742 |
| CONSTRUCTION MATERIAL TESTING (1.5% of A, C-F) | \$209,787 |
| MISCELLANEOUS & CONTINGENCY (10%) | \$1,412,077 |
| | |
| TOTAL | \$17,354,041 |

(5h)

| DIRECT PHASE IMPROVEMENTS | PHASE 1 |
|--|---------------------|
| <i>NO. OF LOTS:</i> | 287 |
| DIVISION | |
| A. CLEARING & EXCAVATION | \$666,392 |
| B. EROSION CONTROL | \$372,425 |
| C. SANITARY SEWER | \$2,321,181 |
| D. WATER | \$2,783,654 |
| E. STORM SEWER | \$5,404,790 |
| F. PAVEMENT | \$5,465,685 |
| G. MISCELLANEOUS ITEMS | \$305,000 |
| | |
| SUB-TOTAL | \$17,319,128 |
| PLANNING, SURVEY, PLATTING, ENGINEERING & STAKING (8%) | \$1,385,530 |
| INSPECTION FEES (3.5% of C-F) | \$559,136 |
| CONSTRUCTION MATERIAL TESTING (1.5% of A, C-F) | \$249,626 |
| MISCELLANEOUS & CONTINGENCY (10%) | \$1,731,913 |
| | |
| TOTAL | \$21,245,332 |
| | |
| PRIVATE IMPROVEMENTS | PHASE 1 |
| <i>NO. OF LOTS:</i> | 287 |
| DIVISION | |
| A. CLEARING & EXCAVATION | \$2,628,790 |
| B. EROSION CONTROL | \$195,800 |
| C. RETAINING WALLS | \$432,850 |
| | |
| SUB-TOTAL | \$3,257,440 |
| PLANNING, SURVEY, PLATTING, ENGINEERING & STAKING (8%) | \$260,595 |
| MISCELLANEOUS & CONTINGENCY (10%) | \$325,744 |
| | |
| TOTAL | \$3,843,779 |

(5h)

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

HAVEN RANCH - WAXAHACHIE, TX



MAJOR OFFSITE IMPROVEMENTS

August 6, 2024

| | | | | | |
|---------------|---------------------------------|-------------|-----|--------------|--------|
| | | | | PHASE: | 1 |
| PROJECT NAME: | HAVEN RANCH | CREATED BY: | JCV | NO. OF LOTS: | 287 |
| CITY: | Waxahachie, Ellis County, Texas | CHECKED BY: | BRM | GROSS AC. | 228.66 |
| JOB NUMBER: | | REVISED BY: | | NET AC. | 211.46 |

A. CLEARING & EXCAVATION

| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | |
|---|------|------------|----------|-----------------|
| | | | QUANTITY | TOTAL |
| CLEARING / GRUBBING - OFFSITE WATER & SEWER | AC | \$1,500.00 | 14.3 | \$21,450 |
| CLEARING / GRUBBING - EAST HAVEN ROAD | AC | \$1,500.00 | 3.7 | \$5,550 |
| UNCLASSIFIED EXCAVATION IN RIGHT-OF-WAY (2.0 VF OVER NET ACREAGE) | CY | \$3.00 | 11,940 | \$35,820 |
| TOTAL EXCAVATION | | | | \$62,820 |

B. EROSION CONTROL

| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | |
|------------------------------|------|-------------|----------|-----------------|
| | | | QUANTITY | TOTAL |
| MISC EROSION CONTROL | LS | \$35,000.00 | 1 | \$35,000 |
| TOTAL EROSION CONTROL | | | | \$35,000 |

C. SANITARY SEWER

| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | |
|--|------|-------------|-------------|--------------------|
| | | | QUANTITY | TOTAL |
| 12" PVC PIPE | LF | \$95.00 | 17,900 | \$1,700,500 |
| 14" PVC PIPE | LF | \$130.00 | 17,900 | \$2,327,000 |
| AIR VACUUM RELEASE VALVE - FORCE MAIN | EA | \$20,000.00 | 18 | \$360,000 |
| 24" SDR-26 P.V.C. SEWERLINE (OFFSITE GRAVITY LINE) | LF | \$310.00 | 4,000 | \$1,240,000 |
| 5' DIAMETER MANHOLE (OFFSITE GRAVITY LINE) | EA | \$15,000.00 | 9 | \$135,000 |
| CONNECT TO EXISTING LIFT STATION | EA | \$10,000.00 | 1 | \$10,000 |
| SOUTH PRONG CREEK CROSSING BY BORE | EA | \$75,000.00 | 2 | \$150,000 |
| DUAL FORCE MAIN TXDOT ROAD CROSSING BY BORE | EA | \$75,000.00 | 4 | \$300,000 |
| EXTRA PROTECTION AT WATER CROSSING | EA | \$75,000.00 | 2 | \$150,000 |
| TRENCH SAFETY | LF | \$0.10 | 39,800 | \$3,980 |
| TESTING (EXCLUDING GEOTECH) | LF | \$3.00 | 39,800 | \$119,400 |
| BONDS | % | 2.00% | \$6,495,880 | \$129,918 |
| TOTAL SANITARY SEWER | | | | \$6,625,798 |

(5h)

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

HAVEN RANCH - WAXAHACHIE, TX

MAJOR OFFSITE IMPROVEMENTS



August 6, 2024

| | | | | | |
|---------------------------------------|--|--|--|-----------------|------------------|
| PROJECT NAME: HAVEN RANCH | | | | CREATED BY: JCV | PHASE: 1 |
| CITY: Waxahachie, Ellis County, Texas | | | | CHECKED BY: BRM | NO. OF LOTS: 287 |
| JOB NUMBER: | | | | REVISED BY: | GROSS AC. 228.66 |
| | | | | | NET AC. 211.46 |

| D. WATER | | | | | |
|--|------|-------------|-----------|------------------|--|
| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | | |
| | | | QUANTITY | TOTAL | |
| 16" P.V.C. WATERLINE | LF | \$150.00 | 3,670 | \$550,500 | |
| 16" BUTTERFLY VALVE | EA | \$10,000.00 | 10 | \$100,000 | |
| FIRE HYDRANT ASSEMBLY | EA | \$7,200.00 | 7 | \$50,400 | |
| GAS CROSSING BY BORE | EA | \$25,000.00 | 1 | \$25,000 | |
| CONNECT TO EXISTING (WHERE REMOVING/RELOCATING EXISTING LINES) | EA | \$2,500.00 | 1 | \$2,500 | |
| TRENCH SAFETY | LF | \$0.10 | 3,670 | \$367 | |
| TESTING (EXCLUDING GEOTECH) | LF | \$2.00 | 3,670 | \$7,340 | |
| BONDS | % | 2.00% | \$736,107 | \$14,722 | |
| TOTAL WATER | | | | \$750,829 | |

| E. STORM SEWER | | | | | |
|---|------|-------------|-----------|------------------|--|
| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | | |
| | | | QUANTITY | TOTAL | |
| 21" RCP | LF | \$95.00 | 325 | \$30,875 | |
| 24" RCP | LF | \$105.00 | 50 | \$5,250 | |
| 30" RCP | LF | \$145.00 | 320 | \$46,400 | |
| 36" RCP | LF | \$175.00 | 225 | \$39,375 | |
| 42" RCP | LF | \$225.00 | 410 | \$92,250 | |
| 48" RCP | LF | \$275.00 | 160 | \$44,000 | |
| 4'X4' RCB | LF | \$355.00 | 220 | \$78,100 | |
| 10' CURB INLET | EA | \$8,000.00 | 5 | \$40,000 | |
| INLET PROTECTION | EA | \$165.00 | 5 | \$825 | |
| DRIVEWAY CULVERT & HEADWALLS | EA | \$10,000.00 | 3 | \$30,000 | |
| GRADE-TO-DRAIN | LF | \$10.00 | 950 | \$9,500 | |
| 4'X4' TXDOT PW-0 HEADWALL | EA | \$17,500.00 | 2 | \$35,000 | |
| 5'X5' STORM MANHOLE | EA | \$7,750.00 | 1 | \$7,750 | |
| 12" ROCK RIP RAP | SY | \$125.00 | 50 | \$6,250 | |
| TRENCH SAFETY | LF | \$0.10 | 1,710 | \$171 | |
| TESTING (STORM SEWER - EXCLUDING GEOTECH) | LF | \$2.00 | 1,710 | \$3,420 | |
| BONDS | % | 2.00% | \$469,166 | \$9,383 | |
| TOTAL STORM SEWER | | | | \$478,549 | |

(5h)

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

HAVEN RANCH - WAXAHACHIE, TX



MAJOR OFFSITE IMPROVEMENTS

August 6, 2024

| | | | | | |
|---------------|---------------------------------|-------------|-----|--------------|--------|
| | | | | PHASE: | 1 |
| PROJECT NAME: | HAVEN RANCH | CREATED BY: | JCV | NO. OF LOTS: | 287 |
| CITY: | Waxahachie, Ellis County, Texas | CHECKED BY: | BRM | GROSS AC. | 228.66 |
| JOB NUMBER: | | REVISED BY: | | NET AC. | 211.46 |

F. PAVEMENT

| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | |
|--|------|--------------|-------------|--------------------|
| | | | QUANTITY | TOTAL |
| DEMO EXISTING PAVEMENT | SY | \$25.00 | 3,520 | \$88,000 |
| DEMO EXISTING GRAVEL ROAD | SY | \$10.00 | 1,244 | \$12,444 |
| DEMO EXISTING DRIVEWAY | SY | \$15.00 | 300 | \$4,500 |
| DRIVEWAY EXTENSION | SY | \$47.50 | 1,100 | \$52,250 |
| DEMO EXISTING BUILDING (EXISTING HOME ALONG PROPERTY BOUNDARY) | LS | \$25,000.00 | 1 | \$25,000 |
| REMOVE & REPLACE BARBED WIRE FENCE | LF | \$7.00 | 3,600 | \$25,200 |
| POWER POLE RELOCATION | EA | \$10,000.00 | 9 | \$90,000 |
| FRANCHISE UTILITY RELOCATION ALLOWANCE | LF | \$100.00 | 2,400 | \$240,000 |
| 8" REINF. CONCRETE STREET PAVEMENT 25' B-B (ARTERIAL) - COUNTY | SY | \$60.00 | 7,415 | \$444,900 |
| 8" LIME SUBGRADE PREPARATION (ARTERIAL) - COUNTY | SY | \$3.45 | 7,965 | \$27,479 |
| HYDRATED LIME FOR STREET (36#/SY) - COUNTY | TON | \$345.00 | 150 | \$51,750 |
| 6" COMPACTED CEMENT STABILIZED FLEXBASE (ARTERIAL) - COUNTY | SY | \$75.00 | 7,965 | \$597,375 |
| HAVEN ROAD/FM 55 WB RIGHT TURN LANE AT US 77 | LS | \$250,000.00 | 0 | \$0 |
| US 77 SB LEFT TURN LANE AT HAVEN ROAD/FM 55 | LS | \$250,000.00 | 0 | \$0 |
| HAVEN ROAD/FM 55 AND US 77 TRAFFIC SIGNAL | LS | \$550,000.00 | 0 | \$0 |
| ASPHALT TRANSITION TO EXISTING PAVEMENT | SY | \$125.00 | 440 | \$55,000 |
| CONNECT TO EXISTING PAVEMENT WITH LONGITUDINAL BUTT JOINT | LF | \$20.00 | 40 | \$800 |
| PAVEMENT SIGNAGE & STRIPING | LF | \$10.00 | 2,525 | \$25,250 |
| TRAFFIC CONTROL | LS | \$25,000.00 | 1 | \$25,000 |
| BONDS | % | 2.00% | \$1,764,949 | \$35,299 |
| TOTAL PAVEMENT | | | | \$1,800,248 |

G. MISCELLANEOUS ITEMS

| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | |
|---|------|----------------|----------|--------------------|
| | | | QUANTITY | TOTAL |
| OFFSITE RIGHT OF WAY & EASEMENT ACQUISITION | LS | \$1,500,000.00 | 1.0 | \$1,500,000 |
| NASH FORRESTON RELOCATION | LS | \$5,000,000.00 | 0.0 | \$0 |
| DUAL ARM STREET LIGHTS | EA | \$15,000.00 | 10 | \$150,000 |
| TOTAL MISCELLANEOUS ITEMS | | | | \$1,650,000 |

(5h)

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

HAVEN RANCH - WAXAHACHIE, TX



MAJOR ONSITE IMPROVEMENTS

August 6, 2024

| | | | | | |
|---------------|---------------------------------|-------------|-----|--------------|--------|
| PROJECT NAME: | HAVEN RANCH | CREATED BY: | JCV | PHASE: | 1 |
| CITY: | Waxahachie, Ellis County, Texas | CHECKED BY: | BRM | NO. OF LOTS: | 287 |
| JOB NUMBER: | | REVISED BY: | | GROSS AC. | 228.66 |
| | | | | NET AC. | 211.46 |

A. CLEARING & EXCAVATION

| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | |
|---|------|------------|----------|------------------|
| | | | QUANTITY | TOTAL |
| CLEARING / GRUBBING | AC | \$1,500.00 | 19.8 | \$29,745 |
| UNCLASSIFIED EXCAVATION IN RIGHT-OF-WAY (2.0 VF OVER NET ACREAGE) | CY | \$3.00 | 63,990 | \$191,970 |
| TOTAL EXCAVATION | | | | \$221,715 |

B. EROSION CONTROL

| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | |
|------------------------------|------|-------------|----------|-----------------|
| | | | QUANTITY | TOTAL |
| MISC EROSION CONTROL | LS | \$35,000.00 | 1 | \$35,000 |
| TOTAL EROSION CONTROL | | | | \$35,000 |

C. SANITARY SEWER

| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | |
|---------------------------------------|------|----------------|-------------|--------------------|
| | | | QUANTITY | TOTAL |
| LIFT STATION (1.6 MGD) | LS | \$3,000,000.00 | 1 | \$3,000,000 |
| 12" PVC PIPE | LF | \$115.00 | 5,100 | \$586,500 |
| 14" PVC PIPE | LF | \$150.00 | 4,700 | \$705,000 |
| AIR VACUUM RELEASE VALVE - FORCE MAIN | EA | \$20,000.00 | 6 | \$120,000 |
| CONNECT TO EXISTING FORCE MAIN | EA | \$1,000.00 | 0 | \$0 |
| 12" SDR-26 P.V.C. SEWERLINE | LF | \$120.00 | 1,125 | \$135,000 |
| 15" SDR-26 P.V.C. SEWERLINE | LF | \$150.00 | 80 | \$12,000 |
| CONCRETE ENCASEMENT | LF | \$100.00 | 100 | \$10,000 |
| 5' DIAMETER MANHOLE | EA | \$10,000.00 | 1 | \$10,000 |
| 5' DIAMETER SEALED MANHOLE | EA | \$12,500.00 | 2 | \$25,000 |
| 5' DIAMETER DROP MANHOLE | EA | \$15,000.00 | 4 | \$60,000 |
| END AND PLUG | EA | \$500.00 | 1 | \$500 |
| TRENCH SAFETY | LF | \$0.10 | 11,005 | \$1,101 |
| TESTING (EXCLUDING GEOTECH) | LF | \$3.00 | 11,005 | \$33,015 |
| BONDS | % | 2.00% | \$4,698,116 | \$93,962 |
| TOTAL SANITARY SEWER | | | | \$4,792,078 |

(5h)

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

HAVEN RANCH - WAXAHACHIE, TX



MAJOR ONSITE IMPROVEMENTS

August 6, 2024

| | | | | | |
|---------------|---------------------------------|-------------|-----|--------------|--------|
| | | | | PHASE: | 1 |
| PROJECT NAME: | HAVEN RANCH | CREATED BY: | JCV | NO. OF LOTS: | 287 |
| CITY: | Waxahachie, Ellis County, Texas | CHECKED BY: | BRM | GROSS AC. | 228.66 |
| JOB NUMBER: | | REVISED BY: | | NET AC. | 211.46 |

| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | | |
|--|------|-------------|-------------|--------------------|--|
| | | | QUANTITY | TOTAL | |
| 12" P.V.C. WATERLINE | LF | \$95.00 | 3,855 | \$366,225 | |
| 16" P.V.C. WATERLINE | LF | \$150.00 | 5,900 | \$885,000 | |
| 20" P.V.C. WATERLINE | LF | \$240.00 | 3,100 | \$744,000 | |
| 12" GATE VALVE & BOX | EA | \$4,000.00 | 17 | \$68,000 | |
| 16" BUTTERFLY VALVE | EA | \$10,000.00 | 21 | \$210,000 | |
| 20" BUTTERFLY VALVE | EA | \$15,000.00 | 10 | \$150,000 | |
| FIRE HYDRANT ASSEMBLY | EA | \$6,850.00 | 36 | \$246,600 | |
| REMOVE PLUG AND CONNECT TO EXISTING | EA | \$1,000.00 | 0 | \$0 | |
| CONNECT TO EXISTING (WHERE REMOVING/RELOCATING EXISTING LINES) | EA | \$2,500.00 | 5 | \$12,500 | |
| END AND PLUG | EA | \$500.00 | 15 | \$7,500 | |
| TRENCH SAFETY | LF | \$0.10 | 12,855 | \$1,286 | |
| TESTING (EXCLUDING GEOTECH) | LF | \$2.00 | 12,855 | \$25,710 | |
| BONDS | % | 2.00% | \$2,716,821 | \$54,336 | |
| TOTAL WATER | | | | \$2,771,157 | |

(5h)

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

HAVEN RANCH - WAXAHACHIE, TX



MAJOR ONSITE IMPROVEMENTS

August 6, 2024

| | | | | | |
|---------------|---------------------------------|-------------|-----|--------------|--------|
| | | | | PHASE: | 1 |
| PROJECT NAME: | HAVEN RANCH | CREATED BY: | JCV | NO. OF LOTS: | 287 |
| CITY: | Waxahachie, Ellis County, Texas | CHECKED BY: | BRM | GROSS AC. | 228.66 |
| JOB NUMBER: | | REVISED BY: | | NET AC. | 211.46 |

E. STORM SEWER

| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | |
|--|------|--------------|-------------|-------------|
| | | | QUANTITY | TOTAL |
| 21" RCP | LF | \$95.00 | 1,600 | \$152,000 |
| 24" RCP | LF | \$105.00 | 770 | \$80,850 |
| 27" RCP | LF | \$135.00 | 50 | \$6,750 |
| 30" RCP | LF | \$145.00 | 650 | \$94,250 |
| 36" RCP | LF | \$175.00 | 1,020 | \$178,500 |
| 42" RCP | LF | \$225.00 | 600 | \$135,000 |
| 48" RCP | LF | \$275.00 | 990 | \$272,250 |
| 4'X4' RCB | LF | \$355.00 | 510 | \$181,050 |
| 5'X4' RCB | LF | \$425.00 | 125 | \$53,125 |
| 2-5'X4' MBC | LF | \$1,000.00 | 60 | \$60,000 |
| 3-9'X8' MBC | LF | \$4,500.00 | 100 | \$450,000 |
| 4-7'X6' RCB | LF | \$3,000.00 | 125 | \$375,000 |
| 10' CURB INLET | EA | \$8,000.00 | 25 | \$200,000 |
| 3'X3' WYE INLET | EA | \$5,500.00 | 0 | \$0 |
| 3'X3' TEMPORARY WYE INLET | EA | \$5,500.00 | 0 | \$0 |
| 4'X4' TEMPORARY WYE INLET | EA | \$5,850.00 | 1 | \$5,850 |
| INLET PROTECTION | EA | \$165.00 | 25 | \$4,125 |
| GRADE-TO-DRAIN | LF | \$10.00 | 0 | \$0 |
| 4'X4' TXDOT PW-0 HEADWALL | EA | \$17,500.00 | 2 | \$35,000 |
| 2-5'X4' TXDOT PW-0 HEADWALL | EA | \$21,000.00 | 2 | \$42,000 |
| 3-9'X8' TXDOT PW-0 HEADWALL | EA | \$155,000.00 | 2 | \$310,000 |
| 48" 4:1 SLOPED HEADWALL | EA | \$7,500.00 | 2 | \$15,000 |
| 5'X4' TXDOT PW-0 HEADWALL | EA | \$15,000.00 | 1 | \$15,000 |
| TEMPORARY 5'X5' TXDOT PW-0 HEADWALL | EA | \$17,000.00 | 0 | \$0 |
| 4-7'X6' TXDOT PW-0 HEADWALL | EA | \$70,000.00 | 2 | \$140,000 |
| POND OUTFALL STRUCTURE (MODIFIED JUNCTION BOX) | EA | \$15,000.00 | 1 | \$15,000 |
| 3'X3' STORM MANHOLE | EA | \$6,000.00 | 2 | \$12,000 |
| 4'X4' STORM MANHOLE | EA | \$7,000.00 | 3 | \$21,000 |
| 5'X5' STORM MANHOLE | EA | \$7,750.00 | 1 | \$7,750 |
| 6'X6' STORM MANHOLE | EA | \$8,250.00 | 4 | \$33,000 |
| 12" ROCK RIP RAP | SY | \$125.00 | 650 | \$81,250 |
| TRENCH SAFETY | LF | \$0.10 | 6,600 | \$660 |
| TESTING (STORM SEWER - EXCLUDING GEOTECH) | LF | \$2.00 | 6,600 | \$13,200 |
| BONDS | % | 2.00% | \$2,989,610 | \$59,792 |
| TOTAL STORM SEWER | | | | \$3,049,402 |

(5h)

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

HAVEN RANCH - WAXAHACHIE, TX



MAJOR ONSITE IMPROVEMENTS

August 6, 2024

| | | | | | |
|---------------|---------------------------------|-------------|-----|--------------|--------|
| | | | | PHASE: | 1 |
| PROJECT NAME: | HAVEN RANCH | CREATED BY: | JCV | NO. OF LOTS: | 287 |
| CITY: | Waxahachie, Ellis County, Texas | CHECKED BY: | BRM | GROSS AC: | 228.66 |
| JOB NUMBER: | | REVISED BY: | | NET AC: | 211.46 |

| F. PAVEMENT | | | | | |
|--|------|-------------|-------------|--------------------|--|
| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | | |
| | | | QUANTITY | TOTAL | |
| DEMO EXISTING PAVEMENT | SY | \$25.00 | 4,250 | \$106,250 | |
| DEMO EXISTING GRAVEL ROAD | SY | \$10.00 | 1,820 | \$18,200 | |
| DEMO EXISTING STORM STRUCTURES | LS | \$20,000.00 | 1 | \$20,000 | |
| EXISTING DRIVEWAY REPAIR | EA | \$10,000.00 | 2 | \$20,000 | |
| REMOVE BARBED WIRE FENCE | LS | \$5.00 | 2,600 | \$13,000 | |
| POWER POLE RELOCATION | EA | \$10,000.00 | 4 | \$40,000 | |
| 8" REINF. CONCRETE STREET PAVEMENT 25' B-B (ARTERIAL) - CITY | SY | \$60.00 | 14,915 | \$894,900 | |
| 8" LIME SUBGRADE PREPARATION (ARTERIAL) - CITY | SY | \$3.45 | 16,040 | \$55,338 | |
| HYDRATED LIME FOR STREET (36#/SY) - CITY | TON | \$345.00 | 290 | \$100,050 | |
| 8" REINF. CONCRETE STREET PAVEMENT 41' B-B (COLLECTOR) | SY | \$60.00 | 21,920 | \$1,315,200 | |
| 8" LIME SUBGRADE PREPARATION (COLLECTOR) | SY | \$3.45 | 22,990 | \$79,316 | |
| HYDRATED LIME FOR STREET (36#/SY) | TON | \$345.00 | 420 | \$144,900 | |
| ASPHALT TRANSITION TO EXISTING PAVEMENT | SY | \$125.00 | 740 | \$92,500 | |
| PAVEMENT HEADER | LF | \$15.00 | 145 | \$2,175 | |
| BARRICADE | EA | \$2,200.00 | 5 | \$11,000 | |
| CONNECT TO EXISTING PAVEMENT HEADER | LF | \$20.00 | 0 | \$0 | |
| CONNECT TO EXISTING PAVEMENT WITH LONGITUDINAL BUTT JOINT | LF | \$20.00 | 25 | \$500 | |
| BARRIER FREE PEDESTRIAN RAMP | EA | \$3,250.00 | 23 | \$74,750 | |
| STOP SIGN W/ STREET NAME BLADES | EA | \$1,000.00 | 2 | \$2,000 | |
| PAVEMENT SIGNAGE & STRIPING | LF | \$10.00 | 9,955 | \$99,550 | |
| BONDS | % | 2.00% | \$3,089,629 | \$61,793 | |
| TOTAL PAVEMENT | | | | \$3,151,421 | |

| G. MISCELLANEOUS ITEMS | | | | | |
|--|------|-------------|----------|------------------|--|
| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | | |
| | | | QUANTITY | TOTAL | |
| ONSITE RIGHT OF WAY DEDICATION | AC | \$0.00 | 19.6 | \$0 | |
| FRANCHISE UTILITY RELOCATION ALLOWANCE | LF | \$0.00 | 3,030 | \$0 | |
| STREET LIGHTS | EA | \$10,000.00 | 10 | \$100,000 | |
| TOTAL MISCELLANEOUS ITEMS | | | | \$100,000 | |

(5h)

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

HAVEN RANCH - WAXAHACHIE, TX



DIRECT PHASE IMPROVEMENTS

August 6, 2024

| | | | | | |
|--------------|---------------------------------|------------|-----|-------------|--------|
| | | | | PHASE | 1 |
| PROJECT NAME | HAVEN RANCH | CREATED BY | JCV | NO. OF LOTS | 287 |
| CITY | Waxahachie, Ellis County, Texas | CHECKED BY | BRM | GROSS AC. | 228.66 |
| JOB NUMBER | | REVISED BY | | NET AC | 211.46 |

A. CLEARING & EXCAVATION

| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | |
|---|------|-------------|----------|------------------|
| | | | QUANTITY | TOTAL |
| DEMO EXISTING GRAVEL ROAD | SY | \$10.00 | 6,702 | \$67,022 |
| DEMO EXISTING STORM STRUCTURES | LS | \$30,000.00 | 1 | \$30,000 |
| CLEARING / GRUBBING IN RIGHT-OF-WAY | AC | \$1,500.00 | 29.0 | \$43,500 |
| CLEARING / GRUBBING FOR PONDS | AC | \$1,500.00 | 15.3 | \$22,950 |
| UNCLASSIFIED EXCAVATION IN RIGHT-OF-WAY (2.0 VF OVER NET ACREAGE) | CY | \$3.00 | 93,580 | \$280,740 |
| UNCLASSIFIED EXCAVATION FOR PONDS (3.0 VF OVER NET ACREAGE) | CY | \$3.00 | 74,060 | \$222,180 |
| TOTAL CLEARING & EXCAVATION | | | | \$666,392 |

B. EROSION CONTROL

| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | |
|------------------------------|------|------------|----------|------------------|
| | | | QUANTITY | TOTAL |
| 8' CURLEX (BEHIND CURB) | LF | \$1.70 | 47,250 | \$80,325 |
| CURLEX MATTING (POND BANKS) | SF | \$0.17 | 40,000 | \$6,800 |
| INLET PROTECTION | EA | \$175.00 | 142 | \$24,850 |
| ROCK CHECK DAM | EA | \$950.00 | 11 | \$10,450 |
| EROSION REWORK (1-ACRE LOTS) | LS | \$1.00 | 250,000 | \$250,000 |
| TOTAL EROSION CONTROL | | | | \$372,425 |

C. SANITARY SEWER

| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | |
|-------------------------------------|------|------------|-------------|--------------------|
| | | | QUANTITY | TOTAL |
| 8" SDR-35 P.V.C. SEWERLINE | LF | \$65.00 | 13,065 | \$849,225 |
| 8" SDR-35 P.V.C. PARALLEL SEWERLINE | LF | \$85.00 | 1,940 | \$164,900 |
| 8" SDR-26 P.V.C. SEWERLINE | LF | \$85.00 | 1,845 | \$156,825 |
| 10" SDR-35 P.V.C. SEWERLINE | LF | \$85.00 | 3,325 | \$282,625 |
| 4' DIAMETER MANHOLE | EA | \$6,250.00 | 75 | \$468,750 |
| 4' DIAMETER DROP MANHOLE | EA | \$6,750.00 | 7 | \$47,250 |
| END AND PLUG | EA | \$500.00 | 2 | \$1,000 |
| REMOVE PLUG & CONNECT TO EXISTING | EA | \$500.00 | 0 | \$0 |
| 4" SERVICE (RESIDENTIAL) | EA | \$1,050.00 | 231 | \$242,550 |
| TRENCH SAFETY | LF | \$0.10 | 20,175 | \$2,018 |
| TESTING (EXCLUDING GEOTECH) | LF | \$3.00 | 20,175 | \$60,525 |
| BONDS | % | 2.00% | \$2,275,668 | \$45,513 |
| TOTAL SANITARY SEWER | | | | \$2,321,181 |

(5h)

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

HAVEN RANCH - WAXAHACHIE, TX



DIRECT PHASE IMPROVEMENTS

August 6, 2024

| | | | | | |
|---------------|---------------------------------|-------------|-----|--------------|--------|
| | | | | PHASE: | 1 |
| PROJECT NAME: | HAVEN RANCH | CREATED BY: | JCV | NO. OF LOTS: | 287 |
| CITY: | Waxahachie, Ellis County, Texas | CHECKED BY: | BRM | GROSS AC. | 228.66 |
| JOB NUMBER: | | REVISED BY: | | NET AC. | 211.46 |

D. WATER

| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | | |
|--|------|------------|-------------|--------------------|--|
| | | | QUANTITY | TOTAL | |
| 8" P.V.C. WATERLINE | LF | \$55.00 | 27,630 | \$1,519,650 | |
| 8" GATE VALVE & BOX | EA | \$2,500.00 | 111 | \$277,500 | |
| FIRE HYDRANT ASSEMBLY | EA | \$7,900.00 | 53 | \$418,700 | |
| 1" DOMESTIC SERVICE | EA | \$1,200.00 | 284 | \$340,800 | |
| 1" IRRIGATION SERVICE | EA | \$1,200.00 | 7 | \$8,400 | |
| 2-4" IRRIGATION SLEEVES | LF | \$100.00 | 300 | \$30,000 | |
| REMOVE PLUG AND CONNECT TO EXISTING | EA | \$1,000.00 | 0 | \$0 | |
| CONNECT TO EXISTING TAPPING SLEEVE & VALVE | EA | \$7,500.00 | 5 | \$37,500 | |
| CONNECT TO EXISTING CUT-IN TEE | EA | \$5,000.00 | 2 | \$10,000 | |
| AUTO FLUSH VALVE | EA | \$3,500.00 | 7 | \$24,500 | |
| END AND PLUG | EA | \$500.00 | 8 | \$4,000 | |
| TRENCH SAFETY | LF | \$0.10 | 27,630 | \$2,763 | |
| TESTING (EXCLUDING GEOTECH) | LF | \$2.00 | 27,630 | \$55,260 | |
| BONDS | % | 2.00% | \$2,729,073 | \$54,581 | |
| TOTAL WATER | | | | \$2,783,654 | |

E. STORM SEWER

| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | | |
|-------------------------------------|------|-------------|----------|-------------|--|
| | | | QUANTITY | TOTAL | |
| 21" RCP | LF | \$95.00 | 2,815 | \$267,425 | |
| 24" RCP | LF | \$105.00 | 1,200 | \$126,000 | |
| 27" RCP | LF | \$135.00 | 3,310 | \$446,850 | |
| 30" RCP | LF | \$145.00 | 1,000 | \$145,000 | |
| 36" RCP | LF | \$175.00 | 3,040 | \$532,000 | |
| 42" RCP | LF | \$225.00 | 2,290 | \$515,250 | |
| 48" RCP | LF | \$275.00 | 1,080 | \$297,000 | |
| 4'X4' RCB | LF | \$355.00 | 1,790 | \$635,450 | |
| 5'X5' RCB | LF | \$450.00 | 590 | \$265,500 | |
| 4-9'X5' RCB | LF | \$3,600.00 | 70 | \$252,000 | |
| 10' CURB INLET | EA | \$8,000.00 | 142 | \$1,136,000 | |
| 3'X3' WYE INLET | EA | \$5,500.00 | 1 | \$5,500 | |
| 3'X3' TEMPORARY WYE INLET | EA | \$5,500.00 | 3 | \$16,500 | |
| 27" 4:1 SLOPED HEADWALL | EA | \$4,350.00 | 2 | \$8,700 | |
| 42" 4:1 SLOPED HEADWALL | EA | \$6,600.00 | 1 | \$6,600 | |
| 48" 4:1 SLOPED HEADWALL | EA | \$7,500.00 | 1 | \$7,500 | |
| 4'X4' TXDOT SW-0 HEADWALL | EA | \$8,000.00 | 1 | \$8,000 | |
| 4'X4' TEMPORARY TXDOT SW-0 HEADWALL | EA | \$8,000.00 | 1 | \$8,000 | |
| 5'X5' TEMPORARY TXDOT SW-0 HEADWALL | EA | \$8,750.00 | 1 | \$8,750 | |
| 6'X4' TXDOT SW-0 HEADWALL | EA | \$12,500.00 | 1 | \$12,500 | |
| 4-9'X5' TXDOT SW-0 HEADWALL | EA | \$90,000.00 | 2 | \$180,000 | |

(5h)

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY



HAVEN RANCH - WAXAHACHIE, TX

DIRECT PHASE IMPROVEMENTS

August 6, 2024

| | | | | | | |
|---------------|---------------------------------|--|-------------|-------|------------|--------|
| | | | | PHASE | 1 | |
| PROJECT NAME: | HAVEN RANCH | | CREATED BY: | JCV | NO OF LOTS | 287 |
| CITY: | Waxahachie, Ellis County, Texas | | CHECKED BY: | BRM | GROSS AC. | 228.66 |
| JOB NUMBER: | | | REVISED BY: | | NET AC | 211.46 |

| | | | | |
|--|----|-------------|---|----------|
| POND OUTFALL STRUCTURE (MODIFIED JUNCTION BOX) | EA | \$15,000.00 | 2 | \$30,000 |
|--|----|-------------|---|----------|

(5h)

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

HAVEN RANCH - WAXAHACHIE, TX



DIRECT PHASE IMPROVEMENTS

August 6, 2024

| | | | | PHASE | 1 |
|---------------|---------------------------------|-------------|-----|--------------|--------|
| PROJECT NAME: | HAVEN RANCH | CREATED BY: | JCV | NO. OF LOTS: | 287 |
| CITY | Waxahachie, Ellis County, Texas | CHECKED BY: | BRM | GROSS AC. | 228.66 |
| JOB NUMBER: | | REVISED BY: | | NET AC. | 211.46 |

| | | | | |
|--|----|-------------|-------------|--------------------|
| 3'X3' STORM MANHOLE | EA | \$6,000.00 | 1 | \$6,000 |
| 4'X4' STORM MANHOLE | EA | \$7,000.00 | 10 | \$70,000 |
| 5'X5' STORM MANHOLE | EA | \$7,750.00 | 12 | \$93,000 |
| 6'X6' STORM MANHOLE | EA | \$8,250.00 | 4 | \$33,000 |
| GRADE-TO-DRAIN | LF | \$10.00 | 1,520 | \$15,200 |
| TEMPORARY DETENTION POND | LS | \$50,000.00 | 1 | \$50,000 |
| TEMPORARY DETENTION POND OUTFALL STRUCTURE | LS | \$25,000.00 | 1 | \$25,000 |
| CULVERT AND HEADWALLS AT HUNTER PASS | LS | \$10,000.00 | 1 | \$10,000 |
| 12" ROCK RIP RAP | SY | \$125.00 | 400 | \$50,000 |
| TRENCH SAFETY | LF | \$0.10 | 17,185 | \$1,719 |
| TESTING (STORM SEWER - EXCLUDING GEOTECH) | LF | \$2.00 | 17,185 | \$34,370 |
| BONDS | % | 2.00% | \$5,298,814 | \$105,976 |
| TOTAL STORM SEWER | | | | \$5,404,790 |

F. PAVEMENT

| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | |
|---|------|------------|-------------|--------------------|
| | | | QUANTITY | TOTAL |
| 6" REINF. CONCRETE STREET PAVEMENT 29' B-B (RESIDENTIAL) | SY | \$50.00 | 83,800 | \$4,190,000 |
| 6" LIME SUBGRADE PREPARATION 29" (RESIDENTIAL) | SY | \$3.45 | 89,300 | \$308,085 |
| HYDRATED LIME FOR STREET (36#/SY) | TON | \$345.00 | 1,610 | \$555,450 |
| PAVEMENT HEADER | LF | \$25.00 | 232 | \$5,800 |
| BARRICADE | EA | \$2,200.00 | 8 | \$17,600 |
| CONNECT TO EXISTING PAVEMENT WITH LONGITUDINAL BUTT JOINT | LF | \$20.00 | 29 | \$580 |
| BARRIER FREE PEDESTRIAN RAMP | EA | \$3,250.00 | 74 | \$240,500 |
| STOP SIGN W/ STREET NAME BLADES | EA | \$1,000.00 | 37 | \$37,000 |
| STREET SIGN NAME BLADES | EA | \$500.00 | 7 | \$3,500 |
| BONDS | % | 2.00% | \$5,358,515 | \$107,170 |
| TOTAL PAVEMENT | | | | \$5,465,685 |

G. MISCELLANEOUS ITEMS

| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | |
|--------------------------------|------|------------|----------|------------------|
| | | | QUANTITY | TOTAL |
| ONSITE RIGHT OF WAY DEDICATION | AC | \$0.00 | 29.0 | \$0 |
| STREET LIGHTS | EA | \$5,000.00 | 61 | \$305,000 |
| TOTAL PAVEMENT | | | | \$305,000 |

(5h)

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

HAVEN RANCH - WAXAHACHIE, TX



PRIVATE IMPROVEMENTS

August 6, 2024

| | | | | | |
|--------------|---------------------------------|------------|-----|-------------|--------|
| PROJECT NAME | HAVEN RANCH | CREATED BY | JCV | PHASE | 1 |
| CITY | Waxahachie, Ellis County, Texas | CHECKED BY | BRM | NO. OF LOTS | 287 |
| JOB NUMBER | | REVISED BY | | GROSS AC. | 228.66 |
| | | | | NET AC | 211.46 |

A. CLEARING & EXCAVATION

| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | |
|--|------|------------|----------|--------------------|
| | | | QUANTITY | TOTAL |
| CLEARING / GRUBBING ON LOTS | AC | \$1,500.00 | 143.4 | \$215,100 |
| REMOVE BARBED WIRE FENCE | LS | \$5.00 | 15,000 | \$75,000 |
| UNCLASSIFIED EXCAVATION ON LOTS (2.0 VF OVER NET ACREAGE) | CY | \$3.00 | 462,710 | \$1,388,130 |
| MOISTURE COINDITIONING - 1 ACRE LOTS (ALL LOTS) | LOT | \$3,500.00 | 53 | \$185,500 |
| MOISTURE COINDITIONING - ESTATE LOTS 80' X 125' (ALL LOTS) | LOT | \$2,800.00 | 130 | \$364,000 |
| MOISTURE COINDITIONING - MANOR LOTS 60' X 120' (ALL LOTS) | LOT | \$2,400.00 | 61 | \$146,400 |
| MOISTURE COINDITIONING - COTTAGE LOTS 50' X 120 (ALL LOTS) | LOT | \$2,000.00 | 40 | \$80,000 |
| ROUGH LOT GRADING | LOT | \$315.00 | 284 | \$89,460 |
| FINAL LOT GRADING | LOT | \$300.00 | 284 | \$85,200 |
| TOTAL CLEARING & EXCAVATION | | | | \$2,628,790 |

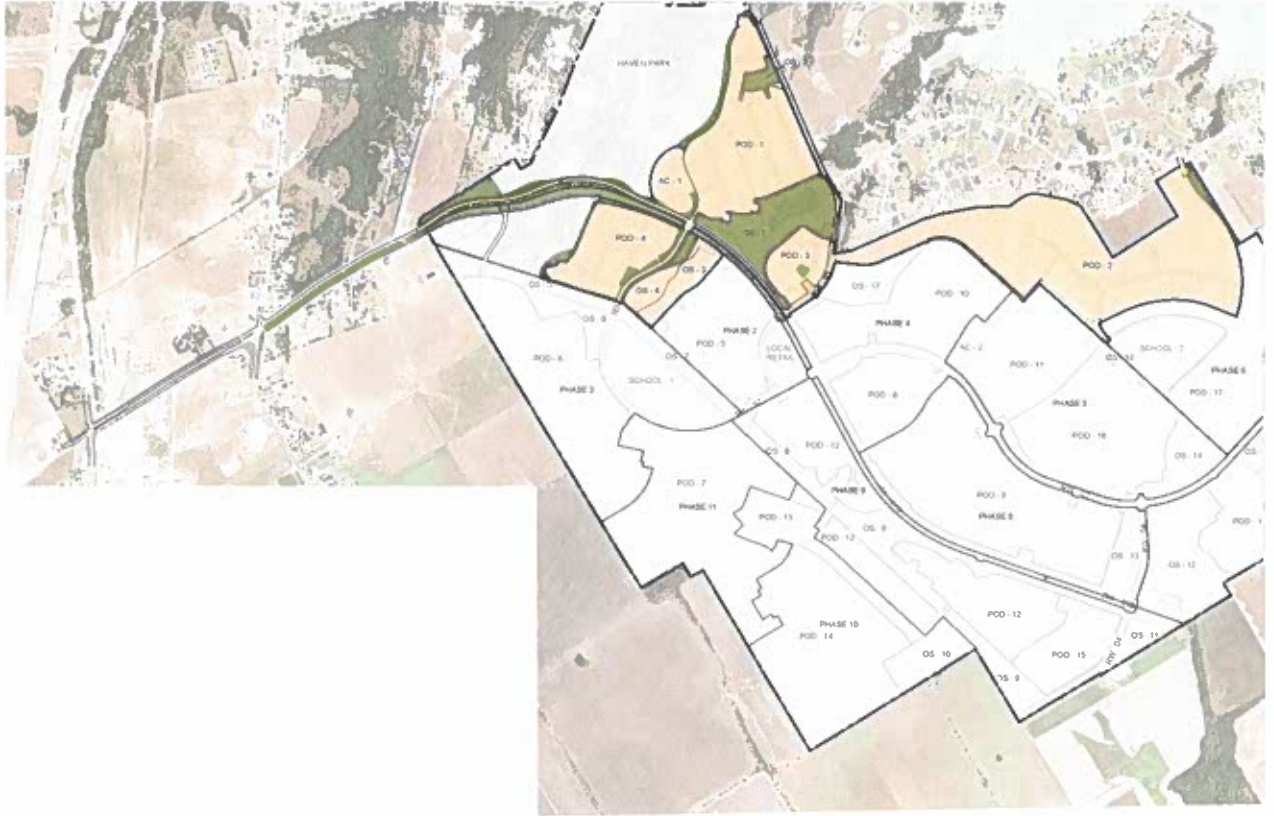
B. EROSION CONTROL

| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | |
|------------------------------|------|------------|----------|------------------|
| | | | QUANTITY | TOTAL |
| SILT FENCE | LF | \$2.00 | 41,100 | \$82,200 |
| EROSION CONTROL MAINTENANCE | LOT | \$400.00 | 284 | \$113,600 |
| TOTAL EROSION CONTROL | | | | \$195,800 |

C. RETAINING WALLS

| DESCRIPTION | UNIT | UNIT PRICE | PHASE 1 | |
|------------------------------|------|------------|----------|------------------|
| | | | QUANTITY | TOTAL |
| 2' WALLS | EA | \$45.00 | 6,600 | \$297,000 |
| 3' WALLS | EA | \$55.00 | 1,560 | \$85,800 |
| 4' WALLS | EA | \$65.00 | 770 | \$50,050 |
| 5' WALLS | EA | \$100.00 | 0 | \$0 |
| TOTAL RETAINING WALLS | | | | \$432,850 |

(5h)



PHASE 1 LIMIT OF WORK

(5h)



| AREA PROJECT COST SUMMARY | | | |
|---------------------------|---|-----|-------------------------|
| | AMENITY CENTER 1 | | \$ 7,293,195.00 |
| | Subtotal | \$ | 7,293,195.00 |
| | Phase 1 | | \$6,336,714.39 |
| | POD-01 | | |
| | Subtotal | \$ | 202,744.45 |
| | POD-02 | | |
| | Subtotal | \$ | 163,441.35 |
| | POD-03 | | |
| | Subtotal | \$ | 158,823.77 |
| | POD-04 | | |
| | Subtotal | \$ | 267,445.18 |
| | OPEN SPACE 1 | | |
| | Subtotal | \$ | 638,917.98 |
| | OPEN SPACE 2 | | |
| | Subtotal | \$ | 120,503.44 |
| | OPEN SPACE 3 | | |
| | Subtotal | \$ | 178,133.91 |
| | OPEN SPACE 4 | | |
| | Subtotal | \$ | 204,713.94 |
| | ROADWAY CONNECTION (COUNTY) - CHISHOLM TRAIL TO PROJECT (25% OF TOTAL) | | |
| | Subtotal | \$ | 644,290.96 |
| | RW-01A (60% OF TOTAL) | | |
| | Subtotal | \$ | 3,905,720.86 |
| | RW-03 | | |
| | Subtotal | \$ | 257,057.30 |
| | DIRECT CONSTRUCTION COST | | \$13,829,910.19 |
| | Soft Costs | | |
| | Design Fees | 12% | \$ 1,635,589.22 |
| | Contingency | 15% | \$ 2,044,486.53 |
| | Soft Costs Total | | \$ 3,680,075.75 |
| | GRAND TOTAL | | \$ 17,309,985.94 |

(5h)

| MASTER OPEN SPACE & AMENITY COST SUMMARY | | | |
|--|----------------|--|----------------|
| AREARY CENTER 1 | | | |
| Hardscape Total | \$6,668,437.79 | | |
| Landscape Total | \$397,132.16 | | |
| Irrigation Total | \$229,625.85 | | |
| Subtotal | | | \$7,295,195.80 |
| | | | |
| OPEN SPACE 1 | | | |
| Hardscape Total | \$476,929.80 | | |
| Landscape Total | \$207,287.45 | | |
| Irrigation Total | \$160,730.91 | | |
| Subtotal | | | \$838,917.96 |
| OPEN SPACE 2 | | | |
| Hardscape Total | \$51,170.00 | | |
| Landscape Total | \$31,858.81 | | |
| Irrigation Total | \$37,673.82 | | |
| Subtotal | | | \$120,503.44 |
| OPEN SPACE 3 | | | |
| Hardscape Total | \$77,238.04 | | |
| Landscape Total | \$42,248.78 | | |
| Irrigation Total | \$56,646.21 | | |
| Subtotal | | | \$176,133.01 |
| OPEN SPACE 4 | | | |
| Hardscape Total | \$76,324.80 | | |
| Landscape Total | \$67,504.72 | | |
| Irrigation Total | \$65,884.43 | | |
| Subtotal | | | \$204,713.94 |

(9h)

| MASTER OPEN SPACE & AMENITY SUMMARY | | | | | | |
|---|---------|------|---------------|---------------|---------------------|---|
| DESCRIPTION | QTY | UNIT | UNIT COST | COST | SUBTOTAL | NOTES |
| Landscape Elements | | | | | | |
| 4" Concrete Trae | 4,088 | LF | \$ 35.00 | \$ 143,080.00 | | Assumes 4" reinforced concrete w/ light broom finish |
| 8" Concrete Trae | 0 | LF | \$ 55.00 | \$ - | | Assumes 4" reinforced concrete w/ light broom finish |
| Panel cleanup | 1 | LS | \$ 100,000.00 | \$ 100,000.00 | | Allowance, assume one step process |
| Bench | 6 | EA | \$ 2,800.00 | \$ 16,800.00 | | Allowance, assumes Victor Stanley or equal, includes installation cost |
| Trash Receptacle | 4 | EA | \$ 2,262.40 | \$ 9,049.60 | | Allowance, assumes Victor Stanley or equal, includes installation cost, per 200 LF trae |
| Light Poles - Fixture and Foundation | 0 | EA | \$ 8,000.00 | \$ - | | By Civil |
| Light Pole - Conduit & wire | 0 | LF | \$ 10.00 | \$ - | | By Civil |
| Electrical | 1 | LS | \$ 10,000.00 | \$ 10,000.00 | | Connection and Meter |
| Primary Park Amenities | 1 | LS | \$ 200,000.00 | \$ 200,000.00 | | Allowance for site furniture |
| Landscape Total | | | | | \$478,929.60 | |
| Landscape Elements | | | | | | |
| Canopy Tree (4" cal) | 15 | EA | \$ 1,500.00 | \$ 22,500.00 | | Assumes B&B |
| Canopy Tree (6" cal) | 8 | EA | \$ 2,250.00 | \$ 18,000.00 | | Assumes B&B |
| Specimen Tree | 0 | EA | \$ 10,000.00 | \$ - | | Assumes B&B |
| Evergreen Tree (8"-10" ht) | 8 | EA | \$ 800.00 | \$ 6,400.00 | | Assumes B&B |
| Ornamental Tree (30 Gal) | 25 | EA | \$ 400.00 | \$ 10,000.00 | | Assumes B&B |
| Ornamental Tree (45 Gal) | 15 | EA | \$ 750.00 | \$ 11,250.00 | | Assumes B&B |
| Ornamental Tree (65 Gal) | 4 | EA | \$ 1,000.00 | \$ 4,000.00 | | Assumes B&B |
| Ornamental Tree (100 Gal) | 2 | EA | \$ 1,250.00 | \$ 2,500.00 | | Assumes B&B |
| Fine Grating | 120,497 | SF | \$ 0.15 | \$ 18,074.55 | | Includes sod, native grasses and shrub planting areas |
| Shrubs, Ornamental Grasses and Groundcover | 4,820 | SF | \$ 12.00 | \$ 57,836.96 | 1% | 1-5 Gallon Individual Plants |
| Bed Prep and Mulch | 4,820 | SF | \$ 1.52 | \$ 7,326.22 | | Assumes 8" of bed prep and 2" of mulch |
| Bermuda Sod | 19,260 | SF | \$ 0.58 | \$ 11,161.20 | 4% | Allowance |
| Bermuda HydroMulch | 96,396 | SF | \$ 0.17 | \$ 16,387.32 | 20% | Allowance |
| Tree Pruning & Cleanup - High | 1 | LS | \$ 10,000.00 | \$ 10,000.00 | | Allowance |
| Tree Protection Fencing | 250 | LF | \$ 7.13 | \$ 1,782.50 | | 8' Chain Link Fencing |
| Native grasses, replant disturbed areas to native | 48,199 | SF | \$ 0.18 | \$ 8,675.78 | 10% | Allowance |
| Native Areas to remain undisturbed | 313,292 | SF | \$ 0.01 | \$ 3,132.92 | 100% | Allowance |
| Landscape Total | | | | | \$207,167.45 | |
| Irrigation Elements | | | | | | |
| Irrigation - Automatic (All Zones) | 120,497 | SF | \$ 0.85 | \$ 102,422.45 | | Allowance, includes sod, seed and shrub areas |
| Irrigation - Temporary | 48,199 | SF | \$ 0.45 | \$ 21,689.48 | | Includes native grass areas only, detention areas by Civil |
| Irrigation - Bubblers | 77 | EA | \$ 50.00 | \$ 3,850.00 | | 3 per Canopy, 2 per Evergreen, 2 per Ornamental, Based on Rootball Size |
| Irrigation Controller | 1 | EA | \$ 4,180.00 | \$ 4,180.00 | | Allowance |
| Irrigation - 1" Water Meter Tap and Inlet at fee | 1 | EA | \$ 17,639.00 | \$ 17,639.00 | | City of Washache water department |
| Irrigation - 1" Backflow Equipment | 1 | EA | \$ 950.00 | \$ 950.00 | | Allowance |
| Irrigation Total | | | | | \$160,730.93 | |
| OPEN SPACE TOTAL | | | | | \$326,917.94 | |

(5h)

| DESCRIPTION | QTY | UNIT | UNIT COST | COST | SUBTOTAL | NOTES |
|---|--------|------|--------------|--------------|---------------------|--|
| Handscape Elements | | | | | | |
| 5' Concrete Trail | 1,462 | LF | \$ 35.00 | \$ 51,170.00 | | Assumes 4" reinforced concrete w/ light broom finish |
| Bench | 0 | EA | \$ 2,800.00 | \$ - | | Allowance, assumes Victor Stanley or equal, includes installation cost |
| Trash Receptacle | 0 | EA | \$ 2,262.40 | \$ - | | Allowance, assumes Victor Stanley or equal, includes installation cost, per 200 LF trail |
| Light Poles - Fixture and Foundation | 0 | EA | \$ 8,000.00 | \$ - | | By Civil |
| Light Pole - Conduit & wire | 0 | LF | \$ 10.00 | \$ - | | By Civil |
| Electrical | 0 | LS | \$ 10,000.00 | \$ - | | Connection and Meter |
| Handscape Total | | | | | \$51,170.00 | |
| Landscaping Elements | | | | | | |
| Canopy Tree (4" cal) | 8 | EA | \$ 1,500.00 | \$ 11,915.42 | 13,000 | Assumes B&B |
| Canopy Tree (6" cal) | 2 | EA | \$ 2,250.00 | \$ 5,163.35 | 45,000 | Assumes B&B |
| Specimen Tree | 0 | EA | \$ 10,000.00 | \$ - | | Assumes B&B |
| Evergreen Tree (8'-10'-H) | 8 | EA | \$ 800.00 | \$ 4,768.17 | 13,000 | Assumes B&B |
| Ornamental Tree (30 Gal) | 6 | EA | \$ 400.00 | \$ 2,294.62 | 18,000 | Assumes B&B |
| Ornamental Tree (45 Gal) | 0 | EA | \$ 750.00 | \$ 11.06 | 7,000,000 | Assumes B&B |
| Ornamental Tree (65 Gal) | 0 | EA | \$ 1,000.00 | \$ 147.52 | 700,000 | Assumes B&B |
| Ornamental Tree (100 Gal) | 0 | EA | \$ 1,250.00 | \$ 184.41 | 700,000 | Assumes B&B |
| Fine Grading | 0 | SF | \$ 0.15 | \$ - | | Includes sod, native grasses and shrub planting areas |
| Shrubs, Ornamental Grasses and Groundcover | 0 | SF | \$ 12.00 | \$ - | 0% | 1-5 Gallon Individual Plants |
| Bed Prep and Mulch | 0 | SF | \$ 1.52 | \$ - | | Assumes 8" of bed prep and 2" of mulch |
| Bermuda Sod | 0 | SF | \$ 0.58 | \$ - | 0% | Allowance |
| Bermuda Hydro mulch | 0 | SF | \$ 0.17 | \$ - | 0% | Allowance |
| Tree Pruning & Cleanup - Low | 0 | LS | \$ 2,500.00 | \$ - | 0% | Allowance |
| Tree Protection Fencing | 0 | LF | \$ 7.13 | \$ - | | 6' Chain Link Fencing |
| Native grasses, replant disturbed areas to native | 36,143 | SF | \$ 0.18 | \$ 8,506.82 | 35% | Allowance |
| Native Areas to remain undisturbed | 67,124 | SF | \$ 0.01 | \$ 871.24 | 60% | Allowance |
| Landscaping Total | | | | | \$37,858.81 | |
| Irrigation Elements | | | | | | |
| Irrigation - Automatic (All Zones) | 0 | SF | \$ 0.85 | \$ - | | Allowance, includes sod, seed and shrub areas |
| Irrigation - Temporary | 36,143 | SF | \$ 0.45 | \$ 16,264.55 | | Includes native grass areas only, detention areas by Civil |
| Irrigation - Bubblers | 56 | EA | \$ 50.00 | \$ 2,820.07 | | 3 per Canopy, 2 per Evergreen, 2 per Ornamental, Based on Rootball Size |
| Irrigation Controller | 0 | EA | \$ 4,180.00 | \$ - | | Allowance |
| Irrigation - 1" Water Meter Tap and Impact fee | 1 | EA | \$ 17,839.00 | \$ 17,839.00 | | City of Washache water department |
| Irrigation - 1" Backflow Equipment | 1 | EA | \$ 950.00 | \$ 950.00 | | Allowance |
| Irrigation - Temporary Fine Control Irrigation | 0 | SF | \$ 0.45 | \$ 30.00 | | For Prairie Native Grasses |
| Irrigation Total | | | | | \$37,872.62 | |
| OPEN SPACE 3 TOTAL | | | | | \$192,533.44 | |

(5h)

| DESCRIPTION | QTY. | UNIT | UNIT COST | COST | SUBTOTAL | NOTES |
|---|---------|------|---------------|--------------|---------------------|---|
| OPEN SPACE 1 | | | | | | |
| Landscape Elements | | | | | | |
| 8" Concrete Trail | 1 802 | LF | \$ 35.00 | \$ 63 070.00 | | Assumes 4" reinforced concrete w/ light broom finish |
| 8" Concrete Trail | 0 | LF | \$ 55.00 | \$ - | | Assumes 4" reinforced concrete w/ light broom finish |
| Bench | 4 | EA | \$ 2 800.00 | \$ 10 091.20 | | Allowance, assumes Victor Stanley or equal, includes installation cost |
| Trash Receptacle | 2 | EA | \$ 2 262.40 | \$ 4 078.84 | | Allowance, assumes Victor Stanley or equal, includes installation cost per 200 LF trail |
| Light Poles - Fixture and Foundation | 0 | EA | \$ 8 000.00 | \$ - | | By Civil |
| Light Pole - Conduit & wire | 0 | LF | \$ 10.00 | \$ - | | By Civil |
| Electrical | 0 | LS | \$ 10 000.00 | \$ - | | Connection and Meter |
| Primary Park Amenities | 0 | LS | \$ 200 000.00 | \$ - | | Allowance for site furniture |
| Landscape Total | | | | | \$77,238.84 | |
| Landscape Elements | | | | | | |
| Canopy Tree (4" cal) | 0 | EA | \$ 1 500.00 | \$ - | 30 000 | Assumes B&B |
| Canopy Tree (6" cal) | 0 | EA | \$ 2 250.00 | \$ - | 50 000 | Assumes B&B |
| Specimen Tree | 0 | EA | \$ 10 000.00 | \$ - | | Assumes B&B |
| Evergreen Tree (8'-10' ht) | 0 | EA | \$ 800.00 | \$ - | 30 000 | Assumes B&B |
| Ornamental Tree (30 Gal) | 8 | EA | \$ 400.00 | \$ 3 200.00 | 70 000 | Assumes B&B |
| Ornamental Tree (45 Gal) | 4 | EA | \$ 750.00 | \$ 3 000.00 | 80 000 | Assumes B&B |
| Ornamental Tree (65 Gal) | 3 | EA | \$ 1 000.00 | \$ 2 666.67 | 90 000 | Assumes B&B |
| Ornamental Tree (100 Gal) | 0 | EA | \$ 1 250.00 | \$ - | 100 000 | Assumes B&B |
| Fine Grading | 42 446 | SF | \$ 0.15 | \$ 6 366.87 | | Includes sod, native grasses and shrub planting areas |
| Shrubs, Ornamental Grasses and Groundcover | 0 | SF | \$ 12.00 | \$ - | 0% | 1-5 Gallon Individual Plants |
| Bed Prep and Mulch | 0 | SF | \$ 1.52 | \$ - | | Assumes 8" of bed prep and 2" of mulch |
| Bermuda Sod | 14 149 | SF | \$ 0.58 | \$ 8 206.19 | 5% | Allowance |
| Bermuda Hydro-mulch | 28 297 | SF | \$ 0.17 | \$ 4 753.93 | 10% | Allowance |
| Tree Pruning & Cleanup - Medium | 1 | LS | \$ 5 000.00 | \$ 5 000.00 | | Allowance |
| Native grasses, resistant disturbed areas to native | 42 446 | SF | \$ 0.18 | \$ 7 640.24 | 15% | Allowance |
| Native Areas, to remain undisturbed | 141 496 | SF | \$ 0.01 | \$ 1 414.86 | 50% | Allowance |
| Detention Pond Basin | 50 594 | SF | \$ - | \$ - | 20% | |
| Landscape Total | | | | | \$42,248.78 | |
| Irrigation Elements | | | | | | |
| Irrigation - Automatic (All Zones) | 42 446 | SF | \$ 0.85 | \$ 36 078.93 | | Allowance, includes sod, seed and shrub areas |
| Irrigation - Temporary | 42 446 | SF | \$ 0.45 | \$ 19 100.81 | | Includes native grass areas only, detention areas by Civil |
| Irrigation - Bubblers | 29 | EA | \$ 50.00 | \$ 1 468.67 | | 3 per Canopy, 2 per Evergreen, 2 per Ornamental, Based on Rootball Size |
| Irrigation Controller | 0 | EA | \$ 4 180.00 | \$ - | | Allowance |
| Irrigation - 1" Water Meter Tap and Inlet Pipe | 0 | EA | \$ 17 639.00 | \$ - | | City of Washache water department |
| Irrigation - 1" Backflow Equipment | 0 | EA | \$ 950.00 | \$ - | | Allowance |
| Irrigation - Temporary Fire Control Irrigation | 0 | SF | \$ 0.45 | \$ - | | For Prairie Native Grasses |
| Irrigation Total | | | | | \$58,646.31 | |
| OPEN SPACE 3 TOTAL | | | | | \$176,133.91 | |

(5h)

| DESCRIPTION | QTY | UNIT | COST | SUBTOTAL | NOTES |
|--|---------|------|--------------|---------------------|--|
| OPEN SPACE 4 | | | | | |
| 218,97 SF | | | | | |
| Landscape Elements | | | | | |
| 4" Concrete Traff | 0 | LF | \$ 40.00 | \$ - | Assumes 4" reinforced concrete w/ light broom finish |
| 8" Concrete Traff | 939 | LF | \$ 55.00 | \$ 50,600.00 | Assumes 4" reinforced concrete w/ light broom finish |
| Bench | 4 | EA | \$ 2,800.00 | \$ 11,200.00 | Allowance, assumes Victor Stanley or equal, includes installation cost |
| Trash Receptacle | 2 | EA | \$ 2,262.40 | \$ 4,524.80 | Allowance, assumes Victor Stanley or equal, includes installation cost, per 200 LF traff |
| Light Poles - Fixture and Foundation | 0 | EA | \$ 8,000.00 | \$ - | By Civil |
| Light Pole - Conduit & wire | 0 | LF | \$ 10.00 | \$ - | By Civil |
| Electrical | 1 | LS | \$ 10,000.00 | \$ 10,000.00 | Connection and Meter |
| Landscape Total | | | | \$78,324.80 | |
| Landscape Elements | | | | | |
| 228,527 SF | | | | | |
| Canopy Tree (4" cal) | 5 | EA | \$ 1,500.00 | \$ 6,856.81 | 50,000 Assumes B&B |
| Canopy Tree (6" cal) | 3 | EA | \$ 2,250.00 | \$ 6,856.81 | 75,000 Assumes B&B |
| Specimen Tree | 0 | EA | \$ 10,000.00 | \$ - | Assumes B&B |
| Evergreen Tree (8'-10'-H) | 5 | EA | \$ 800.00 | \$ 2,742.32 | 50,000 Assumes B&B |
| Ornamental Tree (30 Gal) | 4 | EA | \$ 400.00 | \$ 1,523.51 | 60,000 Assumes B&B |
| Ornamental Tree (45 Gal) | 3 | EA | \$ 750.00 | \$ 2,142.44 | 80,000 Assumes B&B |
| Ornamental Tree (65 Gal) | 2 | EA | \$ 1,000.00 | \$ 2,285.27 | 100,000 Assumes B&B |
| Ornamental Tree (100 Gal) | 2 | EA | \$ 1,250.00 | \$ 2,856.59 | 100,000 Assumes B&B |
| Fine Grading | 35,422 | SF | \$ 0.15 | \$ 5,313.25 | Includes sod, native grass and shrub planting areas |
| Shrubs, Ornamental Grasses and Groundcover | 1,143 | SF | \$ 12.00 | \$ 13,711.62 | 0.50% 1-5 Gallon individual plants |
| Bed Prep and Mulch | 1,143 | SF | \$ 1.52 | \$ 1,736.81 | Assumes 8" of bed prep and 2" of mulch |
| Bermuda Sod | 9,141 | SF | \$ 0.58 | \$ 5,301.83 | 4% Allowance |
| Tree Planting & Cleanup - Low | 25,138 | SF | \$ 0.17 | \$ 4,223.18 | 11% Allowance |
| Tree Planting & Cleanup - Low | 1 | LS | \$ 2,500.00 | \$ 2,500.00 | Allowance |
| Native grasses, riparian disturbed areas to native | 22,853 | SF | \$ 0.18 | \$ 4,113.49 | 10% Allowance |
| Native Areas to remain undisturbed | 34,279 | SF | \$ 0.01 | \$ 342.79 | 15% Allowance |
| Detention Pond Basin | 134,831 | SF | \$ - | \$ - | 50% By Civil |
| Landscape Total | | | | \$82,594.72 | |
| Irrigation Elements | | | | | |
| Irrigation - Automatic (All Zones) | 35,422 | SF | \$ 0.85 | \$ 30,108.43 | Allowance, includes sod, seed and shrub areas |
| Irrigation - Temporary | 22,853 | SF | \$ 0.45 | \$ 10,283.72 | Includes native grass areas only, detention areas by Civil |
| Irrigation - Bubblers | 94 | EA | \$ 50.00 | \$ 2,723.28 | 3 per Canopy, 2 per Evergreen, 2 per Ornamental. Based on Rootball Size |
| Irrigation Controller | 1 | EA | \$ 4,180.00 | \$ 4,180.00 | Allowance |
| Irrigation - 1" Water Meter Tap and inspect fee | 1 | EA | \$ 17,839.00 | \$ 17,839.00 | City of Washache water department |
| Irrigation - 1" Backflow Equipment | 1 | EA | \$ 950.00 | \$ 950.00 | Allowance |
| Irrigation - Temporary/Fire Control Irrigation | 0 | SF | \$ 45 | \$ - | For Prairie Native Grasses |
| Irrigation Total | | | | \$65,894.43 | |
| OPEN SPACE 4 TOTAL | | | | \$234,713.94 | |

(5h)

| RESIDENTIAL PODS SUMMARY | | | |
|--------------------------|--------------|--------------|--|
| POD-01 | | | |
| Hardscape Total | \$104,492.49 | | |
| Landscape Total | \$67,476.99 | | |
| Irrigation Total | \$30,893.26 | | |
| Subtotal | | \$202,768.65 | |
| POD-02 | | | |
| Hardscape Total | \$64,847.20 | | |
| Landscape Total | \$49,873.89 | | |
| Irrigation Total | \$28,920.26 | | |
| Subtotal | | \$163,441.35 | |
| POD-03 | | | |
| Hardscape Total | \$103,453.20 | | |
| Landscape Total | \$18,939.92 | | |
| Irrigation Total | \$34,430.85 | | |
| Subtotal | | \$156,823.77 | |
| POD-04 | | | |
| Hardscape Total | \$183,745.96 | | |
| Landscape Total | \$58,894.48 | | |
| Irrigation Total | \$27,804.72 | | |
| Subtotal | | \$267,445.16 | |

(5h)

| RESIDENTIAL POOLS SUMMARY | | | | | | |
|---|--------|------|--------------|--------------|---------------------|--|
| DESCRIPTION | QTY | UNIT | UNIT COST | COST | SUBTOTAL | NOTES |
| Hardscape Elements | | | | | | |
| Primary Screening | 240 | LF | \$ 130.00 | \$ 31,200.00 | | 6" Masonry Wall With Brck Column Every 12' |
| Enhanced Primary Screening Column | 2 | EA | \$ 2,400.00 | \$ 4,800.00 | | Assumes column at either ends of screening wall and 1 per 250' |
| Secondary Screening - Developer | 0 | LF | \$ 44.28 | \$ - | | 6" Board on Board Wood Fence - Provided by Developer |
| Tertiary Screening | 3,577 | LF | \$ - | \$ - | | 6" Board on Board Wood Fence or Ornamental Fence. Provided by builder |
| 5" Concrete Trail | 1,364 | LF | \$ 35.00 | \$ 47,740.00 | | Assumes 4" reinforced concrete w/ light broom finish |
| Bench | 3 | EA | \$ 2,800.00 | \$ 8,400.00 | | Allowance, assumes Victor Stanley or equal, includes installation cost |
| Trash Receptacle | 1 | EA | \$ 2,262.40 | \$ 2,262.40 | | Allowance, assumes Victor Stanley or equal, includes installation cost, per 200 LF trail |
| Light Poles - Fixture and Foundation | 0 | EA | \$ 8,000.00 | \$ - | | By Civil |
| Light Pole - Conduit & wire | 0 | LF | \$ 10.00 | \$ - | | By Civil |
| Electrical | 1 | LS | \$ 10,000.00 | \$ 10,000.00 | | Connection and Meter |
| Hardscape Total | | | | | \$104,402.40 | |
| Landscape Elements | | | | | | |
| Canopy Tree (4" cal) | 10 | EA | \$ 1,500.00 | \$ 15,074.79 | 7,000 | Assumes B&B |
| Canopy Tree (6" cal) | 5 | EA | \$ 2,250.00 | \$ 10,562.35 | 15,000 | Assumes B&B |
| Evergreen Tree (8' 10" ht) | 5 | EA | \$ 600.00 | \$ 2,813.98 | 15,000 | Assumes B&B |
| Ornamental Tree (30 Gal) | 4 | EA | \$ 400.00 | \$ 1,408.98 | 20,000 | Assumes B&B |
| Ornamental Tree (45 Gal) | 7 | EA | \$ 750.00 | \$ 5,278.18 | 10,000 | Assumes B&B |
| Ornamental Tree (65 Gal) | 5 | EA | \$ 1,000.00 | \$ 4,889.93 | 15,000 | Assumes B&B |
| Ornamental Tree (100 Gal) | 4 | EA | \$ 1,250.00 | \$ 4,398.81 | 20,000 | Assumes B&B |
| Fine Grading | 21,808 | SF | \$ 0.15 | \$ 3,271.23 | | |
| Shrubs, Ornamental Grasses and Groundcover | 703 | SF | \$ 12.00 | \$ 8,441.88 | 1% | 1-5 Gallon Individual Plants |
| Bed Prep and Mulch | 703 | SF | \$ 1.52 | \$ 1,069.30 | | Assumes 8" of bed prep and 2" of mulch |
| Bermuda Sod | 0 | SF | \$ 0.58 | \$ - | 0% | Allowance |
| Bermuda Hybrid Mulch | 21,105 | SF | \$ 0.17 | \$ 3,545.59 | 30% | Allowance |
| Tree Pruning & Cleanup - Low | 1 | LS | \$ 2,500.00 | \$ 2,500.00 | 2% | |
| Tree Protection Fencing | 0 | LF | \$ 7.13 | \$ - | | 6" Chain Link Fencing |
| Landscape Berms | 651 | CY | \$ - | \$ - | 5% | of Total area, Assumes 5' Height landscape berms - provided by civil |
| Native grasses, replant disturbed areas to native | 23,215 | SF | \$ 0.18 | \$ 4,178.73 | 33% | Allowance |
| Native Areas, to remain undisturbed | 25,326 | SF | \$ 0.01 | \$ 253.26 | 30% | Allowance |
| Landscape Total | | | | | \$47,470.99 | |
| Impaction Elements | | | | | | |
| Impaction - Automatic (All Zones) | 21,808 | SF | \$ 0.85 | \$ 18,536.80 | | Allowance, includes sod, seed and shrub areas |
| Impaction - Temporary | 23,215 | SF | \$ 0.45 | \$ 10,446.83 | | Includes native grass areas only, detention areas by Civil |
| Impaction - Subblers | 38 | EA | \$ 50.00 | \$ 1,900.47 | | 3 per Canopy, 2 per Evergreen, 2 per Ornamental Based on Rootball Size |
| Impaction Total | | | | | \$30,883.99 | |
| POD 1 TOTAL | | | | | \$182,757.38 | |

(5h)

| DESCRIPTION | QTY | UNIT | UNIT COST | COST | SUBTOTAL | NOTES |
|--|--------|------|--------------|--------------|---------------------|--|
| Landscape Elements | | | | | | |
| Pod Entry Sign Monument | 1 | LS | \$ 50,000.00 | \$ 50,000.00 | | Allowance, includes stone wall signage, lighting and electrical |
| 3" Concrete Trail | 276 | LF | \$ 35.00 | \$ 9,660.00 | | Assumes 4" reinforced concrete w/light broom finish |
| Bench | 3 | EA | \$ 2,800.00 | \$ 8,400.00 | | Allowance, assumes Victor Stanley or equal, includes installation cost |
| Trash Receptacle | 3 | EA | \$ 2,292.40 | \$ 6,787.20 | | Allowance, assumes Victor Stanley or equal, includes installation cost, per 200 LF trail |
| Light Poles - Fixture and Foundation | 0 | EA | \$ 8,000.00 | \$ - | | By Civil |
| Light Pole - Conduit & wire | 0 | LF | \$ 10.00 | \$ - | | By Civil |
| Electrical | 1 | LS | \$ 10,000.00 | \$ 10,000.00 | | Connection and Meter |
| Landscape Total | | | | | \$84,847.20 | |
| Landscape Elements | | | | | | |
| Canopy Tree (4" cal) | 0 | EA | \$ 1,500.00 | \$ 13,500.00 | | Assumes B&B |
| Canopy Tree (6" cal) | 2 | EA | \$ 2,250.00 | \$ 4,500.00 | | Assumes B&B |
| Evergreen Tree (8' 10" H) | 0 | EA | \$ 800.00 | \$ - | | Assumes B&B |
| Ornamental Tree (30 Gal) | 8 | EA | \$ 400.00 | \$ 3,200.00 | | Assumes B&B |
| Ornamental Tree (45 Gal) | 6 | EA | \$ 750.00 | \$ 4,500.00 | | Assumes B&B |
| Ornamental Tree (65 Gal) | 0 | EA | \$ 1,000.00 | \$ - | | Assumes B&B |
| Ornamental Tree (100 Gal) | 0 | EA | \$ 1,250.00 | \$ - | | Assumes B&B |
| Fine Grading | 18,386 | SF | \$ 0.15 | \$ 2,458.26 | | |
| Shrubs, Ornamental Grasses and Groundcover | 780 | SF | \$ 12.00 | \$ 9,364.80 | 1% | 1-5 Gallon Individual Plants |
| Bed Prep and Mulch | 780 | SF | \$ 1.52 | \$ 1,186.21 | | Assumes 8" of bed prep and 2" of mulch |
| Bermuda Sod | 7,804 | SF | \$ 0.58 | \$ 4,528.32 | 10% | Allowance |
| Bermuda Hydromulch | 7,804 | SF | \$ 0.17 | \$ 1,311.07 | 10% | Allowance |
| Native grasses, replant disturbed areas to native | 26,534 | SF | \$ 0.18 | \$ 4,778.05 | 34% | Allowance |
| Native Areas, to remain undisturbed | 35,118 | SF | \$ 0.01 | \$ 351.18 | 45% | Allowance |
| Landscape Total | | | | | \$49,873.89 | |
| Irrigation Elements | | | | | | |
| Irrigation - Automatic (All Zones) | 18,386 | SF | \$ 0.85 | \$ 13,930.14 | | Allowance, includes sod, seed and shrub areas |
| Irrigation - Temporary | 26,534 | SF | \$ 0.45 | \$ 11,940.12 | | Includes native grass areas only, detention areas by Civil |
| Irrigation - Bubblers | 61 | EA | \$ 50.00 | \$ 3,050.00 | | 3 per Canopy, 2 per Evergreen, 2 per Ornamental. Based on Rootball Size |
| Irrigation - Controller | 0 | EA | \$ 4,180.00 | \$ - | | Allowance |
| Irrigation - 1" Water Meter Tap and Irrigation Tee | 0 | EA | \$ 17,839.00 | \$ - | | City of Washache water department |
| Irrigation - 1" Backflow Equipment | 0 | EA | \$ 950.00 | \$ - | | Allowance |
| Irrigation - Temporary/Free Control Irrigation | 0 | SF | \$ 0.45 | \$ - | | For Prairie Native Grasses |
| Irrigation Total | | | | | \$28,920.26 | |
| POD 2 TOTAL | | | | | \$183,441.35 | |

(5h)

| DESCRIPTION | QTY. | UNIT | COST | SUBTOTAL | NOTES |
|--|--------|------|--------------|---------------------|--|
| Handscape Elements | | | | | |
| Primary Screening | 201 | LF | \$ 130.00 | \$ 26,130.00 | 6" Masonry Wall With Brck Column Every 12' |
| Enhanced Primary Screening Column | 3 | EA | \$ 2,400.00 | \$ 7,200.00 | Assumes column at ether ends of screening wall and 1 per 250' |
| Secondary Screening - Developer | 985 | LF | \$ 44.28 | \$ 43,615.80 | 6" Board on Board Wood Fence. Provided by Developer |
| Tertiary Screening | 0 | LF | \$ - | \$ - | 6" Board on Board Wood Fence or Ornamental Fence. Provided by builder |
| 5" Concrete Trail | 247 | LF | \$ 35.00 | \$ 8,645.00 | Assumes 4" reinforced concrete w/ light broom finish |
| Bench | 2 | EA | \$ 2,800.00 | \$ 5,600.00 | Allowance, assumes Victor Stanley or equal, includes installation cost |
| Trash Receptacle | 1 | EA | \$ 2,262.40 | \$ 2,262.40 | Allowance, assumes Victor Stanley or equal, includes installation cost, per 200 LF trail |
| Light Poles - Fixture and Foundation | 0 | EA | \$ 8,000.00 | \$ - | By Cnvl |
| Light Pole - Conduit & wire | 0 | LF | \$ 10.00 | \$ - | By Cnvl |
| Electrical | 1 | LS | \$ 10,000.00 | \$ 10,000.00 | Connection and Meter |
| Handscape Total | | | | \$103,483.20 | |
| Landscaping Elements | | | | | |
| Canopy Tree (4' cal) | 3 | EA | \$ 1,500.00 | \$ 4,500.00 | Assumes B&B |
| Canopy Tree (8' cal) | 0 | EA | \$ 2,250.00 | \$ - | Assumes B&B |
| Evergreen Tree (8'-10' ht) | 1 | EA | \$ 800.00 | \$ 800.00 | Assumes B&B |
| Ornamental Tree (30 Gal) | 5 | EA | \$ 400.00 | \$ 2,000.00 | Assumes B&B |
| Ornamental Tree (45 Gal) | 0 | EA | \$ 750.00 | \$ - | Assumes B&B |
| Ornamental Tree (85 Gal) | 0 | EA | \$ 1,000.00 | \$ - | Assumes B&B |
| Ornamental Tree (100 Gal) | 0 | EA | \$ 1,250.00 | \$ - | Assumes B&B |
| Fine Grading | 12,806 | SF | \$ 0.15 | \$ 1,920.90 | |
| Shrubs, Ornamental Grasses and Groundcover | 384 | SF | \$ 12.00 | \$ 4,608.00 | 3% |
| Bed Prep and Mulch | 384 | SF | \$ 1.52 | \$ 583.68 | Assumes 8" of bed prep and 2" of mulch |
| Bermuda Sod | 6,403 | SF | \$ 0.58 | \$ 3,713.74 | 50% |
| Bermuda Hydro-mulch | 6,019 | SF | \$ 0.17 | \$ 1,011.18 | 47% |
| Tree Planting & Cleanup - Low | 0 | LS | \$ 2,500.00 | \$ - | 0% |
| Native Grasses, reseed disturbed areas to native | 0 | SF | \$ 0.18 | \$ - | 0% |
| Native Areas, to remain undisturbed | 0 | SF | \$ 0.01 | \$ - | 0% |
| Landscaping Total | | | | \$18,832.92 | |
| Irrigation Elements | | | | | |
| Irrigation - Automatic (All Zones) | 13,190 | SF | \$ 0.85 | \$ 11,211.65 | Allowance, includes sod, seed and shrub areas |
| Irrigation - Temporary | 0 | SF | \$ 0.45 | \$ - | Includes native grass areas only, detention areas by Cnvl |
| Irrigation - Bubblers | 9 | EA | \$ 50.00 | \$ 450.00 | 3 per Canopy, 2 per Evergreen, 2 per Ornamental, Based on Rootball Size |
| Irrigation Controller | 1 | EA | \$ 4,180.00 | \$ 4,180.00 | Allowance |
| Irrigation - 1" Water Meter Tap and inspect fee | 1 | EA | \$ 17,839.00 | \$ 17,839.00 | City of Waxahatchee water department |
| Irrigation - 1" Backflow Equipment | 1 | EA | \$ 950.00 | \$ 950.00 | Allowance |
| Irrigation - Temporary/Free Control Irrigation | 0 | SF | \$ 0.45 | \$ - | For Prairie Native Grasses |
| Irrigation Total | | | | \$34,639.65 | |
| PGG 3 TOTAL | | | | \$156,955.77 | |

(5h)

| POD # | DESCRIPTION | QTY. | UNIT | UNIT COST | COST | SUBTOTAL | NOTES |
|---|-------------|--------|------|--------------|--------------|---------------------|---|
| Landscape Elements | | | | | | | |
| Pod Entry Sign Monument | | 1 | LS | \$ 50,000.00 | \$ 50,000.00 | | Allowance, includes stone wall, signage, lighting and electrical |
| Primary Screening | | 0 | LF | \$ 130.00 | \$ - | | 6' Masonry Wall With Brck Column Every 12' |
| Enhanced Primary Screening - Column | | 0 | EA | \$ 2,400.00 | \$ - | | Assumes column at either ends of screening wall and 1 per 250' |
| Secondary Screening - Developer | | 797 | LF | \$ 44.28 | \$ 35,291.18 | | 6' Board on Board Wood Fence, Provided by Developer |
| Tertiary Screening | | 934 | LF | \$ - | \$ - | | 6' Board on Board Wood Fence or Ornamental Fence, Provided by builder |
| 3" Concrete Trail | | 2,158 | LF | \$ 35.00 | \$ 75,530.00 | | Assumes 4" reinforced concrete w/ light broom finish |
| Bench | | 3 | EA | \$ 2,800.00 | \$ 8,400.00 | | Allowance, assumes Victor Stanley or equal, include installation cost |
| Trash Receptacle | | 2 | EA | \$ 2,262.40 | \$ 4,524.80 | | Allowance, assumes Victor Stanley or equal, include installation cost, per 200 LF trail |
| Light Poles - Fixture and Foundation | | 0 | EA | \$ 8,000.00 | \$ - | | By Civil |
| Light Poles - Conduit & wire | | 0 | LF | \$ 10.00 | \$ - | | By Civil |
| Electrical | | 1 | LS | \$ 10,000.00 | \$ 10,000.00 | | Connection and Meter |
| Landscape Total | | | | | | \$183,745.00 | |
| Landscape Elements | | | | | | | |
| | | 63,654 | SF | | | 100% | |
| Canopy Tree (4' cal.) | | 8 | EA | \$ 1,500.00 | \$ 12,000.00 | | Assumes B&B |
| Canopy Tree (6' cal.) | | 2 | EA | \$ 2,250.00 | \$ 4,500.00 | | Assumes B&B |
| Evergreen Tree (5'-10' ht.) | | 4 | EA | \$ 800.00 | \$ 2,400.00 | | Assumes B&B |
| Ornamental Tree (30 Gal) | | 0 | EA | \$ 400.00 | \$ - | | Assumes B&B |
| Ornamental Tree (45 Gal) | | 15 | EA | \$ 750.00 | \$ 11,250.00 | | Assumes B&B |
| Ornamental Tree (65 Gal) | | 5 | EA | \$ 1,000.00 | \$ 5,000.00 | | Assumes B&B |
| Ornamental Tree (100 Gal) | | 1 | EA | \$ 1,250.00 | \$ 1,250.00 | | Assumes B&B |
| Fine Grading | | 21,981 | SF | \$ 0.15 | \$ 3,297.15 | | By Civil |
| Shrubs, Ornamental Grasses and Groundcover | | 318 | SF | \$ 12.00 | \$ 3,819.24 | 1% | 1-5 Gallon Individual Plants |
| Bed Prep and Mulch | | 318 | SF | \$ 1.52 | \$ 487.77 | | Assumes 6" of bed prep and 2" of mulch |
| Bermuda Sod | | 8,912 | SF | \$ 0.56 | \$ 5,158.70 | 14% | Allowance |
| Bermuda Hydro-mulch | | 12,731 | SF | \$ 0.17 | \$ 2,138.77 | 20% | Allowance |
| Tree Planting & Cleanup - Low | | 1 | LS | \$ 2,500.00 | \$ 2,500.00 | 2% | Allowance |
| Native grasses, replant disturbed areas to native | | 14,640 | SF | \$ 0.18 | \$ 2,635.28 | 23% | Allowance |
| Native Areas, to remain undisturbed | | 25,482 | SF | \$ 0.01 | \$ 254.82 | 40% | Allowance |
| Landscape Total | | | | | | \$68,694.88 | |
| Irrigation Elements | | | | | | | |
| Irrigation - Automatic (All Zones) | | 21,981 | SF | \$ 0.85 | \$ 18,696.54 | | Allowance, includes sod, seed and shrub areas |
| Irrigation - Temporary | | 14,640 | SF | \$ 0.45 | \$ 6,588.19 | | Includes native grass areas only, detention areas by Civil |
| Irrigation - Bubblers | | 35 | EA | \$ 50.00 | \$ 1,750.00 | | 3 per Canopy, 2 per Evergreen, 2 per Ornamental, Based on Rootball Size |
| Irrigation Controller | | 0 | EA | \$ 4,180.00 | \$ 0.00 | | Allowance |
| Irrigation - 1" Water Meter Tap and Inject fee | | 0 | EA | \$ 17,639.00 | \$ 0.00 | | City of Waxahatchee water department |
| Irrigation - 1" Backflow Equipment | | 0 | EA | \$ 950.00 | \$ 0.00 | | Allowance |
| Irrigation - Temporary/Fire Control Irrigation | | 0 | SF | \$ 0.45 | \$ 0.00 | | For Prairie Native Grasses |
| Irrigation Total | | | | | | \$27,004.72 | |
| POD # TOTAL | | | | | | \$167,445.16 | |

(5h)

| ROADWAY COST SUMMARY | Area Subtotal | Area Total |
|---------------------------------|----------------|----------------|
| ROADWAY CONNECTOR TO HIGHWAY 27 | | \$1,777,103.82 |
| ROADWAY ROW/PARKWAY BUFFER | | |
| Subtotal | | \$1,156,308.27 |
| ROADWAY MEDIAN | | |
| Subtotal | | \$620,855.55 |
| CUT & FILL | | \$5,842,606.16 |
| ROADWAY ROW/PARKWAY BUFFER | | |
| Subtotal | | \$4,073,342.70 |
| ROADWAY MEDIANS | | |
| Subtotal | | \$953,727.46 |
| ROADWAY SIDEWALK/ENTRY DECK | | |
| Subtotal | | \$815,787.94 |
| ROW 03 | | \$257,957.30 |
| ROADWAY ROW/PARKWAY BUFFER | | |
| Hardscape Total | \$114,206.40 | |
| Landscape Total | \$45,893.22 | |
| Irrigation Total | \$57,867.68 | |
| Subtotal | | \$257,957.30 |
| AMENITY CENTER COST SUMMARY | | \$7,293,195.80 |
| AMENITY CENTER #1 | | |
| Hardscape Total | \$6,666,437.79 | |
| Landscape Total | \$397,132.16 | |
| Irrigation Total | \$229,625.85 | |
| Subtotal | | \$7,293,195.80 |
| AMENITY CENTER #1 TOTAL | | \$7,293,195.80 |

(5h)

| DESCRIPTION | QTY | UNIT | COST | COST | SUBTOTAL | NOTES |
|---|--------|------|--------------|------|---------------------|--|
| ROGOWIAH ROW, FANWAY AND BUFFER | | | | | | |
| Landscaping Elements | | | | | | |
| 5' Concrete Traff | 1,238 | LF | \$ 35.00 | \$ | 43,260.00 | Assumes 4" reinforced concrete w/ light broom finish |
| Crosswalk Enhancement | 500 | SF | \$ 10.00 | \$ | 5,000.00 | Vehicular Concrete Not Included. Assumes stained, ecored or sandblasted treatment |
| Secondary - Community Entry Sign Monument | 1 | LS | \$ 50,000.00 | \$ | 50,000.00 | Allowance. Includes stone wall, signage, lighting and electrical |
| Bench | 2 | EA | \$ 2,800.00 | \$ | 6,921.80 | Allowance. Assumes Victor Stanley or equal. Includes installation cost |
| Trash Recastacle | 2 | EA | \$ 2,262.40 | \$ | 4,524.80 | Allowance. Assumes Victor Stanley or equal. Includes installation cost. per 200 LF traif |
| Earthwork Excavation | 0 | LS | \$ - | \$ | - | By civil |
| Bedrock Excavation | 0 | LS | \$ - | \$ | - | By civil |
| Tree Uplighting | 0 | EA | \$ 500.00 | \$ | - | Assumes (7) tree mounted fixture/tree |
| Tree Uplighting - Conduit & Wire | 0 | LF | \$ 10.00 | \$ | - | Allowance. Includes trench and 1" conduit |
| GFCI Outlet | 9 | EA | \$ 500.00 | \$ | 4,500.00 | Assumes ground mounted receptacle |
| GFCI Outlet - conduit & wire | 0 | LF | \$ 10.00 | \$ | - | Allowance. Includes trench and 1" conduit |
| Light Poles - Fixture and Foundation | 0 | EA | \$ 8,000.00 | \$ | - | By Civil |
| Light Pole - Conduit & wire | 0 | LF | \$ 10.00 | \$ | - | By Civil |
| 1" Sch 40 Sleeves | 100 | LF | \$ - | \$ | - | By Civil |
| 2" Sch 40 Sleeves | 100 | LF | \$ - | \$ | - | By Civil |
| Landscaping Total | | | | | \$114,266.60 | |
| Landscaping Elements | | | | | | |
| Canopy Tree (4" cal) | 8 | EA | \$ 1,500.00 | \$ | 13,500.00 | 20% Assumes B&B |
| Canopy Tree (6" cal) | 0 | EA | \$ 2,250.00 | \$ | - | 80% Assumes B&B |
| Evergreen Tree (8-10' H) | 9 | EA | \$ 600.00 | \$ | 5,400.00 | 200 Assumes B&B |
| Ornamental Tree (30 Gal) | 9 | EA | \$ 400.00 | \$ | 3,600.00 | 200 Assumes B&B |
| Ornamental Tree (45 Gal) | 9 | EA | \$ 750.00 | \$ | 6,750.00 | 200 Assumes B&B |
| Ornamental Tree (65 Gal) | 4 | EA | \$ 1,000.00 | \$ | 3,600.00 | 500 Assumes B&B |
| Ornamental Tree (100 Gal) | 0 | EA | \$ 1,250.00 | \$ | - | 600 Assumes B&B |
| Fine Grading | 22,628 | SF | \$ 0.15 | \$ | 3,394.14 | Includes with native grass and shrub planting areas |
| Shrubs, Ornamental Grasses and Groundcover | 1,897 | SF | \$ 12.00 | \$ | 20,364.84 | 3% 1-5 Gallon Individual Plants |
| Bed Prep and Mulch | 1,897 | SF | \$ 1.52 | \$ | 2,879.55 | Assumes 6" of bed prep and 2" of mulch |
| Native Grasses Seed Mix | 18,971 | SF | \$ 0.18 | \$ | 3,054.73 | Allowance |
| Bermuda Sod | 11,314 | SF | \$ 0.58 | \$ | 6,582.00 | 20% Allowance |
| Bermuda Hydrumulch | 9,617 | SF | \$ 0.17 | \$ | 1,615.61 | 17% Allowance |
| Observation/ports | 40 | EA | \$ 50.00 | \$ | 1,880.00 | Assumes 4" schedule 40 pipe & 3ft depth with perforated cap |
| Soil Enhancement | 22,628 | SF | \$ 0.10 | \$ | 2,240.13 | Microfils and Additional Nutrients as Needed Per Geotech |
| Tree Pruning & Cleanup - Low | 1 | LS | \$ 2,500.00 | \$ | 2,500.00 | 5.00% Allowance |
| Tree Protection Fencing | 1,000 | LF | \$ 7.13 | \$ | 7,130.00 | 6' Chain Link Fencing |
| Landscaping Berms | 524 | CY | \$ - | \$ | - | 5% of Total area. Assumes 5' height landscap berms - provided by civil |
| Native grasses, replant disturbed areas to native | 8,485 | SF | \$ 0.18 | \$ | 1,527.36 | 15% Allowance |
| Native Areas, to remain undisturbed | 8,485 | SF | \$ 0.01 | \$ | 84.85 | 15% Allowance |
| Landscaping Total | | | | | \$85,883.22 | |
| Irrigation | | | | | | |
| Irrigation - Temporary/Fire Control Irrigation | 25,456 | SF | \$ 0.45 | \$ | \$11,455.22 | For Prairie Native Grasses |
| Irrigation - Automatic (All Zones) | 22,628 | SF | \$ 0.85 | \$ | \$19,233.46 | Allowance. Includes sod, seed and shrub areas |
| Irrigation - Bubblers (All Zones) | 88 | EA | \$ 50.00 | \$ | \$4,410.00 | 3 per Canopy, 2 per Evergreen, 2 per Ornamental. Based on Rootball Size |
| Irrigation - Controller | 1 | EA | \$4,180.00 | \$ | \$4,180.00 | 0 |
| Irrigation - 1" Water Meter Tap and Impact fee | 1 | EA | \$17,639.00 | \$ | \$17,639.00 | City of Waxahatche water department |
| Irrigation - 1" Backflow Equipment | 1 | EA | \$950.00 | \$ | \$950.00 | Allowance |
| Irrigation Total | | | | | \$57,897.68 | |
| RW-03 | | | | | \$257,957.30 | |

(1)

PROCLAMATION

WHEREAS, the City of Waxahachie recognizes that an understanding, use and application of geospatial technology is crucial to operating our infrastructure, sustaining our natural resources and stimulating economic growth, thus, benefiting the welfare of the general public throughout Waxahachie; and

WHEREAS, geographic information systems (GIS) technology allows us to see and model complex relationships and patterns to more intelligently respond; and

WHEREAS, there is a need to promote GIS awareness, education and technical training to use this rapidly developing technology to its full potential; and

WHEREAS, the City of Waxahachie acknowledges those that have chosen GIS as their profession or as part of their discipline to improve the lives of our citizens; and

WHEREAS, to recognize and support the efforts of nonprofits who work on activities to improve conservation, human services, and various humanitarian efforts to better our world; and

WHEREAS, having a day of GIS activities open to students, citizens, and government leaders will help promote STEM education and inspire others to a higher calling to use technology for good; and

WHEREAS, the City of Waxahachie is committed to utilizing GIS to inform decision making and better serve its residents and make useful geographic information open and easily available to the public, as a platform for innovation.

NOW THEREFORE, I, Billie Wallace, Mayor of the City of Waxahachie, along with the entire City Council, do hereby proclaim November 20, 2024 as

“GIS DAY”

Proclaimed this 18th day of November, 2024.

MAYOR

ATTEST:

CITY SECRETARY

(9+10)

Planning & Zoning Department

Plat Staff Report

Case: SUB-205-2024



MEETING DATE(S)

Planning & Zoning Commission: November 12, 2024
City Council: November 18, 2024

CAPTION

Present a request by Claudio Segovia, Johnson Volk Consulting, for a **Plat** of Oasis at North Grove Phase 2, 130 residential lots and 2 open space/common area lots, being 34.590 acres, located west of 2004 Vista Way, situated in the Henry Sange Survey, Abstract 1009, an addition to the City of Waxahachie (Property ID 179059) – Owner: Bloomfield Homes LP (SUB-205-2024)

RECOMMENDED MOTION

"I move to approve SUB-205-2024, a Plat of Oasis at North Grove Phase 2, and the associated Petition for Relief Waiver, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign all associated documents accordingly."

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting held on November 12, 2024, the Commission voted 6-0 to recommend approval of case number SUB-205-2024, and the associated Petition for Relief Waiver, subject to the conditions of the staff report.

APPLICANT REQUEST

The applicant requests to plat the subject property into 130 single-family residential lots and two (2) open space/common area lots as part of the Oasis at North Grove Phase 2 subdivision.

CASE INFORMATION

Applicant: Claudio Segovia, Johnson Volk Consulting
Property Owner(s): Bloomfield Homes LP
Site Acreage: 34.590 acres
Number of Lots: 132 lots
Number of Dwelling Units: 130 units
Park Land Dedication: N/A
Adequate Public Facilities: Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location: Directly west of 2004 Vista Way.
Parcel ID Number(s): 179059
Current Zoning: PD-SF1,2,3, MF1, GR

(9+10)

Existing Use: The subject property is currently undeveloped.

Platting History: The subject property is not platted.

Site Aerial:



PLANNING ANALYSIS

A Plat Application is required by the Waxahachie Subdivision Ordinance prior to development of a subject property in order to establish and officially record the boundaries of the property. Plat Applications are required for both commercial and residential developments. A Plat for a property is required to be approved and filed before the City of Waxahachie will issue building permits for the subject property.

With this application, the property owner proposes to plat the subject property into 130 residential lots as part of the Oasis at North Grove Phase 2 subdivision. The subject property is currently zoned as part of the North Grove Planned Development District, which allows for the development of single-family homes on lots ranging from 6,000 square feet to 11,000 square feet in this area. The design of the proposed subdivision adheres to the lot size, lot dimension, and lot distribution requirements of the Planned Development zoning district. As part of this Plat, the applicant is providing right-of-way (ROW) dedication for Hedgewood Drive that will complete a direct connection from Vista Way to Highway 77.

As part of the review of the plat application, staff identified a few technical items that conflict with the requirements of the Waxahachie Subdivision Ordinance. These technical items must be corrected prior to the filing of the plat. The correction of each item has been identified as a condition of approval in the staff recommendation section below.

Petition for Relief Waiver (Variance Request)

The City of Waxahachie Thoroughfare Plan identifies Hedgewood Drive as a 60' wide ROW. Due to this, the applicant is required to dedicate 60' of ROW for Hedgewood Drive. The applicant requests to dedicate 54' of ROW in lieu of this requirement for consistency with adjacent platted property. A ROW width of 54' for Hedgewood Drive was approved by the City Council with the Plat for Vista Way in February of 2022. Due to Hedgewood Drive already having been established as a 54' ROW at the intersection of Vista Way, staff supports this Petition for Relief Waiver request.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the Plat request, and the associated Petition for Relief Waiver subject to the conditions listed below.

Conditions:

1. Per Section 2.3.b of the Waxahachie Subdivision Ordinance, an embossed hard copy of the Tax Certificate for the subject property (dated within 90-days of your filing date) showing that no delinquent taxes exist against the property is required to be provided at the time of Plat filing.
2. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, street name approval is required at the time of platting. Please note that SUNLIGHT DRIVE is unavailable. Please update to the alternative street name "JOYFUL WAY".
3. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, space is required to be reserved for the placement of recording information by the Ellis County Clerk. Reserve a 12"x1.5" blank box in the top right-hand corner.
4. Per Section 7.2.h of the Waxahachie Subdivision Ordinance, Filing Fees are required to be paid with the Plat application prior to plat filing.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

1. If approved by the City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then the applicant will be notified to make corrections.
 - b. If all comments were satisfied, then the applicant shall provide five signed, hard-copy plats.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

A plat shall not be filed with the Ellis County Clerk until:

1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has been conducted as required by the City's Subdivision ordinance.

STAFF CONTACT INFORMATION

Prepared by:

Zack King, AICP

Planning Manager

zking@waxahachie.com

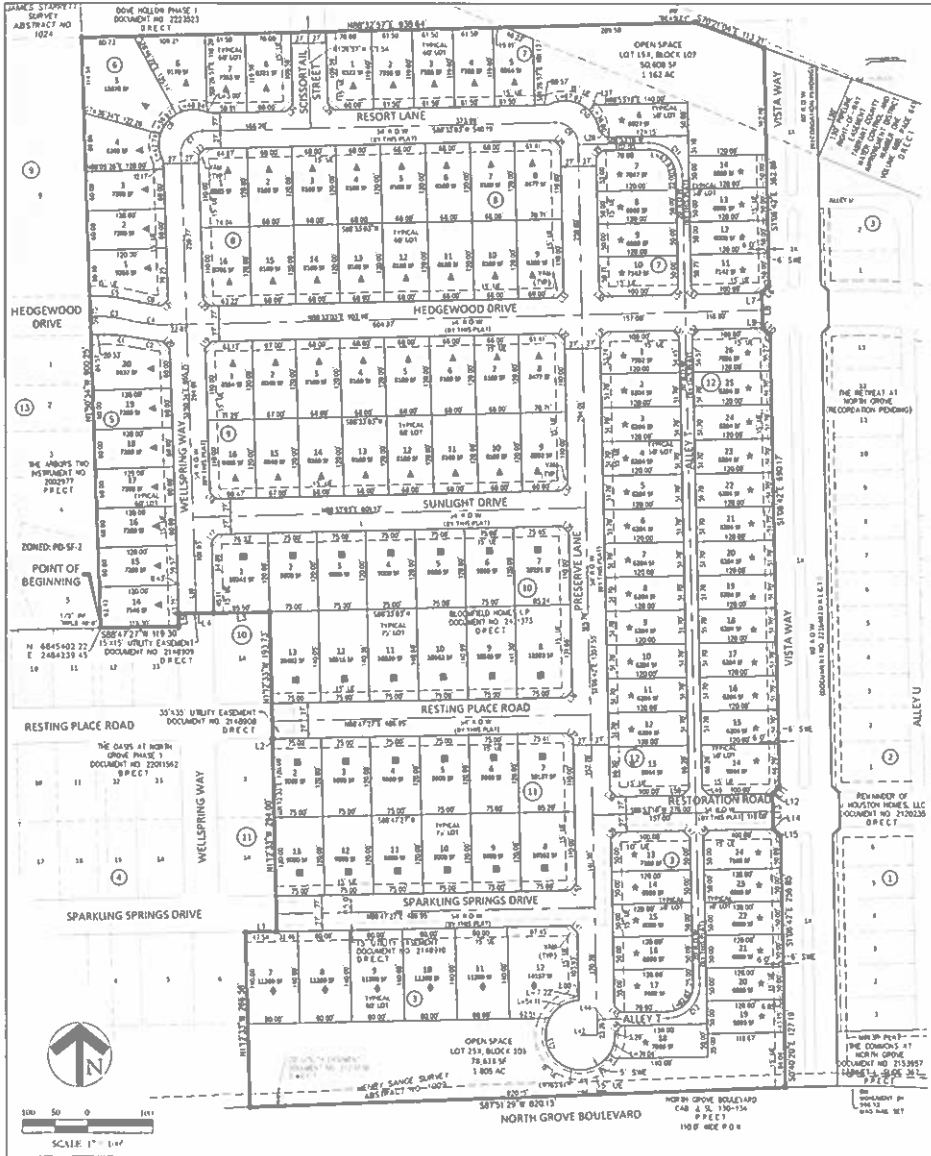
Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com

(9+10)



- GENERAL NOTES:**
- All lot corners monumented with a 1/2" iron rod with a yellow plastic cap stamped "MC" unless otherwise noted.
 - All utility easements and Drains are shown within the platted property are created by this plat, unless otherwise noted.
 - Basin of Bearing and Coordinates shown herein refer to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 on Grid Coordinate values.
 - Open space x lots shall be maintained by the P.O.A.
 - The property depicted in this survey lies within Zone "x" (unshaded) Floodplain as determined by the Flood Insurance Rate Map for Ellis County, Texas and incorporated areas, Map number 68139C0190G, effective date October 19, 2013.
 - Fences, retaining walls, and screening walls shall not be placed in utility easements.

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "MC" (unless otherwise noted)
- 1/2" Iron rod found
- AC Acre
- BL Building Line
- CI Curve Radius
- CM Central Monument
- DE Drains Easement
- EM Easement
- LI Line No.
- SF Square Feet
- SWE Sidewalk Easement
- UE Utility Easement
- VAL Stability Easement
- DREC = Deed Records of Ellis County, Texas

- BENCHMARKS:**
- MONUMENT NO. 3**
Mag nail set in concrete on the north sidewalk of North Grove Boulevard approximately 390' west of the centerline intersection of North Grove Boulevard and Highland Drive. The monument is located approximately 15' northeast of a fire hydrant and 100 feet northwest of a storm inlet. Elevation = 616.73'
- MONUMENT NO. 4**
Mag nail set in concrete on the north sidewalk of North Grove Boulevard at the northeast corner of the intersection of North Grove Boulevard with Vista Way. The monument is located approximately 15' north of a fire hydrant and 1' from a pair of water valves. Elevation = 596.17'

PLAT
OASIS AT NORTH GROVE
PHASE 2

Owner/Applicant:
Bloomfield Homes, LP
1900 W. Kirkwood Blvd., Ste. 2300B
Southlake, TX 76092
Phone: 817-764-3015
Contact: Clint Vincent

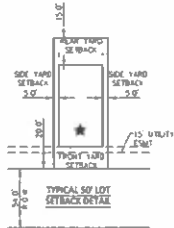
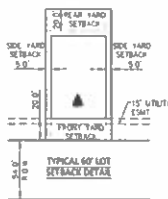
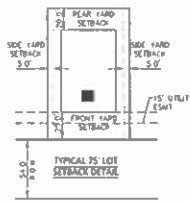
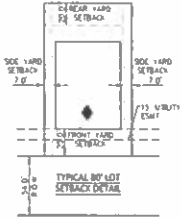
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia, P.E.



34.590 ACRES
ZONED: PD-SF-1, 2 ME-1 GR
LOTS 7-24, 25X; BLOCK 3; LOTS 14-20; BLOCK 5; LOTS 1-8, BLOCK 6; LOTS 1-14, 15X; BLOCK 7; LOTS 1-16; BLOCK 8; LOTS 1-16; BLOCK 9; LOTS 1-13; BLOCK 10; LOTS 7-11, BLOCK 11; LOTS 1-26; BLOCK 12
130 SINGLE FAMILY LOTS
2 OPEN SPACES/COMMON AREAS
OUT OF THE
HENRY SANGE SURVEY, ABSTRACT NO. 1009
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
30 October 2024
SHEET 1 OF 3
Case Number: SUB-205-2024



(9+10)



| Curve Table | | | | |
|-------------|--------|--------|--------------|---------------|
| No. | Length | Radius | Chord Length | Chord Bearing |
| C1 | 52.11 | 221.00 | 013.20.31" | S1.86 |
| C2 | 38.56 | 279.00 | 007.50.07" | S6.53 |
| C3 | 82.40 | 250.00 | 014.13.54" | S1.84 |
| C4 | 63.57 | 250.00 | 014.34.11" | S3.88 |
| C5 | 76.62 | 275.00 | 015.57.52" | S9.38 |
| C6 | 35.36 | 225.00 | 008.02.17" | S5.53 |
| C7 | 53.64 | 34.00 | 000.23.27" | N4.25 |
| C8 | 134.54 | 53.00 | 145.26.52" | N01.22 |
| C9 | 53.61 | 34.00 | 000.20.15" | N4.22 |
| C10 | 803.04 | 53.00 | 111.23.20" | S7.56 |
| C11 | 79.54 | 50.00 | 000.00.00" | S9.71 |
| C12 | 79.54 | 50.00 | 000.00.00" | S9.71 |
| C13 | 248.78 | 53.00 | 264.55.00" | S5.66 |

| Line Table | | Line Table | | Line Table | | Line Table | |
|------------|--------|-------------|-----|------------|-------------|------------|--------|
| No. | Length | Direction | No. | Length | Direction | No. | Length |
| L1 | 17.54 | S68.47.17"E | L18 | 64.80 | N132.53"E | L31 | 10.12 |
| L2 | 0.50 | S88.47.17"E | L17 | 16.09 | N43.21.13"E | L32 | 10.16 |
| L3 | 85.50 | S88.47.17"E | L16 | 14.19 | N46.38.44"E | L33 | 10.12 |
| L4 | 24.00 | S88.47.17"E | L15 | 16.09 | N43.21.13"E | L34 | 10.12 |
| L5 | 19.38 | S71.73.71"E | L14 | 19.71 | S42.18.47"E | L35 | 10.16 |
| L6 | 14.19 | S47.43.40"E | L13 | 12.73 | S40.36.47"E | L36 | 10.15 |
| L7 | 1.36 | S40.36.47"E | L12 | 14.19 | N46.38.44"E | L37 | 10.12 |
| L8 | 24.00 | S47.43.40"E | L11 | 14.09 | N43.21.13"E | L38 | 10.12 |
| L9 | 1.04 | S88.47.17"E | L10 | 14.16 | S43.50.07"E | L39 | 10.14 |
| L10 | 14.16 | S46.16.50"E | L9 | 14.14 | N46.26.57"E | L40 | 10.15 |
| L11 | 10.14 | S45.57.19"E | L8 | 14.16 | S46.16.50"E | L41 | 10.15 |
| L12 | 7.00 | S88.53.10"E | L7 | 12.80 | N48.47.20"E | L42 | 20.00 |
| L13 | 30.00 | S106.42"E | L6 | 14.27 | S46.38.20"E | L43 | 11.50 |
| L14 | 1.00 | S88.53.10"E | L5 | 7.14 | N43.57.48"E | L44 | 80.00 |
| L15 | 10.14 | S46.04.42"E | L4 | 10.16 | N46.16.50"E | L45 | 10.14 |

PLAT
OASIS AT NORTH GROVE
PHASE 2

34.590 ACRES
 ZONED: PD-SF1, 2, 3 MF-1 GR
 LOTS 7-24, 25K, BLOCK 3; LOTS 14-20, BLOCK 5; LOTS 1-8,
 BLOCK 6; LOTS 1-14, 15K, BLOCK 7; LOTS 1-16 BLOCK 8;
 LOTS 1-16, BLOCK 9; LOTS 1-13, BLOCK 10; LOTS 7-13,
 BLOCK 11; LOTS 1-16, BLOCK 12
 130 SINGLE FAMILY LOTS
 2 OPEN SPACES/COMMON AREAS
 OUT OF THE
 HENRY SANGE SURVEY, ABSTRACT NO. 1009
 CITY OF WAXAHACHIE
 ELLIS COUNTY, TEXAS
 30 October 2024
 SHEET 2 OF 3
 Case Number: SUB-205-2024

Owner/Applicant:
 Bloomfield Homes, L.P.
 1900 W. Kirtwood Blvd., Ste. 2300B
 Southlake, TX 76092
 Phone: 817-764-3015
 Contact: Clint Vincent

Engineer/Surveyor
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite 1200
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Claudio Segovia, P.E.



(9+10)

LEGAL DESCRIPTION

34.590 ACRES
BEING a tract of land situated in the HENRY SANGE SURVEY, ABSTRACT NO. 1009, City of Waxahachie, Ellis County, Texas and being part of that tract of land described in Deed to Bloomfield Homes L.P., as recorded in Document No. 2431373, Deed Records, Ellis County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped RPLS 4810 found for the common southeast corner of THE ARBORS TWO, an Addition to the City of Waxahachie, Ellis County, Texas according to the Plat thereof recorded in Document No. 2005977, Plat Records, Ellis County, Texas and an exterior corner of said Bloomfield Homes, L.P. tract,

THENCE North 01 degrees 36 minutes 34 seconds West, with the common east line of said Addition and west line of said Bloomfield Homes, L.P. tract, a distance of 900.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northeast corner of said Bloomfield Homes, L.P. tract,

THENCE North 88 degrees 32 minutes 57 seconds East, leaving said common line and with the north line of said Bloomfield Homes, L.P. tract, a distance of 938.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "BEASLEY" found for corner,

THENCE South 70 degrees 21 minutes 04 seconds East, continuing with said north line, a distance of 113.2 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner,

THENCE South 01 degrees 06 minutes 42 seconds East, leaving said north line, a distance of 362.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner,

THENCE South 43 degrees 43 minutes 10 seconds West, a distance of 14.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner,

THENCE South 88 degrees 33 minutes 03 seconds West, a distance of 1.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner,

THENCE South 01 degrees 26 minutes 57 seconds East, a distance of 54.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner,

THENCE North 88 degrees 33 minutes 03 seconds East, a distance of 1.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner,

THENCE South 46 degrees 16 minutes 50 seconds East, a distance of 14.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner,

THENCE South 01 degrees 06 minutes 42 seconds East, a distance of 690.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner,

THENCE South 43 degrees 53 minutes 18 seconds West, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner,

THENCE South 88 degrees 33 minutes 18 seconds West, a distance of 1.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner,

THENCE South 01 degrees 06 minutes 42 seconds East, a distance of 54.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner,

THENCE North 88 degrees 53 minutes 18 seconds East, a distance of 1.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner,

THENCE South 46 degrees 06 minutes 42 seconds East, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner,

THENCE South 01 degrees 06 minutes 42 seconds East, a distance of 256.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner,

THENCE South 00 degrees 40 minutes 20 seconds East, a distance of 127.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the north line of North Grove Boulevard, a 110 foot right-of-way,

THENCE South 87 degrees 51 minutes 29 seconds West, with said north line, a distance of 820.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southeast corner of OASIS OF NORTH GROVE PHASE 1, an Addition to the City of Waxahachie, Ellis County, Texas according to the Plat thereof recorded in Document No. 2201562 (Cabinet L, slide 390), Plat Records, Ellis County, Texas;

THENCE Northerly, with the east line of said Addition, the following nine (9) courses and distances:

North 01 degrees 12 minutes 33 seconds West, leaving said north line, a distance of 266.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner,

North 88 degrees 47 minutes 27 seconds East, a distance of 47.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner,

North 01 degrees 12 minutes 33 seconds West, a distance of 294.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner,

North 88 degrees 47 minutes 27 seconds East, a distance of 0.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner,

North 01 degrees 12 minutes 33 seconds West, a distance of 193.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner,

South 88 degrees 33 minutes 03 seconds West, a distance of 85.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner,

South 01 degrees 12 minutes 33 seconds West, a distance of 193.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner,

South 88 degrees 33 minutes 03 seconds West, a distance of 85.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner,

South 01 degrees 12 minutes 33 seconds West, a distance of 193.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner,

South 88 degrees 33 minutes 03 seconds West, a distance of 85.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner,

South 01 degrees 12 minutes 33 seconds West, a distance of 193.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner,

South 88 degrees 33 minutes 03 seconds West, a distance of 85.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner,

South 01 degrees 12 minutes 33 seconds West, a distance of 193.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner,

South 88 degrees 33 minutes 03 seconds West, a distance of 85.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner,

South 01 degrees 12 minutes 33 seconds West, a distance of 193.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner,

South 88 degrees 33 minutes 03 seconds West, a distance of 85.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner,

South 01 degrees 12 minutes 33 seconds West, a distance of 193.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner,

South 88 degrees 33 minutes 03 seconds West, a distance of 85.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner,

South 01 degrees 12 minutes 33 seconds West, a distance of 193.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner,

South 88 degrees 33 minutes 03 seconds West, a distance of 85.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner,

South 01 degrees 12 minutes 33 seconds West, a distance of 193.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner,

South 88 degrees 33 minutes 03 seconds West, a distance of 85.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner,

South 88 degrees 47 minutes 27 seconds East, a distance of 54.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner.
South 01 degrees 12 minutes 33 seconds East, a distance of 19.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner.
South 88 degrees 47 minutes 27 seconds West, a distance of 119.30 feet to the POINT OF BEGINNING and containing 34.590 acres of land, more or less

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT BLOOMFIELD HOMES, L.P. acting by and through their duly authorized agent, do hereby adopt this plat, designating the herein described property as OASIS AT NORTH GROVE, PHASE 2, an addition to the City of Waxahachie, Texas, and do hereby dedicate in fee simple the streets, alleys, and common areas shown thereon. The streets, alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of its respective systems without the necessity of any form of procuring the permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Waxahachie, Texas

WITNESS, OUR HANDS this ____ day of _____ 2024

By: BLOOMFIELD HOMES, L.P.

NAME: Clint Vincent
TITLE: Vice President of Land
STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Clint Vincent, Owner's Agent, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ 2024

Notary Public in and for the State of Texas

My Commission Expires _____

APPROVED BY: City Council
City of Waxahachie
By: Mayor Date
Attest Date

APPROVED BY: Planning and Zoning Commission
City of Waxahachie
By: Chairperson Date
Attest Date

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of City of Waxahachie, Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ 2024

RYAN S. REYNOLDS, RPLS
Registered Professional Land Surveyor No. 6385

STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Ryan Reynolds, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ 2024

Notary Public in and for the State of Texas

My Commission Expires _____

Visibility, Access and Maintenance Easements: The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein

PLAT
OASIS AT NORTH GROVE
PHASE 2
34.590 ACRES
ZONED: PD-SF-1.2.3 MF-1 GR
LOTS 7-24, 25K, BLOCK 3; LOTS 14-20, BLOCK 5; LOTS 1-8, BLOCK 6; LOTS 1-14, 15K, BLOCK 7; LOTS 1-16 BLOCK 8; LOTS 1-16, BLOCK 9; LOTS 1-13, BLOCK 10; LOTS 2-11, BLOCK 11; LOTS 1-26, BLOCK 12
130 SINGLE FAMILY LOTS
2 OPEN SPACE/COMMON AREAS
PART OF THE
HENRY SANGE SURVEY, ABSTRACT NO. 1009
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
30 October 2024
SHEET 3 OF 3
Case Number: SUB-205-2024

JOHNSON VOLK CONSULTING
17613 Engineering Road No. 1762, Linderoth, Oklahoma 73051
204 Central Parkway, East Suite 1001, Irving, TX 75038 | 972.201.1922

(11+12)



Memorandum

To: Honorable Mayor and City Council

From: Jennifer Pruitt, Senior Director of Planning

Thru: Michael Scott, City Manager

Date: November 5, 2024

Re: ZDC-139-2024 – Convenience Store with Gasoline Sales (7-Eleven)

On November 4, 2024, the applicant requested to continue this application from the November 18, 2024, City Council meeting to the December 2, 2024, City Council meeting, due to scheduling conflict.

(13)

Planning & Zoning Department Zoning Staff Report

Case: ZDC-192-2024



MEETING DATE(S)

Planning & Zoning Commission: November 12, 2024
City Council: November 18, 2024

CAPTION

Public Hearing on a request by Rebeca Vera, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Single-Family-2 (SF-2) zoning district located at 513 West 2nd Street (Property ID 171958) – Owner(s): Becman Properties, LLC (ZDC-192-2024)

RECOMMENDED MOTIONS

- "I move to deny ZDC-192-2024, a Specific Use Permit (SUP) for Short-Term Rental use."
- "I move to approve ZDC-192-2024, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly."

ACTION SINCE INITIAL STAFF REPORT

At the Planning and Zoning Commission meeting held on November 12, 2024, the Commission voted 6-0 resulting in a recommendation for approval of case number ZDC-192-2024.

APPLICANT REQUEST

The Applicant requests a Specific Use Permit for a Short-Term Rental use at 513 West 2nd Street.

CASE INFORMATION

Applicant: Rebeca Vera

Property Owner(s): Becman Properties, LLC

Site Acreage: 0.231 acres

Current Zoning: Single-Family Dwelling-2 (SF-2)

Requested Zoning: SF-2 with a Specific Use Permit (SUP) for a Short-Term Rental use

SUBJECT PROPERTY

General Location: 513 West 2nd Street

Parcel ID Number(s): 171958

Existing Use: Residential use

Development History: The subject property was platted as Lot 1, Block 352 of the Town Addition.

Adjoining Zoning & Uses:

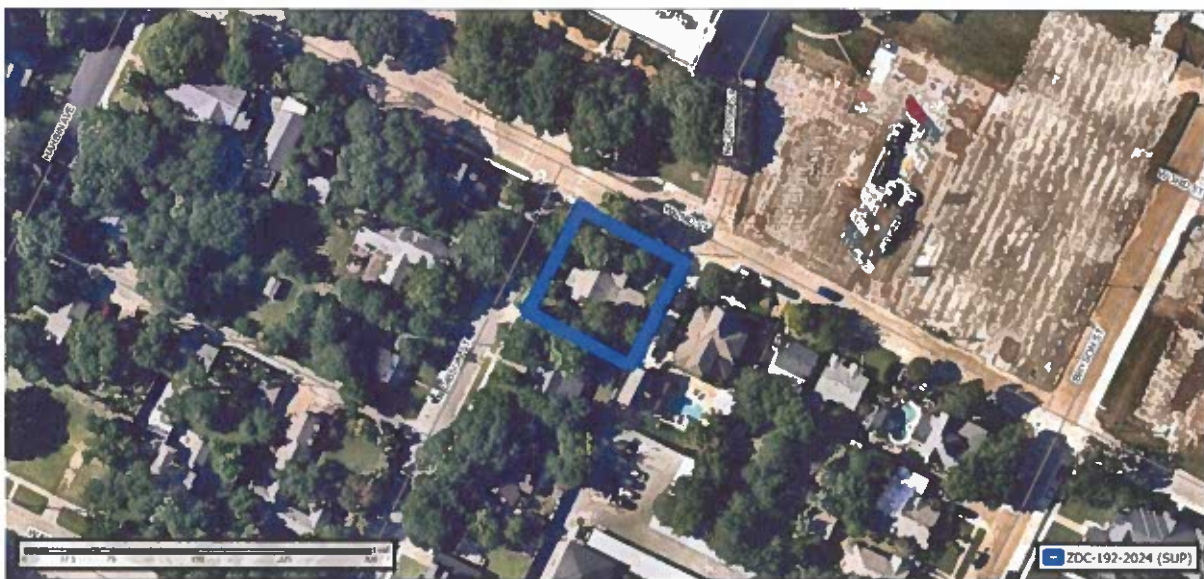
| Direction | Zoning | Current Use |
|-----------|------------------------|-------------|
| North | Single-Family-2 (SF-2) | Residential |
| East | Single-Family-2 (SF-2) | Residential |
| South | Single-Family-2 (SF-2) | Residential |
| West | Single-Family-2 (SF-2) | Residential |

Future Land Use Plan: Mixed Use Neighborhood

Comprehensive Plan: A mixed-use neighborhood harkens back to the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and very importantly, a mix of uses. This mixing of activities and uses allows the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Given the various housing typologies encouraged in this placetype, it is essential to make sure residential uses appropriately transition from one another based on the housing typology.

Thoroughfare Plan: The subject property is accessible via West 2nd Street.

Site Image:



PLANNING ANALYSIS

During the City Council meeting held on October 16, 2023, Councilmembers approved an ordinance to allow the use of a short-term rental in all zoning districts with an approved SUP, with the exception of the Central Area (CA) zoning district. All residential-use properties located within the Central Area (CA) zoning district are allowed to operate a short-term rental by right without seeking the approval of a SUP.

The applicant requests a SUP for short-term rental use at 513 West 2nd Street because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,409 square feet, built in 1925 with two (2) bedrooms and one (1) bathroom and enough improved surface to accommodate for the maximum parking spaces of two (2) vehicles. The subject property is situated on an approximately 0.23 acres (10,018 square feet) lot. The applicant has not been operating the subject property as a short-term rental; therefore, the applicant has not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant submitted the SUP application on October 2, 2024.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered no nuisance-related calls had been made regarding the property's current use in the past 12 months.

Currently, we have no pending, approved and/or registered short-term rentals within 500' of the subject property; however, we do have three (3) approved short-term rentals within 1,500' of the subject property. The closest approved and registered short-term rental is located at 511 West Parks Avenue, which is approximately 1,362 feet (0.25 miles) from the subject property. Of the three (3) short-term rentals that are approved, two (2) short-term rentals have completed the registration process required by Section 3.27 of the City's Zoning Ordinance.

The applicant's local emergency contact is Manuel Vera, Jr. at 511 West 2nd Street, Waxahachie, TX 75165, mvera6@att.net, which is located directly adjacent to the subject property.

PUBLIC NOTIFICATIONS

To comply with state law contained in local government code Chapter 211 and the city's public hearing notice requirements, 43 notices were mailed to property owners within 500 feet of the as required in section 3.27 of the city's zoning ordinance. In addition, a notice was published in the Waxahachie sun, and a sign was visibly posted at the property. As of the time this staff report was published, staff received a total of five (5) letters opposing the project and sixteen (16) letters in support of the project. Of these, no letters of opposition and five (5) letters of support were submitted from within the 200-foot buffer zone.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, if considering a recommendation for approval:

Conditions:

1. The applicant shall provide insurance of a minimum of \$1,000,000 per occurrence.
2. The short-term rental operator shall complete the STR registration process with the City's vendor, and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
3. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
4. The short-term rental operator shall allow a maximum occupancy of six (6) guests per stay.
5. The short-term rental operator shall provide a maximum of two (2) off-street parking spaces.
6. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
7. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. Saturation Map
3. Owners' Letter
4. SUP Ordinance
5. Location Map (Exhibit A)
6. Zoning Map (Exhibit B)
7. Floorplan (Exhibit C)
8. Survey (Exhibit D)
9. Host Rules (Exhibit E)

STAFF CONTACT INFORMATION

Prepared by:

Oanh Vu

Senior Planner

oanh.vu@waxahachie.com

Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com

(13)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-192-2024**



AUTREY DUSTY
200 S ELM ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Rebeca Vera, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 513 West 2nd Street (Property ID 171958) – Owner(s): Becman Properties, LLC (ZDC-192-2024) Staff: Oanh Vu

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: Planning@Waxahachie.com for additional information on this request.

Case Number: **ZDC-192-2024**

City Reference: 171944

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **November 6, 2024** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Signature

10-28-24
Date

Autrey Dusty - Owner
Printed Name and Title

200 S Elm Waxahachie TX 75165
Address

(13)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-192-2024**

RECEIVED OCT 28 2024

DIANA ROBERT J & SHARON L
104 HARBIN AVE
WAXAHACHIE, TX 75165-2440

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: **ZDC-192-2024**

City Reference: 174084

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **November 6, 2024** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

THIS IS A SINGLE RESIDENTIAL AREA THAT GETS VERY CONGESTED BEFORE & AFTER SCHOOL. A TEMP RENTAL BUILDING WILL HAVE MORE PEOPLE WITH

Robert J Diana
Signature

MR. ROBERT J DIANA
Printed Name and Title

10-25-24
Date
104 HARBIN (CORNER @ 2ND ST.
WAXA
Address

→ AUTO'S ADDING TO THE DANGEROUS CONGESTION AFFECTING SAFETY IMMEDIATELY BY THE SCHOOL CROSSING !!!
ALSO, THIS SETS A PRECEDENT FOR (SEE BACK)
THAT BLOCK ON 2ND ST WITH OTHER SMALL HOMES,



(13)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-192-2024

HILL WILLIAM D & MICKIE
607 W MARVIN AVE
WAXAHACHIE, TX 75165-3027

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-192-2024

City Reference: 171941

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **November 6, 2024** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Short term rentals (hotel businesses) are inappropriate in residential areas of our City.

Signature

MICKIE HILL

Printed Name and Title

30 Oct 2024

Date

607 W. MARVIN

Address

(13)

Venissat, Michelle

From: Andrew Cody <atothecmrc@gmail.com>
Sent: Thursday, October 31, 2024 8:06 AM
To: Planning; Vu, Oanh
Subject: Opposition to ZDC-192-2024 and Question

I am writing to express my opposition to ZDC-192-2024 for a short term rental

I live about 1,500 ft from this location, and the 2 primary reasons are

-that I don't care for a revolving door of people in an area where many children(mine included) walk weekly while it looks directly at a school.

-It does not add value to community, it takes away. The people who stay there do bring money, but not a care to the people of our city or neighborhood as it is a vacation spot, not a place for them to live.

I have another question in regards to it facing the school.

What if any requirements do you have of the people renting there in regards to having a background check done if they are on the sex registry list? Is this the responsibility of the owner, the website they use to book?

If a person who is on the sex registry list they could not live long term in this house, so what are we doing to make sure they are not living here short term either?

This property faces an elementary school.

I want to make it clear I don't think the owner is negligent that would allow this if they knew, but are they doing their diligence to make sure this is not happening?

Thank you for your time

Andrew Cody
811 W. Marvin Ave

(13)

Case Number: ZDC-192-2024

City Reference: 174170

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **November 6, 2024** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

RECEIVED OCT 31 2024

SUPPORT

OPPOSE

Comments:

We have known the owners for years. Living next door it will be handled with care.

Lindley Stoker
Signature

10/31/24
Date

Lindley Stoker
Printed Name and Title

205 Harbin Ave.
Address

(13)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-192-2024

VINCENT SUSAN D & ROBERT L
105 HARBIN AVE
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-192-2024

City Reference: 174168

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **November 6, 2024** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

A short term rental with the owners next door is WAY better than a long term rental who doesn't care

Susan Vincent
Signature

10/31/24
Date

Susan Vincent, homeowner
Printed Name and Title

105 Harbin, Wax 75165
Address

about the neighbors

(13)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-192-2024



MONTEJANO JACQUELINE E & MIKULA RUDY
412 W MARVIN AVE
WAXAHACHIE, TX 75165-3044

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-192-2024

City Reference: 176935

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **November 6, 2024** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Signature

Date

Printed Name and Title

Address

JACQUELINE MONTEJANO +
RUDY MIKULA

412 W. Marvin Ave.
Waxahachie TX 75165

(13)

Venissat, Michelle

From: Mary Sachs <mas619@sbcglobal.net>
Sent: Sunday, November 3, 2024 9:34 PM
To: Planning
Subject: STR

Case number zdc-192-2024 Mary Ann sachs 100 Harbin would like to oppose

Sent from my iPhone

(13)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-192-2024

VERA MANUEL JR & REBECA
511 W 2ND ST
WAXAHACHIE, TX 75165-2421

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-192-2024


City Reference: 171939

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **November 6, 2024** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:


Signature

11-2-2024
Date

Manuel Vera
Printed Name and Title

511 W 2nd St 75165
Address

(13)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-192-2024**

BECCMAN PROPERTIES LLC
511 W 2nd St
Waxahachie, TX 75165-2421

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln. Waxahachie, Texas to consider the following:

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Case Number: **ZDC-192-2024**

City Reference: 171958

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SUPPORT

OPPOSE

Comments:

Rebeca Vera
Signature

10-29-24
Date

Rebeca Vera
Printed Name and Title

511 W. 2nd St.
Address

(13)

Venissat, Michelle

From: Karen Snow <karen_snow@msn.com>
Sent: Sunday, November 3, 2024 7:41 PM
To: Planning
Subject: Re: Support for STR Permit Approval for 513 W 2nd Street

Dear City of Waxahachie,

I am writing to you in support of the STR permit application for 513 W 2nd Street.

This lovely property is being restored by the family and they wish to share it with others by having a short term rental there.

We are friends with them and see all the hard work and dedication they are putting into this project, and not to mention the financial contribution they have committed to. We wish them well in showcasing this home and their beautiful family heritage for others to experience.

Thanks,

Chris and Karen Snow
107 University Avenue

Venissat, Michelle

From: Karen Snow <karen_snow@msn.com>
Sent: Sunday, November 3, 2024 7:49 PM
To: Planning
Subject: Support for STR permit approval for 513 W 2nd Street

Dear City of Waxahachie,

We are writing to support the STR permit application request by owners of 513 W 2nd Street.

As owners of our property in which we are utilizing for short term rental here at 103 University Avenue, we are happy to see that there is another beautiful home for visitors to Waxahachie to have to enjoy. There are limited choices for visitors to our city and these homes are enjoyed and guests feel more comfortable when in town.

These homeowners have been putting in lots of hard work both physically and financially to make this a beautiful and comfortable restored home.

Thank you ,
Chris and Karen Snow
103 University Avenue
Waxahachie TX 75165

(13)

Venissat, Michelle

From: JENNIFER FORD <jen14ford@yahoo.com>
Sent: Monday, November 4, 2024 9:35 AM
To: Planning
Subject: 513 W 2nd St

To whom it may concern,

My name is Jennifer Weir, I live at 2800 Howard Road, I approve the STR at 513 W 2nd St.

At the rate the town is growing STR are essential to accommodating new growth and all the incredible events that the town hosts.

thank you
Jen Weir

(13)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-192-2024

GONZALEZ VINCENT J & MEREDITH A
200 HARBIN AVE
WAXAHACHIE, TX 75165

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Case Number: ZDC-192-2024

City Reference: 174151

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **November 6, 2024** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Mr. & Mrs. Vera have been our neighbors for many years and have only demonstrated positive contributions to our neighborhood and I have no doubt they will continue to do so with this rental property.

Meredith Gonzalez
Signature

11-4-2024
Date

Meredith Gonzalez
Printed Name and Title

200 Harbin Ave.
Address

Speech Pathologist Asst.
Waxahachie ISD

(13)

Venissat, Michelle

From: Courtney Brown <ccbrown13@yahoo.com>
Sent: Monday, November 4, 2024 10:59 AM
To: Planning
Subject: 513 W. 2nd Street

To whom it may concern,

My name is Courtney Brown and I live at 4884 FM 877 Waxahachie TX and I approve of the short term rental at 513 W 2nd St.

This is the previous home of my friend Rebecca Vera's grandparents, she has now purchased it and is beautifully renovating it. Her family has been in Waxahachie for generations, Rebeca appreciates this town and its history so much.

She and her family live next door in a beautiful house that they built. They have pride in their home and their rentals, the property will be well taken care of.

I hope you will grant her this short term rental opportunity, it will bring so much value to that neighborhood.

Thank you for your time,

Courtney Brown

(13)

Venissat, Michelle

From: Monica Flores <monicaflores2144@icloud.com>
Sent: Monday, November 4, 2024 11:00 AM
To: Planning
Subject: 513 W 2nd St.

To whom it may concern,

My name is Monica Flores, I live at 105 Brown St, Waxahachie Tx!! I was born and raised in this small, loving, beautiful town of good ol Waxahachie Texas!! I'm also a small town business owner. Nothing that I love more than others who love our town and shop small!!

Mr. & Mrs. Vera are clients of mine who give back to our community and share the love of Waxahachie on a regular basis.

I've watch their house business start from the beginning. I tell all those who look to visit Waxahachie to check out their house to learn about our little town. Their little bits and pieces of decor are all things Historical of Hachie.

I'm so excited to see how their new house brings insight to our town! I'm here to approve of the STR at 513 W 2nd St. in Waxahachie Tx.

Have a great Day
Monica Flores
972-935-1592

(13)

Case Number: ZDC-192-2024

City Reference: 174169

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **November 6, 2024** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

RECEIVED NOV 05 2024

Comments:

We are long time residents of Harbin Ave, and currently ^{better} see ~~it~~ 201 Harbin our home is in direct line of sight of 513 West 2nd Street & →

Kelly Martin
Signature

10/29/24
Date

Dr. Kelly Martin
Printed Name and Title

201 Harbin Ave, Waxahachie
Address

cmt. - I do not see any problem or any devaluation of our property -
In fact - Rebecca Vera owns a beautiful house & impeccable upkeep
of their property & know that she will actually greatly improve the
property in said notice, thus increasing all properties in the immediate
vicinity. We look forward to the city's approval of this request

(13)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-192-2024

RECEIVED NOV 06 2024

BUSINESS DAVID E & DONNA
610 N GIBSON ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Rebeca Vera, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 513 West 2nd Street (Property ID 171958) – Owner(s): Becman Properties, LLC (ZDC-192-2024) Staff: Oanh Vu

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: Planning@Waxahachie.com for additional information on this request.

Case Number: ZDC-192-2024

City Reference: 171950

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **November 6, 2024** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Adrienne Buskness
Signature

11/5/24
Date

Donna Buskness, home owner
Printed Name and Title

610 N. Gibson St.
Address
Waxahachie 75165

(13)

Venissat, Michelle

From: jenblaess <jenblaess@yahoo.com>
Sent: Wednesday, November 6, 2024 4:02 PM
To: Planning
Subject: ZDC-192-2024
Attachments: 20241106_155546.jpg

I support this property to be used as short term leasing. There is no difference in long term vs short term. If anything the property would be better maintained with short term leasing and promote visitors to the Waxahachie area. Most people who do short term leasing are families. The owners of this property are extremely attentive to the property with maintenance and appearance.

Jennifer Jackson Blaess
615 N Gibson St
Waxahachie

Sent from my Verizon, Samsung Galaxy smartphone



(13)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-192-2024**

JACKSON JENNIFER A
615 N GIBSON ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: Planning@Waxahachie.com for additional information on this request.

Case Number: **ZDC-192-2024**

City Reference: 174085

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **November 6, 2024** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

as a homeowner there is no difference from
a long term renter or short term renter.

Jennifer Blaess

11.6.24

Signature

Date

Jennifer Blaess

615 N. Gibson St

Printed Name and Title

Address

The owners of the property Wax 75165
are extremely attentive to the property
~~and~~ with maint. and appearance.

(13)

Vu, Oanh

From: Vickie Brown <vlbrown48@live.com>
Sent: Wednesday, October 30, 2024 9:18 AM
To: Planning
Subject: STR on 513 W. 2nd St.

It has come to our attention that an Airbnb is being proposed at 513 W. 2nd St. in Waxahachie. We do NOT oppose this STR and are very confident that the Vera family will run and maintain the highest quality of Airbnb.

Ron and Vickie Brown
502 W Ross St.
Waxahachie TX 75165

(13)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-192-2024

RECEIVED NOV 13 2024

CLEMENTS NEIL
102 INDIAN HILLS
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Rebeca Vera, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 513 West 2nd Street (Property ID 171958) – Owner(s): Becman Properties, LLC (ZDC-192-2024) Staff: Oanh Vu

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: Planning@Waxahachie.com for additional information on this request.

Case Number: ZDC-192-2024

City Reference: 171951

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **November 6, 2024** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

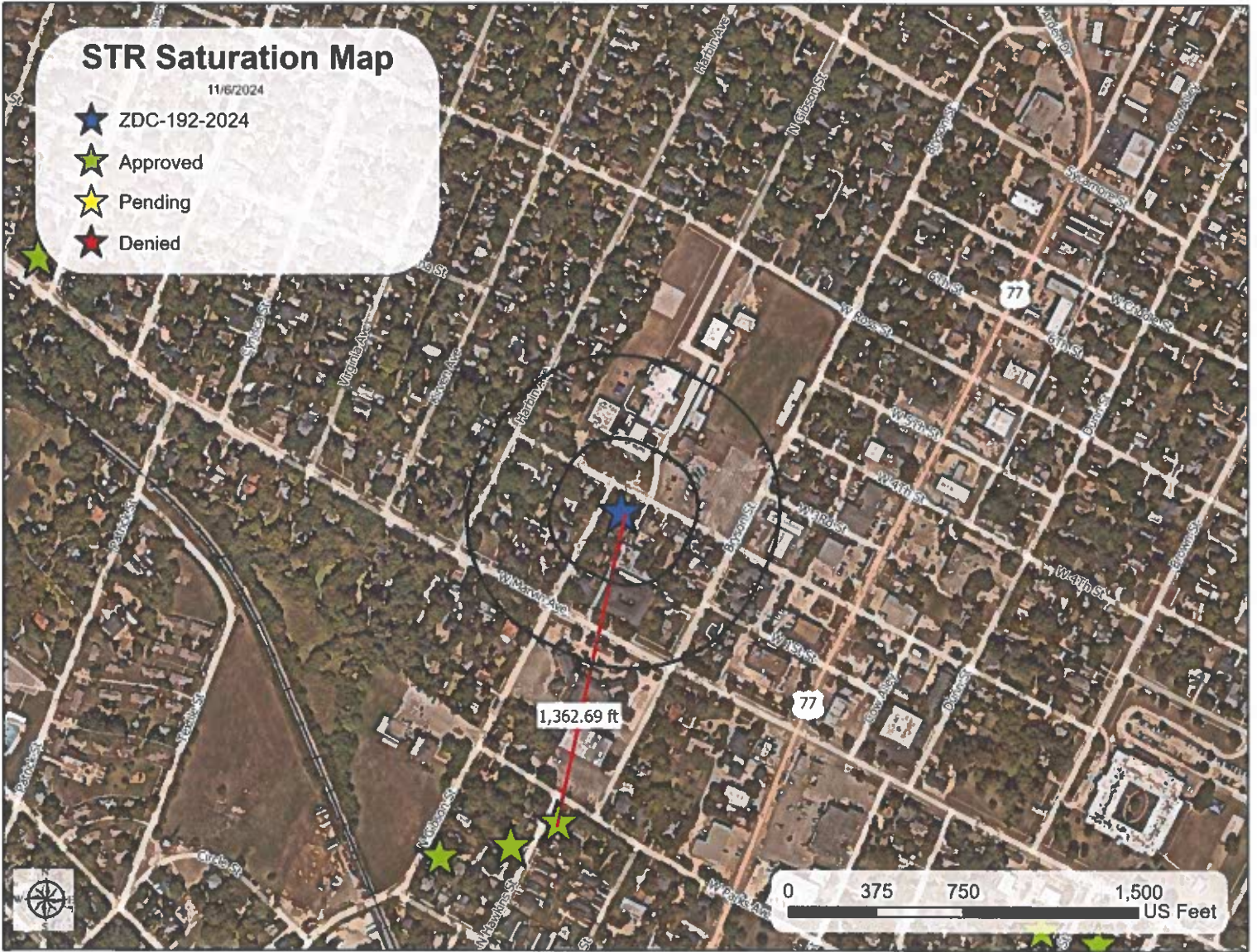
OPPOSE

Comments:

Neil Clements
Signature
Neil Clements
Printed Name and Title

11/5/24
Date
514 W Marvin
Address

(13)



(13)

The Bungalow



2 BEDROOMS | 1.5 BATHS



"WE VALUE OUR NEIGHBORHOOD'S CHARACTER..."

YOUR NEIGHBORS WHO CARE



511 W. Second Street

Dear Neighbors,

We wanted to take a moment to share our story and intentions with you regarding the property at 513 W Second St. **This charming bungalow, built in 1925, has been a part of our family's history for decades.** Our grandparents, Mike and Sara Sanchez, purchased the home in 1971, and we have fond memories of spending time there growing up. **In fact, we loved the neighborhood so much that we built our own home next door (511 W Second St.) nine years ago to be close to our grandfather.** After his passing in 2020, we recently had the opportunity to purchase the original family home in November 2023, with the goal of restoring it to its former glory.

Due to the sentimental value this property holds for us, we do not plan to sell it or rent it out long-term. Instead, we would like to use it as a short-term rental (Airbnb) **so that we can regularly check on the property and ensure it's being well cared for.** We understand that this may raise some questions and concerns, and **we want to assure you that we value our neighborhood's character and our relationships with those around us.** We already have two long-term renters on the right side of us, and we believe this will be a more harmonious and respectful use of the property.

The city will soon be sending out a letter of approval, and we hope that you will support our endeavor. If you have any questions or concerns, please don't hesitate to reach out to us directly at 469-261-4440.

Thank you for your understanding and consideration.

Sincerely,

Manuel & Rebecca Vera

Becman Properties

📞 469-261-4440


BECMAN
PROPERTIES

(14)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A SHORT-TERM RENTAL USE WITHIN A PLANNED SINGLE FAMILY 2 (SF-2) ZONING DISTRICT, LOCATED AT 513 WEST 2ND STREET, BEING PROPERTY ID 171958 IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1, BLOCK 352 OF THE TOWN ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

WHEREAS, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and

WHEREAS, the described property is classified in said ordinance and any amendments thereto as SF-2; and

WHEREAS, a proper application for a SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-192-2024. Said application having been referred to the Planning and Zoning (P&Z) Commission, was recommended by the P&Z Commission for approval and the issuance thereof; and

WHEREAS, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and,

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from SF-2 to SF-2 with a SUP in order to permit a Short-Term use on the following property: Lot 1, Block 352 of the Town Addition, which is shown on Exhibit A, in accordance with the Zoning Map attached as Exhibit B, the Floor Plan attached as Exhibit C, the Survey attached as Exhibit D, and the Host Rules attached as Exhibit E.

SPECIFIC USE PERMIT

Purpose and Intent

The purpose of this ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and the Zoning Ordinance.

Specific Use Permit

FOR THE OPERATION OF A SPECIFIC USE PERMIT FOR A SHORT-TERM RENTAL USE IN A SINGLE FAMILY-2 (SF-2) ZONING DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The subject property shall conform to the site plan approved by the City Council under case number ZDC-192-2024.
2. Development on the subject property shall adhere to the following exhibits approved by the City Council: Exhibit A - Location Map, Exhibit B – Zoning Map, Exhibit C – Floor Plan, Exhibit D – Survey, and Exhibit E – Host Rules.
3. The STR Operator for the subject property shall be responsible for obtaining registration per the City’s applicable rules and regulations governing such permits.
4. The STR Operator for the subject property shall be responsible to pay hotel occupancy taxes as required per Section 3.27.e.7 of the City of Waxahachie Zoning Ordinance.
5. The subject property shall comply with the City of Waxahachie Municipal Code and Zoning Ordinance when any zoning, land use requirement, or restriction is not addressed or disclosed in Exhibits C, D, and E.
6. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
7. City Council shall have the right to review the Specific Use Permit at any point, necessary.

Compliance

1. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Waxahachie.
2. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or ceases to operate, a new Specific Use Permit shall be required to reestablish the use.
3. This Specific Use Permit shall run with the owner and therefore shall not be transferred from owner to owner.
4. The applicant shall provide insurance of a minimum of \$1,000,000 per occurrence.
5. The owner and/or short-term rental operator shall renew registration on an annual basis of the amount in the Fee Schedule set forth by Ordinance 3415, or as amended.
6. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City’s vendor.
7. The owner/short-term rental operator is subject to a maximum occupancy of six (6) guests per stay.

8. The short-term rental operator is subject to provide a maximum of two (2) off-street parking spaces.
9. The short-term rental operator must adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
10. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.
11. The Short-Term Registration Certificate shall note the existence of this Specific Use Permit by its number and title.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

PASSED, APPROVED AND ADOPTED on this 18th day of November, 2024.

MAYOR

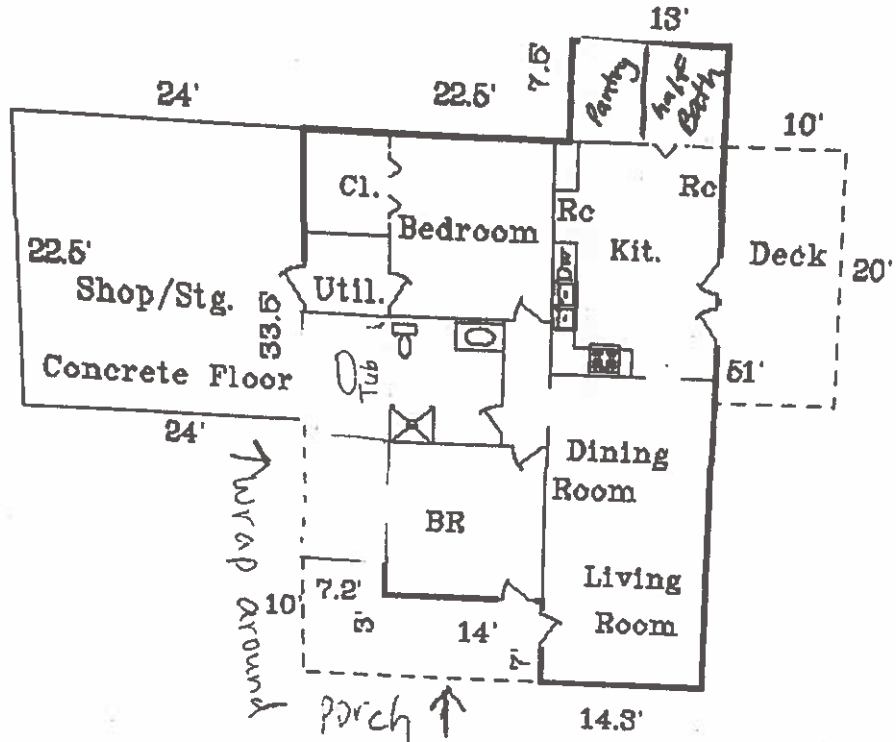
ATTEST:

City Secretary



EXHIBIT B - ZONING MAP

(14)



SCALE: 1 inch = 15.00 feet

AREA CALCULATIONS SUMMARY

| Area | Name of Area | Size | Totals |
|------|------------------|---------|---------|
| GLA1 | First Floor | 1471.75 | 1471.75 |
| P/P | Front Cvd. Porch | 170.00 | |
| P/P | Deck | 200.00 | 370.00 |
| OTH | Storage/Workshop | 540.00 | 540.00 |

LIVING AREA CALCULATIONS

| Breakdown | | | Subtotals |
|-----------|---|-------|-----------|
| 13.00 | X | 7.50 | 97.50 |
| 22.50 | X | 33.50 | 753.75 |
| 13.00 | X | 43.50 | 565.50 |
| 15.30 | X | 3.00 | 45.90 |
| 1.30 | X | 7.00 | 9.10 |

IMPROVEMENTS SKETCH

AREA CALCULATIONS

HOUSE RULES:

EXHIBIT E - HOST RULES

(14)

- 513 W 2nd St

Waxahachie, Tx 75165

GUEST CONTACT:

- Rebeca, 1.469.261.4440 beca831@yahoo.com

- Please contact your guest contact(s) with any questions or concerns you may have before or during your stay

CHECK-IN INSTRUCTIONS:

- Check in after 3:00 PM

- The home is accessible via keyless entry. The code is ****

- Please inform the Guest Contact of any problems or concerns upon arrival, so we can work to address these immediately

CHECK-OUT INSTRUCTIONS:

- Check out before 10:00 AM

- Prior to your departure, please tidy up the unit by doing the following:

- Remove all perishable items

- Take out the trash

- Wash and put away all used dishes

- Strip all used linens from beds and place in a pile

- Turn off all lights, electronics, and appliances

- Close and lock all windows and doors

- Additional fees will be imposed if the unit is found in an unsatisfactory condition, so please return it to the condition in which you found it

HOUSE RULES:

- No smoking

- No pets allowed

- No events, parties, or large gatherings

- Must be at least 25 years old to book

-The Maximum Capacity is 5 guest at all Times -Please report any damages that occur to both the Guest Contact and Evolve

INTERNET INSTRUCTIONS:

- Instructions for connecting to the wireless internet network can be found inside the unit upon arrival

PARKING:

- 2 vehicles can be parked in the driveway only

NO cars parked in the street

(14)



PLANNING & ZONING DEPARTMENT
408 South Rogers Street | Waxahachie, Texas 75168
(469) 309-4290 | www.waxahachie.com/Departments/Planning_Department



PROPERTY OWNER AFFIDAVIT
SUP - Short-Term Rental Application

Applicant: Rebeca Vera **Company:** Becman Properties

Mailing Address: 513 W. 2nd St.

Phone #: 469-261-4440 **Fax #:** _____

Email: beca831@yahoo.com

Property Owner: Becman Properties **Company:** _____

Mailing Address: 513 W. 2nd St Waxahachie, Tx 75165

Phone #: 469-261-4440 **Fax #:** _____

Email: beca831@yahoo.com

The information contained on the application, to the best of my knowledge and belief, is true and correct. I certify that I, the property owner, give legal consent to the applicant listed above to submit this application on my behalf and if there are additional property owners, I have the requisite consent from them relative to the submission of this application. Further, in the event that there is an alleged violation of any City of Waxahachie ordinance provision or other rules and regulations relative to the location in question, I hereby agree to accept service of any citation for any such alleged violation.

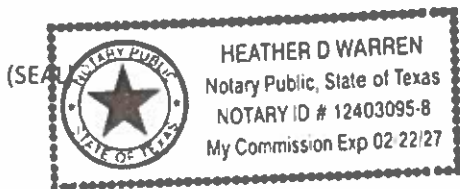
Rebecca Vera
Owner Signature

Rebeca Vera
Printed Name

STATE OF Texas COUNTY OF Ellis

Before me, Heather Warren, on this day personally appeared Rebeca Vera known to me (or proved to me on the oath of TXDL, or through _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF September, 2024.



Heather Warren
Notary Public's Signature

(15)



Memorandum

To: Honorable Mayor and City Council

From: Chris Cunningham, IT Director

Thru: Michael Scott, City Manager

Date: November 18, 2024

Re: Consider Approval of Contract with Capco Telecom, LLC for Fiber Infrastructure Enhancement Projects

Motion: "I move to approve a contract with Capco Telecom, LLC in the amount of \$384,549.99 for the City of Waxahachie fiber infrastructure enhancement projects for Getzendaner Park, and the City Cemetery, and approve the use of Coronavirus Local Fiscal Recovery Funds to fund these projects, and authorize the City Manager to execute all documents as necessary."

Item Description: Consider the approval of a contract with Capco Telecom, LLC in the amount of \$384,549.99 for private City fiber enhancement projects at the City Cemetery and Getzendaner Park, and using Coronavirus Local Fiscal Recovery Funds (CLFRF) as the funding source.

Item Summary: IT Management is proposing the construction and build-out of the private City fiber network to the City Cemetery and Getzendaner Park. Providing high-speed private infrastructure services to these locations provide enhancements as outlined below.

- Provide data and telecommunication services to the Parks and Rec maintenance facilities at both locations.
- Provide enhanced security connectivity for surveillance and alerting services for the Police Department to monitor and dispatch at certain access points around the cemetery and park. Will also provide fiber infrastructure for future security surveillance along Waxahachie trail.

(15)

- Will provide connectivity as part of our ILA with Waxahachie ISD to Richards Park and will also build a more robust fiber count for the future expansion of Northwest Waxahachie in partnership with WISD.
- Provide data service options to the Waxahachie Chautauqua Auditorium for security and streaming services.
- Will continue to grow our goal of establishing a fiber ring that provides redundancy and expansion capabilities.

City staff has identified the following locations for the fiber infrastructure:

| | |
|---------------------|---------------------|
| 1. Getzendaner Park | \$165,089.12 |
| 2. City Cemetery | <u>\$219,460.87</u> |
| | \$384,549.99 |

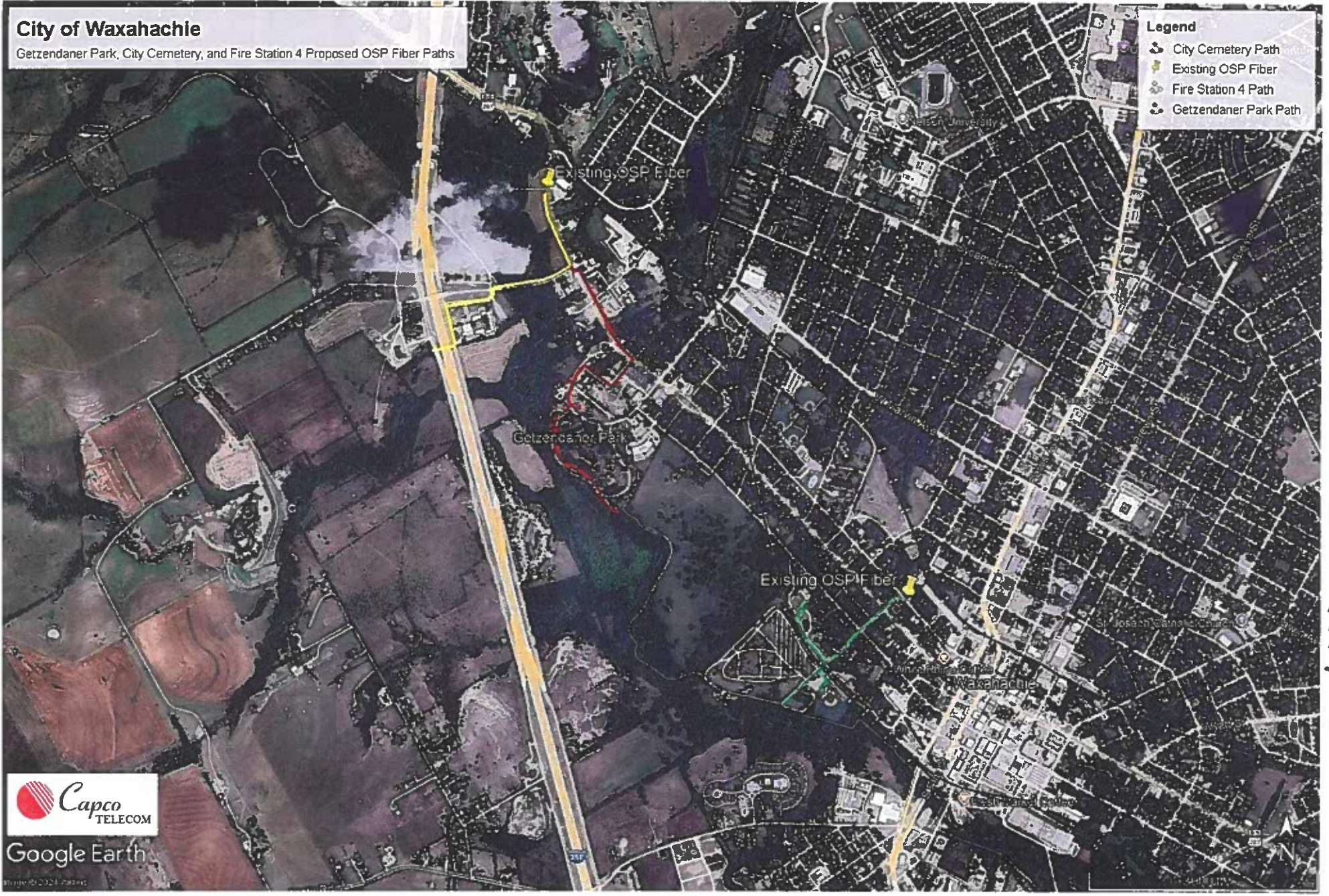
Fiscal Impact: These projects will be funded in full by the remaining CLFRF funding the City has received. No other funding is required.

City of Waxahachie

Getzendaner Park, City Cemetery, and Fire Station 4 Proposed OSP Fiber Paths

Legend

- City Cemetery Path
- Existing OSP Fiber
- Fire Station 4 Path
- Getzendaner Park Path



Google Earth

Image © 2024 Google

(15)

(14)



Memorandum

To: Honorable Mayor and City Council

From: Amber Villarreal, City Secretary

Thru: Michael Scott, City Manager

Date: November 18, 2024

Re: Consider proposed Resolution of votes cast to elect Directors for the Ellis Appraisal District for the year 2025

Recommended Motion: "I move to approve a Resolution of votes cast to elect Directors for the Ellis Appraisal District for the year 2025, as presented."

Item Description: On November 18, 2024, a Resolution of votes cast to elect Directors for the Ellis County Appraisal District for the years 2025 will be presented to Council for consideration.

Item Summary: The City Council approved a Resolution on October 7, 2024 nominating Dani Muckleroy to continue serving on the Ellis Appraisal District Board of Directors. The chief appraiser has prepared a ballot listing the candidates. The governing body shall determine its vote by Resolution and submit to the chief appraiser before December 15th.

The City of Waxahachie voting entitlement (387 votes) may be cast for one candidate or distributed as the governing body chooses. It takes 834 votes to secure a position on the board. The chief appraiser will count the votes, declare the five candidates who received the largest cumulative vote totals elected, and submit the results before December 31st to each governing body.

Taxing Units with more than 5% of the total vote have additional requirements under Section 6.03(k-1).

(16)

(k-1) This subsection applies only to an appraisal district established in a county with a population of 120,000 or more. The governing body of each taxing unit entitled to cast at least five percent of the total votes must determine its vote by resolution adopted at the first or second open meeting of the governing body that is held after the date the chief appraiser delivers (before October 15th) the ballot to the presiding officer of the governing body. The governing body must submit its vote to the chief appraiser not later than the third day following the date the resolution is approved.

Recommendation: Staff recommends allocating 387 votes from the City of Waxahachie to Dani Muckleroy.

(16)

**ELLIS APPRAISAL DISTRICT
BOARD OF DIRECTORS**

Eligibility:

Person must have resided in the appraisal district for at least two years immediately preceding the date the individual takes office. Person may not be an employee of a taxing unit served by the appraisal district, but may be an elected official or a member of the governing body. A person may not be appointed if related within the second degree of consanguinity or affinity to either an appraiser who appraiser property for use in the appraisal district's appraisal review board proceedings or a tax representative who represents taxpayers for compensation before the appraisal district's appraisal review board. A person may not have delinquent taxes for more than 60 days after the date the person knew or should have known of the delinquency.

Term:

This changed with the changes in SB2, until staggered terms are in place where all will serve a four-year term. For 2025, two (2) will be serving a one-year term and three (3) will be serving a three-year term.

Meetings:

Meetings are required quarterly but are typically held 6-10 times a year typically on a Thursday morning at 8am at the convenience of the majority of the board members.

Compensation:

Directors may not receive a salary, per diem, or other compensation. They are reimbursed for reasonable and necessary expenses incurred in the performance of a director's duties if included in the appraisal district budget.

General Statement of Functions:

The board of directors has the following primary responsibilities:

- Establish the appraisal district's office;
- Adopt the appraisal district's annual operating budget and bi-annual reappraisal plan;
- Contract for necessary services;
- Hire a chief appraiser;
- Appoint a taxpayer liaison officer; and
- Make general policy on the appraisal district's operation.



(16)

ELLIS APPRAISAL DISTRICT
400 Ferris Ave * PO Box 878
Waxahachie, Texas 75168
972-937-3552 * Toll Free 1-866-348-3552
ecad@elliscad.com

Board of Directors
T. Walter Erwin, Chairman
Richard Keeler, Vice-Chairman
Diana B. Muckleroy, Secretary
Members
Rusty Ballard Paula Baucum
David Hurst George Ricks
Richard Rozier Jennifer Zarate

Kathy Rodrigue, Chief Appraiser

2024 Board of Directors History

APPOINTED MEMBERS

Rusty Ballard
Member 2024

T. Walter Erwin
Chairman 2024, 2022-2023, Member Part of 2021

David Hurst
Member 2024, Part of 2023

Richard Keeler
Vice-Chairman 2024, Member 2022-2023

Dani Muckleroy
Secretary 2024, 2022-2023, Member Part of 2021

ELECTED MEMBERS

Paula Baucum - Place 3
Member 7/1/2024

George Ricks - Place 2
Member 7/1/2024

Jennifer Zarate - Place 1
Member 7/1/2024

Richard Rozier
Ex-Officio Member 7/1/2024, Non-Voting Member
as Assessor/Collector 2021-2024

Efficiency:

The Board of Directors determines the number of ARB members needed each year. Working in panels has enabled the district to minimize ARB hearings costs. This also has enabled us to complete hearings earlier and to certify the appraisal rolls on time.

Property Value Study and MAP:

With the exception of 2018 and 2022, the appraisal district has been successful since 2000 with having local property value assignments to all 11 of our school districts. The district has also either met or exceeded expectations in each of the MAP reviews conducted by the Comptroller.

Budgeting:

Through the use of technology, the Board has shown great stewardship in dealing with a rapidly growing county and values shifting from a market value in 2019 of \$22 Billion to a \$49.5B roll in 2024. The budget is less than 1% of the total levy of the taxing units, which is extremely rare for a district of our size.

Technology:

This Board looks forward each year to sharing with each of you the latest technological investment in aerial and oblique photography, Eagleview (fka Pictometry) and Changefinder. The entities of EAD receive the imagery, tools and internet access at no charge. We also offer a robust website for the research purposes.

We encourage you to take a look at EAD's stewardship in the 2023 Ellis Appraisal District Annual Report on the District website at: <https://www.elliscad.com/reports> then go to appraisal reports to see the work your District does for you and the property owners we all serve.

2025 Ellis Appraisal District Board of Directors' Candidate Information

Please find information for the nominated candidates:

Rusty Ballard, Travis Bruton, Walter Erwin, David Hurst, Rick Keeler, Dani Muckleroy and Manchanta Newson

Rusty Ballard – Mr. Ballard was nominated by **Ellis County, Midlothian ISD and the City of Midlothian**. He served on the Ellis Appraisal District Board of Directors in 2024. Mr. Ballard is a long-time resident of Ellis County and has lived primarily in the Forreston area for the past 40 years. Over the years Mr. Ballard has served the community in public office and city commissions for Ellis County and the City of Waxahachie. He received his Bachelor of Science degree in Criminal Justice from the University of Texas at Arlington and his Master of Science degree in Forensic Studies from Stevenson University. Mr. Ballard works as a claims investigator for CoventBridge Group LLC focusing on the insurance industry.

Travis Bruton - Mr. Bruton was nominated by the **City of Glenn Heights**. Mr. Bruton earned his Bachelor of Business Administration in Finance at the University of Memphis and his Master of Business Administration at American Intercontinental University in Florida. His career started as an Accountant working with The ADT Corporation in Security Services in Florida. In 2013 Mr. Bruton moved to Texas to work with the Westwood Holding Group, followed by McKesson and Trinity Industries, Inc. as a Senior Accountant. In 2020, Mr. Bruton became the Principal Owner of Total Mortgage and Lending Solutions. He has served the City of Glenn Heights creating the first Youth Advisory Council and was elected in 2017 and 2021 as a City Councilman. He also served as the Vice Chair of the Small Cities Council with the National League of Cities.

Walter Erwin - Mr. Erwin was nominated by the **Midlothian ISD, City of Ennis and City of Midlothian**. Mr. Erwin has served on the Ellis Appraisal District Board of Directors as the Chairman of the Board of Directors from 2022-2024 and as a Member for a part of 2021. He was in the US Army Reserve from 1964-1971 while simultaneously earning his BBA from the University of Texas. From 1973-2018, he was the President and CEO of Erwin Distributing Co, Inc. DBA Wally's Party Factory while also founding Party Club of America and was co-owner/founder of Halloween and Party Expo, selling these businesses by 2018. Mr. Erwin remains the Managing Member of Erwin Properties, LP (I & II) and remains on the Ennis State Bank Board of Directors since 1985. He volunteered as the Vice-President of the Ennis Industrial Foundation in the 1970-80's and the Trinity River Authority of Texas from 1982-1993, serving as the President of their Board of Directors from 1991-1993.

David Hurst - Mr. Hurst was nominated by **Midlothian ISD and City of Midlothian**. Mr. Hurst has served on the Ellis Appraisal District Board of Directors as a Member for 2023 and 2024. He has been a resident of Ellis County since 1994. Mr. Hurst has been a licensed Texas Architect since September 1988 after graduating from the School of Architecture at the University of Texas. Professionally he has served as CEO for Integrated Builders from 2000-2008, Vice President of Southern Cross from 2009-2011 and is currently President of Falcon Construction Advisors. Mr. Hurst is the Former President and Chairman of the Board for Midlothian Economic Development Corporation.

Richard (Rick) Keeler - Mr. Keeler was nominated by **Midlothian ISD and City of Midlothian**. Mr. Keeler has served on the Ellis Appraisal District Board of Directors as a Member for 2022-2024. He has been a resident of Waxahachie since 1985, serving on the Waxahachie Planning and Zoning Commission as Chairman, on the City of Waxahachie Economic Development Commission and on the Steering Committee for the Waxahachie Economic Development Plan. He attended De Soto High School, received a BBA in Finance from Sam Houston State University and attended the School of Banking of the South at Louisiana State University. Professionally, Mr. Keeler has been with Options Real Estate Investments, Inc. since 1996, from 1981-1996 worked with Community and Commercial Banking and is a member of the Congress for the New Urbanism. He volunteers with Waxahachie Youth Baseball and the Waxahachie YMCA.

Dani Muckleroy - Ms. Muckleroy was nominated by **Midlothian ISD and City of Midlothian**. Ms. Muckleroy has served on the Ellis Appraisal District Board of Directors as the Secretary for 2022-2024 and as a Member for a part of 2021. Ms. Muckleroy has been a resident of Ovilla for 28 years. She owned a retail gift shop in Duncanville for 14 years. She is a volunteer and supporter of several non-profit groups that meet the needs of marginal families with an emphasis on children. She has served on the Advisory Council of the Ellis County Salvation Army for 13 years and on the Board at Daniel's Den for one term. She presently serves, using her many years in accounting, on the Finance Committee of First United Methodist Church of Red Oak, understanding budgets and the reason for them. Ms. Muckleroy is a CASA volunteer and a mentor at Red Oak High School.

Manchanta Newson - Ms. Newson was nominated by the **City of Glenn Heights**. Ms. Newson earned her Bachelor of Social Work at Mississippi State University in 2003 and her Master of Science in Social Work in 2006 from the University of Tennessee. She started her career in 2006 as a Clinical Therapist and in 2007 moved into working in many different roles with the Department of Veterans Affairs, continuing currently as a Medical Foster Home Coordinator/Social Work Supervisor with the VA. Ms. Newson also is the Executive Director of Kennedy Kares in Glenn Heights and a Psychotherapist/Owner of Village Counseling & Consulting PLLC in Ovilla. She is a Licensed Clinical Social Worker in Texas and Tennessee and a Texas Board Approved Clinical Supervisor. Ms. Newson is a member of the Academy of Clinical Social Workers and an Active Member of the National Association of Social Workers. Ms. Newson has served as a City Councilmember for the City of Glenn Heights since 2017.

(16)

TAXING UNIT: City of Waxahachie

Resolution No. ****

**RESOLUTION OF VOTES CAST TO ELECT DIRECTORS FOR THE ELLIS
APPRAISAL DISTRICT FOR THE YEARS 2025***

WHEREAS, Section 6.03 (k) of the Texas Property Tax Code, requires that each taxing unit entitled to vote cast their vote by Resolution and submit results of that vote to the Chief Appraiser of the Ellis Appraisal District before December 15, 2024.

THEREFORE, the City of Waxahachie submits the attached Official Ballot, as issued by the Chief Appraiser, stating the votes cast for candidates in the 2025 Board of Directors' Election for the Ellis Appraisal District.

ACTION TAKEN this 18th day of November, 2024, in Regular Session of the governing body of the above mentioned taxing unit; as authorized under Section 6.03 of the Texas Property Tax Code, for the purpose of casting votes to elect the Board of Directors of the Ellis Appraisal District.

Billie Wallace, Mayor

ATTEST:

Amber Villarreal, City Secretary

*This election is for 2025, where two members will serve a one-year term and three members will serve a three-year term. SB2 became effective 7/1/2024 and Section 6.0301 requires another election to take place prior to December 31, 2025 to appoint two directors who will begin serving a four-year term January 1, 2026.

(16)

OFFICIAL BALLOT
TO
ELECT THE 2025 BOARD OF DIRECTORS
FOR THE ELLIS APPRAISAL DISTRICT

Issued to: CITY OF WAXAHACHIE


Number of Votes: 387

Directions: Please enter the number of votes cast on the blank space opposite the name of the candidate. You may cast all of your votes for one candidate or divide your votes among any number of the candidates.

CANDIDATES (listed alphabetically)

| | |
|-----------------|-----------------|
| RUSTY BALLARD | _____ |
| TRAVIS BRUTON | _____ |
| WALTER ERWIN | _____ |
| DAVID HURST | _____ |
| RICK KEELER | _____ |
| DANI MUCKLEROY | _____ 387 _____ |
| MACHANTA NEWSON | _____ |

Issued under my hand this 31st day of October, 2024.



Kathy A. Rodrigue, RPA
Chief Appraiser
Ellis Appraisal District

Texas Property Tax Code Sec. 6.0301. Board of Directors.

(c) The appraisal district is governed by a board of nine directors. Five directors are appointed by the taxing units that participate in the district in a manner prescribed by Section 6.03. Three directors are elected by majority vote at the general election for state and county officers by the voters of the county in which the district is established. The county assessor-collector serves as an ex officio director.