



City of Colleyville City Council Agenda

City Hall
100 Main Street
Colleyville, Texas 76034
817.503.1000
www.colleyville.com

Tuesday, August 17, 2021

**WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

- WS-1** Update on the Colleyville Business Center
- WS-2** Discussion of the annual Sidewalk Connectivity Project
- WS-3** Discussion of the August 17, 2021, City Council regular agenda items

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

Section 551.071 - Legal - Consultation with attorney on legal issues raised by items on the agenda

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including: 62 Main Street LLC, Tap Realty, LLC, vs Neighborhood Management, Inc. ET AL

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities, including: Acquisition of real property along SH26

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

**REGULAR MEETING
7:30 P.M.
CITY COUNCIL CHAMBERS**

INVOCATION: Farzin Hamraee, Baha'I Community of Colleyville

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

- 2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-21-4641**
- 3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**
 - Announcements of civic and charitable events**
 - Presentation of calendar events and updates**
 - Announcements of awards and recognition**
- 4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-21-4642**
 - 4a** Approval of the minutes of the regular City Council meeting of August 3, 2021
 - 4b** Approval to use the Voluntary Library Fund in Fiscal Year 2021, for professional services to update the Library's Long-Range Plan, in an amount not to exceed \$17,000
- 5. ITEMS NOT FOR CITY COUNCIL ACTION**
 - 5a** Monthly Financial Report - July 2021
- 6. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**
 - 6a Ordinance O-21-2167**

Approval of a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the company's 2021 Rate Review Mechanism filing and adopting tariffs reflecting rate adjustments consistent with the negotiated settlement
- 7. TABLED ORDINANCE(S): READING AND PUBLIC HEARING**
 - 7a Ordinance O-21-2165**

Request to appeal the decision of the Planning and Zoning Commission regarding the consideration of a zoning change from the R--20 Single Family Residential district and R-40 Single Family Residential district to the RE Single Family 'Estate' Residential district for Lot 3, Block 3, Highland Acres Addition, located at 401 Timberline Drive South, Case ZC21-013

8. RESOLUTION(S): READING AND PUBLIC HEARING**8a Resolution R-21-4643**

Consideration of approving rules for the electronic receipt of bids or proposals

9. TABLED RESOLUTION(S): READING AND PUBLIC HEARING**9a Resolution R-21-4574**

Consideration of a request to abandon a previously dedicated right-of-way (ROW) area on Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case GC20-007

9b Resolution R-21-4575

Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006

10. CITIZEN COMMENTS**11. REPORTS**

Colleyville Library Board Minutes - June 14, 2021

12. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, AUGUST 17, 2021 - READING AND PUBLIC HEARING - RESOLUTION R-21-4644**13. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, August 13, 2021* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

A quorum of any Colleyville board, commission, or committee may be present at this meeting.

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-1

Agenda Date 8/17/2021

Type Worksession

Department Economic Development

Title

Update on the Colleyville Business Center

Explanation

Staff will provide an update on the Colleyville Business Center.

Attachments

1. Colleyville Business Center Update Presentation



FY 2021 UPDATE

BACKGROUND- 2020 OPENING



CBC Launched During Pandemic

August-December

- Sporadic one day only rentals
- Low demand for open work station
- Boardroom used only by Chamber
- High utilization of mailboxes

MARKETING

- October 2020 - Community household mailing
- Cross Promotion - City Website, eNews
- Word-of-Mouth - Colleyville resident social media pages
- May 2021 - Community impact ad "Come See The CBC"
- CBC Website Live



Engagement

- Colleyville Chamber of Commerce luncheons and events
- May Open House
- June 2021 - Lunch and Learn program launched
- Kaufman Foundation: 1 Million Cups (1MC) Fort Worth
- Colleyville CEO Organization - Breakfast sponsorship
- Published Entrepreneur Resource Guide





2021 MARKETING TRENDS

June 8 • 11am-1pm
Colleyville Business Center
RSVP 817-503-1350

Join marketing pro Tracy Southers-Parker for a free box lunch and learn new tips to move your business full speed ahead!

Both business owners and marketing pros invited!
Learn new ways to get your marketing program back on track, reach new customers and deliver products and services.

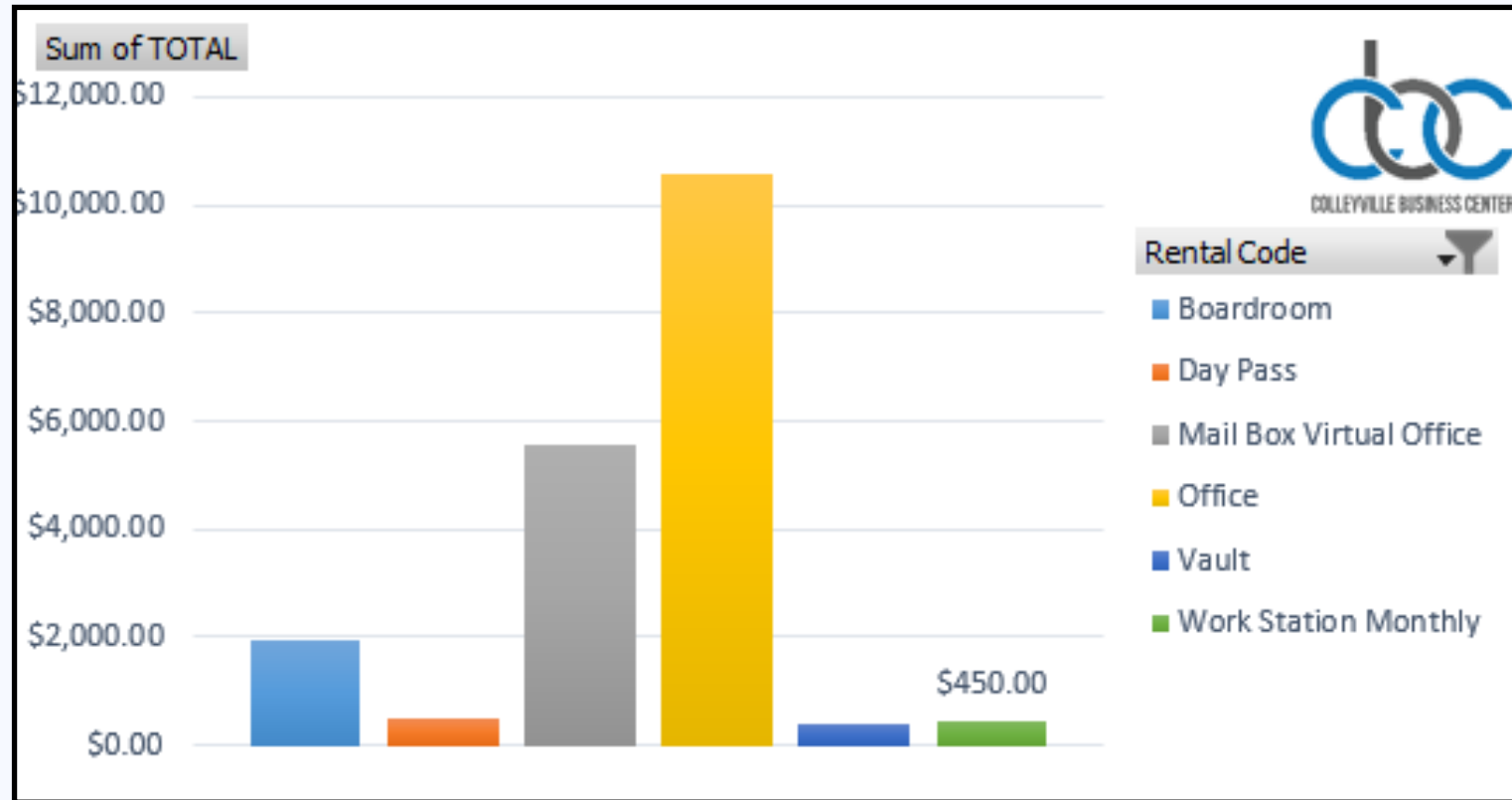
Seating is limited, call to register.



WordPlay.
Public Relations & Marketing Communications

5601 COLLEYVILLE BLVD.  COLLEYVILLE, TEXAS 76034

FY21 UTILIZATION & REVENUE



- FY21 Revenue thru July 2021= \$18,075
- 100% Private offices occupied last 90 days
- 63% of mailboxes rented (15/24)
- Work station day pass use is increasing
- Boardroom and vault rentals increasing

FY21- What Have We Learned?



- Clients enjoy a physical Colleyville address for business mail delivery
- Central location on Colleyville Boulevard is prime to conduct business
- Light, bright work environment is an alternative/escape from home office
- Receptionist integral to CBC operations
- Current Chamber receptionist, positive attitude and helpful
- Private office space is limited
- Four businesses currently waitlisted for offices
- Month to month clients pivoting to longer rental agreements

FY22 GOALS



Day Pass Work
Stations
Increase Use

Mailbox Rentals
Improve to 100%
Capacity



Private Office Rental
Maintain 100%
Occupancy



The Future Looks Bright!

- Staff engaged with SCORE to develop multiple "Lunch and Learn" seminars for Fall 2021
- Staff working on developing high school intern / work program in conjunction with GCISD
- Private office waitlist encouraging for ongoing occupancy
- Multi-month clients are moving to annual rental agreement
- Continue partnering with Chamber

FY21- REVENUE



Category ▼	Oct ▼	Nov ▼	Dec ▼	Jan ▼	Feb ▼	March ▼	April ▼	May ▼	June ▼	July ▼	Total ▼	% of Rev ▼
REVENUE	\$ 1,097	\$ 489	\$ 50	\$ 449	\$ 2,355	\$ 2,940	\$ 1,039	\$ 3,124	\$ 1,498	\$ 5,034	\$ 18,075	
RENTAL CATEGORY												
Private Office	\$ -	\$ -	\$ -	\$ -	\$ 1,480	\$ 2,600	\$ -	\$ 2,400		\$ 3,300	\$ 9,780	54%
Mailbox Only	\$ 750	\$ 300	\$ -	\$ 300	\$ 600	\$ 100	\$ 700	\$ 150	\$ 150	\$ 1,300	\$ 4,350	24%
Workstation/Day Pass	\$ 50		\$ 50	\$ 50	\$ 275	\$ 100	\$ -	\$ 75	\$ 175	\$ -	\$ 775	4%
Vault	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40	\$ 40		\$ 220	\$ 159	\$ 459	2%
Virtual Office	\$ 297	\$ 189	\$ -	\$ 99	\$ -	\$ -	\$ 99	\$ 99	\$ 198	\$ -	\$ 981	5%
Boardroom	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 200	\$ 400	\$ 530	\$ 50	\$ 1,280	7%
Workstation/Month									\$ 225	\$ 225	\$ 450	2%
	\$ 1,097	\$ 489	\$ 50	\$ 449	\$ 2,355	\$ 2,940	\$ 1,039	\$ 3,124	\$ 1,498	\$ 5,034	\$ 18,075	





City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number WS-2

Agenda Date 8/17/2021

Type Worksession

Department Public Works

Title

Discussion of the annual Sidewalk Connectivity Project

Explanation

In June 2019, the City Council established a Pedestrian Transportation Ad Hoc Committee comprised of seven members (three from the Parks and Recreation Advisory Board and four at-large members). The Committee played an essential role in determining where sidewalks or trails should be constructed throughout the City.

In December 2019, the City Council approved the Pedestrian Transportation Ad Hoc Committee's recommendations and final report which included updates to the 2008 sidewalk map.

Based on this report, sidewalks have recently been constructed along John McCain, a segment along Lavaca Trail, as well as extensions at Shelton Drive and keep the Nature Center Trail. Sidewalks and/or trails are currently being designed for Bransford and Bedford Roads and the Nature Center Trail Project.

Based on the October 2020 small sidewalk connectivity recommendation from Council, a construction contract was recently awarded for segments along LD Lockett, Bluebonnet, Cheek-Sparger, Thompson Terrace, and Bandit Trail.

This agenda item will discuss the list of sidewalk candidates for City Council's consideration for FY2022.

Attachments

1. Sidewalk Connectivity Presentation

Annual Sidewalk Connectivity Project

August 17, 2021

Background



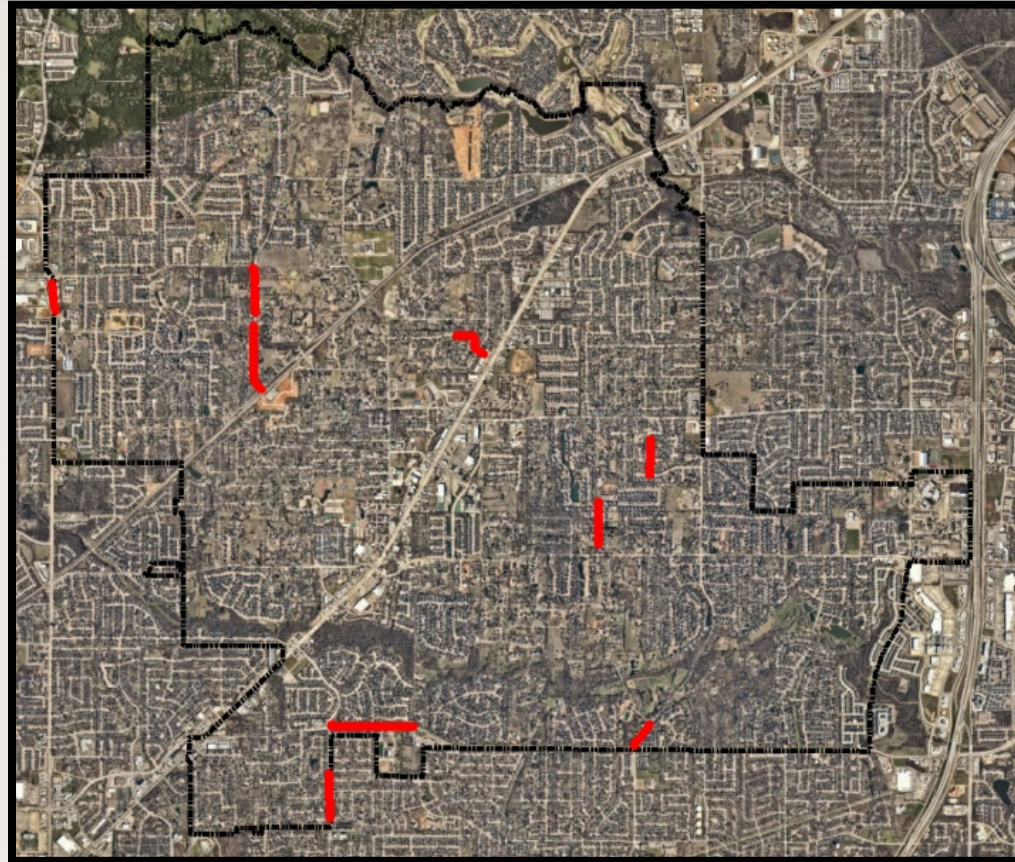
- 2017 - Sidewalk Ad Hoc Committee established
- 2018 - Sidewalk/Trail policy updated by the Sidewalk Ad Hoc Committee
- June 2019 - Pedestrian Transportation Ad Hoc Committee Established
- December 2019 - Council approved the Pedestrian Transportation Committee report including updates to the 2008 sidewalk map
- FY2021 - 1st round of sidewalk construction projects completed which included segments along John McCain and Lavaca. The remainder are under construction to include LD Lockett, Lavaca, Bluebonnet, Cheek-Sparger, Thompson, and Bandit to be completed in 90 days.
- August 2021 - Present 2nd round of sidewalk project candidates for council consideration for FY2022

Sidewalk/Trail Connections for Consideration



Small sidewalk/trail connections for consideration

- Amador Trail
- Brown Trail
- Cheek-Sparger Road
- Hardage Lane
- Jackson Road
- Montclair Drive
- Precinct Line Road
- Westcoat Drive (two segments)



Note: This list contains segments for connection, stand alone sidewalk/trail projects are identified in the Capital Improvement Program

Amador Trail Sidewalk



- Connects from Arbor Gate Lane to Arbor Trail
- Connects multiple neighborhoods
- Future sidewalk connection to Hall-Johnson from Arbor Trail
- Sidewalk Width: 5 feet
- Segment Length: 1,100 lf
- OPCC: \$71,000



Brown Trail Sidewalk



- Connects from Quail Crest Drive to Cheek-Sparger Road
- Connects multiple neighborhoods
- Sidewalk Width: 5 feet
- Segment Length: 1,300 lf
- OPCC: \$79,000



Cheek-Sparger Road Sidewalk



- Connects from Brown Trail to Bedford Road
- Connects multiple neighborhoods
- Connects to commercial businesses on Cheek-Sparger Road
- Connects to Covenant Christian Academy
- Sidewalk Width: 5 feet
- Segment Length: 2,500 lf
- OPCC: \$159,000



Hardage Road Sidewalk



- Connects from Ponderosa Street to Colleyville Boulevard
- Connects multiple neighborhoods
- Connects to commercial district.
- Sidewalk Width: 5 feet
- Segment Length: 1,200 lf
- OPCC: \$77,000



Jackson Road Sidewalk



- Connects from Oak Knoll Drive to Cheek-Sparger Road
- Connects multiple neighborhoods
- Future sidewalk connections
- Sidewalk Width: 5 feet
- Segment Length: 800 lf
- OPCC: \$52,000



Montclair Drive Sidewalk



- Connects from Leyton Grove Lane to Glade Road
- Connects multiple neighborhoods
- Future sidewalk connections to Hall-Johnson Road
- Sidewalk Width: 5 feet
- Segment Length: 1,300 lf
- OPCC: \$83,000



Precinct Line Road Sidewalk



- Connects McDonwell School Road to Lavaca Trail
- Connection to commercial businesses
- Connection to Liberty Elementary School
- Connects to the trail system between Remington Park and Legacy North and South
- Sidewalk Width: 5 feet
- Segment Length: 800 lf
- OPCC: \$59,000



Westcoat Drive (North) Sidewalk



- Connection from McDonwell School Road to White Drive
- Connects multiple neighborhoods
- Sidewalk Width: 5 feet
- Segment Length: 1200 lf
- OPCC: \$90,000



Westcoat Drive (South) Sidewalk



- Connection from White Drive to LD Lockett Road
- Connects multiple neighborhoods
- Connects to Cotton Belt Trail
- Sidewalk Width: 5 feet
- Segment Length: 1900 lf
- OPCC: \$250,000



Prioritization



Priority	Location	Linear Feet	Width (ft)	OPCC
1	Precinct Line Rd	800	5	\$ 59,000.00
2	Cheek-Sparger Rd	2500	5	\$ 159,000.00
3	Westcoat Dr (North)	1200	5	\$ 90,000.00
4	Hardage Ln	1200	5	\$ 77,000.00
5	Brown Tr	1300	5	\$ 79,000.00
6	Montclair Dr	1300	5	\$ 83,000.00
7	Amador Tr	1100	5	\$ 71,000.00
8	Westcoat Dr (South)	1900	5	\$ 250,000.00
9	Jackson Rd	800	5	\$ 52,000.00
Total (1-9)				\$920,000
Total (Green)				\$547,000

Funding Available - \$550,000 per year
Allocated in the Capital Improvement Program

Next Steps



- Receive council direction for sidewalk/trail segments for FY2022
- Initiate design contracts for the segments selected
- Advertise project in March
- Award contract in May

Questions?



City of Colleyville City Council Agenda Briefing

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Agenda Number WS-3

Agenda Date 8/17/2021

Type Worksession

Department City Secretary

Title

Discussion of the August 17, 2021, City Council regular agenda items



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number 1

Agenda Date 8/17/2021

Type Executive Session

Department City Secretary

Title

Section 551.071 - Legal - Consultation with attorney on legal issues raised by items on the agenda

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including: 62 Main Street LLC, Tap Realty, LLC, vs Neighborhood Management, Inc. ET AL

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Attachments

RESOLUTION R-21-4641

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF AUGUST 17, 2021**

WHEREAS, following discussion in Executive Session, and in full accordance with the requirements of the Open Meetings Act, the City Council determines that the following action is in the best interests of the health, safety and welfare of the public.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 17TH DAY OF AUGUST 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

RESOLUTION R-21-4642

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF AUGUST 17, 2021**

WHEREAS, City Council has taken action on certain items on the agenda under Consent Items.

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

- Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:
- a. Approval of the minutes of the Regular City Council meeting of August 3, 2021
 - b. Approval to use the Voluntary Library Fund in Fiscal Year 2021, for professional services to update the Library's Long-Range Plan, in an amount not to exceed \$17,000

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF __ AYES, __ NAYS ON THIS THE 17TH DAY OF AUGUST 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Minutes - Draft

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Tuesday, August 3, 2021

Mayor Pro Tem Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, August 3, 2021, at 5:30 p.m.

ROLL CALL: Mayor Pro Tem Bobby Lindamood, and Councilmembers Kathy Wheat, George Dodson, Chuck Kelley, and Callie Rigney.

ABSENT: Mayor Richard Newton, Councilmember Tammy Nakamura.

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, City Engineer Larry Wright, Finance Director Kyle Lester, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Presentation of the 2021 certified tax roll

Finance Director Kyle Lester presented the 2021 certified tax roll to be levied on October 1, 2021 (Fiscal Year 2022), which calculates the City's net taxable value at \$4,311,661,235. This represents a total increase of 1.7% over the previous fiscal year's values. Increases in property valuation across the community was muted by the increase in property tax exemptions. Director Lester explained the total excludes the value of properties in the Tax Increment Financing district as well as a portion of those currently under appeal to the Appraisal Review Board, incomplete appraisals, and in process accounts. Included in the total are new construction values of \$58,468,362.

There was discussion regarding properties within the TIF and the projections being lower than in previous years.

Director Lester stated there is a resolution on tonight's agenda to set the ad valorem tax rate for Fiscal Year 2022 at \$0.291778 per hundred dollars of valuation, which is the no-new-revenue tax rate.

WS-2 Presentation of the proposed FY2022 budget

Finance Director Kyle Lester presented this item, noting this is the culmination of months of work by staff and City Council. Director Lester reviewed property values and the proposed no-new-revenue tax rate, and proposed revenues and expenditures by fund. He reviewed the previous budget accomplishments of adapting processes to sustain a leaner staffing model, absorption of health insurance cost increases with savings from eliminated positions, continued

operations efficiencies to absorb operating cost increases, better aligning capital expenditures with capital funds, and more efficiently using restricted revenue for operations. Director Lester stated the proposed FY22 budget maximizes use of sale tax funds, continues annual compensation increases, and reflects flat health insurance rates.

He then reviewed all funds, many of the proposed 2022 projects, and concluded by reviewing the calendar dates the budget and tax adoption ordinances will come before the City Council.

There was discussion regarding the effect of the pandemic, the water and wastewater projected rate formula, and debt payoff in 2026.

It was noted this budget included a surplus and is funded with the no-new-revenue tax rate.

Councilmember Dodson requested a complete five-year Utility Fund CIP and Drainage Fund CIP be made available for planning purposes.

WS-3 Discussion of the Roberts Road project

City Engineer Larry Wright presented this item as a follow-up to previous discussion. Engineer Wright reviewed both the current project scope and existing conditions. At the request of the City Council, recent traffic counts were gathered, the data analyzed, and presented to City Council. Engineer Wright reviewed costs and options for performing maintenance along the roadway, which would still include installing a 12-inch water line to Fox Glen for an emergency interconnection vault between Grapevine and Colleyville, and Birch intersection improvements per an approved Interlocal Agreement with Grapevine. The City Council directed staff to move forward with the maintenance option, which also includes the right turn lanes at Roberts Road and Glade Road.

WS-4 Discussion of the Cheek-Sparger Road County Grant Project

City Engineer Larry Wright stated the City responded to a call for projects from Tarrant County by submitting 13 projects for funding consideration for the 2021 Transportation Bond Program. Engineer Wright noted the City is hearing one of projects is being seriously considered for funding - the Cheek-Sparger Road County Grant Project - Bedford Road to Heritage Avenue which is a joint partnership with the city of Bedford.

The project would include design and reconstruction of the road from Bedford Road to Heritage Avenue, arterial road reconstruction enhancement, turn lanes added at key intersections, pedestrian trail reconstruction and enhancement, and water and wastewater infrastructure upgrades to meet the Water/Wastewater Master Plan. Engineer Wright reviewed the possible time line of January 2022 for

design and January 2023-January 2025 for construction and reviewed the funding sources.

Mayor Pro Tem Lindamood stated he would like to see Glade Road completed before construction on Cheek-Sparger began. City Manager Jerry Ducay stated he believes Glade Road will be done as this construction is on an aggressive time line. He also noted additional funds to pay for the City's portion of the project would be sought through all available avenues.

The City Manager and City Council thanked Tarrant County Commissioner Gary Fickes for strongly supporting the transportation projects and working with the City.

WS-5 Discussion of the August 3, 2021, City Council regular agenda items

Mayor Pro Tem Lindamood stated Items 6a and 8c will be removed from the table this evening, but Items 6b, 8a, and 8b will remained tabled.

Mayor Pro Tem Lindamood adjourned the Worksession at 6:33 p.m. and called the Executive Session to order.

ROLL CALL: Mayor Pro Tem Bobby Lindamood, and Councilmembers Kathy Wheat, George Dodson, Chuck Kelley, and Callie Rigney.

ABSENT: Mayor Richard Newton, Councilmember Tammy Nakamura.

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

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There was no action taken and Mayor Pro Tem Lindamood adjourned the Executive Session at 7:23 p.m.

Mayor Pro Tem Lindamood called the regular meeting of the City Council to order at 7:34 p.m., noted Mayor Newton was visiting his father, and Councilmember Nakamura was on vacation. He then called the roll.

ROLL CALL: Mayor Pro Tem Bobby Lindamood, and Councilmembers Kathy Wheat, George Dodson, Chuck Kelley, and Callie Rigney.

ABSENT: Mayor Richard Newton, Councilmember Tammy Nakamura.

INVOCATION: Pastor Dale Molden, First Colleyville

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-21-4637

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS
Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition

Mayor Pro Tem Lindamood and the Councilmembers made the following announcements:

Gift Card Program Update – With the gift card program ending this weekend, we expect to see larger volume of business redemptions taking place over the next two weeks. To date, 1900 - \$35 gift cards have been redeemed (\$66,500) and 94 - \$50 cards. We have received 347 (18% of redeemed cards) cards from other communities (Hurst – 27 Eules – 26; Bedford – 181; Southlake – 14; Grapevine – 75; and NRH – 24. We have also sent out 24 - \$50 cards to military families and received 18 names for military care packages. This program has been a great economic development success story that would not be possible without the participation of our residents and businesses. We thank all who participated in making this program successful.

Making a Difference In the Lives of Others, One Blessing at a Time – This week staff received the following email thanking Colleyville for a “Big Blessing”.

My name is Rose Abraham. This email is to let you know how thankful and blessed I am. I received a \$ 50 gift card Certificate by someone from the

Colleyville Prayer Room. It is people like you that makes a difference in the world. You are being noticed by God and people like me.

Fire Truck Push-In Ceremony 8/7 – The Colleyville Fire Department invites the community to participate in our push-in ceremony for our new Fire Engine! The event will take place August 7, 10:00 a.m., at Colleyville Fire Station #3 (312 W. McDonwell School Road).

COVID-19 Update – Colleyville has 107 active positive cases. Tarrant County beds occupied by COVID patients are 13%, and the 9-county TSA-E region COVID hospitalization is 10%. Tarrant County bed availability is 15%, and ventilator availability is 70%. Adult ICU bed availability in Tarrant County is 5%. Colleyville's percentage of population in Tarrant County receiving at least one dose of the vaccine is 64%. Tarrant County Health community spread level remains level at "high".

Concerts Return to City Plaza this Week and Next – The City Plaza will begin our fall concert series this Friday (August 6) with Zach King Band performing a great mix of rock and pop/blues originals. Zack King has performed with the likes of Bon Jovi, Alabama, Bret Michaels, Tesla, Ronnie Milsap and many more. This free concert will begin at 7 p.m. Our second concert will feature Empty Pockets, a top 40 - Country Variety Band in the DFW playing your favorites from George Strait, Martina McBride, Sugarland, Clint Black, and many more! This free concert event will be held August 13 from 7 p.m. - 8:30 p.m.

Capital Projects Staff Committee Formed – This week a new staff committee was formed to assist in providing additional review and oversight of capital project spending. The group will review and discuss ongoing projects with a focus on contingency/change order utilization. The team will include representatives from Finance (project funding source) and PW/Parks (project managers). Chief Cantrell signed up to bring an objective third party to the discussions. Mark Wood will chair the group. This is an exciting time for large-scale, unique, projects in our community. Our staff is completing more projects in a shorter timeframe than at any point in our City's history or foreseeable future. We are also challenged with complicated relationships with other governmental agencies (TxDOT) and uniquely evolving project scopes/designs. We must continue to look for ways to improve our project design, bid specification and construction management. This effort will provide an excellent opportunity to discuss, debate, and record changes as they occur. It will also provide for reflection for future improvement efforts. Thanks Councilmember Dodson for the suggestion.

Coronavirus Local Fiscal Recovery Funds Funding Update – Last meeting we shared an update on our effort to secure funding under the Coronavirus Local Fiscal Recovery Funds program which provided \$19.3 billion to support non-entitled units of local government (population under 50,000). This program provides federal dollars as part of the American Rescue Plan Act. The funds are to

be distributed through Texas Department of Emergency Management. Under the program, Colleyville will receive the first of two payments later this month. The second payment is scheduled for this time next year. Each payment is estimated at \$3,356,384.57 for a total allocation of \$6,712,769.14.

Earlier we discussed uses for this funding as part of our Worksession budget review. As the first allocation will be received in this fiscal year, we proposed allocating the funding for the following uses: First Responder pay (+/- \$2m); Gift Card Program reimbursement for February and July (+/- \$1m); and Emergency equipment/vehicle/facilities (+/- 350k). Next year's funding use, while likely to be similar, will be discussed next year as part of the budget.

Building Code Committee Team Progresses Nicely – On a weekly basis, a staff committee gathers to review building codes in anticipation of a formal update later this fall. To date the group has completed review of the International Building Code (IBC) 2015 and 2018 updates. The IBC regulates commercial buildings. This week the group completed the 2015 International Residential Code (IRC) book and will now begin reviewing the 2018 IRC updates. The team is on schedule to complete their review of the entire code book collection by the end of August. Team members include Mark Wood, Ben Bryner, Chris Pena, Kyle Lester, Ronni Orr, Jerry Ducay, and Eddie Wilson (the most important member).

Summer Reading Program Finale Wrap-Up – The glow of lights was abundant as the Colleyville Public Library hosted its annual end-of-summer celebration July 23rd, concluding yet another very successful Summer Reading Program. Over 2,000 people enjoyed an evening of fun, games, lights, and a real hot air balloon, located on the south lawn and The Plaza at Colleyville. Hand decorated luminaries glimmered throughout the evening in front of City Hall as well as a six-foot lighted sign displaying "Glow Readers." This year's program boasted over 1,330 enrolled participants from infants, children, teens, and adults. It was supported by the generous donations from many Colleyville businesses, the Robert J. and Helen H. Glaser Family Foundation, the Friends of the Library, and the Texas Commission on the Arts.

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-21-4638

- 4a** Approval of the minutes of the regular City Council meeting of July 20, 2021
- 4b** Approval of a contract with Weaver and Tidwell, L.L.P. for auditing services for fiscal year ending September 30, 2021, in the amount of \$51,900 for the audit of 2021 financial statements and the Annual Financial Report preparation and printing

Mayor Pro Tem Lindamood read Resolution R-21-4638 in its entirety.

Finance Director Kyle Lester spoke on item 4b noting staff has worked well with Weaver and Tidwell and they fairly represent the City's finances. There were no questions by City Council. Mayor Pro Tem Lindamood opened and closed the public hearing at 7:53 p.m. as there were no speakers.

Councilmember Kelley and made a motion to approve Resolution R-21-4638, seconded Councilmember Dodson.

The motion to approve Resolution R-21-4638 was approved by the following vote:

Ayes: 5 – Mayor Pro Tem Lindamood, Councilmembers Wheat, Dodson, Kelley, and Rigney.

Absent: 2 – Mayor Newton and Councilmember Nakamura.

5. ORDINANCE(S): SECOND READING AND PUBLIC HEARING

5a Ordinance O-21-2166

Approval of the Fiscal Year 2022 Colleyville Crime Control and Prevention District budget

Mayor Pro Tem Lindamood read the caption of Ordinance O-21-2166.

Police Chief Michael Miller presented this item noting this will be the fourth time the Council has seen the presentation and there have been no changes with the exception of the request by Mayor Newton to eliminate the \$250,000 revenue line item so the true cash amount would be reflected in available cash.

Councilmember Kelley asked Chief Miller if the department had any needs which have not been budgeted for. Chief Miller responded they have everything they need to do the job well. He also stated they are very blessed by the support of the City Council and City Manager's Office.

Mayor Pro Tem Lindamood opened and closed the public hearing at 8:08 p.m. as there were no speakers.

Councilmember Rigney made a motion to approve Ordinance O-21-2166, seconded Councilmember Kelley.

The motion to approve Ordinance O-21-2166 was approved by the following vote:

Ayes: 5 – Mayor Pro Tem Lindamood, Councilmembers Wheat, Dodson, Kelley, and Rigney.

Absent: 2 – Mayor Newton and Councilmember Nakamura.

6. TABLED ORDINANCE(S): READING AND PUBLIC HEARING

6a Ordinance O-21-2163

Consideration of a zoning change from PUD-C Planned Unit Development-Commercial zoning district to RE Single-Family 'Estate' Residential zoning district on Lot 1A & 2A, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case ZC21-010

Councilmember Wheat made a motion to remove Ordinance O-21-2163 from the table, seconded by Councilmember Rigney.

The motion to remove Ordinance O-21-2163 from the table was approved by the following vote:

Ayes: 5 – Mayor Pro Tem Lindamood, Councilmembers Wheat, Dodson, Kelley, and Rigney.

Absent: 2 – Mayor Newton and Councilmember Nakamura.

Mayor Pro Tem Lindamood read the caption of Ordinance O-21-2163.

Community Development Director Ben Bryner presented this item noting this is a request to rezone from the PUD-C Planned Unit Development - Commercial district to the RE Single-Family 'Estate' Residential district for one new single-family home. He noted this property is located in The Villages and the current size of the property does comply with all the minimum standards of the RE zoning district. He also stated this item was tabled at the June 15, 2021 meeting to allow the applicant time to provide exhibits to present to the City Council showing the proposed home and other improvements to the site.

The City Council reviewed the exhibits. There was discussion regarding the location of fencing, front set back requirements, size and connection to structures, driveway gate regulations, a sidewalk, trees, and the address.

City Manager Jerry Ducay stated this is a zoning case and the exhibit is provided to indicate where the fencing is to be laid out, but there is no possibility this exhibit can be considered as granting any special uses or any other variances which would require a public hearing process. Therefore, the house in this exhibit may or may not be laid out exactly as represented here, but it has to comply with all other codes, and no other special uses or variances are implied or granted by any attachment of this exhibit.

Mayor Pro Tem Lindamood opened the public hearing at 8:20 p.m.

Kathy Hadley, 204 Timberline Drive North, spoke with concern for this being a residential property, as she feels Colleyville would benefit economically if this were a commercial business.

There were no others wishing to speak, and Mayor Pro Tem Lindamood closed the public hearing as 8:22 p.m.

Councilmember Dodson and made a motion to approve Ordinance O-21-2163, with the condition the attached exhibit outlines the type and location of fence, and the location of the house, but does not permit over and above the zoning provided for and no special uses or variances are implied or granted, seconded Councilmember Kelley.

The motion to approve Ordinance O-21-2163 was approved by the following vote:

Ayes: 5 – Mayor Pro Tem Lindamood, Councilmembers Wheat, Dodson, Kelley, and Rigney.

Absent: 2 – Mayor Newton and Councilmember Nakamura.

Item 6b remained tabled.

6b Ordinance O-21-2165

Request to appeal the decision of the Planning and Zoning Commission regarding the consideration of a zoning change from the R--20 Single Family Residential district and R-40 Single Family Residential district to the RE Single Family 'Estate' Residential district for Lot 3, Block 3, Highland Acres Addition, located at 401 Timberline Drive South, Case ZC21-013

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-21-4639

Approval of a proposal to set the ad valorem tax rate for Fiscal Year 2022 at \$0.291778 per hundred dollars of valuation

Mayor Pro Tem Lindamood read Resolution R-21-4639 in its entirety.

Finance Director Kyle Lester presented this item and stated the proposed rate is the no-new-revenue tax rate, and is the first formal step toward adopting the 2022 budget. Director Lester stated the Truth in Taxation laws require the City to inform the citizens of the proposed FY 2022 tax rate, and the intention to adopt the tax rate of \$0.291778 per hundred dollars of valuation, utilizing the July 2021 certified tax roll as the basis for the proposed tax rate. Director Lester stated this is the fourth consecutive year the Council was provided the no-new-revenue

tax rate. He explained the no-new-revenue tax rate allows the City Council to lower the tax rate to offset the increasing property values determined by TAD, in order to collect the same amount of revenue as the prior year, excluding new growth.

Councilmember Wheat thanked Finance Director Lester for providing a good presentation and encouraged the public to watch the video from this evening's Worksession where Director Lester presented the proposed tax rate and 2022 budget.

Councilmember Wheat made a motion to approve Resolution R-21-4639, seconded Councilmember Rigney.

The motion to approve Resolution R-21-4639 was approved by the following vote:

Ayes: 5 – Mayor Pro Tem Lindamood, Councilmembers Wheat, Dodson, Kelley, and Rigney.

Absent: 2 – Mayor Newton and Councilmember Nakamura.

8. TABLED RESOLUTION(S): READING AND PUBLIC HEARING

Items 8a and 8b remained tabled.

8a Resolution R-21-4574

Consideration of a request to abandon a previously dedicated right-of-way (ROW) area on Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case GC20-007

8b Resolution R-21-4575

Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006

8c Resolution R-21-4626

Consideration of a Replat for Lot 1R, Block 1, Village Court, being Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case PC21-008

Councilmember Dodson made a motion to remove Resolution R-21-4626 from the table, seconded by Mayor Pro Tem Lindamood.

The motion to remove Resolution R-21-4626 from the table was approved by the following vote:

Ayes: 5 – Mayor Pro Tem Lindamood, Councilmembers Wheat, Dodson, Kelley, and Rigney.

Absent: 2 – Mayor Newton and Councilmember Nakamura.

Mayor Pro Tem Lindamood read Resolution R-21-4626 in its entirety.

Community Development Director Ben Bryner presented this item stating this resolution is the companion to Ordinance O-21-2163, which was just presented and approved by City Council.

Mayor Pro Tem Lindamood asked Sophie Tel Diaz, 28 Village Lane, Suite 100, the realtor representing the property, if there were any known plans to sub-divide the property. Ms. Tel Diaz responded no, not to her knowledge.

Councilmember Dodson made a motion to approve Resolution R-21-4626, seconded by Councilmember Rigney.

The motion to approve Resolution R-21-4626 was approved by the following vote:

Ayes: 5 – Mayor Pro Tem Lindamood, Councilmembers Wheat, Dodson, Kelley, and Rigney.

Absent: 2 – Mayor Newton and Councilmember Nakamura.

9. CITIZEN COMMENTS

Kathy Hadley, 204 Timberline Drive North, stated the trees in the medians along Colleyville Boulevard are beautiful, but has concerns with the way the trees were being watered. She also expressed her concern with a recent notice of violation letter and noted Mayor Pro Tem Lindamood and the City Manager responded to her.

Sayed Syed, 6705 Sapphire Circle North, thanked the Council and City for completion of the median project to Tinker Road. Mrs. Syed stated she now has a safety concern for those having to turn left onto Tennison Parkway. She proposed consideration of making Tennison one-way or providing a right turn only exit from Tennison to a U-turn to enter Colleyville Boulevard.

Mayor Pro Tem Lindamood stated this item will be taken to the Traffic Advisory Committee and the City Manager will respond.

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, AUGUST 3, 2021 - READING AND PUBLIC HEARING - RESOLUTION R-21-4640

This resolution was not needed.

11. ADJOURNMENT

There being no further business before the City Council, Mayor Pro Tem Lindamood the adjourned the meeting without objection by the City Council at 8:47 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 17TH DAY OF AUGUST 2021.

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 4b

Agenda Date 8/17/2021

Number Resolution R-21-4642

Type Resolution

Department Library

Title

Approval to use the Voluntary Library Fund in Fiscal Year 2021, for professional services to update the Library's Long-Range Plan, in an amount not to exceed \$17,000

Strategic Plan

- 1.1 Actively involve and engage stakeholders
- 2.1 Provide responsive, efficient city services
- 2.4 Demonstrate stewardship of public resources
- 5.3 Provide attractive facilities for leisure and recreation

Explanation

Reading and Public Hearing

The Voluntary Library Fund provides for the development and improvement of library programs, services, and capital items, including collection development (books, DVDs, CDs, digital, and other materials). In October 2006, City Council approved an increase of the monthly Voluntary Library Fund contribution amount from \$1.00 to \$2.00 per month.

Since FY 2004, the Colleyville Public Library budget has included use of the Voluntary Library Fund for the purchase of collection materials, processing supplies, and library programs. Additionally, the Fund has been used for several special library projects. The attached Voluntary Library Fund Report FY 2004 – FY 2021 provides an overview of Library Board recommended and City Council approved expenditures.

Texas public libraries are accredited in the Government Code 441.127(a), Library Systems, under the authority of the Texas State Library and Archives Commission (TSLAC). To be considered for accreditation, a public library must submit an annual report to TSLAC by April 30th and complete an application for accreditation in the State Library System. Accredited libraries are eligible for certain services from the State Library. The primary services include: TexShare databases consortium, Inter-Library Loan program, TexShare card program, continuing education programs, and consulting services. Each public library applying for membership in the Texas Library System must meet requirements defined in the Texas Administrative Code, Title 13, Chapter 1, Rules §1.71 - §1.86. Rule §1.83.6 which states the following:

"The library must have a long-range plan that is approved by its governing board. This plan must be reviewed and updated at least every five years and must include a

collection development element and a technology element.”

Since the opening of the Colleyville Public Library on November 24, 2003, the library has completed three long-range planning documents:

- Colleyville Public Library Long-Range Plan FY2007 – FY2011
- Library Spatial Reorganization Plan 2009 - 2014
- Long-Range Plan 2016 - 2021

At the June 14, 2021 meeting, the Colleyville Library Board discussed the library's current long-range plan would be five-years-old and needed to be updated to meet requirements defined in the Texas Administrative Code. Aaron Babcock with Hidell and Associates Architects submitted the attached fee proposal and description of work for the Colleyville Public Library Long-Range Plan update. Hidell and Associates Architects prepared the previous planning document, as well as the documents for the expansion to the second floor and the reconfiguration of the first floor. The Voluntary Library Fund was identified as a source of funding for the project. On June 14, 2021, the Colleyville Library Board unanimously approved the use of the Voluntary Library Fund for professional services to update the library's Long-Range Plan, in an amount not to exceed \$17,000, and requested it be presented to the City Council for approval.

Financial Impact

Funds are available in the Voluntary Library Fund, in the amount of \$530,853 as of July 31, 2021.

Recommendation

Approve

Attachments

1. Voluntary Library Fund Report FY 2004 - FY 2021
2. TSLAC- Colleyville Public Library TexShare Participation Summary Report 2021
3. Colleyville Public Library Long-Range Plan 2016 - 2021 - Final Report
4. Colleyville Long Range Plan Update - Hidell Associates Architects
5. Financial Status of Voluntary Library Fund at July 31, 2021



Public Library

Voluntary Library Fund Report *

FY 2004 - FY 2021

Fiscal Year (FY)	Board Recommended	Council Approved
FY 2004	\$36,436	\$36,436
FY 2005	\$46,750	\$46,750
FY 2006	\$102,370	\$102,370
FY 2007	\$220,825	\$220,825
FY 2008	\$126,000	\$126,000
FY 2009	\$130,000	\$130,000
FY 2010	\$135,000	\$135,000
FY 2011	\$145,000	\$145,000
FY 2012	\$145,000	\$145,000
FY 2013	\$145,000	\$145,000
FY 2014	\$145,000	\$145,000
FY 2015	\$145,000	\$145,000
FY 2016	\$145,000	\$145,000
FY 2017	\$155,000	\$155,000
FY 2018	\$160,000	\$160,000
FY 2019	\$167,000	\$167,000
FY 2020	\$170,000	\$170,000
FY 2021	\$170,000	\$170,000

*Use of the Voluntary Library Fund for the purchase of collection materials, collection processing supplies and library programs

Voluntary Library Fund Report Special Project Expenditures

Fiscal Year (FY)	Board Recommended	Council Approved
FY 2003 - Library Building Construction	\$400,000	\$400,000
FY 2011 - Library Second Floor Audio-Visual Equipment	\$50,000	\$50,000
FY 2015 - Library Long-Range Plan 2016-2021	\$25,000	\$25,000
FY 2020 - Library Equipment- ECO-Master 50-Disc Repair Machine with Blu-Ray Mode	\$16,025	\$16,025
FY 2021 - Library Long-Range Plan 2022-2027	\$17,000	



TexShare Value Report

for

Colleyville Public Library

Colleyville, TX

Report date: June 2021

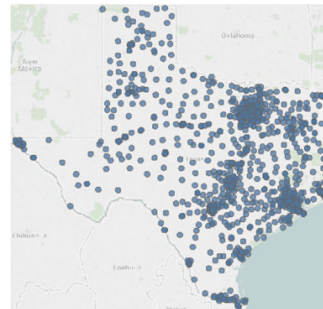


About TexShare

TexShare is a consortium of Texas libraries joining together to share print and electronic materials, purchase online resources, and leverage local support and expertise for the benefit of all Texans. TexShare programs are funded in part by a grant from the US Institute of Museum and Library Services to the Texas State Library and Archives Commission.

TexShare Consortium Members, FY21

	TexShare Members	Card Program	Databases Program
Academic Libraries:	147	141	144
Medical Libraries:	16	11	16
Public Libraries:	507	360	445
TOTAL	670	512	605



Did You Know?

TexShare was founded in 1988 by 53 public colleges and universities. Independent colleges and universities and community colleges joined in 1997, public libraries in 1999, and libraries of clinical medicine in 2001.

TexShare Databases Program

Retail cost of the TexShare Databases for your library if purchased separately

(Sum of 2021 vendor-provided full retail prices without TexShare discount)

\$103,047

FY2022 TexShare Fee*

\$1,252

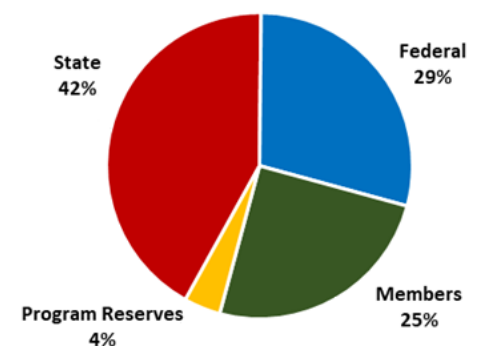
**FY2022 invoices will be distributed August 2021*

The TexShare Databases Program allows libraries to provide authoritative and ad-free electronic articles, books, tutorials, and other resources to their patrons 24/7. The TexShare Databases are licensed for the exclusive use of TexShare libraries and their patrons.

The TexShare Databases Program provides access to more than 27,750 journals and magazines, over 215,000 ebooks, and over 16 million images, videos, and interactive resources. It includes a total of 68 electronic resources:

- 44 journal and magazine collections
- 5 collections of e-books and poetry
- 2 interactive resources with job skill tutorials and college preparation resources
- 1 job and career resource
- 2 genealogy and map collections
- 2 collections of legal forms, e-books, and other information
- 12 collections of indexed bibliographic records and abstracts

TexShare Databases Program Funding FY21



Other Resource Sharing Programs

TexShare Cards provide library patrons with the privilege of visiting **518** public, academic, and medical libraries throughout the State of Texas to borrow books and other physical materials not available at their home libraries. In FY2020, over **16,000** patrons used the TexShare Card Program to borrow over **351,000** items from participating libraries.

The TexShare Card program complements traditional Inter-Library Loan. The Texas State Library and Archives Commission's **Navigator ILL** program for public libraries supplied nearly **162,000** books, articles, and other items to Texas library patrons in FY2020.

To further support Inter-Library Loan, TexShare provides subsidies for 5-day, 3-day, or 2-day a week courier service to participating libraries throughout Texas through the **TEExpress Courier**, allowing libraries to reduce their postage and shipping fees.

Participation Summary FY21:

TexShare Databases	Yes
TexShare Card Program	Yes
Navigator ILL Status	Live
TEExpress Subsidy	Yes

COLLEYVILLE PUBLIC LIBRARY



LONG-RANGE PLAN 2016 - 2021

Final Report

3.22.2016

Prepared by
Hidell and Associates Architects, Inc.

COLLEYVILLE PUBLIC LIBRARY

LONG-RANGE PLAN 2016 - 2021

Prepared for

**City of Colleyville, Texas
Colleyville Public Library**

by

Hidell and Associates Architects, Inc.

For more information, please contact:

110 Main Street
Colleyville, TX 76034
817.503.1000

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COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

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COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

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ACKNOWLEDGEMENTS

The planning team would like to recognize and thank the Community members and Staff members for their knowledge, assistance, and insight throughout the process of developing this plan. The contributions of the following people are appreciated and help make this document possible:

Library Board

Vernon Noronha, Chair
Kay Newton
Victoria Kennedy- Ziegler
Nancy Andrews
Molly Skinner
Billie Tuttle
Seanna Billinger
Joan Roberts
Nancy Tuuling – Ex Officio, Friends
Cecilia Monacelli – Ex Officio, Foundation
Thad Bolline (former)
Jerome Davis (former)
Charna Logan-Gray (former)
Sue Anne Martinez (former)

Library Staff

Mary Rodne, Library Director
Kara Teeter, Adult Services Librarian
Jack Pawlowski, Circulation / Technical Services Librarian
Lani Hahn, Youth Services Librarian
Cindy Appleby (former Circulation / Technical Services Librarian)
Erica Gill (former Adult Services Librarian)

Mayor and City Council

Mayor David Kelly
Mike Taylor, Mayor Pro Tem
Carol Wollin, Place 1
Chuck Mogged, Place 2
Chris Putnam, Place 3
Jody Short, Place 4
Nancy Coplen, Place 5
Tom Hart, Place 5 (former)

City Staff

Jennifer Fadden, City Manager
Chris Fuller, Deputy City Manager
Terry Leake, Former Assistant City Manager / CFO



LIBRARY PERFORMANCE ASSESSMENT

LIBRARY PERFORMANCE ASSESSMENT

INTRODUCTION

The Colleyville Public Library Long-Range Plan provides a framework for the delivery of library services and programs to meet the dynamic needs of the community for the next five years. The report makes recommendations to assist the Library in meeting these needs to best serve the residents of Colleyville.

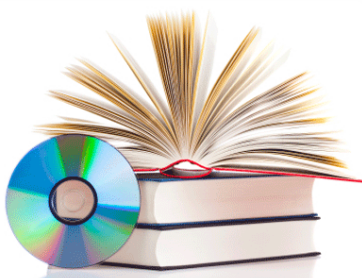
During the planning stage, focus groups were conducted, an online survey was circulated, and usage of the existing collection and services were analyzed. The final plan provides recommendations to address space requirements in relation to technology, programming space due to changing service trends and collection development based upon usage. Today, public needs and usage are driving libraries to change, and the internal configuration of the facility will determine the types of services it can offer.

The Library serves the cultural, educational, and intellectual needs of Colleyville residents of all ages. First and foremost, the Library works to ensure that residents will have anytime/anywhere access to materials in a variety of formats. Secondly, the Library offers an array of early literacy programs and services. Third, the Library is a resource that provides materials and programs for lifelong learning, giving Colleyville residents the opportunity to explore topics of interest for self-directed personal growth and development opportunities throughout their lives. In fiscal year 2014, the Library had 134,314 visitors and 50 percent of Colleyville residents were library card holders.

The mission of the Library is:

Colleyville residents of all ages will have state-of-the-art library services, accessible "Anytime, Anywhere."

The Library is responsible for the following core services:



Provide reading, viewing, and listening materials



Provide early literacy programs and services to create young readers



Provide resources for lifelong learning

COMMUNITY FACTORS IMPACTING THE LIBRARY

COMMUNITY DEMOGRAPHICS

The Colleyville Public Library serves Colleyville residents with an estimated service population of 23,740. In FY2014 the Colleyville Public Library had 12,131 resident cardholders and 1,607 non-resident cardholders from surrounding cities that offer reciprocating services. The community is one of the most affluent and highly educated communities of the Dallas-Fort Worth Metroplex, with a median household income of \$153,021 and nearly two-thirds of the city's population over 18 having an associates college degree or higher.

The Colleyville community has a median age of 45.6, which is significantly higher than the 33.6 median age of Texas residents. The median age has increased from 40.0 in 2000 to 45.5 in 2010 and 45.6 in 2013. The largest changes in population since 2000 include a decline in those aged between 35-44 and an increase in those aged 60 and 64.

Aging Population. A 2013 "Internet & American Life Library Services" survey found that Americans with children are the most likely users of the public library and as Americans age (50+) library use declines. In this same study older adults cited a decline in use do to a lack of programs and services tailored to their needs. The expectation of library service is different for the boomer generation (those born between 1946-1964) than previous generations. As they retire and shift life focus, the Library must address their needs and engage them. The Library will need to implement programs and services to engage this segment of the population, as 31.5% of Library card holders are boomers. Partnering with organizations that currently provide services to age 50+ citizens will allow the Library direct access to identify need and expand services. The Colleyville Public Library currently partners with the Colleyville Senior Center to provide programming and outreach. Moving forward this strategic partner will be valuable to keep the aging population engaged.

Affluence and Education. National statistics indicate wealthy and highly educated people are more likely to use libraries, with 50% of those with household incomes over \$75,000 and 56% of those with a college degree having used a public library. With a median household income of \$153,021, and nearly two-thirds of adults with a college degree, Colleyville citizens most likely have access to a computer at home or work. These same citizens are more likely to have access to mobile devices with internet access. The need to provide wireless access, appropriate seating and power for those patrons that bring laptops, tablets, smartphones, and e-readers will increase. The Colleyville Public Library's current furniture configuration limits this type of use. Additionally, the proliferation of mobile devices (tablets, smartphone, e-readers) is impacting the Library collection, as approximately one-third of all Library visits were on Overdrive (the digital collection portal).

CONSUMER TRENDS

Consumers are increasingly utilizing technology for the delivery of information and entertainment, which is having an effect on the public library. Access to information is just a click away and with the proliferation of mobile devices (laptop, smartphones, tablets, and e-readers) and that access has extended to an “Anywhere, Anytime” expectation by consumers. This is impacting library services as consumers expect easy access to a digital collection and are continually searching for comfortable spaces with free Wi-Fi.

A recent 2013 Pew research study among American adults 16 and older who read at least one book in the past year found that:

- **Book Sales** – Twenty-eight percent were e-books, which is up from seventeen percent three years ago, however the vast majority of e-book readers also enjoy printed books.
- **Ownership** - Ownership of tablet and/or e-book readers increases in adults with higher education and income levels. Forty-six percent of adults with a household income above \$75,000 and a college degree have read an e-book in the past twelve months.
- **Transformation** - Growing public support for libraries to move books out of the library to create space for community and tech spaces is up to seventy percent (Americans ages 16+).

These trends are having an impact on library collections and services as consumers’ habits are changing.

Digital Collection. The future adoption rate and use of e-books for public library patrons is difficult to predict, but these consumer trends indicate the digital collection will grow, potentially replacing a portion of the physical collection. This shift to include access to more digital content will require the library to maintain a strong online presence and continually evaluate the physical amenities and services offered.

Technology. The public library has a long history of providing communities with access to technology. Since the Library opened in 2003, the Colleyville Public Library has offered access to public computers. Over the years, the Library has expanded the technology it offers patrons, such as wireless access, self-check-out and self-check-in machines. These types of technology allow the public to quickly return and get new items, and have the added benefit of making staff more efficient.

Transformation. As information has become easier to access, libraries are modifying their physical spaces to stay relevant. The library as a warehouse of information is an outdated concept. The library of the 21st century is a social place, a community workshop, a hub filled with the tools of knowledge. The overall mission of the public library remains a cornerstone of our free society: providing free and fair access to information anytime, anywhere. Libraries must evaluate and modify their existing collections and services to meet these shifting community needs. By identifying materials, services, and spaces that are inefficient or underutilized, the Library can find space and shift funds to help meet these changing needs.

Time Compression. The spectrum of human need is continually expanding. The paradigm of “need” is changing, evolving, and most importantly, speeding up. Time compression is affecting nearly every aspect of our lives, but as we compress our time, we are also compressing our needs. Today people sleep, on average, two hours less per night than 80 years ago. People are eating lunch and dinner on the run and younger generations are multitasking experts, surfing the web and watching TV at the same time. A recent Internet & American Life Library Services Survey found 43 percent of the people in our society are having trouble making decisions because of sheer data overload. This shift in human behavior is having an impact on the Library, as people expect streamlined access to materials and services.

COMMUNITY OPINION REGARDING THE COLLEYVILLE PUBLIC LIBRARY

As part of the overall needs assessment process, the planning team engaged the community to assess overall satisfaction, as well as current and future needs. A survey was distributed which resulted in **1,386 total participants** of which 71 were not current Library cardholders and 118 were nonresidents. Questions included assessment of the Colleyville Public Library's current conditions, challenges (current and future), strengths, barriers and expectations, and what services the Library might provide to address those outcomes / findings. The results indicated an overall satisfaction with Library services and staff.

Who Participated



Participant Snapshot

1,386 total participants

95% are Colleyville Public Library card holders

87% have used the Library in the past year

44% have children at home

58% have used the Library in the last month

How the Participants Use the Library

- Respondents find weekday afternoons the most convenient time to visit the Library.
- 41 percent of respondents find out about Library programs and services via the Library website.
- 94 percent of respondents believe the role of the Library includes providing books, movies, and music for people to borrow, which the Library does currently.
- 43 percent of respondents pick-up holds when visiting the Library.

What the Participants Thought

- Respondents overwhelmingly find the staff helpful and pleasant.
- Most check out books, movies and music when visiting the Library.
- Respondents noted the limited digital collection as a barrier for use.
- 80 percent of respondents expect their use of digital downloaded content to increase over the next five years.

What the Participants Want

- 85 percent want an increased selection of downloadable books.
- 94 percent want an increased selection of bestselling books.
- Respondents want additional access to children's programs.

Additional needs identified include

- Access to more comfortable seating for reading, studying, or meeting with friends.
- Ability to return digital materials early.
- A "clearer and simpler way to download e-books and videos."
- Increased access to bestselling books.
- Increased access to books that are part of a popular series.

PEER LIBRARY COMPARISON

The Colleyville Public Library performs very well within the State of Texas. Utilizing the Texas Public Library Statistics for 2014, the planning team compared the Colleyville Public Library vs. communities with a population of (15,000-24,999) and the state average for all libraries.

The Colleyville Public Library excels in key performance criteria such as library visits per capita (18 percent above state average), circulation per capita (88 percent above state average), and circulation per hour (three times the state average). The high circulation per capita and circulation per hour statistics are a good indication the collection is being used by the Colleyville community.

The digital collection for Colleyville is circulating at a rate 2.3 times the state average. As more patrons shift to accessing the collection digitally, the statistic of library visits per capita indicates the facility and programs remain relevant to community needs.

Peer Library Analysis

	<i>Colleyville FY 2014</i>	<i>Average 15,000 – 24,999 population FY2014</i>	<i>Average Statewide FY2014</i>
<i>Total Circulation</i>	9.60 items/capita	4.74 items/capita	5.10 items/capita
<i>Library Visits</i>	5.48 visits/capita	3.27 visits/capita	4.63 visits/capita
<i>Adult Digital Circulation</i>	0.61 items/capita	0.33 times	0.26 times
<i>Adult Physical Circulation</i>	4.42 items/capita	2.80 items/capita	3.03 items/capita
<i>Children's Physical Circulation</i>	4.54 items/capita	1.58 items/capita	1.76 items/capita
<i>Adult and Children's Program Attendance</i>	0.78 /capita	0.38 /capita	0.63 /capita
<i>Reference Appendix for Peer Library Analysis</i>			



LIBRARY SERVICES ASSESSMENT

LIBRARY SERVICES ASSESSMENT

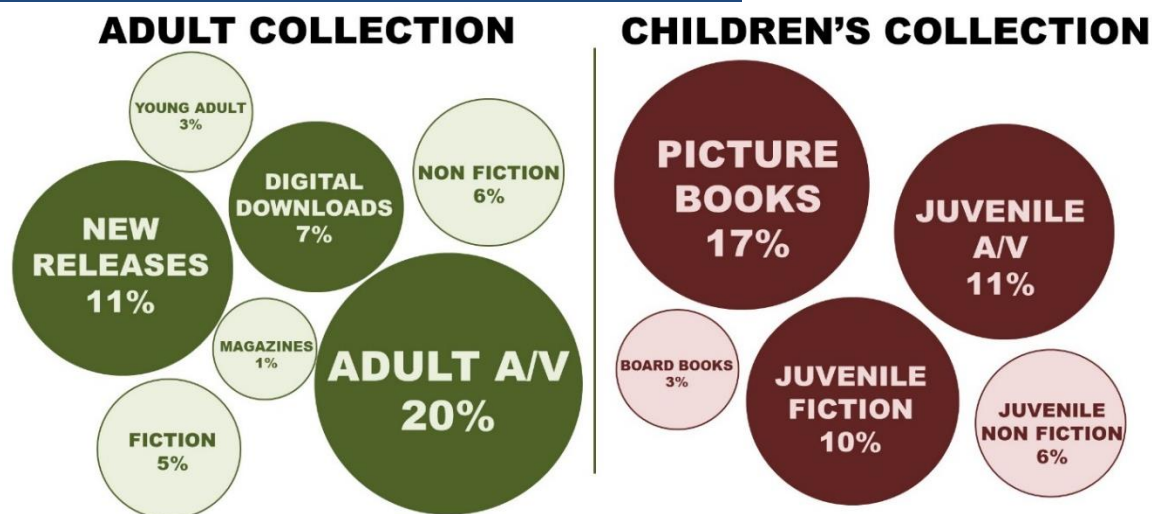
OVERVIEW OF CURRENT LIBRARY SERVICES

Overall, the planning team found the Colleyville Public Library to be a well-organized, active public library. The Library is separated on two floors with the adult, teen, and staff areas located on the first floor and the children's area and program rooms located on the second floor. The facility is in good shape and well maintained. The Library includes adult and children's collection areas, ten adult and twelve children public access computers, three study rooms, a dedicated teen room, a dedicated storytime room, a dedicated craft room and support staff spaces. The Library provides access to adult, teen and children's collections, and table and lounge seating. The facility has maximized its capacity in providing adequate space for collections, programs and services to the community.

ASSESSMENT OF THE LIBRARY'S COLLECTION

The collection is well-managed and well-organized. The Library's overall circulation of 9.60/items per capita is well above the state average, and is an indication of use by Colleyville citizens. The circulation by collection breakdown indicates Adult Audio/Video and Children's Picture Books as significant leaders in the number of checkout by patrons. These are very typical results for suburban public libraries, as the most popular collections are typically children's books, DVD's (both children's and adult) and new releases. In 2014, approximately sixty percent of all items checked out at the Library fit into these four collections. Where this result is typical, it fails to give a true indication of the actual use of each collection, as the A/V collections have a lending time different than that of new releases. To get a true indication of use, a collection utilization formula was applied.

Circulation by the Numbers (FY2013-2014)

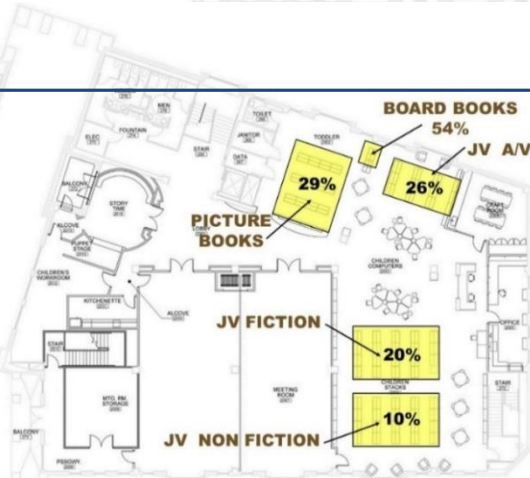
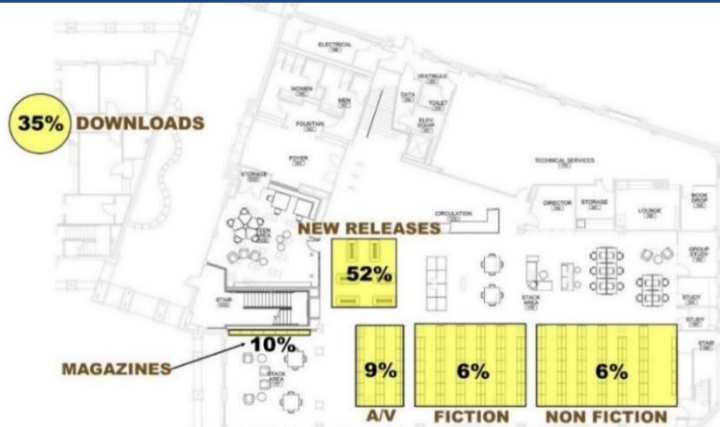


COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

COLLECTION UTILIZATION

The planning team evaluated the utilization of each collection by taking the collection turnover and dividing by the circulation period. The collection turnover is a data point that represents how frequently a given collection is checked-out. The circulation period for the Library is 21 days for books and seven days for Magazines, Adult DVDs, Children's DVDs, and Music CDs. The resulting utilization percentage is the amount of collection in circulation at any given time revealing the intensity of use. Applying this formula to each collection, gives a resulting map of use. The top three most utilized collections were the Board Books (54 percent), New Releases (52 percent), and Digital downloads (35 percent). Library planners use a 20 percent utilization for any given collection to determine the number of shelves required. Having 20 percent of the collection in circulation at any given time allows access to high demand items, without high wait times. The Colleyville Public Library's utilization results indicate a need to expand these collections to meet demand. Conversely, the Adult Fiction and Non Fiction collections have a low utilization, which can be attributed to a shift in access to content online, and how the Library displays the collections. The Library displays many popular Fiction and Non Fiction items in the new book collections, providing patrons easy access. These results indicate a need to evaluate and transition collections.

Adult Collection Utilization



COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

Additionally as a rule of thumb, the shelf life of a book is measured by the number of times it circulates with an average shelf life of forty check outs. Given the high volume of circulation for these collections (8.22 for New Releases and 9.08 for Board Books) one would expect to replace approximately 20 percent of this collection annually to maintain a current and visually appealing collection.

The Library can evaluate each collection to determine high circulation items and shift collection allocation toward these high use items. Conversely, the Library currently has several collections which are underutilized that need evaluation as well. Growth of the collections is currently constrained by the limits of the Library facility; therefore, to add additional items to the heavily used collections will require a reduction of items that are circulating less frequently.

ASSESSMENT OF THE LIBRARY'S TECHNOLOGY

The Colleyville Public Library provides a basic level of technology access to the community with 22 public computers, a digital projector in each community meeting room and a large format monitor in the teen room. Checking materials in and out has been streamlined for both patrons and staff with the addition of six self-check machines and two automated book returns (exterior and interior). A digital sign in the lobby provides marketing opportunities and access to online catalogs assisting the public searching for materials.

Library users' expectations change as new and more advanced technology becomes available to the general public. These changing expectations require the Library to assess and implement new technologies as people's needs change. Currently, the adult public computers are underutilized, with patrons using them approximately 20 percent of available hours. This can be attributed to public adoption of mobile devices and access to computers at home or work. Patrons have access to mobile phones, tablets and computers they carry with them, which has shifted the demand of the Library from providing public computer access to providing a robust Wi-Fi system and access to power for these mobile devices.

The planning team recommends transitioning the adult public computers to a flexible furniture system. The existing large stations in which the computers are located were originally designed as a study area. These oversized units take up a lot of room and do not provide any flexibility. Transitioning to an open table style furniture system will provide space for the adult public computers, as well as, space for people who bring their own devices.

The children's area includes two types of fixed computer systems which provide access to toddler and juvenile age ranges. Due to a proprietary software system, the Library is not able to track computer use for the toddler computers. The computers that allow tracking indicate consistent usage during available hours. The Library can implement a visual tracking method for the toddler computers to evaluate use and make adjustments accordingly.

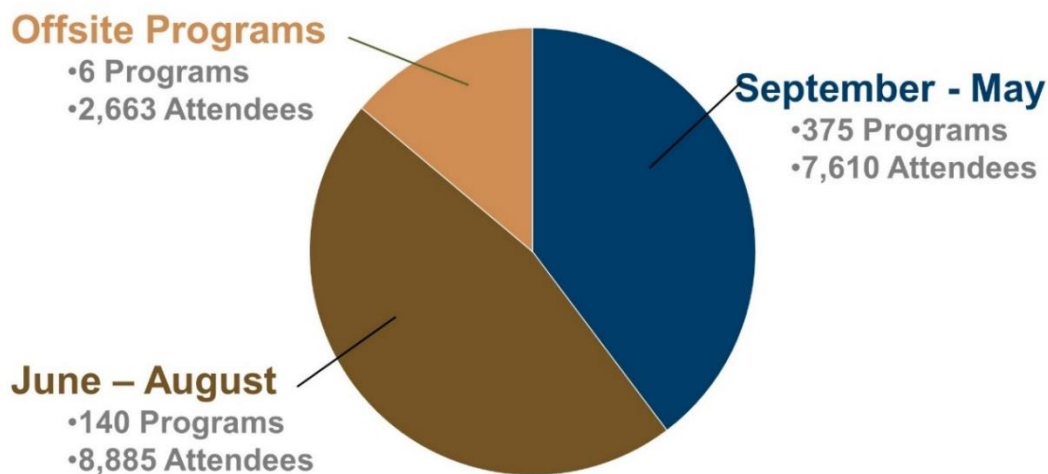
ASSESSMENT OF THE LIBRARY'S PROGRAMMING

The Colleyville Public Library is a vibrant amenity in the Colleyville community. The children's programming offered at the Library is comprehensive and well-attended. The second floor programming rooms were utilized 76 percent of available hours.

Many of the most popular children's programs require registration and quickly reach capacity. The community expressed a need for increased access to these popular children's programs that quickly reach capacity. In particular, patrons noted in the online survey the spots in the programming for 2 to 4 year old children are sometimes at maximum capacity. The planning team recommends evaluation of these popular programs, moving the location to a larger capacity room, or adding a second time to increase availability.

As stated earlier in the report the demographics of Colleyville will have an effect on use, as national statistics indicate that as a population ages, they often become disconnected with the public library. The Colleyville Public Library does a great job marketing to children and providing quality programming. Working with the Recreation staff at the Colleyville Senior Center, the Library does engage the aging population through joint programming. The Library can expand on this outreach with an active marketing plan for adult programming. Using outreach efforts as well as surveying the community and the patrons on what program topics would interest them could improve the outcome of participation for adult programming.

All Programming (Adult, Children, & Teen) FY2014



ASSESSMENT OF THE LIBRARY'S FACILITY

The existing building is 23,280 square feet located at 110 Main Street. The building was originally constructed in 2003, and the second floor was renovated in 2011. The existing location is centrally located within the Colleyville service area, and is attached to the City Hall as part of a municipal complex.

The existing building is heavily used by Colleyville community and others with over **134,314 visitors** in FY2014. The facility is in excellent condition and well-maintained. Overall, the layout is manageable for patrons and staff, however inefficiencies were found in the first floor layout. The community expressed easier access to popular materials as the most significant change to improve the facility. Many of the popular materials are located in close proximity to the entry on the first floor, however, the experience of finding these items is not as intuitive as it could be. The planning team recommends implementing an enhanced marketing and signage strategy for popular items, both physical and electronic.

The first floor layout (furniture, collection, and seating) has not changed much since opening of the facility in 2003. During the renovation of the second floor in 2011, the first floor meeting room and children's areas were relocated, enabling the Library to create a teen room and provide additional space for seating and mobile shelving. The result is a more open layout, however the remaining desk, seating, technology, and collection layout has remained static. As access to information and technology have changed, the requirements of library spaces has changed. The following items are contributing to the inefficiency of the first floor layout:

- **Multiple Service Desks** - The existing service desk configuration is inefficient and confusing to patrons. The close proximity of two desks (less than 20 feet apart) requires patrons to navigate between them for any needs/questions.
- **Public Computers** - The existing adult public computer furniture is oversized and does not allow flexibility.
- **Seating Flexibility** - The facility lacks flexibility in seating choices for patrons within the adult area. Often a four person table is utilized by only one person.
- **Access to Power** - The existing furniture does not have access to power for personal devices.
- **Layout** - The organization/layout of the facility does not maximize marketing of collections, services and programs.
- **Lounge Seating** - The existing adult lounge furniture is showing wear.

The second floor layout contains a combination of programming rooms, storytime, and children's collection area. The layout is working for the Library's needs. The online survey results indicated a need to locate a few popular adult materials on the second floor for parents of small children to browse while their children are utilizing the second floor services.

The Colleyville Public Library's core mission for many years has been access to the collection, which remains one of the most important services they provide. Nevertheless, a modern public library is far more than just a warehouse for its

COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

physical collection. Reader seating is an important measure of a library's ability to accommodate visitors who come to read, socialize, and use the collection.

Libraries try to provide a range of seating types to meet the needs of a variety of users, including those who wish to sit comfortably while they read or browse current materials, students who need space at a table or groups that need space to spread out and collaborate on projects.

There is a lack of lounge and task seating throughout the first floor of the Library. The existing four seat tables are large and most often accommodate one person. A variety of table sizes, both two seat and four seat, as well as, lounge furniture with access to power could greatly improve the flexibility for patron use.



CONCLUSIONS

CONCLUSIONS

What the Library does well...

Circulation is Strong



102% ABOVE

THE STATE AVERAGE FOR FY2014
234,667 items or 9.6 items per resident

It's a Destination

134,314 VISITS
FY2014

|OR|

67% ABOVE THE STATE
AVERAGE FOR PEER
COMMUNITIES

Programming is Excellent



19,158

LIBRARY PROGRAM ATTENDEES
FOR FY2014

120% above the state average and
second among peer cities

What the Library can do to
improve...

Priority 1

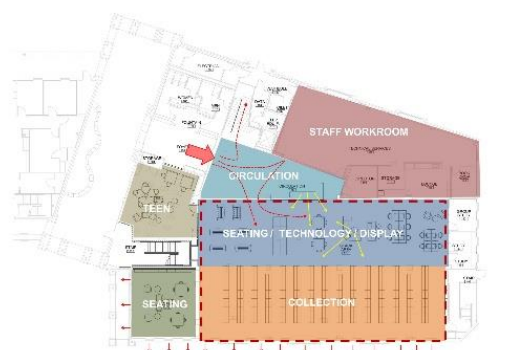
IMPROVE ACCESS TO POPULAR MATERIALS



- Reallocate collection development to meet patron use patterns, expanding the collection of high use items.

Priority 2

SIMPLIFY USER ENGAGEMENT



- Increase flexibility of space by transitioning the adult public computers furniture to an open table system.
- Transition to one staff service desk on the first floor.
- Improve access to popular items.
- Increase the variety and type of seating.



LIBRARY SERVICE RECOMMENDATIONS

LIBRARY SERVICE RECOMMENDATIONS

Recommendation **Reallocate collection development to meet patron use patterns**

The Colleyville Public Library's collection management plan is well crafted and gives appropriate weight to the educational, informational, cultural and recreational needs and wants of citizens. Although the collection is well-selected and carefully maintained, the circulation data indicates an imbalance of use by patrons. The high and low use of specific collections indicates a need for a performance based collection management system.

Goal The Colleyville Public Library should strive to achieve a balanced collection utilization over the next five years.

Action Plan **Step 1:** Beginning in FY17, evaluate and transition collection funding to provide a balanced collection utilization.
Step 2: Beginning in FY17, evaluate a performance based collection management software solution to monitor the collection utilization over the next five years.

Recommendation **Transition to a single service point on the first floor**

The current first floor service desk configuration is inefficient and confusing to patrons. The close proximity of two desks (less than 20 feet apart) requires patrons to navigate between them for services. Additionally, these two desks take up a lot of floor space that could be used for display of high use collection items, or additional seating.

Goal The Colleyville Public Library should plan to reconfigure the existing service desk configuration to a centrally located single service point.

Action Plan The following are two options to create a single service point on the first floor:

- Option 1:** Remove the existing reference desk and transition staff and equipment to the existing circulation desk.
- Option 2:** Purchase a new single service point desk and remove the existing circulation and reference desks.

(The report includes two conceptual reconfiguration plans. Reference page 18 for options.)

Recommendation**Revise public access to technology**

The Colleyville Public Library's adult public computers are underutilized, as the computers are used 20% of all available hours. This can be attributed to the public's access to personal computers and high speed internet at home or on mobile devices. The Library has seen an increase in patrons utilizing their own devices, which has increased the need for flexible seating.

Goal The planning team recommends the Library transition the adult public computers to a flexible furniture system that will allow access to power for patrons that bring their own devices.

Action Plan Replace the existing adult computer furniture with a series of tables that include power for laptops and mobile devices.

Recommendation**Update and increase the number of reader seats**

There is a lack of lounge and task seating throughout the first floor of the Library. The existing four seat tables are large and most often accommodate one person. A variety of table sizes, both two seat and four seat, as well as, lounge furniture with access to power could greatly improve the flexibility for patron use.

Goal As furniture items meet their lifespan, the Library should replace tables and seats that allow for mobility and power connectivity.

Action Plan **Step 1:** Replace the existing adult lounge seating, as it is worn and needs to be replaced.
Step 2: Increase public access to reader seating, as existing furniture items get removed or reallocated.

(The report includes two conceptual reconfiguration plans. Reference page 18 for options.)

Recommendation **Improve access to popular materials**

The existing facility is in excellent condition and well-maintained. Overall, the layout is manageable for patrons and staff, however the community expressed easier access to popular materials as the most significant change to improve the facility. Many of the most popular adult materials are located in close proximity to the entry, however, navigation of these items is difficult without a cohesive marketing plan. As the Library begins to balance the collection utilization, a transition of required collection capacity is anticipated. This will require the Library to reallocate shelving and revise the layout to provide easy access to those popular items.

Goal The Colleyville Public Library should evaluate and revise the location and access to popular materials as the amount of collections change. Additionally, the Colleyville Public Library should implement a marketing plan to keep patrons informed of the services available.

Action Plan

Step 1: Provide signage for current shelving units that display popular items.

Step 2: As the popular collections grow and less popular collections decrease, the Library should implement a plan to revise shelving accordingly.

Step 3: Provide a minimum of one mobile shelving unit on the second floor with access to popular adult collection items. The Library should track the utilization of these shelves and adjust the location / collection as required.

(The report includes two conceptual reconfiguration plans. Reference page 18 for options.)

Recommendation**Revise access to children's programs**

Many of the most popular children's programs require registration and quickly reach capacity. The community expressed a need for increased access to these popular children's programs that quickly reach capacity. In particular, patrons noted in the online survey the spots in the programming for 2 to 4 year old children are sometimes at maximum capacity.

Goal Expand access to popular children's programs

Action Plan The planning team recommends evaluation of these popular programs, moving the location to an existing larger capacity room, or adding a second time to increase availability.

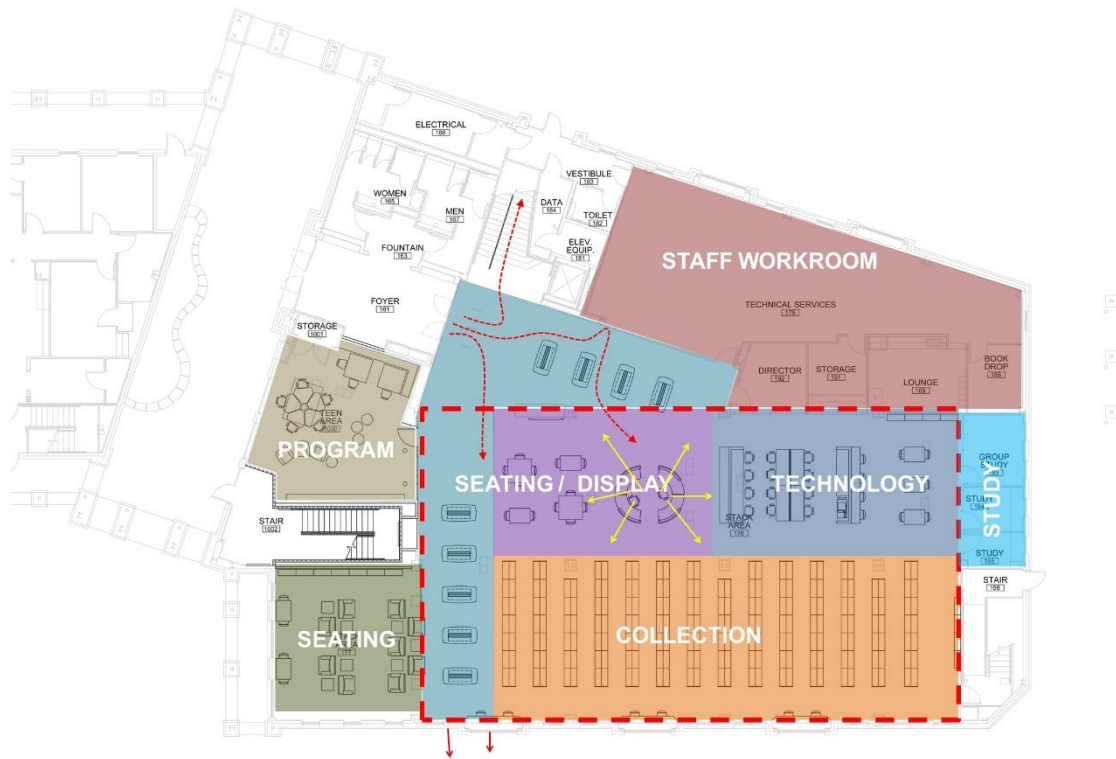
Recommendation**Engage the aging population**

The Colleyville community has a median age of 45.6, which is significantly higher than the 33.6 median age of Texas residents. The median age has increased from 40.0 in 2000 to 45.5 in 2010 and 45.6 in 2013. The Library should initiate programs and services to engage this segment of the population, as 31.5% of Library card holders are boomers.

Goal To stay relevant with the adult community by offering programming and services specific to their needs.

Action Plan The planning team recommends expanding upon the existing partnership with the Senior Center to provide outreach to the aging population. Additionally, the Library should implement an active marketing plan for adult programming and survey community members to determine programs, services, and collections that are relevant to older Library card holders.

First Floor Organizational Layout – Scheme One



First Floor Organizational Layout – Scheme Two



Implementation Plan

A logical progression of next steps should include a strategic approach to the implementation of recommendations. The recommendations with little to no cost impact on the library budget can be implemented upon the approval of the long-range plan. The recommendations with cost implications can be implemented as funding becomes available. Currently the Library Friends, Library Foundation, and individual donations are additional funding sources.

Implementation of Recommendations

1. Reallocate collection development to meet patron use patterns
 - The Library has already begun the process of analyzing the various collections to determine items with high and low use. Based on this information the library has started the process of shifting collection allocation to increase access to the high use items.
2. Transition to a single service point on the first floor
 - Upon approval of the long-range plan a further planning process to develop the specific modification such as desk design, and furniture selection will be required to establish the layout, phasing, and cost impacts. The revised furniture layout, type of furniture, and phasing strategies will all impact the total project cost.
3. Revise access to children's programs
 - Upon approval of the long-range plan the Library should begin evaluation of popular programs to determine the program expansion needs (moving to a larger room or providing a second time).
4. Improve access to popular materials
 - Upon approval of the long-range plan and based upon the analysis of the collection the Library should begin to provide signage for popular items and shift collections accordingly.
5. Revise public access to technology
 - Upon approval of the long-range plan a further planning process to develop the specific furniture selection will be required to establish the layout, phasing, and cost impacts.
6. Update and increase the number of reader seats
 - Upon approval of the long-range plan a further planning process to develop the specific furniture selection will be required to establish the layout, phasing, and cost impacts. The Library previously developed a plan to increase the number of reader seats within the magazine area. Based upon available funding the Library should proceed with the established plan for additional seating in this area.
7. Engage the aging population
 - Upon approval of the long-range plan the Library should expand upon the existing partnership with the Senior Center and implement an active marketing plan for adults.



APPENDIX





LIBRARY UTILIZATION RESULTS

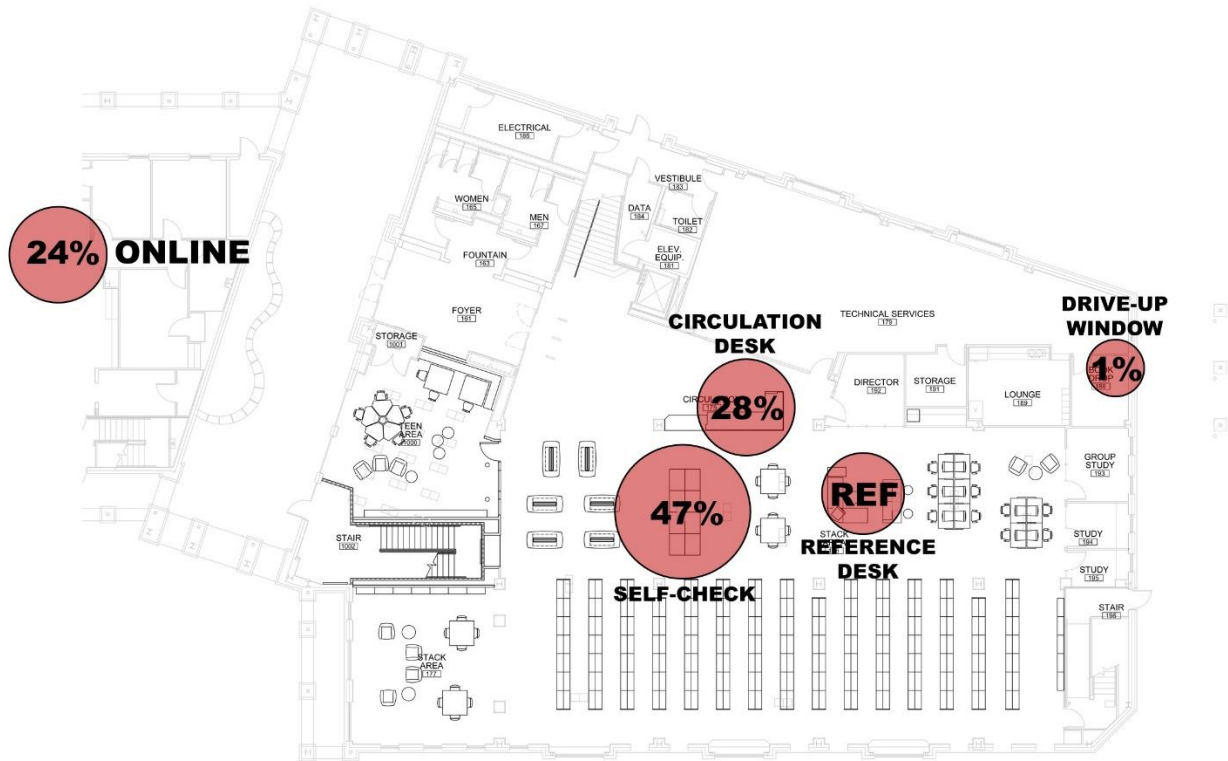
Computer and Study Room Use – Lower Floor



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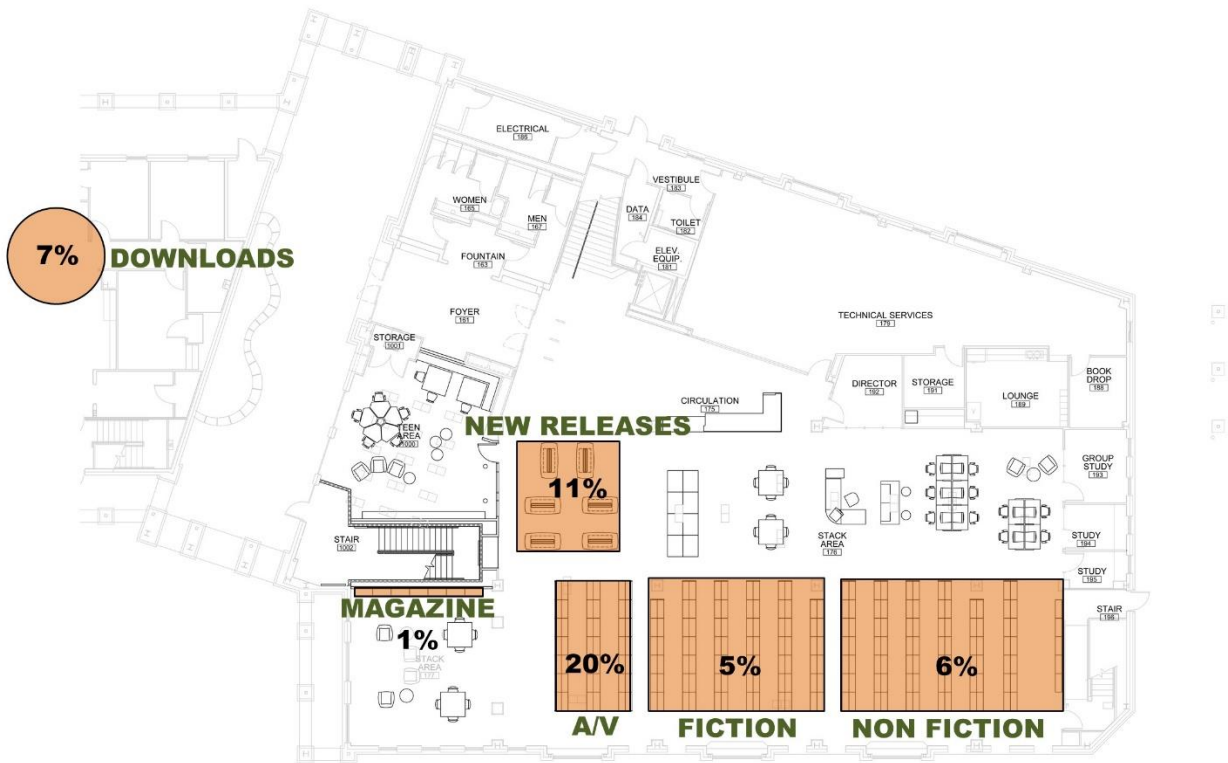
GENERAL USE STATS

Transactions – Lower Floor



GENERAL USE STATS

Total Adult Circulation – Lower Floor



COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

GENERAL USE STATS

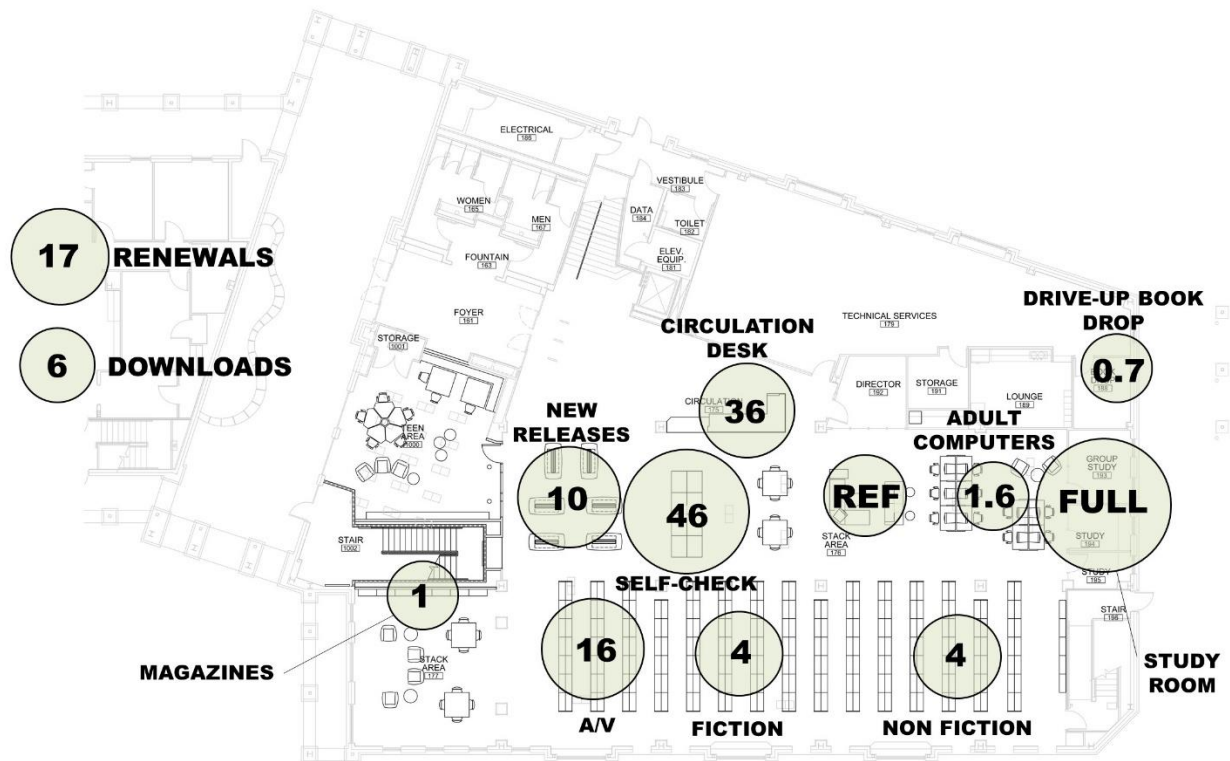
Total Children's Circulation – Upper Floor



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GENERAL USE STATS

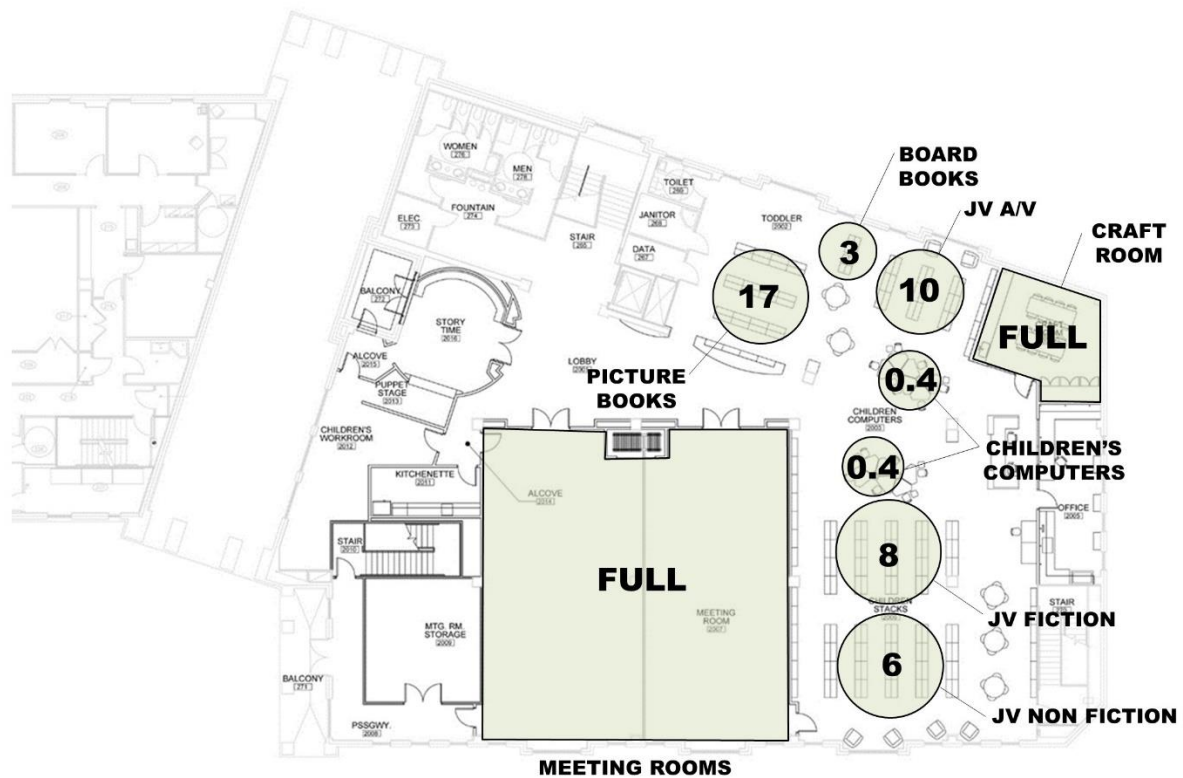
Use per Hour – Lower Floor



COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

GENERAL USE STATS

Use per Hour – Upper Floor



COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

GENERAL USE STATS

Average Use per Item (Adult Collection) – Lower Floor



COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

GENERAL USE STATS

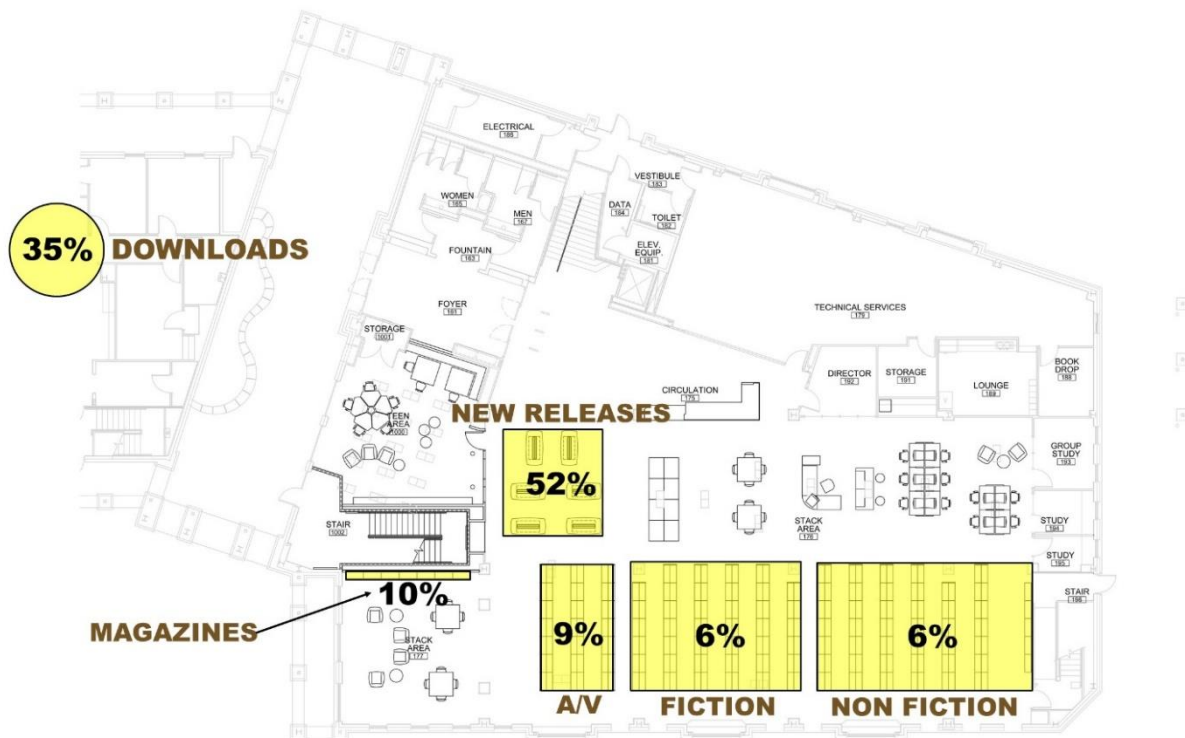
Average Use per Item (Children's Collection) – Upper Floor



COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

GENERAL USE STATS

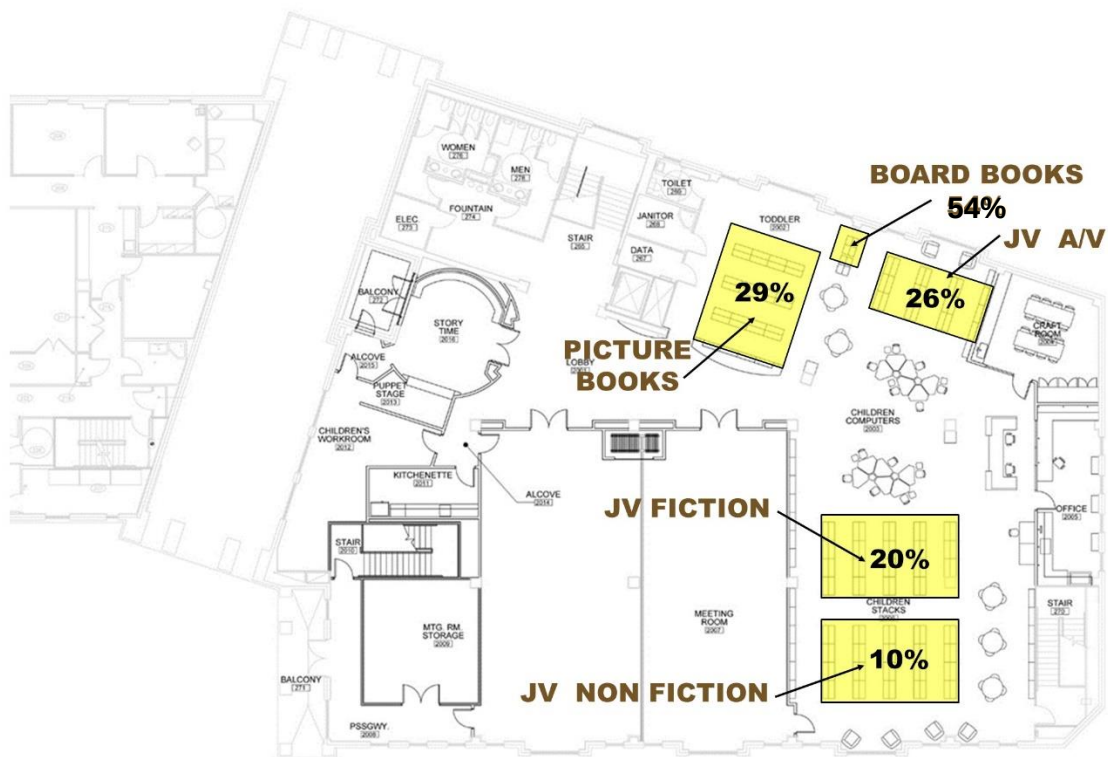
Collection Utilization (Adult Collection) – Lower Floor



COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

GENERAL USE STATS

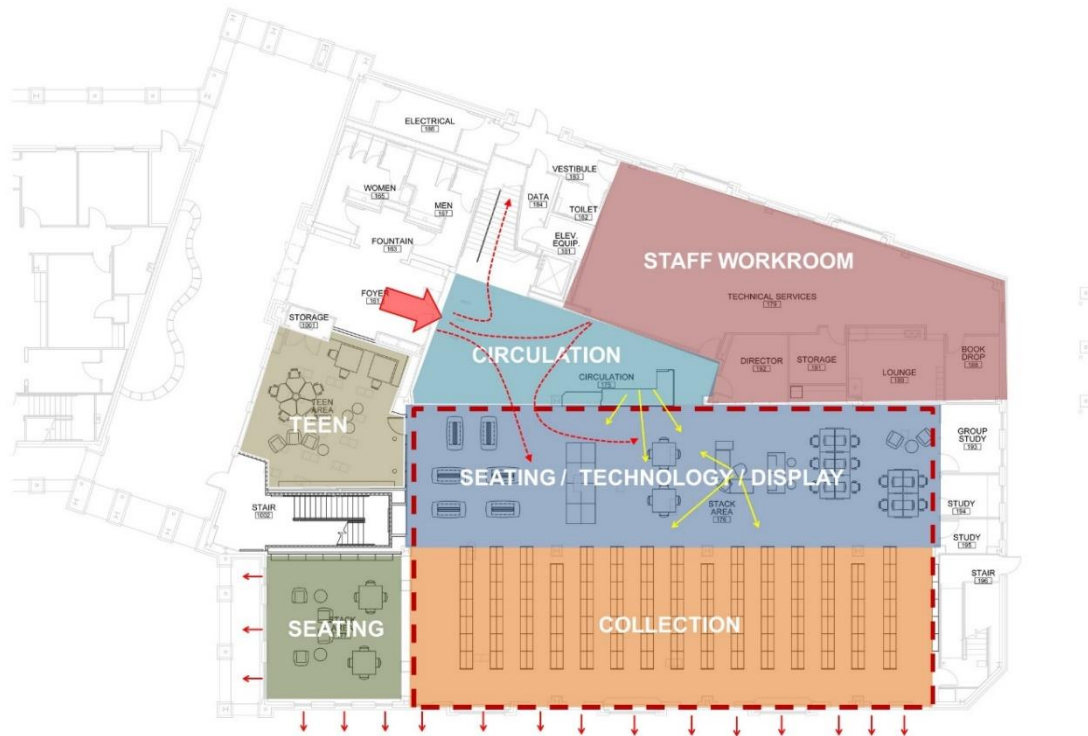
Collection Utilization (Children's Collection) – Upper Floor



COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

CURRENT LAYOUT

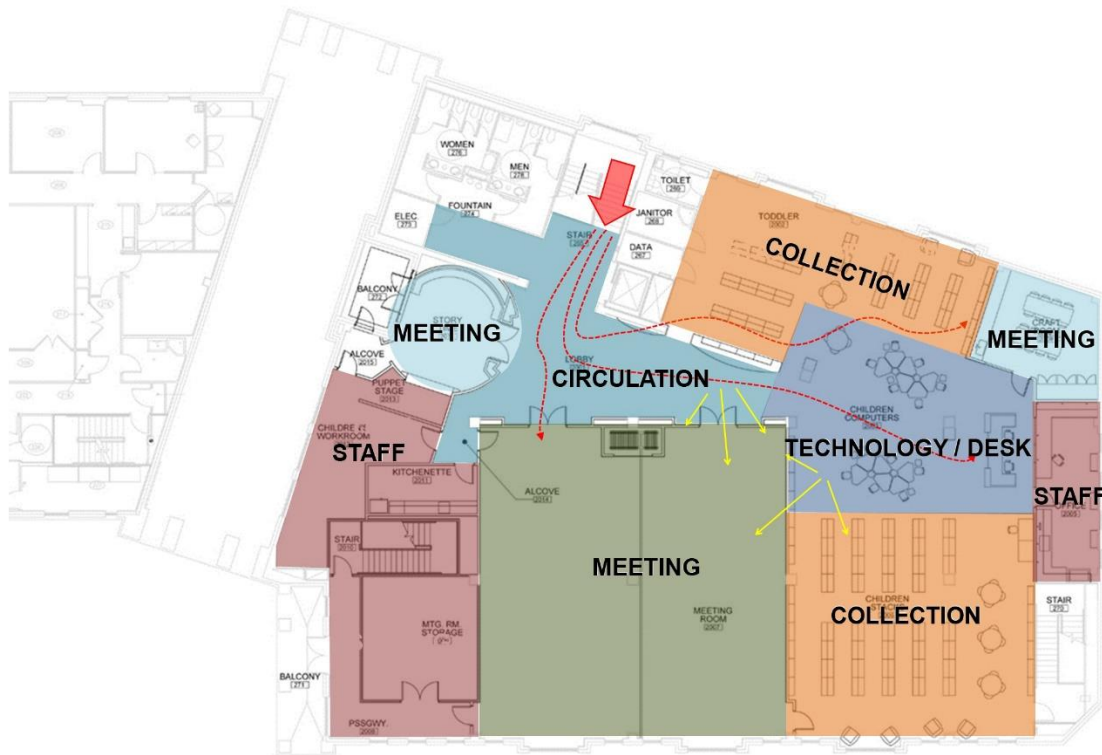
Lower Floor



COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

CURRENT LAYOUT

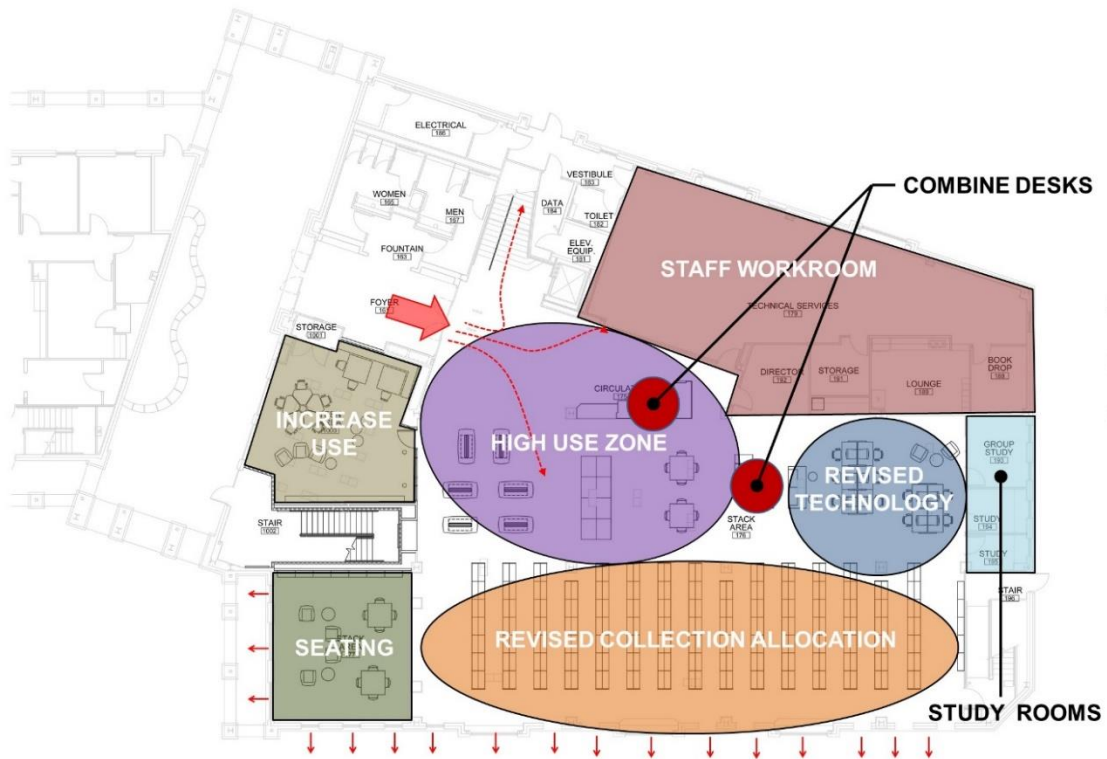
Upper Floor



COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

WHAT THE USE NUMBERS INDICATE

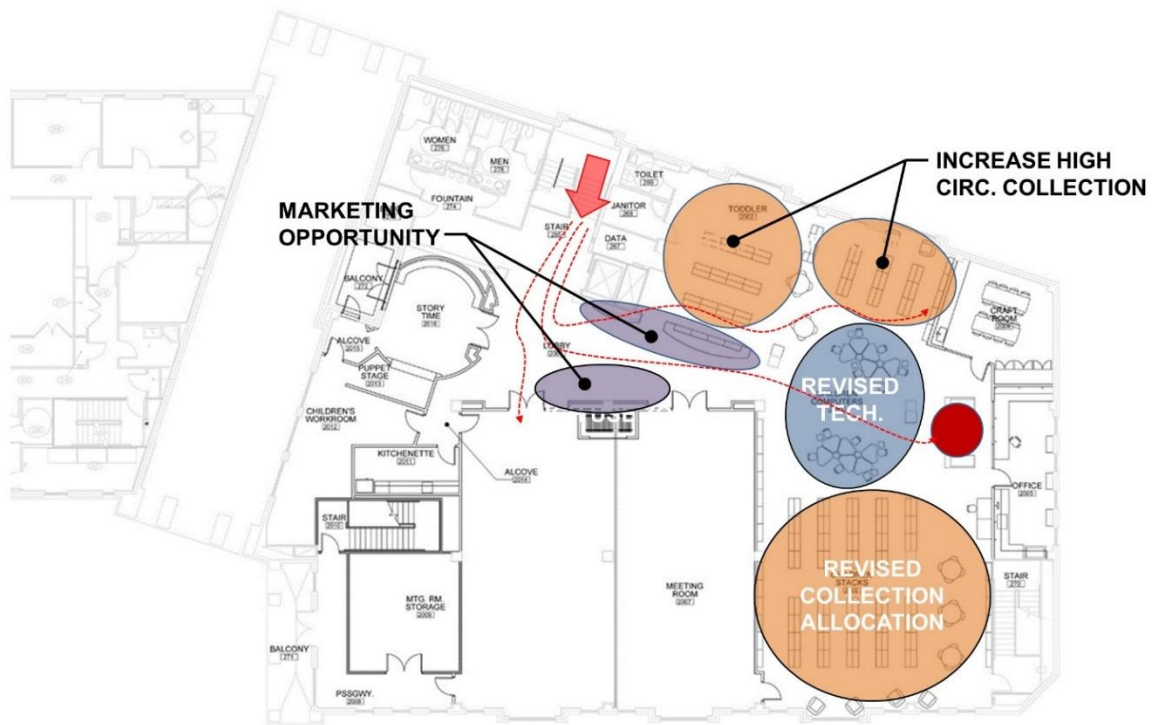
Proposed Layout Analysis - Lower Floor



COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

WHAT THE USE NUMBERS INDICATE

Proposed Layout Analysis – Upper Floor





SURVEY RESULTS

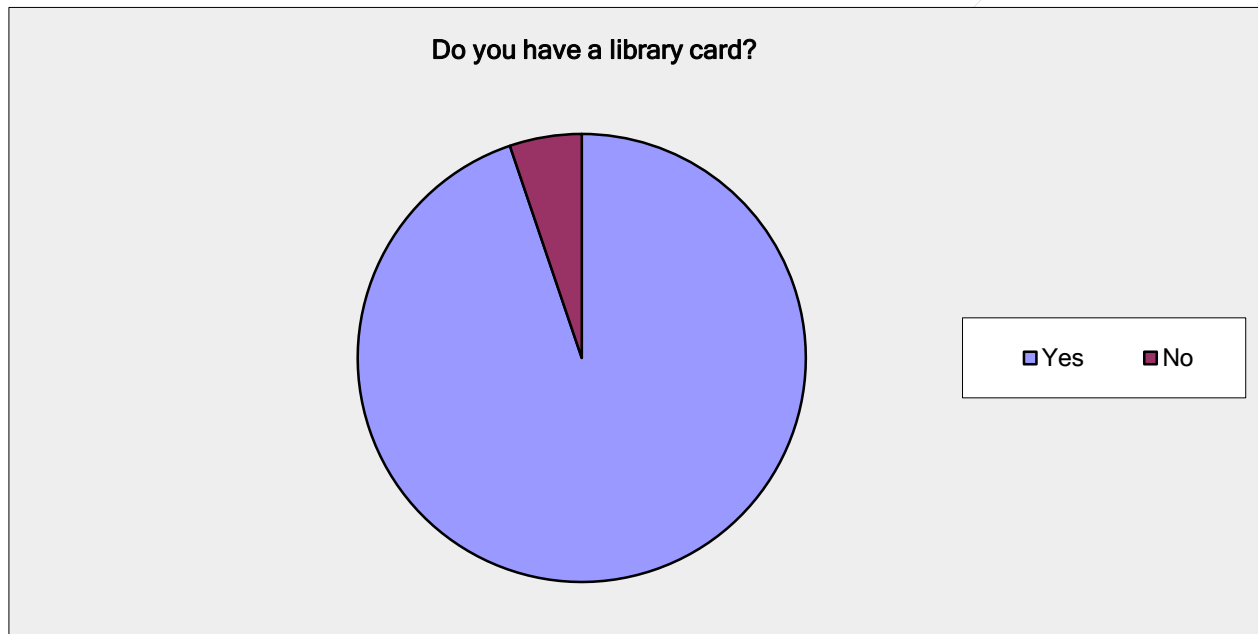
COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

APPENDIX - SURVEY RESULTS

Q1: Do you have a library card?

Answered: 1,372 Skipped: 14

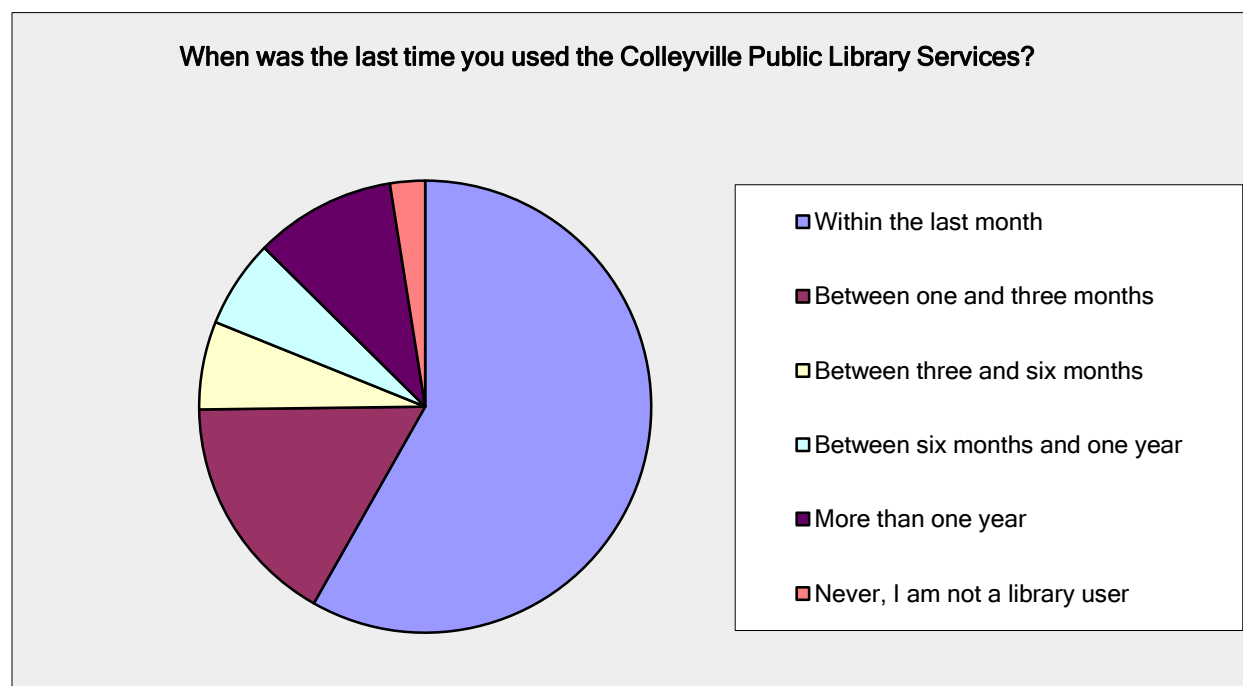
Do you have a library card?		
Answer Options	Response Percent	Response Count
Yes	94.8%	1301
No	5.2%	71
<i>answered question</i>		1372
<i>skipped question</i>		14



Q2: When was the last time you used the Colleyville Public Library services?

Answered: 1,386 Skipped: 0

When was the last time you used the Colleyville Public Library Services?		
Answer Options	Response Percent	Response Count
Within the last month	58.2%	807
Between one and three months	16.6%	230
Between three and six months	6.3%	87
Between six months and one year	6.3%	87
More than one year	10.1%	140
Never, I am not a library user	2.5%	35
<i>answered question</i>		1386
<i>skipped question</i>		0

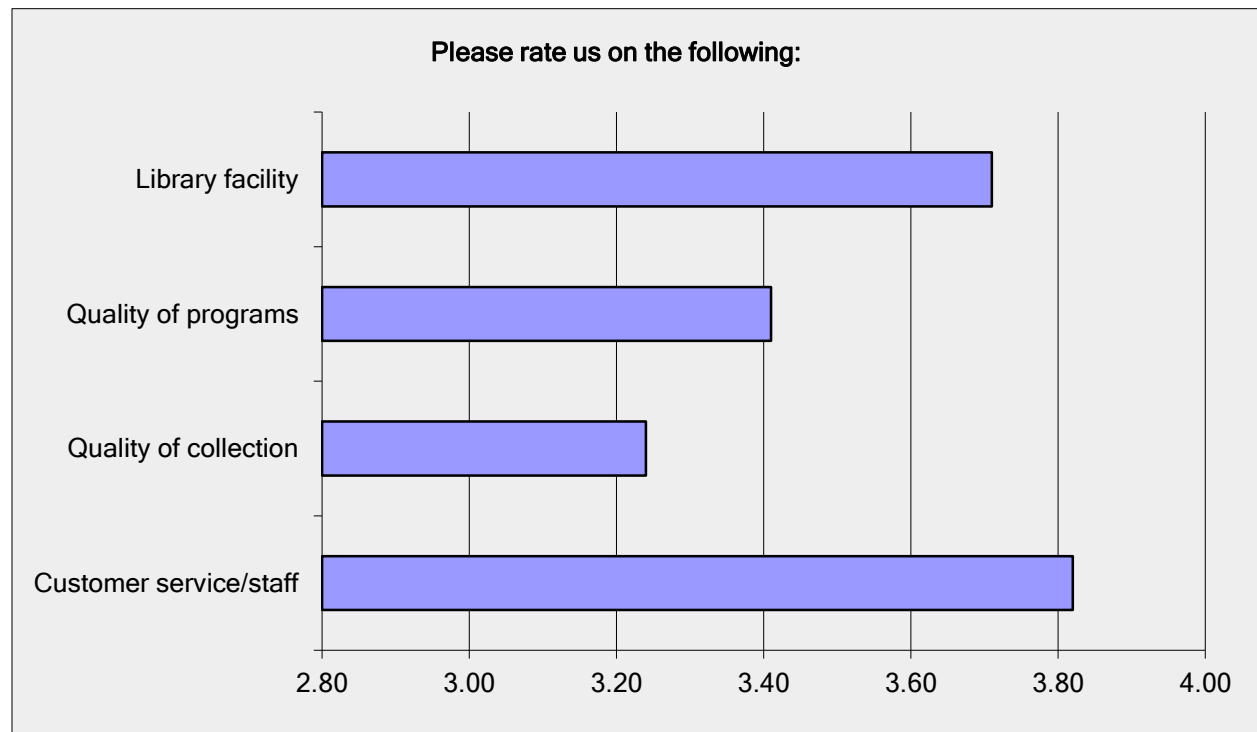


COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

Q3: Please rate us on the following:

Answered: 1,259 Skipped: 127

Please rate us on the following:						
Answer Options	Excellent	Good	Fair	Poor	Rating Average	Response Count
Customer service/staff	1053	180	17	4	3.82	1254
Quality of collection	480	593	159	12	3.24	1244
Quality of programs	548	515	73	2	3.41	1138
Library facility	904	315	19	3	3.71	1241
Other (Please specify):						111
<i>answered question</i>						1259
<i>skipped question</i>						127



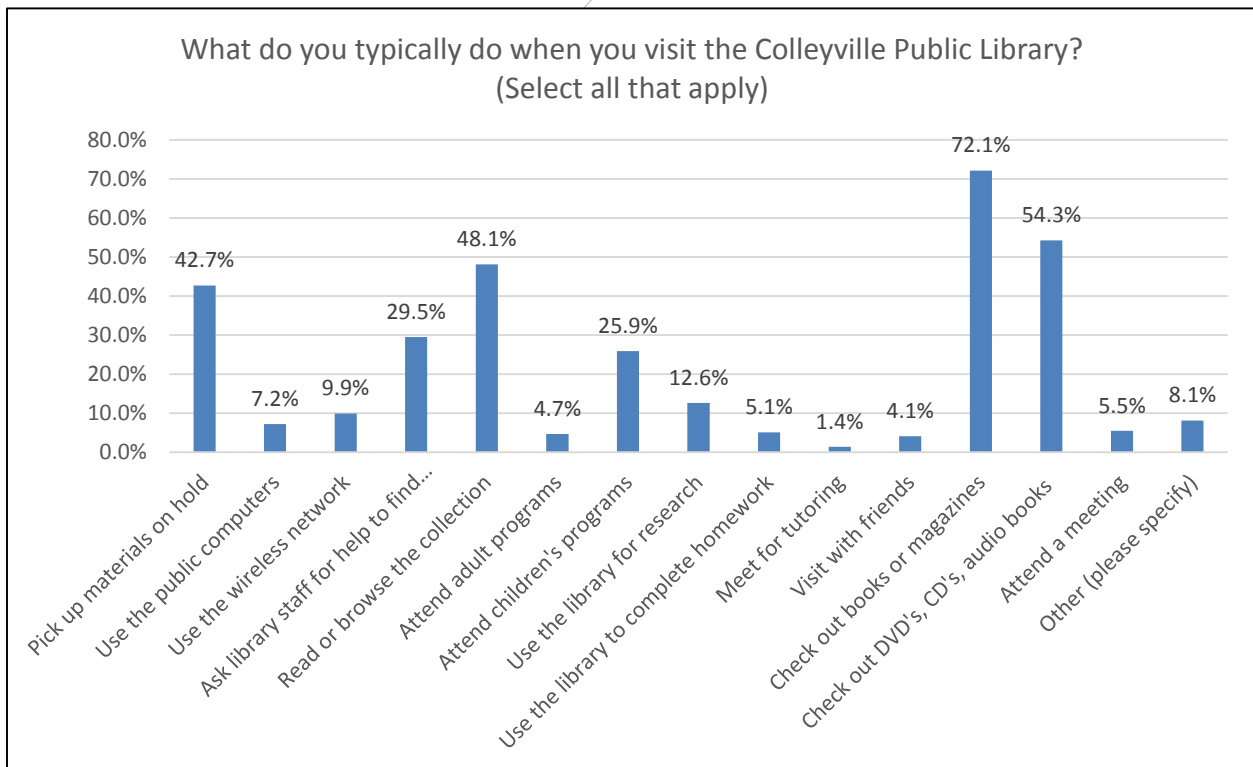
COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

Q4: What do you typically do when you visit the Colleyville Public Library? (Select all that apply)

Answered: 1,265 Skipped: 121

What do you typically do when you visit the Colleyville Public Library? (Select all that apply)

Answer Options	Response Percent	Response Count
Pick up materials on hold	42.7%	540
Use the public computers	7.2%	91
Use the wireless network	9.9%	125
Ask library staff for help to find materials	29.5%	373
Read or browse the collection	48.1%	608
Attend adult programs	4.7%	59
Attend children's programs	25.9%	328
Use the library for research	12.6%	159
Use the library to complete homework	5.1%	64
Meet for tutoring	1.4%	18
Visit with friends	4.1%	52
Check out books or magazines	72.1%	912
Check out DVD's, CD's, audio books	54.3%	687
Attend a meeting	5.5%	70
Other (please specify)	8.1%	102
answered question		1265
skipped question		121



COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

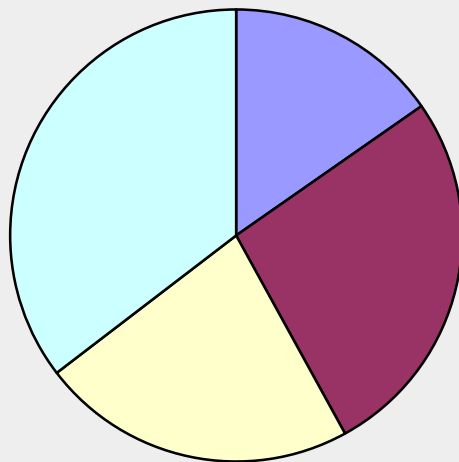
Q5: How do you feel the Colleyville Public Library compares to other area libraries?

Answered: 1,259 Skipped: 127

How do you feel the Colleyville Public Library compares to other area libraries?

Answer Options	Response Percent	Response Count
Collection and services are not as good as most area libraries.	15.3%	193
Collection and services are about the same as most area libraries	26.7%	336
Collection and services are better than most area libraries	22.6%	284
I am not familiar with the collection and services of other libraries in my area	35.4%	446
answered question		1259
skipped question		127

How do you feel the Colleyville Public Library compares to other area libraries?



- ☐ Collection and services are not as good as most area libraries.
- ☐ Collection and services are about the same as most area libraries
- ☐ Collection and services are better than most area libraries
- ☐ I am not familiar with the collection and services of other libraries in my area

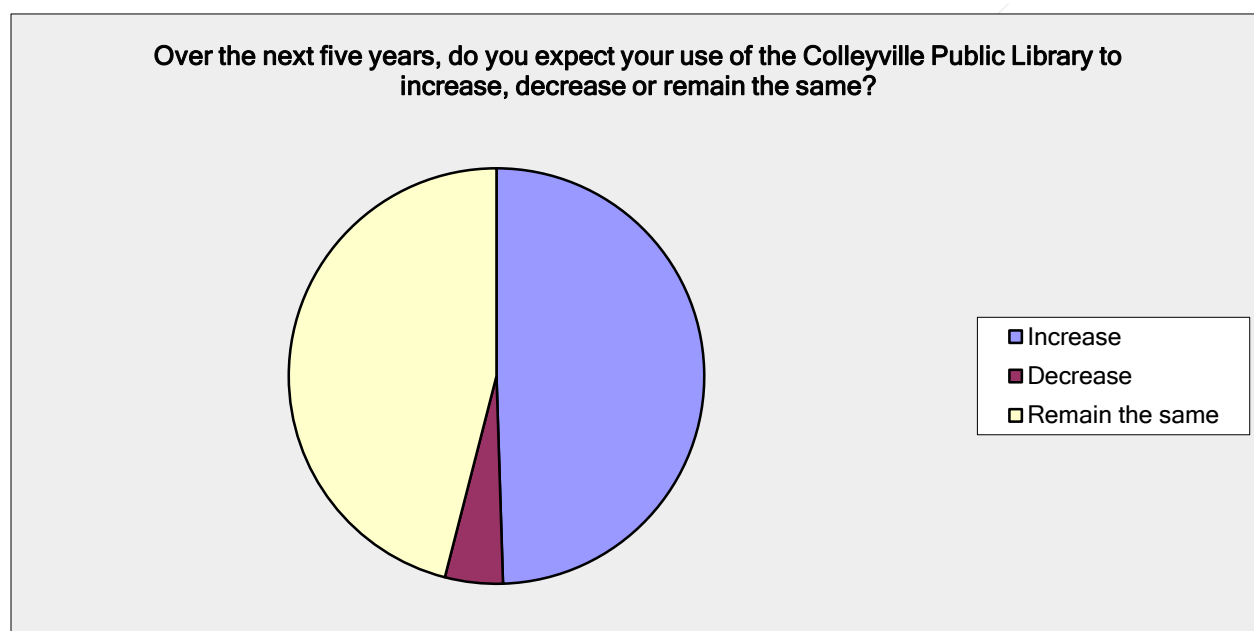
COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

Q6: Over the next five years, do you expect your use of the Colleyville Public Library to increase, decrease or remain the same?

Answered: 1,268 Skipped: 118

Over the next five years, do you expect your use of the Colleyville Public Library to increase, decrease or remain the same?

Answer Options	Response Percent	Response Count
Increase	49.5%	628
Decrease	4.5%	57
Remain the same	46.0%	583
<i>answered question</i>		1268
<i>skipped question</i>		118



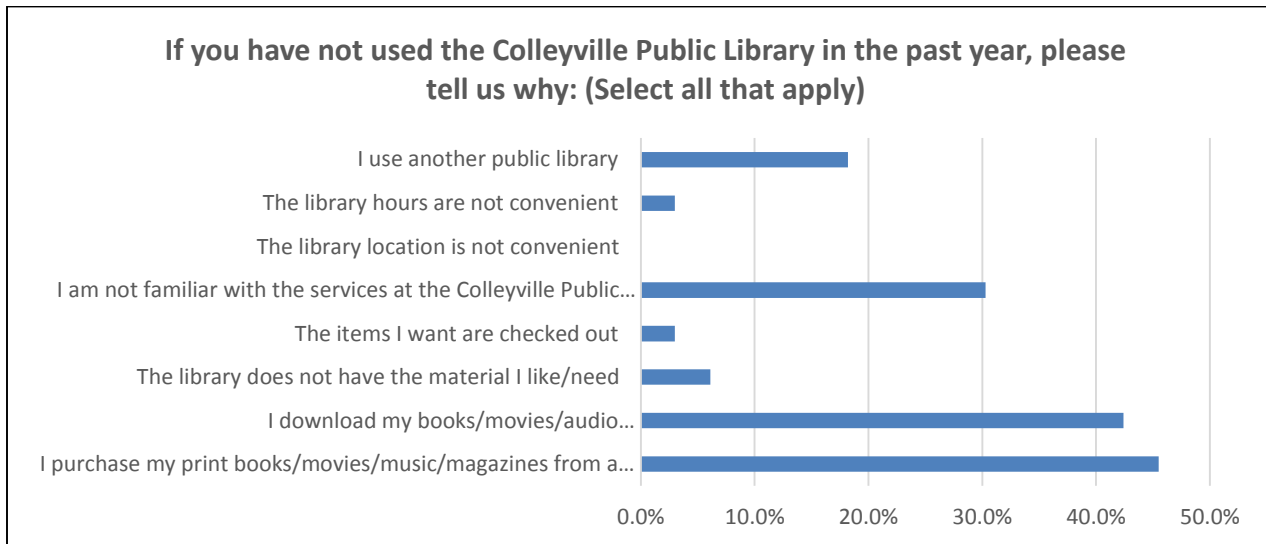
COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

Q7: If you have not used the Colleyville Public Library in the past year, please tell us why: (Select all that apply)

Answered: 33 Skipped: 1,353

If you have not used the Colleyville Public Library in the past year, please tell us why: (Select all that apply)

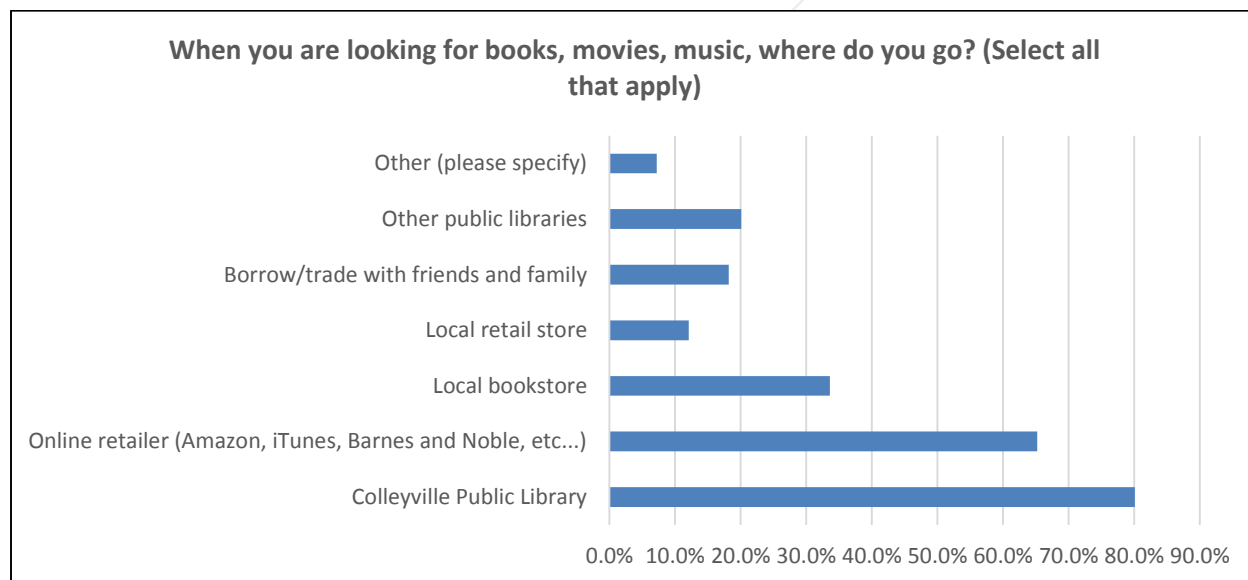
Answer Options	Response Percent	Response Count
I purchase my print books/movies/music/magazines from a local store or online retailer	45.5%	15
I download my books/movies/audio books/music/magazines from another source	42.4%	14
The library does not have the material I like/need	6.1%	2
The items I want are checked out	3.0%	1
I am not familiar with the services at the Colleyville Public Library	30.3%	10
The library location is not convenient	0.0%	0
The library hours are not convenient	3.0%	1
I use another public library	18.2%	6
<i>answered question</i>		33
<i>skipped question</i>		1353



Q8: When you are looking for books, movies, music, where do you go? (Select all that apply)

Answered: 33 Skipped: 1,353

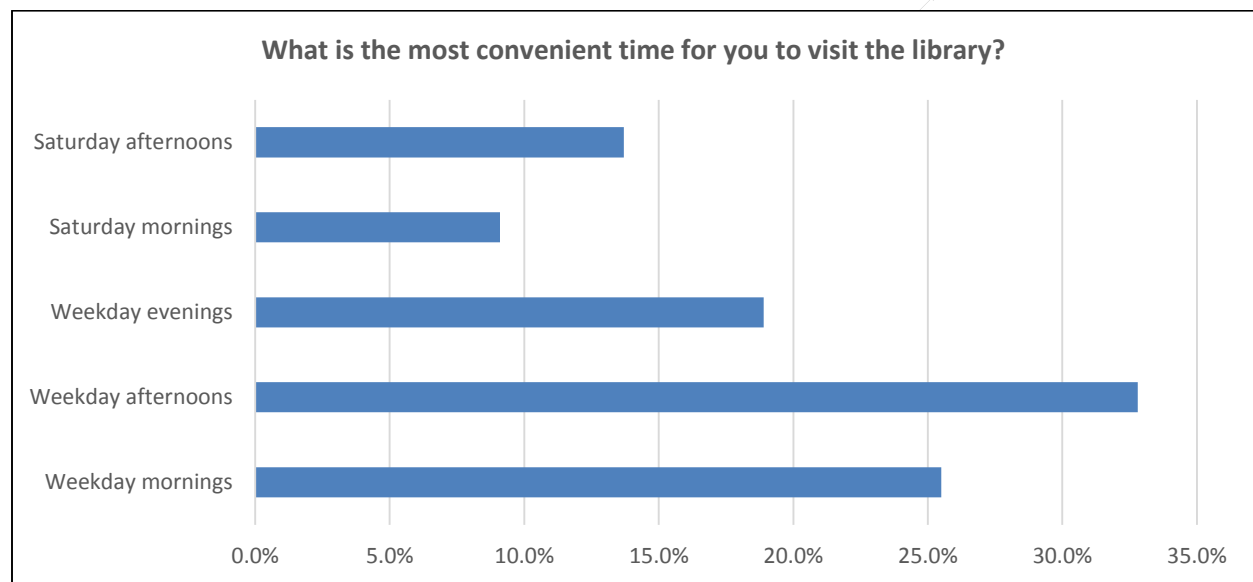
When you are looking for books, movies, music, where do you go? (Select all that apply)		
Answer Options	Response Percent	Response Count
Colleyville Public Library	80.1%	1033
Online retailer (Amazon, iTunes, Barnes and Noble, etc...)	65.2%	840
Local bookstore	33.6%	433
Local retail store	12.1%	156
Borrow/trade with friends and family	18.2%	235
Other public libraries	20.1%	259
Other (please specify)	7.2%	93
answered question		1289
skipped question		97



Q9: What is the most convenient time for you to visit the library?

Answered: 1,266 Skipped: 120

What is the most convenient time for you to visit the library?		
Answer Options	Response Percent	Response Count
Weekday mornings	25.5%	323
Weekday afternoons	32.8%	415
Weekday evenings	18.9%	239
Saturday mornings	9.1%	115
Saturday afternoons	13.7%	174
<i>answered question</i>		1266
<i>skipped question</i>		120

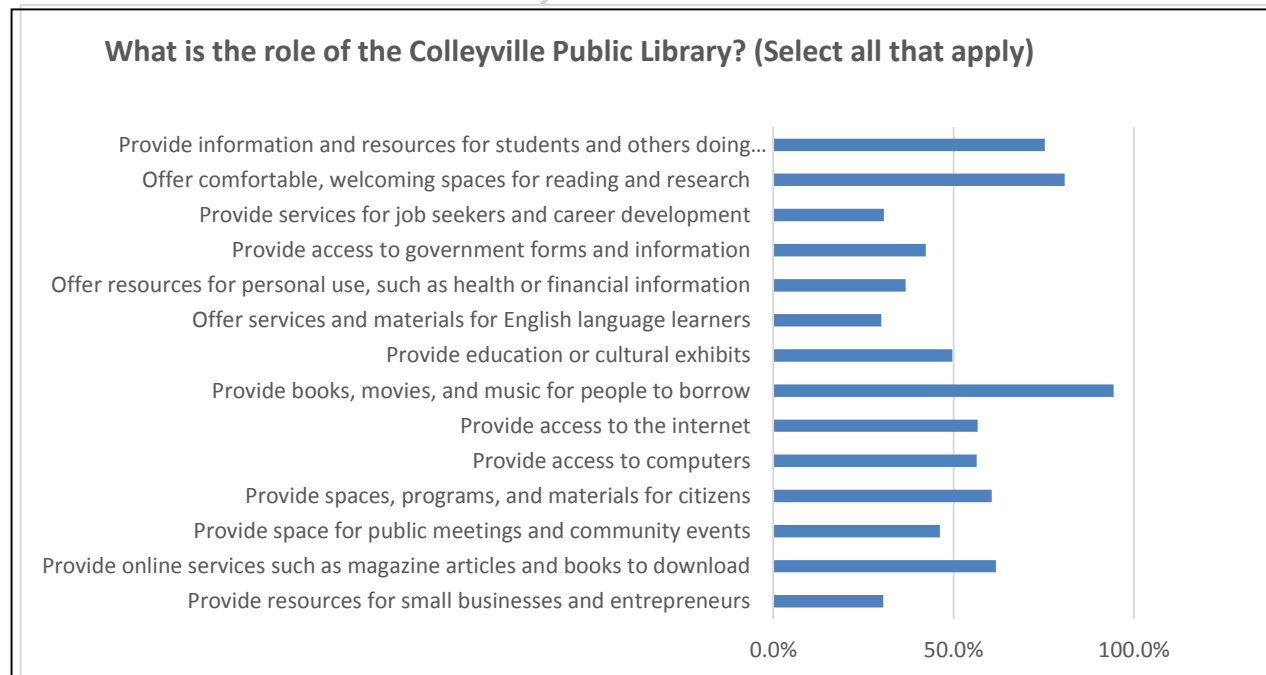


COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

Q10: What is the role of the Colleyville Public Library? (Select all that apply)

Answered: 1,252 Skipped: 134

What is the role of the Colleyville Public Library? (Select all that apply)		
Answer Options	Response Percent	Response Count
Provide resources for small businesses and entrepreneurs	30.5%	382
Provide online services such as magazine articles and books to download	61.7%	773
Provide space for public meetings and community events	46.2%	579
Provide spaces, programs, and materials for citizens	60.6%	759
Provide access to computers	56.4%	706
Provide access to the internet	56.7%	710
Provide books, movies, and music for people to borrow	94.4%	1182
Provide education or cultural exhibits	49.7%	622
Offer services and materials for English language learners	30.0%	375
Offer resources for personal use, such as health or financial information	36.7%	460
Provide access to government forms and information	42.3%	530
Provide services for job seekers and career development	30.7%	384
Offer comfortable, welcoming spaces for reading and research	80.8%	1012
Provide information and resources for students and others doing research	75.3%	943
answered question		1252
skipped question		134



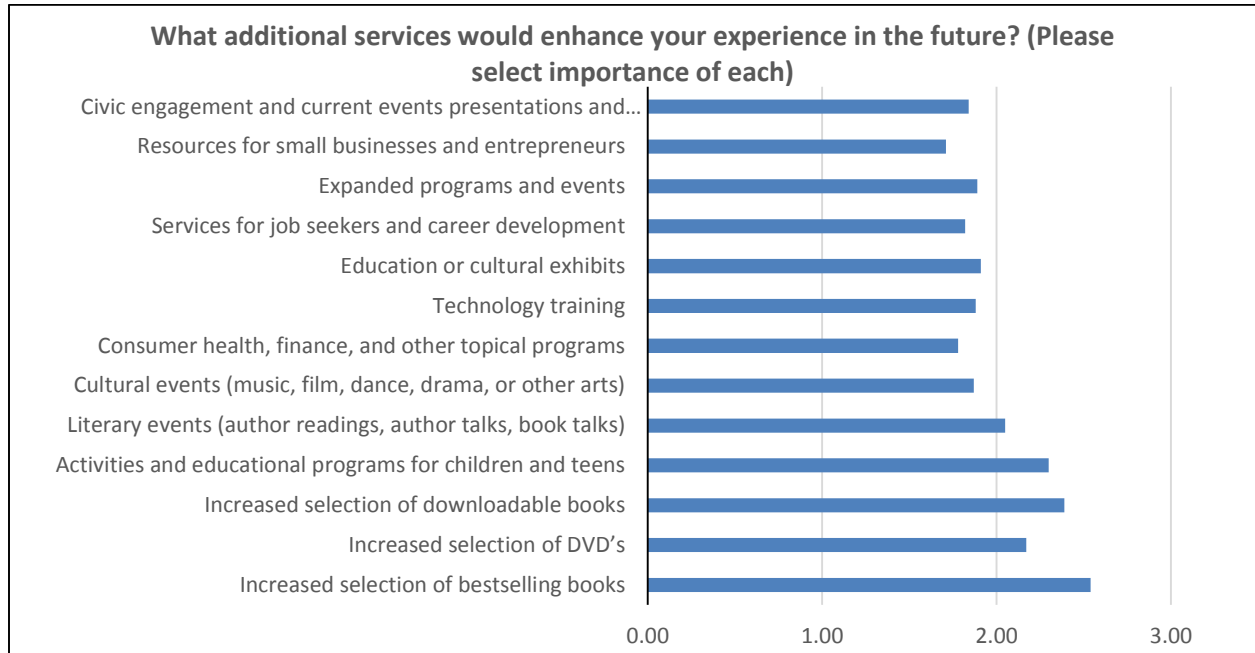
Answered: 1,252 Skipped: 134

What additional services would enhance your experience in the future? (Please select importance of each)

Answer Options	Not important at all	Somewhat important	Very important	Rating Average	Response Count
Increased selection of bestselling books	64	414	706	2.54	1184
Increased selection of DVD's	213	512	401	2.17	1126
Increased selection of downloadable books	165	371	610	2.39	1146
Activities and educational programs for children and teens	190	391	526	2.30	1107
Literary events (author readings, author talks, book talks)	255	546	305	2.05	1106
Cultural events (music, film, dance, drama, or other arts)	358	507	218	1.87	1083
Consumer health, finance, and other topical programs	391	515	156	1.78	1062
Technology training	359	483	235	1.88	1077
Education or cultural exhibits	330	502	231	1.91	1063
Services for job seekers and career development	380	499	190	1.82	1069
Expanded programs and events	300	554	185	1.89	1039
Resources for small businesses and entrepreneurs	430	491	130	1.71	1051
Civic engagement and current events presentations and discussions	337	554	166	1.84	1057
Other (please list any services you would like to see that are not listed above):					91
<i>answered question</i>					1223
<i>skipped question</i>					163

Q11: What additional services would enhance your experience in the future? (Please select importance of each) (Con't)

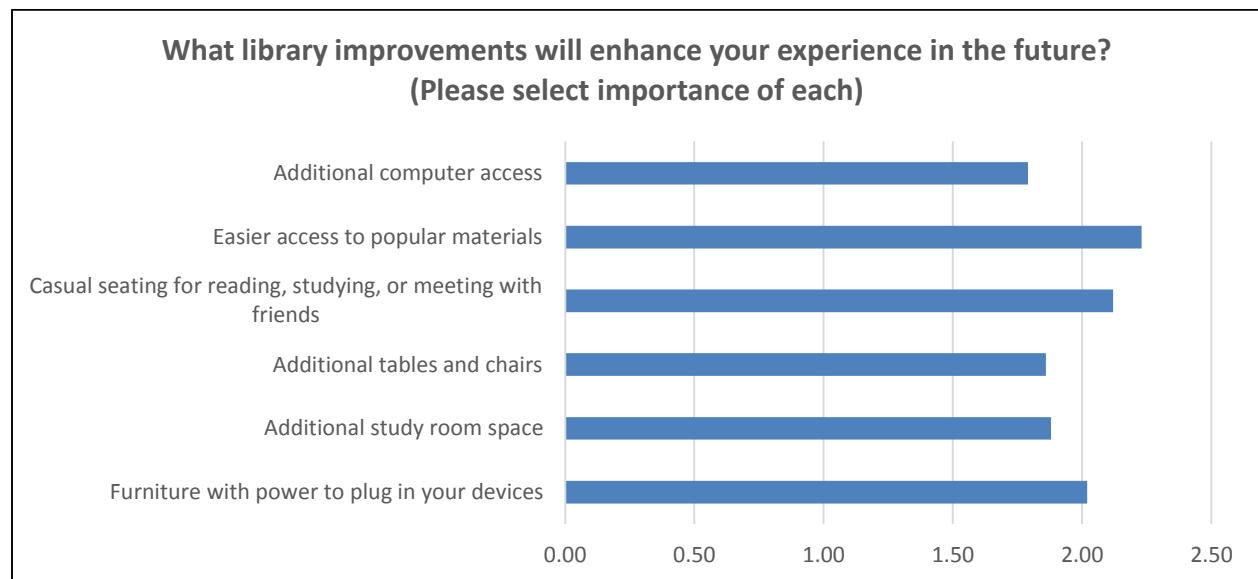
COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN



Q12: What library improvements will enhance your experience in the future? (Please select importance of each)

Answered: 1,188 Skipped: 198

What library improvements will enhance your experience in the future? (Please select importance of each)					
Answer Options	Not important	Somewhat important	Very important	Rating Average	Response Count
Furniture with power to plug in your devices	306	514	329	2.02	1149
Additional study room space	379	481	242	1.88	1102
Additional tables and chairs	357	515	209	1.86	1081
Casual seating for reading, studying, or meeting with friends	225	537	362	2.12	1124
Easier access to popular materials	192	471	453	2.23	1116
Additional computer access	405	465	181	1.79	1051
Other (please list any services you would like to see that are not listed above):					92
<i>answered question</i>					1188
<i>skipped question</i>					198



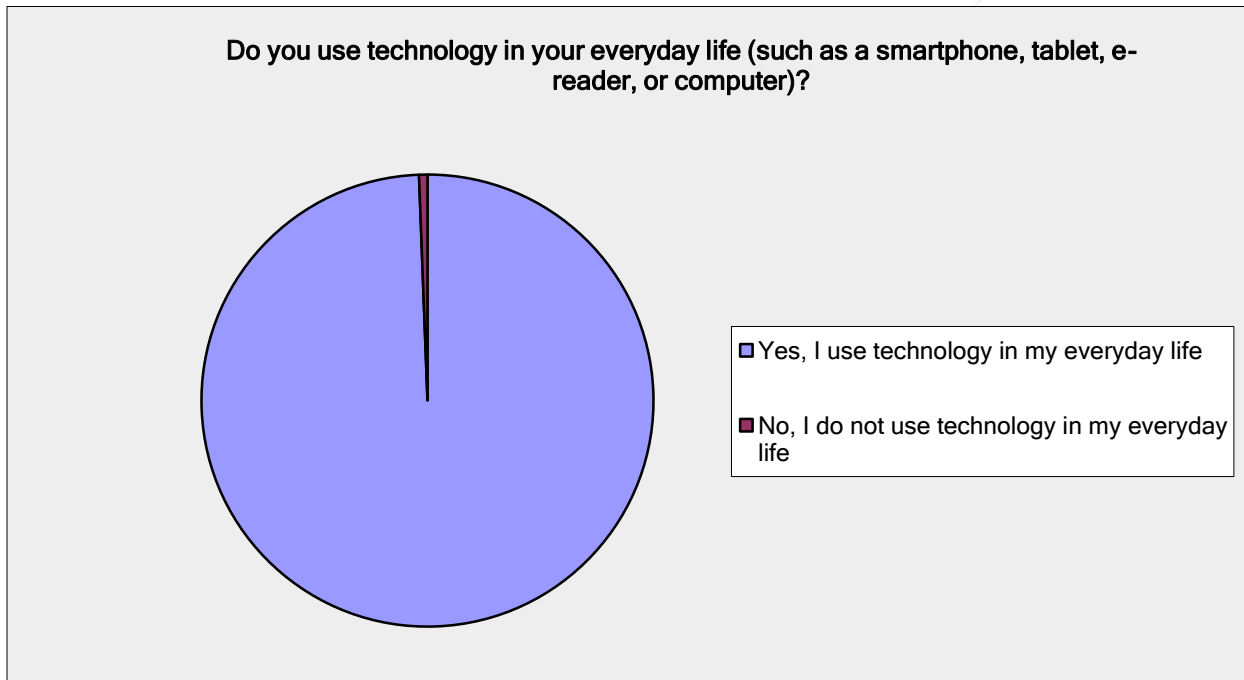
COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

Q13: Do you use technology in your everyday life? (such as a smartphone, tablet, e-reader, or computer)

Answered: 1,235 Skipped: 151

Do you use technology in your everyday life (such as a smartphone, tablet, e-reader, or computer)?

Answer Options	Response Percent	Response Count
Yes, I use technology in my everyday life	99.4%	1227
No, I do not use technology in my everyday life	0.6%	8
<i>answered question</i>		1235
<i>skipped question</i>		151



Q14: Please select the following statement that applies to your use of technology:

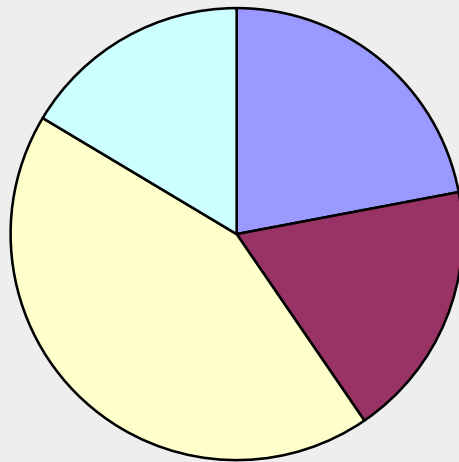
Answered: 1,211 Skipped: 175

COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

Please select the following statement that applies to your use of technology:

Answer Options	Response Percent	Response Count
I typically download free books and/or magazines from the Colleyville Public Library to my device	22.0%	267
I was not aware that the Colleyville Public Library offers free downloadable books and magazines	18.4%	223
I prefer to read print books/magazines	43.1%	522
I typically download books and/or magazines from an online vendor(Amazon, Barnes and Noble, iTunes, nextissue, Zinio)	16.4%	199
answered question		1211
skipped question		175

Please select the following statement that applies to your use of technology:



- ☒ I typically download free books and/or magazines from the Colleyville Public Library to my device
- ☒ I was not aware that the Colleyville Public Library offers free downloadable books and magazines
- ☐ I prefer to read print books/magazines
- ☐ I typically download books and/or magazines from an online vendor(Amazon, Barnes and Noble, iTunes, nextissue, Zinio)

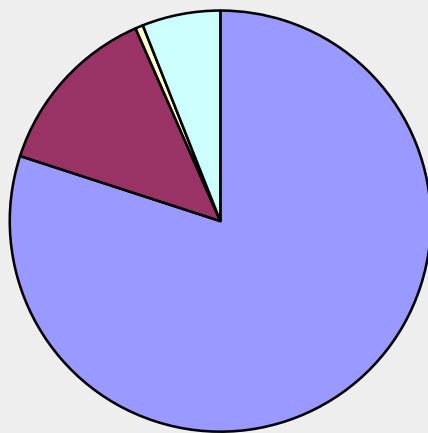
Q15: Please select the following statement that applies regarding your digital download use:

Answered: 696 Skipped: 690

Please select the following statement that applies regarding your digital download use:

Answer Options	Response Percent	Response Count
I expect my use of digital downloaded content to increase over the next five years	80.0%	557
I expect my use of digital downloaded content to stay the same over the next five years	13.4%	93
I expect my use of digital downloaded content to decrease over the next five years	0.6%	4
I do not currently use digital downloads	6.0%	42
Other (please specify)		24
answered question		696
skipped question		690

Please select the following statement that applies regarding your digital download use:



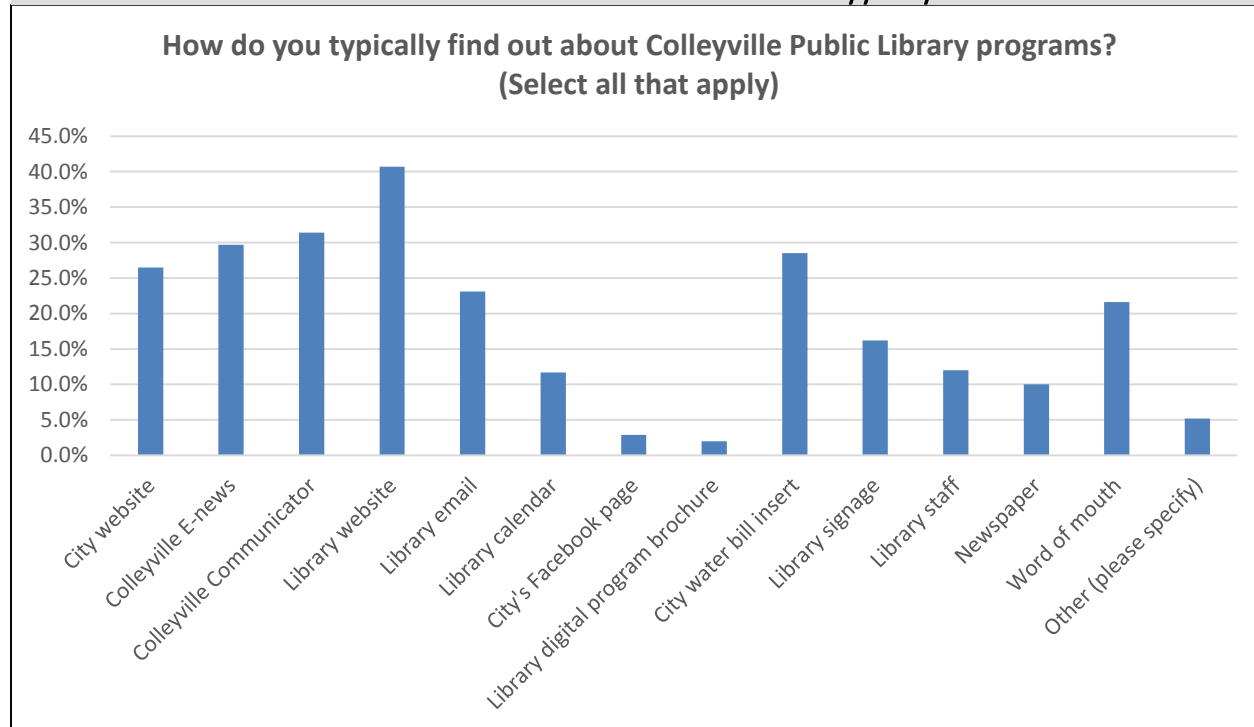
- ☒ I expect my use of digital downloaded content to increase over the next five years
- ☒ I expect my use of digital downloaded content to stay the same over the next five years
- ☐ I expect my use of digital downloaded content to decrease over the next five years
- ☐ I do not currently use digital downloads

Q16: How do you typically find out about Colleyville Public Library programs? (Select all that apply)

Answered: 1,188 Skipped: 198

How do you typically find out about Colleyville Public Library programs? (Select all that apply)

Answer Options	Response Percent	Response Count
City website	26.5%	315
Colleyville E-news	29.7%	353
Colleyville Communicator	31.4%	373
Library website	40.7%	484
Library email	23.1%	274
Library calendar	11.7%	139
City's Facebook page	2.9%	34
Library digital program brochure	2.0%	24
City water bill insert	28.5%	339
Library signage	16.2%	192
Library staff	12.0%	143
Newspaper	10.0%	119
Word of mouth	21.6%	257
Other (please specify)	5.2%	62
answered question		1188
skipped question		198

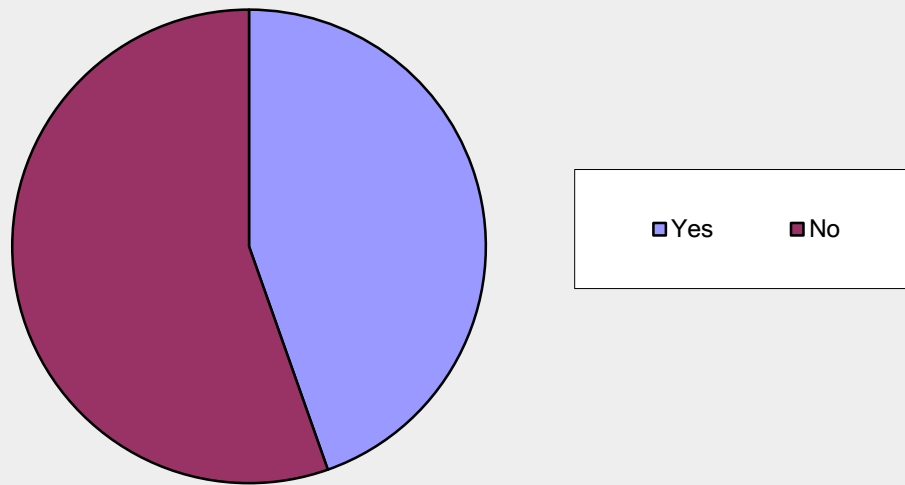

Q17: Do you have children under the age of 18 in your household?

Answered: 1,222 Skipped: 164

Do you have children under the age of 18 in your household?

Answer Options	Response Percent	Response Count
Yes	44.6%	545
No	55.4%	677
<i>answered question</i>		1222
<i>skipped question</i>		164

Do you have children under the age of 18 in your household?



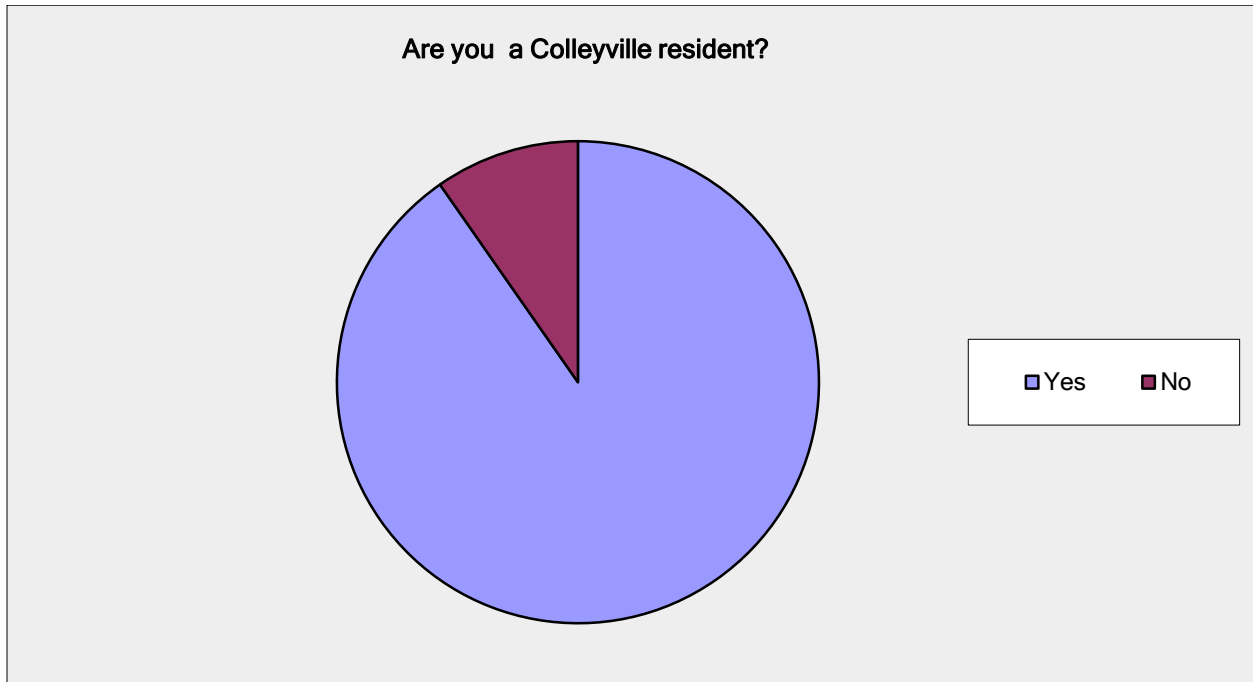
Q18: Are you a Colleyville resident?

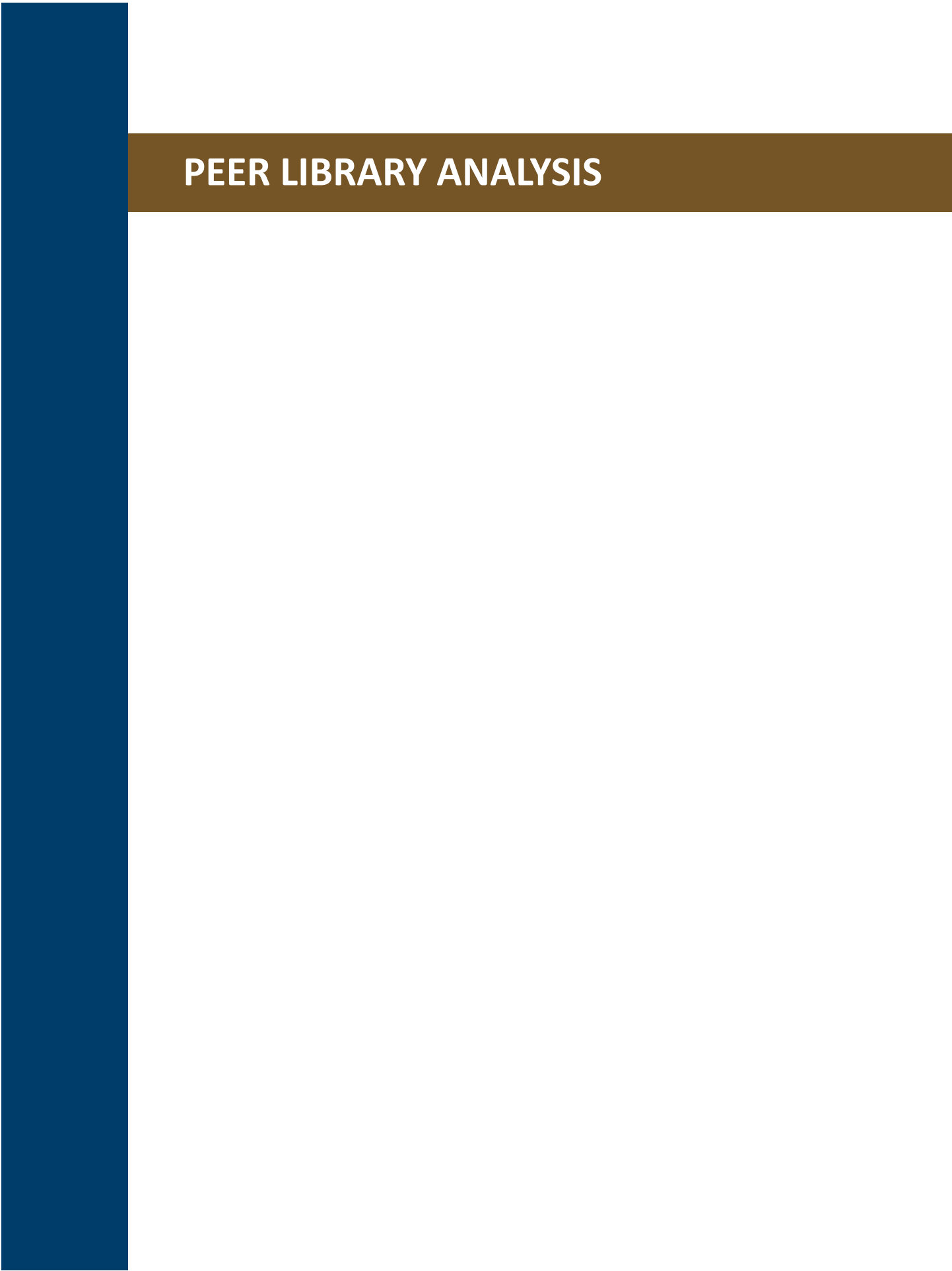
Answered: 1,220 Skipped: 166

COLLEYVILLE PUBLIC LIBRARY LONG-RANGE PLAN

Are you a Colleyville resident?

Answer Options	Response Percent	Response Count
Yes	90.3%	1102
No	9.7%	118
<i>answered question</i>		1220
<i>skipped question</i>		166

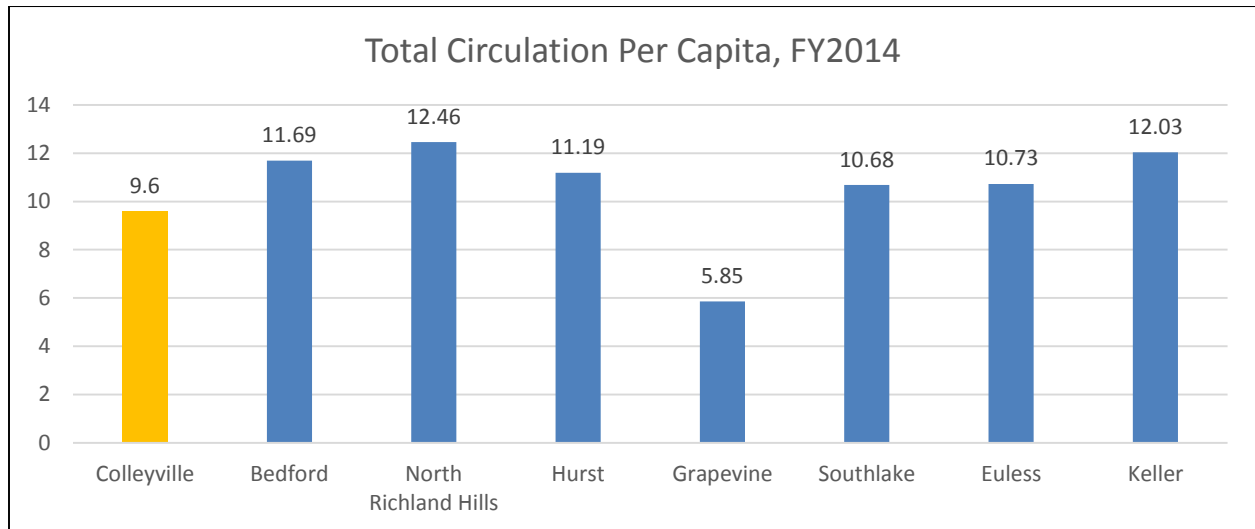




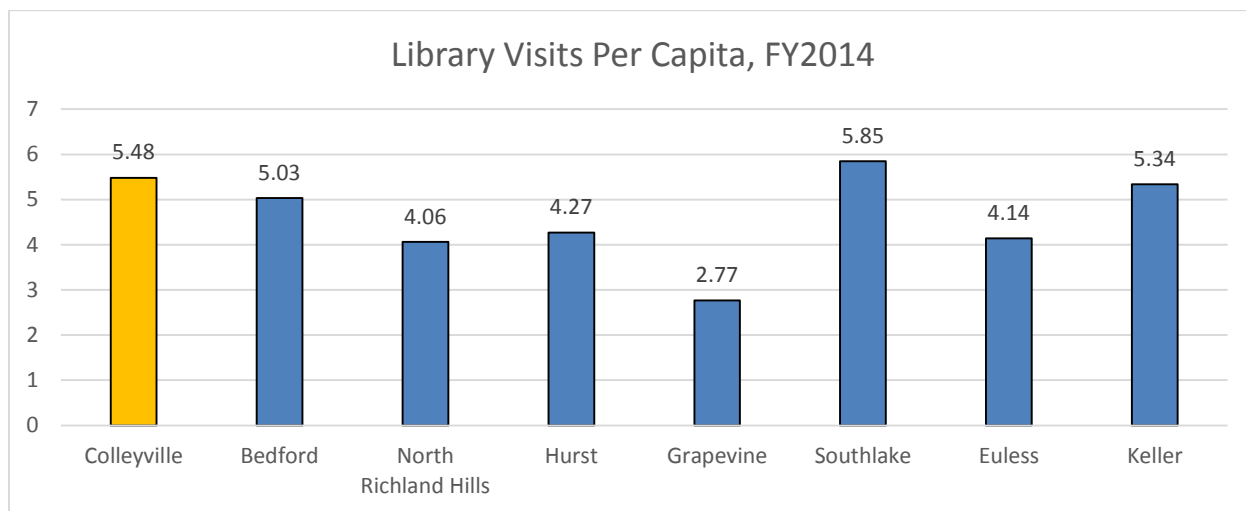
PEER LIBRARY ANALYSIS

APPENDIX – PEER LIBRARY ANALYSIS

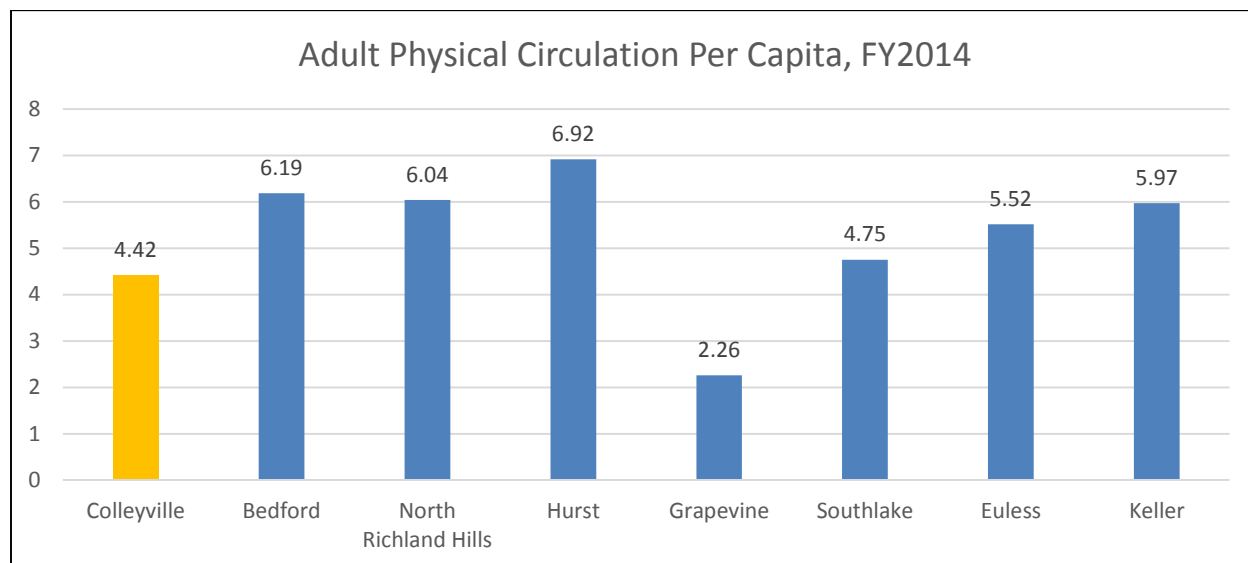
Total Circulation Per Capita, FY2014



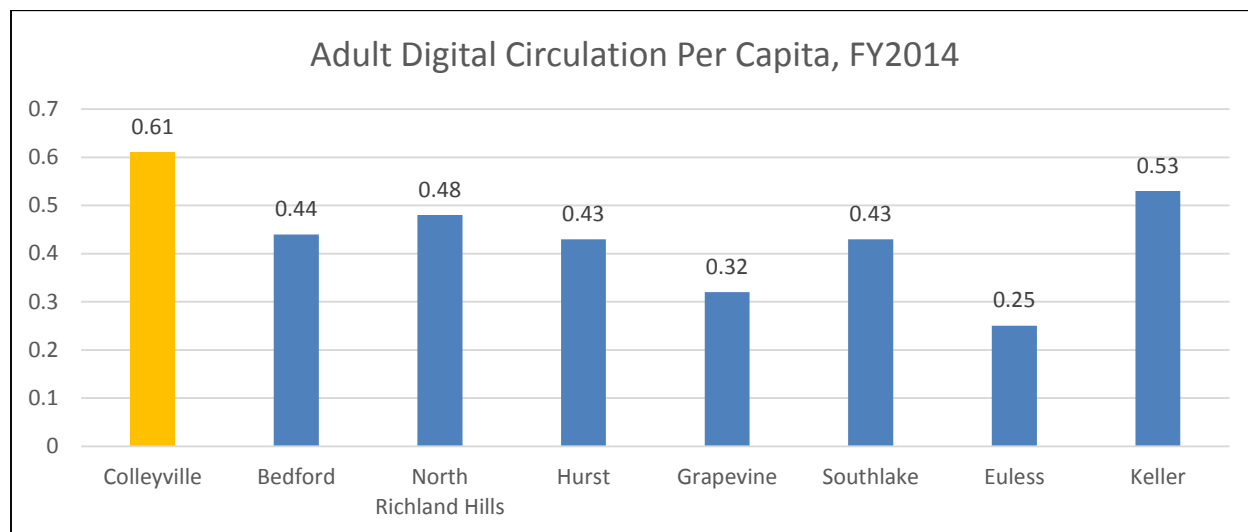
Library Visits Per Capita, FY2014



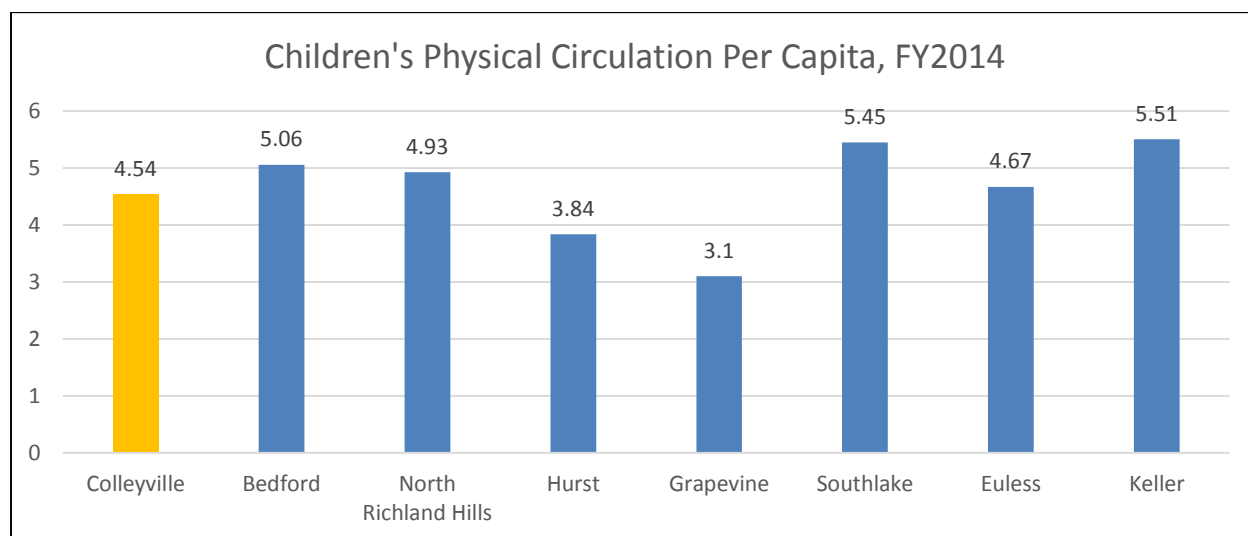
Adult Physical Circulation Per Capita, FY2014



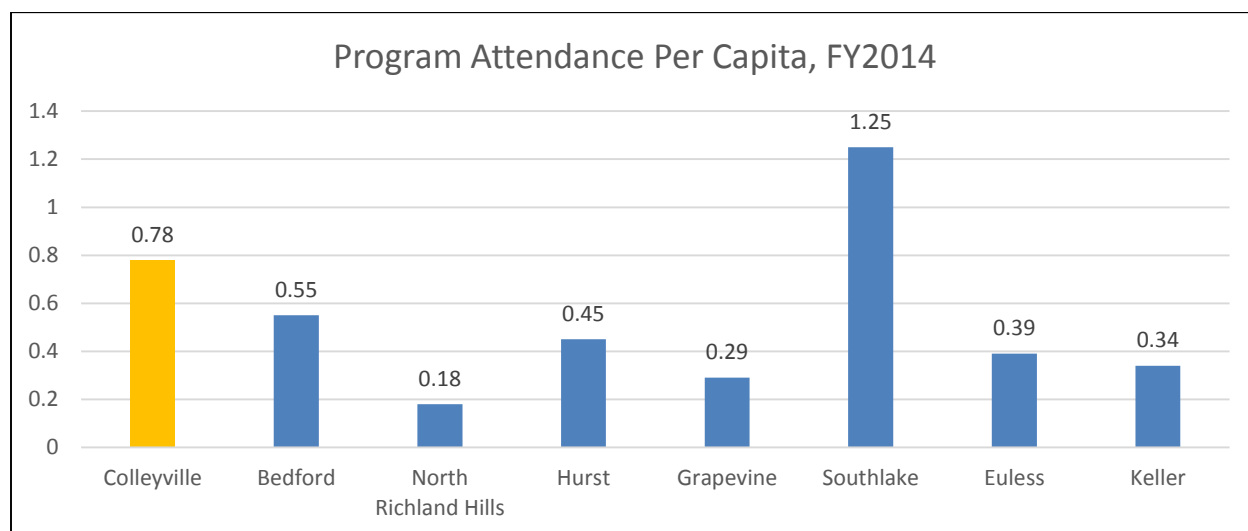
Adult Digital Circulation Per Capita, FY2014



Children's Physical Circulation Per Capita, FY2014



Program Attendance Per Capita, FY2014



May 28, 2021

Mary Rodne
Colleyville Public Library
110 Main St.
Colleyville, Texas 76034



Library Long Range Plan Update Proposal

Mary,

Hidell and Associates Architects, is pleased to offer this fee proposal and description of work for the Colleyville Public Library Long Range Plan Update.

The following proposed tasks will allow for the development of priorities, goals, and objectives of the Colleyville Public Library Long Range Plan. Building upon our previous work with the library, we will analyze and validate the current impact of library service on the community. The resulting document will provide recommendations for the delivery of library services and programs to the City. To accomplish this, we will provide the following tasks:

Task 1:

Objective:

Data Collection

The goal of the data collection phase will be establishing factual criteria regarding the Colleyville Public Library, its users, local and national trends impacting library service, and funding expectations. We will utilize the following techniques to establish the data.

- **Establish Demographics & Growth Data**
 - Verify Current and Future Demographics
- **Library Service Analysis Data**
 - Analyze current library services in relation to public need.
 - Analyze current library services in relation to the plan modifications done in 2018.
 - Conduct three (3) focus groups with library administration, staff and library board regarding current and future use.
 - Assist in conducting an online/electronic community survey regarding the use, perception, and future of the Colleyville Public Library
 - Conduct peer community comparison
 - Evaluate existing marketing strategies and identify potential target audiences based upon preferred programming and market segmentation data.
 - Evaluate functional and spatial adjacency relationship and workflow based upon current user and staff behavior.
- **Future Trends Data**
 - Utilize future growth projections regarding library use, technology, service delivery and potential facility models to establish a base line understanding of library trends.
 - Evaluate how these trends might impact library services and plan organization

Task 2: Design Workshop

Objective: The workshop with the Library Administration will bring together the exchange of ideas and information gathered from the previous data collection tasks through an intensive and highly integrated workshop session. Utilizing the data as a backdrop to start the discussion and navigate solutions.

- Conduct a one-day work shop with selected key stakeholders.
 - Review outcome of the Focus Group and Data Collection
 - Discuss broad-based planning concepts
 - Discuss potential funding and resource possibilities and limitations
 - Discuss immediate and long-term Library programs and services
 - Discuss current, required, and future space need requirements
 - Discuss the impact of the pandemic on library staffing and service. Identify strategies and services which might meet future needs.
 - Discuss the impact of the trending demographics of the service population and how that will impact library services
 - Discuss/Review the impact of the 2018 re-organization of the ground floor layout. Identify required modifications.
 - Discuss marketing and partnership opportunities with both city departments and potential private organizations.

Outcome: The results of the workshop process:

- Establish short- and long-term goals for
 - Service delivery
 - Marketing
 - Collections
 - Technology
 - Programs and Services
- Identify potential partners and or funding options

Task 3: Final Report

Objective: Compile all analysis, information and recommendations in a comprehensive document that includes the established data, priorities from the collaborative, planning workshop and focus group sessions into a planning document with finding and recommendations. s.

- Prepare preliminary report for library administration review.
- Deliver a final report of findings and recommendations to the library administration.

Deliverables:

- One bound and one electronic of final study findings and recommendations

The following is our proposed fee for the identified tasks.

Proposed Fee:

Task 1 Data Collection	\$ 8,000
Task 2 Design Work Shop	\$ 4,000
Task 3 Final Report	<u>\$ 5,000</u>
Total proposed fee	\$17,000

Reimbursable expenses for travel, printing and presentation material will be billed at direct cost.

We look forward to working with you on this project.

Sincerely,



Aaron Babcock
Principal
Hidell and Associates Architects

FINANCIAL STATUS OF VOLUNTARY LIBRARY FUND AT 7-31-2021

FUND BALANCE AT 9-30-2020:

\$508,965

FY 2021 REVENUE

Donations:	PROJECTED	ACTUAL
October	\$14,655	\$14,655
November	\$14,727	\$14,727
December	\$15,456	\$15,456
January	\$14,118	\$14,118
February	\$14,608	\$14,608
March	\$15,501	\$15,501
April	\$15,042	\$15,042
May	\$14,832	\$14,832
June	\$15,772	\$15,772
July	\$15,782	\$15,297
August	\$15,792	\$0
September	\$15,802	\$0
Total Donations	\$182,087	\$150,008
Interest income Received	\$300	\$172
TOTAL	\$182,387	\$150,180

FY 2021 EXPENDITURES

	RECOMMENDED (BOARD)	APPROVED (COUNCIL)	EXPENDED YEAR-TO-DATE
BOOKS AND PROCESSING MATERIALS			
FY 2020 BALANCE OF AUTHORIZATION	\$111,145	\$111,145	\$111,145
FY 2021 AUTHORIZATION (R-20-4531, 9/01/20)	\$170,000	\$170,000	\$17,147
TOTAL	\$281,145	\$281,145	\$128,292
AVAILABLE AMOUNT LEFT TO SPEND IN FY 2021			\$152,853

AVAILABLE FUND BALANCE AT 7-31-2021 (COUNCIL APPROVED)

\$530,853

PROJECTED AVAILABLE FUND BALANCE AT 9-30-2021 (COUNCIL APPROVED)

\$410,207

AVAILABLE CASH BALANCE AT 7-31-2021

\$530,853



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 5a

Agenda Date 8/17/2021

Number 5

Type Presentation

Department Finance

Title

Monthly Financial Report - July 2021

Explanation

General Fund

Through July, the General Fund has collected 94% of its budgeted revenue and spent 81% of its budgeted expenditures. Cash flow remains ahead of where anticipated, but a little behind last year. Due to legislation passed during the last legislative session and a weak fixed income market, franchise tax revenue and interest income are the only weaker spots in our revenue profile. In total, the Fund's surplus amounts to \$3.6 million. Please note that for the purposes of this report, the \$1.4 million in CARES Act funding the City received last year has been removed. Through July, no CARES funding has been received for this year.

Sales tax revenue

Colleyville received its ninth collection of the year from June's sales, and it brought in an increase of 10.6% over June of last year. This puts the total YTD growth at 13.6% over FY20, and makes for a total dollar gain of \$837,000. Statewide, Texas cities saw another month of double digit gains for a total fiscal year increase of 10.7%. DFW cities fared better with an average monthly increase of 19%, yielding a total average year-to-date increase of 12.9%. It also looks as if destination-based economies, such as Hurst and Grapevine, are beginning to turn around.

Utility Fund

Through the tenth month of the fiscal year, the Utility Fund has collected 69% of its budgeted revenue and spent 60% of its budgeted expenditures. The surplus of \$1.7 million is stronger than last year due to the strong true-up refund from the Trinity River Authority, which will pass on to the cash-funded capital improvement plan at the end of the year.

COVID and Winter Storm Effects

As we near the end of the fiscal year, it is important to note the effects the pandemic and the winter storm have had on the Utility Fund's financial position. COVID primarily affected the Utility's revenue in two ways: first, the City paused

its policy of collecting penalty revenue for overdue bills in support of economic difficulties the pandemic caused. In a usual year, the City would collect approximately \$200,000 in penalties. Switching the penalties back on only a few months ago, the new estimate is \$50,000 in penalty revenue for a net decrease of \$150,000 over budget. Interest income has also taken a dramatic hit. While rates were already declining, COVID sped up the rate of descent. On a budget of \$60,000, the Utility Fund is tracking to collect around \$10,000 for a net decrease of \$50,000.

From an expense side, the Utility incurred additional costs for electricity in the amount of \$40,000 as well as overtime and repairs related to the winter storm in the amount of \$87,000. In total, the storm resulted in \$127,000 in additional expenses.

The Fund is projected to decrease its balance by \$251,000 this year as a result of these two events. Working capital is projected to end at \$5.59 million, or close to 120 days. This is well over the City's financial policies.

Drainage Fund

To date, the Drainage Utility Fund has received 86% of its budgeted revenue and spent 80% of its budgeted expenditures. This fund's cash flow is tracking lower than last year due primarily to increased payroll costs from a position that was reallocated to this fund as well as overtime costs and temp help. The current surplus of \$192,000 represents a \$24,000 increase from last month, so we're continuing to improve. Drainage fee revenues tend to average at 1.2% higher than the previous fiscal year, although we're seeing less than 1% growth for FY21.

Hotel Fund

The Hotel Fund began the year outperforming expectations due mostly to lower spending than anticipated for the first quarter. Half of this fund is dedicated to personnel costs, whereas the other half is dedicated to improvements, event supplies, and promoting the City via events, economic development, and direct advertising. Revenue only comes in once each quarter, and typically amounts to around \$60,000 every payment. While the first quarter payment took a large hit due to COVID-related restrictions, the last payment does indicate this revenue is making a comeback. The current fund balance is back up at \$216,000 as of the end of this month. Given the large balance, the fund can take a lackluster year.

Debt Service Fund

Similar to the General Fund's property tax collections, the Debt Service fund has received a substantial portion of its property taxes this year. Cash flow for this

fund is very predictable, as most revenues are recognized in December/January and debt service payments occur twice annually, with lease payments also occurring throughout the year. As of July's figures, the fund is running a deficit of about \$32,000, which was planned. The majority of the fund's expenditures have been spent, with the remaining budget dedicated to an additional interest payment. With Colleyville's current debt service schedule, all bonded debt is on track to be paid off by FY27.

Attachments

1. July 2021 - Monthly Financial Report Presentation
2. July 2021 MFR



Agenda Item - Items not for council action

Monthly Financial Report July 2021

City Council Meeting
August 17, 2021

General Fund

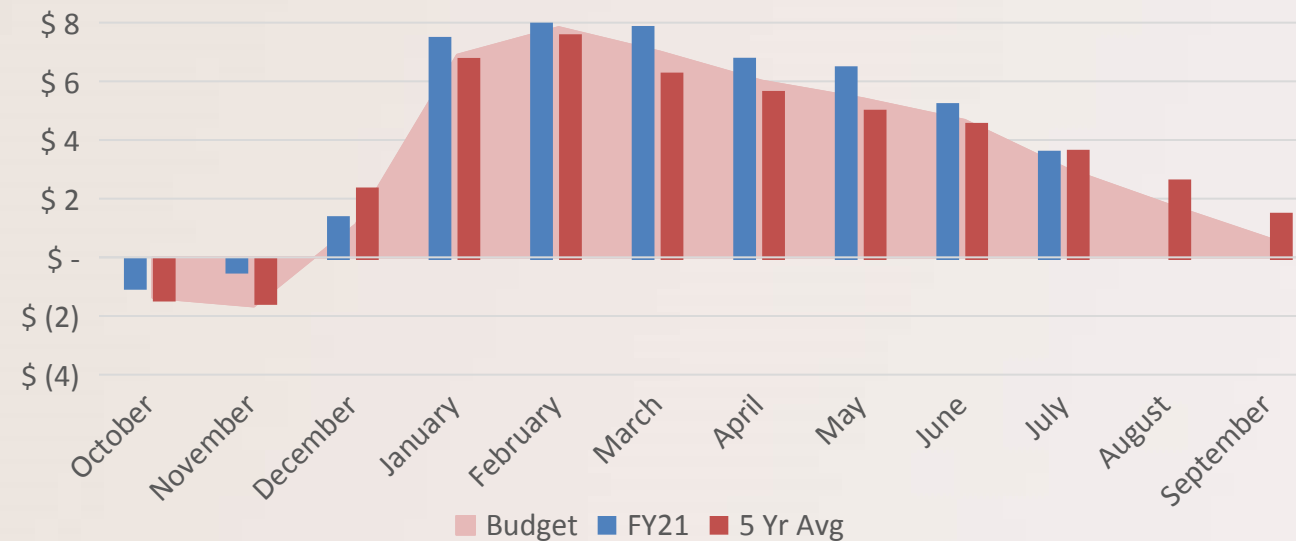


General Fund

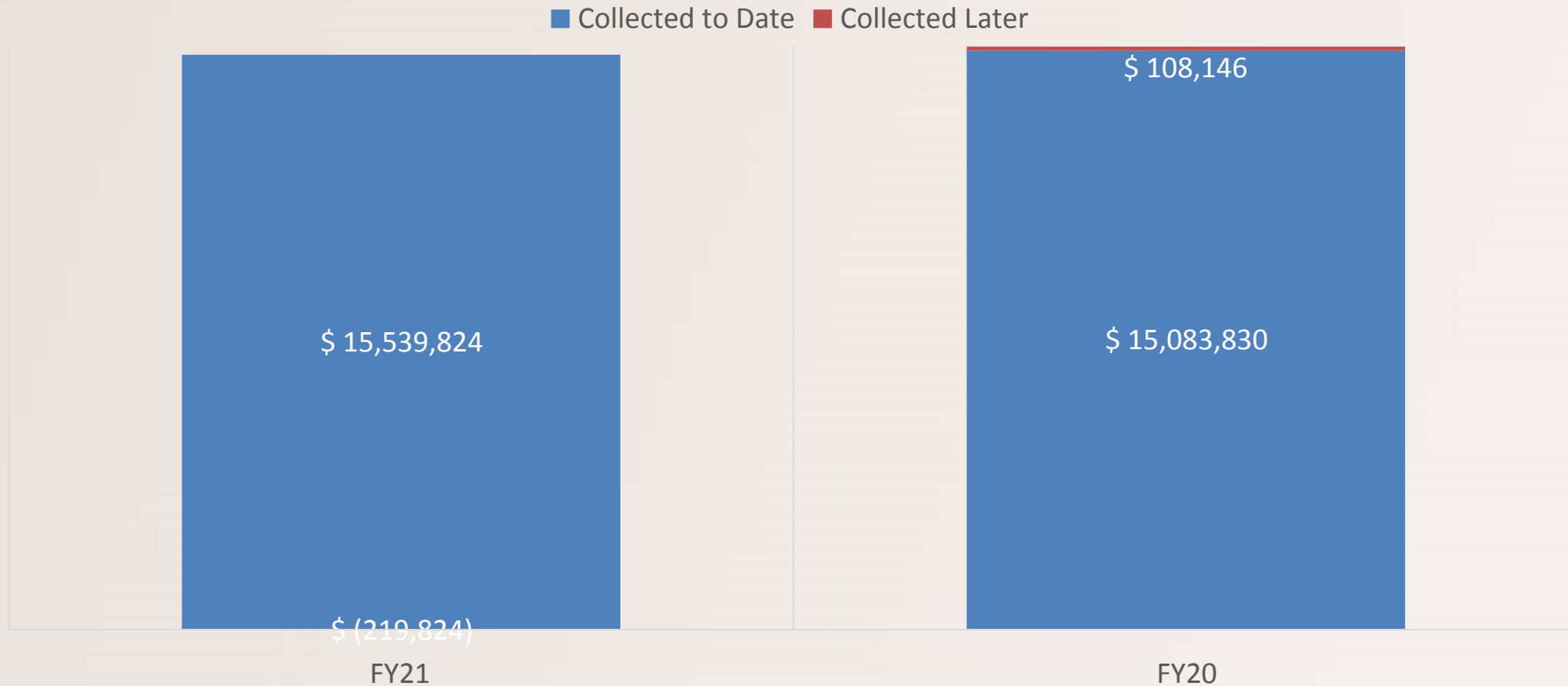
	FY21 Budget		FY21 YTD		% of Budget	FY20 YTD		FY20% of Budget
Revenues	\$	25,124,381	\$	23,551,742	94%	\$	22,960,813	93%
Expenditures	\$	24,476,396	\$	19,918,055	81%	\$	19,083,350	79%
	\$	647,985	\$	3,633,687		\$	3,877,463	

*83% of the year is completed

General Fund Cash Flow



Property Tax Highlight

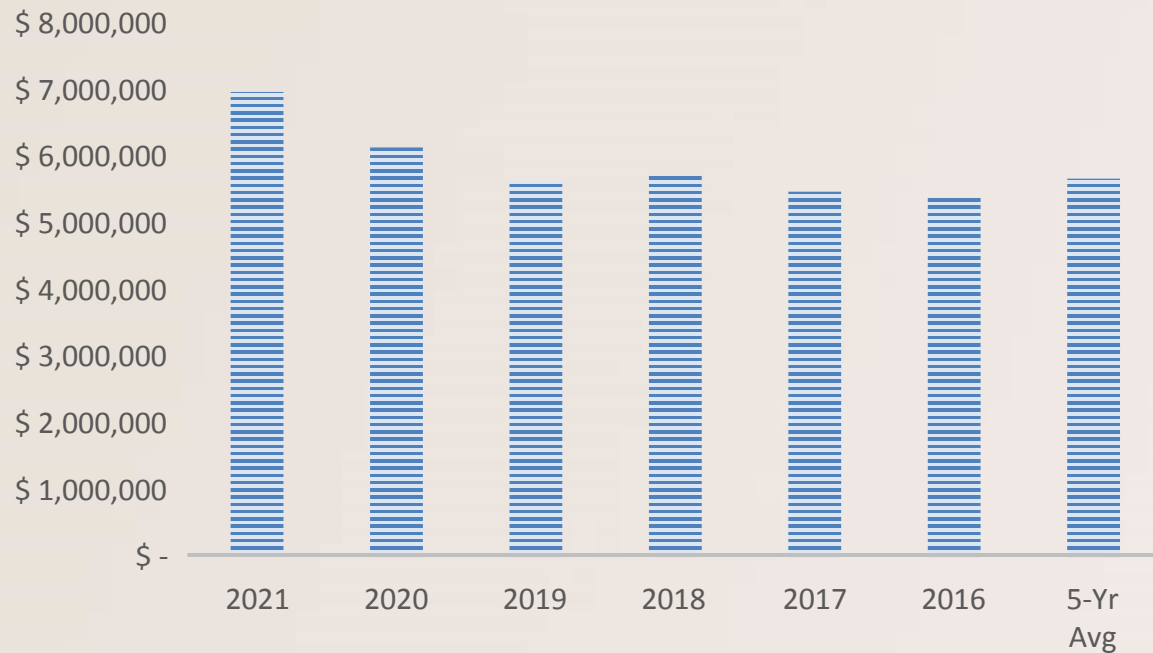


Sales Tax Highlight



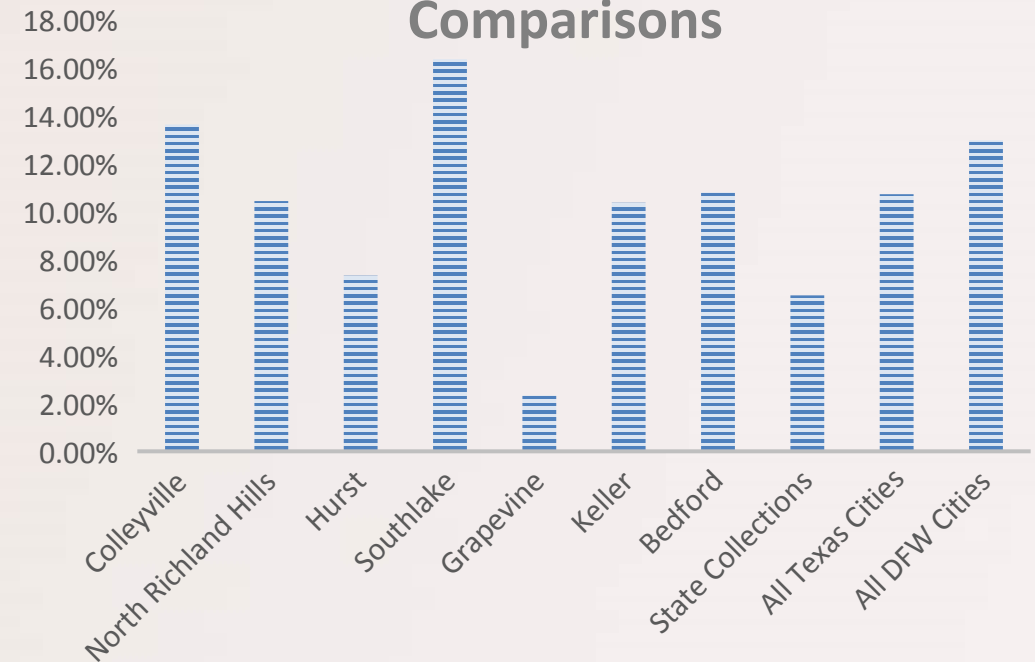
FY21 YTD Receipts compared to Previous Years

Thru June Sales Tax Receipts (Comparison)

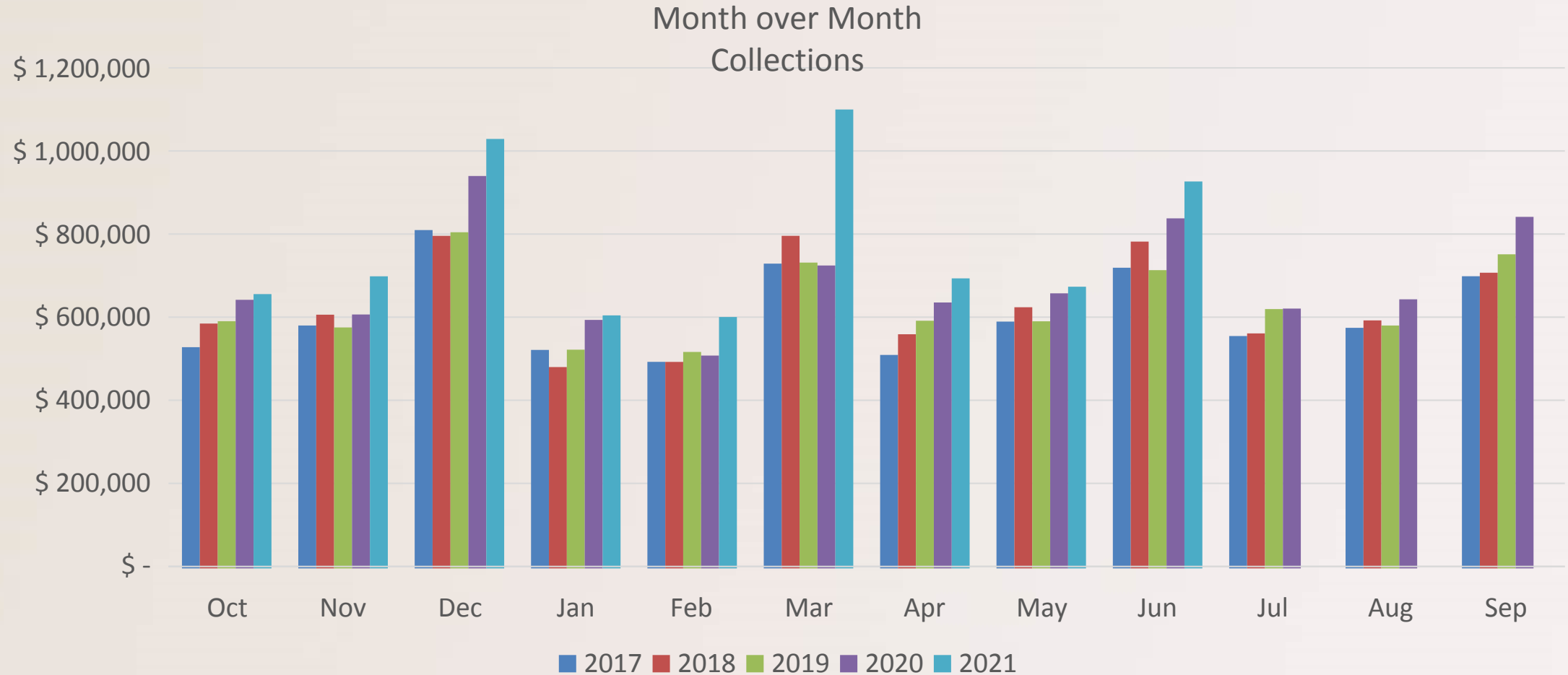


City/State Comparisons

City/State Comparisons



Sales Tax Highlight

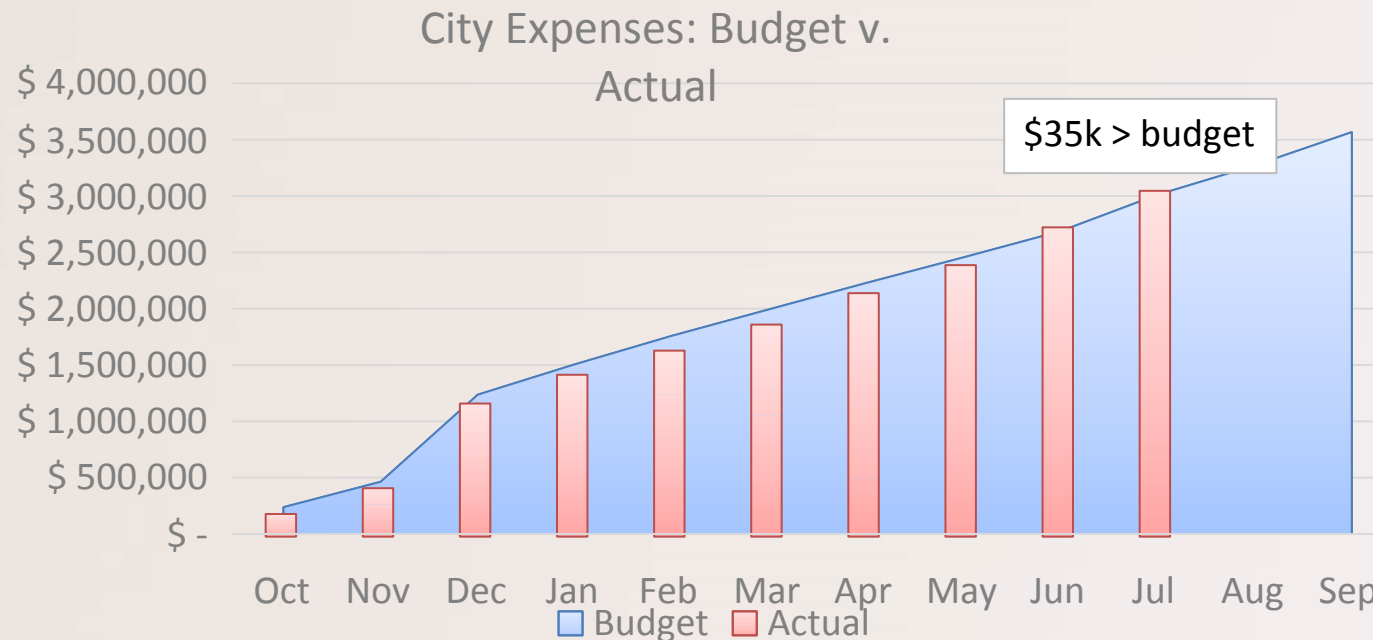


Utility Fund



Utility Fund					
	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20 % of Budget
Revenues	\$ 17,958,382	\$ 12,465,652	69%	\$ 12,261,416	70%
Expenditures	\$ 17,925,757	\$ 10,743,335	60%	\$ 10,998,290	63%
	\$ 32,625	\$ 1,722,317		\$ 1,263,126	

*83% of the year is completed



Utility Fund – City Revs vs. City Exp



UTILITY OPERATING FUND SUMMARY

	BUDGET FY 2021	YE PROJECTED FY 2021	Excess (Overage)
BEG. WORKING CAPITAL	5,873,267	5,873,267	
FUND REVENUES			
Water - Base Rate	1,864,515	1,830,000	(34,515)
Sale of Material	0	3,214	3,214
Wastewater - Base Rate	1,339,711	1,380,000	40,289
Water Installation	42,000	20,000	(22,000)
Wastewater Installation	15,000	7,000	(8,000)
Engineering Charges	5,000	5,000	0
Penalties	200,000	50,000	(150,000)
Miscellaneous	15,000	7,000	(8,000)
Interest Income	60,000	10,000	(50,000)
TOTAL REVENUES	3,541,227	3,312,215	(229,011)
FUND EXPENSES			
Utility Billing	469,229	407,783	61,446
IS GIS	73,453	78,405	(4,952)
Utility Support	1,213,381	1,170,139	43,242
Utility Operations - Water	795,589	851,628	(56,038)
Utility Operations - WW	418,507	457,023	(38,516)
Non-Departmental	233,605	260,693	(27,088)
Transfer to General Fund	281,861	281,861	0
VERF Transfer	81,100	81,100	0
TOTAL EXPENDITURES	3,566,726	3,588,632	(21,906)
ENDING WORKING CAPITAL	5,847,768	5,596,851	(250,918)

Net fund balance decrease
of \$250,918, exclusively
from COVID / storm

From Winter Storm / COVID	
Penalties - Rev	\$ (150,000)
Repairs - Exp	\$ (87,000)
Electricity - Exp	\$ (40,000)
Total	\$ (277,000)

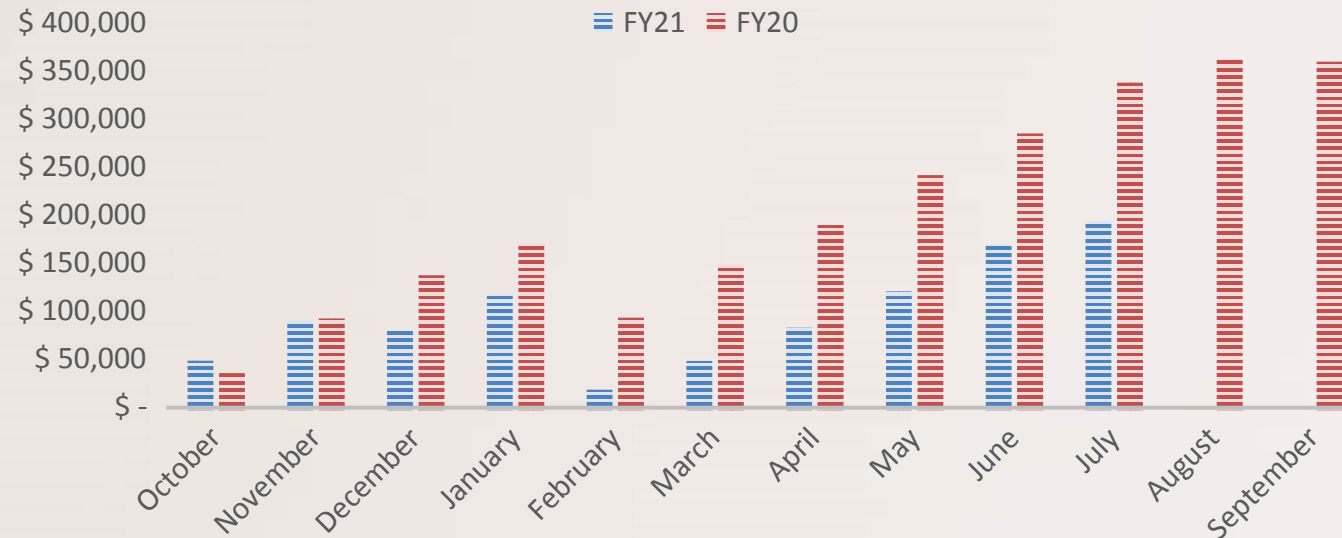
Drainage Fund



Drainage Fund					
	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20 % of Budget
Revenues	\$ 978,508	\$ 842,129	86%	\$ 867,399	89%
Expenditures	\$ 810,202	\$ 649,666	80%	\$ 531,197	67%
	\$ 168,306	\$ 192,463		\$ 336,203	

*83% of the year is completed

FY21 vs. FY20 Cash Flow



Hotel Fund

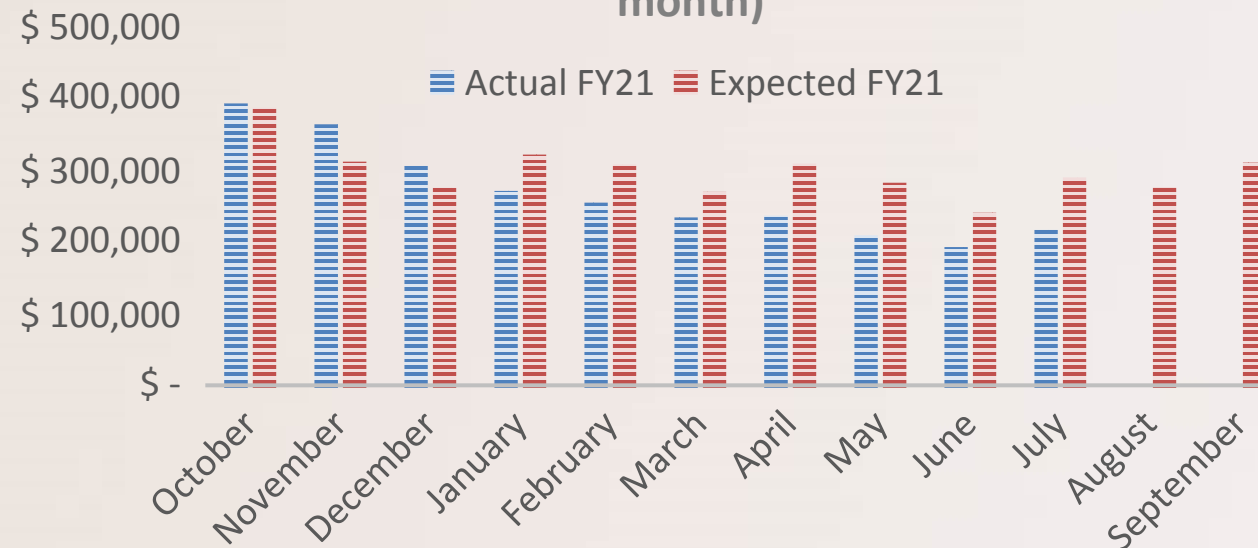


Hotel Fund

	FY21 Budget		FY21 YTD		% of Budget	FY20 YTD
Revenues	\$	237,500	\$	79,993	34%	\$ 63,307
Expenditures	\$	327,176	\$	262,980	80%	\$ 196,672
	\$	(89,676)	\$	(182,988)		\$ (133,364)

*83% of the year is completed

Expected Fund Balance vs. Actual Fund Balance (by month)

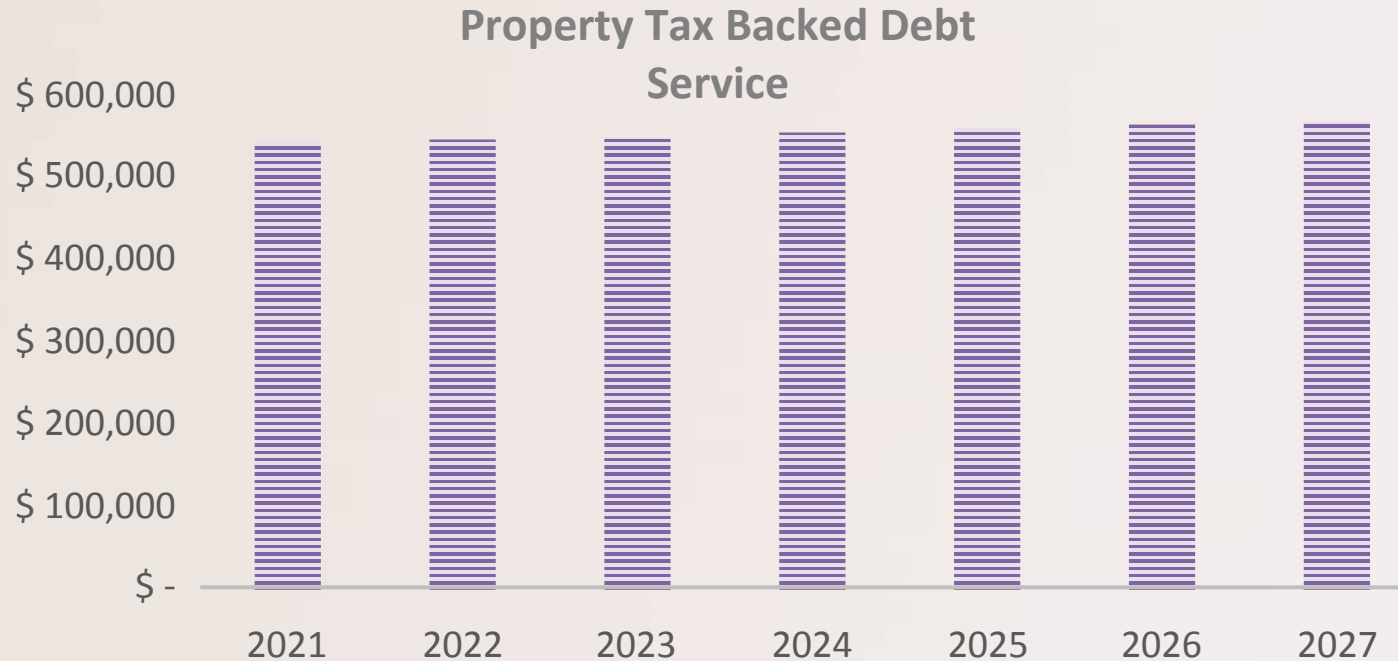


Debt Service Fund



Debt Service Fund						
	FY21 Budget		FY21 YTD		% of Budget	
Revenues	\$	782,500	\$	801,464	102%	\$ 1,511,310
Expenditures	\$	819,423	\$	833,146	102%	\$ 1,198,948
	\$	(36,923)	\$	(31,681)		\$ 312,363

*83% of the year is completed



Monthly Financial Report - July 2021

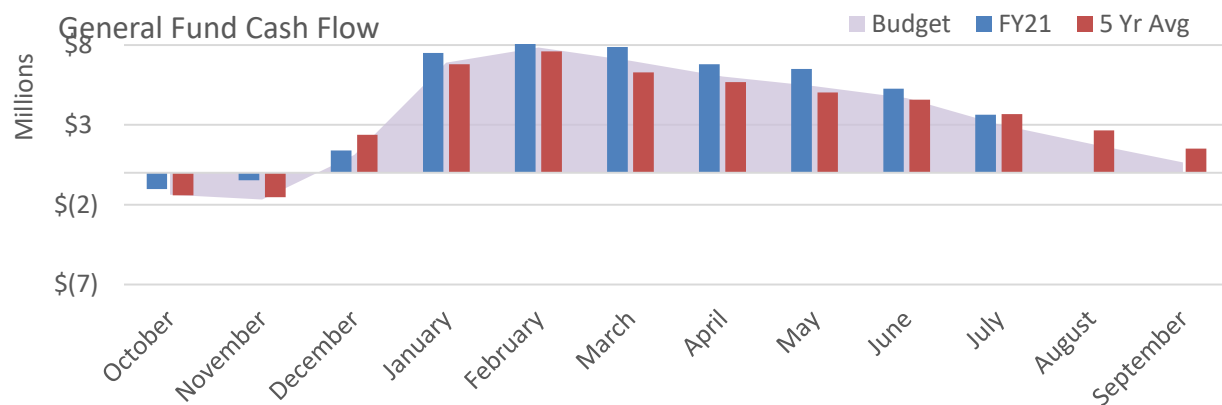
% of year Completed 83%

General Fund

% of Budget Spent 81%

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Revenues	\$ 25,124,381	\$ 23,551,742	94%	\$ 22,960,813	93%
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	\$ 647,985	\$ 3,633,687		\$ 3,877,463	

Through July, the General Fund has collected 94% of its budgeted revenue and spent 81% of its budgeted expenditures. Our cash flow here remains ahead of where we anticipated, but a little behind last year. Franchise tax revenue and interest income are the only weaker spots in our revenue profile, due to legislation passed during our last legislative session as well as a weak fixed income market. In total, the Fund's surplus amounts to \$3.6 million. Please note that for the purposes of this report the \$1.4m in CARES Act funding the City received last year has been removed. Through July, no CARES funding has been received for this year.



General Fund Highlights

Revenue (FY21/FY20)

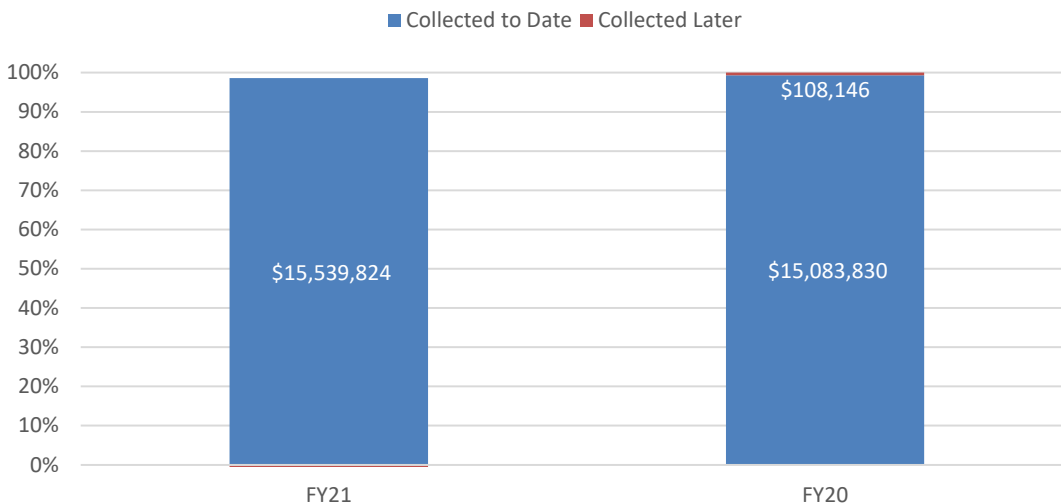
Property Tax	+ \$456k	Sales Tax	+ \$383k	Franchise Tax	-\$128k
Licenses	-\$63k	Other Revenue	-\$57k	Total Rev	+ \$591k

Expenditures (FY21/FY20)

Personnel	+ \$182k	Contractual	+ \$470k	Supplies	+ \$102k
Capital	+ \$81k	Transfers	\$ 0k	Total Exp	+ \$835k

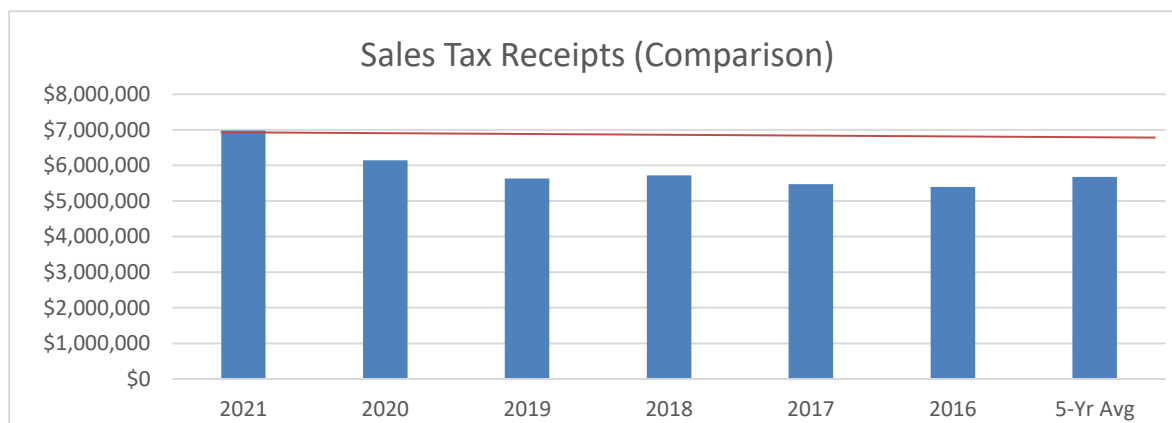
Monthly Financial Report - July 2021

Revenue Highlight: Property Tax



Colleyville has received \$15.5m in General Fund property tax this year. This makes for a 2%, or \$320k, increase over actual FY20 property tax receipts. It should be noted that this increase comes from taxes off of new property, as opposed to increased taxes on existing property inside the City.

Revenue Highlight: Sales Tax



MTD Increase	YTD Increase
↑ 10.6%	↑ 13.6%

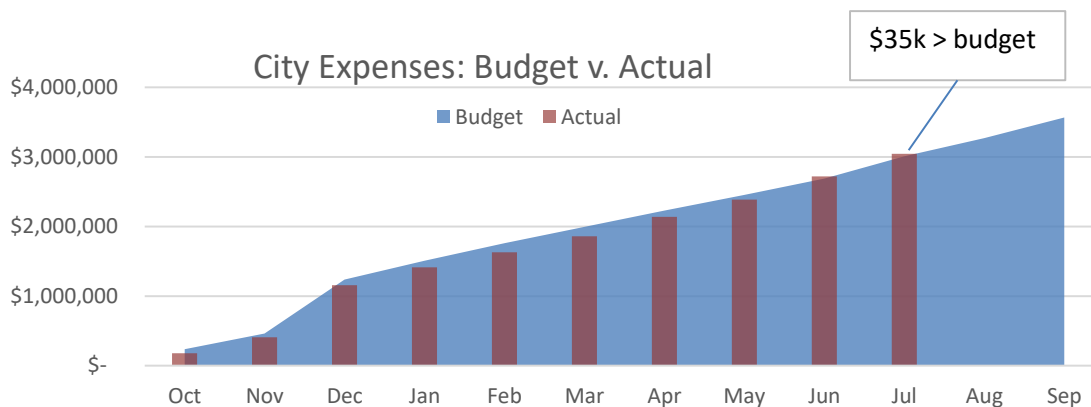
Colleyville received its ninth collection of the year from June's sales, and it brought in an increase of 10.6% over June of last year. This puts our total YTD growth at 13.6% over FY20, and makes for a total dollar gain of \$837,000. Statewide, Texas cities saw another month of double digit gains for a total fiscal year increase of 10.7%. DFW cities fared better with an average monthly increase of 19%, yielding a total average year-to-date increase of 12.9%. It also looks as if destination-based economies such as Hurst and Grapevine are beginning to turn around.

Monthly Financial Report - July 2021

Water/Sewer Utility Fund % of year Completed 83%
 % of Budget Spent 60%

	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 17,958,382	\$ 12,465,652	69%	\$ 12,261,416	70%
Expenditures	\$ 17,925,757	\$ 10,743,335	60%	\$ 10,998,290	63%
	\$ 32,625	\$ 1,722,317		\$ 1,263,126	

Through the tenth month of the fiscal year, the Utility Fund has collected 69% of its budgeted revenue and spent 60% of its budgeted expenditures. Our surplus of \$1.7m is stronger than we saw last year due to the strong true-up refund from the Trinity River Authority, which we will pass on to our cash-funded capital improvement plan at the end of the year. As the graph below shows, the City's direct costs are tracking a little above budget (electricity costs from the winter storm and higher repairs/meter replacements are some main drivers). Additionally, due mostly to low investment earnings and not charging for penalties through most of this year, the utility's revenues are tracking below budget. Current projections indicate we will need to utilize some fund balance for our operational costs this year. However, this appears to be an issue unique to this year.



Utility Operation Highlights

Avg Customer Count

FY21/FY20



0.6%

YTD Rainfall (Inches)

FY21/FY20

-3.4

Expenditures (FY21/FY20)

Mostly TRA costs ↓

Personnel	+ \$217k	Contractual	-\$563k	Supplies	+ \$43k
Capital	+ \$17k	Transfers	+ \$32k	Total Exp	-\$255k

Colleyville's rate structure enables the City to more easily manage years of varying water consumption from year-to-year. The majority of the City's rate is comprised of a direct pass-through to TRA for water costs. Funding for the City's operational costs come from a fixed monthly charge to customers based on meter size. The goal of this fund is to break-even at the end of the year.

Monthly Financial Report - July 2021

% of year Completed

83%

Drainage Utility Fund

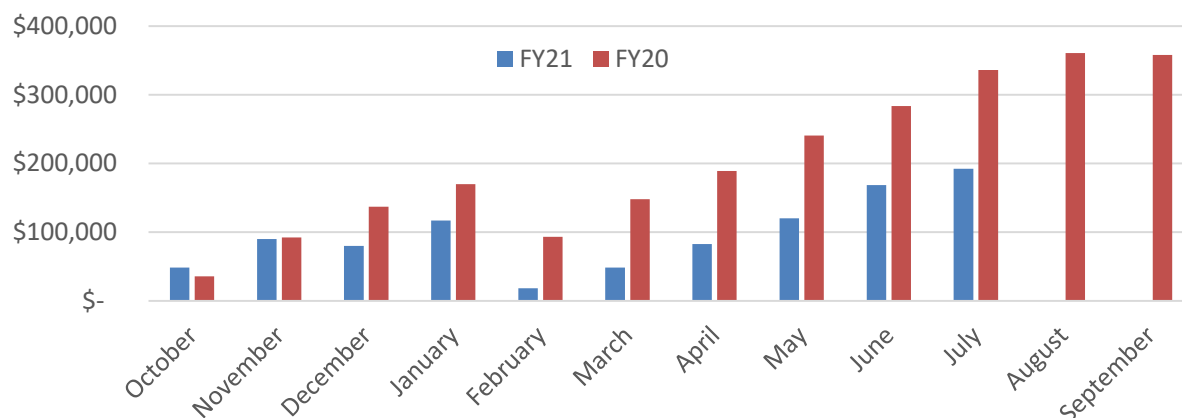
% of Budget Spent

80%

	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 978,508	\$ 842,129	86%	\$ 867,399	89%
Expenditures	\$ 810,202	\$ 649,666	80%	\$ 531,197	67%
	\$ 168,306	\$ 192,463		\$ 336,203	

To date, the Drainage Utility Fund has received 86% of its budgeted revenue and spent 80% of its budgeted expenditures. This fund's cash flow is tracking lower than last year due primarily to increased payroll costs from a position that was reallocated to this fund as well as overtime costs and temp help. Our current surplus of \$192,000 represents a \$24,000 increase from last month, so we're continuing to improve here. Drainage fee revenues tend to average at 1.2% higher than the previous fiscal year, although at this point we're seeing less than 1% growth for FY21.

FY21 vs. FY20 Cash Flow



Drainage Fund Operation Highlights

Revenue - Drainage Fees

FY21/FY20 0.8%

FY21/5-Yr Avg 2.6%

Expenditures (FY21/FY20)

Personnel	+ \$84k
Supplies	+ \$15k
Debt Service	-\$4k

Contractual	+ \$24k
Capital/Xfers	\$00k
Total Exp.	+ \$118k

Note: this fund's debt service is scheduled to be retired in fiscal year 2021.

Monthly Financial Report - July 2021

Hotel Tax Fund

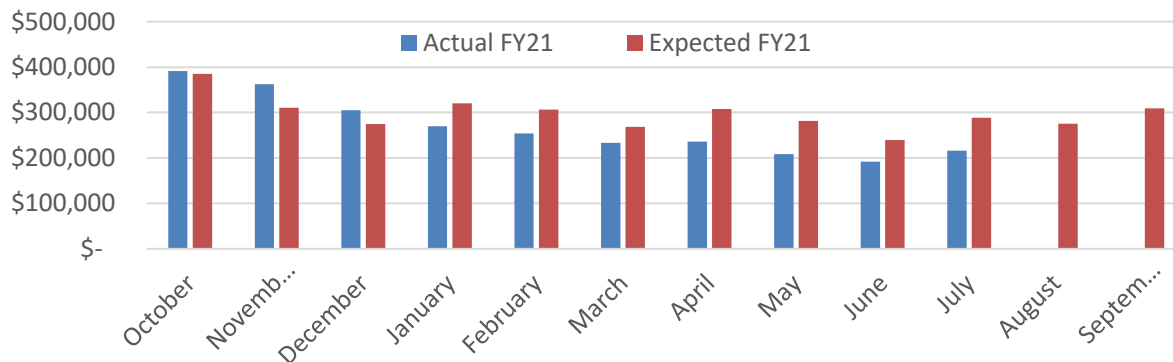
% of year Completed 83%

% of Budget Spent 80%

	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 237,500	\$ 79,993	34%	\$ 63,307	
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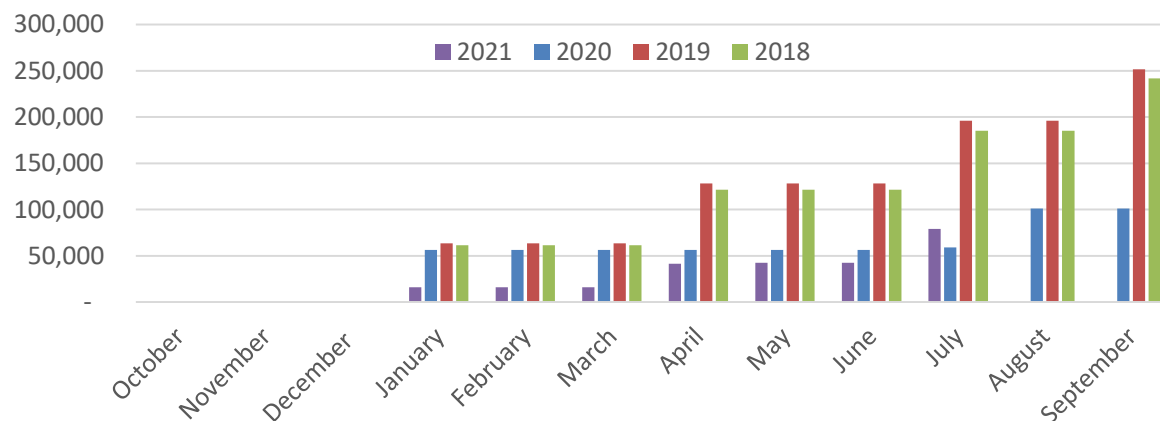
The Hotel Fund began the year outperforming expectations due mostly to lower spending than anticipated for the first quarter. Half of this fund is dedicated to personnel costs, whereas the other half is dedicated to improvements, event supplies, and promoting the City via events, economic development, and direct advertising. Our revenue only comes in once each quarter, and typically amounts to around \$60,000 every payment. While our first quarter payment took a large hit due to COVID-related restrictions, our last payment does indicate that this revenue is making a comeback. Our current fund balance is back up at \$216,000 as of the end of this month. Given the large balance here, the fund can take a lackluster year.

Expected Fund Balance vs. Actual Fund Balance (by month)



Hotel Tax Performance

FY21 Revenue vs. History

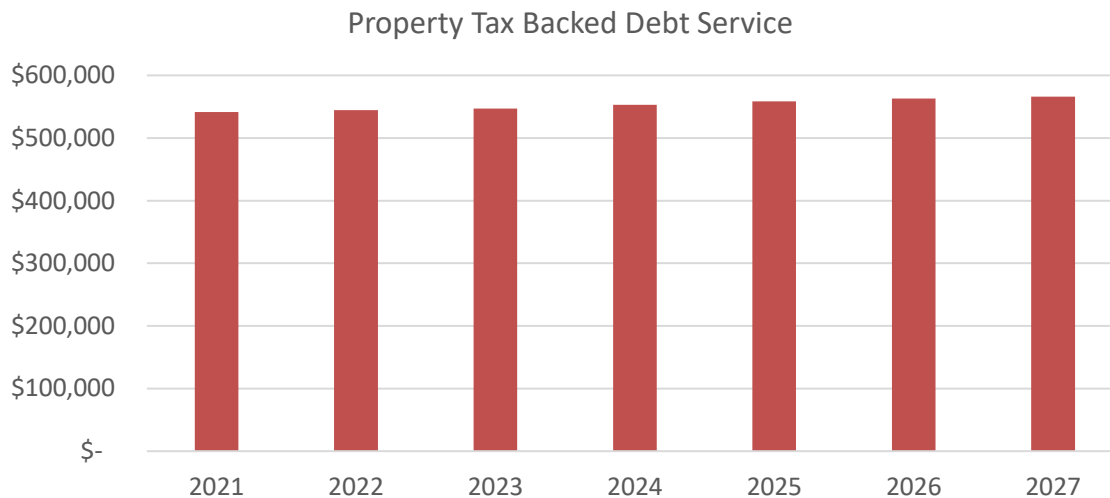


Monthly Financial Report - July 2021

Debt Service Fund		% of year Completed		83%	
		% of Budget Spent		102%	
	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 782,500	\$ 801,464	102%	\$ 1,511,310	107%
Expenditures*	\$ 819,423	\$ 833,146	102%	\$ 1,198,948	85%
	\$ (36,923)	\$ (31,681)		\$ 312,363	

Similar to our General Fund's property tax collections, the Debt Service fund has received a substantial portion of its property taxes this year. Cash-flow for this fund is very predictable, as most revenues are recognized in December/January and debt service payments occur twice annually, with lease payments also occurring throughout the year. As of July's figures, the fund is running a deficit of about \$32,000, which was planned. The majority of the fund's expenditures have been spent, with the remaining budget dedicated to an additional interest payment. With Colleyville's current debt service schedule, all bonded debt is on track to be paid off by FY27.

*Please note that staff has planned to rely on \$37k of excess fund balance to pay for this year's costs.



For any questions or comments regarding this report, please contact:

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 Finance Director
 City of Colleyville, TX
klester@colleyville.com
 817-503-1014



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 6a

Agenda Date 8/17/2021

Number Ordinance O-21-2167

Type Ordinance

Department City Manager

Title

Approval of a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the company's 2021 Rate Review Mechanism filing and adopting tariffs reflecting rate adjustments consistent with the negotiated settlement

Strategic Plan

2.1 Provide responsive, efficient city services

Explanation

First Reading and Public Hearing

The City, along with 171 other Mid-Texas Cities Served by Atmos Energy Corporation, Mid-Tex Division, is a member of the Steering Committee of Cities Served by Atmos (ACSC). In 2007, the Cities and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute. The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Since 2007, there have been several modifications to the original RRM Tariff with the most recent being adopted in 2018.

2021 RRM Filing

On or about April 1, 2021, Atmos filed a rate request pursuant to the RRM Tariff adopted by ACSC members. Atmos claimed that its cost-of-service in a test year ending December 31, 2020, entitled it to additional system-wide revenues of \$43.4 million. Application of the standards set forth in ACSC's RRM Tariff required Atmos to reduce its request to \$40.5 million, \$29.3 million of which would be applicable to ACSC members. ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be \$22.34 million instead of the claimed \$40.5 million. The amount of the \$22.34 million deficiency applicable to ACSC members would be \$16.8 million. After the Company reviewed ACSC's consultants' report, ACSC's Executive Committee and the Company negotiated a settlement whereby the Company would receive an

increase of \$22.78 million from ACSC Cities, but with a two month delay in the effective date until December 1, 2021. This should save ratepayers approximately \$3.8 million.

Financial Impact

The impact of the settlement on average residential rates is an increase of \$1.28 on a monthly basis, or 2.2 percent. The increase for average commercial usage will be \$4.03 or 1.61 percent.

Recommendation

Approve

Attachments

1. Ordinance O-21-2167

ORDINANCE O-21-2167

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2021 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of Colleyville, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City by Resolution R-18-4306 in 2018; and

WHEREAS, on about April 1, 2021, Atmos Mid-Tex filed its 2021 RRM rate request with ACSC Cities based on a test year ending December 31, 2020; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2021 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$22.78 million applicable to ACSC Cities with an Effective Date of December 1, 2021; and

WHEREAS, ACSC agrees that Atmos plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the two month delayed Effective Date from October 1 to December 1 will save ACSC ratepayers approximately \$3.8 million off new rates imposed by the attached tariffs (Exhibit A); and

WHEREAS, the attached tariffs (Exhibit A) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Exhibit B); and

WHEREAS, the settlement agreement establishes an amortization schedule for regulatory liability prepared by Atmos Mid-Tex (Exhibit C);

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications;

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

- SEC. 1 THAT, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$22.78 million for ACSC Cities represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2021 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.
- SEC. 2 THAT despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.
- SEC. 3 THAT the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Exhibit A, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$22.78 million from customers in ACSC Cities, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.
- SEC. 4 THAT the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Exhibit B, attached hereto and incorporated herein.
- SEC. 5 THAT subject to any future settlement or decision regarding the balance of Excess Deferred Income Tax to be refunded to ratepayers, the amortization of regulatory liability shall be consistent with the schedule found in Exhibit C, attached hereto and incorporated herein.
- SEC. 6 THAT Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2021 RRM filing.
- SEC. 7 THAT to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

- SEC. 8 THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- SEC. 9 THAT this ordinance shall take effect immediately from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after December 1, 2021.
- SEC. 10 THAT a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 17th day of August 2021.

The second reading and public hearing being conducted on the 7th day of September 2021.

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS, AND ___ ABSTENTIONS ON THIS THE 7th DAY OF SEPTEMBER 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit A
to 2021 RRM Resolution or Ordinance

Mid-Tex Tariffs
Effective December 1, 2021

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 20.85 per month
Rider CEE Surcharge	\$ 0.05 per month ¹
Total Customer Charge	\$ 20.90 per month
Commodity Charge – All <u>Ccf</u>	\$0.27979 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2021.

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE: Page

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 56.50 per month
Rider CEE Surcharge	\$ 0.01 per month ¹
Total Customer Charge	\$ 56.51 per month
Commodity Charge – All Ccf	\$ 0.12263 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2021.

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 1,054.75 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.4330 per MMBtu
Next 3,500 MMBtu	\$ 0.3171 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0680 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 1,054.75 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.4330 per MMBtu
Next 3,500 MMBtu	\$ 0.3171 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0680 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_j = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Base Use/Heat Use Factors

Weather Station	<u>Residential</u>		<u>Commercial</u>	
	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>
Abilene	11.88	0.1459	85.39	0.6996
Austin	10.34	0.1452	194.82	0.9398
Dallas	15.21	0.1915	148.19	1.0986
Waco	10.63	0.1373	130.39	0.7436
Wichita Falls	12.63	0.1398	109.17	0.5803

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

Exhibit B
to 2021 RRM Resolution or Ordinance

Mid-Tex
2021 Benchmark for Pensions
and Retiree Benefits

Line No.	Description	Shared Services		Mid-Tex Direct		Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(g)
Proposed Benefits Benchmark - Fiscal Year 2021 Willis Towers Watson						
1	Report as adjusted (1) (2) (3)	\$ 2,917,949	\$ 4,908,358	\$ 5,447,063	\$ 293,818	\$ 6,600,073
2	Allocation to Mid-Tex	43.68%	43.68%	76.11%	100.00%	76.11%
Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)						
3		\$ 1,274,655	\$ 2,144,130	\$ 4,145,546	\$ 293,818	\$ 5,023,057
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4) (3)	\$ 1,274,655	\$ 2,144,130	\$ 4,145,546	\$ 293,818	\$ 5,023,057
6						\$ 12,881,205
7						
8	Summary of Costs to Approve (1):					
9						
10	O&M Expense Factor (WP_F-2.3, Ln 2)	75.07%	75.07%	38.66%	11.00%	38.66%
11						
12						
13	Total Pension Account Plan					\$ 2,559,357
14	Total Post-Employment Benefit Plan	\$ 956,873	\$ 1,609,582	\$ 1,602,484	\$ 32,322	\$ 1,941,691
15	Total Supplemental Executive Benefit Plan					\$ 3,551,272
16	Total (Ln 13 + Ln 14 + Ln 15)	\$ 956,873	\$ 1,609,582	\$ 1,602,484	\$ 32,322	\$ 1,941,691
						\$ 6,142,952

1. Studies not applicable to Mid-Tex or Shared Services are omitted.

2. Mid-Tex is proposing that the Fiscal Year 2021 Willis Towers Watson actuarial amounts shown on WP_F-2.3 and WP_F-2.3.1, be approved by the RRM Cities as the benchmark amounts to be used to calculate the regulatory asset or liability for future periods. The benchmark amount approved by the RRM Cities for future periods includes only the expense amount. The amount attributable to capital is recorded to utility plant through the overhead process as described in the CAM.
3. SSU amounts exclude cost centers which do not allocate to Mid-Tex for rate making purposes.

3. SSU amounts exclude cost centers which do not allocate to Mid-Tex for rate making purposes.

Exhibit C
to 2021 RRM Resolution or Ordinance

Mid-Tex 2021 Schedule for
Amortization for Regulatory Liability

ATMOS ENERGY CORP., MID-TEX DIVISION
RATE BASE ADJUSTMENTS
TEST YEAR ENDING DECEMBER 31, 2020
AMORTIZATION OF REGULATORY LIABILITY

Line No.	Year Ended Dec. 31	Beginning Protected Balance	Protected Amortization	Ending Protected Balance	Beginning Unprotected Balance	Unprotected Amortization	Ending Unprotected Balance	Total Protected & Unprotected Amortization	Total Protected & Unprotected Balance
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
1	2017 (3)	\$ -	\$ -	\$ (51,477,654)	\$ -	\$ -	\$ 343,746,535	\$ -	\$ 292,268,881
2	2018	(51,477,654)	494,977	(50,982,677)	343,746,535	(3,513,868)	340,232,667	(3,018,891)	289,249,991
3	2019	(50,982,677)	1,979,910	(49,002,767)	340,232,667	(14,057,872)	326,174,795	(12,077,963)	277,172,028
4	2020	(49,002,767)	1,979,910	(47,022,857)	326,174,795	(13,988,908)	312,185,886	(12,008,999)	265,163,029
5	2021	(47,022,857)	3,464,842	(43,558,015)	312,185,886	(26,390,127)	285,795,760	(22,925,284)	242,237,745
6	2022	(43,558,015)	1,979,910	(41,578,105)	285,795,760	(60,167,528)	225,628,231	(58,187,619)	184,050,126
7	2023	(41,578,105)	1,979,910	(39,598,195)	225,628,231	(60,167,528)	165,460,703	(58,187,619)	125,862,508
8	2024	(39,598,195)	1,979,910	(37,618,286)	165,460,703	(60,167,528)	105,293,175	(58,187,619)	67,674,889
9	2025	(37,618,286)	1,979,910	(35,638,376)	105,293,175	(60,167,528)	45,125,646	(58,187,619)	9,487,270
10	2026	(35,638,376)	1,979,910	(33,658,466)	45,125,646	(45,125,646)	(0)	(43,145,737)	(33,658,466)
11	2027	(33,658,466)	1,979,910	(31,678,556)	(0)	0		1,979,910	(31,678,556)
12	2028	(31,678,556)	1,979,910	(29,698,647)	-	-		1,979,910	(29,698,647)
13	2029	(29,698,647)	1,979,910	(27,718,737)	-	-		1,979,910	(27,718,737)
14	2030	(27,718,737)	1,979,910	(25,738,827)	-	-		1,979,910	(25,738,827)
15	2031	(25,738,827)	1,979,910	(23,758,917)	-	-		1,979,910	(23,758,917)
16	2032	(23,758,917)	1,979,910	(21,779,007)	-	-		1,979,910	(21,779,007)
17	2033	(21,779,007)	1,979,910	(19,799,098)	-	-		1,979,910	(19,799,098)
18	2034	(19,799,098)	1,979,910	(17,819,188)	-	-		1,979,910	(17,819,188)
19	2035	(17,819,188)	1,979,910	(15,839,278)	-	-		1,979,910	(15,839,278)
20	2036	(15,839,278)	1,979,910	(13,859,368)	-	-		1,979,910	(13,859,368)
21	2037	(13,859,368)	1,979,910	(11,879,459)	-	-		1,979,910	(11,879,459)
22	2038	(11,879,459)	1,979,910	(9,899,549)	-	-		1,979,910	(9,899,549)
23	2039	(9,899,549)	1,979,910	(7,919,639)	-	-		1,979,910	(7,919,639)
24	2040	(7,919,639)	1,979,910	(5,939,729)	-	-		1,979,910	(5,939,729)
25	2041	(5,939,729)	1,979,910	(3,959,820)	-	-		1,979,910	(3,959,820)
26	2042	(3,959,820)	1,979,910	(1,979,910)	-	-		1,979,910	(1,979,910)
27	2043	(1,979,910)	1,979,910	0	-	-		1,979,910	0
28									
29	Revenue Related Tax Factor				See WP_F-5.1			6.79%	
30	Revenue Related Taxes on Annual Amortization				Amortization * Tax Factor		\$	3,949,355	
31	Amortization Including Revenue Related Taxes				Amortization + Taxes		\$	<u>62,136,973</u>	
32									
33	Notes:								
34	1. The annual amortization of the protected balance is a 26 year recovery period based on the Reverse South Georgia Method. The annual amortization of the unprotected balance is 5 years.								
35	2. The Regulatory Liability is recorded to FERC Accounts 253 and 242, Sub Account 27909.								
36	3. This is the final Mid-Tex liability balance filing the Fiscal Year 2018 tax return.								



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 7a

Agenda Date 8/17/2021

Number Ordinance O-21-2165

Type Ordinance

Department Community Development

Title

Request to appeal the decision of the Planning and Zoning Commission regarding the consideration of a zoning change from the R-20 Single Family Residential district and R-40 Single Family Residential district to the RE Single Family 'Estate' Residential district for Lot 3, Block 3, Highland Acres Addition, located at 401 Timberline Drive South, Case ZC21-013

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Second Reading and Public Hearing

The applicant has requested to table the item to a future meeting where all seven councilmembers will be present.

The applicants were present at the first reading and spoke in favor of their request. There were several citizens who spoke during the public hearing as well, mostly in favor with one in opposition.

First Reading and Public Hearing

Jerry Tinkis, the applicant, has submitted a request for a zoning change on Lot 3, Block 3, Highland Acres Addition, being approximately 1.39 acres, and zoned R-20 and R-40 Single Family Residential. The purpose is to rezone from the R-20 and R-40 districts to the RE Single Family 'Estate' Residential district. The purpose is to allow for the keeping of livestock.

Existing Conditions/Background: The subject property, 401 Timberline Drive South resides on the south side of Timberline Drive South west of the intersection with Bransford Road. The subject property has R-20 and R-40 zoning and is currently developed with a single family home and two accessory buildings.

Proposed Zoning:

Request – The applicant requests to rezone the property from R-20 and R-40 to RE zoning. The minimum standards for the RE zoning district are as follows:

Minimum Lot Size	80,000 square feet	60,548 s.f.
Minimum Lot Width	200 feet	Approx. 168 ft.
Minimum Lot Depth	300 feet	Approx. 310 ft.
Front Building Line	40 feet	
Side Building Line	25 feet	
Rear Building Line	40 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Analysis: The current size of the property does not comply with all the minimum standards of the RE Single Family 'Estate' Residential district zoning. The minimum lot size is 60,548 s.f. Additionally, the lot width is below the required minimum lot width by 31 feet. The desire of the applicant is for the property to be able to allow for livestock. The applicant contends that he has raised livestock on the property for many years.

Land Development Code - Chapter 3- Section 3.9 RE Single Family 'Estate' Residential District, E. Permitted Accessory Uses

12. Private stables for the keeping of grazing animals, provided:

- a. Significant ground accumulations of manure shall be collected and properly disposed of so as not to create offensive odors, fly breeding, or in any way become a health hazard or nuisance to humans or animals;
- b. Fences for pens, corrals or similar enclosures shall be of sufficient height and strength to properly retain the grazing animal(s) on the premises; and
- c. The minimum space area of the lot upon which such grazing animal(s) may be kept, including pens, corrals, and stables, shall not be less than 15,000 square feet per each grazing animal over five hundred (500) pounds and not less than five thousand (5,000) square feet for any other grazing animal.

Plat Status: The property is platted as Lot 3, Block 3, Highland Acres Addition.

DRC Review: The DRC reviewed the request during their May 24, 2021 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The property to the east and west are zoned R-20 and R-40 and the property to the west is improved with a single-family residential home. The property to the east is currently not improved with any structures. The properties to the north are zoned R-20 Single Family Residential district and are improved with single-family residences. The properties to the south are zoned R-40 Single Family Residential district and are improved with single-family residences.

Comprehensive Plan: The City's Comprehensive Plan, *Destination Colleyville*, identifies the subject property for single-family residential development. The proposed RE zoning does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends denial of the request due to it not meeting the technical requirements of the Land Development Code.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended denial of the request at their June 14, 2021 meeting by a vote of 6-0. When the Planning and Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Financial Impact

There is no financial impact to the City.

Recommendation

Denial

Attachments

1. Request to Table
2. Request to Appeal
3. Aerial Map
4. Zoning Map
5. Future Land Use Map
6. Notification Map
7. Notification List
8. Property Owner Notification
9. Letters of Opposition
10. Letters of Support
11. Ordinance O-21-2165

401 Timberline Drive S. - Tinkis Property Zoning Summary

- The R-20 zoning for Timberline Drive S. has been in place since at least the 1970 official zoning map.
- The R-40 zoning was first shown on the 1977 official zoning map.
- In the 1970 Zoning Ordinance, livestock was only allowed in the AG Agricultural zoning district
- In the 1977 Zoning Ordinance, 'livestock breeding' & 'horse raising and breeding' were uses allowed in the AG & RE zoning districts. The uses were also permitted in the R-40 zoning district but only when on lots of one or more acres.
- The limitation of 1 animal over 500 pounds per 15,000 square feet and 1 animal per 5,000 square feet for any other grazing animal was included in the 1977 Zoning Ordinance.
- The use of 'livestock breeding' was removed from the R-40 zoning district in 1995 (O-95-1013).
- Per staff's understanding, the current string of cattle (long horns) have been on the property since 2016. There was a small/indoor pig that the family was watching for friends. That pig has since been returned to its family. The property does not have goats or any swine on it.
- The property may have had cattle and horses continuously on it for over 46 years.

Ben Bryner

Subject: RE: 401 timberline drive South - Request to table

From: J.W. Tinkis < >

Sent: Monday, July 12, 2021 10:46 AM

To: Christine Loven <cloven@colleyville.com>

Subject: 401 timberline drive South

Reference: Rezoning of 401 Timberline drive South request. Due to the fact that we need a supermajority vote by the city council and the July 6th city council meeting 2 council members stated that for the next two City council meetings there will be missing council members. We are asking to table our case until all city council members are present so we know July 20th and the next one in August there will be council members missing. Please reply with a confirmation that this can be done. Thank you.

From: [J.W. Tinkis](#)
To: [Jackie Reyff](#)
Cc: [Ben Bryner](#)
Subject: Re: Land Development Code - Appeal
Date: Monday, June 21, 2021 3:43:30 PM

We are appealing the planning and zoning denial decision on the property at 401 Timberline drive South of the r-20/r-40 rezoning to residential estate RE decision. Thank you,
Gwen and Jerry Tinkis

Aerial Map



ZC21-013

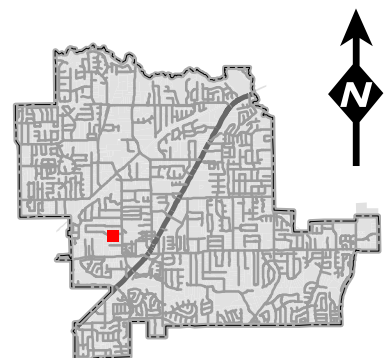
401 Timberline Drive South

DISCLAIMER:

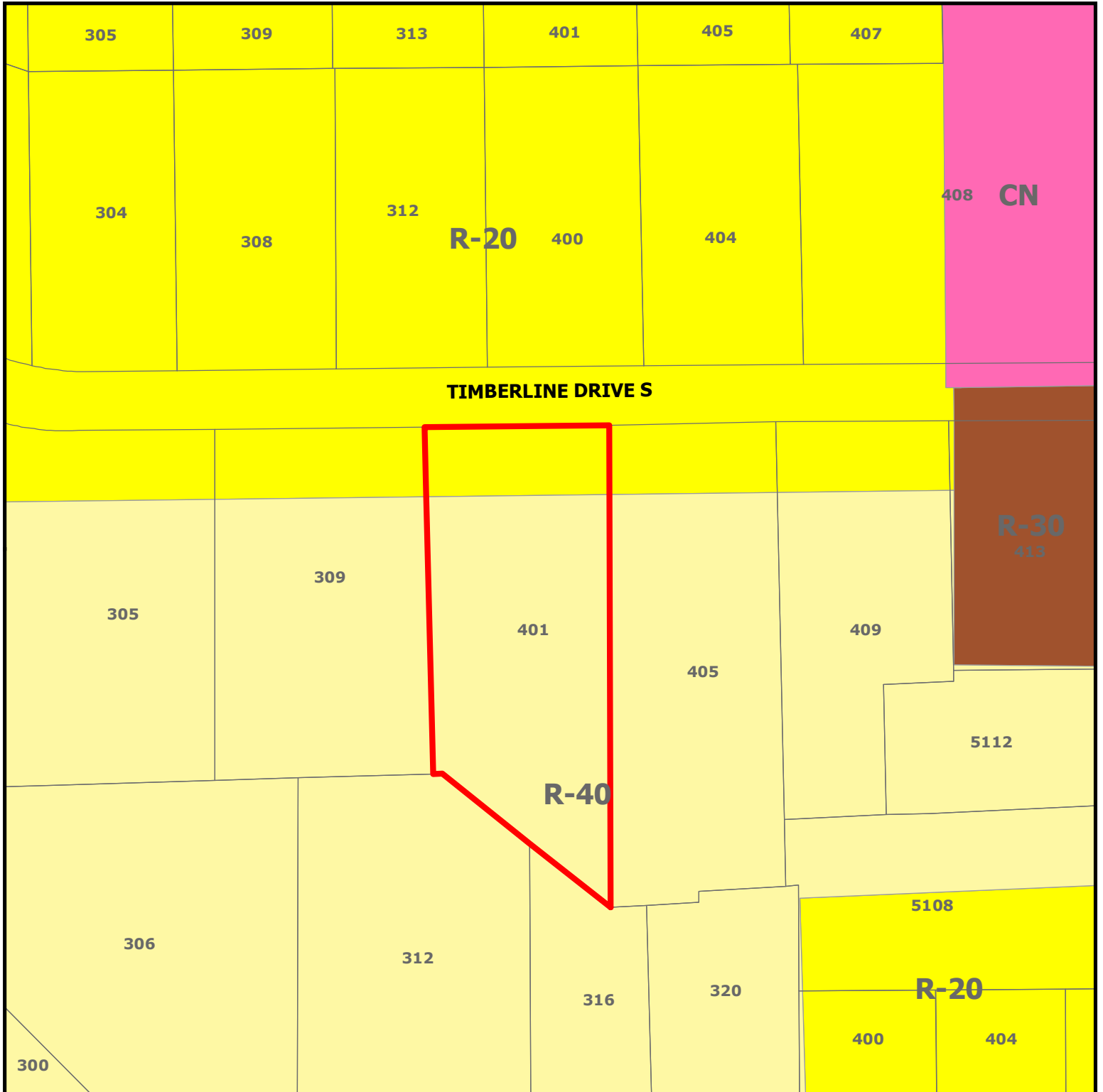
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.



Subject Property



Zoning Map



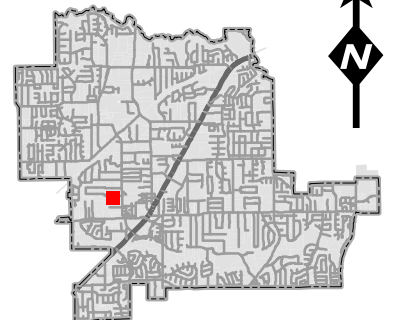
ZC21-013
401 Timberline Drive South

DISCLAIMER:

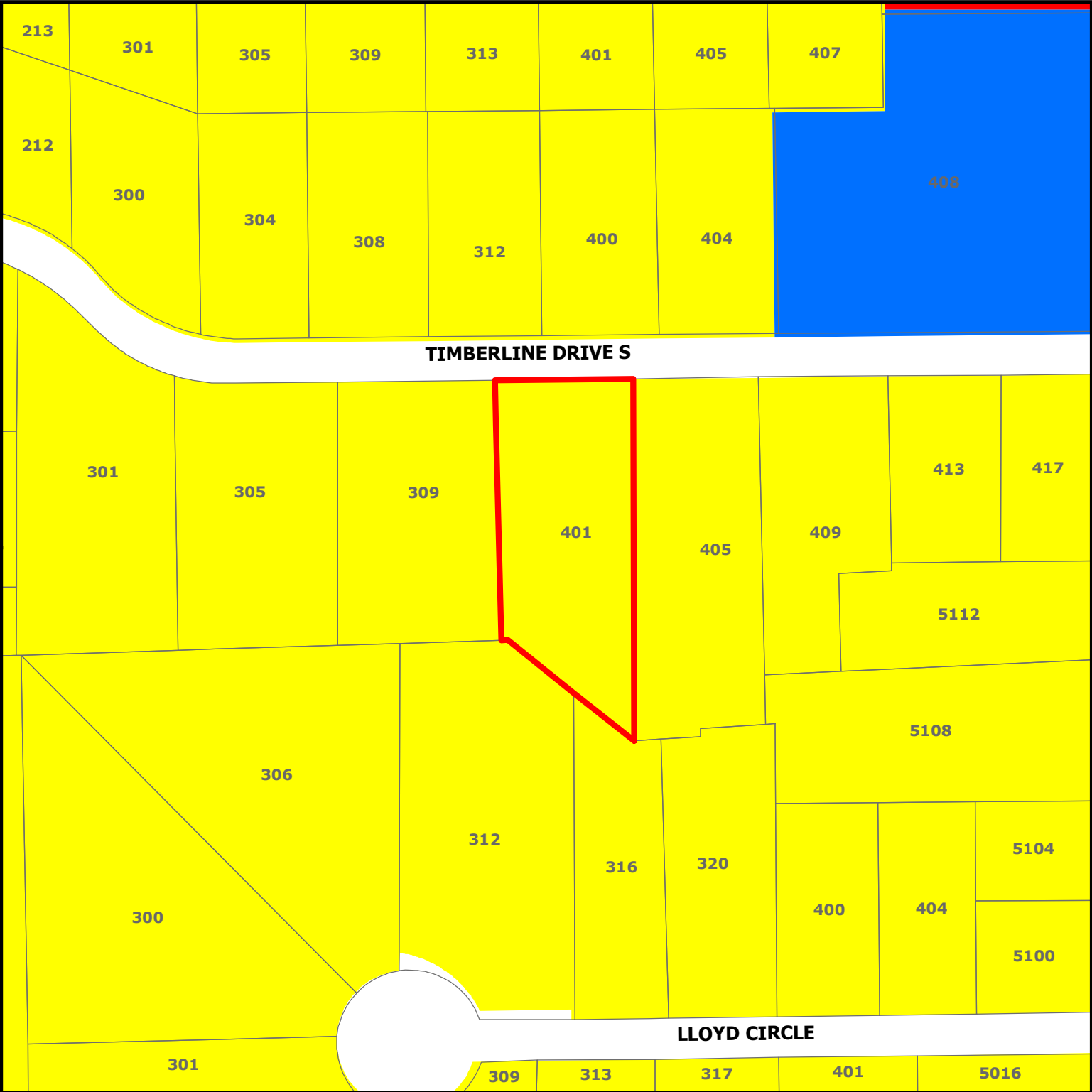
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Subject Property



Future Land Use Map

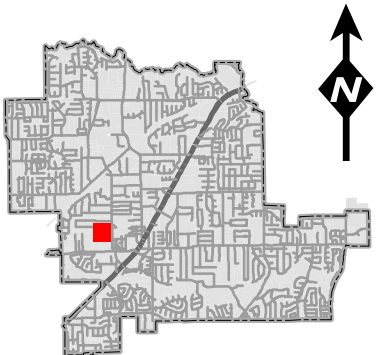


ZC21-013

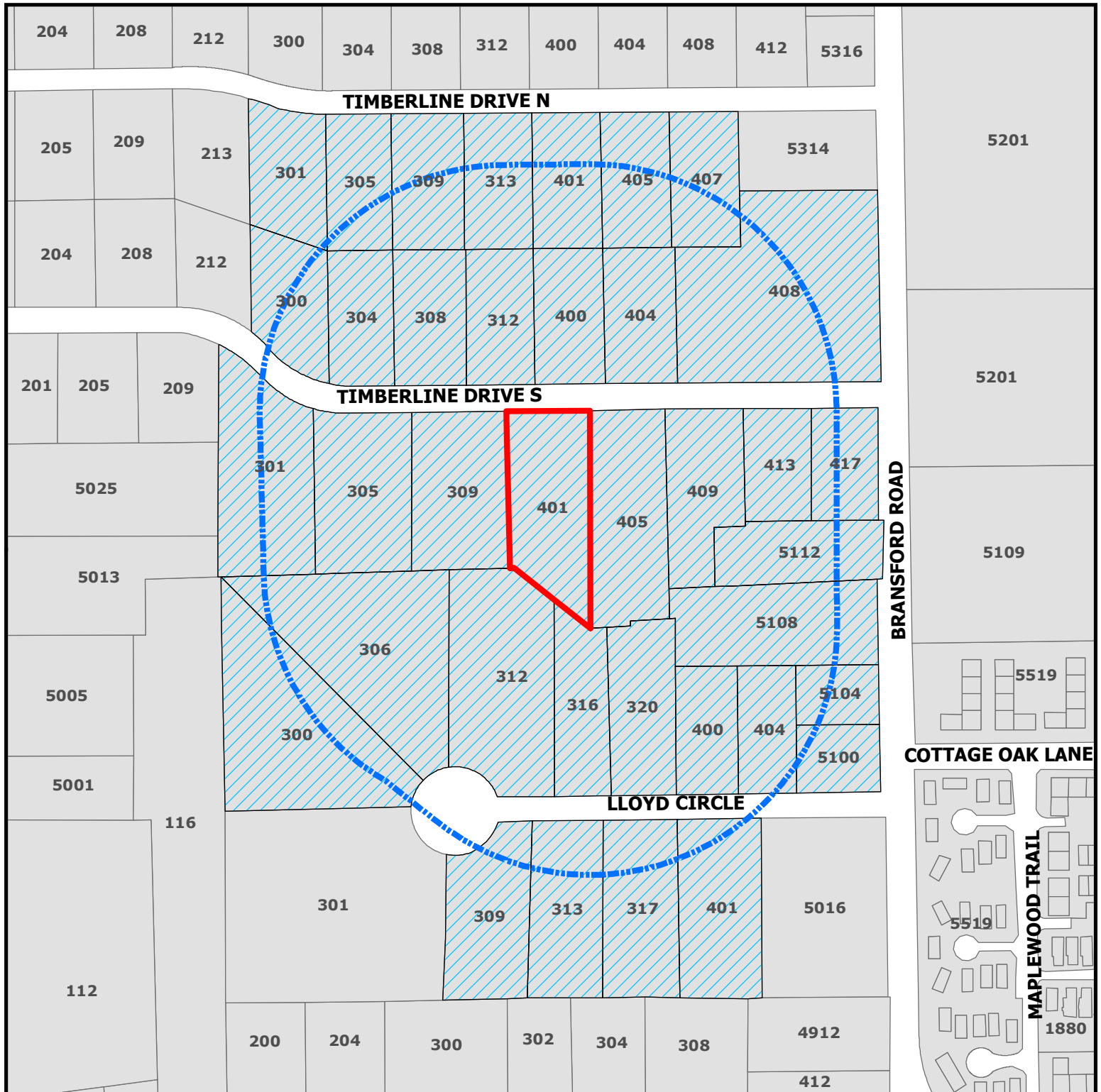
401 Timberline Drive South

DISCLAIMER:
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-  Subject Property
-  Residential
-  Commercial
-  Institutional



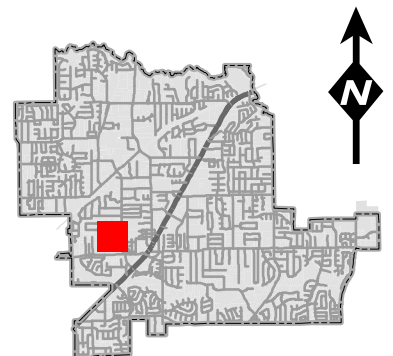
Notification Map



ZC21-013 401 Timberline Drive South

DISCLAIMER:
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-  Subject Property
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
APPEL, GREG	404 LLOYD CIR	COLLEYVILLE, TX	76034	404 LLOYD CIR
BETHARDS, CHARLES A	405 TIMBERLINE DR	COLLEYVILLE, TX	76034	405 TIMBERLINE DR N
BRANSFORD ROAD LLC	PO BOX 574	COLLEYVILLE, TX	76034	5100 BRANSFORD RD
BRODYWIN REVOCABLE TRUST	320 LLOYD CIR	COLLEYVILLE, TX	76034	320 LLOYD CIR
CALLAWAY, BARBARA LYNN	305 TIMBERLINE DR N	COLLEYVILLE, TX	76034	305 TIMBERLINE DR N
CHURCH OF JESUS CHRIST OF LDS	50 E NORTH TEMPLE RM 22	SALT LAKE CITY, UT	84150	408 TIMBERLINE DR S
COHEN, RICHARD S	401 LLOYD CIR	COLLEYVILLE, TX	76034	401 LLOYD CIR
DAVIS, JOSHUA	4843 COLLEYVILLE BLVD STE 251-	COLLEYVILLE, TX	76034	405 TIMBERLINE DR S
DUBOIS, LEAH	309 TIMBERLINE DR S	COLLEYVILLE, TX	76034	309 TIMBERLINE DR S
EL-ATTRACHE, LISA	312 LLOYD CIR	COLLEYVILLE, TX	76034	312 LLOYD CIR
FRYE, GREGORY	313 TIMBERLINE DR N	COLLEYVILLE, TX	76034	313 TIMBERLINE DR N
GODOI, CARLOS	306 LLOYD CIR	COLLEYVILLE, TX	76034	306 LLOYD CIR
GOODLIN, DAVID P	400 TIMBERLINE DR S	COLLEYVILLE, TX	76034	400 TIMBERLINE DR S
HILLIARD, ETHEL	5112 BRANSFORD RD	COLLEYVILLE, TX	76034	5112 BRANSFORD RD
HIRDLER, JOHN T	316 LLOYD CIR	COLLEYVILLE, TX	76034	316 LLOYD CIR
KNAUS, EDWARD	313 LLOYD CIR	COLLEYVILLE, TX	76034	313 LLOYD CIR
LARKIN, LINDA J	308 TIMBERLINE DR S	COLLEYVILLE, TX	76034	308 TIMBERLINE DR S
LILLIE M PARKER LIVING TRUST	4700 MANNING DR	COLLEYVILLE, TX	76034	304 TIMBERLINE DR S
MCCURDY, JOHN ANTHONY	400 LLOYD CIR	COLLEYVILLE, TX	76034	400 LLOYD CIR
MCILVEENE, KRISTAL D	312 TIMBERLINE DR S	COLLEYVILLE, TX	76034	312 TIMBERLINE DR S
MUCHMORE, DAVID	309 LLOYD CIR	COLLEYVILLE, TX	76034	309 LLOYD CIR
MUNGUIA, ANTONIO C	300 TIMBERLINE DR S	COLLEYVILLE, TX	76034	300 TIMBERLINE DR S
ORTH, MATTHEW D	413 TIMBERLINE DR S	COLLEYVILLE, TX	76034	413 TIMBERLINE DR S
PEARSON, JOHN	317 LLOYD CIR	COLLEYVILLE, TX	76034	317 LLOYD CIR
PRATT, STEPHEN	5104 BRANSFORD RD	COLLEYVILLE, TX	76034	5104 BRANSFORD RD
RODRIGUEZ, JOYCE	301 TIMBERLINE DR N	COLLEYVILLE, TX	76034	301 TIMBERLINE DR N
SIKES, CRAIG D	417 TIMBERLINE DR S	COLLEYVILLE, TX	76034	417 TIMBERLINE DR S
SINISI, DENISE	309 TIMBERLINE DR N	COLLEYVILLE, TX	76034	309 TIMBERLINE DR N
STROMAN, DAVID	5108 BRANSFORD RD	COLLEYVILLE, TX	76034	5108 BRANSFORD RD
THE SWINDELL LIVING TRUST	401 TIMBERLINE DR N	COLLEYVILLE, TX	76034	401 TIMBERLINE DR N
TINKIS, JERRY W	401 TIMBERLINE DR S	COLLEYVILLE, TX	76034	401 TIMBERLINE DR S
VAZQUEZ, CELIA	407 TIMBERLINE DR N	COLLEYVILLE, TX	76034	407 TIMBERLINE DR N
WALLACE, DAVID JAY	305 TIMBERLINE DR S	COLLEYVILLE, TX	76034	305 TIMBERLINE DR S
WALLIS, CAYNE	404 TIMBERLINE DR S	COLLEYVILLE, TX	76034	404 TIMBERLINE DR S
WELLS, MELINDA A	301 TIMBERLINE DR S	COLLEYVILLE, TX	76034	301 TIMBERLINE DR S
WROLSON, DANIEL	300 LLOYD CIR	COLLEYVILLE, TX	76034	300 LLOYD CIR
ZRB LIVING TRUST	409 TIMBERLINE DR S	COLLEYVILLE, TX	76034	409 TIMBERLINE DR S
SHADOWOOD TRAIL CONDOMINIUMS	4113 GATEWAY DRIVE #100	COLLEYVILLE, TX	76034	COURTESY NOTICE
BRAEMAR ADDITION	2909 CLAIREMONT LANE	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
TINKIS, JERRY W	401 TIMBERLINE DR S	COLLEYVILLE, TX	76034	APPLICANT

Public notices were mailed on May 28, 2021



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, June 14, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, July 6, 2021 & Tuesday, July 20, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from the R-20 Single Family Residential district and R-40 Single Family Residential district to the RE Single Family 'Estate' Residential district. The request is to rezone in order to allow for the Keeping of Livestock, specifically Long Horn Cattle. The owner intends to have other types of livestock as well.

Zoning Case: ZC21-013

Applicant: Jerry Tinkis

Owner: Jerry and Gwen Tinkis

Location: 401 Timberline Drive South

Property Description: Lot 3, Block 3, Highland Acres Addition

Present Zoning: R-20 Single Family Residential and R-40 Single Family Residential

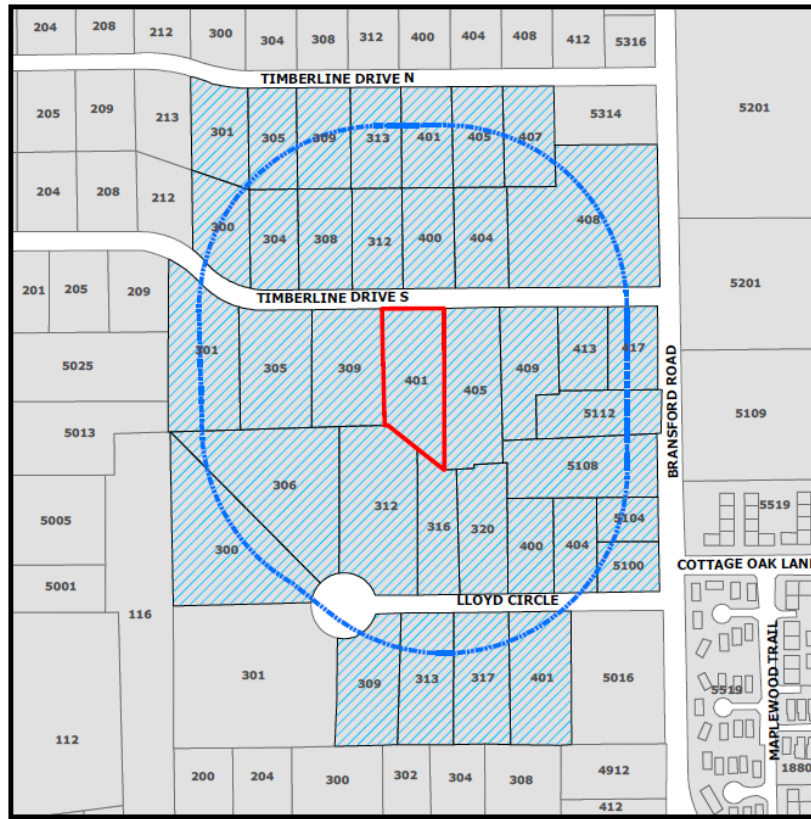
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

From: [Dave Goodlin](#)
To: [Jackie Reyff](#)
Subject: Zoning change request
Date: Tuesday, June 1, 2021 3:42:02 PM

ATTN: Jackie

Concerning the zoning change request at 401 Timberline Dr S in Colleyville, my wife and I are vehemently opposed to any changes that would allow cattle and any business related to raising cattle in our neighborhood. I live right across the street and can attest to the unsightly property that already exists there. Allowing cattle to remain will only make the issue worse. These people already have broken-down vehicles strewn across their unkempt front yard and now that they are raising cattle the amount of new machinery makes for quite an eye-sore. The increase in biting flies and the aroma from the cow droppings has made our lives even more unbearable in the hot summer months. No, I would not agree to allow an exemption if the current situation at 401 Timberline Dr S remains in place.

Thank you for your consideration,

David Goodlin
400 Timberline Dr S
Colleyville, TX 76034

Letter of Opposition

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

Re: Case PC21-011 (Tinkus Replat) and Case ZC21-013 (Tinkus Zoning Change).

We want to express our opposition to the Replat and Zoning change for the property located at 401 Timberline Dr. South. The requested changes are not compatible with the present character of the neighborhood and the lifestyle of its property owners. The property at 401 Timberline Dr S. is habitually “cluttered” and has been used to keep a small herd of longhorn cattle for a number of years. At times, the smell of manure is noticeable, as-well-as an increase in the fly population. Consequently, the property already appears to be in violation of Section E, item 12 “Private Stables” under the requested RE designation. We simply cannot endorse a request to change the zoning to RE that would only perpetuate an existing nuisance and the unsightly clutter.

Sincerely,

Kenneth Owens & Linda Larkin (Spouses)
308 Timberline Dr S.
Colleyville, TX 76034

June 13, 2021

To whom it may concern:

We would like to express our opposition to the zoning changes concerning case PC21-001 (Tinkus Replat) and Case ZC21-013 (Tinkus Zoning Change). Due to safety concerns we cannot endorse this request. We also feel that any repeat would compromise the values of existing homes and lifestyles in the immediate area.

Ryan Lynch 304 Timberline Dr

Gabriela Munguia 300 Timberline Dr

MARK & CONNIE SINGLETARY 209 TIMBERLINE DR. S.

Ken Owens & Linda Larkin, 308 Timberline Dr. S.

Jason Hunt 309 Timberline Dr. N.

Leah & Michael Dubois 309 Timberline Dr. S

June 13, 2021

To whom it may concern:

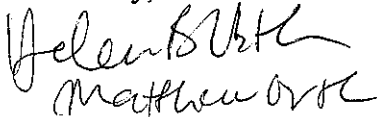
We would like to express our opposition to the zoning changes concerning case PC21-001 (Tinkus Replat) and Case ZC21-013 (Tinkus Zoning Change). Due to safety concerns we cannot endorse this request. We also feel that any repeat would compromise the values of existing homes and lifestyles in the immediate area.

Sib and Melinda Palyet 409 TIMBERLINES
COLUMBUS
R.L. Williams 5712 BRANFORD
Colleyville TX 76034
Mr. [Signature] 313 Lloyd Cir
Colleyville TX 76034
John McCasby 400 LLOYD
COLUMBUS 76034

To Community Development Department, City of Colleyville,

We are writing to voice our opinion on the Zoning Case -ZC21-013. This is in regards to the request for a zoning change for location 401 Timberline Drive South. We are against the request to rezone the location for the keeping of Long Horn Cattle. We are also against the rezone for other types of livestock as well. This is a residential area. There are houses surrounding this small lot. The lot is too small to have cattle and other livestock. We don't want our neighborhood to smell of animal poops and waste. We don't want our neighborhood to be infested with flies, rats, and other vermin. With the infestation of rodents and animal waste products, we will have to deal with bacteria, fungus and other pathogens in the air. We don't want to breathe this in everyday. This would be a health hazard. We object to rezoning this location for cattle or livestock because it is just too close to where we all live. Thank you for your time.

Sincerely,

Handwritten signatures of Helen Orth and Matthew Orth. Helen's signature is on top, and Matthew's is below it.

Matthew and Helen Orth
413 Timberline Dr. S
Colleyville, TX 76034
817-734-8741

Letter of Support

From: [Karen Wilson](#)
To: [Jackie Reyff](#)
Subject: Case #ZC21-013
Date: Wednesday, June 9, 2021 12:00:18 PM

Hi Jackie,

Please record my support in favor of the re-zoning request to allow the longhorns to remain at 401 Timberline Dr. South. They have been a majestic and peaceful part of the scenery and of particular enjoyment to my family for our 11 years of residency on Timberline Dr. They are well cared for and maintained by their owners and add to the diversity and value of the City of Colleyville.

Thank you,
Karen Wilson
100 Timberline Dr S

Karen Wilson, TX. BROKER, GRI; SRES
CERTIFIED NEW HOME SPECIALIST
Iphone: 817-994-8700

ECO CONSCIOUS REAL ESTATE
one habitat at a time™

COLLEYVILLE, TX 76034

Letter of Support

From: [Dj Wallace](#)
To: [Jackie Reyff](#)
Subject: Case # ZC21-013, The Longhorns
Date: Friday, June 11, 2021 12:53:07 PM

Jackie, My name is David Wallace and I live at 305 Timberline Dr. South, Colleyville, Texas just one house down from the home that has the Longhorns on it. I would like to state that just like the logo or seal of The City of Colleyville shows Livestock on it and many of my neighbors have livestock on there properties, I think in the Spirit of our City it should be allowable for them to have the Longhorns on the property and to the best of my knowledge i have heard that it has help one or more of the kid to earn money to help in there college endeavors through the High school FFA program.

Thanks
David Wallace and Trish Paulson

From: [Lisa Collins](#)
To: [Jackie Reyff](#)
Subject: Case # ZC21-013
Date: Friday, June 11, 2021 8:15:27 PM

Daniel and Lisa Collins would like to voice our support of the zoning change in case ZC21-013. Regards, The Collins Family

Janet Hoffman Yeaney created
this group

TUE 6:51 PM

Janet

I'm not getting to the
meeting tonight, but I
support Gwen Tinkis
family in her bid to keep
Longhorns on their C Ville
property!



From: [Melinda Wells](#)
To: [Jackie Reyff](#)
Cc: [REDACTED]
Subject: Longhorns at 401 Timberline Dr So Colleyville, Tx 76034
Date: Tuesday, July 6, 2021 7:26:51 PM

I, Melinda Wells, owner of property at 301 Timberline Dr So Colleyville, Tx 76034 have no problem with the longhorns being on the property at 401 Timberline Dr So. I enjoy seeing them. They are beautiful animals. I have been a resident since 1989 and have seen others have horses, chickens & cattle on their properties with no problems.

I hope they remain.

Melinda Wells

Letters of support received July 6, 2021 for
Case ZC21-013 - Item 6b - Ordinance O-21-2165
on the July 6, 2021 City Council Agenda

7-2-21

To: Colleyville City Council

RE: Change in zoning for 401 Timberline S, Colleyville, Texas

Dear Council Members,

I am writing you to address the request for a zoning change for our neighbors Gwen and Jerry Tinkis. I have known them for almost 20 years, but we just recently moved across the street from them last summer. We strongly support their request to change the zoning of their property to allow them to keep their award-winning Longhorn cattle. I was told that we were on the list for not supporting this at the recent zoning meeting, and that was a lie. I do not know who decided we did not support this, because no one asked us and we had sent a letter to the zoning committee stating we supported them.

Our neighborhood is mainly single-story ranches on around an acre that were built in the 60's and 70's. Many have been remodeled as ours was but still keep the original ranch look on the outside. There are 3 large houses at the front of our street across from the Mormon Church on the corner of Bransford and Timberline S. They are not original to the street and are a lot more expensive than the rest of the neighborhood. They are beautiful but are recent additions to an already existing neighborhood.

We have lived in the area for over 20 years but moved to 404 Timberline Dr S last summer from Argyle. We were attracted to this part of Colleyville because of the rural feel of the neighborhood but right in the middle of town. I have included a photo of their beautiful Longhorns to show you exactly what it looks like to live across the street from them. It is beautiful! There is no noticeable smell or an unusual amount of flies that we have noticed and we spend a lot of time outside.

I hope you will understand that there may be neighbors that do not support them, but it is not all of the neighbors as was presented at the Zoning meeting. I would also like to know who felt like they could speak for us.

I respectfully ask that you approve the Tinkis' request and help keep the quaint charming rural feel of this part of Colleyville intact. If you have any questions, please call me.



letter to city council

2 messages

Lorena Pape

To: gwen tinki

Mon, Jul 5, 2021 at 1:42 PM

July 4, 2021

Councilmembers,

My name is Lorena Pape and I live on 125 Timberline Drive South. I have known the Tinkis family since our sons were in kindergarten together. I always knew whatever Grant did in the future would involve animals, whether a veterinarian, a rancher or the next Steve Irwin from the "Crocodile Hunter" television series. He loves animals.

During the 2016 Mustang Roundup at Grapevine High School as I was looking at the various school club tables with my son, I came across the Future Farmers of America (FFA) table. My first thought was Grant needs to look into this. He had spent so many summers at his uncle's ranch in Nebraska. This was right up his alley. Little did I know where this was going to lead him. Not only did he learn valuable skills regarding livestock but his character also began to develop. It was evident the FFA program built character and confidence in him that would eventually open doors to continue to grow and expand his future in this field. Because of the FFA, Grant has competed in various events presenting his longhorns which have received numerous awards including championship designations. I am super proud of what he has accomplished in such a short period of time.

I understand Grant's zeal for his longhorns has raised some concerns. He and his family are doing their best to accommodate the issues their neighbors presented at the Planning and Zoning Committee meeting last month. Admittedly, I do wish these issues were brought forth sooner rather than at the meeting. Had the Tinkis family been informed by their neighbors the issues they had, they would have taken corrective action. Nonetheless, the Tinkis' are doing all they can in the short amount of time given to change the situation and remove most of the longhorns as quickly as possible. However, to say they can't have any longhorns on their property is also not the answer.

I have read the Code of City Ordinances and the Land Development Code. There are inconsistencies in these two codes. Which code are residents to adhere to? The land code says you can have grazing animals on an R40. Well, cows are grazing animals just like horses; but according to the chart, cows are prohibited on R40s. By the city's own Code of Ordinances definition, horses are defined as livestock along with cattle. It is interesting to note, according to Table 3.24.B - Schedule of Permitted Principal Uses Section C of the Land Development Code, only "private horse stables for domestic use" are permitted under an R40, R30 and R20 districts. Does this mean that my neighbors are in violation of the Land Development Code for having chickens on their properties? I have seen goats and alpacas on some resident properties in the 20 years that I have been a Colleyville resident. The people who lived on my property before us had goats. Were those residents in violation of the Land Development Code as well? Am I to assume these residents applied for a special use permit? If so, would the Tinkis' be able to apply for a special use permit for their longhorns? Also, for your information, horses are officially categorized as **livestock** under the The Agriculture Improvement Act of 2018, a.k.a., 2018 Farm Bill, signed into legislation December 20, 2018. The city will need to edit its Land Development Code Land Use Classification Section C Agricultural Uses to reflect federal law and alleviate any confusion this may and is causing.

In the end, the Tinkis' should be allowed to have their zoning request approved as well as keep their two or three show longhorns. These animals are what Grant uses not only to compete but also to educate, train and recruit future farmers. FFA is a great program for these young students. It is a field of study that is dwindling. We need more young people to be interested in this area. We get our food from farmers and ranchers. It's a noble, thankless profession with little recognition by the masses except when there is a food shortage because of a pandemic or some other calamity. Food for thought. No pun intended.

In the end, the Tinkis' should be allowed to have their zoning request approved as well as keep their two or three show longhorns. These animals are what Grant uses not only to compete but also to educate, train and recruit future farmers. FFA is a great program for these young students. It is a field of study that is dwindling. We need more young people to be interested in this area. We get our food from farmers and ranchers. It's a noble, thankless profession with little recognition by the masses except when there is a food shortage because of a pandemic or some other calamity. Food for thought. No pun intended.

Sincerely,

Lorena V. Pape



Fwd: Case # ZC21-013, The Longhorns

1 message

J.W. Tinkis <
To: Gwen Tinkis

Tue, Jul 6, 2021 at 8:20 AM

Get BlueMail for Android

On Jul 5, 2021, at 11:21 AM, Dj Wallace

This is the e-mail i sent Jackie at the city back on June 11, 2021 in Favor of you keeping the Longhorns on the property, I can NOT believe that I was not put on there little map as Green (for the Longhorns). Please remind me about the meeting tomorrow night and me and Trish will try to come (Text me or give me a call).

Dave Wallace

817-602-6899 cell

-----Original Message-----

From: Dj Wallace

To: Jreyff@Colleyville.com <Jreyff@Colleyville.com>

Sent: Fri, Jun 11, 2021 12:53 pm

Subject: Case # ZC21-013, The Longhorns

Jackie, My name is David Wallace and I live at 305 Timberline Dr. South, Colleyville, Texas just one house down from the home that has the Longhorns on it. I would like to state that just like the logo or seal of The City of Colleyville shows Livestock on it and many of my neighbors have livestock on there properties, I think in the Spirit of our City it should be allowable for them to have the Longhorns on the property and to the best of my knowledge i have heard that it has help one or more of the kid to earn money to help in there college endeavors through the High school FFA program.

Thanks

David Wallace and Trish Paulson

817-602-6899 cell

July 6, 2021

To Whom it May Concern:

We are writing in reference to a matter regarding the Texas Longhorns owned by Grant Tinkis which he currently keeps on his family's property in Colleyville, Texas.

My husband and I lived in Colleyville for many years. We love the community and the schools and raised three girls there. We still have many friends and family in the area and come back often.

We want to let the City Council know that we have property available for Grant Tinkis to keep his longhorns. We are members of the Texas Longhorn Breeders Association of America (TLBAA) and have a ranch in Wise County where we raise and breed registered longhorns. We have known the Tinkis family for many years and have had the privilege to show these amazing animals with them.

If you have any questions, please don't hesitate to call us.

Sincerely,

Tammy & Tom Bush

496 Hilltop Drive

Decatur, TX 76234

(817) 915-7321



Planning and Zoning Commision

3 messages

Andrea Hirdler
To

Fri, Jul 2, 2021 at 7:07 PM

We John & Andrea Hirdler residents and homeowners for 27 years at 316 Lloyd circle do not oppose to the Tinkis family livestock. During all those years the Tinkis family always had animals and they never bothered us. My children always loved the animals and now as adults we enjoy having the Longhorns behind us. They are very well taken care off and we never felt threatened by them. It would be a shame if they have to relocate those amazing animals.

Thank you

John &. Andrea Hirdler.

Sent from my iPhone

gwen tinkis

Mon, Jul 5, 2021 at 4:19 PM

[Quoted text hidden]

gwen tinkis
To

Mon, Jul 5, 2021 at 4:24 PM

----- Forwarded message -----

From: **Andrea Hirdler**

Date: Fri, Jul 2, 2021, 7:07 PM

Subject: Planning and Zoning Commision

To:

[Quoted text hidden]



"In favor" of Longhorns

2 messages

Meredith Godoi

Mon, Jul 5, 2021 at 9:50 AM

To: '

7/5/2021

City of Colleyville,

I am in favor of the Tinkis family keeping their Longhorns. They take very good care of their animals and I do not notice a smell, flies or other issues that other neighbors have complained about.

I will be out of town for the appeal hearing so please mark me as "in favor" of the longhorns.

Thanks,
Meredith Godoi
306 Lloyd Circle
Colleyville Tx 76034
817-874-8449

gwen tinkis

Mon, Jul 5, 2021 at 4:23 PM

To

[Quoted text hidden]

ORDINANCE O-21-2165

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 1.39 ACRES BEING, LOT 3, BLOCK 3, IN THE HIGHLAND ACRES ADDITION, LOCATED AT 401 TIMBERLINE DRIVE SOUTH, FROM THE R-20 AND R-40 SINGLE FAMILY RESIDENTIAL DISTRICTS TO THE RE SINGLE FAMILY 'ESTATE' RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning of the property from R-20 and R-40 Single Family Residential to RE Single Family 'Estate' Residential district for Case No. ZC21-013; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and State law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from R-20 and R-40 Residential districts to RE Single Family 'Estate' Residential district on 1.39 acres, being Lot 3, Block 3, of the Highland Acres Addition, located at 401 Timberline Drive South, as depicted on the attached as

Exhibit "A".

- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of July 2021.

The second reading and public hearing being conducted on the 20th day of July 2021.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____
ABSTENTIONS ON THIS THE 20TH DAY OF JULY 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"- Zoning Map

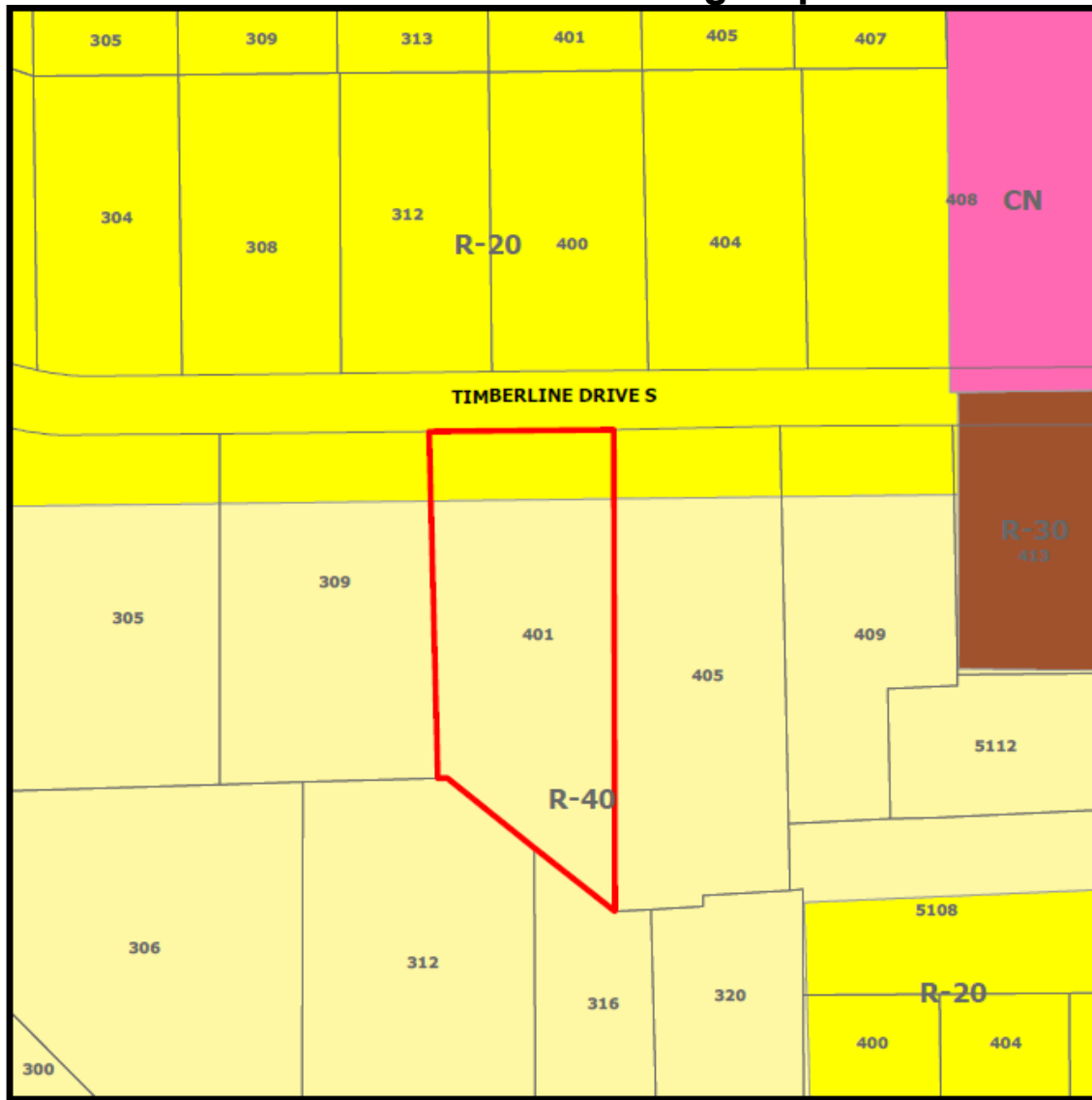
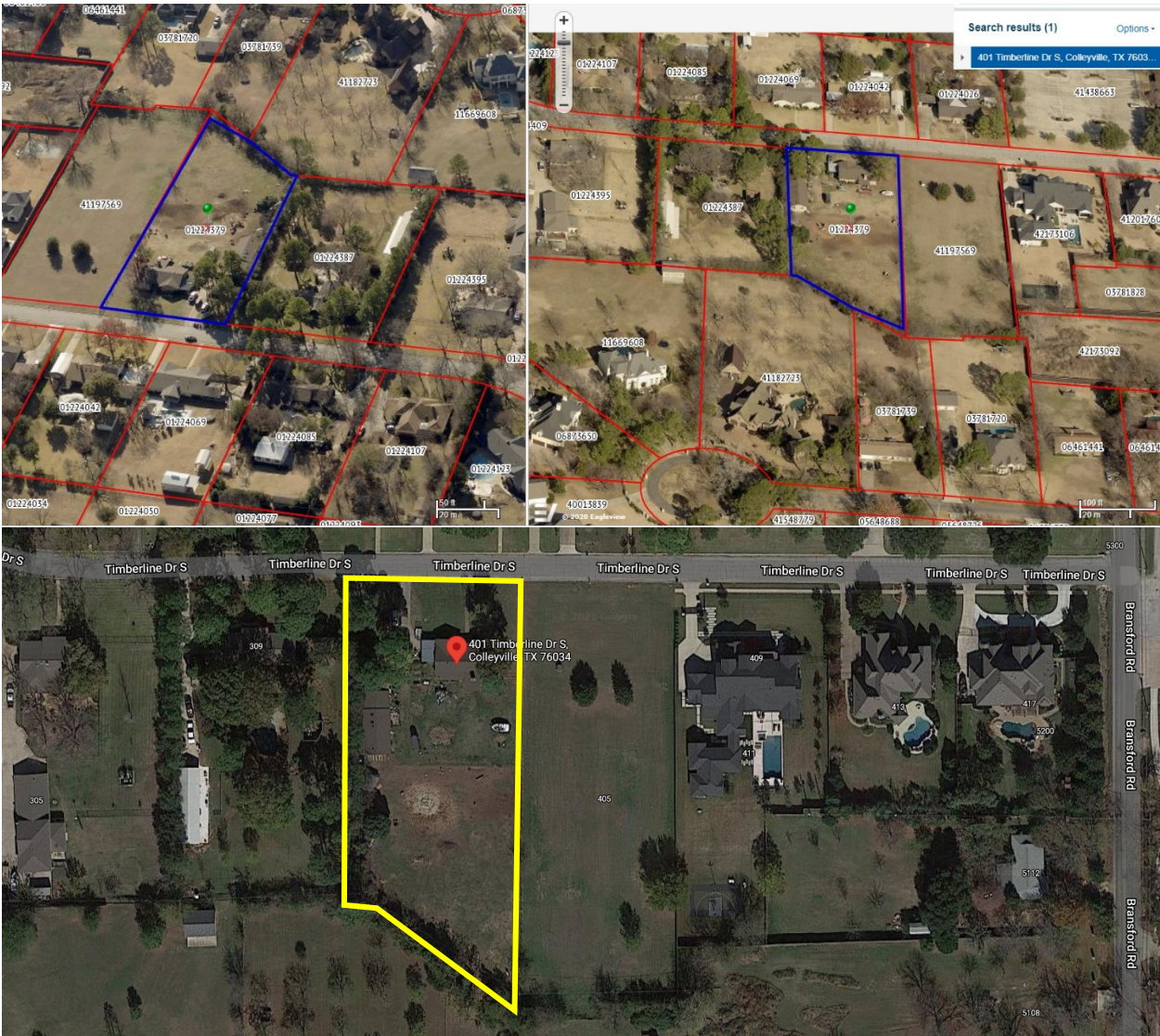


Exhibit “B”- Zoning Exhibit





City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 8a
Type Resolution
Department Engineering

Agenda Date 8/17/2021

Number Resolution R-21-4643

Title

Consideration of approving rules for the electronic receipt of bids or proposals

Strategic Plan

2.1 Provide responsive, efficient city services

Explanation

Reading and Public Hearing

Local Government Code 252.0415 allows municipalities to receive electronic bids or proposals; provided the governing body approves rules to ensure the identification, security, and confidentiality of electronic bids or proposals, and to ensure the electronic bids or proposals remain effectively unopened until the proper time.

The City has been utilizing CivCast USA as the official location of bid documents since February 2018. By utilizing an online system, the City is able to reach thousands of contractors who are able to access and download bid documents free of charge. Online systems provide several features crucial to the bidding process. These include; central location for all bid documents including addenda; maintains a real-time (live) plan holders list, auto-send feature for document addendum notices, captures DBE, WBE, MBE, etc. companies on the plan holders list; and a public Q/A Forum with auto-send alerts to plan holders and project managers.

With the COVID19 pandemic declaration of emergency as a means of providing greater convenience for contractors, staff began utilizing the electronic bid submittal feature of CivCast. Electronic bidding is an extremely convenient and free means for contractors to submit their bids. Bids are sealed in a virtual lockbox until the bid opening, eliminates math errors, contractors can fill out the bid form offline, bid folders are downloaded in an electronic folder for permanent record keeping, and bid results are posted with a single click. Due to the overwhelming positive feedback staff has received from contractors regarding the ease of utilizing CivCast, staff recommends approval.

Upon approval of this resolution with attached rules for electronic receipt of bids or proposals, the City would have the authorization necessary to receive bids or proposals electronically in addition to hard copies.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Resolution R-21-4643

RESOLUTION R-21-4643

A RESOLUTION APPROVING RULES FOR THE ELECTRONIC RECEIPT OF BIDS OR PROPOSALS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Chapter 252, Section 252.0415(a) of the Texas Local Government Code provides authority for a municipality to receive bids or proposals through electronic transmission; and

WHEREAS, the Local Government Code requires the governing body of the municipality to adopt rules ensuring the identification, security, and confidentiality of electronic bids or proposal; and

WHEREAS, said rules must further ensure that the electronic bids or proposals remain effectively unopened until the proper time; and

WHEREAS, the City Council desires to adopt the rules in compliance with Section 252.0415(a) of the Texas Local Government Code.

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

Sec. 1. THAT the City Council hereby approves the rules attached hereto as Exhibit "A" for ensuring the identification, security, and confidentiality of electronic bids or proposals and further ensuring the electronic bids or proposals remain effectively unopened until the proper time.

Sec. 2 THAT if any provision of this resolution or application thereof, shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this resolution which can be given effect without the invalid provision or application, and to this end the provisions of this resolution are hereby declared to be severable.

Sec. 3 THAT this resolution shall take effect immediately upon passage.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF __AYES, __NAYS ON THIS THE 3RD DAY OF
AUGUST 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

EXHIBIT A

RULES FOR THE ELECTRONIC RECEIPT OF BIDS OR PROPOSALS

Pursuant to the Texas Local Government Code, Section 252.0415 "Procedures for Electronic Bids or Proposals", the City of Colleyville adopts the following rules to ensure the identification, security, and confidentiality of electronic bids or proposals and to ensure that the electronic bids or proposals remain effectively unopened until the proper time.

1. All users of the system shall be assigned a unique user name and password.
2. Access to the system by authorized users shall be logged and tracked for audit purposes in order to record when any user has accessed the system and what data the user accessed.
3. Transmittal of data through the internet shall be encrypted. All sensitive data (sealed bid responses, passwords, etc.) within the system shall be encrypted at the database level.
4. All bids or proposals submitted shall be protected using a time-sensitive mechanism that allows the data to be decrypted only after the due date and time.
5. The system shall be synchronized to ensure exact recording of the due date and time, and the receipt of date and time, of each submission.
6. The contents of supplier response submissions are not available during the bidding process.
7. Only staff, with an authorized user account and password, and only on or after the established due date and time, can open the electronic bids or proposals. The system shall provide an audit trail of who unsealed the proposals and a corresponding time stamp.
8. The City of Colleyville will determine when and what information is released to the public pursuant to Texas law.

The Department Head is responsible for ensuring any system used for the electronic receipt of bids or proposals with an estimated value of more than \$50,000, or as defined by current State law, complies with the aforementioned rules and all other statutory requirements for competitive bids or proposals.



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 9a

Agenda Date 8/17/2021

Number Resolution R-21-4574

Type Resolution

Department Community Development

Title

Consideration of a request to abandon a previously dedicated right-of-way (ROW) area on Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case GC20-007

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Mike Boswell, of Toll Brothers Land Development, has submitted a request for a right-of-way abandonment at 103 & 105 Old Grove and 7189 Cast Iron Forest Trail known as Lots 1 & 2, Block 1, of the Neidholt Addition, being a 15 foot right-of-way area dedicated with the plat.

Existing Conditions/Background: The subject property is currently zoned PUD-R Planned Unit Development – Residential district and is associated with Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block 1, Old Grove Addition. The property is generally located east of Cast Iron Forest Trail and southwest of John McCain Road as it turns north.

Analysis: Presently there exists an approximately fifteen foot wide (15') public right-of-way (ROW) running diagonally across proposed Lot 1 identified in the applicant's proposed replat. The applicant has requested that the entire ROW be abandoned so that they may replat the existing lots to allow for the residential development of proposed Lot 1 (concurrently filed as PC-20-006).

Background: This ROW was dedicated to the City via a plat filed in 1978 subdividing the land immediately south of the ROW into residential lots. The purpose of the original dedication was, at least in part, to provide the necessary public access for the residential lots identified on the 1978 plat as well as the surrounding residential properties. The location of the ROW provides access to the John McCain Boulevard, which remains to this day a major collector street serving the surrounding area. It is currently unknown what type of access or road, if any, was developed along this ROW following the 1978 dedication; however, there are presently no developed public

facilities within the ROW.

Authority: The City Council is responsible for any action to abandon the ROW pursuant to state law and the City's Charter. Accordingly, the City Council may approve or deny the applicant's request; or, alternatively, the City Council may condition the approval on the applicant relocating the ROW (if feasible) to an agreed location to preserve the City's public access across the property. Any action on this item requires a simple majority vote of the City Council and would not constitute action on the applicant's concurrent replat case.

Required Action: If the City Council desires to abandon the ROW, the method for doing so would be by resolution or ordinance, which must contain a legal description of the ROW to be abandoned and be filed in the real property records for Tarrant County. The applicant's final plat will be required to reference the filed resolution or ordinance abandoning the ROW. Conversely, action to deny applicant's request will result in the ROW remaining on the property.

Plat Status: The property is a platted as Lots 1 & 2, Block 1, of the Neidholt Addition and Lot 2X, Block 1, of the Old Grove Addition. The Neidholt plat dedicated a 15 foot right-of-way area.

DRC Review: The DRC reviewed the request during their November 23, 2020 meeting and determined the application was complete and may be scheduled for the next available City Council meeting.

Drainage: NA

Surrounding Development: The properties to the north, south are west are zoned PUD-R and developed with single family residences. The property to the east is zoned R-30 and is improved with a single family residence.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property for residential use.

Staff Recommendation: Staff is neutral on this request.

Financial Impact

There is no financial impact to the City.

Recommendation

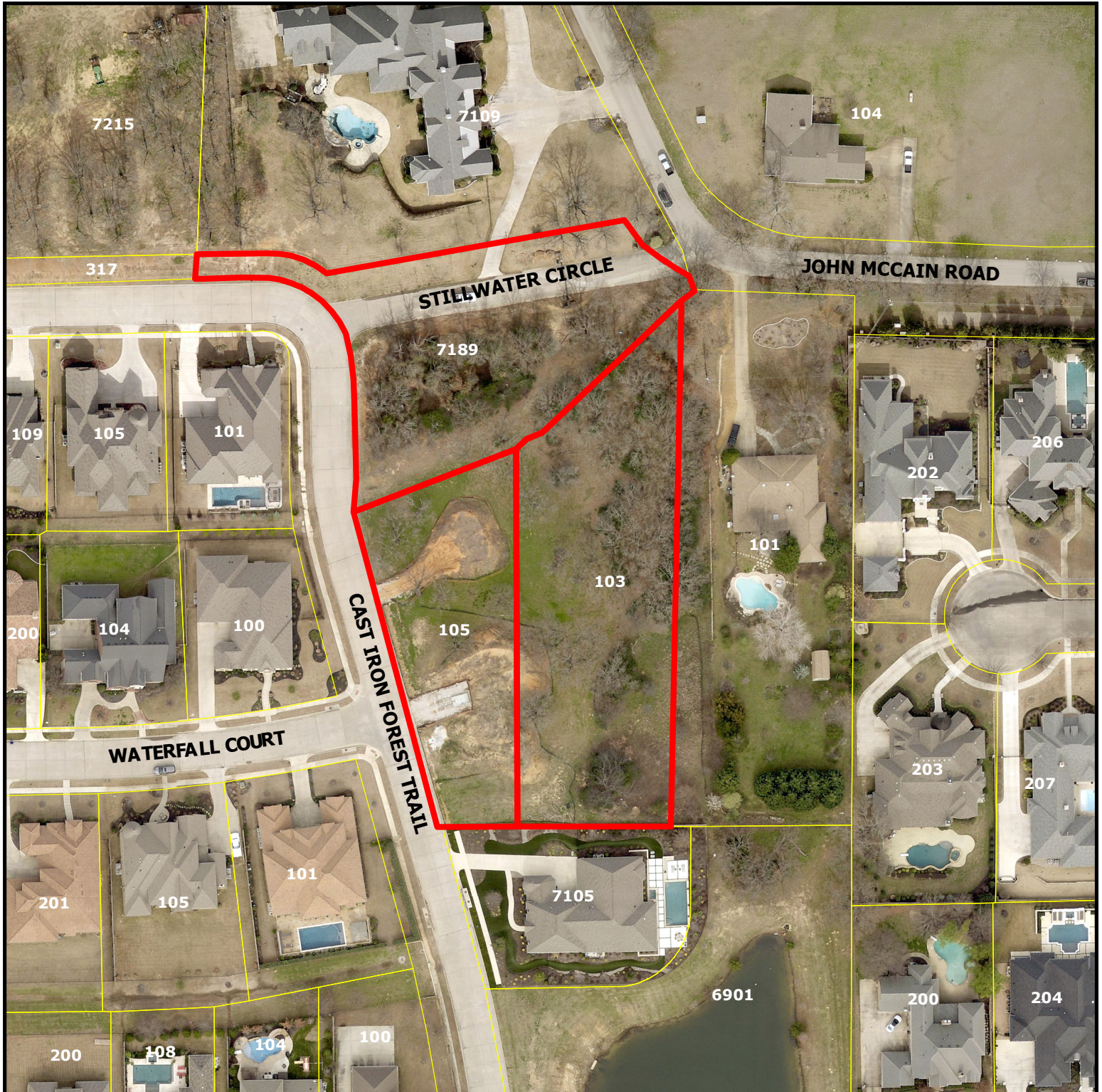
None

Attachments

1. Aerial Map
2. Zoning Map

3. Future Land Use Map
4. Planning Objectives
5. Neidholt Addition
6. Old Grove FINAL PLAT
7. Replat Exhibit
8. Resolution R-21-4574

Aerial Map



PC20-006

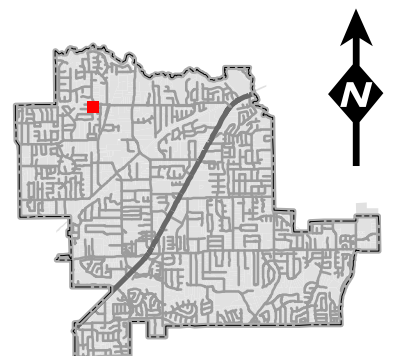
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest
Trl**

DISCLAIMER:

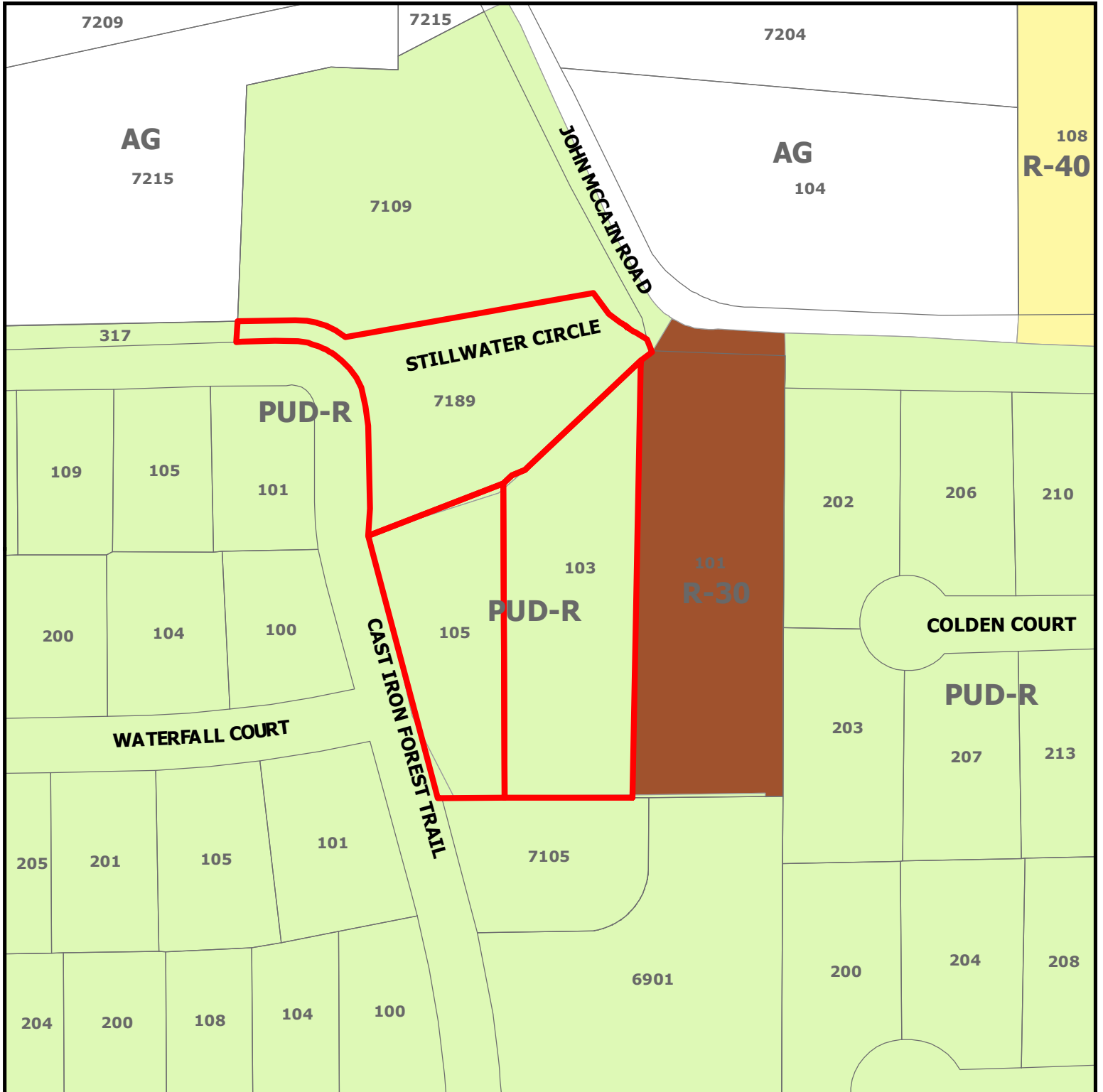
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.



Subject Property



Zoning Map



PC20-006

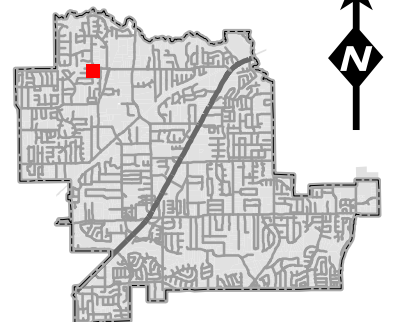
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:

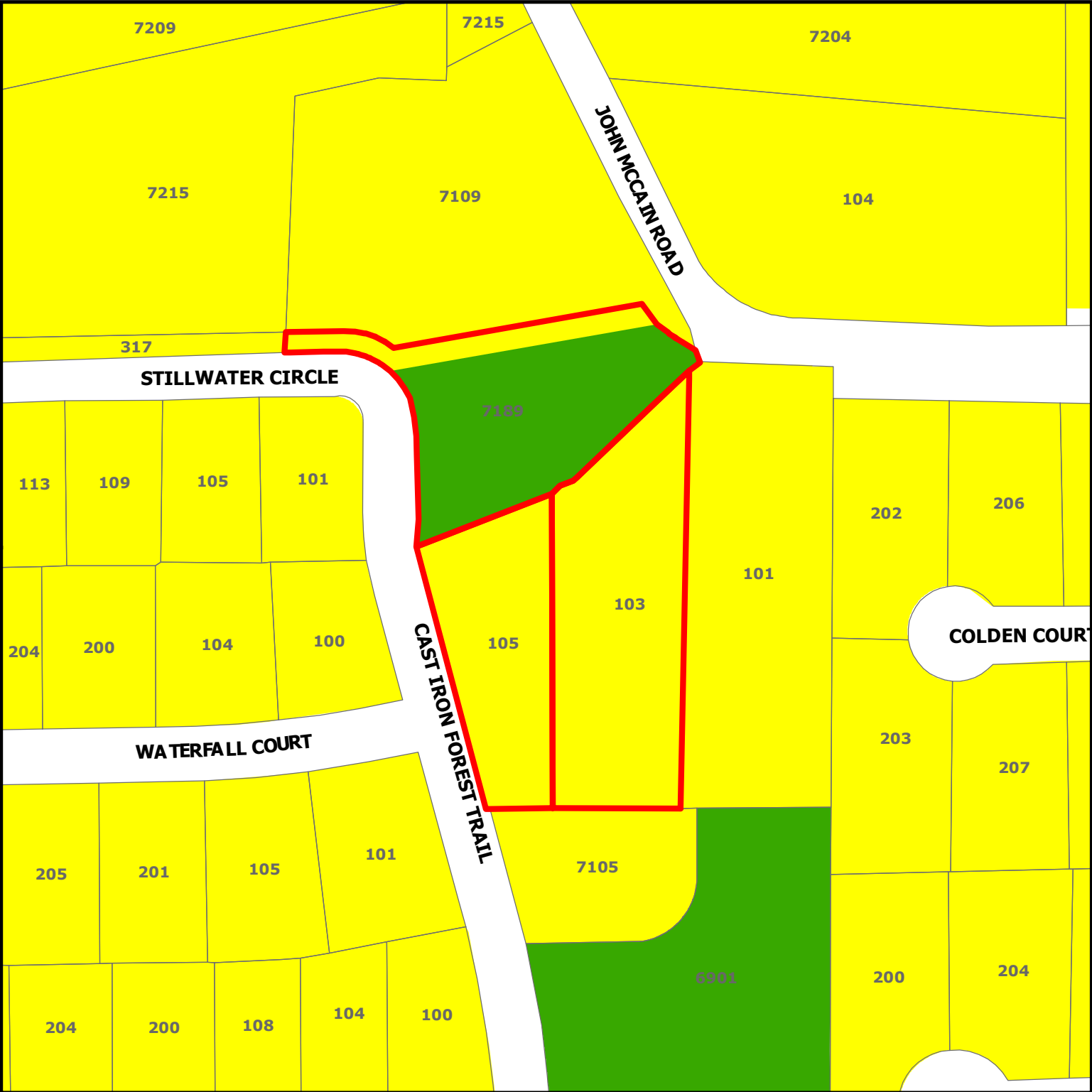
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Subject Property



Future Land Use Map

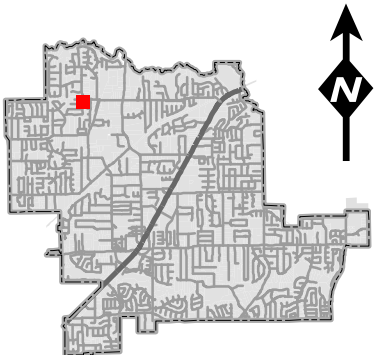


PC20-006

**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:
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-  Subject Property
-  Residential
-  Open Space; Parks



Toll Brothers®

LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

November 09, 2020

City of Colleyville
c/o Ben Bryner, AICP
100 Main Street
Colleyville, Texas 76034

VIA ELECTRONIC MAIL DELIVERY

Re: Old Grove Phase 2 – Statement of Planning Objectives

Ben:

Below is the Statement of Planning Objectives concerning the plat submission for the replat.

What is clear from a review of the old Niedholt Plat is the right of way dedication did not and does not meet the current standards found in the City of Colleyville Land Development Code (i.e. standard right-of-way width, intersection separation, etc.), Tarrant County Central Appraisal District continues to assess property taxes for the property to Toll Dallas TX, LLC, and no public improvements were constructed in the right-of-way.

According to the City Attorney, staff has reviewed city files and found no indication that the City did or did not formally accept the right-of-way following its dedication for the road easement in the original 1978 plat. There is also no evidence of the City abandoning the ROW since dedication.

Based on the foregoing, and that the right of way dedication in question was by way of the Niedholt Addition final plat (Volume 388-123, Page 64), the proper means of addressing the removal of the platted right of way is to replat Lots 1 and 2, Block 1 of the Neidholt Addition and Lot 2X, Block E of the Old Grove Addition (Cabinet A, Page 9807). The proposed replat of Old Grove Addition Phase II, which will remained tabled on the agenda this evening, addresses this issue and is consistent with the zoning (Ordinance O-04-1475) and in conformance with the current City of Colleyville Land Development Code.

If you have questions or require additional information, please do not hesitate to contact me directly by email at mboswell@tollbrothers.com or by mobile at (972) 672-5228.

Sincerely and respectfully,



Mike Boswell
Toll Brothers

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TARRANT: That I, LARRY NEIDHOLT, being the owner of the following described property in wit:

ALL that certain tract or parcel of land out of the D. J. Reddo Survey, 4-232, Colleyville, Tarrant County, Texas and being described by metes and bounds as follows:

BEGINNING at a steel rod in the Northeastly right of way line of County Road 2000 (McCaun Road), by dist call 121.69 feet East and 30.11 feet South 37 degrees 14 minutes East of the Northwest corner of the S. P. Williams Survey;

THENCE South 83 degrees 56 minutes 48 seconds East along the Southerly right of way line of said McCaun Road 105.49 feet to a steel rod;

THENCE South 0 degrees 44 minutes 20 seconds West with fence line, 407.49 feet to a steel rod;

THENCE North 89 degrees 24 minutes 20 seconds West with fence line 299.56 feet to a steel rod;

THENCE North 14 degrees 35 minutes 25 seconds West with fence line, 248.22 feet to a steel rod;

THENCE North 62 degrees 01 minute 10 seconds East 132.1 feet to a steel rod;

THENCE North 51 degrees 30 minutes 50 seconds East 182.5 feet to the place of beginning and containing 2.73 acres of land.

and hereby adopt the attached plat as my plan to subdivide the same to be known as LOTS 1, 2, & 3, BLOCK 1, NEIDHOLT ADDITION, City of Colleyville, Tarrant County, Texas, and the street dedications, easements and building lines are to be as shown on attached plat.

Larry Neidholt
LARRY NEIDHOLT

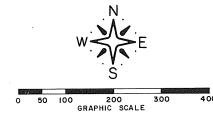
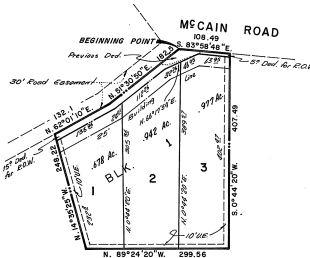
STATE OF TEXAS:

COUNTY OF TARRANT:

Before me, the undersigned, a Notary Public in and for said County and State on this day personally appeared LARRY NEIDHOLT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of Office this the 24th day of September, 1978.

David C. Moak
DAVID C. MOAK
Notary Public in and for TARRANT COUNTY, TEXAS



Plot Showing
NEIDHOLT ADDITION
Colleyville,
TARRANT COUNTY, TEXAS.
(Being Part of the D. J. REDDO Survey,
Abn. 232)

OWNER-
LARRY R. NEIDHOLT
500 E. REDBUD
HURST, TEXAS
262-2805

APPROVED BY THE PLANNING AND
ZONING COMMISSION FOR THE CITY
OF COLLEYVILLE, TEXAS:

David C. Moak
CHAIRMAN
SECRETARY
DATE *Sept. 23 1978*

Notes:
Occupancy of any tract is prohibited until a septic tank with a capacity of not less than 1,000 gallons and with a drain field of not less than 100 feet per bedrock, or lesser length as authorized prior to recording of this plat, has been installed on each tract and has been inspected and approved by the health officer having jurisdiction.

Notes:
Occupancy of any tract is prohibited until water, satisfactory for human consumption is available from a source on the land, a community source, or a public utility source in an adequate and sufficient supply for daily use and operation of a septic tank and system approved by health officer having jurisdiction.

I DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND STEEL RODS ARE LOCATED ON ALL PROPERTY CORNERS.

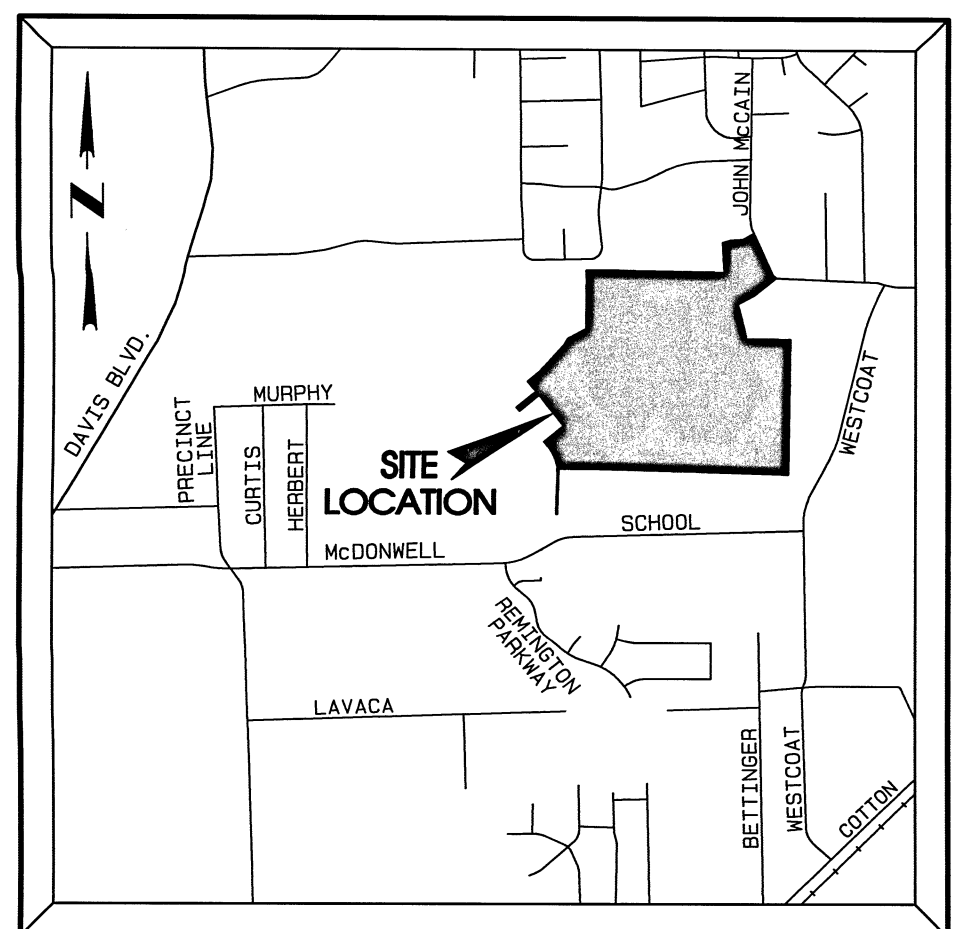
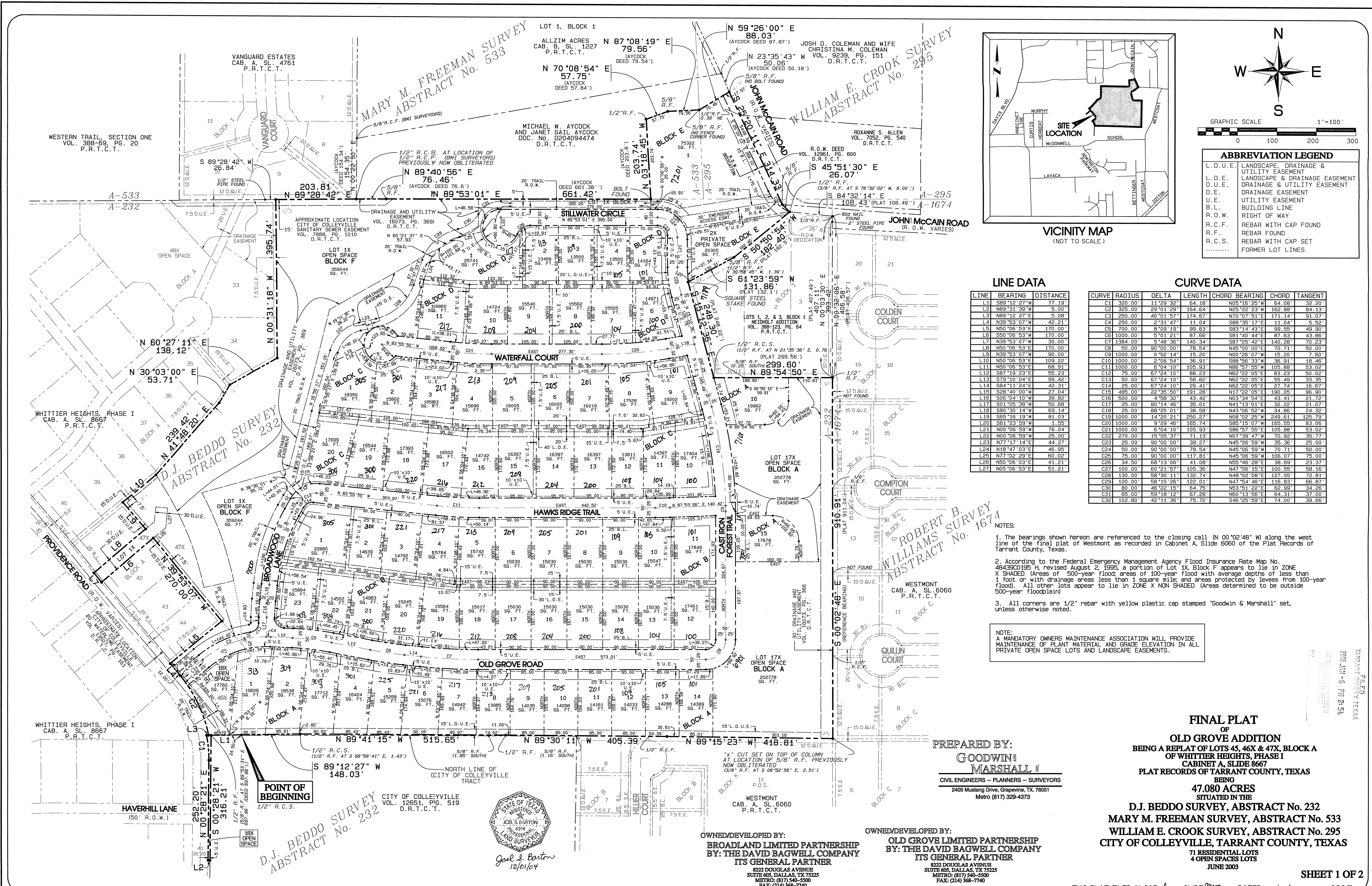
David C. Moak
DAVID C. MOAK
R.F.S. 156

SCALE: 1"=100'
LEGEND
● FOUND STEEL ROD
○ SET STEEL ROD
○ FOUND PINE
○ FOUND ONE DRAIN STAKE
--- POWER OR TELEPHONE LINE
--- FENCE



David C. Moak
DAVID C. MOAK
R.F.S. 156
HURST, TEXAS
Date *9-25-78* 78-981

NEIDHOLT ADDN.



GRAPHIC SCALE 1"=100'

0 100 200 300

ABBREVIATION LEGEND

L.D.U.E.	LANDSCAPE, DRAINAGE & UTILITY EASEMENT
L.D.E.	LANDSCAPE & DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R.O.W.	RIGHT OF WAY
R.C.F.	REBAR WITH CAP FOUND
R.F.	REBAR FOUND
R.C.S.	REBAR WITH CAP SET
.....	FORMER LOT LINES

LINE DATA

LINE	BEARING	DISTANCE
L1	S89°12'27"W	77.49'
L2	N89°31'39"W	5.00'
L3	N89°12'27"E	5.00'
L4	N39°53'07"W	42.21'
L5	N50°08'53"E	170.00'
L6	S50°08'53"W	170.00'
L7	N39°53'07"E	30.00'
L8	N50°08'53"E	170.00'
L9	N39°53'07"W	90.00'
L10	N50°08'53"E	109.22'
L11	N50°08'53"E	68.31'
L12	S87°19'23"E	55.23'
L13	S79°10'04"E	99.42'
L14	S84°11'24"E	42.31'
L15	S28°40'00"W	27.04'
L16	S06°04'10"W	39.82'
L17	S01°05'38"W	50.68'
L18	S80°30'14"W	69.14'
L19	S65°16'19"W	81.03'
L20	S61°23'59"W	1.55'
L21	N00°08'59"W	76.04'
L22	N00°08'59"W	25.00'
L23	N77°17'14"E	44.27'
L24	N18°47'03"E	46.95'
L25	N77°02'29"E	60.02'
L26	N50°08'03"E	41.21'
L27	N05°06'53"E	51.21'

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT
C1	320.00'	11°29'32"	64.18'	N05°16'25"W	64.08'	32.20'
C2	325.00'	29°01'29"	164.64'	N85°22'23"W	162.88'	84.13'
C3	250.00'	40°01'57"	174.67'	N70°07'51"E	171.14'	91.07'
C4	250.00'	2°31'47"	11.04'	S88°36'17"E	11.04'	5.62'
C5	700.00'	8°09'19"	99.63'	S83°14'43"E	99.55'	49.90'
C6	1000.00'	5°01'21"	87.66'	S81°40'44"E	87.63'	43.86'
C7	1384.00'	5°48'36"	140.34'	S87°05'42"E	140.28'	70.23'
C8	50.00'	90°00'00"	78.54'	N45°00'00"E	70.71'	50.00'
C9	1000.00'	0°52'14"	15.20'	N00°26'07"W	15.20'	7.60'
C10	1000.00'	0°06'54"	36.91'	S89°56'33"W	36.91'	18.46'
C11	1000.00'	6°04'10"	105.93'	N85°57'55"W	105.88'	53.02'
C12	75.00'	67°24'10"	88.23'	N62°22'05"E	83.23'	50.02'
C13	50.00'	67°24'10"	58.82'	N62°22'05"E	55.49'	33.35'
C14	25.00'	67°24'10"	29.41'	N62°22'05"E	27.74'	16.67'
C15	485.00'	22°35'50"	191.28'	N17°22'05"E	190.05'	96.90'
C16	500.00'	4°58'32"	43.42'	N03°34'54"E	43.41'	21.72'
C17	25.00'	80°14'46"	35.01'	N41°13'01"E	32.22'	21.07'
C18	25.00'	88°25'01"	38.58'	N43°06'52"W	34.86'	24.32'
C19	1000.00'	14°20'21"	250.27'	N08°02'25"W	249.61'	125.79'
C20	1000.00'	9°29'46"	165.74'	S85°15'07"W	165.55'	83.06'
C21	1000.00'	6°04'10"	105.93'	S85°57'55"E	105.88'	53.02'
C22	270.00'	15°05'37"	71.13'	N07°39'47"W	70.92'	35.77'
C23	25.00'	90°00'00"	39.27'	N45°06'59"W	35.36'	25.00'
C24	50.00'	90°00'00"	78.54'	N45°06'59"W	70.71'	50.00'
C25	75.00'	90°00'00"	117.81'	N45°06'59"W	105.07'	75.00'
C26	34.50'	68°13'06"	41.08'	N55°46'28"E	38.69'	23.37'
C27	100.00'	60°21'57"	105.36'	N47°06'15"E	100.55'	58.16'
C28	130.00'	58°30'11"	132.74'	N48°02'08"E	127.05'	72.81'
C29	120.00'	58°15'26"	122.01'	N47°54'46"E	116.83'	68.67'
C30	80.00'	46°22'16"	64.75'	N53°51'22"E	62.99'	34.26'
C31	65.00'	59°18'12"	67.28'	N60°13'56"E	64.31'	37.00'
C32	102.80'	42°11'36"	75.70'	S46°25'59"E	74.00'	39.66'

NOTES:

- The bearings shown herein are referenced to the closing call (N 00°02'48" W) along the west line of the final plat of Westmont as recorded in Cabinet A, Slide 6060 of the Plat Records of Tarrant County, Texas.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48439C0195 H, revised August 2, 1995, a portion of Lot 1X, Block F appears to lie in ZONE X SHADED (Areas of 500-year flood areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 100-year flood). All other lots appear to lie in ZONE X NON SHADED (Areas determined to be outside 500-year floodplain).
- All corners are 1/2" rebar with yellow plastic cap stamped "Goodwin & Marshall" set, unless otherwise noted.

NOTE:
A MANDATORY OWNERS MAINTENANCE ASSOCIATION WILL PROVIDE MAINTENANCE OF PLANT MATERIAL AND GRADE ELEVATION IN ALL PRIVATE OPEN SPACE LOTS AND LANDSCAPE EASEMENTS.

PREPARED BY:

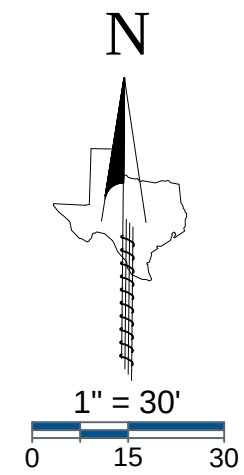
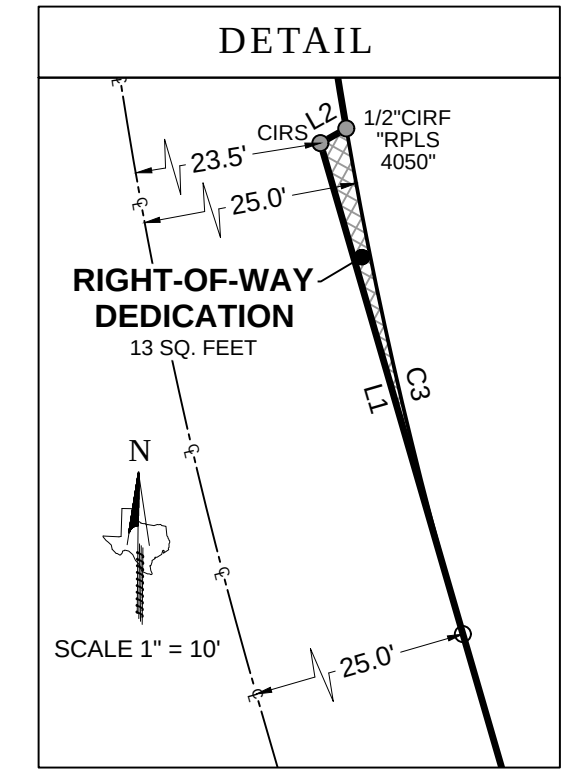
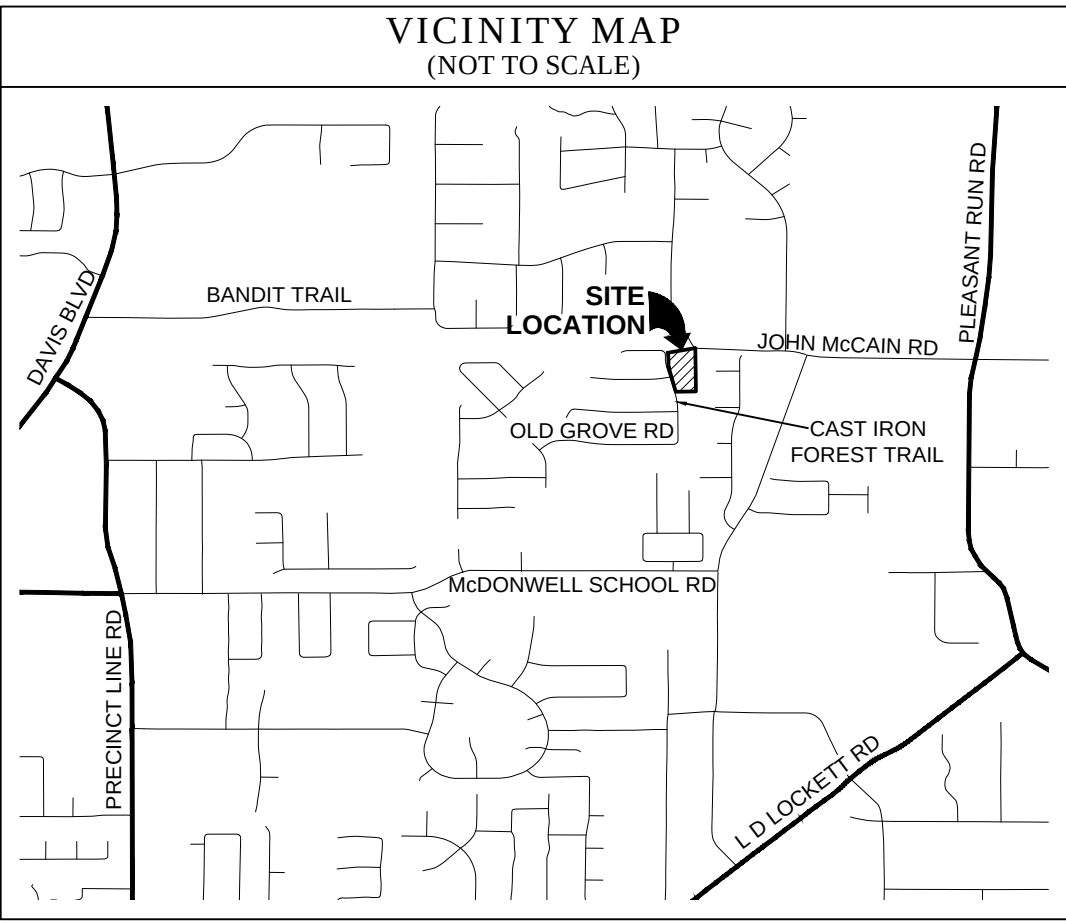
GOODWIN & MARSHALL, INC.
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, TX 76061
Metro (817) 329-4373

OWNED/DEVELOPED BY:

**BROADLAND LIMITED PARTNERSHIP
BY: THE DAVID BAGWELL COMPANY
ITS GENERAL PARTNER**
8222 DOUGLAS AVENUE
SUITE 605, DALLAS, TX 75225
METRO: (817) 540-5500
FAX: (214) 368-7740

**OLD GROVE LIMITED PARTNERSHIP
BY: THE DAVID BAGWELL COMPANY
ITS GENERAL PARTNER**
8222 DOUGLAS AVENUE
SUITE 605, DALLAS, TX 75225
METRO: (817) 540-5500
FAX: (214) 368-7740

FINAL PLAT
OF
OLD GROVE ADDITION
BEING A REPLAT OF LOTS 45, 46 & 47X, BLOCK A
OF WHITTIER HEIGHTS, PHASE I
CABINET A, SLIDE 8667
PLAT RECORDS OF TARRANT COUNTY, TEXAS
BEING
47,080 ACRES
SITUATED IN THE
D.J. BEDDO SURVEY, ABSTRACT No. 232
MARY M. FREEMAN SURVEY, ABSTRACT No. 533
WILLIAM E. CROOK SURVEY, ABSTRACT No. 295
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
71 RESIDENTIAL LOTS
4 OPEN SPACE LOTS
JUNE 2003



GENERAL NOTES

- The purpose of this plat is to reconfigure former Lots 1 & 2 of the Neidholt Addition to face Cast Iron Forest Trail instead of John McCain Road.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0095K.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- DRAINAGE EASEMENT RESTRICTION:** No construction of filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of property affected by such construction becoming a party to the request. Where construction is permitted. All finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.
- UTILITY EASEMENTS:** Any public utility, including the City of Colleyville, shall have the right to move and keep removed all part of any building, fence, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the utility easements shown on the plat, and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said utility easement of the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- The maintenance of all drainage and utility easements located on private property are the responsibility of the owner.
- Open Space Lot 3X, Block A, to be maintained by HOA.

LEGEND

PG = PAGE
VOL = VOLUME
CAB = CABINET
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
D.R.D.C.T. = DEED RECORDS,
DENTON COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS,
DENTON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°10'52" W	26.62'
L2	N 60°22'47" E	1.55'
L3	S 80°18'51" W	30.68'
L4	N 27°26'57" W	30.45'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.35'	245.00'	8°44'07"	N 05°27'39" W	37.32'
C2	29.38'	75.00'	22°26'39"	N 12°19'05" W	29.19'
C3	27.04'	244.70'	6°19'50"	S 12°58'57" E	27.02'

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Mayor, City of Colleyville

Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **TOLL DALLAS TX, LLC**, is the owner of a 2.20 acre tract of land out of the D.J. Beddo Survey, Abstract Number 232, City of Colleyville, Tarrant County, Texas, being all of Lot 2X, Block E of Old Grove Addition, a subdivision of record in Cabinet A, Page 9807 of the Plat Records of Tarrant County, Texas, all of Lots 1 and 2, Block 1, and a portion of a Right-of-Way Dedication of Neidholt Addition, a subdivision of record in Volume 388-123, Page 64 of said Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the East Right-of-Way line of Cast Iron Forest Road (Variable Width R.O.W.) being the Northwest corner of Lot 16, Block A of Old Grove Addition, also being the Southwest corner of Lot 1, Block 1 of Neidholt Addition;

THENCE, N16°10'52"W, along the East Right-of-Way line of Cast Iron Forest Road being the West line of Lot 1, Block 1 of Neidholt Addition in part, also being the West line of the Right-of-Way Dedication of Neidholt Addition a distance of 248.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of the Right-of-Way Dedication of Neidholt Addition;

THENCE, N80°22'47"E, along the East Right-of-Way line of Cast Iron Forest Road being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 1.55 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 4050" found at the Southwest corner of Lot 2X, Block E of Old Grove Addition, also being the beginning of a non-tangent curve to the right;

THENCE, leaving the North line of the Right-of-Way dedication of Neidholt Addition along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the right, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N01°05'15"W, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a distance of 71.04 feet to a 1/2" iron rod at the beginning of a non-tangent curve to the left;

THENCE, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the left, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, S85°34'15"E, along the Southwest Right-of-Way line of John McCain Road, being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 2.63 feet to a 1/2" iron rod with green cap stamped "EAGLE SURVEYING" set at the Northeast corner hereof;

THENCE, S00°51'07"E, leaving the South Right-of-Way line of John McCain Road, over and across the Right-of-Way dedication of Neidholt Addition in part, passing the Northwest corner of Lot 3, Block 1 of Neidholt Addition, being the Northeast corner of Lot 2, Block 1 of Neidholt Addition, continuing along the West line of Lot 3, Block 1 of Neidholt Addition, being the East line of Lot 2, Block 1 of Neidholt Addition, a distance of 417.47 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 17X, Block A of Old Grove Addition being the Southwest corner of Lot 3, Block 1 of Neidholt Addition, also being the Southeast corner of Lot 2, Block 1 of Neidholt Addition;

THENCE, S89°00'13"W, along the South lines of Lots 2 and 1, Block 1 of Neidholt Addition, being the North line of Lot 17X, Block A of Old Grove Addition in part, also being the North line of Lot 16, Block A of Old Grove Addition in part, a distance of 194.02 feet to the **POINT OF BEGINNING** and containing an area of 2.20 Acres, or (95815 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **TOLL DALLAS TX, LLC**, does hereby adopt this plat, designating herein described property as **OLD GROVE ADDITION, PHASE II** an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

OWNER: **TOLL DALLAS TX, LLC**, a Texas limited liability company

BY: _____
Authorized Agent Date

NAME: _____
Print name

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Colleyville, Tarrant County, Texas.

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

Matthew Raabe, R.P.L.S. # 6402

Date

REPLAT OLD GROVE ADDITION, PHASE II LOTS 1-3X, BLOCK 1 2.20 ACRES

A REPLAT OF LOTS 1 & 2, BLOCK 1 OF NEIDHOLT ADDITION
RECORDED IN VOLUME 388-123, PAGE 64, P.R.T.C.T.
AND LOT 2X, BLOCK E OF OLD GROVE ADDITION
RECORDED IN CABINET A, PAGE 9807, P.R.T.C.T.,
D.J. BEDDO SURVEY, ABSTRACT NO. 232,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Project

1912.003-01

Date

08/17/2020

Drafter

TAR



EAGLE SURVEYING, LLC

210 S. Elm Street, Suite: 104

Denton, TX 76201

(940) 222-3009

TX Firm #10194177

SURVEYOR

Eagle Surveying, LLC

210 S. Elm Street, Suite 104

Denton, TX 76201

(940) 222-3009

ENGINEER

Pape-Dawson Engineers, Inc.

One Ridgmar Centre

6500 West Fwy, Suite 700

Fort Worth, TX 76116

(817) 870-3668

OWNER

Toll Dallas TX, LLC

2557 Grapevine Parkway, Suite 100

Grapevine, TX 76051

(817) 329-8770

RESOLUTION R-21-4574

**A RESOLUTION APPROVING ABANDONMENT
OF A 15 FOOT RIGHT-OF-WAY**

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

Sec. 1. THAT the abandonment of a 15 foot right-of-way on Lots 1 & 2, Block 1, of the Neidholt Addition, and associated with a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition on approximately 2.20 acres as shown and described per the attached as Exhibits "A" & "B", is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 23rd DAY OF MARCH 2021.

Mayor Richard Newton _____
Place 1, Tammy Nakamura _____
Place 3, Kathy Wheat _____
Place 4, George Dodson _____

Mayor Pro Tem Bobby Lindamood _____
Place 5, Chuck Kelley _____
Place 6, Callie Rigney _____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

REPLAT
OLD GROVE ADDITION, PHASE II
LOTS 1-3X, BLOCK 1
2.20 ACRES



Exhibit "B" – Statement of Planning Objectives

Toll Brothers LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

November 09, 2020

City of Colleyville
c/o Ben Bryner, AICP
100 Main Street
Colleyville, Texas 76034

VIA ELECTRONIC MAIL DELIVERY

Re: Old Grove Phase 2 – Statement of Planning Objectives

Ben:

Below is the Statement of Planning Objectives concerning the plat submission for the replat.

What is clear from a review of the old Niedholt Plat is the right of way dedication did not and does not meet the current standards found in the City of Colleyville Land Development Code (i.e. standard right-of-way width, intersection separation, etc.), Tarrant County Central Appraisal District continues to assess property taxes for the property to Toll Dallas TX, LLC, and no public improvements were constructed in the right-of-way.

According to the City Attorney, staff has reviewed city files and found no indication that the City did or did not formally accept the right-of-way following its dedication for the road easement in the original 1978 plat. There is also no evidence of the City abandoning the ROW since dedication.

Based on the foregoing, and that the right of way dedication in question was by way of the Niedhold Addition final plat (Volume 388-123, Page 64), the proper means of addressing the removal of the platted right of way is to replat Lots 1 and 2, Block 1 of the Neidholt Addition and Lot 2X, Block E of the Old Grove Addition (Cabinet A, Page 9807). The proposed replat of Old Grove Addition Phase II, which will remained tabled on the agenda this evening, addresses this issue and is consistent with the zoning (Ordinance O-04-1475) and in conformance with the current City of Colleyville Land Development Code.

If you have questions or require additional information, please do not hesitate to contact me directly by email at mboswell@tollbrothers.com or by mobile at (972) 672-5228.

Sincerely and respectfully,



Mike Boswell
Toll Brothers



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 9b

Agenda Date 8/17/2021

Number Resolution R-21-4575

Type Resolution

Department Community Development

Title

Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Matt Maly, the applicant, requests approval of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition on approximately 2.20 acres, located at 105 & 103 John McCain Road and 7189 Cast Iron Forest Trail. The applicant proposes to combine and redevelop 2 lots, an old right-of-way area, and an open space lot into 2 single-family residential lots and an open space lot. The old right-of-way area is requested to be abandoned separately.

Existing Conditions/Background: The subject property is currently zoned PUD-R Planned Unit Development – Residential district and is a combination of Lots 1 & 2, Block 1, Neidholt Addition, an old right-of-way area, and Lot 2X, Block E, Old Grove Addition. The property is generally located east of Cast Iron Forest Trail and southwest of John McCain Road as it turns north. The property is currently undeveloped. The plat up for consideration proposes to combine and redevelop the property for future residential development on two lots and an open space lot.

Lot Dimensions and Setbacks:

Per Ordinance O-04-1475, Lot Requirements and Setbacks, the PUD zoning regulations require the following standards:

Minimum Lot Area: 13,000 square feet

Average Lot Area: 16,000 square feet

Minimum Lot Width: 90 feet

Minimum Lot Depth: 120 feet

Minimum Front Yard Setback: 25 feet

Minimum Side Yard Setbacks: 10 feet

Minimum Rear Yard Setback: 25 feet

As submitted, the proposed plat meets all of the requirements of the PUD-R zoning and the Land Development Code.

Surrounding Development: The properties to the north, south, and west are zoned PUD-R Planned Unit Development – Residential district and primarily developed with single family homes. The property to the east is zoned R-30 Single Family Residential district and developed with a single family home. There is a large retention/detention pond adjacent to the south.

Analysis: The property is located at the northeast side of the Old Grove neighborhood. The PUD-R zoning approved in 2004 originally planned for four lots. The proposal has reduced the lot number to two lots for single family residential development.

The proposed Replat also includes a small open space lot adjacent to an existing Emergency Access Easement and drive lane.

Finally, an old right-of-way area is currently unused with no improvements existing. The applicant has requested that the right-of-way area be abandoned. This request is reviewed by the City Council and is scheduled on the same agenda as this plat item.

DRC Comments-Drainage and Engineering: The current drainage does not meet City of Colleyville standards. The proposed design reroutes storm water onto drainage easements where it never previously flowed through and was not designed to convey. The proposed improvement does not analyze existing flows within those drainage easements and therefore is not sized correctly. The proposed improvements would also be built in part over an existing City of Colleyville improved underground storm drain system, thereby making maintenance on said system impossible without having to remove the proposed improvements. Any proposed improvements must provide access to the existing underground system or upgrade the underground system.

Engineering Comments per September 4, 2020 DRC Submittal:

The supporting drainage documents from Westmont (September 2000) and Old Grove (March 2004) do not prove the existence of the channel section "C" between lots 101 John McCain and 203 Colden Court. In the construction of Westmont (2000), I agree

that the plans show the channel section "C" with a capacity of 54.4 CFS. However when the same developer came in and developed Old Grove 2004, they piped the water underground that the channel was designed to convey. The underground system was installed in the same location as the channel. The 2004 plans didn't require the re-establishment of the channel. Therefore, it is very likely that the channel no longer exists or has a reduced capacity. LIDAR topography does not support it conclusively nor does the later plan set. If they intend to use the channels from Westmont (2000), they will need to show that the channel still exists or provide construction plans for its reinstallation. Also at the bend of their system to the north, they need to show how their design doesn't impede the additional flow shown in the Westmont 2000 flow in channel section "B" from the south which may or may not exist as well.

Currently the plans are still incomplete due to the assumptions that are being made.

Engineering Comments per October 12, 2020 DRC Submittal:

The grading and drainage plans substantially conform with the requirements of the Land Development Code (LDC). As this is a small 2 parcel plat the increase in runoff is relatively small and easily accommodated through their design and detention pond.

Their design reroutes the discharge onto Old Grove Addition Block A Lot 17X open space which is an HOA maintained Common Space Lot, which was platted in its entirety as a drainage easement. Does this designation as a drainage easement allow adjacent developers to reroute water onto this property at their discretion? This property never previously received this flow. The existing topography and natural drainage had the water crossing property at 101 John McCain Rd. Staff needs a legal interpretation of Texas Water Code 11.086.

Public works had also requested an additional Access Easement across the northern edge Lot 3X in consideration for the right-of-way abandonment of right-of-way dedication vol. 388-123, PG 64 P.R.T.C.T requested on Lots 1 and 3X. Although there is an existing 29' Trail Easement at the northeast corner of these lots, to facilitate construction due to grade issues on the south side of Old Grove Addition Block E lot 1 the City has requested an additional 10' Access easement across the north edge of Lot 3X.

Finally of consideration, these lots have come before Planning and Zoning and City Council for consideration in the past. Although the first statement is based on the LDC, the legal issues and the will of Planning and Zoning and City Council from those previous meetings need to be reviewed by those bodies relative to the drainage design prior to re-platting.

Engineering Comments per November 16, 2020 DRC Submittal

The Development Review Committee offers the following comments specific to

Drainage/Engineering:

1. There are no comments regarding the ROW abandonment.
2. There are concerns with the existing plan for drainage at this time. There is an underground storm pipe that exists along the western property line of 203 Colden Ct. At minimum, this needs to be maintained. The following scenario is expected (with appropriate engineering data):
 1. Redesign & upsize the current underground storm drain pipe to accommodate the additional flow of the two proposed lots. With the upsizing of the pipe, evaluate the possibility of routing the flow from the two proposed lots to the existing pond. If possible, this potentially would satisfy citizen and Council concerns.
 2. If the pond does not allow for accepting the additional water, the water is then expected to be taken underground prior to the location where the flow leaves the HOA property onto the 203 Colden Ct. drainage easement.

Although a drainage easement exists on the lot addressed as 203 Colden Ct., this drainage easement was put into place in 2000 when Westmont Subdivision was built and the property to the west, now Old Grove Subdivision, was undeveloped. In 2004 the same developer came in developing Old Gove and moved the water in the drainage easement underground. Although a small amount of the original 54.4 CFS coming off Old Grove still flows overland and causes issues at 203 Colden Ct., the overland flow was greatly reduced. The property owner's home was completed in 2014. Therefore they have never seen or been accustomed to the proposed overland flows in this drainage easement. Since the majority of the flow in this easement has been underground for the past 16 or so years, I believe that the flows for 103 and 105 John McCain should respect that precedent and also be taken underground at the location where the flow leaves the HOA property onto the 203 Colden Ct. drainage easement.

Although the drainage flow has been reduced to the pre-developed rate, it has, however, been concentrated further south than pre-developed flows. And some of the over land flowed onto 202 Colden Ct. before flowing south back to the inlet at the north west corner of 203 Colden Ct. This reroute of water in the associated drainage flume represent an adverse displacement on the owners of 203 Colden Ct.

The current underground storm drain pipe that connects the Old Grove HOA Pond to the Colden Ct. storm drain is at capacity and would require redesign and upsizing to accommodate the additional flow. For this reason, routing the flow through the HOA pond may not be practical. However, if the underground pipe was upsized it might allow the flow to be routed through the pond. I have had discussions with some of the engineers involved and City Council members. The engineers have claimed that the pond system is undersized. I have not seen their calculations and therefore have not

reviewed the calculations to prove or disprove that contention. Until I can review these calculations, we are just taking them at their word. I also have heard that City Council wants this storm water routed through the existing pond system. I feel I need to review all possible solutions before I can make further recommendations.

Fees: Park Land Dedication fees are required in the amount of \$1,802 per residential lot. Park Land Dedication fees are due prior to filing the plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

Public Notification: Staff mailed notices to all property owners within 500 feet of the subject property. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. The City has received three letters of opposition by adjacent property owners.

Staff Recommendation: Staff recommends denial. The proposed Replat does not meet the technical requirements of the Land Development Code.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended denial of the Replat at their December 14, 2020 meeting by a vote of 4-0.

Financial Impact

There is no financial impact to the City.

Recommendation

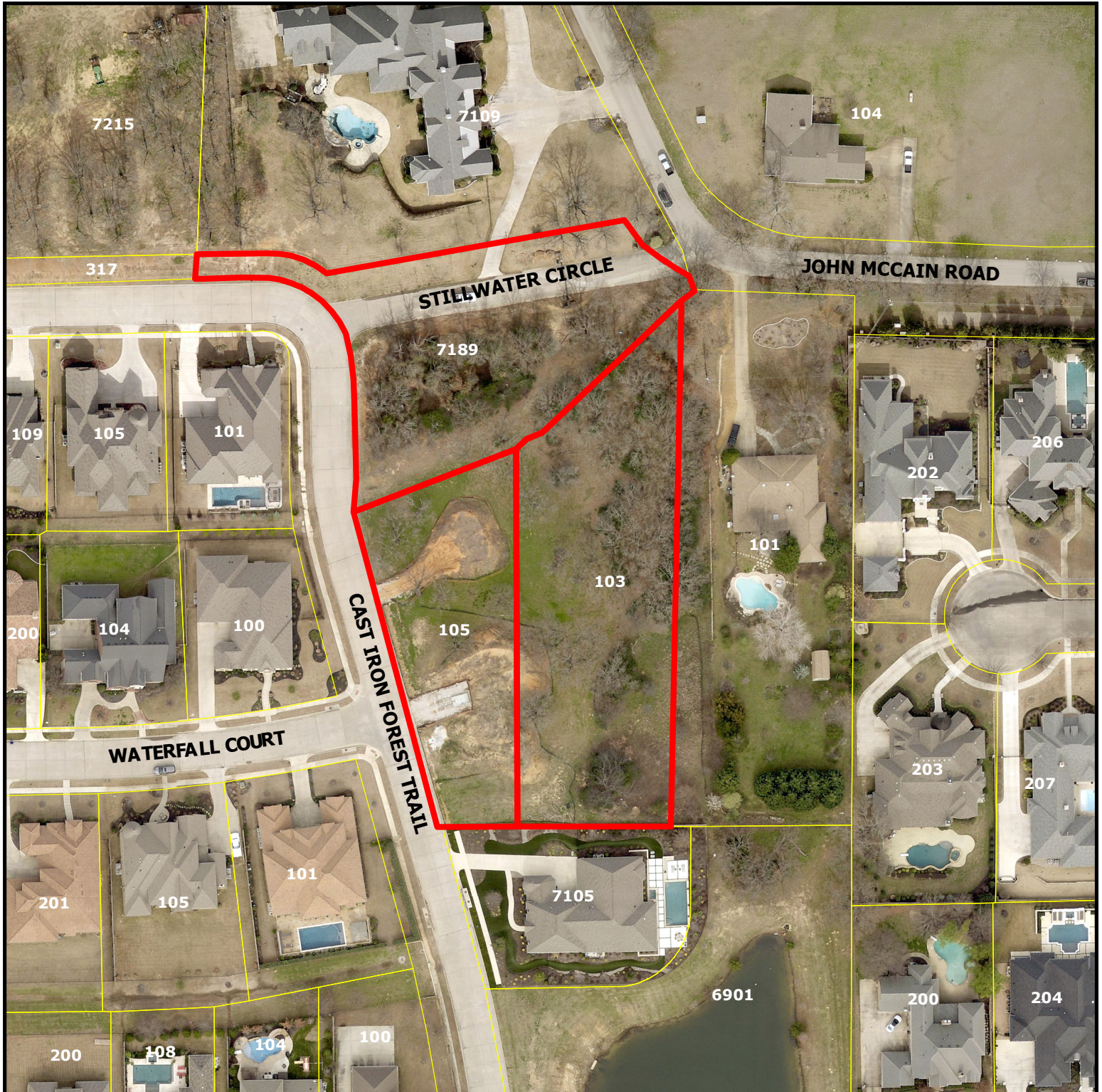
Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Grading Plan with Aerial
6. Civil Plans

7. Tree Mitigation Plans
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Letters of Opposition
12. Resolution R-21-4575

Aerial Map



PC20-006

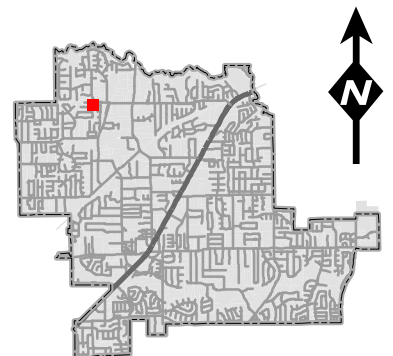
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest
Trl**

DISCLAIMER:

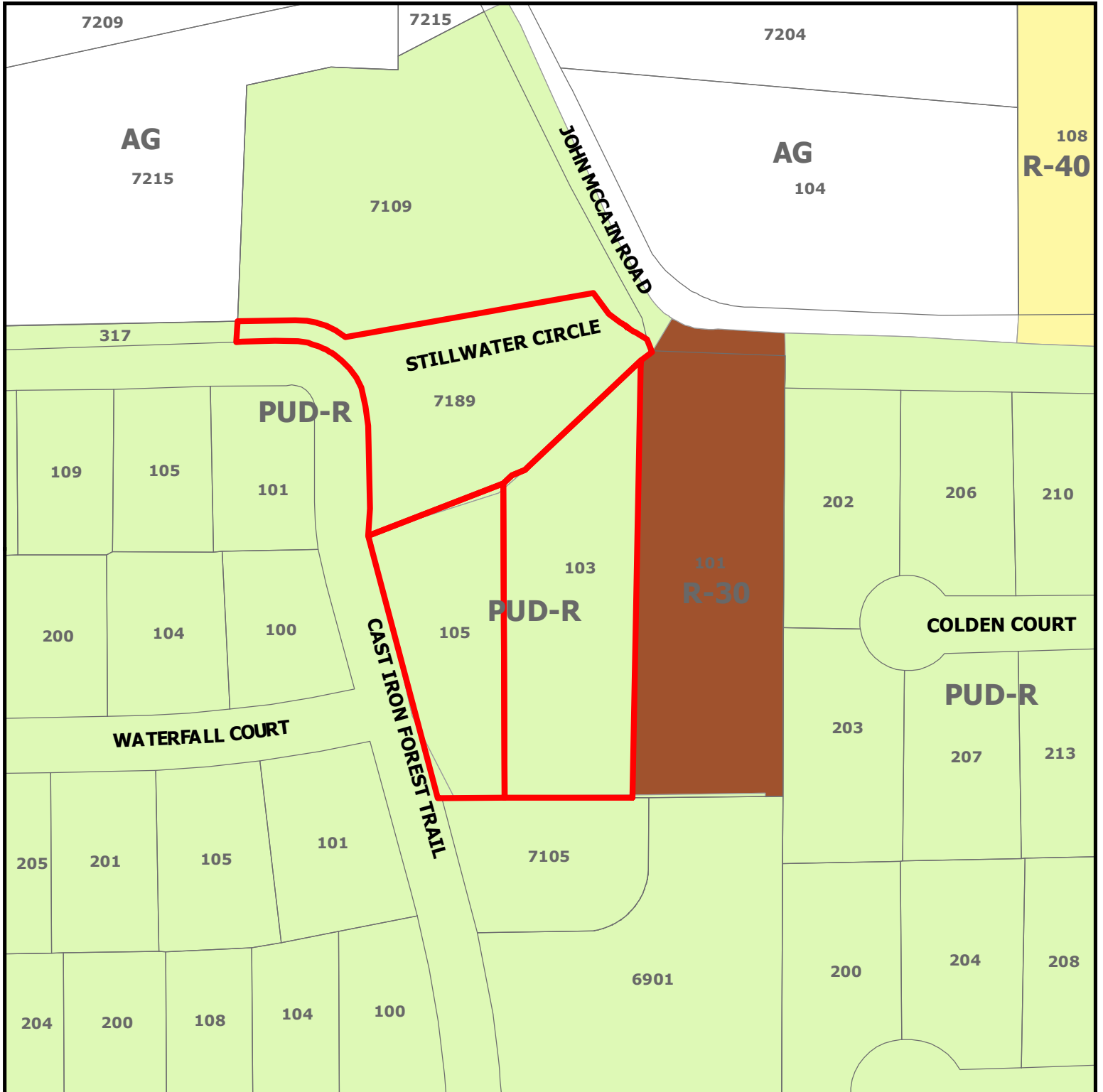
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.



Subject Property



Zoning Map



PC20-006

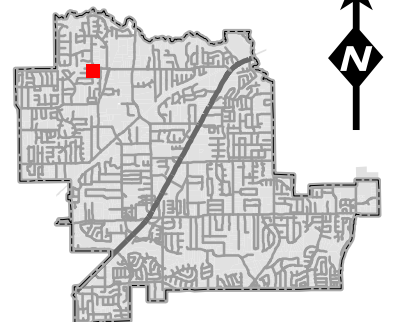
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:

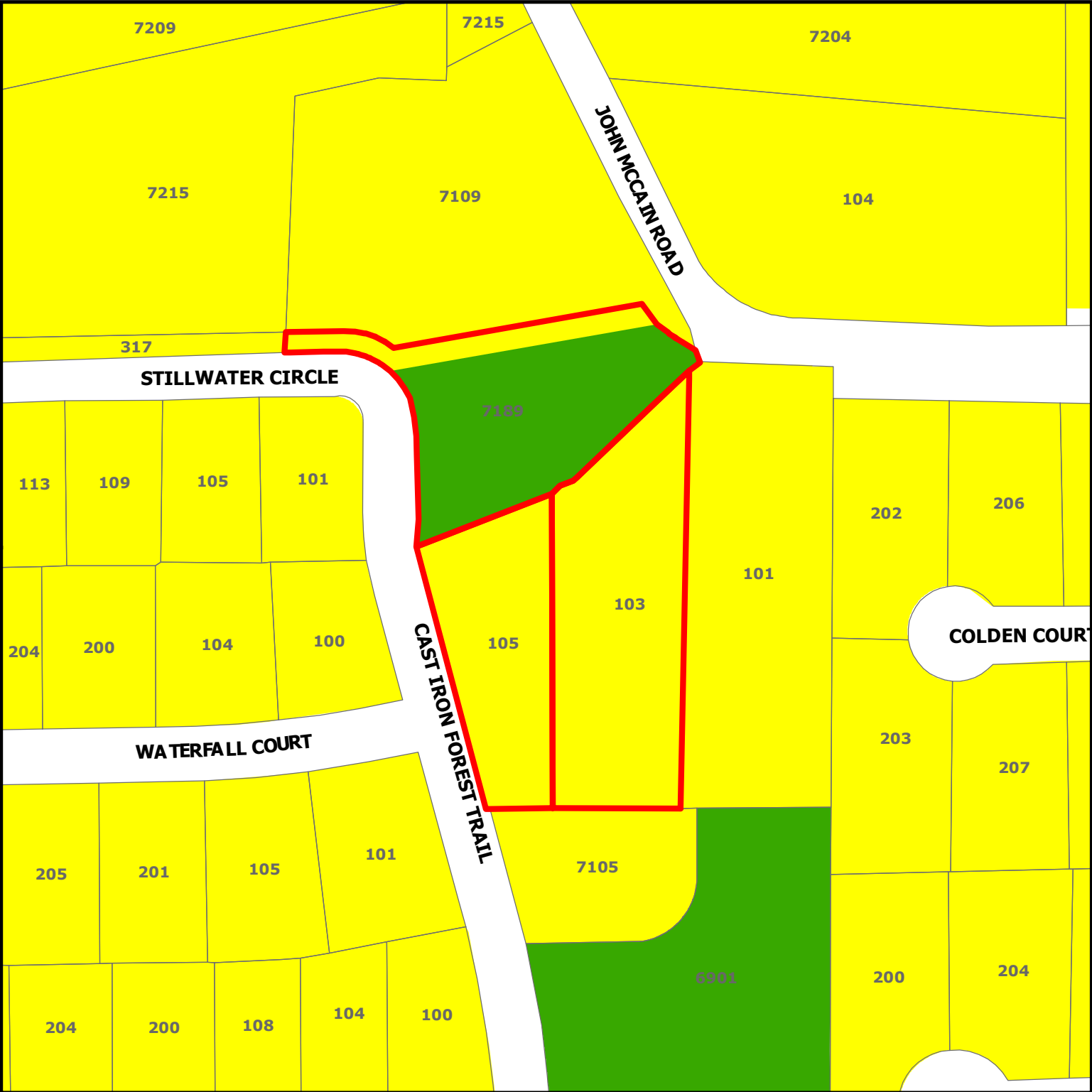
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.



Subject Property



Future Land Use Map

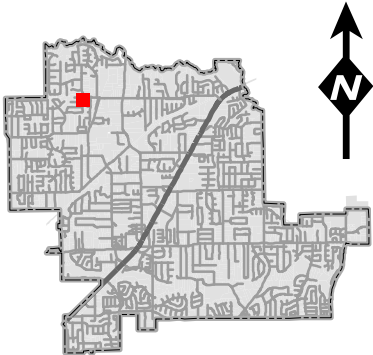


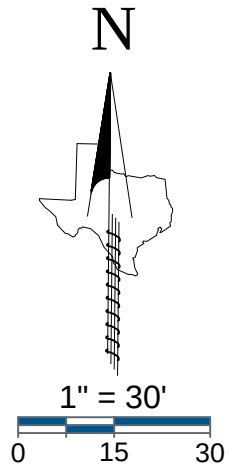
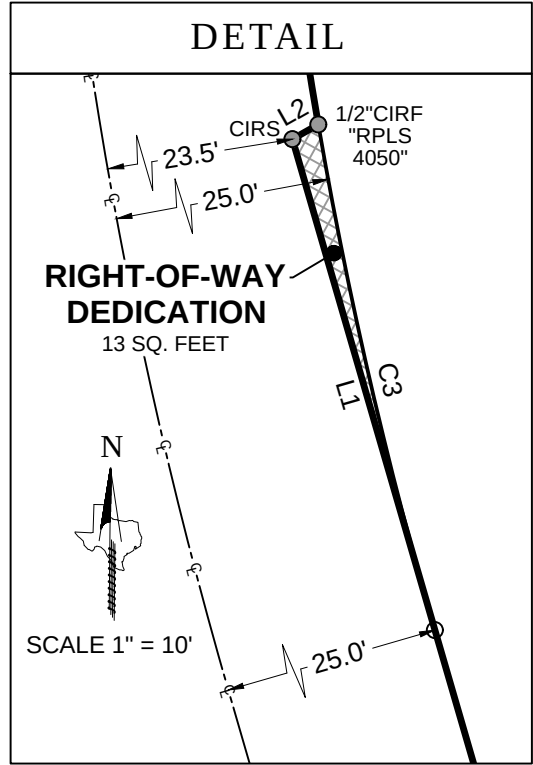
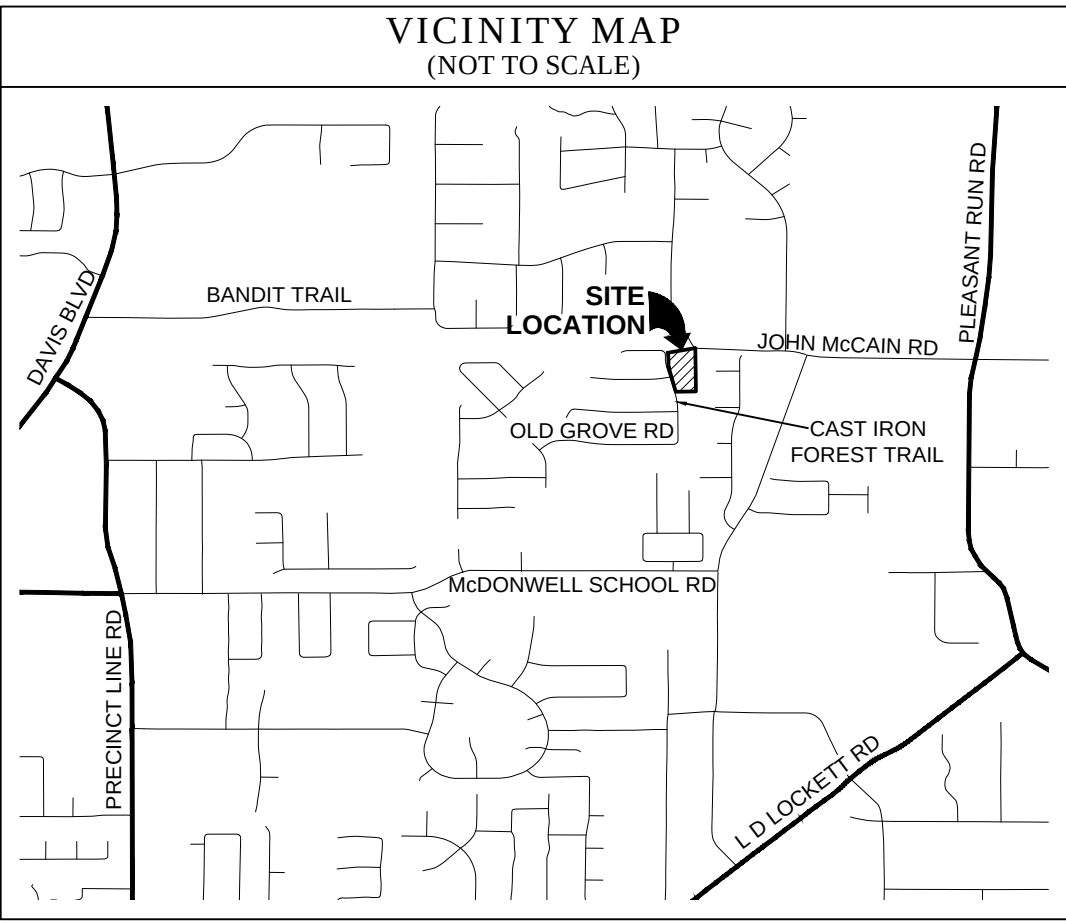
PC20-006

**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:
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-  Subject Property
-  Residential
-  Open Space; Parks





GENERAL NOTES

- The purpose of this plat is to reconfigure former Lots 1 & 2 of the Neidholt Addition to face Cast Iron Forest Trail instead of John McCain Road.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0095K.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- DRAINAGE EASEMENT RESTRICTION:** No construction of filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of property affected by such construction becoming a party to the request. Where construction is permitted. All finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.
- UTILITY EASEMENTS:** Any public utility, including the City of Colleyville, shall have the right to move and keep removed all part of any building, fence, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the utility easements shown on the plat, and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said utility easement of the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- The maintenance of all drainage and utility easements located on private property are the responsibility of the owner.
- Open Space Lot 3X, Block A, to be maintained by HOA.

LEGEND

PG = PAGE
VOL = VOLUME
CAB = CABINET
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
D.R.D.C.T. = DEED RECORDS,
DENTON COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS,
DENTON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°10'52" W	26.62'
L2	N 60°22'47" E	1.55'
L3	S 80°18'51" W	30.68'
L4	N 27°26'57" W	30.45'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.35'	245.00'	8°44'07"	N 05°27'39" W	37.32'
C2	29.38'	75.00'	22°26'39"	N 12°19'05" W	29.19'
C3	27.04'	244.70'	6°19'50"	S 12°58'57" E	27.02'

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Mayor, City of Colleyville

Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **TOLL DALLAS TX, LLC**, is the owner of a 2.20 acre tract of land out of the D.J. Beddo Survey, Abstract Number 232, City of Colleyville, Tarrant County, Texas, being all of Lot 2X, Block E of Old Grove Addition, a subdivision of record in Cabinet A, Page 9807 of the Plat Records of Tarrant County, Texas, all of Lots 1 and 2, Block 1, and a portion of a Right-of-Way Dedication of Neidholt Addition, a subdivision of record in Volume 388-123, Page 64 of said Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the East Right-of-Way line of Cast Iron Forest Road (Variable Width R.O.W.) being the Northwest corner of Lot 16, Block A of Old Grove Addition, also being the Southwest corner of Lot 1, Block 1 of Neidholt Addition;

THENCE, N16°10'52"W, along the East Right-of-Way line of Cast Iron Forest Road being the West line of Lot 1, Block 1 of Neidholt Addition in part, also being the West line of the Right-of-Way Dedication of Neidholt Addition a distance of 248.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of the Right-of-Way Dedication of Neidholt Addition;

THENCE, N60°22'47"E, along the East Right-of-Way line of Cast Iron Forest Road being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 1.55 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 4050" found at the Southwest corner of Lot 2X, Block E of Old Grove Addition, also being the beginning of a non-tangent curve to the right;

THENCE, leaving the North line of the Right-of-Way dedication of Neidholt Addition along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the right, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N01°05'15"W, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a distance of 71.04 feet to a 1/2" iron rod at the beginning of a non-tangent curve to the left;

THENCE, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the left, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N80°18'50"E, along the South line of Lot 1, Block E of Old Grove Addition being the North line of Lot 2X, Block E of Old Grove Addition, a distance of 267.95 feet to a 1/2" iron rod found in the Southwest Right-of-Way line of John McCain Road (Variable Width Right-of-Way) being the Southeast corner of Lot 1, Block E of Old Grove Addition, also being the East corner of Lot 2X, Block E of Old Grove Addition, also being a point in the North line of the Right-of-Way Dedication of Neidholt Addition;

THENCE, S85°34'15"E, along the Southwest Right-of-Way line of John McCain Road, being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 2.63 feet to a 1/2" iron rod with green cap stamped "EAGLE SURVEYING" set at the Northeast corner hereof;

THENCE, S00°51'07"E, leaving the South Right-of-Way line of John McCain Road, over and across the Right-of-Way dedication of Neidholt Addition in part, passing the Northwest corner of Lot 3, Block 1 of Neidholt Addition, being the Northeast corner of Lot 2, Block 1 of Neidholt Addition, continuing along the West line of Lot 3, Block 1 of Neidholt Addition, being the East line of Lot 2, Block 1 of Neidholt Addition, a distance of 417.47 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 17X, Block A of Old Grove Addition being the Southwest corner of Lot 3, Block 1 of Neidholt Addition, also being the Southeast corner of Lot 2, Block 1 of Neidholt Addition;

THENCE, S89°00'13"W, along the South lines of Lots 2 and 1, Block 1 of Neidholt Addition, being the North line of Lot 17X, Block A of Old Grove Addition in part, also being the North line of Lot 16, Block A of Old Grove Addition in part, a distance of 194.02 feet to the **POINT OF BEGINNING** and containing an area of 2.20 Acres, or (95815 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **TOLL DALLAS TX, LLC**, does hereby adopt this plat, designating herein described property as **OLD GROVE ADDITION, PHASE II** an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

OWNER: **TOLL DALLAS TX, LLC**, a Texas limited liability company

BY: _____ Date _____
Authorized Agent

NAME: _____
Print name

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Colleyville, Tarrant County, Texas.

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

Matthew Raabe, R.P.L.S. # 6402

Date

REPLAT OLD GROVE ADDITION, PHASE II LOTS 1-3X, BLOCK 1 2.20 ACRES

A REPLAT OF LOTS 1 & 2, BLOCK 1 OF NEIDHOLT ADDITION
RECORDED IN VOLUME 388-123, PAGE 64, P.R.T.C.T.
AND LOT 2X, BLOCK E OF OLD GROVE ADDITION
RECORDED IN CABINET A, PAGE 9807, P.R.T.C.T.,
D.J. BEDDO SURVEY, ABSTRACT NO. 232,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Project

1912.003-01

Date

08/17/2020

Drafter

TAR



EAGLE SURVEYING, LLC

210 S. Elm Street, Suite: 104

Denton, TX 76201

(940) 222-3009

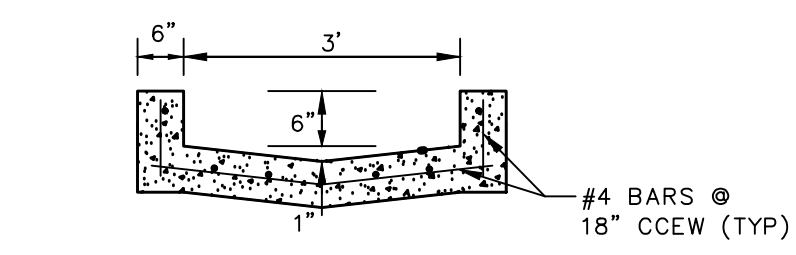
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite 104
Denton, TX 76201
(940) 222-3009

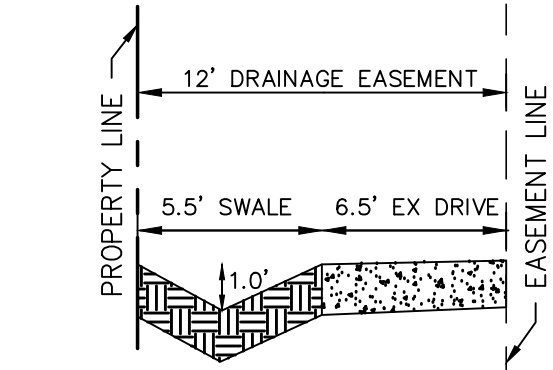
ENGINEER
Pape-Dawson Engineers, Inc.
One Ridgmar Centre
6500 West Fwy, Suite 700
Fort Worth, TX 76116
(817) 870-3668

OWNER
Toll Dallas TX, LLC
2557 Grapevine Parkway, Suite 100
Grapevine, TX 76051
(817) 329-8770

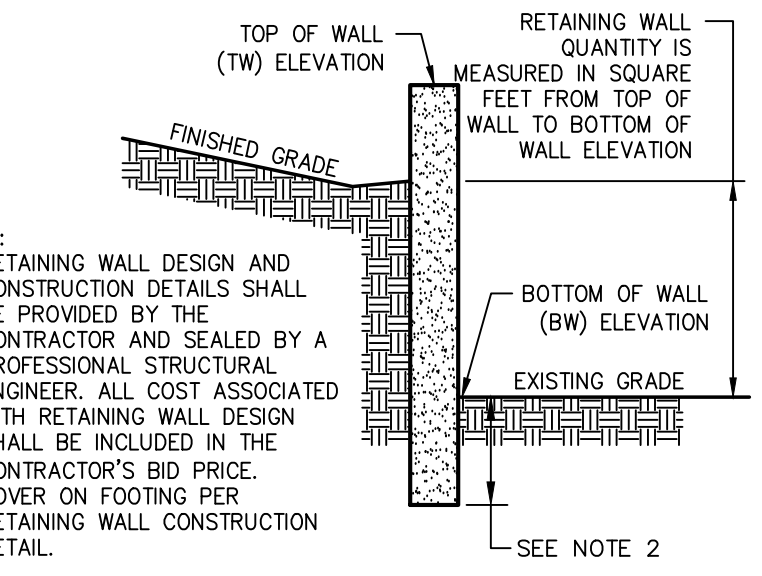
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FLUME DETAIL (SECTION A-A)
NOT-TO-SCALE



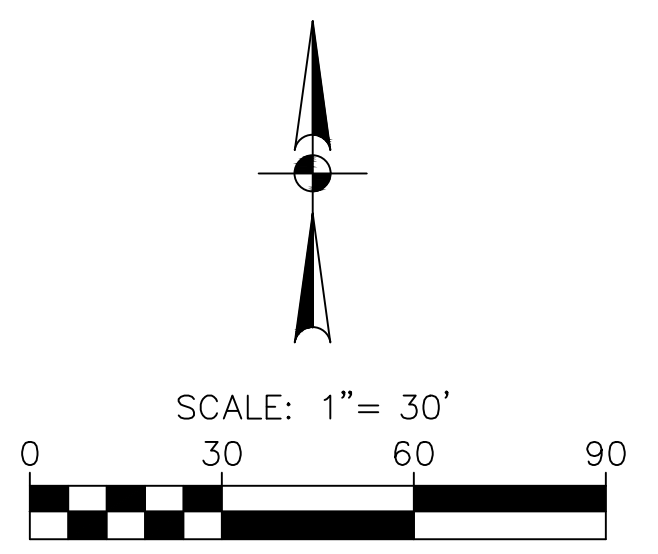
EARTHEN SWALE DETAIL (SECTION C-C)
NOT-TO-SCALE



RETAINING WALL GRADING DETAIL
NOT-TO-SCALE

UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- FLOW ARROW
- FINISHED PAD
- FLOW LINE
- TOP OF WALL
- BOTTOM OF WALL
- SWALE FLOW LINE
- PROPOSED RETAINING WALL

GRADING NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- WALL INFORMATION SHOWN ON PLANS IS TO BE USED FOR HEIGHT AND LOCATION PURPOSES ONLY. ACTUAL WALL AND SLOPE STABILITY DESIGN BY OTHERS. ALL CONSTRUCTION ON SLOPES EXCEEDING 4:1 SHALL REQUIRE GEOTECHNICAL DESIGN FOR SLOPE AND SOIL STABILITY.
- *ALL CLAY SOIL USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95% AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698. THE COMPACTED MOISTURE CONTENT OF THE CLAYS DURING PLACEMENT SHOULD BE AT LEAST OPTIMUM AND NOT EXCEEDING FIVE (5) PERCENTAGE POINTS ABOVE OPTIMUM.
- *LIMESTONE OR OTHER ROCK-LIKE MATERIALS USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698/ THE COMPACTED MOISTURE CONTENT DURING PLACEMENT SHOULD BE WITHIN PLUS OR MINUS THREE (3) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. NO ROCK LARGER THAN SIX INCHES IN ITS GREATEST DIMENSION SHALL BE USED IN FILL WHEN THE FILL IS PLACED UNDER PADS, STREETS OR ANY OTHER AREAS THAT WILL HAVE ANY TYPE OF STRUCTURES.
- COMPACTION SHOULD BE ACCOMPLISHED BY PLACING THE FILL IN SIX INCH THICK LOOSE LIFTS AND COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. PARTICLE SIZES USED IN FILL SHALL BE LESS THAN SIX (6) INCHES DIAMETER.
- GRADING CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OFF-SITE OF ALL EXCAVATED AND CLEARED MATERIAL, WHICH SOILS LAB DECLARES UNSUITABLE FOR USE ON-SITE.
- CONTRACTOR TO SLOPE THE ADJACENT GROUND AWAY FROM BUILDING PAD TO ACHIEVE POSITIVE SURFACE DRAINAGE.
- INITIAL SITE GRADING SHALL BE COMPLETED TO A TOLERANCE OF PLUS OR MINUS ONE TENTH OF ONE FOOT IN STREETS AND PLUS OR MINUS THREE TENTHS OF ONE FOOT FOR THE BUILDING PADS. FINAL BUILDING PAD GRADING, TO BE DONE UPON COMPLETION OF PAVING AND UTILITY FACILITIES, SHALL BE PROVIDED TO A TOLERANCE OF PLUS OR MINUS TWO TENTHS OF ONE FOOT AT ALL FOUR CORNERS AND CENTER OF BUILDING PAD, IN ALL SWALES, AND LOT CORNERS.
- CONTRACTOR SHALL REPLACE ANY EROSION CONTROL MATERIALS AT THE END OF EACH WORK DAY IF SAID MATERIALS WERE REMOVED DURING THE DAY FOR EASE OF CONSTRUCTION OR ACCESS.
- NO PART OF ANY RETAINING WALL SHALL BE WITHIN CITY RIGHT-OF-WAY, OR CITY PROPERTY (I.E. PARK) INCLUDING FOOTING.
- REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY SAM ENGINEERING AND TESTING, L.P., PROJECT NO. 141GXK12, DATED AUGUST 21, 2012 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.
- * APPLIES TO ALL AREAS OUTSIDE OF PUBLIC R.O.W. ONLY. REFER TO PAVING GENERAL CONSTRUCTION NOTES FOR DENSITY/MOISTURE REQUIREMENTS IN R.O.W.

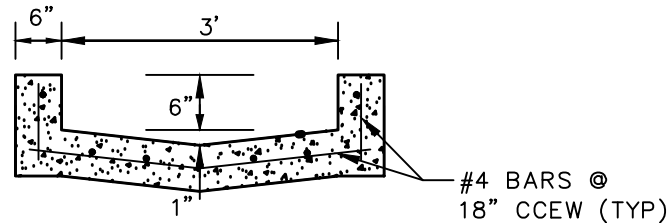
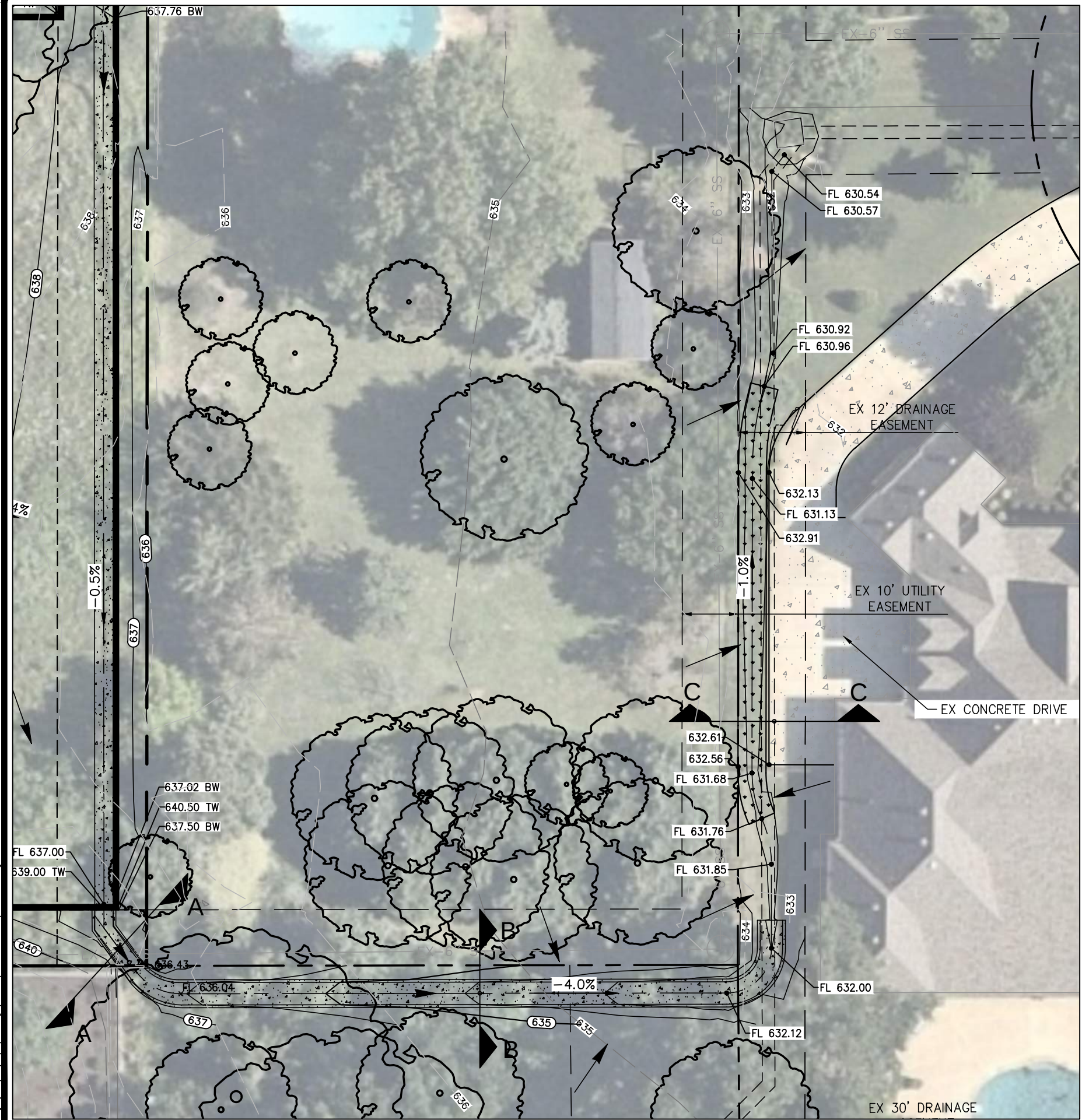
PAPE-DAWSON
ENGINEERS

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FW, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION 4470

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
GRADING PLAN

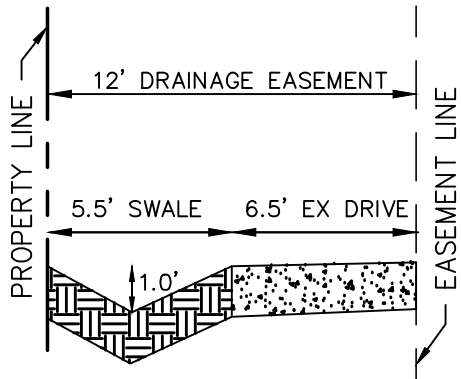
JOB NO.	61233-01
DESIGNED	MLM
DRAWN	MLM
CHECKED	CB
DATE	OCTOBER 2020
SHEET	C4.0

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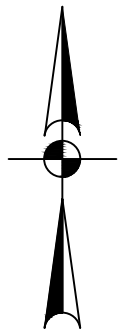
ALL CONCRETE UTILIZED SHALL HAVE A MINIMUM
COMPRESSIVE STRENGTH 4,000 PSI AT 28 DAYS
VERIFIED BY TESTING LABORATORY

FLUME DETAIL (SECTION A-A)
NOT-TO-SCALE



EARTHEN SWALE TO BE CONSTRUCTED WITH
LONGITUDINAL SLOPE OF 1% (MINIMUM) AND 4H:1V
SIDE SLOPE. SWALE ADJACENT TO EXISTING DRIVE
SHALL INSTALL GRASS-CRETE WHERE SIDE SLOPES
ARE 2H:1V (MAXIMUM).

EARTHEN SWALE DETAIL (SECTION C-C)
NOT-TO-SCALE



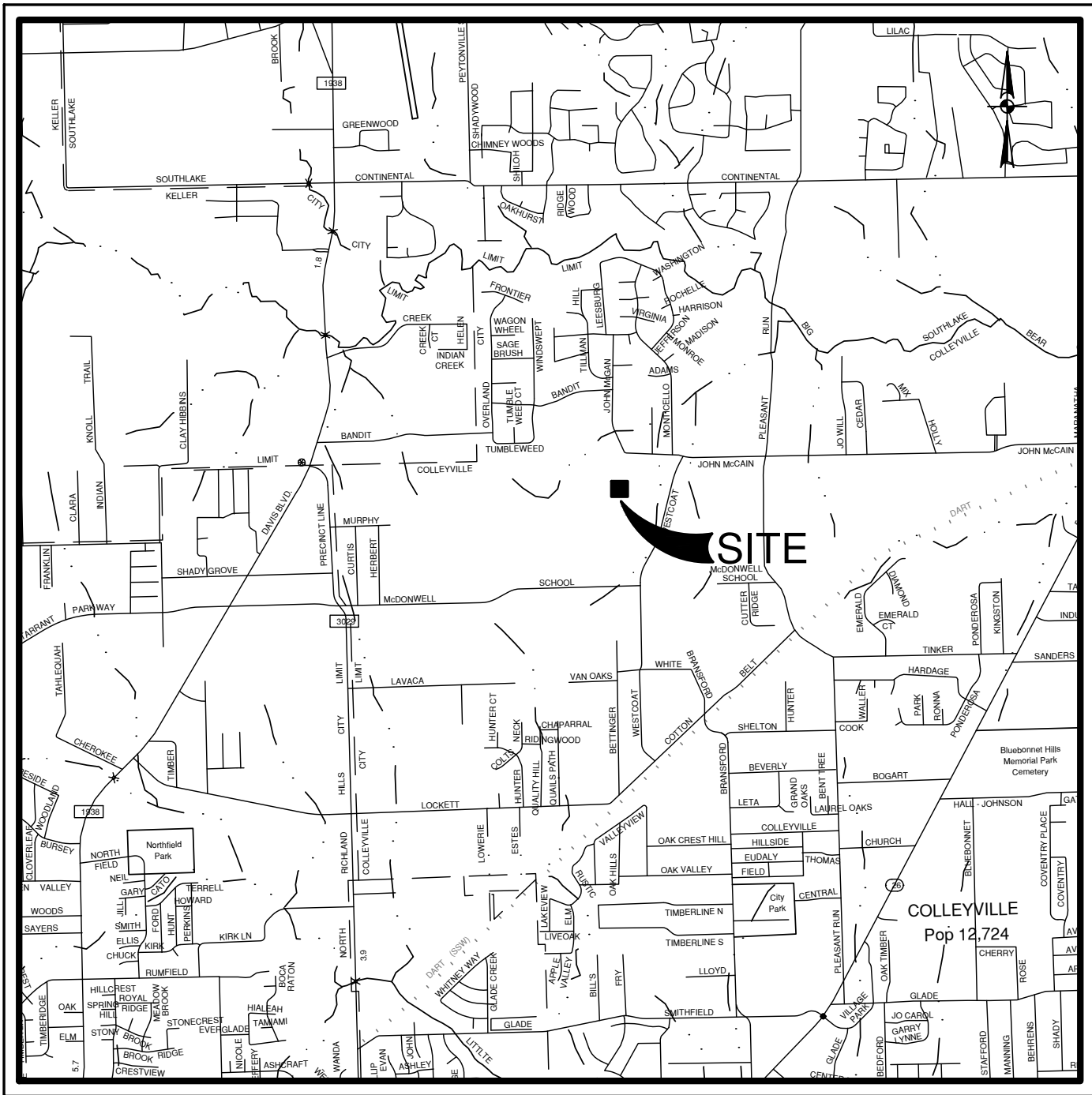
SCALE: 1" = 20'



OLD GROVE - GRADING AND DRAINAGE

COLLEYVILLE, TARRANT COUNTY, TEXAS

CIVIL CONSTRUCTION PLANS



LOCATION MAP
NOT-TO-SCALE

TOLL DALLAS TX, LLC
2555 SW GRAPEVINE PKWY, STE 100
GRAPEVINE, TEXAS 76051

OCTOBER 2020



FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

SHEET INDEX

Sheet Description	Sheet No.
COVER SHEET	C0.0
FINAL PLAN	C1.0
GENERAL NOTES	C2.0
SITE & UTILITY PLAN	C3.0
GRADING PLAN	C4.0
EXISTING DRAINAGE AREA MAP	C5.0
PROPOSED DRAINAGE AREA MAP	C5.1
DRAINAGE & DETENTION PLAN	C5.2
DRAINAGE & DETENTION CALCULATIONS	C5.3
EROSION CONTROL PLAN	C6.0
CONSTRUCTION DETAILS	C7.0

THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
MATTHEW L. MALY,
P.E. #120494
OCTOBER 12, 2020.
IT IS NOT FOR
CONSTRUCTION OR
PERMIT PURPOSES.

Date: Oct 12, 2020, 12:11pm User: D: mmaly
File: S:\projects\612133\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\CH-61213301.dwg

GENERAL CONSTRUCTION NOTES

1.

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF COLLEYVILLE AND GOVERNED BY THE CITY OF COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014), TEXAS DEPARTMENT OF TRANSPORTATION TEXAS STANDARD SPECIFICATION 1993 EDITION, AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION.
2.

A COPY OF THE COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014) CAN BE OBTAINED FROM THE FOLLOWING CITY WEBSITE:
WWW.COLLEYVILLE.COM/PUBLICWORKS/ENGINEERINGDIVISION/CONSTRUCTIONSTANDARDSANDETAILS
3.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF COLLEYVILLE STANDARDS WHERE THEY DIFFER FROM NCTCOG STANDARDS.
4.

WORK PERFORMED IN THE STATE HIGHWAY RIGHT-OF-WAY, AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW.
5.

A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT. CONTACT NUMBER 817-503-1366.
6.

THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

UNDERGROUND FACILITY OWNER

811 (214) 869-8352

AT&T (214) 745-2964

AT&T TEXAS (CALL DIGTESS) (800) 344-8377

ATMOS ENERGY (817) 359-1313

CHARTER COMMUNICATIONS (817) 822-8745

CITY OF COLLEYVILLE (817) 748-8082

DIGTESS (LINE LOCATES) (800) 344-8377

8LEVEL (3) COMMUNICATIONS (877) 366-8344

ONCOR ELECTRIC DELIVERY (817) 215-6688

ONE SOURCE COMMUNICATIONS (817) 692-6042

TRI COUNTY ELECTRIC (817) 431-1541

VERIZON ENGINEERING (972) 578-3354

7.

WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE INSPECTOR AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.

8.

ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.

9.

THIS ITEM SHALL GOVERN THE CONTROL MEASURES NECESSARY TO PREVENT AND CONTROL SOIL EROSION, SEDIMENTATION, AND WATER POLLUTION WHICH MAY DEGRADE RECEIVING WATERS INCLUDING RIVERS, STREAMS, LAKES, RESERVOIRS, GROUND WATER, AND WETLANDS. THE CONTROL MEASURES CONTAINED HEREIN SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION CONTRACT AND COORDINATED WITH ANY PERMANENT OR TEMPORARY POLLUTION CONTROL FEATURES SPECIFIED ELSEWHERE ON THE PLANS AND IN THE SPECIFICATIONS TO ASSURE EFFECTIVE AND CONTINUOUS WATER POLLUTION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIODS. THESE CONTROL MEASURES SHALL NOT BE USED AS A SUBSTITUTE FOR THE PERMANENT POLLUTION CONTROL MEASURES UNLESS OTHERWISE DIRECTED BY THE CITY IN WRITING. THE CONTROLS MAY INCLUDE SILT FENCES, STRAW BALE DIKES, ROCK BERMS, DIVERSION DIKES, INTERCEPTOR SWALES, SEDIMENT TRAPS, AND BASINS, PIPE SLOPE DRAINS, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCES, SEEDING, MULCHING, SOIL RETENTION BLANKETS OR OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER POLLUTION CONTROL.

10.

THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, SPRINKLER SYSTEMS, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

11.

ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
12.

RECORD DRAWINGS: THE CONTRACTOR SHALL KEEP ONE (1) RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE DRAWINGS SHALL BE AVAILABLE TO THE ENGINEER AND THE CITY AND SHALL BE DELIVERED TO THE CITY UPON COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF FINAL PAYMENT AND/OR INITIAL ACCEPTANCE LETTER.

13.

THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

14.

THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES. WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE OR AS DIRECTED BY THE CITY ENGINEER.

15.

THE CONTRACTOR SHALL KEEP RECORDS FOR RECORD DRAWINGS AND SHALL SUBMIT MARKUPS TO THE CITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALKTHROUGH INSPECTION.

16.

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM THE GENERAL CONTRACTOR, SUB-CONTRACTORS, THE DESIGN ENGINEER, AND THE CITY OF COLLEYVILLE STAFF.

17.

ALL CONSTRUCTION MUST ADHERE TO THE CITY OF COLLEYVILLE TREE PRESERVATION ORDINANCE
- WATER IMPROVEMENTS
1.

THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES.

2.

WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE.

3.

ALL WATER METERS UP TO 2" IN DIAMETER SHALL BE INSTALLED BY CITY PERSONNEL. ALL WATER METERS EXCEEDING 2" DIAMETER SHALL BE INSPECTED AND ACCEPTED BY CITY A OF COLLEYVILLE REPRESENTATIVE.

4.

FIRE HYDRANTS SHALL BE LOCATED THREE TO EIGHT FEET BEHIND THE BACK OF CURB AS SHOWN IN THE DETAILS. THIS WILL ALSO INCLUDE SPLASH PADS WHICH ARE CONSIDERED SUBSIDIARY TO THE FIRE HYDRANT PLACEMENT.

5.

ALL WATER LINES 4" THRU 12" SHALL BE CLASS 150(DR18) AND CONFORM TO AWWA C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH NCTCOG STD. SPECS. (SEE C1.7)WATER MAINS TO HAVE A MINIMUM OF 42" COVER TO THE TOP OF PIPE.

6.

SERVICE LINE CONNECTORS, UNDER 2" SHALL BE CLASS K SOFT COPPER AND CONNECTED WITH COMPRESSION FITTINGS. ALL TAPS AND SERVICES SHALL BE CONSTRUCTED AS 1" OR LARGER. ¾" TAPS AND SERVICE LINES ARE PROHIBITED.

7.

WATER SERVICES SHALL BE BACKFILLED IN GRANULAR SAND AS PER DETAILS.

8.

WATER SERVICES SHOULD BE LOCATED AT THE PROPERTY LINE. EACH LOCATION IS TO BE STAMPED ON THE CURB WITH 2" HIGH LETTER "W".

9.

WATER METER BOXES WILL BE INSTALLED AFTER PAVING ACTIVITIES HAVE BEEN COMPLETED.

10.

CURB STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.

11.

ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX SHALL BE INSTALLED AS PER THE DETAILS. HYDRANTS WILL BE SHALL BE PAINTED KEMULSTER RED PRIOR TO ACCEPTANCE BY THE CITY. THE CONTRACTOR SHALL PUT 2 COATS OF PAINT OR UNTIL APPROVED BY THE CITY.

12.

ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR. THE PAVING CONTRACTOR SHALL ADJUST WATER VALVE ASSEMBLY TO FINAL GRADE AND PLACE A MONOLITHICALLY. (CONCRETE PAD IN HMAC) NO BLOCK OUTS WILL BE ALLOWED.

13.

FIRE HYDRANTS SHALL BE EQUIPPED WITH 4-1/2" STORZ ADAPTER FOR CONNECTION WITH 5" HOSE.

14.

WHEN A WATER LINE IS BORED, THE CASING SHALL BE CAPPED AND VALVES ADDED ON EITHER SIDE.

15.

ALL FITTINGS AND BENDS SHALL HAVE MEGA LUG RETAINER GLANDS IN ADDITION TO STANDARD THRUST BLOCKING AS REQUIRED BY STANDARD DETAILS.

16.

FOR VALVES WITH OPERATING NUTS 6" BELOW GROUND SHALL BE INSTALLED WITH A 1AND1/4" SOLID STEM EXTENSION (DETAIL W-1).
- SANITARY SEWER IMPROVEMENTS
1.

SANITARY SEWER PVC PIPE SHALL BE SDR 35 IF DEPTH OF LINE IS 10' OR LESS AND SDR 26 IF DEPTH OF LINE IS GREATER THAN 10'.

2.

PIPE SHALL HAVE CL. B (S-8) EMBEDMENT, OR BETTER. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.

3.

AFTER COMPLETION OF ALL TESTING (I.E. MANDREL & AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE VIDEOTAPE TO PW INSPECTIONS.

4.

A 2" HIGH LETTER "S" SHALL BE STAMPED ON THE CURB TO MARK THE LOCATION OF THE SEWER SERVICES. THE SERVICE SHOULD BE LOCATED IN THE CENTER OF EACH LOT.

5.

CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.

6.

RIM ELEVATIONS OF THE PROPOSED SANITARY SEWER MANHOLES IN STREETS ARE TO BE CONSTRUCTED BY UTILITY CONTRACTOR AND ADJUSTED BY PAVING CONTRACTOR TO FINISHED GRADE AT TIME OF PAVING. BLOCK OUTS ARE NOT ALLOWED.

7.

MANHOLES 10' IN DEPTH OR LESS SHALL BE 4FT IN DIAMETER. 10 FT. PLUS OR DROP MANHOLES SHALL BE 5FT. IN DIAMETER.

8.

ALL DROP MANHOLES SHALL BE INSIDE DROPS AS PER DETAIL S-4.

9.

ALL TRENCHES SHALL BE COMPACTION TESTED AT THE RATE OF ONE TEST PER 300 L.F. OF TRENCH PER LIFT. LIFTS SHALL BE NO GREATER THAN 12" LOOSE. TESTS SHALL BE STAGGERED SO THAT TESTS OF ADJACENT LIFTS ARE NOT DIRECTLY OVER THE PREVIOUS LIFT. IF THE DISTANCE BETWEEN MANHOLES EXCEEDS 300 L.F., A MINIMUM OF 2 TESTS PER LIFT SHALL BE TAKEN OR AS DIRECTED BY THE CITY. THE PAVING CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE CITY OF COLLEYVILLE HAS APPROVED ALL TRENCH WORK.

10.

ALL MANHOLES SHALL BE VACUUMED TESTED.

11.

ANY SERVICE TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.

12.

CLEAN-OUTS TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE.
- STORM DRAINAGE IMPROVEMENTS
1.

ALL STORM SEWER AND CULVERT PIPE AND FITTINGS SHALL BE ASTM C76, CLASS III, IV, V REINFORCED CONCRETE PIPE (RCP), INSTALLED WITH A BELL AND A SPIGOT AND JOINTED WITH RAM NECK.

2.

BACKFILL SHALL BE ¾ TO 1" ROCK, 6" MINIMUM FOR THE BEDDING (MORE IF GROUND WATER IS ENCOUNTERED), AND ROCK PLACED UP TO THE CENTER OR SPRING LINE OF THE PIPE. TRENCH SHALL BE EXCAVATED WIDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY.

3.

AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS.

4.

INSTALL A BENCHMARK ON A DRAINAGE STRUCTURE WITHIN OR NEAR THE SITE. A LETTER INCLUDING THE LOCATION AND ELEVATION OF THE BENCHMARK MUST BE SUBMITTED TO PUBLIC WORKS PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT AS WELL AS IN THE GIS ASSETS FORM.

5.

ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WIPED WITH NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL.

6.

NO PRE-CAST INLETS ARE ALLOWED.
- OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
GENERAL NOTES
- JOB NO.

61233-01

DESIGNED

MLM

DRAWN

MLM

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CB

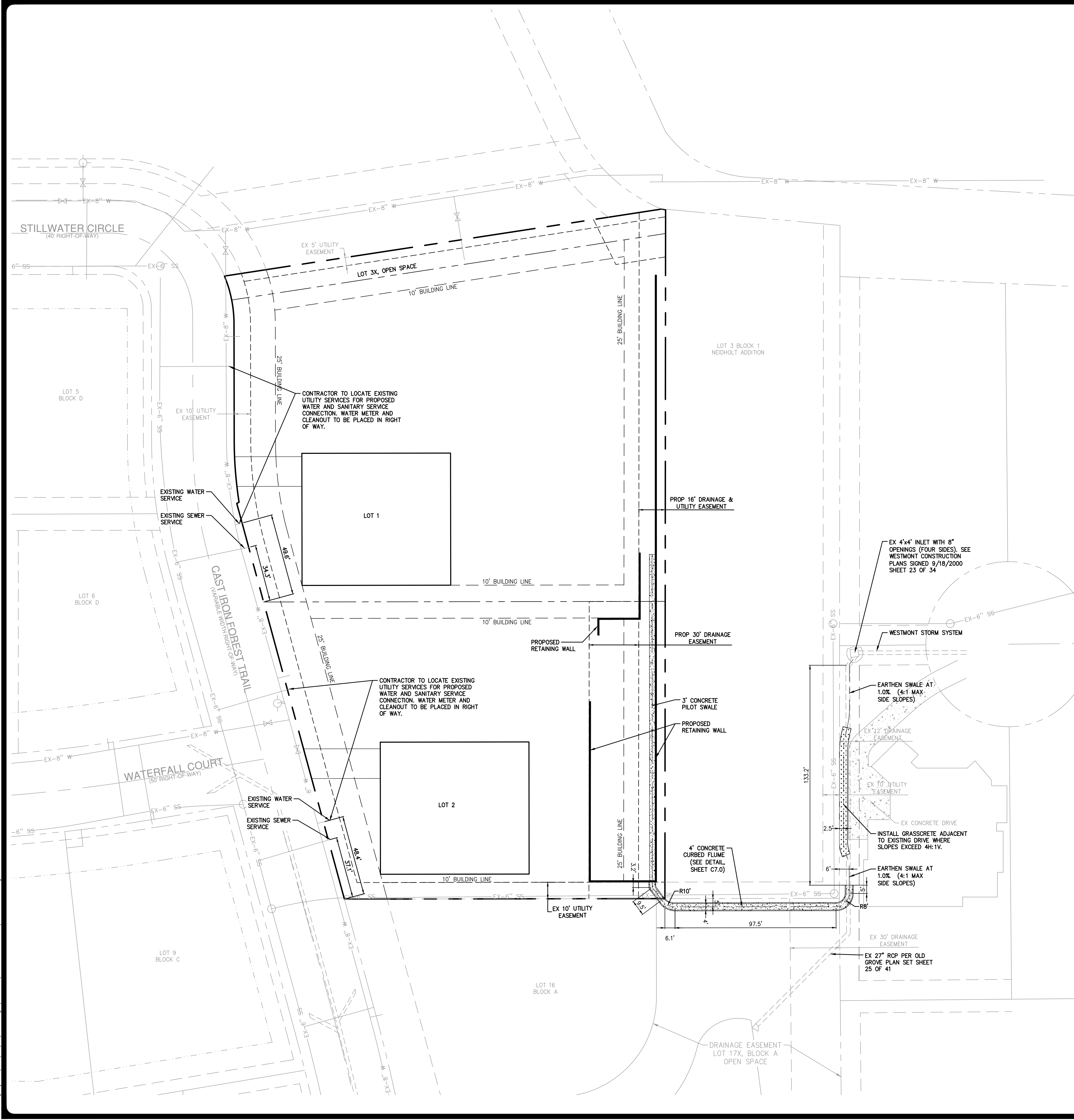
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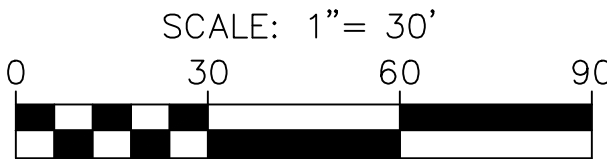
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- PAPE-DAWSON
ENGINEERS**
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6800 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #479
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UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



LEGEND

EX-W	EXISTING WATER LINE
EX-GV	EXISTING GATE VALVE
EX-FH	EXISTING FIRE HYDRANT
EX-SS	EXISTING SANITARY SEWER LINE
EX-SM	EXISTING SANITARY SEWER MANHOLE

NOTES

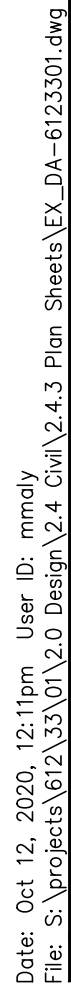
1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WILL BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
3. THIS PLAN REFLECTS NO CONSTRUCTION OF PUBLIC WORKS OR SANITARY SEWER INFRASTRUCTURE. CONTRACTOR TO LOCATE EXISTING WATER AND SANITARY SEWER STUBS BUILT AS PART OF OLD GROVE PHASE 1. PREPARED BY GODWIN MARSHALL, DATED 3/21/2004.

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
SITE & UTILITY PLAN

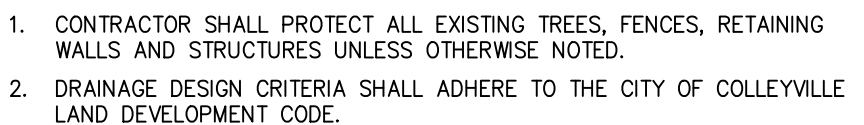
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SHEET	C3.0

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6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FPM REGISTRATION #470



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TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

VE - GRADING AND DRAINAGE

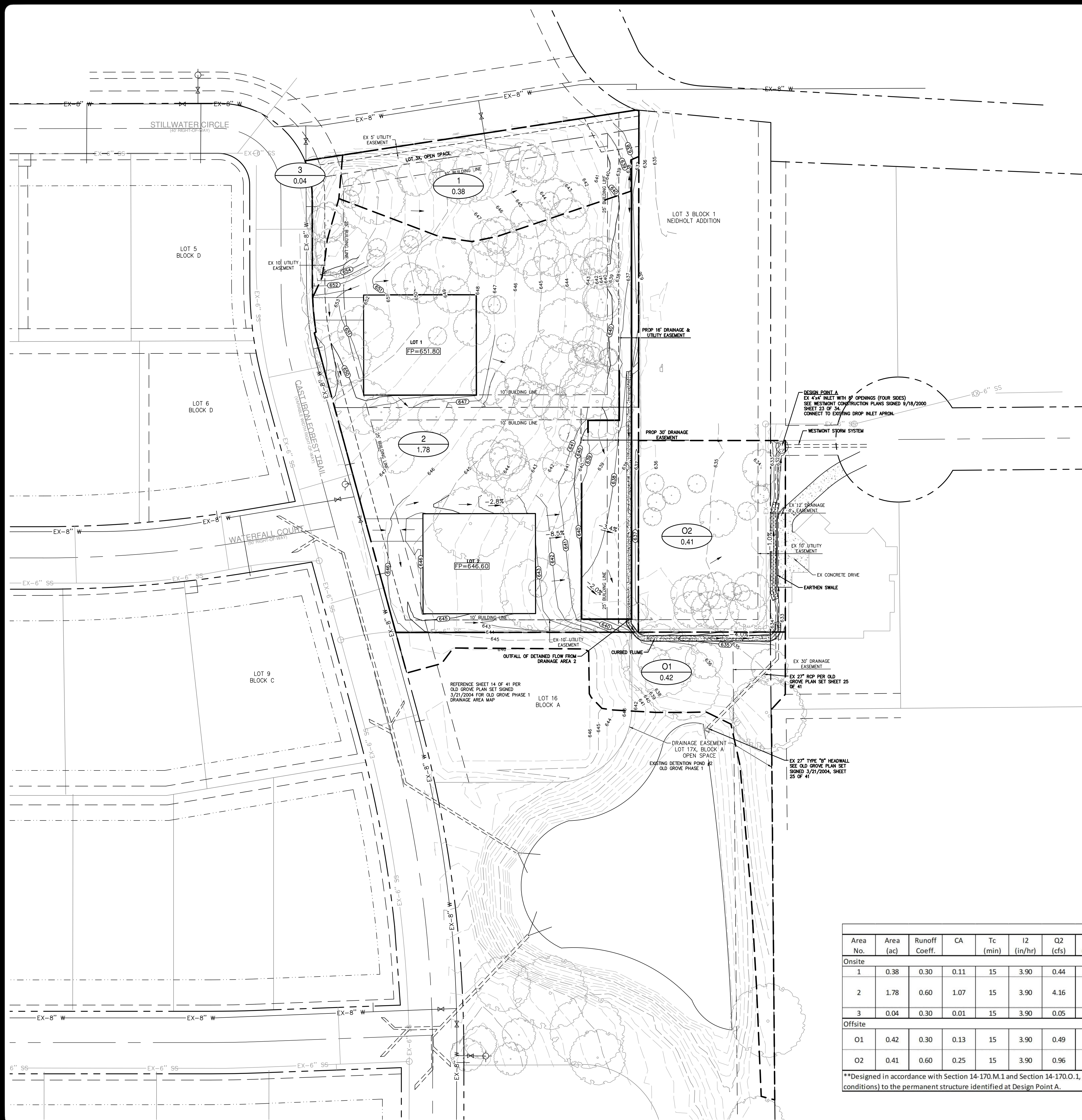
WATER CIRCLE AND CAST IRON FOREST TRAIL

COLLEYVILLE, TEXAS

EXISTING DRAINAGE AREA MAP

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UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



SCALE: 1" = 40'



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED DRAINAGE AREA
- PROPOSED FLOW LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING STORM DRAIN
- DRAINAGE AREA
- ACRES

NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS																	Notes
Area No.	Area (ac)	Runoff Coeff.	CA	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q5 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	
Onsite																	Sheet flow to existing bar ditch **Detained to existing conditions and routed to Design Point A via curbed flume and earthen swale Sheet flow to Cast Iron Forest Trail
1	0.38	0.30	0.11	15	3.90	0.44	4.86	0.55	5.53	0.63	6.46	0.74	7.20	0.82	7.98	0.91	
2	1.78	0.60	1.07	15	3.90	4.16	4.86	5.19	5.53	5.91	6.46	6.90	7.20	7.69	7.98	8.52	
3	0.04	0.30	0.01	15	3.90	0.05	4.86	0.06	5.53	0.07	6.46	0.08	7.20	0.09	7.98	0.10	
Offsite																	Sheet flow to Design Point A via curbed flume and earthen swale Sheet flow to Design Point A via earthen swale
O1	0.42	0.30	0.13	15	3.90	0.49	4.86	0.61	5.53	0.70	6.46	0.81	7.20	0.91	7.98	1.00	
O2	0.41	0.60	0.25	15	3.90	0.96	4.86	1.20	5.53	1.36	6.46	1.59	7.20	1.77	7.98	1.96	
**Designed in accordance with Section 14-170.M.1 and Section 14-170.O.1, of the City of Colleyville's Land Development Code, to convey developed flow (detained on-site to 4.23 cfs equivalent to existing conditions) to the permanent structure identified at Design Point A.																	

**Designed in accordance with Section 14-170.M.1 and Section 14-170.O.1, of the City of Colleyville's Land Development Code, to convey developed flow (detained on-site to 4.23 cfs equivalent to existing conditions) to the permanent structure identified at Design Point A.

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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
PROPOSED DRAINAGE AREA MAP

JOB NO. 61233-01
DESIGNED MLM
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CHECKED CB
DATE OCTOBER 2020
SHEET C5.1

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Old Grove - Phase II at Cast Iron Forest Trail
Modified Rational Detention Pond

Table 1 Pre-Development Time of Concentration

Basin	Total Time (min)
1	15
2	15
3	15

Table 2a Pre-Development Composite C-Value

Basin	Area (ac)	Land Use (ac)		Comp. C-Value
		Open	Single-Family	
1	0.38	0.38	0.00	0.30
2	1.77	1.77	0.00	0.30
3	0.05	0.05	0.00	0.30

Table 2b Post-Development Composite C-Value

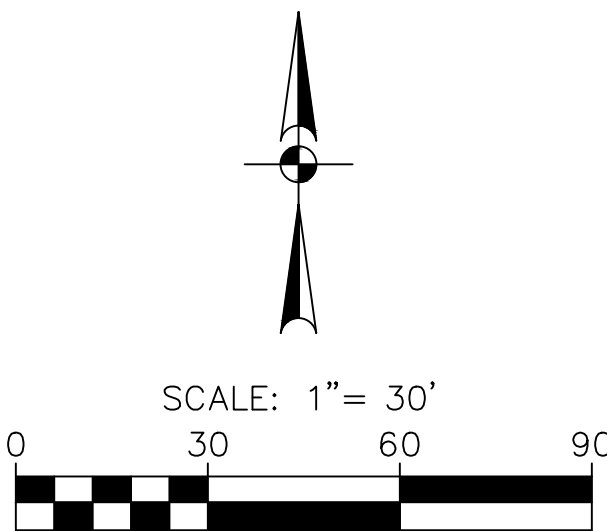
Basin	Area (ac)	Land Use (ac)		Comp. C-Value
		Open	Single-Family	
1	0.38	0.38	0.00	0.30
2	1.78	0.00	1.78	0.60
3	0.04	0.04	0.00	0.30

Table 3 Pre-Development Runoff - Allowable Runoff (in Post-Development)

Storm Event	Basin	Area (ac)	Pre-Development Runoff				
			C	CA	Tc (min)	I (in/hr)	Qa (cfs)
2-yr	2	1.77	0.3	0.53	15	3.90	2.07
5-yr	2	1.77	0.3	0.53	15	4.86	2.58
10-yr	2	1.77	0.3	0.53	15	5.53	2.94
25-yr	2	1.77	0.3	0.53	15	6.46	3.43
50-yr	2	1.77	0.3	0.53	15	7.20	3.82
100-yr	2	1.77	0.3	0.53	15	7.98	4.24

UTILITY NOTE

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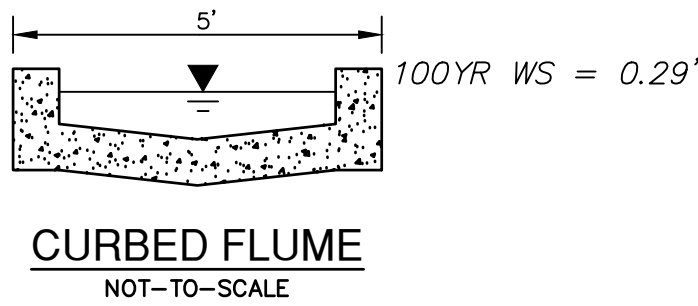


LEGEND

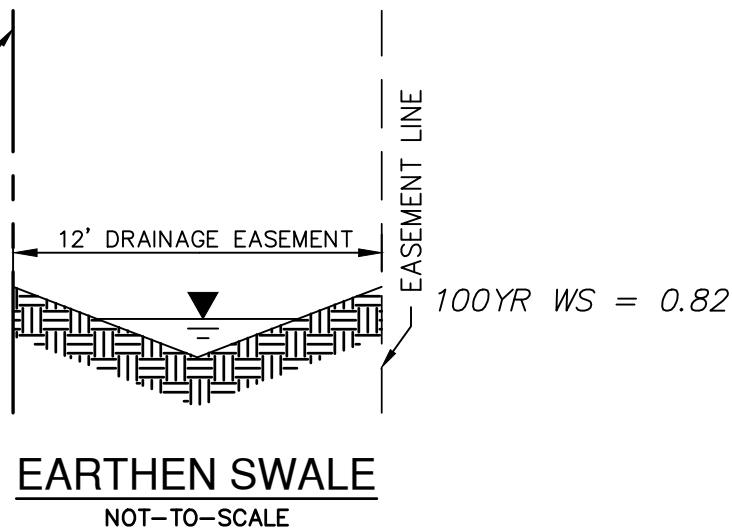
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING STORM DRAIN
- DRAINAGE AREA A-1 1.00 ACRES

NOTES

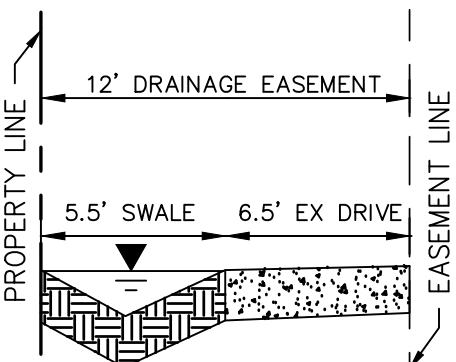
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.



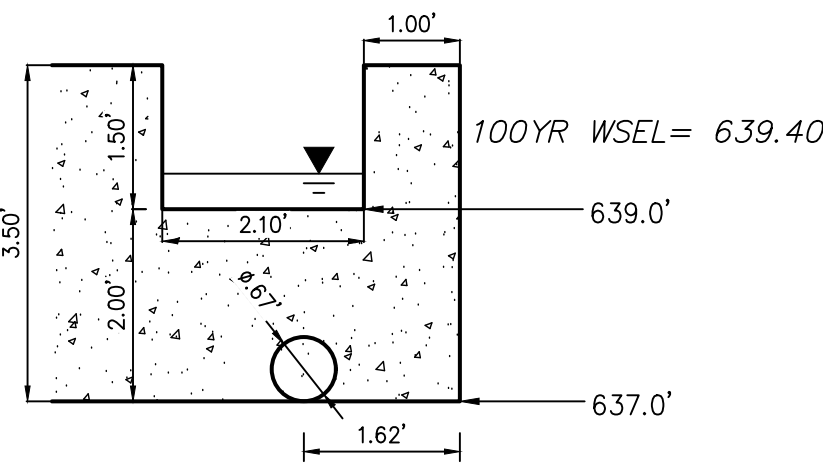
CURBED FLUME
NOT-TO-SCALE



EARTHEN SWALE
NOT-TO-SCALE

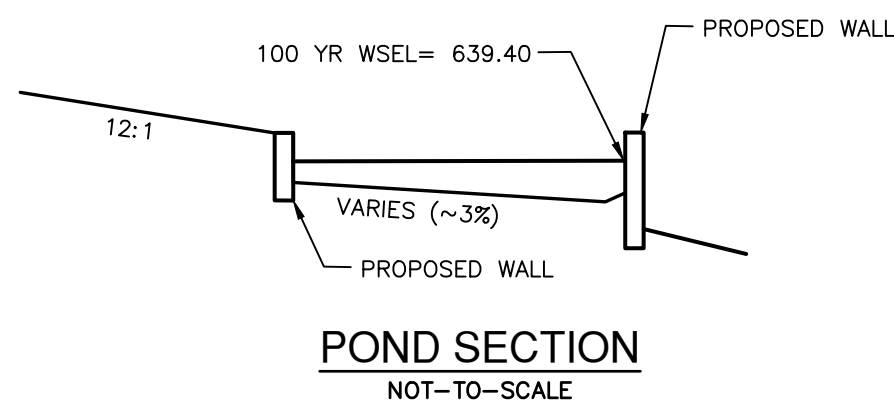


GRASS-CRETE SWALE
NOT-TO-SCALE



ALL CONCRETE UTILIZED SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH 4,000 PSI AT 28 DAYS VERIFIED BY TESTING LABORATORY

OUTFALL STRUCTURE DETAIL
NOT-TO-SCALE



POND SECTION
NOT-TO-SCALE

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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
DRAINAGE & DETENTION PLAN

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET **C5.2**

**Old Grove - Phase II at Cast Iron Forest Trail
Modified Rational Detention Pond**

Table 4 Post-Development Required Detention Volume (Vreq)

Storm Event	Basin	Area (ac)	Tc (min)	C	Qa (cfs)	Td (min)	Vprelim (cu ft)	P180 (in)	Ptd (in)	Vreq (cu ft)	Vreq (ac-ft)
2-yr	2	1.78	15	0.6	2.07	28.75	2,337	2.19	1.29	4,000	0.09
5-yr	2	1.78	15	0.6	2.58	32.98	3,172	2.95	1.76	5,300	0.12
10-yr	2	1.78	15	0.6	2.94	34.85	3,750	3.46	2.07	6,300	0.14
25-yr	2	1.78	15	0.6	3.43	36.30	4,519	4.19	2.49	7,600	0.17
50-yr	2	1.78	15	0.6	3.82	37.35	5,147	4.77	2.83	8,700	0.20
100-yr	2	1.78	15	0.6	4.24	38.55	5,837	5.44	3.22	9,800	0.22

Detention calculations in Table 4 from Section 1.5.2 of Hydrology iSWM Manual.

Table 5 **Elevation - Volume - Discharge Rating Curve**

Evolution (ft)	Area (ft ²)	Area (ac)	Volume (ac-ft)	Q (cfs)
637.0	0	0.00	0.00	0.00
637.5	1,215	0.03	0.01	0.69
638.0	3,753	0.09	0.04	1.37
638.5	5,800	0.13	0.09	1.82
639.0	6,458	0.15	0.16	2.17
639.5	7,897	0.18	0.24	4.78
640.0	9,635	0.22	0.34	9.25
640.5				

Table 6 **Outlet Structure**

Orifice	Diam (in)	8	# of Pipes		1
	Flow Line	637.00			
	Ke	0.6			
Weir 1	Length (ft)	2.1	Bottom Elev	639.00	
	Height (ft)	1.50	Top Elev	640.50	
	Ke		Weir C	3.1	
Outfall	Diam (in)	8			
	Slope (ft/ft)	0.0100			
	Length (ft)	0.5			

Table 7 Proposed Detention Storage Volume

Storv Event	Qa (cfs)	Vreq		Design WSEL ¹ (ft)	Qout ² (cfs)	Qout / Qa	Vprovided ³	V / Vreq	Freeboard (ft)	Delta Qa-Qout (cfs)
		(cu ft)	(ac ft)							
2-yr	2.07	4,000	0.09	638.86	2.07	✓ 100.0%	0.14	✓153.4%	1.64	0.00
5-yr	2.58	5,300	0.12	639.08	2.58	✓ 100.0%	0.17	✓142.7%	1.42	0.00
10-yr	2.94	6,300	0.14	639.15	2.94	✓ 100.0%	0.18	✓127.8%	1.35	0.00
25-yr	3.43	7,600	0.17	639.24	3.43	✓ 100.0%	0.20	✓114.9%	1.26	0.00
50-yr	3.82	8,700	0.20	639.32	3.82	✓ 100.0%	0.21	✓106.6%	1.18	0.00
100-yr	4.24	9,800	0.22	639.40	4.23	✓ 100.0%	0.23	✓100.4%	1.10	0.00

Design Notes:

1. Design WSEL determined iteratively based on interpolation of Q_a against Q_{total} from Table 5.
2. Q_{out} calculated based on outlet structure hydraulic information in Table 6 and Design WSEL.
3. $V_{provided}$ determined by comparing Design WSEL against Elevation-Volume in Table 5.

Tarrant County

	Return Period							
	1	2	5	10	25	50	100	500
e	0.82169	0.81144	0.81423	0.79952	0.79381	0.78265	0.77982	0.69850
b	43.653	51.393	71.154	77.103	90.982	97.721	110.202	87.16
d	8	9	12	12	13	13	14	2
a	95.835	121.96	170.81	203.93	247.1	282.6	322.07	-
b	13.425	15.704	19.435	21.09	22.366	23.302	24.388	-

	e	b	d	a	b
1-yr	0.82169	43.653	8	95.835	13.425
2-yr	0.81144	51.393	9	121.96	15.704
5-yr	0.81423	71.154	12	170.81	19.435
10-yr	0.79952	77.103	12	203.93	21.09
25-yr	0.79381	90.982	13	247.1	22.366
50-yr	0.78265	97.721	13	282.6	23.302
100-yr	0.77982	110.202	14	322.07	24.388

Formulas from Section 1.5.2 of iSWM Criteria Manual:

$$T_d = \sqrt{\frac{2CAab}{Q_a}} - b$$

$$V_{\text{preliminary}} = 60 [CAa - (2CabAQ_a)^{1/2} + (Q_a/2) (b-t_c)]$$

$$V_{\text{max}} = V_{\text{preliminary}} * P_{180}/P_{td}$$

Curbed Flume Calculations

Label	Friction Method	Roughness Coefficient	Channel Slope (ft/ft)	Normal Depth (ft)	Bottom Width (ft)	Curb Height (in)	Discharge (ft³/s)	Flow Area (ft²)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	Top Width (ft)	Critical Depth (ft)	Critical Slope (ft/ft)	Velocity (ft/s)	Velocity Head (ft)	Specific Energy (ft)	Froude Number	Flow Type
Section 1	Manning Formula	0.013	0.0411	0.2	3	6	4.23	0.59	3.39	0.17	3	0.4	0.00458	7.19	0.8	1	2.86	Supercritical
Section 2	Manning Formula	0.013	0.0400	0.19	4	6	5.23	0.74	4.37	0.17	4	0.38	0.00429	7.07	0.77	0.95	2.87	Supercritical
Section 3	Manning Formula	0.013	0.0100	0.29	4	6	5.23	1.15	4.57	0.25	4	0.38	0.00429	4.55	0.32	0.61	1.5	Supercritical

Earthen Swale Calculations

Label	Friction Method	Roughness Coefficient	Channel Slope (ft/ft)	Normal Depth (ft)	Left Side Slope (ft/ft)	Right Side Slope (ft/ft)	Discharge (ft³/s)	Flow Area (ft²)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	Top Width (ft)	Critical Depth (ft)	Critical Slope (ft/ft)	Velocity (ft/s)	Velocity Head (ft)	Specific Energy (ft)	Froude Number	Flow Type
Section 4	Manning Formula	0.03	0.0100	0.82	4	4	7.2	2.69	6.76	0.4	6.56	0.73	0.01914	2.68	0.11	0.93	0.74	Subcritical
Section 5	Manning Formula	0.03	0.0100	0.99	2.5	2.5	7.2	2.44	5.32	0.46	4.94	0.88	0.01907	2.95	0.13	1.12	0.74	Subcritical

UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

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OCTOBER 12, 2020.
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ENGINEERS**

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ROVE - GRADING AND DRAINAGE
TILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
DRAINAGE & DETENTION CALCULATIONS

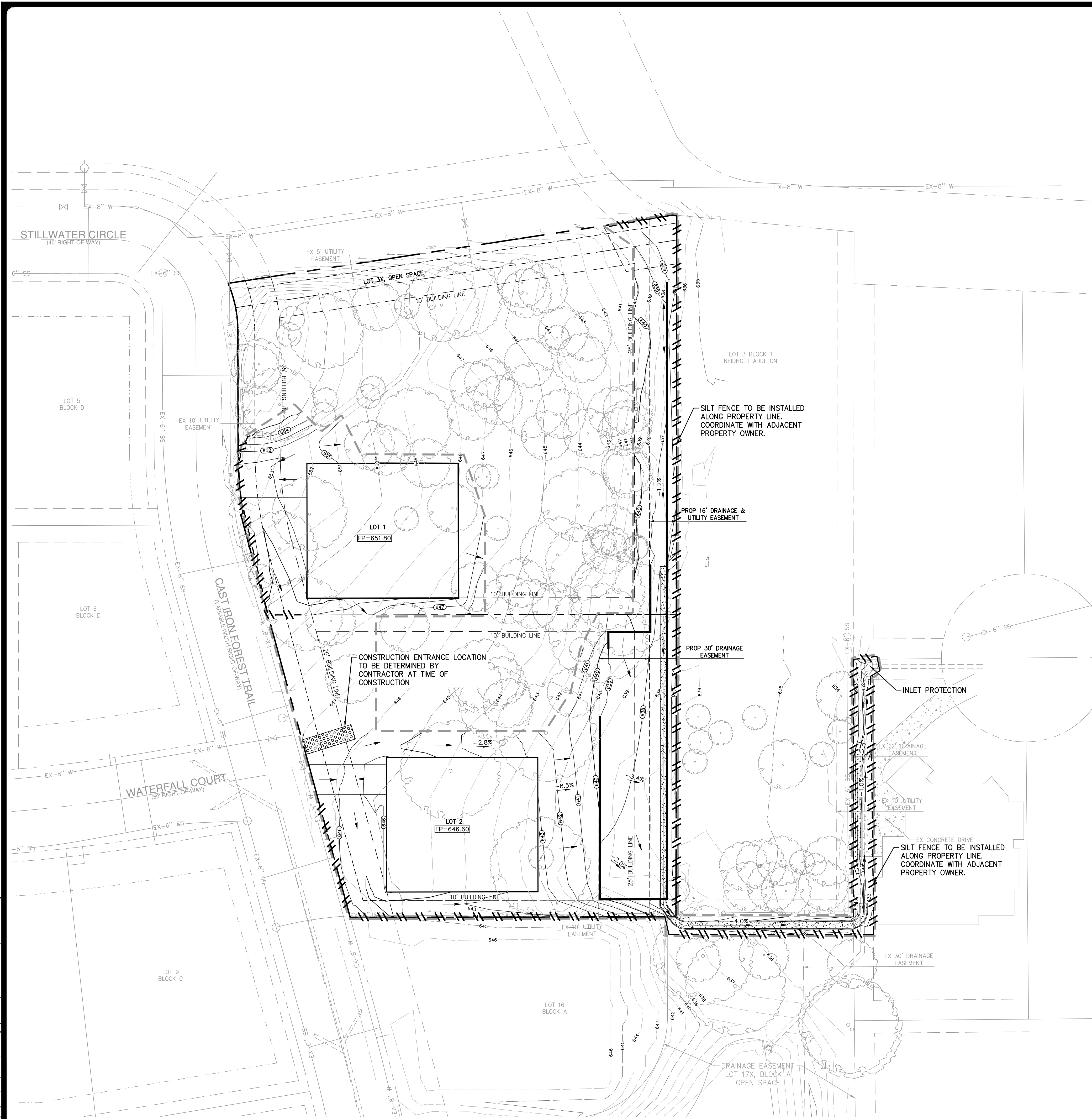
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DRAWN MLM
CHECKED CB
DATE OCTOBER 2020

C5.3

SHEET

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UTILITY NOTE

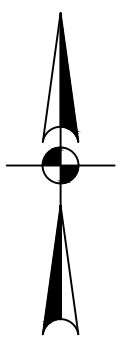
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NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- TREE PROTECTION TO BE INSTALLED PER TREE SURVEY PLAN PROVIDED BY STUDIO 13 DESIGN GROUP AND SEALED JANUARY 2018. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF ANY CHANGES OR FIELD OBSERVATIONS DIFFERING FROM THIS PLAN PRIOR TO CONSTRUCTION AND GRADING.

LEGEND

- 600--- EXISTING CONTOUR
- (67.8)--- PROPOSED CONTOUR
- FLOW ARROW
- //--- SILT FENCE
- //--- LIMITS OF DISTURBANCE
- ()--- TREE PROTECTION FENCE (SEE NOTE 2)
- ()--- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)



SCALE: 1" = 30'



EROSION & SEDIMENT CONTROL NOTES

- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY THE GOVERNING AUTHORITIES AND ALL PERIMETER EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
- THIS EROSION CONTROL PLAN IS A SUPPLEMENT TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY OTHERS. REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS.
- THE GENERAL CONTRACTOR, AS THE TCEQ DEFINES "OPERATOR," SHALL PERFORM ALL REQUIRED INSPECTIONS OF STORM WATER CONTROLS AND PRACTICES AT FREQUENCIES OUTLINED IN THE TPDES GENERAL PERMIT AND SHALL FILL OUT APPROPRIATE INSPECTION FORMS (AS PROVIDED IN THE SWPPP) UNLESS OTHERWISE DIRECTED BY THE OWNER.
- THE GENERAL CONTRACTOR (AND ALL SUBCONTRACTORS INVOLVED WITH ANY CONSTRUCTION ACTIVITIES RELATED TO EARTHWORK, EROSION CONTROL, ETC. OR WHICH UTILIZE POSSIBLE POLLUTANTS AS DEFINED IN THE TPDES GENERAL PERMIT) SHALL REVIEW AND ADHERE TO THE SWPPP FOR THE PROJECT, AS WELL AS ALL THE TCEQ REQUIREMENTS SET FORTH IN THE TPDES GENERAL PERMIT.
- ADDITIONAL EROSION CONTROL DEVICES AND/OR ADJUSTMENT OF LOCATIONS FOR EROSION CONTROL MAY BE IMPLEMENTED BY THE CONTRACTOR AT HIS DISCRETION AND/OR IN THE OPINION OF THE CITY INSPECTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER. THE ADDITION OR DELETION OF ANY EROSION CONTROL MEASURE MAY REQUIRE THAT THE SWPPP BE MODIFIED IN ACCORDANCE WITH THE TCEQ'S TPDES GENERAL PERMIT GUIDELINES.
 - EXCAVATION CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF SILT BARRIERS, CHECK DAMS, AND CONSTRUCTION ENTRANCE/EXIT.
 - UTILITY CONTRACTOR (WATER, SEWER & STORM DRAIN) TO BE RESPONSIBLE FOR INSTALLATION OF STAGE 1 AND STAGE 2 INLET PROTECTION.
 - OWNER TO BE RESPONSIBLE FOR SEEDING AND FINAL REMOVAL OF EROSION CONTROLS.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES ALREADY IN PLACE. CONTRACTOR SHALL REMOVE AND REPLACE EROSION CONTROL AS NEEDED FOR CONSTRUCTION OR ACCESS. ALL EROSION CONTROL MUST BE IN PLACE AT THE END OF EACH DAY.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE WHATEVER MEANS ARE NECESSARY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS, STORM DRAIN SYSTEMS, INLETS, AND ADJACENT PROPERTY FROM EROSION DEPOSITS. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT OF WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THESE PLANS AND THE SWPPP.
- ALL EROSION CONTROL DEVICES TO BE INSPECTED, CLEANED, AND/OR REPLACED AFTER EACH STORM.
- USE OF ON-SITE FUEL STORAGE TANKS IS DISCOURAGED, HOWEVER, IF USED, THE PREVENTION OF HAZARDS TO THE GROUND WATER IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR UTILIZING SAID STORAGE. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 - HAZARDOUS WASTE MANAGEMENT.
- A CENTRALIZED PIT/WASH BASIN SHALL BE CONSTRUCTED ON-SITE FOR THE PURPOSE OF CONCRETE TRUCK WASHING. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 - CONCRETE WASTE MANAGEMENT.
- CONTRACTORS SHALL PARK, STORE EQUIPMENT AND MATERIALS AND SERVICE VEHICLES AT THE "PARKING AND STORAGE AREA". THE LOCATION OF SAID AREA IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
- CONSTRUCTION ENTRANCES ARE TO BE INSTALLED AT ALL POINTS WHERE EQUIPMENT ENTERS OR LEAVES THE SITE. THE LOCATION OF SAME IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
- EROSION CONTROLS TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
- EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLET OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY MEASURES, INCLUDING FLOOD DAMAGE WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE AT THE CONCLUSION OF ANY PROJECT. ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREGGED OF ANY SEDIMENT GENERATED BY THE PROJECT AS A RESULT OF EROSION CONTROL MEASURES.
- ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WASH WATER POLLUTANTS AND STORM RUNOFF DISCHARGED FROM THIS SITE.
- DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY PLANTED AND/OR SEEDED AND WATERED.
- DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED AND AREAS WHERE FINAL GRADE HAS BEEN ACHIEVED SHALL BE PERMANENTLY PLANTED AND/OR SEEDED WITHIN 14 DAYS.
- PLANTING AND/OR SEEDING OF VEGETATED AREAS TO ACCOMPLISH STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE LANDSCAPING PLAN. AREAS BEYOND THE LIMITS OF THE LANDSCAPING PLAN (OR WHEN A LANDSCAPING PLAN DOES NOT EXIST) SHALL BE HYDROMULCHED WITH HIGHWAY MIX AND WATERED WITH TEMPORARY ABOVE GROUND IRRIGATION UNTIL THE VEGETATION IS ESTABLISHED.
- THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT IN ANY STORM SEWER INLETS AND PIPES, AND ALONG SILT FENCES, WITHIN 48 HOURS AFTER INSPECTIONS OF DEVICES REVEALS THE PRESENCE OF EXCESS SILTATION.
- SILT FENCES SHALL BE PLACED AROUND STOCKPILES USED ON THE SITE.
- THE CONTRACTOR SHALL MODIFY THIS PLAN TO SHOW LOCATIONS OF TEMPORARY WASHDOWN AREA, PORTABLE TOILETS, EQUIPMENT MAINTENANCE/REPAIR AREAS, STOCKPILE AREAS, FUEL STORAGE AREAS, ETC. AND POLLUTANT CONTROLS FOR EACH.

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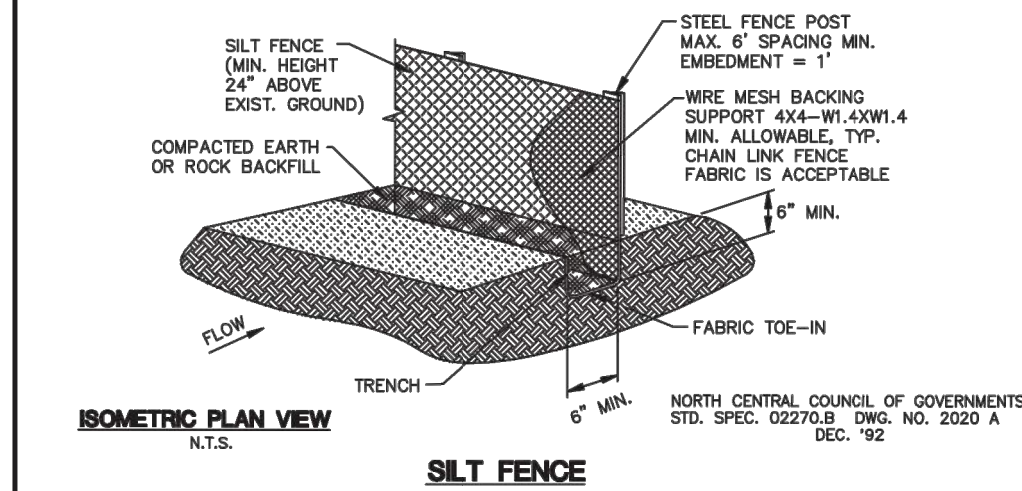
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**OLD GROVE - GRADING AND DRAINAGE
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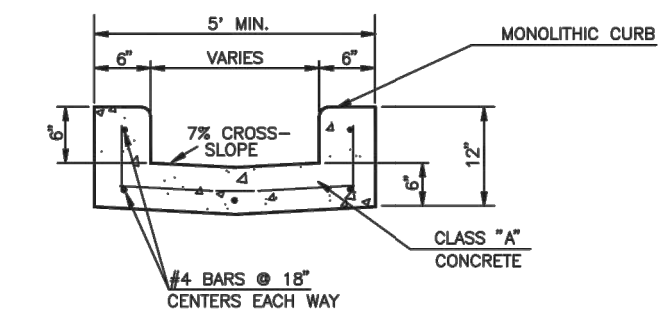
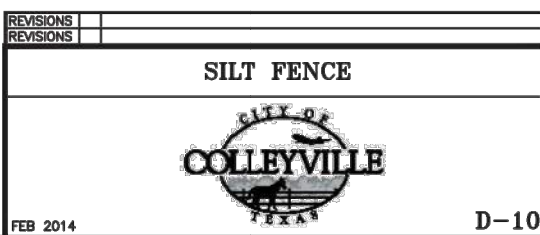
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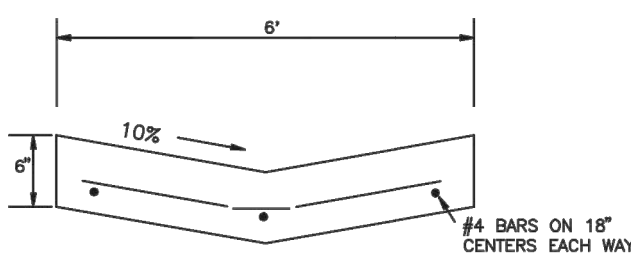


- SILT FENCE**
- GENERAL NOTES:
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN, (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
 3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
 4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
 5. INSPECTION SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
 7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

NORTH CENTRAL COUNCIL OF GOVERNMENTS
STD. SPEC. 02270.B DWG. NO. 2020 A
DEC. '92

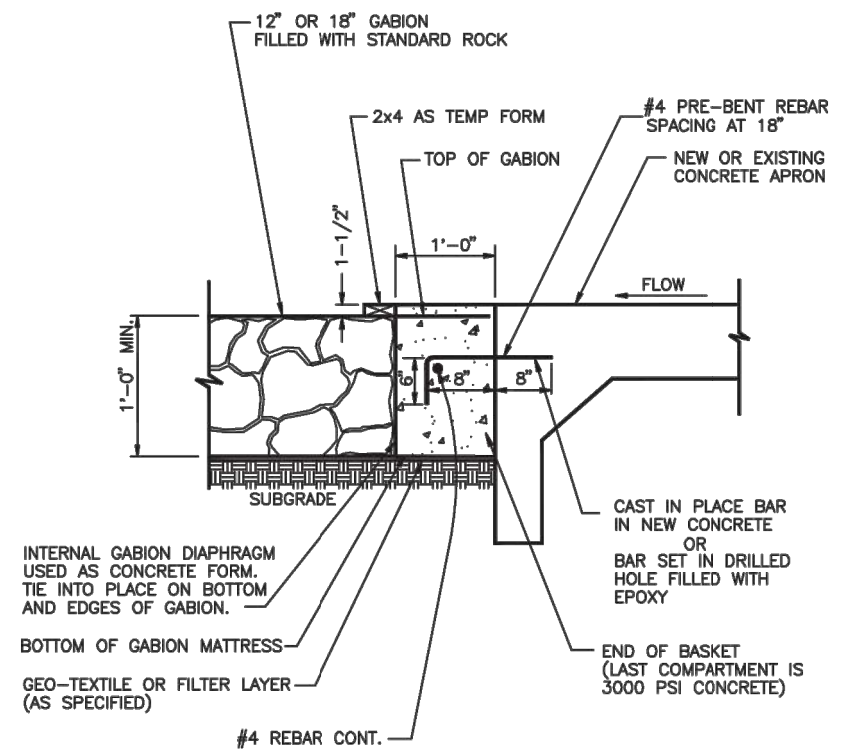


CONCRETE FLUME
N.T.S.

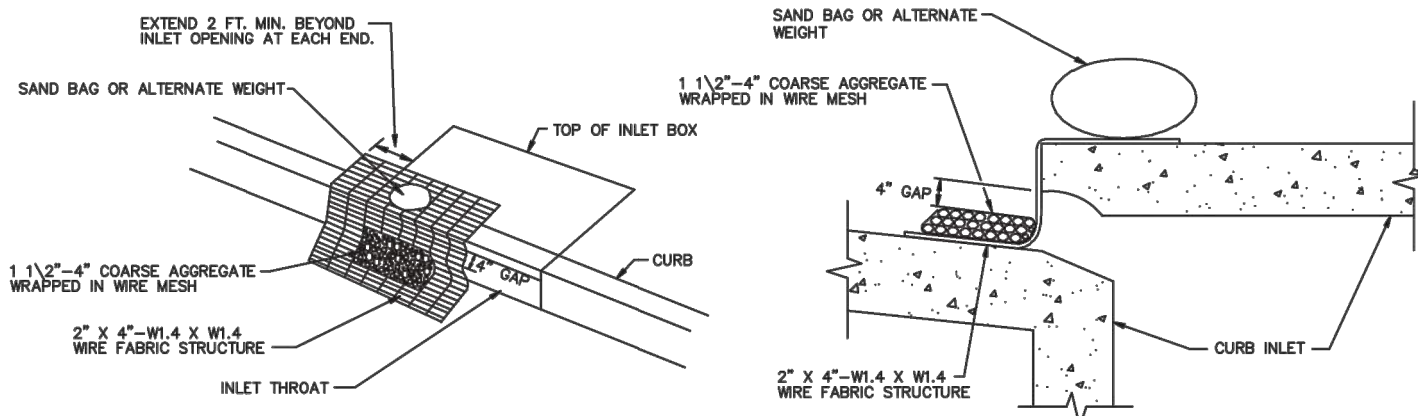


CURBS MAY BE OMITTED AND USE THE VALLEY SECTION WHEN OVERFLOW IS 10 CFS OR LESS OR WHEN FLOW CAN BE CONTAINED WITHIN THE CONCRETE SECTION.

ALTERNATE
N.T.S.

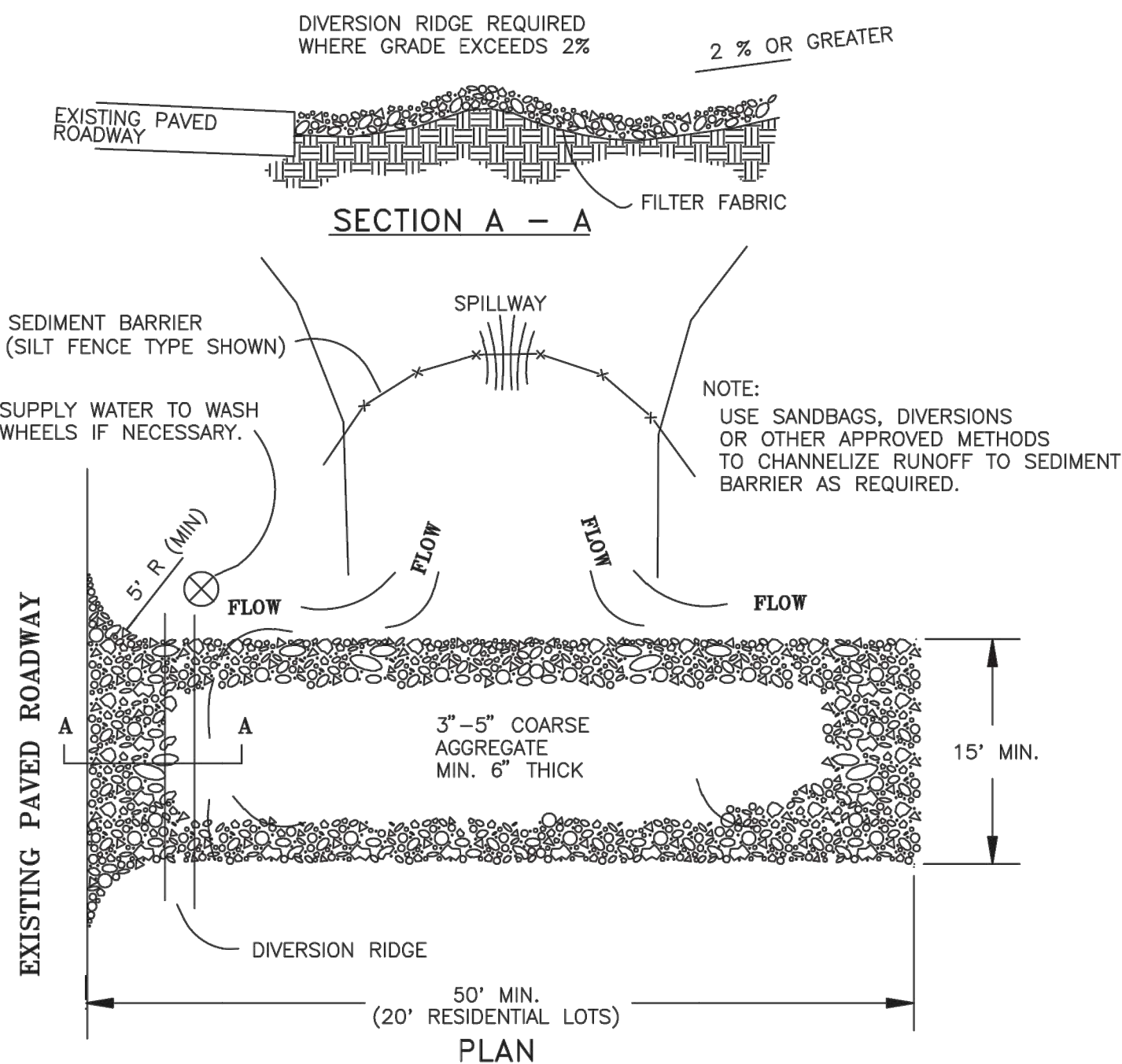
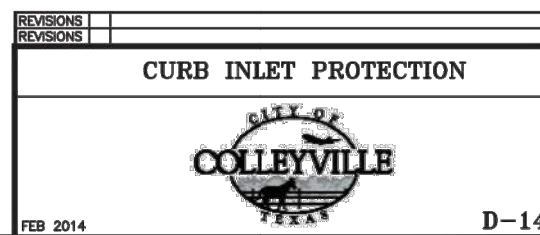


GABION MATTRESS TO CONCRETE ATTACHMENT DETAIL
N.T.S.

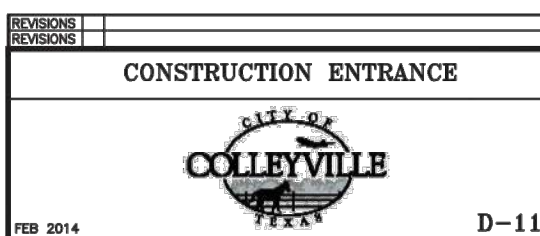


CURB INLET PROTECTION DETAIL
N.T.S.

- NOTES:
1. WIRE MESH BACKING MUST BE OF SUFFICIENT STRENGTH TO SUPPORT STONE FOR CURB INLETS, WITH WATER FULLY IMPOUNDED AGAINST IT.
 2. STONE IS 3"-5" IN SIZE AND CLEAN.
 3. FORM THE WIRE FABRIC STRUCTURE TO THE CONCRETE GUTTER AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN STONE WRAPPED IN WIRE MESH IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE STONES.
 4. THIS TYPE OF INLET PROTECTION MUST BE INSPECTED FREQUENTLY AND THE STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
 5. ASSURE THAT STORM FLOW DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT Dikes DIRECTING FLOW INTO INLET.
 6. CONSTRUCT SIMILAR TYPE STRUCTURE AT BACK OF PROPOSED CURB INLETS WITH OPEN BACKS.
 7. STONE WRAPPED IN WIRE MESH MUST BE SECURED TO THE WIRE BACKING WITH CLIPS OR HDG RINGS AT THIS LOCATION.
 8. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
 9. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORMWATER BEGINS TO OVERTOP THE CURB.
 10. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.



TEMPORARY STONE CONSTRUCTION
ENTRANCE / EXIT
N.T.S.



UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

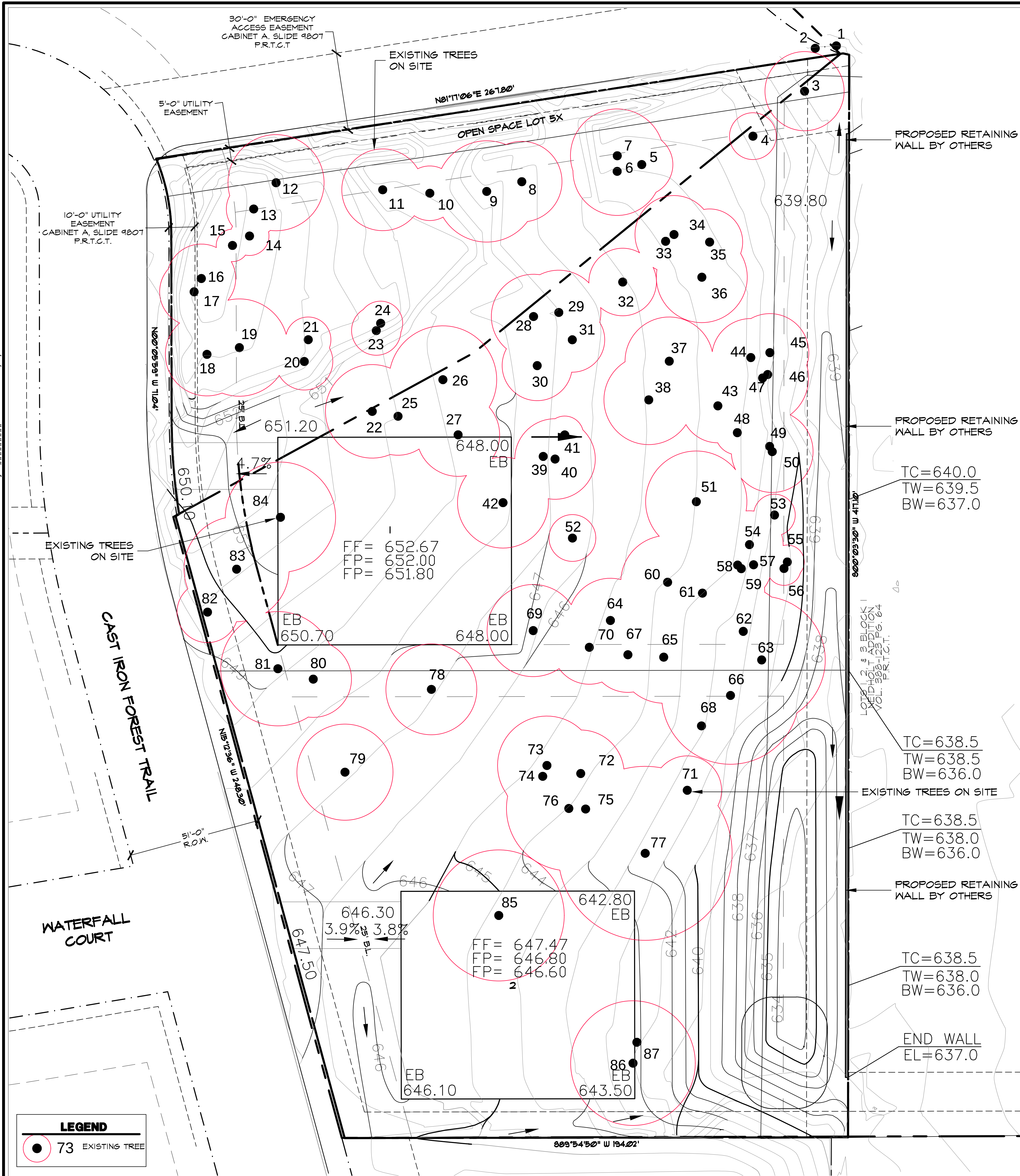
**PAPE-DAWSON
ENGINEERS**

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6800 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FPM REGISTRATION 4470

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYSVILLE, TEXAS
CONSTRUCTION DETAILS

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET C7.0

Drawing: \\Studio13\main\Users Shared\Folders\shared\Projects\TBI013 - Old Grove\DWG\TBI013-TR.dwg Saved By: Matthew Save Time: 7/5/2018 12:05 PM
Plotted by: ##### Plot Date: 7/5/2018 3:08 PM



EXISTING TREE COVERAGE

- TOTAL PROPERTY AREA = 95,724SF
- TOTAL CANOPY COVERAGE ON SITE = 44,870SF

1

- TREE PROTECTION NOTES
1.

EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
2.

DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
3.

NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4.

NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
5.

NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED

STUDIO 13
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

LEONARD W. REES
1971
STATE OF TEXAS
Professional Seal
January 10, 2018

NORTH

20 10 0 10 20
1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY

Tree Survey Plan

Old Grove, Ph. 2

City Colleyville, Tarrant County, Texas

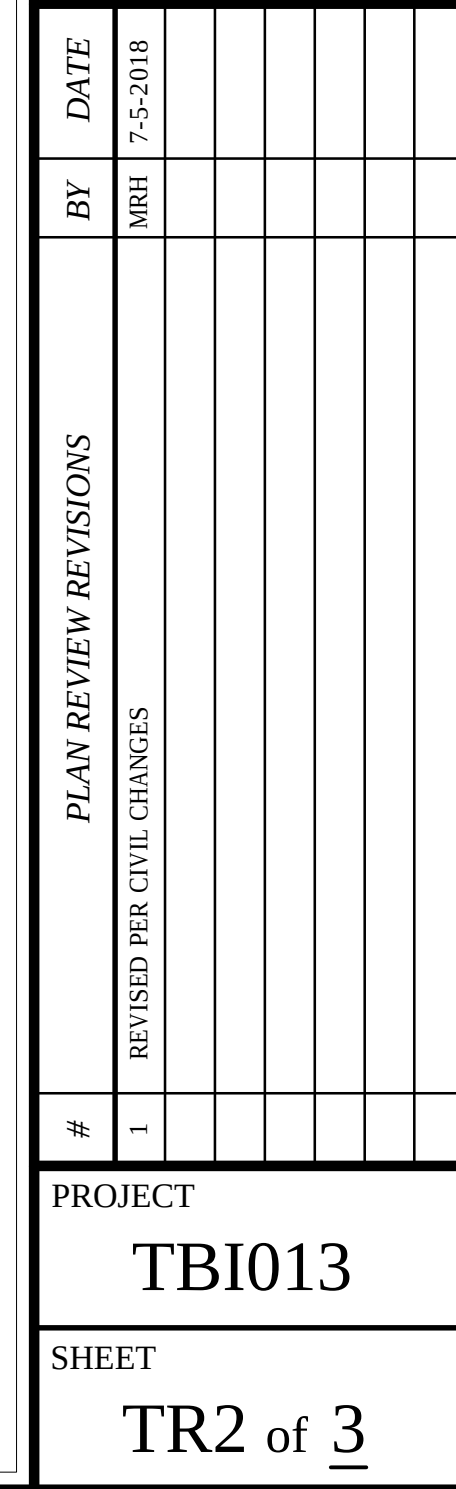
PLAN REVIEW REVISIONS	BY	DATE
REVISD PER CIVIL CHANGES	MMH	7-5-2018

PROJECT

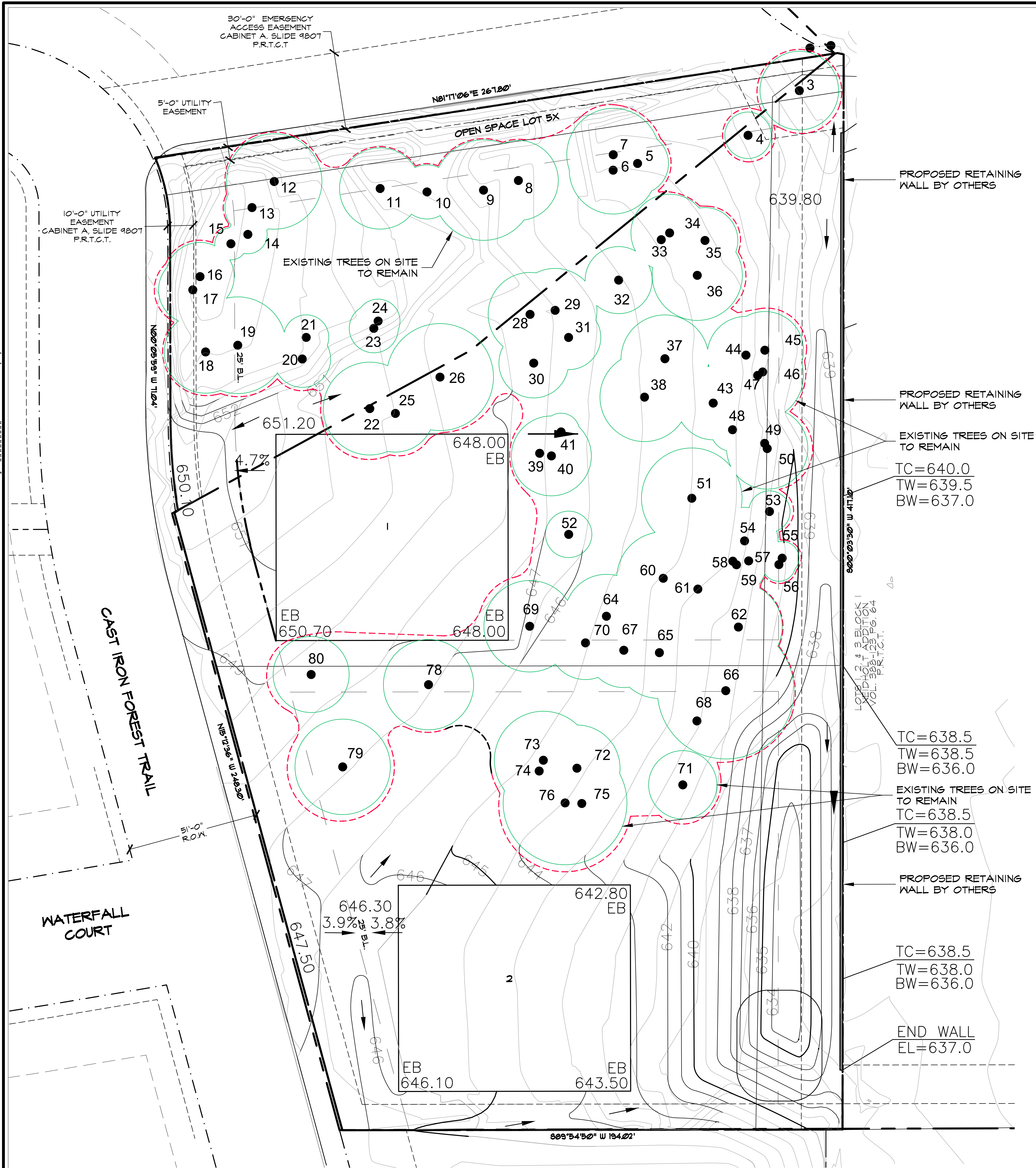
TBI013

SHEET

TR1 of 3



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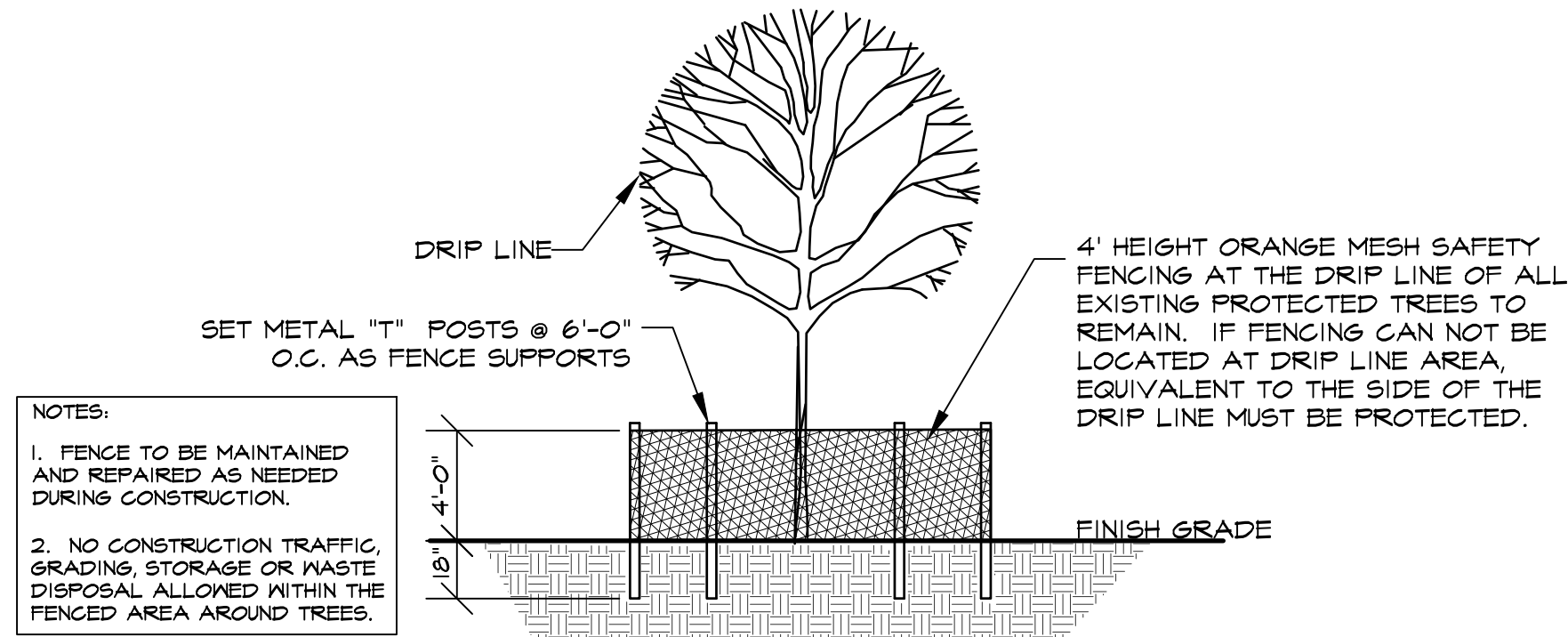


LEGEND

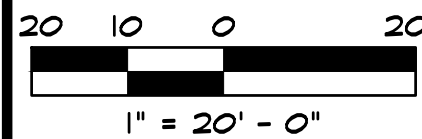
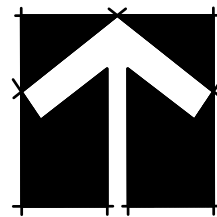
- EXISTING TREE TO REMAIN
- - - TREE PROTECTION FENCE

TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
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- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.



1 PROTECTED TREES - TREE PROTECTION DETAIL
NOT TO SCALE



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY

Tree Protection Plan

Old Grove, Ph. 2

City Colleyville, Tarrant County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	REVISED PER CIVIL CHANGES	MH	7-5-2018

PROJECT
TBI013

SHEET
TR3 of 3

Notification Map



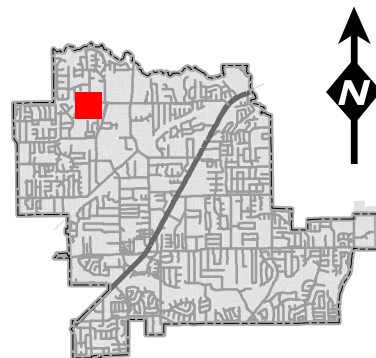
PC20-006

**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:

This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

-  Subject Property
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
AGNEW, GARRICK D	204 WATERFALL CT	COLLEYVILLE, TX	76034	204 WATERFALL CT
ALLEN, CARL E	2300 HENRY PKWY APT 209	FLOWER MOUND, TX	75022	200 COMPTON CT
ALLEN, LEROY	101 STILLWATER CIR	COLLEYVILLE, TX	76034	101 STILLWATER CIR
BARNES, IRWIN	200 WATERFALL CT	COLLEYVILLE, TX	76034	200 WATERFALL CT
BATTLES, BRANDON	101 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	101 JOHN MCCAIN RD
BOLTON, JONATHON	202 COLDEN CT	COLLEYVILLE, TX	76034	202 COLDEN CT
BROYLES, RANDY	7212 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7212 JOHN MCCAIN RD
BUTLER, PERRY L	208 WATERFALL CT	COLLEYVILLE, TX	76034	208 WATERFALL CT
BYRD, MICHAEL C	113 STILLWATER CIR	COLLEYVILLE, TX	76034	113 STILLWATER CIR
CARDONA, GLORIA J	213 COLDEN CT	COLLEYVILLE, TX	76034	213 COLDEN CT
CATALINA LONE STAR LLC	108 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7204 JOHN MCCAIN RD
CLARK, EDWARD D	104 WATERFALL CT	COLLEYVILLE, TX	76034	104 WATERFALL CT
COX, CLYDE	105 STILLWATER CIR	COLLEYVILLE, TX	76034	105 STILLWATER CIR
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX	75060	7215 JOHN MCCAIN RD
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX	75060	7215 JOHN MCCAIN RD
DAWSON FARMS LLC	3421 S BRIERY	IRVING, TX	75060	7209 JOHN MCCAIN RD
DECKER, RENNI	108 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	108 HAWKS RIDGE TR
ETTA, ANITA B	101 WATERFALL CT	COLLEYVILLE, TX	76034	101 WATERFALL CT
FANG EN LEE, JENNIFER	117 STILLWATER CIR	SOUTHLAKE, TX	76092	117 STILLWATER CIR
FREIG, JOSE	104 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	104 HAWKS RIDGE TR
GULAMHUSSAIN, DIDAR	200 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	200 HAWKS RIDGE TR
HA, THANH THUC	100 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	100 HAWKS RIDGE TR
HIGHTOWER, ROXANNE S	104 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	104 JOHN MCCAIN RD
INMAN, MARGARET K	212 WATERFALL CT	COLLEYVILLE, TX	76034	212 WATERFALL CT
JOHNSON, MARK	203 COLDEN CT	COLLEYVILLE, TX	76034	203 COLDEN CT
KELLY, JOHN	105 WATERFALL CT	COLLEYVILLE, TX	76034	105 WATERFALL CT
KILPATRICK, JOHN	201 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	201 HAWKS RIDGE TR
LAW, JAMES	109 STILLWATER CIR	COLLEYVILLE, TX	76034	109 STILLWATER CIR
LOMME, FRED	208 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	208 HAWKS RIDGE TR
MCKENNA, DENISE	109 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	109 HAWKS RIDGE TR
MCKINNON JAMES S & VICKIE S MC	207 COLDEN CT	COLLEYVILLE, TX	76034	207 COLDEN CT
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	6901 CAST IRON FOREST TR
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	317 OLD GROVE RD
OSOWO, AYODELE	7001 CAST IRON FOREST TRL	COLLEYVILLE, TX	76034	7001 CAST IRON FOREST TR
OWEN, JOHN	201 WATERFALL CT	COLLEYVILLE, TX	76034	201 WATERFALL CT
PATEL, AJAY ARVIND	209 WATERFALL CT	COLLEYVILLE, TX	76034	209 WATERFALL CT
PINTO, EZEQUIEL	101 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	101 HAWKS RIDGE TR
PINTO, LYNDA D ETAL	105 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	105 HAWKS RIDGE TR
RAHMAN, EDWARD A	100 WATERFALL CT	COLLEYVILLE, TX	76034	100 WATERFALL CT
RAU, SUSAN	7105 CAST IRON FOREST TRL	COLLEYVILLE, TX	76034	7105 CAST IRON FOREST TR
REVOCABLE TRUST OF CLINT D JAY	201 COMPTON CT	COLLEYVILLE, TX	76034	201 COMPTON CT
RIACH, STEVEN E	7109 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7109 JOHN MCCAIN RD
RIEWE, KEITH	204 COMPTON CT	COLLEYVILLE, TX	76034	204 COMPTON CT
SANTEE, GREGORY N	208 COMPTON CT	COLLEYVILLE, TX	76034	208 COMPTON CT
SMITH, WILLIAM	205 WATERFALL CT	COLLEYVILLE, TX	76034	205 WATERFALL CT
TAYLOR, ROGER	210 COLDEN CT	COLLEYVILLE, TX	76034	210 COLDEN CT
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	105 JOHN MCCAIN RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	103 JOHN MCCAIN RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	7189 CAST IRON FOREST TR
VAN HORNE, EDWARD	108 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	108 JOHN MCCAIN RD
WHEAT, CARROL	206 COLDEN CT	COLLEYVILLE, TX	76034	206 COLDEN CT
WIRT, CARL BRITTON	205 COMPTON CT	COLLEYVILLE, TX	76034	205 COMPTON CT
YANG, YAN	204 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	204 HAWKS RIDGE TR
CHANEL COURT	7300 Chanel Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTICELLO ADDITION-COLLEYVLE	P.O. Box 254	COLLEYVILLE, TX	76034	COURTESY NOTICE
OLD GROVE ADDITION	P.O. Box 1481	COLLEYVILLE, TX	76034	COURTESY NOTICE
VANGUARD ESTATES ADDITION	7105 Vanguard Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
WESTMONT ADDITION	5751 Kroger Drive	KELLER, TX	76244	COURTESY NOTICE
KELLER ISD	350 KELLER PKWY	KELLER, TX	76248	STATE REQUIRED
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
MALY, MATTHEW	6500 WEST FREEWAY, STE 700	FORT WORTH, TX	76116	APPLICANT

Public hearing notices were mailed on August 28, 2020



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, December 14, 2020 at 7:00 p.m.

City Council Meetings: Tuesday, January 5, 2021 at 7:30 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition. The purpose is to plat the three properties into two single-family residential lots and one open space lot.

Zoning Case: PC20-006

Applicant: Matthew Maly

Owner: Toll Dallas TX LLC

Location: 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail

Property Description: Lot 1 & 2, Block 1, Newgren Addition and Lot 2X, Block E, Old Grove Addition

Present Zoning: PUD-R Planned Unit Development-Residential

NOTICE OF PUBLIC HEARING

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Action by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request.



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. A brief project description can be found online on the Active Development Case map:

<https://www.colleyville.com/government/departments-a-l/community-development/active-development-cases>

For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Letter of Opposition

Subject: FW: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail
Attachments: 203 Colden Ct email M.Maly.pdf

From: Jennifer Johnson

Sent: Wednesday, October 28, 2020 3:13 PM

To: Jackie Reyff; Larry Wright ; smathisencpa; ryan.moore; sbilqees; kimberlydraperholt; m.koch75; ckbevill; gbond; George Dodson ; Chuck Kelley ; Kathy Wheat

Cc: Susan Rau ; Ben Bryner ; Araceli Botello ; Beth Battles ; battles; rfreitag; annheape; tonyagross; Mark ICE: Johnson

Subject: Re: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail

As further follow up, please see below response from the Engineer supporting Toll Brothers. Their plan has this 3' wide, 6" deep concrete flume coming west across our property line, making a right angle turn North, and then dropping water into a 1' deep ditch. If all goes according to their estimates, we have 1.2" of excess depth. If the calculations are wrong, our home can be flooded.

Our gameroom and bedroom will be looking at a cement flume and 1' ditch, not to mention the damage done to the post oak roots during construction and enduring cement covering them.

Please do not approve this plan that threatens our home with flooding.

Jennifer

On Oct 27, 2020, at 6:07 PM, Jennifer Johnson <> wrote:

To the P&Z Board (including the two Council Liaisons, as well as Kathy who lives across the street and is familiar with the geography),

Mark and I live at 203 Colden Ct, our property is adjacent (east) of the Old Grove HOA property and the Battles property (backyard). Mark and I both spoke at the P&Z Meetings, and the City Council meeting when this was proposed in 2018. We were opposed then, and remained opposed.

In 2018 the proposal was similar to now, as was discussed at your Work Session last night. The retaining wall and detention pond appear unchanged. Two years ago, the water was to run into pipes East along the HOA property line, then North, down our property line (drainage easement). Now, after meeting with Mike Boswell, they are no longer running pipes, but want to have the water flow into a cement flume along the east HOA property line that ends with a "collar" at our property line, and from there, they would grade our lot North and down the property line, and install grasscrete to prevent erosion. We are VERY concerned that during a heavy, fast rainfall, the run-off water will be uncontained and has the potential to flash flood our home.

In addition to this new concern, our other concerns from two years ago remain unchanged:

We are very concerned about the proposed dry retention pond and the risk to the health of neighboring homeowners and their property if the dry retention pond is not maintained. We are all at the mercy of the homeowner to maintain the pond, with no recourse if they do not.

Letter of Opposition

Our other opposition to this plan is that there are large oak trees along both the HOA easement (East/West), and a 100 year old Post Oak in our backyard (below right photo) within the easement (North/South) and planned drainage area that will have roots damaged when the drainage pipes or cement flume are installed. During the 7 years we have owned our house, we have spent over \$3,000 treating our Post Oak. We don't think it can survive having a good portion of its' root structure damaged.

Thank you for your consideration.

Jennifer and Mark Johnson

Letter of Opposition

From: Matthew Maly
Subject: RE: 203 Colden Ct
Date: October 28, 2020 at 11:02 AM
To: Jennifer Johnson
Cc: Mark ICE: Johnson



Mike Boswell

M

Good morning Mr. and Mrs. Johnson,

I've attached an exhibit created from our design plans that highlights the areas from Lot 17X (Area O1 - light blue) and adjacent to your west (Area O2 - grey) as they drain to the inlet at the northwest corner of your property. The runoff anticipated, based on the City's design criteria, is 7.2cfs when including those two areas and the proposed pond's discharge. We sized the flume and grasscrete sections to accommodate that flow.

What it means is that you could expect 3.5" of water depth within the 6" flume section (1.6" excess depth) and approximately 1' of depth within the grasscrete swale adjacent to your driveway (1.2" of excess depth assuming 2.5H:1V side slopes). These are what we assume as peak flows and depths based on the City's design criteria where there is additional capacity in the flume and swale in both sections.

I'm happy to discuss further if the above explanation doesn't speak to your concern.

Thank you,

Matthew Maly, P.E. | Project Manager
Pape-Dawson Engineers, Inc.
TBPE Firm Registration #470

One Ridgmar Centre, 6500 West Fwy., Suite 700, Fort Worth, TX 76116
P: 817.870.3668 | E: MMaly
Fort Worth | San Antonio | Austin | Houston | Dallas

Visit our new website - www.pape-dawson.com

CONFIDENTIALITY NOTICE

This electronic mail transmission may be confidential, may be privileged, and should be read or retained only by the intended recipient.

If you have received this transmission in error, please immediately notify the sender and delete it from your system.

-----Original Message-----

From: Jennifer Johnson
Sent: Tuesday, October 27, 2020 4:28 PM
To: Mike Boswell ; Matthew Maly
Cc: Mark ICE: Johnson
Subject: Re: 203 Colden Ct

Mike and Matt,

A couple of things after Mark and I have had time to process the discussion yesterday. We are very worried about the volume of water that could come down the HOA property and into our yard. If we have a fast heavy rain, the water may overwhelm the flume, the collar at the turn, or the grasscrete area, potentially causing water damage to our home. What info do you have on water volumes for those lots?

Also, I have reached out to our HOA to understand what the approval process is (if any) for modifying the grade and installation of the grasscrete. I have explained that it is a drainage easement. The HOA does not allow any modifications to our homes (except annual flowers) without their approval.

Thanks,
Jennifer

On Oct 26, 2020, at 6:17 PM, Mike Boswell
Thank you,

Mike Boswell
Director of Land Development

Toll Brothers, America's Luxury Home Builder®
2555 SW Grapevine Parkway, Suite 100, Grapevine, Texas 76051
Office: (817) 329-7973 | Cell: (972) 672-5228 | Fax: (817) 251-7309

-----Original Message-----

Letter of Opposition

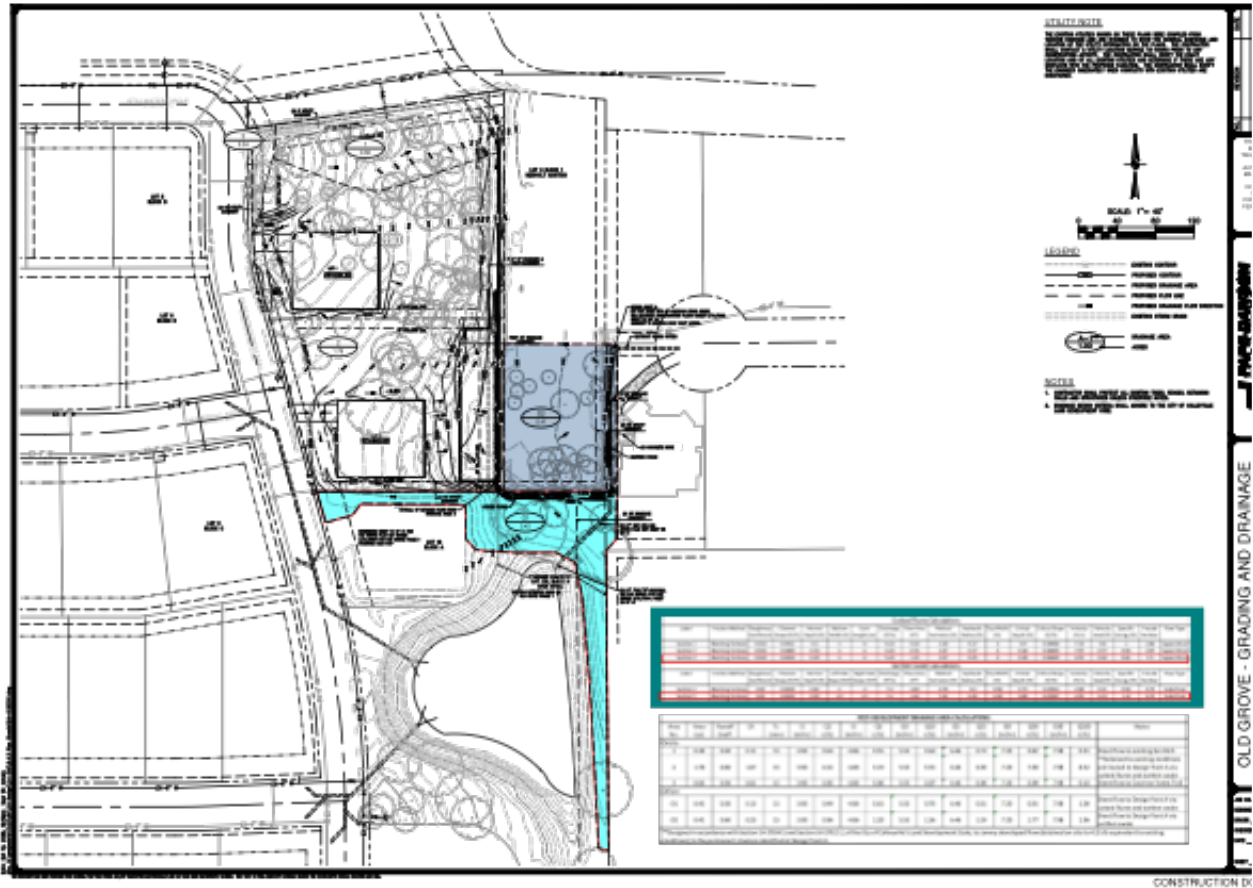
From: Jennifer Johnson
Sent: Monday, October 26, 2020 4:48 PM
To: Mike Boswell
Cc: Mark ICE: Johnson
Subject: 203 Colden Ct

EXTERNAL EMAIL : Use caution with links and attachments

Thanks for meeting with us today on the Battles property. I have copied Mark so that you have both our emails. Below are our cell #'s. Could you reply with your cell number?

Jennifer 817-919-4561
Mark 817-797-6917

Thanks,
Jennifer



Letter of Opposition

Subject: FW: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail

From: Susan Rau

Sent: Monday, November 2, 2020 2:47 PM

To: Jackie Reyff; jwjohnson114; Larry Wright; smathisencpa; ryan.moore; sbilqees; kimberlydraperholt; m.koch75; ckbevill; gbond; George Dodson; Chuck Kelley ; Kathy Wheat

Cc: Ben Bryner; Araceli Botello; ebattles; battles; rf Freitag; annheape; tonyagross; majohnson124; Susan Rau

Subject: Re: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail

Attn: Jackie Reyff, Principal Planner, City of Colleyville

My husband, Richard Freitag, and I live at 7105 Cast Iron Forest Trail. This email summarizes our concerns regarding the proposed re-plat of the property adjacent to our home. This case (PC20-006) is scheduled to be presented and considered by the Planning & Zoning Committee at its meeting on 11/9/2020.

We are in complete agreement with the points made by Jennifer & Mark Johnson, who live at 203 Colden Court. Copies of their emails dated 10/27/2020 and 10/28/2020 are included below. The Johnson's written objections followed an impromptu meeting that Toll Brothers requested with homeowners early last week. I attended along with the Brandon and Beth Battles and Jennifer Johnson. Mike Boswell from Toll Brothers and Matthew Maly from Pape-Dawson Engineering presented the proposal as we walked the area.

By way of background, Toll Brothers attempted to re-plat the subject properties in 2018-2019. Several P&Z and City Council meetings discussed the Toll Brothers proposal, but ultimately the City Council did not approve the drainage solutions proposed by Toll and its engineering consultants. The matter was tabled several times and ultimately withdrawn in 2019. Since then, Toll Brothers attempted to sell the land, then took it off the market and apparently has now decided to once again attempt to re-plat the land and build two homes.

As the Johnson's have noted in their emails, Toll Brothers' current proposal is substantially the same as it was two years ago, except that drainage would now run largely above ground. This may be problematic in terms of potential flooding, construction issues and ongoing maintenance--all of which are addressed in the Johnson's email.

We have three concerns about the latest Toll Brothers' proposal:

1. **The 2020 proposed drainage solution bypasses the large existing retention pond on Cast Iron Forest Trail.**
 1. At the final hearing before Toll withdrew its previous proposal, the City Council questioned various aspects of the engineering, grading and drainage. One key point was the Council's questions as to why the 2018 proposal refused to direct drainage into the existing large retention pond on Cast Iron Forest Trail. In response, Toll Brothers cited several deficiencies in the construction of the existing pond. To my knowledge, Toll Brothers has not made any changes or improvements to the existing pond in recent years.

Letter of Opposition

2. When we asked the Toll Brothers representative at last week's meeting why the latest proposal still does not direct the runoff to the large existing retention pond, Toll's answer was that they (Toll) consider the existing pond to be "defunct". This response was curious since Toll is currently building on another lot (109 Old Grove Road); the runoff from that lot will drain into the large existing pond. In fact, since taking over from David Bagwell (2014?), Toll has built in excess of 30 homes that drain into the large retention pond.
2. **The 2020 proposal includes a dry detention pond on a private lot in a PUD-R zoning tract.**
 1. As we understand it, the owner of "lot 2" would be responsible for the care and maintenance of the detention pond. Such ponds can easily become clogged with grass clippings, mulch, debris etc. Even simple acts like adding flower beds or playground equipment could alter the grading such that drainage is also affected. Unless or until the homeowner applied for a permit to build a pool or otherwise make major changes to its backyard, the only recourse that the HOA and City would have to enforce the maintenance of the pond is evidence of flooding, washouts or other damage to surrounding properties.
3. **The open channel construction being proposed is dangerous, unhealthy and unsightly.**
 1. The area behind our home and the Battles' property and alongside the Johnson's property is governed by the Old Grove HOA, and, possibly, by the Westmont HOA. This land borders the large retention pond and is available to residents to enjoy a walk, fishing or just gazing at the pond. It is also a refuge for birds and other wildlife. While there isn't tremendous foot traffic, the open construction is likely to breed mosquitos, become clogged with leaves, debris and otherwise make footing dangerous.
 2. In addition, access to the sanitary sewer line, underground utilities and the egress from the large retention pond may be impaired by the channel.

For these reasons, we object to the Toll Brothers plans as submitted and ask that the P&Z Committee and the City Council reject the current submission. Thank you in advance. Please contact me should you have any questions.

Best Regards,

Susan E. Rau & Richard Freitag
7105 Cast Iron Forest Trail
Colleyville TX 76034
908.962.3727 (cellular)

RESOLUTION R-21-4575

**A RESOLUTION DENYING A REPLAT FOR LOTS 1, 2, AND 3X,
BLOCK 1, OF THE OLD GROVE ADDITION, PHASE II**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat of Lots 1 & 2, Block 1, of the Neidholt Addition and Lot 2X, Block E, of the Old Grove Addition, Phase II September 14, 2020.

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

Sec. 1. THAT the Replat for Lots 1, 2, and 3X, Block 1, of the Old Grove Addition, Phase II on approximately 2.20 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 23RD DAY OF MARCH 2021.

Mayor Richard Newton _____
Place 1, Tammy Nakamura _____
Place 3, Kathy Wheat _____
Place 4, George Dodson _____

Mayor Pro Tem Bobby Lindamood _____
Place 5, Chuck Kelley _____
Place 6, Callie Rigney _____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

[illegible]



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 11

Agenda Date 8/17/2021

Type Report

Department City Secretary

Title

Colleyville Library Board Minutes - June 14, 2021

Attachments

1. Library Board Minutes - June 14, 2021



City of Colleyville

Colleyville Library Board

MINUTES

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Monday, June 14, 2021
6:00 p.m.

Colleyville Public Library
110 Main Street

1. CALL TO ORDER

Chair Gary McPherson called the meeting of the Colleyville Library Board to order at 6:04 p.m.

Present Board members: Chair Gary McPherson, Molly Skinner, Pat Jones, Joan Roberts, Tina Bond, Kay Newton, Joy Fulton Lee, Wanda Cotter; Ex-Officio: Denise Light; City Staff: Library Director Mary Rodne, Library Events Coordinator Alyssa Ross

2. APPROVAL OF MINUTES

April 12, 2021

A motion was made by Pat Jones and seconded by Kay Newton to approve the April 14, 2021 minutes. The motion was approved unanimously.

3. REGULAR AGENDA ITEMS

3a Colleyville Library Board Place 5 Vacancy

Director Rodne reported that Board Member Cecilia Sublette had resigned due to relocating to San Antonio. Rodne noted that the City Secretary's Office had been notified about the vacancy and that more information about filling this vacancy would be provided at the next Board meeting.

3b Approval of the use of the Voluntary Library Fund in Fiscal Year 2021, for professional services to update the Library's Long-Range Plan, in an amount not to exceed \$17,000

Library Director Rodne provided an overview of the documents included in the packet for this agenda item due to Board members having technical difficulties accessing the large packet file. It was noted that Library staff member, Alyssa Ross would resend the packet to Board members.

Rodne explained that Texas public libraries are accredited in the Government Code 441.127(a), Library Systems, under the authority of the Texas State Library and

Archives Commission (TSLAC). To be considered for accreditation, a public library must submit an annual report to TSLAC by April 30 and complete an Accreditation in State Library System Application. Each public library applying for membership in the Texas Library System must meet requirements defined in the Texas Administrative Code. One of the requirements is that a library must have a long-range plan that is approved by its governing board. This plan must be reviewed and updated at least every five years. Rodne added that since the opening of the Colleyville Public Library on November 24, 2003, the Library has completed three long-range planning documents. Rodne noted Aaron Babcock with Hidell and Associates Architects had submitted a fee proposal and description of work for the Colleyville Public Library Long-Range Plan update. It was explained that Babcock had prepared the previous planning document, as well as the documents for the expansion to the second floor and the reconfiguration of the first floor.

Additionally, Director Rodne presented an overview of the Voluntary Library Fund report, which gave projections through May 2021. Rodne stated that the anticipated available funds were about \$521,739.00 and requested \$17,000.00 be used for professional services to update the Library's Long-Range Plan. The Board discussed the proposed expenditure of \$17,000.00 for professional services to update the Library's Long-Range Plan. Following discussion, a motion was made by Molly Skinner and seconded by Joan Roberts to make a recommendation to City Council to proceed with the expenditure of these funds for professional services to update the Library's Long-Range Plan, in an amount not to exceed \$17,000.00 for the FY2021 budget year. The motion was approved unanimously. Rodne concluded that the recommendation would be forwarded to City Council for approval.

3c Discussion of Items for Future Agendas

The next regularly scheduled meeting was tentatively set for Monday, August 9, 2021.

Discussion ensued regarding future meeting agenda items including, a report on the Long-Range Plan update, a Colleyville Library funding overview, and the approval of use of Voluntary Library Fund for purchase of library materials for Fiscal Year 2022 (FY 2022).

4. REPORTS

4a Librarian's Report

A. Monthly Statistics:

Director Rodne provided an overview of the statistics and programs for the months of April through May 2021.

B. Donations:

In April and May, the Library received a total of \$3,641 in donations. In April, donations included \$190 from the Friends of the Mogged Family for the purchase of books in memory of their daughter Gina Mogged; \$100 from the Colleyville Garden Club for the purchase of gardening books; and \$500 from the Friends of the Library for Summer Reading Program prizes. In May, donations included \$50 from Sharon McMaster for the purchase of books in memory of Athena Logan and \$2,801 from the Colleyville Woman's Club Grant for the purchase of materials to create a new circulating collection, Early Literacy Kits.

C. Programs:

Library Director Rodne reported that in the months of April and May, the Library hosted 12 adult programs with 88 participants and 11 youth programs with 539 participants.

It was noted that the Library's second StoryWalk Project® featuring the book "Dandy" by Ame Dyckman ended the first weekend in May and that around 146 had participated in the interactive family activity. Additionally, nearly 90 had participated in the scavenger hunt for the 'Dandy-lions' located in each of the Colleyville City parks. Also, in April, the Library created Screen-Free Fun Kits themed, Plant a Seed, which were distributed to 150 children.

Director Rodne provided an overview of the Library's "Glow Crazy with Reading" Summer Reading Program. Online registration for the program began on May 24, 2021. To date, 686 children have signed up for the program, with over 300 already completing the first badge. The first 200 children who completed the program earned a ticket to NRH20. National Charity League (NCL) volunteers are staffing the Summer Reading participant check-in area and bringing youth participants into the Glow Room for earned prizes. All adult and youth programs are back in-person, with the exception of one virtual story time a week. Also, most drop-in programs are being offered, including LEGOMania and family movies. Bounce Time will not be offered this summer, but plans include offering it again in the fall. Currently, all youth classes are filled, with waiting lists. The play area in Youth Services was opened on June 1, 2021.

Rodne continued that the Library would be offering outdoor programs in the Plaza each Thursday evening at 6:30 PM, during the summer. It was noted that the first program, a dog show, Golden's Flying Good Karma K9Z, had been very well received, with over 400 attendees. The Texas Ice Cream Truck will be a vendor at each show. Also, the first Friday movie had been well attended, with over 50 attendees.

Rodne concluded that the Colleyville Public Library would be launching its third StoryWalk® program for families to enjoy. The community will be invited to 'Wander,

Read, and Wonder,' once again at The Plaza at Colleyville, beginning Tuesday, July 6, 2021 through Saturday, July 31, 2021. The standalone activity will feature the book, "Firefly Home," by Jane Clarke, and illustrated by Britta Teckentrup. There will be an accompanying 'Firefly Hunt' scavenger hunt on The Plaza.

4b Friends of the Colleyville Public Library Report

President Joan Roberts reported that the Friends of the Library held a mini Book Sale on Thursday, June 10, 2021, the evening of the Library's Good Karma K9Z Dog Show and that proceeds totaled \$77.71. Roberts noted that the books ranged in price from \$.25 to \$1.00 and that the Friends were planning on holding at least one more sale during the summer. Roberts added a reminder that books are always for sale in the Library. It was noted that donations are being taken by appointment only because there is limited storage space.

Roberts concluded that the Friends of the Library were holding their annual meeting on Tuesday, June 15, 2021, at 7:00 PM, on Zoom.

4c Colleyville Public Library Foundation Report

President Denise Light reported that the Library Foundation had received a \$10,000.00 donation from The Robert J. and Helen H. Glaser Family Foundation in support of the Library's Summer Reading Program and that a check for this amount was presented to the Library at the City Council Meeting on June 1, 2021. In addition, Light reported that a crystal display award was presented to Glaser Family in recognition of their ongoing support of the Library's Summer Reading Program. Light concluded that this was the 18th year that the Glaser Family Foundation had provided a donation, with donations totaling \$185,000.

5. ADJOURNMENT

A motion was made by Molly Skinner and seconded by Joan Roberts to adjourn the meeting of the Colleyville Library Board at 6:45 p.m. The motion was approved unanimously.

APPROVED BY A VOTE OF 7 AYES, 0 NAYS, AND 0 ABSTENTIONS ON THIS THE 9th DAY OF August 2021.

Minutes taken and prepared by:

A handwritten signature in dark ink that reads "Alyssa Ross". The signature is written in a cursive, flowing style.

*Alyssa Ross
Library Community Events Coordinator*

RESOLUTION R-21-4644

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
AUGUST 17, 2021**

WHEREAS, City Council has taken action on certain items on the agenda under Business.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 17TH DAY OF
AUGUST 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor