

# City of *OVILLA* City Council

Rachel Huber, Place One  
Dean Oberg, Place Two

Richard Dormier, Mayor  
Doug Hunt Place Four, Mayor Pro Tem

David Griffin, Place Three  
Michael Myers, Place Five

Monday, May 9, 2022

105 S. Cockrell Hill Road, Ovilla, TX 75154  
6:30 P.M.

Council Chamber Room

## AGENDA

NOTICE is hereby given of a Regular Meeting of the City Council of the City of Ovilla, to be held on Monday, May 9, 2022, at 6:30 P.M. in the Ovilla Municipal Building, Council Chamber Room, 105 S. Cockrell Hill Road, Ovilla, Texas, 75154, for the purpose of considering the following items:

### I. CALL TO ORDER

- Invocation – led by Place 4 Mayor Pro Tem Hunt
- U.S. Pledge of Allegiance and TX Pledge - led by PL1 Huber

### II. COMMENTS, PRESENTATIONS, ANNOUNCEMENTS, PROCLAMATIONS

- Canvassing City of Ovilla Election Results May 16, 2022, 5:30 p.m.
- Municipal Clerks Week May 1<sup>st</sup> – May 7<sup>th</sup>. Proclamation
- Public Works Week May 15<sup>th</sup> – May 21<sup>st</sup>. Proclamation
- National Police Week May 15<sup>th</sup>-May 21<sup>st</sup>. Proclamation

### III. CITIZENS COMMENTS

*The City Council welcomes comments from Citizens. Those wishing to speak must sign in before the meeting begins. Speakers may speak on any topic, whether on the agenda or not. The City Council cannot act upon, discuss issues raised or make any decisions at this time. Speakers under citizens' comments must observe a three-minute time limit. Inquiries regarding matters not listed on the agenda may be referred to Staff for research and possible future action.*

### IV. PUBLIC HEARINGS

- P1. Ordinance No. 2022-02 of The City of Ovilla adopting a new comprehensive plan, known as The Ovilla 2022 Comprehensive Land Use Plan, and providing a mechanism for amendments to The Ovilla Comprehensive Land Use Plan; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date.

- A. Presentation by staff
- B. Public Comment

### V. CONSENT AGENDA

*The following items may be acted upon in one motion. No separate discussion or action is necessary unless requested by a Council Member, in which event those items will be pulled from the consent agenda for individual consideration on the regular agenda during this meeting.*

- C1. Financial Transactions over \$5000
- C2. Minutes of the Regular Council Meeting of April 11, 2022
- C3. Investment Report for January through March 2022

### VI. REGULAR AGENDA

- ITEM 1. DISCUSSION/ACTION – Consideration of and action on an Ordinance 2022-02 Of The City Of Ovilla Adopting A New Comprehensive Plan, Known As The Ovilla 2022 Comprehensive Land Use Plan, And Providing A Mechanism For Amendments To The Ovilla Comprehensive Land Use



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Plan; Providing That This Ordinance Shall Be Cumulative Of All Ordinances; Providing A Severability Clause; And Providing An Effective Date.

- ITEM 2. DISCUSSION/ACTION – Consideration of and action on Ordinance No. 2022-08 an Ordinance of the City of Ovilla, Texas, amending Appendix A, Article A4.000, Section a4.001 “Building Permit Fees” and section A4.002 “Plan Review Fees,” of the Code of Ordinances of the City of Ovilla, Texas; providing revised building permit and inspection fees; providing revised plan review fees; providing a severance clause; providing for incorporation into the Ovilla Code of Ordinances; providing for immediate effect; and providing for publication.
- ITEM 3. DISCUSSION/ACTION – Consideration of and action on Ordinance No. 2022-09 an Ordinance of the City of Ovilla, Texas, amending Chapter 10 (subdivision regulation), Article 10.02, Division 5 (design and improvement requirements); generally prohibiting “flag lots” or “panhandle lots;” providing possible exceptions and waiver of the general prohibition; providing a savings clause; providing a severance clause; providing for incorporation into the code of ordinances; providing for publication; and providing an effective date.
- ITEM 4. DISCUSSION/ACTION – Consideration of and action to appoint a committee to review, interview (if needed), and make a recommendation to the City Council for annual appointments to serve on City Boards and/or Commissions.
- ITEM 5. DISCUSSION/ACTION - Consideration of and action to set the official date for Heritage Day 2022, effecting various assignments to facilitate the success of the 2022 Heritage Day Celebration and festivities.
- ITEM 6. DISCUSSION/ACTION - Consideration of and action on approving the sidewalk and access pathway layout and funding from Cindy Jones Park to the newly installed public restroom and to the new city pavilion
- ITEM 7. DISCUSSION/ACTION – Consideration of and action on a budget amendment to be made at the mid-year budget review to approve the purchase of an electronic marquee sign.
- ITEM 8. DISCUSSION – Discuss the City Council of the City of Ovilla serving as the Board of Adjustments as allowed by Section 211 of the Local Government Code.
- ITEM 9. DISCUSSION – Discussion on the downtown area walking trails and sidewalk plan leading from downtown and into Heritage Park including the layout and funding for the project which may include a budget amendment to be made during the mid-year budget review.
- ITEM 10. DISCUSSION – Discuss options for outdoor furniture for the city pavilion including funding options and the possibility of a mid-year budget amendment to be made during the mid-year budget review.
- ITEM 11. DISCUSSION/ACTION – Consideration of any item(s) pulled from the Consent Agenda for individual consideration and action.

## VI. STAFF REPORTS

- Department Activity Reports / Discussion
  - Police Department
    - Police Activity and Staffing Updates

Police Chief J. Bennett



# City of *OVILLA* City Council

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- Fire Department Fire Chief B. Kennedy
    - Fire Activity and Staffing Updates
  - Public Works Department Public Works Director J. Kuykendall
    - Public Works Activity and Staffing Updates
      - a) Culvert Cleaning Schedule.
      - b) Code Enforcement Update rusted fencing on Cockrell Hill Rd. and Code Violations on Lariat Dr.
      - c) Update on FM 664 funding, moving of utilities, and a general update on the TxDot expansion of the roadway.
  - Finance Department Finance Director S. Jungman
    - Finance Activity and Staffing Updates
  - Administration City Manager P. Woodall
    - Administration Activity and Staffing Updates City Secretary B. Taylor
      - a) Fraud Hotline

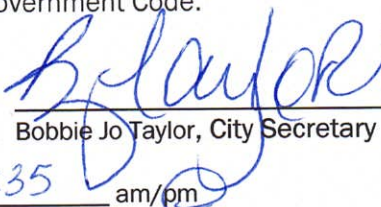
## EXECUTIVE SESSION`

The City Council of the City of Ovilla, Texas, reserves the right to meet in a closed session on any item listed on this Agenda should the need arise, pursuant to authorization by Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), 418.183 (homeland security).

## VII. REQUESTS FOR FUTURE AGENDA ITEMS AND/OR ANNOUNCEMENTS BY COUNCIL AND STAFF

## VIII. ADJOURNMENT

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the May 9, 2022, Regular City Council Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, [www.cityofovilla.org](http://www.cityofovilla.org), on the 5th day of May 2022, prior to 6:00 p.m., in compliance with Chapter 551, Texas Government Code.

  
Bobbie Jo Taylor, City Secretary

DATE OF POSTING: 5/5/22 TIME: 2:35 am/pm  
DATE TAKEN DOWN: \_\_\_\_\_ TIME: \_\_\_\_\_ am/pm

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call 972-617-7262 at least 48 hours in advance. Reasonable accommodation will be made to assist your needs. PLEASE SILENCE ALL CELL PHONES & OTHER ELECTRONIC EQUIPMENT WHILE THE CITY COUNCIL MEETING IS IN SESSION.

*A recording of the meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request.*

**PURSUANT TO SECTION 30.06, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.**

# City of *AVILLA* City Council

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Dean Oberg, Place Two*

*Richard Dormier, Mayor  
Doug Hunt Place Four, Mayor Pro Tem*

*David Griffin, Place Three  
Michael Myers, Place Five*

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CONFORME A LA SECCIÓN 30.06 DEL CÓDIGO PENAL (ENTRADA SIN AUTORIZACIÓN POR TITULAR DE LICENCIA CON UNA PISTOLA OCULTA), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411 DEL CÓDIGO DE GOBIERNO (LEY DE LICENCIAS DE PISTOLAS), NO PUEDE ENTRAR EN ESTA PROPIEDAD CON UNA PISTOLA OCULTA.

PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

CONFORME A LA SECCIÓN 30.07 DEL CÓDIGO PENAL (ENTRADA SIN AUTORIZACIÓN POR TITULAR DE LICENCIA CON UNA PISTOLA VISIBLE), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411 DEL CÓDIGO DE GOBIERNO (LEY DE LICENCIAS DE PISTOLAS), NO PUEDE ENTRAR EN ESTA PROPIEDAD CON UNA PISTOLA VISIBLE.



# Proclamation

53<sup>rd</sup> ANNIVERSARY OF MUNICIPAL CLERKS WEEK  
May 1 - 7, 2022

**Whereas**, The Office of the Municipal Clerk, a time-honored and vital part of local government exists throughout the world, and

**Whereas**, The Office of the Municipal Clerk is the oldest among public servants, and

**Whereas**, The Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies, and agencies of government at other levels, and

**Whereas**, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.

**Whereas**, The Municipal Clerk serves as the information center on functions of local government and community.

**Whereas**, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops, and the annual meetings of their state, provincial, county, and international professional organizations.

**Whereas**, It is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.

**Now, Therefore**, I, Richard Dormier, Mayor of Ovilla, Texas, do recognize the week of May 1 through May 7, 2022, as Municipal Clerks Week, and further extend appreciation to our Municipal Clerks, and to all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Dated this 9 day of MAY 2022

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Richard Dormier  
Mayor

Attest: \_\_\_\_\_

*CITY OF OVILLA*  
*PROCLAMATION*

**WHEREAS**, public works services provided in our community are an integral part of our citizen's everyday lives; and

**WHEREAS**, the support of an understanding and informed public is vital to the efficient operation of public works systems and programs including water, sewer, streets, public buildings, solid waste collection, landfill, wastewater disposal, code enforcement and engineering to provide these essential services to our citizens; and

**WHEREAS**, the health, safety and comfort of this community greatly depends on these facilities and services; and

**WHEREAS**, the quality and effectiveness of these facilities, as well as their planning, design, and construction, is vitally dependent upon the efforts and skills of public works officials; and

**WHEREAS**, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the people's attitude and understanding the importance of the work they perform.

**NOW, THEREFORE**, I, Richard A. Dormier, Mayor of the City of Ovilla, do hereby proclaim the week of May 15-21, 2022, as

**Public Works Week**

*"Building for Today, Planning for Tomorrow" in the City of Ovilla, and I call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions which public works officials make every day to our health, safety, comfort, and quality of life.*

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the seal of the City of Ovilla to be affixed this 9<sup>th</sup> day of May 2022.

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**RICHARD A. DORMIER**  
**MAYOR OF OVILLA**



# **PROCLAMATION**

## **NATIONAL POLICE WEEK 2022**

**WHEREAS**, Police Officers of the Ovilla Police Department stand watch over our citizens, selflessly risking their lives to protect individuals, families, neighborhoods, and property against crime; and

**WHEREAS**, it is important that all citizens recognize the duties, responsibilities, hazards, and sacrifices of local law enforcement agencies; and

**WHEREAS**, Sunday, May 15, 2022, is observed Nationally as Peace Officers Memorial Day in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty; and

**WHEREAS**, the Ovilla Police Department, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered dedicated service to the community.

**NOW, THEREFORE, I, RICHARD A. DORMIER**, as Mayor of the City of Ovilla do hereby declare May 15-21, 2022 as:

### **POLICE WEEK**

in the City of Ovilla, Texas, and hereby publicly salute the service of law enforcement officers in our community.

**IN WITNESS WHEREOF**, I have hereunto set my signature and the seal of the City of Ovilla, this 9<sup>th</sup> day of May, 2022.

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**RICHARD A. DORMIER**  
**MAYOR OF OVILLA**

**COUNCIL PLACE 1 RACHEL HUBER \* COUNCIL PLACE 2 DEAN OBERG**  
**COUNCIL PLACE 3 DAVID GRIFFIN COUNCIL \* PLACE 4 MAYOR PRO TEM DOUG**  
**COUNCIL PLACE 5 MICHAEL MYERS**

05.09.2022

## Public Hearing P1

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To  
Honorable Mayor and Council

From  
Staff

CC  
Applicable Departments

- P1.** Ordinance No. 2022-02 of The City of Ovilla adopting a new comprehensive plan, known as The Ovilla 2022 Comprehensive Land Use Plan, and providing a mechanism for amendments To The Ovilla Comprehensive Land Use Plan; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date.

### BACKGROUND AND JUSTIFICATION:

P1: Ordinance No. 2022-02 Adopting the 2022 Comprehensive Land Use Plan

**STAFF COMMENT:** Ordinance No. 2022.02 Adopts the 2022 Comprehensive Land Use Plan as prepared by the Comprehensive Land Use Committee. The Committee recommended approval of the plan at the final meeting of the Comprehensive Land Use Committee Meeting. The Planning and Zoning Commission has also recommended approval.

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**City of Ovilla**

Tel 972-617-7262

105 S. Cockrell Hill Road  
Ovilla, Texas 75154

[www.cityofovilla.org](http://www.cityofovilla.org)





## LEGAL NOTICE

PUBLISH – April 14<sup>th</sup>

Notice of Public Hearings to adopt the  
Ovilla 2022 Comprehensive Land Use Plan  
(An update to the 2016 Comprehensive Land Use Plan)

In accordance with the laws of the State of Texas, Local Government Code Chapter 213, all interested persons and parties are hereby notified City of Ovilla City Council will hold a public hearing in the City Council Chamber Room at 105 S. Cockrell Hill Road, Ovilla, Texas on **May 9, 2022, at 6:30 p.m.**, for the purpose of hearing evidence, testimony, and comments from all interested persons and parties concerning the proposed ordinance:

**AN ORDINANCE ADOPTING A NEW COMPREHENSIVE PLAN, KNOWN AS THE OVILLA 2022 COMPREHENSIVE LAND USE PLAN, AND PROVIDING A MECHANISM FOR AMENDMENTS TO THE OVILLA COMPREHENSIVE LAND USE PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Any interested persons and parties, if they desire, may submit any information they wish to be considered to the City Secretary prior to the date of the public hearings or may appear at the public hearings to be heard, or both. The complete 2022 Comprehensive Land Use Plan is available for review at the Ovilla Municipal Building, 105 S. Cockrell Hill Road, Ovilla, TX 75154, and on the City's website [www.cityofovilla.org](http://www.cityofovilla.org).

*The facility is wheelchair accessible. If you plan to attend and you have a disability that requires special arrangements, please notify the City Secretary 48 hours in advance of the hearings so that reasonable accommodations can be made. For sign interpretive services, please call 72 hours in advance.*

05.09.2022

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## Consent Items C1-C3

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To  
Honorable Mayor  
and Council

- C1. Financial Transactions over \$5000
- C2. Minutes of the Regular Council Meeting of April 11, 2022
- C3. Investment Report for January through March 2022

From  
Staff

CC  
Applicable  
Departments

### BACKGROUND AND JUSTIFICATION:

C1: Financial Transactions over \$5000

**STAFF RECOMMENDATION:** Staff recommends approval

C2: Minutes of the Regular Council Meeting of April 11, 2022

**STAFF RECOMMENDATION:** Staff recommends approval.

C3. Investment Report for January through March 2022

**STAFF RECOMMENDATION:** Staff recommends approval.

City of Ovilla

Tel 972-617-7262

105 S. Cockrell Hill Road  
Ovilla, Texas 75154

[www.cityofovilla.org](http://www.cityofovilla.org)







**Date: May 9, 2022**

**To: Honorable Mayor and Council Members**

**Subject: Transactions over \$5,000 From  
October 1, 2021 thru  
March 31, 2022**

**From:**

**Sharon Jungman – Finance Director**

# City of Ovilla

4/27/2022 10:39 AM

## Accounts Payable Transaction Detail Report for Transactions over \$5,000 10/1/2021 - 3/31/2022

### 100 - General Fund

### Account 100-2311000

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
10/12/2021	10/12/2021	AP Invoice	TMRS-Employer 10/9/2021	T. M. R. S.	PY10152021		5,380.28	0.00	(5,380.52)
10/27/2021	10/27/2021	AP Invoice	TMRS-Employer 10/23/2021	T. M. R. S.	PY10292021		5,903.87	0.00	(11,284.39)
11/10/2021	11/10/2021	AP Invoice	TMRS-Employer 11/6/2021	T. M. R. S.	PY11122021		5,373.68	0.00	(16,658.07)
11/23/2021	11/23/2021	AP Invoice	TMRS-Employer 11/20/2021	T. M. R. S.	PY11242021		5,691.99	0.00	(22,350.06)
12/8/2021	12/8/2021	AP Invoice	TMRS-Employer 12/4/2021	T. M. R. S.	PY12102021		5,652.70	0.00	(28,002.76)
12/21/2021	12/21/2021	AP Invoice	TMRS-Employer 12/18/2021	T. M. R. S.	PY12232021		5,723.63	0.00	(33,726.39)
1/5/2022	1/5/2022	AP Invoice	TMRS-Employer 1/1/2022	T. M. R. S.	PY172022		6,036.07	0.00	(39,762.46)
1/20/2022	1/20/2022	AP Invoice	TMRS-Employer 1/15/2022	T. M. R. S.	PY1212022		6,173.96	0.00	(45,936.42)
2/2/2022	2/2/2022	AP Invoice	TMRS-Employer 1/29/2022	T. M. R. S.	PY242022		5,759.07	0.00	(51,695.49)
2/17/2022	2/17/2022	AP Invoice	TMRS-Employer 2/12/2022	T. M. R. S.	PY2182022		5,918.24	0.00	(57,613.73)
3/3/2022	3/3/2022	AP Invoice	TMRS-Employer 2/26/2022	T. M. R. S.	PY342022		5,946.76	0.00	(63,560.49)
3/16/2022	3/16/2022	AP Invoice	TMRS-Employer 3/12/2022	T. M. R. S.	PY3182022		5,880.04	0.00	(69,440.53)
Total							69,440.29	0.00	

### 100 - General Fund

### Account 100-2311500

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
10/12/2021	10/12/2021	AP Invoice	Federal Withholding 10/9/2021	Internal Revenue Service	PY10152021		5,857.19	0.00	(5,857.09)
10/27/2021	10/27/2021	AP Invoice	Federal Withholding 10/23/2021	Internal Revenue Service	PY10292021		7,004.53	0.00	(12,861.62)
11/10/2021	11/10/2021	AP Invoice	Federal Withholding 11/6/2021	Internal Revenue Service	PY11122021		5,527.05	0.00	(18,388.67)
11/23/2021	11/23/2021	AP Invoice	Federal Withholding 11/20/2021	Internal Revenue Service	PY11242021		6,201.61	0.00	(24,590.28)
12/8/2021	12/8/2021	AP Invoice	Federal Withholding 12/4/2021	Internal Revenue Service	PY12102021		6,026.78	0.00	(30,617.06)
12/21/2021	12/21/2021	AP Invoice	Federal Withholding 12/18/2021	Internal Revenue Service	PY12232021		6,005.03	0.00	(36,622.09)
1/5/2022	1/5/2022	AP Invoice	Federal Withholding 1/1/2022	Internal Revenue Service	PY172022		6,096.88	0.00	(42,718.97)
1/20/2022	1/20/2022	AP Invoice	Federal Withholding 1/15/2022	Internal Revenue Service	PY1212022		6,094.23	0.00	(48,813.20)
2/2/2022	2/2/2022	AP Invoice	Federal Withholding 1/29/2022	Internal Revenue Service	PY242022		5,615.11	0.00	(54,428.31)
2/17/2022	2/17/2022	AP Invoice	Federal Withholding 2/12/2022	Internal Revenue Service	PY2182022		6,235.70	0.00	(60,664.01)
3/3/2022	3/3/2022	AP Invoice	Federal Withholding 2/26/2022	Internal Revenue Service	PY342022		6,117.47	0.00	(66,781.48)



3/16/2022	3/16/2022	AP Invoice Federal Withholding 3/12/2022	Internal Revenue Service	PY3182022		5,761.75	0.00	(72,543.23)
Total						<u>72,543.33</u>	<u>0.00</u>	

**100 - General Fund**

**Account 100-2312150**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
11/10/2021	11/10/2021	AP Invoice	ER PD UHC 11/6/2021	United Health Care	PY11122021		13,190.73	0.00	(13,190.73)
12/8/2021	12/8/2021	AP Invoice	ER PD UHC 12/4/2021	United Health Care	PY12102021		13,673.32	0.00	(26,864.05)
1/5/2022	1/5/2022	AP Invoice	ER PD UHC 1/1/2022	United Health Care	PY172022		13,673.32	0.00	(40,537.37)
2/2/2022	2/2/2022	AP Invoice	ER PD UHC 1/29/2022	United Health Care	PY242022		13,673.32	0.00	(54,210.69)
3/3/2022	3/3/2022	AP Invoice	ER PD UHC 2/26/2022	United Health Care	PY342022		14,155.91	0.00	(68,366.60)
Total							<u>68,366.60</u>	<u>0.00</u>	

**100 - General Fund**

**Account 100-10-52220**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
12/2/2021	12/2/2021	AP Invoice	Ellis Central Appraisal District	Ellis Central Appraisal District	2022-26-01	052340	5,198.93	0.00	5,198.93
3/17/2022	3/17/2022	AP Invoice	SECOND QT PAYMENT	Ellis Central Appraisal District	2022-26-02	052718	5,198.93	0.00	10,397.86
Total							<u>10,397.86</u>	<u>0.00</u>	

**100 - General Fund**

**Account 100-10-55240**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
3/24/2022	3/24/2022	AP Invoice	BUDGETING SOFTWARE	ClearGov Inc.	2022-11681	052748	9,625.00	0.00	9,625.00
Total							<u>9,625.00</u>	<u>0.00</u>	

**100 - General Fund**

**Account 100-10-55520**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
11/19/2021	11/19/2021	AP Invoice	ASBESTOS ABATEMENT/105 S COCKRELL HILL RD	North Texas Environmental & Demolition Services	8621 A-G	052281	9,950.00	0.00	9,950.00
11/24/2021	11/24/2021	AP Invoice	BUILDING MAINTENANCE	Centennial Contracting Inc	021378	052310	16,550.00	0.00	26,500.00
Total							<u>26,500.00</u>	<u>0.00</u>	

**100 - General Fund**

**Account 100-10-57420**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
3/24/2022	3/24/2022	AP Invoice	DRAWINGS FOR CITY HALL	Mottla Enterprises, Inc.	03232022	052755	11,700.00	0.00	11,700.00
Total							<u>11,700.00</u>	<u>0.00</u>	

**100 - General Fund**

**Account 100-16-52160**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
10/8/2021	10/8/2021	AP Invoice	QUARTERLY FEES	TML Intergovernmental Risk Pool	5016 100121	052123	10,140.64	0.00	10,140.64

1/20/2022	1/20/2022	AP Invoice	TML Insurance for Jan.-March 2022	TEXAS MUNICIPAL LEAGUE IRP	5016 01/01/22	052539	21,630.95	0.00	31,771.59
Total							31,771.59	0.00	

**100 - General Fund**

**Account 100-16-52545**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
2/2/2022	2/2/2022	AP Invoice	NEW PHONES AND COMPUTERS	NetGenius, Inc.	1446	052579	7,552.36	0.00	7,552.36
Total							7,552.36	0.00	

**100 - General Fund**

**Account 100-16-55450**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
3/4/2022	3/4/2022	AP Invoice	UTILITIES EXPENSE	Gexa Energy LP	329811534	052669	5,000.66	0.00	5,000.66
Total							5,000.66	0.00	

**100 - General Fund**

**Account 100-16-55640**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
10/8/2021	10/8/2021	AP Invoice	QUARTERLY FEES	TML Intergovernmental Risk Pool	5016 100121	052123	5,053.16	0.00	5,053.16
1/20/2022	1/20/2022	AP Invoice	TML Insurance for Jan.-March 2022	TEXAS MUNICIPAL LEAGUE IRP	5016 01/01/22	052539	5,053.16	0.00	10,106.32
Total							10,106.32	0.00	

**100 - General Fund**

**Account 100-16-55756**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
12/23/2021	12/23/2021	AP Invoice	First of 5 annual pmts. for ROW for Widening 664 Between Westmoreland & FM1387	Texas Department of Transportation	RCSJ 1051-01-052052444	052444	52,718.56	0.00	52,718.56
Total							52,718.56	0.00	

**100 - General Fund**

**Account 100-20-52380**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
10/29/2021	10/29/2021	AP Invoice	COMMUNICATIONS CONTRACT	City of Midlothian	OVILLA 100121	052192	20,475.00	0.00	20,475.00
11/19/2021	11/19/2021	AP Invoice	RADIO SERVICE AGREEMENT FYE 2021-2022	City of Midlothian	RSA 2022-14	052271	7,391.00	0.00	27,866.00
Total							27,866.00	0.00	

**100 - General Fund**

**Account 100-20-52390**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
11/10/2021	11/10/2021	AP Invoice	ANNUAL MEMBERSHIP FEES	City of Midlothian	SRRG-22-7	052238	8,250.00	0.00	8,250.00
Total							8,250.00	0.00	

**100 - General Fund**

**Account 100-20-55240**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
10/14/2021	10/14/2021	AP Invoice	CRIMES SOFTWARE 10/2021-9/2022	Sam Houston State University	10/1/2021	052134	16,500.00	0.00	16,500.00



Total 16,500.00 0.00

**100 - General Fund**

**Account 100-20-55520**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
11/24/2021	11/24/2021	AP Invoice	BUILDING MAINTENANCE	Centennial Contracting Inc	021378	052310	13,240.00	0.00	13,240.00
Total							13,240.00	0.00	

**100 - General Fund**

**Account 100-30-52380**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
11/19/2021	11/19/2021	AP Invoice	RADIO SERVICE AGREEMENT FYE 2021-2022	City of Midlothian	RSA 2022-14	052271	8,558.00	0.00	8,558.00
Total							8,558.00	0.00	

**100 - General Fund**

**Account 100-30-52385**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
1/13/2022	1/13/2022	AP Invoice	EMERGENCY MEDICAL TRANSPORTATION 1ST QUARTER 10/21-12/21	City of Midlothian	EMS123121	052506	15,889.75	0.00	15,889.75
Total							15,889.75	0.00	

**100 - General Fund**

**Account 100-30-55520**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
11/24/2021	11/24/2021	AP Invoice	BUILDING MAINTENANCE	Centennial Contracting Inc	021378	052310	31,210.00	0.00	31,210.00
3/24/2022	3/24/2022	AP Invoice	BUILDING REPAIR- FIRE DEPARTMENT	Centennial Contracting Inc	022054	052746	7,455.00	0.00	38,665.00
Total							38,665.00	0.00	

**100 - General Fund**

**Account 100-30-55545**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
1/27/2022	1/27/2022	AP Invoice	VEHICLE EXPENSES	Siddons-Martin Emergency Group, LLC	14408636	052567	7,065.28	0.00	7,065.28
2/10/2022	2/10/2022	AP Invoice	VEHICLE REPAIRS (VIN 1856)	STEWART & STEVENSON LLC	298183	052608	8,856.31	0.00	15,921.59
Total							15,921.59	0.00	

**100 - General Fund**

**Account 100-30-57450**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
2/10/2022	2/10/2022	AP Invoice	BROKER FEE BRUSH TRUCK	MSC 30762 FENTON FIRE EQUIPMENT INC	3921	052600	7,250.00	0.00	7,250.00
Total							7,250.00	0.00	

**100 - General Fund**

**Account 100-40-55240**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
10/8/2021	10/8/2021	AP Invoice	ANNUAL SUBSCRIPTION 9/1/21 - 8/31/21	Gov Pilot	2021-1170	052118	7,500.00	0.00	7,500.00



Total	7,500.00	0.00
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**100 - General Fund**
**Account 100-45-55465**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
10/8/2021	10/8/2021	AP Invoice	SERVICES FOR AUGUST 2021	Community Waste Disposal	1195926	052096	23,522.85	0.00	23,522.85
10/8/2021	10/8/2021	AP Invoice	SERVICES FOR SEPTEMBER 2021	Community Waste Disposal	1205790	052096	23,537.78	0.00	47,060.63
11/19/2021	11/19/2021	AP Invoice	SERVICES FOR OCTOBER 2021	Community Waste Disposal	1216528	052273	23,478.06	0.00	70,538.69
1/6/2022	1/6/2022	AP Invoice	Trash Collection for Dec. 2021	Community Waste Disposal	1241501	052478	23,492.99	0.00	94,031.68
2/10/2022	2/10/2022	AP Invoice	WASTE SERVICES FOR JANUARY 2022	Community Waste Disposal	1252197	052591	25,979.08	0.00	120,010.76
3/8/2022	3/8/2022	AP Invoice	WASTE SERVICE FOR FEBRUARY	Community Waste Disposal	126565	052695	26,457.58	0.00	146,468.34
Total							146,468.34	0.00	

**100 - General Fund**
**Account 100-50-57450**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
12/2/2021	12/2/2021	AP Invoice	VEHICLE EXPENSES	Rush Truck Centers of Texas, LP	1019-18913	052353	85,986.04	0.00	85,986.04
Total							85,986.04	0.00	

**100 - General Fund**
**Account 100-60-57440**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
12/10/2021	12/10/2021	AP Invoice	PARK EQUIPMENT	Landmark Equipment, Inc.	35965	052371	11,000.00	0.00	11,000.00
2/23/2022	2/23/2022	AP Invoice	FENCE - LAND IMPROVEMENTS	B & R Fence Co., LLC	1070	052640	17,479.00	0.00	28,479.00
Total							28,479.00	0.00	

**200 - Water And Utilities Fund**
**Account 200-70-57440**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
11/19/2021	11/19/2021	AP Invoice	SECURITY/PW	Bat Security	72284	052263	6,426.00	0.00	6,426.00
Total							6,426.00	0.00	

**200 - Water And Utilities Fund**
**Account 200-75-55460**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
11/19/2021	11/19/2021	AP Invoice	WATER PURCHASE 10/1/21-11/1/21	City of Dallas	050302301494	052270	39,652.51	0.00	39,652.51
12/23/2021	12/23/2021	AP Invoice	WATER PURCHASED 11/2/21 - 12/3/21	City of Dallas	050302323211	052434	32,821.44	0.00	72,473.95
1/20/2022	1/20/2022	AP Invoice	WATER PURCHASED 12/4/21-1/5/22	City of Dallas	050302341286	052525	33,506.48	0.00	105,980.43
3/4/2022	3/4/2022	AP Invoice	WATER PURCHASED	City of Dallas	050302373193	052662	32,150.88	0.00	138,131.31
3/24/2022	3/24/2022	AP Invoice	WATER PURCHASED	City of Dallas	050302396698	052747	25,843.24	0.00	163,974.55
Total							163,974.55	0.00	

**200 - Water And Utilities Fund****Account 200-75-57440**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
3/24/2022	3/24/2022	AP Invoice	SMART METER PROGRAM-BROADMOOR	Smart Earth Technologies, LLC	11261	052764	9,125.35	0.00	9,125.35
Total							9,125.35	0.00	

**200 - Water And Utilities Fund****Account 200-80-55463**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
10/8/2021	10/8/2021	AP Invoice	ROCRWS-DEBT SERVICE	Trinity River Authority of Texas	BH 1608	052124	9,066.00	0.00	9,066.00
10/14/2021	10/14/2021	AP Invoice	ROCRWS-DEBT SERVICES	Trinity River Authority of Texas	BH 1614	052141	9,060.00	0.00	18,126.00
12/10/2021	12/10/2021	AP Invoice	ROCRWS-DEBT SERVICE	Trinity River Authority of Texas	BH1620	052383	36,996.00	0.00	55,122.00
12/23/2021	12/23/2021	AP Invoice	ROCRWS- OPERATIONS/DEBT SERVICES	Trinity River Authority of Texas	BH 1626	052447	36,996.00	0.00	92,118.00
1/20/2022	1/20/2022	AP Invoice	BILLING FOR FEBRUARY	Trinity River Authority of Texas	BH 1632	052541	36,996.00	0.00	129,114.00
2/17/2022	2/17/2022	AP Invoice	ROCRWS-O&M/DEBT SVC	Trinity River Authority of Texas	BH 1638	052634	36,996.00	0.00	166,110.00
3/17/2022	3/17/2022	AP Invoice	TRA WATER TREATMENT	Trinity River Authority of Texas	BH 1644	052734	36,996.00	0.00	203,106.00
Total							203,106.00	0.00	

**200 - Water And Utilities Fund****Account 200-80-56440**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
3/4/2022	3/4/2022	AP Invoice	EQUIPEMENT REPAIR	Peterson Pump and Motor Service	22-0003	052675	5,020.00	0.00	5,020.00
Total							5,020.00	0.00	

**200 - Water And Utilities Fund****Account 200-85-52260**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
2/2/2022	2/2/2022	AP Invoice	ENGINEERING SERVICES FOUNDERS PARK	Estes Electric, Inc	16446	052574	8,665.00	0.00	8,665.00
Total							8,665.00	0.00	

**400 - Debt Service Fund****Account 400-15-57941**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
1/27/2022	1/27/2022	AP Invoice	2021 GOR BOND INTEREST	Wilmington Trust, National Association	011822	052570	8,126.54	0.00	8,126.54
Total							8,126.54	0.00	

**500 - Municipal Development District Fund****Account 500-10-9109217**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
2/10/2022	2/10/2022	AP Invoice	ARCHITECT SERVICES FOR PD	Mottla Enterprises, Inc.	013022	1040	17,200.00	0.00	17,200.00
Total							17,200.00	0.00	

**600 - 4B Economic Development Fund****Account 600-10-8102240**

Post Date	Tran Date	Source	Line Description	Vendor	Invoice #	Check #	Debit	Credit	Balance
3/8/2022	3/8/2022	AP Invoice	AUDIT	BKD, LLP	BK01533468	1047	6,552.00	0.00	6,552.00
Total							<u>6,552.00</u>	<u>0.00</u>	



**CITY OF OVILLA MINUTES**  
**Monday, April 11, 2022**  
**Regular City Council Meeting**  
**105 S. Cockrell Hill Road, Ovilla, TX 75154**

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Mayor Dormier called the Council Meeting of the Ovilla City Council to order at 6:30 PM, in the Ovilla Council Chamber Room, 105 S. Cockrell Hill Road Ovilla TX 75154, with notice of the meeting duly posted.

The following City Council Members were present:

Rachel Huber	Council Member, Place 1
Dean Oberg	Council Member, Place 2
David Griffin	Council Member, Place 3
Doug Hunt	Mayor Pro Tem, Place 4
Michael Myers	Council Member, Place 5

Mayor Dormier noted that all members of the Council were in attendance, thus constituting a quorum. The city manager, city secretary, department directors, and various staff were also present.

**CALL TO ORDER**

PL 5 Myers gave the invocation and PL1 Huber led the reciting of the U.S. Pledge of Allegiance and the Pledge to the Texas Flag.

**ANNOUNCEMENTS, PROCLAMATIONS, PRESENTATIONS, COMMENTS**

None

**CITIZEN COMMENTS:**

- Leo Wrobel, 100 Ovilla Oaks, business use of property located at 100 Ovilla Oaks.
- Penny Story, 106 S. Summit St. Red Oak, Red Oak ISD Bond Package.
- Oswaldo Molina, 224 Lariat Tr., Code Enforcement violations on Lariat Dr.

**CONSENT AGENDA –**

- C1.** Financial Transactions over \$5000
- C2.** Minutes of the Regular Council Meeting of March 14, 2022
- C3.** Ordinance No. 2022.07 allows for billing adjustments for inaccurate water meter readings.
- C4.** Resolution No. 2022-04 appointing a deputy city secretary.
- C5.** Simply Pure Cleaning Services janitorial agreement.

PL4 Mayor Pro Tem Hunt motioned to approve all consent agenda items.

Seconded by PL5 Myers

No oppositions, no abstentions.

***VOTE: The motion to approve carried unanimously: 5-0***

*Richard Dormier, Mayor*  
*Rachel Huber, Place One*  
*Dean Oberg, Place Two*

1

*Doug Hunt, Place Four*  
*David Griffin, Place Three*  
*Michael Myers, Place Five*

**REGULAR AGENDA**

- ITEM 1. DISCUSSION/ACTION** – Consideration of and action on Resolution R2022-03 accepting the annual financial audit report for the year ending September 30, 2021, prepared by BKD CPAs and Advisors.

Josh Finley and Tiffany Keating, BKD CPAs and Advisors presented the council with the annual financial audit report for the year ending September 30, 2021. Mr. Finley advised that the City of Ovilla has an unmodified clean opinion of the audited financials.

PL4 Mayor Pro Tem Hunt motioned to approve Resolution R2022-03 accepting the annual financial audit report for the year ending September 30, 2021, as prepared by BKD CPAs and Advisors.  
Seconded by PL2 Oberg

No oppositions, no abstentions.

***VOTE: The motion to approve carried unanimously: 5-0***

- ITEM 2. DISCUSSION/ACTION** – Discuss and consider options for the city-owned property located at 708 W. Main St. including the 2.4 acres of landlocked property behind 708 W. Main St. known as the Switzer Property. Options include but are not limited to the potential sale, deed restrictions, and possible development by the City

The City Council discussed options for the development of the property including a possible Food Truck Park or restaurant. The council came to the consensus that the City should not move forward with the sale of the property at this time. PL 1 Huber reminded the Council that a water well is on the property and will need to be capped or filled prior to moving forward with the development of the property. Mayor Dormier instructed staff to bring to the council for consideration costs for placing a surface for parking and picnic tables for the property.

No Action

- ITEM 3. DISCUSSION** –Receive an update on the City of Ovilla's Pavilion from City Staff and discuss potential naming rights and optional program ideas for planting trees as donations or memorials.

Park Supervisor, Ainsley Jarvis, addressed the council advising of the progress of the pavilion. Mr. Jarvis stated that the pavilion should be completed within the next month weather permitting.

The council discussed ideas for naming rights and a program that would allow citizens to plant a tree around the pavilion. The staff was directed to bring to the council a recommendation for a program to be implemented for the rental of the pavilion, naming rights, and the planting of the trees.

Discussion only

- ITEM 4. DISCUSSION/ACTION** – Discuss and consider updating the content of the monthly departmental reports to the City Council.

The council discussed the need to possibly extend the data of the reports that are provided to the council by department heads on a monthly basis. The council came to a consensus that the reports will remain as are and will continue to be sent to the council prior to the council meetings so that if any questions are in need of being addressed the council can contact the city secretary to have the specific item added to the agenda.

No action

**ITEM 5. DISCUSSION/ACTION** – Consideration of any item(s) pulled from the Consent Agenda for individual consideration and action.

### **STAFF REPORTS**

- |                                                |                                     |
|------------------------------------------------|-------------------------------------|
| • Police Department                            | Police Chief J. Bennett             |
| ➤ Police Activity and Staffing Updates         |                                     |
| • Fire Department                              | Fire Chief B. Kennedy               |
| ➤ Fire Activity and Staffing Updates           |                                     |
| • Public Works Department                      | Public Works Director J. Kuykendall |
| ➤ Public Works Activity and Staffing Updates   |                                     |
| • Finance Department                           | Finance Director S. Jungman         |
| ➤ Finance Activity and Staffing Updates        |                                     |
| • Administration                               | City Manager P. Woodall             |
| ➤ Administration Activity and Staffing Updates | City Secretary B. Taylor            |

### **EXECUTIVE SESSION**

The City Council of the City of Ovilla, Texas, reserves the right to meet in a closed session on any item listed on this Agenda should the need arise, pursuant to authorization by Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), 418.183 (homeland security).

**A. Convene into Executive Session. 7:35 p.m.**

**ES ITEM 1. DISCUSSION** - Closed Session called pursuant to Section §551.071 of the Texas Government Code. Consultation with City Attorney — Consultation with the city attorney on the following matters in which the attorney's duty of confidentiality under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the requirements of the Texas Open Meetings Act.

Ambulance Service Contract

**ES ITEM 2. DISCUSSION** - Closed Meeting – Called pursuant to Section 551.071 of the Texas Government Code. Consultation with the City Attorney regarding contemplated litigation of a claim by Justin Smith.



**ES ITEM 3. DISCUSSION/ACTION** –Any action necessary or appropriate as a result of the closed executive session.

None

*B. Reconvene into Regular (Open) Session. 8:35 p.m.*

**REQUESTS FOR FUTURE AGENDA ITEMS AND/OR ANNOUNCEMENTS BY COUNCIL AND STAFF**

PL2 Oberg requested that a discussion on the culvert cleaning schedule and an update to the code enforcement concerns on Lariat Dr. be placed on the next agenda.

PL3 Griffin requested an update on the utility in the TxDot Right of Way along FM 664 and a discussion on the walking trails and sidewalks in downtown.

PL4 Mayor Pro Tem Hunt requested that an update on the rusted fence on Cockrell Hill Rd. be placed on the agenda.

PL5 Myers requested a discussion on a Fraud Hotline as suggested by the city audit team be placed on the agenda.

**ADJOURNMENT**

PL4 Mayor Pro Tem Hunt made a motion to adjourn. PL2 Oberg seconded the motion. There being no further business, Mayor Dormier adjourned the meeting at 8:39 p.m.

No oppositions, no abstentions.

***VOTE: The motion to approve carried unanimously: 5-0***

\_\_\_\_\_  
Richard Dormier, Mayor

ATTEST:

\_\_\_\_\_  
Bobbie Jo Taylor, City Secretary

**APPROVED: May 9, 2022**

*Richard Dormier, Mayor  
Rachel Huber, Place One  
Dean Oberg, Place Two*

*Doug Hunt, Place Four  
David Griffin, Place Three  
Michael Myers, Place Five*



**Date: May 9, 2022**

**To: Honorable Mayor and Council Members**

**Subject: Investment Report for  
January thru March 2022**

**From:**

**Sharon Jungman – Finance Director**

# City of Ovilla

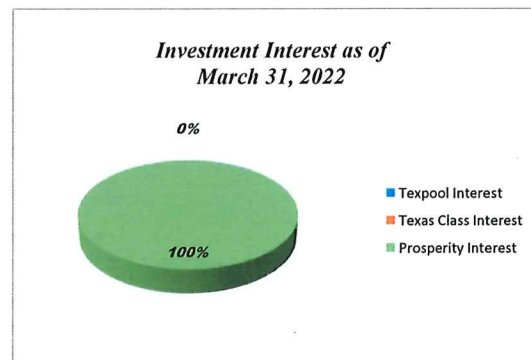
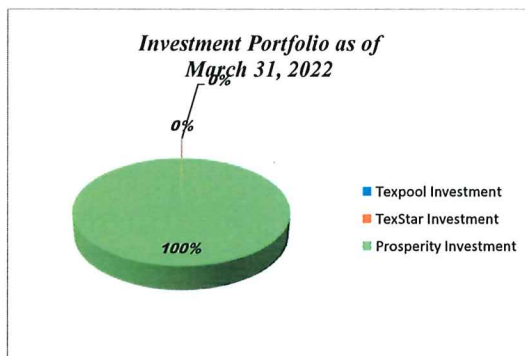
## Investment Portfolio Summary - As of March 31, 2022

Investment Types	% of Total Investments	Account Balance as of 3-31-22
<b>TexPool Investment</b>		
Water Fund- 8761	0.00%	\$ 324.45
<b>Texpool Total</b>	<b>0.00%</b>	<b>324.45</b>
<b>TexStar Investment</b>		
Gen. Fund 1110	0.05%	3,948.12
Gen. Fund Reserve 1120	0.01%	983.83
Sewer Impact Fee 3540	0.04%	3,341.00
Water Fund 5340	0.02%	1,478.54
Water Fund 5350	0.02%	1,212.27
<b>TexStar Total</b>	<b>0.15%</b>	<b>10,963.76</b>
<b>Prosperity Investment</b>		
CD GF Reserve 0608	0.78%	58,545.08
CD GF Reserve -0694	0.00%	0.00
4B EDC 3691	13.89%	1,046,361.96
MDD 7451	3.89%	292,855.29
Park Improvement 7613	0.00%	57.54
Police - Leose 8220	0.00%	1.79
Bryson Manor 8662	4.08%	306,936.74
Employee Benefit Trust 8777	0.02%	1,342.05
General Acct. 9437	77.20%	5,814,705.36
<b>Prosperity Total</b>	<b>99.07%</b>	<b>7,520,805.81</b>
<b>Total Investment</b>	<b>99.22%</b>	<b>7,532,094.02</b>

Investment Interest Types	% of Total Interest	Amount of Interest earned from Jan. Thru March 2022
<b>Tex Pool Interest</b>		
Water Fund- 8761	0.00%	0.00
<b>TexPool Qtr. Interest Total</b>	<b>0.00%</b>	<b>0.00</b>
<b>TexStar Class Interest</b>		
Gen. Fund 1110	0.00%	0.34
Gen. Fund Reserve 1120	0.00%	0.10
Sewer Impact Fee 3540	0.00%	0.27
Water Fund 5340	0.00%	0.14
Water Fund 5350	0.00%	0.12
<b>Texas Class Qtr. Interest Total</b>	<b>0.01%</b>	<b>0.97</b>
<b>Prosperity Interest</b>		
CD GF Reserve 0608	0.12%	14.75
CD GF Reserve -0694	1.09%	131.18
4B EDC 3691	14.69%	1,768.39
MDD 7451	4.16%	501.05
Park Improvement 7613	0.00%	0.00
Police - Leose 8220	0.00%	0.00
Bryson Manor 8662	4.40%	529.17
Employee Benefit Trust 8777	0.08%	9.68
General Acct. 9437	75.44%	9,079.27
<b>Prosperity Quarterly Interest Total</b>	<b>98.78%</b>	<b>12,033.49</b>
<b>Total Quarterly Interest</b>	<b>98.79%</b>	<b>12,034.46</b>


Investment Types	% of Total Investments	Amount
Texpool Investment	0.00%	\$ 324.45
TexStar Investment	0.15%	\$ 10,963.76
Prosperity Investment	99.85%	7,520,805.81
<b>Total Investment</b>	<b>100.00%</b>	<b>7,532,094.02</b>

Investment Interest Types	% of Total Interest	Amount
Texpool Interest	0.00%	0.00
Texas Class Interest	0.01%	0.97
Prosperity Interest	99.99%	12,033.49
<b>Total Interest</b>	<b>100.00%</b>	<b>12,034.46</b>



### COMPLIANCE STATEMENT

The investment portfolio presented in these reports conforms in all respects to the investment policies of the City of Ovilla, Texas; and is being managed under the investment strategy developed and approved by the Ovilla City Council.

  
Sharon Jungman - Director of Finance

  
Pam Woodall - City Manager

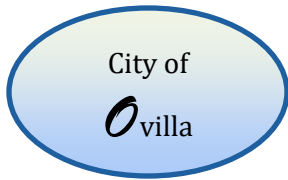
  
Date

  
Date



## Interest Earned in every Bank Account for Jan. Thru March 2022

	January	February	March	Total
<b>TexPool Investment</b>				
Water Fund- 8761	0.00	0.00	0.00	0.00
<b>TexStar Investment</b>				
Gen. Fund 1110	0.00	0.00	0.34	0.34
Gen. Fund Reserve 1120	0.00	0.00	0.10	0.10
Sewer Impact Fee 3540	0.00	0.00	0.27	0.27
Water Fund 5340	0.00	0.00	0.14	0.14
Water Fund 5350	0.00	0.00	0.12	0.12
	0.00	0.00	0.97	0.97
<b>Prosperity Investment</b>				
CD GF Reserve 0608	14.75	0.00	0.00	14.75
CD GF Reserve -0694	0.00	131.18	0.00	131.18
4B EDC 3691	598.27	550.18	619.94	1,768.39
MDD 7451	171.53	156.19	173.33	501.05
Park Improvement 7613	0.00	0.00	0.00	0.00
Police - Leose 8220	0.00	0.00	0.00	0.00
Bryson Manor 8662	182.17	164.63	182.37	529.17
Employee Benefit Trust 8777	3.26	3.21	3.21	9.68
General Acct. 9437	2,701.95	2,951.50	3,425.82	9,079.27
<b>Prosperity Total</b>	3,671.93	3,956.89	4,404.67	12,033.49
<b>Total Interest</b>	<b>3,671.93</b>	<b>3,956.89</b>	<b>4,405.64</b>	<b>12,034.46</b>



# Ovilla City Council

## AGENDA ITEM REPORT Item 1

Meeting Date: May 9, 2022

Department: Administration

☒ Discussion ☒ Action

Budgeted Expense: ☒ YES ☐ NO ☐ N/A

Submitted By: Staff

Reviewed By: ☒ City Manager

☒ City Secretary

☒ City Attorney

☐ Finance Director

☒ Other: Staff & CLUP Committee

### AGENDA ITEM:

**ITEM 1. DISCUSSION/ACTION** – Consideration of and action on an Ordinance 2022-02 Of The City Of Ovilla Adopting A New Comprehensive Plan, Known As The Ovilla 2022 Comprehensive Land Use Plan, And Providing A Mechanism For Amendments To The Ovilla Comprehensive Land Use Plan; Providing That This Ordinance Shall Be Cumulative Of All Ordinances; Providing A Severability Clause; And Providing An Effective Date.

### Attachments:

1. Ordinance 2022-02 Adopting A New Comprehensive Plan
2. Planning and Zoning Recommendation
3. The Ovilla 2022 Comprehensive Land Use Plan

### Discussion / Justification:

**BACKGROUND:** Local Government Code Chapter 213 advises the update of a Comprehensive Land Use Plan (CLUP) to be conducted every 5-years for long-range planning and development of the municipality. This CLUP is a guide to shape and control the physical development of the community; with the purpose of promoting the sound development of municipalities and promoting public health, safety, and welfare. The CLUP review, amendment, and adoption occurred in 2016. In 2021, the Thoroughfare section of the CLUP was updated. This PLAN shall be reviewed and additionally, land use assumptions adopted shall be in a manner that complies with Subchapter C, Chapter 395 and incorporated in a comprehensive plan.

January 2021 staff initiated the update to the PLAN with the governing body's direction to begin solicitation for committee membership. During the April 12, 2021, Council meeting, seven applicants were appointed. One additional committee member was appointed at the February 2022 Council meeting. Multiple meetings occurred with the CLUP Review Committee resulting in several recommended updates to the current plan.

Brief summary of updates to the Plan:

1. Undeveloped Land
2. Municipal Facilities
3. Parks and open spaces
4. Collector Streets (Red Oak Creek)
5. All charts and data information
6. All maps

The Planning and Zoning Commission recommended approval of the new updated Plan at their May 2, 2022, regular meeting.

<b>Recommendation / Staff Comments:</b>
<p>Planning and Zoning Recommends: Approval</p> <p>Staff Recommends: Approval</p>
<b>Sample Motion(s):</b>
<p>I move to accept/deny Ordinance 2022-02 Of The City Of Ovilla Adopting A New Comprehensive Plan, Known As The Ovilla 2022 Comprehensive Land Use Plan, And Providing A Mechanism For Amendments To The Ovilla Comprehensive Land Use Plan.</p>



## City of OVILLA Planning & Zoning Commission Recommendation to the City Council

ITEM 1. **DISCUSSION/ACTION** – Ordinance No. 2022-02 of The City of Ovilla adopting a new Comprehensive Plan, known as the Ovilla 2022 Comprehensive Land Use Plan, and providing a mechanism for amendments to the Ovilla Comprehensive Land Use Plan; providing that this Ordinance shall be cumulative of all Ordinances; providing a severability clause; and providing an effective date, and forward recommendation to the Ovilla City Council for consideration

\*\*\*\*\*

PLANNING AND ZONING Members present, and upon a record vote to TAKE NO ACTION

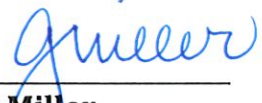
PL1 Gray AYE  
PL2 Lewis ABSENT  
PL3 Lynch AYE  
PL4 Whittaker AYE

PL5 Muckleroy AYE  
PL6 Hart AYE

5 FOR  
0 AGAINST  
0 ABSTAIN

  
Presiding Officer of P&Z

3/7/2022  
Date

  
G Miller  
Deputy City Secretary

3/7/2022  
Date



## **ORDINANCE No. 2022-02**

**AN ORDINANCE ADOPTING A NEW COMPREHENSIVE PLAN, KNOWN AS THE OVILLA COMPREHENSIVE LAND USE PLAN, AND PROVIDING A MECHANISM FOR AMENDMENTS TO THE OVILLA COMPREHENSIVE LAND USE PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Ovilla is a Type A general law municipality located in Ellis and Dallas Counties, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, the City Council finds that it is in the interest of promoting sound development and promoting the health, safety, and welfare of citizens of the City of Ovilla and its extraterritorial jurisdiction to adopt a new Comprehensive Land Use Plan, known as the Ovilla Comprehensive Land Use Plan, to establish policies for the long-range development of the City; and

**WHEREAS**, the Planning and Zoning Commission has reviewed the proposed Ovilla Comprehensive Land Use Plan; and

**WHEREAS**, public hearings were held by the Planning and Zoning Commission of the City on March 7, 2022, at 6:00 P.M., and by the City Council on March 14, 2022, at 6:30 P.M., with respect to the adoption of the Ovilla Comprehensive Land Use Plan; and

**WHEREAS**, the City has complied with all requirements of Chapter 213 of the Local Government Code, and all other laws dealing with notice, publication, and procedural requirements for the adoption of a new Comprehensive Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OVILLA, TEXAS:**

### **SECTION 1.**

The Comprehensive Land Use Plan, known as the Ovilla Comprehensive Land Use Plan, attached hereto as Exhibit "A", is hereby adopted as the Comprehensive Land Use Plan of the City of Ovilla, and shall supersede and amend all previously adopted comprehensive plans.

### **SECTION 2.**

The process of amending the Future Land Use Plan shall be the same as that required to amend the City's Zoning Ordinance, including all notice and public hearing requirements. Amendments to the Future Land Use Plan and the City's Zoning Ordinance may be concurrently processed and approved.

### **SECTION 3.**

This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Ovilla, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which

event the conflicting provisions of such ordinances and such Code are hereby repealed.

**SECTION 4.**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 5.**

This ordinance shall be in full force and effect from and after its passage, and it is so ordained.

**PASSED, APPROVED** and **ADOPTED** by the City Council, the City of Ovilla, Texas, on this the \_\_\_\_ day of \_\_\_\_\_, 2022.

---

Richard Dormier, Mayor

ATTEST:

---

Bobbie Jo Taylor, City Secretary

APPROVED AS TO FORM:

---

Ron G. MacFarlane, Jr., City Attorney

SMALL TOWN,  
BIG HEART.



# COMPREHENSIVE LAND USE PLAN

2022

OVILLA, TEXAS

# City of Ovilla

## Comprehensive Land Use Plan

April 2022

*Original Plan  
adopted 2000*

*First Update  
adopted 2010*

*Second Update  
adopted 2016*

*Third Update  
adopted 2022*

*2000 Plan Revised by:*

**MPRG inc.**   
Municipal Planning Resources Group, Inc.

*2010 Plan Revised by:*

**Kimley»Horn**  
Expect More. Experience Better.

*2022 Plan Revised by:*

**Kimley»Horn**  
Expect More. Experience Better.



# **City of Ovilla, Texas Comprehensive Land Use Plan**

## **City Council**

Richard Dormier, Mayor  
Doug Hunt, Place 4, Mayor Pro Tem  
Place 1, Rachel Huber      Place 2, Dean Oberg  
Place 3, David Griffen      Place 5, Michael Myers

## **Planning and Zoning Commission**

Carol Lynch, Chair (Place 3)  
Alan Whittaker, VP (Place 4)  
Place 1, Patrick Gray      Place 2, Josh Lewis  
Place 5, Dani Muckleroy      Place 6, Fred Hart  
Place 7, Vacant

## **Staff**

Pam Woodall, City Manager  
Bobbie Jo Taylor, City Secretary

## **Prepared by:**

City of Ovilla  
Comprehensive Land Use Plan Review Committee

**April 2022**

## **The Comprehensive Land Use Plan Review Committee**

John Knight, Chair

Karl Kouns

Dani Muckleroy

Gary Jones

Michael Mohon

Kenneth Rarick

Alan Whittaker

Windy Zabochnik

The Comprehensive Land Use Plan Review Committee is comprised of residents and representatives from the various City Council appointed Boards.

Over several months, the Comprehensive Land Use Update Committee conducted a series of open meetings to which the public was invited to attend and participate in the process of updating the Comprehensive Land Use Plan for the City of Ovilla.

**City of Ovilla**  
**Comprehensive Land Use Plan**  
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## **Acknowledgements**

This Comprehensive Land Use Plan represents the culmination of field studies, analyses, and input from citizens and City Staff regarding the present and future development of the City of Ovilla, Texas. The document provides a statement of goals and objectives, an analysis of demographic characteristics, an inventory of existing conditions, a description of long range plans for thoroughfares, land use, and parks, and implementation measures which practically apply the land use principles described herein to existing and future development.

Chapter 211 of the Texas Local Government Code gives municipalities the authority to zone property, stating that this must be done *in accordance with a comprehensive plan*. This Plan is intended to provide the policy-making bodies of the City of Ovilla with guidelines and standards for zoning issues and future development. It is important to note that this document is nothing more than a plan, it does not represent law or entitle or place legal restrictions upon property. Chapter 219 of the Local Government Code states that "a comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries." The Comprehensive Land Use Plan, therefore, is an important tool in the process of land use and development, but does not replace or amend the zoning ordinance or zoning map of the City.

In order for this Plan to be a viable tool for the City of Ovilla, the methods of implementation contained in this document should be adopted. These measures will serve to strengthen the Comprehensive Plan, and help ensure that it is a useful tool to guide, shape, and control the physical development of the community. One of the recommendations of this Comprehensive Land Use Plan is that the Plan be reviewed annually, and potentially revised every five years. The planning process is a cycle, and in order for this document to serve the citizens and staff of Ovilla, it must be continuously maintained and updated as circumstances and desires of the citizenry change.

This 2022 update to the 2010 Comprehensive Land Use Plan is presented by the City of Ovilla Comprehensive Land Use Plan Review Committee. The Committee extends appreciation to the City Council, Planning and Zoning Commission, City Staff, and citizens of Ovilla for their input and participation in the update process. The Committee also wishes to acknowledge the services of Kimley Horn and Associates, Inc. in the preparation of the 2022 update to the Comprehensive Plan and Municipal Planning Resources Group, Inc. in the preparation of the original 2000 Comprehensive Land Use Plan.

## **Chapter 1. General Information**

### **Purpose**

The purpose of a Comprehensive Land Use Plan is to give direction to future development in order to avoid the creation of incompatible physical impacts. Although nothing will insure that all land will develop exactly as it should, directed planning will enable City leaders to address many potential problems before they become permanent and undesirable landmarks. The Comprehensive Land Use Plan covers the entire jurisdiction of the municipality and has a long time horizon, typically 20 years. However, it is recommended that a revision of the Plan be completed at least once every five years.

In addition to the theoretical purpose of developing a Comprehensive Land Use Plan, there are also practical and legal reasons for this effort to be completed. The legal authority for preparing a Comprehensive Land Use Plan is found in state statutes that provide municipal authority for comprehensive planning and for zoning. Chapter 219 of the Texas Local Government Code specifically empowers cities to "adopt a comprehensive plan for the long range development of the municipality." The stated purpose in the state statutes is "for the purpose of promoting sound development of municipalities and promoting health, safety, and welfare." Section 211.004 of the Texas Local Government Code, which authorizes zoning, states, "Zoning regulations must be adopted *in accordance with a comprehensive plan...*" (emphasis added). This legislation establishes the City's authority in making zoning decisions in accordance with the Comprehensive Land Use Plan.

### **History**

The first settlers came to the area eight years after Texas won independence from Mexico, migrating primarily from Tennessee and Missouri. These settlers were part of the Peters Group, which contracted with the Republic of Texas to establish the first empresario colony which became known as the Peters Colony. As with many communities in the area, the primary business was farming and ranching. Ovilla was founded by Jonathan, Samuel, and William Billingsley in 1844 on the upper reach of Red Oak Creek. As there were no roads or houses in the area, the first inhabitants lived in tents. The tents were placed in a circular arrangement from which came the name Ovilla, meaning "a circle of houses." The early settlers had some interaction with the Kickapoo, Tonquaway, Bedai, Anadarco, Waco and other friendly Indian tribes who often hunted the surrounding prairie.

Each of the families received a section of land (one mile square, or 640 acres) for homesteading, and single men over 17 received a half-section (320 acres). Settlement of the area continued after Texas joined the United States of America in December of 1845. By 1871, the first post office was established which resulted in the official naming of the settlement as Ovilla. The first cotton gin was built in 1885, just south of what is now central Ovilla, and the first blacksmith shop opened in 1888. By 1890, Ovilla had six stores including a candy store, ice cream store, and a dry goods store, with a resident population of 150. In 1900, the first bank in the area opened (Farmers Merchant Bank of Ovilla). The local Ovilla Post Office was closed in 1906 with mail now coming from Red Oak. Farming continued to be the major industry in the area through 1950.

Ovilla incorporated on May 27, 1963 as the result of a close election (23 votes to 18 votes), the population at the date of its incorporation was 219 and included 56 properties. When the cotton gin closed in 1966, Ovilla began to see residential development resulting from expansion of the Dallas area and surrounding suburbs. Today, Ovilla is characterized by primarily semi-rural residential development with a population over 3000.

*\* Portions excerpted from Ovilla: A History by Karen Miller Pickard, 1988 with supplemental information from Ovilla, Texas History Book compiled by the Ovilla Historical Society, 1996.*

## **Location**

The City of Ovilla is located less than eighteen miles south of downtown Dallas and is nestled between State Highway 67 and Interstate Highway 35E. Ovilla is situated in northern Ellis County and southern Dallas County with the cities of Cedar Hill, Desoto, Glenn Heights, Oak Leaf, and Midlothian adjacent to it. Ovilla is positioned to take advantage of the residential and supporting commercial growth from south Dallas County while maintaining the rural hometown atmosphere. There is an abundance of undeveloped property within the Ovilla city limits and additional area in the Ovilla extraterritorial jurisdiction (ETJ) for future growth.

## **Planning Process**

Although the planning process may differ from community to community depending on the individual needs of the citizens, there are some common elements found in most Comprehensive Land Use Plans. The Planning Process usually begins with an inventory phase. Before planning for the future, it is important to have a sense of the present state of the city and the probable future direction of the city. The Ovilla comprehensive planning process started with a data gathering and forecasting phase.

Public input is critical to the development and ultimate success of a Comprehensive Land Use Plan. In order for the Plan to accurately reflect the desires of the community, it is necessary to provide opportunities for the public to participate in the planning process. A Citizens Planning Committee was formed to draw input for the Comprehensive Plan from various groups active in the City of Ovilla. Some of these representatives were from governmental bodies, some from community organizations, some from home owners or neighborhood groups and some from the Ovilla businesses. The Comprehensive Land Use Plan Review Committee reviewed and revised the goals and objectives for the Ovilla Comprehensive Plan. The Committee met during the spring of 2000 to identify critical issues facing the community and then prioritize these issues in order to adopt goals, objectives, and implementation strategies. The community goals and objectives developed by the Comprehensive Land Use Plan Review Committee are included in the Goals and Objectives chapter of this document.

The third phase of the planning process is the formulation of the plan. The current conditions of the city, the Goals and Objectives formulated with the citizens' input, and professional planning principles are considered and weighed, in order to determine the most desirable outcome for the City at the point of total development. Major emphasis was placed on the development of a Master Thoroughfare Plan that provided for significant improvements to the roadway network in Ovilla. With the proposed transportation system as the framework, various alternative land use configurations were considered. Once the analysis was complete, decisions were made as to what alternative(s) was the most beneficial to the community and that could best achieve the goals and objectives set forth in phase two of the planning process.

Following the adoption of the Plan by the City, the implementation phase is a very important part of the planning process. By establishing an implementation plan, city leaders provide a mechanism by which the Goals and Objectives in the Comprehensive Plan can be realized. A number of methods may be used to implement the Comprehensive Plan, and the City may choose one or a combination of these methods. Implementation measures are discussed further in the Implementation chapter of this document.

In many cases, municipalities consider the planning process complete when it reaches the point of implementation. However, it is important to note that the planning process is a cycle. Depending upon growth rates occurring in a city, all elements of the comprehensive planning process should be addressed at least every five years. As the planning process continues, the land use plan will change and evolve. Land use, demographics, the economy, and development patterns greatly affect the growth rate and pattern of a city. By reviewing the Plan on a regular basis, decision makers may be assured that it continuously represents the changing needs of the citizenry. The twenty-year planning period should never be realized, but should continually be extended five more years at the occasion of each revision.



## Methodology

The planning process began with the division of existing land use within the City into the following general land use categories:

- **Residential**

**Low Density** – Single Family Residential Homes, this includes a broad range of housing sizes and values, it generally includes all detached single family houses regardless of the size of the lot or the size of the house.

**Moderate Density** – Duplexes, Fourplexes, Townhouses, this includes a broad range of housing types that fall between the single family residential use and apartments, generally a large percentage of the moderate density residential may be rental units, although townhouses and condominiums are structured to accommodate individual home ownership.

**Manufactured Housing** – These residential units are not site built, but manufactured in a factory and brought to the home site, the houses are inspected at the factory in conformance with the building standards of the industry (in the past similar housing was referred to as mobile homes), generally these units are clustered in manufactured housing parks or subdivisions.

**High Density** – Apartments or multifamily residential range from small apartment developments to large apartment complexes with amenities, generally apartments in the north Texas area are restricted to three story “garden” apartments, although some cities do allow high-rise apartments.



- **Commercial**

Commercial land uses included a broad range of retail sales, service retail, office, mixed use office/retail, small businesses, restaurants, entertainment uses and other commercial business establishments.

- **Industrial**

Industrial land uses included major manufacturing and warehouse uses, industrial fabrication and assembly, heavy commercial uses with an abundance of outside storage, and other heavy and light industrial uses.

- **Public/Semi-Public**

Public and Semi-Public land uses include all governmental uses (city, county, state or federal), schools, churches or other religious institutions, and some public utility uses.

- **Parks and Open Space**

Parks and Open Space uses include all existing public parks, privately maintained recreational uses, floodplains/floodways and other properties being used for open space.

- **Vacant (Undesignated Land Use)**

Properties that are shown as Vacant or Undeveloped land are classified as such because they are not “developed” in an urban (or suburban) sense. These properties may be used for agricultural uses such as grazing/ranch land or cultivation for seasonal crops, but the properties have not been developed with a permanent urban land use. Some of the properties may ultimately be agricultural or permanent open space to buffer between incompatible land uses, but for the purposes of this plan they are considered as available for a more suburban type land use.

Information of the existing conditions of both land use and demographics was then compiled. The information was presented to the Comprehensive Land Use Plan Review Committee. In addition, basic planning principles were introduced to enable the Comprehensive Land Use Plan Review Committee to plan for the future of Ovilla according to sound planning principles.

## Chapter 2. Goals & Objectives

### Purpose & Definition

The foundation of a Comprehensive Land Use Plan is the set of Goals and Objectives developed through the public participation process. The City of Ovilla Goals and Objectives are tangible directives raised by citizens to guide the development of the city moving forward. These directives were used to establish the relationships among land uses on the Future Land Use Plan Map, and will guide officials as they make decisions regarding growth and development of the City.

In order to provide an understanding of what is required in the development of Goals and Objectives, the following definitions are provided:

**Goals** are general statements of the community's desired ultimate physical, social, economic, or environmental status. Goals set the standard with respect to the community's desired quality of life.

**Objectives** are the approaches used to achieve the quality of life expressed by the community's goals. They identify the critical issues and provide direction in steering the city toward eventual achievement of its goals.

**Policies** are the means by which objectives are carried out in order to achieve the goals of the City. Policies outline specific procedures to achieve a desired objective. Policies should be as specific and as measurable as possible so that they can be put into action with consistency and their effectiveness can be evaluated. Brief examples of Goals, Objectives, and Policies are provided in the following section.

### Example of Goals, Objectives, & Policies

**Goal (General in nature, relating to quality of life):** "All residential development within the City shall promote the health, safety, and welfare of all citizens of the community."

**Objective (Denotes approach toward achieving the goal):** "The City will establish proper development controls that require prior approval and monitoring of residential development."

**Policy (Adopted directive establishing official means by which objectives are implemented):** "The City will adopt applications and procedures for site plan reviews, preliminary platting, final platting, and engineering designs."

## Goals & Objectives Development Process

The City of Ovilla places importance on public input in local government. The Comprehensive Land Use Plan Review Committee met several times over a period of months in order to develop the Goals and Objectives related to General Land Use, Residential, Commercial, Industrial, Community Facilities, Thoroughfares and Parks and Open Space. The following final Goals and Objectives should be used to guide the development of the City of Ovilla through the next twenty years.

### OVILLA GENERAL LAND USE GOALS & OBJECTIVES

#### Goal 1

---

Preserve the aspects of the community that residents find attractive, such as quality of life, small town/rural atmosphere, natural vegetation and open spaces.

*Objective 1-1*

Promote continued involvement by the City during the design process of new development.

*Objective 1-2*

Encourage programs that continue a positive aesthetic character for Ovilla and improve areas lacking in such.

*Objective 1-3*

Maintain the town's rural/small town heritage where appropriate.

### OVILLA THOROUGHFARES GOALS & OBJECTIVES

#### Goal 2

---

Incorporate and develop a well defined and maintained system of thoroughfares, collectors and local roads whereby also encouraging the development of local roadways that promote circulation and ensure the safety and general welfare of neighborhoods.

*Objective 2-1*

Develop programs and action plans for upgrading and maintaining roads and streets.

*Objective 2-2*

Evaluate the condition of streets and establish priorities for regular repair and maintenance.

## OVILLA COMMERCIAL GOALS & OBJECTIVES

### Goal 3

---

Provide for adequate retail commercial development in the future to assist the tax base for the city.

Objective 3-1

Plan for non-residential land uses in locations that are suitable for such uses.

Objective 3-2

Coordinate with the Ovilla Type B Economic Development Corporation to identify and recruit new business to diversify the City's tax base in order to provide for a mix of municipal, commercial, retail and office uses.

Objective 3-3

Attract businesses that will add to the aesthetic quality of the community.

### Goal 4

---

Encourage continued development of the commercial area in "downtown" Ovilla.

Objective 4-1

Incorporate and preserve the historic area of town.

Objective 4-2

Coordinate with the Ovilla Type B Economic Development Corporation to identify and recruit new business to diversify the City's tax base in order to provide for a mix of municipal, commercial, retail and office uses.

Objective 4-3

Develop guidelines that encourage the historic bulk, construction, and aesthetics of structures so that the historic integrity of the area is not diminished.

Objective 4-4

To increase the aesthetic appeal of the downtown area, explore with property owners and businesses the development of tools such as site-specific architectural guides and a Type B Economic Development Corporation façade improvement grant program.

### Goal 5

---

Provide for smaller neighborhood oriented commercial, retail and office use in limited areas (being Ovilla Road to the City Municipal Complex) in accordance with the Comprehensive Land Use Plan.

**Objective 5-1**

Coordinate the development of neighborhood oriented commercial, retail and office uses in concert with thoroughfare improvements.

## **OVILLA INDUSTRIAL GOALS & OBJECTIVES**

### **Goal 6**

---

Identify areas that may be suitable for future industrial development within the City.

**Objective 6-1**

Industrial uses appropriate within these areas should be those targeted uses that are non-polluting with no external storage or manufacturing operations.

**Objective 6-2**

Where industrial development is appropriate, encourage the development of planned industrial areas to accommodate and promote cluster industries, research, development, other value added activities and support uses. Other uses, such as hotels, offices, commercial, institutional, and residential that serve the projected workforce and residential population and/or encourage internal automobile trip capture shall be encouraged, with accessory uses.

**Objective 6-3**

Encourage the incorporation of common architectural, signage, and landscape themes within future industrial development in accordance with current City adopted standards.

## **OVILLA RESIDENTIAL GOALS & OBJECTIVES**

### **Goal 7**

---

Preserve and protect the character of existing neighborhood areas.

**Objective 7-1**

Promote a feeling of community and encourage neighborhood connectivity.

**Objective 7-2**

Promote policies and ordinances that maintain and enhance existing residential areas through tools such as code enforcement.

**Objective 7-3**

Maintain a policy of protecting neighborhoods through the provision of transitional zoning between residential and newly established retail or commercial uses.



## Goal 8

---

Designate the preponderance of land uses as residential, with single-family housing of low density.

### Objective 8-1

Encourage new development to be compatible with the character of existing densities and structures.

### Objective 8-2

Continue to plan for residential areas to have lots 15,000 square feet or greater.

## OVILLA COMMUNITY FACILITIES GOALS & OBJECTIVES

## Goal 9

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Provide residents with the best and most cost effective community services available.

### Objective 9-1

Plan and design the most efficient and cost effective arrangement of land uses that allows Ovilla to distinguish itself with high quality public services and seek to partner with regional and County agencies to fund continued efforts in this regard.

### Objective 9-2

Provide adequate water and sewer service throughout the city.

### Objective 9-3

Provide a coordinated plan addressing the need for future municipal facility expansion needs.

## Goal 10

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Maintain and expand upkeep of government and community facilities, or creation of new community facilities while not compromising commitment to efficient, quality services.

## OVILLA PARKS & OPEN SPACE GOALS & OBJECTIVES

## Goal 11

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Promote the preservation of natural vegetation and open spaces that maintain the attractive rural atmosphere of the City of Ovilla. In addition to policies and procedures, promotion may be accomplished through the proactive communication via channels available to the City.

**Objective 11-1**

Incorporate into the overall parks and open space system areas with large trees, substantial vegetation, creeks and floodways.

**Objective 11-2**

Discourage development that could be environmentally hazardous or noxious to the City and residents, mitigating damages to natural areas through perpetual preservation.

**Objective 11-3**

Encourage preservation and expansion of greenbelt areas, especially along creeks throughout the city.

**Objective 11-4**

Encourage the preservation and planting of native trees and vegetation.

## **Goal 12**

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Develop a variety of parks, open spaces and recreation facilities compatible with the environment and designed to serve both the active and passive recreational needs of the citizens.

**Objective 12-1**

Encourage the dedication of property for the City's park system by development.

## **Goal 13**

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Develop a cost-effective system of parks and open space network in a manner which promotes optimum utilization of the system in a safe, clean and orderly atmosphere by the citizens of Ovilla.

## Chapter 3. Population

### Methodology

The population of a city plays a large role in long range planning exercises. In order to provide public facilities and services that will best serve the future needs of the citizenry, it is necessary to study the past and present size of the community, and finally to make projections that cover the planning period, in this case, 20 years. Population data for the Ovilla Comprehensive Land Use Plan was gathered from the U.S. Census Bureau and the North Central Texas Council of Governments (NCTCOG).

The current population for the City of Ovilla is 4,190. The City has shown a steady increase in population since its incorporation in 1963. The population of Ovilla has increased at an average rate of 5.05 percent per year, since 1970, the earliest available U.S. Census figures. The historic population trend for Ovilla is demonstrated in *Table 3.1, Historic Population of Ovilla, Texas*.

**Table 3.1**  
**Historic Population of Ovilla, Texas**

Year	Population	Change in Population per period	Average Change in Population per year
1970	339	--	--
1980	1,067	728	73 residents
1990	2,027	960	96 residents
2000	3,405	1378	138 residents
2010	3,492	87	9 residents
2015	3,690	198	39 residents
2020	4,140	648	65 residents
2021	4,190	50	50 residents

Source: U.S. Census Bureau, NCTCOG

### Future Population

In order to project the future population of Ovilla, it is necessary to analyze past trends in the City's population. By studying the City's historic rate of growth, future population figures may be predicted, and ultimate build-out projections may be made. The average annual growth rate for the city of Ovilla was calculated using the following formula:

$$\left(1 + \frac{(P_n - P_0)}{x}\right)^x - 1 = \text{Average Annual Population Growth}$$

Where:  $P_n$  = New Population  
 $P_0$  = Old Population

$x$  = Number of years between  $P_n$  and  $P_0$

The population of the City of Ovilla grew at an average annual rate of 5.05 percent from 1970 until the present, and at a slower rate of 2.37 percent from 1990 until the present. With conditions remaining constant, it is reasonable to conclude that the City will continue to grow at a rate between these two figures, which would indicate an estimated total population of between 6,694 and 11,232 persons in the year 2041.

The key phrase in the previous statement is "conditions remaining constant." The addition of one or more large scale employers in Ovilla or the near vicinity could significantly change the population growth rate experienced by the City. Population projections obtained using 2.37 percent and 5.05 percent average growth rates appear in *Table 3.2, Historic and Future Populations for the City of Ovilla, Texas*.

**Table 3.2**  
**Historic and Future Populations for the City of Ovilla, Texas**

<b>Year</b>	<b>Historic Population</b>	<b>Lower Projection 2.37%</b>	<b>Higher Projection 5.05%</b>
1970	339		
1980	1,067		
1990	2,027		
2000	3,405		
2010	3,492		
2015	3,700		
2016	3,820		
2017	3,920		
2018	4,040		
2019	4,090		
2020	4,140		
2021	4,190		
2022		4,289	4,402
2023		4,391	4,624
2024		4,495	4,858
2025		4,602	5,103
2026		4,711	5,361
2027		4,822	5,632
2028		4,937	5,917
2029		5,054	6,216
2030		5,173	6,530
2031		5,296	6,860
2032		5,421	7,207
2033		5,550	7,571
2034		5,681	7,954
2035		5,816	8,356
2036		5,954	8,778
2037		6,095	9,222
2038		6,240	9,688
2039		6,387	10,177
2040		6,539	10,692
2041		6,694	11,232

*Source: U.S. Census Bureau, NCTCOG, Projections Estimated.*

### *Population at Build-out*

As discussed in the next chapter, over half of the property within the City of Ovilla's 5.7 square miles City limits is undeveloped land. This means that there is an abundance of land for residential development and future population growth. In addition to the property that is already in the City limits, the City of Ovilla has an extra-territorial jurisdiction (ETJ) of approximately 4.3 square miles. If all the ETJ is eventually annexed into the Ovilla City Limits, the ultimate size of the city will be ten square miles (10 sq. mi.). The build-out population occurs when all of the properties planned for residential uses in the entire planning area are completely developed. Based upon U.S. Census Bureau (2010) information, Kimley Horn and Associates, Inc. projects an estimated buildout population between 9,519 and 15,123 people.

With the projected future population for the next 20 years being 6,694 to 11,232, the City of Ovilla will reach 44 percent to 74 percent of the build-out population within the planning period for this plan. If the above trends continue, Ovilla will reach build-out sometime in the next 16 to 25 years.

In the near future, Ovilla can expect a steady continued growth, which will be managed most effectively by careful planning and citizen involvement in the governmental process.



## Chapter 4. Existing Land Use

### General Land Use Characteristics

Before developing a plan for the future, a city must first have an understanding of its present condition. In addition to demographic data, this understanding is gained through an analysis of existing land use, which represents how land is currently being used. An analysis of current land use can provide documentation of development trends that have been and are being established. This analysis will also provide City officials with an opportunity to correct trends that may be detrimental to future development and to initiate policies that will encourage development in accordance with goals and objectives developed by the citizens.

### Survey of Existing Data Sources

A survey of Geographic Information System (GIS) data provided by Dallas Central Appraisal District and Ellis Appraisal District was conducted in December 2009 and adjusted in 2016 and in March 2022 to reflect current conditions in order to identify existing land use conditions in the City of Ovilla to be included in the Comprehensive Land Use Plan. Of the approximately 3,512 acres (5.7 square miles) that make up the City, approximately 1,941 acres are developed as residential, commercial, or institutional. The remaining 1,571 acres are currently undeveloped or used as roadways or agricultural uses. The categories of land use, corresponding acreage, and total percentages are shown in *Table 4.1, Summary of Existing Land Use in Ovilla, Texas 2022*. The physical locations of the different land uses within the City may be found on *Figure 4.1, Existing Land Use Map 2022*.

**Table 4.1**  
**Summary of Existing Land Use in Ovilla, Texas 2022**

<b>Land Use</b>	<b>Acres</b>	<b>% of Developed</b>	<b>% of Total</b>
Residential (Single-Family)	1,843	95%	52%
Residential-Vacant	87	n/a	2%
Commercial	62	3%	2%
Commercial-Vacant	4	n/a	0%
Agricultural	1,425	n/a	41%
Public / Semi-Public	90	5%	3%
<i>Total Developed</i>	<i>1,941</i>		<i>59%</i>
<i>Total Undeveloped</i>	<i>1,571</i>		<i>41%</i>
<b>Total Land Area</b>	<b>3,512</b>		

The summary of existing land use categories maintained by the appraisal districts in Dallas County and Ellis County should be reviewed and updated periodically for accuracy and to measure the attainment of identified goals and objectives. Existing land uses have not changed significantly since the 2016 analysis.

# Existing Land Use Plan Map

City of Ovilla, Texas

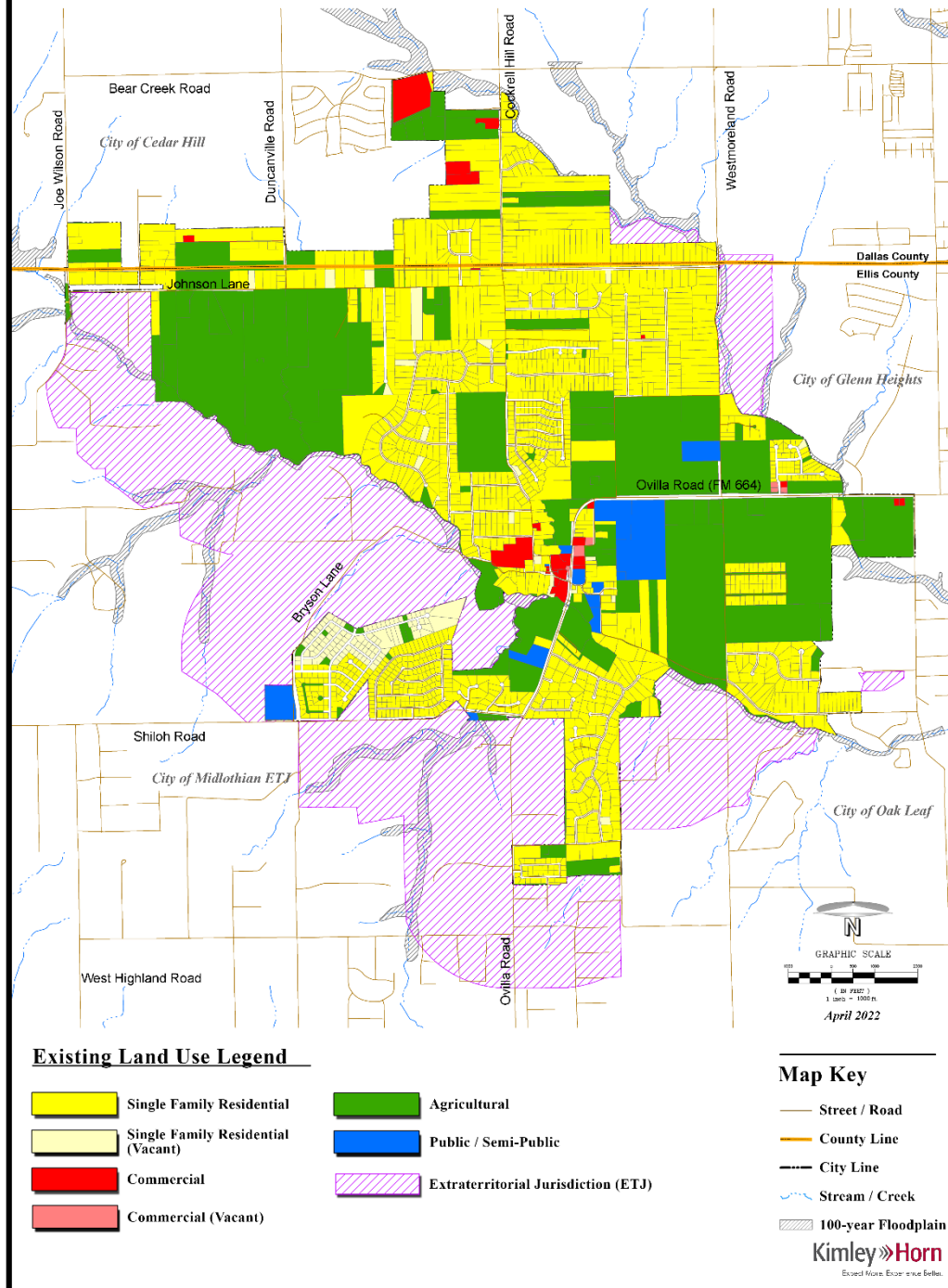


Figure 4.1, City of Ovilla Existing Land Use Map

Figure 4.1, City of Ovilla Existing Land Use Map 2022

In 2015, Kimley Horn and Associates Inc. (KHA) analyzed existing land uses in Ovilla and prepared a Build Out Population Estimate as shown in the following tables: *Table 4.2, Ovilla Population Estimate Methodology*; *Table 4.3, Ovilla Build Out Population Estimate*; and *Table 4.4, Ovilla Build Out Population Estimate*.

**Table 4.2**  
**Ovilla Population Estimate Methodology**  
**2021 NCTCOG Population Estimate (Pop: 4,190)**

<b>Zoning District</b>	<b>RC</b>	<b>RE</b>	<b>R15*</b>	<b>R22</b>
units/acre	0.20	0.55	0.90	1.83
persons/acre	0.54	1.46	2.44	5.18
persons/unit	2.69	2.63	2.72	2.83

\* Estimate: No built out R15 districts

Prepared by: KHA

**Table 4.3**  
**Ovilla Build Out Population Estimate**  
**Current Zoning 2015**

<b>Zoning</b>	<b>Acres</b>	<b>%</b>	<b>Households</b>	<b>Population</b>
PD	134	4%	217	516
R15	377	11%	339	922
R22	554	16%	1,015	2,872
RC	215	6%	43	117
RE	2,097	62%	1,163	3,063
<b>Total</b>	<b>3,377</b>	<b>100%</b>	<b>2,777</b>	<b>7,489</b>

Prepared by: KHA

**Table 4.4**  
**Ovilla Build Out Population Estimate**  
**Zoning + Future Land Use**

<b>Scenario</b>	<b>Future Land Use Plan SF Acres*</b>	<b>Households</b>	<b>Population</b>	<b>Total with Zoning</b>
Low (RC/RE)	2,016	4%	217	9,519
Typical (Zoning Mix)	377	11%	339	11,959
High (R15/R22)	554	16%	1,015	15,123

\* SF Single-Family

Prepared by: KHA

The graphic representation of existing land uses, the Existing Land Use Plan, should be reviewed and updated periodically to represent current conditions, to ensure relevant land use categories and to promote consistent development-related decisions and policies.

## **Residential Land Use**

Residential land use accounts for most of the development in the city. Approximately 1,608 acres or 44 percent of the City area is currently developed as residential use. This type of land use consists of low-density residential units (single-family homes). Moderate density units (duplex, triplex, or manufactured housing) and high-density (multifamily apartment) units are currently not found in measurable quantities in Ovilla. The text below provides information regarding residential development in Ovilla.

### ***Low-Density Residential***

Low density residential use refers to single family detached dwelling units, developed at a density of one to three units per acre. There are approximately 1,843 acres of low-density residential land use in the City limits, which represents 95 percent of the total developed land and 52 percent of the total City. Figure 4.1, Existing Land Use Map provides information regarding the pattern of existing residential development within the City of Ovilla. The neighborhoods located along Cockrell Hill Road and southern Ovilla Road generally conform to the Neighborhood Concept, a planning concept that is described in the Urban Design chapter of this document. The remaining neighborhoods are less homogeneous, and are characterized by more of a rural development pattern.

### ***Moderate Density Residential***

Moderate density residential development refers to residential development containing from six to twelve dwelling units per acre. This type of housing primarily consists of duplexes with a limited amount of triplex and fourplex units. Currently, there are no moderate density residential areas within the City.

### ***Manufactured Housing***

Manufactured housing units in area are located in the Ovilla extraterritorial jurisdiction, primarily south of Red Oak Creek. Currently, there are no manufactured housing units within the city limits.

### ***High Density Residential***

High density residential land uses consist of multifamily apartment developments, built at a density of thirteen or more units per acre. Currently, there are no high density residential units within Ovilla.

## **Commercial Land Use**

The commercial land use category includes both service and retail uses. Approximately 62 acres of commercial land use is located in Ovilla, which accounts for approximately 3 percent of the developed area of the City and 2 percent of the total City area. Most commercial development is located along Ovilla Road.

## Public & Semi-Public Land Use

Public and semi-public land uses includes municipal, county, state, and federal government uses, cemeteries, and schools. Land uses typically considered quasi-public include churches and electric, gas, telephone, and television utility uses. Approximately 90 acres are utilized by this type of use in the City of Ovilla. Public and semi-public uses account for 3 percent of the total area within the City, and approximately 5 percent of the developed area in the City.

## Parks & Open Space

Approximately 132 acres of land within the City limits is occupied by public parks or open space. This calculation includes active and passive park area (11 acres), which are listed below, open space, and floodplain area that is likely to remain undeveloped for environmental reasons.

### *Heritage Park*

This park is located at the heart of the city Heritage Park is adjacent to Ovilla Road and near the West Main Street historic area. At approximately three acres, it functions as a small community park for the entire city. The park has been acquired, built and maintained primarily from donations.

Park features:

- Gazebo
- Custom Arch Bridge
- Lighting
- Veteran's Memorial
- Asphalt Jogging Trail
- Benches
- Master Gardeners Club Garden
- Restrooms

### *Silver Spur Park*

This park is located on a small quarter-acre lot nestled within an established neighborhood on Silver Spur Lane. This park is classified as a neighborhood park for the Westmoreland Road Estates. It is supplied with low-level play equipment, a swing set, and a small pavilion for shade.

### *Weldon O'Dell Field*

This approximately seven-acre park is used primarily as baseball/softball fields and can be classified as a community park.

Park features:

- 2 Ball Fields with backstops, dugouts, lighting, and stands
- Picnic area with tables

### *Cindy Jones Play Area*

Conveniently located adjacent to ballfields, this play area is designed for young children and is supplied with a fort-style playset and swings.



### ***Ken and Sara Pritchett Park***

This park was dedicated in 2009 and is located on a 0.75-acre interior lot in the Ashburne Glen neighborhood. Pedestrian access to the park is available from Ashburne Glen Lane and Forest Edge Lane. This public park is classified as a neighborhood park and is available for all City of Ovilla residents, but is primarily utilized by Ashburne Glen residents.

Park features:

- Playground with a fort-style playset and swings
- Picnic area with tables and barbecue grills

### ***Founders Park***

This park was dedicated in 2020 and is located behind the Ovilla municipal buildings on the corner of S Cockrell Hill Road and Westlawn Drive. The park is adjacent to the Weldon O'Dell Fields and the Cindy Jones Play Area and is classified as a community park. Approximately five acres, this park provides scenic walking trails, open space, and other recreational amenities. The park also features a covered pavilion with a stage for residents and visitors to enjoy outdoor events.

Park features:

- Walking trails
- Memorial stations
- Covered picnic tables
- Barbecue grills
- Covered pavilion with stage
- Restrooms and snack bar
- Open space

## **Infrastructure**

While right-of-way is undevelopable public property, the corridors created by the thoroughfares exert a considerable impact on the development of land in the city. Sound planning principles and urban design guidelines should be adhered to in order to limit negative land use development that may have a tendency to develop in these areas.

## **Undeveloped Land**

There are approximately 1,571 acres of undeveloped land in the City of Ovilla as of March 2022. This undeveloped land accounts for 45 percent of the total land area within the City. Most of the undeveloped land is located in the southwestern area of the City, but there are large undeveloped tracts throughout the City.

## ***Chapter 5. Thoroughfares***

### **Introduction**

Transportation planning is an integral part of the City of Ovilla Comprehensive Land Use Plan. As such, the thoroughfare goals and objectives were considered carefully in the drafting of the Comprehensive Land Use Plan. The 2010 Comprehensive Land Use Plan Review Committee spent a considerable amount of time finalizing the Ovilla Thoroughfare Plan to carefully consider the proper classifications for thoroughfares to be included. Street and roadway improvements were important items discussed for expenditure of public funds. Consideration was given to both the internal transportation needs of the residents of Ovilla and the regional transportation needs of others that travel through Ovilla. The Regional Thoroughfare Plan prepared by the North Central Texas Council of Governments (NCTCOG), the City of Cedar Hill Thoroughfare Plan, the City of Midlothian Thoroughfare Plan were all consulted for input into the 2010 Ovilla Thoroughfare Plan. By coordinating with the other municipalities and governmental agencies, the development of the overall transportation network can be improved.

The Thoroughfare Plan should be reviewed and updated periodically to represent current conditions and promote preservation of terrain, natural drainage ways and trees. For example, the plan document should be revised to encourage improvements to Shiloh Road as increased traffic occurs as a result of new subdivisions, a new elementary school and new and existing non-residential uses.

The movement of people and goods within the City and the surrounding area is an important function; such movement is dependent upon the arrangement and condition of local streets and highways. As the city changes, the thoroughfare system must be capable of handling traffic movement in a safe and efficient manner. The 2010 City of Ovilla Thoroughfare Plan is coordinated with the 2010 Future Land Use Plan and provides the guidelines to develop a transportation system that can accommodate the needs of existing and future land use. This adopted Thoroughfare Plan is a valuable tool for the City of Ovilla in requiring the appropriate dedication of right-of-ways and the construction of the appropriate roadway improvements as the city continues to develop.

The primary form of transportation in the City of Ovilla is the individual gasoline-powered vehicle. Whether that vehicle is a pickup truck, an automobile or a SUV (Sport/Utility Vehicle), most Ovilla residents rely on their individual vehicles as their sole means of transportation. For this reason, the transportation element of the Comprehensive Land Use Plan Update is focused on the system of public roadways, which is designed to expedite traffic movement and enhance safety. The Thoroughfare Plan also includes recommendations for developing alternate modes of transportation within the city, as well as recommendations which create a continuous process of planning, implementation, monitoring, and evaluation to assure that the mobility needs for citizens of Ovilla will be met as development occurs.

The Thoroughfare Plan should enable the City to implement a systematic process of upgrading and developing thoroughfares in accordance with the City's Future Land Use Plan. This process should include: (1) an evaluation of proposed roadway improvement regarding compliance to the Thoroughfare Plan; (2) preparation of detailed route studies to locate the exact location of a street that is shown conceptually on the Thoroughfare Plan; and (3) preparation of engineering plans and geometrics (including extra turn lanes at major intersections) once detailed routes have been established.

## Definitions

A number of terms used throughout this chapter should be defined in order to provide an understanding of existing and future transportation needs. These terms include the following:

***Functional classification*** - The roadway classification system is intended to categorize streets by function for the purpose of clarifying administrative and fiscal responsibility. A complete circulation system provides separate facilities for the movement, transition, distribution, collection, access, and termination of trips. Freeways and arterials handle principal movement functions. Collector streets serve to gather traffic from local streets and feed it to the arterial system and to provide access in commercial and industrial areas. Local streets provide direct access to adjacent property.

***Capacity*** - The capacity of a roadway as defined by the Highway Capacity Manual, is the maximum hourly rate at which vehicles can reasonably be expected to traverse a point or section of a roadway during a given time period under prevailing roadway, traffic, and control conditions. Roadway conditions refer to the geometric characteristics of the street such as type of facility, number and width of lanes, horizontal and vertical alignment, and design speed. Traffic conditions refer to the type of vehicle mix and the distribution of vehicles in available lanes. Control conditions refer to the types and specific design of traffic control devices such as traffic signals, signs, and turn restrictions. Other factors that affect the capacity of a roadway include weather and driver characteristics.

***Traffic Volume*** - Traffic volume is a measurement of the total number of vehicles that pass a given section of a roadway during a given time period. Volume is generally expressed in terms of annual, daily, or hourly rates. Traffic volumes vary by the time of day, day of the week, season, and month. Annual average daily traffic (AADT) is the average daily traffic on a roadway, averaged over a full year, and is often used in travel forecasting and planning. Within this report the term vehicles per day (vpd) is used to reflect traffic counts made over a 24-hour period that have not been converted to annual average daily traffic and, thus, may not account for daily, weekly, or seasonal variations.

***Through Traffic*** - This term is used in two ways, depending on the particular discussion: 1) to identify trips that do not have a local destination (i.e. are not stopping within Ovilla); and 2) to identify trips that may have a local destination, but are traveling through a particular section of the City.

## Existing Conditions

Ovilla's existing transportation system is designed to accommodate private vehicular traffic. Interstate Highway 35E and State Highway 67 are approximately 3.75 miles from Ovilla to the east and 5.30 miles from Ovilla to the west respectively. Currently, no other forms of transportation are available in Ovilla.

### *Highways & Streets*

**Ovilla Road (F. M. 664)** is the major internal transportation spine for Ovilla. It is the only direct traffic route through Ovilla. All other roadways are modified county roads that meander around various physical constraints. Ovilla Road is also a Texas Department of Transportation (TxDOT) maintained facility. The section of Ovilla Road from Hampton Road to Westmoreland Road is a concrete, six-lane roadway with divided medians. The remainder of Ovilla Road is only two lanes in width.

**Westmoreland Road** is currently a north-south country road, with its ultimate purpose to serve as a principal arterial providing connection down to Lariat Trail and Red Oak Creek Road. Westmoreland road will serve as the primary entry point into the City from Future Loop 9.

**Cockrell Hill Road** is a two-lane rural section of roadway that provides access to the center of the City. The current development that exists adjacent to the roadway, primarily residential development of half-acre of larger lots creates a limiting factor to the increase of traffic and ultimately dictates the ultimate thoroughfare classification.

**Joe Wilson Road** is a north-south country road that acts as a collector down to Johnson Lane. This road currently serves to take pressure off of Westmoreland Road as a north-south arterial.

**Montgomery Road/Bryson Lane & Red Oak Creek Road** are small residential collectors that wind near creeks and are canopied by beautifully abundant trees. Both roads are very scenic entrances to the central portions of Ovilla.

**Shiloh Road** is an east-west collector that provides access between the City of Midlothian and Ovilla. It is a small country road that bisects Ovilla's ETJ and feeds to Ovilla Road. Shiloh Road has recently and is anticipated to experience increased traffic resulting from changes in adjacent land uses and development.

**Duncanville Road** is a north-south collector that provides access between the City of Cedar Hill and Ovilla. Currently, this thoroughfare is a small country road that is approximately 1,000 feet in length within the City of Ovilla municipal limits and terminates at Johnson Lane. This thoroughfare will ultimately be extended to the south and eventually connect with Bryson Lane to continue south.

### *Bicycle & Pedestrian*

Pedestrian and bicycle transportation are often forgotten as viable modes of travel in today's mobile society. In order to provide for easy and safe pedestrian and bicycle travel, sidewalks, pathways, and crosswalks should be required to be included in future development plans. This type of access is needed to commercial centers, along arterial

streets and between residential areas, schools. By requiring appropriate infrastructure for pedestrians in new developments, and retrofitting existing developed areas, traffic and parking issues may be lessened in intensity, and quality of life may be improved. The City may also wish to provide bicycle racks or covered storage areas in public facilities.

## Street Functions & Classifications

Streets located within municipalities generally are various sizes, and have different numbers of vehicle traffic lanes and design requirements. This Plan has categorized Ovilla's streets according to the Standard Street Classification System used by the Texas Department of Transportation (TxDOT). Each type of roadway in the classification system has right-of-way widths, lane widths, number of lanes, and medians appropriate to the traffic and speed required of the street. *Table 5.1, Summary of Street Classifications* provides the following information in tabular format.

**Table 5-1**  
**Summary of Street Classification**

<b>Land Use Plan Classification</b>	<b>Thoroughfare Plan Classification</b>	
Local Residential Street	<b>R2U</b>	Residential Two Lane Undivided
Collector Street	<b>C2U</b>	Collector Two Lane Undivided
	<b>C4U</b>	Collector Four Lane Undivided
Minor Arterial Street	<b>M2D</b>	Minor Arterial Two Lane Divided
	<b>M4U</b>	Minor Arterial Four Lane Undivided
	<b>M4D</b>	Minor Arterial Four Lane Divided
Principal Arterial Street	<b>P6D</b>	Principal Arterial Six Lane Divided
	<b>P4D</b>	Principal Arterial Four Lane Divided
	<b>P4U</b>	Principal Arterial Four Lane Undivided
Freeway (Proposed Loop 9)	<b>FW</b>	Typically Four to Ten Divided Lanes

\* **R2U** streets are not shown on the *Thoroughfare Plan*.

### Freeways

Freeways or highways consist of controlled limited access roadways with divided lanes for directional traffic. Freeways are designed to move high volumes of traffic, typically in excess of 40,000 vehicles per day, with maximum efficiency. Freeways generally have from 4 to 8 lanes and require 250 to 500 feet of right-of-way. They provide no direct access to adjacent property, and main lanes are grade separated at intersections with arterial roadways. Service roads may be provided along the freeway to facilitate access to and from the main lanes and to provide access to adjacent property. Interstate 35E and State Highway 67 are the two freeways near to the city of Ovilla. The proposed Loop 9 may be classified as a freeway and run on the city's northern boundary.



## ***Principal Arterials***

Principal arterials are designed to serve major traffic movements through the city by carrying large volumes of traffic across or through the city as efficiently as possible. These roadways should be continuous in length, connect with freeways, and serve major traffic generators. Typically, principal arterials should be spaced between two and three miles apart. They are designed to carry between 10,000 and 40,000 vehicles per day requiring from four to six lanes. Access management is essential to ensure maximum operating efficiency of the roadway. However, because commercial development generally occurs along arterial streets, control of access is often difficult to achieve. Intersection spacing should be at intervals of not less than one-fourth mile. Intermediate unsignalized access points and median breaks to accommodate public streets or private driveways should be avoided. To facilitate the flow of traffic, designated turn lanes and acceleration/deceleration lanes may be required in areas of commercial development.

## ***Minor Arterials***

Minor arterials are generally designed as four-lane roadways; with the exception of the two-lane divided minor arterial proposed. They may be either divided or undivided, and are designed to connect the primary arterials and provide system continuity. Generally, minor arterials are spaced at approximately one mile intervals, and define the limits of a neighborhood. They are designed to carry traffic volumes of 10,000 to 15,000 vehicles per day, and like principal arterials, direct access should be limited. Intersections for four-lane minor arterials should be spaced at intervals of no less than one-fourth of a mile and intermediate access points to accommodate public streets or private driveways should be avoided. Two-lane minor arterials are designed to accommodate rural traffic and provide pocket medians to allow access for turning movements. The classification of Shiloh Road as an arterial M4U should be further studied given potential design constraints.

## ***Collector Streets***

Collector streets are intended to serve internal traffic movements within an area and carry traffic from local streets to the arterial network, and may be designated as principal and minor collectors. Generally, collector streets are designed with two lanes, are between ½ mile to 1 mile in length, and carry traffic volumes between 1,000 and 10,000 vehicles per day. Minor collector streets should be located to provide access to the local street system in a neighborhood and be curvilinear in design, in order to discourage through traffic in neighborhoods. Typically, they include two traffic lanes and two parking lanes and should be less than one mile in length.

## ***Local Streets***

Local streets provide access to residential property and feed the collector street system. Local streets typically carry volumes of less than 1,000 vehicles per day. Streets are no more than two lanes and should be designed to discourage any type of through traffic movements, either through a curvilinear arrangement, through the incorporation of loops and cul-de-sacs, or both.

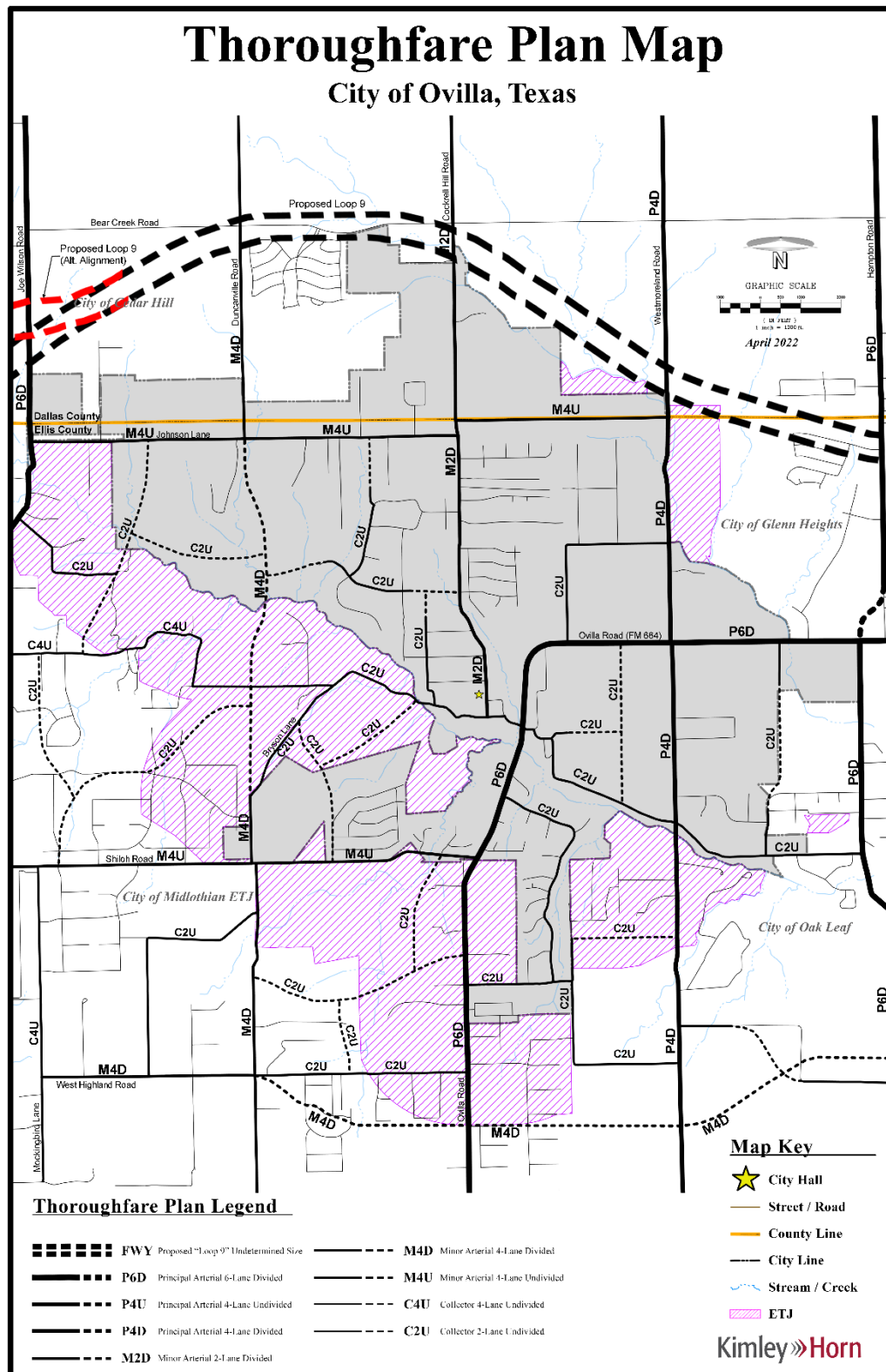


Figure 5.1, City of Ovilla Thoroughfare Plan Map

Figure 5.1, City of Ovilla Thoroughfare Plan Map 2022

## **Thoroughfare Plan**

The City of Ovilla has classified its streets in categories of residential streets, collector streets, minor arterials, and principal arterials. The proposed thoroughfare plan network is shown on *Figure 5.1, Thoroughfare Plan Map 2022*.

Ovilla Road (F. M. 664) will continue to be the City's principal arterial with Westmoreland Road playing a secondary arterial role. The character and physical constraints of the City of Ovilla preempt the need for additional principal arterial streets.

The majority of the roadway improvements shown on the Thoroughfare Plan are related to the street designated as minor arterials. Almost all of these roadways are currently two lane county-type roads without curbs and gutters and without adequate pavement width to accommodate the existing traffic volumes. These streets need to be widened to four lanes to handle the increased volumes that will occur as development of the area continues. Off-set intersections need to be aligned and roadway connections need to be made.

## **Protecting the Capacity of Streets**

Funding for construction and improvements to thoroughfares represents a major public investment. In the past thirty years, federal and state funds have been widely available to assist cities in building and maintaining an efficient and safe system of highways and arterial roadways. Today, however, funding from federal and state sources is becoming increasingly harder to obtain as more and more projects compete for limited dollars. As a result, it is important for the City to implement policies to protect the capacity of their major streets. In addition, the City should consider all funding options, including bonds, general funds, grant programs, and private developer participation.

Roadway capacity is a function of the number and width of lanes, design speed, horizontal and vertical alignment, type and number of traffic control devices, and access and turning movements. Capacity can best be preserved by limiting points of access through subdivision and development ordinances, prohibiting left turn traffic movements by restricting the number of median breaks, and requiring acceleration/deceleration lanes at high volume commercial driveways.

Ideally, no direct access should be allowed onto arterial and major collector streets except at intersections. Developments should have access provided via local streets that intersect the arterial and collector roadways. A minimum frontage requirement should be set in order to limit curb cuts in corridor commercial and industrial developments, with the ultimate number of curb cuts being determined during the development review process. The review process for site plans is an appropriate time to include consideration of cross access and limiting the number of driveways for site specific developments.

Policies to limit access have often proven difficult for cities to implement because properties adjacent to the road may not meet the minimum frontage requirements and courts have held that owners cannot be denied access from the roadway.

Therefore, any consideration of cross access and limitation of driveways must address available right-of-way. It is especially difficult to implement access management when improvements are planned along roadways where developments have existing driveways. Under these circumstances, the City must often wait for redevelopment to occur before the desirable changes can be made. The City of Ovilla should continue to explore access management strategies that have been successful in other areas.

## **Bicycle & Pedestrian Circulation**

Bikeways and sidewalks will become more important in the future, not only as the mark of quality urban development, but as an alternate mode of transportation. The City of Ovilla should consider developing a bikeway plan that would coordinate the development of a greenbelt hike and bike trail system with a comprehensive system of bikeways throughout the City. Key elements of the bikeway plan should include methods to provide bikeways within the rights-of-way of major streets as well as separate bikeway facilities, and to encourage developers to provide bike facilities in new developments.

To accommodate pedestrians, the City should require sidewalks in new developments and redevelopments. Specifically, the City should consider the following:

- Require sidewalks along both sides of arterial and collector streets;
- Require sidewalks in residential areas on all streets;
- Encourage the connection of sidewalks in residential areas and to commercial and recreational areas by working with developers as projects are planned;
- Provide pedestrian pathways in public recreation areas;
- Implement a low cost, shared resident/public program to replace older, substandard sidewalks. This could be done in conjunction with the street improvement program; and
- Consider including projects that retrofit older developed areas that do not have sidewalks into the Capital Improvements Program (CIP) for arterial and collector streets.

## **Street Improvement Program**

The City of Ovilla currently identifies necessary roadway improvements for inclusion in an ongoing Capital Improvement Program. Refinement and continuation of the current process by using a systematic street evaluation process will assist the City in maximizing the street improvement needs with the available sources of funding. A Street Improvement Program to provide a systematic process for street reconstruction and maintenance should be incorporated into the current street construction and maintenance efforts.

This Street Improvement Program should include the following:

- **Arterial Street Needs:** Implement a City-funded program to meet arterial street improvement needs through the year 2030. This program would support TxDOT efforts within the City as well as provide funds for arterial improvements for which the City has sole responsibility.
- **Street Reconstruction and Maintenance:** Implement a ten or fifteen year street reconstruction and maintenance program that will bring Ovilla's street system to a satisfactory level of serviceability throughout the life of the program. Implement a uniform program of maintenance and reconstruction after the fifteen years to maintain the City's street system in serviceable condition for the foreseeable future.
- **Design Standards and Access Management:** Strengthen ordinances to require adequate street widths and to assist in managing access on arterial and major collector streets during development and redevelopment.

## **Transportation Planning & Monitoring**

The relationship between land use and transportation is well documented. Development creates the desire for access to the developed area for specific activities, such as shopping, recreation, or employment. That access is provided through the transportation system. In addition, the thoroughfare system provides the basic framework for future growth in undeveloped areas of the city. An improvement or extension to the transportation system will often induce development in the improved area. The transportation planning process must continue to monitor existing and proposed future land use as well as population, employment, and socio-economic characteristics to identify current and anticipated transportation needs.

## **Chapter 6. Planning Principles**

### **Urban Design Elements**

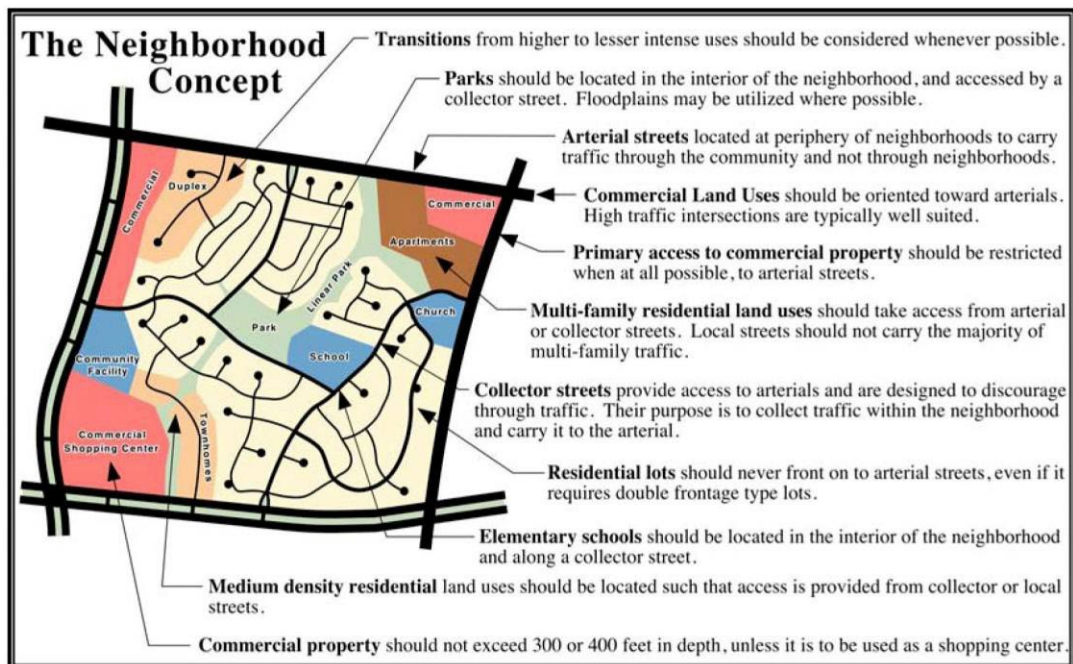
The term "urban design" refers to the planning of development in a comprehensive manner in order to achieve a unified, functional, efficient, and aesthetically pleasing physical setting. Urban design consists of a number of elements that are accepted by planning professionals as desirable and necessary for the orderly growth and development of an area; they enable planners to effectively create the desired form of the city. The urban design elements that have been applied in the City of Ovilla Comprehensive Land Use Plan are the neighborhood concept, commercial corridor and commercial node development forms, edges and transitions, screening walls and buffers, and focal points and entry statements.

The urban design elements are applicable to future development, and should also be applied to existing development whenever possible. These elements should be considered when opportunities for redevelopment and revitalization arise in established areas of the City. By exercising flexibility in applying these elements to older areas of Ovilla, existing development may be retrofitted to also utilize these planning principles and modify the existing development patterns and the city as a whole will benefit from increased efficiency and aesthetics. Furthermore, the intent of the Urban Design Elements is to provide a general framework for future development and redevelopment within the City of Ovilla; however, this should not be construed so as to prevent the City of Ovilla from exploring alternative and innovative development patterns that are in the best interest of the City.

### **Neighborhood Concept**

The neighborhood concept, as shown in *Figure 6.1, The Neighborhood Concept*, is one of the oldest and most widely used and accepted practices in urban land use planning. This concept helps to create quality spaces in which people may live. The concept places primary emphasis on creating neighborhoods that are buffered from the impacts of elements from outside the neighborhood system. By utilizing a transition of land use intensity, the most sensitive element of a neighborhood, residential use, is protected from the effects of intense commercial use.

The foundation of a neighborhood is its streets. Streets serve two primary purposes in neighborhood systems: to facilitate the movement of people and goods, and to serve as physical boundaries between adjacent land uses or neighborhoods. Streets should be designed and located so as to accomplish their purpose of efficient traffic service, while discouraging through traffic in neighborhoods. In order to maximize visibility and safety, intersections of more than two streets should be avoided, and intersections are required to meet at ninety-degree angles. The types of streets, their functions, and characteristics are described in detail in the Thoroughfares chapter of this document.



*Figure 6.1, Neighborhood Concept*

**Arterial streets** define the limits of a neighborhood by bordering the area on all sides. These roads, which are designed for heavy traffic, are appropriate locations for commercial uses. The number of entrances from arterials into the neighborhood should be limited. This enhances the efficiency of the arterial system, while preventing a high volume of traffic from entering the neighborhood.

**Collector streets** provide for circulation within the neighborhood; they connect local streets to the arterials. Collector streets are appropriate locations for moderate and limited high-density housing. Curvilinear street layout, rather than traditional grid patterns, should be designed, in order to limit traffic and slow traffic speed.

**Local streets** provide direct access to residences, and carry a low volume of daily traffic. Like collectors, these roads should be curvilinear in design. In addition, the use of loops and cul-de-sacs will further reduce traffic speed and volume.

The neighborhood concept considers the most appropriate location of different land uses within the neighborhood and on its boundaries. Low density housing should typically be located on the interior of the neighborhood, in order to protect the sensitive residential area from intense land use effects on the periphery of the neighborhood. Typically, larger neighborhoods should also provide for the location of schools and community facilities such as parks and fire stations within this central area. Moderate or high-density housing should be located toward the periphery of the neighborhood and on collector streets. These residential land uses may be used as a buffer area



between commercial and lower density residential land uses. Commercial land uses should be located on the outer limits of the neighborhood at intersections of arterial streets. These should be oriented toward the arterials, so as not to encourage commercial traffic in the residential neighborhood, and should incorporate buffer yards and/or screening fences when located adjacent to residential uses. Commercial land use within a neighborhood should be limited to retail sale of goods and personal services primarily for persons residing in the adjacent residential areas.

In addition to the configuration of streets and the location of land uses within the neighborhood, criteria for lot design should be considered. Lots adjacent to arterial streets and corners should be deep and wide, with adequate rear and side yard setbacks to facilitate sight distances at street intersections. Except within the proposed Minor Arterial (Two-Lane Divided) thoroughfare section for Cockrell Hill Road, low-density residential lots should not have direct access to adjacent arterials. This access would create safety hazards to the residents and impede traffic flow on the arterials. The above characteristics and criteria function collectively to protect the integrity of the neighborhood from external pressures and to enhance its identity.

## **Commercial Development Forms**

Commercial development, because of its infrastructure needs, intensity, and traffic volume, is a critical land use to the urban form of a community. Elements such as building orientation, lot depth, land use intensity, and location should be planned so that this necessary type of development becomes an asset to the community, rather than an eyesore. The following urban design elements, the commercial corridor and the commercial node, are designed to provide appropriate locations for commercial use, while protecting the capacity of streets, buffering adjacent land uses, and maximizing the efficiency of the commercial development.

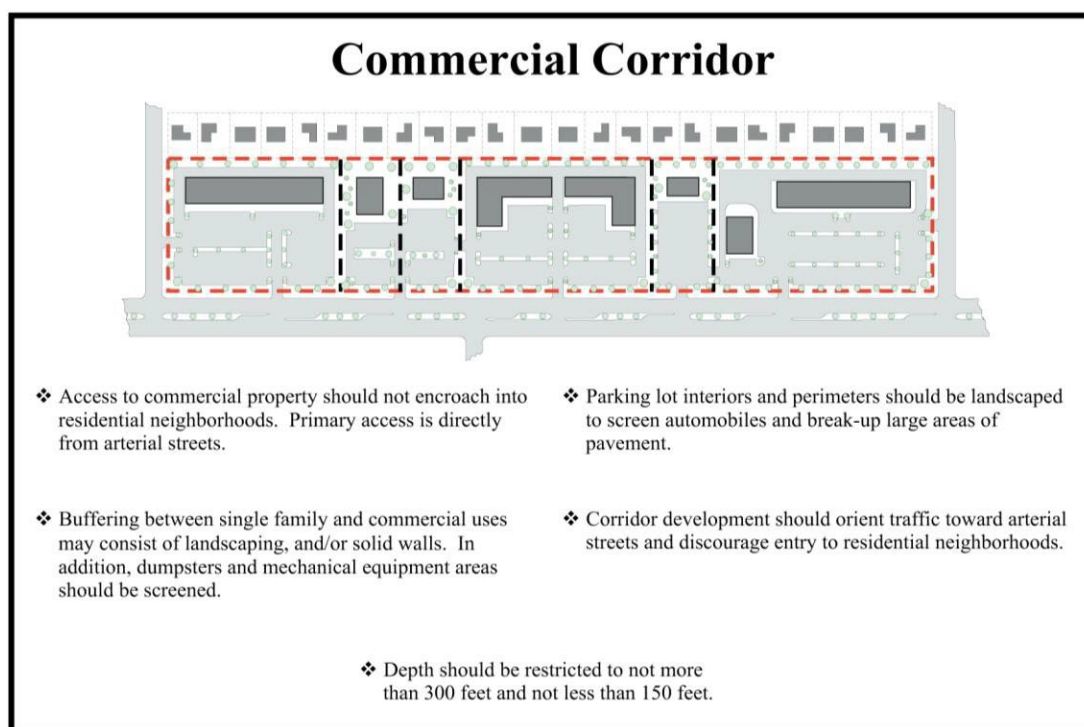
The commercial node and corridor models are intended to prevent the development of "strip commercial" areas. The familiar characteristics of strip commercial include the following:

- Shallow lots, usually between 100 and 200 feet deep;
- Numerous small parcels with individual owners;
- Numerous curb cuts for entrances;
- Numerous small buildings with no architectural unity;
- Minimal (or no) landscaping in and around the parking lots;
- Limited parking usually restricted to the front setback area or along the street; and
- The lack of landscaping or other buffers, especially in the rear, with the adjacent residential areas exposed to a blighting influence.

Strip commercial development currently exists along portions of Ovilla Road east and west of Interstate 35E, just outside the city limits of Ovilla, within the municipalities of Glenn Heights and Red Oak. Unchecked this development style will likely continue, and will be difficult to correct in the near future. However, future commercial developments in Ovilla should be required to incorporate the elements of the following commercial models into their design plans, and as opportunities for redevelopment of older areas arise, these principles should be observed in order to reverse some of the undesirable effects of strip commercial development.

## Commercial Corridors

The commercial corridor development form, *Figure 6.2, Commercial Corridor Development Form* emphasizes the location of commercial uses along an arterial. This development form is characterized by high intensity commercial use located near the intersections of major arterials, with less intense commercial uses located along the arterial between intersections. Commercial corridors should be limited in depth to 300 feet, in order to prevent conflicts in land use and minimize the potential of landlocking some properties. In order to create cohesiveness among a variety of commercial uses, development guidelines should require uniform signage, shared driveways, and landscaping along the thoroughfare in commercial corridor developments.

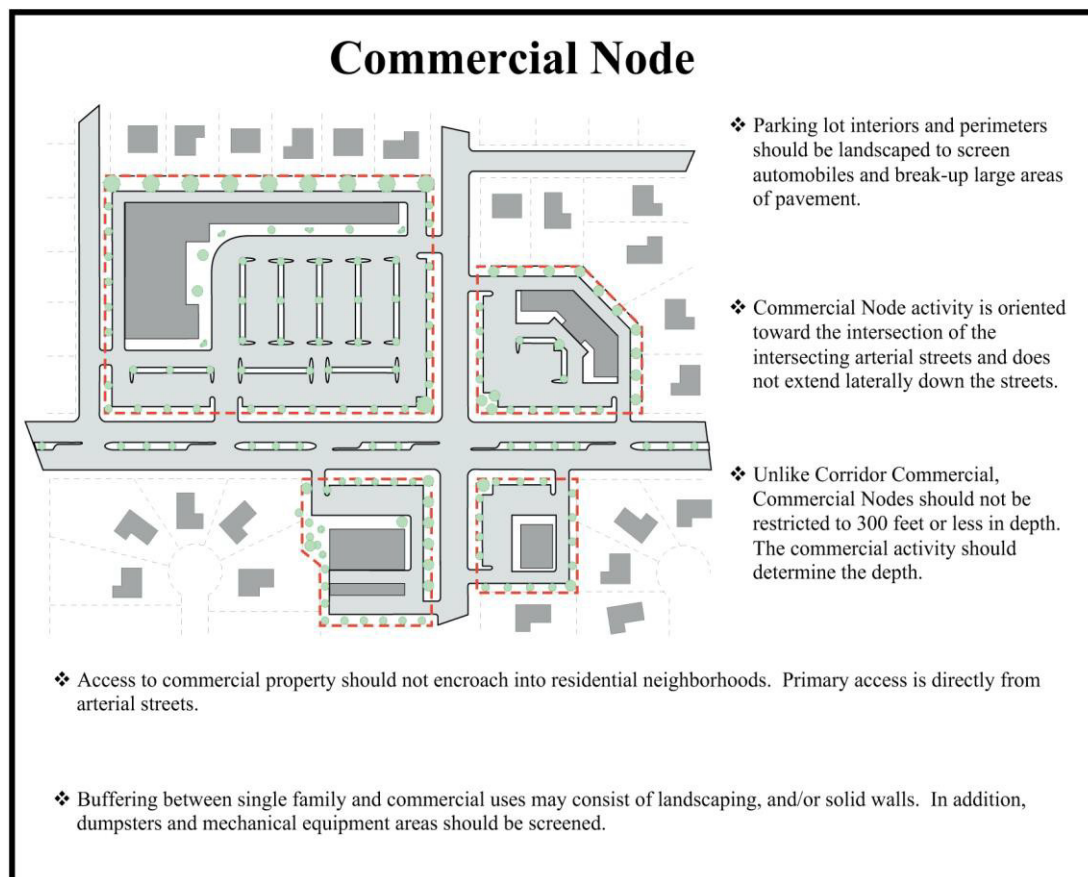


**Figure 6.2, Commercial Corridor Development Form**

## Commercial Nodes

The commercial node development form, *Figure 6.3, Commercial Node Development Form* consists of commercial land use that generally develops around intersections of major thoroughfares and around intersections of collector streets with arterial streets. A distinguishing characteristic of nodal development is that the commercial activity is directed toward the intersection, and does not extend along the intersecting streets. The size of a commercial node is generally not limited, but is determined by the type of commercial use at a particular location. A node may be small, containing neighborhood service type uses, or large shopping centers or a large number of commercial structures. High intensity commercial uses are typically located at the intersection of arterial streets, while less intense commercial uses such as professional offices may be used as a buffer between the high intensity uses and

neighboring residential land use. Additional screening or landscaping should be used to further reduce the effects of the commercial uses on adjacent residential uses, and to define the boundary of the adjoining land uses.



*Figure 6.3, Commercial Node Development Form*

## **Edges and Transitions**

Well-defined edges and gradual transitions of land use are important to the function of the Comprehensive Land Use Plan. Edges are boundaries of land uses which clearly indicate the beginning and termination of a land use type, while transitions are land uses which serve as a buffer zone between uses of differing intensity.

Edges are generally recognized as physical elements, such as a river, creek/floodplain, interstate, or railroad. These physical elements may serve as a barrier to contain intense land uses, such as industrial or heavy commercial use. The significant physical elements that serve as external perimeter edges for Ovilla are Joe Wilson Road, Bear Creek Road, Hampton Road and the Little Creek floodplain. In the future the proposed Loop 9 will also act as an external edge for Ovilla. The internal edges within Ovilla are primarily the drainage ways and creeks which create physical barriers to development and vehicular access between neighborhoods. Ovilla Road also creates an interior edge. Even though Ovilla Road is a major traffic corridor and transportation spine, it is also a physical barrier to some types of development.

Land use edges are especially important in areas of industrial or heavy commercial use because the tendency with these types of use is to gradually expand the intense use into adjacent residential neighborhoods. Commercial or industrial encroachment into a residential neighborhood may have detrimental effects, whereby potentially causing residential property values to diminish in the area, and thus the established neighborhood may tend to become unstable and transitional in nature. Therefore, any potential industrial or heavy commercial uses must be evaluated thoroughly to assess the potential impacts on existing land uses as well as future land uses.

Transitional land uses are also an important element of the Comprehensive Land Use Plan. While it is recognized that not all land uses are compatible with one other, some land uses are quite compatible with others. For example, an industrial land use is generally not considered to be compatible with low density residential use. It is therefore desirable to avoid development of these two uses adjacent to one other. By limiting the number of areas where these land uses are located next to one another, we recognize the interrelationship between land uses and avoid encroachment of non-residential uses into residential neighborhoods. On the other hand, industrial land use is often considered to be compatible with commercial land use, so it would be more appropriate to develop the two uses adjacent to one other. In the same manner, a professional office building that exhibits characteristics of residential development would be compatible with residential development in some instances. In situations where incompatible land uses are developed adjacent to one another, it is important to keep impact relationships in mind and provide either transitions or buffers to protect the less intense use.

The recognition of land use compatibility establishes a transition from high intensity uses to less intense uses. Usually this is considered to be from a heavy industrial use on one extreme to low density residential use on the other extreme. An example of a transitional use in Ovilla is illustrated on the Future Land Use Map, in the area of the Cockrell Hill Road and Ovilla Road potential future intersection. The existing commercial use that is located to the north fronting on both roads is separated from low-density residential uses planned to the northwest by park and open space land uses.

## **Screening Walls and Buffers**

Unfortunately, it is inevitable that conflicting land uses will occasionally be located next to one another. When this occurs, the appropriate action is to provide a means to soften the impact of the more intense use. This may be accomplished in two ways: by constructing screening walls, or by providing a buffer area between the two incompatible uses. The preferred option would be to have a significant open space area located between the uses. When that is not possible, the next preferred option would be to have the combined use of a screening wall and landscaping.

*Screening Walls:* Walls that are used for the purpose of screening incompatible uses should be solid. Wooden fences are not recommended for this purpose because the properties of a wooden fence cannot offer an adequate barrier to offensive impacts from adjacent uses, and they have a tendency to deteriorate over a short period of time. They may eventually lose panels and cease to function as a visual barrier. The visual unsightliness of deteriorated wooden fences may constitute a more offensive situation than the unscreened incompatible uses. For these reasons, it is

recommended that screening walls consist of solid masonry material. When combined with landscaping, this type of buffer provides an adequate barrier from visual and sound pollution of adjacent incompatible uses.

Screening walls placed adjacent to public roadways should always be combined with a variety of landscaping material. This will help to avoid a "tunnel effect" which may occur along a road which is lined on both sides with fencing or screening walls. Landscaping combined with fencing or screening walls not only improves the appearance along the roadway, but increases protection from the noise of a high traffic thoroughfare. In addition to landscaping, construction techniques should be used that provide for a visual variation in wall pattern and elevation. Alternating runs of masonry and wrought iron can provide variety in the screening wall. When wrought iron is used, landscaping should be included to assure visual screening. In addition, instead of a straight alignment along the property line, a ten-foot screening easement may be permitted adjacent to the property line to permit a curving in- and-out alignment within the easement.

*Landscape Buffers:* Incompatible land uses may also be effectively screened with the use of landscaping material. There may be occasions where a six-foot screening wall, while limiting access, does not provide adequate characteristics to buffer against sound or visual effects from adjacent property. This may occur, for example, when an intense commercial or industrial use is located on an elevation significantly above a less intense residential use. When the elevation at the foot of the screening wall is at least four feet lower than the base of the commercial or industrial structure being screened, a wall may not sufficiently screen the commercial or industrial use. Since it is unreasonable to expect a wall to be constructed that would be tall enough to accomplish the screening, the use of landscaping is necessary. For all sites which exhibit this condition, it is recommended that rapid growing trees, at least three inches in diameter at planting, be placed along the screening wall at fifteen foot intervals. If sufficient land area exists between the incompatible land uses, the commercial or industrial use may wish to incorporate the use of berms in the screening and buffering plan.

## **Signage**

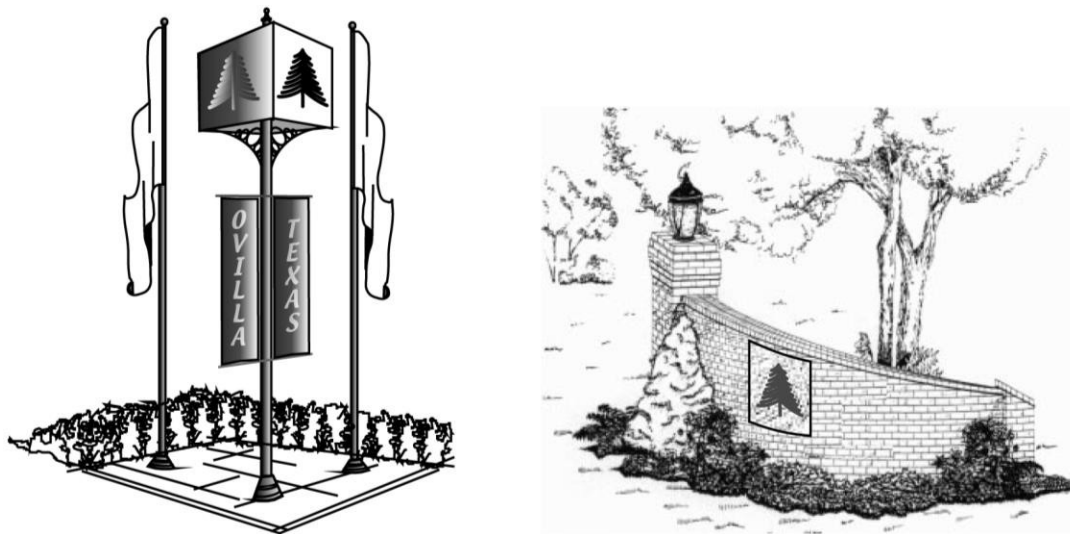
Generally, a monument sign is preferred for subdivision entrances, non-residential use and commercial signage. Depending upon the location, the monument sign should have historic characteristics and/or masonry elements and should be placed within a landscaped area. Specific signage materials and dimensions should be established and enforced by ordinance.

## **Focal Points and Entry Statements**

Focal points and entry statements are design elements that are used to draw attention to significant areas of the city. These elements, which are intended to make a statement about the community, may incorporate a combination of landscaping, decorative pavers, banners or signage, street furniture, and statuary in order to create interest in a particular location, and establish a community theme throughout the City.

Focal points are used in locations where unique characteristics are evident, such as the proposed “Town Center” area. These sites are different from other areas of the city because of the amount of traffic and visibility associated with their locations. These areas become focal points in order to capitalize on the unique nature of these locations and may be used to establish a theme, when similar elements are placed throughout the community. Focal points could also be established at other city owned facilities by using uniform signage incorporating the city’s logo at each location. Focal points may be simple or elaborate; the primary importance is placed on setting special areas apart and establishing a theme for the City.

Entry statements, like focal points, are intended to communicate to a resident or visitor that they have entered a new place. Entry statements, as the name implies, are special treatments applied where significant amounts of traffic enter the city. Monument signage, a flag with the City’s logo, or landscaping treatment may be used to maximize these locations and focus a driver’s attention. Major points of entry for the City of Ovilla are Westmoreland Road and Ovilla Road. Minor entry statements should also be considered at some of the county roads in the western part of the city such as Cockrell Hill Road, Joe Wilson Road, Johnson Lane, Montgomery Road/Bryson Lane, and Shiloh Road. Examples of entry statements are provided on *Figure 6.4, Entry Statement Examples*.



*Figure 6.4, Entry Statement Examples*

Both entry statements and focal points should be unique to Ovilla, and should cause those entering the community to recognize that they have entered Ovilla, Texas. Points of entry and focal point statements should be seen as an opportunity to "put the City’s best foot forward."

## ***Chapter 7. Future Land Use Plan***

A number of factors must be considered when planning for the future development of a city. The primary factor is the set of goals and objectives developed by the citizens and City leaders. These goals and objectives are the foundation on which the future development of the City is based. They work together with the development forms mentioned in the Planning Principles chapter to create patterns of land use throughout the City. These patterns compose an image of the type of city that residents want Ovilla to be at the point of ultimate development. The City of Ovilla's goals and objectives are described in the Goals and Objectives chapter of this document.

Physical elements (including major roadways, railroads, the floodplain and flood-prone areas) also have an impact upon a city's development. These physical features serve as barriers to development, and can be either naturally formed or man-made. A number of physical features affect present and future development in Ovilla, but with careful planning, these potential obstacles may be turned into opportunities.

There are also several basic planning principles that must be considered when preparing a Future Land Use Plan. Nodal and corridor commercial development forms and the neighborhood concept are the basis for land use configurations in the Ovilla Comprehensive Land Use Plan. These concepts are described in detail in the Planning Principles chapter of this document.

### **Physical Features**

Ovilla is bounded on all sides by rural undeveloped land. The major physical barrier within the City of Ovilla is the Red Oak Creek floodplain. The smaller floodplain areas along the various smaller creeks also have an impact on the development patterns of Ovilla. Ovilla Road and Cockrell Hill Road also provide barriers to development across their respective rights-of-way.

#### ***Red Oak Creek Floodplain***

The City of Ovilla has several creeks that are natural barriers to development. Areas along the creeks are designated by the Federal Emergency Management Agency (FEMA) as flood prone land. Where flood prone land is located in close proximity to major arterials, the suitability for residential development decreases. However, opportunities for residential development may be enhanced by permanent open space adjacent to flood prone areas. Flood prone areas can then be incorporated into linear parks, public open space, and other recreation schemes compatible with residential development.



## ***Ovilla Road (F.M. 664)***

The edge and barrier factor of Ovilla Road is a matter of perspective. The very nature of a high traffic corridor attracts certain types of land uses and repels other lower intensity land uses. Commercial uses attracted to Ovilla Road increase the width of this commercial corridor. This creates a challenge to the City of Ovilla to encourage the successful residential development presently occurring in the northern portion of Ovilla to spread and flourish in southeastern Ovilla.

## ***Neighborhoods and Corridors***

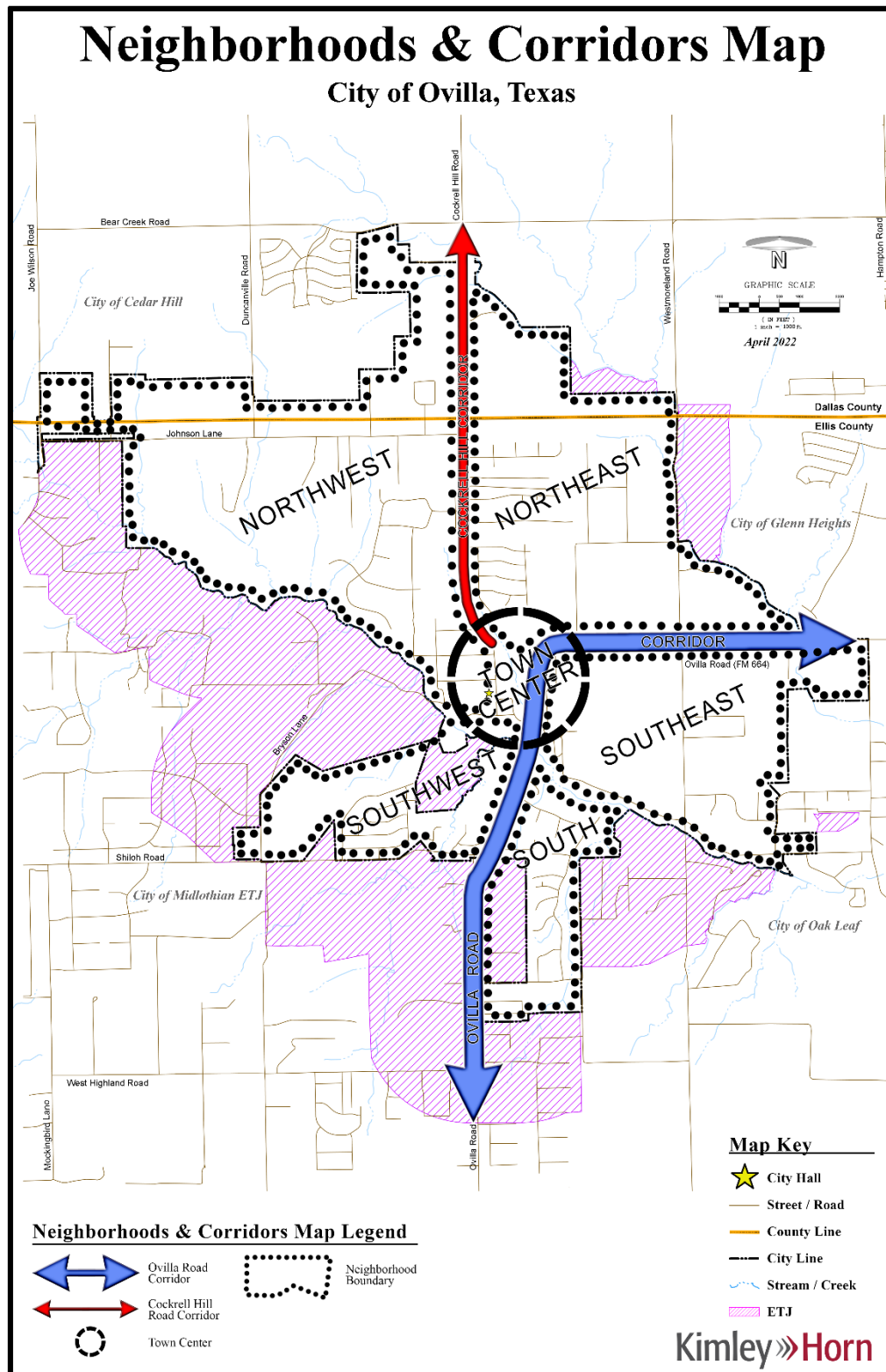
Using the various physical constraints, major thoroughfares and land use groupings, the City of Ovilla was mapped into five mixed-use neighborhoods, two corridors and a special district as shown in Figure 7.1, Neighborhoods & Corridors Map. The five mixed-use neighborhoods are predominantly large lot and rural single family residential with private schools, parks, churches and commercial. The neighborhoods are: the Northwestern Ovilla Neighborhood (north of Red Oak Creek and west of Cockrell Hill Road), the Northeastern Ovilla Neighborhood (between Cockrell Hill Road and Ovilla Road), the Southeast Neighborhood (between Ovilla Road and the Red Oak Creek floodplain), the South Ovilla Neighborhood (south of the Red Oak Creek floodplain and east of Ovilla Road), and the Southwest Ovilla Neighborhood (west of Ovilla Road and south of the Red Oak Creek floodplain including some of the extra-territorial jurisdiction). Ovilla Road and Cockrell Hill Road, are the main corridors, and these are included in the mixed-use neighborhoods because they define the edges and boundaries of the neighborhoods and also provide the neighborhood services to support the adjacent residential areas. The proposed Town Center Study Area is located from Cockrell Hill Road, south of Ashburne Glen Addition to East Main Street and centers on the historic area on West Main Street.

## **Planning Principles**

The planning principles used in the Ovilla Comprehensive Land Use planning effort determine the urban form of the City. Urban form is generally defined as the physical pattern and configuration that cities take as land is developed. The urban form elements used in the City of Ovilla Comprehensive Land Use Plan include the neighborhood concept, the commercial node development form, the commercial corridor development form, edges and transitions, screening walls and buffers, and focal points and entry statements.

Although development opportunities may arise in the future that are not consistent with the Future Land Use Plan map, such development would not necessarily be inconsistent with the Comprehensive Land Use Plan. In these situations, the development should be required to occur in accordance with the planning principles and development goals as defined in this Comprehensive Land Use Plan text document. Therefore, in situations where it appears that the character of development is consistent with the principles described in the Comprehensive Plan text, deviations and/or variations from the Future Land Use Plan map may occur.

**City of Ovilla, Texas**



*Figure 7.1, City of Ovilla Neighborhoods & Corridors Map*

Figure 7.1, City of Ovilla Neighborhoods & Corridors Map 2022

Ovilla's neighborhoods are currently developing and have not yet achieved the classic neighborhood concept form. As the streets and roadway develop in conformance with the Master Thoroughfare Plan these neighborhoods should grow and mature. Figure 7.2, Future Land Use Plan Map illustrates the future pattern of land use for the City of Ovilla.

## **Residential Development**

The Future Land Use Plan addresses two residential categories: single family residential, multifamily residential (apartments) and manufactured housing.

### ***Single Family Residential***

The single family residential land use is the category with the largest amount, 85 percent, of land area. The existing low-density residential development includes a range of lot sizes, home sizes and values. This category is composed of single family units that occur throughout the city in the predominately low-density single family neighborhoods. The majority of existing lot sizes are a half acre or greater. To maintain the rural, low-density residential characteristics that currently prevail throughout Ovilla, future development must be guided to follow a similar pattern. The City of Ovilla Zoning Ordinance provides for zoning districts and describes the density level within those districts. A further review of the current zoning ordinance and zoning map may be necessary to provide the desired results.

The current character of the city should be maintained with the majority of residential lots being one acre or greater and the remainder being one-half to one-third of an acre. Terrain or other factors may play a role in dictating residential densities. The overall Land Use Plan, as well as the Goals and Objectives of the city should be considered when reviewing the appropriateness of any future development.

### ***Multifamily Residential***

The Comprehensive Land Use Plan Review Committee expressed an interest to provide an available area for Multifamily Housing within the City of Ovilla. To this end, a tract of land designated as Multifamily is located in the far north portion of the City within Dallas County. In addition, the availability of multifamily residential in nearby Cedar Hill and DeSoto could also serve to provide for local demands for apartments and multifamily housing.

### ***Manufactured Housing***

Ovilla has several manufactured homes within the extraterritorial jurisdiction. Manufactured housing is a form of low-density single family housing and must meet all applicable regulations. The existing manufactured homes will be encouraged to redevelop as commercial or traditional single family residential.

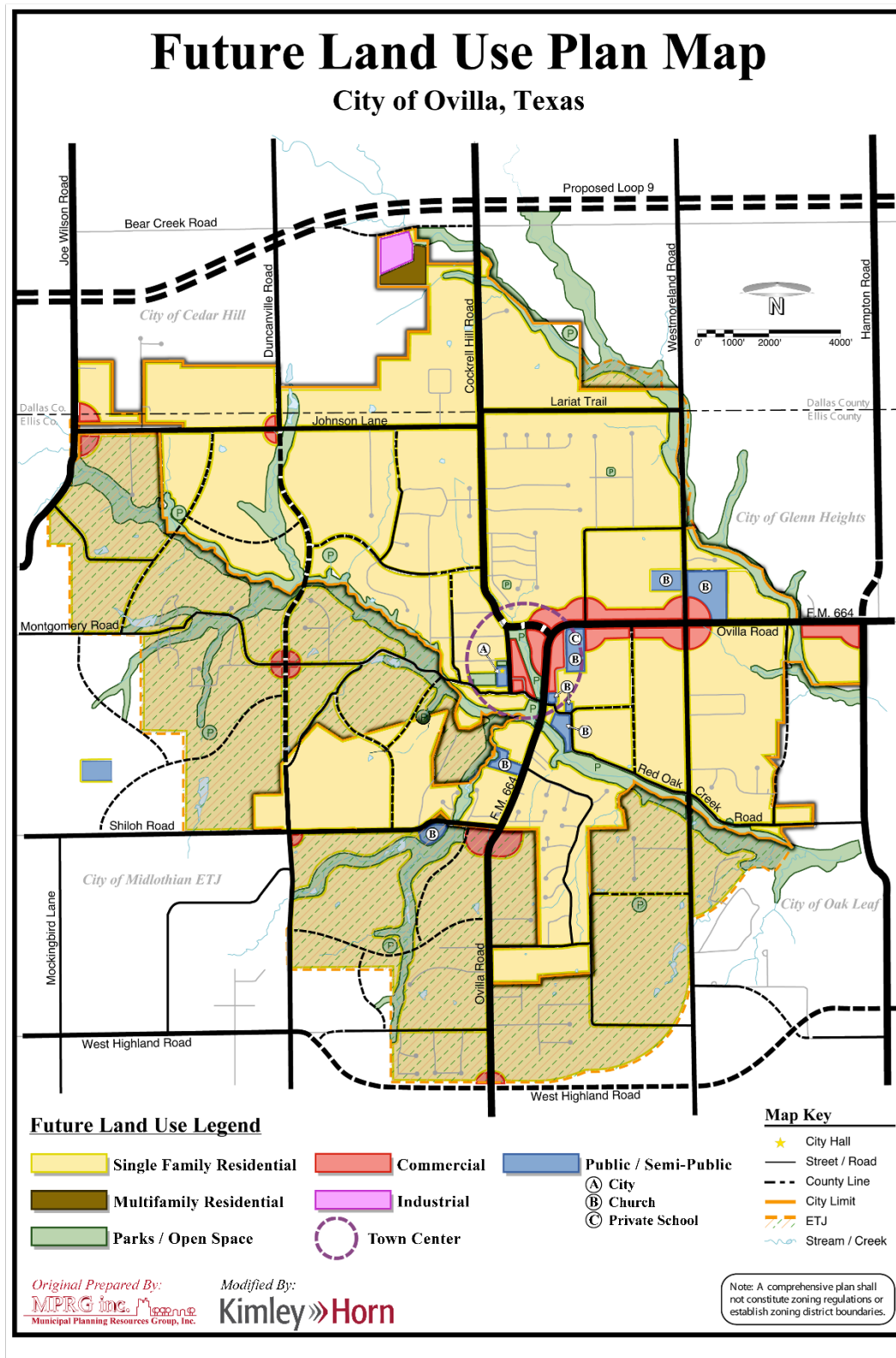


Figure 7.2, Future Land Use Plan Map 2022

## **Commercial Development**

Due to the rural-residential nature of the City of Ovilla, heavy commercial and industrial uses have been discouraged from locating in the city. However, the 2010 CLUP designated an area for industrial uses adjacent to the proposed Loop 9 Tollway in the far north part of Ovilla located in Dallas County. Uses such as restaurants, light retail and service establishments are typical to the community. An effort should be made to discourage corridor commercial in undesignated areas, especially along remote county roads, and to place these uses at the appropriate intersections in a commercial node fashion.

### ***Ovilla Road (F.M. 664) Commercial Corridor***

Ovilla Road will remain as the major commercial corridor. This central commercial corridor should continue to develop and redevelop and the City should begin to utilize corridor planning principles. The City of Ovilla wants to “put its best foot forward”, so this commercial corridor should be attractive and developed in a sustainable fashion. The best way for the City to achieve this is to use the corridor planning principles to ensure that orderly and desirable development patterns emerge. The Ovilla Road corridor offers the most potential for commercial and sales tax growth for the City of Ovilla. The traffic counts on Ovilla Road will continually increase and the visibility of the adjacent commercial areas will allow them to attract customers from outside of the normal Ovilla market. The City of Ovilla should aggressively pursue the corridor principles. The corridor principles of shared access, increased landscaping and coordination of building façades will transform these existing commercial areas into more aesthetically pleasing spaces, which will encourage repeat business and improve the economic viability of the businesses. Provisions should be added to the Ovilla Zoning and Subdivision Ordinances regulating the number of curb cuts, amount of landscaping, and other site-related issues to implement the commercial corridor principles.

### ***Ovilla Road & Shiloh Road Commercial Node***

This existing commercial area will continue to develop and redevelop and commercial node principles should be applied whenever possible. As Ovilla Road and Shiloh Road continue to increase in traffic volume, the viability of a large neighborhood or community size shopping center at this location becomes more likely.

### ***Light Industrial Park Development***

As specified in the Goals & Objectives chapter of this Plan, it is the intent to provide for light industrial uses in the City of Ovilla. The intent is to provide for these uses adjacent to the proposed Loop 9 Tollway in the far north part of Ovilla located in Dallas County. This location will allow access to major thoroughfares as well as provide a location that is compatible with adjacent land uses.

### ***Town Center Study Area***

What is normally referred to in other communities as the Central Business District, is known in Ovilla as the “Town Center”. The physical boundaries of the area have not been exactly defined; it may be considered as being centered

on the historic area along West Main Street. Its limits are defined generally as being the municipal complex/park area along Cockrell Hill Road to the west and East Main Street to the east.

This area was the original business district of the town. Many of the structures in the “Town Center” share common construction or construction dates. Commercial, church and residential structures share these unique characteristics. Due to these characteristics and the historical significance of this area, special attention must be given to the development, redevelopment and restoration of the area.

A restored “Town Center” will act as a commercial alternative to the Ovilla Road Corridor, provide the community with a local identity, and assist in preserving the historical character of the area.

In order to make the vision of a downtown become more of a reality, consideration may be given to encourage the City of Ovilla, either alone or perhaps in cooperation with the Type B Economic Development Corporation, to purchase tracts of land or properties within this area as they become available to help direct desirable non-residential development patterns.

The “Town Center” has some key attributes that provide momentum towards implementing a plan for the area.

- **Local Government Structures:** The Municipal Complex: City Hall; Police Station; Public Works Facility; and Fire Station are allocated within the “Town Center” area. These structures provide a hub for citizens and will keep people coming to the area even if it is only to pay water bills. Therefore, it is critical that these facilities remain in the area. Additionally, as future public facilities such as a community center, recreation center, senior activity center or library is proposed, the “Town Center” area should be considered first for the location.
- **Historic Buildings:** Some of the buildings are virtually the same as when they were built; some have been refurbished to their former condition; and some have been “modernized” in the fifties, sixties and later. Many of the remaining structures retain the flavor of the original townsite. While the Municipal Complex provides a hub in the area, the historic buildings, especially along West Main Street, provide the character.
- **Accessibility:** The “Town Center” has excellent accessibility. Ovilla Road, which serves as a minor arterial, bisects the area and the second, Cockrell Hill Road, creates a northern border. These two roads will continue to bring people to the area. It is also fortunate that two major portions of the “Town Center” are located along West and East Main Streets. This is significant in that it brings people to the area without disrupting the area with “through” traffic. This promotes pedestrian traffic and creates a feel of being “in” the “Town Center”. Heritage Park and the proposed north-south linear park will further enhance the accessibility to the area.
- **Business & Historical Associations:** An important element to planning and survival of the “Town Center” is the cooperation of the area merchants and other individuals who are interested in maintaining and re-establishing the character of the area. It is recommended that a merchants association for the area be established to work in cooperation with the various historical preservation groups to implement plans for the area.

- **Parks & Open Space:** As mentioned above, the Parks in the area provide accessibility and comfort to the area. Heritage Park should remain a focal point for the area and emphasis should be given to the gazebo and the existing Veteran’s Memorial. As the linear park may be developed it will help to increase the area that may be used for festivals, celebrations, gatherings and events. Also, located within the boundaries of the “Town Center” is the Ball Park which is the focus of organized games in the City.

In order to maintain and reclaim the character of the “Town Center”, the City may wish to consider implementation of some of the actions, policies, and/or procedures listed below.

1. **Preparation of a “Town Center” Special Study:** The Comprehensive Land Use Plan provides guidance for the city as a whole for general growth and development. The “Town Center” area is unique and different than the rest of the community. Therefore, special actions and policies may need to be taken which are unique to the area. A special study of the area should describe in detail the actions necessary to implement a “Town Center” Plan. Included in the special study would be detailed descriptions of the remaining recommendations within this section. At this time the study should also consider any alternate locations for the municipal complex and how the relocation of the complex could spur a growth in retail thus creating an alternate Town Center.
2. **Emphasize Pedestrian Activity:** This is primarily applicable to the commercial areas of the “Town Center”. The character of the area has businesses located in close proximity to each other. This is well suited to pedestrian traffic, and can be encouraged by focusing on areas where pedestrians will be located. Sidewalks, green areas, and crosswalks should have special treatment to make them more aesthetically pleasing. This would include the use of street furniture and landscaping. In addition, there should be a concerted effort of the “Town Center” merchants to identify uses that encourage people to visit from shop to shop. Antique stores, gift shops, craft shops, and eating establishments should be encouraged to locate in the area.
3. **Establish a Focal Point in the Old Town Area:** There needs to be a focal point located in the “Town Center” area that gives the area identity. A good focal point would be the gazebo and Veteran’s Memorial in Heritage Park. Many communities have successfully turned these types of areas into focal points of the community. Possible alternatives could be:
  - West Main Street Commercial Area
  - Construct a New or Faux Cotton Gin
  - Emphasize the Total Park System within the “Town Center”
  - Creation of a “Town Center” Festival or Event
4. **Develop a Theme for the “Town Center”:** The theme should include the treatment of landscaping, signage, street furniture and architectural characteristics of the structures. The theme should provide identity to the area and direct attention to the focal points of the “Town Center” such that it invites residents, as well as visitors, into the area.



**5. Implementation Methods Should Be Developed:** Both private and public guidelines should be adopted to encourage the cooperative and thematically consistent development of the “Town Center”. The Merchants Association and historic groups should develop policies and practices that can be implemented by each property owner in the area. In any event, these practices may be strongly recommended by the Merchants Association and historic groups although they may not have the authority to enforce compliance. However, the City of Ovilla may adopt ordinances that require compliance with land use standards that encourage cooperative development of the area. This may include the establishment of an overlay district that provides incentives for property owners, both commercial and residential, to comply with procedures supportive to the “Town Center” development plan.

**6. Research Town Center Study Area Action Plan Recommendations:** Identify opportunities for the City of Ovilla to become more proactive in directing the course of actions to achieve a recognizable downtown area.

## **Public & Semi-Public**

### ***Educational Facilities***

Ovilla is currently within at least four-independent school districts: Midlothian ISD, Cedar Hill ISD, DeSoto ISD, and Red Oak ISD. Ovilla is home to one private school – Ovilla Christian School, and one public elementary school – Dolores W. McClatchey Elementary School. Any new residential areas within Ovilla will be served by the appropriate existing school facility located within and outside the City limits. If school enrollment increases significantly, the expansion of buildings on the existing school sites would seem to be the preferable to the acquisition of new sites.

### ***Municipal Facilities***

The Ovilla City Hall located adjacent to the Ovilla Police Station and the Ovilla Central Fire Station with the annex opened in 2009 that formed a governmental nexus for the city. Due to its central location, it will continue to be the ideal location for future city services and expansions.

- City Hall: The current City Hall houses City Staff and meeting facilities for City Council, boards, commissions, and special committee review meetings. The Council Chamber Room also serves as the Municipal Court Chamber Room.
- Police Facilities: There is an existing police station next to the current City Hall and fire station with office space, dispatching and parking facilities.
- Public Works Facilities: This building is located behind the police station and provides offices for Ovilla’s water/wastewater, streets, code, animal control, and parks departments.
- Fire & Emergency Medical Facilities: Emergency Services District 2 which contracts with the City of Ovilla built a Fire Department Annex building in 2009 which houses their office and the offices of the Fire Department. The building provides kitchen, boarding and training areas able to accommodate the department’s projected growth into the future. Fire station location requirements are issued by the State

Board of Insurance. There are both distance and response time requirements. Every structure should have a station within one and one-half miles “as the crow flies”; the current station provides this coverage for 98 percent of the city. The requirements are a maximum of three minutes to commercial, industrial and heavy residential (apartment complexes) areas and a maximum of five minutes to single family residential areas. The central location of the existing fire station provides an ideal location and should serve the city well into the future. For emergency medical services, the city is currently being served by contract from outside the city limits.

- Library Facilities: The city currently has no public library facilities. As resources become available in the future a library may be considered. The American Library Association provides standards for library facilities which include objectives, activities and requirements that spell out total needs in terms of square feet of floor space, service locations, branches, bookmobiles and book stack data.
- Community Center: A community center may be added in the future to provide space for community activities. If the community center is located near the existing municipal facilities it will help to focus and maintain the area as town center.

## **Parks, Recreation & Open Space**

The goals and objectives in this plan express a desire to develop an overall plan, to establish a variety of means for funding, to improve existing facilities, to develop recreational facilities not available at the present time and to ensure the preservation of the natural environment throughout the city.

In the past, standards for park land and facilities were measured in a quantitative fashion expressed as a ratio of land area to population. However, the National Recreation and Park Association, which is the industry standard, has directed their focus to a qualitative standard.

Parks, recreation and open space land uses should be designed as specific areas intended for public and/or private recreation. In addition, these areas should be characterized by their natural beauty. The areas designated for parks, recreation and open space should be the land most suitable for their adaptation and not created by land that has been left over from development. Standards for parks, recreation and open space systems are necessary for communities to establish a base from which to properly plan and implement a complete system of these properties.

This Comprehensive Land Use Plan includes standards for Neighborhood Facilities; Community Parks; City Parks; Special Use Parks; and Greenbelts, Linear Parks and Pathways. The City of Ovilla has approximately 10 acres of parks and recreation area. Currently Ovilla does not own any land designated as open space. This provides approximately 2.57 acres of park land per 1,000 persons. At the present time, the City is under capacity for parks as compared to other similar municipalities.

The total area of a city that is devoted to parks, recreation and open space is dependent upon a multitude of variables; however, a common standard is one acre per one hundred population. This standard would dictate approximately 38.5 acres of parks, recreation and open space in the City of Ovilla for the existing population. As indicated in the Existing Land Use Chapter of this Comprehensive Land Use Plan, there are approximately 132 acres of parks, recreation and open space in the City of Ovilla at this time. Of the 132 acres, 10 acres are dedicated and developed and the remaining 117 acres are undedicated floodplain.

### ***Park Classification***

Parks, recreation and open space facilities are typically classified by five park types:

- (1) ***Neighborhood Facilities:*** These facilities serve the daily recreational needs of an entire neighborhood. A neighborhood park is a component of the “neighborhood unit concept”. Ideally, a neighborhood has located in its center both an elementary school and a neighborhood park which have a common boundary. The facilities of a neighborhood park may be somewhat limited, but they should serve the needs of a population of between 2,000 and 10,000 residents. In addition to the larger neighborhood facilities there are three types of smaller neighborhood facilities which include; tot lots, neighborhood playgrounds, and neighborhood parks. These parks are often called pocket parks and are sometimes included in the overall development of a new subdivision.

The optimum size of the larger neighborhood park is six (6) to ten (10) acres, however even though the six (6) to ten (10) acre size parks are preferred, several cities in the Metroplex have incorporated several one half (1/2) acre parks within individual subdivision similar to the pocket parks mentioned above. These parks are often provided by the developer as part of an amenities package to enhance the overall development. The park should be located near the center of the neighborhood it serves. It should be easily accessible by vehicles from residential streets, and should be within walking distance of most homes in the neighborhood.

The following recreational facilities are commonly found in neighborhood parks. The facilities vary depending on the needs of the particular neighborhood.

1. Playgrounds with industry-standard safe play surfaces
2. Perimeter edging
3. Play structures and seating areas
4. Level, open areas for team practices and neighborhood pick-up games of baseball, softball, football and soccer
5. Tennis courts and multi-purpose courts for basketball, volleyball and badminton
6. Picnic areas with tables, cooking grills and litter receptacles

7. Landscape development and beautification including color beds, screening, shade, benches, sidewalks, signage, a small parking lot and security lighting.

Other facilities may include drinking fountains, picnic shelters, and multi-use paved jogging trails.

There are several possible locations for future neighborhood parks in the City. These locations are indicated on Figure 7.2, Future Land Use Plan. Most of these locations are areas of limited development at the present time; however, as development occurs the need for these types of facilities will grow.

- (2) **Community Park:** The typical community park serves several neighborhoods located within approximately 1.5 miles of the park. These facilities are typically a major component of a City's park system and include community parks and playfields. The community park should have 20 to 80 acres of land. Locating community parks along thoroughfares as a buffer to the neighborhood is a good idea. Community parks are extremely compatible with junior and high schools, and combining these facilities is beneficial to both.

Community parks have similar facilities to neighborhood parks, although they will typically have more. The playing fields are generally lighted for both day and night activities. Swimming pools are often included in a community park as well as picnic areas, jogging trails, natural areas, open space, and passive areas. Often recreation or community buildings are located in community parks.

- (3) **City Park:** The city park should accommodate the needs of very large sections of the City or the entire City. These parks provide for intense active and passive recreation needs for the entire cross section of the City's population. City parks are large in area generally, over 100 acres. These parks should be located on major thoroughfares to provide easy access. In addition, it is important to provide adequate parking.

Facilities provided in a city park may include the following: golf course, rodeo or equestrian arenas, athletic fields and stadiums, parkways, natural landscaped areas, extensive vegetation, tree stands, water features, ponds, lakes, creeks, rivers, gardens and arboretums, large picnic areas, sports fields, play grounds, play areas, nature, jogging, hiking and biking trails, restroom facilities, swimming pools and/or natatorium, day camps, bridal paths, boating and/or swimming facilities in conjunction with a natural water feature, zoos, botanical gardens, museum, and outdoor theater.

- (4) **Special Use Parks:** A Special Use Park is usually limited to one or two uses. It is sized, located, and developed to best serve its function. Some examples of special use parks are a multipurpose athletic complex, tennis center, aquatic center, golf course, historical site, nature preserve, and recreation center. Depending on its function, this park may serve the entire city. When possible, these parks are located on major thoroughfares.

- (5) ***Greenbelts, Linear Parks and Pathways:*** These linear style parks are typically used to buffer urban areas. They are often used to connect other city parks and facilities. They are important for their aesthetic value while helping to maintain the natural aspects of the City as development occurs. Ideally, these parks are developed into a comprehensive system that links together all the parks within the City. Linkage parks usually follow utility and drainage easements and floodplains.

Linear and linkage parks can be of varying size and are usually long and narrow in shape. The location of linear parks should take advantage of natural water courses and vegetated areas. They should have accessibility through other parks for pedestrian, equestrian and non-motorized vehicular traffic. Additionally, these parks should be maintained in as natural a state as possible with a minimal amount of disturbance to the environment.

The City of Ovilla does not have any greenbelts or linear parks. However, the Goals and Objectives in this plan state as a goal of the community to “Encourage preservation and expansion of greenbelt areas, especially along creeks throughout the city.” This includes the preservation of floodways and floodplains by limiting channelization. The City of Ovilla certainly has ample floodplain to use for this purpose. An additional objective of the plan is to implement a linear parks system connecting major parks throughout Ovilla.

Development of additional park land is indicated as a goal of the City. This additional park land should generally conform to the following standards shown in Table 7.1, Acreage, Service Radius, and Acres Per 1,000 Recommendations.

Table 7.1  
Acreage, Service Radius, and Acres Per 1,000 Persons Recommendations

Classification	Acreage	Service Radius	Acres per 1,000
Neighborhood Park	6 to 10	0.25 to 0.5 mile	1 to 2 acres
Community Park	25 or more	1 to 2 miles	5 to 8 acres
City Park	Recommended to be large Community Parks		
Special Service Park	Variable	NA	Variable
Linear/Linkage Park	Variable	NA	Variable

## ***Chapter 8. Implementation***

### **General**

A critical component of the planning process is the implementation, or execution, of the plans that have been developed. An implementation strategy will have the effect of turning this Plan from a study document into a tool that will help Ovilla achieve the land use Goals and Objectives developed by its citizens. If implementation measures are not included in the Comprehensive Planning process, these goals may never be realized.

### **Plan Implementation Methods**

The act of defining an implementation framework must be complemented by discernable action items to help the City realize the goals set forth in the Comprehensive Land Use Plan. The implementation of the Comprehensive Land Use Plan should include action items to be used by City officials to address the following issues:

- Proposed development and redevelopment applications.
- Landowner-requested annexations.
- Zoning change requests and other related zoning requests.
- Expansion of public facilities, services and programs.
- Annual capital budgeting.
- Updates/Amendments to City Zoning Ordinance and similar development regulations.
- Intergovernmental coordination and agreements.
- Operations, capital improvements, and programming related to City departments.

A number of methods may be used to implement the Comprehensive Land Use Plan. One method may adequately implement one portion of the Plan, or a number of methods may be required to achieve the City's goals. The City may wish to use some or all of the following methods for implementation of the Comprehensive Land Use Plan:

- Policy-Based Decisions;
- Land Development Regulations and Standards;
- Capital Improvements Programming
- Specific Plans and Studies;
- Special Projects, Programs, and Initiatives.

## ***Policy-Based Decisions***

Adopted policies are often credited with a great amount of authority. The staff and officials of many municipalities consider adopted policies as only one step short of law. Generally, official policies provide the City Staff, the Planning and Zoning Commission, and the City Council with specific guidelines regarding development issues. The purpose of the Goals and Objectives contained in the Goals and Objectives chapter of this document is to give the City Staff and elected officials direction so that official policies may be developed.

The *Adopted Policies* section of this Chapter contains examples of those that may be adopted by the City regarding development issues. While this is not an exhaustive accounting of all possible development policies, it is recommended that the following policies be adopted in order to provide guidelines to assist the staff and appointed and elected officials in following through with the adopted Goals and Objectives of the City.

## ***Land Development Regulations and Standards***

Ordinances are recognized as municipal law and are binding as such. Two documents that are adopted in ordinance form and should be continually maintained are the Zoning Ordinance and the Subdivision Regulations Ordinance. These serve as the primary implementation tools for the Comprehensive Land Use Plan.

The basic purpose of the Zoning Ordinance is to carry out the land use policies and recommendations that are contained in the Comprehensive Land Use Plan. Specifically, the Zoning Ordinance classifies and regulates the use of land, buildings, and structures within the City. The ordinance is divided into two elements that are dependent upon one another: the zoning text and the zoning map. The zoning text tells how the land may be used. The zoning map indicates where it may be used in the manner described in the zoning text.

Subdivisions may be required to comply with the general layout of streets, placement of corridors and arterials, and the general urban form principles as provided in the Comprehensive Land Use Plan. Each plat should be reviewed by the planning staff and addressed by the Planning and Zoning Commission and City Council regarding this compliance. Noncompliance with the Plan may constitute a position contrary to the public health, welfare, and general safety of the residents of the community. Language in the Subdivision Regulations should be reviewed to confirm that compliance with the Comprehensive Land Use Plan is required. In addition, the Subdivision Regulations should be updated to include recent changes in state law, which have occurred.

## ***Capital Improvements Programming***

The Capital Improvement Plan (CIP) is a multi-year plan typically spread over five years, which identifies various budgeted capital projects. Staff time and financial resources are allocated to the elements of the program, in order to ensure that the projects are appropriately budgeted. The identification and prioritization of the budgeted capital projects should coincide with the goals of the Comprehensive Land Use Plan.

## ***Specific Plans and Studies***

There is the potential for additional planning studies that may be required at a greater level of detail than that found in the Comprehensive Land Use Plan. These planning areas will warrant additional analysis and studies prior to implementation and inclusion in the Comprehensive Land Use Plan.

### *Special Projects, Programs and Initiatives*

Special Projects account for various initiatives undertaken by the City that are broader in nature than other implementation measures. These initiatives may include City Programs, Interlocal Agreements, Citizen Participation Programs and other special projects.

## **Plan Administration**

The update of the Comprehensive Land Use Plan was a collaborative effort including input from multiple groups within the City. During this process, various leaders from the community came together to form the Comprehensive Land Use Plan Review Committee, which served an essential role in assuring the vision of the Plan reflected the City of Ovilla. After adoption of the Plan, it is critical to identify those individuals within the community that will serve to ensure the Plan continues to be updated as the City grows.

## **Application of the Plan**

The Comprehensive Land Use Plan provides guidance for future development in three primary ways. First, is by referencing the Goals and Objectives set forth in the *Goals and Objectives* chapter. Second, is by adhering to the general Planning Principles that define the vision and intent for the future of the City. Finally, the Future Land Use Map should be referenced as a guidance resource for future development patterns.

### *Goals and Objectives*

All planning and zoning decisions should be made with regard to the Goals and Objectives developed by the citizens during the initial stages of the planning process. If a proposed development would be in accordance with the Goals and Objectives, it should be seriously considered for approval. If the proposed development is in conflict with the Goals and Objectives, it should be revised in order to reflect the stated land use desires of the citizens.

### *Planning Principles*

The Comprehensive Land Use Plan has provided a description of applicable planning principles for Ovilla, which are provided in the Urban Design chapter of this document. They include the neighborhood concept, nodal and corridor commercial development forms, the establishment of edges, and the use of transitional land uses, buffering, and screening techniques. These planning principles should be considered by city officials when making decisions affecting development in the city. The neighborhood concept and commercial development forms should be employed when determining the placement of land uses and infrastructure in future developments. Edges, transitional uses, buffering, and screening techniques will be beneficial when considering the compatibility of adjacent land uses and their effects on one another.



## *Future Land Use Map*

Planning and zoning decisions should be made in agreement with the Future Land Use Map. This map is provided in the Future Land Use Plan chapter of this document. The Future Land Use Map provides a general picture of how land uses may be arranged to reflect the growth goals and objectives of the City. It is important to note that this map does not serve the same purpose as the City's zoning map. The Future Land Use Map is not law. It does not dictate exact boundaries of land uses. Therefore, it should be considered to be somewhat flexible. Changes other than those literally shown on the map can be made with the assurance that they are not in conflict with the Comprehensive Land Use Plan if they are in agreement with the goals and objectives and the planning principles provided in this document.

## **Adopted Policies**

In order to realize the Goals and Objectives set forth in the Comprehensive Land Use Plan, a clear action plan must be defined. This action plan should address both the short-term and long-term goals of the Plan. The specific responsibilities of each of the action plan items are outlined in this section as well as the Plan Administration section of this Chapter.

## *Recommended Policies*

### **1. Conformance with the Plan**

The City should establish a policy requiring new development and redevelopment to conform to the Comprehensive Land Use Plan. All zoning and platting requests are measured for compatibility with the Plan. Staff reports written on platting and zoning issues should include commentary on the conformance with the request to the Plan, and non-conformance with the Plan may be sufficient grounds for denial or a negative recommendation of the request.

*Responsibility: City Council, Planning & Zoning Commission and Staff*

### **2. Maintenance of the Plan**

The effectiveness of the Plan should continue to be monitored annually. Monitoring allows the City to measure progress of plan implementation. It also serves as an indication of changing conditions and trends that may suggest the need for revisions to the Plan. Items to be addressed in the annual staff review should include conformance with current development trends, number of zoning requests granted that did not conform to the Plan, and recommendations of the Plan that are being implemented or have been implemented. The result of the report will be to recommend that the Plan be maintained in either its current condition for another year or that it be revised to comply with current development goals and objectives being observed by the City.

*Responsibility: City Council, Planning & Zoning Commission and Staff*

### **3. Cooperation with other governmental entities**

The City should continue to maintain an open channel between governmental entities, advising them of Ovilla's plans, and should remain cognizant of their plans. If conflicts arise between Ovilla and another agency, the city staff should communicate these conflicts to the city leaders and work toward minimum negative impact on all participants affected.

*Responsibility: City Council and Staff*

### **4. Update Materials**

The city staff should refine and update applications, checklists, and procedures to insure that development controls are adequate to retain long term property values and quality of life.

*Responsibility: Staff*

### **5. Enforcement of Ordinances and Regulations**

The City should enforce current ordinances and regulations and adopt new ordinances and regulations that will better assist in controlling signage, refuse, nuisance, animal control, clean up and removal of junk, elimination of dilapidated and unsafe buildings, and other code enforcement issues.

*Responsibility: City Council, Planning & Zoning Commission and Staff*

### **6. City Initiated Rezoning**

The City may choose to review existing zoning. If deemed appropriate, the City may initiate re-zoning of areas that do not conform to the general guidelines for development or reflect the proposed land uses according to the updated Future Land Use Plan Map.

*Responsibility: City Council and Planning & Zoning Commission*

### **7. Consideration of Thoroughfares**

The City should also be in the practice of considering the Thoroughfare Plan when making land use decisions that may be affected by traffic. The City should periodically review the Thoroughfare Plan to evaluate its consistency with current growth philosophies.

*Responsibility: City Council and Planning & Zoning Commission*

### **8. Public Involvement**

The Comprehensive Land Use Plan is a tool to be used by the City. The application of this tool may be better facilitated if the development community also realizes that it is a document that must be respected. The City should adopt a policy that compliance with the Comprehensive Land Use Plan is necessary, in addition to compliance with the Subdivision Regulations Ordinance and the Zoning Ordinance. The City should keep sufficient copies of the Plan on hand to be distributed to the general public in the same manner as the Subdivision Regulations Ordinance and Zoning Ordinance.

*Responsibility: City Council, Planning & Zoning Commission and Staff*

## **9. Develop and Adopt a Planning Program**

Establishment of a sound Planning Program is the most effective method to implement a Comprehensive Plan. The Planning Program should continue to be updated as needed to implement the Comprehensive Land Use Plan, and ensure that development occurs in a coordinated manner.

*Responsibility: City Council, Planning & Zoning Commission and Staff*

## **Plan Amendment Process**

The Comprehensive Land Use Plan for the City of Ovilla is meant to serve a “living and breathing” document that is flexible enough to adapt to changing conditions. There are any number of external factors that may change; therefore, altering the relevancy of certain aspects of the Plan. To ensure that the Plan remains relevant and effective, it is expected that the periodic updates and amendments to the Plan be performed.

Amendments and revisions to the Comprehensive Land Use Plan can be either minor or major in nature. Minor amendments typically involve interim changes to certain sections of the Plan resulting from other specific plans or studies that may have been performed. Minor amendments should be performed at least biannually (i.e., once every two years). Major amendments include holistic changes resulting from adjustments in base conditions, such as demographic data and growth trends. Major amendments should be performed once every five years. Whether a major or minor amendment is initiated, it is critical to evaluate the cumulative impact that the change will have on the entire Plan.

### ***Annual Progress Report***

An annual progress report should be prepared in order to ensure that any issues or potential modifications are detailed. As part of on-going maintenance of the Plan, this report will be utilized to initiate both major and minor future amendments. The Planning and Zoning Commission and/or a Comprehensive Land Use Plan Review Committee should be responsible for the preparation of this report and it shall be presented to the City Council.

### ***Minor Amendment Process***

Minor amendments should be performed at least biannually (i.e., once every two years). When considering minor amendments, consideration should be made that the changes do not detrimentally impact the Planning Principles and Goals and Objectives set forth in this document. Amendments should further enhance the quality of life of the City’s residents as well as provide for more effective means of governance by City leader.

### ***Major Amendment Process***

Major Amendments should be performed every five years in order to ensure the relevancy of the Plan. This process should begin with the preparation of an Evaluation and Appraisal Report (EAR) by City staff with input from other City departments and Committees. The EAR should include an assessment of the achievements made since the last

major amendment as well detail changes in assumptions, base conditions and trends. In addition, the EAR should also include conflicts that may have been identified between various Goals and Objectives and Planning Principles. Major amendments should be vetted with ample opportunity for public input by community leaders representing various facets and interests of the City.

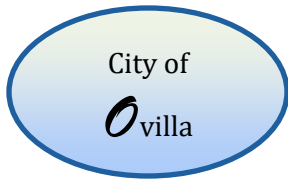
### *Official Map Maintenance*

The Future Land Use Map and Zoning Map are the principal maps associated with the implementation of comprehensive planning efforts for Ovilla. The Future Land Use Map provides the desired general location of all land uses in Ovilla. The locations of land uses on this map are influenced by the Thoroughfare Plan, which facilitates access and traffic circulation throughout the planning area. The Thoroughfare Plan is described in the Thoroughfares chapter of this document. It is important to note that since the Future Land Use Map indicates land use in a general manner, it will not necessarily show specific information on specific properties. Nevertheless, as development occurs in Ovilla, the Future Land Use Map will provide guidance regarding land use principles and expected development trends.

An amendment of the Future Land Use Map, in particular, is a declaration that the amendment is appropriate and consistent with other portions and features of the Comprehensive Land Use Plan. A significant change in circumstances affecting the suitability of a specific parcel for the kind of development designated on the Future Land Use Map, which was not contemplated at the time of adoption, may justify a reconsideration of the land use classification. Future Land Use Map amendments are not intended to occur with the same frequency as rezoning actions, and their effect upon the entire Comprehensive Land Use Plan, including the practical consequences of the policy shift signified by the amendment, shall be fully set forth as part of the amending ordinance.

All property in the City of Ovilla is zoned in accordance with the Official Zoning Map. The Zoning Map represents the legal zoning classifications of all property within the City, and is enforceable as provided by state statute. Following adoption of the Comprehensive Land Use Plan, city staff should ensure that the Zoning Map and the Future Land Use Map are congruent.

The most efficient method of resolving differences between the maps is by the city initiating the re-zoning of property. As long as the appropriate procedures of due process are observed, city-initiated re-zoning may be used to bring property into compliance with the Comprehensive Land Use Plan. Criteria should be established to determine the appropriateness of re-zoning specific property, and a public information campaign may be necessary if a large number of properties are proposed for re-zoning. While the conflict between the zoning of properties and their future land use designation may also be resolved over an extended time period by applying the Future Land Use Map to future zoning requests as they are requested, this method of resolution may take years to accomplish.



# Ovilla City Council

## AGENDA ITEM REPORT Item 2

Meeting Date: May 9, 2022

Department: Administration

☒ Discussion ☒ Action

Budgeted Expense: ☐ YES ☐ NO ☒ N/A

Submitted By: Staff

Reviewed By: ☒ City Manager

☒ City Secretary

☒ City Attorney

☐ Finance Director

☒ Other: Public Works/Planning

### AGENDA ITEM:

**ITEM 2. DISCUSSION/ACTION** – Consideration of and action on Ordinance No. 2022-08 an Ordinance of the City of Ovilla, Texas, amending Appendix A, Article A4.000, Section a4.001 “Building Permit Fees” and section A4.002 “Plan Review Fees,” of the Code of Ordinances of the City of Ovilla, Texas; providing revised building permit and inspection fees; providing revised plan review fees; providing a severance clause; providing for incorporation into the Ovilla Code of Ordinances; providing for immediate effect; and providing for publication.

### Attachments:

1. Ordinance No. 2022-08
2. Surrounding areas building permit and plan review fees

### Discussion / Justification:

**Background:** Current City Code needs to be updated to eliminate residential building permit and plan review fees that are calculated by the estimated cost of construction. Current state laws have prohibited cities from calculating permit fees in this way. The Ordinance that is being presented updates the city codes to calculate permit fee by square footage and are in line with cities that are in the surrounding area.

### Recommendation / Staff Comments:

Staff Recommendation: Approval of the ordinance to allow permit fees to be calculated based on the square footage of the home at \$.80 and the plan review fee of \$.30.

### Sample Motion(s):

I move to approve/deny Ordinance No. 2022-08 an Ordinance of the City of Ovilla, Texas, amending Appendix A, Article A4.000, section a4.001 “Building Permit Fees” and Section A4.002 “Plan Review Fees,” of the Code of Ordinances of the City of Ovilla, Texas; providing revised building permit and inspection fees; providing revised plan review fees; providing a severance clause; providing for incorporation into the Ovilla Code of Ordinances; providing for immediate effect; and providing for publication.

**ORDINANCE NO. 2022-08**

**AN ORDINANCE OF THE CITY OF OVILLA, TEXAS, AMENDING APPENDIX A, ARTICLE A4.000, SECTION A4.001 “BUILDING PERMIT FEES” AND SECTION A4.002 “PLAN REVIEW FEES,” OF THE CODE OF ORDINANCES OF THE CITY OF OVILLA, TEXAS; PROVIDING REVISED BUILDING PERMIT AND INSPECTION FEES; PROVIDING REVISED PLAN REVIEW FEES; PROVIDING A SEVERANCE CLAUSE; PROVIDING FOR INCORPORATION INTO THE OVILLA CODE OF ORDINANCES; PROVIDING FOR IMMEDIATE EFFECT; AND PROVIDING FOR PUBLICATION.**

WHEREAS, the City Council of the City of Ovilla previously adopted ordinances establishing building permit and inspection fees and plan review fees, such ordinances being codified as Appendix A, Article A4.000, Sections A4.001 and A4.002 to the Code of Ordinances of the City of Ovilla; and

WHEREAS, the administrative staff of the City of Ovilla periodically reviews the city’s ordinances and recommends revisions thereto based on current needs, outdated provisions, changes in the law, advances in technology, changes in costs and necessary fees, administrative needs, and for the protection of citizens of the City; and

WHEREAS, the city staff has recommended revisions to the method of calculating building permit and inspection fees and plan review fees based upon an internal review; and

WHEREAS, the City Council finds and determines that the recommended calculation of the said fees is reasonably reflective of the city’s cost to provide building permitting and inspection services and plan reviews.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OVILLA, TEXAS, THAT:**

**SECTION 1. AMENDMENT OF APPENDIX A, ARTICLE A4.000, SECTIONS A4.001 AND A4.002 OF THE CODE OF ORDINANCES OF THE CITY OF OVILLA, TEXAS**

Appendix A, Article A4.000, Sections A4.001 and A4.002 of the Code of Ordinances of the City of Ovilla is hereby amended to read as follows:

**ARTICLE A4.000 BUILDING AND CONSTRUCTION RELATED FEES**

**Sec. A4.001 Building permit fees**

The schedule for fees to be charged by the city for building permit and inspection fees will be as follows:

- (1) All building single-family and multifamily construction, additions, and alterations: \$0.80 per square foot of structure.
  - (2) Certificate of Occupancy (commercial only): \$100.00
  - (3) Swimming Pools.
    - (A) In-ground swimming pools: \$50.00, plus actual cost of inspection.
    - (B) Above-ground swimming pools: \$75.00.
  - (4) Fence permit: \$25.00.
  - (5) Reinspection and/or additional inspections:
    - (A) All new single-family and multifamily construction, including normal inspections; additions and alterations:
      - (i) New Residential Dwelling Construction - \$30.00 plus actual cost of inspection per dwelling unit
      - (ii) Residential Remodel or Addition Construction - \$30.00 plus actual cost of inspection per dwelling unit
      - (iii) Solar Panel Installation - \$30.00 plus actual cost of inspection per dwelling unit
      - (iv) HVAC Installation - \$30.00 plus actual cost of inspection per dwelling unit
      - (v) Plumbing - \$30.00 plus actual cost of inspection per unit
      - (vi) Electrical - \$30.00 plus actual cost of inspection per unit(vii) Water Heater - \$30.00 plus actual cost of inspection per unit
      - (viii) Miscellaneous Mechanical - \$30.00 plus actual cost of inspection per unit
    - (B) All other building permit and inspection fees including normal inspections; additions and alterations: \$0.80 per square foot.
  - (6) Flatwork: \$ 40.00.
  - (7) Septic systems:
    - (A) New installation: \$275.00.
    - (B) Repair: \$75.00.
    - (C) Inspect existing system: \$ 40.00.
-

- (8) Yard sprinkler systems: \$25.00.
- (9) Accessory buildings and other structures.
- (A) Accessory buildings, patio covers, etc.: \$40.00.
- (B) Accessory buildings with plumbing and/or electrical: \$30.00 plus actual cost of inspection.
- (10) If work is performed on items requiring a building permit before obtaining the permit, the fee will be twice the original fee set forth in this schedule.
- (11) Additional charge for after-hours/weekend inspections:
- (A) Residential new construction: \$70.00/hour, minimum 2 hours.
- (B) Commercial/multifamily new construction: \$140.00/hour, minimum 2 hours.
- (C) Other inspections: \$50.00/hour.
- (12) Fee for fire code inspection services (fire alarm and/or sprinkler systems):
- (A) Single-family and multifamily dwellings: \$480 per dwelling unit.
- (B) All other structures:

Valuation*	Fee
\$1.00 to \$250,000.99	\$750.00
\$250,001.00 to \$500,000.99	\$1,050.00
\$500,001.00 to \$1,000,000.99	\$1,350.00
\$1,000,001.00 to \$3,000,000.99	\$1,900.00
\$3,000,001.00 to \$6,000,000.99	\$2,850.00
\$6,000,001.00 and up	\$2,850.00 for first \$6,000,000.00 plus \$0.25 for each additional \$1,000.00

- (13) Fill-dirt/grading permit: \$50.00.
- (14) Roofing:
- (A) Permit: \$50.00.
- (B) Contractor registration:
- (i) Initial registration: \$75.00.
- (ii) Annual renewal registration: \$50.00.



**Sec. A4.002 Plan review fees**

- (a) All structures: \$0.30 per square foot.
- (b) Fee for incomplete or additional plan review: \$50.00.
- (c) Fee for fire code plan review (fire alarm and/or sprinkler systems) all structures: \$0.30 per square foot

**SECTION 2. SEVERANCE CLAUSE**

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

**SECTION 3. INCORPORATION INTO THE CODE OF ORDINANCES**

The provisions of this ordinance shall be included and incorporated in the City of Ovilla Code of Ordinances and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

**SECTION 4. EFFECTIVE DATE**

Because of the nature of interest and safeguard sought to be protected by this Ordinance and in the interest of the citizens of the City of Ovilla, Texas, this Ordinance shall take effect immediately after passage, approval and publication, as required by law.

**SECTION 5. PUBLICATION**

The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

**PASSED, APPROVED and ADOPTED** by the City Council of Ovilla, Texas on this the

\_\_\_\_ day of \_\_\_\_\_, 2022.

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Richard Dormier, Mayor

**ATTEST:**

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Bobbie Jo Taylor, City Secretary

**APPROVED AS TO FORM:**

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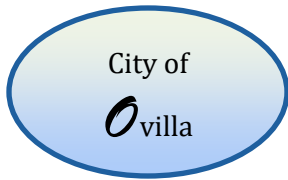
Ron G. MacFarlane, Jr., City Attorney

## BUILDING PERMIT FEES/PLAN REVIEW FEES

	BUILDING PERMIT FEE	PLAN REVIEW FEE
OVILLA	\$2,400 flat	\$480 flat
CRANDALL	1.20 psf	
ENNIS	1.00 psf	
GLENN HEIGHTS	.72 psf	65% of Building Permit Fee
RED OAK	.75 psf	.25 psf

<b>Example:</b>	5,000 sqft home	
Ovilla	Plan Review Fee	\$480
	Building Permit Fee	\$2,400
	City Collects	<hr/> \$2,880
Bureau Veritas	.40 psf x 5,000	\$2,010
	Bureau Veritas Charge	<hr/> \$2,010
	City Clears	\$870

<b>Recommendation:</b>	5,000 sqft home	
Ovilla	Plan Review Fee .30 psf	\$1,500
	Building Permit Fee .80 psf	\$4,000
		<hr/> \$5,500
Bureau Veritas	.40 psf x 5,000	\$2,010
	Bureau Veritas Charge	<hr/> \$2,010
	City Clears	\$3,490



# Ovilla City Council

## AGENDA ITEM REPORT Item 3

Meeting Date: May 9, 2022

Department: Administration

☒ Discussion ☒ Action

Budgeted Expense: ☐ YES ☐ NO ☒ N/A

Submitted By: Staff

Reviewed By: ☒ City Manager

☒ City Secretary

☒ City Attorney

☐ Finance Director

☐ Other:

### AGENDA ITEM:

**ITEM 3. DISCUSSION/ACTION** – Consideration of and action on Ordinance No. 2022-09 an Ordinance of the City of Ovilla, Texas, amending Chapter 10 (subdivision regulation), Article 10.02, Division 5 (design and improvement requirements); generally prohibiting “flag lots” or “panhandle lots;” providing possible exceptions and waiver of the general prohibition; providing a savings clause; providing a severance clause; providing for incorporation into the code of ordinances; providing for publication; and providing an effective date

### Attachments:

1. Ordinance No. 2022-09
2. Code of Ordinances Article A4.000 Building and Construction related fees
3. Planning and Zoning Recommendation

### Discussion / Justification:

**Background:** Panhandle or Flag lots are currently allowed within the City of Ovilla, with the code allowing properties to only need to meet the width requirement at some point on the property. This has resulted in some lots that have a much smaller lot width at the street. Staff believes the code was intended to prohibit these lots and therefore an update is needed to prevent future lots from being platted as a Panhandle or Flat lot. The City has received feedback from citizens addressing concerns with the lot possibility not providing enough width to allow a fire truck to service homes on the back of the property, as well as issues with roadway access, and fire hydrant placement.

### Recommendation / Staff Comments:

Staff Recommendation: Approval of the ordinance.

### Sample Motion(s):

I move to approve/deny Ordinance No. 2022-09 an Ordinance of the City of Ovilla, Texas, amending Chapter 10 (subdivision regulation), Article 10.02, Division 5 (design and improvement requirements); generally prohibiting “flag lots” or “panhandle lots;” providing possible exceptions and waiver of the general prohibition

**ORDINANCE NO. 2022-09**

**AN ORDINANCE OF THE CITY OF OVILLA, TEXAS, AMENDING CHAPTER 10 (SUBDIVISION REGULATION), ARTICLE 10.02, DIVISION 5 (DESIGN AND IMPROVEMENT REQUIREMENTS); GENERALLY PROHIBITING “FLAG LOTS” OR “PANHANDLE LOTS;” PROVIDING POSSIBLE EXCEPTIONS AND WAIVER OF THE GENERAL PROHIBITION; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERANCE CLAUSE; PROVIDING FOR INCORPORATION INTO THE CODE OF ORDINANCES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the City of Ovilla, Texas, is a Type-A General Law Municipality within the State of Texas (the “City”); and

WHEREAS, it is the goal and desire of the City of Ovilla for residential areas to have a reasonable degree of uniformity in the building setback lines for both aesthetic and economic purposes; and

WHEREAS, “flag lots” or “panhandle lots,” as defined herein, are often not consistent with the city’s goal of promoting and maintaining such uniformity; and

WHEREAS, “flag lots” or “panhandle lots” can also be confusing for emergency services, garbage collection services, or other city services; and

WHEREAS, “flag lots” or “panhandle lots” potentially interfere with locating and accessing utility lines and easements; and

WHEREAS, the City Council finds and determines that it is prudent and in the best interests of the health, safety and welfare of the citizens of the City to generally prohibit “flag lots” or “panhandle lots” in the City of Ovilla.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OVILA, TEXAS:**

**SECTION 1. INCORPORATION OF RECITALS**

The foregoing recitals are hereby incorporated by reference and made a part hereof as if fully set forth.

SECTION 2. AMENDMENT OF CHAPTER 10, ARTICLE 10.02, DIVISION 5, OF  
THE CODE OF ORDINANCES OF THE CITY OF OVILLA

Chapter 10, Article 10.02, Division 5, of the Code of Ordinances of the City of Ovilla is hereby amended by the addition of Section 10.02.138 to read as follows:

**Sec. 10.02.138      Flag Lots/Panhandle Lots Prohibited; Possible Exceptions and Waiver**

(1) For the purpose of this ordinance “flag lots” and “panhandle lots” are lot configurations where the perimeter lot geometry reflects the shape of a flag or a panhandle where the narrow or elongated part of the lot abuts a public or private street.

(2) Flag lots and panhandle lots are expressly prohibited unless either of the following conditions exist and subject to subsection (3) hereof:

a. the proposed lot configuration is needed to abate an unusual property accessibility constraint that has not been created by the applicant, and the narrowest part of the resulting lots are no less than the minimum lot width required by the city’s applicable zoning classification; or

b. the property has acute topographical conditions or other constraints, that have not been created by the applicant, that would prevent the property from being developed as a residential lot consistent with this code, and the narrowest part of both lots is no less than the minimum lot width required by the city’s applicable zoning classification.

(3) When either of the conditions in subsection (2) are present, a waiver may be granted, but is not required to be granted, to allow such a configuration if the following conditions are met:

a. the waiver does not circumvent the normal platting of streets for public and emergency access and emergency services;

b. that in the judgement of the fire chief or other fire official, there is adequate availability of sufficient fire hydrants;

c. the waiver does not prevent the extensions of streets to adjacent un-subdivided property;

d. the waiver will not result in lots that fail to conform to the lot requirements of the city’s applicable zoning classification.

e. there is no other adjacent flag lot or panhandle lot.

### SECTION 3. SAVINGS CLAUSE

This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances for the City of Ovilla, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event, conflicting provisions of such ordinances and Code are hereby superseded.

### SECTION 4. SEVERANCE CLAUSE

Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance, or of the Code of Ordinances, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance or the Code of Ordinances, as amended hereby, which shall remain in full force and effect.

### SECTION 5. INCORPORATION INTO CODE OF ORDINANCES

The provisions of this ordinance shall be included and incorporated in the Code of Ordinances of the City of Cedar Hill, Texas, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

### SECTION 6. PUBLICATION

The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

### SECTION 7. EFFECTIVE DATE

Because of the nature of the interests sought to be protected and of the safeguards sought to be provided by this Ordinance, and in the interest of the health, safety, and welfare of the citizens of Ovilla, Texas, this Ordinance shall take effect immediately after its passage, approval, and publication as required by law.

***Remainder of Page Intentionally Blank—Continued Next Page***

**PASSED, APPROVED and ADOPTED** by the City Council, the City of Ovilla, Texas, on this the \_\_\_\_ day of \_\_\_\_\_, 2022.

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Richard Dormier, Mayor

ATTEST:

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Bobbie Jo Taylor, City Secretary

APPROVED AS TO FORM:

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Ron G. MacFarlane, Jr., City Attorney



## ARTICLE A4.000 BUILDING AND CONSTRUCTION RELATED FEES\*

### Sec. A4.001 Building permit fees

The schedule for fees to be charged by the city for building permit and inspection fees will be as follows:

(1) All new single-family and multifamily construction, including normal inspections, additions and alterations:

- (A) New residential dwelling construction: \$2,400.00 per dwelling unit.
- (B) Residential remodel or addition construction: \$1,200.00 per dwelling unit.
- (C) Solar panel installation: \$325.00 per dwelling unit.
- (D) HVAC installation: \$125.00 per dwelling unit.
- (E) Plumbing: \$125.00 per dwelling unit.
- (F) Electrical: \$100.00 per unit.
- (G) Water heater: \$100.00 per unit.
- (H) Miscellaneous mechanical: \$100.00 per unit.

(2) All other building permit and inspection fees including normal inspections; additions and alterations:

Valuation*	Fee
\$1.00 to \$10,000.99	\$165.00
\$10,001.00 to \$25,000.99	\$169.69 for the first \$10,000.00 plus \$14.70 for each additional \$1,000.00
\$25,001.00 to \$50,000.99	\$377.19 for the first \$25,000.00 plus \$10.94 for each additional \$1,000.00
\$50,001.00 to \$100,000.99	\$647.28 for the first \$50,000.00 plus \$7.85 for each additional \$1,000.00
\$100,001.00 to \$500,000.99	\$1,092.74 for the first \$100,000.00 plus \$6.25 for each additional \$1,000.00
\$500,001.00 to \$1,000,000.99	\$3,556.95 for the first \$500,000.00 plus \$5.24 for each additional \$1,000.00
\$1,000,001.00 and up	\$6,176.69 for the first \$1,000,000.00 plus \$3.48 for each additional \$1,000.00

\*Valuation subject to review by city staff.

(3) Certificate of occupancy (commercial only): \$100.00.

(4) Swimming pools:

- (A) In-ground swimming pools: \$50.00, plus actual cost of inspection.
- (B) Above-ground swimming pools: \$75.00.

(5) Reinspection and/or additional inspections:

(A) All new single-family and multifamily construction, including normal inspections additions and alterations:

- (i) New residential dwelling construction: \$30.00 plus actual cost of inspection per dwelling unit.

- (ii) Residential remodel or addition construction: \$30.00 plus actual cost of inspection per dwelling unit.
- (iii) Solar panel installation: \$30.00 plus actual cost of inspection per dwelling unit.
- (iv) HVAC installation: \$30.00 plus actual cost of inspection per dwelling unit.
- (v) Plumbing: \$30.00 plus actual cost of inspection per unit.
- (vi) Electrical: \$30.00 plus actual cost of inspection per unit.
- (vii) Water heater: \$30.00 plus actual cost of inspection per unit.
- (viii) Miscellaneous mechanical - \$30.00 plus actual cost of inspection per unit
- (B) All other building permit and inspection fees including normal inspections; additions and alterations:

Valuation*	Fee
\$1.00 to \$10,000.99	\$86.92
\$10,001.00 to \$25,000.99	\$99.69 for the first \$10,000.00 plus \$7.70 for each additional \$1,000.00
\$25,001.00 to \$50,000.99	\$215.19 for the first \$25,000.00 plus \$5.56 for each additional \$1,000.00
\$50,001.00 to \$100,000.99	\$354.19 for the first \$50,000.00 plus \$3.85 for each additional \$1,000.00
\$100,001.00 to \$500,000.99	\$546.69 for the first \$100,000.00 plus \$3.08 for each additional \$1,000.00
\$500,001.00 to \$1,000,000.99	\$1,778.69 for the first \$500,000.00 plus \$2.62 for each additional \$1,000.00
\$1,000,001.00 and up	\$3,088.69 for the first \$1,000,000.00 plus \$1.74 for each additional \$1,000.00

- (6) Accessory buildings and other structures:
  - (A) Accessory buildings, patio covers, etc.: \$40.00.
  - (B) Accessory buildings with plumbing and/or electrical: \$30.00 plus actual cost of inspection.
- (7) If work is performed on items requiring a building permit before obtaining the permit, the fee will be twice the original fee set forth in this schedule.
- (8) Additional charge for after-hours/weekend inspections:
  - (A) Residential new construction: \$70.00/hour, minimum 2 hours.
  - (B) Commercial/multifamily new construction: \$140.00/hour, minimum 2 hours.
  - (C) Other inspections: \$50.00/hour.
- (9) Fee for fire code inspection services (fire alarm and/or sprinkler systems):
  - (A) Single-family and multifamily dwellings: \$480.00 per dwelling unit.
  - (B) All other structures:

Valuation*	Fee
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\$1.00 to \$250,000.99	\$750.00
\$250,001.00 to \$500,000.99	\$1,050.00
\$500,001.00 to \$1,000,000.99	\$1,350.00
\$1,000,001.00 to \$3,000,000.99	\$1,900.00
\$3,000,001.00 to \$6,000,000.99	\$2,850.00
\$6,000,001.00 and up	\$2,850.00 for first \$6,000,000.00 plus \$0.25 for each additional \$1,000.00

- (10) Fill-dirt/grading permit: \$50.00.
- (11) Roofing:
  - (A) Permit: \$50.00.
  - (B) Contractor registration:
    - (i) Initial registration: \$75.00.
    - (ii) Annual renewal registration: \$50.00.
- (12) Fence permit: \$25.00.
- (13) Flatwork: \$40.00.
- (14) Septic systems:
  - (A) New installation: \$275.00.
  - (B) Repair: \$75.00.
  - (C) Inspect existing system: \$40.00.
- (15) Yard sprinkler systems: \$25.00.

**Sec. A4.002 Plan review fees**

- (a) Single-family and multifamily dwellings: \$480.00 per dwelling unit.
- (b) All other structures:

<b>Valuation*</b>	<b>Fee</b>
\$1.00 to \$10,000.99	\$75.00
\$10,001.00 to \$25,000.99	\$129.60 for the first \$10,000.00 plus \$10.01 for each additional \$1,000.00
\$25,001.00 to \$50,000.99	\$279.90 for the first \$25,000.00 plus \$7.21 for each additional \$1,000.00
\$50,001.00 to \$100,000.99	\$460.40 for the first \$50,000.00 plus \$5.10 for each additional \$1,000.00
\$100,001.00 to \$500,000.99	\$725.40 for the first \$100,000.00 plus \$4.05 for each additional \$1,000.00
\$500,001.00 to \$1,000,000.99	\$2,410.40 for the first \$500,000.00 plus \$3.50 for each additional \$1,000.00

\$1,000,001.00 and up	\$4,110.40 for the first \$1,000,000.00 plus \$2.45 for each additional \$1,000.00
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\*Valuation subject to review by city staff.

- (c) Fee for incomplete or additional plan review: \$50.00.
- (d) Fee for fire code plan review (fire alarm and/or sprinkler systems):
  - (1) Single-family and multifamily dwellings: \$500.00 per dwelling unit.
  - (2) All other structures:

Valuation*	Fee
\$1.00 to \$250,000.99	\$500.00
\$250,001.00 to \$500,000.99	\$850.00
\$500,001.00 to \$1,000,000.99	\$1,100.00
\$1,000,001.00 to \$3,000,000.99	\$1,600.00
\$3,000,001.00 to \$6,000,000.99	\$2,400.00
\$6,000,001.00 and up	\$2,400.00 for first \$6,000,000.00 plus \$0.25 for each additional \$1,000.00

(Ordinance 2019-13 adopted 6/10/19)

**Sec. A4.003 Sign permit fees; impoundment fee**

- (a) Subdivision development directional sign:
  - (1) \$25.00 for 1st.
  - (2) Each additional sign: \$10.00.
  - (3) Impounded signs: \$20.00.
- (b) Sign permit: \$60.00.
  - (1) Sign installed without permit: \$100.00.

(Ordinance 07-005, app. A, sec. 21.00, adopted 3/26/07)

**Sec. A4.004 Reserved**

**Editor's note**—Former section A4.004 pertaining to license fee for tourist court, tourist camp or house trailer park and deriving from Ordinance 07-005, app. A, sec. 9.00, adopted 3/26/07, was repealed and deleted in its entirety by Ordinance 2021-03, sec. 2, adopted 1/11/21)

**Sec. A4.005 Temporary fire hydrant meters**

- (a) Contractors and other entities and persons lawfully operating in the city may be allowed to make connections to the city's water system by opening a water and sewer account and renting a fire hydrant meter from the city. Each entity or individual is solely responsible for the rental equipment and its proper use within the city's water system and shall be bound by the terms of this section and the city's fire hydrant meter application and agreement.
- (b) Upon the city's acceptance of the properly completed fire hydrant meter application and agreement and payment of the required deposit, the city will provide and install a temporary fire hydrant meter at requested locations, subject to the approval of the city.
- (c) Temporary fire hydrant meter fees are as follows:  
Deposit: \$1,500.00.

(d) Damages: Costs for damages to a fire hydrant will be priced according to actual material and labor costs for repairs. Damages to meters and/or accessories are as follows:

- (1) Fire hydrant meter: \$781.00.
- (2) Back flow preventer: \$496.00.
- (3) Misc. connectors or parts: Actual costs.
- (4) Labor per hour: \$150.00.

(Ordinance 2020-08 adopted 8/10/20)



## City of OVILLA Planning & Zoning Commission Recommendation

**DISCUSSION/ACTION** – Ordinance No. 2022-09 an Ordinance of the City of Ovilla, Texas, amending chapter 10 (subdivision regulation), article 10.02, division 5 (design and improvement requirements); generally prohibiting “flag lots” or “panhandle lots;” providing possible exceptions and waiver of the general prohibition; providing a savings clause; providing a severance clause; providing for incorporation into the code of ordinances; providing for publication; and providing an effective date.

**PLANNING AND ZONING Members present, and upon a record vote of:**

PL1 Gray ☒  
PL2 Lewis ☐  
PL3 Lynch ☒  
PL4 Whittaker ☒

PL5 Muckelroy ☒  
PL6 Hart ☒  
PL7 Vacant ☐

5 FOR

0 AGAINST

   ABSTAIN

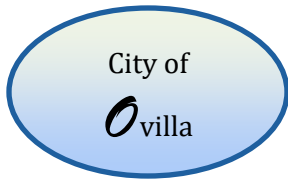
\*\*\*\*\*

*C. Lynch*  
Presiding Officer of P&Z

*5/2/22*  
Date

*Cathy Baeta*  
Board Secretary

*5/2/22*  
Date



# Ovilla City Council

## AGENDA ITEM REPORT Item 4

Meeting Date: May 09, 2022

Department: Administration

☒ Discussion ☒ Action

Budgeted Expense: ☐ YES ☐ NO ☒ N/A

Submitted By: Staff

Reviewed By: ☒ City Manager

☒ City Secretary

☐ City Attorney

☐ Finance Director

☐ Other:

### AGENDA ITEM:

**ITEM 4. DISCUSSION/ACTION** –Consideration of and action to appoint a committee to review, interview (if needed), and make a recommendation to the City Council for annual appointments to serve on City Boards and/or Commissions.

### Attachments:

None

### Discussion / Justification:

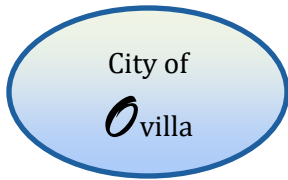
Annually the Council appoints a committee to make recommendations to the Council for appointments to all City Boards. Once the committee has been appointed, they will contact the applicants to hold interviews prior to bringing them back to the City Council in June for Official Appointment.

### Recommendation / Staff Comments:

Staff Recommendation: Appointment of Mayor Dormier, City Manager Woodall, and City Secretary Taylor.

### Sample Motion(s):

I move to approve to appoint Mayor Dormier, Pam Woodall, and Bobbie Jo Taylor to a committee to review applications and make a recommendation to the council for board appointments.



# Ovilla City Council

## AGENDA ITEM REPORT Item 5

Meeting Date: May 9, 2022

Department: Administration

☒ Discussion ☒ Action

Budgeted Expense: ☐ YES ☐ NO ☒ N/A

Submitted By: Staff

Reviewed By: ☒ City Manager

☒ City Secretary

☐ City Attorney

☐ Finance Director

☒ Other: Public Works

### AGENDA ITEM:

**ITEM 5. DISCUSSION/ACTION** – Consideration of and action to set the official date for Heritage Day 2022, effecting various assignments to facilitate the success of the 2022 Heritage Day Celebration and festivities.

### Discussion / Justification:

**Background:** It has been custom that the Annual Heritage Day Celebration is held on the fourth Saturday of September. That date is September 24 of this year.

Place 4 Hunt has proven to be instrumental in acquiring sponsorships and piloting the organization of committee meetings. Police Secretary now Deputy City Secretary Emily Starkey has been a valuable asset with the booth assignments, letters to vendors, and helping with the website set up. Public Works crews are vital participants with the initial outside construction of the stage, marking booth areas, yard maintenance, complete set up of the entire area (bleachers, tables, decorations), and total disassembly.

Miscellaneous duties:

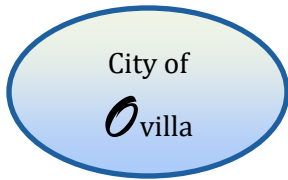
1. Scheduling committee meetings and organizing events (parade, judging, school bands, etc.)
2. MC
3. Working the entrance
4. Monitor bounce house safety (kid-zone)
5. Entertainment
6. Set up tables and help with decorations
7. Creation of flyer and new theme
8. Parade route monitors
9. Signs – creation of and placement throughout Ovilla

### Sample Motion(s):

I move that Council set September 24, 2022, as the official 2022 Heritage Day Celebration and appoint \_\_\_\_\_ as the coordinator for the 2022 Heritage Day event with the appointments of the following members to the committee, including various assignments:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.





# Ovilla City Council

## AGENDA ITEM REPORT Item 6

Meeting Date: May 9, 2022

Department: Administration

☒ Discussion ☒ Action

Budgeted Expense: ☐ YES ☒ NO ☐ N/A

Submitted By: Staff

Reviewed By: ☒ City Manager

☒ City Secretary

☐ City Attorney

☒ Finance Director

☒ Other: Park/Public Works

### AGENDA ITEM:

**ITEM 6. DISCUSSION/ACTION** - Consideration of and action on approving the sidewalk and access pathway layout and funding from Cindy Jones Park to the newly installed public restroom and to the new city pavilion.

### Attachments:

1. Proposed layout
2. Proposals
3. Funding possibilities

### Discussion / Justification:

**BACKGROUND:** The Comprehensive Land Use Plan suggests pathways/walkways throughout the downtown area of Ovilla and Founders Park. The governing body has discussed walkways in countless meetings. With the placement of the pavilion and the new restroom in Founders Park it is vital to provide ADA access pathways/walkways from the parking area at Cindy Jones Park, to the ballfields, the pavilion and restrooms. This will complete this project.

The EDC funded the pavilion and the restrooms. Staff has located possible funding for this project of approximately \$31,000.

1. Park Impact Fund:
  - a. Fund balance of \$\$74,679
  - b. Budgeted \$11,708
2. Heritage Day reserve balance of \$64,242

The Park Department has acquired the necessary proposals and is ready to begin placement if approved. This will require a budget amendment to be presented to Council in June at the Mid-Year Budget Review.

### Recommendation / Staff Comments:

Staff Recommends: Approval

### Sample Motion(s):

I move to accept/deny the sidewalk and access pathway layout from the Cindy Jones Park to the newly installed public restroom and to the new city pavilion, and to fund this project using the Park Impact budgeted balance of \$11,708, and \_\_\_\_\_, including this budget amendment in the Mid-Year Budget review at the June Council meeting.

Softball  
field

Baseball  
field

Pavilion  
60' x 44'

130'L  
10'W

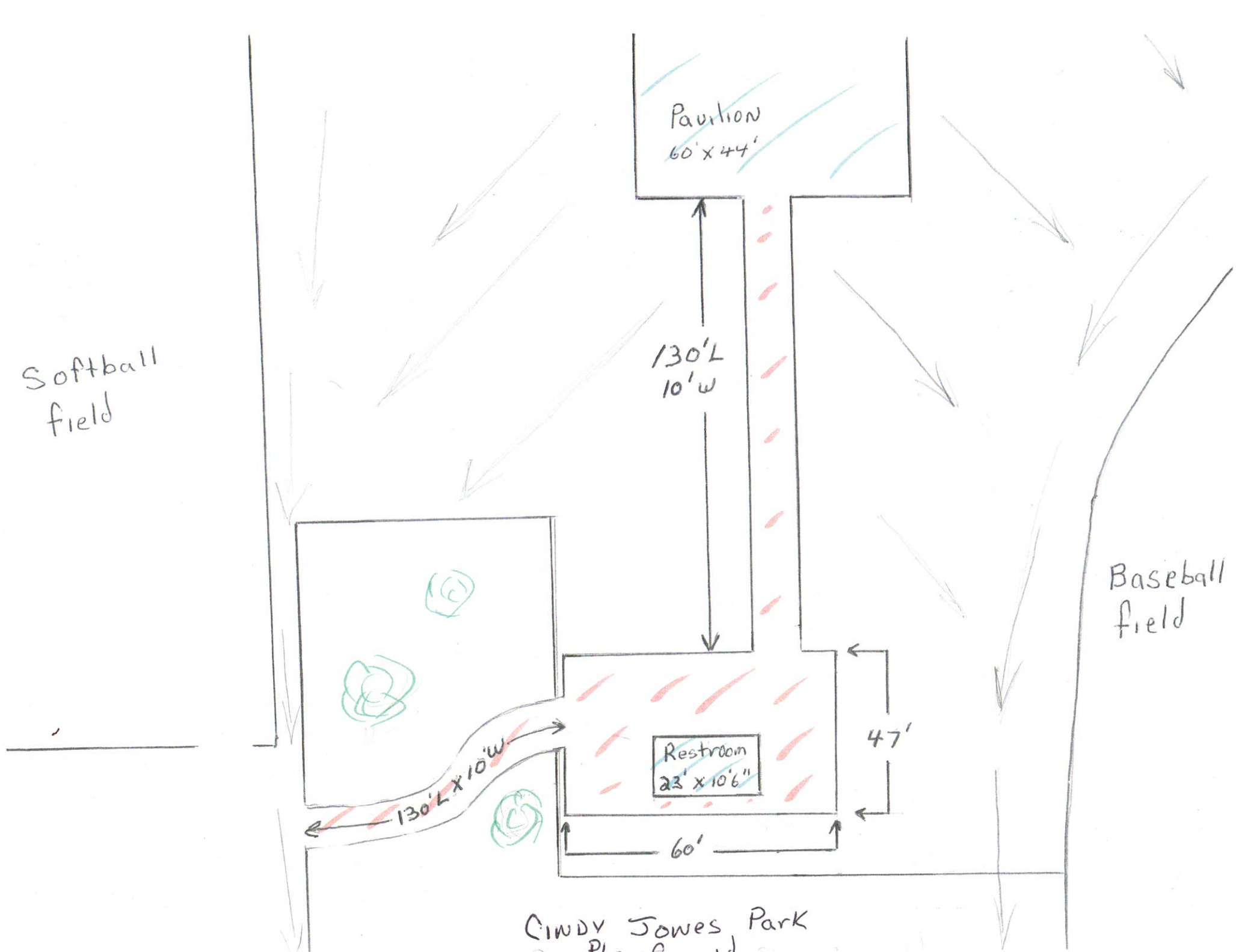
Restroom  
23' x 10'6"

47'

60'

130'L x 10'W

CINDY JONES PARK  
Pavilion



**CITY OF OVILLA**  
**Purchase Requisition**

Date:	MAY 2 2022
Name:	
Department:	Parks
Account:	
Date Required:	

Description of Item: Concrete walkway from Cindy Sone's Parking Lot to New Bathroom to Pavillion in Founders Park

Quantity: \_\_\_\_\_

Explanation: \_\_\_\_\_

Three (3) quotes are required if expenditure exceeds \$500 but less than \$50,000 (Section 3. C. Guide to Purchasing 2010). Attach written quotes received for purchases of \$25,000 to less than \$50,000.

QUOTE #1	
Vendor:	ALLIED
Address:	P.O. Box 223591 Dallas Texas
Contact & Phone:	DAVID HAYES 214 882
Price:	\$30,415.00
QUOTE #2	
Vendor:	G.A.W. Construction Services LLC
Address:	P.O. Box 423 Palmer TX 75152
Contact & Phone:	Gregg Wolfe 972 921-6245
Price:	\$31,650.00
QUOTE #3	
Vendor:	Final Touches Construction 2
Address:	821 Nancy Dr. Royse City Texas 75189
Contact & Phone:	RICKY 214 994-6535
Price:	\$32,512.00

Include delivery charges, shipping, and other applicable costs. All purchases are tax exempt.

Comments: \_\_\_\_\_

Approvals:

Department Head: \_\_\_\_\_ Date: \_\_\_\_\_

City Accountant: \_\_\_\_\_ Date: \_\_\_\_\_

City Administrator: \_\_\_\_\_ Date: \_\_\_\_\_



## Quote

**Sent To:** City of Ovilla  
Ovilla, TX  
Attn: Ainsly

Date
April 22, 2022

Description	Total
Re: Quote for sidewalk at park	
Scope: <ul style="list-style-type: none"><li>• Demo existing vegetation</li><li>• Set grade for balance and drainage</li><li>• Furnish and Install City supplied base as needed</li><li>• Compact</li><li>• Furnish and Install materials to complete approximately 4050 Sq Ft of walkway as drawn and discussed</li></ul>	
Spec: <ul style="list-style-type: none"><li>• 3500 psi concrete</li><li>• #3 Rebar on 8" longitudinal and 24" horizontal</li><li>• Concrete 4" thickness with a light broom finish</li><li>• Place 1 coat of Clear curing compound to concrete</li></ul>	
Work to be completed as outlined for	\$30,415.00

Amount:	\$30,415.00
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## PURCHASE ORDER

CITY OF OVILLA  
105 S. Cockrell Hill Road  
Ovilla, TX 75154  
972-617-7262



P.O. Date May 2/2022 P.O. Number 60-2-2022 Date Required May 2022  
Department Parks Requisition No.                      Account                     

Vendor Name Allied Phone Number 214-882-8077  
Street Address Po. Box 223591 Fax Number                       
City Dallas State TX Zip Code 75222-3591  
E-mail address Alliedntx@gmail.com Web site                     

## Shipping Information to City of Ovilla unless otherwise noted

Contact Name Hinsley Phone Number 972-561-8109  
Street Address                      Fax Number                       
City                      State TX Zip Code                     

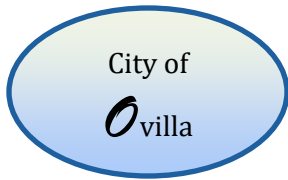
Quantity Ordered	Quantity Received	Part Number and Description	Unit Price	Total Cost
<u>1</u>	<u>                    </u>	<u>Concrete walk way</u> <u>CINDY SAMES</u> <u>Parking lot to Rest Rooms to Pavilion</u> <u>Founders</u>	<u>                    </u>	<u>30,415.00</u>
<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<u>1</u>	<u>1</u>	<u>                    </u>	<u>                    </u>	<u>                    </u>

TERMS: Delivery is F.O.B. Destination, Net 30, unless otherwise noted. All purchases are tax exempt.

TOTAL                     

Department Head:                      Date:                       
Finance Director:                      Date:                       
City Manager:                      Date:                     

Approvals are required prior to purchase of budgeted items. Purchases of less than \$3,000.00 require a check request form and department head (DH) approval. Purchases of \$3,000.00 to \$25,000.00 require a purchase order with three (3) quotes attached, DH approval, accountant approval, and CA approval. Purchases of \$25,000.00 to \$50,000.00 require purchase order with three (3) quotes, DH approval, accountant approval, CA approval and City Council review before purchase. City Council has discretion to bid purchases of \$25,000.00. (ORD 2014-011) Purchases of \$50,000.00 or more require Formal Bidding Process; sealed bids, purchase orders and or contract, with DH approval, accountant approval, CA approval, City Council approval.



# Ovilla City Council

## AGENDA ITEM REPORT Item 7

Meeting Date: May 9, 2022

Department: Administration

☒ Discussion ☒ Action

Budgeted Expense: ☐ YES ☒ NO ☐ N/A

Submitted By: Staff

Reviewed By: ☒ City Manager

☒ City Secretary

☒ City Attorney

☒ Finance Director

☒ Other: Public Works

### AGENDA ITEM:

**ITEM 7. DISCUSSION/ACTION** – Consideration of and action on a budget amendment to be made at the mid-year budget review to approve the purchase of an electronic marquee sign.

### Attachments:

1. Proposal and display
2. Funding possibilities

### Discussion / Justification:

**BACKGROUND:** During the previous few fiscal years budget meetings, a new marquee has been addressed on several occasions. Place 1 Huber has also voiced interest in this project.

Staff continues to struggle with providing the necessary information on the current marquee. It is outdated and even with some renovation, still drops letters and numbers. The Park Department has acquired what we believe to be a feasible quote for a LED display, wireless electronic sign that is managed from software inside the office building. This far exceeds the inadequacies and use of our current manual sign.

**FUNDING OPTIONS:** The Park Department has acquired the necessary proposals and has selected the best and lowest price, funding could come from the fund balance, this will require a budget amendment to be presented to Council in June at the Mid-Year Budget Review.

### Recommendation / Staff Comments:

Staff Recommends: Approval

### Sample Motion(s):

I move to accept/deny the purchase of an electronic marquee sign to include a budget amendment to be made during the mid-year budget review.



PHYSICAL SIZE: 3' 0 15/16" H x 10' 0 15/16" W

10MM

DESIGNED FOR:

City of Ovilla

QUOTE NUMBER:

2107-2116-3039

DATE:

07-21-21

DRAWN BY:

Kayla D.

SCALE:

1/47.21"

This original design and all information contained herein are the property of Datatronic Control, Inc. and is subject to return, any unauthorized use is prohibited. Images shown on the sign may not display actual resolutions. This drawing shows estimates for representation and size only. Actual sizes may vary and this should in no way constitute as a technical or engineered drawing. The sizes, layouts, and images used in this drawing are for the sole purpose of being viewed by the client to estimate how the sign may be displayed. Refer to a engineer drawing for actual sizes, layouts, and scales. Datatronic Control, Inc. does not perform any electrical work. All electrical work must be performed by a licensed electrician.

DESCRIPTION:

10 MM  
Cinevision  
72 x 288 Matrix

NOTES:



CUSTOMER APPROVAL:

DATE:



# QUOTE # 2107-2116-3039



Date: July 21, 2021

## City of Ovilla

Ainsle Jarvis - 972-561-8109

105 South Cockrell Hill Rd

Ovilla, Texas 75154

ajarvis@cityofovilla.org

Datatronic Control, Inc.

5130 Dexham Rd.

Rowett, TX 75088

barbdci@yahoo.com

VID: 1-75-136-6729-900 47279



Quote valid for 30 Days.

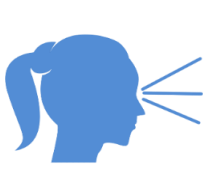
Item	Description	PRICE
<b>LED DISPLAY</b> LED10-0072-0288-TFHS	10mm Full Color   72 x 288   3' - 0 15/16" H x 10' - 0 15/16" L 1-12 lines (2" Char min.)   Two Faces   Front Hinge	<del>\$24,737.22</del> <b>\$22,381.28</b>
<b>Communication</b> To the Display	Wireless RF Radios	+ \$550.00
<b>Installation</b> of the Display	To be Installed by DCI. Customer responsible for all electrical work. The LED sign uses 3,600 Watts.	+ \$1,500.00
<b>Included</b> with the Display	Backup Parts Kit   Programming Computer   DCI Control System   Control Software   25 Preprogrammed Graphics	Included
<b>Extra Options</b> for the Display	Sign Permit (plus cost of permit)   Engineered Drawing   2' H x 10' 0 15/16" W ID Sign (\$1,673)	+ \$2,920.00



**Brightness:**  
13,800 NITS



**Color Range:**  
590 Quintillion Color  
Shades



**Viewing Angles:**  
170° Horizontal 90°  
Vertical



**Operation Cost:**  
\$1.59/day, at  
\$0.07 KWH  
3,600 Watts

### Financing Option

60 Month Lease \$571/mo.

### Example Profit Model

Avg. Member Contribution \$50/mo.  
New Members Per Month 5  
Overall Members Gained 600  
Contributions Gained: \$1,815,000

Profit Over Lifetime: **\$1,787,648.72**

This quote does not include any federal, state, or local taxes, permits/variance, engineering, grounding, any/all electrical, data cable installation, and any installation unless noted otherwise. Any/all electrical, data cable, and grounding is to be provided by the licensed electrician. All deposits are non-refundable. There will be an additional charge for any UL Stickers. TDLR: 18390 Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas 78711, 1-800-803-9202, 512-463-6599; website: www.tdlr.texas.gov

## Terms

50% Down Payment, 50% balance  
Certified funds, Money Order, or  
wired transfer at notice of ready  
shipment.

## Warranty

DCI electronic parts are covered for  
five years from time of delivery.

## Shipping

FOB Rowlett, Texas, and Not  
Including Shipping, Crate, Taxes,  
or Electrical



PHYSICAL SIZE: 3' 0 15/16" H x 10' 0 15/16" W

20MM

DESIGNED FOR:

City of Ovilla

QUOTE NUMBER:

2107-2116-3129

DATE:

07-21-21

DRAWN BY:

Kayla D.

SCALE:

1/47.21"

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DESCRIPTION:

10 MM  
Cinevision  
36 x 144 Matrix

NOTES:



CUSTOMER APPROVAL:

DATE:



# QUOTE # 2107-2116-3129



Date: July 21, 2021

## City of Ovilla

Ainsle Jarvis - 972-561-8109

105 South Cockrell Hill Rd

Ovilla, Texas 75154

ajarvis@cityofovilla.org

Datatronic Control, Inc.

5130 Dexham Rd.

Rowett, TX 75088

barbdci@yahoo.com

VID: 1-75-136-6729-900 47279



Quote valid for 30 Days.

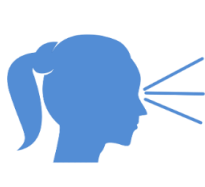
Item	Description	PRICE
<b>LED DISPLAY</b> LED20-0036-0144-TFHS	20mm Full Color   36 x 144   3' - 0 15/16" H x 10' - 0 15/16" L 1-6 lines (4" Char min.)   Two Faces   Front Hinge	<del>\$15,647.07</del> \$14,156.87
<b>Communication</b> To the Display	Wireless RF Radios	+ \$550.00
<b>Installation</b> of the Display	To be Installed by DCI. Customer responsible for all electrical work. The LED sign uses 1,656 Watts.	+ \$1,500.00
<b>Included</b> with the Display	Backup Parts Kit   Programming Computer   DCI Control System   Control Software   25 Preprogrammed Graphics	Included
<b>Extra Options</b> for the Display	Sign Permit (plus cost of permit)   Engineered Drawing   2' H x 10' 0 15/16" W ID Sign (\$1,673)	+ \$2,920.00



**Brightness:**  
13,800 NITS



**Color Range:**  
590 Quintillion Color  
Shades



**Viewing Angles:**  
170° Horizontal 90°  
Vertical



**Operation Cost:**  
\$0.73/day, at  
\$0.07 KWH  
1,656 Watts

### Financing Option

60 Month Lease \$399/mo.

### Example Profit Model

Avg. Member Contribution \$50/mo.  
New Members Per Month 5  
Overall Members Gained 600  
Contributions Gained: \$1,815,000

Profit Over Lifetime: **\$1,795,873.13**

This quote does not include any federal, state, or local taxes, permits/variance, engineering, grounding, any/all electrical, data cable installation, and any installation unless noted otherwise. Any/all electrical, data cable, and grounding is to be provided by the licensed electrician. All deposits are non-refundable. There will be an additional charge for any UL Stickers. TDLR: 18390 Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas 78711, 1-800-803-9202, 512-463-6599; website: www.tdlr.texas.gov

## Terms

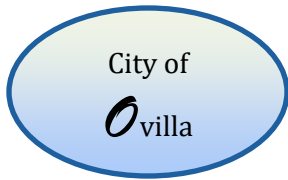
50% Down Payment, 50% balance  
Certified funds, Money Order, or  
wired transfer at notice of ready  
shipment.

## Warranty

DCI electronic parts are covered for  
five years from time of delivery.

## Shipping

FOB Rowlett, Texas, and Not  
Including Shipping, Crate, Taxes,  
or Electrical



# Ovilla City Council

## AGENDA ITEM REPORT Item 8

Meeting Date: May 9, 2022

Department: Administration

☒ Discussion ☒ Action

Budgeted Expense: ☐ YES ☐ NO ☒ N/A

Submitted By: Staff

Reviewed By: ☒ City Manager

☒ City Secretary

☒ City Attorney

☐ Finance Director

☐ Other:

### AGENDA ITEM:

**ITEM 8. DISCUSSION** – Discuss the City Council of the City of Ovilla serving as the Board of Adjustments as allowed by Section 211 of the Local Government Code.

### Attachments:

1. Section 45- Board of Adjustment – current city code
2. Section 211.008(g) Texas Local Government Code

### Discussion / Justification:

**Background:** Current City Code allows the appointments of the board of adjustment to be done by the city council. The Texas Local Government Code allows for a City Council to serve as the board of adjustments. Concerns have been raised by members of the council and members of the community regarding the approval of recent variances that have been approved by the current board. The current rate of approval of variances in recent years has been 100% of the variances presented.

### Recommendation / Staff Comments:

Staff Recommends: That the council direct staff to draft an ordinance to allow for the city council to act as the authority of the board of adjustment.

### Sample Motion(s):

N/A Discussion only

## **Section 45 - Zoning Board of Adjustment**

### **45.1 ESTABLISHMENT**

A. Composition. A Zoning Board of Adjustment is hereby established and shall consist of five regular members and two alternate members to be appointed by the City Council. Each member shall be appointed for a term of two years by the City Council. Alternate members shall serve in the absence of regular member(s) in keeping with rules and procedures adopted by the Zoning Board of Adjustment.

(Ordinance 2010.013 adopted 6/14/10)

B. Removal. Members of the Zoning Board of Adjustment may be removed from office by the City Council for cause upon written charges and after public hearing. Vacancies shall be filled by appointment of the City Council for the unexpired term of the member affected. (Ordinance 2018-15 adopted 8/13/18)

C. Quorum. All cases to be heard by the Zoning Board of Adjustment must be heard by a minimum number of four members.

D. Cause for Removal. Cause for removal shall include missing more than two consecutive meetings or three meetings in any one twelve (12) month period or such other misconduct as the City Council may establish by resolution.

(Ordinance 2010.013 adopted 6/14/10)

### **45.2 TERMS OF OFFICE**

A. Terms. Each member shall serve a term of office of two years. After the expiration of a two-year term of office, a member shall serve until a successor is appointed. The terms of three of the members shall expire on the third Monday in June of each odd-numbered year, and the terms of two of the members shall expire on the third Monday in June of each even-numbered year. (Ordinance 2018-15 adopted 8/13/18)

B. Places. The members of the Board shall be identified by place numbers one through five. The odd-numbered places shall expire in the odd-numbered years; the even-numbered places shall expire in the even-numbered years. (Ordinance 2010.013 adopted 6/14/10)

### **45.3 PROCEDURE**

A. Meetings.

1. The Board shall hold an organizational meeting on the third Monday in July of each year and shall elect a chair and a vice-chair from among its members before proceeding to any other matters of business.

2. Meetings shall be held as needed at the call of the chairman and at such other times as the Board may determine.

3. All meetings shall be open to the public, except as permitted by the Texas Open Meetings Act.

B. Minutes. The Zoning Board of Adjustment shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be public record and be immediately filed in the office of the Board, and which shall not become effective unless the Board has furnished a copy of the rules to the City Manager.

(Ordinance 2018-15 adopted 8/13/18)

C. Rules. The Zoning Board of Adjustment shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this ordinance and state statutes.

D. Quorum. A quorum for the conduct of business shall consist of four members of the Board.

E. Misconduct. The members of the Board shall regularly attend meetings and public hearings of the commission and shall serve without compensation. Three consecutive unexcused absences or such other misconduct as the Council may specify by resolution shall constitute grounds for dismissal.

### **45.4 OFFICERS**



A. Duties. Duties of the officers shall be as follows:

1. The chair shall preside at all meetings and may administer oaths and compel the attendance of witnesses, and shall have the same subpoena powers as the municipal court.
2. The vice-chair shall assist the chair in directing the affairs of the Board and act in the absence of the chair.

B. Term. Officers will serve for a term of one year or until a successor is appointed.

(Ordinance 2010.013 adopted 6/14/10)

#### **45.5 POWERS OF THE BOARD**

The Zoning Board of Adjustment shall have the powers and exercise the duties of a Zoning Board of Adjustment in accordance with Section 211.009 of the Texas Local Government Code. The Board's jurisdiction shall extend to and include the hearing and deciding of the following types of appeals and applications, and to that end shall have the necessary authority to ensure continuing compliance with its decision. The Zoning Board of Adjustment shall have the following powers and duties: (Ordinance 2018-15 adopted 8/13/18)

A. Interpretation. To render an interpretation of the zoning regulations or the manner of their application where it is alleged there is error in any order, requirement, decision, or determination made by the administrative official in the administration of this ordinance. In reaching its decisions, the Board shall establish guidelines for future administrative action on like matters.

B. Special exceptions. To hear and decide upon those applications for special exceptions when the same is authorized under this ordinance subject to Board approval. A special exception shall not be granted by the Zoning Board of Adjustment unless it finds:

1. That the use is specifically permitted under the ordinance and the requirements for such use are met; and
2. That the locations of proposed activities and improvements are clearly defined on the site plan filed by the applicant; and
3. That the exception will be wholly compatible with the use and permitted development of adjacent properties.

C. Variances. To authorize upon appeal in specific cases such variance from the height, yard area, coverage, and parking regulations set forth in this ordinance as may be necessary to secure appropriate development of a parcel of land which differs from other parcels in the district by being of such restricted area, shape, or slope that it cannot be appropriately developed without such modification. A variance from the terms of this ordinance shall not be granted by the Zoning Board of Adjustment unless and until it finds that:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
2. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
3. That the special conditions and circumstances do not result from the actions of the applicant;
4. The Board shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure; and
5. The Zoning Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

D. Variance Uses. Under no circumstances shall the Board grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.

E. Nonconforming Uses.

1. The Board may permit the reconstruction, extension, or enlargement of a building occupied by a nonconforming use on the lot or tract occupied by the building, and the addition of off-street parking or

off-street loading to a nonconforming use.

2. The Board may require the discontinuance of nonconforming uses of land or buildings under any plan whereby the full value of the buildings and facilities can be amortized within a definite period of time, taking into consideration the general character of the neighborhood and the necessity of all property to conform to the regulations of this ordinance. All actions to discontinue a nonconforming use of land or structure shall be taken with due regard to the property rights of the persons affected, when considered in light of the public welfare and the character of the area surrounding the designated nonconforming use and the conservation and preservation of the property.

3. The Board shall, from time to time, on its own motion or upon cause presented by interested property owners, inquire into the existence, continuation, or maintenance of any nonconforming use within the city.

#### **45.6 APPEALS TO THE BOARD OF ADJUSTMENT**

A. Interpretation. Appeals to the Zoning Board of Adjustment concerning interpretation or administration of this ordinance may be taken by any person aggrieved or by any officer, agency, department or commission of the city affected by any decision of the administrative official. Such appeals shall be taken within ten (10) business days of the date the decision has been rendered by filing with the administrative official from whom the appeal is taken, and with the Zoning Board of Adjustment a notice of appeal specifying the grounds for appeal. The administrative official shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from was taken.

B. Stay of proceedings. An appeal stays all proceedings in furtherance of the action appealed from, unless the administrative official from whom the appeal is taken certifies to the Zoning Board of Adjustment after the notice of appeal is filed with him that, by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed other than by a restraining order which may be granted by the Zoning Board of Adjustment or by a court of record on application, and on due cause shown.

C. Special Exception Application. An application for a special exception to use or develop property as specifically authorized in district use regulations or in this section may be filed by any person owning the affected property or by any tenant upon written authorization of the owner. Such application shall be filed with the Board, and a copy thereof with the administrative official.

D. Form of Appeal or Application. The appeal or application shall be in such form and contain such information as the Board may require under its rules of procedure. An incomplete appeal or application shall be deemed only to give notice of intent to appeal or apply to the Board, and shall not be reviewed or scheduled for hearing until brought to completion.

E. Notice of Hearing. Official written notice of public hearing on every application for a variance or special exception or for an interpretation of regulations applying solely to an individual property shall be sent to all owners of property, or to the person rendering the same for city taxes, affected by such application, located within 200 feet of any property affected thereby, within not less than 10 days before such hearing is held. Such notice shall be served by using the last known address as listed on the town tax roll and depositing the notice, postage paid, in the United States mail. Notice of hearings on requests for interpretation of regulations applying to more than one property and ownership shall be given by means of a general notice as provided below. In addition, a list of items on the agenda to be heard by the Board shall be posted at a public place in City Hall at least 72 hours before the hearing on said items, and a list of agenda items shall be published in a newspaper of general circulation in the City at least twenty-four 24 hours before the hearing at which action will be considered.

#### **45.7 HEARING AND DECISION**

A. Generally. The Board shall fix a reasonable time for the hearing of appeal, give public notice thereof as well as notice to the parties in interest, and decide the same within a reasonable time. At the hearing, any party may appear in person or by agent or attorney. Evidence supporting the grant or denial of an appeal shall be submitted only through the administrative official or to the Board in public meeting. An appeal or application may be withdrawn upon written notice of the administrative official, but no appeal shall be withdrawn after posting of hearing notice and prior to Board action thereon without formal consent of the Board.

B. Decision and Voting. Every decision of the Board shall be based upon findings of fact and every finding of fact shall be supported in the record of proceedings. The enumerated conditions required to exist on any matter upon which the Board is authorized to pass under this ordinance shall be construed as limitations on the power of the Board to act.

1. Nothing herein contained shall be construed to empower the Board to change the terms of this ordinance, or to effect changes in the zoning districts. The powers of the Board shall be so applied that the terms of this ordinance will be strictly enforced.

2. In exercising its powers, the Board, so long as such action is in conformity with the provisions of Section 211.008 Board of Adjustment through Section 211.013 Conflict with Other Laws. Exceptions of the Texas Local Government Code, may modify in whole or in part any order, requirement, decision or determination appealed from and may make such order, requirements, decision or determination as ought to be made, and to that end shall have the powers of the administrative official from whom the appeal is taken.

(Ordinance 2010.013 adopted 6/14/10)

3. The concurring vote of four members of the Board shall be necessary to reverse any order, requirement, decision or determination of the administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under this ordinance, or to authorize a variance from these regulations. (Ordinance 2018-15 adopted 8/13/18)

C. Disqualification from voting.

1. A member shall disqualify himself from voting whenever he finds that he has a personal or monetary interest in the property under appeal, or that he will be directly affected by the decision of the Board; or as otherwise required by the Texas Local Government Code.

2. A member may disqualify himself from voting whenever any applicant, or his agent, has sought to influence the vote of the member on the appeal, other than in the public hearing.

(Ordinance 2010.013 adopted 6/14/10)

#### **45.8 DECISION**

A. Approval of Request. In approving any request, the Zoning Board of Adjustment may impose such conditions in connection therewith in order to secure substantially the objectives of the regulations or provisions to which such variance is granted and to provide adequately for the maintenance of the integrity and character of the zone in which such permit is granted. In exercising its powers, the Board may modify, in whole or in part, any order, requirements, decision or determination as ought to be made. To that end, the Board shall have the powers of the administrative official, from whom the appeal is taken.

When necessary, the Zoning Board of Adjustment may require guarantees, in such form as it deems proper, to ensure that conditions designated in connection therewith are being or will be complied with.

(Ordinance 2018-15 adopted 8/13/18)

B. Expiration of Relief. Unless a building permit or certificate of occupancy is obtained, an appeal shall expire 60 days after the Board's decision unless a greater time is requested in the application and is authorized by the Board. Any approval may be granted one emergency extension of 60 days on written request filed with the Board before expiration of the original approval.

C. Denial of Request. No appeal or application that has been denied shall be further considered by the Board under a subsequent request obtained by filing new plans and obtaining of a new decision from the administrative official unless:

1. The new plans materially change the nature of the request; or

2. The permitted development of other nearby property in the same zone has been substantially altered or changed by a ruling of the Board, so as to support an allegation of changed conditions.

D. Withdrawal of Request. An application withdrawn at or before the Board meeting may be resubmitted at any time for hearing before the Board, provided that another application fee is paid.

#### **45.9 APPEALS OF ZONING BOARD OF ADJUSTMENT ACTION**

Any person or persons, or any board, taxpayer, department, commission or agency of the city aggrieved

by any decision of the Zoning Board of Adjustment may seek review by a court of record a petition duly certified, setting forth that such decision is illegal in whole or in part, specifying the grounds of such illegality. Shall petition shall be presented to the court within ten days after the filing of the decision complained of in the office of the Zoning Board of Adjustment, and not thereafter.

(Ordinance 2010.013 adopted 6/14/10)

#### 45.10 AUTHORIZED SPECIAL EXCEPTIONS

The following privately owned or privately operated uses may be permitted as special exceptions by the Zoning Board of Adjustment in the districts indicated below, subject to full and complete compliance with any and all conditions listed, together with such other conditions as the Board may impose for protection of the public health or safety: (Ordinance 2018-15 adopted 8/13/18)

Table 45.A		
Special Exception		District Where Permitted
Shared use of the same off-street parking areas by two or more uses as follows:		CR, CG, I
	a. When two or more uses, according to such approved plan, share the same off-street parking area, each may be considered as having provided such shared space individually.	
	b. The land uses and common parking facility must be located in close proximity to one another.	
	c. The land uses must be located not farther from the shared parking than a distance of 300 feet, measured by a straight line from the nearest point of the land on which the use is served is located to the nearest point of the separated off-street parking space.	
Off-site parking when the following applies:		CR, CG, I
	a. Must be located not farther from the use served than a distance of 300 feet, measured by a straight line from the nearest point of the land on which the use is served is located to the nearest point of the separated off-street parking space.	
	b. A written agreement shall be drawn to the satisfaction of the city attorney and executed by all parties concerned assuring the continued availability of the off-site parking facilities for the use they are intended to service.	
Additional Height for Parking Lot Light Poles		All Districts



Exceed Illumination of 20 foot-candle for Public and Semi-Public Facilities	All Districts
Permit Laser Source Lights, Searchlights, Floodlights, Up-lighting of displays and bldgs, and Mercury Vapor lights	All Districts
Reduction (between 1% and 15%) of required parking	CR, CG, I
Antenna facilities which do not meet the requirements of <a href="#">Section 37</a> Wireless communication Facilities	See <a href="#">Section 37</a> ,
Additional height over the maximum permitted requirement	CR, CG, I

(Ordinance 2010.013 adopted 6/14/10)

#### **45.11 FEES**

There shall be a fee assessed for each request for a variance or special exception appeal submitted to the Board to this ordinance, in accordance with the City's [Fee Schedule](#). (Ordinance 2018-15 adopted 8/13/18)

## Texas Local Government Code

### Sec. 211.008

### Board of Adjustment

(a)

The governing body of a municipality may provide for the appointment of a board of adjustment. In the regulations adopted under this subchapter, the governing body may authorize the board of adjustment, in appropriate cases and subject to appropriate conditions and safeguards, to make special exceptions to the terms of the zoning ordinance that are consistent with the general purpose and intent of the ordinance and in accordance with any applicable rules contained in the ordinance.

(b)

A board of adjustment must consist of at least five members to be appointed for terms of two years. The governing body must provide the procedure for appointment. The governing body may authorize each member of the governing body, including the mayor, to appoint one member to the board. The appointing authority may remove a board member for cause, as found by the appointing authority, on a written charge after a public hearing. A vacancy on the board shall be filled for the unexpired term.

(c)

The governing body, by charter or ordinance, may provide for the appointment of alternate board members to serve in the absence of one or more regular members when requested to do so by the mayor or city manager. An alternate member serves for the same period as a regular member and is subject to removal in the same manner as a regular member. A vacancy among the alternate members is filled in the same manner as a vacancy among the regular members.

(d)

Each case before the board of adjustment must be heard by at least 75 percent of the members.

(e)

The board by majority vote shall adopt rules in accordance with any ordinance adopted under this subchapter and with the approval of the governing body. Meetings of the board are held at the call of the presiding officer and at other times as determined by the board. The presiding officer or acting presiding officer may administer oaths and compel the attendance of witnesses. All meetings of the board shall be open to the public.

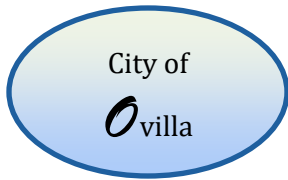
(f)

The board shall keep minutes of its proceedings that indicate the vote of each member on each question or the fact that a member is absent or fails to vote. The board shall keep records of its examinations and other official actions. The minutes and records shall be filed immediately in the board's office and are public records.

(g)

The governing body of a Type A general-law municipality by ordinance may grant the members of the governing body the authority to act as a board of adjustment under this chapter.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1993, 73rd Leg., ch. 126, Sec. 1, eff. Sept. 1, 1993; Acts 1995, 74th Leg., ch. 724, Sec. 1, eff. Aug. 28, 1995; Acts 1997, 75th Leg., ch. 363, Sec. 1, eff. Sept. 1, 1997. Amended by:



# Ovilla City Council

## AGENDA ITEM REPORT Item 9

Meeting Date: May 9, 2022

Department: Administration

☒ Discussion ☐ Action

Budgeted Expense: ☐ YES ☒ NO ☐ N/A

Submitted By: Staff

Reviewed By: ☒ City Manager

☒ City Secretary

☐ City Attorney

☒ Finance Director

☒ Other: Public Works

### AGENDA ITEM:

**ITEM 9. DISCUSSION** – Discussion on the downtown area walking trails and sidewalk plan leading from downtown and into Heritage Park including the layout and funding for the project which may include a budget amendment to be made during the mid-year budget review.

### Attachments:

1. Exhibit
2. Funding possibilities

### Discussion / Justification:

**BACKGROUND:** This has been a continued discussion with property owners and Council.

**FUNDING OPTIONS:** Public Works Director James Kuykendall is still acquiring quotes for this project however Mr. Kuykendall has no concrete proposal but does have an estimated cost of the project in the amount of \$65,000 - \$70,000. This is not budgeted.

This will require a budget amendment to be presented to Council in June at the Mid-Year Budget Review.

### Recommendation / Staff Comments:

Staff Recommends: N/A

### Sample Motion(s):

N/A Discussion only.





Cassaro Winery

US Post Office

BelaRose

Water St

Water St

AD Franks Holy Smoke BBQ

Circle Dr

10 FT

4 FT

6 FT

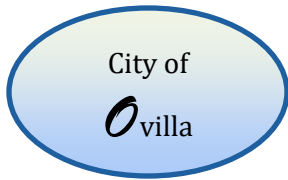
6 FT

TBD

10 FT

10 FT

City of Ovilla  
Walking Trail



# Ovilla City Council

## AGENDA ITEM REPORT Item 10

Meeting Date: May 9, 2022

Department: Administration

☒ Discussion ☐ Action

Budgeted Expense: ☐ YES ☒ NO ☐ N/A

Submitted By: Staff

Reviewed By: ☒ City Manager

☒ City Secretary

☐ City Attorney

☒ Finance Director

☒ Other: Public Works

### AGENDA ITEM:

**ITEM 10. DISCUSSION** – Discuss options for outdoor furniture for the city pavilion including funding options and the possibility of a mid-year budget amendment to be made during the mid-year budget review.

### Attachments:

1. Funding possibilities

### Discussion / Justification:

**BACKGROUND:** Place 5 Myers asked to discuss this item. Staff proposes to place benches near the pavilion and if Council has other ideas, staff will need direction on what specific furniture is expected.

**FUNDING OPTIONS:** Public Works Director James Kuykendall and Park Supervisor Ainsley Jarvis are still acquiring quotes for this project.

This will require a budget amendment to be presented to Council in June at the Mid-Year Budget Review.

### Recommendation / Staff Comments:

Staff Recommends: moving forward with this project purchase.

### Sample Motion(s):

N/A Discussion only.





# Ovilla City Council

## AGENDA ITEM REPORT

### Item 11

Meeting Date: May 9, 2022

Department: Administration

☒ Discussion ☒ Action

Budgeted Expense: ☐ YES ☒ NO ☐ N/A

Submitted By: Staff

Reviewed By: ☒ City Manager ☒ City Secretary ☒ City Attorney

☒ Finance Director

☐ Other:

Agenda Item / Topic:
<b>ITEM 11. DISCUSSION/ACTION</b> – Consideration of any item(s) pulled from the Consent Agenda for individual consideration and action.
Attachments:
None
Discussion / Justification:
All consent items are attached for Council consideration. Any items pulled from the Consent agenda will be reviewed under this item.
Recommendation / Staff Comments:
Staff recommends approval.
Sample Motion(s):
I move to approve...

**OVILLA POLICE DEPARTMENT**  
**ACTIVITY REPORT / APRIL 2022**



J. Bennett, Chief of Police



OVILLA POLICE DEPARTMENT  
MONTHLY REPORT / APRIL 2022

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**PERSONNEL UPDATE:**

**Below is a list of our current staffing:**

CHIEF OF POLICE	(BENNETT)
LIEUTENANT	(GEISER)
SERGEANT	(BREEDLOVE)
SERGEANT	(ORTEGON)
PATROL OFFICER / DETECTIVE	(KRETLOW)
PATROL OFFICER	(MALKE)
PATROL OFFICER	(HARTIN)
PATROL OFFICER	(FLORES)
PATROL OFFICER	(RAMIRES)
PATROL OFFICER	(BRAVO) Currently in field training.
PATROL OFFICER	(VACANT)
ADMINISTRATIVE ASSISTANT	(EMILY STARKEY) (IRIS HARKENRIDER)

\*Vacancy – All 5 applicants have been rejected for unacceptable background / work history issues.

\*Emily Starkey is currently training our new Administrative Assistant, Iris Harkenrider. Ms. Starkey will move to the City offices on about May 9<sup>th</sup> to begin as Deputy City Secretary.

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OVILLA POLICE DEPARTMENT  
MONTHLY REPORT / APRIL 2022

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4 – Felony Arrest

7 – Misdemeanor Arrests

1 – Mental Health Detention and Transport

386 - Total Traffic Stops.

215 - Pretextual or Minor Traffic Stops (Defective taillamp, No license plate light, etc.) No citations issued.

171 - Total: Non-Pretextual Traffic Stops. (Excessive Speeding, Ran Red Light, etc.)

108 - Total Citations issued.

Roughly 61% of the more serious traffic stops received a citation.

NOTE: Some numbers do not easily add up because certain stops result in more than one citation or a citation and a warning for the same stop.

April 2022	TO	May 2022	MILEAGE	MAINTENANCE PERFORMED
Police Unit #	Begin	End	Accrued	
116	114,142	114,480	338	
117	120,449	122,840	2,391	
216	38,092	38,349	257	
119	60,932	62,616	1,684	Flat Repair
120	56,342	57,626	1,284	2 New Front Tires, New Battery
220	53,388	54,469	1,081	

OVILLA POLICE DEPARTMENT  
MONTHLY REPORT / APRIL 2022

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To: Mayor Richard Dormier  
Ovilla City Council  
Pam Woodall, City Manager

Subject: Police Department Monthly Activity Report

	April 2022	April 2022 YTD	April 2021	April 2021 YTD
Calls For Service				
Accident	3	19	6	23
Alarms	23	70	21	67
Arrest	11	17	5	11
Assault/Assault FV	0	0	1	3
Assists	85	359	88	241
Building / House Security Check	371	1419	382	1887
Burglary	0	1	0	0
Burglary of Motor Vehicle	0	3	0	0
Criminal Mischief	1	7	0	0
Disturbance	19	54	13	46
Neighborhood Check	710	3315	867	3941
Other Calls for Service	113	507	86	390
Suspicious Person	14	31	4	18
Suspicious Vehicle	21	72	17	68
Theft	1	9	0	1
Traffic Assignment/School Enforcement	25	86	56	264
<b>TOTAL CALLS FOR SERVICE</b>	<b>1397</b>	<b>5969</b>	<b>1546</b>	<b>6960</b>

Volunteer and Reserve Officer Hours	0	0	37	139
Average Response Time (Minutes)	4.54	4.13	3.59	3.8525

# Ovilla Fire Department April Monthly Report



**Fire Chief Brandon Kennedy**

105 S. Cockrell Hill Road  
Ovilla Texas, 75154  
[cityofovilla.org](http://cityofovilla.org)

## Mission Statement

The mission of the Ovilla Fire Department is to provide services designed to protect citizens and property of the City of Ovilla and outlying areas. All persons and or departments requesting assistance from the Ovilla Fire Department because of the adverse effects of fire, medical emergencies, or hazardous conditions created by man or nature will be dealt with in a professional manner, consistent with the economic capability of the community.

## Summary of Staffing for the Department

- Currently the Department has 2 Firefighter Paramedic position open.
- Currently the Department has 0 Firefighter Basic position open.
- Currently the Department has 2 Volunteer Firefighter position open.
  
- Current Staffing
  - 2 Chiefs
  - 5 Captains
  - 23 Firefighter Paramedics
  - 6 Firefighter EMT-Basics
  - 10 Volunteer Firefighters
  - Total Staffing of 46 out of 50 positions
  
- Of the Volunteers on staff,
  - 5 of them are Dual Certified, meaning they have their Fire Certs and EMT Basic and or Paramedic
  - 0 have just their Fire Certs
  - 2 have just their EMT Basic or Paramedic
  - 3 Volunteers do not have any Certification currently.

## Grants Report

- Have turned in four Texas Forestry Service Grants, waiting for notification of award and they will remain active until they are awarded without reapplying for them.
  - 10/14/2021 Received \$20,000.00 for Personal Protective Equipment
  - 01/23/2018 applied for a Brush Truck Chassis grant that we are still waiting to hear if awarded
  - 08/29/2019 applied for a Skid Unit to be placed onto Brush Truck Chassis if awarded
  - 01/23/2018 applied for a Brush Truck grant that we are still waiting to hear if awarded

## Summary of Events for the Department

- For the month of April, we made a total of 93 calls through dispatch, and several public service calls that were not dispatched. These public service calls come from a resident calling the station phone and needing assistance with smoke detector batteries. We are trying to reach out to the residents to let them know we can assist them with smoke detector batteries and installation. We will not purchase them but if they purchase the detector and or batteries, we will be happy to assist them.
- To date for this year, we have run 392 calls for service, an average of 98 per month, projected to run over 1100 this year.
- Siren Testing complete, and all are working properly.

## Summary of Staffing for the Month

- 7 days a week we have 3 - 24-hour part time positions (0800 – 0800)
- These positions were **100%** filled this month.
- 7 Days a week we have 2 – 12-hour shifts that are covered by volunteers (0800 – 2000) and (2000 – 0800)
- **54 / 60** Volunteer shifts were covered, and these **54** shifts we had 4 personnel on the Engine.

## Monthly Call Summary

INCIDENT COUNT		
INCIDENT TYPE		# INCIDENTS
EMS		42
FIRE		51
TOTAL		93
MUTUAL AID		
Aid Type		Total
Aid Given		9
Aid Received		1
OVERLAPPING CALLS		
# OVERLAPPING		% OVERLAPPING
10		10.75
LIGHTS AND SIREN - AVERAGE RESPONSE TIME (Dispatch to Arrival)		
Station	EMS	FIRE
Station 701	0:04:55	0:06:37
AVERAGE FOR ALL CALLS		0:05:34
LIGHTS AND SIREN - AVERAGE TURNOUT TIME (Dispatch to Enroute)		
Station	EMS	FIRE
Station 701	0:01:12	0:01:00
AVERAGE FOR ALL CALLS		0:01:12
AGENCY		AVERAGE TIME ON SCENE (MM:SS)
Ovilla Fire Department		19:00

**Fleet Report**

<b>Ovilla Fire Department Mileage, Fuel and Maintenance Report for April</b>					
<b>Apparatus</b>	<b>Beginning Mileage</b>	<b>Ending Mileage</b>	<b>Mileage for the Month</b>	<b>Fuel Expenses</b>	<b>Maintenance Expenditures</b>
B701	60,576	60,648	72	\$ 60.40	\$ 112.82
	-	-	0	\$ -	\$ -
C701	39,650	39,969	319	\$ 78.50	\$ -
C702	12,055	12,296	241	\$ 93.00	\$ -
S701	113,127	113,483	356	\$ 117.94	\$ -
E701	30,185	30,703	518	\$ 909.49	\$ -
E702	34,640	34,671	31	\$ -	\$ 438.00
Training E703	-	-	0	\$ -	\$ -
R755	22,269	22,349	80	\$ 129.83	\$ -
Station Supplies (Small Equipment Fuel, Propane, Other)				\$ 155.40	\$ -
Totals for the Month			1,617	\$ 1,544.56	\$ 550.82



# PUBLIC WORKS DIRECTOR REPORT

**TO: Honorable Mayor and City Council Members, City Manager-Pam Woodall,**

**FROM: James Kuykendall –Public Works Director**

**TOPIC: April 2022 Public Works Overview Report**

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## **Employee report**

All positions are filled.

**Walking trail.** We are still waiting for Patricia Neal to let us know if she is going to let us put the trail on the front of her property, have reached out to several concrete companies for quotes and they are slow getting back to me..

## **Public Works Project Overview**

Construction on Founders Park continues on the pavilion and the restroom. The restrooms are set and should have the electric and plumbing should be done soon.

## **Equipment**

We are still waiting on a couple of pieces of equipment to be delivered, It is on delay due to the chip shortage.

## **Water Department**

Total work orders entered 18 total work orders complete 13  
All regulatory samples completed and tested negative

Water quality tested

Total Work Orders Entered 18  
Total Work Order completed-13

Water dept has installed the sewer lateral for the new park restrooms and tap for water service

## **Water Wholesale Purchased & Pumped January ,2022**

Gallons pumped – 13.200.000MGD

# PUBLIC WORKS DIRECTOR REPORT

Gallons Billed – 11.671.800MGD

Gallons Unbilled – 28.6K  
Builder billed- 3.2K

Maintenance Flushing – 450k

**\*\*Flushing numbers are up due to winter and low water consumption\*\***

**Sewer Department** All sewer lift stations are functioning as they should.

## **Construction Manager**

9 House Plans were issued in april in Bryson Manor Phase 3 and Broad Estates Phase 1.  
48 permits in total.

ATT contractors are still boring in town to install fiber services

## **Parks and Facilities Monthly Report**

All Parks are maintained and inspected monthly. Below are highlights for the Park Department.

Heritage Park-trash taken out, and bathrooms cleaned

Small Baseball Field – The small baseball field is now complete for the work that was budgeted

Founder's Park – The pavilion is 80% complete and the restrooms are 90% complete.

## **Streets/Drainage**

Patched Westmoreland, Red Oak Creek, Johnson Lane, Shiloh Road, Bryson, and Cockrell Hill Road, cardinal and meadowlark.

Cleaned out drainage ditches on Oakwood in prep for overlay.

Cleaned culverts at 107 Oakwood,109 Oakwood,714 buckboard,623 Edgewood,7440 Shiloh rd. we do not have a culvert cleaning schedule we clean them as needed. We just don't have enough people and time to focus on cleaning culverts unless they are reported to be an issue.

# PUBLIC WORKS DIRECTOR REPORT

## **Streets and drainage (con)**

Pads for propane tank and generator have been poured, and the barrier for the tank has been installed in compliance with the Railroad commission standards.

Ellis county has replaced the 12" culvert at 7440 Shiloh Rd and replaced it with a 24" culvert in prep for overlay.

Fallen tree roved from the intersection of Ovilla Oaks and E. Highland that was blocking the road due to the storm.

Hosted cleanup day.

## **Code enforcement**

838 Cockrell Hill follow up – abatement letter requesting city council hearing to paint the fence.

213 Lariat follow up – home occupation violation letter sent via certified and regular mail.

113 Lariat follow up investigation – no accessory building being used as a dwelling and no construction was noted. Outside storage violation notice sent, owner is removing and relocating equipment in the driveway.

## **Animal control**

2 dog attacks were followed up with dangerous dog hearings, Both were declared dangerous.

Multiple traps have been set in Ovilla Parc and Bryson Manor to reduce the feral cat population.

# PUBLIC WORKS DIRECTOR REPORT

## Subject: Code Enforcement Monthly Report

	Jan.22	Jan.22 YTD	Jan 21	
Calls For Service				
Complaint (Nuis 19 Permit 9 Parking 11)	39	39	23	
Follow up (Nuis 19 Permit 9 Park 11)	39	39	23	
Door Notice (Nui - 11 Permit 4 Parking 3)	17	17	7	
Mail Notice ( Parking 2 nuisance 2 perm 2 )	6	6	14	
Posted Property (nuisance 2 debris	2	2	4	
Court(3 FTA - 3 Public Nuis )	\$0	\$0	\$211.00	
Citizen Contacts	57	57	51	
Permits Reviewed	10	10	0	
Permits Issued	5	5	0	
Inspections	11	11	0	
Nuisance Abated by City	3	3	5	
Nuisance Signs (Garage sale-8 business 26 )	34	34	35	
BOA - 0	1	1	2	

## Subject: Animal Control Monthly Report

	Jan.2022	Jan.22 YTD	Jan.2021	
Calls For Service				
Complaint (Regist-14 At Large 11 Bark 3 )	28	28	21	
Follow up	28	28	26	
Door Notice (Regis-7, Bark 3 at large2	12	12	8	
Impounded Animal (Dog 8 cat 1)	9	9	3	
Animal welfare check	29	29	22	
Impound Results (Transport 7 Ret own 2)	11	11	4	
Impound fee collected	\$0.00	\$0.00	70	
Court	\$0.00	\$0.00	0	
Citizen Contacts	26	26	27	
Animal registration	2	2	17	
Registration Letter Mailed	0	0	18	
Nuisance letter - barking 3 at large 3	6	6	3	
Animals released 1 possum	1	1	1	
Deceased removed	22	22	27	
Oak Leaf - (1 bite)	1	1	2	
Traps Checked Out	4	4	3	



**Date: May 9, 2022**

**To: Honorable Mayor and Council Members**

**Subject: Financial Statement Summaries for  
October 1, 2021, thru March 31, 2022**

**This period covers 50% of the FY2022 Budget.**

**From:**

**Sharon Jungman – Finance Director**



# CITY-WIDE OPERATING FUND TOTALS

For FY2022 Oct. 2021 Thru March 2022



		2021	2022	2022	2022
		Actual	Actual	Adopted & Amended	% of Budget
		To Date	To Date	Budget	Used
<b>TOTAL REVENUES</b>					
100	General Fund	2,700,488	3,410,094	4,957,367	69%
110	Lease	-	940	1,100	85%
120	Street Improvement	55,122	50,456	204,292	25%
130	Court Technology	697	1,219	2,000	61%
140	Court Security	799	1,434	1,800	80%
200	Water & Utilities	845,230	993,805	2,582,287	38%
250	WWW Infrastructure Improv.	33,038	33,586	65,000	52%
400	Debt Service Fund	557,462	578,435	562,950	103%
500	Municipal Devel. District	52,859	56,700	303,234	19%
600	4B Economic Devel. Fund	112,412	104,406	433,152	24%
700	Park Impact Fund	-	32,114	11,708	274%
800	Water & Utilities Impact Fund	1	484,100	150,450	322%
<b>Total</b>		<b>\$ 4,358,106</b>	<b>\$ 5,747,289</b>	<b>\$ 9,275,340</b>	<b>62%</b>

		2021	2022	2022	2022
		Actual	Actual	Adopted & Amended	% of Budget
		To Date	To Date	Budget	Used
<b>TOTAL EXPENDITURES</b>					
100	General Fund	2,093,630	2,141,412	4,957,367	43%
110	Lease	-	-	1,100	0%
120	Street Improvement	-	-	204,292	0%
130	Court Technology	-	-	2,000	0%
140	Court Security	400	480	1,800	27%
200	Water & Utilities	628,145	728,756	2,582,287	28%
250	WWW Infrastructure Improv.	75,000	-	65,000	0%
400	Debt Service Fund	75,000	8,127	562,950	1%
500	Municipal Devel. District	213,423	23,782	303,234	8%
600	4B Economic Devel. Fund	5,114	14,502	433,152	3%
700	Park Impact Fund	-	-	11,708	0%
800	Water & Utilities Impact Fund	-	-	150,450	0%
<b>Total</b>		<b>\$ 3,090,712</b>	<b>\$ 2,917,058</b>	<b>\$ 9,275,340</b>	<b>31%</b>

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<b>100 - General Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Taxes	85,552.37	246,667.12	(161,114.75)	2,522,893.19	2,961,190.00	85.20%	438,296.81
Licenses-Permits-Fees	37,143.92	12,170.13	24,973.79	298,250.14	146,100.00	204.14%	(152,150.14)
Services	108,895.00	58,532.67	50,362.33	140,714.40	702,631.00	20.03%	561,916.60
Fines & Forfeitures	9,968.30	6,385.18	3,583.12	45,477.25	76,650.00	59.33%	31,172.75
Other Revenue	54,241.00	26,077.07	28,163.93	302,410.28	313,000.00	96.62%	10,589.72
Intergovernmental	0.00	0.00	0.00	100,348.77	0.00	0.00%	(100,348.77)
Transfers	0.00	63,212.17	(63,212.17)	0.00	757,796.00	0.00%	757,796.00
Revenue Totals	<u>295,800.59</u>	<u>413,044.34</u>	<u>(117,243.75)</u>	<u>3,410,094.03</u>	<u>4,957,367.00</u>	<u>68.79%</u>	<u>1,547,272.97</u>
<b>Expense Summary</b>							
Personnel	169,830.64	182,797.30	(12,966.66)	993,658.58	2,194,158.00	45.29%	1,200,499.42
Employee Benefits	35,866.17	38,872.54	(3,006.37)	218,955.39	466,635.00	46.92%	247,679.61
Special Services	12,655.93	14,051.34	(1,395.41)	37,334.58	168,632.00	22.14%	131,297.42
Contractual Services	30,247.51	22,839.89	7,407.62	200,501.65	274,188.00	73.13%	73,686.35
Operating Services	5,665.58	7,367.27	(1,701.69)	37,857.19	88,420.00	42.82%	50,562.81
Special Expenses	2,950.00	2,720.22	229.78	5,249.95	32,650.00	16.08%	27,400.05
Supplies	2,992.63	5,627.84	(2,635.21)	22,760.56	67,550.00	33.69%	44,789.44
Professional Development	1,784.88	2,384.47	(599.59)	11,378.64	28,625.00	39.75%	17,246.36
Software & Computer Equipment	11,216.00	6,839.48	4,376.52	57,204.67	82,100.00	69.68%	24,895.33
Printing Expense	2,141.17	1,470.41	670.76	6,576.25	17,650.00	37.26%	11,073.75
Utilities	35,355.00	34,145.07	1,209.93	117,835.20	409,855.00	28.75%	292,019.80
Repairs - Bldg & Machinery	14,480.32	12,562.36	1,917.96	143,919.57	150,803.00	95.44%	6,883.43
Other Expense	5,594.16	7,262.08	(1,667.92)	77,496.22	87,165.00	88.91%	9,668.78
Minor Capital Outlay	2,449.66	8,524.36	(6,074.70)	25,611.36	110,588.00	23.16%	84,976.64
Capital Outlay	11,700.00	57,174.84	(45,474.84)	133,415.04	677,350.00	19.70%	543,934.96
Insurance	0.00	4,199.83	(4,199.83)	22,163.80	50,398.00	43.98%	28,234.20
Vehicle Expenses	4,904.38	3,940.50	963.88	27,178.84	47,300.00	57.46%	20,121.16
Not Categorized	0.00	0.00	0.00	586.91	0.00	0.00%	(586.91)
Rentals	294.03	274.89	19.14	1,727.70	3,300.00	52.35%	1,572.30
Expense Totals	<u>350,128.06</u>	<u>413,054.69</u>	<u>(62,926.63)</u>	<u>2,141,412.10</u>	<u>4,957,367.00</u>	<u>43.20%</u>	<u>2,815,954.90</u>

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<b>110 - LEOSE</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Other Revenue	0.00	91.67	(91.67)	939.85	1,100.00	85.44%	160.15
Revenue Totals	<u>0.00</u>	<u>91.67</u>	<u>(91.67)</u>	<u>939.85</u>	<u>1,100.00</u>	<u>85.44%</u>	<u>160.15</u>
<b>Expense Summary</b>							
Professional Development	0.00	91.63	(91.63)	0.00	1,100.00	0.00%	1,100.00
Expense Totals	<u>0.00</u>	<u>91.63</u>	<u>(91.63)</u>	<u>0.00</u>	<u>1,100.00</u>	<u>0.00%</u>	<u>1,100.00</u>



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<b>120 - Street Improvement Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Taxes	7,043.06	6,507.39	535.67	50,455.86	78,120.00	64.59%	27,664.14
Transfers	0.00	10,514.33	(10,514.33)	0.00	126,172.00	0.00%	126,172.00
Revenue Totals	<u>7,043.06</u>	<u>17,021.72</u>	<u>(9,978.66)</u>	<u>50,455.86</u>	<u>204,292.00</u>	<u>24.70%</u>	<u>153,836.14</u>
<b>Expense Summary</b>							
Capital Outlay	0.00	17,017.52	(17,017.52)	0.00	204,292.00	0.00%	204,292.00
Expense Totals	<u>0.00</u>	<u>17,017.52</u>	<u>(17,017.52)</u>	<u>0.00</u>	<u>204,292.00</u>	<u>0.00%</u>	<u>204,292.00</u>

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<b>130 - Court Technology</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Fines & Forfeitures	227.48	166.60	60.88	1,219.33	2,000.00	60.97%	780.67
Revenue Totals	<u>227.48</u>	<u>166.60</u>	<u>60.88</u>	<u>1,219.33</u>	<u>2,000.00</u>	<u>60.97%</u>	<u>780.67</u>
<b>Expense Summary</b>							
Software & Computer Equipment	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
Expense Totals	<u>0.00</u>	<u>166.67</u>	<u>(166.67)</u>	<u>0.00</u>	<u>2,000.00</u>	<u>0.00%</u>	<u>2,000.00</u>

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<b>140 - Court Security</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Fines & Forfeitures	266.95	149.94	117.01	1,434.08	1,800.00	79.67%	365.92
Revenue Totals	<u>266.95</u>	<u>149.94</u>	<u>117.01</u>	<u>1,434.08</u>	<u>1,800.00</u>	<u>79.67%</u>	<u>365.92</u>
<b>Expense Summary</b>							
Other Expense	79.95	83.30	(3.35)	479.70	1,000.00	47.97%	520.30
Reserve	0.00	66.64	(66.64)	0.00	800.00	0.00%	800.00
Expense Totals	<u>79.95</u>	<u>149.94</u>	<u>(69.99)</u>	<u>479.70</u>	<u>1,800.00</u>	<u>26.65%</u>	<u>1,320.30</u>

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<b>200 - Water And Utilities Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Services	128,006.59	114,856.12	13,150.47	831,167.20	1,378,825.00	60.28%	547,657.80
Other Revenue	0.12	6,668.16	(6,668.04)	5,137.70	80,050.00	6.42%	74,912.30
Transfers	16,250.00	93,601.14	(77,351.14)	157,500.00	1,123,412.00	14.02%	965,912.00
Revenue Totals	<u>144,256.71</u>	<u>215,125.42</u>	<u>(70,868.71)</u>	<u>993,804.90</u>	<u>2,582,287.00</u>	<u>38.49%</u>	<u>1,588,482.10</u>
<b>Expense Summary</b>							
Personnel	27,674.79	30,239.84	(2,565.05)	155,947.52	362,760.00	42.99%	206,812.48
Employee Benefits	8,296.50	8,875.41	(578.91)	44,158.09	106,544.00	41.45%	62,385.91
Special Services	3,132.00	16,312.60	(13,180.60)	11,797.00	195,752.00	6.03%	183,955.00
Contractual Services	0.00	1,957.83	(1,957.83)	3,135.00	19,000.00	16.50%	15,865.00
Operating Services	1,868.72	2,701.49	(832.77)	13,354.99	32,420.00	41.19%	19,065.01
Supplies	1,128.63	941.39	187.24	7,239.72	10,800.00	67.03%	3,560.28
Professional Development	0.00	458.15	(458.15)	1,023.80	5,500.00	18.61%	4,476.20
Software & Computer Equipment	5,325.00	1,083.02	4,241.98	10,395.15	13,000.00	79.96%	2,604.85
Printing Expense	0.00	316.67	(316.67)	1,601.18	3,800.00	42.14%	2,198.82
Other Expense	1,014.35	3,312.51	(2,298.16)	6,486.11	39,754.00	16.32%	33,267.89
Capital Outlay	22,131.76	55,042.83	(32,911.07)	42,181.70	665,562.00	6.34%	623,380.30
Rentals	0.00	124.95	(124.95)	0.00	1,500.00	0.00%	1,500.00
Special Expenses	128.01	0.00	128.01	128.01	0.00	0.00%	(128.01)
Vehicle Expenses	280.39	724.75	(444.36)	2,397.78	8,700.00	27.56%	6,302.22
Utilities	97,740.44	78,629.38	19,111.06	378,713.94	943,910.00	40.12%	565,196.06
Repairs - Bldg & Machinery	10,332.80	3,640.80	6,692.00	26,111.07	43,700.00	59.75%	17,588.93
Minor Capital Outlay	5,020.00	624.92	4,395.08	7,410.82	7,500.00	98.81%	89.18
Reserve	0.00	9,196.32	(9,196.32)	0.00	110,400.00	0.00%	110,400.00
Insurance	0.00	973.75	(973.75)	4,963.31	11,685.00	42.48%	6,721.69
Long Term Debt	0.00	0.00	0.00	11,710.93	0.00	0.00%	(11,710.93)
Expense Totals	<u>184,073.39</u>	<u>215,156.61</u>	<u>(31,083.22)</u>	<u>728,756.12</u>	<u>2,582,287.00</u>	<u>28.22%</u>	<u>1,853,530.88</u>

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<b>250 - WWW Infrastructure Improvements</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Services	5,787.78	5,414.50	373.28	33,586.25	65,000.00	51.67%	31,413.75
Revenue Totals	<u>5,787.78</u>	<u>5,414.50</u>	<u>373.28</u>	<u>33,586.25</u>	<u>65,000.00</u>	<u>51.67%</u>	<u>31,413.75</u>
<b>Expense Summary</b>							
Reserve	0.00	5,414.50	(5,414.50)	0.00	65,000.00	0.00%	65,000.00
Expense Totals	<u>0.00</u>	<u>5,414.50</u>	<u>(5,414.50)</u>	<u>0.00</u>	<u>65,000.00</u>	<u>0.00%</u>	<u>65,000.00</u>

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<b>400 - Debt Service Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Other Revenue	0.00	8.33	(8.33)	1.73	100.00	1.73%	98.27
Transfers	0.00	9,196.32	(9,196.32)	0.00	110,400.00	0.00%	110,400.00
Taxes	8,481.56	37,689.08	(29,207.52)	578,433.41	452,450.00	127.84%	(125,983.41)
Revenue Totals	<u>8,481.56</u>	<u>46,893.73</u>	<u>(38,412.17)</u>	<u>578,435.14</u>	<u>562,950.00</u>	<u>102.75%</u>	<u>(15,485.14)</u>
<b>Expense Summary</b>							
Long Term Debt	0.00	46,893.73	(46,893.73)	0.00	562,950.00	0.00%	562,950.00
Not Categorized	0.00	0.00	0.00	8,126.54	0.00	0.00%	(8,126.54)
Expense Totals	<u>0.00</u>	<u>46,893.73</u>	<u>(46,893.73)</u>	<u>8,126.54</u>	<u>562,950.00</u>	<u>1.44%</u>	<u>554,823.46</u>

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<b>500 - Municipal Development District Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Taxes	7,912.19	6,610.68	1,301.51	55,715.48	79,360.00	70.21%	23,644.52
Other Revenue	173.33	249.90	(76.57)	984.86	3,000.00	32.83%	2,015.14
Transfers	0.00	18,406.17	(18,406.17)	0.00	220,874.00	0.00%	220,874.00
Revenue Totals	<u>8,085.52</u>	<u>25,266.75</u>	<u>(17,181.23)</u>	<u>56,700.34</u>	<u>303,234.00</u>	<u>18.70%</u>	<u>246,533.66</u>
<b>Expense Summary</b>							
Special Services	2,184.00	181.92	2,002.08	2,184.00	2,184.00	100.00%	0.00
Supplies	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
Insurance	0.00	37.48	(37.48)	98.32	450.00	21.85%	351.68
Reserve	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
Capital Outlay	0.00	25,000.00	(25,000.00)	21,500.00	300,000.00	7.17%	278,500.00
Expense Totals	<u>2,184.00</u>	<u>25,269.40</u>	<u>(23,085.40)</u>	<u>23,782.32</u>	<u>303,234.00</u>	<u>7.84%</u>	<u>279,451.68</u>



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<b>600 - 4B Economic Development Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Taxes	14,086.13	12,911.50	1,174.63	100,911.73	155,000.00	65.10%	54,088.27
Other Revenue	619.94	399.84	220.10	3,493.79	4,800.00	72.79%	1,306.21
Transfers	0.00	22,770.22	(22,770.22)	0.00	273,352.00	0.00%	273,352.00
Revenue Totals	<u>14,706.07</u>	<u>36,081.56</u>	<u>(21,375.49)</u>	<u>104,405.52</u>	<u>433,152.00</u>	<u>24.10%</u>	<u>328,746.48</u>
<b>Expense Summary</b>							
Grant Expense	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
Reserve	0.00	624.75	(624.75)	0.00	7,500.00	0.00%	7,500.00
Special Services	6,552.00	587.45	5,964.55	6,552.00	7,052.00	92.91%	500.00
Supplies	0.00	16.66	(16.66)	0.00	200.00	0.00%	200.00
Professional Development	0.00	174.36	(174.36)	0.00	3,305.00	0.00%	3,305.00
Printing Expense	0.00	33.32	(33.32)	0.00	400.00	0.00%	400.00
Repairs - Bldg & Machinery	0.00	956.42	(956.42)	6,695.00	6,695.00	100.00%	0.00
Insurance	0.00	41.65	(41.65)	108.73	500.00	21.75%	391.27
Other Expense	0.00	(89.53)	89.53	0.00	2,500.00	0.00%	2,500.00
Capital Outlay	243.19	33,333.33	(33,090.14)	1,145.86	400,000.00	0.29%	398,854.14
Expense Totals	<u>6,795.19</u>	<u>36,095.08</u>	<u>(29,299.89)</u>	<u>14,501.59</u>	<u>433,152.00</u>	<u>3.35%</u>	<u>418,650.41</u>

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<b>700 - Park Impact Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Services	3,679.72	975.27	2,704.45	32,113.92	11,708.00	274.29%	(20,405.92)
Revenue Totals	<u>3,679.72</u>	<u>975.27</u>	<u>2,704.45</u>	<u>32,113.92</u>	<u>11,708.00</u>	<u>274.29%</u>	<u>(20,405.92)</u>
<b>Expense Summary</b>							
Minor Capital Outlay	0.00	975.67	(975.67)	0.00	11,708.00	0.00%	11,708.00
Expense Totals	<u>0.00</u>	<u>975.67</u>	<u>(975.67)</u>	<u>0.00</u>	<u>11,708.00</u>	<u>0.00%</u>	<u>11,708.00</u>

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<b>800 - Water And Utilities Impact Fee Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Services	34,752.12	12,524.15	22,227.97	484,099.64	150,350.00	321.98%	(333,749.64)
Other Revenue	0.27	8.33	(8.06)	0.27	100.00	0.27%	99.73
Revenue Totals	<u>34,752.39</u>	<u>12,532.48</u>	<u>22,219.91</u>	<u>484,099.91</u>	<u>150,450.00</u>	<u>321.77%</u>	<u>(333,649.91)</u>
<b>Expense Summary</b>							
Reserve	0.00	12,532.48	(12,532.48)	0.00	150,450.00	0.00%	150,450.00
Expense Totals	<u>0.00</u>	<u>12,532.48</u>	<u>(12,532.48)</u>	<u>0.00</u>	<u>150,450.00</u>	<u>0.00%</u>	<u>150,450.00</u>



**Date: May 9, 2022**

**To: The Honorable Mayor and City Council  
Members**

**Subject – Cash Flow  
For Consolidated Funds  
As of March 31, 2021**

**From:**

**Sharon Jungman – Finance Director**

## Cash Flow as of 3-31-22 for Consolidated Cash Accounts Using Bank Account Balances

Bank Account Descriptions	Acct. #	Bank Balances as of 3-31-22
General Fund (Consolidated Cash)	9437	5,814,705.36
Park Improvement Fund	7613	57.54
TexStar - GF Operating	1110	3,948.12
TexStar - General Fund Reserve	1120	983.83
TexStar - Sewer Impact Fee	3540	3,341.00
TexStar - Water Fund	5340	1,478.54
TexStar - Water Fund Operating	5350	1,212.27
TexPool - Water Fund	8761	324.45
Pros. CD - General Fund Reserve	608	58,545.08
<b>Total Consolidated Bank Account Balances as of 3-31-22</b>		<b>5,884,596.19</b>

## Estimated Budgeted Revenue Remaining in each Consol. Fund

General Fund - 100	1,547,272.97
Street Improvement - 120	153,836.14
Court Technology - 130	780.67
Court Security - 140	365.92
Water & Utilities - 200	1,588,482.10
Water, Wastewater Infrastructure Improv. - 250	31,413.75
Debt Service Fund - 400	0.00
Park Impact Fund -700	0.00
Water & Utilities Impact Fee - 800	0.00
<b>Total of expected Revenue Budgeted</b>	<b>3,322,151.55</b>

## Budgeted Expenses Remaining in each Consol. Fund

General Fund - 100	2,815,945.90
Street Improvement - 120	204,292.00
Court Technology - 130	2,000.00

Court Security - 140	1,320.30
Water & Utilities - 200	1,853,530.88
Water, Wastewater Infrastructure Improv. - 250	65,000.00
Debt Service Fund - 400	554,823.46
Park Impact Fund -700	11,708.00
Water & Utilities Impact Fee - 800	150,450.00
<b>Total of Budget Remaining</b>	<b>5,659,070.54</b>

Bank Balances plus Remaining Revenue Expected Less Remaining Budgeted Expenses	3,547,677.20
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### **Committed Fund Balance for FY2022 Budget**

Total Budget for FY2022 for all Consolidated Funds	8,537,854.00
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#### **Less Capital Expenditures**

664 Right of Way (100-16-57460)	31,305.00
Fire Truck (100-30-57450)	125,000.00
Bobcat Skid Loader (100-50-57440)	63,300.00
Dump Truck (100-50-57450)	86,000.00
Infrastructure (100-50-57460)	286,450.00
John Deere Bunker Rake (100-60-57440)	14,100.00
1 Ton Truck with Dump Bed (100-60-57450)	50,000.00
Zero Turn Mower (100-60-57440)	12,000.00
Playground Equipment (100-60-57440)	18,000.00
Workshop (100-60-57420)	5,000.00
Infrastructure (120-55-57460)	204,292.00
Door & Gate Security for PW Building (200-70-57440)	11,300.00
Emergency Generator for PW Building (200-70-57440)	13,000.00
Infrastructure Water (200-75-57470)	110,000.00
Machinery & Equipment (200-80-57440)	10,000.00
<b>Total Capital Expenditures budgeted in Consolidated Budget for FY2022</b>	<b>1,039,747.00</b>

Budget for FY2022 Less Capital Expenditures	7,498,107.00
Reserve Budget Percentage	<u>0.25</u>
Reserve Amount for FY2022 Consolidated Accounts	1,874,526.75
Estimated Balance Remaining after 25% Reserve Deducted	1,673,150.45

#### **Reduction in Fund Balance Budgeted in FY2022**

General Fund (100-4000990)	741,546.00
Street Improvement (120-4000990)	126,172.00
Water & Utility Fund (200-4000990) Includes American Rescue Grant Funds received in Aug. 2021, \$516,260)	<u>1,056,662.00</u>
Total of Reduction in Fund Balance Budgeted in FY2022	1,924,380.00

Note: This is based on budgeted revenue and expenses, any deviations from the budget will cause these numbers to change.



**Date: May 9, 2022**

**To: Honorable Mayor and Council Members**

**Subject: Analysis of Sales Tax Received**

**From:**

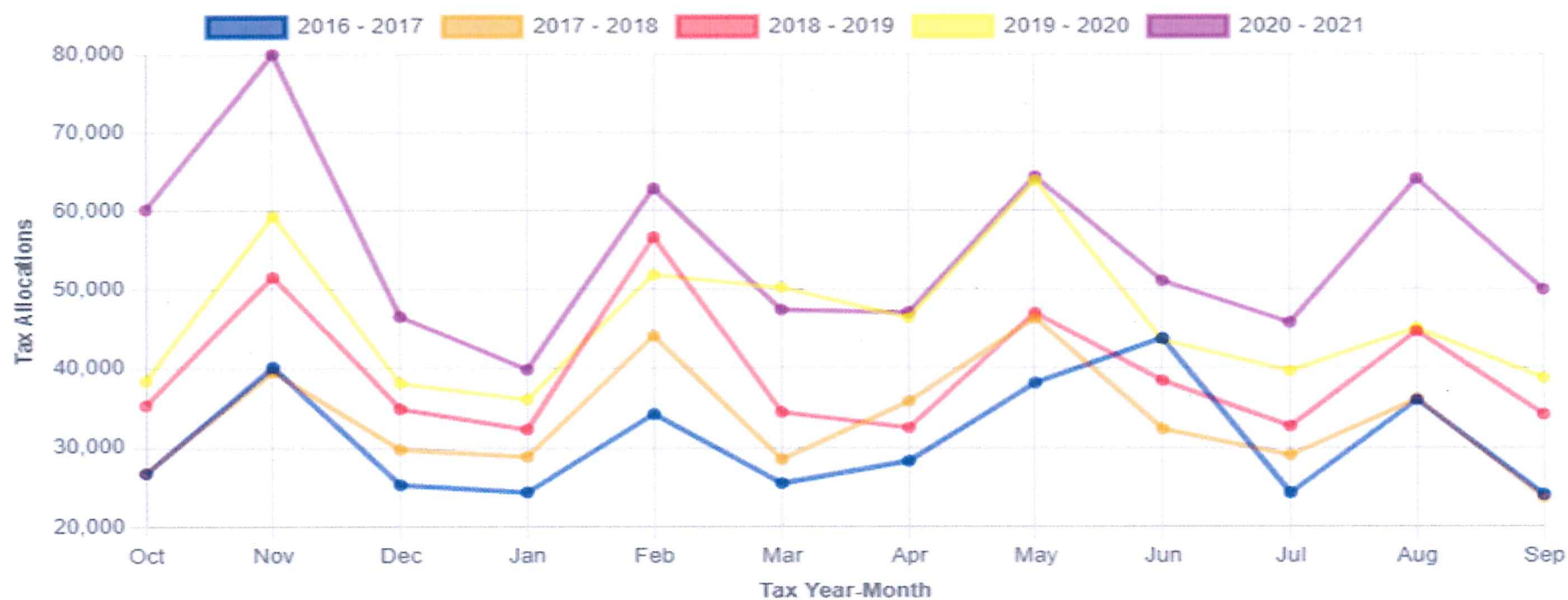
**Sharon Jungman – Finance Director**



## City of Ovilla Sales Tax Received from 1987 to April 2022 by Fiscal Year

<u>Fiscal Year</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>Total</u>
1987	0.00	0.00	0.00	777.93	1,140.24	1,089.07	849.86	1,280.01	918.76	871.56	2,344.37	1,115.40	10,387.20
1988	951.48	970.36	1,383.52	882.84	1,180.31	766.15	0.00	1,442.95	803.27	806.95	1,775.45	934.43	11,897.71
1989	643.24	1,052.73	856.30	537.81	955.54	0.00	823.68	849.84	820.78	783.92	618.90	512.35	8,455.09
1990	682.59	757.85	551.78	0.00	1,040.05	726.29	695.36	950.66	0.00	1,255.05	877.36	531.95	8,068.94
1991	989.90	1,141.75	1,188.82	1,553.06	2,222.64	611.79	1,091.88	3,657.91	1,189.23	926.76	3,180.27	921.06	18,675.07
1992	754.06	5,024.80	506.05	902.70	3,102.81	1,162.84	1,027.20	3,719.27	889.67	775.41	3,282.71	1,239.69	22,387.21
1993	1,094.06	4,733.84	909.86	1,205.85	3,332.74	1,279.53	1,013.54	4,537.78	797.97	1,044.89	4,394.62	986.46	25,331.14
1994	866.00	5,738.36	1,013.18	1,259.92	4,797.63	1,008.12	951.72	5,886.67	1,256.94	1,280.40	5,037.88	1,510.56	30,607.38
1995	1,563.58	6,861.54	1,136.18	910.59	4,373.13	1,431.82	2,481.87	6,499.40	1,714.62	977.42	5,940.41	2,166.03	36,056.59
1996	2,132.86	6,979.62	2,345.08	1,907.31	5,567.30	2,361.66	2,729.76	5,839.69	2,119.08	2,441.65	6,928.30	3,575.54	44,927.85
1997	1,932.92	7,412.34	3,163.24	1,548.96	6,216.94	2,843.07	1,539.42	7,172.54	2,805.26	1,614.75	7,609.27	4,355.89	48,214.60
1998	3,505.37	9,425.55	3,572.29	1,680.32	10,017.93	3,164.95	3,357.00	7,188.59	4,005.72	4,792.31	8,590.98	4,618.79	63,919.80
1999	3,400.74	10,553.53	3,520.35	2,484.21	8,759.51	2,921.02	2,869.96	9,407.82	2,392.55	3,060.14	8,472.68	3,850.70	61,693.21
2000	2,876.11	10,716.63	3,894.06	2,471.49	7,444.82	4,718.31	3,812.26	8,195.64	2,939.67	3,742.80	8,200.14	3,733.09	62,745.02
2001	3,883.96	11,142.19	3,753.99	3,329.97	9,424.39	3,983.23	2,295.80	10,609.32	3,040.92	3,753.81	9,874.71	6,547.78	71,640.07
2002	3,677.87	13,071.71	5,614.95	4,690.56	9,485.81	3,073.84	2,834.13	8,482.16	3,610.20	3,727.63	9,868.96	6,213.48	74,351.30
2003	2,145.25	13,116.51	2,685.68	3,143.98	8,446.70	3,381.84	2,496.48	11,107.12	2,366.54	2,618.40	8,567.18	2,852.89	62,928.57
2004	2,355.92	10,702.18	2,606.15	2,033.30	8,565.30	3,236.31	1,808.63	9,507.17	24,612.06	2,762.42	9,008.82	3,690.16	80,888.42
2005	2,433.55	11,460.70	3,572.30	2,895.04	10,673.53	2,183.44	2,674.55	9,694.83	2,709.70	2,499.05	10,502.87	3,033.39	64,332.95
2006	3,847.10	13,497.20	9,764.43	3,365.14	11,577.64	3,582.80	3,203.83	12,215.42	2,629.55	3,299.48	13,669.88	4,491.19	85,143.66
2007	5,561.74	14,547.84	3,609.05	3,289.03	11,561.60	4,912.18	4,581.78	14,412.53	5,510.87	6,417.17	11,911.92	5,286.87	91,602.58
2008	5,185.07	14,736.65	6,486.73	3,989.31	13,198.83	13,609.48	6,597.48	14,756.53	10,506.78	12,684.33	24,070.06	11,541.24	137,362.49
2009	12,027.19	27,919.15	11,233.69	10,491.50	23,854.02	11,289.47	12,069.38	24,052.07	11,949.58	10,437.89	23,632.23	13,039.00	191,995.17
2010	11,473.17	27,281.70	9,473.11	11,492.08	25,689.32	12,556.80	11,203.11	31,813.43	15,235.91	14,324.89	26,310.84	14,268.72	211,123.08
2011	13,497.71	29,965.48	11,131.15	12,208.57	25,077.13	15,881.79	11,777.82	30,951.41	13,231.27	14,800.53	27,675.65	17,661.90	223,860.41
2012	19,273.15	34,403.43	17,680.62	17,687.23	37,349.54	16,692.75	15,340.85	36,082.41	21,515.68	20,323.70	27,774.05	20,963.77	285,087.18
2013	20,450.28	30,353.81	20,065.35	23,004.12	36,348.43	21,688.32	18,041.38	35,277.37	20,966.03	24,885.96	31,214.38	22,979.50	305,274.93
2014	21,663.69	33,425.48	23,190.31	21,197.76	38,106.29	22,175.86	22,220.84	42,904.07	21,894.72	20,357.01	29,954.78	18,445.17	315,535.98
2015	17,903.88	29,706.17	19,216.90	19,989.08	32,408.45	21,626.65	19,021.43	37,358.84	24,989.60	21,738.11	31,535.18	21,477.46	296,971.75
2016	25,404.53	34,970.80	21,425.44	26,276.67	37,993.65	22,634.38	22,413.38	33,715.02	24,530.86	22,980.29	33,791.91	23,407.54	329,544.47
2017	24,185.55	35,971.14	23,978.58	26,736.24	40,157.86	25,235.97	24,303.85	34,228.89	25,440.30	28,254.85	38,111.08	43,765.50	370,369.81
2018	28,958.87	36,065.21	23,587.69	26,766.92	39,503.72	29,705.47	28,796.28	44,064.18	28,465.54	35,800.26	46,298.97	32,272.24	400,285.35
2019	32,633.67	44,606.90	34,107.68	35,314.28	51,566.15	34,853.91	32,251.60	56,654.29	34,426.75	32,452.19	46,975.44	38,370.08	474,212.94
2020	39,570.61	45,016.66	38,679.17	38,372.78	59,304.74	38,066.71	36,012.67	51,866.09	50,201.34	46,341.08	63,884.78	43,486.28	550,802.91
2021	45,725.85	64,070.25	49,934.65	60,140.81	79,903.01	46,509.88	39,793.93	62,871.57	47,381.39	47,061.25	64,377.34	51,057.45	658,827.38
2022	51,406.02	63,357.13	53,208.21	58,987.77	76,930.47	49,301.44	47,807.79	0.00	0.00	0.00	0.00	0.00	400,998.83

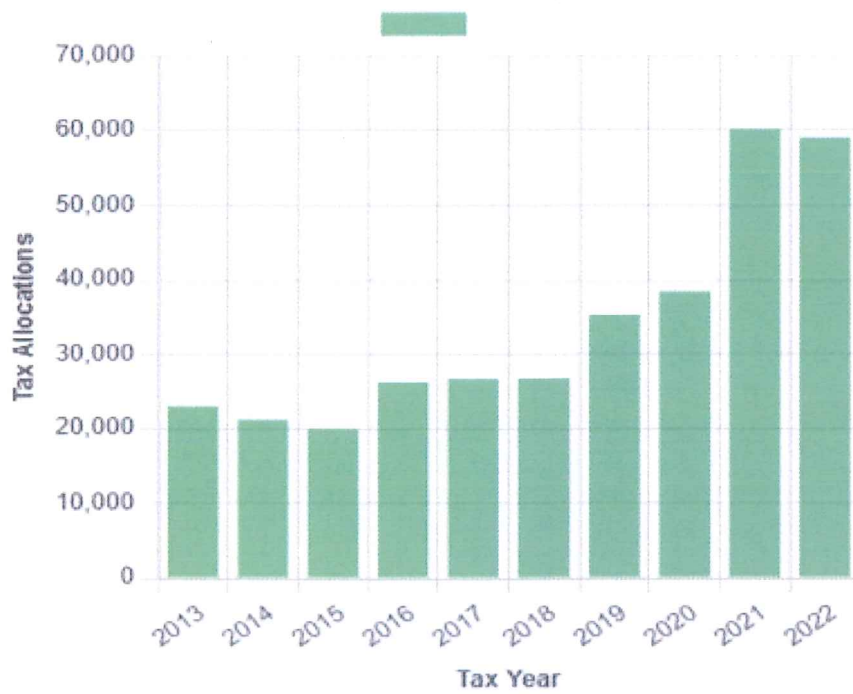
Monthly - Sales Tax Allocations - By Fiscal Year 10/01 - 09/30



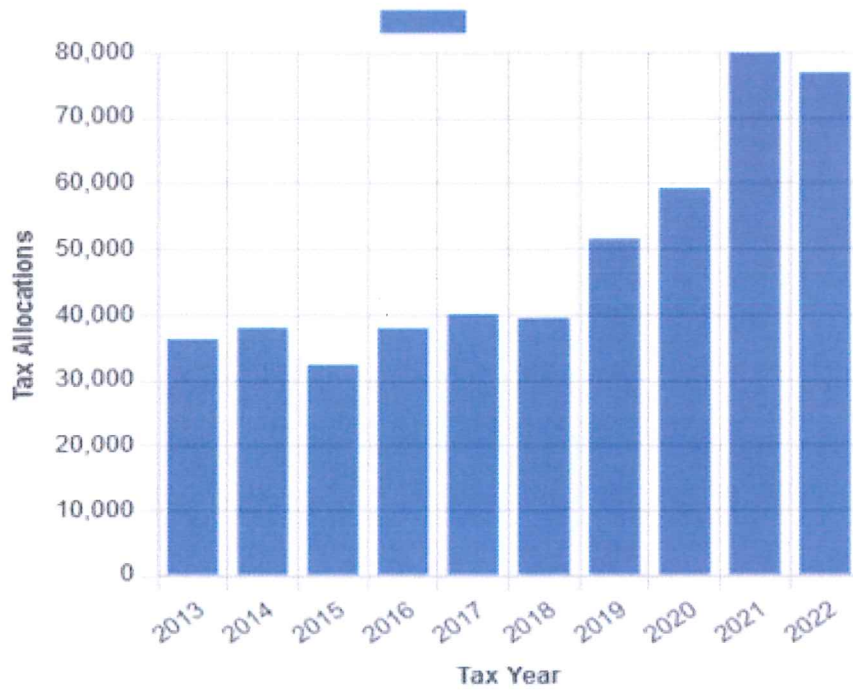
Yearly - Sales Tax Allocations - Past 20 Years



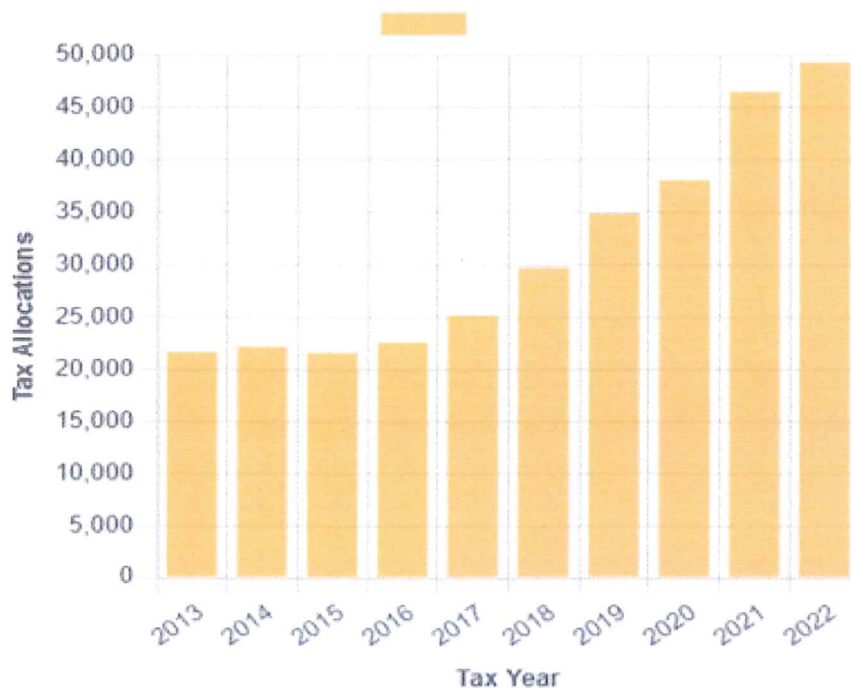
January - Sales Tax Allocations by Year



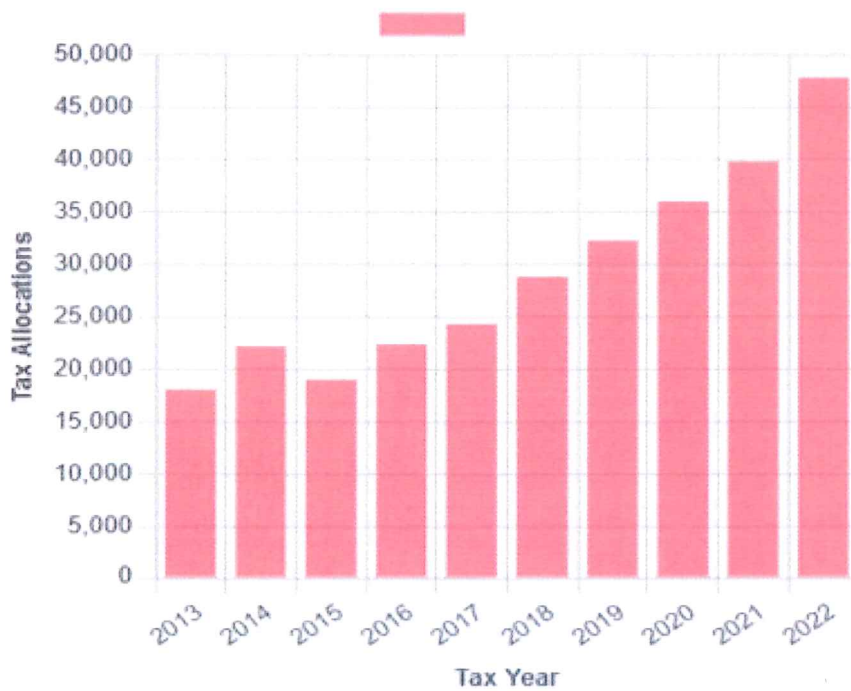
February - Sales Tax Allocations by Year



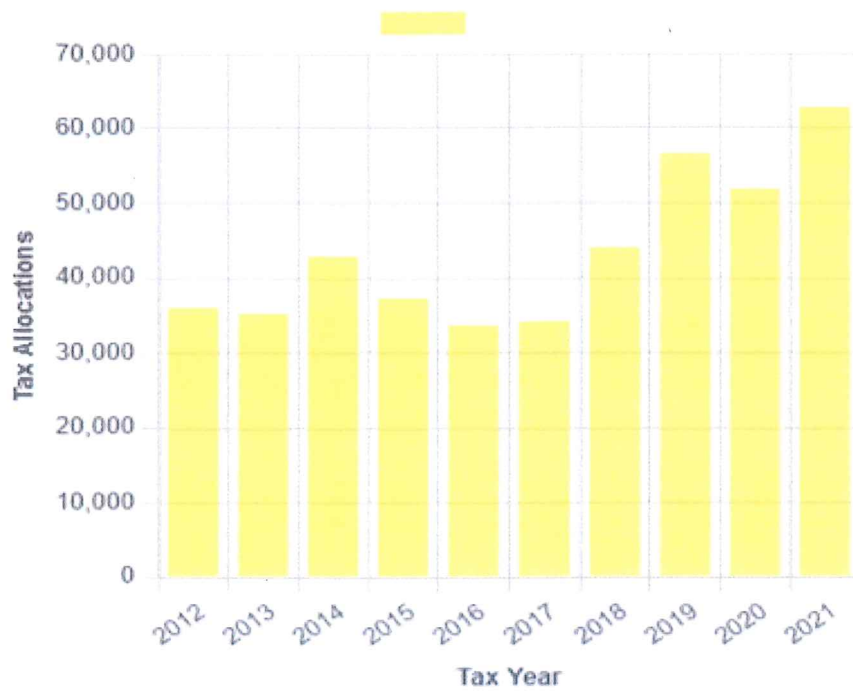
March - Sales Tax Allocations by Year



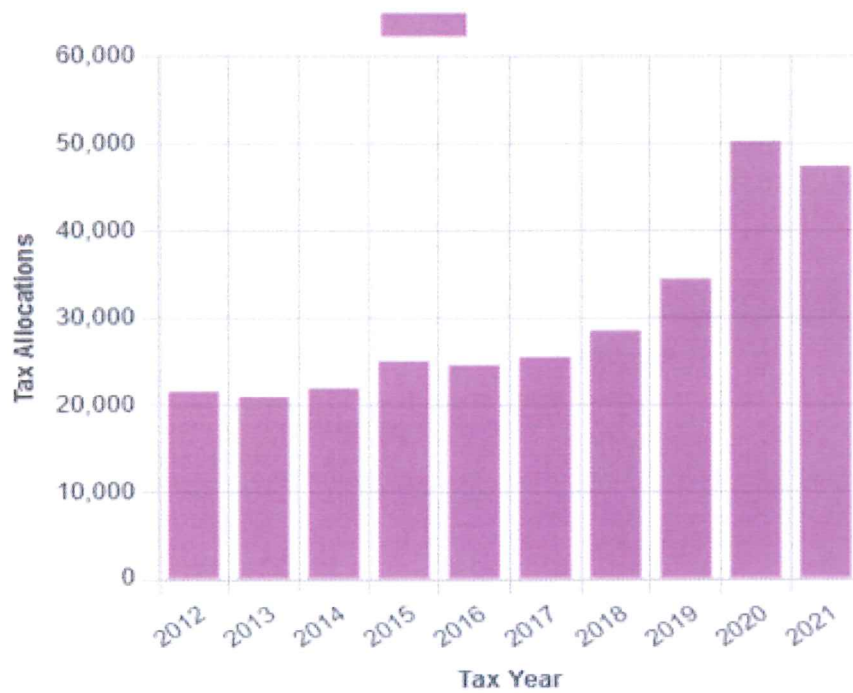
April - Sales Tax Allocations by Year



May - Sales Tax Allocations by Year

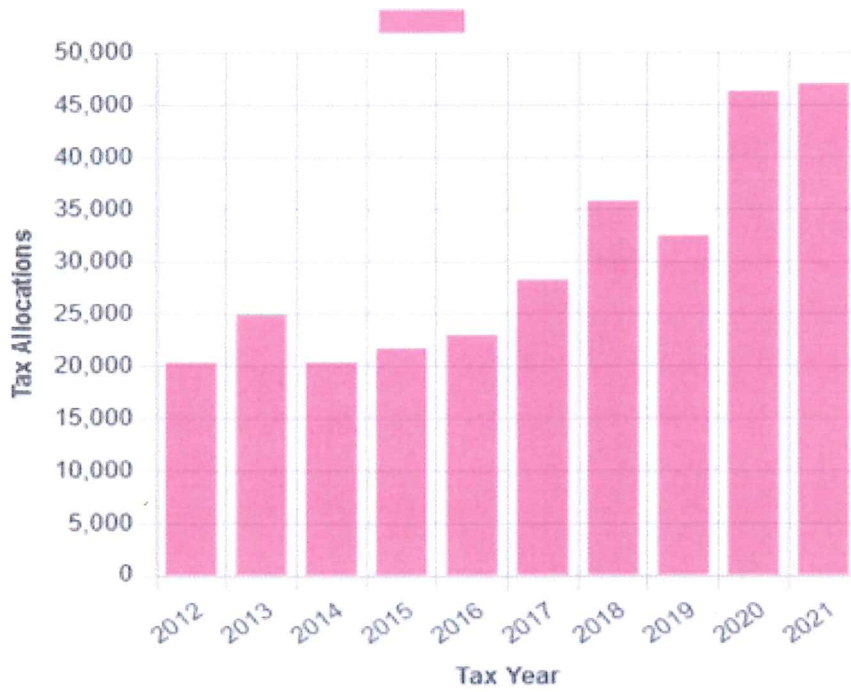


June - Sales Tax Allocations by Year

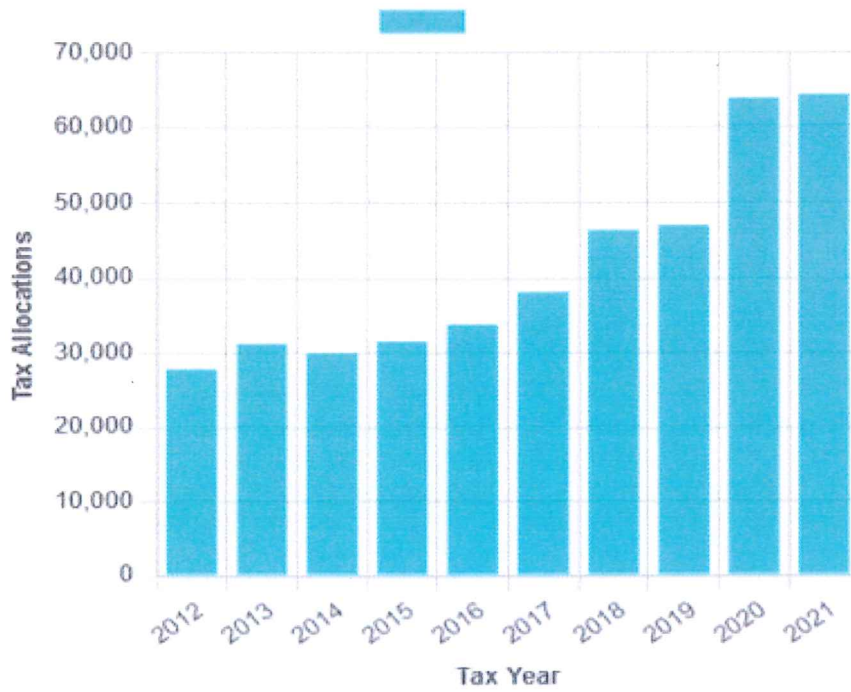




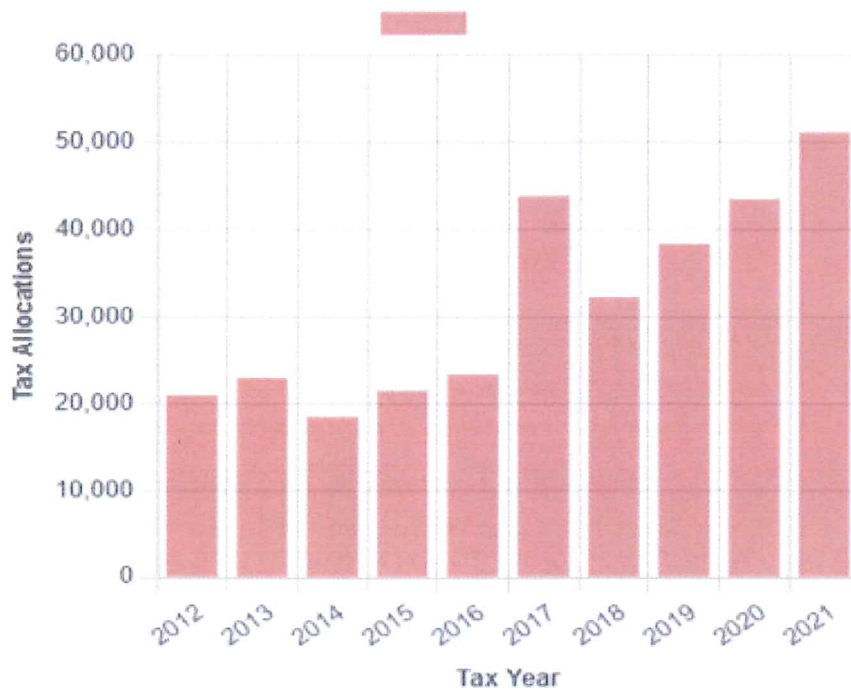
July - Sales Tax Allocations by Year



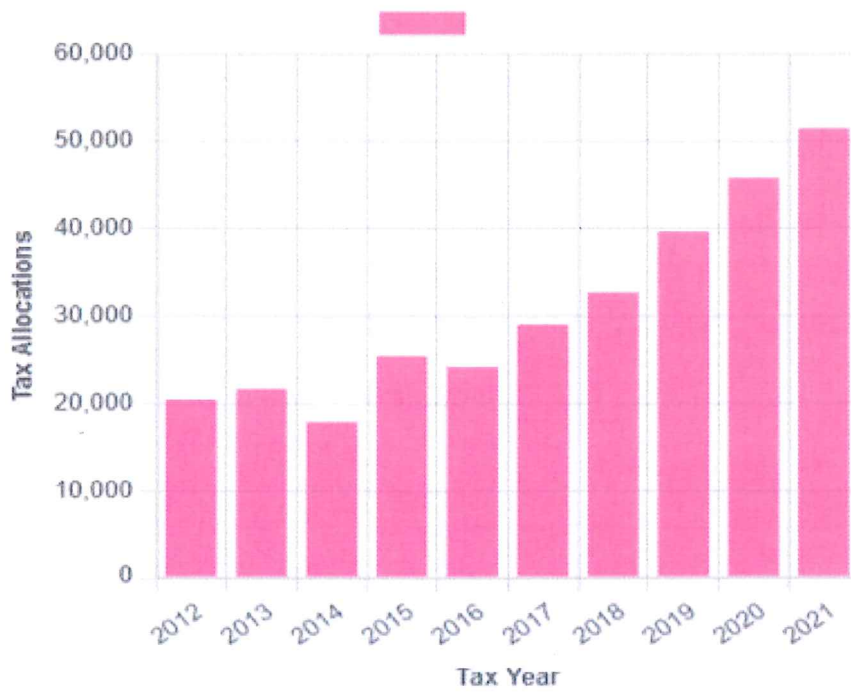
August - Sales Tax Allocations by Year



September - Sales Tax Allocations by Year

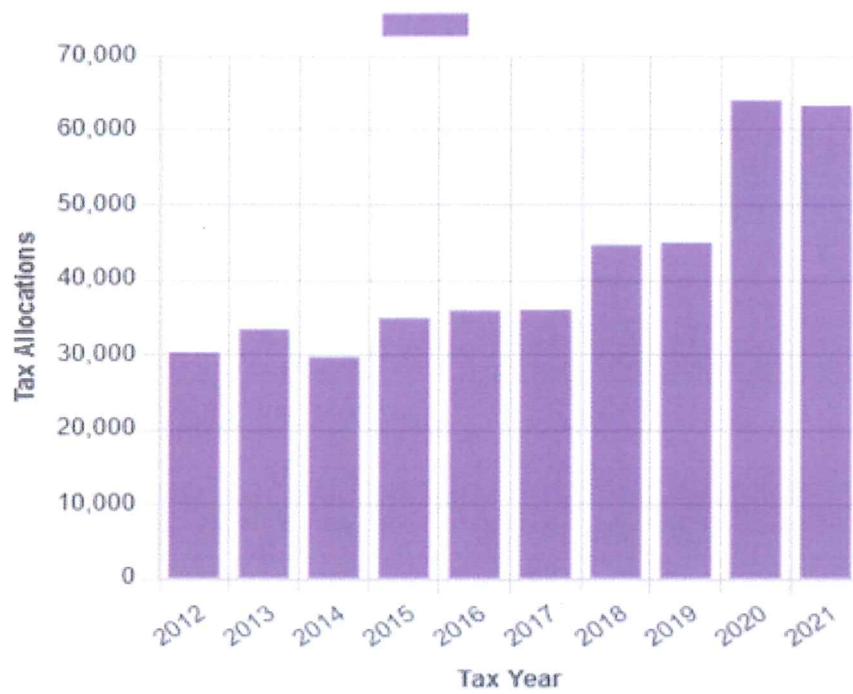


October - Sales Tax Allocations by Year

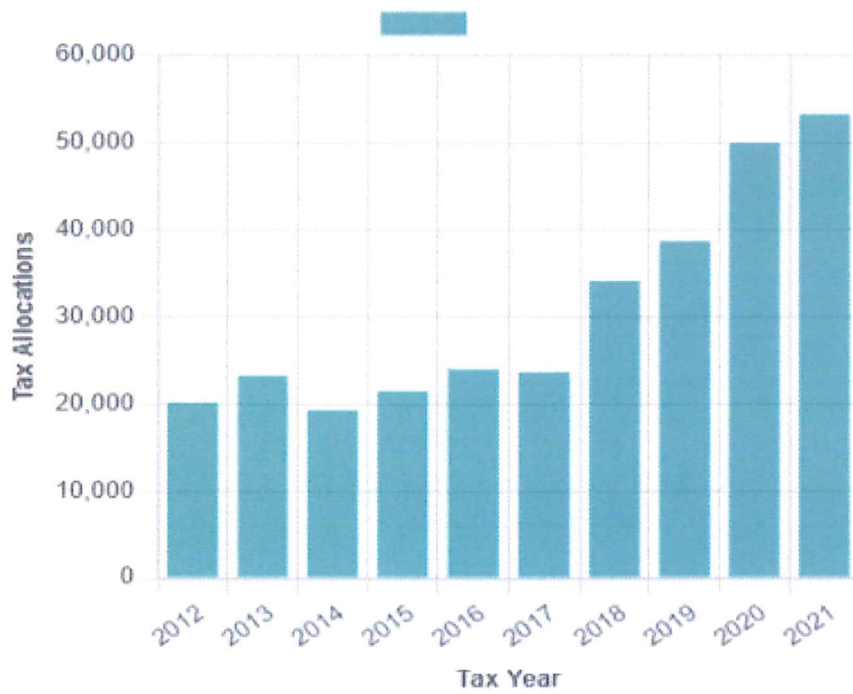




November - Sales Tax Allocations by Year



December - Sales Tax Allocations by Year





**Date: May 9, 2022**

**To: The Honorable Mayor and City Council  
Members**

**Subject – Cash Flow  
For General Fund  
As of March 31, 2022**

**From:**

**Sharon Jungman – Finance Director**

**Cash Flow as of 3-31-22 using Consolidated Cash Balances  
Excluding Water & Utility(200), Leose (110), MDD (500) & EDC (600)**

		<b>Fundview Consol. Cash Balances as of</b>
<b>Bank Account Descriptions</b>	<b>Fund</b>	<b>3-31-22</b>
General Fund (Consolidated Cash) 100-1000000	100	1,661,787.98
Street Improvement	120	224,182.13
Court Technology	130	9,563.82
Court Security	140	26,763.48
Equipment Replacement Fund	150	(10,601.96)
Capital Projects	300	132,561.30
Debt Fund	400	1,117,117.57
Park Impact	700	81,087.19

<b>Total Fundview Consol. Cash Balances as of 3-31-22 Without Water and Utilities funds, EDC &amp; MDD</b>	<b>3,242,461.51</b>
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**Estimated Budgeted Revenue Remaining in each Consol. Fund**

General Fund - 100	1,547,272.97
Street Improvement - 120	153,836.14
Court Technology - 130	780.67
Court Security - 140	365.92
Debt Service Fund - 400	0.00
Park Impact Fund -700	0.00
<b>Total of expected Revenue Budgeted</b>	<b>1,702,255.70</b>

**Budgeted Expenses Remaining in each Consol. Fund**

General Fund - 100	2,815,945.90
Street Improvement - 120	204,292.00
Court Technology - 130	2,000.00
Court Security - 140	1,320.30
Debt Service Fund - 400	554,823.46
Park Impact Fund -700	11,708.00
<b>Total of Budget Remaining</b>	<b>3,590,089.66</b>

<b>Consolidated Cash Balances plus Remaining Revenue Expected Less Remaining Budgeted Expenses</b>	<b>1,354,627.55</b>
<b>Total Budget for FY2022 for the General Fund</b>	<b>5,740,117.00</b>

**Less Capital Expenditures**

664 Right of Way (100-16-57460)	31,305.00
Fire Truck (100-30-57450)	125,000.00
Bobcat Skid Loader (100-50-57440)	63,300.00
Dump Truck (100-50-57450)	86,000.00
Infrastructure (100-50-57460)	286,450.00
John Deere Bunker Rake (100-60-57440)	14,100.00
1 Ton Truck with Dump Bed (100-60-57450)	50,000.00
Zero Turn Mower (100-60-57440)	12,000.00
Playground Equipment (100-60-57440)	18,000.00
Workshop (100-60-57420)	5,000.00
Total of Capital Expenditures budgeted in Gen. Fund	<u>691,155.00</u>

Budget for FY2022 Less Capital Expenditures	5,048,962.00
Reserve Budget Percentage	<u>0.25</u>
Reserve Amount for FY2022	<u>1,262,240.50</u>

Estimated Balance Remaining after 25% Reserve Deducted 92,387.05

**Note: This Cash Flow is based on expected budgeted revenue and expenses, any deviations from the budget will cause these numbers to change.**

## Ovilla Municipal Court Report

<b>FY-2021-2022</b>	<b>Total Traffic Cases Filed</b>	<b>City Ordinance Filed</b>	<b>Total Revenue</b>	<b>Amount Kept by City</b>	<b>Amount sent to State</b>	<b>Warrants Issued</b>	<b>Warrants Cleared</b>	<b>Uncontested Disposition</b>	<b>Defensive Driving</b>	<b>Deferred Disposition</b>	<b>Compliance Dismissals</b>	<b>Trial</b>
<b>October</b>	71	0	\$13,069.50	\$8,205.41	\$4,864.09	28	14	19	8	36	1	0
<b>November</b>	55	0	\$13,942.90	\$8,659.64	\$5,283.26	21	10	31	6	10	1	0
<b>December</b>	83	0	\$9,407.90	\$6,580.12	\$2,827.78	58	5	12	17	22	0	0
<b>January</b>	60	0	\$15,474.63	\$10,349.82	\$5,124.81	9	24	31	9	14	0	0
<b>February</b>	52	0	\$10,913.50	\$6,584.30	\$4,329.20	33	20	15	8	16	1	1
<b>March</b>	110	0	\$16,442.17	\$11,145.06	\$5,297.11	26	27	28	8	20	0	0
<b>April</b>	123	0	\$21,950.83	\$13,073.32	\$8,877.51	46	12	26	4	24	0	0
<b>May</b>												
<b>June</b>												
<b>July</b>												
<b>August</b>												
<b>September</b>												
<b>Totals</b>	<b>554</b>	<b>0</b>	<b>\$101,201.43</b>	<b>\$64,597.67</b>	<b>\$36,603.76</b>	<b>221</b>	<b>112</b>	<b>162</b>	<b>60</b>	<b>142</b>	<b>3</b>	<b>1</b>

2020-2021 FY

<b>April</b>	94	5	\$13,019.20	\$7,433.53	\$5,585.67	0
<b>FY Totals</b>	287	11	\$55,725.68	\$33,393.79	\$22,331.89	0

### Staffing

Full Time Court Clerk	1
Full Time Deputy Court Clerk	2
Judge	1
Prosecutor	1
Alternate Judge	1

## BUILDING PERMIT REPORT APRIL 2022

Date Issued	Applicant First Name	Applicant Last Name	Property Address	Permit Number	Proposed Use	Valuation Bldg	Valuation Bldg w Land	Fees Due	Living Sq Ft	Total Sq Ft	Property County
4/5/2022	NILESH	KATKADE	100 NOB HILL LN	2022-0032	RIGHT OF WAY	0	0	0	0	0	ELLIS
4/19/2022	JIMMY	STINNETT	101 PEBBLE RIDGE CT	2022-0089	PLUMBING	600	0	125	0	0	ELLIS
4/1/2022	VICTOR	MOLINA	205 LARIAT TRL	2022-0102	ACCESSORY BUILDING	8000	0	40	0	0	ELLIS
4/1/2022	ELMWOOD HOMES		7441 PISTACHE LN	2022-0104	NEW SINGLE FAMILY RESIDENTIAL	363276	435972	6654.74	2563	3337	ELLIS
4/6/2022	ANDRES	ALANIZ	BROADMOOR ESTATES	2022-0106	RIGHT-OF-WAY	0	0	0	0	0	ELLIS
4/5/2022	ERIC	WENDT	COCKRELL HILL RD	2022-0107	RIGHT OF WAY	0	0	0	0	0	ELLIS
4/25/2022	BERT	HOLOMBEK	714 BUCKBOARD ST	2022-0108	ELECTRICAL	1200	0	100	0	0	ELLIS
4/1/2022	DANIEL	RAMER	201 OVILLA OAKS DR	2022-0111	FENCE	0	0	25	0	0	ELLIS
4/12/2022	AGC CUSTOM HOMES		7421 BALD CYPRESS DR	2022-0112	NEW SINGLE FAMILY RESIDENTIAL	300000	330000	6654.74	2935	4121	ELLIS
4/22/2022	RANDY	LEWIS	7031 PLUM CT	2022-0115	ACCESSORY BUILDING	1500	0	40	0	0	ELLIS
4/5/2022	RODOLFO	RAMIREZ	320 WILLOW CREEK LN	2022-0119	FLATWORK	8000	0	40	0	0	ELLIS
4/11/2022	MARTIN	AGUAYO	112 LARIAT TRL	2022-0120	FLATWORK	4000	0	40	0	0	DALLAS
4/4/2022	DAVID	MATTHEWS	622 CARDINAL DR	2022-0121	SOLAR PANELS	83000	0	325	0	0	ELLIS
4/18/2022	JOHN HOUSTON HOMES		7410 DESERT WILLOW LN	2022-0122	NEW SINGLE FAMILY RESIDENTIAL	666970	751970	6654.74	3643	4791	ELLIS
4/5/2022	TIMOTHY	THOMAS	132 WATER ST	2022-0123	ROOF	8000	0	50	0	0	ELLIS
4/18/2022	FIRST TEXAS HOMES		401 BROADMOOR LN	2022-0124	NEW SINGLE FAMILY RESIDENTIAL	526950	605950	17032.47	4611	6122	ELLIS
4/20/2022	RONALD	SPATARO	625 MEADOW LARK DR	2022-0125	FLATWORK	3500	0	40	0	0	ELLIS
4/18/2022	ANGELA	LOVE	108 COCKRELL HILL RD	2022-0126	FENCE	8000	0	25	0	0	ELLIS
4/7/2022	TEXAS SOLAR		514 SAVANNAH DR	2022-0127	SOLAR PANELS	16500	0	325	0	0	ELLIS
4/19/2022	ELMWOOD HOMES		7431 PISTACHE LN	2022-0128	NEW SINGLE FAMILY RESIDENTIAL	360031	432727	6654.74	2571	3386	ELLIS
4/13/2022	DAVID	HINSON	402 MONTPELIER LN	2022-0130	FLATWORK	7500	0	80	0	0	ELLIS
4/8/2022	SCOTT	KURTH	606 CEDAR RIDGE CT	2022-0131	TEMPORARY DUMPSTER	0	0	0	0	0	ELLIS
4/12/2022	CHARLES	FRITTS	141 WATER ST	2022-0134	PLUMBING	1000	0	125	0	0	ELLIS
4/27/2022	FIRST TEXAS HOMES		340 PENROSE DR	2022-0136	NEW SINGLE FAMILY RESIDENTIAL	576950	655950	17032.47	4282	5250	ELLIS
4/27/2022	FIRST TEXAS HOMES		321 CHEYENNE MOUNTAIN DR	2022-0137	NEW SINGLE FAMILY RESIDENTIAL	566950	645950	17032.47	3906	4933	ELLIS
4/27/2022	FIRST TEXAS HOMES		300 PENROSE DR	2022-0138	NEW SINGLE FAMILY RESIDENTIAL	556950	635950	17032.47	3629	4329	ELLIS
4/27/2022	FIRST TEXAS HOMES		400 CHEYENNE MOUNTAIN DR	2022-0139	NEW SINGLE FAMILY RESIDENTIAL	531950	610950	17032.47	3209	4011	ELLIS
4/13/2022	FRANCISCO	FUNEZ	105 MEADOWWOOD LN	2022-0140	FENCE	2300	0	25	0	0	ELLIS
4/29/2022	YVONNE	RIMBERT	130 MEADOW GLEN LN	2022-0141	FENCE	4000	0	25	0	0	ELLIS
4/19/2022	RAYMOND	WIGGINS	102 HIGH RIDGE CT	2022-0142	IRRIGATION	4500	0	25	0	0	ELLIS
4/27/2022	FREDDIE	JACINTO	132 MEADOW GLEN LN	2022-0143	FENCE	4600	0	25	0	0	ELLIS
4/19/2022	STEVE	LADD	526 SAVANNAH DR	2022-0144	PLUMBING	1000	0	100	0	0	ELLIS
4/19/2022	STEVE	LADD	305 COVINGTON LN	2022-0146	PLUMBING	1000	0	100	0	0	ELLIS
4/18/2022	CHARLES	FRITTS	104 RIDGE WAY GAP	2022-0148	PLUMBING	1000	0	100	0	0	ELLIS
4/19/2022	ROY	OWEN	322 WILLOW CREEK LN	2022-0150	ELECTRICAL	1000	0	100	0	0	ELLIS
4/19/2022	MICHAEL	JOHNSON	431 PENROSE DR	2022-0151	IRRIGATION	1100	1100	25	0	0	ELLIS
4/19/2022	ARTURO	DE LA PARRA MUNOZ	634 WILLIAM DR	2022-0152	IRRIGATION	7000	0	25	0	0	ELLIS
4/19/2022	BRYAN	COKER	110 WINDING WAY CT	2022-0153	RE ROOF	36000	0	50	0	0	ELLIS
4/21/2022	LIBBY	LAWYER	200 WILLIAMSBURG LN	2022-0154	SOLAR PANELS	11100	0	325	0	0	ELLIS
4/27/2022	BRANDIE	HARRIS	213 SPLIT ROCK TER	2022-0155	FENCE	5220	0	25	0	0	DALLAS
4/25/2022	KATIE	RODRIGUEZ	102 RIMROCK CT	2022-0158	MECHANICAL	6957.35	0	125	0	0	ELLIS
4/25/2022	CHARLES	FRITTS	7230 CHERRY LN	2022-0159	PLUMBING	1000	0	100	0	0	ELLIS
4/29/2022	DAVID	KRYWALSKI	128 CLAREMONT DR	2022-0160	FENCE	4300	0	25	0	0	ELLIS
4/25/2022	KEVIN	REYNOLDS	105 COCKRELL HILL RD	2022-0163	ELECTRICAL	0	0	0	0	0	ELLIS
4/26/2022	BLAKE	BIDDICK	137 MEADOW GLEN LN	2022-0164	ROOF	25000	0	50	0	0	ELLIS
4/26/2022	MARCUS	HAMPTON	7010 JUDY DR	2022-0166	ELECTRICAL	13395	0	100	0	0	ELLIS
4/29/2022	DANIEL	JOHNSON	506 SAVANNAH DR	2022-0172	PLUMBING	1914	0	100	2447	2447	ELLIS
4/20/2022	RICARDO	REYES	745 WESTMORELAND RD	2022-0409	ACCESSORY BUILDING	4000	4000	40	0	400	ELLIS

## MONTHLY REPORT A CONCERN APRIL 2022

Department Assigned	Concern Address	Concern Description	Date Entered	Date Closed
Animal Services	904 COCKRELL HILL RD	DOG AT LARGE	4/5/2022	
Animal Services	904 COCKRELL HILL RD	Two dogs in trash - running loose.	4/8/2022	
Animal Services	708 GEORGETOWN RD	and her dogs	4/27/2022	4/27/2022
Animal Services	403 BLUFF CRK	squirrel in trap	4/27/2022	4/27/2022
Animal Services	611 HOSFORD RD	dog loose on georgetown	4/27/2022	4/27/2022
Animal Services	708 GEORGETOWN RD	brown dog stray in road, just showed up	4/27/2022	4/27/2022
Animal Services	601 GEORGETOWN RD	UNREGISTERED ANIMAL/ANIMAL AT LARGE	4/28/2022	
Animal Services	113 WATER ST	stray cat and kittens under deck	4/29/2022	4/29/2022
Code Enforcement	213 LARIAT TRL		4/5/2022	
Code Enforcement	105 COCKRELL HILL RD	debris blown along streets and right-of way all	4/6/2022	4/6/2022
Code Enforcement	113 LARIAT TRL	MULTIPLE JUNK VEHICLES AND OTHER DEBRIS	4/6/2022	
Code Enforcement	606 CEDAR RIDGE CT	needs to be mowed asap. It is an eyesore on	4/8/2022	4/12/2022
Code Enforcement	113 LARIAT TRL	Stats that property has multiple broken down	4/11/2022	
Code Enforcement	3322 FM	JUNK VEHICLE	4/19/2022	
Code Enforcement	130 MEADOW GLEN LN	FENCE CONSTRUCTION WITHOUT PERMIT	4/19/2022	
Code Enforcement	213 LARIAT TRL	STORAGE VEHICLES	4/19/2022	
Code Enforcement	113 LARIAT TRL	JUNK VEHICLE	4/19/2022	
Code Enforcement	105 LARIAT TRL	CONSTRUCTION VIOLATION - POLES AND	4/19/2022	
Code Enforcement	709 GEORGETOWN RD	VEHICLE PARKED IN YARD	4/19/2022	
Code Enforcement	711 GEORGETOWN RD	CARS PARKING IN YARD	4/19/2022	
Code Enforcement	716 GEORGETOWN RD	JUNK VEHICLE AND VEHICLE PARKED IN YARD	4/19/2022	
Code Enforcement	710 BUCKBOARD ST	CAR PARKED IN YARD	4/19/2022	
Code Enforcement	603 BUCKBOARD ST	48 HOURS	4/19/2022	4/26/2022
Code Enforcement	604 BUCKBOARD ST	VEHICLE PARKING IN YARD	4/19/2022	
Code Enforcement	701 BUCKBOARD ST	VEHICLE PARKING IN YARD	4/19/2022	
Code Enforcement	800 COCKRELL HILL RD	Ms.Cathey called, vehicle parked in yard	4/25/2022	
Code Enforcement	404 SHADOWWOOD TRL	FOUL ODOR/WATER	4/26/2022	
Code Enforcement	746 COCKRELL HILL RD	FENCE CONSTRUCTION WITHOUT PERMIT	4/28/2022	
Code Enforcement	600 WILLIAM DR	FENCE CONSTRUCTION WITHOUT PERMIT	4/28/2022	
Code Enforcement	612 E HIGHLAND RD	HIGH GRASS AND WEEDS	4/28/2022	
Code Enforcement	200 COCKRELL HILL RD	HIGH GRASS AND WEEDS/PUBLIC NUISANCE	4/28/2022	
Drainage	105 COCKRELL HILL RD	Need to start drainage work Oakwood, Elmwood, Northwood, Willow Creek Ct	4/5/2022	

Drainage	SHILOH RD	Ellis County to install new culvert 7440 Shiloh Rd	4/18/2022	4/18/2022
Facilities	105 COCKRELL HILL RD	Please pick up and deliver Council Packet to R. Huber.	4/7/2022	4/7/2022
Facilities	105 COCKRELL HILL RD	REMOVE COUNCIL MEETING AND ADD CITY OFFICES CLOSED 4/15/22 GOOD FRIDAY	4/13/2022	4/14/2022
Facilities	105 COCKRELL HILL RD	PLEASE REMOVE APRIL 15 INFO AND ADD MAY 9 CITY COUNCIL MTG 6:30PM	4/19/2022	4/20/2022
Facilities	105 COCKRELL HILL RD	ADDITION TO MARQUEE: MAY 2 P&Z 6PM	4/20/2022	4/21/2022
Facilities	105 COCKRELL HILL RD	PAM WOULD LIKE HAZARDOUS CLEAN UP DAY ADDED	4/25/2022	4/26/2022
Garbage	200 THORNTREE DR	Resident at 200 Thorntree came in this morning regarding his bulk. He had two doors and some wood out on Friday. His wife watched as a CWD employee picked up one of the doors and threw it into the ditch. They then drove off and did not come back to collect. Homeowner did move it back to the street in case they did happen to come back with a separate truck.	4/22/2022	4/22/2022
Garbage	827 RED OAK CREEK DR	Trash missed this morning along with 829	4/22/2022	4/22/2022
Garbage	101 SLIPPERY ROCK CT	Bulk limbs missed Thursday	4/22/2022	4/22/2022
Garbage	606 CEDAR RIDGE CT	One can left no collected on Thursday	4/25/2022	4/25/2022
Street Department	OVILLA OAKS DR	Need to haul off tree limb in bar ditch Ovlla Oaks @ E. Highland	4/5/2022	4/5/2022
Street Department	105 COCKRELL HILL RD	frame up 3`x8` pad pour concrete get ready for propane tank being delivered	4/18/2022	4/21/2022
Street Department	RED OAK CREEK DR	Haul off fallen tree limb in ditch Red Oak Creek Rd near Westmoreland intersection	4/20/2022	
Street Department	105 COCKRELL HILL RD	Frame 5x5 pad to pour concrete for generator	4/26/2022	4/26/2022
Water/Wastewater	124 MEADOW GLEN LN	PLEASE GET FINAL READING ***APRIL 5TH***DO NOT LOCK BOX	4/1/2022	



Water/Wastewater	701 SEVEN FALLS RD	CUSTOMER STATING HIGH BILL PLEASE GET READING AS OF TODAY.	4/1/2022	4/1/2022
		CUSTOMER AT 422 JOHNSON LANE IS CONCERNED THAT HIS METER IS NOT THE CORRECT METER GETTING READ, THAT NEIGHBORS METER UP THE GRAVEL ROAD FROM HIS HOUSE HAD METER THAT HAS ALOT OF WATER AT IT AND IS SPINNING.		
Water/Wastewater	422 JOHNSON LN	PLEASE VERIFY READING AT 422 AND SEE ABOUT METER NEXT TO IT.	4/1/2022	4/1/2022
		CUSTOMER CALLED STATING NO USAGE OVER THE LAST SEVERAL MONTHS THERE WAS NO USAGE ALL THOUGH THEY WERE LIVING THERE AND THEN THIS MONTH IT SHOWS USAGE (5.6 GAL) WENT TO LOOK AT METER AND CANT SEE ANY NUMBERS ON IT.		
Water/Wastewater	204 WILLOW CREEK CT	PLEASE CHECK METER	4/1/2022	4/5/2022
Water/Wastewater	202 BROOKWOOD CT	PLEASE TURN METER BACK ON AND GET READING TODAY 4/5/22	4/5/2022	4/5/2022
Water/Wastewater	104 ASHBURNE GLEN LN	PLEASE CUT METER OFF DUE TO DELIQUENT ACCOUNT & GET READING.	4/6/2022	4/6/2022
Water/Wastewater	105 COCKRELL HILL RD	PLACED METER BOOKS IN PW BASKET-PLEASE START READS APRIL 12TH.	4/8/2022	4/12/2022
Water/Wastewater	417 SHADOWWOOD TRL	LOCK BOX-CURRENT CUSTER REQ TO CLOSE READING AS OF 4/13/22 WAS 396.1 NO NEW APP/DEP REC'D	4/13/2022	4/13/2022
Water/Wastewater	914 COCKRELL HILL RD	BETWEEN 914 COCKRELL HILL & 916 COCKRELL HILL	4/18/2022	4/20/2022
Water/Wastewater		CUSTOMER CAME IN STATED `WATER LINE LEAKING` CLOSER TO METER LOCATED AT 523 JOHNSON. SHE LEFT VM ON FRIDAY 4/15/22	4/18/2022	
Water/Wastewater	180 WATER ST	NEED TO TURN METER ON TODAY. METER IS AT STREET.	4/18/2022	4/18/2022

Water/Wastewater	401 BROADMOOR LN	NEED 1` METER INSTALLED	4/18/2022	
Water/Wastewater	105 COCKRELL HILL RD	SEE ATTACHED APRIL 2022 REPAIR LIST	4/19/2022	4/26/2022
Water/Wastewater	105 COCKRELL HILL RD	SEE ATTACHED APRIL 2022 REREAD LIST	4/19/2022	4/20/2022
		Please put down sod at this residents were we dug looking for water main and made service tap. Measure the area for amount of sod needed grass type is Bermuda.		
Water/Wastewater	200 LARIAT TRL		4/19/2022	4/25/2022
Water/Wastewater	99 RIDGEWAY GAP	NEED TO INSTALL 1` METER	4/19/2022	
Water/Wastewater	745 COCKRELL HILL RD	INTALL METER FOR NEW CUSTOMER.	4/20/2022	4/20/2022
		FINAL OUT READING FOR CURRENT CUSTOMER ***5/1/2022*** DO NOT LOCK BOXAPP & DEP REC`D		
Water/Wastewater	120 SUBURBAN DR		4/21/2022	
		FINAL OUT READING FOR CURRENT CUSTOMER. ***4/28/22**** DO NOT LOCK BOX NEW APP/DEP REC`D		
Water/Wastewater	403 THORNTREE DR		4/21/2022	
Water/Wastewater	101 RIDGE WAY GAP	FINAL OUT READING AS OF **4/29/2022**	4/25/2022	
		CUSTOMER STATING HIGH BILL-PLEASE GET READING		
Water/Wastewater	716 GEORGETOWN RD		4/26/2022	4/26/2022
Water/Wastewater	340 PENROSE DR	NEED 1` METER SET	4/27/2022	
Water/Wastewater	300 PENROSE DR	NEED 1` METER SET	4/27/2022	
Water/Wastewater	321 CHEYENNE MOUNTAIN DR	NEED 1` METER SET	4/27/2022	
Water/Wastewater	400 CHEYENNE MOUNTAIN DR	NEED 1` METER INSTALLED	4/27/2022	
		RE READ NEW SPRINKLER METER CUSTOMER SAID WATER WAS JUST CONNECTED AND COULD NOT HAVE USED THAT AMOUNT CUSTOMER IS AWARE OF \$10 CHARGE		
Water/Wastewater	713 W MAIN ST		4/27/2022	
Water/Wastewater	200 OAKWOOD LN	FINAL OUT READING **APRIL 28**	4/27/2022	
		FINAL OUT READING **MAY 4TH** DO NOT LOCK BOX APP/DEP REC`D		
Water/Wastewater	200 SILVERWOOD DR		4/28/2022	

**HONORABLE MAYOR AND CITY COUNCIL OF OVILLA**  
**Administration Monthly March Activity Report**  
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**City Manager - City Secretary**

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**ADMINISTRATION, Finance, front office, and HR –**

1. Emily Starkey begins her new position as deputy city secretary on May 09. New police administrative assistant begins working on May 02.
2. The 2022 Comprehensive Land Use Plan is complete and presented at the May Council meeting.
3. Beginning review of design manuals.
4. Annual settle up with Trinity River Authority resulting in a reimbursement of \$91,403.
5. Finance is working on the mid-year budget and will present to Council at the June meeting.
6. NetGenius established a fraud/hotline anonymous email as recommended by BKD Auditors during their annual presentation. This email will be posted online in a the next few days - [fraud@cityofovilla.org](mailto:fraud@cityofovilla.org)

**BOARDS AND COMMISSIONS –**

Board appointments will be coming before the City Council in the next couple of months. Committee reviews will take place in April.

**Board of Adjustment:**

1. No BOA meeting in April 2022.

**Planning and Zoning Commission:**

1. No P&Z meeting in April 2022.

**Economic Development Corporation**

1. Scheduled April meeting (and groundbreaking of pavilion). Meeting was canceled due to lack of quorum.

**CURRENT AND PLANNED DEVELOPMENT PROJECTS-**

- Downtown walking trails – Staff has a meeting on Wednesday with property owner to discuss the walking trails.
- Cindy Jones access pathways and walking trails – A budget amendment for consideration at the May Council meeting to have 10' access pathways from Cindy Jones Park to the restrooms and pavilion.
- Broadmoor Estates Phase I
  - Permits issued in April 2022 - 5
    - Total issued to date - 34
- Bryson Manor III
  - Permits issued in April 2022 - 4
    - Total issued to date 69
- Total collected for April 2022 in residential permits: \$111,781
  - Total collected to date: \$1,048,588



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- Stonewood Estates
  - Still pending. Pending meeting scheduled on Friday, May 06.
- Police Station renovation: Sealed bids were due on May 02. No submittals. Staff will continue to advertise again.
- Staff is still soliciting for proposals for the city hall conference room renovation. Hope to have a recommendation presented to Council in June.

**2022 GENERAL ELECTION:**

- Early Voting April 25<sup>th</sup> - May 03.
- May 07, Election Day Voting will be held at City Hall in the Council Chamber.
- Canvass of Election and Swear in of City Council Members 5:30 May 16.

