

## **Notice Regarding Public Participation and City Council/City Staff Attendance**

Due to the COVID-19 (coronavirus) public health emergency, and in an effort to reduce in-person meetings that assemble large groups of people, Governor Greg Abbott has granted a temporary suspension of certain rules to allow for (1) city council members and city employees to participate in a city council meeting via videoconference call or other remote electronic means without a physical quorum of council members being present at the site of the meeting; and (2) the use of videoconferencing and other remote means to allow the public to observe the meeting and, when required, to participate in the ***Public Hearing***.

In an effort to reduce the spread of the virus, for the June 1, 2020 City Council meeting, ***individuals will not be allowed to physically attend the meeting***. Individuals will be able to address the Council via telephone conference call on ***Public Hearing*** items only.

To participate in the telephone conference call, dial any of the following phone numbers:

1 (346) 248-7799

1 (253) 215-8782

1 (888) 475-4499

**Enter Meeting ID: 992 3247 4964**

**Enter Meeting Password: 902941**

To request to speak at one of the public hearings on the agenda, wait for that item to be announced and enter **\*9**. The meeting moderator will acknowledge your request in turn and allow you to speak.

**If you encounter any problems joining or participating in the meeting, please call our help line at (469) 309-4012**

If you wish to watch the meeting but not participate in the meeting, the City Council meeting will be live streamed on the city's website at:

[http://www.waxahachie.com/government/city\\_council/city\\_council\\_meeting\\_live\\_stream.php](http://www.waxahachie.com/government/city_council/city_council_meeting_live_stream.php)

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the City Council for items listed as ***Public Hearings*** will be recognized when the public hearing is opened.

A physical quorum of the City Council may not be present during the meeting as some Council Members may choose to participate in the meeting remotely as permitted by Governor Abbott's suspension of various statutes that may be interpreted to require face-to-face interaction between members of the public and public officials.

# **A G E N D A**

A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas to be held in the Council Chamber at City Hall, 401 S. Rogers on ***Monday, June 1, 2020 at 7:00 p.m.***

Council Members: David Hill, Mayor  
Mary Lou Shipley, Mayor Pro Tem  
Chuck Beatty, Councilmember  
Kevin Strength, Councilmember  
Melissa Olson, Councilmember

1. Call to Order
2. Invocation
3. Pledge of Allegiance and Texas Pledge of Allegiance
4. ***Consent Agenda***

All matters listed under Item 4, 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 May 18, 2020
  - b. Consider budget amendment from Emergency Management Department
  - c. Approve Taxi Cab License Renewal
5. ***Consider*** authorization of the Mayor and/or his designee to file application for funds from the Coronavirus Relief Fund or any other funds providing grants for Coronavirus related costs, including all understandings and assurance contained therein, and act in connection with the application and provide such additional information as may be required
6. ***Public Hearing*** on request by Jacob Perry, Waxahachie ISD, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Planned Development – Single Family – 2 zoning district, located at 631 Solon Rd (Property ID 220963) – Owner: Waxahachie ISD (ZDC-000064-2020)
7. ***Consider*** proposed Ordinance approving ZDC-000064-2020
8. ***Public Hearing*** on request by Jacob Perry, Waxahachie ISD, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Planned Development – Single Family – 2 zoning district, located at 231 Park Place Blvd (Property ID 237673) – Owner: Waxahachie ISD (ZDC-000069-2020)
9. ***Consider*** proposed Ordinance approving ZDC-000069-2020

10. **Public Hearing** on request by Jacob Perry, Waxahachie ISD, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Single Family – 3 zoning district, located at 650 Parks School House Rd (Property ID 241034) – Owner: Waxahachie ISD (ZDC-000070-2020)
11. **Consider** proposed Ordinance approving ZDC-000070-2020
12. **Public Hearing** on request by Jacob Perry, Waxahachie ISD, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Single Family – 2 zoning district, located at 110 Brown St (Property ID 222535) – Owner: Waxahachie ISD (ZDC-000071-2020)
13. **Consider** proposed Ordinance approving ZDC-000071-2020
14. **Continue Public Hearing** on a request by the City of Waxahachie to consider revoking, amending, or extending a Specific Use Permit (Ordinance 2616) at 500 Brown Industrial which allows for the use of metal granulators and crushers for the reclamation of vehicles, parts of vehicles, and other materials to be processed. (ZDC-000007-2020)
15. **Consider** approval of ZDC-000007-2020
16. **Consider** Development Agreement for ZDC-000007-2020
17. **Consider** authorizing an oversized participation agreement with 287 WAXAHACHIE, L.P. associated with the construction of the 16” Saddlebrook water line
18. **Consider** resolution authorizing the reimbursement of the Water Fund from the proceeds of future debt associated with an oversized participation agreement for the construction of the 16” Saddlebrook water line
19. **Consider** authorizing sewer system point repairs by G2 General Contractors through the Sourcewell Purchasing Cooperative Agreement
20. **Consider** authorizing a Supplemental Appropriation to the Water Fund associated with Bardwell Reservoir Maintenance
21. Comments by Mayor, City Council, City Attorney and City Manager
22. Adjourn

**The City Council reserves the right to go into Executive Session on any posted item.** 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 469-309-4005 or (TDD) 1-800-RELAY TX

A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Chamber at City Hall, 401 S. Rogers on Monday, May 18, 2020 at 7:00 p.m.

Councilmembers Present: David Hill, Mayor  
Mary Lou Shipley, Mayor Pro Tem  
Melissa Olson, Councilmember

Via Teleconference: Chuck Beatty, Councilmember  
Kevin Strength, Councilmember

Others Present: Michael Scott, City Manager  
Albert Lawrence, Assistant City Manager  
Tommy Ludwig, Assistant City Manager  
Amber Villarreal, Assistant City Secretary

Via Teleconference: Robert Brown, City Attorney

**1. Call to Order**

Mayor David Hill called the meeting to order and did a roll call for members in attendance via teleconference. Members present via teleconference included Councilmember Chuck Beatty and Councilmember Kevin Strength.

**2. Invocation**

**3. Pledge of Allegiance and Texas Pledge of Allegiance**

City Manager Michael Scott gave the invocation and led the Pledge of Allegiance and the Texas Pledge of Allegiance.

**4. Consent Agenda**

- a. Minutes of the City Council meeting of May 4, 2020

**Action:**

*Mayor Pro Tem Mary Lou Shipley moved to approve item a. on the Consent Agenda. Councilmember Melissa Olson seconded, All Ayes.*

**5. Present Proclamation proclaiming May 17 – 23, 2020 as National Public Works Week**

James Gaertner, Director of Public Works and Engineering, presented an overview of the Public Works Department including staff, completed street projects, and upcoming projects. He thanked his department for all their work.

Mayor Hill proclaimed May 17-23, 2020 as National Public Works Week and presented a proclamation to the Public Works Department.

Council commended the Public Works Department for all their work and fantastic job at monitoring city projects.

(4a)

**6. Consider authorizing a service contract with Sipes Instrumentation and Electric Service for instrumentation repair, and support services for the City's SCADA system**

Richard Abernathy, Assistant Director of Utilities, requested approval of a three-year service contract with Sipes Instrumentation and Electric Service associated with instrumentation repair, parts, and software support service for the City's SCADA system in the amount of \$221,145.00. He explained the city advertised Request for Proposals and after review, Sipes received the highest score and determined to be the best provider of this service based on the city's needs.

**Action:**

*Councilmember Kevin Strength moved to approve authorizing a service contract with Sipes Instrumentation and Electric Service for instrumentation repair, and support services for the City's SCADA system in the amount of \$221,145.00. Mayor Pro Tem Mary Lou Shipley seconded, All Ayes.*

**7. Consider authorizing the construction of a fleet equipment cover of the Utilities Department with G2 General Contractors through the Sourcewell Purchasing Cooperative Agreement**

David Bailey, Director of Utilities, requested approval to authorize the construction of a fleet equipment cover for the Water and Sewer Operations Building in the amount of \$76,476.75. He explained the work would be completed by G2 General Contractors through Sourcewell Purchasing Cooperative and the storage building will be used to store fleet vehicles and equipment that is utilized in the Water and Wastewater field operations. He noted the work is approximately \$20,000 below the original budget in the FY 2019-2020 Water Distribution and Wastewater Collections Operations and Maintenance Budget.

Councilmember Kevin Strength noted a fence would be added to the project to be more aesthetically pleasing.

Mayor Hill noted this would allow the city to get more life out of the equipment.

**Action:**

*Mayor Pro Tem Mary Lou Shipley moved to approve authorizing the construction of a fleet equipment cover of the Utilities Department with G2 General Contractors through the Sourcewell Purchasing Cooperative Agreement in the amount of \$76,476.75. Councilmember Melissa Olson seconded, All Ayes.*

**8. Consider a petition for relief request for an impact fee waiver associated with First Look Pregnancy Center**

Mr. Scott explained the city received a request from First Look Clinic for a waiver of the following impact fees:

- Park Fees (\$1,610.00)
- Water/Wastewater (\$21,177.49)

(40)

- ROW Impact (\$77,182.56)

Julie Farrah, First Look, reviewed a background of the non-profit organization noting it has been in Waxahachie for some 25 years by providing essential services to many families and helped to preserve the lives of many of our youngest residents. She requested full economic relief from all impact fees related to the construction of the new facility.

Mr. Vernon Wilson, President of First Look, thanked the council for their consideration and explained with the growth of the community the need for their services has also grown.

Councilmember Melissa Olson asked about the different impact fees and if the property already has infrastructure in place.

Mr. Gaertner noted there is infrastructure on the adjacent property but First Look will need their own drainage and that cost is on them.

Councilmember Strength noted he is willing to waive half of the required impact fees.

Donna Young, First Look, explained funding for First Look is partially received from the state and other programs as well as local donations from businesses and churches. She noted the Ellis County Commissioner's Court approved a one-time \$30,000 donation that can be re-considered yearly.

Mayor Pro Tem Shipley confirmed that the facility will be exempt from property taxes and Mr. Wilson noted that is correct.

**Action:**

*Councilmember Kevin Strength moved to approve a petition for relief request for an impact fee waiver associated with First Look Pregnancy Center for half of the required impact fees. Councilmember Chuck Beatty seconded, the vote was as follows: Ayes: David Hill, Chuck Beatty, Kevin Strength, and Melissa Olson. Noes: Mary Lou Shipley.*

***The motion carried.***

**9. Consider contract amendment with American Medical Response (AMR) for ambulance services**

Fire Chief Ricky Boyd requested approval of a new Ambulance Services Contract with American Medical Response (AMR) for ambulance services. He explained the new contract was coordinated with the cities of Red Oak, Ennis, and Ellis County over the last several months. He noted the present contract is set to expire January 3, 2021, but all parties agreed it would be best to align the contract with the fiscal year; therefore, the contract will begin on October 1, 2020 and run through October 1, 2022 and provides for optional 2-year renewals. The annual subsidy would remain the same as the last two years at \$142,167.00.

**Action:**

(4a)

*Councilmember Melissa Olson moved to approve a contract amendment with American Medical Response (AMR) for ambulance services. Mayor Pro Tem Mary Lou Shipley seconded, All Ayes.*

- 10. Consider request by Brian Carrington, Stantec Consulting Services Inc. for a Final Plat of Buffalo Ridge Phase 5 for 230 residential lots and 9 'X' lots, being 60.798 acres situated in the W.C. Calder Survey, Abstract 235 and the W.T. Dunn Survey, Abstract 303 (Property ID 264869) – Owner: Bobby Samuel, GRBK Edgewood, LLC (SUB-000051-2020)**

Planning Director Shon Brooks presented the case explaining the applicant is requesting to plat this property in order to establish a fifth phase of the Buffalo Ridge subdivision. He noted the applicant is seeking a variance for the utility easement setbacks to be 10' instead of 15' which was shown on the preliminary plat. Staff recommended approval as presented with the variance.

**Action:**

*Councilmember Kevin Strength moved to approve a request by Brian Carrington, Stantec Consulting Services Inc. for a Final Plat of Buffalo Ridge Phase 5 for 230 residential lots and 9 'X' lots, being 60.798 acres situated in the W.C. Calder Survey, Abstract 235 and the W.T. Dunn Survey, Abstract 303 (Property ID 264869) – Owner: Bobby Samuel, GRBK Edgewood, LLC (SUB-000051-2020). Mayor Pro Tem Mary Lou Shipley seconded, All Ayes.*

- 11. Continue Public Hearing on a request by the City of Waxahachie to consider revoking, amending, or extending a Specific Use Permit (Ordinance 2616) at 500 Brown Industrial which allows for the use of metal granulators and crushers for the reclamation of vehicles, parts of vehicles, and other materials to be processed (ZDC-000007-2020)**

Mayor Hill opened the Public Hearing and announced the case will continue to the June 1, 2020 City Council meeting.

- 12. Consider approval of ZDC-000007-2020**

**Action:**

*Mayor Pro Tem Mary Lou Shipley moved to continue the Public Hearing on a request by the City of Waxahachie to consider revoking, amending, or extending a Specific Use Permit (Ordinance 2616) at 500 Brown Industrial which allows for the use of metal granulators and crushers for the reclamation of vehicles, parts of vehicles, and other materials to be processed (ZDC-000007-2020) to the June 1, 2020 City Council meeting. Councilmember Chuck Beatty seconded, All Ayes.*

- 13. Consider Development Agreement for ZDC-000007-2020**

**Action:**

*No action taken.*

- 14. Discuss and take any action related to the city's response to COVID-19**

(4a)

Emergency Management Coordinator Thomas Griffith reviewed current numbers for COVID-19 cases in Waxahachie and Ellis County. He explained more testing is available and the positivity rate in Ellis County is about 1% of those tested. He noted only about 20% of Waxahachie cases are active and that number is tracking downward. He explained Ellis County cases have been on the decline since April 21<sup>st</sup> and Waxahachie has been flat between April 16-May 14 and will soon be on the decline.

Councilmember Olson requested to open public city playgrounds with social distancing signs and allow parents to decide if they want to utilize them at their own risk. She also requested to add Public Comments back to meeting agendas and open the meetings for the public to attend.

Mayor Hill explained there has been discussions about opening the playgrounds since the day they were closed and he has been waiting on clear direction from the Governor's Orders. He suggested hand-sanitizing stations at the playgrounds.

City Council discussed the legalities of opening the playground equipment by Memorial Day weekend.

City Attorney Robert Brown explained the most recent Governor's Order does not spell out public park playgrounds and does not think the city would be in violation to open public playgrounds subject to social distancing.

Assistant City Manager Albert Lawrence noted the CDC still recommends not having playgrounds open at this time.

Mr. Brown noted the city could take a conservative approach and just allow parks to be open until the Governor speaks to that definitively.

Mr. Scott noted the surrounding cities are each doing their own thing and if council decides to open the public playgrounds then the city can do it's best to keep it safe as possible.

Mayor Pro Tem Shipley noted she thinks the vagueness of the Governor's Order will make it hard to be enforceable.

Mr. Scott suggested opening up the pavilions as well on a first-come first-serve basis at this time.

**Action:**

*Mayor David Hill moved to open city parks and pavilions on May 23, 2020 with safety signs, hand-sanitizing stations, in compliance with CDC regulations, and public notice through social media. Councilmember Kevin Strength seconded, All Ayes.*

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

City Manager Michael Scott thanked Chief Boyd for his work on the AMR contract revisions. He also thanked Public Works and Utilities for their work.



(4/2)

Councilmember Kevin Strength thanked staff and council for working through COVID-19. He also thanked Utilities, Public Works, Police Chief and Fire Chief for their work.

Councilmember Chuck Beatty praised the Public Works Department and city staff for their work during COVID-19. He also thanked the citizens of Waxahachie and Ellis County for adhering to social distancing to keep everyone safe.

Mayor David Hill asked for prayers for the injured firefighters in Los Angeles. He thanked Thomas Griffith and the Emergency Management Team for their work during this pandemic. Mayor Hill offered encouraging information by noting that sometimes when Emergency Management is notified of a positive COVID-19 case, in some instances, the person has already been quarantined and recovered. He also thanked Public Works and encouraged everyone to continue practicing social distancing.

#### **16. Adjourn**

There being no further business, the meeting adjourned at 8:14 p.m.

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary



## Memorandum

To: Honorable Mayor and City Council  
From: Thomas Griffith, Emergency Management Coordinator  
Thru: Michael Scott, City Manager  
Date: May 28, 2020  
Re: Consider Budget Amendment for Emergency Management Budget for Supplies & Equipment and Professional Services

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**Item Description:** Consider approving a budget amendment increasing the 2019-20 Emergency Management budget for Supplies & Equipment by \$35,000 and Professional Services by \$65,000.

**Item Summary:** Due to COVID-19 response, substantial costs have been incurred over the past three months. Emergency Management has been funding expenses for decontamination services, supplies, equipment, masks, aprons and other personal protective equipment (PPE) for city employees. Packages of PPE have also been provided to nursing homes in emergency situations. Recently, the Governor ordered Fire Departments to perform COVID-19 testing at all nursing homes. Emergency Management was able to hire a third party contractor to perform this task for the Fire Department for a fee (\$50,400) only slightly more expensive than the cost the City would have paid to have the tests run by a laboratory, but we were able to prevent putting our firefighters at increased risk of exposure to COVID-19. This was another expense that was not budgeted. To date, COVID-19 related expenses have equaled approximately \$108,000 and approximately \$100,000 more funding is necessary for future COVID-19 related expenses. The COVID-19 related costs should ultimately be reimbursable through available grant funding.

**Fiscal Impact:** The proposed budget amendment would increase the Emergency Management budget for Supplies & Equipment (100-211-56100) from \$51,159 to \$86,159 and Professional Services (100-211-53200) from \$0 to \$65,000. These additional funds would come from the General Fund unrestrictive reserve balance originally, but should ultimately be reimbursed by available grant funding. The reserve balance has sufficient funds available to absorb the additional expenditure with no significant impact.

(40)



## Memorandum

To: Honorable Mayor and City Council

From: Lori Cartwright, City Secretary

Thru: Michael Scott, City Manager

Date: June 1, 2020

Re: Taxi Cab License

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Please consider the following company for a Taxicab License for June 1, 2020-December 31, 2020:

Silver Bullet Taxi

(6)

## Planning & Zoning Department Zoning Staff Report

**Case: ZDC-64-2020**



### MEETING DATE(S)

*Planning & Zoning Commission:* May 26, 2020

*City Council:* June 1, 2020

### ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held May 27, 2020, the Commission voted 5-0 to recommend approval of case number ZDC-64-2020, as presented.

### CAPTION

Public Hearing on request by Jacob Perry, Waxahachie ISD, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Planned Development – Single Family – 2 zoning district, located at 631 Solon Rd (Property ID 220963) – Owner: Waxahachie ISD (ZDC-64-2020)

### APPLICANT REQUEST

The applicant is requesting to install an electronic message marquee sign at Wedgeworth Elementary School located at 631 Solon Rd.

### CASE INFORMATION

*Applicant:* Jacob Perry, Waxahachie ISD

*Property Owner(s):* Waxahachie ISD

*Site Acreage:* 23.948 acres

*Current Zoning:* PD-SF-2

*Requested Zoning:* PD-SF-2 with SUP for an Electronic Message Sign

### SUBJECT PROPERTY

*General Location:* 631 Solon Rd

*Parcel ID Number(s):* 220963

*Existing Use:* Wedgeworth Elementary School is located at this site.

*Development History:* A Final Plat for this site was approved by City Council on May 4, 1998.

(16)

**Adjoining Zoning & Uses:**

Direction	Zoning	Current Use
North	GR/PD-SF-2	Single Family Residence/WISD
East	SF-2/2F	Single Family Residential/Duplex
South	GR	Skilled Nursing Facility
West	GR	Multi-family residences

**Future Land Use Plan:**

Public/Semi-Public

**Comprehensive Plan:**

This land use category includes uses that are educational, governmental or institutional in nature. This type of land use is generally permitted within any area, therefore, only the current Public/Semi-Public uses are shown on the map.

**Thoroughfare Plan:**

The subject property is accessible by Solon Rd.

**Site Image:**



**PLANNING ANALYSIS**

The applicant is requesting approval of a Specific Use Permit (SUP) to construct a new electronic message marquee sign for Wedgeworth Elementary School. The proposed marquee sign will be 41.35 square feet and 7'-6" tall, and will be constructed with a metal cabinet to match the marquee signs Waxahachie ISD has used at other school campuses. Per the City of Waxahachie Zoning Ordinance, all new electronic messaging signs shall have an approved SUP from City Council, and meet the following stipulations:

Electronic Messaging Sign (City of Waxahachie)	Wedgeworth Elementary
Signage shall not be located within the public right-of-way.	The sign is not located in the public ROW
Changeable message copy signs may not be used to display commercial messages relating to products or services that are not offered on the premises.	The electronic messaging sign will only provide information regarding the school.

(6)

Due to being within 400 ft. of single family residences, the sign shall not be lighted between the hours of 10 pm and 6 am.	The applicant has stated that the signs come with a programmable timer and the signs will not be lit between the hours of 10pm and 6am.
Max. Size= 80 sq. ft.	Proposed Size= 41.35 sq. ft.
Max. Height= 8 ft.	Proposed Height= 7 ½ ft. tall
Setback= 15 ft. from public ROW	Proposed sign will be setback 31 ft. from public ROW

#### **PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 34 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

#### **PON RESPONSES**

Staff received one (1) letter of support for the proposed electronic message sign.

#### **RECOMMENDATION**

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- ☐ Denial
- ☒ Approval, as presented.
- ☐ Approval, per the following comments:

#### **ATTACHED EXHIBITS**

1. Ordinance
2. Location Exhibit
3. Site Layout Plan
4. Sign Rendering
5. PON Responses

#### **APPLICANT REQUIREMENTS**

1. If approved by City Council, applicant can apply for building permits from the Building and Community Services Department.

#### **STAFF CONTACT INFORMATION**

*Prepared by:*  
Chris Webb  
Planner  
[cwebb@waxahachie.com](mailto:cwebb@waxahachie.com)

*Reviewed by:*  
Shon Brooks, AICP  
Director of Planning  
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)

Case ZDC-64-2020  
 Responses Received Inside 200' Notification Area  
 Support: 1 Oppose: 0

PropertyID	Owner's Name	Owner's Address
175523	FOWLER CURTIS A	1010 WILBROOK
175524	FOWLER CURTIS A	1010 WILBROOK
175567	STEGER ENTERPRISES LTD	110 PANORAMA LP
175575	STEGER ENTERPRISES LTD	110 PANORAMA LP
180348	KD REAL PROPERTY INVESTMENTS LLC	1266 VISTA VERDE DR
175653	SHABAN BIGAD & KELLY	1333 GOUCH ST #2A
175537	SIERRA NICOLAS & MARIA	149 COUNTRY DR
175538	SIERRA NICHOLAS & MARIA	149 COUNTRY DR
180405	SATURNSTAR REALTY LLC	15124 BERRY TRL
180337	BW WAXAHACHIE LLC BEACHWOLD PARTNERS LP	192 LEXINGTON AVE STE 901
180338	BW WAXAHACHIE LLC BEACHWOLD PARTNERS LP	192 LEXINGTON AVE STE 901
204441	TEXAS HCP AL LP HCP INC PROPERTY TAX DEPT.	1920 MAIN ST STE 1200
175561	HERNANDEZ S & R LIVING TRUST ROBERTO R & SAMANTHA I HERNANDEZ TRUSTEES	2028 E BEN WHITE BLVD STE 240, PMB 8201
189264	NAVARRO COLLEGE DISTRICT	3200 W 7TH AVE
234710	NAVARRO COLLEGE DISTRICT	3200 W 7TH AVE
239122	WAXAHACHIE CITY OF	401 S ROGERS ST
225293	LIGHTHOUSE BAPTIST CHURCH OF WAXAHACHIE INC	404 SOLON RD
220963	WAXAHACHIE ISD	411 N GIBSON ST
179579	LANDER TRUST WILLIAM H GETZENDANER	4445 SKINNER RD
180340	LANDER FRANK B ETAL % E L GETZENDANER	4445 SKINNER RD
175562	MARTIN ANTHONY F	513 SYCAMORE ST
175658	MARTIN ANTHONY F	513 SYCAMORE ST
175659	MARTIN ANTHONY F	513 SYCAMORE ST
175660	MARTIN ANTHONY F	513 SYCAMORE ST
175516	SAWYER STEVEN D	601 SARALVO RD
175525	SAWYER STEVEN D	601 SARALVO RD
189260	HOUSE DOUGLAS	637 SOLON RD
189258	WOLVERTON T & K INVESTMENTS	704 SOLON RD
175536	JACOBY CHARLINE	88 LILLY LN
175695	SOLON 120 ASSOCIATES LTD %COCO PROP INC	PO BOX 1031
189247	MORTON DAN E	PO BOX 2854
277049	MARK ON SOLON LLC	PO BOX 670452
175569	MARTIN ANTHONY F	PO BOX 825
175570	MARTIN ANTHONY F	PO BOX 825

(16)





(6)

City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-000064-2020

LIGHTHOUSE BAPTIST CHURCH OF WAXAHACHIE INC  
404 SOLON RD  
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 26, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 1, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. **Public Hearing** on a request by Jacob Perry, Waxahachie ISD, for a Specific Use Permit (SUP) for an **Electronic Message Sign** use within a Planned Development-Single Family-2 zoning district located at 631 Solon Rd (Property ID 220963) – Owner: Waxahachie ISD. (ZDC-000064-2020)

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](mailto:Planning@Waxahachie.com) for additional information on this request.

Case Number: SUB-000064-2020

City Reference: 225293

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, May 26, 2020** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto:Planning@Waxahachie.com) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT

☐ OPPOSE

Comments:

Great idea - look forward to seeing it!

James Worley  
Signature

James Worley, Pastor  
Printed Name and Title

5-26-2020  
Date

404 Solon Rd.  
Address

*It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)*

*If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.*



(1)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ELECTRONIC MESSAGE SIGN USE WITHIN A PLANNED DEVELOPMENT-SINGLE FAMILY-2 (PD-SF-2) ZONING DISTRICT, LOCATED AT 631 SOLON RD, BEING PROPERTY ID 220963, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1 IN THE SOLON ELEMENTARY 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 PD-SF-2; and

**WHEREAS**, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-64-2020. 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 PD-SF-2 to PD-SF-2, with an SUP in order to permit an Electronic Message Sign use on the following property: Lot 1 of Solon Elementary Addition, which is shown on Exhibit A, in accordance with the Site Layout Plan attached as Exhibit B, and the Sign Rendering attached as Exhibit C.

#### **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 Zoning Ordinance.

(1)

### Specific Use Permit

**FOR OPERATION OF A SPECIFIC USE PERMIT FOR AN ELECTRONIC MESSAGE SIGN USE IN THE PLANNED DEVELOPMENT – SINGLE FAMILY – 2 (PD-SF-2) DISTRICT;** the following standards and conditions are hereby established as part of this ordinance:

1. The site plan shall conform as approved by the City Council under case number ZDC-64-2020.
2. 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.
3. The development shall adhere to the City Council approved in Exhibit A- Location Exhibit, Exhibit B – Site Layout Plan, and Exhibit C – Sign Rendering.
4. The maximum height for the sign shall not exceed 8 ft.
5. The maximum square footage for the sign shall not exceed 42 sq. ft.
6. The sign shall be setback a minimum of 15 ft. from the public right-of-way.
7. Due to being within 400 ft. of single family residences, the sign shall not be lit between the hours of 10 pm and 6 am.
8. The electronic message sign shall only provide information regarding the school.
9. If approved, the City Council shall have the right to review the Specific Use Permit after 12-months if needed.

### 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 for a period exceeding six months (6 months), a new Specific Use Permit shall be required to reestablish the use.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy 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.

(7)

**PASSED, APPROVED AND ADOPTED** on this 1st day of June, 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Secretary

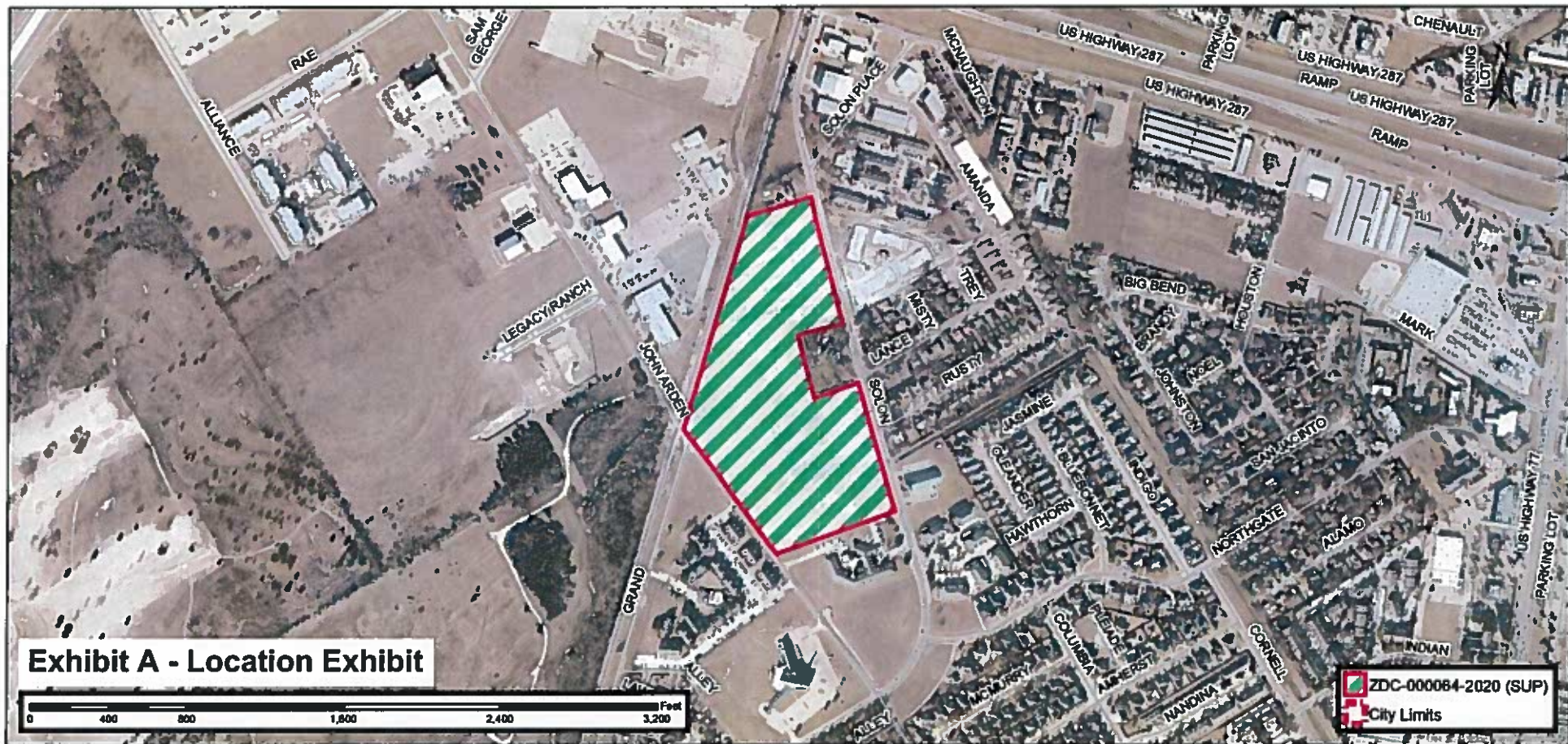


Exhibit A - Location Exhibit

0 400 800 1,600 2,400 3,200 Feet

ZDC-000064-2020 (SUP)  
City Limits

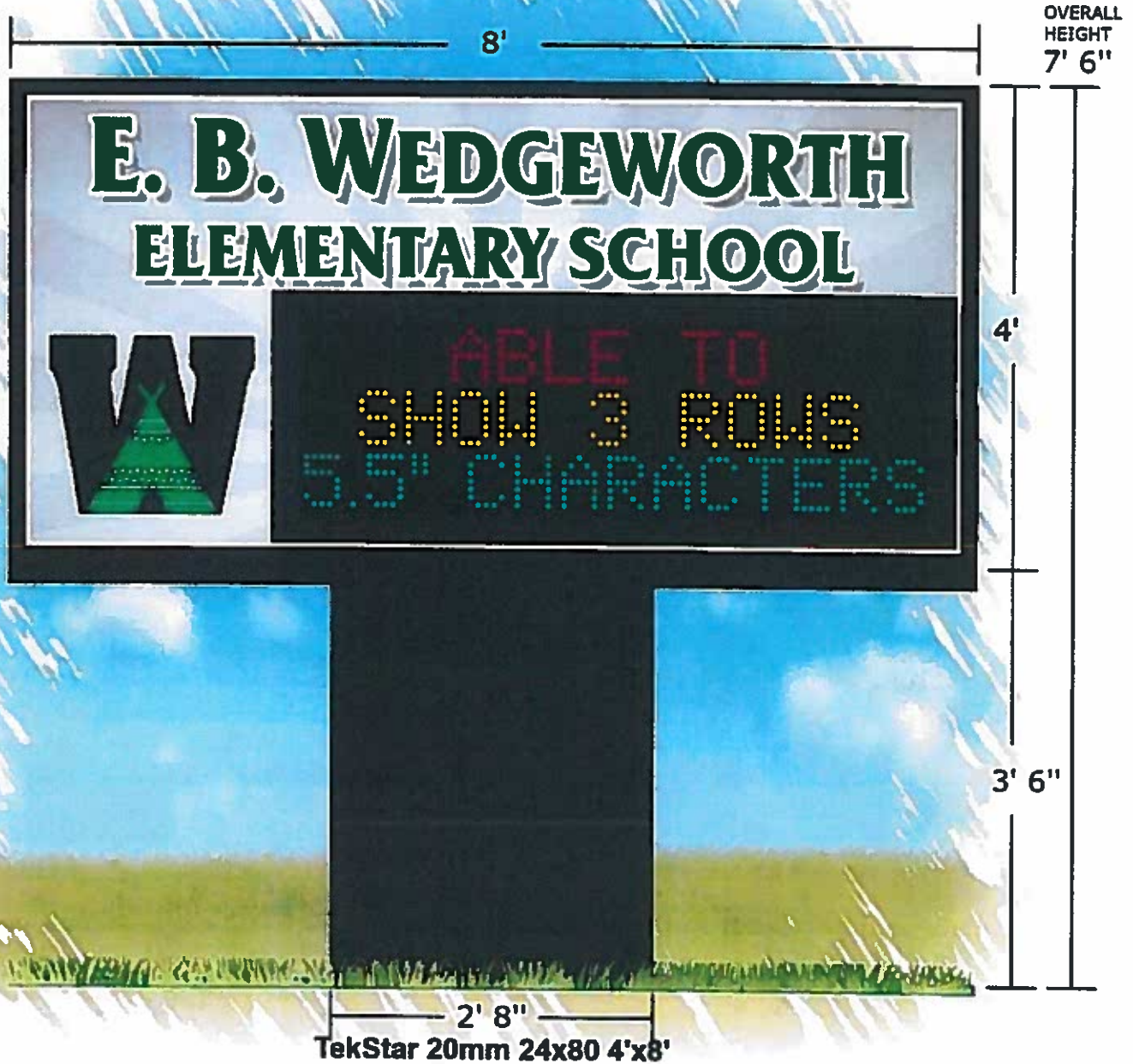


(1)

## WEDGEWORTH ELEMENTARY



Exhibit B - Site Layout Plan



Cabinet: 4' x 8'  
Mount: Pedestal

Cabinet Color: Black  
Face Color: White  
Line Color: Custom (2 68 20)

Outline Color: White  
Font: Friz Quadrata(b)  
Logos: greysunburst, wedgeworthelemlogo, 50y



ORIGINAL DESIGN DO NOT DUPLICATE

DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND RELEASED PREVIOUS PRICE OF THE SYSTEM APPROVED AS SHOWN IS NOT INTENDED TO PROVIDE AN EXACT MATCH OF THE ORIGINAL. THE COLOR, FONT, SIZE, AND POSITION OF THE LOGO, MARKING, AND LABELING IS NOT THE SAME AS THE ORIGINAL. ANY REPRODUCTION OF THE ORIGINAL IS NOT GUARANTEED. THE COLOR, FONT, SIZE, AND POSITION OF THE LOGO, MARKING, AND LABELING IS NOT THE SAME AS THE ORIGINAL. ANY REPRODUCTION OF THE ORIGINAL IS NOT GUARANTEED. THE COLOR, FONT, SIZE, AND POSITION OF THE LOGO, MARKING, AND LABELING IS NOT THE SAME AS THE ORIGINAL. ANY REPRODUCTION OF THE ORIGINAL IS NOT GUARANTEED.

APPROVED AS SHOWN.

X \_\_\_\_\_ DATE \_\_\_\_\_ 1. \_\_\_\_\_

APPROVED WITH LISTED CHANGES.

X \_\_\_\_\_ DATE \_\_\_\_\_ 2. \_\_\_\_\_

X \_\_\_\_\_ DATE \_\_\_\_\_ 3. \_\_\_\_\_

(8)

## Planning & Zoning Department

### Zoning Staff Report

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**Case: ZDC-69-2020**

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#### MEETING DATE(S)

*Planning & Zoning Commission:* May 26, 2020

*City Council:* June 1, 2020

#### ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held May 26, 2020, the Commission voted 5-0 to recommend approval of case number ZDC-69-2020, as presented.

#### CAPTION

**Public Hearing** on request by Jacob Perry, Waxahachie ISD, for a Specific Use Permit (SUP) for an **Electronic Message Sign** use within a Planned Development – Single Family – 2 zoning district, located at 231 Park Place Blvd (Property ID 237673) – Owner: Waxahachie ISD (ZDC-69-2020)

#### APPLICANT REQUEST

The applicant is requesting to install an electronic message marquee sign at Felty Elementary School located at 231 Park Place Blvd.

#### CASE INFORMATION

*Applicant:* Jacob Perry, Waxahachie ISD

*Property Owner(s):* Waxahachie ISD

*Site Acreage:* 14.01 acres

*Current Zoning:* PD-SF-2

*Requested Zoning:* PD-SF-2 with SUP for Electronic Message Sign

#### SUBJECT PROPERTY

*General Location:* 231 Park Place Blvd.

*Parcel ID Number(s):* 237673

*Existing Use:* Felty Elementary is located at this site.

*Development History:* A Final Plat was approved by City Council for this location on June 18, 2007.



(8)

**Adjoining Zoning & Uses:**

Direction	Zoning	Current Use
North	SF-1	Single Family Residences
East	PD-SF-2	Single Family Residences
South	MF-2	Multi-Family Residences
West	SF-2	Single Family Residences

**Future Land Use Plan:**

Public/Semi-Public

**Comprehensive Plan:**

This land use category includes uses that are educational, governmental or institutional in nature. This type of land use is generally permitted within any area, therefore, only the current Public/Semi-Public uses are shown on the map.

**Thoroughfare Plan:**

The subject property is accessible via Park Place Blvd.

**Site Image:****PLANNING ANALYSIS**

The applicant is requesting approval of a Specific Use Permit (SUP) to construct a new electronic message marquee sign for Felty Elementary School. The proposed marquee sign will be 41.35 square feet and 7'-6" tall, and will be constructed with a metal cabinet to match the marquee signs Waxahachie ISD has used at other school campuses. Per the City of Waxahachie Zoning Ordinance, all new electronic messaging signs shall have an approved SUP from City Council, and meet the following stipulations:

Electronic Messaging Sign (City of Waxahachie)	Felty Elementary
Signage shall not be located within the public right-of-way.	The sign is not located in the public ROW
Changeable message copy signs may not be used to display commercial messages relating to products or services that are not offered on the premises.	The electronic messaging sign will only provide information regarding the school.



(8)

Due to being within 400 ft. of single family residences, the sign shall not be lighted between the hours of 10 pm and 6 am.	The applicant has stated that the signs come with a programmable timer and the signs will not be lit between the hours of 10pm and 6am.
Max. Size= 80 sq. ft.	Proposed Size= 41.35 sq. ft.
Max. Height= 8 ft.	Proposed Height= 7 ½ ft. tall
Setback= 15 ft. from public ROW	Proposed sign will be setback 26 ft. from public ROW

#### **PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 72 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

#### **PON RESPONSES**

Staff received two (2) letters of support and one (1) letter of opposition for the proposed electronic message sign.

#### **RECOMMENDATION**

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- ☐ Denial
- ☒ Approval, as presented.
- ☐ Approval, per the following comments:

#### **ATTACHED EXHIBITS**

1. Ordinance
2. Location Exhibit
3. Site Layout Plan
4. Sign Rendering
5. PON Responses

#### **APPLICANT REQUIREMENTS**

1. If approved by City Council, applicant can apply for building permits from the Building and Community Services Department.

#### **STAFF CONTACT INFORMATION**

*Prepared by:*  
Chris Webb  
Planner  
[cwebb@waxahachie.com](mailto:cwebb@waxahachie.com)

*Reviewed by:*  
Shon Brooks, AICP  
Director of Planning  
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)

Case ZDC-69-2020  
 Responses Received Inside 200' Notification Area  
 Support: 2 Oppose: 1

PropertyID	Owner's Name	Acreage	Legal Description	Owner's Address	Owner's City
229202	IRWIN ANTHONY & RITA	0.207	LOT 29 BLK H INDIAN HILLS PH VIII .207 AC	405 NOCONA DR	WAXAHACHIE
229203	CHAVEZ BEATRICE	0.237	LOT 30 BLK H INDIAN HILLS PH VIII .237 AC	407 NOCONA DR	WAXAHACHIE
229271	HAISLER KANDI R	0.217	8 J INDIAN HILLS PH VIII 0.217 ACRES	329 SAGEBRUSH LN	WAXAHACHIE
229272	SCOTT MICHELLE	0.217	9 J INDIAN HILLS PH VIII 0.217 ACRES	331 SAGEBRUSH LN	WAXAHACHIE
229273	MC MAHON THOMAS F & JOYCE	0.23	LOT 10 BLK J INDIAN HILLS PH VIII 0.23 AC	333 SAGEBRUSH LN	WAXAHACHIE
229280	SMITH CHARLES B & DIANA C TRUST CHRLES B	0.214	LOT 5 BLK J INDIAN HILLS PH VIII 0.214 AC	2805 ELIZABETH CT	LUCAS
229281	MACCARTNEY TIMOTHY C JR & MARIA G	0.217	6 J INDIAN HILLS PH VIII 0.217 ACRES	325 SAGEBRUSH LN	WAXAHACHIE
229282	WIEGNER DIANA R	0.217	LOT 7 BLK J INDIAN HILLS PH VIII 0.217 AC	327 SAGEBRUSH LN	WAXAHACHIE
229283	BALL PATRICK	0.209	13 I INDIAN HILLS PH VIII 0.209 ACRES	1405 EAST 62ND ST	RICHFIELD
229284	SUBIA ELISA	0.21	14 I INDIAN HILLS PH VIII 0.21 ACRES	334 SAGEBRUSH LN	WAXAHACHIE
229285	BAILEY WILLIAM J & BLACEY R	0.21	LOT 15 BLK 1 INDIAN HILLS PH VIII .21 AC	336 SAGEBRUSH LN	WAXAHACHIE
229286	FULLER MICHAEL C	0.21	16 I INDIAN HILLS PH VIII 0.21 ACRES	400 SAGEBRUSH LN	WAXAHACHIE
229287	MICHENER RIA K	0.237	LOT 17 BLK I INDIAN HILLS PH VIII 0.237 AC	402 SAGEBRUSH LN	WAXAHACHIE
229289	NOTGRASS ROY L & MARIA J	0.21	7 I INDIAN HILLS PH VIII 0.21 ACRES	320 SAGEBRUSH LN	WAXAHACHIE
229290	SMITH BILLY & KRISTI	0.21	LOT 8 BLK I INDIAN HILLS PH VIII .21 AC	322 SAGEBRUSH LN	WAXAHACHIE
229291	HAYES EUGENE W	0.21	9 I INDIAN HILLS PH VIII 0.21 ACRES	324 SAGEBRUSH LN	WAXAHACHIE
229292	HARRIS DAVID B & AMY	0.209	10 I INDIAN HILLS PH VIII 0.209 ACRES	326 SAGEBRUSH LN	WAXAHACHIE
229293	COPELAND MARY A	0.209	LOT 11 BLK I INDIAN HILLS PH VIII 0.209 AC	1128 NOVY RD	ENNIS
229294	COPELAND GLEN & JANICE S	0.209	LOT 12 BLK I INDIAN HILLS PH VIII .209 AC	1128 NOVY RD	ENNIS
237673	WAXAHACHIE ISD	14.01	LOT 1 BLK 1 WISD PARK PLACE ELEMENTAI	411 N GIBSON ST	WAXAHACHIE
239144	DORETY MICHAEL R	0.2	1 4 PARK PLACE 0.20 ACRES	112 ATLANTIC AVE	WAXAHACHIE
239145	LAMKIN KRISTIAN B	0.16	LOT 2 BLK 4 PARK PLACE 0.16 AC	110 ATLANTIC AVE	WAXAHACHIE
239160	WEAVER SHELBY	0.24	LOT 1 BLK 5 PARK PLACE .24 AC	111 ATLANTIC AVE	WAXAHACHIE
239183	CAMACHO DEBRA	0.19	36 2 PARK PLACE 0.19 ACRES	208 ATLANTIC AVE	WAXAHACHIE
239184	RANGEL ELIUD V	0.19	LOT 37 BLK 2 PARK PLACE .19 AC	206 ATLANTIC AVE	WAXAHACHIE
239185	HARWELL AARON T & MELISSA M	0.2	LOT 38 BLK 2 PARK PLACE 0.2 AC	204 ATLANTIC AVE	WAXAHACHIE
239186	OHIDE AMBROSE & PAULINA O BAMGBOSE	0.24	LOT 39 BLK 2 PARK PLACE 0.24 AC	202 ATLANTIC AVE	WAXAHACHIE
239193	LOHDEN ANTHONY C & ANNA M	0.17	LOT 13 BLK 3 PARK PLACE 0.17 AC	209 ATLANTIC AVE	WAXAHACHIE
239194	DELGADO CARLOS & KHEMKHAT	0.18	14 3 PARK PLACE 0.18 ACRES	207 ATLANTIC AVE	WAXAHACHIE
239195	THOMAS ROBERT C	0.18	15 3 PARK PLACE 0.18 ACRES	205 ATLANTIC AVE	WAXAHACHIE
239196	DAVIS RESA A	0.18	LOT 16 BLK 3 PARK PLACE 0.18 AC	203 ATLANTIC AVE	WAXAHACHIE
239197	CRAWFORD STAN & CARLA	0.27	LOT 17 BLK 3 PARK PLACE 0.27 AC	601 OVILLA RD	WAXAHACHIE
239205	HOBBS DONALD M	0.19	29 2 PARK PLACE 0.19 ACRES	229 PACIFIC AVE	WAXAHACHIE
239206	MILLER JAMES W & KAYLA K	0.2	30 2 PARK PLACE 0.20 ACRES	231 PACIFIC AVE	WAXAHACHIE
239207	YOUNG DAVID N & CAROL F	0.33	LOT 31 BLK 2 PARK PLACE 0.33 AC	218 ATLANTIC AVE	WAXAHACHIE
239208	AMH 2014-2 BORROWER LLC	0.2	32 2 PARK PLACE 0.20 ACRES	30601 AGOURA RD STE 200	AGOURA HILLS
239209	CASTILLO NOEL & LORI ANN	0.19	33 2 PARK PLACE 0.19 ACRES	214 ATLANTIC AVE	WAXAHACHIE
239210	NUZUM JOHN R & BRENDA J	0.2	34 2 PARK PLACE 0.20 ACRES	212 ATLANTIC AVE	WAXAHACHIE

(8)

239211	CAMACHO VINCENT IV & LINDSEY T	0.2	35 2 PARK PLACE 0.20 ACRES	210 ATLANTIC AVE	WAXAHACHIE
239215	HPA JV TEXAS SUBSIDIARY 2019-1 ML LLC	0.2	LOT 10 BLK 3 PARK PLACE 0.2 AC	180 N STETSON AVE STE 3651	CHICAGO
239216	HEDGES ZACHARY D & ADRIENNE	0.19	11 3 PARK PLACE 0.19 ACRES	213 ATLANTIC AVE	WAXAHACHIE
239217	MC GUIRE MICHAEL & JENNIFER	0.19	LOT 12 BLK 3 PARK PLACE .19 AC	211 ATLANTIC AVE	WAXAHACHIE
242239	GARDEN VALLEY APARTMENTS LLC	11.9	5 J B & A ADAMS 11.9 ACRES	3710 RAWLINS ST STE 1390	DALLAS
258770	CASE BRADLEY & JENNA	0.213	LOT 1 BLK 2 PARK PLACE PH 2 0.213 AC	212 STARDUST TRL	WAXAHACHIE
258771	OLIVER PHILIP L & SHARLA K	0.192	LOT 2 BLK 2 PARK PLACE PH 2 .192 AC	210 STARDUST TRL	WAXAHACHIE
258772	KOMAN JAMES W JR & JUDY A	0.192	LOT 3 BLK 2 PARK PLACE PH 2 .192 AC	208 STARDUST TRL	WAXAHACHIE
258773	STYLES BILLIE J B L/E STEVEN STYLES M	0.192	LOT 4 BLK 2 PARK PLACE PH 2 .192 AC	209 STARDUST TRL	WAXAHACHIE
258774	NAY JAMIE E	0.238	LOT 5 BLK 2 PARK PLACE PH 2 .238 AC	204 STARDUST TRL	WAXAHACHIE
258784	BOWEN BRADLEY K & QULAVESHIA A	0.192	LOT 4 BLK 3 PARK PLACE PH 2 .192 AC	107 BLUE MOON DR	WAXAHACHIE
258785	BURCHFIELD RANDY A & KATHRYN L	0.243	LOT 5 BLK 3 PARK PLACE PH 2 .243 AC	109 BLUE MOON DR	WAXAHACHIE
258786	TORRES NATALIE N & CHRISTOPHER C	0.37	LOT 6 BLK 3 PARK PLACE PH 2 .37 AC	201 STARDUST TRL	WAXAHACHIE
258787	HRL PROCUREMENT LLC CLAY SIBLEY	0.187	LOT 7 BLK 3 PARK PLACE PH 2 .187 AC	5214 W FALL DR	MIDLOTHIAN
258788	POWELL WILLIAM & YOLANDA	0.192	LOT 8 BLK 3 PARK PLACE PH 2 .192 AC	207 STARDUST TRL	WAXAHACHIE
258789	STYLES BILLIE J B	0.196	LOT 9 BLK 3 PARK PLACE PH 2 .196 AC	209 STARDUST TRL	WAXAHACHIE
258790	BHAKTA DINA R & RAJENDRA	0.179	LOT 10 BLK 3 PARK PLACE PH 2 .179 AC	211 STARDUST TRL	WAXAHACHIE
258791	GRANT TIM W II & ASHLEY E	0.179	LOT 11 BLK 3 PARK PLACE PH 2 .179 AC	213 STARDUST TRL	WAXAHACHIE
258792	GARZA DAVID	0.185	LOT 12 BLK 3 PARK PLACE PH 2 .185 AC	215 STARDUST TRL	WAXAHACHIE
258793	JACKSON REGINALD G	0.256	LOT 13 BLK 3 PARK PLACE PH 2 0.256 AC	301 MOONLIGHT TRL	WAXAHACHIE
258794	ATKINSON MAGGIE E	0.164	LOT 14 BLK 3 PARK PLACE PH 2 .164 AC	303 MOONLIGHT TRL	WAXAHACHIE
258795	MERRELL DOUGLAS H & ANGELIA K	0.179	LOT 15 BLK 3 PARK PLACE PH 2 .179 AC	305 MOONLIGHT TRL	WAXAHACHIE
258800	YOUNG DAVID P & LORRAINE A	0.179	LOT 20 BLK 3 PARK PLACE PH 2 0.179 AC	416 SAGEBRUSH LN	WAXAHACHIE
258801	CROUCH MICHAEL S & LISA J	0.179	LOT 21 BLK 3 PARK PLACE PH 2 .179 AC	414 SAGEBRUSH LN	WAXAHACHIE
258802	PANTOJA JESUS JR & GUADALUPE C	0.206	LOT 22 BLK 3 PARK PLACE PH 2 .206 AC	412 SAGEBRUSH LN	WAXAHACHIE
258804	LEWIS IAN & MEGAN	0.218	LOT 1 BLK 4 PARK PLACE PH 2 .218 AC	405 SAGEBRUSH LN	WAXAHACHIE
258806	NORTHCUTT MATT & LAURA C	0.213	LOT 3 BLK 4 PARK PLACE PH 2 .213 AC	409 SAGEBRUSH LN	WAXAHACHIE
258807	RAY KILYNDA V	0.204	LOT 4 BLK 4 PARK PLACE PH 2 .204 AC	411 SAGEBRUSH LN	WAXAHACHIE
258808	WILBURN GARY D & LINDA M	0.203	LOT 5 BLK 4 PARK PLACE PH 2 .203 AC	413 SAGEBRUSH LN	WAXAHACHIE
258809	CALE KELLY	0.192	LOT 6 BLK 4 PARK PLACE PH 2 .192 AC	415 SAGEBRUSH LN	WAXAHACHIE
258810	TYNER RODERICK D SR & ANGELA P	0.192	LOT 7 BLK 4 PARK PLACE PH 2 .192 AC	417 SAGEBRUSH LN	WAXAHACHIE
265785	SUNDBLAD MICHAEL D & LORI L	0.21	LOT 6 BLK 1 PARK PLACE PH 3 .21 AC	410 SUNSET CT	WAXAHACHIE
265786	SALVADOR FAMILY HOLDINGS LTD	0.25	LOT 7 BLK 1 PARK PLACE PH 3 0.25 AC	509 FERRIS AVE	WAXAHACHIE
265787	SANTOS DEREK H & NATALIE	0.34	LOT 8 BLK 1 PARK PLACE PH 3 .34 AC	406 SUNSET CT	WAXAHACHIE

(8)

(4)



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-000069-2020

CAMACHO DEBRA  
208 ATLANTIC AVE  
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 26, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 1, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. **Public Hearing** on a request by Jacob Perry, Waxahachie ISD, for a Specific Use Permit (SUP) for an **Electronic Message Sign** use within a Planned Development-Single Family-2 zoning district located at 231 Park Place Blvd (Property ID 237673) – Owner: Waxahachie ISD. (ZDC-000069-2020)

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](mailto:Planning@Waxahachie.com) for additional information on this request.

Case Number: SUB-000069-2020

City Reference: 239183

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, May 26, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto:Planning@Waxahachie.com) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT

☐ OPPOSE

Comments:

Debra Camacho  
Signature

5/8/20  
Date

Debra Camacho  
Printed Name and Title

208 Atlantic, Waxahachie  
Address  
TX 75165

*It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)*

*If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.*

Case Number: **SUB-000069-2020**

City Reference: 258800

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, May 26, 2020** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto:Planning@Waxahachie.com) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

Comments:



SUPPORT



OPPOSE

Signature

*David P. Young*

Printed Name and Title

DAVID P. YOUNG

Date

5/9/2020

Address

4116 SAGEBRUSH LN.

*It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)*

*If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.*

(8)



(8)

City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-000069-2020

LEWIS IAN & MEGAN  
405 SAGEBRUSH LN  
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 26, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 1, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. **Public Hearing** on a request by Jacob Perry, Waxahachie ISD, for a Specific Use Permit (SUP) for an **Electronic Message Sign** use within a Planned Development-Single Family-2 zoning district located at 231 Park Place Blvd (Property ID 237673) – Owner: Waxahachie ISD. (ZDC-000069-2020)

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](mailto:Planning@Waxahachie.com) for additional information on this request.

Case Number: SUB-000069-2020

City Reference: 258804

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, May 26, 2020** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto:Planning@Waxahachie.com) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

Ian and Megan Lewis  
Signature

4/9/20  
Date

Ian and Megan Lewis  
Printed Name and Title

405 sagebrush lane  
Address

*It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)*

*If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.*

(9)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ELECTRONIC MESSAGE SIGN USE WITHIN A PLANNED DEVELOPMENT-SINGLE FAMILY-2 (PD-SF-2) ZONING DISTRICT, LOCATED AT 231 PARK PLACE BLVD, BEING PROPERTY ID 237673, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1, BLOCK 1 IN THE PARK PLACE ELEMENTARY SCHOOL 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 PD-SF-2; and

**WHEREAS**, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-69-2020. 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 PD-SF-2 to PD-SF-2, with an SUP in order to permit an Electronic Message Sign use on the following property: Lot 1, Block 1 in the Park Place Elementary School Addition, which is shown on Exhibit A, in accordance with the Site Layout Plan attached as Exhibit B, and the Sign Rendering attached as Exhibit C.

#### **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 Zoning Ordinance.



(9)

### Specific Use Permit

FOR OPERATION OF A **SPECIFIC USE PERMIT FOR AN ELECTRONIC MESSAGE SIGN USE IN THE SINGLE FAMILY – 2 (PD-SF-2) DISTRICT**; the following standards and conditions are hereby established as part of this ordinance:

1. The site plan shall conform as approved by the City Council under case number ZDC-69-2020.
2. 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.
3. The development shall adhere to the City Council approved in Exhibit A- Location Exhibit, Exhibit B – Site Layout Plan, and Exhibit C – Sign Rendering.
4. The maximum height for the sign shall not exceed 8 ft.
5. The maximum square footage for the sign shall not exceed 42 sq. ft.
6. The sign shall be setback a minimum of 15 ft. from the public right-of-way.
7. Due to being within 400 ft. of single family residences, the sign shall not be lit between the hours of 10 pm and 6 am.
8. The electronic message sign shall only provide information regarding the school.
9. If approved, the City Council shall have the right to review the Specific Use Permit after 12-months if needed.

### 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 for a period exceeding six months (6 months), a new Specific Use Permit shall be required to reestablish the use.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy 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.



(9)

**PASSED, APPROVED AND ADOPTED** on this 1st day of June, 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Secretary





# FELTY ELEMENTARY

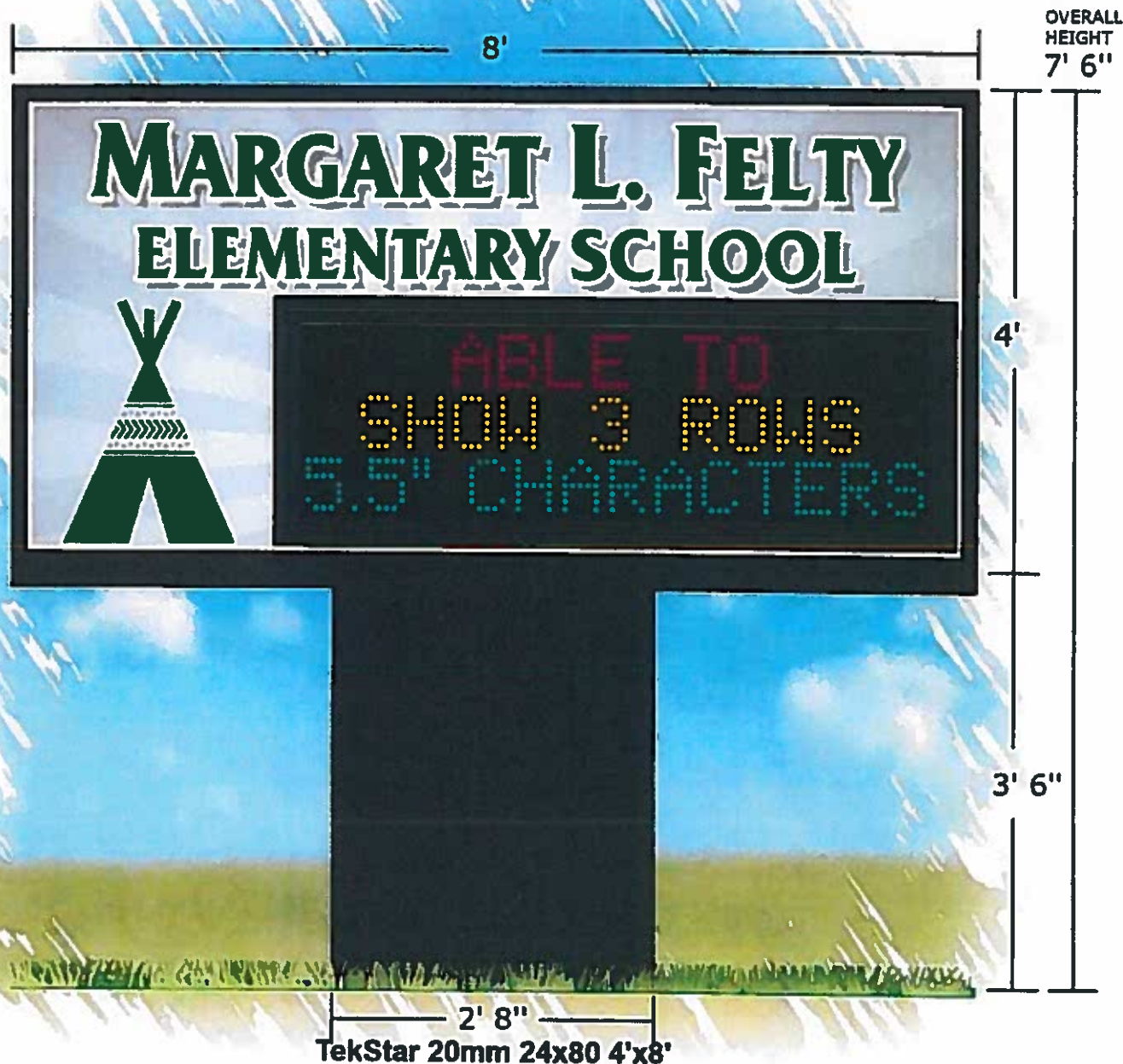


Setback 26'  
from ROW

**Exhibit B - Site Layout Plan**

(9)

(9)



**Outline Color: White**  
**Font: Friz Quadrata(b)**  
**Logos: greysunburst, feltyelemlogo, 50yrs002**



**APPROVED AS SHOWN.**

X \_\_\_\_\_ DATE 1 \_\_\_\_\_

**APPROVED WITH LISTED CHANGES.** **2**

X \_\_\_\_\_ DATE \_\_\_\_\_ 3 \_\_\_\_\_

**Sketch #280430 Customer #3105511**  
**4/9/2020 AHall -PROPOSAL-**



(10)

## Planning & Zoning Department

### Zoning Staff Report



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**Case: ZDC-70-2020**

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#### MEETING DATE(S)

*Planning & Zoning Commission:* May 26, 2020

*City Council:* June 1, 2020

#### ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held May 26, 2020, the Commission voted 5-0 to recommend approval of case number ZDC-70-2020, as presented.

#### CAPTION

**Public Hearing** on request by Jacob Perry, Waxahachie ISD, for a Specific Use Permit (SUP) for an **Electronic Message Sign** use within a Single Family – 3 zoning district, located at 650 Parks School House Rd (Property ID 241034) – Owner: Waxahachie ISD (ZDC-70-2020)

#### APPLICANT REQUEST

The applicant is requesting to install an electronic message marquee sign at Clift Elementary School located at 650 Parks School House Rd.

#### CASE INFORMATION

*Applicant:* Jacob Perry, Waxahachie ISD

*Property Owner(s):* Waxahachie ISD

*Site Acreage:* 19.177 acres

*Current Zoning:* SF-3

*Requested Zoning:* SF-3 with an SUP for an Electronic Message Sign

#### SUBJECT PROPERTY

*General Location:* 650 Parks School House Rd

*Parcel ID Number(s):* 241034

*Existing Use:* Clift Elementary School is located at this site.

*Development History:* A Final Plat for this site was approved by City Council on June 18, 2007.

**Adjoining Zoning & Uses:**

Direction	Zoning	Current Use
North	PD	Undergoing Development
East	C	Undeveloped
South	SF-3	Undeveloped
West	SF-3/PD-SF-3	Single Family Residences

**Future Land Use Plan:**

Public/Semi-Public

**Comprehensive Plan:**

This land use category includes uses that are educational, governmental or institutional in nature. This type of land use is generally permitted within any area, therefore, only the current Public/Semi-Public uses are shown on the map.

**Thoroughfare Plan:**

This property is accessible via Parks School House Rd.

**Site Image:****PLANNING ANALYSIS**

The applicant is requesting approval of a Specific Use Permit (SUP) to construct a new electronic message marquee sign for Clift Elementary School. The proposed marquee sign will be 41.35 square feet and 7'-6" tall, and will be constructed with a metal cabinet to match the marquee signs Waxahachie ISD has used at other school campuses. Per the City of Waxahachie Zoning Ordinance, all new electronic messaging signs shall have an approved SUP from City Council, and meet the following stipulations:

Electronic Messaging Sign (City of Waxahachie)	Clift Elementary
Signage shall not be located within the public right-of-way.	The sign is not located in the public ROW
Changeable message copy signs may not be used to display commercial messages relating to products or services that are not offered on the premises.	The electronic messaging sign will only provide information regarding the school.

Due to being within 400 ft. of single family residences, the sign shall not be lighted between the hours of 10 pm and 6 am.	The applicant has stated that the signs come with a programmable timer and the signs will not be lit between the hours of 10pm and 6am.
Max. Size= 80 sq. ft.	Proposed Size= 41.35 sq. ft.
Max. Height= 8 ft.	Proposed Height= 7 ½ ft. tall
Setback= 15 ft. from public ROW	Proposed sign will be setback 31 ft. from public ROW

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 31 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

**PON RESPONSES**

Staff received one (1) letter of support for the proposed electronic message sign.

**RECOMMENDATION**

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- ☐ Denial
- ☒ Approval, as presented.
- ☐ Approval, per the following comments:

**ATTACHED EXHIBITS**

1. Ordinance
2. Location Exhibit
3. Site Layout Plan
4. Sign Rendering
5. PON Responses

**APPLICANT REQUIREMENTS**

1. If approved by City Council, applicant can apply for building permits from the Building and Community Services Department.

**STAFF CONTACT INFORMATION**

Prepared by:  
Chris Webb  
Planner  
[cwebb@waxahachie.com](mailto:cwebb@waxahachie.com)

Reviewed by:  
Shon Brooks, AICP  
Director of Planning  
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)

PropertyID	Owner's Name	Acreage	Legal Description
138271	STARPEACH TEXAS LP	75.375	272 S M DURRETT 75.375 ACRES
182052	CAMDEN ESTATE WAXAHACHIE LLC	166.63	272 S M DURRETT 166.63 ACRES
224730	BARNETTE MICHAEL H & JACQUELINE	0.145	LOT 20 BLK C CLIFT ESTS PH I 0.145 AC
224731	GARDUNO RODOLFO & ROSALBA GARDUNO	0.185	LOT 21 BLK C CLIFT ESTS PH I 0.185 AC
224740	GONZALEZ FRANCISCO	0.145	LOT 19 BLK C CLIFT ESTS PH I 0.145 AC
224753	JOHNSON MARVIN L & MARY P	0.145	LOT 19 BLK B CLIFT ESTS PH I 0.145 AC
224754	TBCCR SERIES LLC SERIES 641	0.145	LOT 20 BLK B CLIFT ESTS PH I 0.145 AC
224755	WADE WILLIAM T & JESSICA A	0.185	LOT 21 BLK B CLIFT ESTS PH I 0.185 AC
230571	JENNINGS ROY & MICHELLE	0.172	19 D CLIFT ESTS PH II 0.172 ACRES
230581	EVANS HEATHER A	0.147	LOT 17 BLK D CLIFT ESTS PH II 0.147 AC
230582	MUNOZ JAIME	0.147	LOT 18 BLK D CLIFT ESTS PH II 0.147 AC
230607	J&P PARIS PROPERTIES LLC	0.147	LOT 23 BLK C CLIFT ESTS PH II 0.147 AC
230608	GILLIAM KATHLEEN	0.147	24 C CLIFT ESTS PH II 0.147 ACRES
230618	KINDRED DEBRA DAVIS	0.172	22 C CLIFT ESTS PH II 0.172 ACRES
236553	CARNEY WES & EDEN	0.14	LOT 37 BLK D CLIFT ESTS PH III 0.14 AC
236554	SMITH STEVEN A & JANA L	0.14	38 D CLIFT ESTS PH III 0.14 ACRES
236555	REYNOLDS TYNEESIA	0.16	39 D CLIFT ESTS PH III 0.16 ACRES
236573	SCOTT GORDON	0.14	LOT 18 BLK E CLIFT ESTS PH III .14 AC
236574	AMG BT NOTE ONE LLC	0.14	LOT 19 BLK E CLIFT ESTS PH III .14 AC
236575	AMG BT NOTE ONE LLC	0.16	LOT 20 BLK E CLIFT ESTS PH III .16 AC
239606	FLORES HOMES INC	7.723	272 S M DURRET 7.723 ACRES
241034	WAXAHACHIE ISD	19.177	LOT 1 BLK 1 WISD 6TH GRADE CENTER ADDN 19.177 AC
243608	JEFFERSON HERBERT J JR	0.1377	LOT 21 BLK E CLIFT ESTATES PH IV-A .1377 AC
243609	BAILEY RICO & HEATHER	0.1377	LOT 22 BLK E CLIFT ESTATES PH IV-A .1377 AC
243610	HORVATH JOHNATHON M	0.1377	LOT 23 BLK E CLIFT ESTATES PH IV-A 0.1377 AC
243643	SMITH DEREK M	0.2974	LOT 22R BLK F CLIFT ESTATES PH IV-A .2974 AC
248126	SALADINO BARY P & SHANE P SALADINO	41	272 S M DURRETT 41 ACRES
257398	GANN JACOB L & ANGELA R	0.206	LOT 23R BLK F CLIFT ESTATES PH IV-A .206 AC
270061	D R HORTON TEXAS LTD	0.16	LOT 17 BLK A CAMDEN PARK PH 1 ADDN 0.16 AC
270062	D R HORTON TEXAS LTD	0.16	LOT 18 BLK A CAMDEN PARK PH 1 ADDN .16 AC
270063	D R HORTON TEXAS LTD	0.17	LOT 19 BLK A CAMDEN PARK PH 1 ADDN .17 AC

(10)





City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-000070-2020

JENNINGS ROY & MICHELLE  
638 OLIVER LN  
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 26, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 1, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. **Public Hearing** on a request by Jacob Perry, Waxahachie ISD, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Single Family-3 zoning district located at 650 Parks School House Rd (Property ID 241034) - Owner: Waxahachie ISD. (ZDC-000070-2020)

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](mailto:Planning@Waxahachie.com) for additional information on this request.

Case Number: SUB-000070-2020

City Reference: 230571

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, May 26, 2020 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto:Planning@Waxahachie.com) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT

☐ OPPOSE

Comments:

They are one of the only schools that dose not have a  
Electronic message sign. They deserve it!

Michelle V  
Signature

May 9, 2020  
Date

Michelle V Jennings  
Printed Name and Title

638 Oliver Lane  
Address

*It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)*

*If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.*

(11)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ELECTRONIC MESSAGE SIGN USE WITHIN A SINGLE FAMILY-3 (SF-3) ZONING DISTRICT, LOCATED AT 650 PARKS SCHOOL HOUSE RD, BEING PROPERTY ID 241034, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1, BLOCK 1 IN THE WISD 6<sup>TH</sup> GRADE CENTER 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-3; and

**WHEREAS**, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-70-2020. 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-3 to SF-3, with an SUP in order to permit an Electronic Message Sign use on the following property: Lot 1, Block 1 in the WISD 6<sup>th</sup> Grade Center Addition, which is shown on Exhibit A, in accordance with the Site Layout Plan attached as Exhibit B, and the Sign Rendering attached as Exhibit C.

#### **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 Zoning Ordinance.

(11)

### Specific Use Permit

**FOR OPERATION OF A SPECIFIC USE PERMIT FOR AN ELECTRONIC MESSAGE SIGN USE IN THE PLANNED DEVELOPMENT – SINGLE FAMILY – 2 (PD-SF-2) DISTRICT;** the following standards and conditions are hereby established as part of this ordinance:

1. The site plan shall conform as approved by the City Council under case number ZDC-70-2020.
2. 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.
3. The development shall adhere to the City Council approved in Exhibit A- Location Exhibit, Exhibit B – Site Layout Plan, and Exhibit C – Sign Rendering.
4. The maximum height for the sign shall not exceed 8 ft.
5. The maximum square footage for the sign shall not exceed 42 sq. ft.
6. The sign shall be setback a minimum of 15 ft. from the public right-of-way.
7. Due to being within 400 ft. of single family residences, the sign shall not be lit between the hours of 10 pm and 6 am.
8. The electronic message sign shall only provide information regarding the school.
9. If approved, the City Council shall have the right to review the Specific Use Permit after 12-months if needed.

### 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 for a period exceeding six months (6 months), a new Specific Use Permit shall be required to reestablish the use.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy 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.

(11)

**PASSED, APPROVED AND ADOPTED** on this 1st day of June, 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Secretary





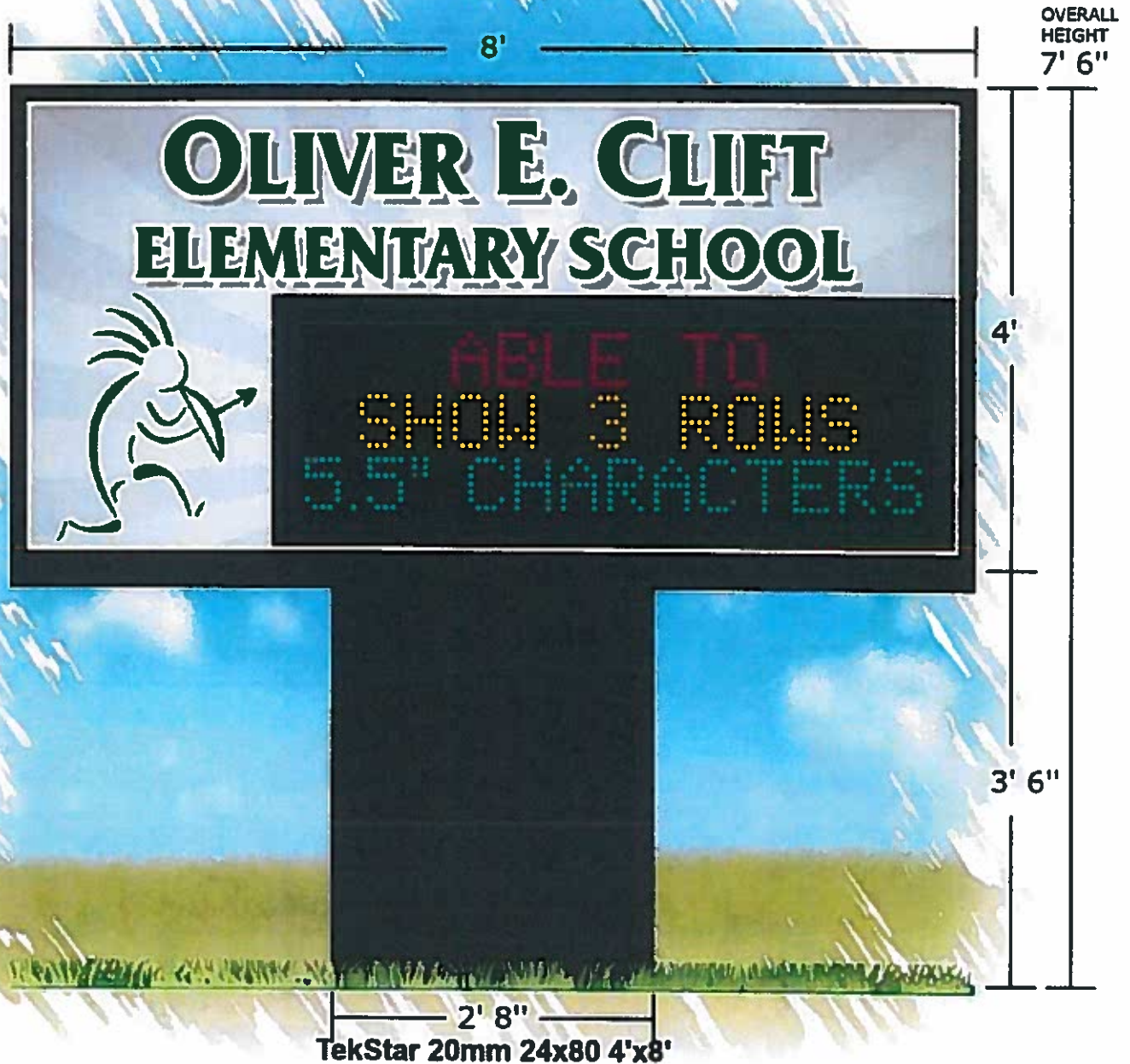
# CLIFT ELEMENTARY



Exhibit B - Site Layout Plan

(11)

(11)



Outline Color: White  
Font: Friz Quadrata(b)  
Logos: greysunburst, cliftelemlogo, 50yrs002



ORIGINAL DESIGN DO NOT DUPLICATE

ORIGINAL DESIGN DO NOT DUPLICATE

**APPROVED AS SHOWN.**

X \_\_\_\_\_ DATE \_\_\_\_\_ 1. \_\_\_\_\_

**APPROVED WITH LISTED CHANGES**

X \_\_\_\_\_ DATE \_\_\_\_\_ 3. \_\_\_\_\_

**Sketch #280433 Customer #3158812**  
**4/9/2020 AHall -PROPOSAL-**



(12)

## Planning & Zoning Department

### Zoning Staff Report

**Case: ZDC-71-2020**



#### **MEETING DATE(S)**

*Planning & Zoning Commission:* May 26, 2020

*City Council:* June 1, 2020

#### **ACTION SINCE INITIAL STAFF REPORT**

At the Planning & Zoning Commission meeting, held May 26, 2020, the Commission voted 5-0 to recommend approval of case number ZDC-71-2020, as presented.

#### **CAPTION**

**Public Hearing** on request by Jacob Perry, Waxahachie ISD, for a Specific Use Permit (SUP) for an **Electronic Message Sign** use within a Single Family – 2 zoning district, located at 110 Brown St (Property ID 222535) – Owner: Waxahachie ISD (ZDC-71-2020)

#### **APPLICANT REQUEST**

The applicant is requesting to install an electronic message marquee sign at Marvin Elementary School located at 110 Brown St.

#### **CASE INFORMATION**

*Applicant:* Jacob Perry, Waxahachie ISD

*Property Owner(s):* Waxahachie ISD

*Site Acreage:* 10 acres

*Current Zoning:* SF-2

*Requested Zoning:* SF-2 with an SUP for an Electronic Message Sign

#### **SUBJECT PROPERTY**

*General Location:* 110 Brown St

*Parcel ID Number(s):* 222535

*Existing Use:* Marvin Elementary School is located at this site.

*Development History:* A Final Plat was approved by City Council at this site on September 17, 2001.



(12)

**Adjoining Zoning & Uses:**

<b>Direction</b>	<b>Zoning</b>	<b>Current Use</b>
North	SF-2/PD-SF-2	Single Family Residences
East	SF-2	Single Family Residences
South	PD-GR/SF-2	Offices/Single Family Residences
West	PD-GR/SF-2	Offices/Single Family Residences

**Future Land Use Plan:**

Public/Semi-Public

**Comprehensive Plan:**

This land use category includes uses that are educational, governmental or institutional in nature. This type of land use is generally permitted within any area, therefore, only the current Public/Semi-Public uses are shown on the map.

**Thoroughfare Plan:**

Marvin Elementary is accessible by Brown St and McKenzie St.

**Site Image:****PLANNING ANALYSIS**

The applicant is requesting approval of a Specific Use Permit (SUP) to construct a new electronic message marquee sign for Marvin Elementary School. The proposed marquee sign will be 41.35 square feet and 7'-6" tall, and will be constructed with a metal cabinet to match the marquee signs Waxahachie ISD has used at other school campuses. Per the City of Waxahachie Zoning Ordinance, all new electronic messaging signs shall have an approved SUP from City Council, and meet the following stipulations:

<b>Electronic Messaging Sign (City of Waxahachie)</b>	<b>Marvin Elementary</b>
Signage shall not be located within the public right-of-way.	The sign is not located in the public ROW
Changeable message copy signs may not be used to display commercial messages relating to	The electronic messaging sign will only provide information regarding the school.

(12)

products or services that are not offered on the premises.	
Due to being within 400 ft. of single family residences, the sign shall not be lighted between the hours of 10 pm and 6 am.	The applicant has stated that the signs come with a programmable timer and the signs will not be lit between the hours of 10pm and 6am.
Max. Size= 80 sq. ft.	Proposed Size= 41.35 sq. ft.
Max. Height= 8 ft.	Proposed Height= 7 ½ ft. tall
Setback= 15 ft. from public ROW	Proposed sign will be setback 35 ft. from public ROW

### **PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 50 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

### **RECOMMENDATION**

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- ☐ Denial
- ☒ Approval, as presented.
- ☐ Approval, per the following comments:

### **ATTACHED EXHIBITS**

1. Ordinance
2. Location Exhibit
3. Site Layout Plan
4. Sign Rendering

### **APPLICANT REQUIREMENTS**

1. If approved by City Council, applicant can apply for building permits from the Building and Community Services Department.

### **STAFF CONTACT INFORMATION**

Prepared by:  
Chris Webb  
Planner  
[cwebb@waxahachie.com](mailto:cwebb@waxahachie.com)

Reviewed by:  
Shon Brooks, AICP  
Director of Planning  
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)

(13)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ELECTRONIC MESSAGE SIGN USE WITHIN A SINGLE FAMILY - 2 (SF-2) ZONING DISTRICT, LOCATED AT 110 BROWN ST, BEING PROPERTY ID 222535, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1, MARVIN 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 an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-71-2020. 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 an SUP in order to permit an Electronic Message Sign use on the following property: Lot 1, Marvin Addition, which is shown on Exhibit A, in accordance with the Site Layout Plan attached as Exhibit B, and the Sign Rendering attached as Exhibit C.

#### **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 Zoning Ordinance.

(13)

### Specific Use Permit

**FOR OPERATION OF A SPECIFIC USE PERMIT FOR AN ELECTRONIC MESSAGE SIGN USE IN THE SINGLE FAMILY – 2 (SF-2) DISTRICT;** the following standards and conditions are hereby established as part of this ordinance:

1. The site plan shall conform as approved by the City Council under case number ZDC-71-2020.
2. 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.
3. The development shall adhere to the City Council approved in Exhibit A- Location Exhibit, Exhibit B – Site Layout Plan, and Exhibit C – Sign Rendering.
4. The maximum height for the sign shall not exceed 8 ft.
5. The maximum square footage for the sign shall not exceed 42 sq. ft.
6. The sign shall be setback a minimum of 15 ft. from the public right-of-way.
7. Due to being within 400 ft. of single family residences, the sign shall not be lit between the hours of 10 pm and 6 am.
8. The electronic message sign shall only provide information regarding the school.
9. If approved, the City Council shall have the right to review the Specific Use Permit after 12-months if needed.

### 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 for a period exceeding six months (6 months), a new Specific Use Permit shall be required to reestablish the use.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy 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.

(13)

**PASSED, APPROVED AND ADOPTED** on this 1st day of June, 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Secretary





**Exhibit A - Location Exhibit**

(13)



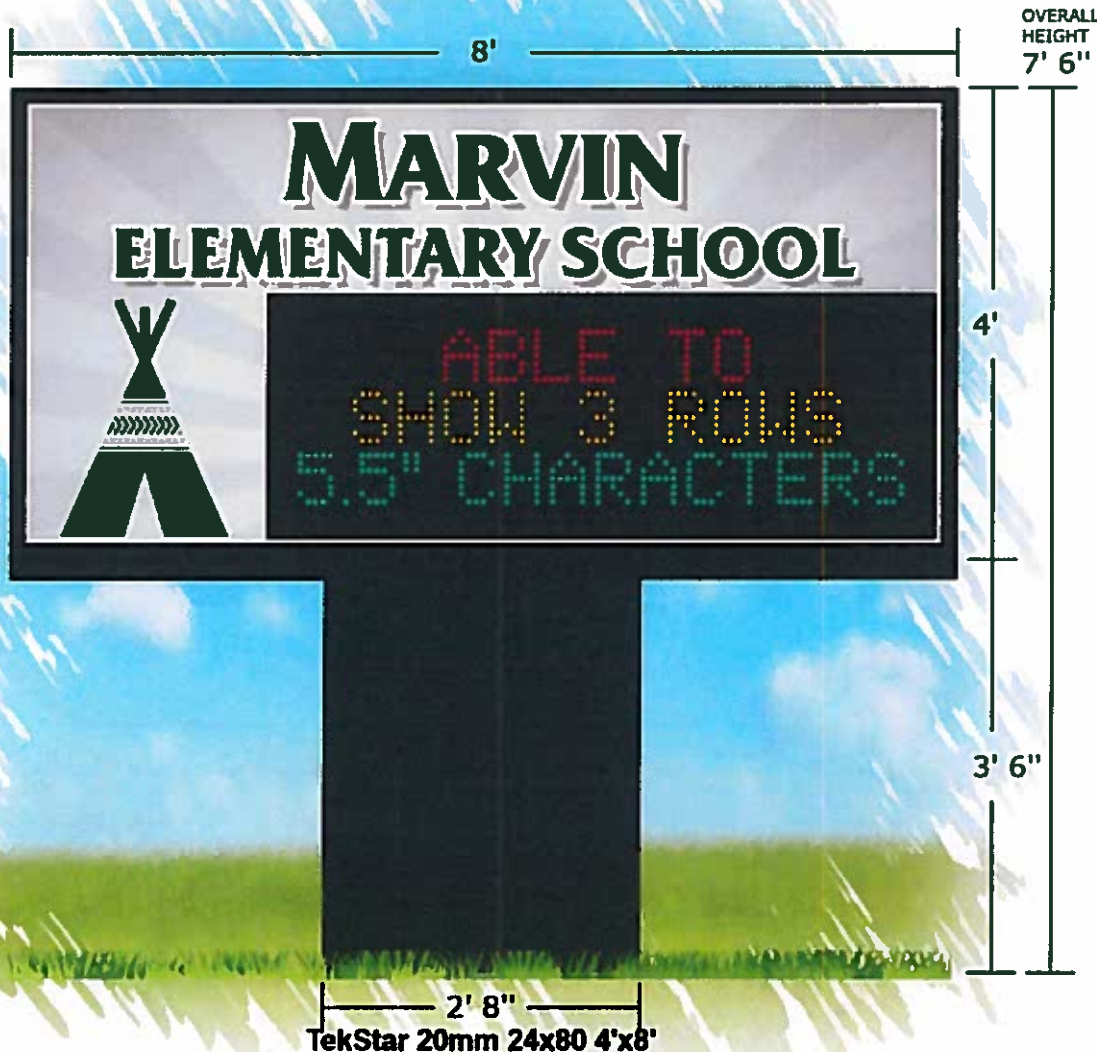
(13)

## MARVIN ELEMENTARY



**Exhibit B - Site Layout Plan**

# Exhibit C - Sign Rendering



Cabinet: 4' x 8'  
Mount: Pedestal

Cabinet Color: Black  
Face Color: White  
Line Color: Custom (2 68 20)

Outline Color: White  
Font: Friz Quadrata(b)  
Logos: greysunburst, feltyelemlogo, 50yrs002



ORIGINAL DESIGN DO NOT DUPLICATE

APPROVED AS SHOWN.

X \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED WITH LISTED CHANGES.

Y \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

(13)

(14-16)



## Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planning

Thru: Michael Scott, City Manager

Date: May 27, 2020

Re: ZDC-07-2020 – Oak Cliff Metals (Revoke, Amend, or Renew SUP)

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At the May 26, 2020 Planning and Zoning meeting, the Commission voted 3-2 to continue case number ZDC-07-2020 to the June 9, 2020 Planning and Zoning Commission meeting agenda, and the June 15, 2020 City Council meeting agenda.





## Memorandum

To: Honorable Mayor and City Council  
From: Tommy Ludwig, Assistant City Manager  
Thru: Michael Scott, City Manager  
Date: June 1, 2020  
Re: Oversized Participation – 16" Saddlebrook Estates Water Line

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On Monday June 1, 2020 an Oversized Participation Agreement in the amount of \$90,960, with 287 WAXAHACHIE, L.P. will appear before City Council for consideration. Specifically, this agreement will provide for the oversizing of approximately 1,160-linear feet of 16-inch diameter water line along Big Brown Drive within the Saddlebrook Estates Phase 2A development, which is currently being constructed. This line is consistent with the City's current Water Distribution System Master Plan. This oversized participation project was included in the FY 2019-20 Capital Budget and funding is included in the 5 Year Capital Improvement Program.

The Saddlebrook Oversized Participation Agreement is a planned capital expense and will be funded through the FY 2019-20 Certificate of Obligation Bond Sale. The Utilities Department intends to fund the cost associated with this agreement, prior to the sale of bonds, from the Water Operating Fund. As a result, there is a companion resolution to this agenda item authorizing a reimbursement to the Water Fund from the future bond sale. This will allow any expense associated with this project that occurs prior to the bond issuance to be paid from the Water Fund, with a reimbursement of these expenditures after the bonds have been issued.

I am available at your convenience should you need any additional information.

Tommy Ludwig

**WATER LINE OVERSIZE PARTICIPATION AGREEMENT**

THIS WATER LINE OVERSIZE PARTICIPATION AGREEMENT ("the Agreement") is executed by and between the CITY OF WAXAHACHIE, TEXAS, a municipal corporation existing under the law of the State of Texas (the "City"), and 287 WAXAHACHIE, L.P., (the "Developer").

**RECITALS:**

- A. The Developer owns certain real property ("the Development") in Waxahachie, Texas known as, Saddlebrook Estates Phase 2A which is shown on the plat attached hereto and made a part hereof as Exhibit "A".
- B. The City's Water Master Plan indicates a 16-inch diameter water line along the southeast property line of the Saddlebrook Estates Phase 2A development. The City has agreed to reimburse the Developer for the cost of oversizing from 12-inch to 16-inch diameter water line, including the oversizing of valves and other appurtenance.
- C. The Developer shall construct approximately 1,160-linear feet of 16-inch diameter water line along Big Brown Drive within the Saddlebrook Estates Phase 2A development, from station Number 1+90.02 to station number 13+28.02 as shown on the 16-inch waterline Plan/Profile engineering sheets attached hereto and made a part hereof as Exhibit "B".
- D. The bid price received by the Developer, for said oversize construction of a 16-inch waterline is \$90,960.00. Developer provided a quote from RKM Utility Services, Inc. dated 10/30/2019, which is attached hereto and made a part hereof as Exhibit "C". Quote item "Water Line, 16", 1,160 ft Up Grade from 12", Along Big Brown Drive" is the only item applicable to the 16-inch water line oversize and includes all appurtenances. This price for construction of the 16-inch water line is a reasonable quote as compared to various construction projects of this same similar magnitude that the city has constructed. The City shall be responsible for \$90,960.00 for oversize participation cost of the 16-inch water line size construction.
- E. After the developer receives the City's Public Works final acceptance letter for the public infrastructure (streets, water, sewer, drainage, etc), the developer will make a request for the agreed oversize amount to the City's Director of Utilities. The city will have 30 days after the developer's request to process and send the check to the Developer.

(11)

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

CITY OF WAXAHACHIE, TEXAS

287 WAXAHACHIE, L.P.

By: \_\_\_\_\_

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_



47)

EXHIBIT "A"

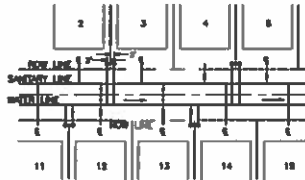
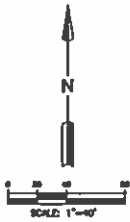




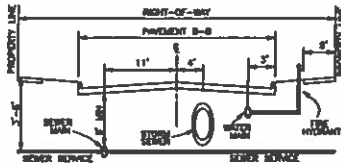
(17)

24

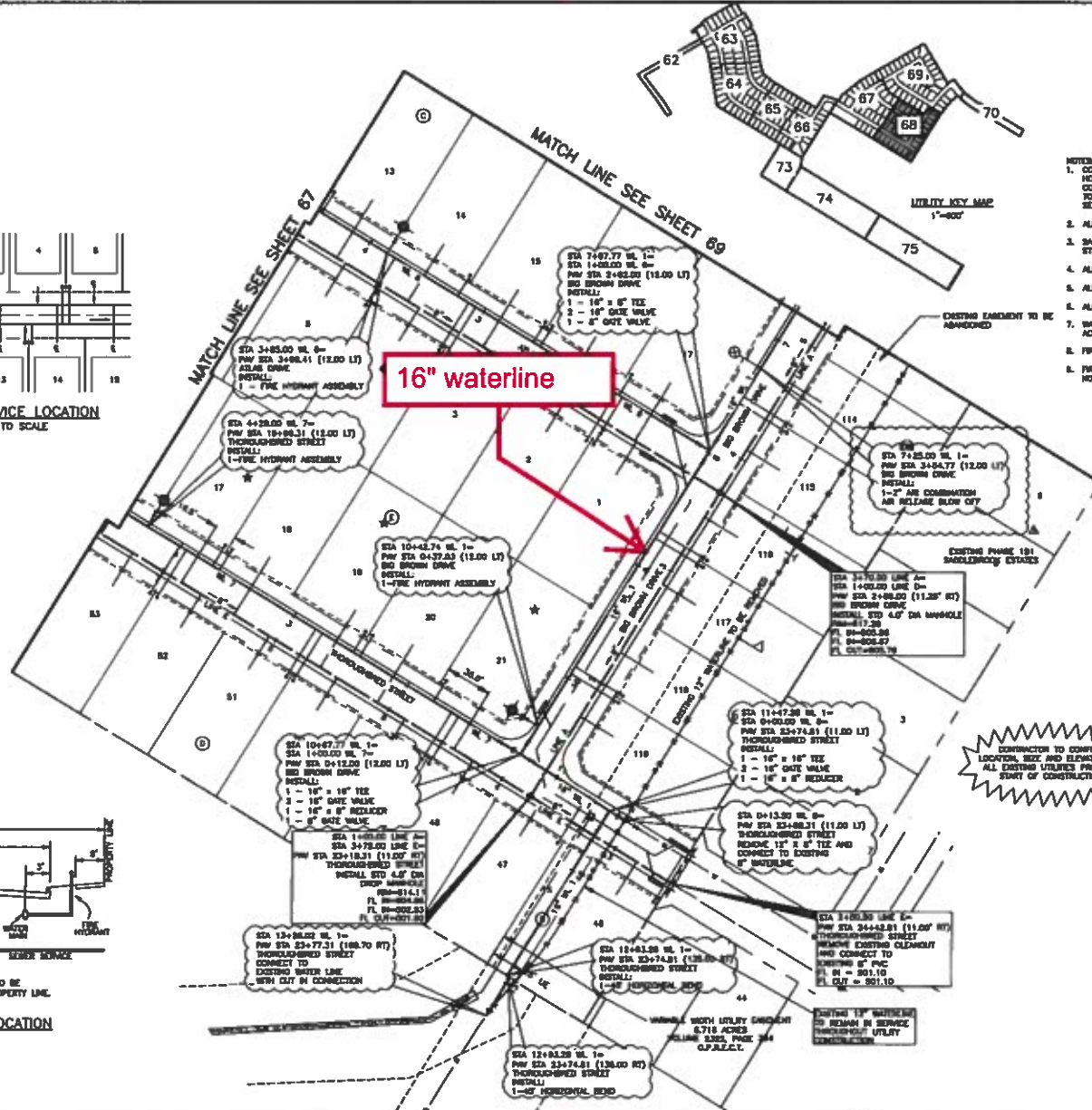
EXHIBIT "B"



TYPICAL SERVICE LOCATION  
NOT TO SCALE



TYPICAL UTILITY LOCATION  
NOT TO SCALE



- LEGEND**
- +— PROPOSED WATER LINE W/ FIRE HYDRANT
  - +— PROPOSED SANITARY SEWER LINE W/ MANHOLE
  - +— EXISTING WATER LINE W/ FIRE HYDRANT
  - +— EXISTING SANITARY SEWER LINE W/ MANHOLE
  - ★ NON-TYPICAL SERVICE PLACEMENT
  - +— EXISTING UTILITY TO BE REMOVED

- NOTES:**
- CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE REQUIRED TO TAKE ANY PRECAUTION MEASURES TO PROTECT ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS SET OF PLANS.
  - ALL SANITARY SEWER 8" UNLESS NOTED OTHERWISE.
  - SANITARY SEWER STUBS SHALL BE EXTENDED BEYOND THE END OF THE STREET HEADER.
  - ALL INTERLINES ARE 8" UNLESS NOTED OTHERWISE.
  - ALL 8"-12" WATER PIPES SHALL BE AWWA C900 DR-18.
  - ALL 16" WATER PIPES SHALL BE AWWA C900 DR-18.
  - WATER AND SANITARY SEWER SEPARATORS SHALL BE MAINTAINED IN ACCORDANCE WITH TIED GUIDELINES.
  - FIRE HYDRANT ASSEMBLY INCLUDES ALL FITTINGS, TEES AND VALVES.
  - FIRE HYDRANTS ARE TO BE LOCATED AT LOT LINES AND POOR'S UNLESS NOTED OTHERWISE.

**BENCHMARKS:**

BM SPK SET IN POWER POLE LOCATED ON THE NORTH SIDE OF US HWY 287 APPROX 0.8 MILES SOUTH OF THE INTERSECTION AT THE UNDERPASS OF SPUR 284 AND US HWY 287 ELEV 525.15

BM SPK SET IN POWER POLE LOCATED ON THE NORTH SIDE OF US HWY 287 APPROX 1.3 MILES SOUTH OF THE INTERSECTION AT THE UNDERPASS OF SPUR 284 AND US HWY 287 APPROX 1.2 MILES NORTH OF THE INTERSECTION OF PARKS SCHOOL ROAD AND US HWY 287 ELEV 510.30

\*A CUT IN SOUTH END OF NORTH MEADOWS OF BOB CULBERT UNDER US HWY 287 APPROX 0.8 MILES NORTH OF THE INTERSECTION OF PARKS SCHOOL ROAD AND US HWY 287 ELEV 498.94

DATE: 12/10/19	BY: [Signature]
CHECKED: [Signature]	DATE: 12/10/19

WATER & SANITARY SEWER  
PLAN

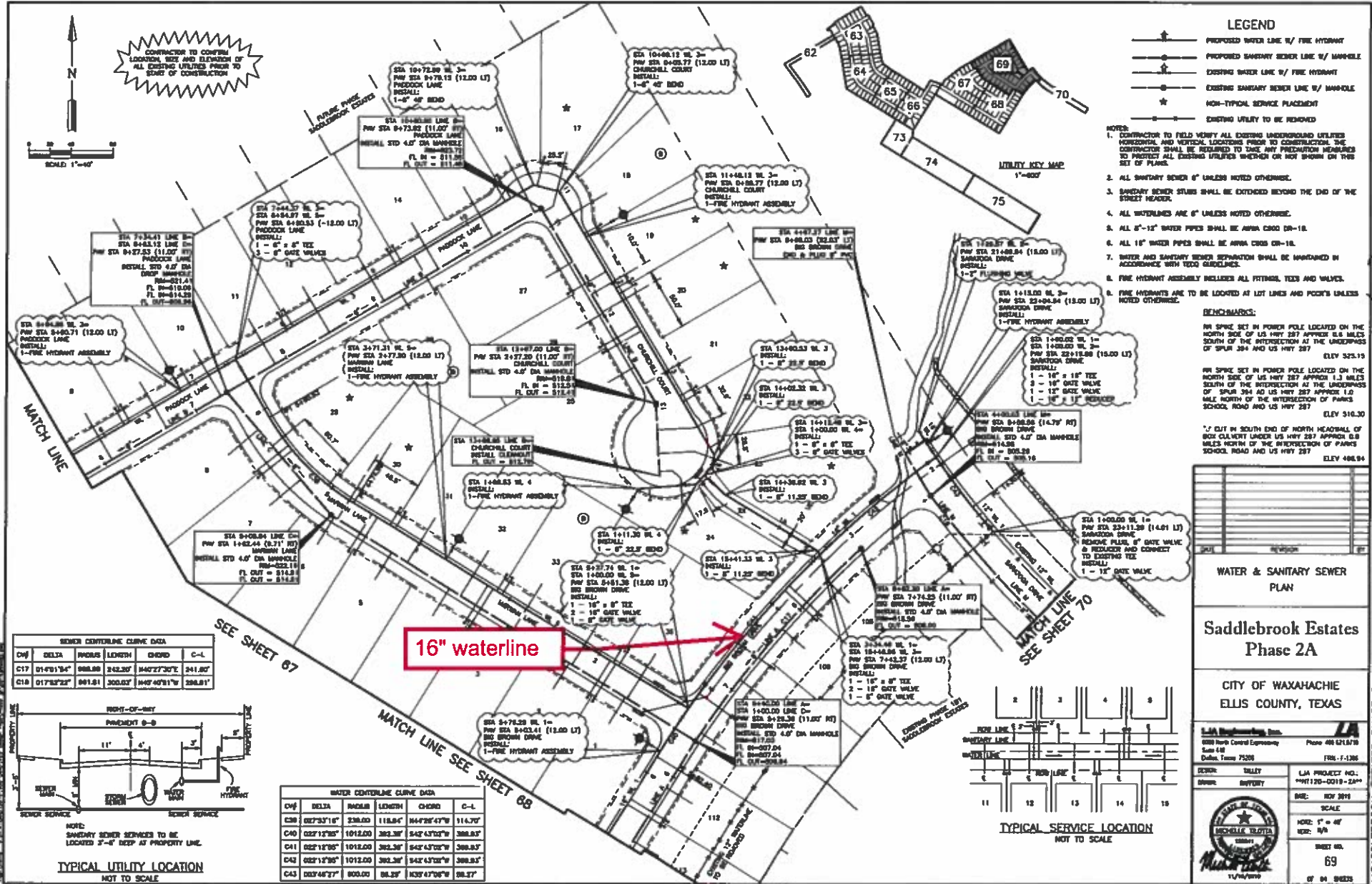
Saddlebrook Estates  
Phase 2A

CITY OF WAXAHACHIE  
ELLIS COUNTY, TEXAS

L.A. Engineering, Inc.		Phone 409.621.6740	
1000 North Central Expressway Suite 440 Dallas, Texas 75206		Fax 409.621.6740	
DESIGN: [Signature]	CHECK: [Signature]	LIA PROJECT NO.: 19-120-00115-2A	SCALE:
DATE: 12/10/19	DATE: 12/10/19	DATE: 12/10/19	DATE: 12/10/19
SHEET NO. 68		SHEET NO. 68	

SADDLEBROOK ESTATES PHASE 2A\*\* - JOB NO. 19-120-00115-2A\*\*





(17)

EXHIBIT "C"

(17)



## RKM Utility Services, Inc.

2105 Waterview Parway

Richardson, TX 75080

Contact: Dennis Gulley (Chief Estimator)

Phone: 972-241-2621

Email dgulley@rkmtexas.com

**Quote To:**

287 Waxahachie, LP  
1800 Valley View Lane, Suite 300  
Farmers Branch, Texas 75234  
(817) 368-3330  
Russell@CenturionAmerican.com

**Job Name:**

**Date of Bid:**

**Date of Plans:**

Saddlebrook 2A & CTW-1 (Waxahachie)

October 30 2019

August 2019.

Revision dated 09/30/19 bid date 10/03

This proposal is submitted as a complete package  
If separated prices may increase.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	<b>Paving Bid Form</b>				
	<b>Saddlebrook Estates Phase 2A</b>				
	Mobilization	1.00	LS	100,000.00	100,000.00
	<b>Section A - Paving Improvements</b>				
1	6" Reinf. Conc. Street Pavement	32,960.00	SY	34.00	1,120,640.00
2	7" Reinf. Conc. Street Pavement	4,210.00	SY	37.00	155,770.00
3	6" Lime Subgrade Preparation	39,470.00	SY	3.50	138,145.00
4	Hydrated Lime (8 %) (36 # / SY)	711.00	TN	200.00	142,200.00
5	Remove Barricade Connect to Exist. Pvmt Header	2.00	EA	950.00	1,900.00
6	Pavement Header	126.00	LF	12.00	1,512.00
7	Pavement Barricade	4.00	EA	1,500.00	6,000.00
8	5' Wide Concrete Sidewalk	5,180.00	SF	5.50	28,490.00
9	6' Wide Concrete Sidewalk	11,450.00	SF	5.50	62,975.00
10	Directional Type 7 Barrier Free Ramp	36.00	EA	1,700.00	61,200.00
11	Perpendicular Type 1 Barrier Free Ramp	10.00	EA	1,565.00	15,650.00
12	Stop Sign Only w/ Pole	2.00	EA	365.00	730.00
13	Street Name Blades Only w/ Pole	1.00	EA	365.00	365.00
14	Stop Sign & Street Name Blades w/ Pole	8.00	EA	475.00	3,800.00
15	Street Name Blades Only Installed on Street Light	1.00	EA	300.00	300.00
16	Stop Sign & Street Name Blades on Street Light	4.00	EA	475.00	1,900.00
	<b>Total Base Bid Paving Saddlebrook 2A</b>				<b>\$1,741,577.00</b>
	<b>Section A - TXDOT Improvements - Phase 2A</b>				
1	Clearing & Grubbing	0.70	AC	15,000.00	10,500.00
2	Unclassified Excavation	357.00	CY	24.00	8,568.00
3	TXDOT Right Turn Lane (Detail PH2A sheet 35)	557.00	SY	74.00	41,218.00
4	Full Depth Sawcut Asph. Pvmt. 2' Wide Along Rt Ln.	500.00	LF	3.33	1,665.00

(17)

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
5	Remove Existing Striping	500.00	LF	1.00	500.00
6	6" Reinforced Concrete Street Pavement	273.00	SY	70.00	19,110.00
7	6" Lime Subgrade Preparation	291.00	SY	6.00	1,746.00
8	Hydrated Lime (36#/SY) - 6" Lime Subgrade	5.20	TN	200.00	1,040.00
9	4" Solid White Pavement Striping	412.00	LF	1.50	618.00
10	TY - 1C Raised Pavement Markings	302.00	LF	2.00	604.00
11	8" Solid White Pavement Striping	302.00	LF	3.00	906.00
12	Right Turn Only Pavement Marking (Arrow & Word)	2.00	EA	575.00	1,150.00
13	24" White Solid Stop Line	15.00	LF	25.00	375.00
14	Stop Sign	1.00	EA	525.00	525.00
15	21" RCP Class III, Incl. All Bends, Pipe Collars	86.00	LF	70.00	6,020.00
16	21" Sloped End Headwall 6:1 - w/ Safety End Treatm	2.00	EA	2,600.00	5,200.00
17	NCTCOG 803.3 Type A, Dry Rock Rip Rap 12" Depth	8.00	SY	125.00	1,000.00
18	Trench Safety	86.00	LF	1.00	86.00
19	Temporary Traffic Control	1.00	LS	5,000.00	5,000.00
	<b>Section A - TXDOT Improvements - Phase 2A Total</b>				<b>\$105,831.00</b>
	<b>Paving Bid Form</b>				
	<b>Central Tract West PH 1</b>				
	<b>Section A - Street Paving</b>				
1	6" Reinf. Conc. Street Pavement w/ 6" Curb	7,405.00	SY	36.00	266,580.00
2	6" Reinf. Conc. Street Pavement No Curb	2,317.00	SY	36.00	83,412.00
3	8" Reinf. Conc. Street Pavement	3,322.00	SY	42.60	141,517.20
4	6" Lime Subgrade Preparation	10,407.00	SY	3.00	31,221.00
5	8" Lime Subgrade Preparation	3,614.00	SY	3.00	10,842.00
6	Hydrated Lime (8 %) (6" 36#/SY)(8" 48#/SY)	275.00	TN	200.00	55,000.00
7	Sawcut, Remove & Replace Pvmnt at Ex. Median	29.00	SY	100.00	2,900.00
8	Sawcut & Remove Existing Pavement	77.00	SY	20.00	1,540.00
9	6" Curb Along Sawcut Pavement	88.00	LF	15.00	1,320.00
10	Sawcut 2' Existing Pavement for Connection	110.00	LF	10.00	1,100.00
11	Pavement Header	114.00	LF	12.00	1,368.00
12	Truck Apron	42.00	SY	50.00	2,100.00
13	Street Barricade	4.00	EA	1,600.00	6,400.00
14	Remove & Dispose of Existing Barricade	1.00	EA	600.00	600.00
15	5' Wide Concrete Sidewalk	3,330.00	SF	5.50	18,315.00
16	Directional Type 7 Barrier Free Ramp	9.00	EA	1,700.00	15,300.00
17	Perpendicular Type 1 Barrier Free Ramp	3.00	EA	1,565.00	4,695.00
18	4" Solid Yellow Striping (PM(1)-03)	611.00	LF	2.00	1,222.00
19	4" Broken White Striping (PM(1)-03)	246.00	LF	2.00	492.00
20	Temporary Transition Striping (PM(4)-03)	1.00	LS	3,500.00	3,500.00
21	Traffic Control	1.00	LS	5,500.00	5,500.00
22	Street Name Blades Only w/ Pole	1.00	EA	365.00	365.00
23	Stop Sign & Street Name Blades w/ Pole	4.00	EA	475.00	1,900.00
24	Stop Sign & Street Name Blades on Street Light	1.00	EA	475.00	475.00

(117)

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	<b>Total Base Bid Paving Central Tract West</b>				<b>\$657,664.20</b>
	<b>Section B TXDOT Improvements Phase CTW1</b>				
1	Clearing and Grubbing	0.10	AC	5,000.00	500.00
2	Sawcut, Remove & Replace Concrete Pavement	64.00	SY	100.00	6,400.00
3	Sawcut & Remove Concrete Pavement	19.00	SY	13.00	247.00
4	6" Curb along Existing Concrete Pavement	35.00	LF	15.00	525.00
5	4" Broken White Pavement Striping	10.00	LF	5.00	50.00
6	24" Solid White Stop Line	26.00	LF	20.00	520.00
	<b>Section B - TXDOT Improvements - Phase CTW1 Total</b>				<b>\$8,242.00</b>
	<b>Total Paving Saddlebrook, CTW, TXDOT A and B</b>				<b>\$2,513,314.20</b>
	<b>Utility Bid Form</b>				
	<b>Saddlebrook Estates Phase 2A</b>				
	<b>Section A - Water Improvements Onsite</b>				
1	8" PVC Waterline	7,541.00	LF	24.00	180,984.00
2	12" PVC Waterline	1,550.00	LF	37.50	58,125.00
3	8" Gate Valve & Box	24.00	EA	1,300.00	31,200.00
4	12" Gate Valve & Box	8.00	EA	2,500.00	20,000.00
5	Fire Hydrant Assembly	20.00	EA	4,300.00	86,000.00
6	1" Residential Water Service & Meter Box	210.00	EA	650.00	136,500.00
7	1" Residential Service & Meter Box (on existing)	1.00	EA	1,550.00	1,550.00
8	Cut-in Connection to Ex. 12" Water (after hours)	1.00	EA	3,850.00	3,850.00
9	Remove 12X8 Tee Connect to Ex. 8" (after hours)	1.00	EA	2,550.00	2,550.00
10	Connect to Existing 12X12 Tee	1.00	EA	1,000.00	1,000.00
11	Pregrading MOB Remove 12" Install Replacement	1.00	LS	6,850.00	6,850.00
12	Remove 8" Gate Valve & Reducer	1.00	EA	500.00	500.00
13	Lower Existing 12" Waterline	1.00	LS	3,775.00	3,775.00
14	2" Air Release Valve	1.00	EA	4,500.00	4,500.00
15	2" Flushing Valve	4.00	EA	1,750.00	7,000.00
16	Remove Existing 12" Waterline	1,025.00	LF	8.60	8,815.00
17	Testing and Chlorination	9,091.00	LF	0.50	4,545.50
18	Trench Safety	9,091.00	LF	0.10	909.10
	<b>Section A - Water Improvements Onsite Total</b>				<b>\$558,653.60</b>
	<b>Section B - Water Improvements Offsite</b>				
1	12" PVC Waterline	532.00	LF	40.00	21,280.00
2	12" Gate Valve & Box	3.00	EA	2,325.00	6,975.00
3	Connect to Existing 12" Waterline	1.00	EA	1,000.00	1,000.00
4	Fire Hydrant Assembly	1.00	EA	4,350.00	4,350.00
5	2" Flushing Valve	1.00	EA	1,750.00	1,750.00
6	Testing and Chlorination	532.00	LF	1.50	798.00



(11)

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
7	Trench Safety	532.00	LF	1.50	798.00
	<b>Section B - Water Improvements Offsite Total</b>				<b>\$36,951.00</b>
	<b>Section C - Water Improvements Oversized 16"</b>				
1	16" PVC Waterline	1,160.00	LF	64.00	74,240.00
2	16" Gate Valve & Box	12.00	EA	7,585.00	91,020.00
3	Testing and Chlorination	1,160.00	LF	0.50	580.00
4	Trench Safety	1,160.00	LF	0.10	116.00
	<b>Section C - Water Oversized 16" Total</b>				<b>\$165,956.00</b>
	<b>Section D - Sanitary Swr Improvements Onsite</b>				
1	8" PVC SDR26	325.00	LF	35.00	11,375.00
2	8" PVC SDR35	6,770.00	LF	28.00	189,560.00
3	10" PVC SDR26	642.00	LF	40.00	25,680.00
4	10" PVC SDR35	219.00	LF	32.00	7,008.00
5	12" PVC SDR26	20.00	LF	42.00	840.00
6	12" PVC SDR35	786.00	LF	34.00	26,724.00
7	15" PVC SDR35	1,012.00	LF	39.00	39,468.00
8	4' Dia Manhole (All Depths)	19.00	EA	3,125.00	59,375.00
9	4' Dia Manhole w/ External Drop (All Depths)	6.00	EA	6,700.00	40,200.00
10	5' Dia Manhole (All Depths)	6.00	EA	5,425.00	32,550.00
11	5' Dia Manhole w/ External Drop (All Depths)	1.00	EA	13,750.00	13,750.00
12	Sanitary Sewer Cleanout	1.00	EA	750.00	750.00
13	Sanitary Sewer Service	211.00	EA	750.00	158,250.00
14	Cement Stabilized Sand Backfill	220.00	LF	40.00	8,800.00
15	Concrete Encasement	110.00	LF	45.00	4,950.00
16	Remove Cleanout & Connect to Existing Line	2.00	EA	1,000.00	2,000.00
17	Testing (Excluding Geotech) & Post-Pvg CCTV	9,774.00	LF	1.00	9,774.00
18	Trench Safety	9,774.00	LF	0.10	977.40
	<b>Section D-San Swr Improvements Onsite Total</b>				<b>\$632,031.40</b>
	<b>Section E - Sanitary Swr Improvements Offsite</b>				
1	8" PVC SDR26	60.00	LF	50.00	3,000.00
2	15" PVC SDR26	434.00	LF	72.00	31,248.00
3	21" PVC F679 PS115 Sanitary Sewer	2,212.00	LF	100.00	221,200.00
4	Concrete Encasement	42.00	LF	65.00	2,730.00
5	5' Dia Manhole (All Depths)	8.00	EA	7,800.00	62,400.00
6	Connect to Existing 21" Sanitary Sewer Line	1.00	EA	2,500.00	2,500.00
7	Type A Grouted Rock Rip Rap (12" Depth)	39.00	SY	100.00	3,900.00
8	Testing (Excluding Geotech) & Post-Pvg CCTV	2,706.00	LF	1.00	2,706.00
9	Trench Safety	2,706.00	LF	0.10	270.60
	<b>Section E-San Swr Improvements Offsite Total</b>				<b>\$329,954.60</b>

(17)

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
<b>Section F - Storm Drainage Improvements</b>					
1	18" RCP Class III	2,074.00	LF	48.00	99,552.00
2	21" RCP Class III	898.00	LF	54.00	48,492.00
3	24" RCP Class III	218.00	LF	64.00	13,952.00
4	27" RCP Class III	116.00	LF	71.00	8,236.00
5	30" RCP Class III	329.00	LF	82.00	26,978.00
6	36" RCP Class III	337.00	LF	110.00	37,070.00
7	4' X 2' RCB Class III	189.00	LF	192.00	36,288.00
8	2 - 5' X 4' MBC Class III	75.00	LF	571.00	42,825.00
9	8' X 4' RCB Class III	142.00	LF	460.00	65,320.00
10	Cement Stabilized Sand Backfill	55.00	LF	50.00	2,750.00
11	10' Std. Curb Inlet	32.00	EA	4,400.00	140,800.00
12	15' Std. Curb Inlet	2.00	EA	5,000.00	10,000.00
13	24" Sloped End Headwall 4:1	1.00	EA	1,500.00	1,500.00
14	27" Sloped End Headwall 4:1	1.00	EA	1,750.00	1,750.00
15	30" Sloped End Headwall 4:1	1.00	EA	2,000.00	2,000.00
16	30" Sloped End Headwall 5:1	1.00	EA	2,500.00	2,500.00
17	36" Sloped End Headwall 4:1	1.00	EA	3,800.00	3,800.00
18	4' X 2' RCB 4:1 Sloped End Headwall	1.00	EA	6,000.00	6,000.00
19	4'X2' RCB 4:1 Sloped End Headwall incl. Std Plate	1.00	EA	6,500.00	6,500.00
20	4' X 2' RCB TXDOT CH-PW-0 4:1 Wingwall	1.00	EA	13,750.00	13,750.00
21	4' X 2' RCB TXDOT SW-0 6:1 Wingwall	1.00	EA	3,000.00	3,000.00
22	2-5' X 4' RCB TXDOT SW-0 4:1 Wingwall	2.00	EA	25,350.00	50,700.00
23	8' X 4' RCB TXDOT SW-0 4:1 Wingwall	1.00	EA	5,000.00	5,000.00
24	8' X 4' RCB TXDOT PW-1 4:1 Wingwall	1.00	EA	15,000.00	15,000.00
25	4' Wide Concrete Flume	8,192.00	SF	7.00	57,344.00
26	8' Wide Concrete Flume	1,112.00	SF	7.00	7,784.00
27	Type A Dry Rock Rip Rap (12" Depth)	411.00	SY	100.00	41,100.00
28	4' Storm Manhole	3.00	EA	2,500.00	7,500.00
29	Trench Safety	4,378.00	LF	0.10	437.80
<b>Section F - Storm Improvements Total</b>					<b>\$757,928.80</b>
<b>Section G-Alternate Utility Items-12" Waterline</b>					
1	12" PVC Waterline	1,160.00	LF	40.00	46,400.00
2	12" Gate Valve & Box	12.00	EA	2,325.00	27,900.00
3	Testing and Chlorination	1,160.00	LF	0.50	580.00
4	Trench Safety	1,160.00	LF	0.10	116.00
<b>Section G-Alt. Utility Items-12" Waterline Total</b>					<b>\$74,996.00</b>
<b>Bid Summary</b>					
<b>Utility Imprvmnts Saddlebrook Estates Phase 2A</b>					
<b>Section A - Water Improvements Onsite</b>					<b>\$558,653.60</b>
<b>Section B - Water Improvements Offsite</b>					<b>\$36,951.00</b>

(11)

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	<b>Section C - Water Improvements Oversized 16"</b>				<b>\$165,956.00</b>
	<b>Section D - Sanitary Swr Improvements Onsite</b>				<b>\$632,031.40</b>
	<b>Section E - Sanitary Swr Improvements Offsite</b>				<b>\$329,954.60</b>
	<b>Section F - Storm Drainage Improvements</b>				<b>\$757,928.80</b>
	<b>Total Base Bid Utilities Saddlebrook 2A</b>				<b>\$2,481,475.40</b>
	<b>Alternate Items Summary</b>				
	<b>Section G-Alternate Utility Items-12" Waterline</b>				<b>\$74,996.00</b>
	<b>Utility Bid Form</b>				
	<b>Saddlebrook Estates Central Tract West Ph 1</b>				
	<b>Section A - Water Improvements Onsite</b>				
1	8" PVC Waterline	288.00	LF	31.00	8,928.00
2	12" PVC Waterline	3,828.00	LF	38.00	145,464.00
3	8" Gate Valve & Box	5.00	EA	1,330.00	6,650.00
4	12" Gate Valve & Box	12.00	EA	2,325.00	27,900.00
5	Fire Hydrant Assembly	8.00	EA	4,650.00	37,200.00
6	1" Residential Water Service & Meter Box	42.00	EA	650.00	27,300.00
7	1" Irrigation Service & Meter Box	1.00	EA	1,200.00	1,200.00
8	Connect to Existing 12" Waterline	2.00	EA	1,000.00	2,000.00
9	2" Flushing Valve	6.00	EA	1,750.00	10,500.00
10	2" ARI Combination Air Release Valve	1.00	EA	5,500.00	5,500.00
11	2" Blow off Valve	1.00	EA	2,500.00	2,500.00
12	Testing and Chlorination	4,116.00	LF	0.50	2,058.00
13	Trench Safety	4,116.00	LF	0.10	411.60
	<b>Section A - Water Improvements Onsite Total</b>				<b>\$277,611.60</b>
	<b>Section B - Water Improvements Offsite</b>				
1	12" PVC Waterline	4,810.00	LF	38.00	182,780.00
2	12" Gate Valve & Box	10.00	EA	2,350.00	23,500.00
3	Connect to Existing 12" Waterline	1.00	EA	1,000.00	1,000.00
4	Fire Hydrant Assembly	9.00	EA	4,700.00	42,300.00
5	2" Flushing Valve	4.00	EA	1,625.00	6,500.00
6	2" ARI Combination Air Release Valve	1.00	EA	5,650.00	5,650.00
7	Open Cut & Replace Pavement	212.00	SY	85.00	18,020.00
8	Testing and Chlorination	4,810.00	LF	0.50	2,405.00
9	Trench Safety	4,810.00	LF	0.10	481.00
	<b>Section B - Water Improvements Offsite Total</b>				<b>\$282,636.00</b>
	<b>Section C - Sanitary Sewer Improvements</b>				
1	8" PVC SDR26	68.00	LF	36.00	2,448.00
2	8" PVC SDR35	177.00	LF	30.00	5,310.00
3	10" PVC SDR26	208.00	LF	40.00	8,320.00
4	10" PVC SDR35	1,503.00	LF	32.00	48,096.00

(17)

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
5	12" PVC SDR35	173.00	LF	35.00	6,055.00
6	Cement Stabilized Sand Backfill	44.00	LF	45.00	1,980.00
7	Concrete Encasement	22.00	LF	50.00	1,100.00
8	4' Dia Manhole (All Depths)	5.00	EA	3,370.00	16,850.00
9	5' Dia Manhole (All Depths)	1.00	EA	5,050.00	5,050.00
10	Connect to Existing 12" Sanitary Sewer Line	1.00	EA	1,000.00	1,000.00
11	4" PVC Service Line	42.00	EA	800.00	33,600.00
12	TV Testing	2,129.00	LF	1.00	2,129.00
13	Trench Safety	2,129.00	LF	0.10	212.90
	<b>Section C - San Swr Improvements Total</b>				<b>\$132,150.90</b>
	<b>Section D - Storm Improvements</b>				
1	18" RCP Class III	527.00	LF	48.00	25,296.00
1	24" RCP Class III	200.00	LF	64.00	12,800.00
2	30" RCP Class III	101.00	LF	82.00	8,282.00
3	36" RCP Class III	446.00	LF	110.00	49,060.00
4	42" RCP Class III	184.00	LF	145.00	26,680.00
5	48" RCP Class III	206.00	LF	175.00	36,050.00
6	2 - 5' X 3' MBC Class III	68.00	LF	500.00	34,000.00
7	3 - 5' X 3' MBC Class III	116.00	LF	725.00	84,100.00
8	Std. 10' Curb Inlet	2.00	EA	4,400.00	8,800.00
9	Std. 15' Curb Inlet	4.00	EA	5,000.00	20,000.00
10	Recessed 10' Curb Inlet	2.00	EA	4,500.00	9,000.00
11	30" 4:1 Sloped End Headwall	1.00	EA	2,000.00	2,000.00
12	42" 4:1 Sloped End Headwall	1.00	EA	5,260.00	5,260.00
13	48" 4:1 Sloped End Headwall	1.00	EA	5,865.00	5,865.00
14	36" RCP TXDOT CH-PW-0 4:1 Wingwall	1.00	EA	5,100.00	5,100.00
15	36" RCP TXDOT CH-FW-0 4:1 Wingwall	1.00	EA	3,500.00	3,500.00
16	2-5' X 3' MBC TXDOT CH-PW-1 4:1 Wingwall	2.00	EA	10,000.00	20,000.00
17	3-5' X 3' MBC TXDOT CH-PW-1 4:1 Wingwall	2.00	EA	15,000.00	30,000.00
18	Type A Dry Rock Rip Rap (12" Depth)	380.00	SY	100.00	38,000.00
19	4' Wide Concrete Flume	4,605.00	SF	7.00	32,235.00
20	Trench Safety	1,848.00	LF	0.10	184.80
	<b>Section D - Storm Improvements Total</b>				<b>\$456,212.80</b>
	<b>Bid Summary</b>				
	<b>Mobilization</b>				<b>\$100,000.00</b>
	<b>Utility Imprvmnts Saddlebrook Estates</b>				
	<b>Central Tract West Phase 1</b>				
	<b>Section A - Water Improvements Onsite</b>				<b>\$277,611.60</b>
	<b>Section B - Water Improvements Offsite</b>				<b>\$282,636.00</b>
	<b>Section C - Sanitary Sewer Improvements</b>				<b>\$132,150.90</b>
	<b>Section D - Storm Improvements</b>				<b>\$456,212.80</b>
	<b>Total Base Bid Utilities Central Tract West</b>				<b>\$1,148,611.30</b>
	<b>Total Utilities Saddlebrook &amp; Central Tract West</b>				<b>\$3,630,086.70</b>

(17)

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	<b>Total Paving Saddlebrook, CTW, TXDOT A &amp; B</b>				<b>\$2,513,314.20</b>
	<b>Project Total Saddlebrook, CTW, TXDOT A &amp; B</b>				<b>\$6,243,400.90</b>

**NOTES:**

## Exclusions;

1. Permits , inspection , testing , bonds , fees and engineering.
2. All City Permits and Inspection Fee's to be paid by owner.
3. Excess utility spoils to be stockpiled within 100' of ditchline.
4. RKM reserves the right to make changes to our bid as reflected by the final and approved drawings.
5. This quote excludes dewatering other than normal working condition pumping.
6. 1 move-in. Additional move-ins at \$ 15,000 ea for Utility Crew and \$25,000 ea for Paving Crew (including plant).
7. Insurance Limits \$ 5,000,000.00
8. Quote is on a unit price basis, any work not specifically quoted or qualified is excluded.
9. Owner to provide RKM with a Tax Exempt Cert.
10. Native backfill over pipe embedment.
11. No Topsoil, grass or Landscaping included.
12. No cleaning of existing systems included.
13. No SWPPP design or submittals or Inspections included.
14. No tree protection or relocation included.
15. Utility locations, Relocations or Protections by others.
16. Any buried debris will be removed at equipment hourly rate.
17. Owner to provide street verifications after excavation work is completed, before RKM moves on-site.
18. Our proposal is based on our utility work being installed prior to any new Gas, Phone, and Electric, Cable or other utilities being installed.
19. We will set all manholes, cleanouts, fire hydrants, valve boxes, and inlet tops to grades provided by your engineers on original installation. Any changes required after the initial installation will be at the owners expense.
20. No street signs, street lights or paving striping included, unless shown on bid below.
21. No sleeves included unless shown below.
22. Start date is based on approval of material submittals and receipt of approved drawings and street grade verification.
23. Due to the Volatility of construction materials our prices are valid for 30 days. Any special material delivery can vary and effect the start time.
24. No brick or stamped paving unless priced as a payable line item.
25. RKM requires 10 days from notice to proceed to begin work.
26. RKM is required to provide our bonding company specific correspondence for all contracts that include, but are not limited to: 1)Project specific funding letters, 2) Notification of progress and final payments that fall outside the contract specific dates, 3) Any changes in project ownership or project funding sources, 4) Any other items requested by the bonding company.
27. In the event billings fall outside the contract specific dates, RKM will follow its collection policy which include, but are not limited to: 1) phone calls, emails and other coorespondence to the individual listed in the contract related to payment with copy to the funding entity, 2) Notification and correspondence with the property owners(s), 3) Notification that a lien will be filed if payment is not received when due.
28. If this bid is accepted the, proposal page and all attachment pages shall be included and become a part of our contract.
29. The above quantities have been estimated for your convenience. However, this proposal is on a unit price basis with payments to be made on actual measured quantities of work completed.
30. This proposal is based on work constructed within the dedicated streets, alleys, and utility easements.
31. This proposal is also based on all engineering, grades, and alignments being furnished by the Owner, together with all necessary permits from the City, County, State or other interested parties, and all inspection fees to be paid by the Owner.
32. On the last day of each month estimates shall be prepared including all of the completed work plus all of the material on hand for the uncompleted portion, and 90% of the estimate shall be paid not later than the 10th day of the following month. Final estimates shall be prepared immediately upon completion and shall be paid in full within (10) ten days after acceptance by the City.
33. Your acceptance of this proposal by signing and returning one copy to us within (10) ten days and the approval by us of credit arrangements will constitute a Contract between us, provided we are allowed to begin construction within fifty days of the original proposal date.
34. This proposal or contract is subject to cancellation if a National Emergency should cause materials to become unavailable



(119)

at the price original bid.

- 35. This bid is based on the utilization of an onsite concrete batch plant for the paving portion of the contract. The location will be designated by the developer. If a batch plant is not feasible then an additional amount will be added to the per square yard price of installed concrete.
- 36. Storm Sewer embedment calculated using rock up to the pipe halfway point.
- 37. Safety Pipe Runners have been EXCLUDED.
- 38. Grade to Drain EXCLUDED.

Accepted By

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

(11)

**Water Pipe 12" to 18" Difference**

Change in unit price:  $\$64.00 - \$40.00 = \$24.00$

$\$24.00 \times 1,160.00 \text{ Linear Feet} = \$27,840.00$

**Gate Valve 12" to 18" Difference**

Change in unit price:  $\$7,585.00 - \$2,325.00 = \$5,260.00$

$\$5,085.00 \times 12.00 \text{ Each} = \$63,120.00$

**Total Difference**

$\$27,840.00 + \$63,120.00 = \$90,960.00$

(18)

**RESOLUTION NO.**

**A RESOLUTION DECLARING INTENT TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT FOR THE PURPOSE OF THE OVERSIZING OF A 16" WATER LINE ASSOCIATED WITH SADDLEBROOK OVERSIZED PARTICIPATION AGREEMENT**

**WHEREAS**, the City of Waxahachie (the "City") intends to issue debt to finance cost to be incurred for the oversizing of a 16" water line associated with the Saddlebrook Oversized Participation Agreement

**WHEREAS**, Treas. Reg. § 1.150-2 (the "Regulation") provides that to fund such reimbursement with proceeds of tax-exempt obligations the City must declare its expectation to make such reimbursement; and

**WHEREAS**, the City desires to preserve its ability to reimburse the expenditures with proceeds of tax-exempt obligations.

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

**SECTION 1**

That the City reasonably expects to reimburse Water Fund with proceeds of debt hereafter to be issued by the City, and this resolution shall constitute a declaration of official intent under the Regulation.

**SECTION 2**

That the City Manager is authorized to take those steps reasonable and necessary to comply with the intent of this resolution including a loan from the Water Fund in an amount not to exceed \$91,000

**SECTION 3**

That this resolution shall take effect immediately from and after the date of passage.

ADOPTED THIS 1<sup>st</sup> day of June, 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Secretary



## Memorandum

To: Honorable Mayor and City Council  
From: Tommy Ludwig, Assistant City Manager  
Thru: Michael Scott, City Manager  
Date: June 1, 2020  
Re: Sanitary Sewer System Point Repairs Contract

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On Monday June 1, 2020 an item will appear before City Council for consideration, associated with sanitary sewer system point repairs at various locations in the amount of \$107,320.04. The work will be performed by G2 General Contractors through the Sourcewell Purchasing Cooperative program. This project will consist of sewer system point repairs at multiple locations throughout the City's wastewater collection system.

This is a planned budgeted expense and is included in the FY 2019-20 Wastewater Collection Budget. This project cost meets the City's budgeted amount for this service. These point repairs were identified during the City's FY 2018-19 Smoke Testing program. Utilizing a contractor to help address these point repairs will help reduce inflow and infiltration while also freeing up field staff to conduct other preventive maintenance throughout the wastewater collection system.

I am available at your convenience should you need any additional information.

Tommy Ludwig



## Memorandum

To: Honorable Mayor and City Council  
From: Tommy Ludwig, Assistant City Manager  
Thru: Michael Scott, City Manager  
Date: June 1, 2020  
Re: Supplemental Appropriation – Trinity River Authority Contract

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On Monday June 1, 2020 a supplemental appropriation to the Water Fund (line 510-000-53106) will appear before City Council for consideration, associated with the Trinity River Authority Contract (TRA) for the maintenance of Bardwell reservoir. This is an annual budgeted expense that is paid to TRA associated with the City's portion of the operation and maintenance of Bardwell Reservoir by the US Army Corps of Engineers (USACE). Per the contract the City is responsible for 45% of operation and maintenance cost.

TRA annually provides the proposed budgeted amount from the USACE to the City while it is preparing its annual budget, however the amount is subject to change. Unfortunately this year the City received a revised amount for Bardwell reservoir maintenance from TRA, after the City's budget was finalized. As a result, the Utilities Department is requesting a supplemental appropriation in the amount of \$56,000 to meet the required maintenance obligations for the remainder of the fiscal year.

However in May 2020 the City received a refund check from TRA in the amount of \$75,000, as the USACE did not utilize the full amount of funds the City budgeted last fiscal year for Bardwell reservoir maintenance. As a result, this settlement will more than offset the supplemental appropriation needed to cover the additional expenses incurred this fiscal year. Staff is working closely with TRA and USACE to ensure future changes can be incorporated into the City's budget prior to adoption, whenever possible.

I am available at your convenience should you need any additional information.

Tommy Ludwig