

# Agenda



## AGENDA

### JOINT CITY COUNCIL & PLANNING AND ZONING MEETING

Tuesday, November 21, 2023

7:00PM at City Hall

Mayor – Benito Ponce

Council Member Place 1 – Mike Laye  
Council Member Place 2 – Donald Deering  
Council Member Place 3 – Kerrie Longoria

Council Member Place 4 – Clayton Laughter  
Council Member Place 5 – Frank Hudson

P&Z Chairman – Russell Newton

Commissioner – Jeff Cook  
Commissioner – Shane Brinton  
Commissioner – Judy Hudson

Commissioner – Karl Fisher  
Commissioner – Jose Valencia  
Commissioner - OPEN

## JOINT MEETING

1. Call to Order and Declaration of Quorum for Nevada City Council.
2. Call to Order and Declaration of Quorum for Nevada Planning & Zoning Commission.
3. Invocation.

4. Pledge of Allegiance to the United States of America -  
*I pledge Allegiance to the flag, of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with Liberty and Justice for all.*

Pledge of Allegiance to the Texas Flag -

*Honor the Texas flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

5. Discuss and take action on the replat for CISD High School.

**Summary:** City Engineer, Chris Donnan and P&Z Commissioner Russell Newton are here tonight to provide comments on this agenda item

6. Zoning Public Hearing by the Planning and Zoning Commission.

**Summary:** First Public Hearing- Conduct a Public Hearing relative to a request made by Cope Equities for zoning of ½ acre minimum lot size to be applied to the Bear Creek proposed subdivision, 88 lots, 73.335 acres. Located at FM 6 Nevada, TX 75173; *BEING 71.79 acres of land situated in the W. Rogers Survey, Abstract No. 748, Collin County, Texas, being a part and out of that certain called 74.16-acre tract of land described in deed to Mobley Family Living Trust, recorded in Instrument No. 2001-0105554, Official Public Records, of Collin County, Texas.*

- A. Staff Report
- B. Open Public Hearing
- C. Applicant comments first
- D. Those citizens speaking in Favor
- E. Those citizens Opposed
- F. Rebuttal by applicant if desired
- G. Close Public Hearing

Action Regarding Public Hearing— P&Z deliberation and vote on recommendation of approval or disapproval of zoning request. **Written report given to city council.**

7. Zoning Public Hearing by the City Council.

**Summary:** Second Public Hearing- Conduct a Public Hearing relative to a request made by Cope Equities for a ½ acre minimum zoning of the property legally known as Bear Creek Addition; *BEING 71.79 acres of land situated in the W. Rogers Survey, Abstract No. 748, Collin County, Texas, being a part and out of that certain called 74.16-acre tract of land described in deed to Mobley Family Living Trust, recorded in Instrument No. 2001-0105554, Official Public Records, of Collin County, Texas.*

- A. Staff Report
- B. Open Public Hearing
- C. Applicant comments first
- D. Those citizens speaking in Favor
- E. Those citizens Opposed
- F. Rebuttal by applicant if desired
- G. Close Public Hearing

Action Regarding Public Hearing—Council deliberation and vote on approval or denial of zoning application.

8. P&Z Adjournment / Closing - Time: \_\_\_\_\_

## REPORTS

9. Reports:
  - a. City Secretary Report
  - b. City Attorney Report
  - c. Code Enforcement Report
  - d. Financial Report (2<sup>nd</sup> Council Meeting)
  - e. Mayor Pro Tem Report
  - f. Mayor's Report/Status
  - g. NVFD Report (2<sup>nd</sup> Council Meeting)

## CONSENT AGENDA: ACTION

10. Approval of Previous Meeting(s) Minutes – November 7, 2023.

## REGULAR AGENDA

11. Discuss and take action on the replat for CISD High School.  
**Summary:** City Engineer, Chris Donnan and P&Z Commissioner Russell Newton are here tonight to provide comments on this agenda item.
12. Discuss and consider any action on the Wastewater Treatment Plant Exploration.  
**Summary:** City Engineer, Chris Donnan is here to speak on this agenda item in consideration of future commercial opportunities.

## FUTURE AGENDA ITEMS

13. Future Agenda Items

*Future agenda items shall be designated by the Mayor. In addition, a motion and a second from any two Councilpersons shall be sufficient to add an agenda item for a future meeting. Staff and counsel shall have prior consent of the Mayor to add an agenda item for a future meeting.*

- |    |     |     |
|----|-----|-----|
| 1. | 6.  | 11. |
| 2. | 7.  | 12. |
| 3. | 8.  | 13. |
| 4. | 9.  | 14. |
| 5. | 10. | 15. |

14. Executive Session - Time: \_\_\_\_\_

*Texas Government Code 551.074 Personnel---deliberation regarding the Assistant City Secretary and City Clerk's positions or other personnel for city staff.*

*As authorized by Section 551.071 (2) of the Texas Government Code, this meeting may be convened into closed Executive Session the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.*

*Texas Govt. Code 551.071 of the Texas Government Code legal advice from the City Attorney, regarding legal process requirements for code enforcement, building permits, inspections, and municipal court appointment and process.*

15. Regular Session: Reconvene from Executive Session - Time: \_\_\_\_\_

16. If required, act on items reviewed in Executive Session.

17. Adjournment / Closing - Time: \_\_\_\_\_

#### CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting, the Council reserves the right to adjourn into executive session on any of the above-posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of an interest in real property], 551.073 [contract for gift to City], 551.074 [certain personnel deliberations] or 551.076 [deployment/ implementation of security personnel or devices] 551.087 [deliberation regarding economic development negotiations].

The City of Nevada is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. **Please call the City Secretary at (469) 788-7610 Ext: 102 for information.**

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the other boards, commissions and/or committees shall not deliberate or decide any matters relating to items listed on this agenda and no minutes shall be prepared.

A member or member of the government body holding this meeting may attend via videoconference pursuant to the provisions of Tex. Gov't Code 551.127. In the event that

a member or members of the government body holding this meeting attends via videoconference, a quorum of the government body holding this meeting will be physically present at the location identified above.

I certify that the above agenda for this meeting of the City Council of the City of Nevada, Texas, was posted on the bulletin board at City Hall, in Nevada, Texas, on **Friday, November 17, 2023, at 5:00 pm** pursuant to Chapter 551 of the Texas Government Code.

  
Morgan Kowaleski, City Clerk



# **Agenda Item # 5**

**City of Nevada**  
424 E FM 6, Nevada TX 75173  
972 853-0027 Fax 972 853-0027  
**APPLICATION FOR PLAT**

**OFFICE USE ONLY**

Case Number: 23-00286-01  
Fee: \$505-

Submittal Date: 11-9-23  
Received By: MK

**DESCRIPTION OF PROPERTY**

Legal Description: Attach a metes and bounds description of subject property and a survey plat.

Address of Property: 620 & 440 North FM 1138, Nevada, TX 75173

General Location: Near the southwest corner of FM 1138 and CR 543 / CR 596

Proposed Name of Subdivision: COMMUNITY ISD HIGH SCHOOL ADDITION, LOT 1, BLOCK 1

Acreage of Subdivision: 132.426 ACRES

Number of Lots: 1 LOT

Residential and Commercial Density: COMMERCIAL  
(based on gross acreage)

Present Zoning of Subject Property: \_\_\_\_\_

**Owner**

Owner(s): Dr. Tonya Knowlton  
Superintendent

**Applicant**

Applicant: Philip C. Varughese, PE  
Teague Nall & Perkins, Inc.

Address: 611 FM 1138 North  
Nevada, TX 75173

Address: 5237 N. Riverside Drive, Suite 100  
Fort Worth, TX 76137

Telephone: 972-843-6000

Telephone: 817-336-5773

Fax: \_\_\_\_\_

Fax: 817-336-2813

E-mail: \_\_\_\_\_

E-mail: pvarughese@tnpinc.com

Person preparing Plat: Brian J. Maddox

Name of Firm: Teague Nall & Perkins, Inc.

Address: 5237 N. Riverside Drive, Suite 100; Fort Worth, TX 76137

Phone: 817-336-5773

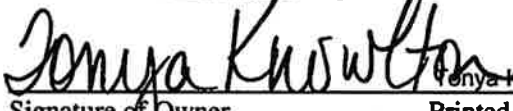
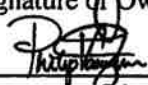
Fax: 817-336-2813

E-mail: bmaddox@tnpinc.com



### Designation of Agent Form

I hereby authorize the person designated below, to act in the capacity as my agent for the application, processing and representation of this request. The designated agent shall be the principal contact person with the city (and vice versa) in processing and responding to requirements, information requests or other issues relative to this request.

	Tonya Knowlton	11/9/2023
Signature of Owner	Printed Name	Date
	Philip C. Varughese	11/9/2023
Signature of Applicant (if different from designated agent)	Printed Name	Date

Signature of Agent	Printed Name	Date
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Address of Agent:

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Phone:

Fax:

Cell Phone:

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Ben Ponce, Mayor  
City of Nevada  
424 FM 6  
Nevada, TX 75173

November 15, 2023

RE: Community ISD High School Addition Minor Plat  
HEI Job Number 385001-86.34

Dear Mayor Ponce,

Hayter Engineering has reviewed the Community ISD High School Addition Minor Plat. Our review was for general conformance and shall not relieve the developer or the developer's surveyor or design engineer of full responsibility for the adequacy and integrity of the survey and design, or for conformance to Local, State, and Federal codes.

Construction plans and specifications were not submitted and as such Hayter Engineering's review was of the minor plat only. After review, Hayter Engineering recommends that the Community ISD High School Addition Minor Plat be approved with the following conditions:

1. The title of this plat should be noted as "Minor Plat" rather than "Final Plat". (Ord. No. 17-14, Article IV, Sec. 18 (g))
2. This minor plat should show pins being set for the proposed 60' and 30' right-of-way dedications. (Ord. No. 17-14, Article IV, Sec. 18 (a)(1) and (6))
3. Please verify that the 50' Seaway Crude Pipeline Easement terminates as shown on the plat. If it does not terminate as shown, please correct and submit an updated plat. (Ord. No. 17-14, Article IV, Sec. 17 (1) b & Sec. 18(b)(1))
4. Please show the Nevada city limit boundary (Ord. No. 17-14, Article IV, Sec. 17 (1) b & Sec. 18(b)(1))

Please note the following regarding this addition:

1. There will be no public improvements as part of this project. All improvements are on private property.
2. 100% CDs are planned to be submitted in January 2024.

If you have any questions regarding the comments for this Minor Plat, please do not hesitate to call (903.785.0303) or email ([cdonnan@haytereng.com](mailto:cdonnan@haytereng.com)).

Sincerely,

HAYTER ENGINEERING, INC.

A handwritten signature in black ink, appearing to read "Christopher M. Donnan".

Christopher M. Donnan, P.E., CFM  
Project Manager



Practical Infrastructure **Solutions**

4445 SE Loop 286 | Paris, TX 75460 | [haytereng.com](http://haytereng.com)

TX REG # 385 | License E-1022260 | OSBP EUS #802 | ASPE #2021 | LA #870329



**OWNERS CERTIFICATE**

STATE OF TEXAS  
COLLIN COUNTY )

**OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF )

WHEREAS Community Independent School District is the owner of a 135.220 acre tract of land out of the James Osgood Survey, Abstract Number 973, Collin County, Texas, and being all of a called 30.00 acre tract of land described by deed to Community Independent School District as recorded in Volume 2556, Page 811 of the Deed Records of Collin County, Texas, all of a called 31.212 acre tract of land described by deed to Community Independent School District as recorded in Volume 2650, Page 7617 of the Deed Records of Collin County, Texas, all of a called 14.037 acre tract of land described by deed to Community Independent School District as recorded in Instrument Number 2017061600711158 of the Official Public Records of Collin County, Texas, and all of a called 60.117 acre tract of land described by deed to Community Independent School District as recorded in Instrument Number 2017061600711158 of the Official Public Records of Collin County, Texas and being more particularly described as follows,

**BE BEGINNING at Plug nail set in County Road 386 on the east right-of-way of F.M. 1138, a called 90 foot right-of-way, for the northeast corner of said 30.00 acre tract;**

THENCE South 88 degrees 41 minutes 35 seconds East along said County Road 386 and the north line of said 30.00 acre tract, a distance of 1327.52 feet to a mag nail set for the northeast corner of said 30.00 acre tract, same being the northeast corner of a called 956.12 acre tract of land described by deed to Beryl Ann Turner and James Frank Tobert as recorded in Volume 953, Page 982 of the Deed Records of Collin County, Texas;

THENCE South 86 degrees 52 minutes 53 seconds West along said County Road 386 and along the west line of said 956.12 acre tract, same being the east line of said 30.00 acre tract, passing a 1/2 inch iron rod set for the southwest corner of said 30.00 acre tract, same being the northeast corner of a called 31.212 acre tract of land described by deed to Community Independent School District as recorded in Volume 2650, Page 7617 of the Deed Records of Collin County, Texas, at a distance of 597.47 feet and continuing along the east line of said 31.212 acre tract, same being the west line of said 69.612 acre tract, a total distance of 1547.11 feet to a 1/2 inch iron rod set for the southwest corner of said 69.612 acre tract, same being the northeast corner of Lexington Heights Addition, an addition to the City of Nevada, Texas as recorded in Instrument Number 20220127010001222 of the Official Public Records of Collin County, Texas;

THENCE South 88 degrees 41 minutes 49 seconds West continuing along the east line of said 31.212 acre tract, same being the west line of said Lexington Heights Addition, passing a 1/2 inch iron rod set for the southwest corner of said 31.212 acre tract, same being the northeast corner of a called 14.037 acre tract of land described by deed to Community Independent School District as recorded in Instrument Number 2017061600711158 of the Official Public Records of Collin County, Texas, at a distance of 287.71 feet, and continuing along the west line of said Lexington Heights Addition, same being the east line of said 14.037 acre tract, passing the southwest corner of said 14.037 acre tract, same being the northeast corner of a called 60.117 acre tract of land described by deed to Community Independent School District as recorded in Instrument Number 2017061600711158 of the Official Public Records of Collin County, Texas, at a distance of 432.22 feet, and continuing along the west line of said Lexington Heights Addition, same being the east line of said 60.117 acre tract, a total distance of 208.83 feet to a mag nail set in County Road 386 on the south line of a called 156.456 acre tract of land described by deed to E and F Sims, L.P., as recorded in Instrument Number 2017061600711158 of the Official Public Records of Collin County, Texas for the southwest corner of said Lexington Heights Addition, same being the southwest corner of said 60.117 acre tract;

THENCE North 88 degrees 42 minutes 21 seconds West along said County Road 386 and north line of said 156.456 acre tract, same being the south line of said 60.117 acre tract, passing a 600 nail found for the northeast corner of a called 125.456 acre tract of land (Tract 1) described by deed to B. Backley & Apple, Inc., as recorded in Instrument Number 2018121000155940 of the Official Public Records of Collin County, Texas at a distance of 1226.45 feet, and continuing along the north line of said Tract 1, same being the south line of said 60.117 acre tract, a total distance of 1376.39 feet to a 600 nail found in the east right-of-way of the aforementioned F.M. 1138 for the northeast corner of said Tract 1, same being the southwest corner of said 60.117 acre tract;

THENCE following said County Road 386 and along the east right-of-way of said F.M. 1138 and the west line of said 60.117 acre tract, the following courses;

**North 10 degrees 23 minutes 42 seconds West, a distance of 305.56 feet to a concrete monument found at the beginning of a curve to the right;**

With said curve to the right having a radius of 3774.72 feet, a central angle of 13 degrees 10 minutes 16 seconds, an arc length of 870.68 feet, a chord bearing of North 26 degrees 12 minutes 54 seconds West, a distance of 883.35 feet to a 3/8 inch iron rod with cap stamped "TNP" on

North 06 degrees 36 minutes 22 seconds West, a distance of 574.84 feet to a 3/8 inch iron rod with cap stamped "TNP" for the northeast corner of said 60.117 acre tract, same being the southwest corner of the aforementioned 14.037 acre tract;

THENCE North 03 degrees 28 minutes 35 seconds East continuing along the east right-of-way of said F.M. 1138 and the west line of said 14.037 acre tract, a distance of 271.65 feet to a 1/2 inch iron rod with cap stamped "TNP-6047" same for the northeast corner of said 14.037 acre tract, same being the southwest corner of a called 1.00 acre tract of land described by deed to Wm. Thernquist as recorded in Volume 9490, Page 2953 of the Deed Records of Collin County, Texas;

THENCE departing the east right-of-way of said F.M. 1138 and along the north line of a called 14.037 acre tract the following courses;

South 88 degrees 29 minutes 79 seconds East along the south line of said 1.00 acre tract, a distance of 217.89 feet to a 1/2 inch iron rod with cap stamped "TNP-12" found for the southwest corner of said 1.00 acre tract, same being a northeast corner of said 14.037 acre tract;

**North 86 degrees 16 minutes 26 seconds East along the east line of said 1.00 acre tract, a distance of 200.29 feet to a 2.5" pipe in concrete found for the northeast corner of said 1.00 acre tract, same being a northeast corner of said 14.037 acre tract, same being an angle point on the south line of a tract of land described by deed to William B. Dudley and wife, Barbara K. Dudley as recorded in Volume 5491, Page 1586 of the Deed Records of Collin County, Texas;**

THENCE South 88 degrees 41 minutes 47 seconds East along the south line of said Dudley tract, same being the west line of said 14.037 acre tract, a distance of 195.62 feet to a 1/2 inch iron rod found for the southeast corner of said Dudley tract, same being a southeast corner of the aforementioned 31.212 acre tract;

THENCE departing the north line of said 14.037 acre tract and along the south line of said 31.212 acre tract the following courses;

**North 87 degrees 11 minutes 14 seconds East along the west line of said Dudley tract, a distance of 166.36 feet to a 1 inch iron rod found for the northeast corner of said Dudley tract, same being a southwest corner of said 31.212 acre tract;**

North 89 degrees 45 minutes 37 seconds West along the north line of said 1.00 acre tract, a distance of 473.37 feet to a 2.5" pipe in concrete found on the east right-of-way of said F.M. 1138 for the northeast corner of said 1.00 acre tract, same being a southeast corner of said 31.212 acre tract;

THENCE along the east right-of-way of said F.M. 1138 the following courses;

North 00 degrees 02 minutes 59 seconds East along the west line of said 31.212 acre tract, a distance of 458.74 feet to a concrete monument found for corner at the beginning of a curve to the right;

Continuing along the west line of said 31.212 acre tract with said curve to the right having a radius of 2819.75 feet, a central angle of 17 degrees 18 minutes 58 seconds, an arc length of 650.20 feet, a chord bearing of North 25 degrees 38 minutes 45 seconds East, a distance of 648.69 feet to a concrete monument found for corner at 90 with the line of the aforementioned 30.00 acre tract;

**North 17 degrees 38 minutes 14 seconds East along the west line of said 30.00 acre tract, a distance of 552.52 feet to the POINT OF BEGINNING containing 3,886,181 square feet, or 135.220 acres of land;**

**SURVEYOR'S CERTIFICATE**

I, John L. Mallon, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, and that this plat complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**PRELIMINARY: THIS DOCUMENT IS NOT A RECORDING. PUBLIC RECORDS AND SHALL NOT BE USED OR VERIFIED ON BASIS OTHER THAN A FINAL SURVEY DOCUMENT.**  
John L. Mallon  
Texas Registered Professional  
Land Surveyor No. 4208

STATE OF TEXAS  
COLLIN COUNTY )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John L. Mallon, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas \_\_\_\_\_

**OWNERS DEDICATION**

STATE OF TEXAS  
COLLIN COUNTY )

**NEW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

THAT COMMUNITY INDEPENDENT SCHOOL DISTRICT, does hereby adopt this plat designating the herein described property as COMMUNITY ISD HIGH SCHOOL ADDITION, an addition to the City of Nevada, Texas, and does hereby dedicate to the City of Nevada, Texas, the roads, right-of-way and easements shown hereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated to the City of Nevada forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public and City of Nevada's use thereof. The City of Nevada and public utility entities shall have the right to remove and later remove all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the systems in said Easements. The City of Nevada and public utility entities shall in all lines have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, improving, planning, maintaining, and adding to or removing all or parts of their respective systems without the necessity at any time procuring the permission from anyone. This plat approved subject to all planning ordinances, rules, regulations and resolution of the City of Nevada, Texas.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

BY COMMUNITY INDEPENDENT SCHOOL DISTRICT

Authorized Signature \_\_\_\_\_

Printed Name and Title \_\_\_\_\_

STATE OF TEXAS  
COLLIN COUNTY )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas \_\_\_\_\_

**RECOMMENDED FOR APPROVAL**

Chairman, Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_  
City of Nevada, Texas

Approved \_\_\_\_\_

Mayor, City of Nevada, Texas \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF COMPLETION**

Accepted \_\_\_\_\_

Mayor, City of Nevada, Texas \_\_\_\_\_ Date \_\_\_\_\_

The undersigned, the City Secretary of the City of Nevada, Texas, hereby certifies that the foregoing final plat of the COMMUNITY ISD HIGH SCHOOL ADDITION, an addition to the City of Nevada was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and the Council, by its action thereon, has thereupon accepted the dedication of streets, alleys, paths, easements, public streets and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinafore subscribed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
City Secretary  
City of Nevada, Texas

**FINAL PLAT  
COMMUNITY ISD  
HIGH SCHOOL ADDITION  
LOT 1, BLOCK 1**

5,880,181 SQUARE FEET  
OR  
135.220 ACRES

SITUATED IN THE  
JAMES OSGOOD SURVEY, ABSTRACT NO. 673,  
CITY OF NEVADA, COLLIN COUNTY, TEXAS

**OWNER**  
COMMUNITY INDEPENDENT  
SCHOOL DISTRICT  
611 North F.M. 1138  
Nevada, Texas 75712

**PROJECT INFORMATION**  
Project No.: COM-22007  
Date: October 26, 2023  
Drawn By: JLS  
Scale: 1"=100'



**SURVEYOR**  
TEAGUE WALL & PERKINS, INC.  
825 Western Oaks Boulevard, Suite 1000  
Allen, Texas 75013  
214.465.5857 or 214.465.5854  
T&P,L.L.C. Registered No. 1078401  
www.tnp.com

SHEET 3 of 3

**From:** Philip Varughese <[pvarughese@tnpinc.com](mailto:pvarughese@tnpinc.com)>  
**Sent:** Friday, November 17, 2023 12:06 PM  
**To:** Chris M. Donnan <[cdonnan@haytereng.com](mailto:cdonnan@haytereng.com)>; Morgan Kowaleski <[citysecretary@cityofnevadatx.org](mailto:citysecretary@cityofnevadatx.org)>; City Clerk <[cityclerk@cityofnevadatx.org](mailto:cityclerk@cityofnevadatx.org)>  
**Cc:** Amelia Nguyen <[anguyen@wraarchitects.com](mailto:anguyen@wraarchitects.com)>; Alex Fedrick <[AFedrick@wraarchitects.com](mailto:AFedrick@wraarchitects.com)>; Evan Murta <[emurta@wraarchitects.com](mailto:emurta@wraarchitects.com)>; Nandita Rajakumar <[nrajakumar@wraarchitects.com](mailto:nrajakumar@wraarchitects.com)>; Matt Mantong <[mmantong@tnpinc.com](mailto:mmantong@tnpinc.com)>  
**Subject:** RE: City of Nevada - Community ISD Additions

Chris,

Please see attached plat addressing the comments.

We have contacted Conner McGuire at Seaway concerning the "Y" on the pipeline easement. They are looking into this but we have not received a response providing additional documentation on the easement that currently terminates at the old tract line. Revisions to the easement, if any, have not been made pending documentation. It appears that the line may go west from the current termination point, not sure though. As soon as we receive information on the pipeline we will let you know and make the appropriate revision if needed.

Please confirm we are on the P&Z and Council Agenda next week and the times of this meeting.

Thanks,



**Philip Varughese, PE, CFM**

Team Leader, Associate Principal

📞 817.665.7114 direct | 817.723.9127 mobile | 817.336.5773 front desk  
📍 5237 N. Riverside Drive, Suite 100 | Fort Worth, TX 76137

[pvarughese@tnpinc.com](mailto:pvarughese@tnpinc.com)  
[www.tnpinc.com](http://www.tnpinc.com)



**From:** Philip Varughese <[pvarughese@tnpinc.com](mailto:pvarughese@tnpinc.com)>  
**Sent:** Tuesday, November 14, 2023 7:04 PM  
**To:** Chris M. Donnan <[cdonnan@haytereng.com](mailto:cdonnan@haytereng.com)>; [citysecretary@cityofnevadatx.org](mailto:citysecretary@cityofnevadatx.org)  
**Cc:** Amelia Nguyen <[anguyen@wraarchitects.com](mailto:anguyen@wraarchitects.com)>; Alex Fedrick <[AFedrick@wraarchitects.com](mailto:AFedrick@wraarchitects.com)>; Evan Murta <[emurta@wraarchitects.com](mailto:emurta@wraarchitects.com)>; Nandita Rajakumar <[nrajakumar@wraarchitects.com](mailto:nrajakumar@wraarchitects.com)>; Matt Mantong <[mmantong@tnpinc.com](mailto:mmantong@tnpinc.com)>  
**Subject:** RE: City of Nevada - Community ISD Additions

Chris,

Please see below responses.



**Philip Varughese, PE, CFM**

Team Leader, Associate Principal

☎ 817.665.7114 direct | 817.723.9127 mobile | 817.336.5773 front desk

📍 5237 N. Riverside Drive, Suite 100 | Fort Worth, TX 76137

[pvarughese@tnpinc.com](mailto:pvarughese@tnpinc.com)

[www.tnpinc.com](http://www.tnpinc.com)



**From:** Chris M. Donnan <[cdonnan@haytereng.com](mailto:cdonnan@haytereng.com)>

**Sent:** Tuesday, November 14, 2023 3:55 PM

**To:** Philip Varughese <[pvarughese@tnpinc.com](mailto:pvarughese@tnpinc.com)>; [citysecretary@cityofnevadatex.org](mailto:citysecretary@cityofnevadatex.org)

**Cc:** Amelia Nguyen <[anguyen@wraarchitects.com](mailto:anguyen@wraarchitects.com)>; Alex Fedrick <[AFedrick@wraarchitects.com](mailto:AFedrick@wraarchitects.com)>; Evan Murta <[emurta@wraarchitects.com](mailto:emurta@wraarchitects.com)>; Nandita Rajakumar <[nrajakumar@wraarchitects.com](mailto:nrajakumar@wraarchitects.com)>; Matt Mantong <[mmantong@tnpinc.com](mailto:mmantong@tnpinc.com)>

**Subject:** [EXTERNAL EMAIL] RE: City of Nevada - Community ISD Additions

**Caution, This email originated from an external source**

Good afternoon, Philip. I am reviewing the minor plat submission and have a few things I was hoping you could clarify:

1. Please confirm that will be NO public improvements as part of this project. **That is correct, there are no public improvements as part of this project.**
2. There is a 60' ROW dedication along the northern boundary of this property. Will this dedication impact parking and fire lanes? **No, there will be no impacts to parking and fire lanes.**
3. Can you confirm that the existing 50' Seaway Crude Pipeline Easement simply terminates as shown on the plat.
  - a. What is that line it terminates at? **My surveyor is verifying it and we will provide a response.**
4. When do you anticipate submitting design plans? **The 100% CDs are planned to be submitted in January 2024.**
  - a. I assume those plans will show existing and proposed features (e.g. utilities, contours, buildings). **Yes, that is correct. All the improvements are private within the property.**
5. I have attached Collin County's standard plat notes. I understand that this is in the City's jurisdiction; however, in an effort to be a good neighbor, please include the appropriate notes on this minor plat. **Acknowledged.**

Thank you,

**Chris Donnan, P.E. CFM**

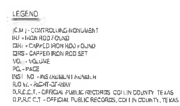
*Principal / Project Manager*

**HAYTER**  
ENGINEERING

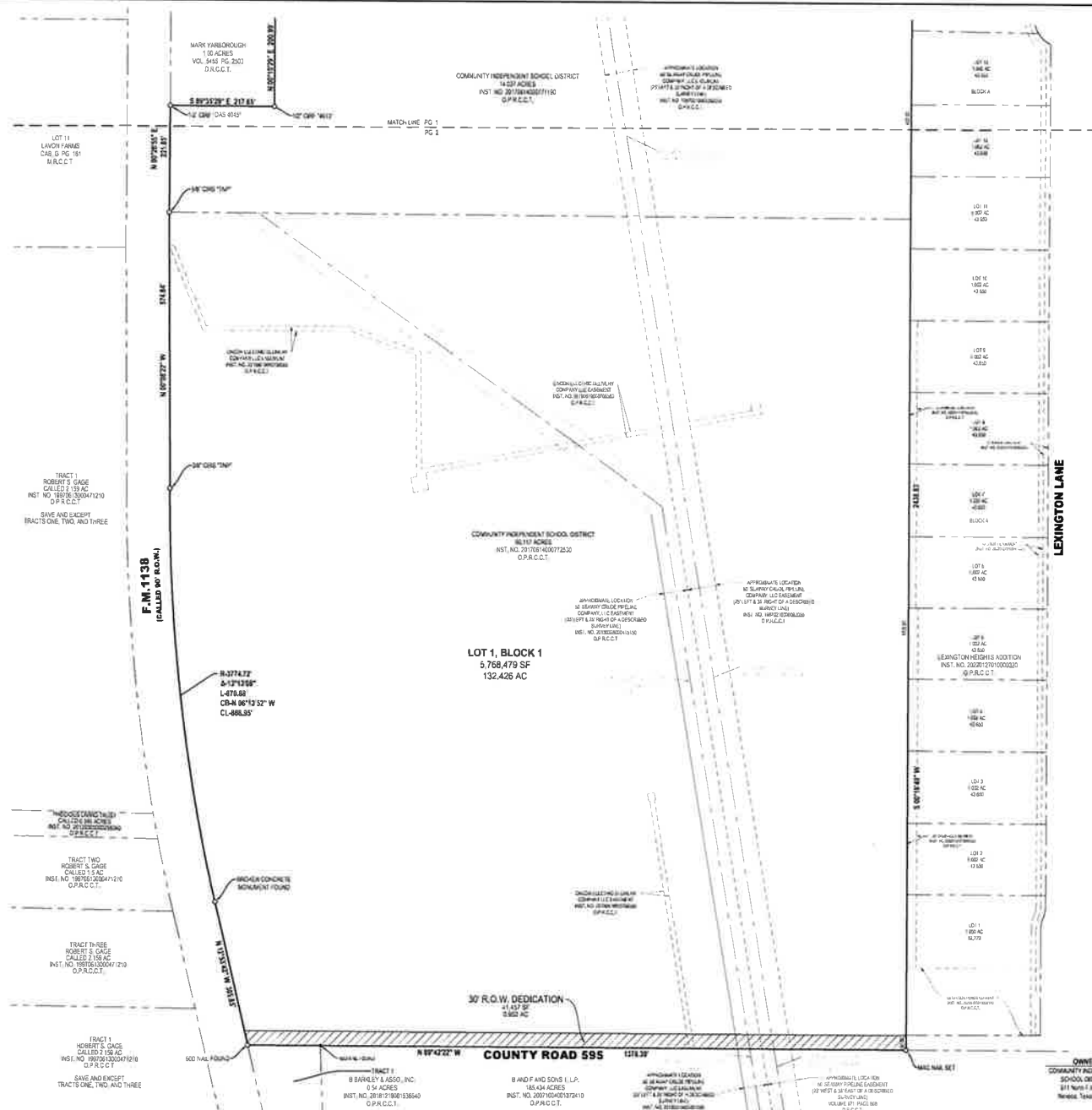
TxEng F-315 | TxSurv F-10028600 | OSBPE/LS #603 | ASBPE #2521  
4445 SE Loop 286 | Paris, TX 75460  
O: 903.785.0303 | D: 903.401.8561 | C: 903.249.2736  
<https://haytereng.com/>





[illegible]

- [illegible]



5,890,181 SQUARE FEET  
OR  
135.220 ACRES

SITUATED IN THE  
JAMES OSBORN SURVEY, ABSTRACT NO. 473,  
CITY OF NEVADA, COLLIN COUNTY, TEXAS.

**OWNER**  
COMMUNITY INDEPENDENT  
SCHOOL DISTRICT  
311 N. Loop E. Bld. 1128  
Nevada, Texas 75112

**PROJECT INFORMATION**  
Project No. CON 23507  
Date: October 30, 2013  
Drawn By: WIS  
Scale: 1"=100'

 **tnp**



**SURVEYOR**  
TEARLE HALL & PERKINS, INC.  
425 Walling Creek Boulevard, Suite 300  
Amar, Texas 79102  
214.461.5887 ext. 214.461.5888 fax

STATE OF TEXAS,  
COLLIN COUNTY )

STATE OF TEXAS  
COUNTY OF COLLIN

WINDLEBAC Cattle grazing easement: School District is the owner of a 135,250-acre tract of land out of the Jones Cattle Survey, Abstract Number 874, Collin County, Texas and being all of a called 30,000-acre tract of land described by deed to Community Independent School District as recorded in Volume 28,040, Page 111 of the Deed Records of Collin County, Texas. All of a called 20,212-acre tract of land described by deed to Community Independent School District as recorded in Volume 28,040, Page 111 of the Deed Records of Collin County, Texas. All of a called 14,937-acre tract of land described by deed to Community Independent School District as recorded in Instrument Number 2017-001-00000117196 of the Official Public Records of Collin County, Texas. And being more particularly described as follows:

BEGRINDING at flag nail set in County Road 286 on the east right-of-way at P.M. 1138, a lateral 50 foot right-of-way for the 14.38 acre parcel.

TRENCE South 85 degrees 43 minutes 35 seconds East along said County Road 596 and the north line of said 30.00 acre tract, a distance of 1327.92 feet to a mag nail set for the northeast corner of said 30.00 acre tract, same being the northwest corner of a called 66.512 acre tract of land described by deed to Beryl Ann Turner and James Frank Tolben as recorded in Volume 326, Page 382 of the Deed Records of Collin County Texas.

1947-48 South 33 degrees 33 minutes 33 seconds west bearing to Lyle County Road 266 and along the west line of said S8-3-12 acre plat, same being the east line of said S23-3-12 acre plat, passing a 12' cut, east end to be the southeast corner of said 33.00 acre plat, same being the northwest corner of a section 17-21-2 acre tract of land controlled by deed to Community Methodist School District as reported in Volume 2500, Page 1917 of the Civil Records of Lyle County, Texas, at a distance of 887.47 feet and continuing along the west line of said S21-3-12 acre plat, same being the west line of said S8-3-12 acre plat, a 104' portion of 1941-71 held to a 1/2 acre tract not located on the southwest corner of said S8-3-12 acre plat, same being the northwest corner of Lyle County Tracting Station, an addition to the City of Newcastle, Texas as reported in Instrument Number 172707000000 of the Official Public Records of Lyle County, Texas.

[illegible]

31. LMC# 1490 89 degrees 0 minutes 22 seconds West along said County Road 200 are 1000 feet of said Road 200, same being the south line of said 30.117 acre tract, passing a 602' tall mound for the northwestern corner of a called USA area and placed there by recorded by deed to Worldwide 2-A, Inc., as registered in Instrument Number 301491903150646 of the Official Public Records of Garfield County, Texas at a distance of 1226.40 feet, and continuing along the northern line of said 1.1 acre being the south line of said 30.117 acre tract, a total distance of 1212.39 feet to a 602' tall mound in the west right-of-way of the above-mentioned 1.1 acre to the northeast corner of said Tract 1, being being the southeast corner of said 30.117 acre tract.

The WCC, including said County Road 204, will abut the east right-of-way of said 11.1133 and the west line of said 88.1133 acre tract, the following courses:

North 12 degrees 53 minutes 42 seconds West, a distance of 203.88 feet to a solid concrete monument, top of the last rock of a ridge to the west.

With side curve to the right having a radius of 3774.72 feet, a central angle of 12 degrees 15 minutes 08 seconds, an arc length of 870.83 feet, a chord bearing of North 06 degrees 13 minutes 52 seconds West, a distance of 858.50 feet to a 5/8 inch iron rod with cap stamped "TNP" and

North 00 degrees 08 minutes 22 seconds West, a distance of 574.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of said 60,117 acre tract, same being the southwest corner of the aforementioned 14,937 acre tract.

31. EWC#2, North 88 degrees 26 minutes 35 seconds East, intersecting along the east right-of-way of said P.M. 1158 and the west line of said L4.037 acre tract, a distance of 221.85 feet to a 1/2 inch iron rod with cap stamped "DAS 49457" found to be a northern corner of said L4.137 acre tract, said line being the southwest corner of a claim 1.00 acre tract of land described by deed to Mark Yarbrough as recorded in Volume 5458, Page 2532 of the Official Records of Colusa County, Texas.

11-4002 departing the east right-of-way of said 1.6, 11.28 and along the the northwesterly line of a said 14.037 acre tract the following corners:

Spout 89 degrees 32 minutes 29 seconds East along the south line of said 1.00 acre tract a distance of 217.85 feet to a 1/2 iron rod with said markings "M17" found at the southeast corner of said 1.00 acre tract same being a northwesterly corner of said 14.037 acre tract.

North 22 degrees 16 minutes 29 seconds East along the east line of said 1.00 acre tract, a distance of 290.99 feet to a 2.5" pipe in concrete found for the northeast corner of said 1.00 acre tract, same being the northwest corner of said 14.037 acre tract, same being an angle point in the south line of a tract of land described by deed to William B. Duxley and wife, Bertie K. Duxley as recorded in Volume 5491, Page 10 of the Official Record of Deeds for the County of Lincoln, State of Nebraska.

THENCE South 89 degrees 41 minutes 47 seconds East along the south line of said Dudley tract, same being the north line of said 34.227 acre tract, a distance of 100.63 feet to a 1/2 inch iron pipe stake by the southeast corner of said Dudley tract, same being a southwest corner of the aforementioned 31.212 acre tract,

© 2002, according to the law of law in the state of California

North 01 degrees 11 minutes 14 seconds East along the line of said Dudley tract, a distance of 189.38 feet to a 1/4 section corner for the railroad corner of said Shady tract, same being a sub-division corner of said 31.212 acre tract.

North 88 degrees 45 minutes 37 seconds West along the north line of said 1.00 acre tract, a distance of 418.31 feet to a 2.5 inch pipe in concrete found on the east right-of-way of said F.H. 1136 for the northerly corner of said 1.00 acre tract, same being a southeast corner of said 31.212 acre tract.

†-CNCE along the east edge of road 1-M, 1738 the following includes

North 00 degrees 02 minutes 09 seconds East along the west line of said 21 212 acre tract a distance of 498.74 feet to a concrete monument found for corner at the beginning of a curve to the right.

Continuing along the west line of said 31.212 acre tract with said curve to the right having a radius of 2819.70 feet, a central angle of 17 degrees 48 minutes 36 seconds, an arc length of 852.20 feet, a chord bearing of North 06 degrees 58 minutes 45 seconds East, a distance of 848.96 feet to a concrete monument found for center on the west line of the aforementioned 36.00 acre tract.

North 17 degrees 38 minutes 34 seconds East along the west line of said 20 00 acre tract, a distance of 302.32 feet to the POINT OF BEGINNING containing 5,000,000 square feet, or 135,220 acres of land.

I, James L. Miller, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, and that this plat complies with the Rules and Regulations of the Texas Board of Professional Land Surveyors.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED  
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED  
OR RELIED UPON AS A FINAL SURVEY DOCUMENT

John L. Molton  
Texas Registered Professional  
Land Surveyor No. 4268

STATE OF TEXAS)  
COLLIN COUNTY )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John L. Meizer, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023

Notary Public in and for the State of Texas

STATE OF TEXAS)  
 ECLIPSE COUNTY 1

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT COMMUNITY-INDEPENDENT SITES DISTRICT: does hereby submit to the City of Nevada the interest described property as COMMUNITY INDEPENDENT SITES, ADDITION, an addition to the City of Nevada, Texas, and does hereby dedicate to the City of Nevada, Texas, rights-of-way and easements shown thereon. The interests and rights are dedicated for public purposes. The Easements and public use, any, such, as, shown, are dedicated, to the City of Nevada for use, for the purpose indicated on this plat.

The Buildings, fences, trees, shrubs or other improvements or goods sold or conveyed or placed upon, over or across the Easements as shown. In addition, Utility Lines, Easements, Rights-of-Way, and other improvements or goods shown on this plat, are dedicated to the City of Nevada, Texas, for the purpose indicated on this plat. The City of Nevada, Texas, shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or goods which may in any way endanger or interfere with the system as shown. Easements, The City of Nevada and public utility entities shall at all times have the right of ingress and egress to and from their respective easements for the purpose of maintaining and repairing the same. The City of Nevada, Texas, shall have the right to remove and keep removed any improvements or goods which are not necessary at any time placing the same on any property. This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Nevada, Texas.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

BY COMMUNITY INDEPENDENT SCHOOL DISTRICT

Authorized Signature:

Shrout Paper and T. Lee

STATE OF TEXAS)  
COLLIN COUNTY )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

**FINAL PLAT  
COMMUNITY ISD  
HIGH SCHOOL ADDITION  
LOT 1, BLOCK 1**

5,890,181 SQUARE FEET  
OR  
135,220 ACRES

SITUATED IN THE  
JAMES OSGOOD SURVEY, ABSTRACT NO. 673  
CITY OF NEVADA, COLLIN COUNTY, TEXAS.

OWNER	PROJECT INFORMATION	SURVEYOR
<b>COMPANY INDEPENDENT</b> SCHOOL DISTRICT 811 Acorn Fm 1138 Pecos, Texas 79123	Project No: 054-03005 Date: October 26, 2021 County: HDS Scale: 1"=100'	<b>TEACLE, N.L. &amp; PERDUE, INC.</b> 643 Wilshire Court, Suite 200 Allen, Texas 75012 214.461.2687 or 214.461.2686 T&P L.S. Registration No. 12154

SHEET 3 of 3

# **Agenda Item # 6**

**City of Nevada**  
424 E FM 6, Nevada TX 75173  
972 853-0027 Fax 972 853-0027

**APPLICATION FOR PLAT**

*Zoning*

**OFFICE USE ONLY**

Case Number: \_\_\_\_\_  
Fee: \_\_\_\_\_

Submittal Date: \_\_\_\_\_  
Received By: \_\_\_\_\_

**DESCRIPTION OF PROPERTY**

Legal Description: Attach a metes and bounds description of subject property and a survey plat.

Address of Property: FM 6 Nevada, TX 75173

General Location: FM 6 Nevada

Proposed Name of Subdivision: Bear Creek

Acreage of Subdivision: 73.335 Acres

Number of Lots: 88

Residential and Commercial Density: \_\_\_\_\_  
(based on gross acreage)

Present Zoning of Subject Property: Agriculture - requesting SF 1/2-20

**Owner**

Owner(s): Cole Equities, LLC

**Applicant**

Applicant: Jim Woomer - Director

Address: 900 W. Bethany Suite 230  
Allen, TX 75013

Address: 1824 Clark St.  
Anna, TX 75409

Telephone: 972-908-2673

Telephone: 972-672-7799

Fax: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: stephencole@coledfw.com

E-mail: jimwoomer@coledfw.com

Person preparing Plat: Nathan Olson

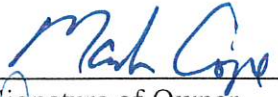
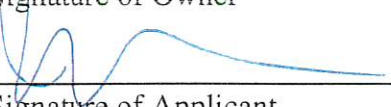

Name of Firm: OES, INC

Address: 705 Jones St. Ft Worth, TX 76102

Phone: 940-595-0528 Fax: \_\_\_\_\_ E-mail: info@nate-olson.com

## Designation of Agent Form

I hereby authorize the person designated below, to act in the capacity as my agent for the application, processing and representation of this request. The designated agent shall be the principal contact person with the city (and vice versa) in processing and responding to requirements, information requests or other issues relative to this request.

	Mark Cope	10-12-23
Signature of Owner	Printed Name	Date
	Jim Wooster - Director	10/12/2023
Signature of Applicant (if different from designated agent)	Printed Name	Date
	Nathan Olson	10/12/2023
Signature of Agent	Printed Name	Date

Address of Agent:	705 Jones St., Fort Worth, Texas 76102
	Texas Engineering Firm No. 11001
Phone:	(940) 595-0528
Fax:	info@nate-olson.com
Cell Phone:	same

## CITY OF NEVADA NOTICE OF PUBLIC HEARINGS

Notice is hereby given that a Public Hearing will be held by the Planning and Zoning Commission and a Second Public hearing will be held by the City Council for the City of Nevada, both on November 21, 2023, starting at 7:00 PM, at Nevada City Hall, located at 424 FM 6, Nevada, TX 75173, regarding a request for a Zoning Change from Agricultural to Single Family Residential (SF1/2 20) for Property described below, (the "Property"), as follows:

**BEING 71.79 acres of land situated in the W. Rogers Survey, Abstract No. 748, Collin County, Texas, being a part and out of that certain called 74.16-acre tract of land described in deed to Mobley Family Living Trust, recorded in Instrument No. 2001-0105554, Official Public Records, of Collin County, Texas.**

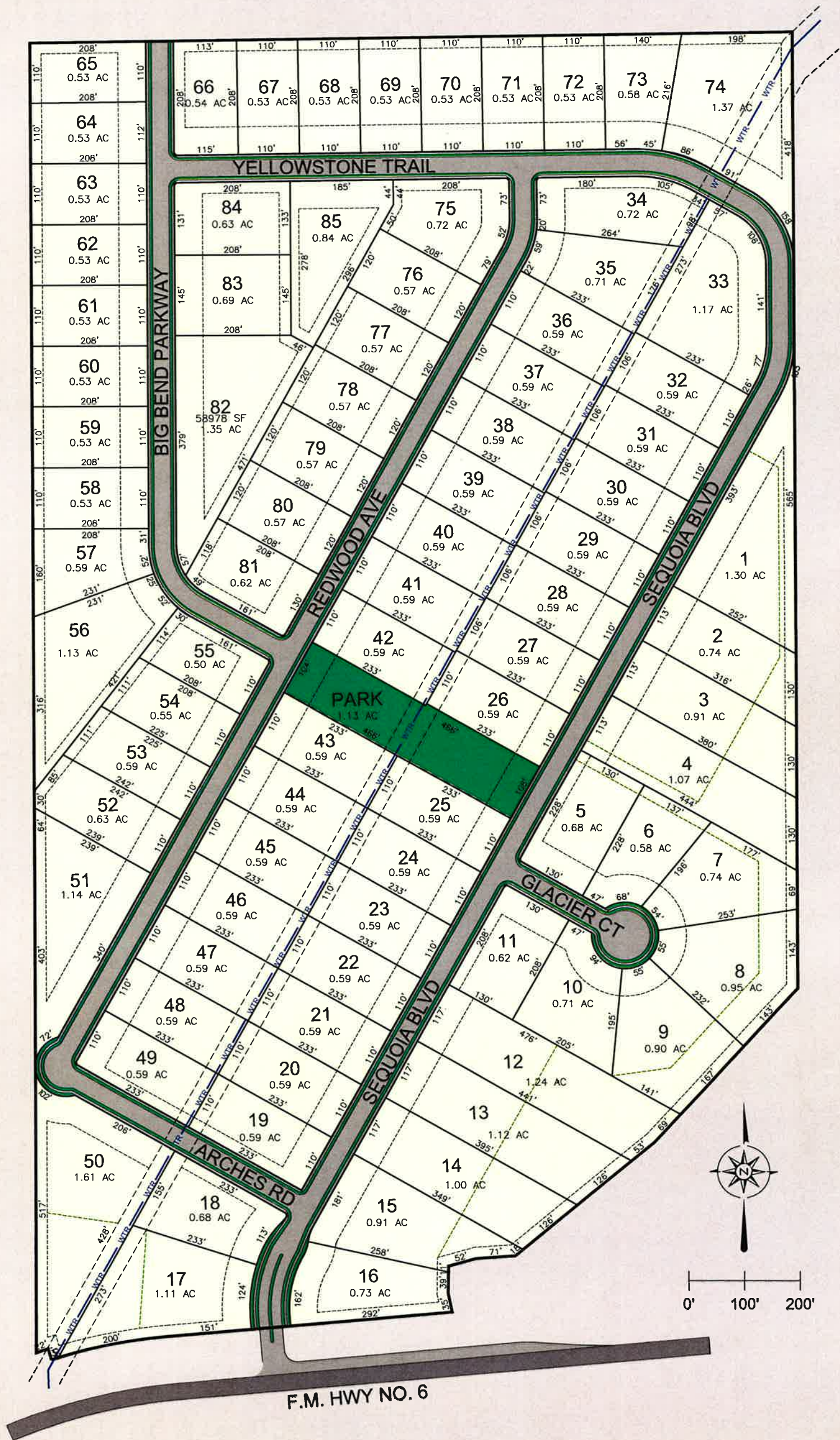
The change is requested to allow to construction of single-family homes on the Property. The applicant is Cope Equities, LLC.

Public comments at the hearings on the requested zoning change are welcome.



City of Nevada  
Morgan Kowaleski, City Secretary





**BEAR CREEK ESTATES**  
CITY OF NEVADA, TEXAS

# **Agenda Item # 7**



**City of Nevada**  
424 E FM 6, Nevada TX 75173  
972 853-0027 Fax 972 853-0027

**APPLICATION FOR PLAT**

*Zoning*

**OFFICE USE ONLY**

Case Number: \_\_\_\_\_  
Fee: \_\_\_\_\_

Submittal Date: \_\_\_\_\_  
Received By: \_\_\_\_\_

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Allen, TX 75013

Address: 1824 Clark St.  
Anna, TX 75409

Telephone: 972-908-2673

Telephone: 972-672-7799

Fax: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: stephencole@coledfw.com

E-mail: jimwoomer@coledfw.com

Person preparing Plat: Nathan Olson

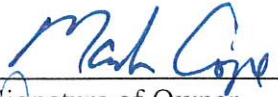
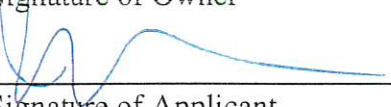

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Phone:	(940) 595-0528
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Cell Phone:	same

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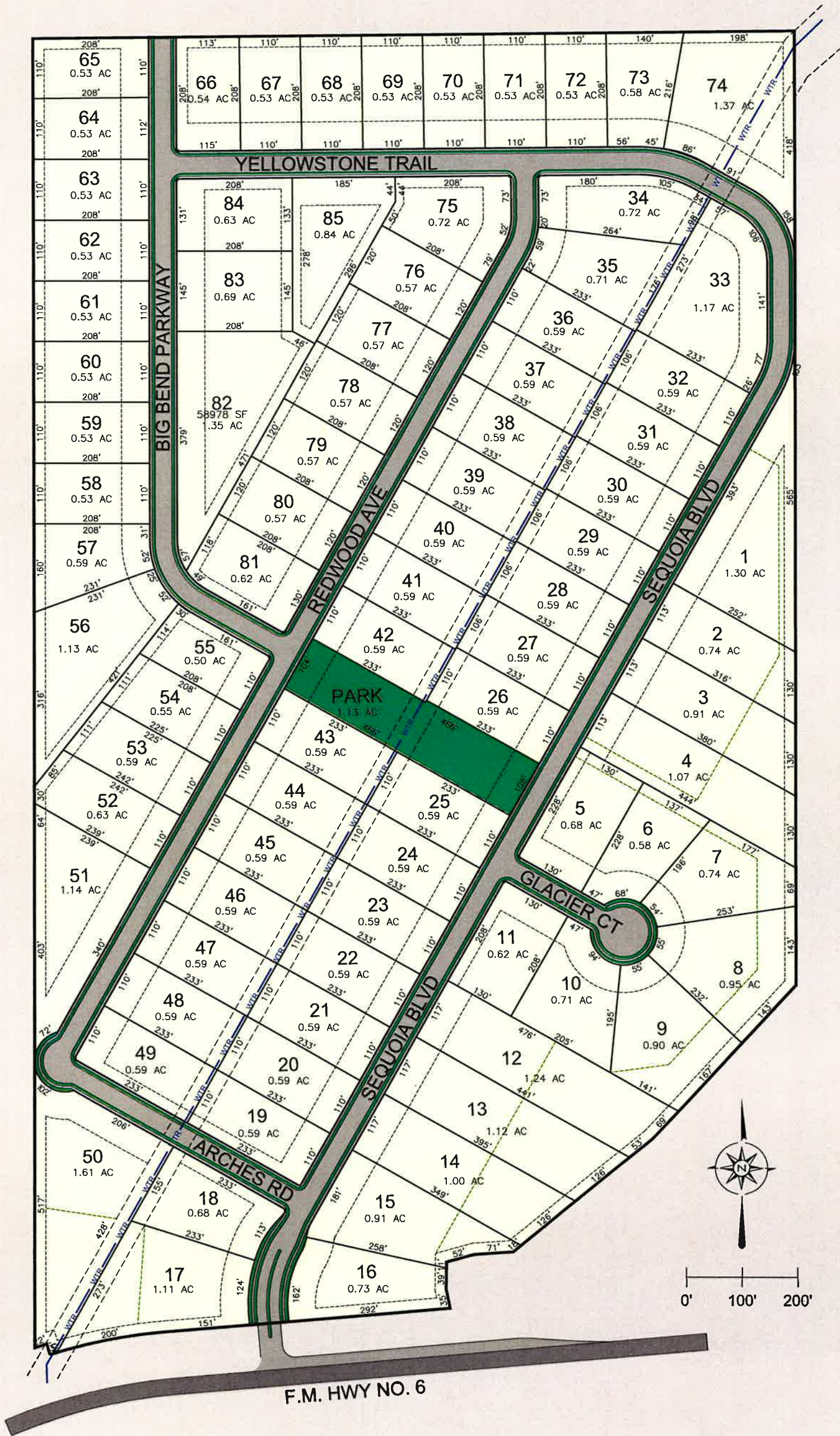
The change is requested to allow to construction of single-family homes on the Property. The applicant is Cope Equities, LLC.

Public comments at the hearings on the requested zoning change are welcome.



City of Nevada  
Morgan Kowaleski, City Secretary





**BEAR CREEK ESTATES**  
CITY OF NEVADA, TEXAS

**Agenda Item #9a.**  
**City Secretary**  
**Report**

**Agenda Item #9b.**  
**City Attorney**  
**Report**



**Agenda Item #9c.**

**Code**

**Enforcement**

**Report**

# **Agenda Item #9d.**

## **Financial Report**



**Agenda Item #9e.**  
**Mayor Pro Tem**  
**Report**

# **Agenda Item #9f.**

## **Mayor's Report**

# **Agenda Item #9g.**

## **NVFD Report**

# **Agenda Item # 10**

## MINUTES

### CITY COUNCIL MEETING

Tuesday, November 7, 2023  
7:00PM at City Hall

Mayor – Benito Ponce

Council Member Place 1 – Mike Laye  
Council Member Place 2 – Donald Deering  
Council Member Place 3 – Kerrie Longoria

Council Member Place 4 – Clayton Laughter  
Council Member Place 5 – Frank Hudson

City Staff:  
Morgan Kowaleski, City Secretary  
Jim Shepherd, City Attorney

Citizens:  
Bruce Mathews, Russell Newton,  
Walt Newell, Jose Valencia,  
Eric Wellwood, Bart Carroll

## REGULAR MEETING

1. **Call to Order and Declaration of Quorum –**  
Time: 7:02PM

2. **Invocation –**  
Mayor Benito Ponce led the invocation.

3. **Pledge of Allegiance to the United States of America –**  
*I pledge Allegiance to the flag, of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with Liberty and Justice for all.*

Those in attendance pledged allegiance to the United States of America.

4. **Pledge of Allegiance to the Texas Flag –**  
*Honor the Texas flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

Those in attendance pledged allegiance to the Texas Flag.

5. **Public Comment –**  
*Citizens are invited to address the City Council with public comments. Comments regarding items for which notice has not been given will be limited to three minutes, prior to discussion of agenda items, and Council responses shall be in accordance with Sec. 551.042 of the Texas Government Code. Comments regarding an item on the agenda may be given before or during discussion of that item. An intentional act intended to disrupt a Government meeting is prohibited.*

No public comment.

**6. Reports:**

**a. City Secretary Report –**

Good evening Council Members & Citizens,

I have a few updates for you:

I have successfully completed the Health Benefit Coordinator Training program with the TX Health Benefits Pool. This equips me with the capability to facilitate the enrollment of health benefits for new staff members as our city continues to expand.

The official minutes from the meeting held on October 10<sup>th</sup>, which appointed me as the City Secretary, have been sent to our contacts at Independent Bank. Desi will provide the DocuSign documents by the week's end, authorizing my role as a signatory on the accounts.

I spoke with the locksmith who replaced our locks, and the keys have been ordered for Mr. Mathews & Mr. Turner. I anticipate the keys to be delivered by the end of the week.

In tonight's agenda, an important item of discussion pertains to the parking lot quote from North Texas Paving. At the next City Council meeting, a representative will be here to provide a detailed list of areas in need of potholes repairs, and with photos of those areas for the Council's review.

**b. City Attorney Report –**

No report but did speak on current voting propositions.

**c. Code Enforcement Report –**

No report at this time.

**d. Financial Report (2<sup>nd</sup> Council Meeting) –**

N/A

**e. Mayor Pro Tem Report –**

No report.

**f. Mayor's Report/Status –**

No report.

**g. NVFD Report (2<sup>nd</sup> Council Meeting) –**

N/A

## CONSENT AGENDA

### 7. Approval of Previous Meeting Minutes – October 17, 2023 –

Council Member Mike Laye made a motion to approve the minutes as written. Council Member Hudson seconded the motion to approve the minutes.

## REGULAR AGENDA

### Discuss and consider action on City of Nevada citizen, Jose Valencia's Board & Committee application for the Planning &, Zoning Commission –

Council Member Laye made a motion to appoint Mr. Valencia as a Commissioner of the Planning & Zoning Commission. Council Member Deering seconded the motion. Mayor Ponce swore in Mr. Valencia in the presence of the council, staff and citizens in attendance.

### Discuss and consider action on Ordinance O110723; Sign Regulations. Summary: An ordinance of the City of Nevada, Collin County, Texas, establishing regulations and requirements for signage in the city; providing a repealing clause; providing a severability clause; providing for a penalty of fine not to exceed the sum of five hundred dollars (\$500.00) for each offense; and providing an effective date –

City Attorney Jim Shepherd spoke on this agenda item. Council Member Laye made a motion to approve accept the ordinance with a modification to section #11. Council Member Deering seconded the motion.

### Discuss and consider action on the quote provided by North Texas Paving LLC, for the grading and paving of the Nevada City Hall parking lot. Summary: City Secretary, Morgan Kowaleski can speak on this agenda item –

After much discussion, Council Member Laye made a motion to reject the parking lot bid from North Texas Paving. Council Member Deering seconded the motion.

### Discuss and consider action on the Audit Engagement Letter for 2023 provided by Murrey Paschall & Caperton PC –

Council Member Laye made a motion to authorize Murrey Paschall & Caperton PC to perform the City of Nevada's 3<sup>rd</sup> audit. Council Member Laughter seconded the motion.

### 8. Future Agenda Items –

*Future agenda items shall be designated by the Mayor. In addition, a motion and a second from any two Councilpersons shall be sufficient to add an agenda item for a future meeting. Staff and counsel shall have prior consent of the Mayor to add an agenda item for a future meeting.*

- |                                      |    |     |
|--------------------------------------|----|-----|
| 1. Public Hearing – Bear Creek       | 6. | 11. |
| 2. Potential options for parking lot | 7. | 12. |

3.  
4.  
5.

8.  
9.  
10.

13.  
14.  
15.

**9. Executive Session –**

**10. Regular Session: Reconvene from Executive Session –**

**11. If required, act on items reviewed in Executive Session –**

**12. Adjournment/Closing –**

Time: 8:15PM

---

Benito Ponce, Mayor

Attest:

---

Morgan Kowaleski, City Secretary



# **Agenda Item # 11**

**City of Nevada**  
424 E FM 6, Nevada TX 75173  
972 853-0027 Fax 972 853-0027  
**APPLICATION FOR PLAT**

**OFFICE USE ONLY**

Case Number: 23-00286-01  
Fee: \$605 -

Submittal Date: 11-9-23  
Received By: NK

**DESCRIPTION OF PROPERTY**

Legal Description: Attach a metes and bounds description of subject property and a survey plat.

Address of Property: 620 & 440 North FM 1138, Nevada, TX 75173

General Location: Near the southwest corner of FM 1138 and CR 543 / CR 596

Proposed Name of Subdivision: COMMUNITY ISD HIGH SCHOOL ADDITION, LOT 1, BLOCK 1

Acreage of Subdivision: 132.426 ACRES

Number of Lots: 1 LOT

Residential and Commercial Density: COMMERCIAL  
(based on gross acreage)

Present Zoning of Subject Property: \_\_\_\_\_

**Owner**  
Owner(s): Dr. Tonya Knowlton  
Superintendent

**Applicant**  
Applicant: Philip C. Varughese, PE  
Teague Nail & Perkins, Inc.

Address: 611 FM 1138 North  
Nevada, TX 75173

Address: 5237 N. Riverside Drive, Suite 100  
Fort Worth, TX 76137

Telephone: 972-843-6000

Telephone: 817-336-5773

Fax: \_\_\_\_\_

Fax: 817-336-2813

E-mail: \_\_\_\_\_

E-mail: pvarughese@tnpinc.com

Person preparing Plat: Brian J. Maddox


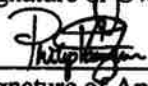
Name of Firm: Teague Nail & Perkins, Inc.

Address: 5237 N. Riverside Drive, Suite 100; Fort Worth, TX 76137

Phone: 817-336-5773 Fax: 817-336-2813 E-mail: bmaddox@tnpinc.com

### Designation of Agent Form

I hereby authorize the person designated below, to act in the capacity as my agent for the application, processing and representation of this request. The designated agent shall be the principal contact person with the city (and vice versa) in processing and responding to requirements, information requests or other issues relative to this request.

	Yanya Knowlton	11/9/2023
Signature of Owner	Printed Name	Date
	Philip C. Varughese	11/9/2023
Signature of Applicant (if different from designated agent)	Printed Name	Date

Signature of Agent	Printed Name	Date
--------------------	--------------	------

Address of Agent:

Phone:

Fax:

Cell Phone:

_____
_____
_____
_____
_____



Ben Ponce, Mayor  
City of Nevada  
424 FM 6  
Nevada, TX 75173

November 15, 2023

RE: Community ISD High School Addition Minor Plat  
HEI Job Number 385001-86.34

Dear Mayor Ponce,

Hayter Engineering has reviewed the Community ISD High School Addition Minor Plat. Our review was for general conformance and shall not relieve the developer or the developer's surveyor or design engineer of full responsibility for the adequacy and integrity of the survey and design, or for conformance to Local, State, and Federal codes.

Construction plans and specifications were not submitted and as such Hayter Engineering's review was of the minor plat only. After review, Hayter Engineering recommends that the Community ISD High School Addition Minor Plat be approved with the following conditions:

1. The title of this plat should be noted as "Minor Plat" rather than "Final Plat". (Ord. No. 17-14, Article IV, Sec. 18 (g))
2. This minor plat should show pins being set for the proposed 60' and 30' right-of-way dedications. (Ord. No. 17-14, Article IV, Sec. 18 (a)(1) and (6))
3. Please verify that the 50' Seaway Crude Pipeline Easement terminates as shown on the plat. If it does not terminate as shown, please correct and submit an updated plat. (Ord. No. 17-14, Article IV, Sec. 17 (1) b & Sec. 18(b)(1))
4. Please show the Nevada city limit boundary (Ord. No. 17-14, Article IV, Sec. 17 (1) b & Sec. 18(b)(1))

Please note the following regarding this addition:

1. There will be no public improvements as part of this project. All improvements are on private property.
2. 100% CDs are planned to be submitted in January 2024.

If you have any questions regarding the comments for this Minor Plat, please do not hesitate to call (903.785.0303) or email ([cdonnan@haytereng.com](mailto:cdonnan@haytereng.com)).

Sincerely,

HAYTER ENGINEERING, INC.

A handwritten signature in black ink, appearing to read "Christopher M. Donnan", written over a horizontal line.

Christopher M. Donnan, P.E., CFM  
Project Manager



Practical Infrastructure Solutions

4445 SE Loop 286 | Paris, TX 75460 | [haytereng.com](http://haytereng.com)



**OWNERS CERTIFICATE**

STATE OF TEXAS  
COLLIN COUNTY )

**OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF COLLIN )

WHEREAS Community Independent School District is the owner of a 135,220 acre tract of land out of the James Osgood Survey, Abstract Number 673, Collin County, Texas and being all of a called 30.90 acre tract of land described by deed to Community Independent School District as recorded in Volume 3533, Page 811 of the Deed Records of Collin County, Texas, all of a called 31.212 acre tract of land described by deed to Community Independent School District as recorded in Volume 3903, Page 1817 of the Deed Records of Collin County, Texas, all of a called 14.037 acre tract of land described by deed to Community Independent School District as recorded in Instrument Number 2007061400071706 of the Official Public Records of Collin County, Texas, and all of a called 60.117 acre tract of land described by deed to Community Independent School District as recorded in Instrument Number 2017061400071706 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEFOREHAND as may not set in County Road 398 on the east right-of-way of F.M. 1138, a called 90 feet right-of-way, for the northeast corner of said 30.90 acre tract.

THENCE South 85 degrees 43 minutes 55 seconds East along said County Road 398 and the north line of said 30.90 acre tract, a distance of 1207.02 feet to a mag nail set for the northeast corner of said 30.90 acre tract, same being the northeast corner of a called 68.812 acre tract of land described by deed to Beryl Ann Turner and James Frank Tabak as recorded in Volume 626, Page 967 of the Deed Records of Collin County, Texas.

THENCE South 90 degrees 02 minutes 32 seconds West along said County Road 398 and along the west line of said 185.434 acre tract, same being the west line of said 30.90 acre tract, passing a 1/2 inch iron nail found for the southeast corner of said 30.90 acre tract, same being the northeast corner of a called 21.212 acre tract of land described by deed to Community Independent School District as recorded in Volume 3903, Page 1817 of the Deed Records of Collin County, Texas, at a distance of 897.47 feet and continuing along the east line of said 31.212 acre tract, same being the west line of said 88.812 acre tract, a total distance of 1944.71 feet to a 1/2 inch iron nail found for the southeast corner of said 88.812 acre tract, same being the northeast corner of Lexington Heights Addition, an addition to the City of Nevada, Texas as recorded in Instrument Number 202002121000029 of the Official Public Records of Collin County, Texas.

THENCE South 89 degrees 18 minutes 49 seconds West continuing along the east line of said 31.212 acre tract, same being the west line of said Lexington Heights Addition, passing a 1/2 inch iron nail found for the southeast corner of said 31.212 acre tract, same being the northeast corner of a called 14.037 acre tract of land described by deed to Community Independent School District as recorded in Instrument Number 2017061400071706 of the Official Public Records of Collin County, Texas, at a distance of 295.71 feet, and continuing along the west line of said Lexington Heights Addition, same being the east line of said 14.037 acre tract, passing the southeast corner of said 14.037 acre tract, same being the northeast corner of a called 60.117 acre tract of land described by deed to Community Independent School District as recorded in Instrument Number 2017061400071706 of the Official Public Records of Collin County, Texas, at a distance of 432.83 feet, and continuing along the west line of said Lexington Heights Addition, same being the east line of said 60.117 acre tract, a total distance of 2438.83 feet to a mag nail set for the southeast corner of said County Road 398 on the north line of a called 195.00 acre tract of land described by deed to Beryl Ann Turner and James Frank Tabak, L.P., as recorded in Instrument Number 2007061400071706 of the Official Public Records of Collin County, Texas for the southeast corner of said Lexington Heights Addition, same being the southeast corner of said 60.117 acre tract.

THENCE North 89 degrees 42 minutes 22 seconds West along said County Road 398 and north line of said 185.434 acre tract, same being the south line of said 60.117 acre tract, passing a 602 nail found for the northeast corner of a called 1.54 acre tract of land described by deed to Beryl Ann Turner and James Frank Tabak, L.P., as recorded in Instrument Number 20101006033846 of the Official Public Records of Collin County, Texas at a distance of 1236.41 feet and continuing along the north line of said Tract 1, same being the south line of said 60.117 acre tract, a total distance of 1378.29 feet to a 602 nail found in the east right-of-way of the aforementioned 1.54 acre tract.

THENCE, beginning said County Road 398 and along the east right-of-way of said F.M. 1138 and the west line of said 60.117 acre tract, the following courses:

North 17 degrees 03 minutes 02 seconds West, a distance of 200.85 feet to a broken concrete measurement found at the beginning of a curve to the right.

With said curve to the right having a radius of 3714.72 feet, a central angle of 15 degrees 13 minutes 08 seconds, an arc length of 670.88 feet, a chord bearing of North 08 degrees 13 minutes 52 seconds West, a distance of 680.85 feet to a 5/8 inch iron rod with cap stamped "TNP" set.

North 08 degrees 08 minutes 22 seconds West, a distance of 874.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of said 60.117 acre tract, same being the southeast corner of the aforementioned 14.037 acre tract.

THENCE North 90 degrees 29 minutes 55 seconds East continuing along the east right-of-way of said F.M. 1138 and the west line of said 14.037 acre tract, a distance of 721.85 feet to a 1/2 inch iron rod with cap stamped "TNP" found for the southeast corner of said 14.037 acre tract, same being the southeast corner of a called 1.38 acre tract of land described by deed to West Yarbrough as recorded in Volume 5455, Page 2953 of the Deed Records of Collin County, Texas.

THENCE, departing the east right-of-way of said F.M. 1138 and along the north line of said 14.037 acre tract the following courses:

South 89 degrees 55 minutes 41 seconds East along the south line of said 1.08 acre tract, a distance of 217.85 feet to a 1/2 inch iron rod with cap stamped "4813" found for the southeast corner of said 1.08 acre tract, same being a northeast corner of said 14.037 acre tract.

North 08 degrees 15 minutes 28 seconds East along the east line of said 1.08 acre tract, a distance of 200.39 feet to a 2.5" pipe in concrete found for the northeast corner of said 1.08 acre tract, same being a northeast corner of said 14.037 acre tract, same being an angle point in the south line of a tract of land described by deed to William D. Dorey and wife, Barbara K. Dorey as recorded in Volume 5481, Page 1855 of the Deed Records of Collin County, Texas.

THENCE South 89 degrees 41 minutes 47 seconds East along the south line of said County Road 398 and the north line of said 14.037 acre tract, a distance of 195.03 feet to a 1/2 inch iron rod found for the southeast corner of said County Road 398, same being a southeast corner of the aforementioned 14.037 acre tract.

THENCE, beginning the north line of said 14.037 acre tract and along the south line of said 31.212 acre tract the following courses:

North 01 degrees 11 minutes 14 seconds East along the east line of said County Road 398, a distance of 195.36 feet to a 1 inch iron nail found for the northeast corner of said County Road 398, same being a southeast corner of said 31.212 acre tract.

North 89 degrees 45 minutes 27 seconds West along the north line of said 1.08 acre tract, a distance of 415.31 feet to a 2.5 inch pipe in concrete found on the east right-of-way of said F.M. 1138 for the northeast corner of said 1.08 acre tract, same being a southeast corner of said 31.212 acre tract.

THENCE, along the east right-of-way of said F.M. 1138 the following courses:

North 08 degrees 02 minutes 58 seconds East along the west line of said 31.212 acre tract, a distance of 498.14 feet to a concrete measurement found for the corner at the beginning of a curve to the right.

Continuing along the west line of said 31.212 acre tract with said curve to the right having a radius of 3919.79 feet, a central angle of 17 degrees 18 minutes 50 seconds, an arc length of 852.20 feet, a chord bearing of North 08 degrees 28 minutes 45 seconds East, a distance of 848.96 feet to a concrete measurement found for the corner on the west line of the aforementioned 30.90 acre tract.

North 17 degrees 28 minutes 36 seconds East along the west line of said 30.90 acre tract, a distance of 382.62 feet to the POINT OF BEGINNING containing 5.886, 181 square feet or 135,220 acres of land.

**SURVEYOR'S CERTIFICATE**

I, John L. Malbon, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded information, evidence collected on the ground during field operations and other reliable documentation, and that this plat complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2023.

HEREBY, THIS DOCUMENT SHALL BE RECORDED  
IN THE PUBLIC RECORDS OF COLLIN COUNTY, TEXAS  
ON BEHALF OF SAID LAND SURVEYOR,  
John L. Malbon  
Texas Registered Professional  
Land Surveyor No. 4209

STATE OF TEXAS  
COLLIN COUNTY )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John L. Malbon, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

**OWNERS DEDICATION**

STATE OF TEXAS  
COLLIN COUNTY )

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, COMMUNITY INDEPENDENT SCHOOL DISTRICT, does hereby adjust this plat designating the herein described property as COMMUNITY ISD HIGH SCHOOL ADDITION, an addition to the City of Nevada, Texas, and does hereby dedicate to the City of Nevada, Texas, the streets, right-of-way and easements shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, to the City of Nevada, Texas, for the purposes indicated on this plat. The buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Nevada's use thereof. The City of Nevada and public utility entities shall have the right to remove and have removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the systems in said easements. The City of Nevada and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purposes of constructing, maintaining, inspecting, installing, and adding to or removing all or parts of their respective systems without the necessity of any time pursuing the permission from anyone. This plat is subject to all existing easements, rules, regulations and resolutions of the City of Nevada, Texas.

WITNESS MY HAND IN \_\_\_\_\_ Texas, this \_\_\_\_ day of \_\_\_\_\_, 2023.

BY COMMUNITY INDEPENDENT SCHOOL DISTRICT

Authorized Signature

Printed Name and Title

STATE OF TEXAS  
COLLIN COUNTY )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

**RECOMMENDED FOR APPROVAL**

Chairman, Planning and Zoning Commission  
City of Nevada, Texas

Date

Approved

Mayor, City of Nevada, Texas

Date

**CERTIFICATE OF COMPLETION**

Accepted

Mayor, City of Nevada, Texas

Date

The undersigned, the City Secretary of the City of Nevada, Texas, hereby certifies that the foregoing final plat of the COMMUNITY ISD HIGH SCHOOL ADDITION, an addition to the City of Nevada, Texas, was submitted to the City Council on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing the name as hereinafter subscribed:

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

City Secretary  
City of Nevada, Texas

**FINAL PLAT  
COMMUNITY ISD  
HIGH SCHOOL ADDITION  
LOT 1, BLOCK 1**

5,880,181 SQUARE FEET  
OR  
135.220 ACRES

SITUATED IN THE  
JAMES OSGOOD SURVEY, ABSTRACT NO. 673,  
CITY OF NEVADA, COLLIN COUNTY, TEXAS

OWNER  
COMMUNITY INDEPENDENT  
SCHOOL DISTRICT  
811 North F.M. 1138  
Nevada, Texas 75713

PROJECT INFORMATION  
Project No.: COM 2301  
Date: October 20, 2023  
Owner No.: 953  
Scale: 1"=100'

SHEET 1 of 3



SURVEYOR  
TEAGUE MALL & FORTNEY, INC.  
625 Western Creek Boulevard, Suite 1000  
Allen, Texas 75013  
214.463.8857 or 214.463.8854 fax  
T&B P.L.L.C. Registration No. 19194281  
www.tnpsc.com

**From:** Philip Varughese <[pvarughese@tnpinc.com](mailto:pvarughese@tnpinc.com)>  
**Sent:** Friday, November 17, 2023 12:06 PM  
**To:** Chris M. Donnan <[cdonnan@haytereng.com](mailto:cdonnan@haytereng.com)>; Morgan Kowaleski <[citysecretary@cityofnevadatx.org](mailto:citysecretary@cityofnevadatx.org)>; City Clerk <[cityclerk@cityofnevadatx.org](mailto:cityclerk@cityofnevadatx.org)>  
**Cc:** Amelia Nguyen <[anguyen@wraarchitects.com](mailto:anguyen@wraarchitects.com)>; Alex Fedrick <[AFedrick@wraarchitects.com](mailto:AFedrick@wraarchitects.com)>; Evan Murta <[emurta@wraarchitects.com](mailto:emurta@wraarchitects.com)>; Nandita Rajakumar <[nrajakumar@wraarchitects.com](mailto:nrajakumar@wraarchitects.com)>; Matt Mantong <[mmantong@tnpinc.com](mailto:mmantong@tnpinc.com)>  
**Subject:** RE: City of Nevada - Community ISD Additions

Chris,

Please see attached plat addressing the comments.

We have contacted Conner McGuire at Seaway concerning the "Y" on the pipeline easement. They are looking into this but we have not received a response providing additional documentation on the easement that currently terminates at the old tract line.

Revisions to the easement, if any, have not been made pending documentation. It appears that the line may go west from the current termination point, not sure though. As soon as we receive information on the pipeline we will let you know and make the appropriate revision if needed.

Please confirm we are on the P&Z and Council Agenda next week and the times of this meeting.

Thanks,



**Philip Varughese, PE, CFM**  
Team Leader, Associate Principal

☎ 817.665.7114 direct | 817.723.9127 mobile | 817.336.5773 front desk  
📍 5237 N. Riverside Drive, Suite 100 | Fort Worth, TX 76137

[pvarughese@tnpinc.com](mailto:pvarughese@tnpinc.com)  
[www.tnpinc.com](http://www.tnpinc.com)



**From:** Philip Varughese <[pvarughese@tnpinc.com](mailto:pvarughese@tnpinc.com)>  
**Sent:** Tuesday, November 14, 2023 7:04 PM  
**To:** Chris M. Donnan <[cdonnan@haytereng.com](mailto:cdonnan@haytereng.com)>; [citysecretary@cityofnevadatx.org](mailto:citysecretary@cityofnevadatx.org)  
**Cc:** Amelia Nguyen <[anguyen@wraarchitects.com](mailto:anguyen@wraarchitects.com)>; Alex Fedrick <[AFedrick@wraarchitects.com](mailto:AFedrick@wraarchitects.com)>; Evan Murta <[emurta@wraarchitects.com](mailto:emurta@wraarchitects.com)>; Nandita Rajakumar <[nrajakumar@wraarchitects.com](mailto:nrajakumar@wraarchitects.com)>; Matt Mantong <[mmantong@tnpinc.com](mailto:mmantong@tnpinc.com)>  
**Subject:** RE: City of Nevada - Community ISD Additions

Chris,

Please see below responses.





**Philip Varughese, PE, CFM**

Team Leader, Associate Principal

☎ 817.665.7114 direct | 817.723.9127 mobile | 817.336.5773 front desk

📍 5237 N. Riverside Drive, Suite 100 | Fort Worth, TX 76137

[pvarughese@tnpinc.com](mailto:pvarughese@tnpinc.com)

[www.tnpinc.com](http://www.tnpinc.com)



**From:** Chris M. Donnan <[cdonnan@haytereng.com](mailto:cdonnan@haytereng.com)>

**Sent:** Tuesday, November 14, 2023 3:55 PM

**To:** Philip Varughese <[pvarughese@tnpinc.com](mailto:pvarughese@tnpinc.com)>; [citysecretary@cityofnevadatex.org](mailto:citysecretary@cityofnevadatex.org)

**Cc:** Amelia Nguyen <[anguyen@wraarchitects.com](mailto:anguyen@wraarchitects.com)>; Alex Fedrick <[AFedrick@wraarchitects.com](mailto:AFedrick@wraarchitects.com)>; Evan Murta <[emurta@wraarchitects.com](mailto:emurta@wraarchitects.com)>; Nandita Rajakumar <[nrajakumar@wraarchitects.com](mailto:nrajakumar@wraarchitects.com)>; Matt Mantong <[mmantong@tnpinc.com](mailto:mmantong@tnpinc.com)>

**Subject:** [EXTERNAL EMAIL] RE: City of Nevada - Community ISD Additions

**Caution, This email originated from an external source**

Good afternoon, Philip. I am reviewing the minor plat submission and have a few things I was hoping you could clarify:

1. Please confirm that will be NO public improvements as part of this project. **That is correct, there are no public improvements as part of this project.**
2. There is a 60' ROW dedication along the northern boundary of this property. Will this dedication impact parking and fire lanes? **No, there will be no impacts to parking and fire lanes.**
3. Can you confirm that the existing 50' Seaway Crude Pipeline Easement simply terminates as shown on the plat.
  - a. What is that line it terminates at? **My surveyor is verifying it and we will provide a response.**
4. When do you anticipate submitting design plans? **The 100% CDs are planned to be submitted in January 2024.**
  - a. I assume those plans will show existing and proposed features (e.g. utilities, contours, buildings). **Yes, that is correct. All the improvements are private within the property.**
5. I have attached Collin County's standard plat notes. I understand that this is in the City's jurisdiction; however, in an effort to be a good neighbor, please include the appropriate notes on this minor plat. **Acknowledged.**

Thank you,

**Chris Donnan, P.E. CFM**

*Principal / Project Manager*

**HAYTER**  
ENGINEERING

TxErg F-315 | TxSurv F-10028600 | OSBPE/LS #603 | ASBPE #2521  
4445 SE Loop 286 | Paris, TX 75460  
O: 903.785.0303 | D: 903.401.8561 | C: 903.249.2736  
<https://haytereng.com/>







## **Agenda Item # 12**

**From:** [Chris M. Donnan](#)

**Sent:** Monday, November 13, 2023 1:31 PM

**To:** [Benito Ponce](#); [Kerrie Longoria](#); [Don Deering](#); [Jim Shepherd \(jim@jshepherdlaw.com\)](mailto:jim@jshepherdlaw.com); [Morgan Kowaleski](#)

**Subject:** City of Nevada - WWTP Exploration

Please use this email as a status update for where things stand with the City's WWTP investigation. The first step was to determine whether it would be possible to partner with NTMWD and send them our wastewater flows. This led us to having conversations with the following cities:

1. Farmersville
2. Royse City
3. Fate
4. Lavon

### **Farmersville**

On October 26, 2023, the Mayor, Jim and I met with Ben White, Farmersville's City Manager. Farmersville's existing plant is permitted for 0.5 MGD and they are currently working to expand its capacity to 1.0 MGD. This capacity increase is due to on-going development in Farmersville and a partnership with Copeville. Copeville is currently working on constructing a lift station and force main (delayed due to USACE permitting) to accommodate 1,000 homes just north of their SUD office.

Looking to the future and to be prepared for future development, Farmersville has a 10-acre property near the Lake Haven development (CR 550, west of Highway 78)(Property ID 2841257) that will ultimately give them the ability for an additional 22 MGD capacity. This WWTP will be a Membrane Batch Reactor style plant which allows for a much larger capacity in a smaller footprint. For this site, Farmersville is partnering with a MUD to help make it a reality. This may be something for Nevada to consider. I know MUDs are not ideal, but they may end up being inevitable and if one does form near Nevada, it may be worth it in the long-term to work with the MUD to help achieve Nevada's long-term goal of having its own WWTP.

In the distant future Farmersville has identified two sites for another WWTP. These sites would feed into a Lake Tawakoni Tributary which appear to drain south, through Nevada and Josephine, to Lake Tawakoni. Mr. White did not divulge the specific location of either site. Looking at Tawakoni tributaries in the Farmersville area, it appears the logical ones flow more through Josephine than the do Nevada. This means, that Josephine ultimately has more potential to benefit from this than Nevada.

In general, Mr. White indicated that Farmersville would not be opposed to regional partnerships (short-term and/or long-term), but they would have to ensure such a partnership does not eat up Farmersville's capacity and that the partnering City would need to be able to pay the capital costs to get the wastewater to their plant and for the plant expansion. Obviously, the capital cost to expand their existing plan would be significantly less than the capital cost associated with Nevada building a brand-new plant. However, the capital cost to get Nevada's wastewater to Farmersville's existing plant would be significant. When you consider lift stations and force mains and possible land acquisition you would be looking at a capital cost somewhere in the neighborhood of \$10M. With that number in mind, I believe it would make more sense to focus on permitting, designing and constructing a WWTP for Nevada as the cost would be similar. Maybe this is a partnership with the SUD or even Josephine. At



one point, I recall the SUD stating that they would be willing to be the applicant for a TWDB CWSRF loan. I'll get more into a WWTP for Nevada later in this email.

#### **Royse City**

I've attached a summary email with regards to my conversations with Royse City. Long story short, they do not seem like a viable partner at this time.

#### **Fate**

I have not been able to get an answer directly from Fate; however, during my discussion with Royse City they mentioned that Fate has essentially put a moratorium on sewer connections within their ETJ. With that in mind, I do not believe that Fate would be a viable partner at this time.

#### **Lavon**

I've exchanged a few emails with Kim Dobbs at Lavon and am currently trying to schedule a phone call with Kim and their City Engineer to discuss potential partnerships in more detail. In 2016-2017, Lavon invited Nevada to participate in a NTMWD sewer regionalization study with Lavon, Wylie, Fate, and Rockwall. Nevada declined to participate. Lavon has no current plans to extend sanitary sewer beyond Eleven which begs the question, where would Nevada tie into Lavon's system if a partnership were to be formed. I hope to get a call with Lavon scheduled in the next week or so and will update everyone once I do.

#### **Nevada's WWTP**

This option ultimately gives the City the most control over what future development looks like in Nevada. Also, after considering the various partnerships above, it may end up being the best option (short-term and long-term). With that in mind, I've attached a map that shows three potential locations for a WWTP and the approximate area of the sewershed that would drain by gravity to the plants. These sewersheds are strictly based on contours. They do not take into account the fact that it will be feasible, to a certain degree, to flow by gravity against grade. In other words, in all likelihood, these sewersheds would end up being marginally larger than shown on the map because we should be able to capture some areas outside the boundaries and flow them by gravity to the proposed plant locations.

Sewershed 3 gets you your best coverage a long FM 6.

Sewershed 2 appears to get you the most bang for your buck and gets you your best coverage along FM 1138 N. I also think Sewershed 2 could be floated to Josephine for some sort of partnership.

I added Sewershed 1 because the proposed location for that WWTP is on the Widgeon Whistly property. I just thought that was intriguing. Also, I believe, we would be able to get a large amount of FM 1138 N to flow to Sewershed 3 as well as small portion of FM 6 (west of FM 1138 S). So, while Sewershed 1 is the smallest, please do not overlook its potential.

I am certain you all will have plenty of questions, so please do not hesitate to ask. I would be more than happy to attend the Council Meeting on November 21<sup>st</sup> to discuss.

Thank you,

**Chris Donnan, P.E. CFM**

*Principal / Project Manager*



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