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**Meeting Date**

July 19, 2022

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**New Business Item #3**

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**Subject**

Developer Authority Agreement  
Chisholm 20 Commerce Park  
BWA Project No. 2022-5110

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**Recommendation**

Staff recommends the Board of Directors approve the following:

1. Developer Authority Agreement with Jackson-Shaw/Benbrook North, LP and Ridgemont Commercial Construction, Inc. for construction of water distribution and wastewater collection system improvements to serve the Chisolm 20 Commerce Park; and
2. The corresponding Amendment No. 1 to the Agreement, providing for the maintenance bond to be furnished by the Contractor’s utility sub-contractor, Wildstone Construction;

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**Background**

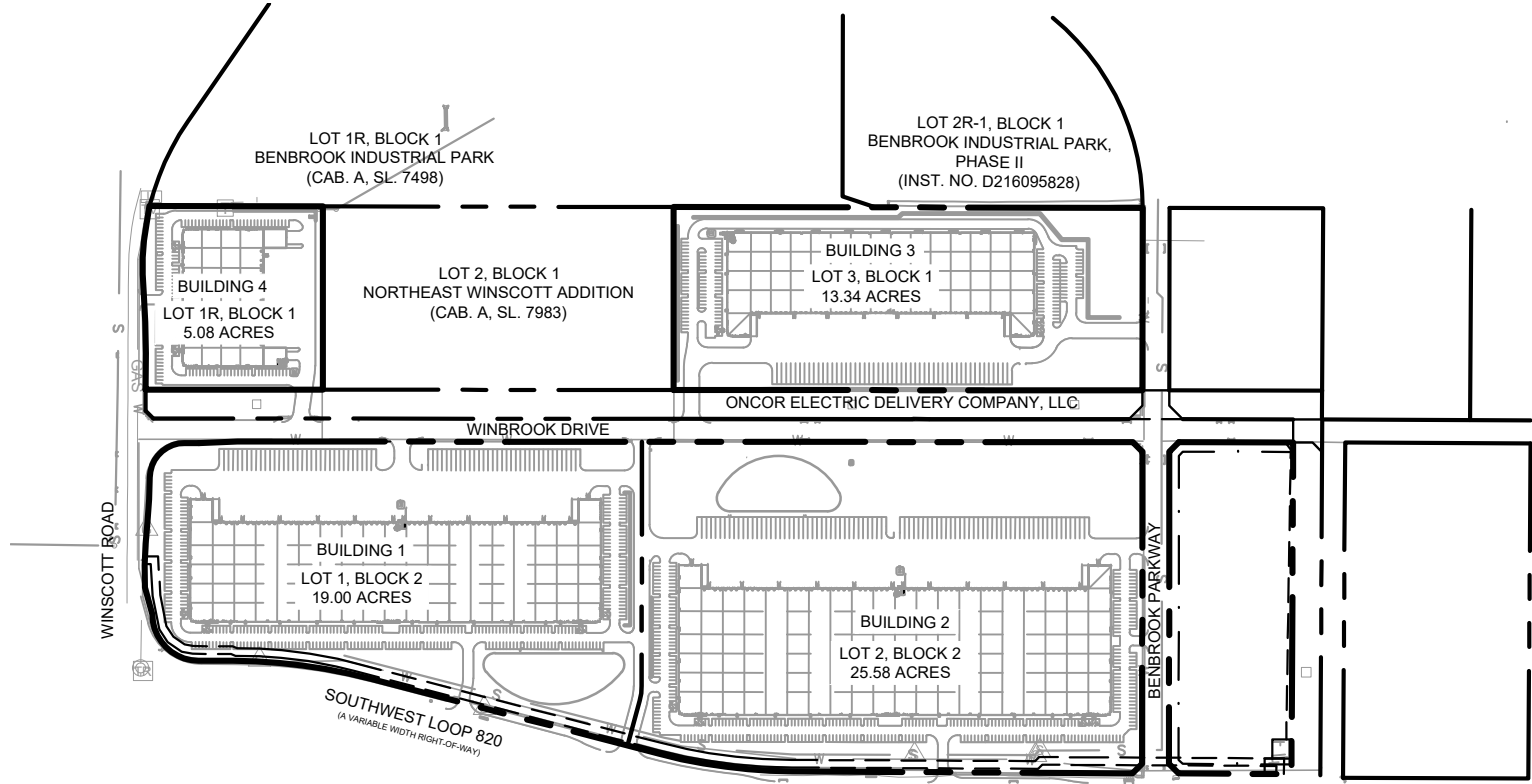
This project involves the construction of approximately 5,900 linear feet of 6 thru 8-inch public water main and less than 100 linear feet of public wastewater main to accommodate the development of approximately 69.4 acres of land generally north of Southwest Loop 820, east of Winscott Road, west of Benbrook Parkway and adjacent to Winbrook Drive (See Exhibit “A”, attached). This development may consist of office warehousing, distribution warehousing, auto dealerships, and/or retail sales and services in support of those uses in accordance with the City’s Zoning Ordinance. The total estimated value of public water and wastewater system improvements is \$745,364.

The Developer, Jackson-Shaw/Benbrook North, LP, and its contractor, Ridgemont Commercial Construction, Inc., have submitted a Developer-Authority Agreement for consideration by the Authority. Additionally, BWA has received and reviewed the plans, reports, specifications, and contract documents prepared by the Developer’s Engineer and have confirmed the submittals are in general compliance with BWA’s Policies and Procedures.

**Financial Impact**

In addition to various review fees already assessed during the planning phase of this project, BWA will assess \$37,268 as an Administrative/Observation Fee for this project in accordance with BWA Policies and Procedures. Upon completion of the improvements, public water and wastewater facilities valued at approximately \$745,364 will be conveyed to BWA by the Developer.

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# EXHIBIT "A"

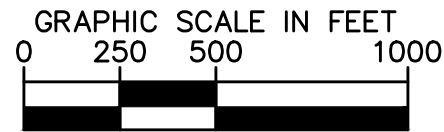
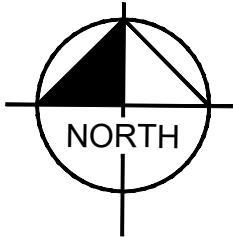
BENBROOK, TEXAS  
JULY 13, 2022

BUILDING 1 ADDRESS:  
7802 SW LOOP 820

BUILDING 2 ADDRESS:  
7602 SW LOOP 820

BUILDING 3 ADDRESS:  
7650 WINBROOK DRIVE

BUILDING 4 ADDRESS:  
551 WINSKOTT ROAD



**Kimley»Horn**

801 Cherry Street, Unit 11  
Suite 950  
Fort Worth, TX 76102 817-335-6511  
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF SURVEY DATA OR FIELD VERIFICATION.