



City of Colleyville City Council Agenda

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

Tuesday, October 19, 2021

**WORKSESSION
5:00 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

- WS-1** Update on the Senior Center Renovation design
- WS-2** Presentation on the Draft Water, Wastewater, and Roadway Impact Fee Update Study
- WS-3** Discussion of the Tinker Road improvement project
- WS-4** Discussion of the criteria for Heroes Park nominations
- WS-5** Discussion of the October 19, 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: Glade Road eminent domain case for Parcel 150

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: Pastor Paul Daniels, Colleyville Covenant Church**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-21-4660****3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS****Announcements of civic and charitable events****Presentation of calendar events and updates****Announcements of awards and recognition**

Presentation by Mary Louise Nicholson, Tarrant County Clerk, to the City of Colleyville and the Colleyville Library of the Tarrant County 2020 Coronavirus Pandemic history book - Mayor Richard Newton and Library Director Mary Rodne

Presentation to Colleyville Police Department Life Saving Awards - Mayor Richard Newton

In recognition of the Colleyville Police Department receiving two International Association of Chiefs of Police Awards

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-21-4661

4a Approval of the minutes of the regular City Council meeting of October 4, 2021

4b Approval of the first one-year renewal term for the Tree Trimming Contractor Services Agreement with Smith Lawn and Tree, LLC, in an amount not to exceed \$75,000.00, and authorize the City Manager to execute the agreement

4c Approval of the first one-year renewal term for the City's current Miscellaneous Concrete Contractor Services Agreement with GRod Construction, LLC, in an amount not to exceed \$400,000.00, and authorizing the City Manager to execute the agreement

4d Approval of the third one-year renewal term for the City's current Janitorial Services Contractor Services Agreement with Oriental Building Services, Inc., in an amount not to exceed \$134,041.00, and authorizing the City Manager to execute the agreement

4e Approval of an Interlocal Agreement and funding for the Metroport Teen Court Program

4f Approval of the sale of property, seized items, found items, obsolete, and non-serviceable equipment

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - September 2021

6. ORDINANCE(S): SECOND READING AND PUBLIC HEARING**6a Ordinance O-21-2174**

Consideration of an amendment to the PUD-R Planned Unit Development-Residential district, specifically to amend the regulations for garage door building materials, for Lots 1-12, Block 1, The Villas at Windsor Steele, located at 5101-5145 Roberts Road, Case ZC21-018

6b Ordinance O-21-2175

Request to appeal the decision by the Planning and Zoning Commission for the consideration of a Special Use Permit for a Massage Therapy use on Lot 7R1A, Block 2, Andy Felps Addition, located at 4209 Colleyville Boulevard, Suite C, Case ZC21-019

6c Ordinance O-21-2176

Consideration of a zoning change from R-20 Single Family Residential and RE Single Family 'Estate' Residential zoning districts to R-40 Single Family Residential zoning district for Lot 2R, Block 1, Mockingbird Hill Addition, located at 6250 Pool Road, Case ZC21-020

6d Ordinance O-21-2177

Consideration of a Special Use Permit for an Accessory Dwelling on Lot 2R, Block 1, Mockingbird Hill Addition, located at 6250 Pool Road, Case ZC21-021

6e Ordinance O-21-2178

Consideration of an amendment to the PUD-C Planned Unit Development-Commercial district, specifically to allow for showrooms, to include a Hot Tub and Sauna Showroom, as a permitted use, for Lot 1, Block 1, Metrovest Addition, located at 6100 Colleyville Boulevard, Suite 100, Case ZC21-023

6f Ordinance O-21-2179

Amending Chapters 18 and 46 of the Code of Ordinances by adopting the 2018 editions of certain International Codes published by the International Code Council and adopting the 2020 edition of the National Electric Code

7. RESOLUTION(S): READING AND PUBLIC HEARING**7a Resolution R-21-4662**

Appointing the adhoc General Fund Capital Improvement Project Fee Advisory Committee

8. CITIZEN COMMENTS**9. REPORTS**

Planning and Zoning Commission Minutes - September 13, 2021
Planning and Zoning Commission Worksession Minutes - September 27, 2021

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, OCTOBER 19, 2021 - READING AND PUBLIC HEARING - RESOLUTION R-21-4663**11. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin board *Friday, October 15, 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
Colleyville, Texas 76034
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Agenda Number WS-1

Agenda Date 10/19/2021

Type Worksession

Department Parks and Recreation

Title

Update on the Senior Center Renovation design

Explanation

Barker Rinker Seacat will provide an update on the renovation of the Senior Center, and will seek input on a color scheme for the facility.

Attachments

1. Senior Center Renovation Design Update



COLLEYVILLE SENIOR CENTER IMPROVEMENTS

CITY COUNCIL WORK SESSION DESIGN UPDATE

OCTOBER 19, 2021



UPDATE REGARDING THE IMPROVEMENTS & ENHANCEMENTS OF THE EXISTING SENIOR CENTER BUILDING

Design Update Presentation Agenda

- Project budget, schedule, and program update
- Exterior appearance update
- Interior appearance update
- **Consider** accent color palette options

INTRODUCTIONS

PRINCIPAL
PROJECT MANAGER



KEVIN
ARMSTRONG

DESIGN MANAGER



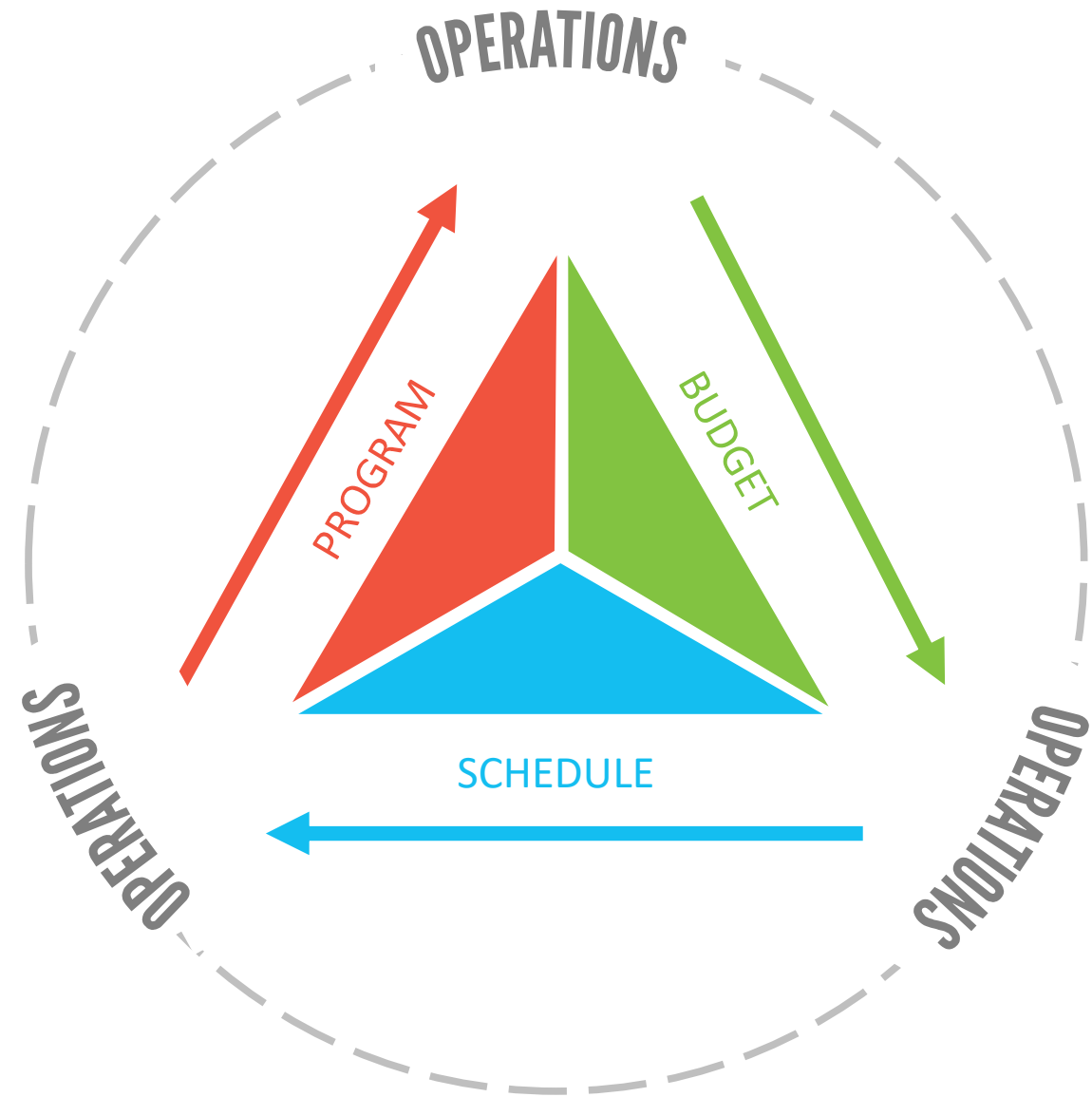
MELISSA
KING



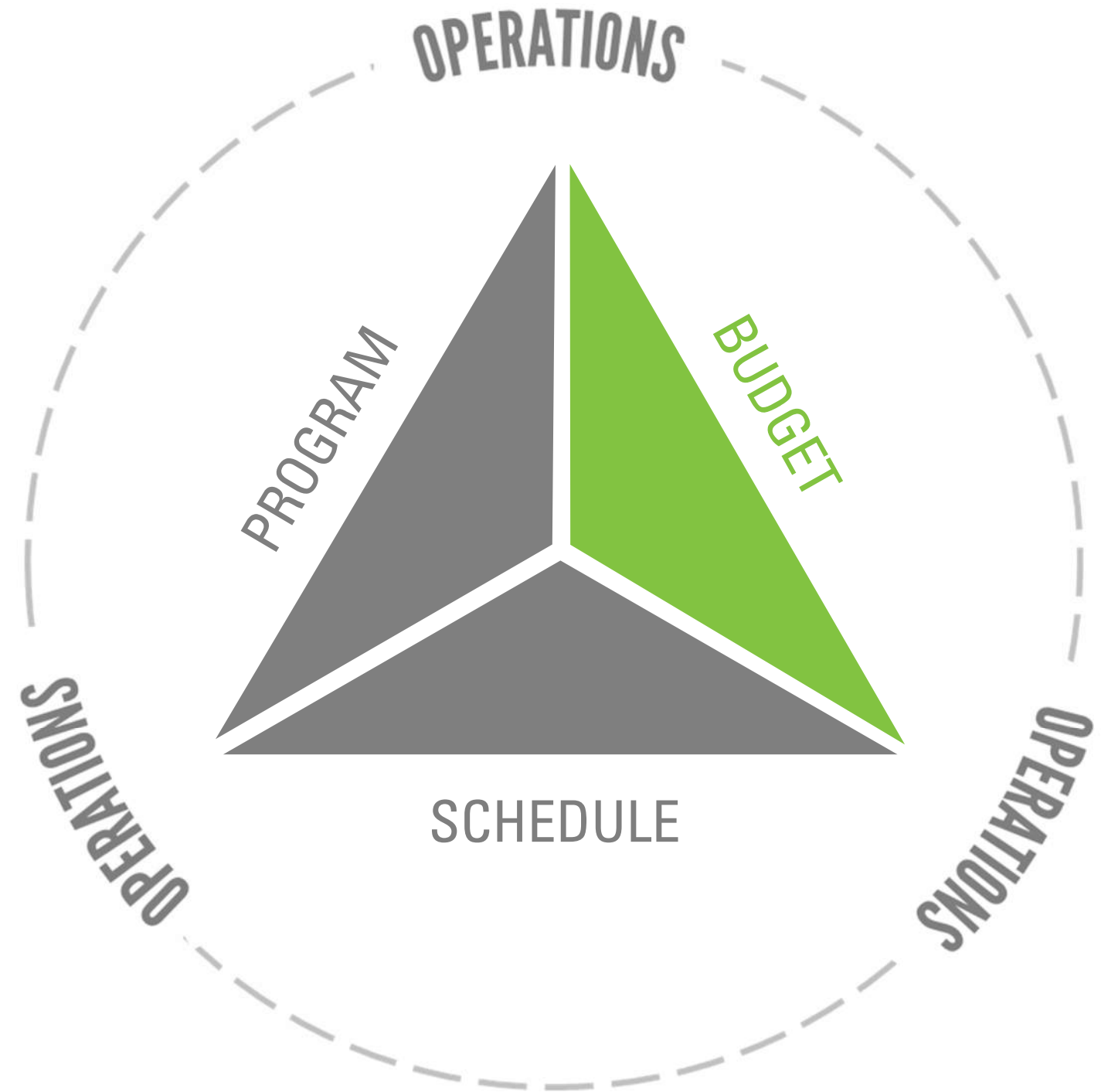
BARKER
RINKER
SEACAT
ARCHITECTURE

A PROVEN PROCESS

TO GET THE BEST RESULTS!



PROJECT BUDGET



TOTAL PROJECT BUDGET – FROM PREVIOUS COUNCIL UPDATE

Base Construction	\$ 2.90 M	Includes cost escalation to mid point of construction September 2022
Base Soft Costs	\$ 1.10 M	Contingencies, A&E Fees, Permit Fees, Furniture Fixtures & Equipment
Sub Total Project Budget	\$ 4.00 M	Base Project Estimate
Lobby Addition	\$0.25 M	Add Alternate 1: Construction Cost & Soft Costs for Lobby Addition
Existing Brick Treatment	\$0.08 M	Add Alternate 2: Wash, Stain, & Paint Building Exterior includes Soft Costs
All New Windows	\$0.25 M	Add Alternate 3: Materials, Labor, Removal & Replacement includes Soft Costs
Cast Stone Accents	\$0.07 M	Add Alternate 4: Materials, Labor, Removal & Replacement includes Soft Costs
Total Project Budget	\$ 4.65 M	Base Project Estimate with Add Alternates

COMMIT - \$4.65 MILLION TOTAL PROJECT BUDGET



TOTAL PROJECT BUDGET

Current Budget Status

Hard Construction Costs

\$ 3,400,000

Soft Costs

\$1,250,000

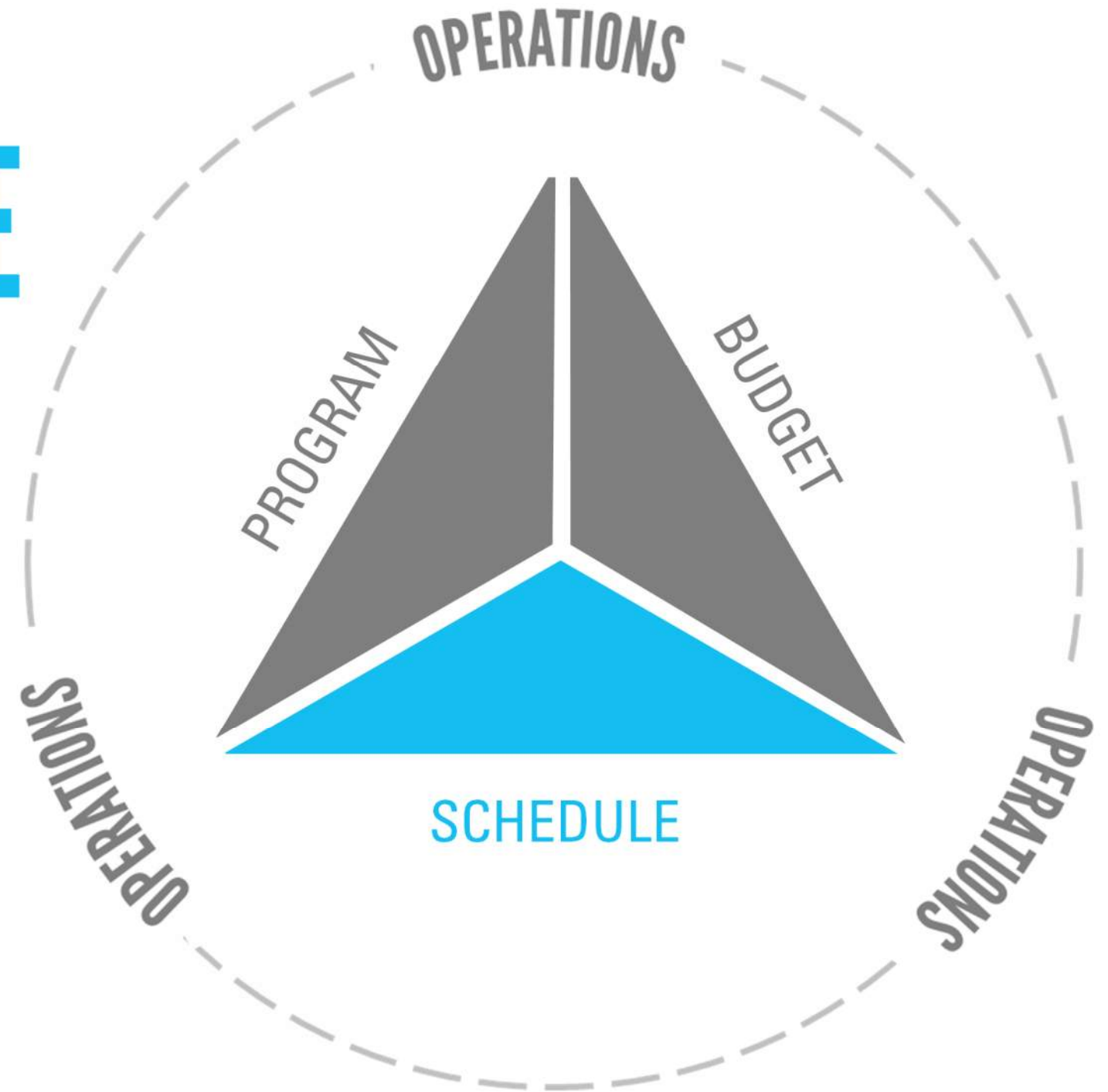
Total Project Budget

\$4,650,000

THE CURRENT PROJECT IS ON BUDGET

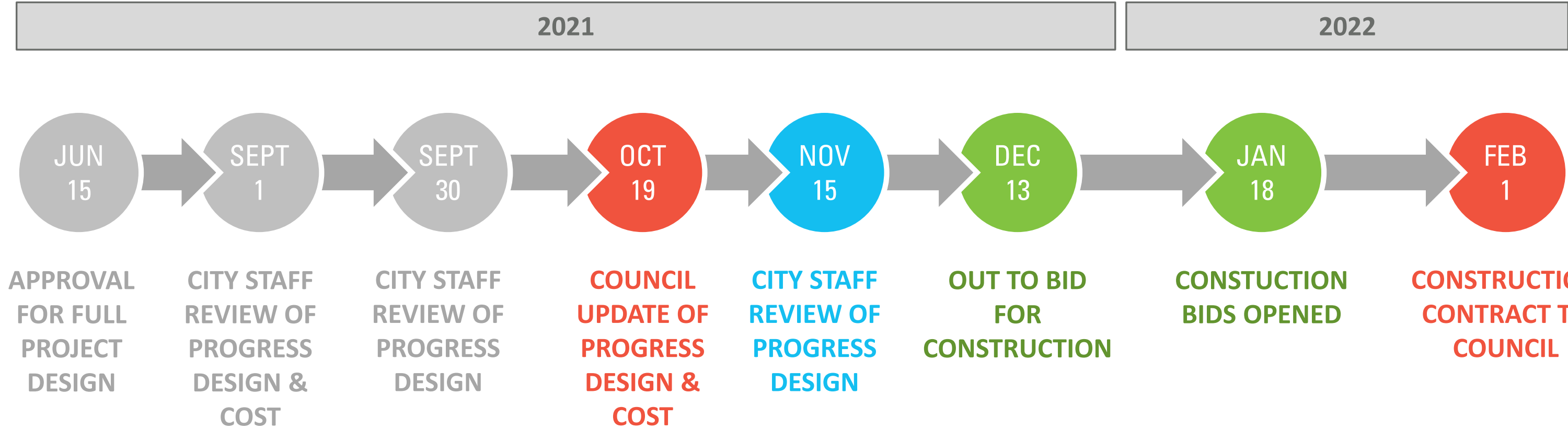


PROJECT SCHEDULE



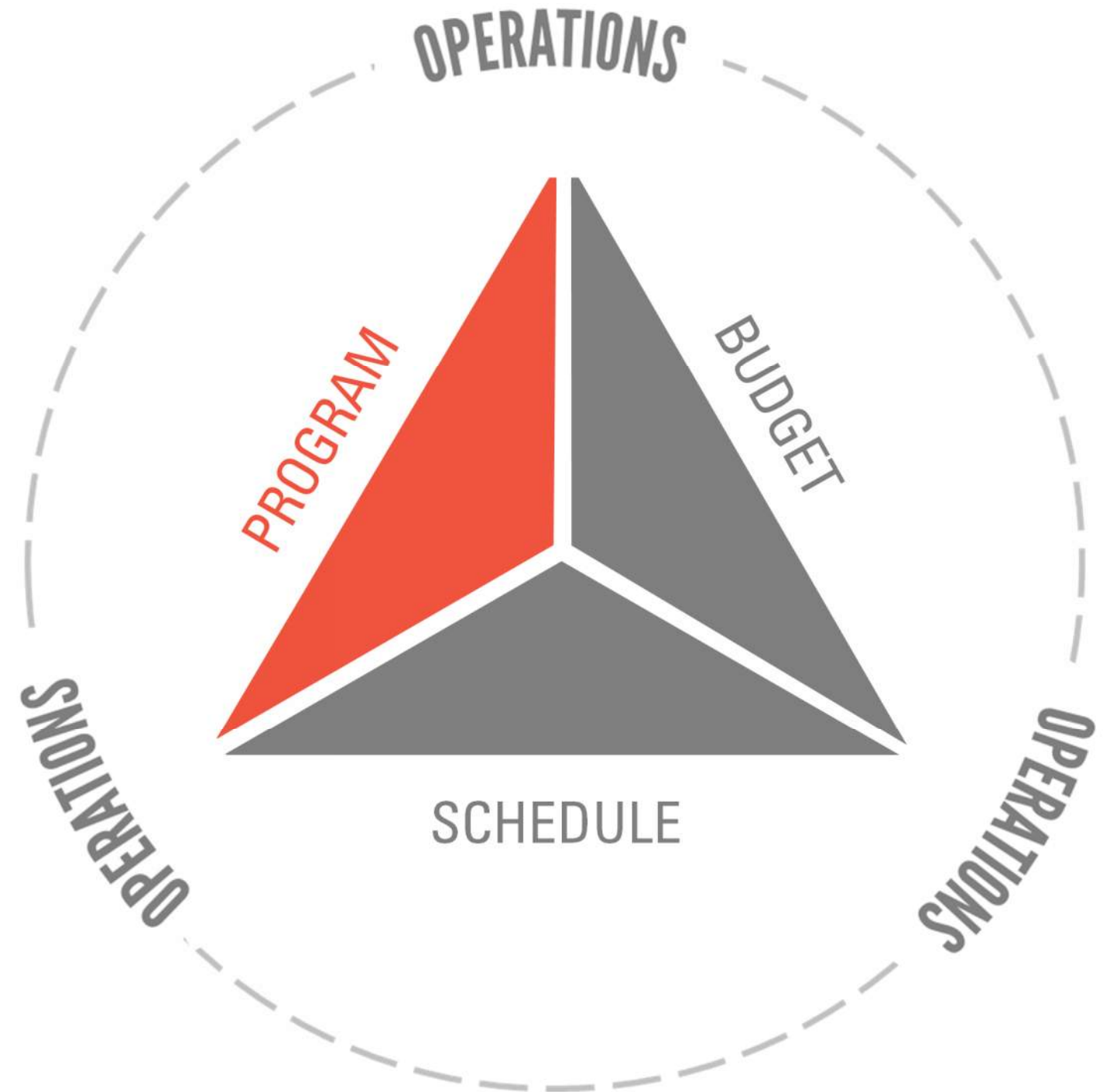
CSCI – FULL PROJECT SCHEDULE MOVING FORWARD

MILESTONE DATES

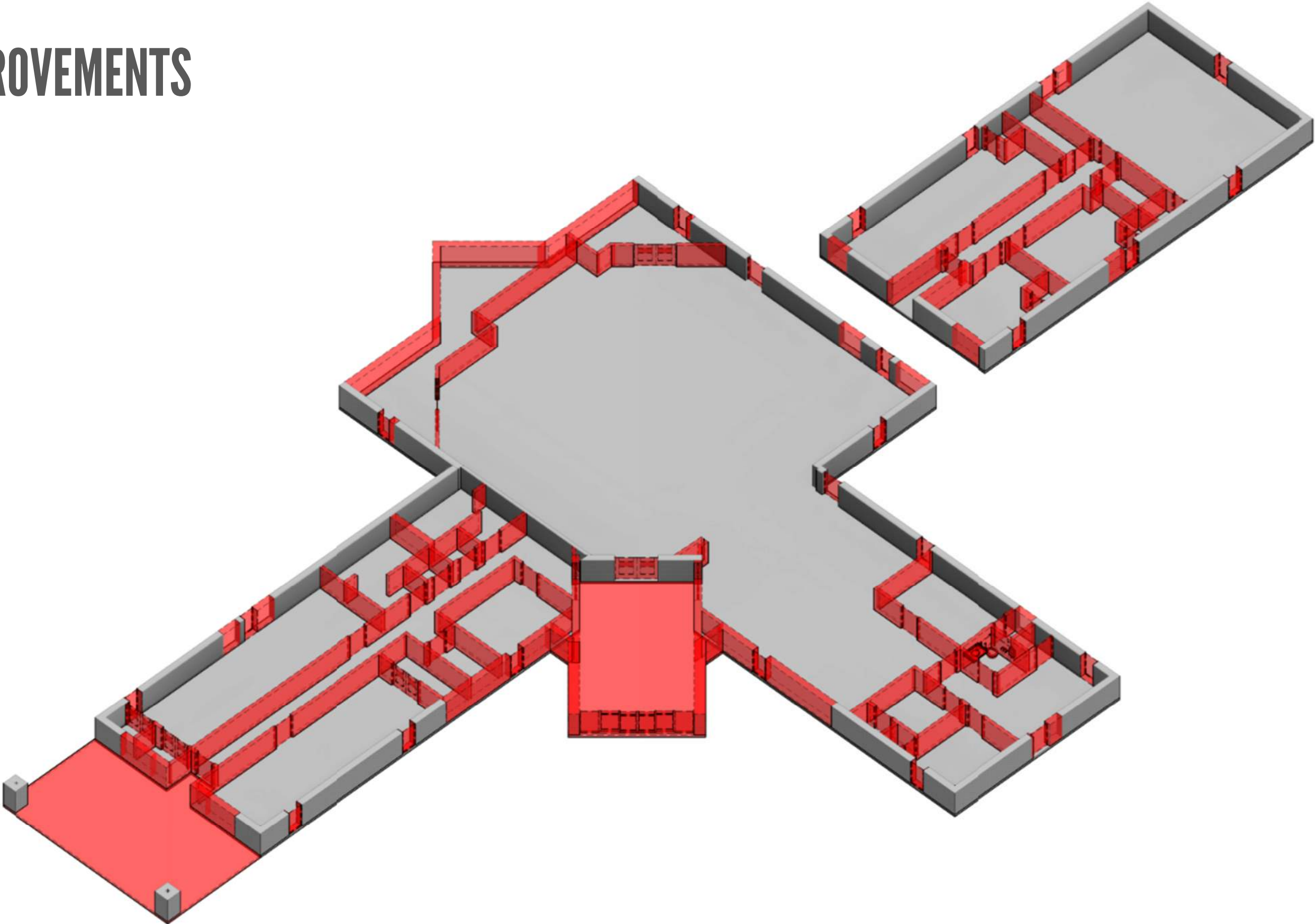


PROJECT ARCHITECTURE

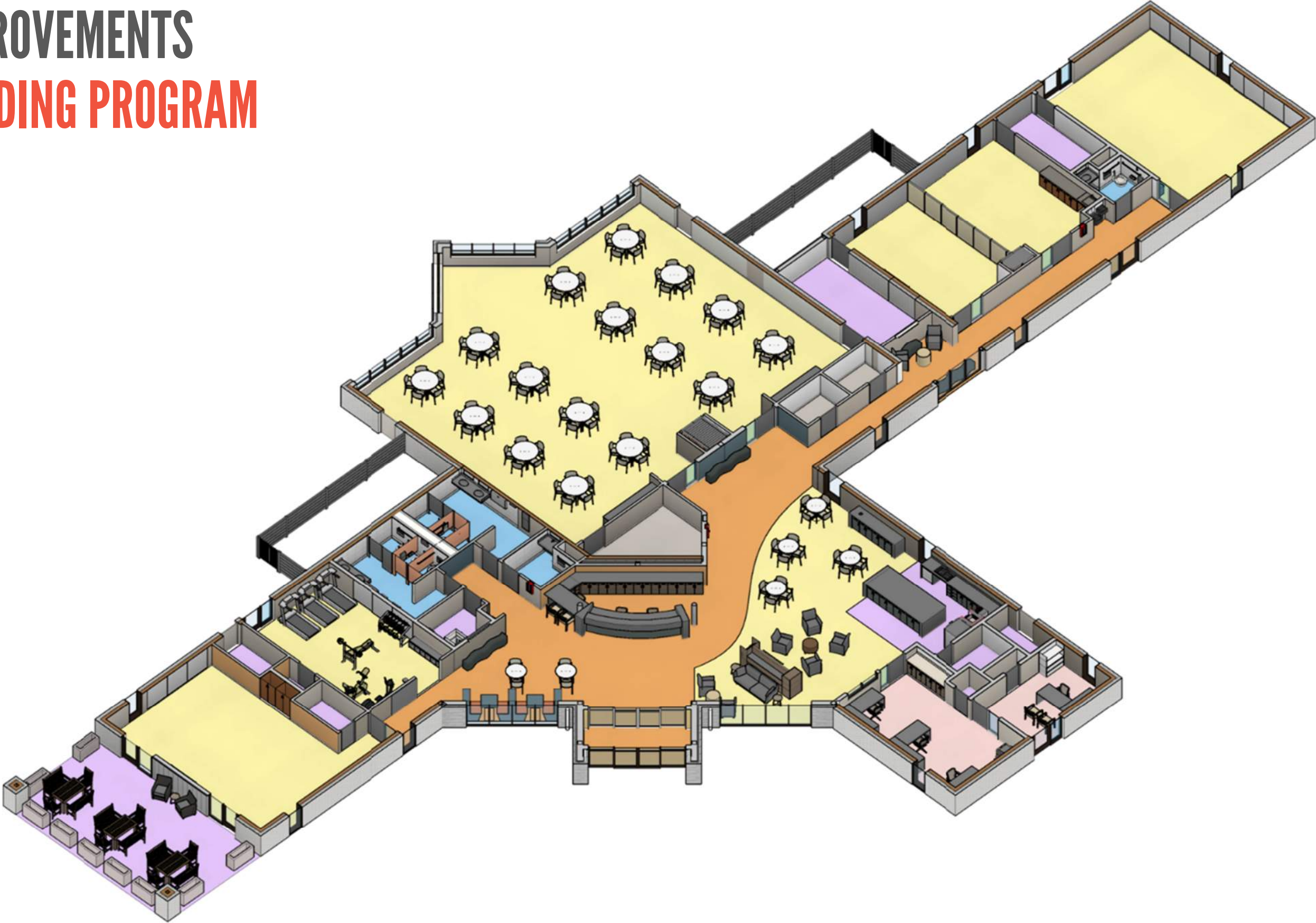
- BUILDING LAYOUT
- EXTERIOR APPEARANCE
- INTERIOR APPEARANCE
- **CONSIDER** ACCENT PALETTE OPTIONS



BUILDING IMPROVEMENTS
DEMOLITION



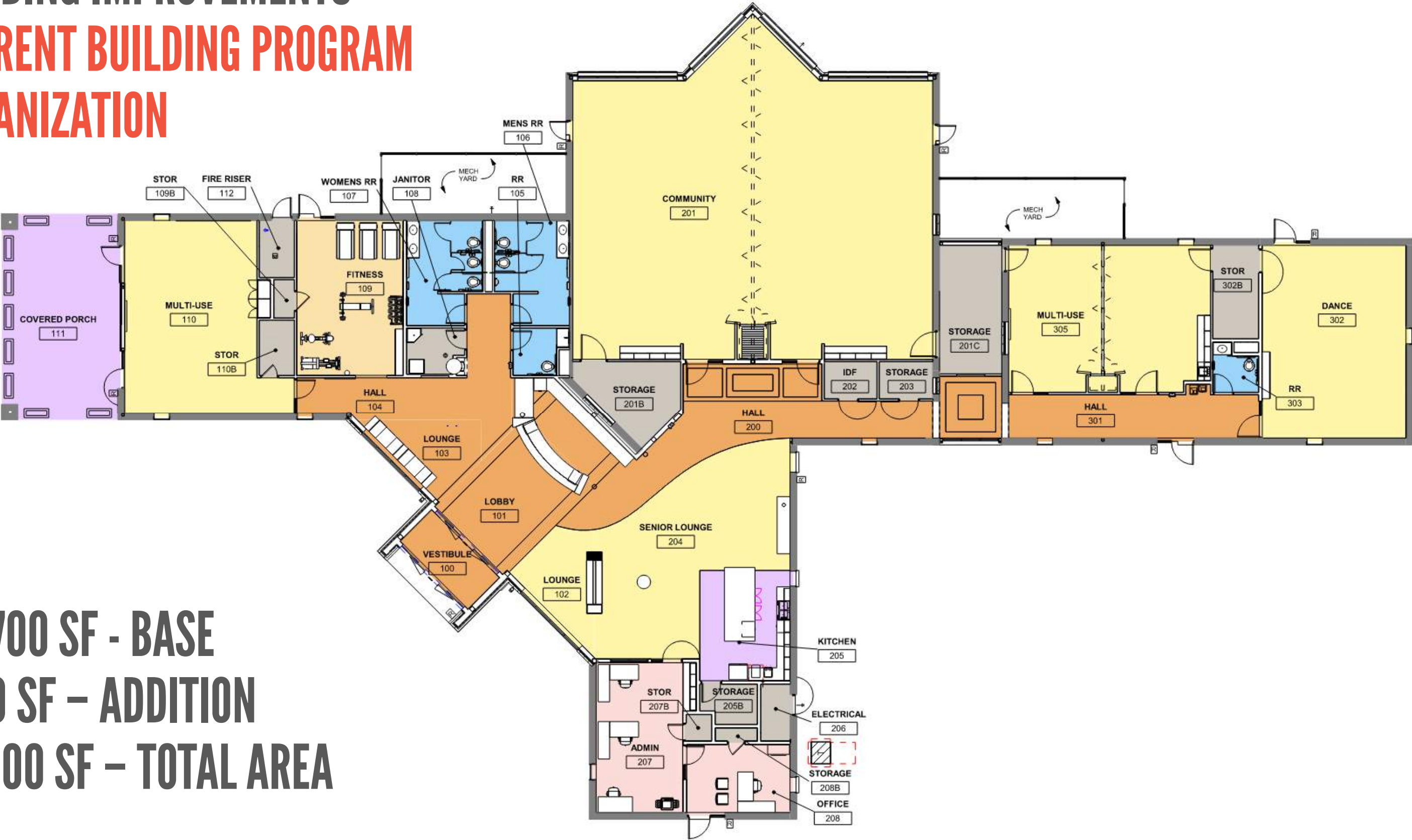
BUILDING IMPROVEMENTS
CURRENT BUILDING PROGRAM
ORGANIZATION



BUILDING IMPROVEMENTS

CURRENT BUILDING PROGRAM

ORGANIZATION



10,700 SF - BASE
900 SF - ADDITION
11,600 SF - TOTAL AREA

BUILDING IMPROVEMENTS – MAIN ENTRANCE APPEARANCE UPDATE

Updates the existing brick finish with new appearance, new stone finishes at the main entry area, stone detailing, and wall siding.



Stone



Brick Finish



Stone Detail



Metal Trim

BUILDING IMPROVEMENTS – NORTH COMMUNITY ROOM APPEARANCE UPDATE

Updates the existing brick finish with new appearance, new large windows to improve the connection to the park to the north, stone detailing.



Stone



Brick Finish



Stone Detail



Metal Trim

BUILDING IMPROVEMENTS – INTERIOR PALETTE INSPIRATION



BUILDING IMPROVEMENTS – INTERIOR PALETTE INSPIRATION | COOL



BUILDING IMPROVEMENTS – INTERIOR PALETTE INSPIRATION | WARM



BUILDING IMPROVEMENTS – INTERIOR PALETTE - COLORS

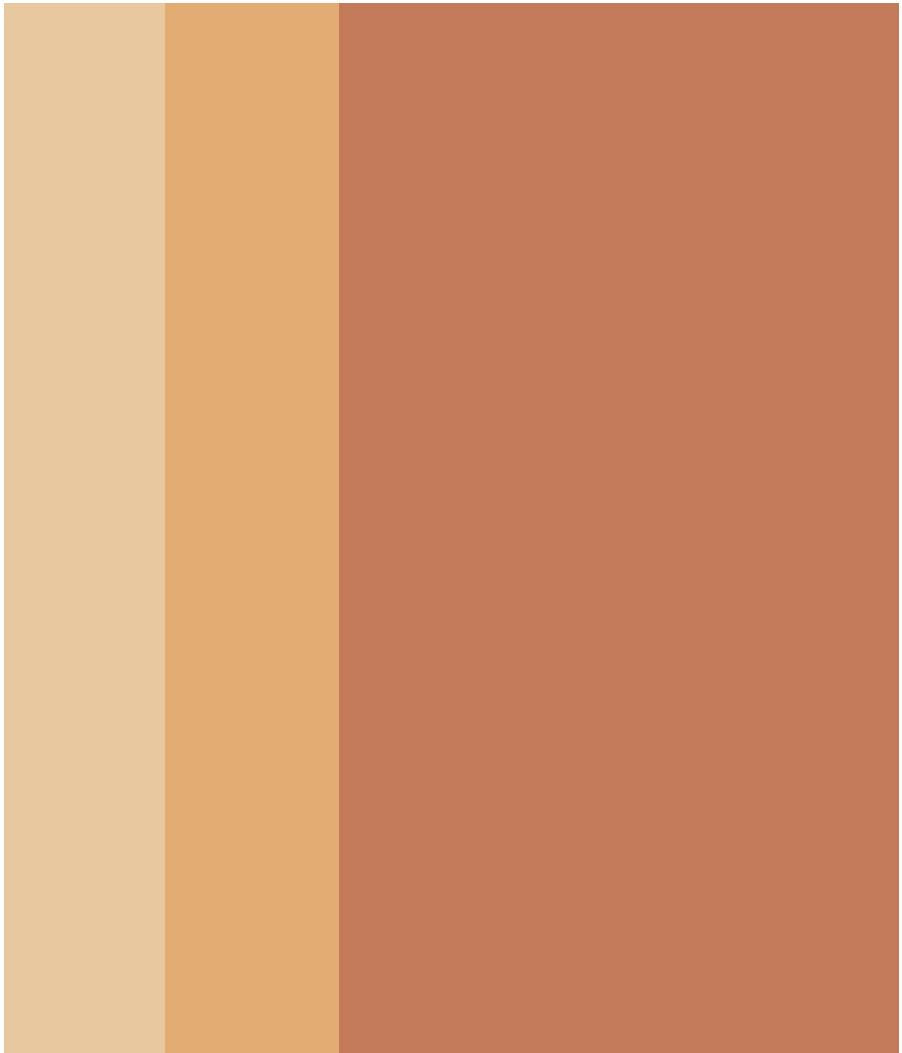
BASE NEUTRALS



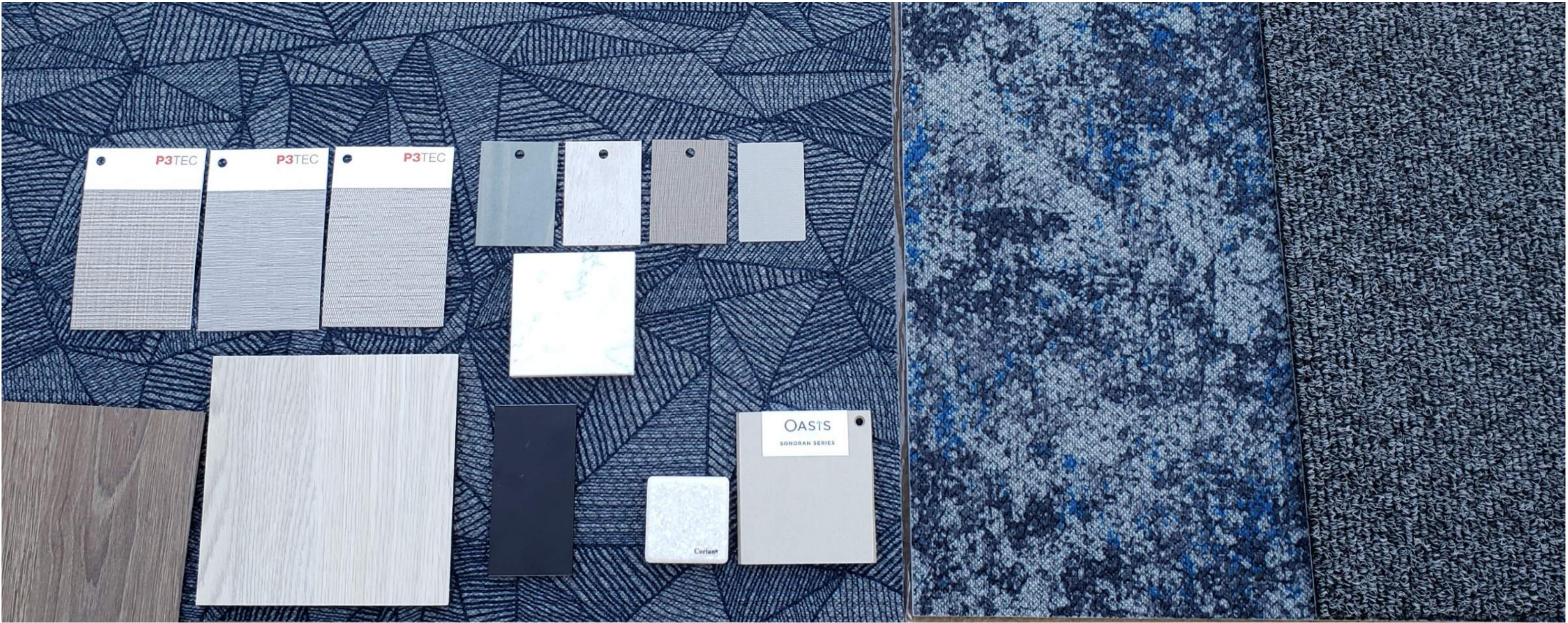
ACCENT COOL



ACCENT WARM



BUILDING IMPROVEMENTS – INTERIOR PALETTE - MATERIALS



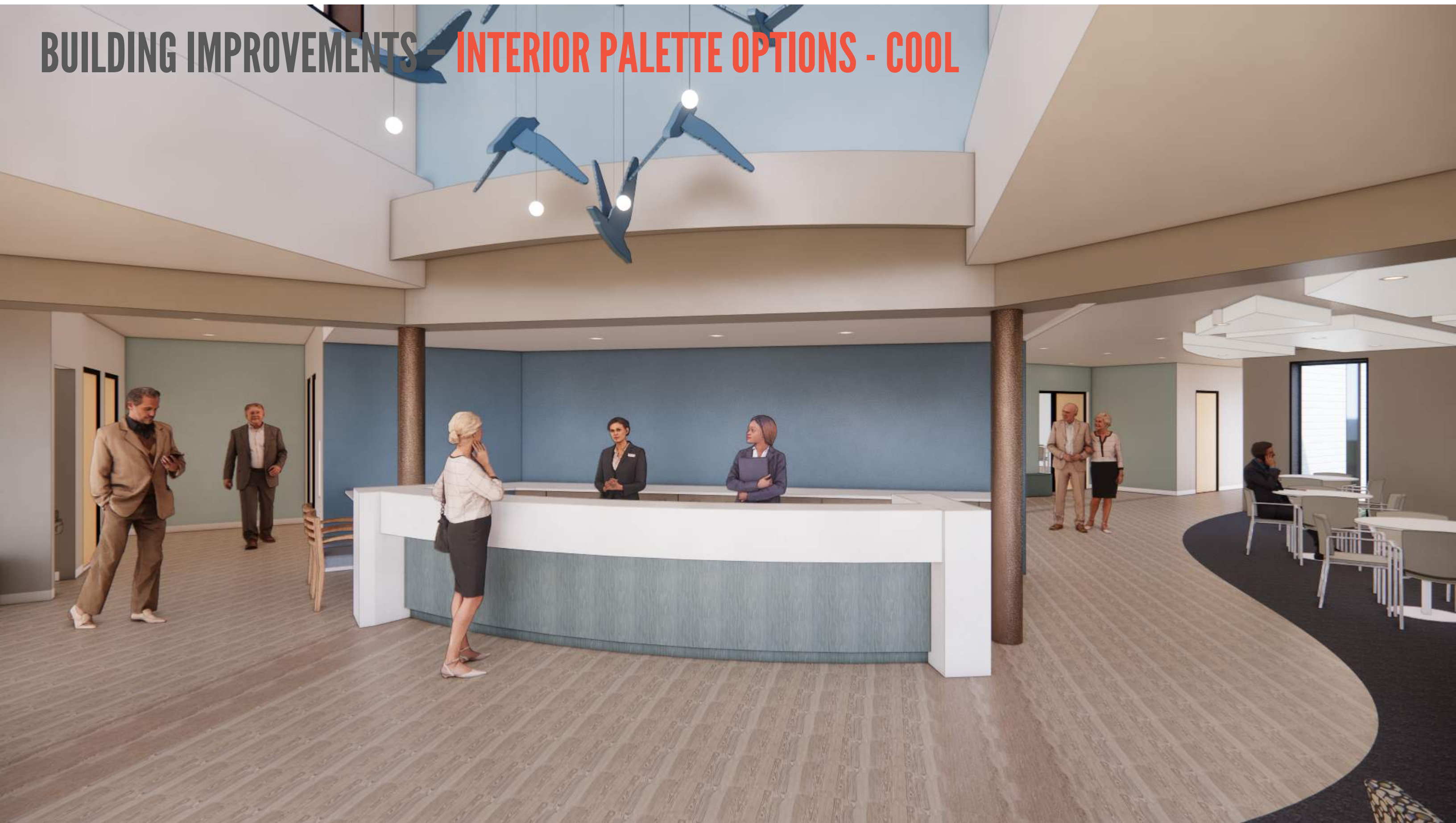
BUILDING IMPROVEMENTS – INTERIOR PALETTE OPTION - NEUTRAL



BUILDING IMPROVEMENTS – INTERIOR PALETTE OPTION - WARM



BUILDING IMPROVEMENTS – INTERIOR PALETTE OPTIONS - COOL



BUILDING IMPROVEMENTS – INTERIOR CUSTOM FIXTURE - BIRDS IN FLIGHT



BUILDING IMPROVEMENTS – INTERIOR CUSTOM FIXTURE- BIRDS IN FLIGHT



BUILDING IMPROVEMENTS – INTERIOR CUSTOM FIXTURE- BIRDS IN FLIGHT



BUILDING IMPROVEMENTS – INTERIOR PALETTE OPTION – NEUTRAL - KITCHEN



BUILDING IMPROVEMENTS – INTERIOR PALETTE OPTION – NEUTRAL - COMMUNITY



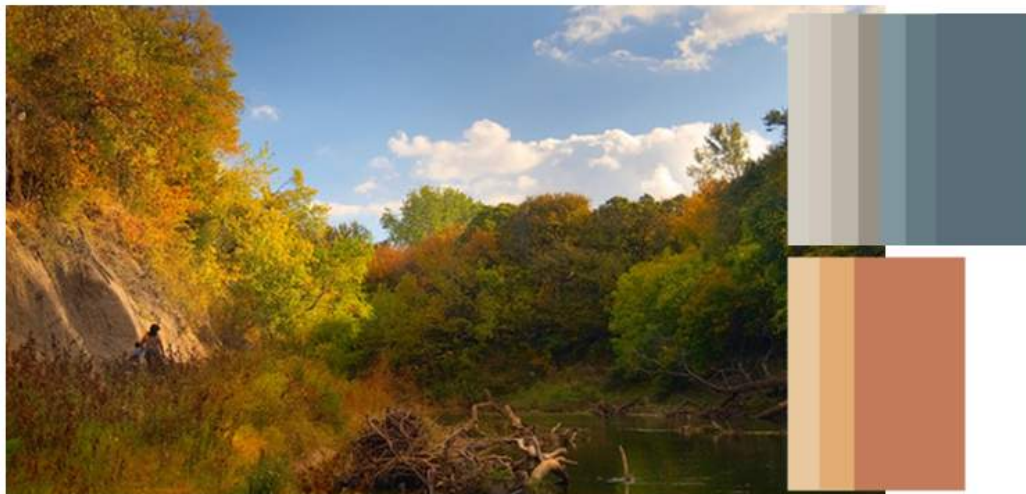
BUILDING IMPROVEMENTS – INTERIOR PALETTE OPTIONS

- **CONSIDER** - WHICH ACCENT PALETTE IS PREFERRED?



ACCENT
COOL

NEUTRALS WITH
A SUBTLE BLEND
OF BOTH?



ACCENT
WARM

NEXT STEPS

- **COMPLETION OF THE CONSTRUCTION DOCUMENTS**
- **BIDDING OF THE PROJECT IN DECEMBER / JANUARY**
- **INITIATION OF CONSTRUCTION IN FEBRUARY**
- **PLANNING FOR RELOCATION OF PROGRAMS**



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-2

Agenda Date 10/19/2021

Type Worksession

Department Engineering

Title

Presentation on the Draft Water, Wastewater, and Roadway Impact Fee Update Study

Explanation

The purpose of this item is to present to Council the draft water, wastewater, and roadway impact fee study and written recommendations from the Capital Improvements Advisory Committee (CIAC).

Representatives from Kimley-Horn and Associates, Inc. will provide a presentation and answer any questions on the impact fee update process, results, and final approval schedule. The study includes land use assumptions, impact fee capital improvements plan, fee analysis and methodology, and maximum assessable impact fees for water, wastewater, and roadways.

On September 27, 2021, representatives from Kimley-Horn provided a presentation to the Capital Improvement Advisory Committee (CIAC). The Committee unanimously agreed to recommend the maximum for both roadway service areas and fifty percent for both water and wastewater.

On March 3, 2020, the City Council approved a professional services agreement with Kimley-Horn and Associates, Inc. to perform an update of the City's water, wastewater, and roadway impact fees. Chapter 395 of the Texas Local Government Code provides the statutory authority for municipalities to collect water, wastewater, and roadway impact fees, to pay for the expansion of major public facilities, due to additional demands on these systems generated by new development. Chapter 395 also requires communities that collect impact fees to update the related impact fee analysis and recalculate the applicable fee schedules every five years.

Colleyville first began collecting roadway and water impact fees in 1990, and added wastewater impact fees in 1995. The current impact fees were adopted August 21, 2012. Staff seeks City Council direction regarding if further review is required or if an ordinance should be brought forward at the December 7, 2021, City Council Meeting. Per the Texas Government Code, a notice of the schedule for consideration must be advertised in the Fort Worth Star-Telegram, a minimum of 30 days prior to the first reading.

The following is the tentative approval schedule for the update:

- October 19, 2021: City Council Worksession to review and discuss the impact fee draft study on the land use assumptions, impact fee capital improvements plan, and maximum assessable impact fee analysis.
- December 7, 2021: First Reading and Public Hearing of ordinance to consider approval of the amendments to the land use assumptions, impact fee capital improvements plan, and impact fees as part of the Land Development Code Chapter 13-Impact Fees
- December 21, 2021: Second Reading and Public Hearing of ordinance to consider approval of the amendments to the land use assumptions, impact fee capital improvements plan, and impact fees as part of the Land Development Code Chapter 13-Impact Fees

The final approval of the impact fee report and requisite amendments to the Land Development Code Chapter 13-Impact Fees include codification of the revised land use tables for roadway impact fee assessments and approval of the actual impact fees to be assessed to new development.

Attachments

1. Impact Fee Presentation
2. CIAC Minutes
3. Impact Fee Update Study

Impact Fee Study Update

City of Colleyville



October 19, 2021

Kimley»Horn

1

Outline

- The Impact Fee Process and Concepts
- Land Use Assumptions
- Impact Fee Capital Improvements Plan
- Impact Fee Study
- Comparisons



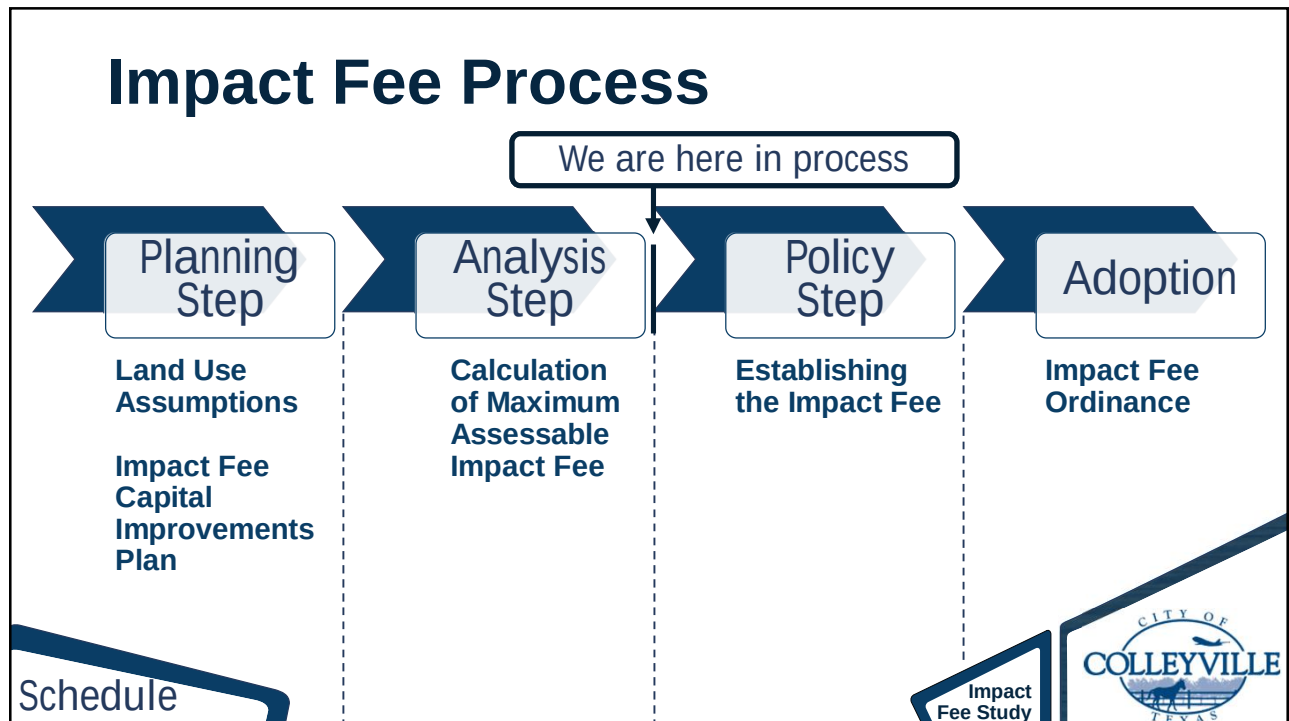
Impact Fee Study

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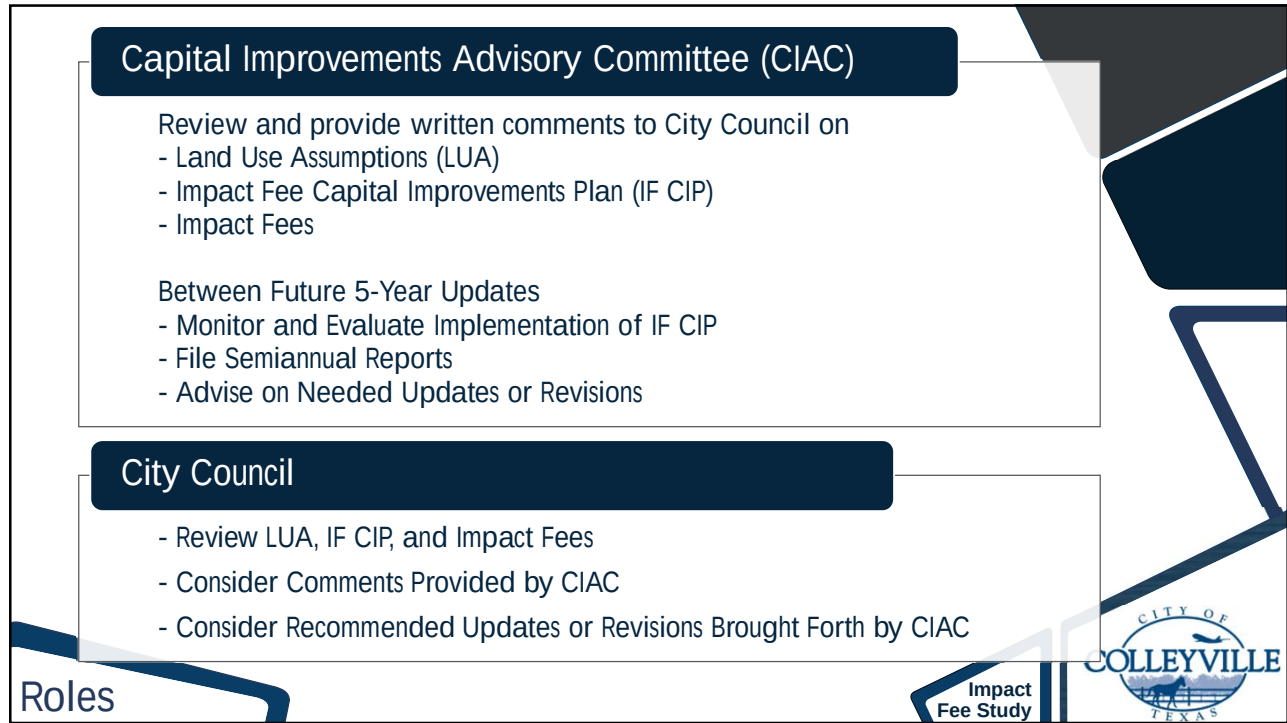


Impact Fee Process and Concepts

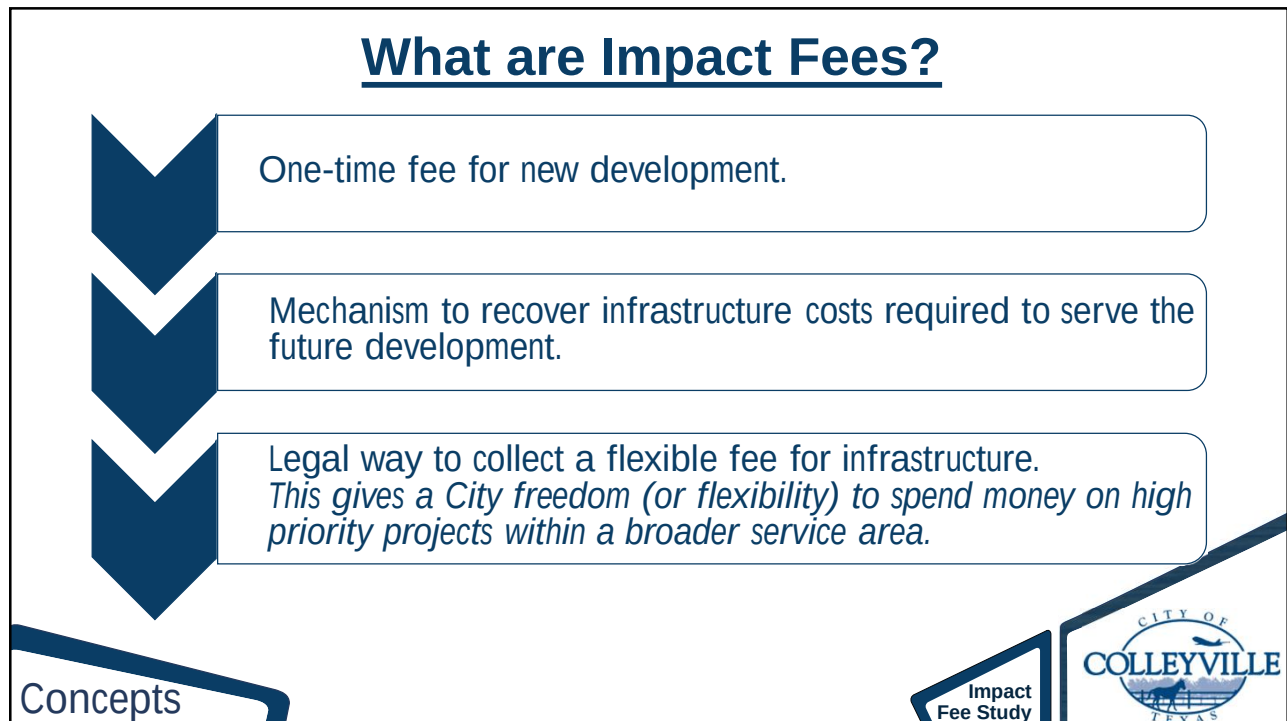
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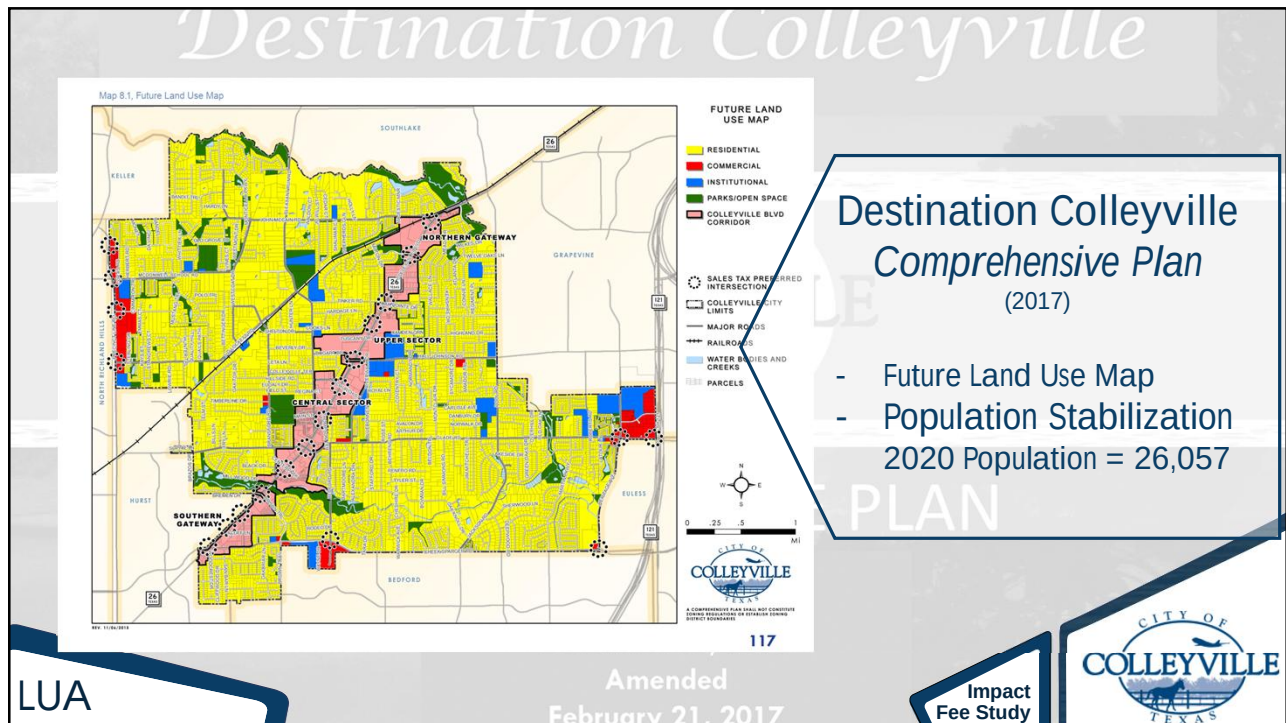


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Land Use Assumptions



7



8

Service Areas

Funds collected within a service area must be spent on projects within the same service area within 10 years

Roadway	Water	Wastewater
Service Area: City Limits 6 mile trip length limit per Chapter 395	Service Area: Land Use Study Area	Service Area: Land Use Study Area

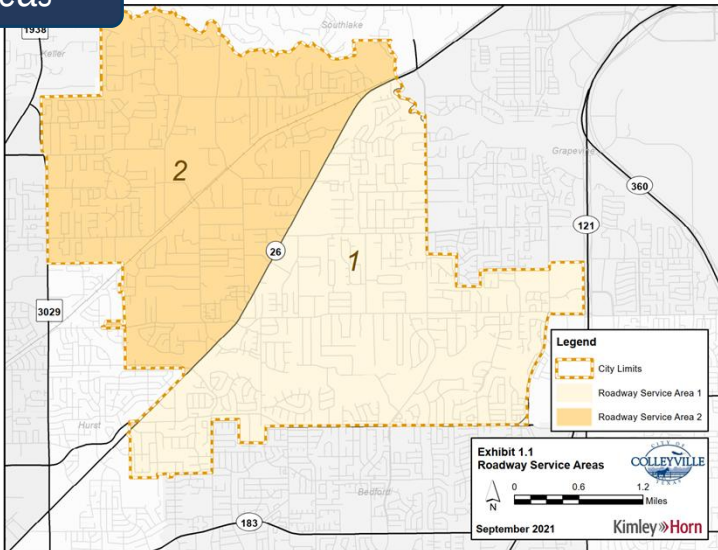
LUA

Impact Fee Study



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Service Areas

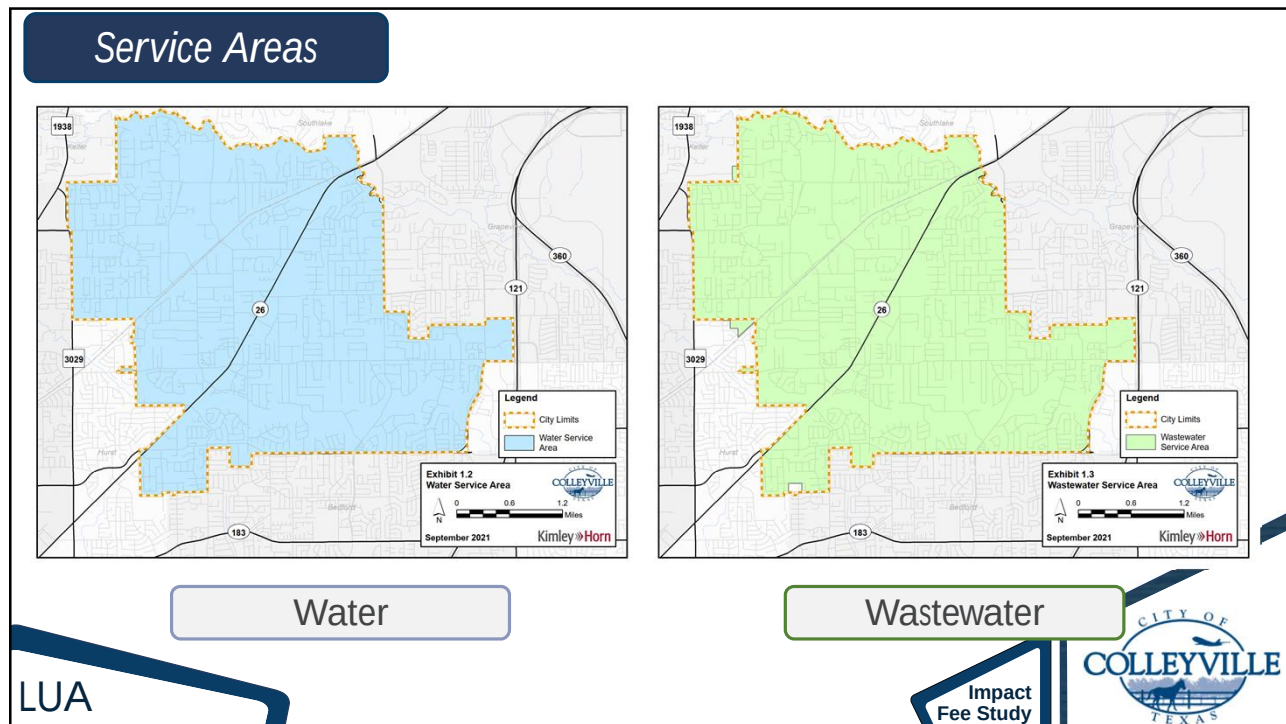


LUA

Impact Fee Study



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Future Land Use Assumptions of Currently Undeveloped Land

		Undeveloped Land
		Acres
SERVICE AREA 2 (WEST OF SH26)	Residential (R-20)	35
	Residential (R-40)	204
	Commercial	26
	Colleyville Boulevard Corridor	10
	Total	275
SERVICE AREA 1 (EAST OF SH26)	Residential (R-20)	29
	Residential (R-40)	60
	Commercial	0
	Colleyville Boulevard Corridor	16
	Total	106
TOTAL	Residential (R-20)	64
	Residential (R-40)	264
	Commercial	26
	Colleyville Boulevard Corridor	26
	Total	380

LUA

Impact Fee Study

CITY OF COLLEYVILLE TEXAS

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10-Year Growth Summary

Service Area	Residential Units	Employment Units		
	Single Family	Basic Sq Ft	Service Sq Ft	Retail Sq Ft
1	119	14,000	57,000	71,000
2	274	8,000	124,000	177,000
<u>City Total</u>	<u>393</u>	<u>22,000</u>	<u>181,000</u>	<u>248,000</u>

LUA

Impact
Fee Study

13

Impact Fee Capital Improvements Plan

(IF CIP)



14

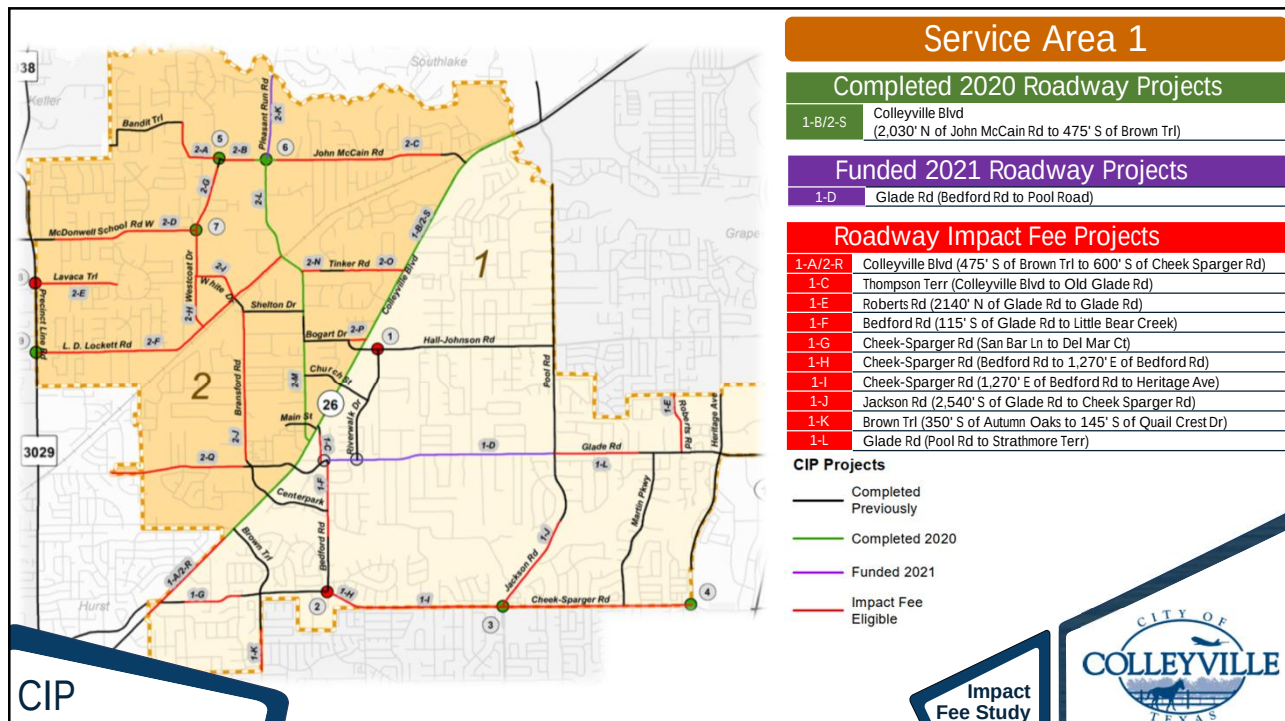
Roadway Impact Fee CIP Categories

- Widening – Existing roadways not currently built to ultimate classification in the Thoroughfare Plan and must be completely reconstructed.
- Completed – Completed project with excess capacity available to serve new growth that the City contributed to financially.
- Intersections – Major intersection improvements identified by the City and identified as either completed or proposed.

CIP

Impact
Fee Study

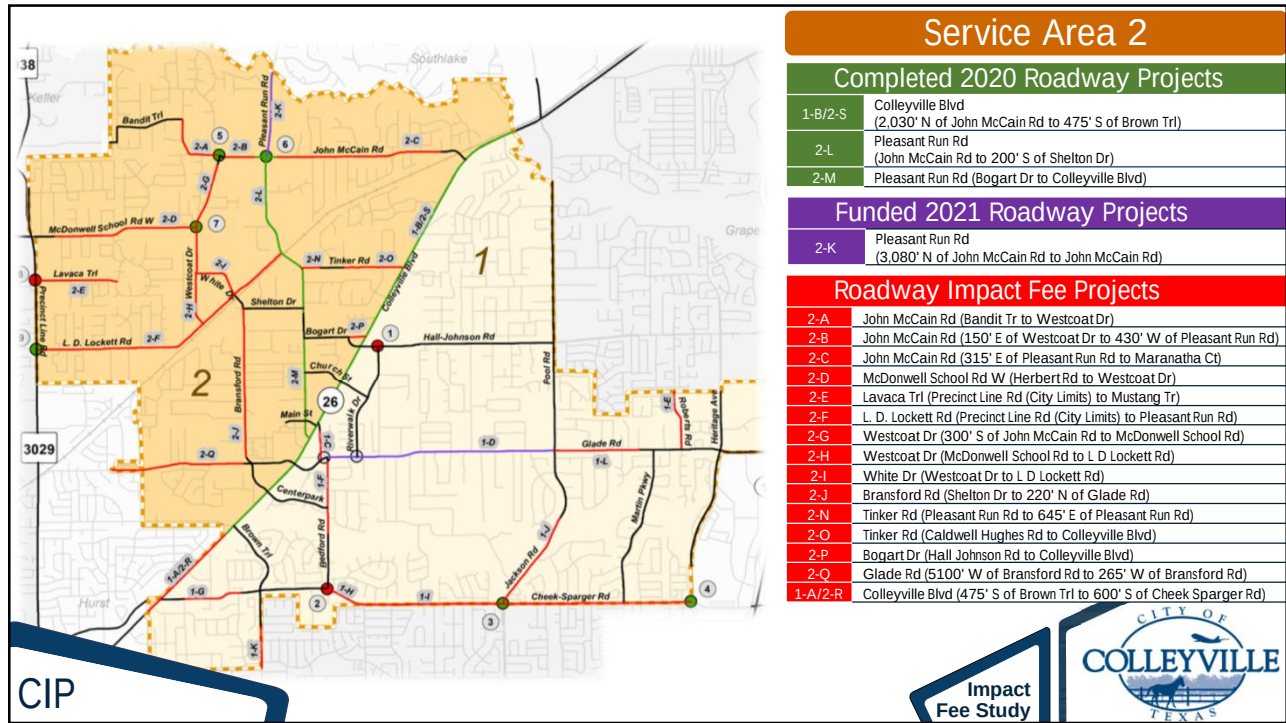
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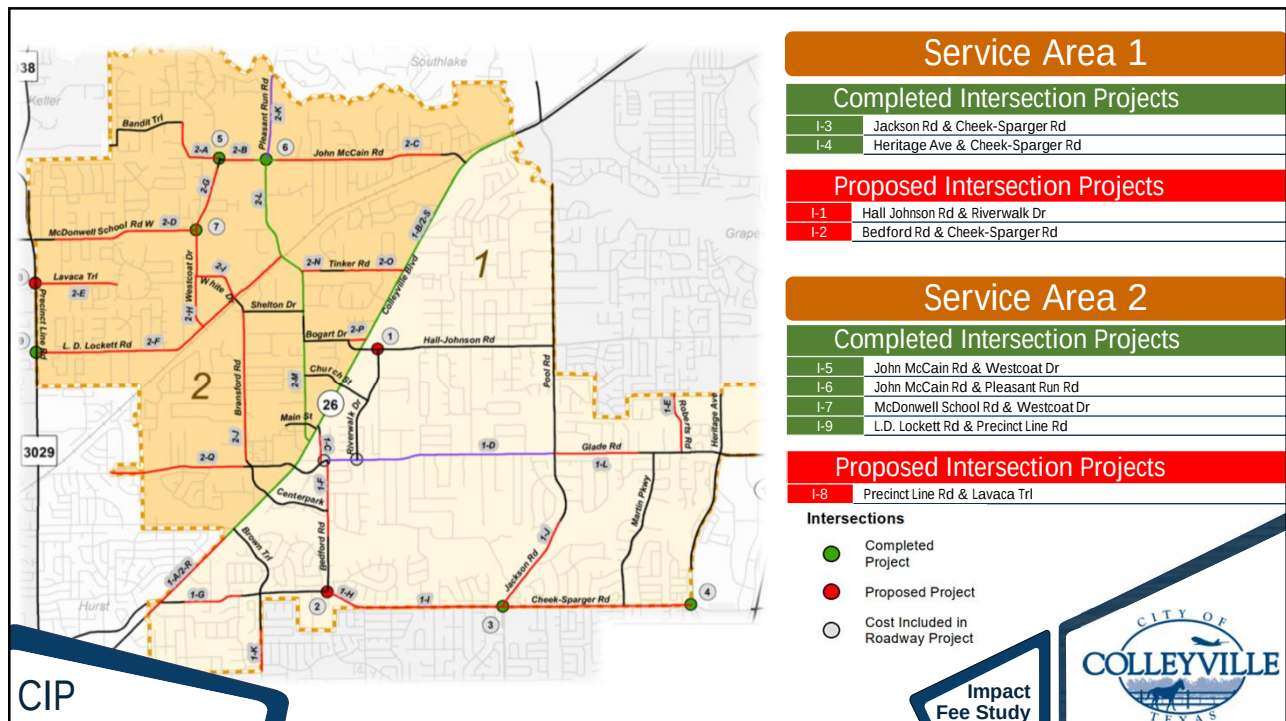
CIP

Impact
Fee Study

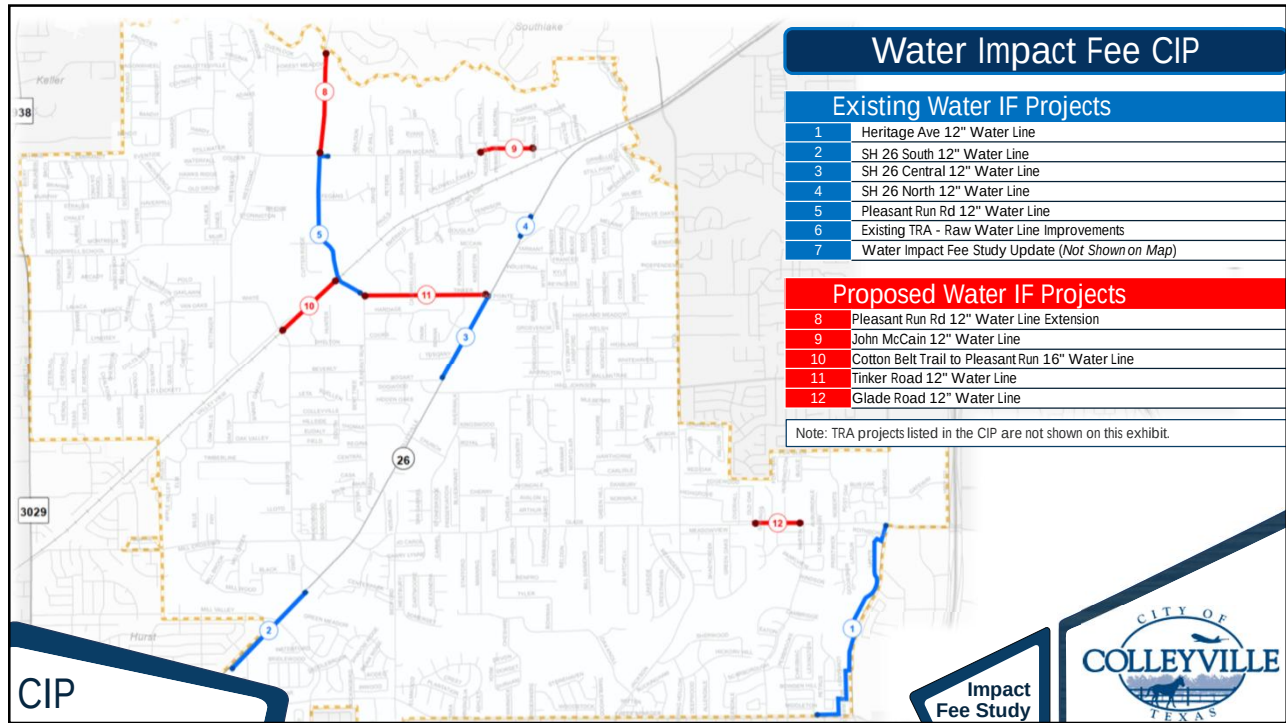
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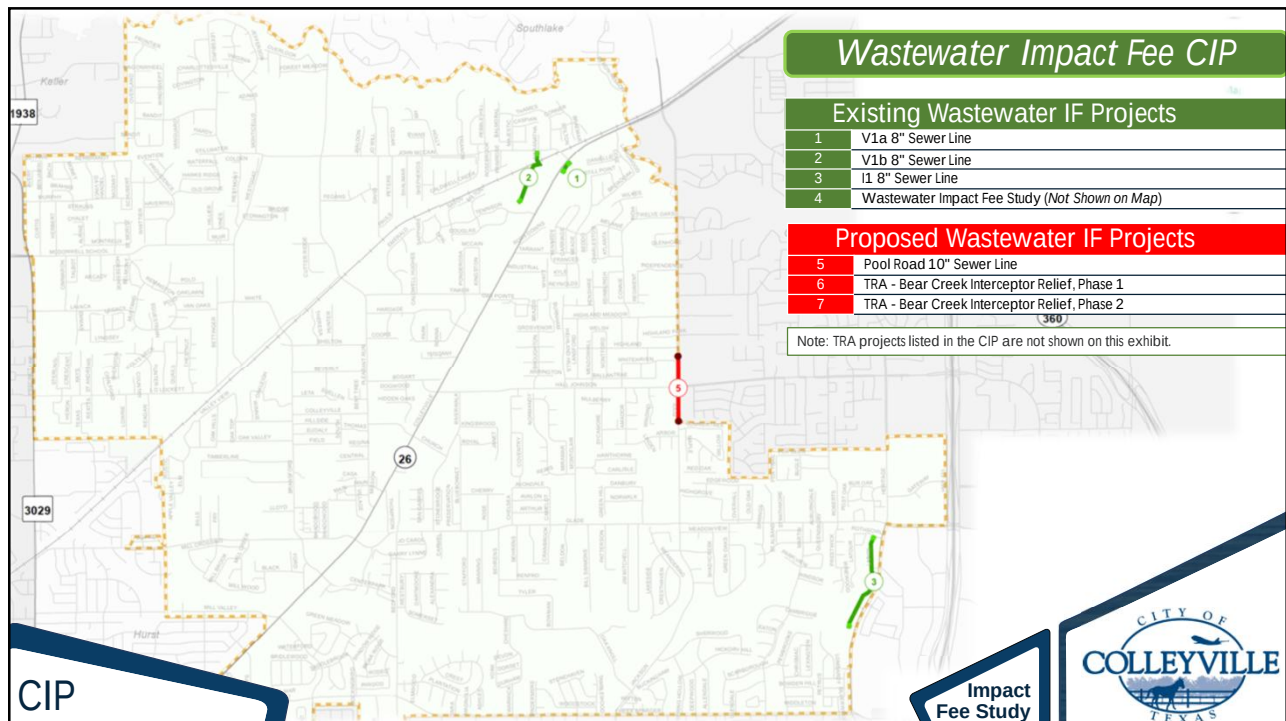
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18



19



20



Impact Fee Study

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Service Units

A standardized measure of consumption attributable to an individual unit of development.*

Water 	Wastewater 	Roadway 
--	---	--

* Chapter 395 Definition

Study

Impact Fee Study



22

Water and Wastewater Service Units



=



=



Study

Impact
Fee Study



23

Water and Wastewater Service Units



=



=



Study

Impact
Fee Study



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Roadway Service Units

Two Variables	
Trip Generation ITE Trip Generation Manual 10th Edition	Trip Length National Household Travel Survey Legal Requirements from Chapter 395

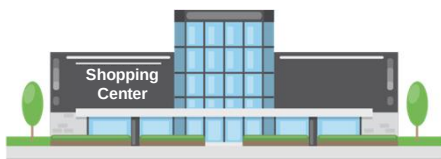
Study

**Impact
Fee Study**



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Roadway Service Units

	ITE Land Use	Single-Family Detached Housing (ITE # 210)
	Trips	0.99 Vehicles (PM Peak) (ITE Trip Generation)
	X Trip Length	4.00 Miles
	Vehicle-Miles	3.96 Vehicle-Miles
	ITE Land Use	Shopping Center (ITE #820)
	Trips	2.51 Vehicles (PM Peak) (ITE Trip Generation)
	Reduction for Pass-by Trips	34% (ITE Trip Generation Handbook) 3.81 Vehicles (PM Peak)
	X Trip Length	2.80 Miles
	Vehicle-Miles**	7.03 Vehicle-Miles

Study

**Impact
Fee Study**



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Maximum Assessable and Adopted Impact Fee Comparison

Impact Fee	2006		2012		2020		
	Maximum Assessable	Adopted (% of Max.)	Maximum Assessable	Adopted (% of Max.)	Maximum Assessable	CIAC Recommendation	Adopted (% of Max.)
Roadway Service Area 1	\$1,843	\$542 (29.4%)	\$2,360	\$1,222 (51.8%)	\$1,204	100% of Max	TBD
Roadway Service Area 2	\$2,165	\$541 (25%)	\$2,446	\$1,223 (50%)	\$1,937	100% of Max	TBD
Water	\$9,963	\$2,491 (25%)	\$6,100	\$2,491 (40.8%)	\$16,615	\$8,308 50% of Max	TBD
Wastewater	\$2,570	\$643 (25%)	\$2,521	\$643 (25.5%)	\$4,503	\$2,252 50% of Max	TBD

Comparison

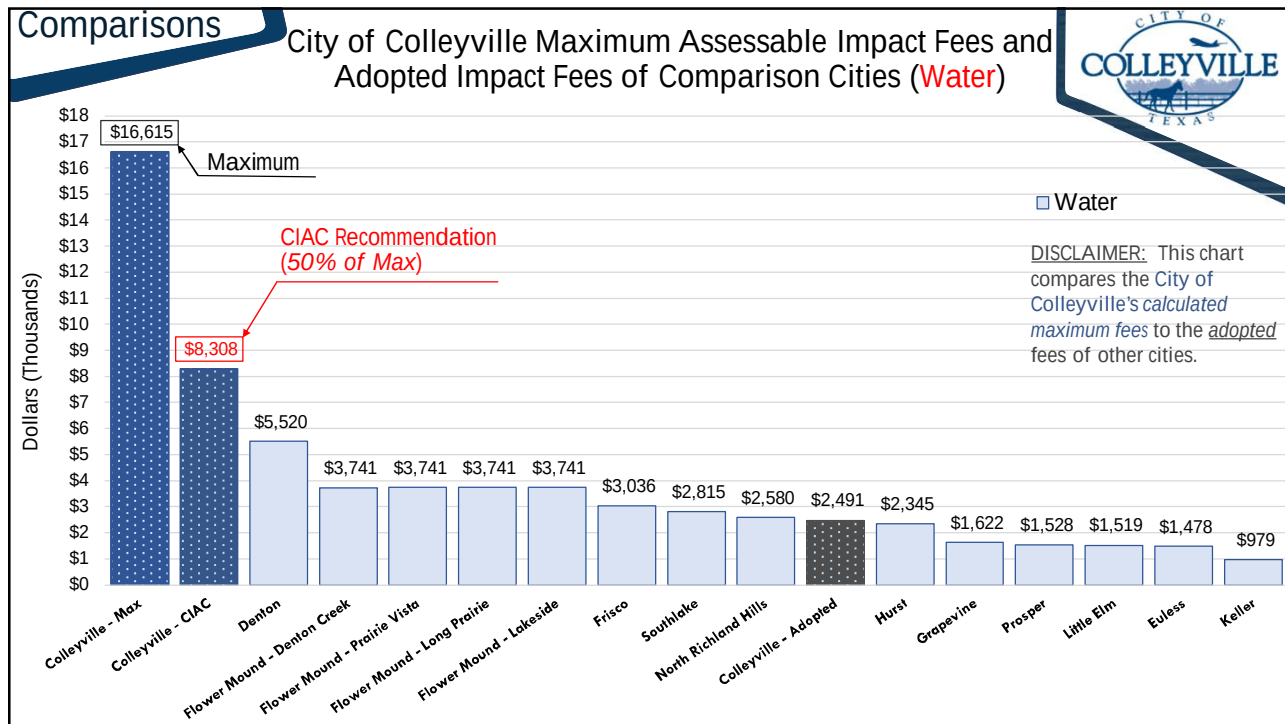


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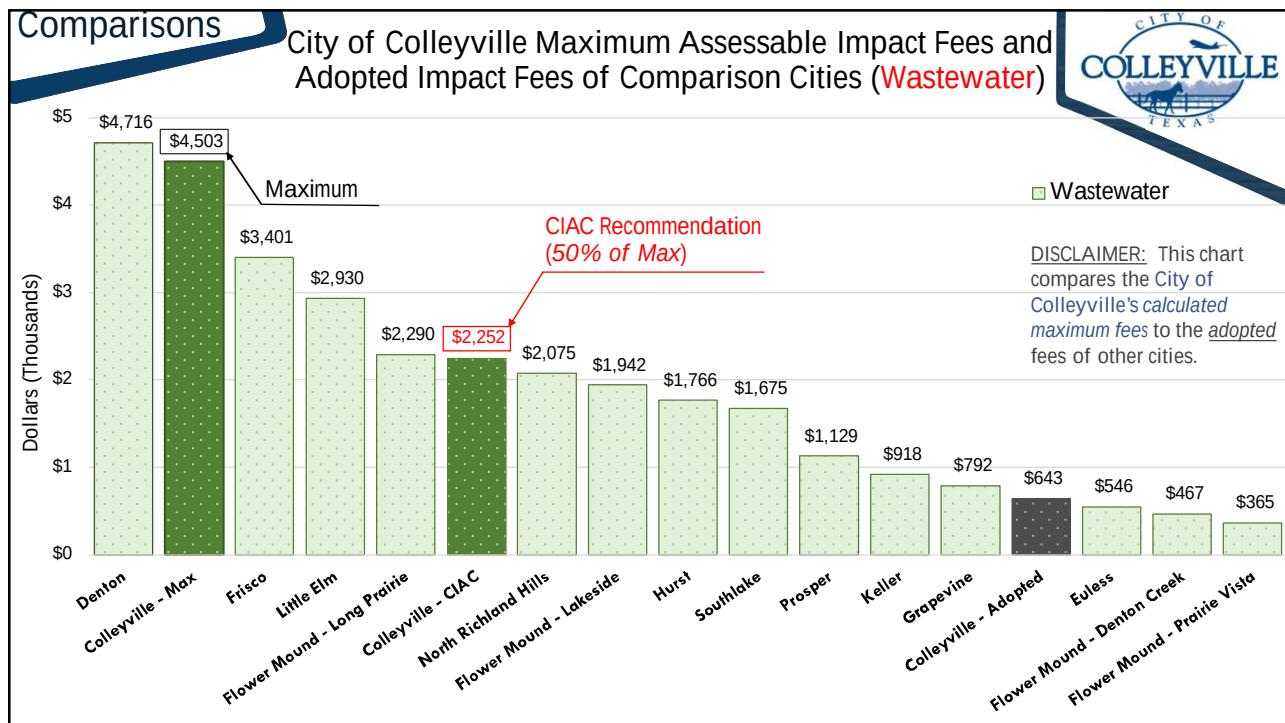
Impact Fee Comparisons



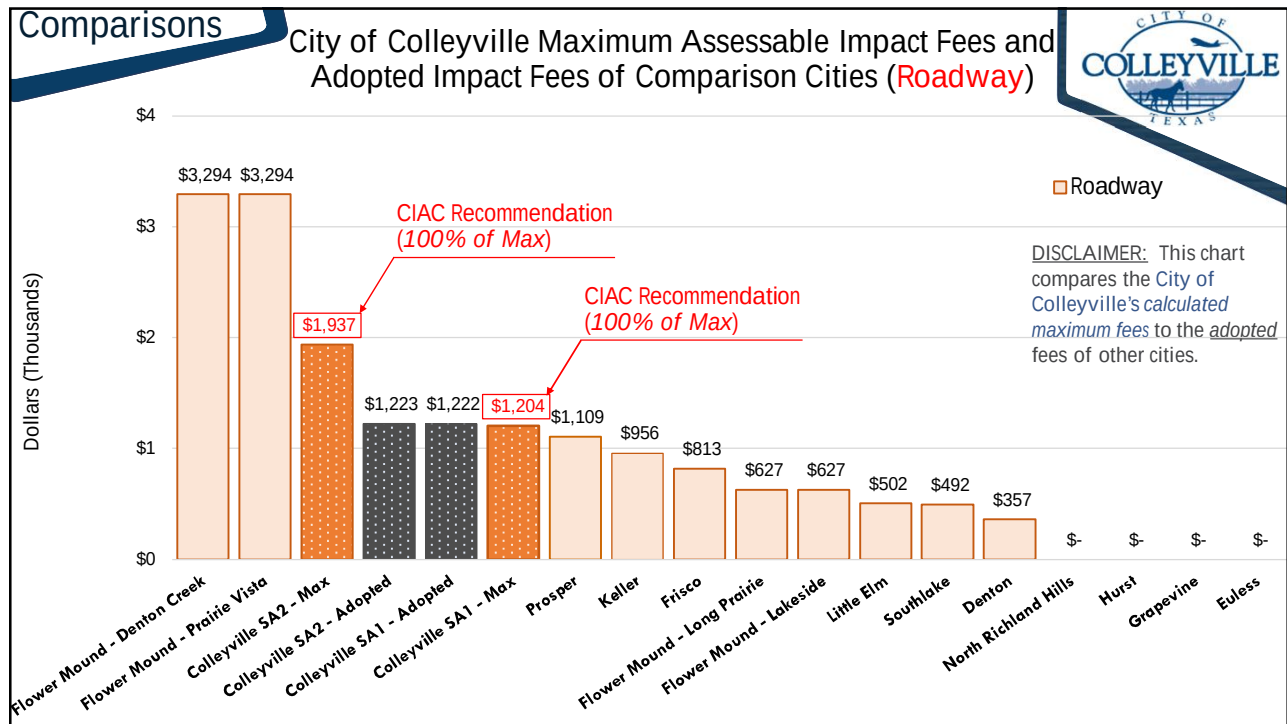
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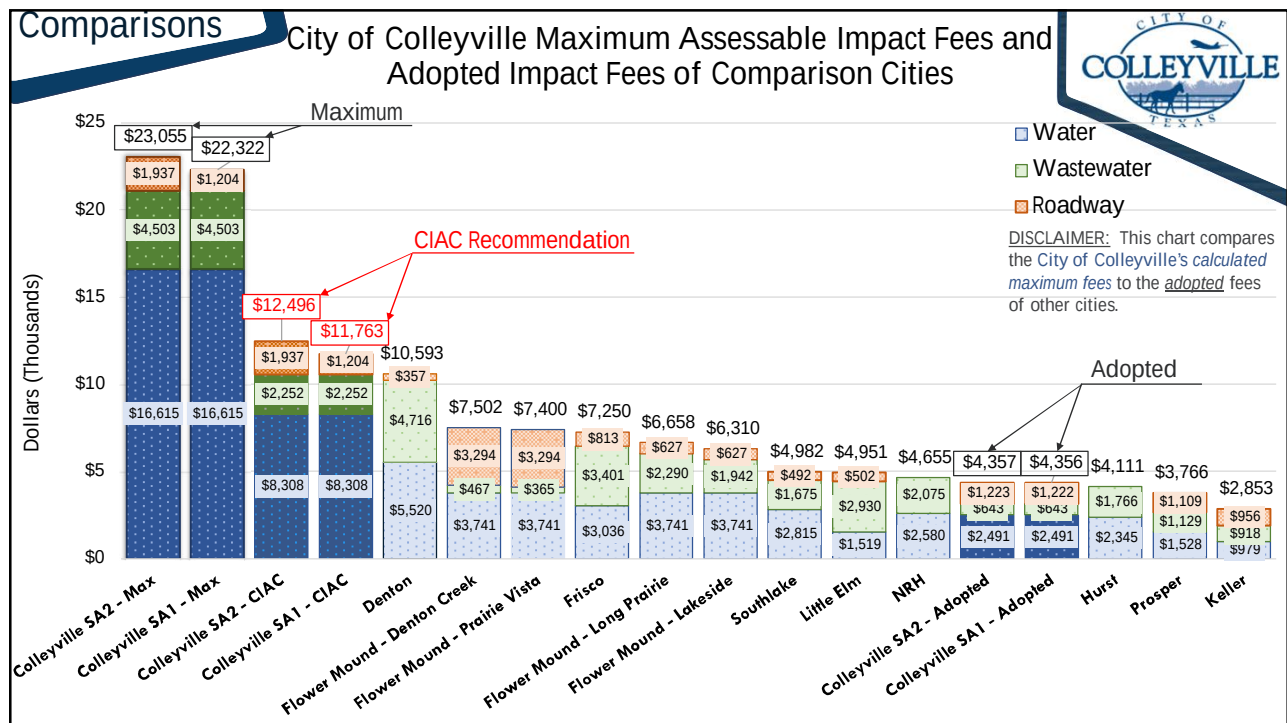
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Impact Fee Update Schedule		
	Date	Meetings
✓	9/27/21	Capital Improvements Advisory Committee (CIAC) Work Session on Land Use Assumptions, Impact Fee Capital Improvements Plan, and Impact Fees
✓	10/19/21	City Council Work Session on Land Use Assumptions, Impact Fee Capital Improvements Plan, and Impact Fees
➔	11/1/21	Council Meeting to Set Public Hearing Date for Impact Fee Study
●	11/30/21	CIAC Submit Written Comments to Council (before this date)
●	12/7/21	Council Public Hearing and Approval with 1 st Reading to Amend Impact Fee Ordinance
●	12/21/21	Council Meeting for 2 nd Reading to Amend Impact Fee Ordinance

Schedule

Impact
Fee Study

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Questions

Jeff.Whitacre@Kimley-Horn.com
April.Escamilla@Kimley-Horn.com



City of Colleyville Capital Improvement Advisory Committee MINUTES

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Monday, September 27, 2021
6:15 p.m.

Executive Conference Room
Third Floor, City Hall

Call Meeting to Order

The Capital Improvement Advisory Committee meeting of the City of Colleyville was called to order by City Engineer Larry Wright, on September 27, 2021 at 6:15 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Tim Raine, Claudia Bevill, and Gary Panno

Absent: Matt Koch, George Bond, and Andrew Wayne

Staff Present: Community Development Director Ben Bryner, City Engineer Larry Wright, Principal Planner Jackie Reyff, Fire Marshal Rob McKeown, and Planning Technician Dakari Hill

Also Present: Councilmember George Dodson

2. REGULAR AGENDA ITEMS

2a Presentation on the Water, Wastewater, and Roadway Impact Fee Update Study

Engineer Wright presented the background of the Committee's charge and why the Committee is established.

April Escamilla, Kimley-Horn and Associates, came forward to present the impact fee study.

Ms. Escamilla opened the floor for questions at 6:35 p.m.

Committee member Panno questioned Director Bryner , regarding the average number of permits per year over a ten-year period. Director Bryner stated the City had issued around 150 permits in 2016 and 2017; however, the number has dropped to around 100 permits currently. Engineer Wright explained the study was more focused on undeveloped land.

Committee member Groves questioned Engineer Wright regarding whether a teardown is subject to impact fees. Engineer Wright explained that increasing a

service unit level would result in impact fees. Additionally, he explained impact fees would be derived from the difference between the new meter and the standard meter.

Committee member Panno questioned Director Bryner regarding the incorporation of additional fees into impact fees. Director Bryner replied impact fees are separate from other fees and they are typically assessed after the completion of a property.

Committee member Panno questioned Engineer Wright regarding what size meter larger homes typically use. Engineer Wright replied larger homes are trending toward one-inch meters; however, there is not a uniform requirement.

Committee member Panno questioned Ms. Escamilla regarding the study being impacted by larger homes trending toward one-inch meters. Ms. Escamilla replied the study did incorporate that; however, the presentation was reflective of three quarters of an inch meters. Ms. Escamilla stated the current impact fees for the City were \$4,356 – 4,357. Engineer Wright stated these were reflective of three quarters of an inch meters; however, one-inch meters would be slightly more expensive.

Committee member Groves questioned Ms. Escamilla regarding any data for affluent subdivisions in Dallas County. Ms. Escamilla replied they did not have the data for those specific places in the presentation.

Committee member Syed questioned John Atkins, Kimley-Horn and Associates, regarding data for the City of Frisco. Mr. Atkins replied the City of Frisco had adopted one-inch meters.

Committee member Syed stated the City of Frisco would be a good barometer to measure against because of the new development taking place.

Committee member Groves questioned Engineer Wright regarding whether the City had upcoming projects and the pricing for these projects. Engineer Wright stated the City does have upcoming projects and projected costs for those projects. Additionally, he explained not all Capital Improvement Projects are always eligible for impact fee dollars.

Committee member Groves questioned Engineer Wright regarding cost sharing on projects such as a shared road like Cheek-Sparger. Engineer Wright stated there would most likely be cost sharing on projects for shared roadways.

Councilmember Dodson stated his concern is whether the study factored in the cost of inflation for materials.

Committee member Raine questioned Ms. Escamilla regarding the time-frame used to calculate per unit cost. Ms. Escamilla replied the time-frame was ten years.

Councilmember Dodson questioned Engineer Wright regarding which master plan was used to generate the current figures. Engineer Wright stated the Wastewater, Water, and Thoroughfare master plans were used to calculate the figures.

Councilmember Dodson questioned Jeff Whitacre, Kimley-Horn and Associates, regarding the decreasing cost of the roadways. Mr. Whitacre explained decreasing costs are a result of the same annual costs coupled with more development, which decreases the cost that can be recovered.

Committee member Groves questioned Ms. Escamilla regarding when surrounding cities updated their respective impact fees. Ms. Escamilla stated surrounding cities update once every five years and the graph is not of each surrounding city in a specific year.

Committee member Panno stated the proposed improvements, specifically the widening of roadways, seemed to be in opposition with the City's ideal of promoting a rural feel. Engineer Wright responded an increase in traffic might result in improvements such as the widening of roadways.

Committee member Panno questioned Engineer Wright regarding the thoroughfare plan to widen Cheek-Sparger Road. Engineer Wright responded the thoroughfare plan is currently to widen Cheek-Sparger Road to four lanes; however, that can be amended by City Council

Committee member Panno questioned Ms. Escamilla regarding water having a higher percentage of total impact fees than road projects. Ms. Escamilla explained the Maximum Assessable Impact Fee Calculation determines the percentages for water and road projects.

Mr. Atkins explained the rising costs were a result of less development to divide by. Additionally, Mr. Atkins mentioned sunseting impact fees may be on the horizon for the City due to less development coming in.

Committee member Syed questioned Mr. Atkins regarding a standard inch meter for new development. Mr. Atkins explained water demand is dependent on the intake of water by a given property.

Committee member Raine questioned Mr. Atkins regarding the feasibility of raising fees to the maximum rate. Mr. Atkins replied recommending fees go to the maximum rate was within the committee's purview.

Committee member Groves stated the City has two more chances to determine impact fees before it is built out; therefore, the City should attempt to collect as much as possible off impact fees before it is built out.

Committee member Bevill questioned Engineer Wright regarding the percentage of impact fees that were being paid by taxpayers. Engineer Wright replied developers were paying 50% of the maximum on both roadway service areas, roughly 41% of the maximum on water, and 21.5% of the maximum on wastewater.

Committee member Raine questioned Engineer Wright regarding the rate incorporating residential and commercial development. Engineer Wright responded that the rate was blended with both residential and commercial development.

Committee member Raine questioned Engineer Wright regarding the ability to split the rate between residential and commercial development. Wright responded that the survey was inclusive of all development.

Mr. Atkins explained that the three quarters of an inch meter is the base meter used to calculate water intake for development.

Committee member Panno questioned Engineer Wright regarding the amount of projects completed from the previous capital improvement projects. Engineer Wright responded he could not speak to that due to him not being employed with the City when the previous capital improvement projects were adopted ten years ago. Mr. Whitacre explained roughly ten percent of projects would be funded by impact fees.

Committee member Panno questioned Engineer Wright regarding the impact a recommendation has on his job. Engineer Wright replied the recommendation is taken into consideration when reviewing projects.

Committee member Raine questioned Councilmember Dodson regarding precedent on previously adopted percentages. Councilmember Dodson replied he could not speak to a precedent because he was not a councilmember the last time impact fees for the City were updated.

Committee member Raine stated there was no competitive disadvantage brought about by increased impact fees; therefore, the fees should be raised as high as possible. Committee member Groves agreed with Committee member Raine.

Committee member Syed stated the cost of impact fees is inconsequential to buyers purchasing million dollar homes; therefore, they should be raised to the maximum.

Committee member Williamson questioned Director Bryner regarding data on percentage of tear down and rebuilds. Director Bryner responded the City did not have data regarding percentage of tear down and rebuilds.

Committed member Raine questioned Mr. Whitacre regarding data on percentage of their respective maximums other cities have adopted regarding impact fees. Mr. Whitacre explained surrounding cities, on average, have adopted fifty percent of their maximum.

Director Bryner stated if the City were to keep the same percentages, it would still be collecting more in impact fees than in the previous cycle.

Committee member Panno questioned Engineer Wright regarding the different percentages for roadway service areas, water, and wastewater. Engineer Wright explained the previous master plan did not have many wastewater related projects; therefore, the previous committee did not want to raise the percentage as high.

Committee member Panno questioned Mr. Atkins regarding the increased amount for water. Mr. Atkins explained the increased amount stemmed from increased infrastructure costs coupled with stagnant growth.

Committee member Panno stated the recommendation should be to keep the percentages the same or fifty percent for roadway service areas, water, and wastewater.

Mr. Atkins stated a consensus is not required. Mr. Atkins explained a recommendation from each committee member suffices.

Committee member Groves stated keeping the rates the same or raising each to fifty percent would be advantageous for generating revenue.

Committee member Williamson questioned Committee member Groves regarding the disadvantages of raising impact fees to the maximum. Committee member Groves replied raising impact fees to the maximum could potentially drive off potential development.

Committee member Raine stated development would not be driven off by maximum impact fees due to surrounding cities having similar impact fees. Committee member Raine explained matching surrounding cities would not result in a competitive disadvantage for the City.

Committee member Cole questioned Mr. Atkins regarding why the water fee was decreased. Mr. Atkins replied the Trinity River Authority (TRA) capital projects had dropped therefore; a lower capital cost is reflected.

Committee member Bevill questioned the committee regarding the disadvantage of raising impact fees to the maximum. Committee members Williamson and Raine stated there would be no disadvantage of raising impact fees to the maximum.

Committee member Bevill questioned the committee regarding making a recommendation or holding another meeting. Committee member Groves stated he was in favor of holding another meeting.

Mr. Atkins stated that, in his opinion, the City could go for the maximum on roadway service areas and wastewater and then discuss a percentage for water.

Committee member Groves questioned Engineer Wright regarding the ability to make the amount for each roadway service area match. Engineer Wright replied it was in the committee's purview to make the amount for each roadway service area match.

Committee member Raine stated developers are more interested in the total amount rather than the percentages; therefore, the percentages can be raised as long as they are in the ballpark of the previous total amount.

Committee member Bevill questioned the committee regarding making a recommendation. Committee member Panno replied he was in favor of making a recommendation.

Committee member Williamson stated the City should look at the impact fees adopted by Flower Mound as a comparative tool due to similar development.

Committee member Bevill questioned the committee regarding raising all impact fees to the maximum. Committee member Panno stated he did not believe City Council would approve all impact fees being raised to the maximum.

Committee member Groves questioned Mr. Atkins regarding City Council's ability to adjust rates once approved. Mr. Atkins explained City Council could adjust the rates at their discretion whether that is annually or in five years.

Committee member Groves stated the raising of impact fees, specifically for water, is future residents paying their fair share into contributing to the City's water system.

Mr. Atkins stated the money collected by the City from impact fees could be used to pay the City's TRA bill.

Committee member Bevill moved to recommend the maximum for both roadway service areas and 50 % for both water and wastewater.

All Committee members unanimously agreed on the recommendation.

3. ADJOURNMENT

The meeting adjourned at 7:45 p.m.

Minutes were written and prepared by:

A handwritten signature in black ink, appearing to be 'DH' or 'Dakari Hill', is shown within a light gray rectangular box.

Dakari Hill
Planning Technician

PREPARED FOR

SEPTEMBER 2021



CITY OF COLLEYVILLE, TEXAS

2020 Roadway, Water, and Wastewater Impact Fee Study Update

PREPARED BY

KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 111, SUITE 1300
FORT WORTH, TX 76102

PHONE: 817.335.6511

TBPE FIRM REGISTRATION NUMBER: F-928

PROJECT NUMBER: 061063055

Kimley»Horn



Executive Summary
2020 Impact Fee Study



Sept
2021

Prepared for the City of Colleyville

Prepared by:

Kimley-Horn and Associates, Inc.

801 Cherry Street, Unit 11, Suite 1300

Fort Worth, TX 76102

Phone 817 335 6511

TBPE Firm Registration Number: F-928

Project Number: 061063055

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DATE: SEPTEMBER 2021

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JOSH KERCHO, P.E.
SERIAL NUMBER. 113002
DATE: SEPTEMBER 2021

EXECUTIVE SUMMARY

INTRODUCTION

Impact Fees are a mechanism for funding the public infrastructure necessitated by new development. Across the country, they are used to fund police and fire facilities, parks, schools, roads, and utilities. In Texas, the legislature has allowed their use for roadway and drainage, water, and wastewater facilities. The Colleyville Impact Fee program was originally developed as a funding tool for infrastructure needs as a result of growth in the City in 1990 for roadway and water, with the addition of wastewater impact fees in 1995. In 2020, the City of Colleyville began exploring an update to the Roadway, Water, and Wastewater Impact Fees that were last updated in 2012.

In the most basic terms, impact fees are meant to recover the incremental cost of the impact of each new unit of development towards new infrastructure needs. Impact Fees are a mathematical calculation that determine a maximum fee that would be equivalent to growth paying for growth. This study's purpose is to calculate the maximum impact fee per service unit of new growth.

The Maximum Impact Fee is considered an appropriate measure of the impacts generated by a new unit of development on a City's infrastructure system. An impact fee program is anticipated to be designed so that it is predictable for both the development community and City. An impact fee program is transparent. This report describes in detail how the fee is calculated and how the Capital Improvements Advisory Committee (CIAC) monitors the Impact Fee program. An impact fee program is flexible in that funds can be used on priority projects and not just on projects adjacent to a specific development. An impact fee program is both equitable and proportional in that every new development pays an equal fee that is directly related to its systemwide impact.

IMPACT FEE BASICS

Service Areas

A Service Area is a geographic area within which a unique maximum impact fee is determined. All fees collected within the Service Area must be spent on eligible improvements within the same Service Area. For Roadway Impact Fees, the Service Area may not exceed a 6-mile diameter trip length. In Colleyville, this results in the creation of two (2) separate Roadway Service Areas. For Water and Wastewater Impact Fees, a Service Area can be defined for both water and wastewater facilities that consists of the Certificate of Convenience and Necessity (CCN) boundary. Therefore, this study utilizes a singular Service Area for the Water and Wastewater components respectively.

Land Use Assumptions

The Impact Fee determination is required to be based on the projected growth and corresponding capacity needs in a 10-year window. This study considers the years 2020-2030. The 10-year increase in residential units is projected to be 393 units within the City Limits. The 2030 projections show an increase of 451,000 square feet of non-residential land uses over the 10-year window. These projections set the basis for determining loadings and demands to serve new growth. The distribution of residential and non-residential growth utilized information from undeveloped land area, future land use data from the 2015 Comprehensive Plan, “Destination Colleyville”, and input from City Staff on known future development locations.

Service Units

The “service unit” is a measure of consumption or use of the capital facilities by new development. In other words, it is the unit of measure used to quantify the supply and demand for roads and utilities in the City. Service units are attributable to an individual unit of development and utilized to calculate the maximum impact fee of a development.

For roadway purposes, the service unit is defined as a vehicle-mile. A “vehicle-mile” refers to the capacity consumed in a single lane by a vehicle making a trip one mile in length during the PM peak hour. The PM peak hour is the one-hour period during the afternoon/evening when the highest vehicular volumes are observed. In accordance with the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*, the PM peak is used as the basis for transportation planning and the estimation of trips caused by new development.

The service unit for water and wastewater impact fees is based on the size of the individual water meters used to serve growth related development. The base water service unit is the water demand associated with the smallest water meter issued for a new residential unit. The base wastewater service unit is the wastewater flow associated with the smallest water meter issued for a new residential unit. The smallest water meter issued for a new residential unit in the City of Colleyville is a 3/4-inch meter.

Capital Improvement Plans

The City and project staff have identified the Roadway, Water, and Wastewater projects needed to accommodate the projected growth over the next ten (10) years within the City of Colleyville. These projects include existing, proposed, and recently completed projects that were determined based on their current or anticipated impact on each defined Service Area and the City as a whole.

Roadway Impact Fee Capital Improvement Plan

The City of Colleyville Thoroughfare Plan is the ultimate plan for the roadway infrastructure within the City Limits. The projects on the Roadway Impact Fee Capital Improvement Plan were selected from the Thoroughfare Plan and cover existing, proposed, and completed roadway improvements, as well as intersection improvements with 10-year growth potential. The project team and City staff identified roadway and intersection projects with a projected total project cost (not impact fee eligible cost) of \$98,304,382 over two (2) Roadway Service Areas.

Water Impact Fee Capital Improvements Plan

The Water Impact Fee Capital Improvements Plan was developed for the City of Colleyville based on recommended capital improvements outlines in the *Water Master Plan*, input from City Staff, and the population growth projections shown in the Land Use Assumptions. The recommended improvements will provide the required capacity and reliability to meet projected water demand through 2030. Elements of the water system, including storage facilities, pumping facilities, and the distribution network were evaluated against industry standards as outlined in the Design Criteria section of Water Impact Fee Chapter of this report.

A total of seven (7) existing and five (5) proposed projects were identified to develop the Water Impact Fee Capital Improvements Plan. The total project cost (not impact fee eligible cost) to be evaluated is \$11,627,893.

Wastewater Impact Fee Capital Improvements Plan

Similar to the Water Impact Fee Capital Improvements Plan, the Wastewater Impact Fee Capital Improvements Plan was developed to address system improvements driven by growth. Elements of the wastewater system, including gravity pipes, force mains, and lift stations were evaluated against industry standards as outlined in the Design Criteria section of the Wastewater Impact Fee Chapter of this Report.

A total of four (4) existing and three (3) proposed projects were identified to develop the Wastewater Impact Fee Capital Improvements Plan. The total project cost (not impact fee eligible cost) to be evaluated is \$1,926,073.

Recoverable Project Costs

Impact Fees are a one-time fee meant to recover the incremental cost of the impact of each new unit of development creating new infrastructure needs within a ten-year window. With this consideration, the maximum assessable impact fee does not specifically cover the entire cost of a roadway, water, or wastewater project. The calculations that determine the percentage of a project's cost that is impact fee eligible are defined as the project's *recoverable cost*.

Roadway Recoverable Project Costs

The recoverable costs for roadway projects are calculated by first determining the net capacity of vehicle-miles supplied to support future growth within a 10-year window. This net capacity is then multiplied by the percentage of roadway capacity added attributable to this 10-year growth. This growth percentage is obtained through the derivation of a *transportation demand factor* (TDF), which computes the total vehicle-miles associated to a single land use development unit. The TDF is applied to both the net vehicle-miles supplied and the vehicle-mile growth projections to calculate the growth percentage needed to determine the total recoverable project costs, which total \$9,116,815 (pre-finance) over two (2) Roadway Service Areas. Per state law this recoverable cost is reduced to account for future ad valorem tax revenues from the new development.

Water Recoverable Project Costs

The recoverable costs for water projects are calculated by determining the increase in water demand due to growth over the 10-year window. The City's current and future populations were utilized to calculate the percent utilization of each identified impact fee eligible project. The change in utilization of each project is multiplied by the total project cost to determine total recoverable project cost. The total recoverable cost is then divided by the growth in additional service units to determine the maximum fee per service unit. The total recoverable costs for the water distribution system is \$5,288,647 (pre-finance).

Wastewater Recoverable Project Costs

The process for calculating the recoverable wastewater costs is similar to the water financial analysis. The recoverable costs for wastewater projects are calculated by determining the increase in wastewater flows due to growth over the 10-year window. The City's current and future populations were utilized to calculate the percent utilization of each identified impact fee eligible project. The change in utilization of each project is multiplied by the total project cost to determine total recoverable project cost. The total recoverable cost is then divided by the growth in additional service units to determine the maximum fee per service unit. The total recoverable costs for the wastewater collection system is \$1,476,960 (pre-finance).

Maximum Assessable Impact Fee Calculation

In simplest terms, the maximum impact fee allowable by law is calculated by dividing the recoverable cost of the Capital Improvement Plans by the number of new service units of development. In accordance with state law, both the cost of the Capital Improvement Plan and the number of new service units of development used in the equation are based on the growth and corresponding capacity needs projected to occur within a 10-year window. This calculation is performed for each service area individually; each service area has a stand-alone Capital Improvement Plan and 10-year growth projection.

In practice, there are many factors that complicate this calculation. The 2020 maximum impact fee allowable by law for each service area is shown in the following table:

Roadway Service Area	Roadway Maximum Fee Per Service Unit (Vehicle-Mile)	Water Maximum Fee Per Service Unit (3/4-inch Meter)	Wastewater Maximum Fee Per Service Unit (3/4-inch Meter)
1	\$1,204	\$16,615	\$4,503
2	\$1,937		

Adoption Process

Chapter 395 of the Texas Local Government Code stipulates a specific process for the adoption of impact fees. A Capital Improvements Advisory Committee (CIAC) is required to review the Land Use Assumptions and the Impact Fee Capital Improvements Plan used in calculating the maximum fee, and to provide the Committee's findings for consideration by the City Council. This CIAC also reviews the calculation and resulting maximum fees and provides its findings to the City Council. The composition of the CIAC is required to have adequate representation of the building and development communities. In Colleyville this is the Planning & Zoning Commission with an ETJ representative. The City Council then conducts a public hearing on the Land Use Assumptions, Capacity Plan, and Impact Fee Ordinance.

Following policy adoption, the CIAC is tasked with advising the City Council of the need to update the Land Use Assumptions or the Impact Fee Capital Improvements Plan at any time within five years of adoption. Finally, the CIAC oversees the proper administration of the Impact Fee, once in place, and advises the Council as necessary.

Chapter 395 of the Texas Local Government Code requires a minimum of one (1) public hearing before Council to amend an existing impact fee program. The public hearing to discuss the land use assumptions, capital improvements plan, and present a proposal for impact fee calculations will be held on December 7, 2021. The first reading to amend the existing impact fee ordinance will also occur on December 7, 2021 and the second reading will be on December 21, 2021.

Maximum Assessable and Adopted Impact Fee Comparison to Previous 2006 and 2012 Updates

Updates to the Roadway, Water, and Wastewater Impact Fees were previously completed in 2006 and 2012. A maximum assessable impact fee allowable by law was calculated, reviewed, and amendments were made to the previous impact fee ordinances in place as shown in the following table:

Impact Fee	2006		2012		2020	
	Maximum Assessable	Adopted (% of Max.)	Maximum Assessable	Adopted (% of Max.)	Maximum Assessable	Adopted (% of Max.)
Roadway Service Area 1	\$1,843	\$542 (29.4%)	\$2,360	\$1,222 (51.8%)	\$1,204	TBD
Roadway Service Area 2	\$2,165	\$541 (25%)	\$2,446	\$1,223 (50%)	\$1,937	TBD
Water	\$9,963	\$2,491 (25%)	\$6,100	\$2,491 (40.8%)	\$16,615	TBD
Wastewater	\$2,570	\$643 (25%)	\$2,521	\$643 (25.5%)	\$4,503	TBD

Chapter 1
Land Use Assumptions for the
2020 Impact Fee Study



Sept
2021

Prepared for the City of Colleyville

Prepared by:

Kimley-Horn and Associates, Inc.

801 Cherry Street, Unit 11, Suite 1300

Fort Worth, TX 76102

Phone 817 335 6511

TBPE Firm Registration Number: F-928

Project Number: 061063055

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JEFFREY A. WHITACRE, P.E.
SERIAL NUMBER: 102469
DATE: SEPTEMBER 2021

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1.1 PURPOSE

Chapter 395 of the Texas Local Government Code describes the procedure Texas political subdivisions must follow in order to assess impact fees for new development. The first step required in updating impact fees is the development of Land Use Assumptions. These Land Use Assumptions, which include both residential and employment estimates, form the basis for the development of impact fee Capital Improvement Plans (CIP) for roadway, water, and wastewater facilities.

Reasonable future growth estimates are necessary in order to aid the City of Colleyville in establishing the need for capital improvements required to serve future development. In accordance with Chapter 395, Kimley-Horn has compiled the information required to complete the Land Use Assumptions using the following sources:

- City of Colleyville 2035 Comprehensive Plan, Destination Colleyville (2015);
- City of Colleyville Thoroughfare Plan (2015);
- City of Colleyville Future Land Use;
- Building permit data; and
- City of Colleyville Staff.

1.2 COMPONENTS OF THE LAND USE ASSUMPTIONS CHAPTER

The Land Use Assumptions include the following components:

LAND USE ASSUMPTIONS METHODOLOGY

An overview of the general methodology used to generate the land use assumptions.

IMPACT FEE STUDY SERVICE AREAS

Explanation of the divisions of Colleyville into service areas for roadway, water, and wastewater facilities.

10-YEAR GROWTH ASSUMPTIONS

Walk through of the growth projections for 2020-2030.

LAND USE ASSUMPTIONS SUMMARY

A synopsis of the land use assumptions.

1.3 LAND USE ASSUMPTIONS METHODOLOGY

The residential and employment growth projections formulated in this chapter were calculated using reasonable and generally accepted planning principles. The following factors were considered in developing these projections:

- Character, type, density, location and quantity of existing development;
- Building permit data;
- Probable future developments;
- Location of vacant land;
- Future Land Use; and
- Physical holding capacity of Colleyville.

The City of Colleyville is nearing full build-out. As available greenfield developable land is becoming scarcer, new building permits are not expected to follow the same pattern of past years. For this reason, future land use assumptions in Colleyville are based on availability of land rather than building permit data history. Building permit data was analyzed and is presented as reference in Figures 1.1-1.2.

Figure 1.1 Historic Single-Family Building Permits

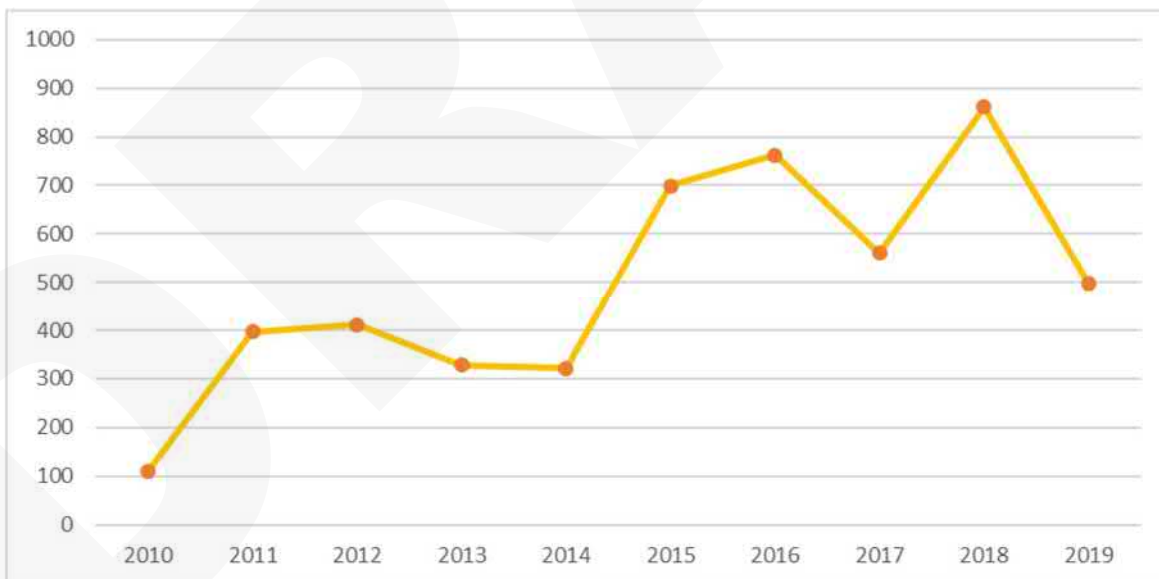
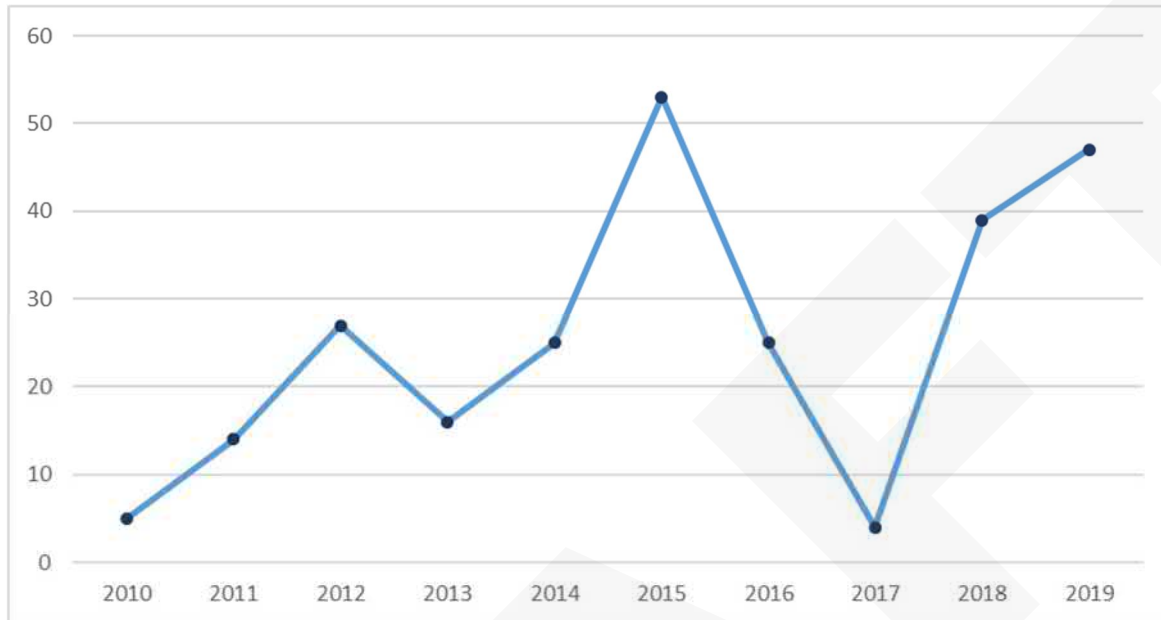


Figure 1.2 Historic Commercial Building Permits



Growth projections from 2020 – 2030 for the entire City of Colleyville were established using information from the 2035 Comprehensive Plan, available vacant land, probable future developments, and generally accepted planning principles. These City-wide growth projections were broken out into Service Area growth projections based the location of the probable future developments and an aerial overview determining the location of vacant land and the future land use.

Table 1.1 shows the amount of acreage identified as potential development over the next ten years. The land use was assumed based on either current zoning or the future land use plan.

Table 1.1 Future Land Use Assumptions of Currently Undeveloped Land

		Undeveloped Land
		Acres
SERVICE AREA 2 (WEST OF SH26)	Residential (R-20)	35
	Residential (R-40)	204
	Commercial	26
	Colleyville Boulevard Corridor	10
	Total	275
SERVICE AREA 1 (EAST OF SH26)	Residential (R-20)	29
	Residential (R-40)	60
	Commercial	0
	Colleyville Boulevard Corridor	16
	Total	106
TOTAL	Residential (R-20)	64
	Residential (R-40)	264
	Commercial	26
	Colleyville Boulevard Corridor	26
	Total	380

1.4 IMPACT FEE SERVICE AREAS

SERVICE AREA DEFINITION

According to Chapter 395 of the Local Government Code, a Service Area refers to the area within the corporate boundaries or extraterritorial jurisdiction of the political subdivision to be served by the capital improvement or facilities specified in the Capital Improvement Plan. Funds collected in the specific service areas must be spent in the service area collected.

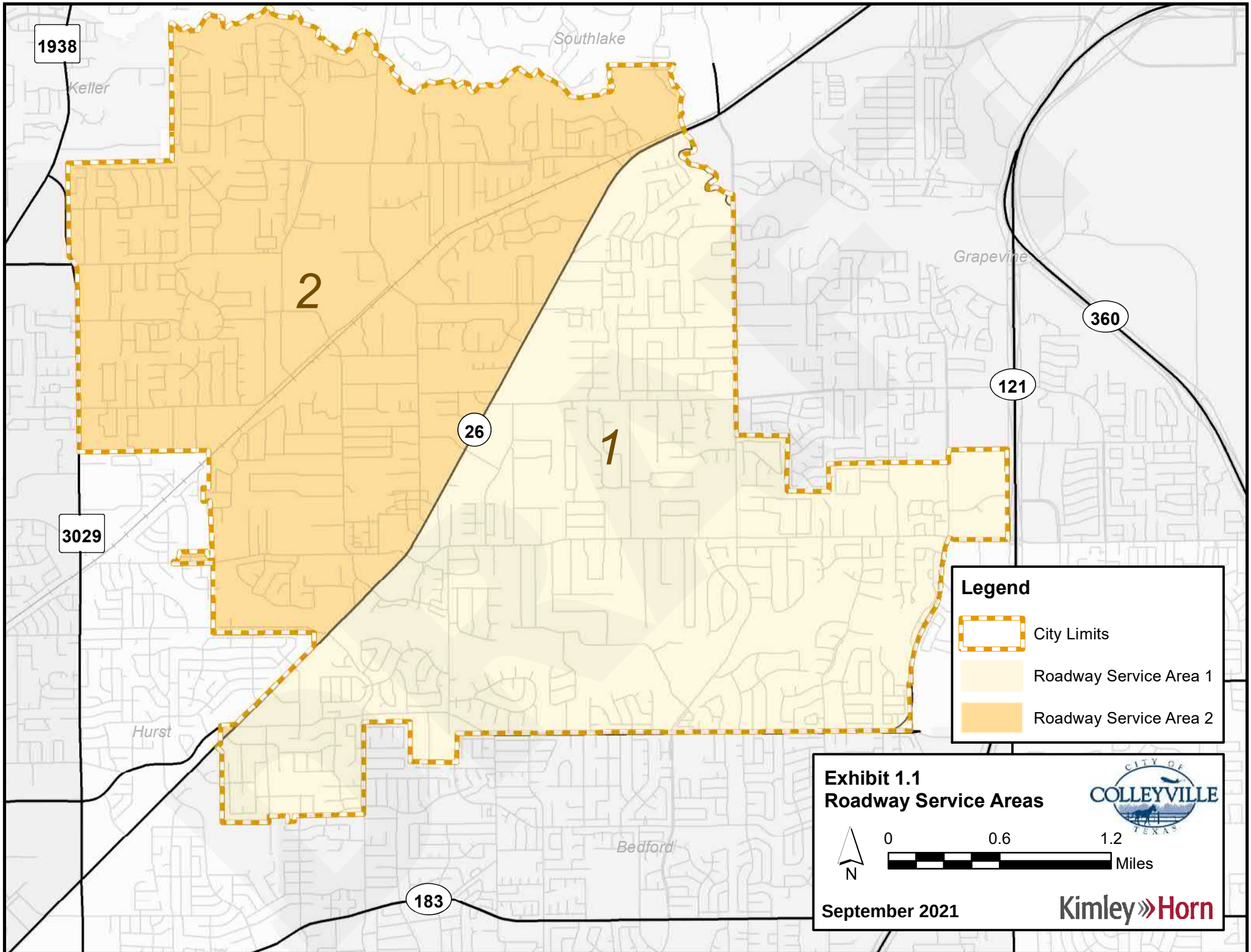
ROADWAY IMPACT FEE SERVICE AREAS

The geographic boundaries of the two (2) impact fee service areas for roadway facilities are shown in Exhibit 1.1. The roadway service areas cover the entire corporate boundary of the City of Colleyville. Chapter 395 of the Texas Local Government Code specifies that “the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six (6) miles.”

Service Area 1 is located east of SH 26/Colleyville Blvd. Service Area 2 is located west of SH 26/Colleyville Blvd.

WATER AND WASTEWATER IMPACT FEE SERVICE AREAS

The geographic boundaries of the impact fee service area for water and wastewater facilities are shown in Exhibit 1.2 and 1.3, respectively. The water and wastewater impact fee service areas include the area in the City’s water and wastewater Certificate of Convenience and Necessity (CCN).



Legend

- City Limits
- Roadway Service Area 1
- Roadway Service Area 2

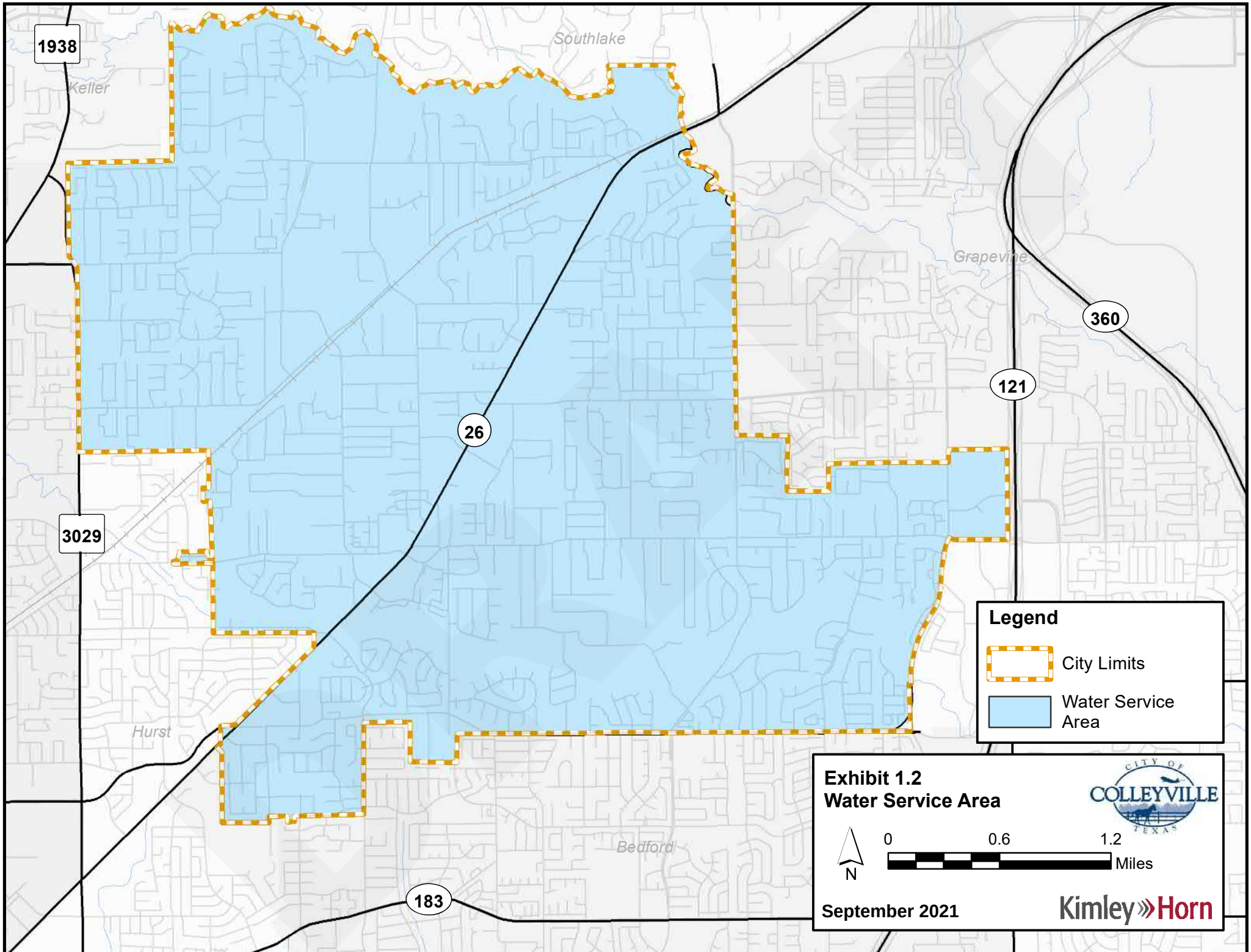
Exhibit 1.1
Roadway Service Areas

N

0 0.6 1.2 Miles

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1938

Keller

Southlake

Grapevine

360

121

26

3029

Hurst

183

Bedford

Legend

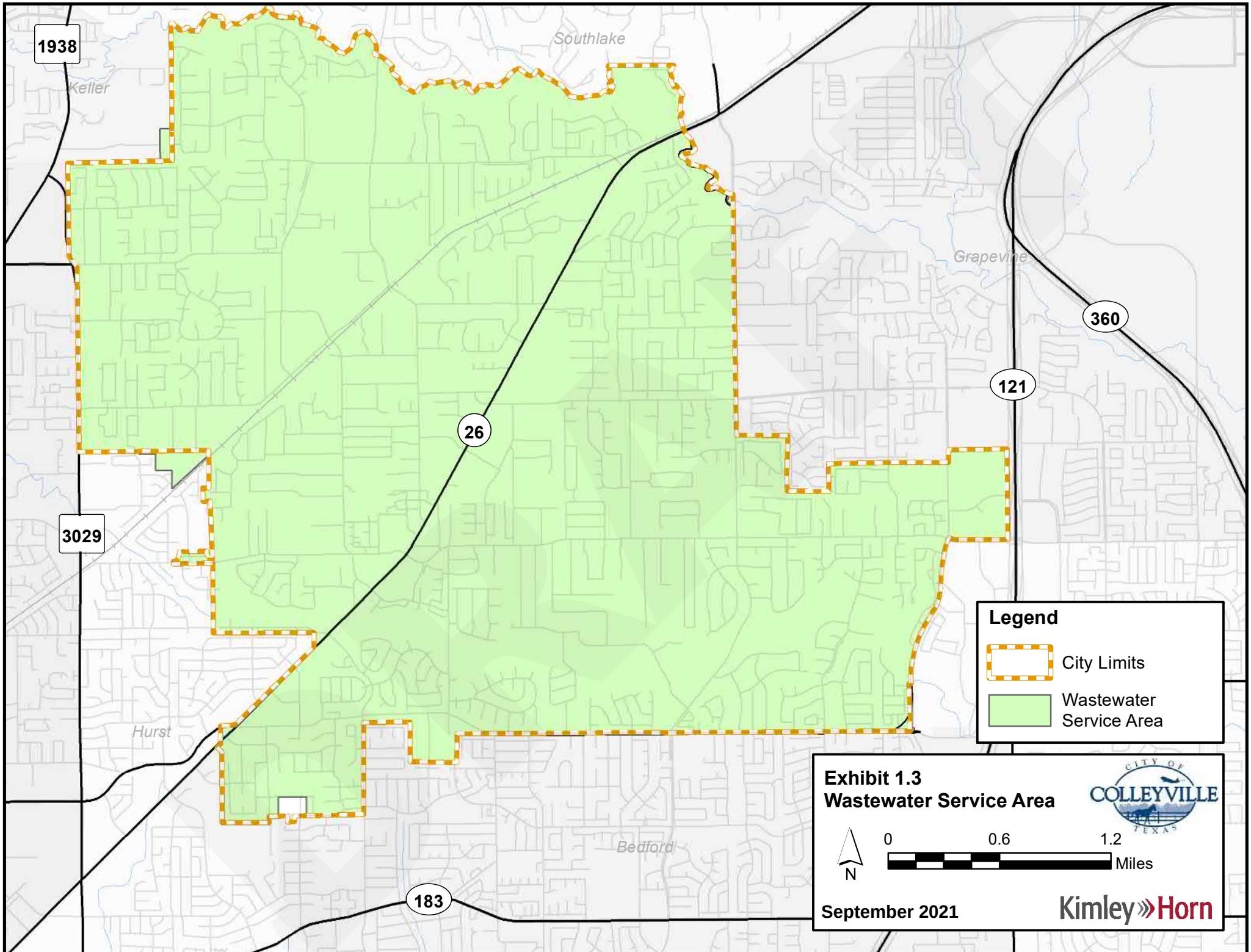
-  City Limits
-  Water Service Area

Exhibit 1.2
Water Service Area



 0 0.6 1.2 Miles

September 2021 **Kimley»Horn**



Legend

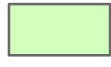
-  City Limits
-  Wastewater Service Area

Exhibit 1.3
Wastewater Service Area



 0 0.6 1.2 Miles

September 2021

Kimley»Horn

1.5 DATA FORMAT

The population and employment estimates were all compiled in accordance with the following categories and format:

IMPACT FEE SERVICE AREAS:

Larger zones, which correspond to the proposed roadway, water, and wastewater facilities service areas (as described in the previous section).

UNITS:

Number of dwelling units, both single and multifamily.

POPULATION:

Number of people based on person per dwelling unit factors.

EMPLOYMENT:

Square feet of building area based on three (3) different classifications:

Retail:

Land use activities which provide for the retail sale of goods that primarily serve households and whose location choice is oriented toward the household sector (i.e. grocery stores and restaurants).

Service:

Land use activities which provide personal and professional services such as government and other professional offices.

Basic:

Land use activities that produce goods and services, including those that are exported outside the local economy (i.e. manufacturing, construction, transportation, wholesale, trade, warehousing, and other industrial uses).

1.6 10-YEAR GROWTH SUMMARY

Table 1.2 summarizes the residential and employment 10-year growth projections within the City Limits. These projections were found using the undeveloped acreage and future land use assumptions, as shown in Table 1.1. Different land use densities were used based on the Comprehensive Plan. For residential land use R-20, a density of 2 units per acre was assumed, while for R-40, 1 unit per acre was assumed. A 0.2 Floor Area Ratio (FAR) was applied to all acreage assumed to be a non-residential land use.

Table 1.2 Residential and Employment Land Use Assumptions Growth Projections (2020 – 2030)

Service Area	Residential	Employment Units		
	Single Family	Basic Sq Ft	Service Sq Ft	Retail Sq Ft
1	119	14,000	57,000	71,000
2	274	8,000	124,000	177,000
<u>City Total</u>	<u>393</u>	<u>22,000</u>	<u>181,000</u>	<u>248,000</u>

1.7 SUMMARY

The following is a land use assumptions summary for the City limits. This City limit summary is equivalent to the roadway land use assumptions.

- The ten year (2020 - 2030) residential growth projection is approximately:
 - City Total = 393 Dwelling Units
- The ten-year (2020 - 2030) employment growth projection is approximately:
 - City Total = 451,000 ft²

Chapter 2
Roadway Impact Fee Study for the
2020 Impact Fee Study



Sept
2021

Prepared for the City of Colleyville

Prepared by:

Kimley-Horn and Associates, Inc.

801 Cherry Street, Unit 11, Suite 1300

Fort Worth, TX 76102

Phone 817 335 6511

TBPE Firm Registration Number: F-928

Project Number: 061063055

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JEFFREY A. WHITACRE, P.E.
SERIAL NUMBER: 102469
DATE: SEPTEMBER 2021

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2.1 INTRODUCTION

Chapter 395 of the Texas Local Government Code describes the procedure political subdivisions must follow to create and implement impact fees. Chapter 395 defines an Impact Fee as “a charge or assessment imposed by a political subdivision against new development to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development.”

The City has retained Kimley-Horn and Associates, Inc. to provide professional transportation engineering services for the 2020 Roadway Impact Fee Update. This chapter includes details of the Roadway Impact Fee calculation methodology in accordance with Chapter 395, the applicable Land Use Assumptions, development of the Roadway Impact Fee CIP, and the Land Use Equivalency Table.

This report references two of the basic inputs to the Roadway Impact Fee:

1. Land Use Assumptions (LUA)
2. Roadway Impact Fee Capital Improvements Plan (RIF CIP)

Information from these LUA and RIF CIP are used extensively throughout the remainder of the report. There is a detailed discussion of the methodology for the computation of impact fees. This discussion is broken into three components:

1. Methodology for Roadway Impact Fees
2. Roadway Impact Fee Calculation
3. Plan for the Roadway Impact Fee Credit

The components of the Methodology for Roadway Impact Fees include development of:

- Service Areas
- Service Units
- Cost Per Service Unit
- RIF CIP Costing Methodology
- Summary of RIF CIP Costs
- Service Unit Calculation

The Roadway Impact Fee Calculation includes the calculation of the:

- Maximum Assessable Impact Fee Per Service Unit
- Service Unit Demand Per Unit of Development

The Plan for Awarding the Roadway Impact Fee Credit details the maximum assessable impact fee per service unit that may be applied under Chapter 395 of the Texas Local Government Code.

2.2 LAND USE ASSUMPTIONS

SUMMARY

The methodology for land use assumptions is presented in Chapter 1: Land Use Assumptions for the 2020 Impact Fee Study. Table 2.1 presents the land use assumptions that were utilized in the roadway impact fee development. This table illustrates growth that is projected for the City of Colleyville from 2020 – 2030. These values were derived based on undeveloped land area, future land use data from the 2035 Comprehensive Plan, “Destination Colleyville”, and input from City Staff on known future development locations.

Table 2.1 Residential and Employment Land Use Assumptions Growth Projections (2020 – 2030)

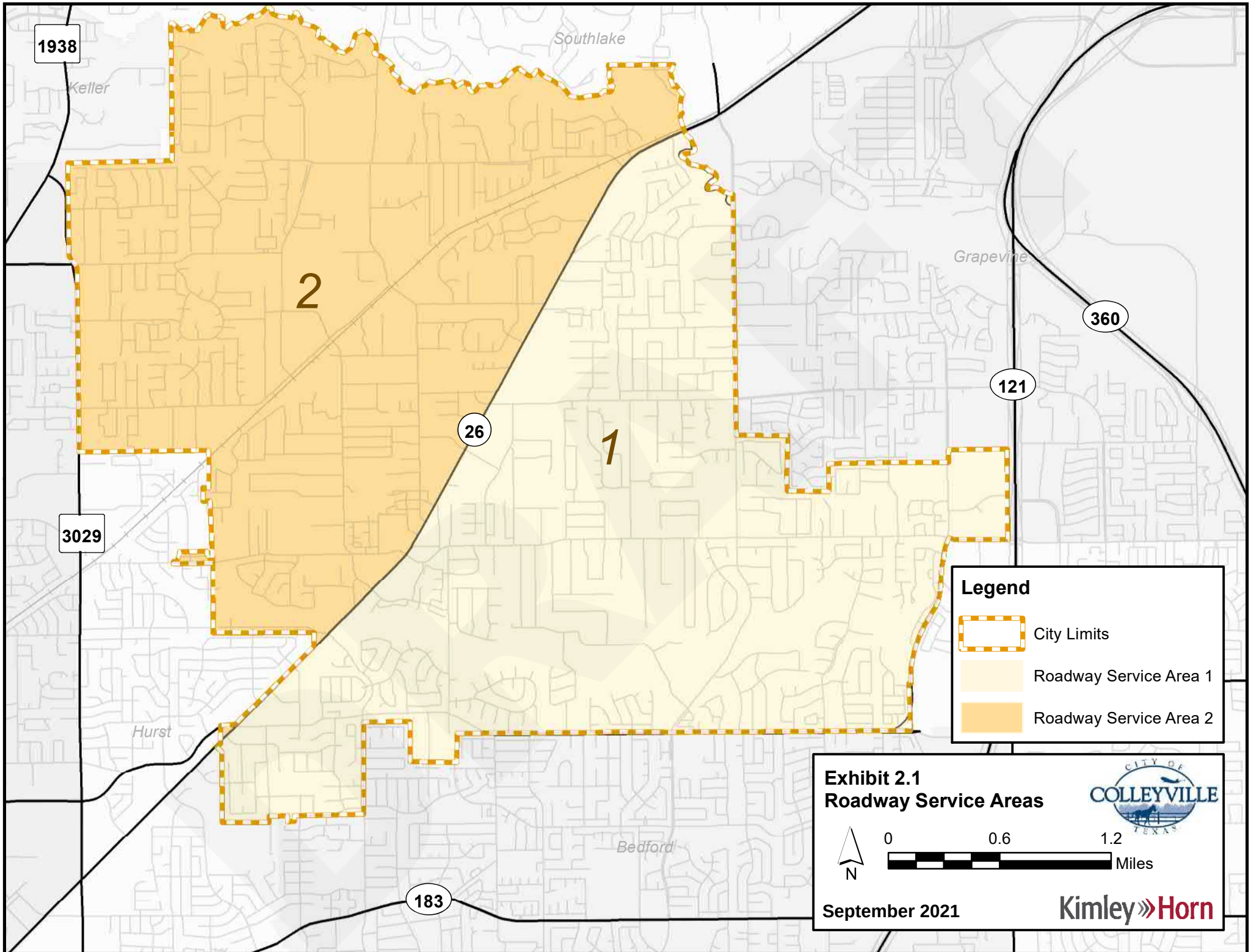
Service Area	Residential Units	Employment Units		
	Single Family	Basic Sq Ft	Service Sq Ft	Retail Sq Ft
1	119	14,000	57,000	71,000
2	274	8,000	124,000	178,000
City Total	393	22,000	181,000	249,000

ROADWAY IMPACT FEE SERVICE AREAS

The geographic boundary of the proposed roadway impact fee service areas is shown in Exhibit 2.1. The City of Colleyville is divided into two (2) service areas. The service areas were based upon input from the City of Colleyville staff.

- Service Area 1 is located east of SH 26/Colleyville Blvd.
- Service Area 2 is located west of SH 26/Colleyville Blvd.

All thoroughfare facilities are assumed to be 100% within the City Limits, apart from facilities that are on the boundary of the service areas. In this instance, the proposed boundary is intended to follow the centerline of the roadway.



Legend

- City Limits
- Roadway Service Area 1
- Roadway Service Area 2

Exhibit 2.1
Roadway Service Areas

N

0 0.6 1.2 Miles

September 2021

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2.3 ROADWAY IMPACT FEE CAPITAL IMPROVEMENTS PLAN

The City has identified the roadway projects needed to accommodate the projected growth within the City. The Colleyville Thoroughfare Plan is the ultimate plan for the infrastructure within the City Limits. Only capacity improvements still needed to build out the Thoroughfare Plan to accommodate the expected growth within the next 10-years are included in the RIF CIP. The RIF CIP consists of 3 categories of projects. They are as follows:

- Widening – Existing roadways not currently built to the ultimate classification in the Thoroughfare Plan and must be completely reconstructed.
- Completed – Completed project with excess capacity available to serve new growth that the City contributed to financially.
- Intersections – Major intersection improvements identified by the City and identified as either completed or proposed.

All the roadway facilities identified are part of the currently adopted Thoroughfare Plan.

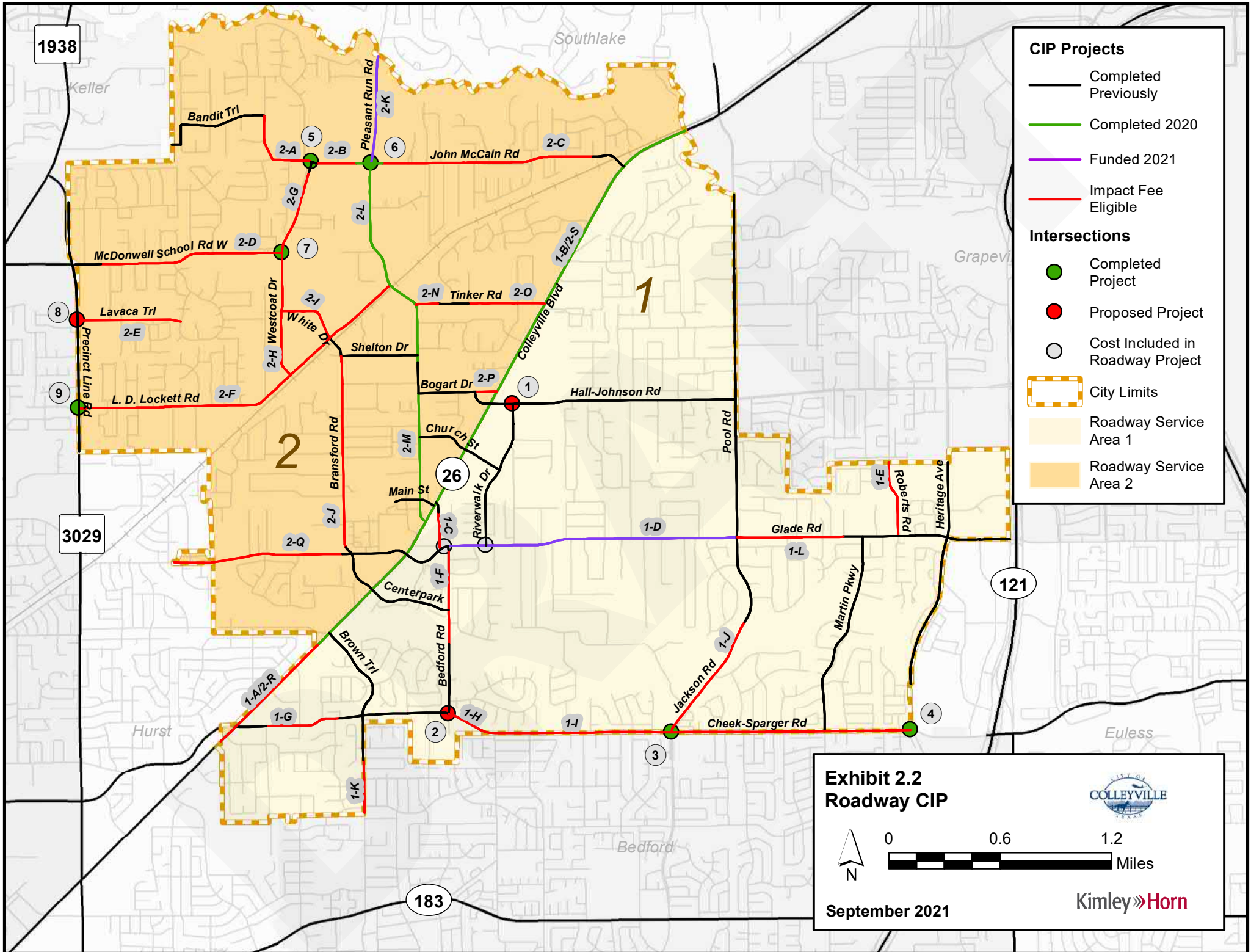
The proposed RIF CIP is listed in Tables 2.2 – 2.3 and mapped in Exhibit 2.2. The tables show the length of each project as well as the facility's Thoroughfare Plan classification. The RIF CIP was developed in conjunction with input from City of Colleyville staff and represents projects that will be needed to accommodate the growth projected in Chapter 1: Land Use Assumptions for the 2020 Impact Fee Study.

Table 2.2 10-Year Roadway Impact Fee Capital Improvements Plan – Service Area 1

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
SA 1 (East of SH 26)	1-A/2-R	P6D	Colleyville Blvd	475' S of Brown Trl (City Limits) to 600' S of Cheek Sparger Rd	0.74	50%
	1-B/2-S	P6D	Colleyville Blvd	2,030' N of John McCain Rd (City Limits) to 475' S of Brown Trl	3.46	50%
	1-C	C2U	Thompson Terr	Colleyville Blvd to Old Glade Rd	0.20	100%
	1-D	M2D	Glade Rd	Bedford Rd to Pool Rd	1.56	100%
	1-E	C2U	Roberts Rd	2,140' N of Glade Rd (City Limits) to Glade Rd	0.41	100%
	1-F	C2U	Bedford Rd	115' S of Glade Rd to Little Bear Creek	0.51	100%
	1-G	M4U (1/2)	Cheek-Sparger Rd	San Bar Ln to Del Mar Ct	0.40	100%
	1-H	M4U (1/2)	Cheek-Sparger Rd	Bedford Rd to 1,270' E of Bedford Rd	0.24	100%
	1-I	M4U (1/2)	Cheek-Sparger Rd	1,270' E of Bedford Rd to Heritage Ave (City Limits)	2.27	50%
	1-J	M4U (1/2)	Jackson Rd	2,540' S of Glade Rd to Cheek Sparger Rd	0.72	100%
	1-K	M4U (1/2)	Brown Trl	350' S of Autumn Oaks to 145' S of Quail Crest Dr	0.28	100%
	1-L	M4U (1/2)	Glade Rd	Pool Rd to Strathmore Terr	0.57	100%
	1-1	Intersection	Hall Johnson Rd & Riverwalk Dr	Intersection Improvements		100%
	1-2	Intersection	Bedford Rd & Cheek-Sparger Rd	Intersection Improvements		100%
	1-3	Intersection	Jackson Rd & Cheek-Sparger Rd	Intersection Improvements		50%
	1-4	Intersection	Heritage Ave & Cheek-Sparger Rd	Intersection Improvements		50%

Table 2.3 10-Year Roadway Impact Fee Capital Improvements Plan – Service Area 2

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
SA 2 (West of SH 26)	2-A	C2U	John McCain Rd	Bandit Tr to Westcoat Dr	0.46	100%
	2-B	C2U	John McCain Rd	150' E of Westcoat Dr to 430' W of Pleasant Run Rd	0.21	100%
	2-C	C2U	John McCain Rd	315' E of Pleasant Run Rd to Maranatha Ct	1.14	100%
	2-D	C2U	McDonwell School Rd W	Herbert Rd to Westcoat Dr	0.99	100%
	2-E	C2U	Lavaca Trl	Precinct Line Rd (City Limits) to Mustang Tr	0.56	100%
	2-F	C2U	L. D. Lockett Rd	Precinct Line Rd (City Limits) to Pleasant Run Rd	1.93	100%
	2-G	C2U	Westcoat Dr	300' S of John McCain Rd to McDonwell School Rd	0.46	100%
	2-H	C2U	Westcoat Dr	McDonwell School Rd to L D Lockett Rd	0.68	100%
	2-I	C2U	White Dr	Westcoat Dr to L D Lockett Rd	0.35	100%
	2-J	C2U	Bransford Rd	Shelton Dr to 220' N of Glade Rd	1.03	100%
	2-K	C2U	Pleasant Run Rd	3,080' N of John McCain Rd (City Limits) to John McCain Rd	0.58	100%
	2-L	C2U	Pleasant Run Rd	John McCain Rd to 200' S of Shelton Dr	1.17	100%
	2-M	C2U	Pleasant Run Rd	Bogart Dr to Colleyville Blvd	0.70	100%
	2-N	C2U	Tinker Rd	Pleasant Run Rd to 645' E of Pleasant Run Rd	0.12	100%
	2-O	C2U	Tinker Rd	Caldwell Hughes Rd to Colleyville Blvd	0.41	100%
	2-P	C2U	Bogart Dr	Hall Johnson Rd to Colleyville Blvd	0.12	100%
	2-Q	M4U (1/2)	Glade Rd	5,100' W of Bransford Rd (City Limits) to 265' W of Bransford Rd	0.91	100%
	1-A/2-R	P6D	Colleyville Blvd	475' S of Brown Trl (City Limits) to 600' S of Cheek Sparger Rd	0.74	50%
	1-B/2-S	P6D	Colleyville Blvd	2,030' N of John McCain Rd (City Limits) to 475' S of Brown Trl	3.46	50%
	I-5	Intersection	John McCain Rd & Westcoat Dr	Intersection Improvements		100%
	I-6	Intersection	John McCain Rd & Pleasant Run Rd	Intersection Improvements		50%
	I-7	Intersection	McDonwell School Rd & Westcoat Dr	Intersection Improvements		100%
	I-8	Intersection	Precinct Line Rd & Lavaca Trl	Intersection Improvements		50%
	I-9	Intersection	L.D. Lockett Rd & Precinct Line Rd	Intersection Improvements		50%



CIP Projects

- Completed Previously
- Completed 2020
- Funded 2021
- Impact Fee Eligible

Intersections

- Completed Project
- Proposed Project
- Cost Included in Roadway Project
- City Limits
- Roadway Service Area 1
- Roadway Service Area 2

**Exhibit 2.2
Roadway CIP**



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2.4 METHODOLOGY FOR ROADWAY IMPACT FEES

SERVICE AREAS

The two (2) service areas used in the 2020 Roadway Impact Fee Study are shown in the previously referenced Exhibit 2.1. These service areas cover the entire corporate boundary of the City of Colleyville. Chapter 395 of the Texas Local Government Code specifies that “the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six (6) miles.” The service areas in the 2020 Roadway Impact Fee Study are consistent with the specification of Chapter 395 of the Texas Local Government Code. Service Area 1 is located east of SH 26/Colleyville Boulevard and Service Area 2 is located west of SH 26/Colleyville Boulevard. Both service areas are approximately four (4) miles in diameter.

SERVICE UNITS

The “service unit” is a measure of consumption or use of the capital facilities by new development. In other words, it is the unit of measure used in the 2020 Roadway Impact Fee Study to quantify the supply and demand for roads in the City. For transportation purposes, the service unit is defined as a vehicle-mile. Below is the definition for vehicle-mile.

Vehicle-Mile: The capacity consumed in a single lane in the PM peak hour by a vehicle making a trip one mile in length. The PM Peak is used as the basis for transportation planning and the estimation of trips caused by new development.

Total Vehicle-Miles of Supply: Based on the total length (miles), number of lanes, and capacity (vehicles per hour) provided by the Thoroughfare Plan (see Appendix B).

Total Vehicle-Miles of Demand: Based on the 10-year growth projections. The demand is equal to PM Trip Rate (trips) * Trip Length (miles).

The capacity values used in the 2020 Roadway Impact Fee Study are based upon generally accepted thoroughfare capacity criteria. Tables 2.4 and 2.5 show the service volumes as a function of the City of Colleyville’s Thoroughfare Plan classifications.

Table 2.4 Service Volumes for Proposed Facilities

Thoroughfare Plan Classification	Median Configuration	Hourly Vehicle-Mile Capacity per Lane-Mile of Roadway Facility
P6D - Principal Arterial	Divided	900
M4D - Minor Arterial		725
M2D - Minor Arterial		725
M4U - Minor Arterial	Undivided	650
M2U - Minor Arterial		650
C3U - Major Collector		575
C2U - Major Collector		525
C2U - Minor Collector		525

*Note: Used in Appendix B – CIP Units of Supply

Table 2.5 Service Volumes for Existing Facilities

Existing Section	Description	Hourly Vehicle-Mile Capacity per Lane-Mile of Roadway Facility
C2U	Minor Collector - Two-lane undivided	425
C2U	Major Collector - Two-lane undivided	425
C3U	Major Collector - Three-lane undivided (W/ TWLTL)	575
M2U	Minor Arterial - Two-lane undivided	650
M2D	Minor Arterial - Two-lane divided	700
M4U	Minor Arterial - Four-lane undivided	650
M4D	Minor Arterial - Four-lane divided	700
M5U	Minor Arterial - Five-lane undivided (W/ TWLTL)	725
P6U	Principal Arterial - Six-lane undivided	750
P6D	Principal Arterial - Six-lane divided	900

COST PER SERVICE UNIT

A fundamental step in the impact fee process is to establish the cost for each service unit. In the case of the Roadway Impact Fee, this is the cost for each vehicle-mile of travel. Thus, it is the cost to construct a roadway (lane-mile) needed to accommodate a vehicle-mile of travel. The cost per service unit is calculated for each service area based on the roadway projects within that service area.

The second component of the cost per service unit is the determination of the number of service units in each service area. This number is the measure of the growth in transportation demand that is projected to occur in the ten-year period. Chapter 395 requires that Impact Fees be assessed only to pay for growth projected to occur in the city limits within the next ten-years. As noted earlier, the units of demand are vehicle-miles of travel.

ROADWAY IMPACT FEE CIP COSTING METHODOLOGY

All of the project costs for a facility which serves the overall transportation system are eligible to be included in the RIF CIP. Chapter 395 of the Texas Local Government Code specifies that the allowable costs are "...including and limited to the:

1. Construction contract price;
2. Surveying and engineering fees;
3. Land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees; and
4. Fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the CIP who is not an employee of the political subdivision."

The engineer's opinion of the probable costs of the projects in the RIF CIP are based, in part, on the calculation of a unit cost of construction. This means that a cost per linear foot of roadway is calculated based on an average price for the various components of roadway construction. This allows the probable cost to be determined by the type of facility being constructed, the number of lanes, and the length of the project. The costs for location-specific items such as bridges, highway ramps, drainage structures, or any other special components are added to each project, as appropriate. In addition, future Colleyville Boulevard from Brown Trail to Cheek Sparger Road has been included in the CIP as a 20% portion of the total cost where the City anticipates contributing a portion of the total project costs. This cost assumption is based on the typical cost that the City is responsible for in a state project such as utility adjustments, street lighting, landscaping, and engineering and survey. Based upon discussions with City of Colleyville staff,

State, County, and developer-driven projects in which the City has contributed a portion of the total project cost have been included in the RIF CIP as lump sum costs. The following is a detailed description of the costing worksheet/methodology for the RIF CIP.

Overview of Roadway Impact Fee CIP Costing Worksheets

For each project a specific costing worksheet has been developed (see Appendix A). Each worksheet contains project information, construction pay items, construction component allowances, and a summary of costs and allowances. An example costing sheet can be seen below.

City of Colleyville		Kimley-Horn and Associates, Inc.			
2020 Roadway Impact Fee Update		updated: 10/21/2020			
Conceptual Level Project Cost Projection					
Project Information:		Description:	Project No. 1-C		
Name:	Thompson Terr	This project consists of the reconstruction of an existing two-lane undivided facility to a two-lane undivided collector facility.			
Limits:	Colleyville Blvd to Old Glade Rd				
Impact Fee Class:	C2U				
Ultimate Class:	C2U				
Length (lf):	1,061				
Service Area(s):	1				
Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	1,946	CY	\$ 27.00	\$ 52,536
201	6" Lime Stabilization (with Lime @ 30#/sy)	3,892	SY	\$ 3.50	\$ 13,620
301	7" Concrete Pavement	3,656	SY	\$ 60.00	\$ 219,341
401	4" Topsoil	3,774	SY	\$ 10.00	\$ 37,736
601	5' Concrete Sidewalk	10,613	SF	\$ 8.00	\$ 84,906
501	Concrete Driveway Approach	1	EA	\$ 4,000.00	\$ 4,000
Paving Construction Cost Subtotal:					\$ 412,140
Major Construction Component Allowances**:					
Item Description		Notes		Allowance	Item Cost
✓ Prep ROW				6%	\$ 24,728
✓ Traffic Control		Construction Phase Traffic Control		5%	\$ 20,607
✓ Pavement Markings/Markers				3%	\$ 12,364
✓ Roadway Drainage		Standard Internal System		25%	\$ 103,035
✓ Illumination				6%	\$ 24,728
Special Drainage Structures		None Anticipated		0%	\$ -
✓ Water		Minor Adjustments		6%	\$ 24,728
✓ Sewer		Minor Adjustments		4%	\$ 16,486
✓ Establish Turf / Erosion Control				3%	\$ 12,364
✓ Basic Landscaping				3%	\$ 12,364
Other:				\$0	\$ -
**Allowances based on % of Paving Construction Cost Subtotal				Allowance Subtotal:	\$ 251,405
Paving and Allowance Subtotal:				\$	663,545
Construction Contingency:				15%	\$ 99,532
Mobilization:				6%	\$ 5,972
Construction Cost TOTAL:				\$	770,000
Impact Fee Project Cost Summary					
Item Description		Notes:		Allowance	Item Cost
Construction:				-	\$ 770,000
Engineering/Survey/Testing:				18%	\$ 138,600
Previous Town contribution					
Other					
ROW/Easement Acquisition:		Existing Alignment		15%	\$ 115,500
Impact Fee Project Cost TOTAL:				\$	1,024,000
NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Colleyville. The planning level cost projections shall not supersede the City's design standards contained or the determination of the City Engineer for a specific project.					

Project Information

In order to correctly estimate the cost of a roadway project, several attributes are first identified:

- Project Number – Identifies which Service Area the project is in with a corresponding number. The corresponding number does not represent any prioritizations and is used only to identify projects.
- Name – A unique identifier for each project.
- Limits – Represents the beginning and ending location for each project.
- Impact Fee Class – The costing class to be used in the analysis. The impact fee class provides the width for the various elements in the roadway. The construction costs are variable, based on the proposed Thoroughfare Plan classification of the roadway. For example, M4U indicates an undivided Major Arterial with 4 lanes. An M4U Impact Fee Class means the entire roadway is to be constructed. Additional classifications are utilized in cases where a portion of the facility currently exists and the road is only to be widened. The following notations are used for these projects:
 - o “(1/2)” for facilities where half the facility still needs to be constructed
- Ultimate Class – The functional classification on the City of Colleyville’s Thoroughfare Plan.
- Length (ft) – The distance measured in feet that is used to cost out the project.
- Service Area(s) – Represents the service area where the project is located. Multiple service areas will be listed if the project lies along a service area boundary.
- Description – Used to describe the project type assumed in the costing such as a widening or completed.

Roadway Construction Costs

A typical roadway project consists of a number of costs, including the following: construction, design engineering, survey, and right-of-way acquisition. While the construction cost component of a project may actually consist of approximately 100 various pay items, a simplified approach was used for developing the conceptual level project costs. The pay items are listed below:

- | | |
|----------------------|------------------------------|
| • Street Excavation | • Earthwork/Topsoil |
| • Lime Stabilization | • Sidewalk/Trail |
| • Concrete Pavement | • Concrete Driveway Approach |

Construction Component Allowances

A percentage of the roadway construction cost is allotted for various major construction component allowances, as appropriate. These allowances include preparation of ROW, traffic control, signage and pavement markings, drainage, street lighting, minor utility adjustments, turf/erosion control, and basic landscaping.

If the project type is "New," traffic control was set to 0%. If the project type is "Widening", traffic control was set to 5%.

CIP Allowances

To determine the total Impact Fee project cost, 15% of the Roadway Construction Costs and Construction Component Allowances subtotal is added for contingency and 6% for mobilization.

Impact Fee Project Costs

The Impact Fee Project Cost Total is then the Roadway Construction Costs, Construction Component Allowances, and CIP Allowances. In addition, 18% of the Construction Cost total is added for engineering, surveying, and testing. If the project type is "New", an additional 30% was added for ROW/easement acquisition; if the project type is "Widening", a ROW/easement acquisition was set to 15%. State highway projects were included with a projected contribution of 20% of the total project.

Project cost total for some projects were based on cost estimates from the City, rather than the above methodology.

SUMMARY OF ROADWAY IMPACT FEE CIP COSTS

Tables 2.6 – 2.7 are the 10-Year RIF CIP project lists for each service area with planning level project costs. Individual project cost worksheets can be seen in Appendix A, Conceptual Level Project Cost Projections. It should be noted that these tables reflect only conceptual-level opinions or assumptions regarding the portions of future project costs that are potentially recoverable through impact fees. Actual project costs are likely to change with time and are dependent on market and economic conditions that cannot be predicted.

The RIF CIP establishes the list of projects for which Impact Fees may be utilized. Projects not included in the RIF CIP are not eligible to receive impact fee funding. The cost projections utilized in this study should not be utilized for the City's construction CIP.

Table 2.6 10-Year Roadway Impact Fee CIP with Conceptual Level Cost Projections – Service Area 1

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area	
SA 1 (East of SH 26)	1-A/2-R	P6D	Colleyville Blvd	475' S of Brown Trl (City Limits) to 600' S of Cheek Sparger Rd	0.74	50%	\$ 1,893,200	\$ 946,600	
	1-B/2-S	P6D	Colleyville Blvd	2,030' N of John McCain Rd (City Limits) to 475' S of Brown Trl	3.46	50%	\$ 5,070,000	\$ 2,535,000	
	1-C	C2U	Thompson Terr	Colleyville Blvd to Old Glade Rd	0.20	100%	\$ 1,024,000	\$ 1,024,000	
	1-D	M2D	Glade Rd	Bedford Rd to Pool Rd	1.56	100%	\$ 11,655,011	\$ 11,655,011	
	1-E	C2U	Roberts Rd	2,140' N of Glade Rd (City Limits) to Glade Rd	0.41	100%	\$ 1,653,000	\$ 1,653,000	
	1-F	C2U	Bedford Rd	115' S of Glade Rd to Little Bear Creek	0.51	100%	\$ 2,583,000	\$ 2,583,000	
	1-G	M4U (1/2)	Cheek-Sparger Rd	San Bar Ln to Del Mar Ct	0.40	100%	\$ 1,589,000	\$ 1,589,000	
	1-H	M4U (1/2)	Cheek-Sparger Rd	Bedford Rd to 1,270' E of Bedford Rd	0.24	100%	\$ 947,000	\$ 947,000	
	1-I	M4U (1/2)	Cheek-Sparger Rd	1,270' E of Bedford Rd to Heritage Ave (City Limits)	2.27	50%	\$ 8,940,000	\$ 4,470,000	
	1-J	M4U (1/2)	Jackson Rd	2,540' S of Glade Rd to Cheek Sparger Rd	0.72	100%	\$ 2,824,000	\$ 2,824,000	
	1-K	M4U (1/2)	Brown Trl	350' S of Autumn Oaks to 145' S of Quail Crest Dr	0.28	100%	\$ 1,107,000	\$ 1,107,000	
	1-L	M4U (1/2)	Glade Rd	Pool Rd to Strathmore Terr	0.57	100%	\$ 2,264,000	\$ 2,264,000	
	1-1	Intersection	Hall Johnson Rd & Riverwalk Dr	Intersection Improvements		100%	\$ 1,000,000	\$ 1,000,000	
	1-2	Intersection	Bedford Rd & Cheek-Sparger Rd	Intersection Improvements		100%	\$ 1,000,000	\$ 1,000,000	
	1-3	Intersection	Jackson Rd & Cheek-Sparger Rd	Intersection Improvements		50%	\$ 1,931,523	\$ 965,761	
	1-4	Intersection	Heritage Ave & Cheek-Sparger Rd	Intersection Improvements		50%	\$ 250,000	\$ 125,000	
		Service Area Project Cost Subtotal							\$ 36,688,372
		2020 Roadway Impact Fee Update Cost Per Service Area							\$ 27,550
	Total Cost in SERVICE AREA 1							\$ 36,715,922	

- These planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Projects within the City of Colleyville
- These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

Table 2.7 10-Year Roadway Impact Fee CIP with Conceptual Level Cost Projections – Service Area 2

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
SA 2 (West of SH 26)	2-A	C2U	John McCain Rd	Bandit Tr to Westcoat Dr	0.46	100%	\$ 2,316,000	\$ 2,316,000
	2-B	C2U	John McCain Rd	150' E of Westcoat Dr to 430' W of Pleasant Run Rd	0.21	100%	\$ 1,091,000	\$ 1,091,000
	2-C	C2U	John McCain Rd	315' E of Pleasant Run Rd to Maranatha Ct	1.14	100%	\$ 5,789,000	\$ 5,789,000
	2-D	C2U	McDonwell School Rd W	Herbert Rd to Westcoat Dr	0.99	100%	\$ 5,025,000	\$ 5,025,000
	2-E	C2U	Lavaca Trl	Precinct Line Rd (City Limits) to Mustang Tr	0.56	100%	\$ 2,837,000	\$ 2,837,000
	2-F	C2U	L. D. Lockett Rd	Precinct Line Rd (City Limits) to Pleasant Run Rd	1.93	100%	\$ 9,803,000	\$ 9,803,000
	2-G	C2U	Westcoat Dr	300' S of John McCain Rd to McDonwell School Rd	0.46	100%	\$ 2,343,000	\$ 2,343,000
	2-H	C2U	Westcoat Dr	McDonwell School Rd to L D Lockett Rd	0.68	100%	\$ 3,454,000	\$ 3,454,000
	2-I	C2U	White Dr	Westcoat Dr to L D Lockett Rd	0.35	100%	\$ 1,781,000	\$ 1,781,000
	2-J	C2U	Bransford Rd	Shelton Dr to 220' N of Glade Rd	1.03	100%	\$ 5,244,000	\$ 5,244,000
	2-K	C2U	Pleasant Run Rd	3,080' N of John McCain Rd (City Limits) to John McCain Rd	0.58	100%	\$ 3,328,000	\$ 3,328,000
	2-L	C2U	Pleasant Run Rd	John McCain Rd to 200' S of Shelton Dr	1.17	100%	\$ 4,769,000	\$ 4,769,000
	2-M	C2U	Pleasant Run Rd	Bogart Dr to Colleyville Blvd	0.70	100%	\$ 231,000	\$ 231,000
	2-N	C2U	Tinker Rd	Pleasant Run Rd to 645' E of Pleasant Run Rd	0.12	100%	\$ 626,000	\$ 626,000
	2-O	C2U	Tinker Rd	Caldwell Hughes Rd to Colleyville Blvd	0.41	100%	\$ 2,092,000	\$ 2,092,000
	2-P	C2U	Bogart Dr	Hall Johnson Rd to Colleyville Blvd	0.12	100%	\$ 599,000	\$ 599,000
	2-Q	M4U (1/2)	Glade Rd	5,100' W of Bransford Rd (City Limits) to 265' W of Bransford Rd	0.91	100%	\$ 3,586,000	\$ 3,586,000
	1-A/2-R	P6D	Colleyville Blvd	475' S of Brown Trl (City Limits) to 600' S of Cheek Sparger Rd	0.74	50%	\$ 1,219,200	\$ 609,600
	1-B/2-S	P6D	Colleyville Blvd	2,030' N of John McCain Rd (City Limits) to 475' S of Brown Trl	3.46	50%	\$ 5,070,000	\$ 2,535,000
	1-5	Intersection	John McCain Rd & Westcoat Dr	Intersection Improvements		100%	\$ 1,142,907	\$ 1,142,907
	1-6	Intersection	John McCain Rd & Pleasant Run Rd	Intersection Improvements		50%	\$ 753,196	\$ 376,598
	1-7	Intersection	McDonwell School Rd & Westcoat Dr	Intersection Improvements		100%	\$ 1,452,805	\$ 1,452,805
	1-8	Intersection	Precinct Line Rd & Lavaca Trl	Intersection Improvements		50%	\$ 750,000	\$ 375,000
	1-9	Intersection	L.D. Lockett Rd & Precinct Line Rd	Intersection Improvements		50%	\$ 310,000	\$ 155,000
	Service Area Project Cost Subtotal							\$ 61,560,910
	2020 Roadway Impact Fee Update Cost Per Service Area							\$ 27,550
Total Cost in SERVICE AREA 2							\$ 61,588,460	

- These planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Projects within the City of Colleyville.
- These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

SERVICE UNIT CALCULATION

The basic service unit for the computation of Colleyville's Roadway Impact Fee is the vehicle-mile of travel during the afternoon peak-hour. To determine the cost per service unit, it is necessary to project the growth in vehicle-miles of travel for the service areas for the ten-year period.

The growth in vehicle-miles from 2020 to 2030 is based upon projected changes in residential units and employment for the period. These growth projections are discussed in Chapter 1: Land Use Assumptions for the 2020 Impact Fee Study.

For the purposes of impact fees, all developed and developable land is categorized as either residential or non-residential. For residential land uses, the existing and projected number of dwelling units are estimated. The number of dwelling units in each service area is multiplied by a transportation demand factor (discussed in more detail below) to compute the vehicle-miles of travel that occur during the afternoon peak hour. This factor indicates the average amount of demand created by the residential land uses in the service area.

For non-residential land uses, the process is similar. Existing and projected number of building square footages for three (3) categories of employment – basic, service, and retail – are provided. These categories correspond to an aggregation of other specific land use categories based on the North American Industrial Classification System (NAICS).

Building square footage is the most common independent variable for the estimation of non-residential trips in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. This characteristic is more appropriate than the number of employees, because building square footage is tied more closely to trip generation and is known at the time of application for any development that would require the assessment of an impact fee.

The existing and projected land use assumptions for the dwelling units and the square footage of basic, service, and retail land uses provide the basis for the projected increase in vehicle-miles of travel. As noted earlier, a transportation demand factor is applied to these values and then summed to calculate the total peak hour vehicle-miles of demand for each service area.

The transportation demand factors are aggregate rates derived from two sources – the ITE Trip Generation Manual, 10th Edition and information from the National Household Travel Survey (NHTS).

The ITE Trip Generation Manual, 10th Edition provides the number of trips that are produced or attracted to the land use for each dwelling unit, square foot of building, or other corresponding unit. For the retail category of land uses, the rate is adjusted to account for the fact that a percentage of retail trips are made by people who would otherwise be traveling past that

particular establishment anyway, such as a trip between work and home. For example, a stop at a nearby supermarket on the way home from work does not create a new trip onto the roadway network. These trips are called pass-by trips, and since the travel demand is accounted for in the land use calculations relative to the primary trip, it is necessary to discount the retail trip generation rates to avoid double counting trips.

The next component of the transportation demand factor accounts for the length of each trip. The average trip length for each category is based on the region-wide travel characteristics survey conducted by NHTS, requirements in Chapter 395, and other generally accepted planning principles.

The computation of the transportation demand factor is based on the following equation:

$$TDF = T * (1 - P_b) * L_{Max}$$

Where... $L_{MaxIndustrial} = \min (L * OD \text{ or } 6)$ OR $L_{Max} = \min (L * OD \text{ or } 3)$

Variables:

- TDF = Transportation Demand Factor,
- T = Trip Rate (peak hour trips / unit),
- P_b = Pass-By Discount (% of trips),
- L = Average Trip Length (miles),
- L_{Max} = Maximum Trip Length (miles), and
- OD = Origin-Destination Reduction (50%)

The maximum trip length was limited to four (4) miles for all land uses based on the maximum trip length within each service area. Chapter 395 of the Texas Local Government Code allows for a service area of six (6) miles; however, the service area within the City of Colleyville is approximated to be a four (4) mile distance.

The adjustment made to the average trip length statistic in the computation of the maximum trip length is the origin-destination reduction. This adjustment is made because the RIF is charged to both the origin and destination end of the trip. For example, impact fee methodology will account for a trip from home to work within Colleyville to both residential and non-residential land uses. To avoid counting these trips twice as both residential and non-residential trips, a 50% origin-destination (OD) reduction factor is applied. Therefore, only half of the trip length is assessed to each land use, and the total trip is only counted once. This methodology is consistent with that used in the National Household Travel Survey.

Table 2.8 shows the derivation of the Transportation Demand Factor for the residential land use and the three (3) non-residential land use categories. The values utilized for all variables shown in the transportation demand factor equation are also shown in the table.

Table 2.8 Transportation Demand Factor Calculations

Variable	Residential	Basic	Service	Retail
	Single Family			
T	0.99	0.63	1.15	3.81
Pb	0%	0%	0%	34%
L _{Max} *	4.0	4.0	4.0	2.8
TDF	3.96	2.52	4.60	7.04

*L_{Max} is 4 miles for all land uses apart from Retail; therefore, this lower trip length is used for calculating the TDF for these land uses.

Variables:

TDF = Transportation Demand Factor, L = Average Trip Length (miles),
T = Trip Rate (peak hour trips / unit), L_{Max} = Maximum Trip Length (miles), and
P_b = Pass-By Discount (% of trips), OD = Origin-Destination Reduction (50%)

The application of the demographic projections and the transportation demand factors are presented in the 10-Year Growth Projections in Table 2.9. This table shows the total growth in total vehicle-miles by service area between the years 2020 and 2030. These estimates and projections lead to the Vehicle-Miles of Travel for the 10-year period.

Table 2.9 10-Year Growth Projections

2020-2030 Growth Projections¹

SERVICE AREA	RESIDENTIAL VEHICLE-MILES		SQUARE FEET ⁴			TRANS. DEMAND FACTOR ⁵			NON-RESIDENTIAL VEHICLE-MILES ⁹			TOTAL VEHICLE MILES ¹⁰
	DWELLING UNITS	Trip Rate TDF ²	BASIC	SERVICE	RETAIL	BASIC ⁶	SERVICE ⁷	RETAIL ⁸	BASIC	SERVICE	RETAIL	
1	119	0.99	14,000	57,000	71,000	0.63	1.15	2.51	35	262	500	1,266
2	274	3.96	8,000	124,000	178,000	2.52	4.60	7.04	20	570	1,253	2,929
Totals	393		22,000	181,000	249,000				55	832	1,753	4,195

VEHICLE-MILES OF INCREASE¹¹ (2020 - 2030)

SERVICE AREA	VEH-MILES
1	1,266
2	2,929

Notes:

- ¹ From Land Use Assumptions (included in 2020 Roadway Impact Fee Update Report)
- ² Transportation Demand Factor for each Service Area (from LUVMET) using Single Family Detached Housing land use and trip generation rate
- ³ Calculated by multiplying TDF by the number of dwelling units
- ⁴ From Land Use Assumptions included in 2020 Roadway Impact Fee Update Report
- ⁵ Trip generation rate and Transportation Demand Factors from LUVMET for each land use
- ⁶ 'Basic' corresponds to General Light Industrial land use and trip generation rate
- ⁷ 'Service' corresponds to General Office land use and trip generation rate
- ⁸ 'Retail' corresponds to Shopping Center land use and trip generation rate
- ⁹ Calculated by multiplying Transportation Demand Factor by the number of thousand square feet for each land use
- ¹⁰ Residential plus non-residential vehicle-mile totals for each Service Area
- ¹¹ Total Vehicle-Miles represent the increase in vehicle-miles over 10-years

2.5 ROADWAY IMPACT FEE CALCULATION

MAXIMUM ASSESSABLE IMPACT FEE PER SERVICE UNIT

This section presents the maximum assessable impact fee rate calculated for each service area. The maximum assessable impact fee is the sum of the eligible RIF CIP costs for the service area divided by the growth in travel attributable to new development projected to occur within the 10-year period. A majority of the components of this calculation have been described and presented in previous sections of this report. The purpose of this section is to document the computation for each service area and to demonstrate that the guidelines provided by Chapter 395 of the Texas Local Government Code have been addressed.

Table 2.10 illustrates the computation of the maximum assessable impact fee computed for each service area. Each row in the table is numbered to simplify explanation of the calculation. The calculation of the maximum assessable impact fee is shown in Table 2.11.

Table 2.10 Maximum Assessable Roadway Impact Fee Computation

Line	Title	Description
1	<i>Total Vehicle-Miles of Capacity Added by the RIF CIP</i>	The total number of vehicle-miles added to the service area based on the capacity, length, and number of lanes in each project (from Appendix B – RIF CIP Units of Supply)

Each project identified in the CIP will add a certain amount of capacity to the City's roadway network based on its length and classification. This line displays the total amount added within each service area.

2	<i>Total Vehicle-Miles of Existing Demand</i>	A measure of the amount of traffic currently using the roadway facilities upon which capacity is being added. (from Appendix B – RIF CIP Units of Supply)
---	---	---

A number of facilities identified in the CIP have traffic currently utilizing a portion of their existing capacity. This line displays the total amount of capacity along these facilities currently being used by existing traffic.

3	<i>Total Vehicle-Miles of Existing Deficiencies</i>	Number of vehicle-miles of travel that are not accommodated by the existing roadway system (from Appendix C – Existing Roadway Facilities Inventory)
---	---	--

A number of facilities identified in the CIP have traffic currently utilizing a portion of their existing capacity. This line displays the total amount of capacity along these facilities currently being used by existing traffic.

4	<i>Net Amount of Vehicle-Miles of Capacity Added</i>	A measurement of the number of vehicle-miles added by the RIF CIP that will not be utilized by existing demand (Line 1 – Line 2 – Line 3)
---	--	---

This calculation identifies the portion of the RIF CIP (in vehicle-miles) that may be recoverable through the collection of impact fees.

5	<i>Total Cost of the RIF CIP within the Service Area</i>	The total cost of the roadway projects within each service area (from Table 2.6 – 2.7: 10-Year RIF CIP with Conceptual Level Cost Opinions)
---	--	---

This line simply identifies the total cost of all Roadway projects identified in each service area.

6	<i>Cost of Net Capacity Supplied</i>	The total RIF CIP cost (Line 5) prorated by the ratio of Net Capacity Added (Line 4) to Total Capacity Added (Line 1). [(Line 4 / Line 1) * (Line 5)]
---	--------------------------------------	---

Using the ratio of vehicle-miles added by the RIF CIP available to serve future growth to the total vehicle-miles added, the total cost of the RIF CIP is reduced to the amount available for future growth (i.e. excluding existing usage and deficiencies).

7	<i>Cost to Meet Existing Needs and Usage</i>	The difference between the Total Cost of the Roadway Impact Fee CIP (Line 5) and the Cost of the Net Capacity supplied (Line 6) (Line 5 – Line 6)
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This line is provided for information purposes only – it is to present the portion of the total cost of the RIF CIP that is required to meet existing demand.

8	<i>Total Vehicle-Miles of New Demand over Ten Years</i>	Based upon the growth projection provided in Chapter 1: Land Use Assumptions for the 2020 Impact Fee Study, an estimate of the number of new vehicle-miles within the service area over the next ten years (from Table 2.9)
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This line presents the amount of growth (in vehicle-miles) projected to occur within each service area over the next ten years.

9	<i>Percent of Capacity Added Attributable to New Growth</i>	The result of dividing Total Vehicle-Miles of New Demand (Line 8) by the Net Amount of Capacity Added (Line 4), limited to 100%. This calculation is required by Chapter 395 to ensure capacity added is attributable to new growth.
10	<i>Chapter 395 Check</i>	

In order to ensure that the vehicle-miles added by the RIF CIP do not exceed the amount needed to accommodate growth beyond the ten-year window, a comparison of the two values is performed. If the number of vehicle-miles added by the RIF CIP exceeds the growth projected to occur in the next ten years, the RIF CIP cost is reduced accordingly. This does not occur in either service area.

11	<i>Cost of RIF CIP Attributable to New Growth</i>	The result of multiplying the Cost of Net Capacity Added (Line 6) by the Percent of Capacity Added Attributable to New Growth, limited to 100% (Line 10)
----	---	--

This value is the total RIF CIP project costs (excluding financial costs) that may be recovered through impact fees. This line is determined considering the limitations to impact fees required by the Texas legislature.

12	<i>Pre-Credit Maximum Fee Per Service Unit (without financing)</i>	Found by dividing the Cost of the CIP by the Total Vehicle-Miles of New Demand Over Ten Years (Line 11 / Line 8)
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This value is the total pre-credit maximum fee per service unit (without financing) that may be recovered through impact fees. This line is determined considering limitations to impact fee required by Texas Legislature.

PLAN FOR THE ROADWAY IMPACT FEE CREDIT

Chapter 395 of the Texas Local Government Code requires the RIF CIP to contain specific enumeration of a plan for awarding the impact fee credit. Section 395.014 of the Code requires:

- (A) a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or
- (B) In the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan..."

The plan is summarized, as prepared by Eddie Peacock, PLLC in Appendix D, Plan for Awarding the RIF Credit. The plan for awarding the RIF Credit was determined for the service areas to account for the current existing fund balance. The continuation of Table 2.10 summarizes the portions of Table 2.11 that utilize this credit calculation.

The continuation of Table 2.10 summarizes the additional computations carried out to provide the maximum assessable impact fee.

Table 2.10 Maximum Assessable Roadway Impact Fee Computation (Continued)

Line	Title	Description
13	<i>Financing Costs</i>	(from Appendix D – Plan for Awarding the Roadway Impact Fee Credit)
14	<i>Interest Earnings</i>	(from Appendix D – Plan for Awarding the Roadway Impact Fee Credit)
15	<i>Existing Impact Fee Fund Balance</i>	The available non-allocated roadway impact fees in each Service Area as of October 2020 – from Appendix D.
16	<i>Cost of the CIP and Financing Attributable to New Growth</i>	The sum of the Cost of Capacity Added Attributable to New Growth, Financing Costs, Interest Earnings, and the Existing Impact Fee Fund Balance (Line 11 + Line 13 - Line 14 - Line 15)
17	<i>Pre-Credit Maximum Fee Per Service Unit</i>	Found by dividing the Cost of the CIP and Financing Attributable to New Growth (Line 16) by the Total Vehicle-Miles of New Demand Over Ten Years (Line 8) (Line 16 / Line 8)
18	<i>Credit for Ad Valorem Taxes</i>	A credit for the portion of ad valorem taxes projected to be generated by the new service units, as per Section 395.014 of the Local Government Code (from Appendix D – Plan for Awarding the Roadway Impact Fee Credit)
19	<i>Recoverable Cost of CIP and Financing</i>	The difference between the Cost of the CIP and Financing Attributable to New Growth (Line 16) and the Credit for Ad Valorem Taxes (Line 18) (Line 16 + Line 18)
20	<i>Maximum Assessable Fee Per Service Unit</i>	Found by dividing the Recoverable Cost of the CIP and Financing (Line 18) by the Total Vehicle-Miles of New Demand Over Ten Years (Line 8) (Line 19 / Line 8)

Table 2.11 summarizes the calculations walked through in Table 2.10 and provides the maximum assessable impact fee for each service area.

Table 2.11 Maximum Assessable Roadway Impact Fee

LINE	TITLE:	SERVICE AREA	
		1 (E. of SH 26)	2 (W. of SH 26)
1	TOTAL VEH-MI OF CAPACITY ADDED BY THE CIP (FROM CIP SERVICE UNITS OF SUPPLY, APPENDIX B)	23,486	25,137
2	TOTAL VEH-MI OF EXISTING DEMAND (FROM CIP SERVICE UNITS OF SUPPLY, APPENDIX B)	11,840	14,364
3	TOTAL VEH-MI OF EXISTING DEFICIENCIES (FROM EXISTING ROADWAY FACILITIES INVENTORY, APPENDIX C)	521	459
4	NET AMOUNT OF VEH-MI OF CAPACITY ADDED (LINE 1 - LINE 2 - LINE 3)	11,125	10,314
5	TOTAL COST OF THE CIP WITHIN SERVICE AREA (FROM TABLE 2.6/TABLE 2.7)	\$ 36,715,922	\$ 61,588,460
6	COST OF NET CAPACITY SUPPLIED (LINE 4 / LINE 1) * (LINE 5)	\$ 17,391,835	\$ 25,270,453
7	COST TO MEET EXISTING NEEDS AND USAGE (LINE 5 - LINE 6)	\$ 19,324,087	\$ 36,318,007
8	TOTAL VEH-MI OF NEW DEMAND OVER TEN YEARS (FROM TABLE 2.9 and Land Use Assumptions)	1,266	2,929
9	PERCENT OF CAPACITY ADDED ATTRIBUTABLE TO GROWTH (LINE 8 / LINE 4)	11.3%	28.3%
10	IF LINE 8 > LINE 4, REDUCE LINE 9 TO 100%, OTHERWISE NO CHANGE	11.3%	28.3%
11	COST OF CAPACITY ADDED ATTRIBUTABLE TO GROWTH (LINE 6 * LINE 10)	\$ 1,965,277	\$ 7,151,538
12	PRE-CREDIT MAX FEE PER SERVICE UNIT (\$ PER VEH-MI) WITHOUT FINANCING COSTS (LINE 11 / LINE 8)	\$ 1,552	\$ 2,442
13	FINANCING COSTS (FROM APPENDIX D)	\$ 560,744	\$ 2,040,514
14	INTEREST EARNINGS (FROM APPENDIX D)	\$ 49,132	\$ 178,788
15	EXISTING FUND BALANCE	\$ 197,182	\$ 587,355
16	COST OF CIP AND FINANCING ATTRIBUTABLE TO GROWTH (LINE 11 + LINE 13 - LINE 14 - LINE 15)	\$ 2,279,707	\$ 8,425,909
17	PRE-CREDIT MAX FEE PER SERVICE UNIT (\$ PER VEH-MI) (LINE 16 / LINE 8)	\$ 1,800	\$ 2,877
18	CREDIT FOR AD VALOREM TAXES (FROM APPENDIX D)	\$ (756,043)	\$ (2,751,266)
19	RECOVERABLE COST OF CIP AND FINANCING (LINE 16 + LINE 18)	\$ 1,523,664	\$ 5,674,643
20	MAX ASSESSABLE FEE PER SERVICE UNIT (\$ PER VEH-MI) (LINE 19 / LINE 8)	\$ 1,204	\$ 1,937

SERVICE UNIT DEMAND PER UNIT OF DEVELOPMENT

The Roadway Impact Fee is determined by multiplying the impact fee rate by the number of service units projected for the proposed development. For this purpose, the City will utilize the Land Use/Vehicle-Mile Equivalency Table (LUVMET), presented in Table 2.12. This table lists the predominant land uses that may occur within the City of Colleyville. For each land use, the development unit that defines the development's magnitude with respect to transportation demand is shown. Although every possible use cannot be anticipated, the majority of local uses are found in this table. The descriptions for each land use are presented in Table 2.13. If the exact use is not listed, one similar in trip-making characteristics can serve as a reasonable proxy. The individual land uses are grouped into categories, such as residential, office, commercial, industrial, and institutional.

The trip rates presented for each land use is a fundamental component of the LUVMET. The trip rate is the average number of trips generated during the evening peak hour by each land use per development unit. The next column in Table 2.12, if applicable to the land use, presents the number of trips to and from certain land uses reduced by pass-by trips, as previously discussed.

The definitive source of the trip generation and pass-by statistics is the ITE Trip Generation Manual, 10th Edition, the latest edition. This manual utilizes trip generation studies for a variety of land uses throughout the United States, and is the standard used by traffic engineers and transportation planners for traffic impact analysis, site design, and transportation planning. However, for land uses not contained within the 10th Edition of the ITE Trip Generation Manual, an alternative service unit demand could be calculated by completing a trip generation study based on the procedure identified in the ITE Trip Generation Handbook.

To convert vehicle trips to vehicle-miles, it is necessary to multiply trips by trip length. The trip length values are based on land use, as explained in Section 2.4 - Service Unit Calculation.

The remaining column in the LUVMET shows the vehicle-miles per development unit. This number is the product of the trip rate and the maximum trip length. This number, previously referred to as the Transportation Demand Factor, is used in the impact fee to compute the number of service units attributed to each land use category. The number of service units is multiplied by the impact fee rate (established by City ordinance) in order to determine the impact fee for a development.

Table 2.12 Land Use / Vehicle-Mile Equivalency Table (LUVMET)

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-Mi Per Dev-Unit
PORT AND TERMINAL											
Truck Terminal	030	1,000 SF GFA	1.87			1.87	10.02	50%	5.01	4.00	7.48
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.63			0.63	10.02	50%	5.01	4.00	2.52
Industrial Park	130	1,000 SF GFA	0.40			0.40	10.02	50%	5.01	4.00	1.60
Warehousing	150	1,000 SF GFA	0.19			0.19	10.02	50%	5.01	4.00	0.76
Mini-Warehouse	151	1,000 SF GFA	0.17			0.17	10.02	50%	5.01	4.00	0.68
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	0.99			0.99	9.79	50%	4.90	4.00	3.96
Townhomes	220	Dwelling Unit	0.56			0.56	9.79	50%	4.90	4.00	2.24
Multi-family Housing (Low-Rise)	220	Dwelling Unit	0.56			0.56	9.79	50%	4.90	4.00	2.24
Multi-family Housing (Mid-Rise)	221	Dwelling Unit	0.44			0.44	9.79	50%	4.90	4.00	1.76
Multi-family Housing (High-Rise)	222	Dwelling Unit	0.36			0.36	9.79	50%	4.90	4.00	1.44
Mid-Rise Residential with 1st Floor Commercial	231	Dwelling Unit	0.36			0.36	9.79	50%	4.90	4.00	1.44
Senior Adult Housing-Detached	251	Dwelling Unit	0.30			0.30	9.79	50%	4.90	4.00	1.20
Senior Adult Housing-Attached	252	Dwelling Unit	0.26			0.26	9.79	50%	4.90	4.00	1.04
Assisted Living	254	Beds	0.26			0.26	9.79	50%	4.90	4.00	1.04
LODGING											
Hotel	310	Room	0.60			0.60	6.43	50%	3.22	3.22	1.93
Motel / Other Lodging Facilities	320	Room	0.38			0.38	6.43	50%	3.22	3.22	1.22
RECREATIONAL											
Golf Course	430	Acre	0.28			0.28	7.86	50%	3.93	3.93	1.10
Miniature Golf Course	431	Hole	0.33			0.33	7.86	50%	3.93	3.93	1.30
Golf Driving Range	432	Tee	1.25			1.25	7.86	50%	3.93	3.93	4.91
Multiplex Movie Theater	445	Screens	13.73			13.73	15.77	50%	7.89	4.00	54.92
Ice Skating Rink	465	1,000 SF GFA	1.33			1.33	7.86	50%	3.93	3.93	5.23
Racquet / Tennis Club	491	Court	3.82			3.82	7.86	50%	3.93	3.93	15.01
Recreational Community Center	495	1,000 SF GFA	2.31			2.31	7.86	50%	3.93	3.93	9.08
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.49			0.49	8.31	50%	4.16	4.00	1.96
Day Care Center	565	1,000 SF GFA	11.12	44%	B	6.23	3.49	50%	1.75	1.75	10.87
Primary/Middle School (1-8)	522	Students	0.17			0.17	3.49	50%	1.75	1.75	0.30
High School	530	Students	0.14			0.14	3.49	50%	1.75	1.75	0.24
Junior / Community College	540	Students	0.11			0.11	10.44	50%	5.22	4.00	0.44
University / College	550	Students	0.15			0.15	10.44	50%	5.22	4.00	0.60
MEDICAL											
Clinic	630	1,000 SF GFA	3.28			3.28	9.85	50%	4.93	4.00	13.12
Hospital	610	1,000 SF GFA	0.97			0.97	9.85	50%	4.93	4.00	3.88
Nursing Home	620	Beds	0.22			0.22	9.85	50%	4.93	4.00	0.88
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	3.53	30%	B	2.47	9.85	50%	4.93	4.00	9.88
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	0.60			0.60	14.65	50%	7.33	4.00	2.40
General Office Building	710	1,000 SF GFA	1.15			1.15	14.65	50%	7.33	4.00	4.60
Medical-Dental Office Building	720	1,000 SF GFA	3.46			3.46	9.85	50%	4.93	4.00	13.84
Single Tenant Office Building	715	1,000 SF GFA	1.71			1.71	14.65	50%	7.33	4.00	6.84
Office Park	750	1,000 SF GFA	1.07			1.07	14.65	50%	7.33	4.00	4.28

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 3rd Edition (September 2017)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

Table 2.12 Land Use / Vehicle-Mile Equivalency Table (LUVMET) (Continued)

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-Mi Per Dev-Unit
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GFA	3.11	40%	B	1.87	4.45	50%	2.23	2.23	4.15
Automobile Parts Sales	843	1,000 SF GFA	4.91	43%	A	2.80	4.45	50%	2.23	2.23	6.23
Gasoline/Service Station	944	Vehicle Fueling Position	14.03	42%	A	8.14	1.20	50%	0.60	0.60	4.88
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Position	13.99	56%	B	6.16	1.20	50%	0.60	0.60	3.69
New Car Sales	840	1,000 SF GFA	2.43	20%	B	1.94	5.60	50%	2.80	2.80	5.44
Quick Lubrication Vehicle Shop	941	Servicing Positions	4.85	40%	B	2.91	4.45	50%	2.23	2.23	6.47
Self-Service Car Wash	947	Stall	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	3.98	28%	A	2.87	4.45	50%	2.23	2.23	6.38
Dining											
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	32.67	50%	A	16.34	5.64	50%	2.82	2.82	46.06
Fast Food Restaurant without Drive-Thru Window	933	1,000 SF GFA	28.34	50%	B	14.17	5.64	50%	2.82	2.82	39.96
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.77	43%	A	5.57	5.64	50%	2.82	2.82	15.70
Quality Restaurant	931	1,000 SF GFA	7.80	44%	A	4.37	5.64	50%	2.82	2.82	12.32
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	43.38	70%	A	13.01	5.64	50%	2.82	2.82	36.70
Other Retail											
Free-Standing Discount Store	815	1,000 SF GFA	4.83	30%	C	3.38	5.60	50%	2.80	2.80	9.47
Nursery (Garden Center)	817	1,000 SF GFA	6.94	30%	B	4.86	5.60	50%	2.80	2.80	13.60
Home Improvement Superstore	862	1,000 SF GFA	2.33	42%	A	1.35	5.60	50%	2.80	2.80	3.78
Pharmacy/Drugstore w/o Drive-Thru Window	880	1,000 SF GFA	8.51	53%	A	4.00	5.60	50%	2.80	2.80	11.20
Pharmacy/Drugstore w/ Drive-Thru Window	881	1,000 SF GFA	10.29	49%	A	5.25	5.60	50%	2.80	2.80	14.69
Shopping Center	820	1,000 SF GFA	3.81	34%	A	2.51	5.60	50%	2.80	2.80	7.04
Supermarket	850	1,000 SF GFA	9.24	36%	A	5.91	5.60	50%	2.80	2.80	16.56
Toy/Children's Superstore	864	1,000 SF GFA	5.00	30%	B	3.50	5.60	50%	2.80	2.80	9.80
Department Store	875	1,000 SF GFA	1.95	30%	B	1.37	5.60	50%	2.80	2.80	3.82
SERVICES											
Walk-In Bank	911	1,000 SF GFA	12.13	40%	B	7.28	4.45	50%	2.23	2.23	16.19
Drive-In Bank	912	Drive-in Lanes	27.15	35%	A	17.65	4.45	50%	2.23	2.23	39.27
Hair Salon	918	1,000 SF GLA	1.45	30%	B	1.02	6.41	50%	3.21	3.21	3.25

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 3rd Edition (September 2017)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

Table 2.13 Land Use Descriptions

Land Use Category	ITE Land Use Code	Land Use Description
PORT AND TERMINAL		
Truck Terminal	030	Point of good transfer between trucks or between trucks and rail
INDUSTRIAL		
General Light Industrial	110	Emphasis on activities other than manufacturing; typically employing fewer than 500 workers
Industrial Park	130	Area containing a number of industries or related facilities
Warehousing	150	Devoted to storage of materials but may have included office and maintenance areas
Mini-Warehouse	151	Facilities with a number of units rented to others for the storage of goods
RESIDENTIAL		
Single-Family Detached Housing	210	Single-family detached homes on individual lots
Townhomes	220	
Multi-family Housing (Low-Rise)	220	One or two levels (floors) per building (townhome/duplexes), includes condominiums and duplexes
Multi-family Housing (Mid-Rise)	221	Between three and ten levels (floors) per building
Multi-family Housing (High-Rise)	222	More than ten levels (floors) per building
Mid-Rise Residential with 1st Floor Commercial	231	
Senior Adult Housing-Detached	251	Consists of detached independent living developments that include amenities such as golf courses and swimming pools
Senior Adult Housing-Attached	252	Consists of attached independent living developments that include limited social or recreation services
Assisted Living	254	Residential settings that provide either routine general protective oversight or assistance with activities
LODGING		
Hotel	310	Lodging facilities that typically have on-site restaurants, lounges, meeting and/or banquet rooms, or other retail shops and services
Motel / Other Lodging Facilities	320	Lodging facilities that may have small on-site restaurant or buffet area but little or no meeting space
RECREATIONAL		
Golf Course	430	May include municipal courses and private country clubs; may have driving ranges, pro shops, and restaurant/banquet facilities
Miniature Golf Course	431	One or more individual putting courses; category should not be used when part of a larger entertainment center (with batting cages, video game centers, etc)
Golf Driving Range	432	Facilities with driving tees for practice; may provide individual or group lessons; may have prop shop and/or refreshment facilities
Multiplex Movie Theater	445	Movie theater with audience seating, minimum of ten screens, lobby, and refreshment area.
Ice Skating Rink	465	Rinks for ice skating and related sports; may contain spectator areas and refreshment facilities
Racquet / Tennis Club	491	Indoor or outdoor facilities specifically designed for playing tennis
Recreational Community Center	495	Category includes racquet clubs, health/fitness clubs, can include facilities such as YMCA's
INSTITUTIONAL		
Church	560	Churches and houses of worship
Day Care Center	565	Generally includes facilities for care of pre-school aged children, generally includes classrooms, offices, eating areas, and playgrounds
Primary/Middle School (1-8)	522	Serves students who have not yet entered high school
High School	530	Serves students who have completed middle or junior high school
Junior / Community College	540	Two-year junior, community or technical colleges
University / College	550	Four-year universities or colleges that may or may not offer graduate programs
MEDICAL		
Clinic	630	Facilities with limited diagnostic and outpatient care
Hospital	610	Medical and surgical facilities with overnight accommodations
Nursing Home	620	Rest and convalescent homes with residents who do little or no driving
Animal Hospital/Veterinary Clinic	640	Rest and convalescent homes with residents who do little or no driving
OFFICE		
Corporate Headquarters Building	714	Office building housing corporate headquarters of a single company or organization
General Office Building	710	Office buildings which house multiple tenants
Medical-Dental Office Building	720	Multi-tenant building with offices for physicians and/or dentists
Single Tenant Office Building	715	Single tenant office buildings other than corporate headquarters
Office Park	750	Office buildings (typically low-rise) in a campus setting and served by a common roadway system

Table 2.13 Land Use Descriptions (Continued)

Land Use Category	ITE Land Use Code	Land Use Description
COMMERCIAL		
Automobile Related		
Automobile Care Center	942	Automobile repair and servicing including stereo installations and upholstery
Automobile Parts Sales	843	Retail sale of auto parts but no on-site vehicle repair
Gasoline/Service Station	944	Gasoline sales without convenience store or car wash; may include repair
Gasoline/Service Station w/ Conv Market	945	Gasoline sales with convenience store where the primary business is gasoline sales
New Car Sales	840	New car dealerships, typically with automobile servicing, part sales, and used car sales
Quick Lubrication Vehicle Shop	941	Primary business is to perform oil changes and fluid filter changes with other repair services not provided
Self-Service Car Wash	947	Has stalls for driver to park and wash the vehicle
Tire Store	848	Primary business is sales and installation of tires; usually do not have large storage or warehouse area
Dining		
Fast Food Restaurant with Drive-Thru Window	934	High-turnover fast food restaurant for carry-out and eat-in customers with a drive-thru window
Fast Food Restaurant without Drive-Thru Window	933	High-turnover fast food restaurant for carry-out and eat-in customers, but without a drive-thru window
High Turnover (Sit-Down) Restaurant	932	Restaurants with turnover rates less than one hour; typically includes moderately-priced chain restaurants
Quality Restaurant	931	Restaurants with turnover rates of one hour or longer; typically require reservations
Coffee/Donut Shop with Drive-Thru Window	937	Coffee and Donut restaurants with drive-through windows, hold long store hours and have limited indoor seating
Other Retail		
Free-Standing Discount Store	815	Category includes free-standing stores with off-street parking; typically offer a variety of products and services with long store hours
Nursery (Garden Center)	817	Building with a yard of planting or landscape stock; may have office, storage, shipping or greenhouse facilities
Home Improvement Superstore	862	Warehouse-type facilities offering a large variety of products and services including lumber, tool, paint, lighting, and fixtures, among other items.
Pharmacy/Drugstore w/o Drive-Thru Window	880	Facilities that primarily sell prescription and non-prescription drugs without a drive-through window
Pharmacy/Drugstore w/ Drive-Thru Window	881	Facilities that primarily sell prescription and non-prescription drugs with a drive-through window
Shopping Center	820	Integrated group of commercial establishments; planning, owned, and managed as a unit
Supermarket	850	Primary business is sale of groceries, food, and household cleaning items; may include photo, pharmacy, video rental, and/or ATM
Toy/Children's Superstore	864	Businesses specializing in child-oriented merchandise
Department Store	875	Free-standing stores that specialize in the sale of apparel, footwear, bedding, home products, jewelry, etc.
SERVICES		
Walk-In Bank	911	Banks with their own parking lots, no drive-in lanes but contain non-drive-through ATMs
Drive-In Bank	912	Banking facilities to conduct financial transactions from the vehicle; also usually a part of a walk-in bank
Hair Salon	918	Facilities that specialize in cosmetic and beauty services including hair cutting and styling

2.6 SAMPLE CALCULATIONS

The following section details two (2) examples of maximum assessable Roadway Impact Fee calculations.

Example 1:

Development Type - One (1) Unit of Single Family Housing in Service Area 1

Step 1	Determine Development Unit and Vehicle-Miles Per Development Unit
	<i>From Table 2.12 [Land Use – Vehicle-Mile Equivalency Table]</i> Development Type: 1 Dwelling Unit of Single-Family Detached Housing Development Units: 1 Dwelling Unit Veh-Mi Per Development Unit: 3.96
Step 2	Determine Maximum Assessable Impact Fee Per Service Unit (Vehicle-Mile)
	<i>From Table 2.11, Line 20 [Maximum Assessable Fee Per Service Unit]</i> Service Area 1: \$1,204
Step 3	Determine Maximum Assessable Impact Fee
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit Impact Fee = 1 * 3.96 * \$1,204 Maximum Assessable Impact Fee = \$4,768

Example 2:

Development Type - 150,000 Square Foot Home Improvement Store in Service Area 2

Step 1	Determine Development Unit and Vehicle-Miles Per Development Unit
	<i>From Table 2.12 [Land Use – Vehicle-Mile Equivalency Table]</i> Development Type: 150,000 square feet of Home Improvement Store Development Units: 1,000 square feet of Gross Floor Area Veh-Mi Per Development Unit: 3.78
Step 2	Determine Maximum Assessable Impact Fee Per Service Unit (Vehicle-Mile)
	<i>From Table 2.11, Line 20 [Maximum Assessable Fee Per Service Unit]</i> Service Area 2: \$1,937
Step 3	Determine Maximum Assessable Impact Fee
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit Impact Fee = 150 * 3.78 * \$1,937 Maximum Assessable Impact Fee = \$1,098,279

2.7 ADOPTION AND ADMINISTRATION OF ROADWAY IMPACT FEES

ADOPTION PROCESS

Chapter 395 of the Texas Local Government Code stipulates a specific process for the adoption of Roadway Impact Fees. A Capital Improvements Advisory Committee (CIAC) is required to review the Land Use Assumptions and Roadway Impact Fees CIP used in calculating the maximum fee, and to provide the Committee's findings for consideration by the City Council. This CIAC also reviews the calculation and resulting maximum fees and provides its findings to the City Council. The composition of the CIAC is required to adequately represent the building and development communities. The City Council then conducts a public hearing on the Roadway Impact Fee Assumptions (Land Use and Capital Improvements Plan) and a second public hearing on the Roadway Impact Fee Calculation and Roadway Impact Fee Ordinance.

Following policy adoption, the CIAC is tasked with advising the City Council of the need to update the Land Use Assumptions or the Roadway Impact Fees CIP at any time within five years of adoption. Finally, the CIAC oversees the proper administration of the Impact Fee, once in place, and advises the Council as necessary.

COLLECTION AND USE OF ROADWAY IMPACT FEES

Roadway Impact Fees are assessed when a final plat is recorded. The assessment defines the impact of each unit at the time of platting, according to land use, and may not exceed the maximum impact fee allowed by law. Roadway Impact Fees are collected when a building permit is issued. Therefore, funds are not collected until development-impacts are introduced to the transportation system. Funds collected within a service area can be used only within the same service area. Finally, fees must be utilized within 10 years of collection, or must be refunded with interest.

2.8 CONCLUSIONS

The City of Colleyville has established a process to implement the assessment and collection of Roadway Impact Fees through the adoption of an impact fee ordinance that is consistent with Chapter 395 of the Texas Local Government Code.

This report establishes the maximum allowable Roadway Impact Fee that could be assessed by the City of Colleyville, as shown in the previously referenced Table 2.11. This document serves as a guide to the assessment of Roadway Impact Fees pertaining to future development, and the City's need for transportation improvements to accommodate that growth. Following the public hearing process, the City Council may establish an impact fee amount to be collected, up to the calculated maximum and establish the Roadway Impact Fee Ordinance accordingly.

In conclusion, it is our opinion that the data and methodology used in this analysis are appropriate and consistent with Chapter 395 of the Texas Local Government Code. Furthermore, the Land Use Assumptions and the proposed Roadway Impact Fee Capital Improvements Plan are appropriately incorporated into the development of the maximum assessable Roadway Impact Fee.

Below is the listing of the 2020 Roadway Impact Fee Study's Maximum Assessable Impact Fee Per Service Unit (Vehicle-Mile):

Service Area	Maximum Fee Per Service Unit (per Vehicle-Mile)
1	\$1,204
2	\$1,937

In the 2012 Roadway Impact Fee Study, the Maximum Fee Per Service Unit was \$2,360 for Service Area 1 and \$2,446 for Service Area 2. This comparison shows that over the 8-year period between the 2012 Study and this Update, the Maximum Fee Per Service Unit has decreased \$1,156 for Service Area 1 and \$509 for Service Area 2. As the City reaches build out and greenfield development slows, it should be expected that the Maximum Fee will continually decrease.

Chapter 3
Water Impact Fee Study for the
2020 Impact Fee Study



Sept
2021

Prepared for the City of Colleyville

Prepared by:

Kimley-Horn and Associates, Inc.

801 Cherry Street, Unit 11, Suite 1300

Fort Worth, TX 76102

Phone 817 335 6511

TBPE Firm Registration Number: F-928

Project Number: 061063055

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JOSH KERCHO _____, P.E.
SERIAL NUMBER: 113002
DATE: SEPTEMBER 2021

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3.1 INTRODUCTION

The City of Colleyville retained the services of Kimley-Horn and Associates, Inc., for the purpose of developing the impact fees for water system improvements required to serve new development. These fees were originally developed in 1999 and updated in 2006 and 2012 in accordance with Chapter 395 of the *Local Government Code* (impact fees).

The purpose of this report is to satisfy the requirements of the law and provide the City with an impact fee capital improvements plan and associated impact fees.

For convenience and reference, the following is excerpted from Chapter 395 of the code:

- (a) *The political subdivision shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan must contain specific enumeration of the following items:*
 - (1) *a description of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand, or replace the improvements to meet existing needs and usage and stricter safety, efficiency, environmental, or regulatory standards, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;*
 - (2) *an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of the existing capital improvements, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;*
 - (3) *a description of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;*
 - (4) *a definitive table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of capital improvements or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including but not limited to residential, commercial, and industrial;*
 - (5) *the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;*
 - (6) *the projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time, not to exceed 10 years; and*

(7) plan for awarding:

- (A) a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or
- (B) in the alternative, a credit equal to 50 percent of the total project cost of implementing the capital improvements plan.

The impact fee study includes information from the *Water and Wastewater Master Plan* completed by Garver in December 2014. The impact fees are based on recommended capital improvements outlined in the *Water and Wastewater Master Plan*, input from City Staff, and the service area growth projections shown in the *Land Use Assumptions Report*.

The study process was comprised of four tasks:

A. LAND USE ASSUMPTIONS

The development of land use assumptions included the following:

- Establishing impact fee service areas (SA) for water and wastewater;
- Collection/determination of population and employment data by SA; and
- Projection of the ten-year population and employment by SA.

A detailed discussion is outlined in the current Land Use Assumptions Chapter of this report.

B. EVALUATION OF THE WATER SYSTEM MASTER PLAN

This task involved reviewing the *Water and Wastewater System Master Plan* and its growth projection compatibility with the *Land Use Assumptions Report*. The water demand projections were then used to determine the additional service units.

C. IMPACT FEE CAPITAL IMPROVEMENT PLAN

This task involved reviewing the City's capital projects shown in the 2012 impact fee report and the water capital improvement plan outlined in the master plan with public works staff and interviews with the Trinity River Authority capital projects managers. Both parties provided information allowing us to develop the impact fee capital improvements plan that will be built in the 10-year planning window.

D. IMPACT FEE ANALYSIS AND REPORT

This task included calculating the growth of service units and credit reduction. These values were then used to determine the impact fee per service unit and the maximum assessable impact fee by meter size.

3.2 DESIGN CRITERIA

In accordance with the Chapter 290 of the Texas Administrative Code (Public Drinking Water) and the American Water Works Associations (AWWA) requirements for the design and operation of potable water systems the following design criteria is followed when planning for future water infrastructure.

A. WATER LINES

Water Transmission Lines (12-inch and Larger)

Water transmission lines shall be sized to maintain the following pressure requirements:

- Peak hour demand with a minimum pressure of 35 pounds per square inch (psi);
- Night-time tank filling with a maximum pressure of 100 psi; and
- Peak day demand plus fire flow with a minimum pressure of 20 psi.

B. STORAGE TANKS

The Texas Commission on Environmental Quality (TCEQ) and the State Board of Insurance (SBI) have established criteria for ground and elevated storage. These criteria address volume and height requirements only. The layout of the distribution system, location of the storage facilities, and the interaction with the high service and booster pumps affect the amount of storage necessary for the most efficient and reliable operation of the system.

(a) Ground Storage

Ground storage serves two functions:

- Equalization for differing feed rates between the water supply and pumping to the system; and
- Emergency capacity in the event of temporary loss of water supply.

Generally, ground storage facilities are located at water supply points or at each pump station within the water distribution system. Suggested storage capacities are established based on several criteria. There are specific requirements of the TCEQ. These criteria are detailed later in this section. Although ground and elevated storage facilities perform separate functions within the system, both are aimed at decreasing the impact of demand fluctuations. Their capacities are established based on knowledge of how demand varies seasonally and daily.

(b) Elevated Storage

Elevated storage serves three purposes:

- Functionally, elevated storage equalizes the pumping rate to compensate for daily variations in demand and to maintain a fairly constant pumping rate (usually referred to as operational storage), or a pumping rate that conforms to the requirements of the electrical rate structure.
- Provides pressure maintenance and protection against surges created by instantaneous demand, such as fire flow and main breaks, and instantaneous change in supply, such as pumps turning on and off.
- Maintains a reserve capacity for fire protection and pressure maintenance in case of power failure to one or more pump stations. Sufficient storage should be maintained to provide four hours of fire flow demand during a loss of power to the pump station.

Suggested storage capacities are established by the TCEQ. Adequate operational storage is established by determining the required volume to equalize the daily fluctuations in flow during the maximum day demand, plus the reserve volume required for fire protection.

The minimum requirements for storage, according to Chapter 290 of the Texas Administrative Code, are as follows:

- Total Storage - Equal to 200 gallons per connection.
- Elevated Storage - Equal to 100 gallons per connection; or
- Elevated Storage – Equal to 200 gallons per connection for a firm pumping capacity reduction from 2.0 gallons per connection to 0.6 gallons per connection.

C. PUMP STATIONS

Pumping capacities must provide the maximum demand, or the peak hour demand required by the water system or the suggested capacities established by the TCEQ. Pumping capacity should supply the maximum demand with sufficient redundancy to allow for the largest pump at the pump station to be out of service. This is known as firm pumping capacity.

Each pump station or pressure plane must have two or more pumps that have a total capacity of 2.0 gallons per minute per connection, or have a total capacity of at least 1,000 gallons per minute and the ability to meet peak hour demand with the largest pump out of service, whichever is less. If the system provides elevated storage capacity of 200 gallons per connection, two service pumps with a minimum combined capacity of 0.6 gpm per connection are required.

3.3 IMPACT FEE CAPITAL IMPROVEMENTS PLAN

The City Council commissioned Garver to develop a *Water and Wastewater System Master Plan*. The purpose of the plan is to provide the City with a logical strategy for upgrading and expanding its water distribution system to accommodate future growth and for addressing existing system deficiencies. Garver completed the *Water and Wastewater System Master Plan* and recommended system improvements to accommodate growth through the City's build-out. State law only allows cost recovery associated with eligible projects in a ten (10) year planning window from the time of the impact fee study. The following details the projects and the eligible recoverable cost.

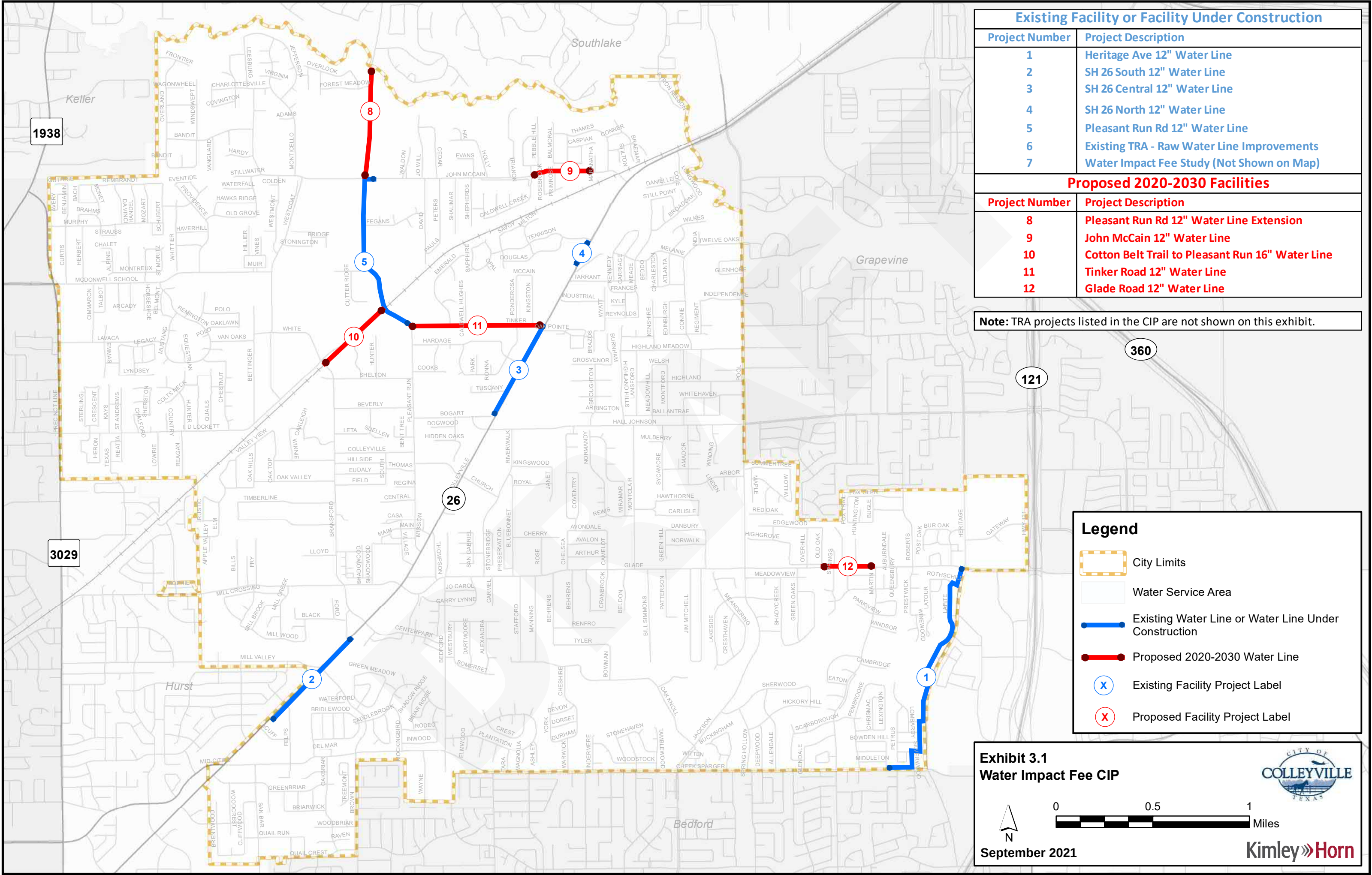
Seven (7) existing projects and five (5) proposed projects are determined eligible for recoverable cost through impact fee over the next 10 years. The City of Colleyville's total cost of these projects is \$11,627,893. The projected total recoverable through impact fees is \$5,288,647. After financing costs are added and the credit reduction calculation is complete, \$6,562,858 is recoverable through impact fees serving the 10-year system needs. These impact fee capital improvements are shown in **Table 3.1** and illustrated in **Exhibit 3.1**.

**Table 3.1 Water Impact Fee Capital Improvements
Project Cost and 10-Year Recoverable Cost**

Project #	Description	2020 Required Capacity (Percent Utilization)	2030 Required Capacity (Percent Utilization)	2020-2030 Required Capacity (Percent Utilization)	2030 Projected Recoverable Cost	Total Project Cost
EXISTING						
1	Heritage Ave 12" Water Line	92%	96%	4%	\$ 24,960	\$ 624,000
2	SH 26 South 12" Water Line	92%	96%	4%	\$ 15,480	\$ 387,000
3	SH 26 Central 12" Water Line	92%	96%	4%	\$ 11,960	\$ 299,000
4	SH 26 North 12" Water Line	92%	96%	4%	\$ 1,800	\$ 45,000
5	Pleasant Run Rd 12" Water Line	92%	96%	4%	\$ 18,000	\$ 450,000
6**	Existing TRA - Raw Water Line Improvements	92%	96%	4%	\$ 183,260	\$ 4,581,500
7	Water Impact Fee Study Update	-	-	100%	\$ 36,250	\$ 36,250
Existing Subtotal					\$ 291,710	\$ 6,422,750
PROPOSED						
8*	Pleasant Run Rd 12" Water Line Extension	0%	96%	96%	\$ 546,272	\$ 569,033
9*	John McCain 12" Water Line	0%	96%	96%	\$ 346,470	\$ 360,907
10*	Cotton Belt Trail to Pleasant Run 16" Water Line	0%	96%	96%	\$ 1,328,640	\$ 1,384,000
11*	Tinker Road 12" Water Line	0%	96%	96%	\$ 996,675	\$ 1,038,203
12	Glade Road 12" Water Line	0%	96%	96%	\$ 1,778,880	\$ 1,853,000
Proposed Subtotal					\$ 4,996,937	\$ 5,205,143
Total					\$ 5,288,647	\$ 11,627,893

* Water project costs are prorated for upsize capacity only.

** "Total Project Cost" for the TRA facility (item 6) reflects Colleyville's prorated portion (approx. 17%) of the TRA project cost according to relative demand capacities among member cities. Colleyville's impact fee can be used to pay the portion of the TRA water rate that is identified for projects accommodating future growth.



Existing Facility or Facility Under Construction	
Project Number	Project Description
1	Heritage Ave 12" Water Line
2	SH 26 South 12" Water Line
3	SH 26 Central 12" Water Line
4	SH 26 North 12" Water Line
5	Pleasant Run Rd 12" Water Line
6	Existing TRA - Raw Water Line Improvements
7	Water Impact Fee Study (Not Shown on Map)

Proposed 2020-2030 Facilities	
Project Number	Project Description
8	Pleasant Run Rd 12" Water Line Extension
9	John McCain 12" Water Line
10	Cotton Belt Trail to Pleasant Run 16" Water Line
11	Tinker Road 12" Water Line
12	Glade Road 12" Water Line

Note: TRA projects listed in the CIP are not shown on this exhibit.

Legend

City Limits

Water Service Area

Existing Water Line or Water Line Under Construction

Proposed 2020-2030 Water Line

Existing Facility Project Label

Proposed Facility Project Label

PROJECT DESCRIPTIONS

Existing Facilities or Facilities under Construction

(1) Heritage Ave 12" Water Line

Existing 12" water line along Heritage Avenue from Glade Road to Cheek-Sparger Road.

Total Project Cost	\$624,000
--------------------	-----------

Recoverable Cost	\$24,960
------------------	----------

(2) SH 26 South 12" Water Line

Existing 12" water line along SH 26 from Greenbriar Ln to Brown Trail.

Total Project Cost	\$387,000
--------------------	-----------

Recoverable Cost	\$15,480
------------------	----------

(3) SH 26 Central 12" Water Line

Existing 12" water line along SH 26 from Bogart Street to Tinker Road.

Total Project Cost	\$299,000
--------------------	-----------

Recoverable Cost	\$11,960
------------------	----------

(4) SH 26 North 12" Water Line

Existing 12" water line along SH 26 from Tennison Parkway to 474 feet south of Tennison Parkway.

Total Project Cost	\$45,000
--------------------	----------

Recoverable Cost	\$1,800
------------------	---------

(5) Pleasant Run Rd 12" Water Line

Existing 12" water line along Pleasant Run from Tinker Road to John McCain Road.

Total Project Cost	\$450,000
--------------------	-----------

Recoverable Cost	\$18,000
------------------	----------

(6) Existing TRA - Raw Water Line Improvements

Colleyville's Prorated Portion of TRA Project Cost (17%)	\$4,581,500
--	-------------

Recoverable Cost	\$182,260
------------------	-----------

(7) Water Impact Fee Study Update

Update of the impact fees for water system improvements required to serve new development.

Total Project Cost	\$36,250
Recoverable Cost	\$36,250

Note: Project Descriptions are not provided for the TRA project listed in **Table 3.1**.

Proposed Facilities, Improvements, and Water Lines

(8) Pleasant Run Rd 12" Water Line Extension

Replace existing 6" water line along Pleasant Run Road from John McCain Road north toward Colleyville City Limits. This proposed water line is an extension of the existing (5) Pleasant Run Rd 12" Water Line impact fee project.

Total Project Cost	\$849,000
Total Upsize Project Cost	\$569,033
Recoverable Cost	\$546,272

(9) John McCain 12" Water Line

Replace existing 8" water line along John McCain Road from Pebble Hill Drive to Maranatha Court.

Total Project Cost	\$650,000
Total Upsize Project Cost	\$360,907
Recoverable Cost	\$346,470

(10) Cotton Belt Trail to Pleasant Run 16" Water Line

Construct 16" water line along Cotton Belt Trail from Bransford Road to Pleasant Run Road.

Total Project Cost	\$1,384,000
Recoverable Cost	\$1,328,640

(11) Tinker Road 12" Water Line

Replace existing 10" water line along Tinker Road from Pleasant Run Road to SH 26. This proposed water line is a continuation of the existing (5) Pleasant Run Rd 12" Water Line and (3) SH 26 Central 12" Water Line impact fee projects.

Total Project Cost	\$3,406,000
Total Upsize Project Cost	\$1,038,203
Recoverable Cost	\$996,675

(12) Glade Road 12" Water Line

Construct existing 12" water line along Glad Road from Old Oak Road to Martin Road.

Project Cost	\$1,853,000
Recoverable Cost	\$1,778,880

3.4 WATER IMPACT FEE CALCULATION

Chapter 395 of the Local Government Code defines a service unit as follows, “Service Unit means a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years.” Therefore, the City of Colleyville defines a *service unit* based on historical water usage over the past 10 years as compared to the estimated residential units. The residential unit is the development type that predominately uses a 3/4” meter. The measure of consumption per service unit is based on a 3/4” meter and the data shown in **Table 3.2**.

Table 3.2 Service Unit Consumption Calculation

Year	Population ¹	Service Units (2.96 person/unit)	Water Average Day Demand (MGD) ¹	Demand per Service Unit (GPD)
2010	22,807	7,705	6.7	870
2011	22,949	7,753	8.11	1046
2012	23,090	7,801	7.93	1017
2013	23,270	7,861	6.52	829
2014	23,740	8,020	6.85	854
2015	23,760	8,027	6.2	772
2016	24,230	8,186	6.07	742
2017	24,623	8,319	5.91	710
2018	25,015	8,451	6.42	760
2019	25,408	8,584	6.44	750
Average Historical Demand per Service Unit				835

(1) Data Sources: City of Colleyville

Based on the City's 10-year growth projections and the resulting water demand projections, water service will be required for an additional **395** service units. The calculation is as follows:

- A service unit, which is a unit of development that consumes approximately 835 gallons per day (GPD), is a typical residential connection that uses a 3/4" meter. **Table 3.3** outlines the future water demand projections and its relationship to the additional service units projected for the next 10-years.

Table 3.3 10-year Additional Service Units Calculation

Year	Average Day Demand (MGD) ¹	Service Unit Demand (GPD)	Projected Service Units
2020	7.28	835	8,719
2030	7.61	835	9,114
10-year Additional Service Units			395

(1) Data Sources: City of Colleyville; Water Master Plan by Garver

Impact fee law allows for a credit calculation to credit back the development community based on the utility revenues or ad valorem taxes that are allocated for paying a portion of future capital improvements. The intent of this credit is to prevent the City from double charging development for future capital improvements via impact fees and utility rates. If the city chooses not to do a financial analysis to determine the credit value they are required by law to reduce the recoverable cost by 50 percent. The city has chosen to calculate the credit value. Therefore, the maximum recoverable cost for impact fee shown below is 99 percent of the Pre Credit Recoverable Cost. A detailed credit calculation has been provided by Edward B. Peacock in the appendix.

A breakdown of the 10-year recoverable costs and the associated impact fee per service unit is as follows:

Table 3.4 10-Year Recoverable Cost Breakdown

Recoverable Impact Fee CIP Costs	\$ 5,288,647
Debt Service	\$ 1,320,296
Pre Credit Recoverable Cost for Impact Fee	\$ 6,608,943
Credit for Utility Revenues	\$ (46,085)
Maximum Recoverable Cost for Impact Fee	\$ 6,562,858

(1) Per Edward B. Peacock, CPA financial analysis, see the Appendix – Plan for Awarding the Water and Wastewater Impact Fee Credit

$$\text{Impact fee per service units} = \frac{\text{10-year recoverable costs}}{\text{10-year additional service units}}$$

$$\text{10-year recoverable cost} = \$6,562,858$$

$$\text{Impact fee per service units} = \frac{\$6,562,858}{395}$$

$$\text{Impact fee per service units} = \$16,615$$

Therefore, the maximum assessable water impact fee per service unit is \$16,615.

For a development that requires a different size meter, a service unit equivalent is established at a multiplier based on its capacity with respect to the 3/4" meter. The maximum impact fee that could be assessed for other meter sizes is based on the value shown on **Table 3.5, Service Unit Equivalency Table for Commonly Used Meters**.

Table 3.5 Service Unit Equivalency Table for Commonly Used Meters

Meter Size	Maximum Continuous Operating Capacity (GPM)*	Service Unit Equivalent	Maximum Assessable Water Impact Fee
5/8"x 3/4" PD	10	0.67	\$11,077
3/4" PD	15	1.00	\$16,615
1" PD	25	1.67	\$27,692
1 1/2" PD	50	3.33	\$55,383
2" PD	80	5.33	\$88,613
2" Compound	80	5.33	\$88,613
2" Turbine	100	6.67	\$110,767
3" Compound	175	11.67	\$193,842
3" Turbine	220	14.67	\$243,687
4" Compound	300	20.00	\$332,300
4" Turbine	420	28.00	\$465,220
6" Compound	675	45.00	\$747,675
6" Turbine	865	57.67	\$958,132
8" Compound	900	60.00	\$996,900
8" Turbine	2,400	160.00	\$2,658,400
10" Turbine	3,500	233.33	\$3,876,833

PD = Positive Displacement Meter (Typical Residential Meter)

*Operating capacities obtained from American Water Works Association (AWWA) C-700-15, C-701-15, C702-19

Chapter 4
Wastewater Impact Fee Study for the
2020 Impact Fee Study



Sept
2021

Prepared for the City of Colleyville

Prepared by:

Kimley-Horn and Associates, Inc.

801 Cherry Street, Unit 11, Suite 1300

Fort Worth, TX 76102

Phone 817 335 6511

TBPE Firm Registration Number: F-928

Project Number: 061063055

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JOSH KERCHO _____, P.E.
SERIAL NUMBER. 113002
DATE: SEPTEMBER 2021

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4.1 INTRODUCTION

The City of Colleyville retained the services of Kimley-Horn and Associates, Inc., for the purpose of developing the impact fees for wastewater system improvements required to serve new development. These fees were originally developed in 1999 and updated in 2006 and 2012 in accordance with Chapter 395 of the *Local Government Code* (impact fees).

The purpose of this report is to satisfy the requirements of the law and provide the City with an impact fee capital improvements plan and associated impact fees.

For convenience and reference, the following is excerpted from Chapter 395 of the code:

- (a) *The political subdivision shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan must contain specific enumeration of the following items:*
- (1) *a description of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand, or replace the improvements to meet existing needs and usage and stricter safety, efficiency, environmental, or regulatory standards, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;*
 - (2) *an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of the existing capital improvements, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;*
 - (3) *a description of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;*
 - (4) *a definitive table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of capital improvements or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including but not limited to residential, commercial, and industrial;*
 - (5) *the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;*
 - (6) *the projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time, not to exceed 10 years; and*

(7) *plan for awarding:*

- (A) *a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or*
- (B) *in the alternative, a credit equal to 50 percent of the total project cost of implementing the capital improvements plan.*

The impact fee study includes information from the *Water and Wastewater Master Plan* completed by Garver in December 2014. The impact fees are based on recommended capital improvements outlined in the *Water and Wastewater Master Plan*, input from City Staff, and the service area growth projections shown in the *Land Use Assumptions Report*.

The study process was comprised of four tasks:

A. LAND USE ASSUMPTIONS

The development of land use assumptions included the following:

- Establishing impact fee service areas (SA) for water and wastewater;
- Collection/determination of population and employment data by SA; and
- Projection of the ten-year population and employment by SA.

A detailed discussion is outlined in the current Land Use Assumptions Chapter of this report.

B. EVALUATION OF THE WASTEWATER SYSTEM MASTER PLAN

This task involved reviewing the *Water and Wastewater System Master Plan* and its growth projection compatibility with the *Land Use Assumptions Report*. The wastewater flow projections were then used to determine the additional service units.

C. IMPACT FEE CAPITAL IMPROVEMENT PLAN

This task involved reviewing the City's capital projects shown in the 2012 impact fee report and the wastewater capital improvement plan outlined in the master plan with public works staff and interviews with the Trinity River Authority capital projects managers. Both parties provided information allowing us to develop the impact fee capital improvements plan that will be built in the 10-year planning window.

D. IMPACT FEE ANALYSIS AND REPORT

This task included calculating the growth of service units and credit reduction. These values were then used to determine the impact fee per service unit and the maximum assessable impact fee by meter size.

4.2 DESIGN CRITERIA

In accordance with the Chapter 217 of the Texas Administrative Code (Design Criteria for Domestic Wastewater Systems) the following design criteria is followed when planning for future wastewater infrastructure.

A. SEWER TRUNK LINES (INTERCEPTORS)

The design criteria for sewer trunk lines or interceptors is based on the TCEQ requirements that meet peak wet weather design flows with no overflows while maintaining a minimum of 2 ft/sec cleaning velocity and a maximum of 8 ft/sec velocity.

B. LIFT STATION PUMPING CAPACITY

The design criteria for lift station pumping shall be to provide firm pumping capacity to meet 125% of the peak wet weather design flows. The firm pumping capacity is defined as the available total pumping capacity with the largest pump out of service.

C. LIFT STATION WET WELL CAPACITY

The design criteria for lift station wet wells are to provide adequate volumes to limit pump cycling to once every 10 minutes. Based on this criterion, the required operating volume for each pump can be calculated as

$$V = tQ/4 \quad \text{where,}$$

$$t = \text{Maximum pump cycling time} = 10 \text{ minutes}$$

$$Q = \text{Lead pump discharge rate in gallons per minute (gpm)}$$

$$V = \text{Required wet well volume between pump start and stop elevation}$$

D. FORCE MAINS

The design criteria recommended for force mains is to meet the required pumping capacity of the lift station at a velocity less than 8 feet per second and a maximum discharge pressure of 100 psi and to allow a minimum of 2 feet per second scouring velocity during a single pump operation.

4.3 IMPACT FEE CAPITAL IMPROVEMENTS PLAN

The City Council commissioned Garver to develop a *Water and Wastewater System Master Plan*. The purpose of the plan is to provide the City with a logical strategy for upgrading and expanding its wastewater collection system to accommodate future growth and for addressing existing system deficiencies. Garver completed the *Water and Wastewater System Master Plan* and recommended system improvements to accommodate growth through the City's build-out. State law only allows cost recovery associated with eligible projects in a ten (10) year planning window from the time of the impact fee study. The following details the projects and the eligible recoverable cost.

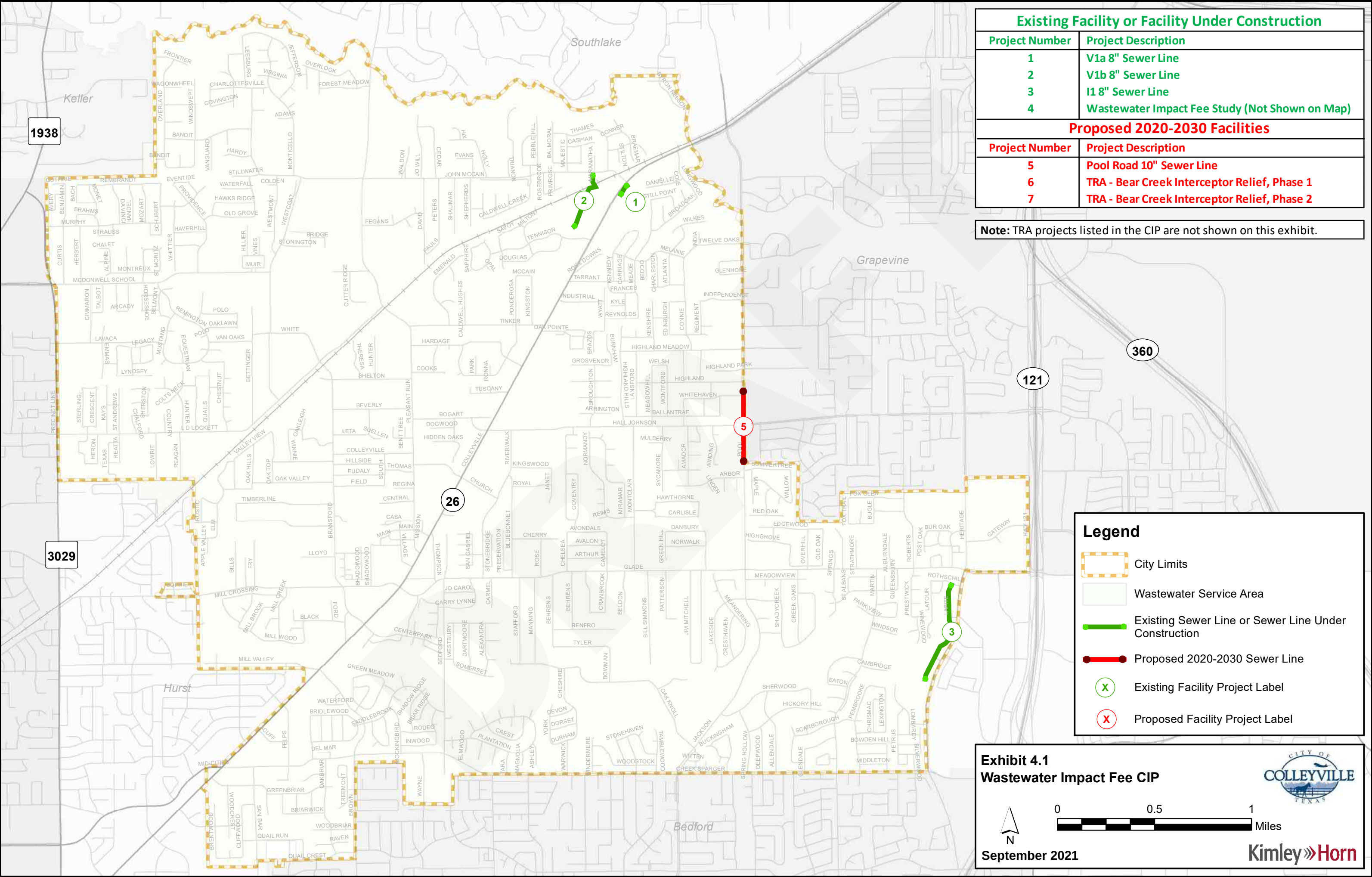
Four (4) existing projects and three (3) proposed projects are determined eligible for recoverable cost through impact fee over the next 10 years. The City of Colleyville's total cost of these projects is \$1,926,073. The projected total recoverable through impact fees is \$1,476,960. After financing costs are added and the credit reduction calculation is complete, \$1,832,782 is recoverable through impact fees serving the 10-year system needs. These impact fee capital improvements are shown in Table 4.1 and illustrated in Exhibit 4.1.

Table 4.1 Wastewater Impact Fee Capital Improvements
Project Cost and 10-Year Recoverable Cost

Project #	Description	2020 Required Capacity (Percent Utilization)	2030 Required Capacity (Percent Utilization)	2020-2030 Required Capacity (Percent Utilization)	2030 Projected Recoverable Cost	Total Project Cost
EXISTING						
1	V1a 8" Sewer Line	92%	96%	4%	\$ 2,680	\$ 67,000
2	V1b 8" Sewer Line	92%	96%	4%	\$ 5,360	\$ 134,000
3	I1 8" Sewer Line	92%	96%	4%	\$ 8,200	\$ 205,000
4	Wastewater Impact Fee Study	-	100%	100%	\$ 36,250	\$ 36,250
Existing Subtotal					\$ 52,490	\$ 442,250
PROPOSED						
5*	Pool Road 10" Sewer Line	0%	96%	96%	\$ 1,281,984	\$ 1,335,400
6**	TRA - Bear Creek Interceptor Relief, Phase 1	0%	96%	96%	\$ 77,520	\$ 80,750
7**	TRA - Bear Creek Interceptor Relief, Phase 2	0%	96%	96%	\$ 64,966	\$ 67,673
Proposed Subtotal					\$ 1,424,470	\$ 1,483,823
Total					\$ 1,476,960	\$ 1,926,073

* Wastewater project costs are prorated for upsize capacity only.

** "Total Project Cost" for the TRA facilities (item 6-7) reflects Colleyville's prorated portion (approx. 1.7%) of the TRA project cost according to relative demand capacities among member cities. Colleyville's impact fee can be used to pay the portion of the TRA wastewater rate that is identified for projects accommodating future growth.



PROJECT DESCRIPTIONS

Existing

(1) V1a 8" Sewer Line

Existing 8" sanitary sewer line along SH 26 from John McCain Road to just north of Tennison Parkway.

Total Project Cost	\$67,000
--------------------	----------

Recoverable Cost	\$2,680
------------------	---------

(2) V1b 8" Sewer Line

Existing 8" sanitary sewer line along the Cotton Belt Rail Road Line from John McCain Road south to near Caldwell Creek Drive.

Total Project Cost	\$134,000
--------------------	-----------

Recoverable Cost	\$5,360
------------------	---------

(3) I1 8" Sewer Line

Existing 8" sanitary sewer line along the Cotton Belt Rail Road Line from John McCain Road south to near Caldwell Creek Drive.

Total Project Cost	\$205,000
--------------------	-----------

Recoverable Cost	\$8,200
------------------	---------

(4) Wastewater Impact Fee Study Update

Update of the impact fees for wastewater system improvements required to serve new development.

Total Project Cost	\$36,250
--------------------	----------

Recoverable Cost	\$36,250
------------------	----------

Proposed

(5) Pool Road 10" Sewer Line

Replace existing 6" sewer line along Pool Road from Whitehaven Street to Summertree Lane.

Total Project Cost	\$1,585,000
Total Upsize Project Cost	\$1,335,400
Recoverable Cost	\$1,281,984

(6) TRA – Bear Creek Interceptor Relief, Phase 1

Total Project Cost	\$24,700,000
Total Upsize Project Cost	\$4,750,000
Colleyville Proportional Upsize Cost (1.7%)	\$80,750
Recoverable Cost	\$77,520

(7) TRA – Bear Creek Interceptor Relief, Phase 2

Total Project Cost	\$20,700,000
Total Upsize Project Cost	\$3,980,769
Colleyville Proportional Upsize Cost (1.7%)	\$67,673
Recoverable Cost	\$64,966

Note: Project Descriptions are not provided for the TRA projects listed in Table 4.1.

4.4 WASTEWATER IMPACT FEE CALCULATION

Chapter 395 of the Local Government Code defines a service unit as follows, “Service Unit means a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years.” Therefore, the City of Colleyville defines a *service unit* based on historical wastewater discharge or flow over the past 10 years as compared to the estimated residential units. The residential unit is the development type that predominately uses a 3/4” meter. The measure of discharge per service unit is based on a 3/4” meter and the data shown in Table 4.2.

Table 4.2 Service Unit Consumption Calculation

Year	Population ¹	Service Units (2.96 person/unit)	Wastewater Average Day Flow (MGD) ¹	Flow per Service Unit (GPD)
2010	22,807	7,705	2.16	280
2011	22,949	7,753	2.20	284
2012	23,090	7,801	2.25	288
2013	23,270	7,861	2.30	293
2014	23,740	8,020	2.52	314
2015	23,760	8,027	2.93	365
2016	24,230	8,186	3.00	366
2017	24,623	8,319	2.93	352
2018	25,015	8,451	2.73	323
2019	25,408	8,584	2.78	324
Average Historical Flow per Service Unit				319

(1) Data Sources: City of Colleyville

Based on the City's 10-year growth projections and the resulting wastewater flow projections, wastewater service will be required for an additional 407 service units. The calculation is as follows:

- A service unit, which is a unit of development that discharges approximately 319 gallons per day (GPD), is a typical residential connection that uses a 3/4" meter. Table 4.3 outlines the future wastewater discharge projections and its relationship to the additional service units projected for the next 10-years.

Table 4.3 10-year Additional Service Units Calculation

Year	Average Day Flow (MGD) ¹	Service Unit Demand (GPD)	Projected Service Units
2020	2.78	319	8,715
2030	2.91	319	9,122
10-year Additional Service Units			407

(1) Data Sources: City of Colleyville; Wastewater Master Plan by Garver

Impact fee law allows for a credit calculation to credit back the development community based on the utility revenues or ad valorem taxes that are allocated for paying a portion of future capital improvements. The intent of this credit is to prevent the City from double charging development for future capital improvements via impact fees and utility rates. If the city chooses not to do a financial analysis to determine the credit value they are required by law to reduce the recoverable cost by 50 percent. The city has chosen to calculate the credit value. Therefore, the maximum recoverable cost for impact fee shown below is 99 percent of the Pre Credit Recoverable Cost. A detailed credit calculation has been provided by Edward B. Peacock, CPA in the appendix.

A breakdown of the 10-year recoverable costs and the associated impact fee per service unit is as follows:

Table 4.4 10-Year Recoverable Cost Breakdown

Recoverable Impact Fee CIP Costs	\$ 1,476,960
Debt Service	\$ 369,089
Pre Credit Recoverable Cost for Impact Fee	\$ 1,846,049
Credit for Utility Revenues	\$ (13,267)
Maximum Recoverable Cost for Impact Fee	\$ 1,832,782

(1) Per Edward B. Peacock, CPA financial analysis, see the Appendix – Plan for Awarding the Water and Wastewater Impact Fee Credit

$$\text{Impact fee per service units} = \frac{\text{10-year recoverable costs}}{\text{10-year additional service units}}$$

$$\text{10-year recoverable cost} = \$1,832,782$$

$$\text{Impact fee per service units} = \frac{\$1,832,782}{407}$$

$$\text{Impact fee per service units} = \$4,503$$

Therefore, the maximum assessable wastewater impact fee per service unit is \$4,503.

For a development that requires a different size meter, a service unit equivalent is established at a multiplier based on its capacity with respect to the 3/4" meter. The maximum impact fee that could be assessed for other meter sizes is based on the value shown on Table 4.5, Service Unit Equivalency Table for Commonly Used Meters.

Table 4.5 Service Unit Equivalency Table for Commonly Used Meters

Meter Size	Maximum Continuous Operating Capacity (GPM)*	Service Unit Equivalent	Maximum Assessable Wastewater Impact Fee
5/8"x 3/4" PD	10	0.67	\$3,002
3/4" PD	15	1.00	\$4,503
1" PD	25	1.67	\$7,505
1 1/2" PD	50	3.33	\$15,010
2" PD	80	5.33	\$24,016
2" Compound	80	5.33	\$24,016
2" Turbine	100	6.67	\$30,020
3" Compound	175	11.67	\$52,535
3" Turbine	220	14.67	\$66,044
4" Compound	300	20.00	\$90,060
4" Turbine	420	28.00	\$126,084
6" Compound	675	45.00	\$202,635
6" Turbine	865	57.67	\$259,673
8" Compound	900	60.00	\$270,180
8" Turbine	2,400	160.00	\$720,480
10" Turbine	3,500	233.33	\$1,050,700

PD = Positive Displacement Meter (Typical Residential Meter)

*Operating capacities obtained from American Water Works Association (AWWA) C-700-15, C-701-15, C702-19

APPENDIX

CONCEPTUAL LEVEL PROJECT COST PROJECTIONS

ROADWAY IMPACT FEE CIP SERVICE UNITS OF SUPPLY

EXISTING ROADWAY FACILITIES INVENTORY

PLAN FOR AWARDING THE ROADWAY IMPACT FEE CREDIT

PLAN FOR AWARDING THE WATER AND WASTEWATER IMPACT FEE CREDIT

CONCEPTUAL LEVEL PROJECT COST PROJECTIONS

City of Colleyville - 2020 Roadway Impact Fee Update

Capital Improvements Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 1

#	Class	Project	Limits	Status	Project Cost
1-A/2-R	P6D	Colleyville Blvd	a	Widening	\$ 1,893,200
1-B/2-S	P6D	Colleyville Blvd	2,030' N of John McCain Rd (City Limits) to 475' S of Brown Trl	Completed	\$ 5,070,000
1-C	C2U	Thompson Terr	Colleyville Blvd to Old Glade Rd	Widening	\$ 1,024,000
1-D	M2D	Glade Rd	Bedford Rd to Strathmore Terr	Completed	\$ 14,277,000
1-E	C2U-S	Roberts Rd	2,140' N of Glade Rd (City Limits) to Glade Rd	Widening	\$ 1,653,000
1-F	C2U	Bedford Rd	115' S of Glade Rd to Little Bear Creek	Widening	\$ 2,583,000
1-G	M4U (1/2)	Cheek-Sparger Rd	San Bar Ln to Del Mar Ct	Widening	\$ 1,589,000
1-H	M4U (1/2)	Cheek-Sparger Rd	Bedford Rd to 1,270' E of Bedford Rd	Widening	\$ 947,000
1-I	M4U (1/2)	Cheek-Sparger Rd	1,270' E of Bedford Rd to Heritage Ave (City Limits)	Widening	\$ 8,940,000
1-J	M4U (1/2)	Jackson Rd	2,540' S of Glade Rd to Cheek Sparger Rd	Widening	\$ 2,824,000
1-K	M4U (1/2)	Brown Trl	350' S of Autumn Oaks to 145' S of Quail Crest Dr	Widening	\$ 1,107,000

Intersection Improvements

I-1	Intersection	Hall Johnson Rd & Riverwalk Dr	Intersection Improvements	Proposed	\$ 1,000,000
I-2	Intersection	Bedford Rd & Cheek-Sparger Rd	Intersection Improvements	Proposed	\$ 1,000,000
I-3	Intersection	Jackson Rd & Cheek-Sparger Rd	Intersection Improvements	Completed	\$ 1,931,523
I-4	Intersection	Heritage Ave & Cheek-Sparger Rd	Intersection Improvements	Completed	\$ 250,000
TOTAL					\$ 46,088,723

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 10/21/2020

Project Information:		Description:	Project No.
Name:	Colleyville Blvd	This project consists of the widening of a five-lane undivided facility to a six-lane divided principal arterial.	1-A/2-R
Limits:	a		
Impact Fee Class:	P6D		
Ultimate Class:	P6D		
Length (lf):	3,881		
Service Area(s):	1, 2		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	16,819	CY	\$ 27.00	\$ 454,104
208	6" Lime Stabilization (with Lime @ 36#/sy)	33,637	SY	\$ 4.25	\$ 142,959
308	8" Concrete Pavement	31,481	SY	\$ 73.00	\$ 2,298,122
408	4" Topsoil	12,937	SY	\$ 10.00	\$ 129,374
608	8' Paved Trail	62,100	SF	\$ 8.00	\$ 496,798
508	Concrete Driveway Approach	4	EA	\$ 4,000.00	\$ 16,000
Paving Construction Cost Subtotal:					\$ 3,537,358
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
✓	Prep ROW	None Anticipated	6%	\$	212,241
	Traffic Control		0%	\$	-
✓	Pavement Markings/Markers	Standard Internal System	3%	\$	106,121
✓	Roadway Drainage		25%	\$	884,339
✓	Illumination		6%	\$	212,241
	Special Drainage Structures	None Anticipated	0%	\$	-
✓	Water	Minor Adjustments	6%	\$	212,241
✓	Sewer	Minor Adjustments	4%	\$	141,494
✓	Establish Turf / Erosion Control		3%	\$	106,121
✓	Basic Landscaping		3%	\$	106,121
	Other:		\$0	\$	-
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$ 1,980,920	
Paving and Allowance Subtotal:				\$ 5,518,278	
Construction Contingency:				15%	\$ 827,742
Mobilization:				6%	\$ 49,664
Construction Cost TOTAL:				\$ 6,396,000	

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 6,396,000
Engineering/Survey/Testing:		18%	\$ 1,151,280
Previous Town contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	30%	\$ 1,918,800
Impact Fee Project Cost TOTAL (20% City Contribution)			\$ 1,893,200

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.	1-B/2-S
Name:	Colleyville Blvd 2,030' N of John McCain Rd (City Limits)	This completed project consisted of the reconstruction of an existing five-lane undivided facility to a six-lane divided principal arterial. This represents only the City of Colleyville's contribution to SH 26.		
Limits:	to 475' S of Brown Trl			
Impact Fee Class:	P6D			
Ultimate Class:	P6D			
Length (lf):	18,283			
Service Area(s):	1, 2			

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:		-	\$ 5,070,000
Engineering/Survey/Testing			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included		
Impact Fee Project Cost TOTAL:			\$ 5,070,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.
Name:	Thompson Terr	This project consists of the reconstruction of an existing two-lane undivided facility to a two-lane undivided collector facility.	1-C
Limits:	Colleyville Blvd to Old Glade Rd		
Impact Fee Class:	C2U		
Ultimate Class:	C2U		
Length (lf):	1,061		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	1,946	CY	\$ 27.00	\$ 52,536
201	6" Lime Stabilization (with Lime @ 30#/sy)	3,892	SY	\$ 3.50	\$ 13,620
301	7" Concrete Pavement	3,656	SY	\$ 60.00	\$ 219,341
401	4" Topsoil	3,774	SY	\$ 10.00	\$ 37,736
601	5' Concrete Sidewalk	10,613	SF	\$ 8.00	\$ 84,906
501	Concrete Driveway Approach	1	EA	\$ 4,000.00	\$ 4,000
Paving Construction Cost Subtotal:					\$ 412,140
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
✓ Prep ROW		6%	\$	24,728	
✓ Traffic Control	Construction Phase Traffic Control	5%	\$	20,607	
✓ Pavement Markings/Markers		3%	\$	12,364	
✓ Roadway Drainage	Standard Internal System	25%	\$	103,035	
✓ Illumination		6%	\$	24,728	
Special Drainage Structures	None Anticipated	0%	\$	-	
✓ Water	Minor Adjustments	6%	\$	24,728	
✓ Sewer	Minor Adjustments	4%	\$	16,486	
✓ Establish Turf / Erosion Control		3%	\$	12,364	
✓ Basic Landscaping		3%	\$	12,364	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:		
			\$ 251,405		
			Paving and Allowance Subtotal:		
			\$ 663,545		
			Construction Contingency:		
			15%		
			\$ 99,532		
			Mobilization:		
			6%		
			\$ 5,972		
			Construction Cost TOTAL:		
			\$ 770,000		

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 770,000
Engineering/Survey/Testing:		18%	\$ 138,600
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 115,500
Impact Fee Project Cost TOTAL:			\$ 1,024,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.	1-D
Name:	Glade Rd	This project consisted of the widening of an existing two-lane undivided facility to a four-lane undivided minor arterial.		
Limits:	Bedford Rd to Strathmore Terr			
Impact Fee Class:	M2D			
Ultimate Class:	C2U/C3U			
Length (lf):	11,269			
Service Area(s):	1			

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:		-	\$ 14,276,642
Engineering/Survey/Testing			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included		
Impact Fee Project Cost TOTAL:			\$ 14,277,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 10/21/2020

Project Information:		Description:	Project No.
Name:	Roberts Rd 2,140' N of Glade Rd (City Limits) to Glade Rd	This project consists of the reconstruction of an existing two-lane undivided facility to a two-lane undivided collector facility.	1-E
Limits:			
Impact Fee Class:	C2U-S		
Ultimate Class:	C2U-S		
Length (lf):	2,166		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
110	Unclassified Street Excavation	3,489	CY	\$ 27.00	\$ 94,213
202	6" Lime Stabilization (with Lime @ 36#/sy)	6,979	SY	\$ 4.25	\$ 29,660
310	8" Concrete Pavement	6,497	SY	\$ 60.00	\$ 389,847
410	4" Topsoil	5,776	SY	\$ 10.00	\$ 57,755
610	4' Concrete Sidewalk	10,829	SF	\$ 8.00	\$ 86,633
510	Concrete Driveway Approach	2	EA	\$ 4,000.00	\$ 8,000
Paving Construction Cost Subtotal:					\$ 666,108
Major Construction Component Allowances**:					
Item Description		Notes		Allowance	Item Cost
✓	Prep ROW			6%	\$ 39,966
✓	Traffic Control	Construction Phase Traffic Control		5%	\$ 33,305
✓	Pavement Markings/Markers			3%	\$ 19,983
✓	Roadway Drainage	Standard Internal System		25%	\$ 166,527
✓	Illumination			6%	\$ 39,966
	Special Drainage Structures	None Anticipated		0%	\$ -
✓	Water	Minor Adjustments		6%	\$ 39,966
✓	Sewer	Minor Adjustments		4%	\$ 26,644
✓	Establish Turf / Erosion Control			3%	\$ 19,983
✓	Basic Landscaping			3%	\$ 19,983
	Other:			\$0	\$ -
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 406,326
Paving and Allowance Subtotal:					\$ 1,072,434
Construction Contingency:					15% \$ 160,865
Mobilization:					6% \$ 9,652
Construction Cost TOTAL:					\$ 1,243,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,243,000
Engineering/Survey/Testing:		18%	\$ 223,740
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 186,450
Impact Fee Project Cost TOTAL:			\$ 1,653,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 10/21/2020

Project Information:		Description:	Project No.
Name:	Bedford Rd 115' S of Glade Rd to Little Bear Creek	This project consists of the reconstruction of an existing two-lane undivided facility to a two-lane undivided collector facility.	1-F
Limits:	Creek		
Impact Fee Class:	C2U		
Ultimate Class:	C2U		
Length (lf):	2,674		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	4,902	CY	\$ 27.00	\$ 132,358
201	6" Lime Stabilization (with Lime @ 30#/sy)	9,804	SY	\$ 3.50	\$ 34,315
301	7" Concrete Pavement	9,210	SY	\$ 60.00	\$ 552,605
401	4" Topsoil	9,507	SY	\$ 10.00	\$ 95,072
601	5' Concrete Sidewalk	26,739	SF	\$ 8.00	\$ 213,912
501	Concrete Driveway Approach	3	EA	\$ 4,000.00	\$ 12,000
Paving Construction Cost Subtotal:					\$ 1,040,261
Major Construction Component Allowances**:					
Item Description		Notes		Allowance	Item Cost
✓	Prep ROW			6%	\$ 62,416
✓	Traffic Control	Construction Phase Traffic Control		5%	\$ 52,013
✓	Pavement Markings/Markers			3%	\$ 31,208
✓	Roadway Drainage	Standard Internal System		25%	\$ 260,065
✓	Illumination			6%	\$ 62,416
	Special Drainage Structures	None Anticipated		0%	\$ -
✓	Water	Minor Adjustments		6%	\$ 62,416
✓	Sewer	Minor Adjustments		4%	\$ 41,610
✓	Establish Turf / Erosion Control			3%	\$ 31,208
✓	Basic Landscaping			3%	\$ 31,208
	Other:			\$0	\$ -
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 634,559
Paving and Allowance Subtotal:					\$ 1,674,820
Construction Contingency:					15% \$ 251,223
Mobilization:					6% \$ 15,073
Construction Cost TOTAL:					\$ 1,942,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,942,000
Engineering/Survey/Testing:		18%	\$ 349,560
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 291,300
Impact Fee Project Cost TOTAL:			\$ 2,583,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.
Name:	Cheek-Sparger Rd	This project consists of the widening of an existing two-lane undivided facility to a four-lane undivided minor arterial.	1-G
Limits:	San Bar Ln to Del Mar Ct		
Impact Fee Class:	M4U (1/2)		
Ultimate Class:	M4U		
Length (lf):	2,132		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	2,961	CY	\$ 27.00	\$ 79,949
204	6" Lime Stabilization (with Lime @ 30#/sy)	5,922	SY	\$ 3.50	\$ 20,728
304	8" Concrete Pavement	5,448	SY	\$ 73.00	\$ 397,733
404	4" Topsoil	4,856	SY	\$ 10.00	\$ 48,562
604	5' Concrete Sidewalk	10,660	SF	\$ 8.00	\$ 85,279
504	Concrete Driveway Approach	2	EA	\$ 4,000.00	\$ 8,000
Paving Construction Cost Subtotal:					\$ 640,251
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
✓	Prep ROW		6%	\$	38,415
✓	Traffic Control	Construction Phase Traffic Control	5%	\$	32,013
✓	Pavement Markings/Markers		3%	\$	19,208
✓	Roadway Drainage	Standard Internal System	25%	\$	160,063
✓	Illumination		6%	\$	38,415
	Special Drainage Structures	None Anticipated	0%	\$	-
✓	Water	Minor Adjustments	6%	\$	38,415
✓	Sewer	Minor Adjustments	4%	\$	25,610
✓	Establish Turf / Erosion Control		3%	\$	19,208
✓	Basic Landscaping		3%	\$	19,208
	Other:		\$0	\$	-
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$ 390,553	
Paving and Allowance Subtotal:				\$	1,030,804
Construction Contingency:				15%	\$ 154,621
Mobilization:				6%	\$ 9,277
Construction Cost TOTAL:				\$	1,195,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,195,000
Engineering/Survey/Testing:		18%	\$ 215,100
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 179,250
Impact Fee Project Cost TOTAL:			\$ 1,589,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.
Name:	Cheek-Sparger Rd	This project consists of the widening of an existing two-lane undivided facility to a four-lane undivided minor arterial.	1-H
Limits:	Bedford Rd to 1,270' E of Bedford Rd		
Impact Fee Class:	M4U (1/2)		
Ultimate Class:	M4U		
Length (lf):	1,273		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	1,768	CY	\$ 27.00	\$ 47,739
204	6" Lime Stabilization (with Lime @ 30#/sy)	3,536	SY	\$ 3.50	\$ 12,377
304	8" Concrete Pavement	3,253	SY	\$ 73.00	\$ 237,493
404	4" Topsoil	2,900	SY	\$ 10.00	\$ 28,997
604	5' Concrete Sidewalk	6,365	SF	\$ 8.00	\$ 50,922
504	Concrete Driveway Approach	1	EA	\$ 4,000.00	\$ 4,000
Paving Construction Cost Subtotal:					\$ 381,528
Major Construction Component Allowances**:					
Item Description	Notes	Allowance	Item Cost		
✓ Prep ROW		6%	\$	22,892	
✓ Traffic Control	Construction Phase Traffic Control	5%	\$	19,076	
✓ Pavement Markings/Markers		3%	\$	11,446	
✓ Roadway Drainage	Standard Internal System	25%	\$	95,382	
✓ Illumination		6%	\$	22,892	
Special Drainage Structures	None Anticipated	0%	\$	-	
✓ Water	Minor Adjustments	6%	\$	22,892	
✓ Sewer	Minor Adjustments	4%	\$	15,261	
✓ Establish Turf / Erosion Control		3%	\$	11,446	
✓ Basic Landscaping		3%	\$	11,446	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:		
			\$ 232,732		
			Paving and Allowance Subtotal:		
			\$ 614,260		
			Construction Contingency:		
			15%		
			\$ 92,139		
			Mobilization:		
			6%		
			\$ 5,528		
			Construction Cost TOTAL:		
			\$ 712,000		

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 712,000
Engineering/Survey/Testing:		18%	\$ 128,160
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 106,800
Impact Fee Project Cost TOTAL:			\$ 947,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 10/21/2020

Project Information:		Description:	Project No.
Name:	Cheek-Sparger Rd 1,270' E of Bedford Rd to Heritage Ave (City Limits)	This project consists of the widening of an existing two-lane undivided facility to a four-lane undivided minor arterial.	1-I
Limits:	M4U (1/2)		
Impact Fee Class:	M4U		
Ultimate Class:	M4U		
Length (lf):	11,984		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	16,644	CY	\$ 27.00	\$ 449,395
204	6" Lime Stabilization (with Lime @ 30#/sy)	33,288	SY	\$ 3.50	\$ 116,510
304	8" Concrete Pavement	30,625	SY	\$ 73.00	\$ 2,235,655
404	4" Topsoil	27,297	SY	\$ 10.00	\$ 272,966
604	5' Concrete Sidewalk	59,919	SF	\$ 8.00	\$ 479,354
504	Concrete Driveway Approach	12	EA	\$ 4,000.00	\$ 48,000
Paving Construction Cost Subtotal:					\$ 3,601,880
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
✓	Prep ROW		6%	\$	216,113
✓	Traffic Control	Construction Phase Traffic Control	5%	\$	180,094
✓	Pavement Markings/Markers		3%	\$	108,056
✓	Roadway Drainage	Standard Internal System	25%	\$	900,470
✓	Illumination		6%	\$	216,113
	Special Drainage Structures	None Anticipated	0%	\$	-
✓	Water	Minor Adjustments	6%	\$	216,113
✓	Sewer	Minor Adjustments	4%	\$	144,075
✓	Establish Turf / Erosion Control		3%	\$	108,056
✓	Basic Landscaping		3%	\$	108,056
	Other:		\$0	\$	-
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$ 2,197,147	
Paving and Allowance Subtotal:				\$ 5,799,026	
Construction Contingency:				15%	\$ 869,854
Mobilization:				6%	\$ 52,191
Construction Cost TOTAL:				\$ 6,722,000	

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 6,722,000
Engineering/Survey/Testing:		18%	\$ 1,209,960
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 1,008,300
Impact Fee Project Cost TOTAL:			\$ 8,940,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 10/21/2020

Project Information:		Description:	Project No.
Name:	Jackson Rd 2,540' S of Glade Rd to Cheek	This project consists of the widening of an existing two-lane undivided facility to a four-lane undivided minor arterial.	1-J
Limits:	Sparger Rd		
Impact Fee Class:	M4U (1/2)		
Ultimate Class:	M4U		
Length (lf):	3,782		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,253	CY	\$ 27.00	\$ 141,838
204	6" Lime Stabilization (with Lime @ 30#/sy)	10,507	SY	\$ 3.50	\$ 36,773
304	8" Concrete Pavement	9,666	SY	\$ 73.00	\$ 705,620
404	4" Topsoil	8,615	SY	\$ 10.00	\$ 86,154
604	5' Concrete Sidewalk	18,912	SF	\$ 8.00	\$ 151,294
504	Concrete Driveway Approach	4	EA	\$ 4,000.00	\$ 16,000
Paving Construction Cost Subtotal:					\$ 1,137,679
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
✓	Prep ROW		6%	\$	68,261
✓	Traffic Control	Construction Phase Traffic Control	5%	\$	56,884
✓	Pavement Markings/Markers		3%	\$	34,130
✓	Roadway Drainage	Standard Internal System	25%	\$	284,420
✓	Illumination		6%	\$	68,261
	Special Drainage Structures	None Anticipated	0%	\$	-
✓	Water	Minor Adjustments	6%	\$	68,261
✓	Sewer	Minor Adjustments	4%	\$	45,507
✓	Establish Turf / Erosion Control		3%	\$	34,130
✓	Basic Landscaping		3%	\$	34,130
	Other:		\$0	\$	-
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$ 693,984	
Paving and Allowance Subtotal:				\$ 1,831,663	
Construction Contingency:				15%	\$ 274,749
Mobilization:				6%	\$ 16,485
Construction Cost TOTAL:				\$ 2,123,000	

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,123,000
Engineering/Survey/Testing:		18%	\$ 382,140
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 318,450
Impact Fee Project Cost TOTAL:			\$ 2,824,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
 updated: 10/21/2020

Project Information:		Description:	Project No.
Name:	Brown Trl 350' S of Autumn Oaks to 145' S of Quail Crest Dr	This project consists of the widening of an existing two-lane undivided facility to a four-lane undivided minor arterial.	1-K
Limits:			
Impact Fee Class:	M4U (1/2)		
Ultimate Class:	M4U		
Length (lf):	1,490		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	2,069	CY	\$ 27.00	\$ 55,867
204	6" Lime Stabilization (with Lime @ 30#/sy)	4,138	SY	\$ 3.50	\$ 14,484
304	8" Concrete Pavement	3,807	SY	\$ 73.00	\$ 277,928
404	4" Topsoil	3,393	SY	\$ 10.00	\$ 33,934
604	5' Concrete Sidewalk	7,449	SF	\$ 8.00	\$ 59,592
504	Concrete Driveway Approach	1	EA	\$ 4,000.00	\$ 4,000
Paving Construction Cost Subtotal:					\$ 445,805
Major Construction Component Allowances**:					
Item Description		Notes		Allowance	Item Cost
✓	Prep ROW	Construction Phase Traffic Control		6%	\$ 26,748
✓	Traffic Control			5%	\$ 22,290
✓	Pavement Markings/Markers			3%	\$ 13,374
✓	Roadway Drainage	Standard Internal System		25%	\$ 111,451
✓	Illumination			6%	\$ 26,748
	Special Drainage Structures	None Anticipated		0%	\$ -
✓	Water	Minor Adjustments		6%	\$ 26,748
✓	Sewer	Minor Adjustments		4%	\$ 17,832
✓	Establish Turf / Erosion Control			3%	\$ 13,374
✓	Basic Landscaping			3%	\$ 13,374
	Other:			\$0	\$ -
**Allowances based on % of Paving Construction Cost Subtotal					Allowance Subtotal: \$ 271,941
Paving and Allowance Subtotal:					\$ 717,746
Construction Contingency:					15% \$ 107,662
Mobilization:					6% \$ 6,460
Construction Cost TOTAL:					\$ 832,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 832,000
Engineering/Survey/Testing:		18%	\$ 149,760
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 124,800
Impact Fee Project Cost TOTAL:			\$ 1,107,000

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City of Colleyville - 2020 Roadway Impact Fee Update

Capital Improvements Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 2

#	Class	Project	Limits	Status	Project Cost
2-A	C2U	John McCain Rd	Bandit Tr to Westcoat Dr	Widening	\$ 2,316,000
2-B	C2U	John McCain Rd	150' E of Westcoat Dr to 430' W of Pleasant Run Rd	Widening	\$ 1,091,000
2-C	C2U	John McCain Rd	315' E of Pleasant Run Rd to Maranatha Ct	Widening	\$ 5,789,000
2-D	C2U	McDonwell School Rd W	Herbert Rd to Westcoat Dr	Widening	\$ 5,025,000
2-E	C2U	Lavaca Trl	Precinct Line Rd (City Limits) to Mustang Tr	Widening	\$ 2,837,000
2-F	C2U	L. D. Lockett Rd	Precinct Line Rd (City Limits) to Pleasant Run Rd	Widening	\$ 9,803,000
2-G	C2U	Westcoat Dr	300' S of John McCain Rd to McDonwell School Rd	Widening	\$ 2,343,000
2-H	C2U	Westcoat Dr	McDonwell School Rd to L D Lockett Rd	Widening	\$ 3,454,000
2-I	C2U	White Dr	Westcoat Dr to L D Lockett Rd	Widening	\$ 1,781,000
2-J	C2U	Bransford Rd	Shelton Dr to 220' N of Glade Rd	Widening	\$ 5,244,000
2-K	C2U	Pleasant Run Rd	3,080' N of John McCain Rd (City Limits) to John McCain Rd	Completed	\$ 3,328,000
2-L	C2U	Pleasant Run Rd	John McCain Rd to 200' S of Shelton Dr	Completed	\$ 4,769,000
2-M	C2U	Pleasant Run Rd	Bogart Dr to Colleyville Blvd	Completed	\$ 231,000
2-N	C2U	Tinker Rd	Pleasant Run Rd to 645' E of Pleasant Run Rd	Widening	\$ 626,000
2-O	C2U	Tinker Rd	Caldwell Hughes Rd to Colleyville Blvd	Widening	\$ 2,092,000
2-P	C2U	Bogart Dr	Hall Johnson Rd to Colleyville Blvd	Widening	\$ 599,000
2-Q	M4U (1/2)	Glade Rd	5,100' W of Bransford Rd (City Limits) to 265' W of Bransford Rd	Widening	\$ 3,586,000
1-A/2-R	P6D	Colleyville Blvd	475' S of Brown Trl (City Limits) to 600' S of Cheek Sparger Rd	Widening	\$ 1,219,200
1-B/2-S	P6D	Colleyville Blvd	2,030' N of John McCain Rd (City Limits) to 475' S of Brown Trl	Completed	\$ 5,070,000
Intersection Improvements					
I-5	Intersection	John McCain Rd & Westcoat Dr	Intersection Improvements	Completed	\$ 1,142,907
I-6	Intersection	John McCain Rd & Pleasant Run Rd	Intersection Improvements	Completed	\$ 753,196
I-7	Intersection	McDonwell School Rd & Westcoat Dr	Intersection Improvements	Completed	\$ 1,452,805
I-8	Intersection	Precinct Line Rd & Lavaca Trl	Intersection Improvements	Proposed	\$ 750,000
I-9	Intersection	L.D. Lockett Rd & Precinct Line Rd	Intersection Improvements	Completed	\$ 310,000
TOTAL					\$ 65,612,108

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.	2-A
Name:	John McCain Rd	This project consists of the reconstruction of an existing two-lane undivided facility to a two-lane undivided collector facility.		
Limits:	Bandit Tr to Westcoat Dr			
Impact Fee Class:	C2U			
Ultimate Class:	C2U			
Length (lf):	2,405			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	4,410	CY	\$ 27.00	\$ 119,068
201	6" Lime Stabilization (with Lime @ 30#/sy)	8,820	SY	\$ 3.50	\$ 30,869
301	7" Concrete Pavement	8,285	SY	\$ 60.00	\$ 497,118
401	4" Topsoil	8,553	SY	\$ 10.00	\$ 85,526
601	5' Concrete Sidewalk	24,054	SF	\$ 8.00	\$ 192,433
501	Concrete Driveway Approach	2	EA	\$ 4,000.00	\$ 8,000
Paving Construction Cost Subtotal:					\$ 933,014
Major Construction Component Allowances**:					
Item Description		Notes		Allowance	Item Cost
✓	Prep ROW			6%	\$ 55,981
✓	Traffic Control	Construction Phase Traffic Control		5%	\$ 46,651
✓	Pavement Markings/Markers			3%	\$ 27,990
✓	Roadway Drainage	Standard Internal System		25%	\$ 233,254
✓	Illumination			6%	\$ 55,981
	Special Drainage Structures	None Anticipated		0%	\$ -
✓	Water	Minor Adjustments		6%	\$ 55,981
✓	Sewer	Minor Adjustments		4%	\$ 37,321
✓	Establish Turf / Erosion Control			3%	\$ 27,990
✓	Basic Landscaping			3%	\$ 27,990
	Other:			\$0	\$ -
**Allowances based on % of Paving Construction Cost Subtotal				Allowance Subtotal:	\$ 569,139
				Paving and Allowance Subtotal:	\$ 1,502,153
				Construction Contingency:	15% \$ 225,323
				Mobilization:	6% \$ 13,519
				Construction Cost TOTAL:	\$ 1,741,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,741,000
Engineering/Survey/Testing:		18%	\$ 313,380
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 261,150
Impact Fee Project Cost TOTAL:			\$ 2,316,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.	2-B
Name:	John McCain Rd 150' E of Westcoat Dr to 430' W of Pleasant Run Rd	This project consists of the widening of an existing two-lane undivided facility to a two/three-lane undivided collector facility.		
Limits:				
Impact Fee Class:	C2U			
Ultimate Class:	C2U/C3U			
Length (lf):	1,132			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	2,075	CY	\$ 27.00	\$ 56,025
201	6" Lime Stabilization (with Lime @ 30#/sy)	4,150	SY	\$ 3.50	\$ 14,525
301	7" Concrete Pavement	3,899	SY	\$ 60.00	\$ 233,911
401	4" Topsoil	4,024	SY	\$ 10.00	\$ 40,243
601	5' Concrete Sidewalk	11,318	SF	\$ 8.00	\$ 90,546
501	Concrete Driveway Approach	1	EA	\$ 4,000.00	\$ 4,000
Paving Construction Cost Subtotal:					\$ 439,250
Major Construction Component Allowances**:					
Item Description		Notes		Allowance	Item Cost
✓	Prep ROW			6%	\$ 26,355
✓	Traffic Control	Construction Phase Traffic Control		5%	\$ 21,962
✓	Pavement Markings/Markers			3%	\$ 13,177
✓	Roadway Drainage	Standard Internal System		25%	\$ 109,812
✓	Illumination			6%	\$ 26,355
	Special Drainage Structures	None Anticipated		0%	\$ -
✓	Water	Minor Adjustments		6%	\$ 26,355
✓	Sewer	Minor Adjustments		4%	\$ 17,570
✓	Establish Turf / Erosion Control			3%	\$ 13,177
✓	Basic Landscaping			3%	\$ 13,177
	Other:			\$0	\$ -
**Allowances based on % of Paving Construction Cost Subtotal				Allowance Subtotal:	\$ 267,942
Paving and Allowance Subtotal:					\$ 707,192
Construction Contingency:					15% \$ 106,079
Mobilization:					6% \$ 6,365
Construction Cost TOTAL:					\$ 820,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 820,000
Engineering/Survey/Testing:		18%	\$ 147,600
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 123,000
Impact Fee Project Cost TOTAL:			\$ 1,091,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.	2-C
Name:	John McCain Rd 315' E of Pleasant Run Rd to Maranatha Ct	This project consists of the widening of an existing two-lane undivided facility to a two/three-lane undivided collector facility.		
Limits:				
Impact Fee Class:	C2U			
Ultimate Class:	C2U/C3U			
Length (lf):	6,003			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	11,006	CY	\$ 27.00	\$ 297,170
201	6" Lime Stabilization (with Lime @ 30#/sy)	22,013	SY	\$ 3.50	\$ 77,044
301	7" Concrete Pavement	20,678	SY	\$ 60.00	\$ 1,240,708
401	4" Topsoil	21,346	SY	\$ 10.00	\$ 213,455
601	5' Concrete Sidewalk	60,034	SF	\$ 8.00	\$ 480,274
501	Concrete Driveway Approach	6	EA	\$ 4,000.00	\$ 24,000
Paving Construction Cost Subtotal:					\$ 2,332,651
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
✓	Prep ROW		6%	\$	139,959
✓	Traffic Control	Construction Phase Traffic Control	5%	\$	116,633
✓	Pavement Markings/Markers		3%	\$	69,980
✓	Roadway Drainage	Standard Internal System	25%	\$	583,163
✓	Illumination		6%	\$	139,959
	Special Drainage Structures	None Anticipated	0%	\$	-
✓	Water	Minor Adjustments	6%	\$	139,959
✓	Sewer	Minor Adjustments	4%	\$	93,306
✓	Establish Turf / Erosion Control		3%	\$	69,980
✓	Basic Landscaping		3%	\$	69,980
	Other:		\$0	\$	-
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$	1,422,917
Paving and Allowance Subtotal:				\$	3,755,568
Construction Contingency:				15%	\$ 563,335
Mobilization:				6%	\$ 33,800
Construction Cost TOTAL:				\$	4,353,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 4,353,000
Engineering/Survey/Testing:		18%	\$ 783,540
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 652,950
Impact Fee Project Cost TOTAL:			\$ 5,789,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.	2-D
Name:	McDonwell School Rd W	This project consists of the widening of an existing two-lane undivided facility to a two/three-lane undivided collector facility.		
Limits:	Herbert Rd to Westcoat Dr			
Impact Fee Class:	C2U			
Ultimate Class:	C2U/C3U			
Length (lf):	5,213			
Service Area(s):	2			

Roadway Construction Cost Projection				
No.	Item Description	Quantity	Unit	Item Cost
101	Unclassified Street Excavation	9,556	CY	\$ 27.00 \$ 258,022
201	6" Lime Stabilization (with Lime @ 30#/sy)	19,113	SY	\$ 3.50 \$ 66,894
301	7" Concrete Pavement	17,954	SY	\$ 60.00 \$ 1,077,262
401	4" Topsoil	18,534	SY	\$ 10.00 \$ 185,335
601	5' Concrete Sidewalk	52,126	SF	\$ 8.00 \$ 417,005
501	Concrete Driveway Approach	5	EA	\$ 4,000.00 \$ 20,000
Paving Construction Cost Subtotal:				\$ 2,024,518
Major Construction Component Allowances**:				
Item Description	Notes	Allowance	Item Cost	
✓ Prep ROW		6%	\$	121,471
✓ Traffic Control	Construction Phase Traffic Control	5%	\$	101,226
✓ Pavement Markings/Markers		3%	\$	60,736
✓ Roadway Drainage	Standard Internal System	25%	\$	506,129
✓ Illumination		6%	\$	121,471
Special Drainage Structures	None Anticipated	0%	\$	-
✓ Water	Minor Adjustments	6%	\$	121,471
✓ Sewer	Minor Adjustments	4%	\$	80,981
✓ Establish Turf / Erosion Control		3%	\$	60,736
✓ Basic Landscaping		3%	\$	60,736
Other:		\$0	\$	-
**Allowances based on % of Paving Construction Cost Subtotal		Allowance Subtotal:	\$ 1,234,956	
Paving and Allowance Subtotal:				\$ 3,259,474
Construction Contingency:				15% \$ 488,921
Mobilization:				6% \$ 29,335
Construction Cost TOTAL:				\$ 3,778,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 3,778,000
Engineering/Survey/Testing:		18%	\$ 680,040
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 566,700
Impact Fee Project Cost TOTAL:			\$ 5,025,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.	2-E
Name:	Lavaca Trl Precinct Line Rd (City Limits) to Mustang Tr	This project consists of the widening of an existing two-lane undivided facility to a two-lane undivided collector facility.		
Limits:				
Impact Fee Class:	C2U			
Ultimate Class:	C2U			
Length (lf):	2,940			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	5,390	CY	\$ 27.00	\$ 145,531
201	6" Lime Stabilization (with Lime @ 30#/sy)	10,780	SY	\$ 3.50	\$ 37,730
301	7" Concrete Pavement	10,127	SY	\$ 60.00	\$ 607,603
401	4" Topsoil	10,453	SY	\$ 10.00	\$ 104,534
601	5' Concrete Sidewalk	29,400	SF	\$ 8.00	\$ 235,201
501	Concrete Driveway Approach	3	EA	\$ 4,000.00	\$ 12,000
Paving Construction Cost Subtotal:					\$ 1,142,599
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
✓	Prep ROW		6%	\$	68,556
✓	Traffic Control	Construction Phase Traffic Control	5%	\$	57,130
✓	Pavement Markings/Markers		3%	\$	34,278
✓	Roadway Drainage	Standard Internal System	25%	\$	285,650
✓	Illumination		6%	\$	68,556
	Special Drainage Structures	None Anticipated	0%	\$	-
✓	Water	Minor Adjustments	6%	\$	68,556
✓	Sewer	Minor Adjustments	4%	\$	45,704
✓	Establish Turf / Erosion Control		3%	\$	34,278
✓	Basic Landscaping		3%	\$	34,278
	Other:		\$0	\$	-
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$	696,985
Paving and Allowance Subtotal:					\$ 1,839,584
Construction Contingency:					15% \$ 275,938
Mobilization:					6% \$ 16,556
Construction Cost TOTAL:					\$ 2,133,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,133,000
Engineering/Survey/Testing:		18%	\$ 383,940
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 319,950
Impact Fee Project Cost TOTAL:			\$ 2,837,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.	2-F
Name:	L. D. Lockett Rd Precinct Line Rd (City Limits) to Pleasant Run Rd	This project consists of the widening of an existing two-lane undivided facility to a two/three-lane undivided collector facility.		
Limits:				
Impact Fee Class:	C2U			
Ultimate Class:	C2U/C3U			
Length (lf):	10,167			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	18,639	CY	\$ 27.00	\$ 503,256
201	6" Lime Stabilization (with Lime @ 30#/sy)	37,278	SY	\$ 3.50	\$ 130,474
301	7" Concrete Pavement	35,019	SY	\$ 60.00	\$ 2,101,136
401	4" Topsoil	36,149	SY	\$ 10.00	\$ 361,486
601	5' Concrete Sidewalk	101,668	SF	\$ 8.00	\$ 813,343
501	Concrete Driveway Approach	10	EA	\$ 4,000.00	\$ 40,000
Paving Construction Cost Subtotal:					\$ 3,949,694
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
✓	Prep ROW		6%	\$	236,982
✓	Traffic Control	Construction Phase Traffic Control	5%	\$	197,485
✓	Pavement Markings/Markers		3%	\$	118,491
✓	Roadway Drainage	Standard Internal System	25%	\$	987,423
✓	Illumination		6%	\$	236,982
	Special Drainage Structures	None Anticipated	0%	\$	-
✓	Water	Minor Adjustments	6%	\$	236,982
✓	Sewer	Minor Adjustments	4%	\$	157,988
✓	Establish Turf / Erosion Control		3%	\$	118,491
✓	Basic Landscaping		3%	\$	118,491
	Other:		\$0	\$	-
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$	2,409,313
Paving and Allowance Subtotal:				\$	6,359,007
Construction Contingency:				15%	\$ 953,851
Mobilization:				6%	\$ 57,231
Construction Cost TOTAL:				\$	7,371,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 7,371,000
Engineering/Survey/Testing:		18%	\$ 1,326,780
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 1,105,650
Impact Fee Project Cost TOTAL:			\$ 9,803,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.	2-G
Name:	Westcoat Dr 300' S of John McCain Rd to McDonwell School Rd	This project consists of the widening of an existing two-lane undivided facility to a two/three-lane undivided collector facility.		
Limits:				
Impact Fee Class:	C2U			
Ultimate Class:	C2U/C3U			
Length (lf):	2,433			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	4,461	CY	\$ 27.00	\$ 120,455
201	6" Lime Stabilization (with Lime @ 30#/sy)	8,923	SY	\$ 3.50	\$ 31,229
301	7" Concrete Pavement	8,382	SY	\$ 60.00	\$ 502,911
401	4" Topsoil	8,652	SY	\$ 10.00	\$ 86,522
601	5' Concrete Sidewalk	24,334	SF	\$ 8.00	\$ 194,675
501	Concrete Driveway Approach	2	EA	\$ 4,000.00	\$ 8,000
Paving Construction Cost Subtotal:					\$ 943,792
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
✓	Prep ROW		6%	\$	56,628
✓	Traffic Control	Construction Phase Traffic Control	5%	\$	47,190
✓	Pavement Markings/Markers		3%	\$	28,314
✓	Roadway Drainage	Standard Internal System	25%	\$	235,948
✓	Illumination		6%	\$	56,628
	Special Drainage Structures	None Anticipated	0%	\$	-
✓	Water	Minor Adjustments	6%	\$	56,628
✓	Sewer	Minor Adjustments	4%	\$	37,752
✓	Establish Turf / Erosion Control		3%	\$	28,314
✓	Basic Landscaping		3%	\$	28,314
	Other:		\$0	\$	-
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$	575,713
Paving and Allowance Subtotal:				\$	1,519,505
Construction Contingency:				15%	\$ 227,926
Mobilization:				6%	\$ 13,676
Construction Cost TOTAL:				\$	1,762,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,762,000
Engineering/Survey/Testing:		18%	\$ 317,160
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 264,300
Impact Fee Project Cost TOTAL:			\$ 2,343,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.	2-H
Name:	Westcoat Dr McDonwell School Rd to L D Lockett Rd	This project consists of the widening of an existing two-lane undivided facility to a two/three-lane undivided collector facility.		
Limits:				
Impact Fee Class:	C2U			
Ultimate Class:	C2U/C3U			
Length (lf):	3,577			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	6,558	CY	\$ 27.00	\$ 177,063
201	6" Lime Stabilization (with Lime @ 30#/sy)	13,116	SY	\$ 3.50	\$ 45,905
301	7" Concrete Pavement	12,321	SY	\$ 60.00	\$ 739,252
401	4" Topsoil	12,718	SY	\$ 10.00	\$ 127,183
601	5' Concrete Sidewalk	35,770	SF	\$ 8.00	\$ 286,162
501	Concrete Driveway Approach	4	EA	\$ 4,000.00	\$ 16,000
Paving Construction Cost Subtotal:					\$ 1,391,565
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
✓	Prep ROW		6%	\$	83,494
✓	Traffic Control	Construction Phase Traffic Control	5%	\$	69,578
✓	Pavement Markings/Markers		3%	\$	41,747
✓	Roadway Drainage	Standard Internal System	25%	\$	347,891
✓	Illumination		6%	\$	83,494
	Special Drainage Structures	None Anticipated	0%	\$	-
✓	Water	Minor Adjustments	6%	\$	83,494
✓	Sewer	Minor Adjustments	4%	\$	55,663
✓	Establish Turf / Erosion Control		3%	\$	41,747
✓	Basic Landscaping		3%	\$	41,747
	Other:		\$0	\$	-
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$	848,855
Paving and Allowance Subtotal:					\$ 2,240,420
Construction Contingency:					15% \$ 336,063
Mobilization:					6% \$ 20,164
Construction Cost TOTAL:					\$ 2,597,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,597,000
Engineering/Survey/Testing:		18%	\$ 467,460
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 389,550
Impact Fee Project Cost TOTAL:			\$ 3,454,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.	2-1
Name:	White Dr	This project consists of the widening of an existing two-lane undivided facility to a two-lane undivided collector facility.		
Limits:	Westcoat Dr to L D Lockett Rd			
Impact Fee Class:	C2U			
Ultimate Class:	C2U			
Length (lf):	1,845			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	3,382	CY	\$ 27.00	\$ 91,322
201	6" Lime Stabilization (with Lime @ 30#/sy)	6,765	SY	\$ 3.50	\$ 23,676
301	7" Concrete Pavement	6,355	SY	\$ 60.00	\$ 381,277
401	4" Topsoil	6,560	SY	\$ 10.00	\$ 65,596
601	5' Concrete Sidewalk	18,449	SF	\$ 8.00	\$ 147,591
501	Concrete Driveway Approach	2	EA	\$ 4,000.00	\$ 8,000
Paving Construction Cost Subtotal:					\$ 717,463
Major Construction Component Allowances**:					
Item Description		Notes		Allowance	Item Cost
✓	Prep ROW			6%	\$ 43,048
✓	Traffic Control	Construction Phase Traffic Control		5%	\$ 35,873
✓	Pavement Markings/Markers			3%	\$ 21,524
✓	Roadway Drainage	Standard Internal System		25%	\$ 179,366
✓	Illumination			6%	\$ 43,048
	Special Drainage Structures	None Anticipated		0%	\$ -
✓	Water	Minor Adjustments		6%	\$ 43,048
✓	Sewer	Minor Adjustments		4%	\$ 28,699
✓	Establish Turf / Erosion Control			3%	\$ 21,524
✓	Basic Landscaping			3%	\$ 21,524
	Other:			\$0	\$ -
**Allowances based on % of Paving Construction Cost Subtotal				Allowance Subtotal:	\$ 437,652
				Paving and Allowance Subtotal:	\$ 1,155,115
				Construction Contingency:	15% \$ 173,267
				Mobilization:	6% \$ 10,396
				Construction Cost TOTAL:	\$ 1,339,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,339,000
Engineering/Survey/Testing:		18%	\$ 241,020
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 200,850
Impact Fee Project Cost TOTAL:			\$ 1,781,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.	2-J
Name:	Bransford Rd	This project consists of the widening of an existing two-lane undivided facility to a two/three-lane undivided collector facility.		
Limits:	Shelton Dr to 220' N of Glade Rd			
Impact Fee Class:	C2U			
Ultimate Class:	C2U/C3U			
Length (lf):	5,442			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	9,978	CY	\$ 27.00	\$ 269,398
201	6" Lime Stabilization (with Lime @ 30#/sy)	19,955	SY	\$ 3.50	\$ 69,844
301	7" Concrete Pavement	18,746	SY	\$ 60.00	\$ 1,124,758
401	4" Topsoil	19,351	SY	\$ 10.00	\$ 193,507
601	5' Concrete Sidewalk	54,424	SF	\$ 8.00	\$ 435,390
501	Concrete Driveway Approach	5	EA	\$ 4,000.00	\$ 20,000
Paving Construction Cost Subtotal:					\$ 2,112,896
Major Construction Component Allowances**:					
Item Description		Notes		Allowance	Item Cost
✓	Prep ROW			6%	\$ 126,774
✓	Traffic Control	Construction Phase Traffic Control		5%	\$ 105,645
✓	Pavement Markings/Markers			3%	\$ 63,387
✓	Roadway Drainage	Standard Internal System		25%	\$ 528,224
✓	Illumination			6%	\$ 126,774
	Special Drainage Structures	None Anticipated		0%	\$ -
✓	Water	Minor Adjustments		6%	\$ 126,774
✓	Sewer	Minor Adjustments		4%	\$ 84,516
✓	Establish Turf / Erosion Control			3%	\$ 63,387
✓	Basic Landscaping			3%	\$ 63,387
	Other:			\$0	\$ -
**Allowances based on % of Paving Construction Cost Subtotal				Allowance Subtotal:	\$ 1,288,867
				Paving and Allowance Subtotal:	\$ 3,401,763
				Construction Contingency:	15% \$ 510,264
				Mobilization:	6% \$ 30,616
				Construction Cost TOTAL:	\$ 3,943,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 3,943,000
Engineering/Survey/Testing:		18%	\$ 709,740
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 591,450
Impact Fee Project Cost TOTAL:			\$ 5,244,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.	2-K
Name:	Pleasant Run Rd	This completed project consisted of the widening of an existing two-lane undivided facility to a two/three-lane undivided collector facility.		
Limits:	3,080' N of John McCain Rd (City Limits)			
Impact Fee Class:	to John McCain Rd			
Ultimate Class:	C2U			
Length (lf):	C2U/C3U			
Service Area(s):	3,051			
	2			

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:		-	\$ 3,328,304
Engineering/Survey/Testing			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included		
Impact Fee Project Cost TOTAL:			\$ 3,328,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.	2-L
Name:	Pleasant Run Rd	This completed project consisted of the widening of an existing two-lane undivided facility to a two/three-lane undivided collector facility.		
Limits:	John McCain Rd to 200' S of Shelton Dr			
Impact Fee Class:	C2U			
Ultimate Class:	C2U/C3U			
Length (If):	6,175			
Service Area(s):	2			

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:		-	\$ 4,769,138
Engineering/Survey/Testing			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included		
Impact Fee Project Cost TOTAL:			\$ 4,769,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.	2-M
Name:	Pleasant Run Rd	This completed project consisted of the widening of an existing two-lane undivided facility to a two/three-lane undivided collector facility.		
Limits:	Bogart Dr to Colleyville Blvd			
Impact Fee Class:	C2U			
Ultimate Class:	C2U/C3U			
Length (lf):	3,702			
Service Area(s):	2			

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:		-	\$ 231,070
Engineering/Survey/Testing			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included		
Impact Fee Project Cost TOTAL:			\$ 231,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.	2-N
Name:	Tinker Rd Pleasant Run Rd to 645' E of Pleasant Run Rd	This project consists of the widening of an existing two-lane undivided facility to a two/three-lane undivided collector facility.		
Limits:				
Impact Fee Class:	C2U			
Ultimate Class:	C2U/C3U			
Length (lf):	646			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	1,184	CY	\$ 27.00	\$ 31,966
201	6" Lime Stabilization (with Lime @ 30#/sy)	2,368	SY	\$ 3.50	\$ 8,287
301	7" Concrete Pavement	2,224	SY	\$ 60.00	\$ 133,460
401	4" Topsoil	2,296	SY	\$ 10.00	\$ 22,961
601	5' Concrete Sidewalk	6,458	SF	\$ 8.00	\$ 51,662
501	Concrete Driveway Approach	1	EA	\$ 4,000.00	\$ 4,000
Paving Construction Cost Subtotal:					\$ 252,336
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
✓	Prep ROW		6%	\$	15,140
✓	Traffic Control	Construction Phase Traffic Control	5%	\$	12,617
✓	Pavement Markings/Markers		3%	\$	7,570
✓	Roadway Drainage	Standard Internal System	25%	\$	63,084
✓	Illumination		6%	\$	15,140
	Special Drainage Structures	None Anticipated	0%	\$	-
✓	Water	Minor Adjustments	6%	\$	15,140
✓	Sewer	Minor Adjustments	4%	\$	10,093
✓	Establish Turf / Erosion Control		3%	\$	7,570
✓	Basic Landscaping		3%	\$	7,570
	Other:		\$0	\$	-
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$ 153,925	
Paving and Allowance Subtotal:				\$	406,261
Construction Contingency:				15%	\$ 60,939
Mobilization:				6%	\$ 3,656
Construction Cost TOTAL:				\$	471,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 471,000
Engineering/Survey/Testing:		18%	\$ 84,780
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 70,650
Impact Fee Project Cost TOTAL:			\$ 626,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.	2-O
Name:	Tinker Rd Caldwell Hughes Rd to Colleyville	This project consists of the widening of an existing two-lane undivided facility to a two/three-lane undivided collector facility.		
Limits:	Blvd			
Impact Fee Class:	C2U			
Ultimate Class:	C2U/C3U			
Length (lf):	2,171			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	3,980	CY	\$ 27.00	\$ 107,449
201	6" Lime Stabilization (with Lime @ 30#/sy)	7,959	SY	\$ 3.50	\$ 27,857
301	7" Concrete Pavement	7,477	SY	\$ 60.00	\$ 448,610
401	4" Topsoil	7,718	SY	\$ 10.00	\$ 77,180
601	5' Concrete Sidewalk	21,707	SF	\$ 8.00	\$ 173,655
501	Concrete Driveway Approach	2	EA	\$ 4,000.00	\$ 8,000
Paving Construction Cost Subtotal:					\$ 842,752
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
✓	Prep ROW		6%	\$	50,565
✓	Traffic Control	Construction Phase Traffic Control	5%	\$	42,138
✓	Pavement Markings/Markers		3%	\$	25,283
✓	Roadway Drainage	Standard Internal System	25%	\$	210,688
✓	Illumination		6%	\$	50,565
	Special Drainage Structures	None Anticipated	0%	\$	-
✓	Water	Minor Adjustments	6%	\$	50,565
✓	Sewer	Minor Adjustments	4%	\$	33,710
✓	Establish Turf / Erosion Control		3%	\$	25,283
✓	Basic Landscaping		3%	\$	25,283
	Other:		\$0	\$	-
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$	514,079
Paving and Allowance Subtotal:					\$ 1,356,830
Construction Contingency:					15% \$ 203,525
Mobilization:					6% \$ 12,211
Construction Cost TOTAL:					\$ 1,573,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,573,000
Engineering/Survey/Testing:		18%	\$ 283,140
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 235,950
Impact Fee Project Cost TOTAL:			\$ 2,092,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.	2-P
Name:	Bogart Dr	This project consists of the widening of an existing two-lane undivided facility to a two/three-lane undivided collector facility.		
Limits:	Hall Johnson Rd to Colleyville Blvd			
Impact Fee Class:	C2U			
Ultimate Class:	C2U/C3U			
Length (lf):	616			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	1,129	CY	\$ 27.00	\$ 30,486
201	6" Lime Stabilization (with Lime @ 30#/sy)	2,258	SY	\$ 3.50	\$ 7,904
301	7" Concrete Pavement	2,121	SY	\$ 60.00	\$ 127,282
401	4" Topsoil	2,190	SY	\$ 10.00	\$ 21,898
601	5' Concrete Sidewalk	6,159	SF	\$ 8.00	\$ 49,270
501	Concrete Driveway Approach	1	EA	\$ 4,000.00	\$ 4,000
Paving Construction Cost Subtotal:					\$ 240,840
Major Construction Component Allowances**:					
Item Description		Notes		Allowance	Item Cost
√	Prep ROW			6%	\$ 14,450
√	Traffic Control	Construction Phase Traffic Control		5%	\$ 12,042
√	Pavement Markings/Markers			3%	\$ 7,225
√	Roadway Drainage	Standard Internal System		25%	\$ 60,210
√	Illumination			6%	\$ 14,450
	Special Drainage Structures	None Anticipated		0%	\$ -
√	Water	Minor Adjustments		6%	\$ 14,450
√	Sewer	Minor Adjustments		4%	\$ 9,634
√	Establish Turf / Erosion Control			3%	\$ 7,225
√	Basic Landscaping			3%	\$ 7,225
	Other:			\$0	\$ -
**Allowances based on % of Paving Construction Cost Subtotal				Allowance Subtotal:	\$ 146,912
Paving and Allowance Subtotal:				\$	387,752
Construction Contingency:				15%	\$ 58,163
Mobilization:				6%	\$ 3,490
Construction Cost TOTAL:				\$	450,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 450,000
Engineering/Survey/Testing:		18%	\$ 81,000
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 67,500
Impact Fee Project Cost TOTAL:			\$ 599,000

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City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.	2-Q
Name:	Glade Rd 5,100' W of Bransford Rd (City Limits) to 265' W of Bransford Rd	This project consists of the widening of an existing two-lane undivided facility to a four-lane undivided minor arterial.		
Limits:				
Impact Fee Class:	M4U (1/2)			
Ultimate Class:	M4U			
Length (lf):	4,803			
Service Area(s):	2			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,671	CY	\$ 27.00	\$ 180,115
204	6" Lime Stabilization (with Lime @ 30#/sy)	13,342	SY	\$ 3.50	\$ 46,697
304	8" Concrete Pavement	12,275	SY	\$ 73.00	\$ 896,040
404	4" Topsoil	10,940	SY	\$ 10.00	\$ 109,403
604	5' Concrete Sidewalk	24,015	SF	\$ 8.00	\$ 192,123
504	Concrete Driveway Approach	5	EA	\$ 4,000.00	\$ 20,000
Paving Construction Cost Subtotal:					\$ 1,444,378
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
✓	Prep ROW		6%	\$	86,663
✓	Traffic Control	Construction Phase Traffic Control	5%	\$	72,219
✓	Pavement Markings/Markers		3%	\$	43,331
✓	Roadway Drainage	Standard Internal System	25%	\$	361,094
✓	Illumination		6%	\$	86,663
	Special Drainage Structures	None Anticipated	0%	\$	-
✓	Water	Minor Adjustments	6%	\$	86,663
✓	Sewer	Minor Adjustments	4%	\$	57,775
✓	Establish Turf / Erosion Control		3%	\$	43,331
✓	Basic Landscaping		3%	\$	43,331
	Other:		\$0	\$	-
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$	881,070
Paving and Allowance Subtotal:				\$	2,325,448
Construction Contingency:				15%	\$ 348,817
Mobilization:				6%	\$ 20,929
Construction Cost TOTAL:				\$	2,696,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,696,000
Engineering/Survey/Testing:		18%	\$ 485,280
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 404,400
Impact Fee Project Cost TOTAL:			\$ 3,586,000

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Colleyville.

The planning level cost projections shall not supersede the City's design standards contained or the determination of the City Engineer for a specific project.

City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.
Name:	Colleyville Blvd 475' S of Brown Trl (City Limits) to 600' S of Cheek Sparger Rd	This project consists of the widening of a five-lane undivided facility to a six-lane divided principal arterial.	1-A/2-R
Limits:			
Impact Fee Class:	P6D		
Ultimate Class:	P6D		
Length (lf):	3,881		
Service Area(s):	1, 2		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
108	Unclassified Street Excavation	16,819	CY	\$ 27.00	\$ 454,104
208	6" Lime Stabilization (with Lime @ 36#/sy)	33,637	SY	\$ 4.25	\$ 142,959
308	8" Concrete Pavement	31,481	SY	\$ 73.00	\$ 2,298,122
408	4" Topsoil	12,937	SY	\$ 10.00	\$ 129,374
608	8' Paved Trail	62,100	SF	\$ 8.00	\$ 496,798
508	Concrete Driveway Approach	4	EA	\$ 4,000.00	\$ 16,000
Paving Construction Cost Subtotal:					\$ 3,537,358
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
✓	Prep ROW		6%	\$	212,241
✓	Traffic Control	Construction Phase Traffic Control	5%	\$	176,868
✓	Pavement Markings/Markers		3%	\$	106,121
	Roadway Drainage	None Anticipated	0%	\$	-
✓	Illumination		6%	\$	212,241
	Special Drainage Structures	None Anticipated	0%	\$	-
	Water	None Anticipated	0%	\$	-
	Sewer	None Anticipated	0%	\$	-
✓	Establish Turf / Erosion Control		3%	\$	106,121
✓	Basic Landscaping		3%	\$	106,121
	Other:		\$0	\$	-
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$ 919,713	
Paving and Allowance Subtotal:				\$	4,457,070
Construction Contingency:				15%	\$ 668,561
Mobilization:				6%	\$ 40,114
Construction Cost TOTAL:				\$	5,166,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 5,166,000
Engineering/Survey/Testing:		18%	\$ 929,880
Previous Town contribution			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	\$ -
Impact Fee Project Cost TOTAL (20% Town Contribution)			\$ 1,219,200

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Colleyville.

The planning level cost projections shall not supersede the City's design standards contained or the determination of the City Engineer for a specific project.

City of Colleyville
2020 Roadway Impact Fee Update
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 10/21/2020

Project Information:		Description:	Project No.
Name:	Colleyville Blvd	This completed project consisted of the reconstruction of an existing five-lane undivided facility to a six-lane divided principal arterial. This represents only the City of Colleyville's contribution to SH 26.	1-B/2-S
Limits:	2,030' N of John McCain Rd (City Limits)		
Impact Fee Class:	to 475' S of Brown Trl		
Ultimate Class:	P6D		
Length (lf):	P6D		
Service Area(s):	18,283		
	1, 2		

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:		-	\$ 5,070,000
Engineering/Survey/Testing			
Other			
ROW/Easement Acquisition:	No ROW Acquisition Costs included		
Impact Fee Project Cost TOTAL:			\$ 5,070,000

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Colleyville.

The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

ROADWAY IMPACT FEE CIP SERVICE UNITS OF SUPPLY

City of Colleyville - 2020 Roadway Impact Fee Update

CIP Service Units of Supply

Service Area 1

11/16/2020

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
1-A/2-R	Colleyville Blvd	475' S of Brown Trl (City Limits) to 600' S of Cheek Sparger Rd	0.74	6	P6D	2,652	50%	900	1,985	975	1,010	\$ 1,893,200	\$ 946,600
1-B/2-S	Colleyville Blvd	2,030' N of John McCain Rd (City Limits) to 475' S of Brown Trl	3.46	6	P6D	3,134	50%	900	9,349	5,426	3,923	\$ 5,070,000	\$ 2,535,000
1-C	Thompson Terr	Colleyville Blvd to Old Glade Rd	0.20	2	C2U	81	100%	525	211	16	195	\$ 1,024,000	\$ 1,024,000
1-D	Glade Rd	Bedford Rd to Strathmore Terr	2.13	2	M2D	1,338	100%	725	3,095	2,856	239	\$ 14,277,000	\$ 14,277,000
1-E	Roberts Rd	2,140' N of Glade Rd (City Limits) to Glade Rd	0.41	2	C2U	173	100%	525	431	71	360	\$ 1,653,000	\$ 1,653,000
1-F	Bedford Rd	115' S of Glade Rd to Little Bear Creek	0.51	2	C2U	571	100%	525	532	289	243	\$ 2,583,000	\$ 2,583,000
1-G	Cheek-Sparger Rd	San Bar Ln to Del Mar Ct	0.40	4	M4U (1/2)	878	100%	650	1,050	355	695	\$ 1,589,000	\$ 1,589,000
1-H	Cheek-Sparger Rd	Bedford Rd to 1,270' E of Bedford Rd	0.24	4	M4U (1/2)	1,194	100%	650	627	288	339	\$ 947,000	\$ 947,000
1-I	Cheek-Sparger Rd	1,270' E of Bedford Rd to Heritage Ave (City Limits)	2.27	4	M4U (1/2)	1,394	50%	650	2,951	1,582	1,369	\$ 8,940,000	\$ 4,470,000
1-J	Jackson Rd	2,540' S of Glade Rd to Cheek Sparger Rd	0.72	4	M4U (1/2)	724	100%	650	1,863	519	1,344	\$ 2,824,000	\$ 2,824,000
1-K	Brown Trl	350' S of Autumn Oaks to 145' S of Quail Crest Dr	0.28	4	M4U (1/2)	823	100%	650	734	232	502	\$ 1,107,000	\$ 1,107,000
1-L	Hall Johnson Rd & Rivenwalk Dr	Intersection Improvements					100%					\$ 1,000,000	\$ 1,000,000
1-2	Bedford Rd & Cheek-Sparger Rd	Intersection Improvements					100%					\$ 1,000,000	\$ 1,000,000
1-3	Jackson Rd & Cheek-Sparger Rd	Intersection Improvements					50%					\$ 1,931,523	\$ 965,761
1-4	Heritage Ave & Cheek-Sparger Rd	Intersection Improvements					50%					\$ 250,000	\$ 125,000
SUBTOTAL									22,825	12,609	10,216	\$ 46,088,723	\$ 37,046,361

2020 Roadway Impact Fee Update Cost Per Service Area \$ 27,550

TOTAL COST IN SERVICE AREA 1 \$ 37,073,911

City of Colleyville - 2020 Roadway Impact Fee Update

CIP Service Units of Supply

11/16/2020

Service Area 2

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
2-A	John McCain Rd	Bandit Tr to Westcoat Dr	0.46	2	C2U	167	100%	525	478	76	402	\$ 2,316,000	\$ 2,316,000
2-B	John McCain Rd	150' E of Westcoat Dr to 430' W of Pleasant Run Rd	0.21	2	C2U	167	100%	525	225	36	189	\$ 1,091,000	\$ 1,091,000
2-C	John McCain Rd	315' E of Pleasant Run Rd to Maranatha Ct	1.14	2	C2U	1,053	100%	525	1,194	1,197	-3	\$ 5,789,000	\$ 5,789,000
2-D	McDonwell School Rd W	Herbert Rd to Westcoat Dr	0.99	2	C2U	863	100%	525	1,037	852	185	\$ 5,025,000	\$ 5,025,000
2-E	Lavaca Trl	Precinct Line Rd (City Limits) to Mustang Tr	0.56	2	C2U	79	100%	525	585	44	541	\$ 2,837,000	\$ 2,837,000
2-F	L. D. Lockett Rd	Precinct Line Rd (City Limits) to Pleasant Run Rd	1.93	2	C2U	696	100%	525	2,022	1,340	682	\$ 9,803,000	\$ 9,803,000
2-G	Westcoat Dr	300' S of John McCain Rd to McDonwell School Rd	0.46	2	C2U	1,141	100%	525	484	526	-42	\$ 2,343,000	\$ 2,343,000
2-H	Westcoat Dr	McDonwell School Rd to L D Lockett Rd	0.68	2	C2U	321	100%	525	711	217	494	\$ 3,454,000	\$ 3,454,000
2-I	White Dr	Westcoat Dr to L D Lockett Rd	0.35	2	C2U	331	100%	525	367	116	251	\$ 1,781,000	\$ 1,781,000
2-J	Bransford Rd	Shelton Dr to 220' N of Glade Rd	1.03	2	C2U	605	100%	525	1,082	624	458	\$ 5,244,000	\$ 5,244,000
2-K	Pleasant Run Rd	3,080' N of John McCain Rd (City Limits) to John McCain Rd	0.58	2	C2U	893	100%	525	607	516	91	\$ 3,328,000	\$ 3,328,000
2-L	Pleasant Run Rd	John McCain Rd to 200' S of Shelton Dr	1.17	2	C2U	800	100%	525	1,228	936	292	\$ 4,769,000	\$ 4,769,000
2-M	Pleasant Run Rd	Bogart Dr to Colleyville Blvd	0.70	2	C2U	509	100%	525	736	357	379	\$ 231,000	\$ 231,000
2-N	Tinker Rd	Pleasant Run Rd to 645' E of Pleasant Run Rd	0.12	2	C2U	457	100%	525	128	56	72	\$ 626,000	\$ 626,000
2-O	Tinker Rd	Caldwell Hughes Rd to Colleyville Blvd	0.41	2	C2U	457	100%	525	432	188	244	\$ 2,092,000	\$ 2,092,000
2-P	Bogart Dr	Hall Johnson Rd to Colleyville Blvd	0.12	2	C2U	N/A	100%	525	122	0	122	\$ 599,000	\$ 599,000
2-Q	Glade Rd	5,100' W of Bransford Rd (City Limits) to 265' W of Bransford Rd	0.91	4	M4U (1/2)	970	100%	650	2,365	882	1,483	\$ 3,586,000	\$ 3,586,000
1-A/2-R	Colleyville Blvd	475' S of Brown Trl (City Limits) to 600' S of Cheek Sparger Rd	0.74	6	P6D	2,652	50%	900	1,985	975	1,010	\$ 1,219,200	\$ 609,600
1-B/2-S	Colleyville Blvd	2,030' N of John McCain Rd (City Limits) to 475' S of Brown Trl	3.46	6	P6D	3,134	50%	900	9,349	5,426	3,923	\$ 5,070,000	\$ 2,535,000
I-5	John McCain Rd & Westcoat Dr	Intersection Improvements					100%					\$ 1,142,907	\$ 1,142,907
I-6	John McCain Rd & Pleasant Run Rd	Intersection Improvements					50%					\$ 753,196	\$ 376,598
I-7	McDonwell School Rd & Westcoat Dr	Intersection Improvements					100%					\$ 1,452,805	\$ 1,452,805
I-8	Precinct Line Rd & Lavaca Trl	Intersection Improvements					50%					\$ 750,000	\$ 375,000
I-9	L.D. Lockett Rd & Precinct Line Rd	Intersection Improvements					50%					\$ 310,000	\$ 155,000
SUBTOTAL									25,137	14,364	10,773	\$ 65,302,108	\$ 61,560,910

2020 Roadway Impact Fee Update Cost Per Service Area \$ 27,550

TOTAL COST IN SERVICE AREA 2 \$ 61,588,460

EXISTING ROADWAY FACILITIES INVENTORY

**City of Colleyville - 2020 Roadway Impact Fee Update
Existing Roadway Facilities Inventory**

Service Area 1

10/21/2020

ROADWAY	FROM	TO	LENGTH (ft)	LENGTH (mi)	EXIST SECT	TYPE	PM PEAK HOUR VOL	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI DEMAND PK-HR TOTAL	EXCESS CAPACITY PK-HR VEH-MI	EXISTING DEFICIENCIES PK-HR VEH-MI
Colleyville Blvd	475' S of Brown Trl (City Limits)	600' S of Cheek Sparger Rd	3,881	0.74	M5U	P6D	2,652	50%	725	1,066	975	91	
Colleyville Blvd	2,030' N of John McCain Rd (City Limits)	475' S of Brown Trl	18,283	3.46	P6D	P6D	3,134	50%	900	9,349	5,426	3,923	
Hall-Johnson Rd	Colleyville Blvd	Broughton Rd	2,805	0.53	M4D	M4D	2,451	100%	700	1,487	1,302	185	
Hall-Johnson Rd	Broughton Dr	Sycamore Dr	1,962	0.37	M4U	M4U	2,451	100%	650	966	911	55	
Hall-Johnson Rd	Sycamore Dr	Pool Rd (City Limits)	2,215	0.42	M4D	M4D	2,451	100%	700	1,175	1,028	146	
Riverwalk Dr	Hall Johnson Rd	Bluebonnet Dr	1,244	0.24	M4D	M4D	N/A	100%	700	660	0	660	
Riverwalk Dr	Bluebonnet Dr	Glade Rd	2,988	0.57	M4U	M4U	N/A	100%	650	1,472	0	1,472	
Church St	Colleyville Blvd	Riverwalk Dr	1,145	0.22	M4D	M4D	266	100%	700	607	58	550	
Thompson Terr	Colleyville Blvd	290' S of Colleyville Blvd	289	0.05	C2U	C2U	81	100%	425	47	4	42	
Thompson Terr	Colleyville Blvd	Old Glade Rd	1,061	0.20	C2U	C2U	81	100%	425	171	16	155	
Glade Rd	Colleyville Blvd	Bedford Rd	1,400	0.27	M2U	M2U	1,189	100%	650	345	315	29	
Glade Rd	Bedford Rd	Strathmore Terr	11,269	2.13	C3U	C2U/C3U	1,338	100%	575	2,454	2,856	-401	401
Glade Rd	Strathmore Terr	Roberts Rd	1,551	0.29	M2D	M2D	1,378	100%	700	411	405	6	
Glade Rd	Roberts Rd	Heritage Ave	1,396	0.26	M2D	M2D	1,451	100%	700	370	384	-13	13
Glade Rd	Heritage Ave	Hwy 121 (City Limits)	1,803	0.34	M4U	M4U	1,430	50%	650	444	244	200	
Roberts Rd	2,140' N of Glade Rd (City Limits)	Glade Rd	2,166	0.41	C2U-S	C2U-S	173	100%	425	349	71	278	
Bedford Rd	Glade Rd	115' S of Glade Rd	113	0.02	C2U	C2U	571	100%	425	18	12	6	
Bedford Rd	115' S of Glade Rd	Little Bear Creek	2,674	0.51	C2U	C2U	571	100%	425	430	289	141	
Bedford Rd	Little Bear Creek	Cheek Sparger Rd	1,981	0.38	C2U	C2U	571	100%	425	319	214	105	
Centerpark	Colleyville Blvd	Bedford Rd	2,353	0.45	C2U	C2U	N/A	100%	425	379	0	379	
Cheek-Sparger Rd	Colleyville Blvd	San Bar Ln	858	0.16	M4U	M4U	878	100%	650	422	143	280	
Cheek-Sparger Rd	San Bar Ln	Del Mar Ct	2,132	0.40	M2U	M4U	878	100%	650	525	355	170	
Cheek-Sparger Rd	Del Mar Ct	430' E of Brown Tr	1,095	0.21	M4U	M4U	1,194	100%	650	539	248	292	
Cheek-Sparger Rd	430' E of Brown Tr	Bedford Rd	2,052	0.39	M2U	M2U	1,194	100%	650	505	464	41	
Cheek-Sparger Rd	Bedford Rd	1,270' E of Bedford Rd	1,273	0.24	M2U	M4U	1,194	100%	650	313	288	26	
Cheek-Sparger Rd	1,270' E of Bedford Rd	Heritage Ave (City Limits)	11,984	2.27	M2U	M4U	1,394	50%	650	1,475	1,582	-107	107
Pool Rd	900' N of Twelve Oaks Ln	1,040' S of Hall Johnson Rd	6,874	1.30	M4U	M4U	665	50%	650	1,693	433	1,260	
Pool Rd	1,040' S of Hall Johnson Rd	Glade Rd	2,881	0.55	M4U	M4U	665	100%	650	1,418	363	1,056	
Jackson Rd	Glade Rd	2,540' S of Glade Rd	2,538	0.48	M4U	M4U	724	100%	650	1,250	348	902	
Jackson Rd	2,540' S of Glade Rd	Cheek Sparger Rd	3,782	0.72	M2U	M4U	724	100%	650	931	519	413	
Martin Pkwy	Glade Rd	Cheek Sparger Rd	5,798	1.10	M4U	M4U	108	100%	650	2,855	119	2,736	
Heritage Ave	2,140' N of Glade Rd (City Limits)	Glade Rd	2,141	0.41	M4U	M4U	934	100%	650	1,054	379	675	
Heritage Ave	Glade Dr	1,330' N of Cheek Sparger Rd	4,353	0.82	M2U	M2U	945	50%	650	536	390	146	
Brown Trl	Colleyville Blvd	Cheek Sparger Rd	2,880	0.55	M4U	M4U	571	100%	650	1,418	311	1,107	
Brown Trl	Cheek Sparger Rd	Autumn Oaks	933	0.18	M4U	M4U	823	100%	650	460	146	314	
Brown Trl	Autumn Oaks	350' S of Autumn Oaks	349	0.07	M4U	M4U	823	100%	650	172	54	117	
Brown Trl	350' S of Autumn Oaks	145' S of Quail Crest Dr	1,490	0.28	M2U	M4U	823	100%	650	367	232	135	
SUBTOTAL			115,994	22						38,453	20,882	17,571	521

City of Colleyville - 2020 Roadway Impact Fee Update
Existing Roadway Facilities Inventory

Service Area 2

10/21/2020

ROADWAY	FROM	TO	LENGTH (ft)	LENGTH (mi)	EXIST SECT	TYPE	PM PEAK HOUR VOL	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI DEMAND PK-HR TOTAL	EXCESS CAPACITY PK-HR VEH-MI	EXISTING DEFICIENCIES PK-HR VEH-MI
Bandit Trl	255' W of Overland Tr (City Limits)	Overland Tr	256	0.05	C2U	C2U	N/A	100%	425	41	0	41	
Overland Tr	Bandit Tr	Bandit Tr	545	0.10	C2U	C2U	N/A	100%	425	88	0	88	
Bandit Trl	Overland Tr	John McCain Rd	2,425	0.46	C2U	C2U	207	100%	425	390	95	295	
John McCain Rd	Bandit Tr	Westcoat Dr	2,405	0.46	C2U	C2U	167	100%	425	387	76	311	
John McCain Rd	Westcoat Dr	150' E of Westcoat Dr	150	0.03	C2U	C2U/C3U	167	100%	425	24	5	19	
John McCain Rd	150' E of Westcoat Dr	430' W of Pleasant Run Rd	1,132	0.21	C2U	C2U/C3U	167	100%	425	182	36	146	
John McCain Rd	430' W of Pleasant Run Rd	315' E of Pleasant Run Rd	746	0.14	C2U	C2U/C3U	167	100%	425	120	24	96	
John McCain Rd	315' E of Pleasant Run Rd	Maranatha Ct	6,003	1.14	C2U	C2U/C3U	1,053	100%	425	966	1,197	-231	231
John McCain Rd	Maranatha Ct	Colleyville Blvd	994	0.19	C2U	C2U/C3U	1,053	100%	425	160	198	-38	38
Precinct Line Rd	1,770' N of McDonwell School Rd	1,220' S of L D Lockett Rd	7,109	1.35	P6U	P6D	2,786	50%	750	3,029	1,875	1,154	
McDonwell School Rd W	Precinct Line (City Limits)	Herbert Rd	735	0.14	C2U	C2U/C3U	863	100%	425	118	120	-2	2
McDonwell School Rd W	Herbert Rd	Westcoat Dr	5,213	0.99	C2U	C2U/C3U	863	100%	425	839	852	-13	13
Lavaca Trl	Precinct Line Rd (City Limits)	Mustang Tr	2,940	0.56	C2U	C2U	79	100%	425	473	44	429	
L. D. Lockett Rd	Precinct Line Rd (City Limits)	Pleasant Run Rd	10,167	1.93	C2U	C2U/C3U	696	100%	425	1,637	1,340	297	
Westcoat Dr	John McCain Rd	300' S of John McCain Rd	301	0.06	C2U	C2U/C3U	1,141	100%	425	48	65	-17	17
Westcoat Dr	300' S of John McCain Rd	McDonwell School Rd	2,433	0.46	C2U	C2U/C3U	1,141	100%	425	392	526	-134	134
Westcoat Dr	McDonwell School Rd	L D Lockett Rd	3,577	0.68	C2U	C2U/C3U	321	100%	425	576	217	358	
White Dr	Westcoat Dr	L D Lockett Rd	1,845	0.35	C2U	C2U	331	100%	425	297	116	181	
Bransford Rd	L D Lockett Rd	Shelton Dr	614	0.12	C2U	C2U/C3U	605	100%	425	99	70	28	
Bransford Rd	Shelton Dr	220' N of Glade Rd	5,442	1.03	C2U	C2U/C3U	605	100%	425	876	624	253	
Bransford Rd	220' N of Glade Rd	Glade Rd	250	0.05	C2U	C2U/C3U	605	100%	425	40	29	12	
Bransford Rd	Glade Rd	355' S of Glade Rd	355	0.07	C2U	C2U/C3U	N/A	100%	425	57	0	57	
Bransford Rd	355' S of Glade Rd	Bransford Rd	362	0.07	C3U	C2U/C3U	N/A	100%	575	79	0	79	
Bransford Rd	Bransford Rd	Colleyville Blvd	547	0.10	C2U	C2U/C3U	N/A	100%	425	88	0	88	
Shelton Dr	Bransford Rd	Pleasant Run Rd	2,170	0.41	C2U	C2U	191	100%	425	349	79	271	
Pleasant Run Rd	3,080' N of John McCain Rd (City Limits)	John McCain Rd	3,051	0.58	C2U	C2U/C3U	893	100%	425	491	516	-25	25
Pleasant Run Rd	John McCain Rd	200' S of Shelton Dr	6,175	1.17	C2U	C2U/C3U	800	100%	425	994	936	58	
Pleasant Run Rd	200' S of Shelton Dr	Bogart Dr	884	0.17	C2U	C2U/C3U	509	100%	425	142	85	57	
Pleasant Run Rd	Bogart Dr	Colleyville Blvd	3,702	0.70	C2U	C2U/C3U	509	100%	425	596	357	239	
Main St	Cottage Ln	Colleyville Blvd	1,143	0.22	C2U	C2U	N/A	100%	425	184	0	184	
Tinker Rd	Pleasant Run Rd	645' E of Pleasant Run Rd	646	0.12	C2U	C2U/C3U	457	100%	425	104	56	48	
Tinker Rd	645' E of Pleasant Run Rd	Caldwell Hughes Rd	863	0.16	C2U	C2U/C3U	457	100%	425	139	75	64	
Tinker Rd	Caldwell Hughes Rd	Colleyville Blvd	2,171	0.41	C2U	C2U/C3U	457	100%	425	349	188	162	
Bogart Dr	Pleasant Run Rd	Hall Johnson Rd	1,613	0.31	C2U	C2U/C3U	664	100%	425	260	203	57	
Bogart Dr	Hall Johnson Rd	Colleyville Blvd	616	0.12	C2U	C2U/C3U	N/A	100%	425	99	0	99	
Hall Johnson Rd	Bogart Dr	Colleyville Blvd	636	0.12	M4D	M4D	N/A	100%	700	337	0	337	
Church St	Pleasant Run Rd	Colleyville Blvd	1,433	0.27	M4U	M4U	N/A	100%	650	706	0	706	
Glade Rd	5,100' W of Bransford Rd (City Limits)	265' W of Bransford Rd	4,803	0.91	M2U	M4U	970	100%	650	1,183	882	300	
Glade Rd	265' W of Bransford Rd	Bransford Rd	267	0.05	M4U	M4U	970	100%	650	132	49	82	
Glade Rd	Bransford Rd	Colleyville Blvd	1,597	0.30	M4U	M4U	970	100%	650	786	293	493	
Colleyville Blvd	475' S of Brown Trl (City Limits)	600' S of Cheek Sparger Rd	3,881	0.74	M5U	P6D	2,652	50%	725	1,066	975	91	
Colleyville Blvd	2,030' N of John McCain Rd (City Limits)	475' S of Brown Trl	18,283	3.46	P6D	P6D	3,134	50%	900	9,349	5,426	3,923	
SUBTOTAL			110,478	21						28,275	17,628	10,646	459

PLAN FOR AWARDING THE ROADWAY IMPACT FEE CREDIT SUPPORTING
EXHIBITS

City of Colleyville

2020 Roadway Impact Fee Update

Plan for Awarding the Impact Fee Credit

Introduction

Texas Local Government Code Section 395 "Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments" requires the Capital Improvements Plan (CIP) to contain specific enumeration of a plan for awarding the impact fee credit.

Section 395.014, Texas Local Government Code states:

"... (a) The political subdivision shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan must contain specific enumeration of the following items:

(7) A plan for awarding:

- (A) a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or
- (B) In the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan...."

Ad Valorem Tax Generated by New Development

The plan for awarding the credit assumes the future growth-related street CIP projects are funded from long-term bonds. The portion of ad valorem tax generated by the new development during the program period is estimated to equal the portion of the long term bond debt service payments related to the growth related street CIP projects.

Debt Service Requirement	Area 1	Area 2
Annual I&S requirement (impact fee street CIP projects)	\$71,593	\$250,104

Impact Fee Credit per Vehicle Mile

The maximum impact fee is expressed in dollars per vehicle-mile. The annual per vehicle-mile credit is calculated by dividing the annual portion of estimated property tax by the current total vehicle miles of demand:

	Annual amount of ad valorem tax applied to growth related CIP for the ten year period	Current Vehicle-Miles of Demand	Credit Per Vehicle Mile
Area 1	\$71,593	1,266	\$56.55
Area 2	\$250,104	2,929	\$85.39

City of Colleyville
2020 Roadway Impact Fee Update
Plan for Awarding the Impact Fee Credit

Growth in Service Units (Vehicle Miles)

The cumulative totals of 6,963 vehicle-miles in Service Area 1, and 16,110 vehicle-miles in Service Area 2, are derived from the 1,266 projected ten-year demand in Service Area 1, and 2,929 projected ten-year demand in Service Area 2. The growth in vehicle miles is applied equally over the ten-year period:

NEW ROADWAY VEH-MILES IMPACT FEE PERIOD AREA 1			
YR		ANNUAL	CUMULATIVE
1	NEW ROADWAY VEH-MILES	126.6	127
2	NEW ROADWAY VEH-MILES	126.6	253
3	NEW ROADWAY VEH-MILES	126.6	380
4	NEW ROADWAY VEH-MILES	126.6	506
5	NEW ROADWAY VEH-MILES	126.6	633
6	NEW ROADWAY VEH-MILES	126.6	760
7	NEW ROADWAY VEH-MILES	126.6	886
8	NEW ROADWAY VEH-MILES	126.6	1,013
9	NEW ROADWAY VEH-MILES	126.6	1,139
10	NEW ROADWAY VEH-MILES	126.6	1,266
	TOTAL	1,266	6,963

NEW ROADWAY VEH-MILES IMPACT FEE PERIOD AREA 2			
YR		ANNUAL	CUMULATIVE
1	NEW ROADWAY VEH-MILES	292.9	293
2	NEW ROADWAY VEH-MILES	292.9	586
3	NEW ROADWAY VEH-MILES	292.9	879
4	NEW ROADWAY VEH-MILES	292.9	1,172
5	NEW ROADWAY VEH-MILES	292.9	1,465
6	NEW ROADWAY VEH-MILES	292.9	1,757
7	NEW ROADWAY VEH-MILES	292.9	2,050
8	NEW ROADWAY VEH-MILES	292.9	2,343
9	NEW ROADWAY VEH-MILES	292.9	2,636
10	NEW ROADWAY VEH-MILES	292.9	2,929
	TOTAL	2,929	16,110

City of Colleyville

2020 Roadway Impact Fee Update

Plan for Awarding the Impact Fee Credit

CIP Credit by Service Area

The credit per vehicle mile is multiplied times the ten year cumulative total of vehicle miles of demand by service area to equal the CIP credit by service area.

Colleyville 2020 Roadway Impact Fee Study Update					
New Roadway Vehicle-Miles and Credit per Service Area - 10 Year Impact Fee Period					
Service Area	Projected 10yr Demand (veh-miles)	Annual Demand (veh-miles)	10 YR Cumulative Demand Total	\$ PER VEH-MI CREDIT	CIP Credit by Service Area
1	1,266	127	6,963	\$56.55	\$393,758
2	2,929	293	16,110	\$85.39	\$1,375,633

Maximum Impact Fee Per Vehicle-Mile After the Credit

Calculation of the maximum impact fee per vehicle mile after the credit by service area (column H) is illustrated in the following table:

City of Colleyville 2020 Impact Fee Study Update								
Calculation of the Maximum Impact Fee After the Credit								
	(A)	(B)	(C)	(D)	(E) (C) X (D)	(F)	(G) (F) - (E)	(H) (G) / (A)
Service Area	Projected 10yr Demand (veh-miles)	Annual Demand (veh-miles)	10 YR Cumulative Demand Total	\$ PER VEH-MI CREDIT	CIP Credit by Service Area	Cost Attributable to Growth	Cost Attributable to Growth Less Credit	Maximum Impact Fee after Credit
1	1,266	127	6,963	\$56.55	\$393,758	2,382,888	\$1,989,130	\$1,571
2	2,929	293	16,110	\$85.39	\$1,375,633	8,425,909	\$7,050,276	\$2,407

The CIP credit by service area (column E) is subtracted from the cost attributable to growth by service area (column F) to result in the cost attributable to growth less credit by service area (column G).

The maximum impact fee per vehicle-mile after the credit per service area (column H) is calculated by dividing the cost attributable to growth less credit (column G) the projected 10 year demand (Column A).

City of Colleyville

2020 Roadway Impact Fee Update

Plan for Awarding the Impact Fee Credit

Impact Fee per Single Family Unit

Comparisons of the Base Impact Fee, 50% Alternative, and the Maximum Impact Fee After the Credit

A comparison to the base maximum impact fee and 50% reduction follows:

City of Colleyville 2020 Impact Fee Study Update						
Comparison of the Base Maximum Impact Fee to the 50% Maximum Impact Fee and Maximum Impact Fee after the Credit by Service Area						
	(A)	(B)	(C)	(D)	(E)	(F)
Service Area	Base Maximum Impact Fee per Veh-Mile	Fee per Veh-Mile @ 50% Discount	50% Alternative Maximum Fee per Single Family Dwelling Unit	Maximum Impact Fee after the credit per Veh-Mile	% of Base Maximum Impact Fee	After the Credit Maximum Fee per Single Family Dwelling Unit
1	\$1,882	\$941	\$3,727	\$1,571	83.48%	\$6,222
2	\$2,877	\$1,438	\$5,696	\$2,407	83.67%	\$9,532

**PLAN FOR AWARDING THE WATER AND
WASTEWATER IMPACT FEE CREDIT**

2020 PLAN FOR AWARDING THE WATER AND WASTEWATER IMPACT FEE CREDIT

Texas Local Government Code Section 395 “Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments” requires the Capital Improvements Plan (CIP) to contain specific enumeration of a plan for awarding the impact fee credit.

Section 395.014, Texas Local Government Code states:

“... (a) The political subdivision shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan must contain specific enumeration of the following items:

(7) a plan for awarding:

(A) a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or

(B) In the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan.”

The plan for awarding the credit assumes the future growth-related water and wastewater projects are funded from long-term debt. The portion of utility revenue generated by the new development during the 10-year program period is estimated to equal the portion of the long-term debt service payments used to fund the growth related water and wastewater projects.

Annual Debt Service Requirements to Fund Growth Related Projects	
Water Projects	184,955
Wastewater Projects	51,652

The maximum impact fee credit is expressed in dollars per service unit. The current demand is 8,719 water service units and 8,715 sewer service units (per Kimley-Horn W&S Impact fee Update, 2020). The monthly credit is \$1.77 per water service unit and \$0.49 per sewer service unit (annual “capital/ debt related” revenue divided by annual service units divided by 12 months):

	Annual Debt Service	Current Annual Service Units	Monthly Credit
Water Projects	184,955	8,719	1.77
Wastewater Projects	51,652	8,715	0.49

2020 PLAN FOR AWARDING THE WATER AND WASTEWATER IMPACT FEE CREDIT

The cumulative growth total of 2,173 water monthly service units and 2,239 sewer monthly service units is derived from the 395 water service units of new demand and 407 sewer service units of new demand (per Kimley-Horn W&S Impact Fee Update, 2020) applied equally over the ten-year period:

NEW SERVICE UNITS - IMPACT FEE PERIOD			
WATER SERVICE UNITS	CUMUL SERVICE UNITS	SEWER SERVICE UNITS	CUMUL SERVICE UNITS
395		407	
39.5	39.5	40.7	41
39.5	79.0	40.7	81
39.5	118.5	40.7	122
39.5	158.0	40.7	163
39.5	197.5	40.7	204
39.5	237.0	40.7	244
39.5	276.5	40.7	285
39.5	316.0	40.7	326
39.5	355.5	40.7	366
39.5	395.0	40.7	407
395	2,173	407	2,239
MONTHS	12		12
BILLS	26,070		26,862

The monthly credit per service units is multiplied times the ten-year cumulative total of monthly service units times 12 months to equal the total CIP credit.

	10-Year Cumulative Total	Monthly Credit per Service Unit	Total CIP Credit
Total CIP Credit			
Water Projects	26,070	1.77	46,085
Wastewater Projects	26,862	0.49	13,267

2020 PLAN FOR AWARDING THE WATER AND WASTEWATER IMPACT FEE CREDIT

The total CIP credit is subtracted from the CIP allocated to ten year growth (per Kimley-Horn W&S Impact Fee Update, 2020 report) plus financing costs to result in the amount to be paid from water and sewer impact fees:

	Water Projects	Sewer Projects
Total CIP Credit		
Total Growth-Related CIP	5,288,647	1,476,960
Add: Financing Costs	1,320,296	369,089
Pre Credit Impact Fee Recoverable Cost	6,608,943	1,846,049
Less: CIP Credit	(46,085)	(13,267)
Maximum Impact Fee Recoverable Cost	6,562,858	1,832,782

The maximum impact fee after the credit is calculated by dividing the total amount to be paid from impact fees by the service units of new demand:

Maximum Impact Fee After the Credit		
	Water Projects	Sewer Projects
Total Growth-Related CIP	5,288,647	1,476,960
Add: Financing Costs	1,320,296	369,089
Pre Credit Impact Fee Recoverable Cost	6,608,943	1,846,049
Less: CIP Credit	(46,085)	(13,267)
Maximum Impact Fee Recoverable Cost	6,562,858	1,832,782
Service Units of New Demand	395	407
Maximum Impact Fee Before the Credit	16,732	4,536
Maximum Impact Fee After the Credit	16,615	4,503

The result is an adjusted maximum water impact fee per service unit after the credit of \$16,615 or 99.30% of the base maximum impact fee of \$16,732, and an adjusted maximum sewer impact fee per service unit after the credit of \$4,503 or 99.28% of the base maximum sewer impact fee per service unit of \$4,536.

% of the Maximum Impact Fee Before the Credit		
Maximum Impact Fee Before the Credit	16,732	4,536
Maximum Impact Fee After the Credit	16,615	4,503
%	99.30%	99.28%

2020 PLAN FOR AWARDING THE WATER AND WASTEWATER IMPACT FEE CREDIT

This credit is less than the 50% alternative which results in an adjusted water impact fee per service unit after the 50% credit of \$8,366, and an adjusted sewer impact fee per service unit after the 50% credit of \$2,268.

50% of the Maximum Impact Fee Before the Credit		
Maximum Impact Fee Before the Credit	16,732	4,536
50% Maximum Impact Fee Before the Credit	8,366	2,268
	50.00%	50.00%

The following is a conversion of service units to maximum assessable water impact fees for various meter types and sizes:

Meter Size	Service Unit Equivalent	Base Maximum Water Impact Fee	Maximum Assessable Water Impact Fee	50% of Base Maximum Fee
		\$ 16,732	\$ 16,615	\$ 8,366
5/8" X 3/4" PD	1.0	16,732	16,615	8,366
3/4" PD	1.5	25,098	24,923	12,549
1" PD	2.5	41,830	41,538	20,915
1 1/2" PD	5.0	83,660	83,075	41,830
2" PD	8.0	133,856	132,920	66,928
2" Compound	8.0	133,856	132,920	66,928
2" Turbine	10.0	167,320	166,150	83,660
3" Compound	16.0	267,712	265,840	133,856
3" Turbine	24.0	401,568	398,760	200,784
4" Compound	25.0	418,300	415,375	209,150
4" Turbine	42.0	702,744	697,830	351,372
6" Compound	50.0	836,600	830,750	418,300
6" Turbine	92.0	1,539,344	1,528,580	769,672
8" Compound	80.0	1,338,560	1,329,200	669,280
8" Turbine	160.0	2,677,120	2,658,400	1,338,560
10" Turbine	250.0	4,183,000	4,153,750	2,091,500

2020 PLAN FOR AWARDING THE WATER AND WASTEWATER IMPACT FEE CREDIT

The following is a conversion of service units to maximum assessable sewer impact fees for various meter types and sizes:

Meter Size	Service Unit Equivalent	Base Maximum Sewer Impact Fee	Maximum Assessable Sewer Impact Fee	50% of Base Maximum Fee
		\$ 4,536	\$ 4,503	\$ 2,268
5/8" X 3/4" PD	1.0	4,536	4,503	2,268
3/4" PD	1.5	6,804	6,755	3,402
1" PD	2.5	11,340	11,258	5,670
1 1/2" PD	5.0	22,680	22,515	11,340
2" PD	8.0	36,288	36,024	18,144
2" Compound	8.0	36,288	36,024	18,144
2" Turbine	10.0	45,360	45,030	22,680
3" Compound	16.0	72,576	72,048	36,288
3" Turbine	24.0	108,864	108,072	54,432
4" Compound	25.0	113,400	112,575	56,700
4" Turbine	42.0	190,512	189,126	95,256
6" Compound	50.0	226,800	225,150	113,400
6" Turbine	92.0	417,312	414,276	208,656
8" Compound	80.0	362,880	360,240	181,440
8" Turbine	160.0	725,760	720,480	362,880
10" Turbine	250.0	1,134,000	1,125,750	567,000



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-3

Agenda Date 10/19/2021

Type Worksession

Department Engineering

Title

Discussion of the Tinker Road improvement project

Explanation

In March 2020, City Council approved a Professional Services Agreement with Cobb Fendley, & Associates, Inc. by Resolution R-20-4482 for the design of Water Project 11: Tinker Road. The project consists of storm drain, water, and wastewater improvements as needed, and rehabilitation of the roadway surface. The limits of the project along Tinker Road extend from Pleasant Run to Colleyville Boulevard.

Multiple previous related worksessions resulted in a maintenance approach for the roadway portion of the project, with no street widening planned. The remaining topic for conceptual scoping relates to sidewalks for the project. Various options for sidewalks have been preliminarily evaluated related to tree and right of way conflicts and are offered for consideration.

Attachments

1. Tinker Road Presentation

Tinker Road Sidewalk And Trail Options

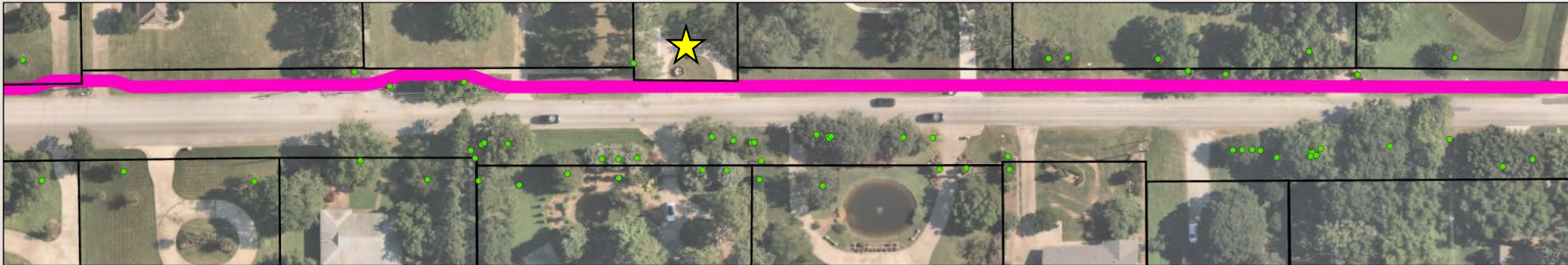
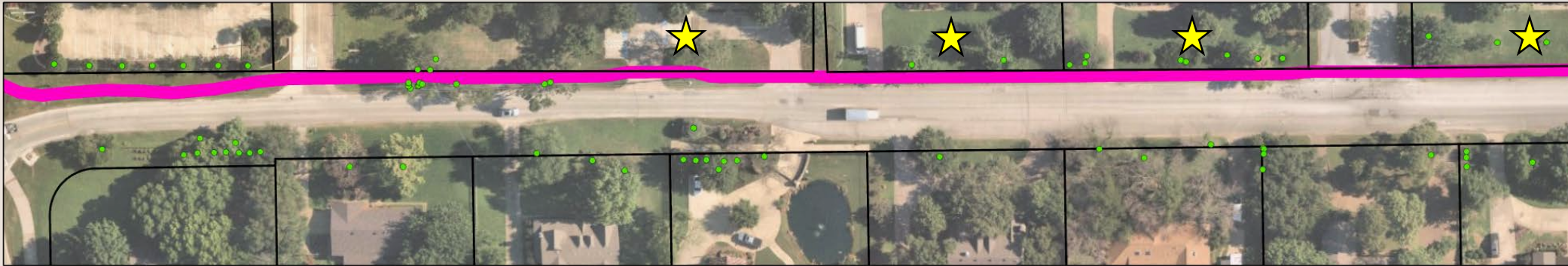
City Council Worksession
October 19, 2021

What is the purpose of the project?

- Road maintenance overlay, preserving existing road width and profile
- Address specific drainage issues
- Replace utilities when appropriate
- Provide pedestrian transportation



North Side 8' Wide Option



Potential Conflicts 8' Sidewalk North Side

Width	8'	5'
ROW	6	1
Trees	1	0

North Side 5' Wide Option



Potential Conflicts 5' Sidewalk North Side

Width	8'	5'
ROW	6	1
Trees	1	0

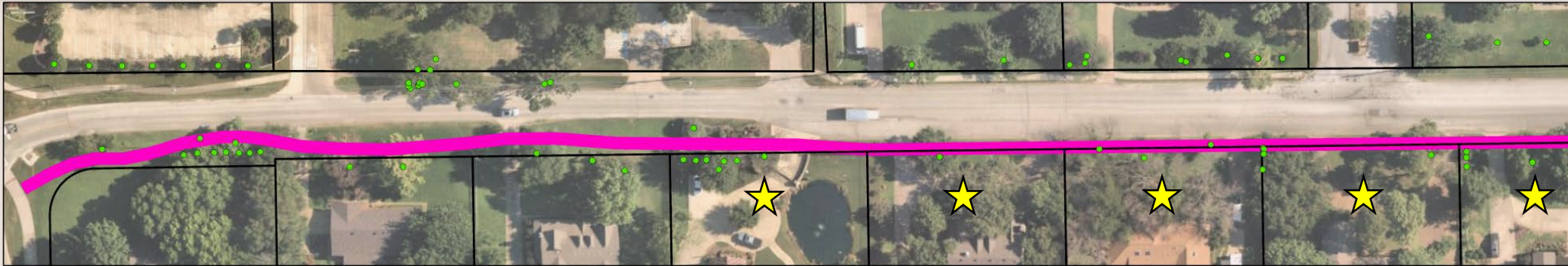


South Side 8' Wide Option

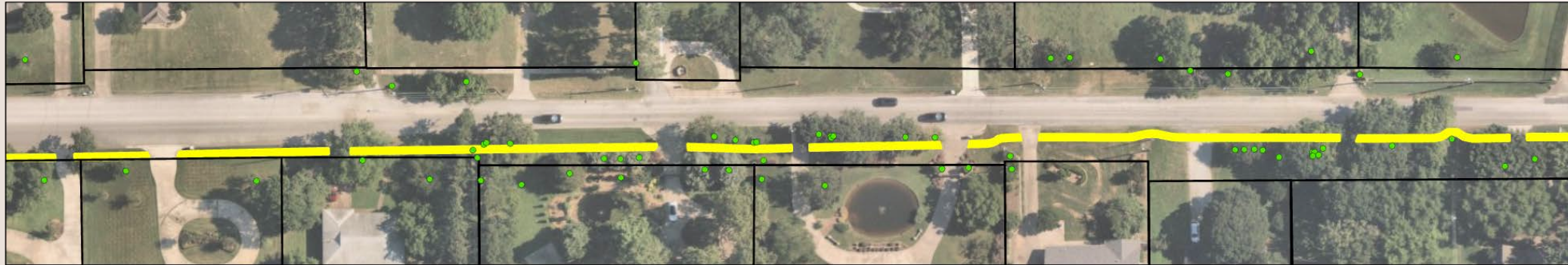


Potential Conflicts 8' Sidewalk South Side

Width	8'	5'
ROW	10	8
Trees	2	2



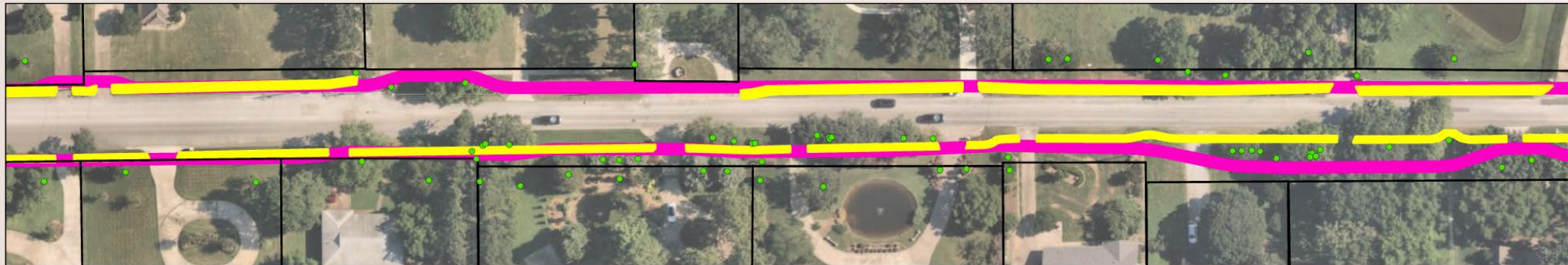
South Side 5' Wide Options



Potential Conflicts 5' Sidewalk South Side

Width	8'	5'
ROW	10	8
Trees	2	2

All Options – Potential Conflicts



Potential Conflicts

North Side

Width	8'	5'
ROW	6	1
Trees	1	0

South Side

Width	8'	5'
ROW	10	8
Trees	2	2

Next Steps



Council Guidance

- Staff is seeking City Council guidance regarding sidewalk preference

Potential Conflicts					
	North Side			South Side	
Sidewalk Width	8'	5'		8'	5'
ROW	6	1		10	8
Trees	1	0		2	2

- Completion of detailed design including right of way limits, utilities, drainage, road maintenance, and sidewalk.

Questions and Discussion



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-4

Agenda Date 10/19/2021

Type Worksession

Department City Manager

Title

Discussion of the criteria for Heroes Park nominations

Explanation

Mayor Newton will provide an overview of the criteria for Heroes Park nominations, for the City Council's consideration.

Attachments



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-5

Agenda Date 10/19/2021

Type Worksession

Department City Secretary

Title

Discussion of the October 19, 2021, City Council regular agenda items



City of Colleyville City Council Agenda Briefing

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

Agenda Number 1

Agenda Date 10/19/2021

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: Glade Road eminent domain case for Parcel 150

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

Attachments

RESOLUTION R-21-4660

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF OCTOBER 19, 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 19TH DAY OF OCTOBER 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 Agenda Briefing

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

Agenda Number 3

Agenda Date 10/19/2021

Type Announcements, Proclamations, and Presentations

Department City Secretary

Title

Presentation by Mary Louise Nicholson, Tarrant County Clerk, to the City of Colleyville and the Colleyville Library of the Tarrant County 2020 Coronavirus Pandemic history book - Mayor Richard Newton and Library Director Mary Rodne

Presentation to Colleyville Police Department Life Saving Awards - Mayor Richard Newton

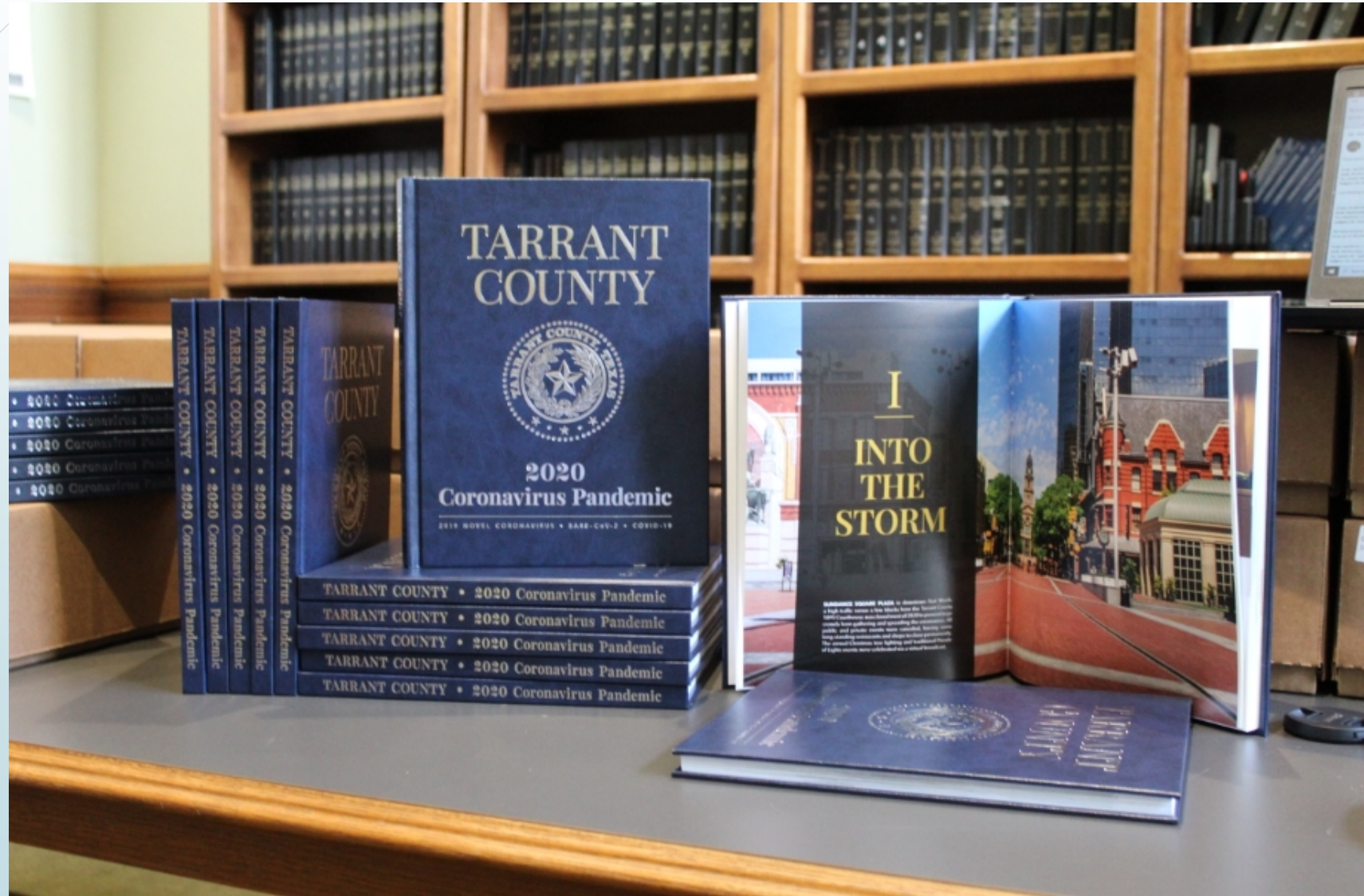
In recognition of the Colleyville Police Department receiving two International Association of Chiefs of Police Awards

Attachments

1. Tarrant County presentation of pandemic history book



2020 CORONAVIRUS PANDEMIC BOOK



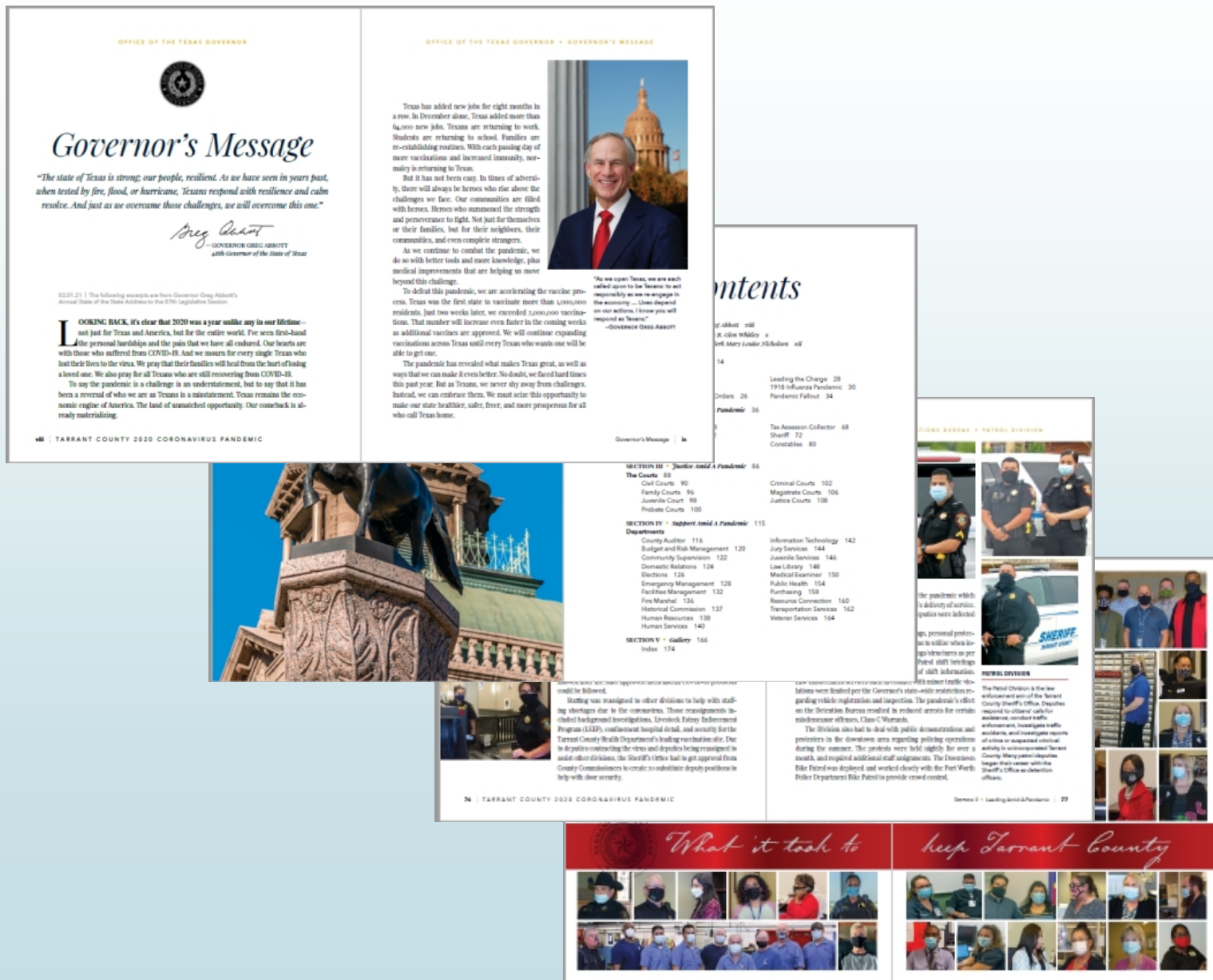


TARRANT COUNTY



2020 Coronavirus Pandemic

2019 NOVEL CORONAVIRUS • SARS-CoV-2 • COVID-19



RESOLUTION R-21-4661

APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF OCTOBER 19, 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 October 4, 2021
 - b. Approval of the first renewal of the Tree Trimming Contractor Services Agreement with Smith Lawn and Tree, LLC, in an amount not to exceed \$75,000.00, and authorizing the City Manager to execute Amendment 1
 - c. Approval of the first renewal of the Miscellaneous Concrete Contractor Services Agreement with GRod Construction, LLC, in an amount not to exceed \$400,000.00, and authorizing the City Manager to execute Amendment 1
 - d. Approval of the third renewal to the Janitorial Services Contractor Services Agreement with Oriental Building Services, Inc., in an amount not to exceed \$134,041.00, and authorizing the City Manager to execute Amendment 3
 - e. Approval of an Interlocal Agreement and funding for the Metroport Teen Court Program
 - f. Approval of the sale of property, seized items, found items, obsolete, and non-serviceable equipment

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 19TH DAY OF OCTOBER 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

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Monday, October 4, 2021

Mayor Pro Tem Bobby Lindamood called the Colleyville City Council Worksession to order on Monday, October 4, 2021, at 5:30 p.m.

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

ABSENT: Mayor Richard Newton

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, Chief Event Planner Ronni Orr, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Update from CWD

Greg Roemer, President of CWD, introduced Nicole Roemer, Municipal Director, and Paul Hansen, General Manager. Mr. Roemer then gave a service update presentation, which highlighted the company's service challenges and included the pandemic, increased residential trash volumes, the February storm, and a labor shortage. Mr. Roemer highlighted CWD's recovery plan, which included an 18% driver and helper wage increase, a 25% customer service wage increase, a 215% recruitment advertising increase, the purchase of five new residential trucks, and a 100% increase in customer service staffing. Mr. Roemer noted all of these improvements assist with overall better service to all CWD customers. Specific services increases in Colleyville include the purchase and addition of a new truck to the route, the addition of two rear load vehicles to assist with leaf season, personnel changes and an additional supervisor appointed, the addition of third-eye technology on the trucks, an enhanced leaf recycle program, and finally bi-monthly meetings with Colleyville staff are conducted.

Mayor Pro Tem Lindamood asked Mr. Roemer if there had been a decrease in customer service calls directly to CWD, as he felt the number of calls the City and City Councilmembers received has decreased. Mr. Roemer acknowledged the calls have decreased, but there is still work and improvements to be done.

Councilmember Nakamura stated she has never had a problem with the trash service and the staff on her route are kind, and hard working. Mayor Pro Tem Lindamood told Mr. Roemer the investments CWD has made are huge and indicates the company is putting forth great effort, which is appreciated by the City.

WS-2 Communications Update

Assistant City Manager Mark Wood presented this item and noted communication is a part of the City's values and the City Council Strategic Plan. He stated the City utilizes Colleyville.com, social media, E-News, *Communicator*, video production, press releases, brochures, flyers, text alerts, and Code Red. Manager Wood reviewed the use of each communication piece, and played samples of the videos produced in house. The videos included the Mayor's video, *Your Council Minute*, *Service in Focus*, and *City Beat*, hosted by Ronni Orr, Chief Event Planner and himself. Manager Wood stated future efforts will include a rebrand of the *Communicator*, spotlights on each department, voiceover on the City on-hold messages, and the State of the City.

Councilmember Nakamura stated many citizens love the *Council Minute*. Councilmember Rigney asked if the *Communicator* was mailed to everyone at the same time. Manager Wood stated the *Communicator* is mailed twice a month and the information is kept static to ensure timely information.

Mayor Pro Tem Lindamood stated the improved quantity and quality of City communications is really noticed.

WS-3 Discussion of the October 4, 2021, City Council regular agenda items

Mayor Pro Tem Lindamood stated he plans to move agenda item 6a up on the agenda to follow the consent resolution.

Mayor Pro Tem Lindamood adjourned the Worksession at 6:17 p.m. and called the Executive Session to order.

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

ABSENT: Mayor Richard Newton

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: Glade Road eminent domain case for Parcel 150

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

There was no action taken and Mayor Pro Tem Lindamood adjourned the Executive Session at 7:07 p.m.

Mayor Pro Tem Lindamood called the regular meeting of the City Council to order at 7:31 p.m. and called the roll.

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

ABSENT: Mayor Richard Newton

INVOCATION: Pastor Paul Daniels, Colleyville Covenant

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-21-4655

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 City Council made the following announcements:

COVID-19 Update – Colleyville has 229 active positive cases. Tarrant County beds occupied by COVID patients is 17%, and the 9-county TSA-E region COVID hospitalization is 15%. Tarrant County bed availability is 11%, and ventilator availability is 53%. Adult ICU bed availability in Tarrant County is 3%. While, the Tarrant County Health community spread level remains level at “high” it is clear the epidemic curve is on the decline (case counts trending downward).

Night Out Against Crime Event 10/5 – The National Night Out event is scheduled from 6:00 - 9:00 p.m. at City Hall (south lawn). This annual event provides an opportunity for the community to meet the men and women who keep Colleyville safe. Festivities include food, games, and activities for the whole family. There will be several City and specialty vehicles kids (and kids-at-heart) can explore. Residents of all ages are invited to join us!

October is Domestic Violence Awareness Month – The Tarrant County District Attorney's Office asked we remind residents that October is Domestic Violence Awareness Month. The DA's Office has asked we place signs up in our community reminding abusers that we prosecute in Tarrant County. Domestic Violence Awareness Month (DVAM) was launched nationwide in October 1987 as a way to connect and unite individuals and organizations working on domestic violence issues while raising awareness for those issues. If you see something; say something. We all have a role to play in preventing domestic violence.

Police Department Goes Pink for Breast Cancer Awareness Month – The Police Department is going pink again this October. You may see our Police Department Tahoe with pink doors around town this month. The doors are wrapped in pink — the official color of breast cancer awareness — to help bring awareness to the fight against breast cancer and the need for early detection. Officers are also sporting pink badges, pink epaulets, and pink patches for October. Looking to make an impact in the fight against breast cancer in a different way, the Police Department has created a team online with the Susan G. Komen organization and invites the community to join in the fight against breast cancer through an online donation. As the world's largest and most impactful breast cancer organization, Susan G. Komen supports more breast cancer research than any other nonprofit outside the U.S. government, while providing real-time help to those facing the disease. We remember those we lost, the survivors, and those fighting this month.

Fire Department Open House, October 9 – The Colleyville Fire Department invites the community to its home for an Open House. The event will be held Saturday, October 9, from 10 a.m. – 1 p.m. at Central Fire Station, 5209 Colleyville Boulevard. Families can learn all about the fire department straight from Colleyville firefighters, tour the fire station, and participate in activities for the whole family. Food and beverages will be available through Colleyville Citizens Fire Academy Alumni Association. Come join us for this free event!

Concerts on the Plaza Continue – Join us Sunday, October 10 at 4 p.m. for a FREE concert at the Plaza at City Hall. The City of Colleyville has partnered with APEX Art League to provide a concert featuring Bayview Winds, a faculty woodwind trio from Texas A&M University Corpus Christi. The trio includes Rachel Messing (oboe), Diana Sipes (flute), and Scott Pool (bassoon). They travel regularly throughout the U.S., performing and teaching the music that they love.

Frio Gourmet Pops will provide FREE gourmet popsicles and bottled water to all. Guests are encouraged to bring their own blankets or lawn chairs and enjoy a lovely, Sunday afternoon with us.

Harvest Festival Premieres Saturday, October 16 – For years, the City of Colleyville has hosted their Haunted Trails event at the Nature Center. However, having outgrown the location, this event has been transformed into the Harvest Festival – something the whole family can enjoy! Join us on Saturday, October 16, from 10 a.m. – 3 p.m. on the South Grounds and Plaza at City Hall for this BRAND NEW event! Festival attractions will include a petting zoo, carnival rides, inflatables, horse-drawn wagon rides, farmers market, balloon and caricature artists, face painting, giant games, food trucks, and more.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-21-4656

- 4a** Approval of the minutes of the regular City Council meeting of September 21, 2021
- 4b** Approval of Q4 2021 economic development programs including a Christmas gift card program and a \$1,000 advertising grant program
- 4c** Approval of rejecting all bids for the Fire Station 3 New Emergency Generator project
- 4d** Approval of a Funding Interlocal Agreement with Tarrant County for the Cheek-Sparger Road Reconstruction project, and authorizing the City Manager to execute the agreement

Mayor Pro Tem Lindamood read Resolution R-21-4656 in its entirety.

Assistant City Manager Adrienne Lothery presented items 4b, 4c, and 4d, and answered questions of the City Council.

Regarding item 4b, Councilmember Nakamura asked staff what the funding sources are for the Q4 program. Manager Lothery responded in FY21 and FY22, the City received Federal Funding and have budgeted using approximately \$1 million to these economic development programs, which puts the dollars directly into the hands of our citizens and businesses.

Mayor Pro Tem Lindamood stated these programs are great for our community and we now have other cities calling us to understand how the program works.

There were no questions regarding item 4c or 4d, however, regarding 4c, Mayor Pro Tem Lindamood stated he appreciates the conservatism. Regarding 4d, Mayor Pro Tem Lindamood, the City Council, and City staff, expressed appreciation to Tarrant County Commissioner for the allocation of funding for this project and the many other projects Tarrant County has partnered with the City to complete.

Mayor Pro Tem Lindamood opened and closed the public hearing at 7:57 p.m. as there was no one present wishing to speak.

Councilmember Nakamura made a motion to approve Resolution R-21-4656, seconded by Councilmember Dodson.

The motion to approve carried by the following vote:

Ayes: 6 - Mayor Pro Tem Lindamood, Councilmembers Nakamura, Wheat, Dodson, Kelley, and Rigney.

Absent: 1 – Mayor Newton

At 7:59 p.m. Mayor Pro Tem Lindamood moved to agenda item 6a Resolution R-21-4657.

At 8:19 p.m. Mayor Pro Tem Lindamood returned to item 5a.

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

5a Ordinance O-21-2174

Consideration of an amendment to the PUD-R Planned Unit Development-Residential district, specifically to amend the regulations for garage door building materials, for Lots 1-12, Block 1, The Villas at Windsor Steele, located at 5101-5145 Roberts Road, Case ZC21-018

Mayor Pro Tem Lindamood read the caption of Ordinance O-21-2174.

Community Development Director Ben Bryner presented this item, a request for an amendment to an existing PUD-R Planned Unit Development – Residential ordinance for the Villas at Windsor Steele development, in order to allow for the incorporation of glass as an acceptable building material for garage doors. The current regulation requires wood or faux-wood doors.

There was discussion regarding how permits are issued, the inspection process, and the building elevations.

Brian Adams and Ryan Panno, the developers requesting the amendment, thanked the City Council for their time and consideration and answered questions of the City Council regarding the approved plans, permits, and when they purchased the development.

Mayor Pro Tem Lindamood opened and closed the public hearing at 9:02 p.m. as there was no one present wishing to speak.

This was a first reading; therefore, no action was taken.

5b Ordinance O-21-2175

Request to appeal the decision by the Planning and Zoning Commission for the consideration of a Special Use Permit for a Massage Therapy use on Lot 7R1A, Block 2, Andy Felps Addition, located at 4209 Colleyville Boulevard, Suite C, Case ZC21-019

Mayor Pro Tem Lindamood read the caption of Ordinance O-21-2175.

Community Development Director Ben Bryner presented this item and stated staff recommends denial as the applicant failed the background investigation.

The applicant was not present to answer questions of the City Council.

There was general discussion regarding business, a change in ownership, and if the business is currently open.

Mayor Pro Tem Lindamood opened the public hearing at 9:09 p.m.

Sayed Syed, 6705 Sapphire Circle North, stated the business is open. City Manager Ducay stated if the business is open, it is dependent on if the business is operating under the old or new owner. Through Assistant City Manager Mark Wood, Police Chief Miller advised the business has been closed since the Planning and Zoning Commission meeting where the request was denied.

Mayor Pro Tem Lindamood closed the public hearing at 9:11 p.m.

This was a first reading; therefore, no action was taken.

5c Ordinance O-21-2176

Consideration of a zoning change from R-20 Single Family Residential and RE Single Family 'Estate' Residential zoning districts to R-40 Single Family Residential zoning district for Lot 2R, Block 1, Mockingbird Hill Addition, located at 6250 Pool Road, Case ZC21-020

Mayor Pro Tem Lindamood read the caption of Ordinance O-21-2176.

Community Development Director Ben Bryner presented this item, a request for a zoning change because the lot has two zonings currently, and stated there are no new lots proposed.

There was general discussion regarding side yard set setbacks in the R-40 zoning.

Applicant Lance Bishop, 6250 Pool Road, was present and advised the City Council his intent with the rezoning is to add a mother-in-law suite with the intention of his mother-in-law living there.

Mayor Pro Tem Lindamood opened and closed the public hearing at 9:17 p.m. as there was no one present wishing to speak.

This was a first reading; therefore, no action was taken.

5d Ordinance O-21-2177

Consideration of a Special Use Permit for an Accessory Dwelling on Lot 2R, Block 1, Mockingbird Hill Addition, located at 6250 Pool Road, Case ZC21-021

Mayor Pro Tem Lindamood read the caption of Ordinance O-21-2177.

Community Development Director Ben Bryner presented this item, noting it is a companion to the previous Ordinance O-21-2176. Director Bryner stated the request is for an SUP for an accessory dwelling if the zoning is approved.

There was general discussion regarding the maximum size of livable space which could be approved and the building materials matching those of the home on the property.

Mayor Pro Tem Lindamood opened and closed the public hearing at 9:22 p.m. as there was no one present wishing to speak.

This was a first reading; therefore, no action was taken.

5e Ordinance O-21-2178

Consideration of an amendment to the PUD-C Planned Unit Development-Commercial district, specifically to allow for showrooms, to include a Hot Tub and Sauna Showroom, as a permitted use, for Lot 1, Block 1, Metrovest Addition, located at 6100 Colleyville Boulevard, Suite 100, Case ZC21-023

Mayor Pro Tem Lindamood read the caption of Ordinance O-21-2178.

Community Development Director Ben Bryner presented this item, a request to amend the PUD-C ordinance to allow showrooms, to include a hot tub and sauna showroom.

Mayor Pro Tem Lindamood asked Director Bryner if everything would be inside. Director Bryner stated yes, inside only, and noted only one unit would be operable, all others would be display only.

Applicant Garrett Turner, 6100 K Avenue, Plano, advised the City Council the Colleyville showroom would be a satellite store to his current Plano store where all inventory is held and received, and is where the service and delivery departments operate from. This means the Colleyville store will be sales only and is a sales tax generating business.

Councilmember Dodson asked Mr. Turner if there are regulations for having an operable hot tub/spa on display and if there is a potential for causing other tenants in the building a problem. Mr. Turner stated 220 electric is needed, and although he has never had a unit leak, his liability insurance covers damages and loss, should such an event occur.

Mayor Pro Tem Lindamood opened and closed the public hearing at 9:30 p.m. as there was no one present wishing to speak.

This was a first reading; therefore, no action was taken.

Community Development Director Ben Bryner gave one presentation for Items 5f through 5i. Director Bryner stated when each of the ordinances are approved, the City will have adopted the 2018 Building Code (IBC), Residential Code (IRC); Energy Conservation Code (IECC), Plumbing Code (IPC), Fuel Gas Code (IFGC), Mechanical Code (IMC), Fire Code (IFC), and for the first time the Swimming Pool and Spa Code (ISPSC), and Existing Building Code (IEBC), and the 2020 National Electric Code (NEC). He noted Colleyville currently operates under the 2012 International Codes and 2014 National Electric Code. The 2015 Energy Code was adopted in early 2016 because it was mandated by the state. The City did not adopt the remainder of the 2015 International Codes because there were not enough substantial code changes from the 2012 editions to warrant adoption.

Director Bryner stated building and construction codes have been implemented since 1928, and the three major code groups merged to publish a single set of codes in 2000 and are now the International Codes. The International Code Council (ICC) develops and prints the model codes, proposed code changes are submitted to ICC annually by any person or group, and code changes are ratified by a majority vote at the ICC code hearings and new codes are published every three years. Additionally, regional code amendments are organized through the North Central Texas Council of Governments (NCTCOG) and facilitated by code officials. This vetting promotes standardization of model construction codes for the region to simplify the construction process for contractors, owners, and designers, encourages common code interpretations, facilitates the mobility of contractors, reduces training and construction costs, and reduces costs for business owners and homeowners by easing code rules.

Director Bryner stated the reasons for adopting updated codes include maintaining the City's Insurance Services Office (ISO) rating, ensuring and enhancing the

sustainability of the built environment, and the codes promote protection of the health, safety, and welfare of the public.

Director Bryner noted at the April 6, 2021, Council Worksession, the City Council asked for a staff review committee to go through the code books to identify any problematic changes. This committee consisted of the following staff members: Jerry Ducay, Mark Wood, Ronni Orr, Kyle Lester, Chris Pena, Eddie Wilson, Rob McKeown, and Ben Bryner. The committee met almost weekly in the months of May, June, July, and August. Both the 2015 and 2018 versions of each book were reviewed and a list of code changes that caught the committee's attention was prepared and included for review. The findings of the committee were presented to City Council for further discussion at the September 27, 2021, City Council Worksession. The City Council did not have additional comments or concerns and directed staff to bring the ordinances forward for adoption.

5f Ordinance O-21-2179

Adopting the 2018 International Building Code, 2018 International Residential Code, 2018 International Energy Conservation Code, and the 2020 National Electric Code; and adopting the NCTCOG's respective regional amendments

Mayor Pro Tem Lindamood read the caption of Ordinance O-21-2179.

Based on the overall presentation given by Community Development Director Ben Bryner, there were no questions.

Mayor Pro Tem Lindamood opened and closed the public hearing at 9:45 p.m. as there was no one present wishing to speak.

This was a first reading; therefore, no action was taken.

5g Ordinance O-21-2180

Adopting the 2018 International Plumbing, Fuel Gas, and Mechanical Codes; and adopting the NCTCOG's respective regional amendments

Mayor Pro Tem Lindamood read the caption of Ordinance O-21-2180.

Based on the overall presentation given by Community Development Director Ben Bryner, there were no questions.

Mayor Pro Tem Lindamood opened and closed the public hearing at 9:46 p.m. as there was no one present wishing to speak.

This was a first reading; therefore, no action was taken.

5h Ordinance O-21-2181

Adopting the 2018 International Fire Code; and adopting the NCTCOG's respective regional amendments

Mayor Pro Tem Lindamood read the caption of Ordinance O-21-2180.

Based on the overall presentation given by Community Development Director Ben Bryner, there were no questions.

Mayor Pro Tem Lindamood opened and closed the public hearing at 9:46 p.m. as there was no one present wishing to speak.

This was a first reading; therefore, no action was taken.

5i Ordinance O-21-2182

Adopting the 2018 International Swimming Pool and Spa Code and the 2018 International Existing Building Code; and adopting the NCTCOG's respective regional amendments

Mayor Pro Tem Lindamood read the caption of Ordinance O-21-2180.

Councilmember Rigney stated she would like to see Section 4.11.5.2 5 "The leading edge shall be visually set apart and provided with a horizontal solid or broken stripe at least 1 inch wide on the top surface along the front leading edge of each step. This stripe shall be plainly visible to persons on the pool deck. The stripe shall be a contrasting color to the background on which it is applied, and the color shall be permanent in nature and shall be a slip-resistant surface" of the International Swimming Pool and Spa Code, exempted from enforcement.

City Manager Ducay stated the ordinance will be updated to reflect the noted exemption at the next reading.

Mayor Pro Tem Lindamood opened and closed the public hearing at 9:47 p.m. as there was no one present wishing to speak.

This was a first reading; therefore, no action was taken.

6. RESOLUTION(S): READING AND PUBLIC HEARING

Mayor Pro Tem Lindamood moved to item 6a at 7:59 p.m.

6a Resolution R-21-4657

A resolution nominating candidates to the Tarrant Appraisal District (TAD) Board of Directors

Mayor Pro Tem Lindamood read Resolution R-21-4657 in its entirety.

Mayor Pro Tem Lindamood read a letter of recommendation from Mayor Richard Newton for the nomination of Rich DeOtte and Gary Losada to the TAD board.

Gary Losada was present and asked to speak to the City Council. Mr. Losada thanked the City Council and Mayor Newton for the recommendation and noted he serves with others, but especially noted he and Rich DeOtte are like-minded and work very well together. Mr. Losada gave a review of the accomplishments he and Mr. DeOtte have been able to achieve over the last two years and answered questions of the City Council.

At the request of Councilmember Dodson, Mr. Losada explained the challenges and errors with TAD's software, the need for an audit, and the procedures, which are currently in place. He also outlined the plan going forward.

Mr. Losada reminded the City Council this action is for nomination of candidates, and the City Council will have to vote by resolution in December.

Mayor Pro Tem Lindamood opened and closed the public hearing at 8:16 p.m. as there was no one present wishing to speak.

Councilmember Wheat made a motion to approve Resolution R-21-4657, seconded by Councilmember Rigney.

The motion to approve carried by the following vote:

Ayes: 6 - Mayor Pro Tem Lindamood, Councilmembers Nakamura, Wheat, Dodson, Kelley, and Rigney.

Absent: 1 – Mayor Newton

At 8:19 p.m. Mayor Pro Tem Lindamood returned to item 5a.

6b Resolution R-21-4658

A resolution adopting the City Council Rules of Procedure

Mayor Pro Tem Lindamood read Resolution R-21-4658 in its entirety.

City Secretary Christine Loven provided a brief recap of the changes to the City Council Rules of Procedure as directed by the City Council.

There was no discussion.

Mayor Pro Tem Lindamood opened and closed the public hearing at 9:51 p.m. as there was no one present wishing to speak.

Councilmember Wheat made a motion to approve Resolution R-21-4658, seconded by Councilmember Nakamura.

The motion to approve carried by the following vote:

Ayes: 6 - Mayor Pro Tem Lindamood, Councilmembers Nakamura, Wheat, Dodson, Kelley, and Rigney.

Absent: 1 – Mayor Newton

7. CITIZEN COMMENTS

Kathleen Hennessey, 5013 Stonebridge Drive, gave a talk on the bird and insect population and the City's ponds in an effort to encourage the City to act responsibly, without poisons, when controlling insects.

8. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR MONDAY, OCTOBER 4, 2021 - READING AND PUBLIC HEARING - RESOLUTION R-21-4659

This resolution was not needed.

9. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 10:01 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 19TH DAY OF OCTOBER 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
Type Resolution
Department Engineering

Agenda Date 10/19/2021

Number

Title

Approval of the first one-year renewal term for the Tree Trimming Contractor Services Agreement with Smith Lawn and Tree, LLC, in an amount not to exceed \$75,000.00, and authorize the City Manager to execute the agreement

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

On October 20, 2020, City Council through Resolution R-20-4542 approved a one-year agreement with Smith Lawn and Tree, LLC (the "Agreement") for tree trimming services. To encourage continuity of the services and pricing under the Agreement, the City reserved an option to renew for two (2) additional one-year renewal terms.

The initial term of this Agreement was for a period of twelve (12) months beginning on October 1, 2020, and ending on September 30, 2021 (the "Initial Term"). Pursuant to the Agreement, the City and contractor may amend the Agreement each fiscal year to provide for up to two (2) additional one (1) year renewal terms. This "Amendment No. 1" for FY2022 authorizes the first of the two (2) renewal terms permitted under the Agreement in an amount not to exceed \$75,000.00.

On September 21, 2021, City Council, through Resolution R-21-4651, approved the Fiscal Year 2022-2026 Capital Improvements Program (CIP) including Parkway Tree Removal and Replacement in an amount not to exceed \$75,000.

The project includes Parkway Tree Removal and Replacement along creeks, and arterial/collector roads, as classified in the City of Colleyville 2015 Master Thoroughfare Plan. There are sufficient quantities of work items identified by staff for the contractor to perform tree trimming and stump grinding throughout the City for Fiscal Year 2022.

Smith Lawn and Tree has been performing tree trimming services for Colleyville since 2020. They have done an exemplary job and staff has received positive citizen feedback regarding the care they take in trimming trees along the right-of-way.

Financial Impact

Funding for the project is available in Capital Projects Fund.

Recommendation

Approve

Attachments

1. Tree Trimming Contract Renewal Presentation
2. Contractor Services Agreement
3. Amendment No. 1
4. Resolution R-20-4542
5. Resolution R-21-4651

4b. Tree Trimming Contract Renewal



- Approval of the first one-year renewal term for the Tree Trimming Agreement with Smith Lawn and Tree, LLC, in an amount not to exceed \$75,000.00, and authorizing the City Manager to execute the agreement
- As part of the terms of the initial agreement, the City and the contractor can agree to extend this Agreement for up to two (2) additional 365 day periods after the initial term. This amendment would be the first of such renewals.
- Smith Lawn and Tree has been performing tree trimming services for Colleyville since 2020. They have done exemplary work and staff has received positive citizen feedback regarding the care they take in trimming trees along the right-of-way.



CONTRACTOR SERVICES AGREEMENT

FY 2021 Tree Trimming

This **CONTRACTOR SERVICES AGREEMENT** ("Agreement") is made as of the Effective Date by and between **Smith Lawn and Tree, LLC**, a Texas Limited Liability Company, hereinafter called "CONTRACTOR", and the **City of Colleyville, Texas**, hereinafter called "CITY".

RECITALS

WHEREAS, CITY desires CONTRACTOR to perform certain work and services set forth in Section 1 (the "Scope of Services"), and

WHEREAS, CONTRACTOR has expressed a willingness to perform said work and services, hereinafter referred to only as "services", specified in the Contract Documents, and enumerated under Section 1, of this Agreement;

NOW, THEREFORE, for and in consideration of the covenants and promises made one to the other herein, CITY and CONTRACTOR agree as follows:

Section 1. Scope of Services

Upon issuance of a written Notice to Proceed by CITY, CONTRACTOR agrees to provide to CITY the necessary services, labor, materials, equipment and supplies related to the Colleyville FY 2021 Tree Trimming (the "Project"), such services being more fully described herein and pursuant to the plans and specifications identified in the Contract Documents.

Section 2. Term of Agreement

The initial term of this Agreement shall begin on the last date of execution hereof (the "Effective Date") and shall continue until the later of (i) the 365th calendar day following the Effective Date, or (ii) the date CONTRACTOR completes the services required herein to the satisfaction of CITY and has been paid in full by CITY, unless sooner terminated as provided in Section 9, below. City and CONTRACTOR may, upon mutual written agreement, extend this Agreement for up to two (2) additional 365 day periods after the initial term (each a "Renewal Term"). CONTRACTOR shall present City with a written request to extend this Agreement for a Renewal Term not later than ninety (90) days prior to the expiration of the then current term.

Section 3. Contract Documents

A. This Agreement is a part of the Contract Documents, which include:

- 1) This Agreement, including all exhibits and addenda hereto;
- 2) CITY'S Specifications and Contract Documents for the Project contained in the City's Invitation for Bid # ENG-2020-025 ("Bid Packet");
- 3) CITY'S written notice(s) to proceed to the CONTRACTOR;
- 4) Properly authorized change orders;
- 5) CONTRACTOR's Bid Proposal ("Proposal" and/or "Response"); and
- 6) Any other materials distributed by the CITY that relate to the Project.

In the event there exists a conflict between any term, provision and/or interpretation of the Contract Documents, the documents shall take precedent and control in the order listed above in this Section. If discrepancies are found that may impact construction of the Project, it shall be the Contractor's obligation to seek clarification as to which requirements or provisions control before undertaking any work on that

component of the project. Should the Contractor fail or refuse to seek a clarification of such conflicting or inconsistent requirements or provisions prior to any work on that component of the project, the Contractor shall be solely responsible for the costs and expenses - including additional time - necessary to cure, repair and/or correct that component of the Project.

Section 4. Contractor Obligations

A. CONTRACTOR shall devote such time as reasonably necessary for the satisfactory performance of the work under this Agreement. Should CITY require additional services not included under this Agreement, CONTRACTOR shall make reasonable effort to provide such additional services at mutually agreed charges or rates, and within the time schedule prescribed by CITY; and without decreasing the effectiveness of the performance of services required under this Agreement.

B. To the extent reasonably necessary for CONTRACTOR to perform the services under this Agreement, CONTRACTOR shall be authorized to engage the services of any agents, assistants, persons, or corporations that CONTRACTOR may deem proper to aid or assist in the performance of the services under this Agreement with the prior written approval of CITY. The cost of such personnel and assistance shall be a reimbursable expense to CONTRACTOR only if authorized in writing in advance by CITY.

C. Unless otherwise agreed, CONTRACTOR shall provide and pay for all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and all water, light, power, fuel, transportation and all other facilities necessary for the execution and completion of the work covered by the Scope of Services. Unless otherwise specified, all materials shall be new and both workmanship and materials shall be of a good quality. CONTRACTOR shall, if required, furnish satisfactory evidence as to the kind and quality of materials. Materials or work described in words that so applied have well known, technical or trade meaning shall be held to refer to such recognized standards.

D. CONTRACTOR shall comply with all laws, ordinances, rules and regulations governing CONTRACTOR's performance of this Agreement.

E. All minor details of the work not specifically mentioned in the Scope of Services or Project Drawings but obviously necessary for the proper completion of the work, such as the proper connection of new work to old, shall be considered as incidental to and a part of the work for which the prices are set forth in this Agreement. CONTRACTOR will not be entitled to any additional compensation therefor unless specifically stated otherwise. Otherwise the term "extra work" as used in this Agreement shall be understood to mean and include all work that may be required by CITY to be done by CONTRACTOR to accomplish any alteration or addition to the work as shown on the Project Drawings. It is agreed that CONTRACTOR shall perform all extra work under the direction of the City's Representative when presented with a written work order signed by the City's Representative, subject, however, to the right of CONTRACTOR to require written confirmation of such extra work order by CITY. Payment for extra work shall be as agreed in the work order.

F. CONTRACTOR agrees to indemnify, defend, and save CITY harmless from all claims growing out of any demands of subcontractors, laborers, workmen, mechanics, materialmen, and suppliers of machinery and parts thereof, equipment, power tools, all supplies incurred in the furtherance of the performance of this Agreement. When CITY requests, CONTRACTOR shall furnish satisfactory evidence that all obligations of the nature hereinabove designated have been paid, discharged or waived.

Section 5. Payment

A. CITY agrees to pay CONTRACTOR for all services authorized in writing and properly performed by CONTRACTOR in a total amount not to exceed SEVENTY-FIVE THOUSAND AND NO/100

DOLLARS (\$75,000) ("Contract Price") for the initial term of this Agreement, subject to additions or deletions for changes or extras agreed upon in writing. Unless otherwise provided herein, payment to CONTRACTOR shall be monthly based on the CONTRACTOR'S monthly progress report and detailed monthly itemized statement for services that shows the names of the CONTRACTOR'S employees, agents, contractors performing the services, the time worked, the actual services performed, and the rates charged for such services, in a form reasonably acceptable to CITY. CITY shall pay such monthly statements within thirty (30) days after receipt and CITY verification of the services.

B. CITY may deduct from any amounts due or to become due to CONTRACTOR any sum or sums owing by CONTRACTOR to CITY. In the event of any breach by CONTRACTOR of any provision or obligation of this Agreement, or in the event of the assertion by other parties of any claim or lien against CITY, or the CITY'S premises, arising out of CONTRACTOR's performance of this Agreement, CITY shall have the right to retain out of any payments due or to become due to CONTRACTOR an amount sufficient to completely protect the CITY from any and all loss, damage or expense therefrom, until the breach, claim or lien has been satisfactorily remedied or adjusted by CONTRACTOR.

C. CITY may, on account of subsequently discovered evidence, withhold the whole or part of any payment to such extent as may be necessary to protect itself from loss on account of:

- (1) Defective work not remedied;
- (2) Claims filed or reasonable evidence indicating possible filing of claims;
- (3) Failure of CONTRACTOR to make payments promptly to subcontractors or for material or labor which CITY may pay as an agent for the CONTRACTOR; or
- (4) Damages to another contractor or subcontractor.

When the above grounds are removed, or CONTRACTOR provides a surety bond satisfactory to CITY which will protect CITY in the amount withheld because of said grounds, CITY will release the amounts withheld.

Section 6. Responsibilities

A. CONTRACTOR shall be responsible for the professional quality, technical accuracy, and the coordination of all materials, construction, installation and other services furnished by CONTRACTOR under this Agreement. CONTRACTOR shall, without additional compensation, correct or revise any errors or deficiencies in the installation and construction of the Project components to conform as shown in the Project drawings and specifications.

B. Neither CITY's review, approval or acceptance of, nor payment for any of the services required under this Agreement, shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement, and CONTRACTOR shall be and remain liable to CITY in accordance with applicable law for all damages to CITY caused by CONTRACTOR's negligent performance of any of the services furnished under this Agreement.

C. The rights and remedies of CITY under this Agreement are as provided by law.

Section 7. Time for Performance

A. CONTRACTOR shall perform all services as provided for under this Agreement in a proper, efficient, timely, and professional manner in accordance with CITY'S requirements. CONTRACTOR shall complete all work related to the Project on or before December 31, 2021.

B. In the event CONTRACTOR's performance of this Agreement is delayed or interfered with by acts of the CITY or others, CONTRACTOR may request an extension of time for the performance of same as hereinafter provided, but shall not be entitled to any increase in fee or price, or to damages or additional compensation as a consequence of such delays.

C. No allowance of any extension of time, for any cause whatever, shall be claimed or made to CONTRACTOR, unless CONTRACTOR shall have made written request upon CITY for such extension within forty-eight (48) hours after the cause for such extension occurred, and unless CITY and CONTRACTOR have agreed in writing upon the allowance of additional time to be made.

D. CONTRACTOR understands and agrees that time is of the essence of this contract, and that for each day of delay beyond the number of calendar days agreed upon for the completion of the work herein specified and contracted for (after due allowance for such extension of time as may otherwise be provided for extension of time herein), the Owner may withhold permanently from the Contract Price an amount equal to \$1,000 per day.

E. In case CONTRACTOR should abandon and fail or refuse to resume work within ten (10) days after written notification from the City, or if CONTRACTOR fails to comply with the orders of the CITY, when such orders are consistent with the Contract Documents, then, and in that case, where performance and payment bonds exist, the Sureties on these bonds may be notified in writing by CITY and directed to complete the work (at CITY'S sole discretion), and a copy of said notice shall be delivered to CONTRACTOR. After receiving said notice of abandonment, CONTRACTOR shall not remove from the work any machinery, equipment, tools, materials or supplies then on the job, but the same, together with any materials and equipment under contract for the work, may be held for use on the work by the CITY or the Surety on the performance bond, or another contractor in completion of the work; and CONTRACTOR shall not receive any rental or credit therefor, it being understood that the use of such equipment and materials will ultimately reduce the cost to complete the work and be reflected in the final settlement. Nothing in this section shall be deemed a waiver of any remedy available to the CITY under this Agreement and the CITY shall retain all remedies upon default provided in Section 14 herein.

(1) In case the Surety should fail to commence compliance with the notice for completion hereinbefore provided for, within Ten (10) days after service such notice, then the CITY may provide for completion of the work in either of the following elective manners:

- a. The CITY may employ such force of labor and use such machinery, equipment, tools, materials and supplies as said CITY may deem necessary to complete the work and charge the expense of such labor, machinery, equipment, tools, materials and supplies to said CONTRACTOR, and expense so charged shall be deducted and paid by the CITY out of such moneys as may be due, or that may thereafter at any time become due to the CONTRACTOR under and by virtue of this Agreement. In case such expense is less than the sum which would have been payable under this contract, if the same had been completed by the CONTRACTOR, then said CONTRACTOR shall receive the difference. In case such expense is greater than the sum which would have been payable under this contract, if the same had been completed by said CONTRACTOR, then the CONTRACTOR and/or its Surety shall pay the amount of such excess to the CITY; or
- b. The CITY under sealed bids, when and in the manner required by law, may let the contract for the completion of the work under substantially the same terms and conditions which are provided in this Agreement. In the case of any increase in

cost to the CITY under the new contract as compared to what would have been the cost under this Agreement, such increase shall be charged to the CONTRACTOR and the Surety shall be and remain bound therefor. However, should the cost to complete any such new contract prove to be less than what would have been the cost to complete under this Agreement, the CONTRACTOR and/his Surety shall be credited therewith.

Section 8. Ownership of Project; Bill of Sale

A. CONTRACTOR warrants that title to all work, including all equipment and materials incorporated into the Project, will pass to CITY no later than the time of final payment. CONTRACTOR further warrants that upon payment by CITY, all Work for which payments have been received from CITY shall be free and clear of liens, claims, security interests or other encumbrances in favor of CONTRACTOR or any other person or entity whatsoever.

B. CONTRACTOR agrees to assign to CITY at the time of completion of the Scope of Services all manufacturer's warranties relating to equipment, materials and labor used in the Project and further agrees to perform the Project in such manner to preserve all manufacturer's warranties. If necessary as a matter of law, CONTRACTOR may retain the right to enforce directly any such manufacturers' warranties during the one year period following the date of acceptance of the Project by City.

Section 9. Termination

A. CITY may suspend or terminate this Agreement for cause or without cause at any time by giving written notice to CONTRACTOR. In the event suspension or termination is without cause, payment to CONTRACTOR, in accordance with the terms of this Agreement, will be made based on services reasonably determined by CITY to be satisfactorily performed to the date of suspension or termination. Such payment will be due upon delivery of all instruments of service to CITY.

B. If CITY requires a modification of this Agreement with CONTRACTOR, and in the event CITY and CONTRACTOR fail to agree upon a modification to this Agreement, CITY shall have the option of terminating this Agreement and CONTRACTOR's services hereunder at no additional cost other than the payment to CONTRACTOR, in accordance with the terms of this Agreement, for the services reasonably determined by CITY to be properly performed by CONTRACTOR prior to such termination date.

Section 10. Insurance

A. CONTRACTOR shall during the term hereof maintain in full force and effect the following insurance:

- (1) a comprehensive general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to the CONTRACTOR's performance of services pursuant to this Agreement with a minimum combined single limit of not less than \$2,000,000.00 per occurrence and \$4,000,000.00 aggregate for injury to persons (including death), and for property damage; and
- (2) a policy of automobile liability insurance covering any vehicles owned and/or operated by CONTRACTOR, its officers, agents, and employees, and used in the performance of this Agreement with policy limits of not less than \$500,000.00 combined single limit and aggregate for bodily injury and property damage; and

- (3) statutory Worker's Compensation Insurance at the statutory limits and Employers Liability covering all of CONTRACTOR's employees involved in the provision of services under this Agreement with policy limit of not less than \$500,000.00.

B. All insurance and certificate(s) of insurance shall:

- (1) provide for at least thirty (30) days prior written notice to CITY for cancellation or non-renewal of the insurance; and
- (2) name CITY, its officers, and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance; and
- (3) provide for a waiver of subrogation against CITY for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance.

C. All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A" by AM Best or other equivalent rating service.

D. A certificate of insurance evidencing the required insurance and all endorsements shall be submitted prior to commencement of services. Contractor shall provide written notice to CITY of any material change of or to the insurance required herein.

Section 11. Indemnification.

CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF CONTRACTOR PURSUANT TO THIS AGREEMENT. CONTRACTOR HEREBY WAIVES ALL CLAIMS AGAINST CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CITY") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF CITY OR BREACH OF CITY'S OBLIGATIONS HEREUNDER. CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS CITY FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, REASONABLE ATTORNEYS' FEES AND COSTS OF INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY CONTRACTOR'S NEGLIGENT PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION ON THE PART OF CONTRACTOR, ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE FROM OR ARE ATTRIBUTED TO NEGLIGENCE OF CITY, IN WHOLE OR IN PART, IN WHICH CASE CONTRACTOR SHALL INDEMNIFY CITY ONLY TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO CONTRACTOR AND/OR ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION). CONTRACTOR'S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY CONTRACTOR UNDER THIS AGREEMENT. THIS PROVISION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

Section 12. Assignment

CONTRACTOR shall not assign or sublet this Agreement, or any part thereof, without the prior written consent of CITY.

Section 13. Applicable Laws

CONTRACTOR shall comply with all Federal, State, County and Municipal laws, ordinances, regulations, safety orders, resolutions and building codes relating or applicable to services to be performed under this Agreement. The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the State District Court of Tarrant County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court

Section 14. Default of CONTRACTOR

In the event CONTRACTOR fails to comply or becomes disabled and unable to comply with the provisions of this Agreement as to the quality or character of the service or time of performance, and the failure is not corrected within ten (10) days after written notice by CITY to CONTRACTOR, CITY may, at its sole discretion without prejudice to any other right or remedy:

A. Terminate this Agreement and be relieved of the payment of any further consideration to CONTRACTOR except for all work determined by CITY to be satisfactorily completed prior to termination. Payment for work satisfactorily completed shall be for actual costs, including reasonable salaries and travel expenses of CONTRACTOR to and from meetings called by CITY at which CONTRACTOR is required to attend, but shall not include any loss of profit of CONTRACTOR. In the event, of such termination, CITY may proceed to complete the services in any manner deemed proper by CITY, either by the use of its own forces or by resubletting to others.

B. CITY may, without terminating this Agreement or taking over the services, furnish the necessary materials, equipment, supplies and/or help necessary to remedy the situation, at the expense of CONTRACTOR.

Section 15. Adjustments in Services

No claims for extra services, additional services or changes in the services will be made by CONTRACTOR without a written agreement with CITY prior to the performance of such services.

Section 16. Execution Becomes Effective

This Agreement will be effective upon signing of the Agreement by authorized representatives of CONTRACTOR and CITY.

Section 17. Agreement Amendments

This Agreement contains the entire understanding of the parties with respect to the subject matter hereof and there are no oral understandings, statements or stipulations bearing upon the meaning or effect of this Agreement which have not been incorporated herein. This Agreement may only be modified, amended, supplemented or waived by a written instrument executed by the parties except as may be otherwise provided therein.

Section 18. Severability

In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

Section 19. Independent Contractor.

In satisfying the conditions of and providing the services under this Agreement, CONTRACTOR is acting independently, and CITY assumes no responsibility or liabilities to any third party in connection with CONTRACTOR's actions. All services to be performed by CONTRACTOR pursuant to this Agreement shall be in the capacity of an independent contractor and not as an agent or employee of CITY. CONTRACTOR shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. There is no intended third-party beneficiary to this Agreement.

Section 20. Right-Of-Access.

CITY will obtain and/or furnish right-of-access on any project site for CONTRACTOR to perform any required studies, surveys, tests or other necessary investigations in relation to the Scope of Services. CONTRACTOR will take reasonable precautions to minimize damage to the personal or real property in the performance of such surveys, tests, studies and investigations.

Section 21. Notice.

Any notice required or permitted to be delivered hereunder may be sent by first class mail, overnight courier or by confirmed telefax or facsimile to the address specified below, or to such other party or address as either party may designate in writing, and shall be deemed received three (3) days after delivery set forth herein:

If to CITY:	City Manager Attn: Jerry Ducay City of Colleyville 100 Main St. Colleyville, Texas 76036
With copy to:	Whitt L. Wyatt, City Attorney c/o City Secretary 100 Main Street, 3 rd Floor Colleyville, Texas 76034
If to CONTRACTOR:	Smith Lawn and Tree, LLC Attn: Glen Jennings Director of Tree Care 3200 Handley Ederville Road Richland Hills, Texas 76118

Section 22. Counterparts

This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the

same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the parties hereto.

Section 23. Recitals; Exhibits.

All recitals and exhibits attached hereto are incorporated and made a part hereof for all purposes.

Section 24. Survival of Obligations.

Any of the representations and obligations of the parties, as well as any rights and benefits of the parties pertaining to a period of time following the termination of this Agreement shall survive termination.

Section 25. Sales and Use Taxes

CONTRACTOR understands and acknowledges that CITY is a governmental entity and exempt from the payment of sales and use taxes for certain materials and equipment conveyed to City as part of this Project or otherwise incorporated into the Project. CITY agrees to provide CONTRACTOR such documentation as may otherwise be required by state law to allow CONTRACTOR to avoid payment of sales and uses taxes for materials and equipment with respect to the Project to the extent allowed by law.

Signature page to follow

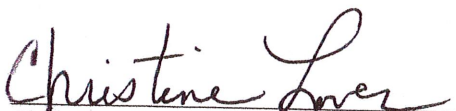
EXECUTED on this the 20th day of October, 2020.

CITY OF COLLEYVILLE, TEXAS

By: _____

Jerry Ducay, City Manager

ATTEST:


Christine Loven, City Secretary

APPROVED AS TO FORM:


Whitt L. Wyatt, City Attorney
Staff EM: Date October 12, 2020 v4.2019

EXECUTED on this the 23 day of October, 2020.

CONTRACTOR

Smith Lawn and Tree, LLC

By: _____

Glen Jennings
Director of Tree Care

FIRST AMENDMENT TO CONTRACTOR SERVICES AGREEMENT

This First Amendment to Contractor Services Agreement ("First Amendment") is entered by and between the **City of Colleyville, Texas** ("City") and **Smith Lawn and Tree, LLC**, ("Contractor") as of the Effective Date.

WHEREAS, City and Contractor previously entered into a Contractor Services Agreement effective October 20, 2020, (the "Agreement"); and

WHEREAS, City and Contractor now desire to amend the terms of the Agreement in the manner provided herein.

NOW THEREFORE, for and in consideration of the mutual covenants made herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and Contractor agree as follows:

1. Pursuant to Section 17 of the Agreement, the parties agree to extend the term of the Agreement to include a second renewal term beginning on October 1, 2021 and ending on September 30, 2022.
2. Section 5(A) is hereby amended to provide for an amount no-to-exceed SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$75,000) for the first renewal term.
3. Except as provided in Paragraph 1 and 2 above, the provisions of the Agreement remain in full force and effect without amendment.
4. This First Amendment shall be deemed effective as of October 1, 2021, immediately upon the signatures of the authorized representatives of City and Contractor ("the Effective Date").

SIGNED AND AGREED by City:

SIGNED AND AGREED by Professional:

City of Colleyville, Texas

Smith Lawn and Tree, LLC

By: _____
Jerry Duca
City Manager

By: Glen Jennings
Glen Jennings
Director of Tree Care

Date: _____

Date: 9/24/2021

RESOLUTION R-20-4542

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF OCTOBER 20, 2020

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 October 6, 2020
 - b. Approval of an Interlocal Agreement and funding for the Metroport Teen Court Program
 - c. Approval of a Construction Services Agreement with Winters and White, LLC, for the FY 2021 Miscellaneous Pavement Markings Contract, in an amount not to exceed \$150,000.00, and authorizing the City Manager to execute the agreement
 - d. Approval of a Construction Services Agreement with GRod Construction, LLC, for the FY 2021 Miscellaneous Concrete Repair Contract, in an amount not to exceed \$400,000.00, and authorizing the City Manager to execute the agreement
 - e. Approval of a Construction Services Agreement with Smith Lawn and Tree, LLC, for the FY 2021 Tree Trimming Contract, in an amount not to exceed \$75,000.00, and authorizing the City Manager to execute the agreement

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF 7 AYES, 0 NAYS ON THIS THE 20TH DAY OF OCTOBER 2020.

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

ATTEST:

A handwritten signature in black ink, reading "Christine Loven". The signature is fluid and cursive, with the first name "Christine" written in a larger, more prominent script than the last name "Loven".

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

A handwritten signature in black ink, reading "Richard Newton". The signature is written in a cursive style, with the first name "Richard" and last name "Newton" clearly legible.

Richard Newton
Mayor

RESOLUTION R-21-4651

APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 21, 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 September 7, 2021
 - b. Approval of the second renewal of the Interlocal Agreement for Combined Public Safety Dispatching and Jail Services
 - c. Approval of the continuance of the Grounds Maintenance Mowing Contract with Whitmore and Sons, Inc., in an amount not to exceed \$205,249.40, and authorize the City Manager to execute same, and any associated change orders, in an amount not to exceed 25-percent of the contract price
 - d. Approval of an agreement with MESA for construction administration and observation services for the SH26 Gateways project, in an amount not to exceed \$199,775, and authorizing the City Manager to execute the agreement
 - e. Adoption of the Fiscal Year 2022 to 2026 Capital Improvement Program (CIP)

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF **6** AYES, **0** NAYS ON THIS THE 21ST DAY OF SEPTEMBER 2021.

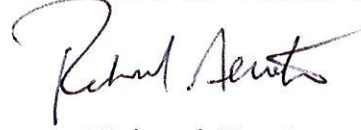
Mayor Richard Newton	<u>Aye</u>	Mayor Pro Tem Bobby Lindamood	<u>Aye</u>
Place 1, Tammy Nakamura	<u>Abs</u>	Place 3, Kathy Wheat	<u>Aye</u>
Place 4, George Dodson	<u>Aye</u>	Place 5, Chuck Kelley	<u>Aye</u>
Place 6, Callie Rigney	<u>Aye</u>		

ATTEST:

A handwritten signature in dark ink, appearing to read "Christine Loven". The script is cursive and fluid.

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

A handwritten signature in dark ink, appearing to read "Richard Newton". The script is cursive and fluid.

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4c

Agenda Date 10/19/2021

Number

Type Resolution

Department Engineering

Title

Approval of the first one-year renewal term for the City's current Miscellaneous Concrete Contractor Services Agreement with GRod Construction, LLC, in an amount not to exceed \$400,000.00, and authorizing the City Manager to execute the agreement

Strategic Plan

3.1 Upgrade the condition of major roads and neighborhood streets

Explanation

Reading and Public Hearing

On October 20, 2020, City Council, through Resolution R-20-4542, approved a one-year agreement with GRod Construction, LLC, (the "Agreement") for Miscellaneous Concrete Repair. To encourage continuity of the services and pricing under the Agreement, the City reserved an option to renew for two (2) additional one-year renewal terms.

The initial term of this Agreement was for a period of twelve (12) months beginning on October 1, 2020, and ending on September 30, 2021 (the "Initial Term"). Pursuant to the Agreement, the City and contractor may amend the Agreement each fiscal year to provide for up to two (2) additional one (1) year renewal terms. This "Amendment No. 1" for FY2022 authorizes the first of the two (2) renewal terms permitted under the Agreement in an amount not to exceed \$400,000.00.

On September 21, 2021, City Council, through Resolution R-21-4651, approved the Fiscal Year 2022-2026 Capital Improvement Program (CIP) including FY2022 Miscellaneous Concrete Rehabilitation in an amount not to exceed \$400,000.00.

This project will provide for sidewalk improvements which encompass the rehabilitation of sidewalk segments, removal of obstructions along existing segments, and improvements to access ramps, as well as the replacement of concrete street panels. There are sufficient quantities of work items identified by staff for the contractor to perform miscellaneous concrete repairs throughout the City for Fiscal Year 2022.

Grod Construction, LLC has done exemplary work for Colleyville this past year as well as during the construction on previous projects.

Financial Impact

Funding for the project is available in Capital Projects Fund

Recommendation

Approve

Attachments

1. Misc Concrete Presentation
2. Contractor Services Agreement
3. Amendment No. 1
4. Resolution R-20-4542
5. Resolution R-21-4651

4c. Miscellaneous Concrete Contract Renewal



- Approval of the first one-year renewal term for the City's current Miscellaneous Concrete Agreement with GRod Construction, LLC, in an amount not to exceed \$400,000.00, and authorizing the City Manager to execute the agreement
- As a part of the terms of the initial agreement, the City and the Contractor can agree to extend this agreement for up to two (2) additional 365 day periods after the initial term. This amendment would be the first of such renewals.
- Grod Construction, LLC, has done exemplary work for Colleyville this past year as well as during the construction on previous projects.



4c. Miscellaneous Concrete Contract Renewal



- During FY2021 there were **54** Miscellaneous Concrete repair projects completed. These projects included:
 - remove and replace existing damaged concrete sidewalks
 - construct new small sidewalk segments
 - install new and/or replace deteriorated ADA ramps
 - replace deteriorated concrete street panels
- Currently, for FY2022 there are **11** proposed projects to be completed, with approximately **2500 feet** of new sidewalk segments projected. Replacing deteriorated sidewalk segments, ADA ramps, and concrete street panels are a priority as well as miscellaneous repairs identified by residents or as a result of infrastructure repairs.



CONSTRUCTION SERVICES AGREEMENT
FY 2021 Miscellaneous Concrete Repair Project

This **CONSTRUCTION SERVICES AGREEMENT** ("Agreement") is made as of the Effective Date by and between **GRod Construction, LLC**, a Texas Limited Liability Company, hereinafter called "CONTRACTOR", and the **City of Colleyville, Texas**, hereinafter called "CITY".

RECITALS

WHEREAS, CITY desires CONTRACTOR to perform certain work and services set forth in Section 1 (the "Scope of Services"), and

WHEREAS, CONTRACTOR has expressed a willingness to perform said work and services, hereinafter referred to only as "services", specified in the Contract Documents, and enumerated under Section 1, of this Agreement;

NOW, THEREFORE, for and in consideration of the covenants and promises made one to the other herein, CITY and CONTRACTOR agree as follows:

Section 1. Scope of Services

Upon issuance of a written Notice to Proceed by CITY, CONTRACTOR agrees to provide to CITY the necessary services, labor, materials, equipment and supplies related to the Colleyville FY 2021 Miscellaneous Concrete Repair Project (the "Project"), such services being more fully described herein and pursuant to the plans and specifications identified in the Contract Documents.

Section 2. Term of Agreement

The initial term of this Agreement shall begin on the last date of execution hereof (the "Effective Date") and shall continue until the later of (i) the 365th calendar day following the Effective Date, or (ii) the date CONTRACTOR completes the services required herein to the satisfaction of CITY and has been paid in full by CITY, unless sooner terminated as provided in Section 9, below. City and CONTRACTOR may, upon mutual written agreement, extend this Agreement for up to two (2) additional 365 day periods after the initial term (each a "Renewal Term"). CONTRACTOR shall present City with a written request to extend this Agreement for a Renewal Term not later than ninety (90) days prior to the expiration of the then current term.

Section 3. Contract Documents

A. This Agreement is a part of the Contract Documents, which include:

- 1) This Agreement, including all exhibits and addenda hereto;
- 2) CITY'S Specifications and Contract Documents for the Project contained in the City's Invitation for Bid # ENG-2020-023 ("Bid Packet");
- 3) CITY'S written notice(s) to proceed to the CONTRACTOR;
- 4) Properly authorized change orders;
- 5) CONTRACTOR's Bid Proposal ("Proposal" and/or "Response"); and
- 6) Any other materials distributed by the CITY that relate to the Project.

In the event there exists a conflict between any term, provision and/or interpretation of the Contract Documents, the documents shall take precedent and control in the order listed above in this Section. If discrepancies are found that may impact construction of the Project, it shall be the Contractor's obligation to seek clarification as to which requirements or provisions control before undertaking any work on that

component of the project. Should the Contractor fail or refuse to seek a clarification of such conflicting or inconsistent requirements or provisions prior to any work on that component of the project, the Contractor shall be solely responsible for the costs and expenses - including additional time - necessary to cure, repair and/or correct that component of the Project.

Section 4. Contractor Obligations

A. CONTRACTOR shall devote such time as reasonably necessary for the satisfactory performance of the work under this Agreement. Should CITY require additional services not included under this Agreement, CONTRACTOR shall make reasonable effort to provide such additional services at mutually agreed charges or rates, and within the time schedule prescribed by CITY; and without decreasing the effectiveness of the performance of services required under this Agreement.

B. To the extent reasonably necessary for CONTRACTOR to perform the services under this Agreement, CONTRACTOR shall be authorized to engage the services of any agents, assistants, persons, or corporations that CONTRACTOR may deem proper to aid or assist in the performance of the services under this Agreement with the prior written approval of CITY. The cost of such personnel and assistance shall be a reimbursable expense to CONTRACTOR only if authorized in writing in advance by CITY.

C. Unless otherwise agreed, CONTRACTOR shall provide and pay for all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and all water, light, power, fuel, transportation and all other facilities necessary for the execution and completion of the work covered by the Scope of Services. Unless otherwise specified, all materials shall be new and both workmanship and materials shall be of a good quality. CONTRACTOR shall, if required, furnish satisfactory evidence as to the kind and quality of materials. Materials or work described in words that so applied have well known, technical or trade meaning shall be held to refer to such recognized standards.

D. CONTRACTOR shall comply with all laws, ordinances, rules and regulations governing CONTRACTOR's performance of this Agreement.

E. All minor details of the work not specifically mentioned in the Scope of Services or Project Drawings but obviously necessary for the proper completion of the work, such as the proper connection of new work to old, shall be considered as incidental to and a part of the work for which the prices are set forth in this Agreement. CONTRACTOR will not be entitled to any additional compensation therefor unless specifically stated otherwise. Otherwise the term "extra work" as used in this Agreement shall be understood to mean and include all work that may be required by CITY to be done by CONTRACTOR to accomplish any alteration or addition to the work as shown on the Project Drawings. It is agreed that CONTRACTOR shall perform all extra work under the direction of the City's Representative when presented with a written work order signed by the City's Representative, subject, however, to the right of CONTRACTOR to require written confirmation of such extra work order by CITY. Payment for extra work shall be as agreed in the work order.

F. CONTRACTOR agrees to indemnify, defend, and save CITY harmless from all claims growing out of any demands of subcontractors, laborers, workmen, mechanics, materialmen, and suppliers of machinery and parts thereof, equipment, power tools, all supplies incurred in the furtherance of the performance of this Agreement. When CITY requests, CONTRACTOR shall furnish satisfactory evidence that all obligations of the nature hereinabove designated have been paid, discharged or waived.

Section 5. Payment

A. CITY agrees to pay CONTRACTOR for all services authorized in writing and properly performed by CONTRACTOR in a total amount not to exceed FOUR HUNDRED THOUSAND AND

NO/100 DOLLARS (\$400,000) ("Contract Price"), subject to additions or deletions for changes or extras agreed upon in writing. Unless otherwise provided herein, payment to CONTRACTOR shall be monthly based on the CONTRACTOR'S monthly progress report and detailed monthly itemized statement for services that shows the names of the CONTRACTOR'S employees, agents, contractors performing the services, the time worked, the actual services performed, and the rates charged for such services, in a form reasonably acceptable to CITY. CITY shall pay such monthly statements within thirty (30) days after receipt and CITY verification of the services.

B. CITY may deduct from any amounts due or to become due to CONTRACTOR any sum or sums owing by CONTRACTOR to CITY. In the event of any breach by CONTRACTOR of any provision or obligation of this Agreement, or in the event of the assertion by other parties of any claim or lien against CITY, or the CITY'S premises, arising out of CONTRACTOR's performance of this Agreement, CITY shall have the right to retain out of any payments due or to become due to CONTRACTOR an amount sufficient to completely protect the CITY from any and all loss, damage or expense therefrom, until the breach, claim or lien has been satisfactorily remedied or adjusted by CONTRACTOR.

C. CITY may, on account of subsequently discovered evidence, withhold the whole or part of any payment to such extent as may be necessary to protect itself from loss on account of:

- (1) Defective work not remedied;
- (2) Claims filed or reasonable evidence indicating possible filing of claims;
- (3) Failure of CONTRACTOR to make payments promptly to subcontractors or for material or labor which CITY may pay as an agent for the CONTRACTOR; or
- (4) Damages to another contractor or subcontractor.

When the above grounds are removed, or CONTRACTOR provides a surety bond satisfactory to CITY which will protect CITY in the amount withheld because of said grounds, CITY will release the amounts withheld.

Section 6. Responsibilities

A. CONTRACTOR shall be responsible for the professional quality, technical accuracy, and the coordination of all materials, construction, installation and other services furnished by CONTRACTOR under this Agreement. CONTRACTOR shall, without additional compensation, correct or revise any errors or deficiencies in the installation and construction of the Project components to conform as shown in the Project drawings and specifications.

B. Neither CITY's review, approval or acceptance of, nor payment for any of the services required under this Agreement, shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement, and CONTRACTOR shall be and remain liable to CITY in accordance with applicable law for all damages to CITY caused by CONTRACTOR's negligent performance of any of the services furnished under this Agreement.

C. The rights and remedies of CITY under this Agreement are as provided by law.

Section 7. Time for Performance

A. CONTRACTOR shall perform all services as provided for under this Agreement in a proper, efficient, timely, and professional manner in accordance with CITY'S requirements. The time for performance under this Agreement is Three Hundred and Sixty-Five (365) calendar days. Accordingly, CONTRACTOR

shall complete all work related to the Project on or before the 365th calendar day following the date of CITY'S written notice to proceed to CONTRACTOR.

B. In the event CONTRACTOR's performance of this Agreement is delayed or interfered with by acts of the CITY or others, CONTRACTOR may request an extension of time for the performance of same as hereinafter provided, but shall not be entitled to any increase in fee or price, or to damages or additional compensation as a consequence of such delays.

C. No allowance of any extension of time, for any cause whatever, shall be claimed or made to CONTRACTOR, unless CONTRACTOR shall have made written request upon CITY for such extension within forty-eight (48) hours after the cause for such extension occurred, and unless CITY and CONTRACTOR have agreed in writing upon the allowance of additional time to be made.

D. CONTRACTOR understands and agrees that time is of the essence of this contract, and that for each day of delay beyond the number of calendar days agreed upon for the completion of the work herein specified and contracted for (after due allowance for such extension of time as may otherwise be provided for extension of time herein), the Owner may withhold permanently from the Contract Price an amount equal to \$1,000 per day.

E. In case CONTRACTOR should abandon and fail or refuse to resume work within ten (10) days after written notification from the City, or if CONTRACTOR fails to comply with the orders of the CITY, when such orders are consistent with the Contract Documents, then, and in that case, where performance and payment bonds exist, the Sureties on these bonds may be notified in writing by CITY and directed to complete the work (at CITY'S sole discretion), and a copy of said notice shall be delivered to CONTRACTOR. After receiving said notice of abandonment, CONTRACTOR shall not remove from the work any machinery, equipment, tools, materials or supplies then on the job, but the same, together with any materials and equipment under contract for the work, may be held for use on the work by the CITY or the Surety on the performance bond, or another contractor in completion of the work; and CONTRACTOR shall not receive any rental or credit therefor, it being understood that the use of such equipment and materials will ultimately reduce the cost to complete the work and be reflected in the final settlement. Nothing in this section shall be deemed a waiver of any remedy available to the CITY under this Agreement and the CITY shall retain all remedies upon default provided in Section 14 herein.

(1) In case the Surety should fail to commence compliance with the notice for completion hereinbefore provided for, within Ten (10) days after service such notice, then the CITY may provide for completion of the work in either of the following elective manners:

- a. The CITY may employ such force of labor and use such machinery, equipment, tools, materials and supplies as said CITY may deem necessary to complete the work and charge the expense of such labor, machinery, equipment, tools, materials and supplies to said CONTRACTOR, and expense so charged shall be deducted and paid by the CITY out of such moneys as may be due, or that may thereafter at any time become due to the CONTRACTOR under and by virtue of this Agreement. In case such expense is less than the sum which would have been payable under this contract, if the same had been completed by the CONTRACTOR, then said CONTRACTOR shall receive the difference. In case such expense is greater than the sum which would have been payable under this contract, if the same had been completed by said CONTRACTOR, then the CONTRACTOR and/or its Surety shall pay the amount of such excess to the CITY;
or

- b. The CITY under sealed bids, when and in the manner required by law, may let the contract for the completion of the work under substantially the same terms and conditions which are provided in this Agreement. In the case of any increase in cost to the CITY under the new contract as compared to what would have been the cost under this Agreement, such increase shall be charged to the CONTRACTOR and the Surety shall be and remain bound therefor. However, should the cost to complete any such new contract prove to be less than what would have been the cost to complete under this Agreement, the CONTRACTOR and/his Surety shall be credited therewith.

Section 8. Ownership of Project; Bill of Sale

A. CONTRACTOR warrants that title to all work, including all equipment and materials incorporated into the Project, will pass to CITY no later than the time of final payment. CONTRACTOR further warrants that upon payment by CITY, all Work for which payments have been received from CITY shall be free and clear of liens, claims, security interests or other encumbrances in favor of CONTRACTOR or any other person or entity whatsoever.

B. CONTRACTOR agrees to assign to CITY at the time of completion of the Scope of Services all manufacturer's warranties relating to equipment, materials and labor used in the Project and further agrees to perform the Project in such manner to preserve all manufacturer's warranties. If necessary as a matter of law, CONTRACTOR may retain the right to enforce directly any such manufacturers' warranties during the one year period following the date of acceptance of the Project by City.

Section 9. Termination

A. CITY may suspend or terminate this Agreement for cause or without cause at any time by giving written notice to CONTRACTOR. In the event suspension or termination is without cause, payment to CONTRACTOR, in accordance with the terms of this Agreement, will be made based on services reasonably determined by CITY to be satisfactorily performed to the date of suspension or termination. Such payment will be due upon delivery of all instruments of service to CITY.

B. If CITY requires a modification of this Agreement with CONTRACTOR, and in the event CITY and CONTRACTOR fail to agree upon a modification to this Agreement, CITY shall have the option of terminating this Agreement and CONTRACTOR's services hereunder at no additional cost other than the payment to CONTRACTOR, in accordance with the terms of this Agreement, for the services reasonably determined by CITY to be properly performed by CONTRACTOR prior to such termination date.

Section 10. Insurance

A. CONTRACTOR shall during the term hereof maintain in full force and effect the following insurance:

- (1) a comprehensive general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to the CONTRACTOR's performance of services pursuant to this Agreement with a minimum combined single limit of not less than \$500,000.00 per occurrence and \$500,000.00 aggregate for injury to persons (including death), and for property damage; and
- (2) a policy of automobile liability insurance covering any vehicles owned and/or operated by CONTRACTOR, its officers, agents, and employees, and used in the performance of

this Agreement with policy limits of not less than \$500,000.00 combined single limit and aggregate for bodily injury and property damage; and

- (3) statutory Worker's Compensation Insurance at the statutory limits and Employers Liability covering all of CONTRACTOR's employees involved in the provision of services under this Agreement with policy limit of not less than \$500,000.00.

B. All insurance and certificate(s) of insurance shall:

- (1) provide for at least thirty (30) days prior written notice to CITY for cancellation or non-renewal of the insurance; and
- (2) name CITY, its officers, and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance; and
- (3) provide for a waiver of subrogation against CITY for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance.

C. All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A" by AM Best or other equivalent rating service.

D. A certificate of insurance evidencing the required insurance and all endorsements shall be submitted prior to commencement of services. Contractor shall provide written notice to CITY of any material change of or to the insurance required herein.

Section 11. Indemnification.

CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF CONTRACTOR PURSUANT TO THIS AGREEMENT. CONTRACTOR HEREBY WAIVES ALL CLAIMS AGAINST CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CITY") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF CITY OR BREACH OF CITY'S OBLIGATIONS HEREUNDER. CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS CITY FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, REASONABLE ATTORNEYS' FEES AND COSTS OF INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY CONTRACTOR'S NEGLIGENT PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION ON THE PART OF CONTRACTOR, ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE FROM OR ARE ATTRIBUTED TO NEGLIGENCE OF CITY, IN WHOLE OR IN PART, IN WHICH CASE CONTRACTOR SHALL INDEMNIFY CITY ONLY TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO CONTRACTOR AND/OR ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION). CONTRACTOR'S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR

REQUIRED TO BE MAINTAINED BY CONTRACTOR UNDER THIS AGREEMENT. THIS PROVISION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

Section 12. Assignment

CONTRACTOR shall not assign or sublet this Agreement, or any part thereof, without the prior written consent of CITY.

Section 13. Applicable Laws

CONTRACTOR shall comply with all Federal, State, County and Municipal laws, ordinances, regulations, safety orders, resolutions and building codes relating or applicable to services to be performed under this Agreement. The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the State District Court of Tarrant County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court

Section 14. Default of CONTRACTOR

In the event CONTRACTOR fails to comply or becomes disabled and unable to comply with the provisions of this Agreement as to the quality or character of the service or time of performance, and the failure is not corrected within ten (10) days after written notice by CITY to CONTRACTOR, CITY may, at its sole discretion without prejudice to any other right or remedy:

A. Terminate this Agreement and be relieved of the payment of any further consideration to CONTRACTOR except for all work determined by CITY to be satisfactorily completed prior to termination. Payment for work satisfactorily completed shall be for actual costs, including reasonable salaries and travel expenses of CONTRACTOR to and from meetings called by CITY at which CONTRACTOR is required to attend, but shall not include any loss of profit of CONTRACTOR. In the event, of such termination, CITY may proceed to complete the services in any manner deemed proper by CITY, either by the use of its own forces or by resubletting to others.

B. CITY may, without terminating this Agreement or taking over the services, furnish the necessary materials, equipment, supplies and/or help necessary to remedy the situation, at the expense of CONTRACTOR.

Section 15. Adjustments in Services

No claims for extra services, additional services or changes in the services will be made by CONTRACTOR without a written agreement with CITY prior to the performance of such services.

Section 16. Execution Becomes Effective

This Agreement will be effective upon signing of the Agreement by authorized representatives of CONTRACTOR and CITY.

Section 17. Agreement Amendments

This Agreement contains the entire understanding of the parties with respect to the subject matter hereof and there are no oral understandings, statements or stipulations bearing upon the meaning or effect of this Agreement which have not been incorporated herein. This Agreement may only be modified, amended, supplemented or waived by a written instrument executed by the parties except as may be otherwise provided therein.

Section 18. Severability.

In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

Section 19. Independent Contractor.

In satisfying the conditions of and providing the services under this Agreement, CONTRACTOR is acting independently, and CITY assumes no responsibility or liabilities to any third party in connection with CONTRACTOR's actions. All services to be performed by CONTRACTOR pursuant to this Agreement shall be in the capacity of an independent contractor and not as an agent or employee of CITY. CONTRACTOR shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. There is no intended third-party beneficiary to this Agreement.

Section 20. Right-Of-Access.

CITY will obtain and/or furnish right-of-access on any project site for CONTRACTOR to perform any required studies, surveys, tests or other necessary investigations in relation to the Scope of Services. CONTRACTOR will take reasonable precautions to minimize damage to the personal or real property in the performance of such surveys, tests, studies and investigations.

Section 21. Notice.

Any notice required or permitted to be delivered hereunder may be sent by first class mail, overnight courier or by confirmed telefax or facsimile to the address specified below, or to such other party or address as either party may designate in writing, and shall be deemed received three (3) days after delivery set forth herein:

If to CITY: City Manager
Attn: Jerry Ducay
City of Colleyville
100 Main Street
Colleyville, Texas 76034

With copy to: Whitt L. Wyatt, City Attorney
c/o City Secretary
100 Main Street, 3rd Floor
Colleyville, Texas 76034

If to CONTRACTOR: GRod Construction, LLC
Attn: Guillermo Rodriguez
Managing Member
889 E. Rock Island Avenue
Boyd, Texas 76023

Section 22. Counterparts

This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the parties hereto.

Section 23. Recitals; Exhibits.

All recitals and exhibits attached hereto are incorporated and made a part hereof for all purposes.

Section 24. Survival of Obligations.

Any of the representations and obligations of the parties, as well as any rights and benefits of the parties pertaining to a period of time following the termination of this Agreement shall survive termination.

Section 25. Sales and Use Taxes

CONTRACTOR understands and acknowledges that CITY is a governmental entity and exempt from the payment of sales and use taxes for certain materials and equipment conveyed to City as part of this Project or otherwise incorporated into the Project. CITY agrees to provide CONTRACTOR such documentation as may otherwise be required by state law to allow CONTRACTOR to avoid payment of sales and uses taxes for materials and equipment with respect to the Project to the extent allowed by law.

Signature page to follow

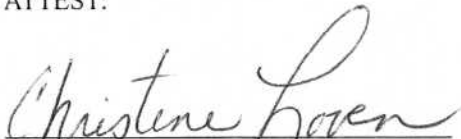
EXECUTED on October 20, 2020

CITY OF COLLEYVILLE, TEXAS

By: _____

Jerry Ducay, City Manager

ATTEST:


Christine Loven, City Secretary

APPROVED AS TO FORM:

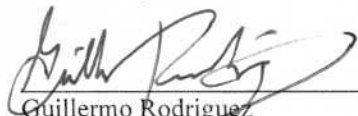

Whitt L. Wyatt, City Attorney
Staff: NF Date: October 9, 2020 v4.2019

EXECUTED on this the 26th day of October, 20 20.

CONTRACTOR

GRod Construction, LLC

By: _____


Guillermo Rodriguez
Managing Member

FIRST AMENDMENT TO CONTRACTOR SERVICES AGREEMENT

This First Amendment to Contractor Services Agreement (“First Amendment”) is entered by and between the **City of Colleyville, Texas** (“City”) and **GRod Construction, LLC**, (“Contractor”) as of the Effective Date.

WHEREAS, City and Contractor previously entered into a Contractor Services Agreement effective October 9, 2020, (the “Agreement”); and

WHEREAS, City and Contractor now desire to amend the terms of the Agreement in the manner provided herein.

NOW THEREFORE, for and in consideration of the mutual covenants made herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and Contractor agree as follows:

1. The parties agree to extend the term of the Agreement to include a second renewal term beginning on October 1, 2021 and ending on September 20, 2022.
2. Except as provided in Paragraph 1 above, the provisions of the Agreement remain in full force and effect without amendment.
3. This First Amendment shall be deemed effective on the date it has been signed by the authorized representatives of City and Contractor (the “Effective Date”).

Signatures on following page

SIGNED AND AGREED by City on _____, 2021.

City of Colleyville, Texas

By: _____
Jerry Duca, City Manager

SIGNED AND AGREED by Professional on _____, 2021.

GRod Construction, LLC

By: _____

EXHIBIT A
SCOPE OF SERVICES
Revised March 2, 2021

(attached)

RESOLUTION R-20-4542

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF OCTOBER 20, 2020

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 October 6, 2020
 - b. Approval of an Interlocal Agreement and funding for the Metroport Teen Court Program
 - c. Approval of a Construction Services Agreement with Winters and White, LLC, for the FY 2021 Miscellaneous Pavement Markings Contract, in an amount not to exceed \$150,000.00, and authorizing the City Manager to execute the agreement
 - d. Approval of a Construction Services Agreement with GRod Construction, LLC, for the FY 2021 Miscellaneous Concrete Repair Contract, in an amount not to exceed \$400,000.00, and authorizing the City Manager to execute the agreement
 - e. Approval of a Construction Services Agreement with Smith Lawn and Tree, LLC, for the FY 2021 Tree Trimming Contract, in an amount not to exceed \$75,000.00, and authorizing the City Manager to execute the agreement

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF 7 AYES, 0 NAYS ON THIS THE 20TH DAY OF OCTOBER 2020.

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

ATTEST:

A handwritten signature in black ink, reading "Christine Loven". The signature is fluid and cursive, with the first name "Christine" written in a larger, more prominent script than the last name "Loven".

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

A handwritten signature in black ink, reading "Richard Newton". The signature is written in a cursive style, with the first name "Richard" and last name "Newton" clearly legible.

Richard Newton
Mayor

RESOLUTION R-21-4651

APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 21, 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 September 7, 2021
 - b. Approval of the second renewal of the Interlocal Agreement for Combined Public Safety Dispatching and Jail Services
 - c. Approval of the continuance of the Grounds Maintenance Mowing Contract with Whitmore and Sons, Inc., in an amount not to exceed \$205,249.40, and authorize the City Manager to execute same, and any associated change orders, in an amount not to exceed 25-percent of the contract price
 - d. Approval of an agreement with MESA for construction administration and observation services for the SH26 Gateways project, in an amount not to exceed \$199,775, and authorizing the City Manager to execute the agreement
 - e. Adoption of the Fiscal Year 2022 to 2026 Capital Improvement Program (CIP)

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF **6** AYES, **0** NAYS ON THIS THE 21ST DAY OF SEPTEMBER 2021.

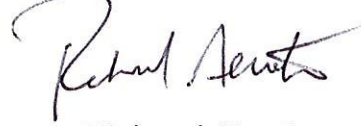
Mayor Richard Newton	<u>Aye</u>	Mayor Pro Tem Bobby Lindamood	<u>Aye</u>
Place 1, Tammy Nakamura	<u>Abs</u>	Place 3, Kathy Wheat	<u>Aye</u>
Place 4, George Dodson	<u>Aye</u>	Place 5, Chuck Kelley	<u>Aye</u>
Place 6, Callie Rigney	<u>Aye</u>		

ATTEST:

A handwritten signature in dark ink, reading "Christine Loven". The script is fluid and cursive, with the first name and last name clearly legible.

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

A handwritten signature in dark ink, reading "Richard Newton". The signature is written in a cursive style, with the first name and last name clearly legible.

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4d
Type Resolution
Department Engineering

Agenda Date 10/19/2021

Number

Title

Approval of the third one-year renewal term for the City's current Janitorial Services Contractor Services Agreement with Oriental Building Services, Inc., in an amount not to exceed \$134,041.00, and authorizing the City Manager to execute the agreement

Strategic Plan

5.3 Provide attractive facilities for leisure and recreation

Explanation

Reading and Public Hearing

On August 7, 2018, City Council, through Resolution R-18-4289, approved a one-year agreement with Oriental Building Services, Inc. (the "Agreement") to provide janitorial and ancillary maintenance services for the seven (7) municipal buildings including: City Hall, Library, Justice Center, Fire Administration, Public Works Operations, Colleyville Center, and the Senior Center. To encourage continuity of the services and pricing under the Agreement, the City reserved an option to renew for four (4) additional one-year renewal terms.

The initial term of this Agreement was for a period of twelve (12) months beginning on October 1, 2018, and ending on September 30, 2019 (the "Initial Term"). Pursuant to the Agreement, the City and contractor may amend the Agreement each fiscal year to provide for up to four (4) additional one (1) year renewal terms. For each renewal term, the contract provides that the rates can be adjusted to a percentage not to exceed the effective change in the consumer price index for the previous twelve (12) months. The estimated FY2022 price reflects a 3.3% increase from the FY2021 actual expenditures and is within the initial contract not to exceed amount of \$134,041. This "Amendment No. 3" for FY2022 authorizes the third of the four (4) renewal terms permitted under the Agreement.

Fiscal Year	Actual Expenditures	Percentage Change
FY2019	\$131,118.94	
FY2020	\$125,741.72	-4.1%
FY2021	\$129,767.67	3.2%
*FY2022	\$134,041.00	3.3%

*FY2022 expenditures are estimates.

Financial Impact

Funding for janitorial services has been authorized in the Fiscal Year 2022 budget.

Recommendation

Approve

Attachments

1. 4d - Janitorial Contract Renewal
2. Janitorial Contractor Services Agreement
3. Amendment No. 3
4. Resolution R-18-4289

4d. Janitorial Services Contract Renewal



- Approval of the third one-year renewal term for the City's current Janitorial Services Agreement with Oriental Building Services, Inc., in an amount not to exceed \$134,041.00, and authorizing the City Manager to execute the agreement
- Oriental Building Services, Inc. has provided consistent and exemplary janitorial and ancillary maintenance services for Colleyville since 2014
- The estimated FY2022 price reflects a 3.3% increase from the FY2021 actual expenditures and is within the initial contract not to exceed amount of \$134,041

Fiscal Year	Actual Expenditures	Percentage Change
FY2019	\$131,118.94	
FY2020	\$125,741.72	-4.1%
FY2021	\$129,767.67	3.2%
*FY2022	\$134,041.00	3.3%

*FY2022 Expenditures are estimates



CONTRACTOR SERVICES AGREEMENT

Janitorial Services

This **CONTRACTOR SERVICES AGREEMENT** ("Agreement") is made as of the Effective Date by and between Oriental Building Services, Inc., hereinafter called "CONTRACTOR", and the **City of Colleyville, Texas**, hereinafter called "CITY".

RECITALS

WHEREAS, CITY desires to engage the services of CONTRACTOR as an independent contractor and not as an employee in accordance with the terms and conditions set forth in this Agreement and further set out in the Scope of Services; and

WHEREAS, CONTRACTOR has expressed a willingness to perform said work and services, hereinafter referred to only as "services", specified in the Contract Documents, and enumerated under Section 1, of this Agreement;

NOW, THEREFORE, for and in consideration of the covenants and promises made one to the other herein, CITY and CONTRACTOR agree as follows:

Section 1. Scope of Services

CONTRACTOR agrees to provide CITY with janitorial services in accordance with the scope of work, terms and conditions set forth in the Contract Documents, including Contractor's Scope of Work attached hereto and incorporated herein as Exhibit A ("Scope of Work").

Section 2. Term of Agreement

The term of this Agreement shall be for a period of twelve (12) months beginning on October 1, 2018, or upon City Council approval, whichever is later, and ending on September 30, 2019 (the "Initial Term"). Thereafter, the CITY and CONTRACTOR may, upon mutual consent, renew this Agreement for four (4) additional one (1) year periods, upon written request of the CONTRACTOR, presented not later than forty-five (45) days prior to the expiration of this Agreement (each a "Renewal Term"). The rates can be adjusted, during each Renewal Term, in a percentage not to exceed the effective change in the consumer price index for the previous twelve (12) months.

Section 3. Contract Documents

- A. This Agreement is a part of the Contract Documents, which include:
- 1) This Agreement, including all exhibits and addenda hereto;
 - 2) CITY'S Specifications and Contract Documents for the Project ("Bid Packet");
 - 3) CITY'S written notice(s) to proceed to the CONTRACTOR;
 - 4) Properly authorized change orders;
 - 5) The CONTRACTOR's Bid Proposal ("Proposal" and/or "Response"); and
 - 6) Any other materials distributed by the CITY that relate to the Project.

Section 4. Contractor Obligations

A. CONTRACTOR shall devote such time as reasonably necessary for the satisfactory performance of the work under this Agreement. Should CITY require additional services not included under this Agreement, CONTRACTOR shall make reasonable effort to provide such additional services at mutually

agreed charges or rates, and within the time schedule prescribed by CITY; and without decreasing the effectiveness of the performance of services required under this Agreement.

B. To the extent reasonably necessary for CONTRACTOR to perform the services under this Agreement, CONTRACTOR shall be authorized to engage the services of any agents, assistants, persons, or corporations that CONTRACTOR may deem proper to aid or assist in the performance of the services under this Agreement with the prior written approval of CITY. The cost of such personnel and assistance shall be a reimbursable expense to CONTRACTOR only if authorized in writing in advance by CITY.

C. Unless otherwise agreed, CONTRACTOR shall provide and pay for all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and all water, light, power, fuel, transportation and all other facilities necessary for the execution and completion of the work covered by the Scope of Services. Unless otherwise specified, all materials shall be new and both workmanship and materials shall be of a good quality. CONTRACTOR shall, if required, furnish satisfactory evidence as to the kind and quality of materials. Materials or work described in words that so applied have well known, technical or trade meaning shall be held to refer to such recognized standards.

D. CONTRACTOR shall comply with all laws, ordinances, rules and regulations governing CONTRACTOR's performance of this Agreement.

E. All minor details of the work not specifically mentioned in the Scope of Services or Project Drawings but obviously necessary for the proper completion of the work, such as the proper connection of new work to old, shall be considered as incidental to and a part of the work for which the prices are set forth in this Agreement. CONTRACTOR will not be entitled to any additional compensation therefor unless specifically stated otherwise. Otherwise the term "extra work" as used in this Agreement shall be understood to mean and include all work that may be required by CITY to be done by CONTRACTOR to accomplish any alteration or addition to the work as shown on the Project Drawings. It is agreed that CONTRACTOR shall perform all extra work under the direction of the City's Representative when presented with a written work order signed by the City's Representative, subject, however, to the right of CONTRACTOR to require written confirmation of such extra work order by CITY. Payment for extra work shall be as agreed in the work order.

F. CONTRACTOR agrees to indemnify, defend, and save CITY harmless from all claims growing out of any demands of subcontractors, laborers, workmen, mechanics, materialmen, and suppliers of machinery and parts thereof, equipment, power tools, all supplies incurred in the furtherance of the performance of this Agreement. When CITY requests, CONTRACTOR shall furnish satisfactory evidence that all obligations of the nature hereinabove designated have been paid, discharged or waived.

Section 5. Payment

A. The CITY shall compensate CONTRACTOR, on a monthly basis, for services rendered under this Agreement and in accordance with Exhibit B ("Payment Schedule"), attached hereto and incorporated herein by reference. The total compensation for janitorial services, during any twelve (12) month period, shall not exceed **\$134,041.00**. CONTRACTOR shall only be compensated for actual services performed under this Agreement in accordance with the bid summary and payment terms set forth in the Bid Specifications and Response. The Parties agree that the CITY may, at its sole discretion, increase or decrease the actual requirement for any term under this Agreement.

B. Payment to the CONTRACTOR shall be monthly based on the CONTRACTOR'S detailed monthly itemized statement for services that shows the names of the CONTRACTOR'S employees, agents, or contractors performing the services, the actual services performed, the rates charged for such service, the quantity and unit prices for all materials used, reimbursable expenses, and the amount due and payable as of

the current statement, in a form reasonably acceptable to the CITY. The CITY shall pay such monthly statements within thirty (30) days after receipt and CITY verification of the services and expenses unless otherwise provided herein.

C. Unless otherwise provided in the Agreement documents, the CONTRACTOR shall be responsible for all expenses related to the services provided pursuant to this Agreement including, but not limited to, travel, materials and supplied.

Section 6. Suspension of Work

A. CITY shall have the right to immediately suspend work by CONTRACTOR if CITY determines in its sole discretion that CONTRACTOR has, or will fail to perform, in accordance with this Agreement. In such event, any payments due to CONTRACTOR shall be suspended until CONTRACTOR has taken satisfactory corrective action.

Section 7. Devotion of Time; Personnel; and Equipment

A. CONTRACTOR shall perform all services as provided for under this Agreement in a proper, efficient, timely, and professional manner in accordance with CITY's requirements.

B. To the extent reasonably necessary for CONTRACTOR to perform the services under this Agreement, CONTRACTOR shall be authorized to engage the services of any agents, assistant, persons, or corporations that CONTRACTOR may deem proper to aid or assist in the performance of their services under this Agreement. The cost of such personnel and assistance shall be borne exclusively by CONTRACTOR.

C. No allowance of any extension of time, for any cause whatever, shall be claimed or made to CONTRACTOR, unless CONTRACTOR shall have made written request upon CITY for such extension within forty-eight (48) hours after the cause for such extension occurred, and unless CITY and CONTRACTOR have agreed in writing upon the allowance of additional time to be made.

D. CONTRACTOR shall furnish the facilities, equipment, materials, supplied and personnel necessary to perform the services required under this Agreement unless otherwise provided herein.

Section 8. Availability of Funds

A. If monies are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period, this Agreement shall be canceled and CONTRACTOR may only be reimbursed for the reasonable value of any non-recurring costs incurred but not recoverable. The cost of cancellation may be paid from any appropriation for such purposes.

Section 9. Termination

A. Termination Generally. Either Party may terminate this Agreement by giving thirty (30) days prior written notice to the other Party. CONTRACTOR shall be entitled to compensation for any services completed to the reasonable satisfaction of the CITY in accordance with this Agreement prior to such termination. In the event CONTRACTOR elects to terminate this Agreement in accordance with this section, the CITY shall deduct any out of pocket costs associated with re-bidding the services contained in the Bid Specifications from any money owed to CONTRACTOR at the time notice of termination is received by the CITY. This amount shall include any increase in service cost for the remainder of the Initial Term or Renewal Term as the case may be.

B. Termination by City. The CITY shall further be entitled to immediately terminate this Agreement for any of the following:

- a) Upon notification that CONTRACTOR has filed a voluntary petition in bankruptcy or is seeking similar relief in another forum, that CONTRACTOR is the debtor identified in an involuntary petition in bankruptcy, or if the CITY has reasonable grounds to believe that CONTRACTOR is insolvent and has committed an act of bankruptcy; or
- b) Should any actions by the CONTRCATOR or the CONTRACTOR'S personnel disrupt, in any manner, the CITY'S ability to conduct normal business.

C. The Parties agree that the covenants set forth in Article 11 ("Indemnification") of this Agreement shall remain in full force and effect and shall survive the termination of this Agreement for any reason.

Section 10. Insurance

A. CONTRACTOR shall provide and maintain for the duration of this Agreement, and for the benefit of CITY (naming the CITY and its officers, agents and employees as additional insureds), insurance coverage as set forth in the Insurance Requirements as set out in the Contract Documents. CONTRACTOR shall provide a signed Certificate of Insurance verifying that CONTRACTOR has obtained the required insurance coverage for CITY prior to the execution of this Agreement.

Section 11. Indemnification

INDEMNIFICATION BY CONTRACTOR.

GENERAL. TO THE FULLEST EXTENT PERMITTED BY LAW, CONTRACTOR HEREBY INDEMNIFIES AND HOLDS HARMLESS THE CITY, ITS OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, INVITEES AND REPRESENTATIVES (THE "CITY INDEMNITEES") FROM AND AGAINST ANY AND ALL DAMAGES, LOSSES, COST AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES AND COSTS, INCURRED BY CITY AND/OR CITY INDEMNITEES TO THE EXTENT THEY ARE:

- (1) DUE TO THE VIOLATION OF ANY ORDINANCE, REGULATION, STATUTE, OR OTHER LEGAL REQUIREMENT BY CONTRACTOR OR ANY OF ITS CONSULTANTS, SUB-CONTRACTORS, OR ANY OF THEIR AGENTS AND EMPLOYEES, AS TO THE PERFORMANCE OF THE AGREEMENT;**
- (2) THE RESULT OF ANY NEGLIGENT ACT OR OMISSION OR ANY INTENTIONAL ACT OR OMISSION IN VIOLATION OF CONTRACTOR'S STANDARD OF CARE, BY THE CONTRACTOR, CONSULTANT, A SUB-CONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR OR ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY BE LIABLE; OR**
- (3) OTHERWISE ARISING OUT OF OR RESULTING FROM NEGLIGENT PERFORMANCE OF THE SERVICES UNDER THIS AGREEMENT OR THE BREACH BY THE CONTRACTOR OF THE AGREEMENT, INCLUDING SUCH CLAIMS, DAMAGES, LOSSES OR EXPENSES THAT ARE ATTRIBUTABLE TO BODILY INJURY SICKNESS, DISEASE OR DEATH, OR TO INJURY TO OR DESTRUCTION OF PROPERTY, INCLUDING LOSS OF USE RESULTING THEREFROM.**

INDEMNIFICATION FOR EMPLOYEE INJURY CLAIMS. WITHOUT LIMITING THE FOREGOING, AND TO THE FULLEST EXTENT PERMITTED BY LAW, CONTRACTOR HEREBY INDEMNIFIES AND HOLDS HARMLESS CITY AND/OR CITY INDEMNITEES FROM AND AGAINST ALL DAMAGES, LOSSES, COSTS AND EXPENSES, INCLUDING BUT NOT LIMITED TO REASONABLE ATTORNEYS' FEES, INCURRED BY CITY AND/OR CITY INDEMNITEES IN CONNECTION WITH ANY ACTION AGAINST CITY AND/OR CITY INDEMNITEES FOR PERSONAL INJURY OF ANY EMPLOYEE OF THE CONTRACTOR OR ANY OF THE CONTRACTOR'S CONSULTANTS, SUB-CONTRACTORS OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THEM, BROUGHT BY SUCH INJURED EMPLOYEE OR THE EMPLOYEE'S WORKERS COMPENSATION INSURANCE CARRIER (HEREINAFTER REFERRED TO AS AN "EMPLOYEE INJURY CLAIM"), EXCEPT TO THE EXTENT CAUSED BY THE NEGLIGENCE OF CITY OR CITY INDEMNITEES. THE INDEMNIFICATION OBLIGATION ASSUMED UNDER THIS PARAGRAPH SHALL NOT BE LIMITED BY A LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR ANY OTHER EMPLOYER UNDER WORKER'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER SIMILAR EMPLOYEE BENEFIT ACTS.

IT IS AGREED WITH RESPECT TO ANY LEGAL LIMITATIONS NOW OR HEREAFTER IN EFFECT AND AFFECTING THE VALIDITY OR ENFORCEABILITY OF THE INDEMNIFICATION OBLIGATIONS UNDER THIS AGREEMENT OR THE ADDITIONAL INSURED REQUIREMENTS UNDER THE INSURANCE REQUIRED BY THIS AGREEMENT, SUCH LEGAL LIMITATIONS ARE MADE A PART OF THE CONTRACTUAL OBLIGATIONS AND SHALL OPERATE TO AMEND THE OBLIGATIONS TO THE MINIMUM EXTENT NECESSARY TO BRING THE PROVISION INTO CONFORMITY WITH THE REQUIREMENTS OF SUCH LIMITATIONS, AND AS SO MODIFIED, THE OBLIGATIONS SHALL CONTINUE IN FULL FORCE AND EFFECT. SHOULD ANY PROVISION OR ANY PART OF ANY PROVISION OF THIS AGREEMENT BE HELD INVALID, UNENFORCEABLE OR CONTRARY TO PUBLIC POLICY, LAW, STATUTE OR ORDINANCE, THEN THE REMAINDER OF THE PROVISION, PARAGRAPH, THIS SECTION AND/ OR THIS AGREEMENT SHALL NOT BE AFFECTED THEREBY AND SHALL REMAIN VALID AND FULLY ENFORCEABLE.

THE INDEMNIFICATION OBLIGATIONS CONTAINED IN THIS AGREEMENT SHALL SURVIVE THE COMPLETION OF THE SERVICES PROVIDED PURSUANT TO THIS AGREEMENT AND THE TERMINATION OF THE AGREEMENT FOR A PERIOD OF TWO (2) YEARS. THE INDEMNIFICATION OBLIGATIONS CONTAINED IN THIS AGREEMENT SHALL BE SUPPLEMENTAL TO AND SHALL SUPERSEDE ANY CONFLICTING PROVISIONS CONTAINED IN THE INDEMNITY PROVISIONS CONTAINED IN THE BID SPECIFICATIONS OR CONTRACTOR'S RESPONSE.

Section 12. Assignment

CONTRACTOR shall not assign or sublet this Agreement, or any part thereof, without the prior written consent of CITY.

Section 13. Applicable Laws

CONTRACTOR shall comply with all Federal, State, County and Municipal laws, ordinances, regulations, safety orders, resolutions and building codes relating or applicable to services to be performed under this Agreement. The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the State District Court of Tarrant County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court

Section 14. Default of Contractor

In the event CONTRACTOR fails to comply or becomes disabled and unable to comply with the provisions of this Agreement as to the quality or character of the service or time of performance, and the failure is not corrected within ten (10) days after written notice by CITY to CONTRACTOR, CITY may, at its sole discretion without prejudice to any other right or remedy:

A. Terminate this Agreement and be relieved of the payment of any further consideration to CONTRACTOR except for all work determined by CITY to be satisfactorily completed prior to termination. Payment for work satisfactorily completed shall be for actual costs, including reasonable salaries and travel expenses of CONTRACTOR to and from meetings called by CITY at which CONTRACTOR is required to attend, but shall not include any loss of profit of CONTRACTOR. In the event, of such termination, CITY may proceed to complete the services in any manner deemed proper by CITY, either by the use of its own forces or by resubletting to others.

B. CITY may, without terminating this Agreement or taking over the services, furnish the necessary materials, equipment, supplies and/or help necessary to remedy the situation, at the expense of CONTRACTOR.

Section 15. Adjustments in Services

No claims for extra services, additional services or changes in the services will be made by CONTRACTOR without a written agreement with CITY prior to the performance of such services.

Section 16. Execution Becomes Effective

This Agreement will be effective upon signing of the Agreement by authorized representatives of CONTRACTOR and CITY.

Section 17. Agreement Amendments

This Agreement contains the entire understanding of the parties with respect to the subject matter hereof and there are no oral understandings, statements or stipulations bearing upon the meaning or effect of this Agreement which have not been incorporated herein. This Agreement may only be modified, amended, supplemented or waived by a written instrument executed by the parties except as may be otherwise provided therein.

Section 18. Severability

In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

Section 19. Independent Contractor

In satisfying the conditions of and providing the services under this Agreement, CONTRACTOR is acting independently, and CITY assumes no responsibility or liabilities to any third party in connection with CONTRACTOR's actions. All services to be performed by CONTRACTOR pursuant to this Agreement shall be in the capacity of an independent contractor and not as an agent or employee of CITY. CONTRACTOR shall supervise the performance of its services and shall be entitled to control the manner and means by which

its services are to be performed, subject to the terms of this Agreement. There is no intended third-party beneficiary to this Agreement.

Section 20. Right-Of-Access

CITY will obtain and/or furnish right-of-access on any project site for CONTRACTOR to perform any required studies, surveys, tests or other necessary investigations in relation to the Scope of Services. CONTRACTOR will take reasonable precautions to minimize damage to the personal or real property in the performance of such surveys, tests, studies and investigations.

Section 21. Notice

Any notice required or permitted to be delivered hereunder may be sent by first class mail, overnight courier or by confirmed telefax or facsimile to the address specified below, or to such other party or address as either party may designate in writing, and shall be deemed received three (3) days after delivery set forth herein:

If to CITY: City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034

With copy to: Whitt L. Wyatt
City Attorney
Nichols, Jackson, Dillard, Hager & Smith, L.L.P.
500 North Akard, Suite 1800
Dallas, Texas 75201

If to CONTRACTOR: Oriental Building Services, Inc.
2526 Manana Dr., Suite 208
Dallas, TX 75220

Section 22. Counterparts

This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the parties hereto.

Section 23. Exhibits

The exhibits attached hereto are incorporated herein and made a part hereof for all purposes.

Section 24. Survival of Obligations

Any of the representations and obligations of the parties, as well as any rights and benefits of the parties pertaining to a period of time following the termination of this Agreement shall survive termination.

Section 25. Audits and Records

CONTRACTOR agrees that during the term hereof, CITY and its representatives may, during normal business hours and as often as deemed necessary, inspect, audit, examine and reproduce any and all of CONTRACTOR'S records relating to the services provided pursuant to this Agreement for a period of one year following the date of completion of services as determined by CITY or date of termination if sooner.

Section 27. Conflicts of Interest

CONTRACTOR represents that no official or employee of CITY has any direct or indirect pecuniary interest in this Agreement.

AGREED AND SIGNED this 14th day of AUGUST, 2018.

CITY OF COLLEYVILLE, TEXAS

By: [Signature]
Jerry Ducay, City Manager

ATTEST:

[Signature]
Christine Loven, City Secretary

APPROVED AS TO FORM:

[Signature]
Whitt L. Wyatt City Attorney
(WLW:5.2.18:98932)

AGREED AND SIGNED this 23rd day of August, 2018.

CONTRACTOR

By: [Signature]
Name: Doree Gye
Title: President

APPROVED by resolution R-18-4289 this 7th day of August, 2018.

EXHIBIT A
SCOPE OF WORK

SCOPE OF WORK

The Contractor will provide professional cleaning and other related services to the City of Colleyville according to the specifications. The parameters of the work cover all aspects of janitorial functions in cleaning the building in the designated areas described. The cleaning specifications will be performed during the hours stated in the bid specifications. All details of the Services to be performed will be in accordance with **Exhibit A1** and will take precedence over any content(s) of this "Request for Proposals." Each bidder shall examine the site and conduct such other examinations and investigations as are necessary to become fully aware of all existing or expected conditions and matters that might in any way affect the cost or performances of the Services.

Performance of Services

All Services shall be performed in a manner and at such times so as not to conflict, interrupt, or inconvenience the City, its occupants or visitors.

Payment of Services

Payments shall be made to the contractor in monthly installments. Payments shall be made monthly to cover the previous months work in accordance with the contract documents.

The following costs must be included in the bid for on-site labor costs.

1. Workers Compensation Insurance
2. F.I.C.A. Insurance
3. State and Federal Unemployment Taxes
4. Vacation as accrued (if applicable)
5. Sick Leave Pay (if applicable)

However, it is expressly understood and agreed between Contractor and the City of Colleyville that Contractor will be an independent Contractor and not an agent, servant, employee, or representative of the City of Colleyville in performance of this Contract for Custodial Cleaning and related services. No term of this provision of, or act of the Contractor or City of Colleyville under this Contract shall be construed as changing the status. Since Contractor is an independent Contractor, the City of Colleyville will not be providing the Contractor with any of the City's Employee's benefits, such as Worker's Compensation coverage, nor will City be withdrawing from Contractor's compensation, withholding taxes, social security taxes, employment insurance contributions and/or payroll taxes; and Contractor agrees to make any reports for taxes or otherwise required by state, federal or local law for self-employed person/entity for compliance with the above referenced programs and any and all taxing authorities and agencies.

The City will have no obligation to pay the Contractor a monthly amount which is in excess of the Contractor's bid amount.

Equipment

The Contractor shall provide all necessary equipment required in order to perform the services. Such equipment shall be approved by the City. The Contractor is responsible for maintaining equipment in a safe and operable repair at all times.

Changes in Service

If the City requires additional services or requires modification of those existing services, the monthly contract shall be modified at a rate negotiable between the parties and approved by the City. Such changes in service shall be communicated in writing and the monthly contract will then be modified based on the service alterations. Should such change be made other than at the beginning of a month, the cost of the change shall be prorated based on the number of days remaining in the month. Approval of any and all such modifications being subject to availability of current funds.

Management Fee

The contractor shall provide overall management and supervision of the on-site services. The management fee will cover all on-site management costs.

Materials and Supplies

The Contractor shall purchase, at the lowest possible cost, materials and supplies that will be necessary for the satisfactory cleaning of the facility. All cleaning products shall be compatible with the building materials. Compatibility shall be determined by the manufacturer's recommendations as outlined in the plant operation and maintenance submittals provided by the respective building material supplier.

Billings

No billing will exceed the maximum payment amount referred to in Section 6.1 of the Contract Agreement.

Payment from the City for work performed in accordance with the Contract shall be due fifteen (15) days from receipt of the monthly invoice.

The City may withhold any payment or partial payment otherwise due the Contractor on account of unsatisfactory performance by the Contractor. This amount shall be withheld until such work is corrected.

The acceptance of each monthly payment by the Contractor shall constitute a waiver of all claims, of whatever kind or nature, by the Contractor against the City.

Quality Control

The contractor shall maintain a quality control program which shall include regular inspections and tours with the City representative of all areas of the building covered by this Contract. These inspections shall be documented in writing and include a procedure to verify that identified deficiencies are noted and resolved to the satisfaction of the City.

The Contractor's quality control records shall be available and open for the City's review at all times. Copies of all Quality Control Inspection reports completed by the Contractor shall be provided to the City as completed.

A. Inspection

All work done and materials furnished shall be subject to inspection by the City representatives. At all times the City representatives shall have access to all locations where services are being performed.

Upon request of City representatives, the Contractor shall furnish without charge samples of materials used or to be used in the performance of this Contract for evaluation.

Inspections or other acts or functions performed by the City personnel are recognized as being for the sole purpose of assisting the City in determining that the contractor is complying with the requirements of this Contract. Such activities shall in no manner be construed to relieve the Contractor from determining to its satisfaction that it is in full compliance with this Contract. Work not meeting the requirements of this Contract as determined by City representatives shall be corrected within two (2) days of notification.

B. Access to Sites

Access to the building shall be as directed by the City. Contractor's employees are not to be accompanied in their work areas on the premises by any other person unless said persons are authorized. The Contractor shall be responsible for all persons admitted to the facility by the Contractor, its officers, agents or employees.

The contractor's representative shall accompany a city representative on tours of buildings twice weekly. The purpose of these tours shall be to discuss cleaning improvements, additions, deletions, changes, and deficiencies. The days of the week for the tours shall be negotiated with the successful bidder. The tours shall not occur on Saturday or Sunday.

C. Complaints

Upon any complaint received by the Facility Services Manager regarding the Contractor, the Contractor shall make inspections with the City of Colleyville Facility Services Manager or his appointed representative and furnish a written plan of action as to how and when he proposes to correct any discrepancies.

D. Quality Control Requirements

Contractor shall comply with all quality control requirements contained in the Contract Documents.

E. Familiarization of Facilities

The successful bidder shall allow sufficient time, prior to the commencement of work beginning, to tour facilities with city personnel to become familiar with the facilities. The process may require several hours per day for up to ten days.

Employee Qualifications

The Contractor will assign only qualified, trained, competent and reliable personnel to perform the services. The City shall have the right to request the immediate removal from its premises of any employee of the Contractor or of the Contractor's subcontractors.

The City of Colleyville is committed to maintaining an alcohol-, drug-, firearm-free workplace. Possession, use or being under the influence of alcohol or controlled substances by contractor's employees while in the performance of any service is prohibited. Violation of this requirement shall constitute grounds for cancellation of the purchase order. Contractor's employees shall comply with City of Colleyville's ordinance that prohibits smoking inside or within 25 feet of the entrance to any of the facilities.

Background Investigations

All janitorial personnel shall have criminal background check performed. In addition, all employees working in the Justice Center will be subject to background checks by the Colleyville Police Department and the Federal Bureau of Investigation.

The Contractor shall provide certification that all janitorial personnel assigned to City facilities have had a criminal background check prior to their assignment.

It is a goal of the City of Colleyville to award this contract to a Contractor who can maintain a regular day-to-day staff with little or no turnover.

City of Colleyville recognizes that events beyond the control of the Contractor such as the death, physical or mental incapacity, long-term illness, or the voluntary termination of employment of the on-site supervisor and/or staff will require that the Contractor propose a replacement. In the event that such a replacement is necessary, Contractor agrees that no personnel shall begin work on the project without prior written approval from the City of Colleyville. All replacement personnel will require a background check for both criminal and FBI prior to the beginning of work.

The Contractor agrees that the on-site supervisor assigned to the project shall remain available for the entirety of the project throughout the term of the Bid BLDG 2018-001 as long as that individual is employed by the Contractor and until the project is complete.

If the City of Colleyville determines that the on-site supervisor is unable to perform in accordance with the service requirements, or to communicate effectively, the Contractor shall immediately remove that person.

Proposed replacement personnel shall meet minimum qualifications and have experience comparable to the person(s) being replaced. Replacement personnel shall be provided at no additional cost to the City of Colleyville. The Contractor shall guarantee the replacement's qualifications. The City of Colleyville may reject any replacement if work performance is questionable or unfavorable. The City of Colleyville will be the sole judge of the qualifications of the proposed replacement personnel.

If the City of Colleyville determines that any Contractor personnel performing under Bid BLDG 2018-001 are unable to perform in accordance with the service requirements, or to communicate effectively, or are, in the opinion of the City of Colleyville, otherwise objectionable, the Contractor shall immediately remove that person.

Insurance

See attachment "City of Colleyville Insurance Requirements"

A. Incident Reports

The Contractor shall promptly:

1. Cause to be investigated all incidents and/or accidents and/or claims for damages relating to or arising out of performance of the services as they become known to the Contractor, and shall submit to the City an incident and/or accident report containing all pertinent facts surrounding the incident within twenty-four (24) hours of the occurrence.
2. Prepare any and all reports required by any insurance company or agent as a result of an accident and/or incident which may lead to a claim.

B. Damage Reports

In all instances where the City property and/or equipment are damaged by the Contractor's officers, agents, or employees, or those of the Contractor or of a subcontractor, a full report of the facts, extent of the damage, estimated impact on the Contractor's work schedule and the estimated cost of the damage shall be submitted to the City.

The Contractor shall be fully liable for all damage to City property or equipment caused by the Contractor's officers, employees, or agents or by the officers, employees or agents of the Contractor's subcontractor. The Contractor shall be responsible and liable for the safety, injury, and health of its working personnel while its employees are performing work for the City of Colleyville.

Compliance with Laws

The Contractor shall give all notices and comply with all federal, state and local laws, ordinances, rules, and regulations, and the lawful orders of any public authority bearing on the performances of the Services. If the Contractor observes that any provision of this Contract is at variance with any applicable law, statute, building code, or regulation, the Contractor shall notify the City in writing promptly and the necessary changes shall be accomplished by appropriate written modification of this Contract. If the Contractor performs any work knowing it to be contrary to such laws, ordinances, rules, or regulations, the Contractor shall assume full responsibility and shall bear all costs and liability attributable thereto.

This Agreement and the rights and obligations of the parties hereto shall be interpreted, construed and enforced in accordance with the laws of the State of Texas.

The Contractor warrants and covenants to the City that all Services will be performed in compliance with all applicable federal, state, county, and city health codes and safety codes, rules and ordinances including, but not limited to, the Texas Industrial Safety and Health Act, and the Workers Right to Know Law.

Texas Hazard Communication Act

Contractor shall be responsible for complying with the provisions of the Texas Hazard Communication Act, Texas Health & Safety Code, Section 502.001 *et. Seq.*, including, but not limited to providing notice to employees of the Act and its provisions, conducting at least annual educations and training to employees, developing a work place chemical list, preparing appropriate paperwork and documentation, and all other requirements of the said Act.

Janitorial workers in the city facilities, i.e. the Justice Center, may have occupational exposure to blood borne pathogens, as defined by OSHA Standards. Individuals who perform housekeeping duties, may perform tasks, which constitute occupational exposure.

Safe Practices

Safe practices must be followed in the performance of work. The Contractor must comply with all standards prescribed by the Occupational Safety and Health Administration (OSHA) and the State of Texas, Department of Labor, Division of Labor Standards and Safety. This includes material handling and storage. The Contractor must provide and maintain Material Safety Data Sheets (MSDS) for all chemicals used. The MSDS must be kept in a labeled binder in the janitor's storage area.

Security

The security of the building keys will be maintained according to the policies of the City of Colleyville. Liability for lost keys, re-keying cost, and other related expenses shall be the full responsibility of the Contractor. The Contractor shall not alter any lock or reproduce any key. At the initiation of the contract, keys will be issued to the contractor for all buildings to be cleaned. Thereafter, replacement keys will be provided at a minimum cost of \$8.00 each.

The Contractor shall establish procedures to ensure that all building spaces are secured as required by the City.

Some city facilities have entrance (burglar) alarms installed. The contractor will be supplied with the access codes for these facilities. The contractor will be responsible for distributing and training the cleaning staff in the use of these codes for entering and exiting the building. Any fines associated with the failure by the cleaning staff to properly use these codes will be reimbursed by the contractor to the City.

All employees assigned to this Contract shall:

1. In buildings where required, sign in and out at any time they leave or enter the building and utilize a time clock if so requested by the City.

Subcontracting

The Bidder is specifically advised that any person, firm, or other party to whom it is proposed to award a subcontract under this contract must be acceptable to the City. This approval must be obtained from the City in express written form prior to the work being performed by any subcontractor.

Personnel

1. THERE WILL BE NO SUBCONTRACTING OF CONTRACT CLEANING.
2. The Contractor will provide a daytime contact person at a supervisory/management level. This person will have inspections and conversations with each assigned facility representative monthly minimal or more often if needed.
3. Contract staff will lock and secure all doors before leaving their job site(s).
4. The Contractor shall provide a list of employees (by name) who will work at the City. Beside each name, list their personal auto insurance company if they will be using their autos to transport paper goods, equipment, or other equipment on City property and public streets and/or roadways.

Notices

All notices, demands and other communications under this Agreement shall be in writing and hand delivered or mailed to the other party by certified or registered mail, properly addressed and postage prepaid:

1. If to Contractor, to: The address on the bid document unless otherwise notified.
2. If to the City, to: City of Colleyville
100 Main Street
Colleyville, Texas 76034
Attention: Jaime Gutierrez, Facilities Services Manager
3. Or to any other address which may be given by either party to the other in the manner provided for herein above.

Interpretations

All questions about the meaning or intent of the Bid Documents shall be submitted to the City of Colleyville in writing. Interpretations, clarifications or supplemental instructions will be issued by Addenda, mailed or delivered to all parties recorded as having received the Bid Documents. Only questions answered by formal written Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

Obligations of the Contractor

The Contractor shall bear all costs, expenses, and liability that may result from any labor related claims, grievances, or

litigation.

Labor Claims

The Contractor shall bear all costs and expenses that may result from labor related claims and disputes.

Attorney Fees

Should it be necessary for either party to this agreement to consult an attorney to initiate legal proceedings to enforce the terms of this Contract, or to recover damages for a breach of the Agreement, the prevailing party shall be entitled to recover from the other party all of its costs and attorney's fees incurred.

EXHIBIT A1
SPECIFICATION FOR CLEANING AND
RELATED SERVICES IN ALL BUILDINGS

OCCUPIED AREAS

Services Performed Daily

- Empty, clean, and damp dust all waste, and recycle receptacles and remove all waste and rubbish from the premises daily; wash receptacles as necessary. Remove trash liners as needed to prevent odors, spills or any offensive appearance.
- Empty and damp wipe all external ashtrays; screen sand all urns nightly and supply or replace sand as necessary and applicable.
- Dust and wipe clean with damp or treated cloth all office furniture, files, fixtures, paneling, window sills, and other horizontal surfaces.
- Damp wipe and polish all glass furniture tops daily.
- Remove all finger marks, smudges and food spills from all vertical surfaces, including doors, frames, around light switches, private entrance glass, walls and partitions.
- Clean all water coolers and polish to a shine.
- Dust tops of picture frames, wall hangings and other wall accessories.
- Remove all lint, physical dirt and spots from fabric, vinyl upholstered chairs, and couches, etc.
- Do not move items on desks while cleaning. Do not unplug computers, typewriters, copy machines, or other electrical equipment. **Do not unplug, turn off or turn on any of the above equipment.**
- **Discard only the contents in the waste containers.** No other items are to be thrown away without express instructions of the building occupants or are marked **"TRASH"**.
- Occupant doors found locked upon arrival are to be locked after the area has been cleaned.
- At no time is the Contractor to assist entry of anyone other than the Contractor's employees into the building.
- Lights are to be turned off upon completion of cleaning unless the work space is occupied.
- Spot wash all glass, including partitions, doors, and inside of interior glass windows, interior and exterior of entrance glass and adjoining windows.
- Organize, arrange lobby furniture to provide uniform appearance including magazines and miscellaneous items on coffee tables.
- Clean all breakroom counters, trash receptacle covers, tables, chairs and wash table tops.
- In breakrooms, clean sinks daily and polish dry. Wipe down counter tops and splash boards. Fill paper towel dispensers daily.
- Clean microwave ovens, removing interior and exterior spills and food residue.
- Clean aluminum can recycling containers. Wipe up any spills on outside of containers.
- Clean glass in vending machines. Wipe front of ice machines and polish stainless steel bin lids with a clean cloth. Do not use stainless steel polish on ice machines.

- Wipe fronts and doors of cabinets in break areas.
- Sweep exterior entrances to the building.

Services Performed Quarterly

- Dust/clean all heating and air conditioning vents and louvers.
- Clean light fixture diffusers to remove dust and prevent cobwebs.
- Refrigerators: Clean inside and out and defrost if necessary.

RESTROOMS

Services Performed Daily

- Mop all hard surface floors with an approved disinfectant detergent solution.
- Clean all mirrors, chrome and stainless steel. Polish to a shine.
- Wash and disinfect all wash basins, urinals, toilet bowls to remove stains and clean the underside of the rims on urinals and bowls including flush holes. All urinals shall be fitted with a disposable screen containing a scented block. The scented block will be replaced when dissolved.
- Wash both sides of toilet seats with a disinfectant detergent solution and wipe dry.
- Damp wipe with a disinfectant, all partitions, tile walls, and outside surfaces of all dispensers, including soap dishes and receptacles, to remove stains, streaks, watermarks and soil. Polish to a shine.
- Empty and sanitize all receptacles and sanitary napkin disposals, thoroughly clean and wash with disinfectant at least once a week, replace liners.
- Fill toilet tissue, soap, towel, seat covers, and sanitary napkin dispensers. Test for proper operation. Maintain a supply of these supplies in the janitorial closet that will fill all dispensers.
- Clean flushometers, piping, toilet seat hinges, and other metal. Polish to a shine.
- Clean brass floor drain covers to a shine.
- Wipe down shower walls, floors, curtains and fixtures with disinfectant solution. Remove soap and mineral deposits.
- Clean rest room entrance doors. Remove hand soil and smudges.

Services Performed Weekly

- Dust all locker tops, partition tops, dispenser tops and other horizontal surfaces.

Services Performed Monthly

- Vacuum all louvers, ventilating grills, vents, and light fixtures to remove dust and prevent cobwebs.
- Dust mini blinds and window sills.
- Wash all walls, partitions, tile, light fixtures and enamel surfaces from ceiling to floor.

PUBLIC AREAS

Walls/Ceiling

Service performed as necessary:

- Dust
- Spot clean
- Wash thoroughly

Services performed weekly:

- Remove all cobwebs, floor to ceiling.

Services performed monthly:

- Dust all wall surfaces, floor to ceiling.

Glass/Doors

Services performed daily:

- Spot clean glass entrance doors and adjacent glass panels daily, inside and out.
- Dust, wash, and polish to remove smudges on wood and metal doors including frames and jambs
- Twice yearly (July and January) completely clean all windows (interior side)

General and Miscellaneous

- Sweep and/or shake out entrance mats **daily**, clean by extraction method **quarterly**.

EXTERIOR

Services Performed Daily

- Sweep the exterior concrete sidewalks covered by the building overhang. Remove any cob webs, bug nests, dead insects, etc. from exterior windows, window frames and ceilings of overhangs.
- Empty, reline and wipe exterior of all trash receptacles under building overhangs or within ten (10) feet of entrance.

Services Performed Weekly

- Wash the concrete sidewalk covered by the building overhang. Remove chewing gum.

FLOOR MAINTENANCE

Services Performed Daily

- Vacuum carpeted areas, including stairs.
- Dust mop (treated) or sweep all tile floors including stairs.
- Damp mop all tile flooring (rest rooms with disinfectant solution).
- Spot clean small carpet spills and stains.
- Dust mop/sweep all concrete flooring. Spot mop spillage.

Services Performed Weekly

- Damp mop all concrete flooring.

Services Performed Monthly

- Extraction clean as needed, to meet proper appearance levels. Carpet should be free of dust, soil and stains.

Services Performed every 6 months

- Shampoo all carpeted areas
- Strip wax and apply new coat of wax and buff linoleum tiled areas

COMPUTERS AND ELECTRONICS

Computers and electronic equipment will not be cleaned by the contractor.

HOURS FOR CLEANING

All hours available for cleaning the facilities are addressed in the individual specifications for each building. Unless

otherwise noted, the facilities are closed and will not require cleaning on the following holidays: New Years' Day, Good Friday, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Thanksgiving Friday, Christmas Eve, Christmas Day.

AFTER HOURS EMERGENCIES

The contractor shall provide an hourly rate for emergency cleaning needs for items such as spills, etc. on the Quotation Form.

**JANITORIAL BID 1
CITY HALL
100 MAIN STREET
APPROXIMATELY 29,585 SQUARE FEET**

GENERAL

Hours for Cleaning

All office areas of the building shall be cleaned daily, before 8:00 a.m., Monday through Friday. These areas include the first, second and third floor areas and meeting rooms as well as rest rooms. A daytime person will be on duty between the hours of 6:00 a.m. until 2:30 p.m. In addition, an evening person will be available for City Council meetings from 7:30 p.m. until 8:30 p.m. City Council meetings are generally held the first and third Tuesday of each month.

Daytime Cleaning

One cleaning person will be available for rest room and other cleaning maintenance on a daily basis, Monday through Friday, from 6:00 a.m. through 2:30 p.m.

Daytime cleaning shall include cleaning and stocking all rest rooms with paper supplies and hand soap.

The City Council Chamber shall be vacuumed and cleaned daily. Due to varying meeting schedules, the daytime person will be required to have a flexible schedule in order to clean this area. The City Council Desk shall be kept free of stains and spills. Under no circumstances shall any paperwork or other material be removed from the City Council Desk.

In the event of rain, snow or ice, the daytime cleaning person will display signage at the lobby entrances that cautions persons entering the building of the presence of wet floor.

SERVICES PERFORMED DAILY

Restrooms

- Rest rooms will be cleaned daily, beginning at 6:30 a.m. and again at 12:30 p.m. Restock paper towels and tissue at this time.
- Mop all hard surface floors with an approved disinfectant detergent solution prior to building opening.
- Clean all mirrors, chrome and stainless steel. Polish to a shine.
- Wash and disinfect all wash basins, urinals, toilet bowls to remove stains and clean the underside of the rims on urinals and bowls including flush holes.
- Wash both sides of toilet seats with a disinfectant detergent solution and wipe dry.
- Damp wipe with a disinfectant, all partitions, tile walls, and outside surfaces of all dispensers, including soap dishes and receptacles, to remove stains, streaks, watermarks and soil. Polish to a shine.
- Empty and sanitize all receptacles and sanitary napkin disposals, thoroughly clean and wash with disinfectant at least once a week, replace liners.
- Fill toilet tissue, soap, towel, seat covers, and sanitary napkin dispensers. Test for proper operation.
- Clean flushometers, piping, toilet seat hinges, and other metal. Polish to a shine.
- Clean brass floor drain covers to a shine.
- Clean rest room entrance doors. Remove hand soil and smudges.
- Wipe counters, chrome fixtures, drinking fountains, towel dispensers and sinks free of stains, dirt and debris. Do not use stainless steel polish on water drinking fountains.
- Empty trash containers in rest rooms.

Elevator

- Mop elevator floor. Wet wipe walls to remove smudges, finger prints and other materials. Remove tape and other debris from wall surfaces.
- Polish stainless steel panels and interior doors with stainless steel polish daily.

ADDITIONAL DUTIES OF DAYTIME CLEANING PERSON

City Manager's Break Room

- Clean sink, wipe counter top, and clean coffee maker.

City Manager's Conference Room

- Wipe coffee bar top, credenza top, conference table top and desk top.
- Brush chairs to remove lint, crumbs, etc.
- Dust TV.
- Arrange chairs around table.

Council Chamber and Executive Conference Room

- Wipe coffee bar top, credenza top, conference table top and desk top.
- Brush chairs to remove lint, crumbs, etc.
- Dust TV.
- Arrange chairs around table.

After Each Meeting

- Wipe tables, coffee serving area, coffee maker, counter tops, and media table. Clean rest room.
- Empty trash and vacuum carpet.
- Brush out chairs in the Council Chambers Conference Room, remove lint, crumbs, etc. Empty trash containers.
- Dispose of disposable cups.
- Arrange chairs around table.

COUNCIL MEETINGS

Executive Conference Room

- Remove ice pitchers and cups and wash all after the conclusion of the council work session meeting.
- Remove food etc. and place in refrigerator located in City Secretary's break room.
- Remove and rinse all dirty dishes, silverware etc. and place in dishwasher.

Additional Duties of daytime cleaning person

- Clean all brass hand rails once a day. Polish to a shine.
- Clean all exterior furniture including balconies.

**JANITORIAL BID 2
COLLEYVILLE LIBRARY
110 MAIN STREET
APPROXIMATELY 22,543 SQUARE FEET**

GENERAL

Hours for Cleaning

All office areas of the building shall be cleaned daily, before 8:00 a.m., Monday through Friday. These areas include the first and second floor areas and meeting rooms as well as rest rooms. A daytime person will be on duty between the hours of 6:00 a.m. until 2:30 p.m.

Daytime Cleaning

One cleaning person will be available for rest room and other cleaning maintenance on a daily basis, Monday through Friday, from 6:00 a.m. through 2:30 p.m.

Daytime cleaning shall include cleaning and stocking all rest rooms with paper supplies and hand soap.

In the event of rain, snow or ice, the daytime cleaning person will display signage at the lobby entrances that cautions persons entering the building of the presence of wet floor.

SERVICES PERFORMED DAILY

Restrooms

- Rest rooms will be cleaned daily, beginning at 6:30 a.m. and again at 12:30 p.m. Restock paper towels and tissue at this time.
- Mop all hard surface floors with an approved disinfectant detergent solution prior to building opening.
- Clean all mirrors, chrome and stainless steel. Polish to a shine.
- Wash and disinfect all wash basins, urinals, toilet bowls to remove stains and clean the underside of the rims on urinals and bowls including flush holes.
- Wash both sides of toilet seats with a disinfectant detergent solution and wipe dry.
- Damp wipe with a disinfectant, all partitions, tile walls, and outside surfaces of all dispensers, including soap dishes and receptacles, to remove stains, streaks, watermarks and soil. Polish to a shine.
- Empty and sanitize all receptacles and sanitary napkin disposals, thoroughly clean and wash with disinfectant at least once a week, replace liners.
- Fill toilet tissue, soap, towel, seat covers, and sanitary napkin dispensers. Test for proper operation.
- Clean flushometers, piping, toilet seat hinges, and other metal. Polish to a shine.
- Clean brass floor drain covers to a shine.
- Clean rest room entrance doors. Remove hand soil and smudges.
- Wipe counters, chrome fixtures, drinking fountains, towel dispensers and sinks free of stains, dirt and debris. Do not use stainless steel polish on water drinking fountains.
- Empty trash containers in rest rooms.

Elevator

- Mop elevator floor. Wet wipe walls to remove smudges, finger prints and other materials. Remove tape and other debris from wall surfaces.
- Polish stainless steel panels and interior doors with stainless steel polish daily.

ADDITIONAL DUTIES OF DAYTIME CLEANING PERSON

- Clean brass hand rails twice daily. Polish to a shine.
- Clean all exterior furniture including balconies.

**JANITORIAL BID 3
JUSTICE CENTER
521 RIVERWALK DRIVE
APPROXIMATELY 31,293 SQUARE FEET**

GENERAL

Hours for Cleaning

All office areas of the building shall be cleaned daily, Monday through Friday. These areas include meeting rooms as well as rest rooms. A daytime person will be on duty between the hours of 8:00 a.m. until 4:00 p.m.

Daytime Cleaning

One cleaning person will be available for rest room and other cleaning maintenance on a daily basis, Monday through Friday, from 8:00 a.m. through 4:00 p.m.

Daytime cleaning shall include cleaning and stocking all rest rooms with paper supplies and hand soap.

In the event of rain, snow or ice, the daytime cleaning person will display signage at the lobby entrances that cautions persons entering the building of the presence of wet floor.

SERVICES PERFORMED DAILY

Restrooms

- Rest rooms will be cleaned daily, beginning at 10:00 a.m. and again at 2:00 p.m. Restock paper towels and tissue at this time.
- Mop all hard surface floors with an approved disinfectant detergent solution prior to building opening.
- Clean all mirrors, chrome and stainless steel. Polish to a shine.
- Wash and disinfect all wash basins, urinals, toilet bowls to remove stains and clean the underside of the rims on urinals and bowls including flush holes.
- Wash both sides of toilet seats with a disinfectant detergent solution and wipe dry.
- Damp wipe with a disinfectant, all partitions, tile walls, and outside surfaces of all dispensers, including soap dishes and receptacles, to remove stains, streaks, watermarks and soil. Polish to a shine.
- Empty and sanitize all receptacles and sanitary napkin disposals, thoroughly clean and wash with disinfectant at least once a week, replace liners.
- Fill toilet tissue, soap, towel, seat covers, and sanitary napkin dispensers. Test for proper operation.
- Clean flushometers, piping, toilet seat hinges, and other metal. Polish to a shine.
- Clean brass floor drain covers to a shine.
- Clean rest room entrance doors. Remove hand soil and smudges.
- Wipe counters, chrome fixtures, drinking fountains, towel dispensers and sinks free of stains, dirt and debris. Do not use stainless steel polish on water drinking fountains.
- Empty trash containers in rest rooms.
- Spot clean mirrors in rest rooms.
- Tour the building major corridors and elevator lobbies and remove any loose paper or trash on the floor.

Note: Patrol Offices cannot be cleaned during shift changes due to disruption to briefings.

Janitorial Bid 4
Fire Administration
Colleyville Blvd
Approximately 12,172 sq. feet

GENERAL

Hours for Cleaning

All cleaning shall be done 4 hours (8:00 a.m. until 12:00 p.m.) on Friday.

Daytime Cleaning

One cleaning person will be available 4 hours one day per week.

SERVICES PERFORMED DAILY

Restrooms

- Restrooms will be cleaned daily and restock with paper supplies and soap
- Mop all hard surface floors with an approved disinfectant detergent solution prior to building opening
- Clean all mirrors, chrome, and stainless steel and polish to a shine
- Wash and disinfect all wash basins, urinals, toilet bowls to remove stains and clean the underside of the rims on urinals and bowls including flush holes
- Wash both sides of toilet seats with a disinfectant detergent solution and wipe dry
- Damp wipe with a disinfectant, all partitions, tile walls, and outside surfaces of all dispensers, including soap dishes and receptacles, to remove stains, streaks, watermarks and soil and polish to a shine
- Empty and sanitize all receptacles and sanitary napkin disposals, thoroughly clean and wash with disinfectant at least once a week, replace liners
- Fill toilet tissue, soap, towel, seat covers, and sanitary napkin dispensers and test for proper operation
- Clean flushometers, piping, toilet seat hinges, and other meta and polish to a shine
- Clean brass floor drain covers to a shine
- Clean rest room entrance doors and door knobs removing hand soil and smudges
- Wipe counters, chrome fixtures, drinking fountains, towel dispensers and sinks free of stains, dirt and debris. Do not use stainless steel polish on water drinking fountains
- Empty trash containers in rest rooms

Interior Common Areas – Corridors and Entrance Lobby

- Vacuum all carpeting, including mats, if applicable
- Empty all trash cans and dispose of in dumpster, replace liners and spot clean trash cans
- Sweep, mop and disinfect hard surfaced floors
- Vacuum or sweep, mop and disinfect stairways and clean handrails
- Clean and disinfect doorknobs and water fountains
- Clean entry doors interior glass windows and spot clean all interior glass windows

Common Office Areas – Admin Entry Desk, Offices

- Vacuum all carpeting, including mats, if applicable
- Sweep, mop and disinfect hard surfaced floors
- Empty all trash cans and dispose of in dumpster, replace liners and spot clean trash cans
- Wipe down tables and counters
- Clean and disinfect doorknobs and water fountains

- Clean entry doors interior glass windows and spot clean all interior glass windows

Break Room/Kitchen

- Vacuum all carpeting, including mats, if applicable
- Sweep, mop and disinfect hard surfaced floors
- Empty all trash cans and dispose of in dumpster, replace liners and spot clean trash cans
- Clean tables, counter tops and sink/(s)
- Clean and disinfect doorknobs

Additional Items

- Spot cleaning
- Check and report on any maintenance issues (i.e. low on paper products, soap, etc.)
- All janitorial closets are to be kept clean, sanitary and have proper MSDS Book

Monthly Cleaning Projects

Restrooms

- Scrub all hard surfaces and flooring
- Clean walls and light switches, as needed
- Perform high dusting, brush and clean air vents

Janitorial Bid 5
Public Works Building
1601 Hall Johnson Road
Approximately 8,720 sq. feet

GENERAL

Hours for Cleaning

All office areas of the building shall be cleaned daily, (4:30 p.m. until 7:00 p.m.), Monday through Friday. These areas include the first, and second floor areas as well as rest rooms.

Daytime Cleaning

One cleaning person will be available for rest room and other cleaning maintenance five days per week for 12.5 hours per week.

Daytime cleaning shall include cleaning and stocking all rest rooms with paper supplies and hand soap.

SERVICES PERFORMED DAILY

Restrooms

- Restrooms will be cleaned daily and restock with paper supplies and soap
- Mop all hard surface floors with an approved disinfectant detergent solution prior to building opening
- Clean all mirrors, chrome, and stainless steel and polish to a shine
- Wash and disinfect all wash basins, urinals, toilet bowls to remove stains and clean the underside of the rims on urinals and bowls including flush holes
- Wash both sides of toilet seats with a disinfectant detergent solution and wipe dry
- Wash and disinfect all showers, shower walls, shower fixtures, and basins
- Damp wipe with a disinfectant, all partitions, tile walls, and outside surfaces of all dispensers, including soap dishes and receptacles, to remove stains, streaks, watermarks and soil and polish to a shine
- Empty and sanitize all receptacles and sanitary napkin disposals, thoroughly clean and wash with disinfectant at least once a week, replace liners
- Fill toilet tissue, soap, towel, seat covers, and sanitary napkin dispensers and test for proper operation
- Clean flushometers, piping, toilet seat hinges, and other meta and polish to a shine
- Clean brass floor drain covers to a shine
- Clean rest room entrance doors and door knobs removing hand soil and smudges
- Wipe counters, chrome fixtures, drinking fountains, towel dispensers and sinks free of stains, dirt and debris. Do not use stainless steel polish on water drinking fountains
- Empty trash containers in rest rooms

Interior Common Areas – Corridors, Entrance and Stairs

- Vacuum all carpeting, including mats, if applicable
- Empty all trash cans and dispose of in dumpster, replace liners and spot clean trash cans
- Sweep, mop and disinfect hard surfaced floors
- Vacuum or sweep, mop and disinfect stairways and clean handrails
- Clean and disinfect doorknobs and water fountains
- Clean entry doors interior glass windows and spot clean all interior glass windows

Common Office Areas – Admin Entry Desk, Offices (All Levels), and Training Room

- Vacuum all carpeting, including mats, if applicable

- Sweep, mop and disinfect hard surfaced floors
- Empty all trash cans and dispose of in dumpster, replace liners and spot clean trash cans
- Wipe down tables and counters
- Clean and disinfect doorknobs and water fountains
- Clean entry doors interior glass windows and spot clean all interior glass windows

Break Room/Kitchen

- Vacuum all carpeting, including mats, if applicable
- Sweep, mop and disinfect hard surfaced floors
- Empty all trash cans and dispose of in dumpster, replace liners and spot clean trash cans
- Clean and disinfect tables, counter tops, and sink/(s)
- Clean microwave ovens, interior and exterior
- Clean stovetop
- Clean and disinfect doorknobs

Additional Items

- Spot cleaning
- Check and report on any maintenance issues (i.e. low on paper products, soap, etc.)
- All janitorial closets are to be kept clean, sanitary and have proper MSDS Book

Monthly Cleaning Projects

Restrooms/Break Room/Kitchen

- Scrub all hard surfaces and flooring
- Clean walls and light switches, as needed
- Perform high dusting, brush and clean air vents
- Clean exterior and interior of refrigerators

Janitorial Bid 6
Colleyville Center
5301 Riverwalk Drive
Approximately 11,059 sq. feet

GENERAL

Hours for Cleaning

A daytime person will be on duty for 4 hours one day per week between the hours of 8:00 a.m. until 12:00 p.m.

Daytime Cleaning

One cleaning person will be available for a deep cleaning and detail of the facility one day per week on Friday morning.

SERVICES PERFORMED WEEKLY

Restrooms

- Restrooms will be cleaned daily and restock with paper supplies and soap
- Mop all hard surface floors with an approved disinfectant detergent solution prior to building opening
- Clean all mirrors, chrome, and stainless steel and polish to a shine
- Wash and disinfect all wash basins, urinals, toilet bowls to remove stains and clean the underside of the rims on urinals and bowls including flush holes
- Wash both sides of toilet seats with a disinfectant detergent solution and wipe dry
- Damp wipe with a disinfectant, all partitions, tile walls, and outside surfaces of all dispensers, including soap dishes and receptacles, to remove stains, streaks, watermarks and soil and polish to a shine
- Empty and sanitize all receptacles and sanitary napkin disposals, thoroughly clean and wash with disinfectant at least once a week, replace liners
- Fill toilet tissue, soap, towel, seat covers, and sanitary napkin dispensers and test for proper operation
- Clean flushometers, piping, toilet seat hinges, and other meta and polish to a shine
- Clean brass floor drain covers to a shine
- Clean rest room entrance doors and door knobs removing hand soil and smudges
- Wipe counters, chrome fixtures, drinking fountains, towel dispensers and sinks free of stains, dirt and debris. Do not use stainless steel polish on water drinking fountains
- Empty trash containers in rest rooms

Kitchen

- Vacuum all carpeting, including mats, if applicable
- Sweep, mop and disinfect hard surfaced floors
- Empty all trash cans and dispose of in dumpster, replace liners and spot clean trash cans
- Clean and disinfect tables, counter tops, and sink/(s)
- Clean microwave ovens, interior and exterior
- Clean stovetop
- Clean and disinfect doorknobs

Janitorial Bid 7
Senior Center
Glade Road
Approximately 9,667 sq. feet

GENERAL

Hours for Cleaning

The building shall be cleaned three (3) days per week, Monday, Wednesday, and Friday. A daytime person will be on duty four (4) hours each day between the hours of 3:00 pm and 7:00 pm.

Daytime Cleaning

One cleaning person will be available for rest room and other cleaning maintenance three (3) days per week, Monday, Wednesday, and Friday. A daytime person will be on duty four (4) hours each day between the hours of 3:00 pm and 7:00 pm.

Daytime cleaning shall include cleaning and stocking all rest rooms with paper supplies and hand soap.

In the event of rain, snow or ice, the daytime cleaning person will display signage at the lobby entrances that cautions persons entering the building of the presence of wet floor.

SERVICES PERFORMED DAILY

Restrooms

- Restrooms will be cleaned daily and restock with paper supplies and soap
- Mop all hard surface floors with an approved disinfectant detergent solution prior to building opening
- Clean all mirrors, chrome, and stainless steel and polish to a shine
- Wash and disinfect all wash basins, urinals, toilet bowls to remove stains and clean the underside of the rims on urinals and bowls including flush holes
- Wash both sides of toilet seats with a disinfectant detergent solution and wipe dry
- Damp wipe with a disinfectant, all partitions, tile walls, and outside surfaces of all dispensers, including soap dishes and receptacles, to remove stains, streaks, watermarks and soil and polish to a shine
- Empty and sanitize all receptacles and sanitary napkin disposals, thoroughly clean and wash with disinfectant at least once a week, replace liners
- Fill toilet tissue, soap, towel, seat covers, and sanitary napkin dispensers and test for proper operation
- Clean flushometers, piping, toilet seat hinges, and other metal and polish to a shine
- Clean brass floor drain covers to a shine
- Clean rest room entrance doors and door knobs removing hand soil and smudges
- Wipe counters, chrome fixtures, drinking fountains, towel dispensers and sinks free of stains, dirt and debris. Do not use stainless steel polish on water drinking fountains
- Empty trash containers in rest rooms

GENERAL CONDITIONS

PRODUCT AND EQUIPMENT ACCEPTABILITY SUPPLIES AND MATERIALS

The Contractor shall furnish all supplies, materials and equipment necessary for the performance of the work in this Contract.

Supplies and materials shall be of high quality and acceptable to the City. Within five (5) days of notification by the City of its intent to award this Contract, the Contractor shall submit to the City's representative a list giving the names of the manufacturers, the brand name of the product, and the intended use of each of the materials that the Contractor proposes to use in the performance of the work, and shall not use any material which the City determines unsuitable for the purpose or harmful to the surfaces to which it is applied or to any other part of the building, its contents, or equipment. Where in the specifications products are referred to as "or equal", the City representative shall determine the equality of said products. Contractor shall be responsible for replenishing supplies in all dispensers. City will provide dispensers such as paper towel dispensers, soap dispensers, tissue dispensers, and toilet seat cover dispensers. Contractor will furnish plastic trash bags used in collecting trash, plastic bag liners for trash cans, paper towels, toilet tissue, bar soap, liquid hand soap, tampons and sanitary napkins in pay dispensing machines, equipment, materials, and supplies. The Contractor shall provide sufficient additional quantities of materials such as paper towels, toilet tissue, soap, and other materials to buildings that are open on twenty-four hour operations or weekends to sustain operation. Such materials will be secured and a building representative will be responsible for the allocation of such materials.

The Contractor shall furnish a sample of any product that is identified by the City Representative to be tested. The test will be conducted by the Facility Services Manager and a report giving the results of the test will be given to the Contractor. However, if the Facility Services Manager is unable to conduct the required test, the City will arrange with an independent testing laboratory for such test at the City's expense. Results of the test will be submitted to the City's representative for approval prior to use.

Successful Contractor must provide the Facility Services Manager with a list of the materials that will be provided on site. This information is to be furnished to the City within fourteen (14) days of notification of award. Material Safety Data Sheets shall be kept in all areas where materials and supplies are stored and such sheets shall be kept up-to-date. MSDS sheets shall be readable, not smudged or blurred. All OSHA requirements regarding MSDS information and the Workers Right to Know Law is to be strictly adhered to by Contractor.

It is the intent of the City of Colleyville to purchase goods, services, and equipment having the least adverse environmental impact within the constraints of statutory purchasing requirements, departmental needs, availability, and sound economic considerations. City of Colleyville encourages suggested changes and environmental enhancements for possible inclusion in future revisions of this specification.

EQUIPMENT

All necessary cleaning equipment, including commercial type power driven floor scrubber, shampoo, waxing, and polishing machines, vacuum cleaners, and all necessary vehicles required for the performance of the work in this Contract shall be provided by the Contractor.

EQUIPMENT AND MATERIAL STORAGE

A janitorial closet is available for storage of materials and equipment in the majority of buildings. The contractor should keep sufficient toilet tissue, paper towels and hand soap in these closets to provide for three days of service. The closets will remain unlocked in order to allow building staff to access the materials and resupply restrooms during periods when the custodian is not in the building.

MANDATORY MAJOR EQUIPMENT NEEDS

The following major equipment is needed at all buildings and must remain in the buildings. This equipment may be used by the City of Colleyville personnel for emergency clean-up during the day.

Commercial upright vacuum cleaner with beater bar.

MANDATORY MINOR EQUIPMENT NEEDS

The following minor equipment is also required in all buildings and must be kept in buildings at all times. This equipment may be used by the City of Colleyville personnel for emergency clean-up during daily operations.

- Johnny mop
- Toy Broom
- Push Broom
- Dust Mop
- Mop Bucket
- Mop Wringer
- Dust Pan
- Cotton Mop
- Kitchen Broom
- Putty Knife
- Feather Duster
- Wet-Floor Signs

Where particular types of equipment are specified, the following types of equipment shall be used:

- Mop, wet, 24 oz. cotton head, with a 54" handle
- Johnny Mop, 12" plastic handle, synthetic mop head
- Broom, toy, #1 corn straw, 2 sew, 36" overall length
- Broom, push, 25" wide x 2-1/4" x 3", 60% horse hair, 40% plastic bristles
- Broom, kitchen, upright, #1 straw
- Dust Pan, metal, 12" width
- Mop Bucket, plastic, 3" casters, 35-38 quart
- Mop Wringer, downward pressure type with all gear moving parts concealed
- Knife, putty, 1" wide blade, plastic handle
- Feather Duster, Ostrich feathers with 12" handle
- Wet Floor Signs, plastic cones or signs, self-supporting
- Vacuum Cleaner

In addition to the above materials, the following supplies will be required:

- Furniture Polish, Shine-UP, 15 oz. aerosol can or equal
- Polish, metal, 16 oz. Misty or equal
- Floor Wax, Johnson's or equal
- Floor Stripper, Johnson's or equal
- Floor Sealer, Johnson's or equal

- Bags, Polyethylene, 24 x 33 x .0015 mil or match existing
- Bags, Polyethylene, 40 x 48 x .003 mil or match existing
- Pads, stripper, 3m or equal
- Pads, buffing, 3m or equal
- Pads, polishing, 3M or equal
- Scouring Pad, 6" x 9" nylon, 3M #96 or equal
- Pad Holder, 6" x 9" 3M Doodle Bug #6472 or equal
- Steel Wool, #0 fine
- Sprayer, bottle only, 16 oz.
- Pump for above sprayer, spring lever action
- Glove, rubber, general purpose
- Toilet Tissue, type-2 ply, perforated, 96 rolls per case or match existing
- Toilet Seat Covers, 5000/cs Shieldor
- Towels, bleached or unbleached, multi-fold Towels, bleached or unbleached, roll, 7" or match existing
- Spot Remover, Misty or equal
- Glass Cleaner, ammoniated
- Wood Furniture Treatment, Gillespie lemon oil or equal
- Host Carpet Dry Cleaning Compound
- Hospital grade disinfectant, (must kill major air and blood pathogens)

Note: This is only a partial list and does not constitute all of the materials that will be required by the Contractor for maintenance

QUALITY CONTROL REQUIREMENTS

Services performed under this Contract shall be subject to regular inspections by the City of Colleyville's representatives. This section outlines acceptable standards.

FLOOR CLEANING

For all operations where furniture and equipment must be moved, chairs wastepaper baskets, or other similar items shall not be stacked on desks, tables, or windowsills. Upon completion of work, all furniture and equipment shall be returned to its original position.

Baseboards, walls, doors, stair risers, furniture, and equipment shall not be splashed, disfigured, or damaged during cleaning.

All base moldings of freestanding partitions shall be put back in place if dislodged during floor maintenance.

Proper precautions shall be taken to advise building occupants of wet and/or slippery floor conditions. This applies during inclement weather as well as during cleaning operations in those buildings where daytime cleaning personnel are on duty. All waxed surfaces must be maintained so as to provide safe anti-slip walking conditions.

Sweeping

Floor shall be swept clean, free of dirt streaks and no dirt shall be left in corners, behind doors, on stair treads, or under furniture or equipment. Likewise, exterior entrances shall be swept clean of all dirt and trash. To sweep resilient tile, terrazzo or sealed concrete floors, traced dust mops shall be used and the sweeping operations must

be performed in a manner that no dust is raised. Straw brooms or push brooms may be used for sweeping exterior surfaces. During the sweeping operations, gum, tar, and other sticky substances shall be removed with a putty knife. In addition, spills and spots must be removed during the sweeping process. This operation shall be performed with a cotton mop that has been dampened with a neutral detergent solution.

Damp or Wet Mopping

Floors shall be damp or wet mopped to remove dirt and stains that cannot be removed by sweeping. A cotton mop, mop bucket wringer, and a neutral detergent solution shall be used to remove the soil. Mops and buckets shall be cleaned after each use and kept odor free. Buckets shall not be stored in closets with solutions left in them.

Mopping solution shall be changed frequently to ensure floors are being properly cleaned. Floors being wet mopped shall be dried after mopping to prevent any standing water from being absorbed by the floor material or seeping into floor seams or corners.

Furniture and other equipment shall be moved to mop underneath and replaced in its original position.

Mopped water splashed on baseboards, doors, or furniture shall be removed immediately. On completion of moping operation there shall be no soil, litter, splash marks, streaks, swirls or mop strands visible. The floor shall present an overall appearance of cleanliness.

Spot Mopping

This operation shall include the removal of stains by spillage on small areas of floor surface, and when windows or doors have been left open and rain, snow, or sleet has blown in, or other substances have been tracked in.

Scrubbing

When scrubbing is designated, it shall be performed by machine or manually with a brush using a neutral detergent. Germicidal solution such as A-33 shall be used in restrooms, locker rooms, eating areas and drinking fountains. Scour powder may be used only on very dirty quarry tile, ceramic tile or terrazzo floors. Water or scrubbing solution shall not be allowed to remain on the floors any longer than necessary to complete the cleaning job, at which time dirty solution shall be picked up and the floor shall be rinsed until it is clean and free of soap solution, then dried.

Floor Finishing

An approved polymer floor finish shall be used on asphalt, rubber, vinyl, linoleum and other resilient floor covering.

All wood surface floors shall be cleaned/finished in accordance with the manufacturer's recommendations and instructions for the type of flooring.

On hard surface floors such as terrazzo, ceramic, marble, and concrete, an approved penetrating water base sealer shall be used. However, all floor surfaces shall receive the following treatment applications:

Sweeping

Sweep all floor surface thoroughly. Remove all gum and adhesive material.

Stripping

Remove all old finish or wax from floors, using a concentrated solution of a liquid stripping cleaner. Cleaner is to be applied with a mop, and scrubbed with an electrical buffing machine and a medium- grade stripping pad. Extremely stubborn spots, gum, rust, burns, etc., shall be removed by hand with a scouring pad dipped in the stripping solution. Corners, baseboards, and other areas that the buffing machine cannot reach shall be scrubbed and thoroughly cleaned by hand. Under no conditions shall floors be scrubbed while dry. Care shall be taken so that baseboards, walls, and furniture shall not be splashed or scarred. Cleaning solution shall be rinsed two or three times with clean water to remove all traces of cleaning solution. Do not flood floor with water; use only enough water as required

for good rinsing. Floor shall be allowed to dry thoroughly after rinsing.

Finishing

Finish shall be applied to the floor surface with a lamb's wool applicator or a cotton mop. A minimum of three (3) thin coats of floor finish shall be applied, allowing sufficient time to dry in between each coat. The last coat should only be applied up to, but not touching, the baseboard. All other coats should be applied to within six (6) inches of the baseboard. The application of an excessive amount of finish shall be avoided, and a buildup shall not be permitted. Sufficient finish shall be used to fully protect the floor surface and present a neat, well-kept appearance. Finishing shall be done in heavy traffic areas such as doorways and corridors, or in heavy work areas to keep the floor fully protected. In cases where it becomes necessary to remove old finish, an approved floor stripper shall be used. Where finish has been allowed to accumulate along baseboards, or near fixed pieces of furniture or equipment, a doodle bug with scouring pad attached shall be used in addition to stripper to remove old finish.

Note: Should there be more than eight (8) hours delay before applying finish after the floor has been cleaned or between coats, the areas must again be cleaned to remove surface dirt and scuff marks before applying finish. Finish shall be thoroughly dry before buffing.

Spray Buffing

A buffing machine shall be used with a synthetic buffer pad attached thereto, and the surface shall be buffed only enough to harden the finish and bring the surface to desired luster. Woodwork, baseboards, and furniture shall not be scarred or discolored by the buffing equipment or the solution used.

Spray buffing solution shall not be applied to floors nearer than six (6) inches to the baseboard or non-movable fixtures.

Vacuuming of Carpet

Surface litter such as paper, gum, rubber bands, paper clips, etc., shall be picked up prior to vacuuming. A commercial heavy-duty upright carpet vacuum with a beater bar shall be used to remove obvious dust and soil from carpet. Beater bar shall be adjusted to correspond with the pile height of carpet. The carpeted floor, after vacuuming, shall be free of all visible litter and soil. In addition, movable furniture or equipment shall be tilted or moved to vacuum underneath or a portable vacuum with a crevice tool shall be used. In areas with permanent or stationary furniture and fixtures, a toy broom or crevice tool shall be used to remove all dirt/dust from the edges of fixtures, etc. The carpeted floor after vacuuming, shall be completely free of litter, soil and embedded grit.

Carpet Cleaning (Method Must Be Approved By City's Representative)

Stained areas shall be treated with spot cleaning solution in compliance with the carpet manufacturer's recommendations. The carpet shall be vacuumed before and after shampooing with a commercial heavy-duty vacuum cleaner with a beater bar. Shampooing shall be done in strict compliance with the recommendations and instructions of the manufacturer of the carpet and shampooing equipment and materials. Some facilities will require the use of host-dry shampoo process which is based on manufacturer's recommendations. Areas inaccessible to the shampoo equipment shall be shampooed using recommended manual devices. After sufficient drying time has been allowed, the carpet shall be vacuumed to give the carpet pile uniform lifter appearance.

Cleaning Office Furniture

Soil and dust shall be removed from office furniture. Metal desks, file cabinets, chairs, table tops, etc., shall be dusted with lamb's wool hand dusters or clean wiping cloths and spots removed with sponge dampened in a neutral detergent solution. Vinyl covered furniture shall be cleaned with sponge or wiping cloth dampened in a neutral detergent solution. For hard-to-remove spots an approved cleaner shall be used. Upholstered furniture shall be dusted with a portable vacuum with upholstery attachment. An approved dry foam concentrate with a clean soft

bristle brush and/or mechanical brush shall be used to clean upholstered furniture. Wood furniture shall be dusted with treated dust cloths that have been sprayed with an approved polish and wiped to a shine with clean cloths.

Regular Dusting

All dust, lint, litter and dry soil shall be removed from horizontal surfaces and walls including office furniture, window sills, shelves, venetian blinds, etc., but items on desk tops shall not be disturbed. Dusting shall be performed with clean dust cloths, and lamb's wool duster and surfaces shall be dust free.

Spot Cleaning

Smudges, finger prints, marks and streaks shall be removed from washable surfaces, without scarring or discoloring the finish, by use of a sponge, clean cloth and spray bottle of neutral detergent. Germicidal cleaner solution, such as A-33, shall be used in restrooms, locker rooms, eating areas, and drinking fountains. Glass cleaner shall be used on mirrors and windows. After spot cleaning, the surfaces shall have a clean uniform appearance free of spots, streaks, and removable soil.

Washing of Interior Glass

Smudges, oily film, dust and soil shall be removed from interior glass and mirrors by cleaning with glass cleaner solution, squeegee, and wiping cloths. Glass cleaner splash and drip marks shall be removed from adjacent surfaces. Glass surfaces shall be rinsed of detergent residue. All necessary precautions shall be taken to assure that safety regulations prescribed by OSHA and the City's representative are followed.

Cleaning of Interior Transparent Surfaces (Plexiglas, Lexan, etc.)

Smudges, oily film, dust and soil shall be removed from all transparent surfaces using methods and solutions prescribed by the manufacturer or the City's representatives.

Cleaning of White Magic Marker/Black Boards

Use a foam eraser or appropriate cleaner to remove all chalk/marker marks, finger prints and excess dust from the blackboard/white magic marker board writing surfaces. Wipe tray with a damp sponge or cloth. After cleaning, the surface shall have a uniform appearance with no remaining marks, streaks, or excess dust. Remove excess dust from erasers by vacuuming.

Trash Removal

All wastebaskets, pencil sharpeners and other trash containers in the work area shall be emptied and returned to their initial location. Boxes, cans, papers and other trash placed near a trash receptacle and marked "Trash" shall be removed and emptied directly into a designated trash dumpster, receptacle or area. Soiled or torn plastic waste basket or trash container liners shall be replaced. Sand in cigarette butt urns shall be strained to remove all debris. The exterior of wastebaskets and trash containers shall be damp wiped with germicidal detergent solution from a spray bottle using a sponge or cloth.

Entrance Mats

Carpet mats shall be vacuumed with commercial heavy-duty upright vacuum machine. Entrance mats of rubber or polyester shall be swept, shaken, vacuumed or washed. Entrance mats shall be lifted and soil and moisture underneath shall be removed.

Elevators

Smudges, fingerprints, gum, marks and graffiti shall be removed from interior, exterior surfaces and railings. Floors shall be cleaned in the same manner as other types of floor coverings as specified herein.

Restrooms

1. Germicidal

Using an approved germicidal, hospital grade, detergent solution completely sanitize restroom; to include floors, walls to ceiling, partitions, doors, and fixtures. Other cleaning materials specified herein shall be in addition to the germicidal.

2. General

Schedule of clean restrooms shall include sweeping, mopping, and scrubbing as necessary of floors, cleaning of mirrors, cleaning of nickel and chrome hardware, cleaning of fixtures, walls, stall partitions, and shower stalls. Cleaning of commodes and urinals shall be done in such a manner that no cross contamination shall occur between commodes and urinals, and faucets, sinks, and door knob surfaces in addition to the details in the following section. Sanitary receptacles in women's restrooms shall be cleaned and washed daily during cleaning schedule. Paper liners shall be inserted in these receptacles and replaced as necessary. Receptacles shall be emptied, liners folded, collected in separate containers, and disposed of with trash. Servicing and cleaning of restrooms during the building occupants' working hours shall be at intervals frequent enough to police and maintain an adequate supply of white toilet tissue, paper towels, commode seat covers, hand soap, etc.

2. Fixtures

Commodes shall be cleaned daily to remove all rust and stains, inside and outside. Flush rings shall be cleaned with a cotton hand mop using a bowl-tab/solution. Urinals shall be cleaned daily to remove rust, and stains in the same manner as commodes. Cleaning solutions shall be flushed through the traps to reduce accumulations of scale.

Commodes shall be cleaned inside and out using a cotton hand mop and a one (1) gallon bucket containing germicidal solution.

Exterior of paper towel cabinets, soap dispensers, and tissue dispensers shall be wiped cleaned and refilled.

3. Restroom, Shower Stall, and Wall Cleaning

Floors shall be cleaned with a mildew cleaner and sanitized with germicidal detergent cleaner and allowed to dry. In no instance shall a hose or stream of water be used to wash floor.

Shower stalls shall be cleaned with a mildew cleaner to remove stains, rust, mildew, etc., and sanitized with a germicidal detergent solution. Shower curtains shall be cleaned in a like manner.

Walls, partitions, and woodwork shall be washed with germicidal detergent solution where wall surfaces are covered with a washable paint, vinyl covering, or are of vitreous materials.

Cleaning of Drinking Fountains

Soil, streaks, smudges, etc., shall be removed by use of spray bottle, germicidal detergent solution, sponge, cloth. A small percolator brush shall be used to clean drains. After cleaning, the fountain shall be free of stains, spots, smudges, and sanitized. **Do not use stainless steel polish or oil on drinking fountains.**

Miscellaneous Cleaning

1. Office Receptacles

Sand urns, ashtrays, and wastepaper baskets shall be washed and dried. Sand for sand urns shall be changed when it becomes soiled.

2. Cleaning Curtains and Drapes

All curtains and drapes shall be cleaned using vacuum cleaner using tools so designed for the purpose.

3. Cleaning Podiums and Rostrums

All podiums and rostrums shall be cleaned in the same manner as floor areas.

4. Polishing Metals

Solid push plates, kick plates, nameplates, and other fixtures shall be polished to present a bright, neat, clean, shining appearance. Polishing shall be performed so as not to damage or scratch the finish.

5. Porcelain Ware Cleaning

Porcelain fixtures (drinking fountains, toilets, urinals, wash basins, etc.) shall be clean and bright; there shall be no dust, spots, stains, rust, mold, encrustation, or excessive moisture.

6. Entrances

Platforms, landings, and steps of entrances shall be cleaned and policed.

EXHIBIT B
PAYMENT SCHEDULE
(to be completed following bid award)

UNIT PRICE BID FORM

TO: CITY OF COLLEYVILLE
 Building Services
 100 Main Street
 Colleyville, Texas 76034

FOR: Janitorial Services

Pursuant to the foregoing "Notice to Bidders" and "General Conditions of the Contract", the undersigned bidder, having thoroughly examined the Contract Documents, the site(s) of the project and understanding the amount of work to be done and the prevailing conditions, hereby proposes to fully complete all of the work and requirements (including furnishing all necessary superintendence, labor, machinery, equipment, tools and materials), as provided in the Specifications and Contract Documents and binds itself, upon acceptance of this proposal, to execute a contract and bonds, and to furnish all required guarantees (according to the accompanying forms) and to complete the work within the required time and for the prices contained in the following Schedule of Values:

Item No	Facility	Monthly Cleaning	Monthly Supplies	Total Monthly	Floor Care Per Occurrence
1	City Hall	\$2,366.80	\$170.00	\$2,536.80	\$1,035.00
2	Library	\$2,006.33	\$250.00	\$2,256.33	\$789.01
3	Justice Center	\$2,566.03	\$250.00	\$2,816.03	\$1,095.26
4	Fire Administration	\$194.75	\$40.00	\$234.75	\$326.02
5	Public Works Operations	\$854.56	\$170.00	\$1,024.56	\$305.20
6	Colleyville Center	\$387.06	\$0.00	\$387.06	\$387.00
7	Senior Center	\$580.02	\$70.00	\$650.02	\$338.35
TOTAL BID		\$8,955.55	\$950.00	\$9,905.55	\$4,275.84

Special Events

- | | |
|---|----------|
| 1. Library Summer Reading Kickoff (5am-9am) Saturday | \$ 80.00 |
| 2. Library Summer Reading Finale (5am-9am) Saturday | \$ 80.00 |
| 3. Tree Lighting Celebration (Library) (5am-9am) Saturday | \$ 80.00 |
| 4. Title | \$ |
| 5. Title | \$ |

Please specify hourly rate for

- Additional special events with advance notice \$ 20.00 /hour

Hourly Rates

Please specify hourly rate for:

- Emergency Calls \$ 25.00
- Non-Holiday, Normal Business Hours \$ 16.75
- After-Hours \$ 16.75
- Holidays \$ 16.75

Please specify cost for:

- Quick Clean of a facility, replacement of supplies/paper products \$ 25.00 per hour
- Replacement of supplies/paper products ONLY \$ 16.75 per hour

Emergency Response Time

Please specify your guaranteed response time to emergency cleaning requests. Locations of all seven (7) City facilities should be taken into account. If your guaranteed response time is different for various locations, please list the individual response times on a separate sheet:

- Emergency Response Time 2 hrs day time 4 hrs night time
- Comments None

ADDITIONAL NOTES/PRICING INFORMATION (Optional):

None

By signing below the undersigned Bidder hereby certifies that the foregoing quantities, prices and/or values are accurate and based upon Bidder's careful review and consideration of all work to be performed for the project.

Acknowledged and Submitted by:



Signature

Steve Gye / President

Name

Oriental Building Services, Inc.

Bidder/Company Name

Date: July 11, 2018

THIRD AMENDMENT TO CONTRACTOR SERVICES AGREEMENT

This Third Amendment to Contractor Services Agreement **for** janitorial services ("Third Amendment") is entered by and between the **City of Colleyville, Texas** ("City") and **Oriental Building Services, Inc.**, ("Contractor") as of the Effective Date.

WHEREAS, the parties desire to further amend that Certain Contractor Services Agreement for janitorial services, effective October 1, 2018, ("the Agreement"), as amended on October 8, 2019, ("First Amendment"), and October 16, 2020, ("Second Amendment"); and

WHEREAS, City and Professional now desire to amend the terms of the Agreement in the manner provided herein.

NOW THEREFORE, for and in consideration of the mutual covenants made herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and Professional agree as follows:

1. Pursuant to Section 17 of the Agreement, the parties agree to extend the term of the Agreement to include a third renewal term beginning on October 1, 2021 and ending on September 30, 2022.
2. Section 5(A) is hereby amended to provide for an amount not-to-exceed ONE HUNDRED THIRTY-FOUR THOUSAND AND FORTY-ONE DOLLARS (\$134,041) for the second renewal term.
3. Exhibit B of the Agreement is hereby amended and restated in its entirety to incorporate the payment schedule for the third renewal term, effective as of October 1, 2021, a true and correct copy of which is attached hereto and incorporated herein as Exhibit 1 to this Third Amendment.
4. Except as provided in Paragraphs 1 through 3 above, the provisions of the Agreement, as previously amended, remain in full force and effect.
5. This Third Amendment shall be deemed effective as of October 1, 2021, immediately upon the signatures of the authorized representatives of City and Professional ("the Effective Date").

Signatures on following page

SIGNED AND AGREED by City on _____.

City of Colleyville, Texas

By: _____
Jerry Duca, City Manager

SIGNED AND AGREED by Professional on September 30, 2021.

PROFESSIONAL
Oriental Building Services, Inc.

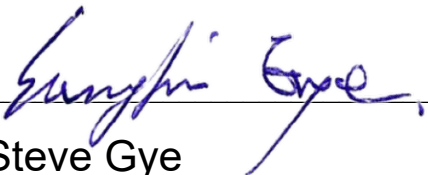
By: 
Name: Steve Gye
Title: President

EXHIBIT A

Third Amendment to Professional Services Agreement
Amended and Restated Exhibit B (Payment Schedule)

(attached)

UNIT PRICE BID FORM

TO: **CITY OF COLLEYVILLE**
Building Services
100 Main Street
Colleyville, Texas 76034

FOR: **Janitorial Services**

Pursuant to the foregoing "Notice to Bidders" and "General Conditions of the Contract", the undersigned bidder, having thoroughly examined the Contract Documents, the site(s) of the project and understanding the amount of work to be done and the prevailing conditions, hereby proposes to fully complete all of the work and requirements (including furnishing all necessary superintendence, labor, machinery, equipment, tools and materials), as provided in the Specifications and Contract Documents and binds itself, upon acceptance of this proposal, to execute a contract and bonds, and to furnish all required guarantees (according to the accompanying forms) and to complete the work within the required time and for the prices contained in the following Schedule of Values:

Item No	Facility	Monthly Cleaning	Monthly Supplies	Total Monthly	Floor Care Per Occurrence
1	City Hall	\$2,476.20	\$186.03	\$2,662.23	\$1,089.56
1a	Tables & Chairs	\$195.00	\$0.00	\$195.00	\$0.00
1b	Benches	\$75.84	\$0.00	\$75.84	\$0.00
2	Library	\$2,099.07	\$273.57	\$2,372.64	\$830.21
3	Fire Administration	\$203.75	\$43.77	\$247.52	\$133.52
4	Justice Center	\$2,684.64	\$273.57	\$2,958.21	\$1,320.45
5	Senior Center	\$607.02	\$76.60	\$683.62	\$356.02
TOTAL BID		\$8,341.52	\$853.54	\$9,195.06	\$3,729.76

Special Events

1. Library Summer Reading Kickoff (5am-9am) Saturday \$ 80.00
2. Library Summer Reading Finale (5am-9am) Saturday \$ 80.00
3. Tree Lighting Celebration (Library) (5am-9am) Saturday \$ 80.00
4. Title \$ _____
5. Title \$ _____

Please specify hourly rate for

- Additional special events with advance notice \$ 20.00/hour

Hourly Rates

Please specify hourly rate for:

- Emergency Calls \$ 25.00
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Please specify cost for:

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Please specify your guaranteed response time to emergency cleaning requests. Locations of all seven (7) City facilities should be taken into account. If your guaranteed response time is different for various locations, please list the individual response times on a separate sheet:

- Emergency Response Time 2 hrs. day time/4 hrs. night time
- Comments None

ADDITIONAL NOTES/PRICING INFORMATION (Optional):

None

By signing below the undersigned Bidder hereby certifies that the foregoing quantities, prices and/or values are accurate and based upon Bidder's careful review and consideration of all work to be performed for the project.

Acknowledged and Submitted by:

Signature

Steve Gye / President

Name

Oriental Building Services, Inc.

Bidder/Company Name

Date: September 30, 2021

RESOLUTION R-18-4289
A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF
AUGUST 7, 2018

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 July 17, 2018
 - b. Approval of the minutes of the City Council Worksession of July 19, 2018
 - c. Approval of a janitorial services contract with Oriental Building Services, Inc. in an amount not to exceed \$134,041, and authorizing the City Manager to execute the contract, subject to the approval of funding in the Fiscal Year 2019 (FY 2019) budget
 - d. Approval to purchase a 14-passenger shuttle bus in the amount of \$55,922 from Creative Bus Sales, an approved vendor through the HGAC Purchasing Program, and authorizing the City Manager to execute the purchase agreement

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF 6 AYES, 0 NAYS, AND 0 ABSTENTIONS ON THIS THE 7th DAY OF AUGUST 2018.

Mayor Richard Newton	<u>Aye</u>	Mayor Pro Tem Bobby Lindamood	<u>Aye</u>
Place 1, Tammy Nakamura	<u>Absent</u>	Place 5, Chuck Kelley	<u>Aye</u>
Place 3, Kathy Wheat	<u>Aye</u>	Place 6, Callie Rigney	<u>Aye</u>
Place 4, George Dodson	<u>Aye</u>		

ATTEST:


Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE



Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4e

Agenda Date 10/19/2021

Number

Type Resolution

Department Municipal Court

Title

Approval of an Interlocal Agreement and funding for the Metroport Teen Court Program

Strategic Plan

- 1.4 Communicate thoroughly and strategically
- 2.1 Provide responsive, efficient city services
- 5.4 Actively seek public/private partnerships

Explanation

Reading and Public Hearing

Since 1994, the City of Colleyville has participated in the Metroport Teen Court program with the cities of Grapevine and Southlake. Fiscal Year 2011 was the first year the City of Keller participated in the program.

Attached is the proposed Interlocal Agreement for the Metroport Teen Court for Fiscal Year 2022, for an annual cost of \$36,000. The cost of the program is split equally between the four participating cities.

Per the attached memo, in Fiscal Year 2021, the Metroport Teen Court program was used by 50 Colleyville participants with 55 violations occurring in Colleyville, which reflects 12.9% of the 386 Metroport Teen Court participants.

Financial Impact

Funding in the amount of \$33,000 was approved in the Fiscal Year 2022 Colleyville Crime Control and Prevention District budget. The remaining \$3,000 is funded out of the Court Building Security Fund for bailiff security services provided during teen court sessions.

Recommendation

Approve

Attachments

1. Metroport Presentation

2. CV Interlocal Agreement Memo FY22

Metroport Teen Court



- Volunteer Program for juvenile misdemeanor offenders
- Offers an alternative to the criminal justice system
- Offenders assume responsibility through community services and judicial process
 - Offenders face jury of their peers/the community
 - Focus is on education on the judicial system and on their offense
- In turn, offenses are not recorded

Metroport Teen Court

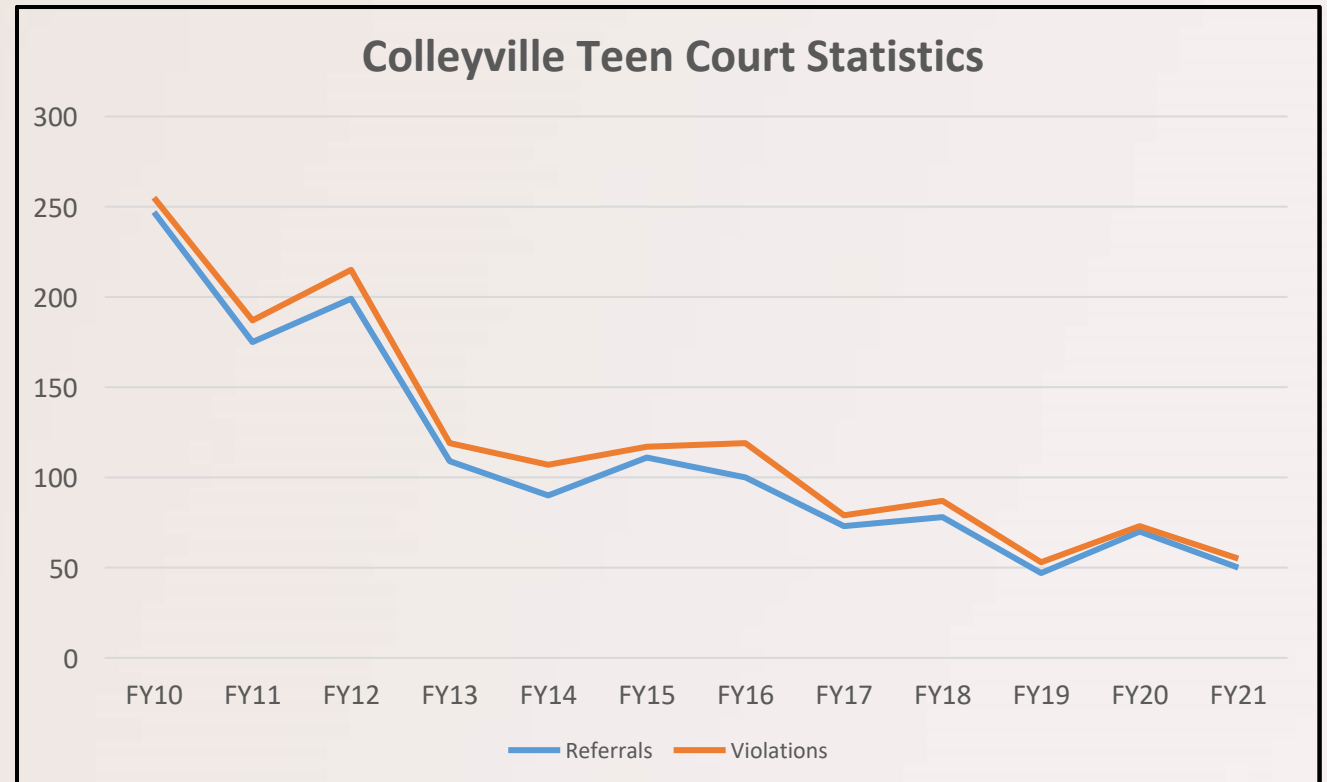


- Est. in 1994
- Currently involves the cities of Grapevine, Southlake, and Keller
- City of Southlake is responsible for:
 - Office Space
 - Staffing
 - Collecting an equal share in cost from participating cities

Metroport Teen Court



Fiscal Year	Referrals	Violations
FY10	247	255
FY11	175	187
FY12	199	215
FY13	109	119
FY14	90	107
FY15	111	117
FY16	100	119
FY17	73	79
FY18	78	87
FY19	47	53
FY20	70	73
FY21	50	55



MEMORANDUM

October 1, 2021

TO: Karen Hines, Colleyville Finance Manager

FROM: Kristin McGrail, Court Manager/Teen Court Coordinator

SUBJECT: Interlocal Agreement for funding of the Teen Court Program

The attached FY 2022 Interlocal Agreement outlines the METROPORT Teen Court Program, as well as the appointment process for the METROPORT Teen Court Advisory Board. The agreement defines the duties of Board members and authorizes the City of Southlake to employ Teen Court staff. Also discussed in the contract is the City of Southlake's responsibility to provide office space for staff and collect an equal share in cost from the other participating Cities for program maintenance.

Metroport Teen Court has a success rate of 89%. North Texas Teen Courts average a success rate of 71%, putting Metroport 19% above average.

Listed below is the requested data of Teen Court referrals for the City of Colleyville:

- FY 2021: 50 case referrals with 55 violations from the City of Colleyville
- FY 2021: 386 Total Referrals for the cities of Colleyville, Grapevine, Keller, and Southlake

Historical Data of Colleyville Referrals:

- FY 2020: 70 case referrals with 73 violations
- FY 2019: 48 case referrals with 54 violations
- FY 2018: 78 case referrals with 87 violations
- FY 2017: 73 case referrals with 79 violations
- FY 2016: 100 case referrals with 119 violations
- FY 2015: 111 case referrals with 117 violations
- FY 2014: 90 case referrals with 107 violations
- FY 2013: 109 case referrals with 119 violations
- FY 2012: 199 case referrals with 215 violations
- FY 2011: 175 case referrals with 187 violations
- FY 2010: 247 case referrals with 255 violations

Metroport Teen Court would like to thank the City of Colleyville for its long-standing and continued support and look forward to a lasting relationship. Should you need any further information and/or data, please feel free to contact Kristin McGrail at (817) 748-8056.



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4f
Type Resolution
Department Engineering

Agenda Date 10/19/2021

Number

Title

Approval of the sale of property, seized items, found items, obsolete, and non-serviceable equipment

Strategic Plan

2.4 Demonstrate stewardship of public resources

Explanation

Reading and Public Hearing

The City's purchasing manual requires the City Council to authorize the disposal of salvage items and obsolete, non-serviceable vehicles and equipment before property can be removed from inventory and disposed of by public auction or other approved means.

The attached Sale/Disposal List provides an itemized equipment list of items which should not be reassigned or re-purposed, have been replaced due to age, and are no longer serviceable; abandoned/found property, for which owners were not located, or property seized by the Colleyville Police Department.

In May 2010, City Council approved Resolution R-10-3230, which authorized a Professional Services Agreement with Rene Bates Auctioneers of McKinney, Texas, to conduct City auctions in an online format. Rene Bates has performed multiple auctions in the past nine years for the City of Colleyville, with little to no issues. Rene Bates charges a fee of 7.5 percent of the gross auction sales for their services.

The five year history of proceeds from the auctions are as follows:

Year	Proceeds
2016	\$106,109.05
2017	\$ 49,195.84
2018	\$ 14,061.94
2019	\$ 21,622.80
2020	\$ 16,557.06

Financial Impact

The financial impact of the auction will be determined by the gross proceeds of the

auction less a 7.5 percent fee charged by the auctioneer.

Recommendation

Approve

Attachments

1. 4f- Auction
2. Auction Disposal List

4f. Sale of Property

- Approval of the sale of property, seized items, found items, obsolete, and non-serviceable equipment
- The disposal list includes items which should not be reassigned or re-purposed. Items include outdated furniture, worn office chairs, desks, file cabinets, and various miscellaneous items
- Rene Bates has performed multiple auctions in the past six years for the City of Colleyville, charging a fee of 7.5 percent of the gross auction sales for their services



Auction Disposal List
October, 2021

Department	Photo Name Item Number	QTY	Description of Item	Model	Serial Number	Location	Contact	Contact Phone	Contact Email
Colleyville Center	CC-1	400	Conference chairs (Mitylite with ganging system)	n/a	n/a	Colleyville Center - 5301 Riv	Kristi Isbell	817.503.1330	kisbell@colleyville.com
Courts	CRT-1a; CRT-1B	1	Large Conference Room Table	n/a	n/a	Justice Center - 5201 Riverw	Elizabeth Morris	817.503.1090	eamorris@colleyville.com
Engineering	ENG-1	1	4 drawer lateral file cabinet	n/a	n/a	Pump Station - 7500 Overlar	Elizabeth Morris	817.503.1090	eamorris@colleyville.com
Engineering	ENG-2a; ENG-2b; ENG-	3	Fixed shelf lateral file cabinet with six shelves	n/a	n/a	Pump Station - 7500 Overlar	Elizabeth Morris	817.503.1090	eamorris@colleyville.com
Engineering	ENG-3	5	Black arm chairs (5)	n/a	n/a	Pump Station - 7500 Overlar	Elizabeth Morris	817.503.1090	eamorris@colleyville.com
Engineering	ENG-4a, ENG-4b; ENG-4c; ENG-4d; ENG-4e; ENG-4f	6	Mixture of miscellaneous office chairs (6)	n/a	n/a	Pump Station - 7500 Overlar	Elizabeth Morris	817.503.1090	eamorris@colleyville.com
Engineering	ENG-5	6	Blue Chairs (6)	n/a	n/a	Pump Station - 7500 Overlar	Elizabeth Morris	817.503.1090	eamorris@colleyville.com
Engineering	ENG-6	7	Swirl Pattern Chairs (7)	n/a	n/a	Pump Station - 7500 Overlar	Elizabeth Morris	817.503.1090	eamorris@colleyville.com
Engineering	ENG-7	2	Pattern Side Arm Chairs (picture only have 1 but there are two)	n/a	n/a	Pump Station - 7500 Overlar	Elizabeth Morris	817.503.1090	eamorris@colleyville.com
Engineering	ENG-8	12	Grey Side Arm Chairs (12)	n/a	n/a	Pump Station - 7500 Overlar	Elizabeth Morris	817.503.1090	eamorris@colleyville.com
Engineering	ENG-9	13	Gold and Tan Pattern Chairs (13)	n/a	n/a	Pump Station - 7500 Overlar	Elizabeth Morris	817.503.1090	eamorris@colleyville.com
Engineering	ENG-10	3	Tan Metal Shelving Units (3)	n/a	n/a	Pump Station - 7500 Overlar	Elizabeth Morris	817.503.1090	eamorris@colleyville.com
Engineering	ENG-11	1	Fixed shelf lateral file cabinet with six shelves	n/a	n/a	Colleyville City Hall - 2nd Flo	Elizabeth Morris	817.503.1090	eamorris@colleyville.com
Engineering	ENG-12	1	Ten Key Calculator	n/a	n/a	Colleyville City Hall - 2nd Flo	Elizabeth Morris	817.503.1090	eamorris@colleyville.com
Engineering	ENG-13	2	Casset Players with Microphone	n/a	n/a	Colleyville City Hall - 2nd Flo	Elizabeth Morris	817.503.1090	eamorris@colleyville.com
Engineering	ENG-14	1	Ricoh Camera with Case	n/a	n/a	Colleyville City Hall - 2nd Flo	Elizabeth Morris	817.503.1090	eamorris@colleyville.com
Finance	FIN-1	1	Office Chair	n/a	n/a	Colleyville City Hall - 1st Flo	Karen Hines	817.503.1015	khines@colleyville.com
Finance	FIN-2	1	Lateral File Cabinet	n/a	n/a	Colleyville City Hall - 1st Flo	Karen Hines	817.503.1015	khines@colleyville.com
Finance	FIN-3	1	Typewriter	Brother	ML300	Colleyville City Hall - 1st Flo	Karen Hines	817.503.1015	khines@colleyville.com
Finance	FIN-4	1	Fax Machine	Brother	n/a	Colleyville City Hall - 1st Flo	Karen Hines	817.503.1015	khines@colleyville.com
Finance	FIN-5	1	Safe	Sentry	n/a	Colleyville City Hall - 1st Flo	Karen Hines	817.503.1015	khines@colleyville.com
Fire	FD-1	1	2 Outside compressors/2 Air handlers/1 Evaporator	n/a	n/a	Public Works - 1601 Hall-Joh	Tim Folden	817.503.1407	tfolden@colleyville.com
Fire	FD-2	1	1999 Diesel generator Deutz Motor W/Transfer Switch	n/a	n/a	Public Works - 1601 Hall-Joh	Tim Folden	817.503.1407	tfolden@colleyville.com
Fire	FD-3a; FD-3b; FD-3c	3	Stihl Cutoff Saw	n/a	n/a	Public Works - 1601 Hall-Joh	Tim Folden	817.503.1407	tfolden@colleyville.com
ISM	ISM-1	Lot 1 of 3	iPad A1474(4); iPad A1566(3); Dell Lat 6430; Dell Lat 5570(5); Panasonic Toughbook-CF31; Digital Signage DCCP847DYE; Serial cable 15pin (long cable);Dell keyboard SK-8115(6); UPS-APC SUA1000RM2U(3); Dell monitor stand E2418H, Dell monitor stand; ASUS Monitor stand VE246(6);Dell monitor stand (tall)(2); DellPC Optiplex780, DellPC Optiplex3010; Barco ClickShare button(2);Cisco IP phone6945(5);Tranceiver/Decoder3345;Dell Docking station K20A, Dell Docking station PR02X(2), Panasonic Toughpad PZ-A2(2); Ruggon PA501; Desk monitor stand EAGOTRON; Midland computer multimedia speaker; Dell speaker(small); Cisco wireless console Air-Cap26021-A-K9; Crestron wireless gateway; Switther/Extender; A/V cables for microphones(9); A/V cables for speaker(2)	n/a	n/a	Pump Station - 7500 Overlar	Donald Capen	817.503.1083	dcapen@colleyville.com

Auction Disposal List
October, 2021

ISM	ISM-2	Lot 2 of 3	UPS-APC SUA2200RM2U; HP Printer2156; UPS Middle Atlantic Products 1000-IP; Fax machine Brother Intellifax2900; UPS-APC SUA1000RM2U; Projector Sanyo Pro Xtrax; Converter AJA FS2; Speaker Dell CN-Ow8037; Dell Opti3050; Dell Opti780; BracoClickshare R9861006BNA; Dell Lat5570(6); Ruggon PA501; Panasonic Tablet FZ-A2(2); DellLaptop XPS(2); Panasonic Toughbook CF-31; Samsung monitor 22"; Typewriter-SmithCOrona PW3600ds; Dell power supply DA130PE-1-100 (4); VGA cables(8); HP mouse; DellPC Opti7820; ASUS monitor stand(5); iPad A1566; iPad A1416(2); iPad A1474(2); Logitech speaker S-00038; DellLaptop P20X; iPad A1954	n/a	n/a	Pump Station - 7500 Overlar Donald Capen	817.503.1083	dcapen@colleyville.com
ISM	ISM-3	Lot 3 of 3	Media receiver CRESTRON QM-RX; Media receiver CRESTRON QM-RX;Media receiver CRESTRON QM-RX1-2G-W-T; Media controller CRESTRON MPC-M10; Media controller CRESTRON MPC-M5; Power supply CRESTRON CNPWS-75; Amplifier Extron P/2 DA2xi; QuickMedia Wall Plate Crestron QM-WCC-1-B-T(4); Audio Extractor Crestron QM-AE; Quick Media Switch QM-MD4X2; Digital signal processor Nexia CS; Audio Multi Processor DIGITool MX DSP-04; Dell PC Dell Optiplex 760(4); Monitor MSI - MS-AA53(2); Monitor Viewsonic VSG930M-3(3); Monitor Dell E1910C(3); Discheck 2400-2; Card Dispenser/Reloader Carladis DRC4; Dell PC Opti3020;	n/a	n/a	Pump Station - 7500 Overlar Donald Capen	817.503.1083	dcapen@colleyville.com
Parks & Recre:	SC-1	2	Table Lamp	n/a	n/a	Colleyville Senior Center - 2 nd Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recre:	SC-2	1	Arm Chair Set	n/a	n/a	Colleyville Senior Center - 2 nd Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recre:	SC-3	1	End Table	n/a	n/a	Colleyville Senior Center - 2 nd Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recre:	SC-4	1	Small Book Shelf	n/a	n/a	Colleyville Senior Center - 2 nd Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recre:	SC-5	11	Computer Desk (11)	n/a	n/a	Colleyville Senior Center - 2 nd Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recre:	SC-6	12	Office Chairs (12)	n/a	n/a	Colleyville Senior Center - 2 nd Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recre:	SC-7	1	Rolling AV Cart	n/a	n/a	Colleyville Senior Center - 2 nd Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recre:	SC-8	1	Hand Weights & Rack	n/a	n/a	Colleyville Senior Center - 2 nd Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recre:	SC-9	1	Exercise Balls & Rack	n/a	n/a	Colleyville Senior Center - 2 nd Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recre:	SC-10	1	Adjustable Weight Bench	n/a	n/a	Colleyville Senior Center - 2 nd Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recre:	SC-11	1	48"x 49" Painting	n/a	n/a	Colleyville Senior Center - 2 nd Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recre:	SC-12	1	Artificial Trees & Plant	n/a	n/a	Colleyville Senior Center - 2 nd Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recre:	SC-13	1	26 Folding Trays & Storage Cart	n/a	n/a	Colleyville Senior Center - 2 nd Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recre:	SC-14	1	Wood Bench	n/a	n/a	Colleyville Senior Center - 2 nd Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recre:	PKS-1	Lot 1 of 4	4- office desks and 2- 6 shelf metal storage cabinets	n/a	n/a	Pump Station - 7500 Overlar Chris Haworth	817.503.1184	chaworth@colleyville.com
Parks & Recre:	PKS-2	Lot 2 of 4	3-4 drawer filing cabinets, 2-office desks, assorted office chairs	n/a	n/a	Pump Station - 7500 Overlar Chris Haworth	817.503.1184	chaworth@colleyville.com
Parks & Recre:	PKS-3	Lot 3 of 4	Assorted office chairs, 1-2 drawer grey filing cabinet, 6-grey folding chairs.	n/a	n/a	Pump Station - 7500 Overlar Chris Haworth	817.503.1184	chaworth@colleyville.com
Parks & Recre:	PKS-4	Lot 4 of 4	1- 4 drawer filing cabinet, 2-6 shelf book cases, 1 vertical 4 drawer filing cabinet, 2- office desks.	n/a	n/a	Pump Station - 7500 Overlar Chris Haworth	817.503.1184	chaworth@colleyville.com
Police	PD-1	12	Used office Chairs (12)	n/a	n/a	Justice Center - 5201 Riverw Captain Chuck Tinsn	817.503.1223	ctinsman@colleyville.com



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a

Agenda Date 10/19/2021

Number

Type Report

Department Finance

Title

Monthly Financial Report - September 2021

Explanation

General Fund

Through September, the General Fund has collected over \$400,000 more than its budgeted revenue and spent 98% of its budgeted expenditures. Cash flow remains ahead of where anticipated but behind last year's position. Franchise tax revenue and interest income have been the only weaker spots in the revenue profile. Permits landed lower than last year, but are still ahead of budget. In total, the Fund's preliminary surplus amounts to \$1.5 million. With an additional \$450-\$470 thousand in sales tax coming, a minimum of \$200 thousand in outstanding invoices, and not including the \$3.3 million in Federal recovery dollars, the Fund's operating surplus is slated to end at around \$1.7 - \$1.8 million.

Sales tax revenue

Colleyville received its tenth collection of the year from August's sales, and it brought in an increase of 11% over August of last year. This puts the total YTD growth to 13.8% over FY20, and makes for a total dollar gain of over \$1 million. Statewide, Texas cities saw another month of double digit gains for a total fiscal year increase of 12.6%. DFW cities fared better with an average monthly increase of 21.5%, yielding a total average year-to-date increase of 14.28%. Appears destination-based economies such as Hurst and Grapevine are continuing to turn around.

Utility Fund

Through the last month of the fiscal year, the Utility Fund has collected 91% of its budgeted revenue and spent 83% of its budgeted expenditures. Surplus of \$2.7 million is significantly 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. As summary above shows, the City's direct costs are outpacing its revenues (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 the need to utilize

some fund balance for operational costs this year. However, this appears to be an issue unique to this year.

Drainage Fund

To date, the Drainage Utility Fund has received more than its budgeted revenue and spent 93% 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 \$255,000 is about the same increase as last month. 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. Any year-end surplus in this fund will be moved to the Drainage Capital Fund for use on the City's Capital Improvement Plan.

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 each payment tends to be pretty consistent in terms of amount. While COVID-related economic disruptions have obviously taken a toll this year, travel activities are on the rise in spite of concerns over the COVID delta variant, and revenue in this fund is making a swift comeback. The current fund balance is back up at \$207,000 as of the end of this month. Given the relatively large balance, the fund has been able to weather the difficult 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 August's figures, the fund is running a deficit of about \$59,000. The fund's final debt payment for the year was made in August, so no further expenditures are anticipated for FY21. With Colleyville's current debt service schedule, all bonded debt is on track to be paid off by FY27.

Attachments

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

Monthly Financial Report September 2021

City Council Meeting
October 19, 2021

General Fund

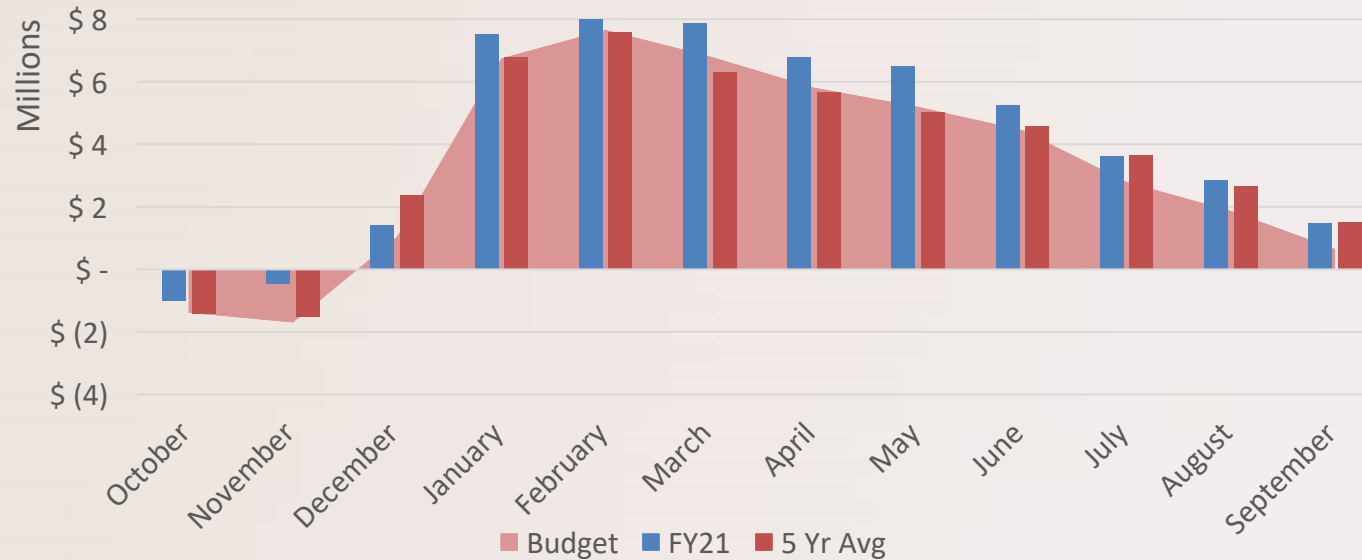


General Fund

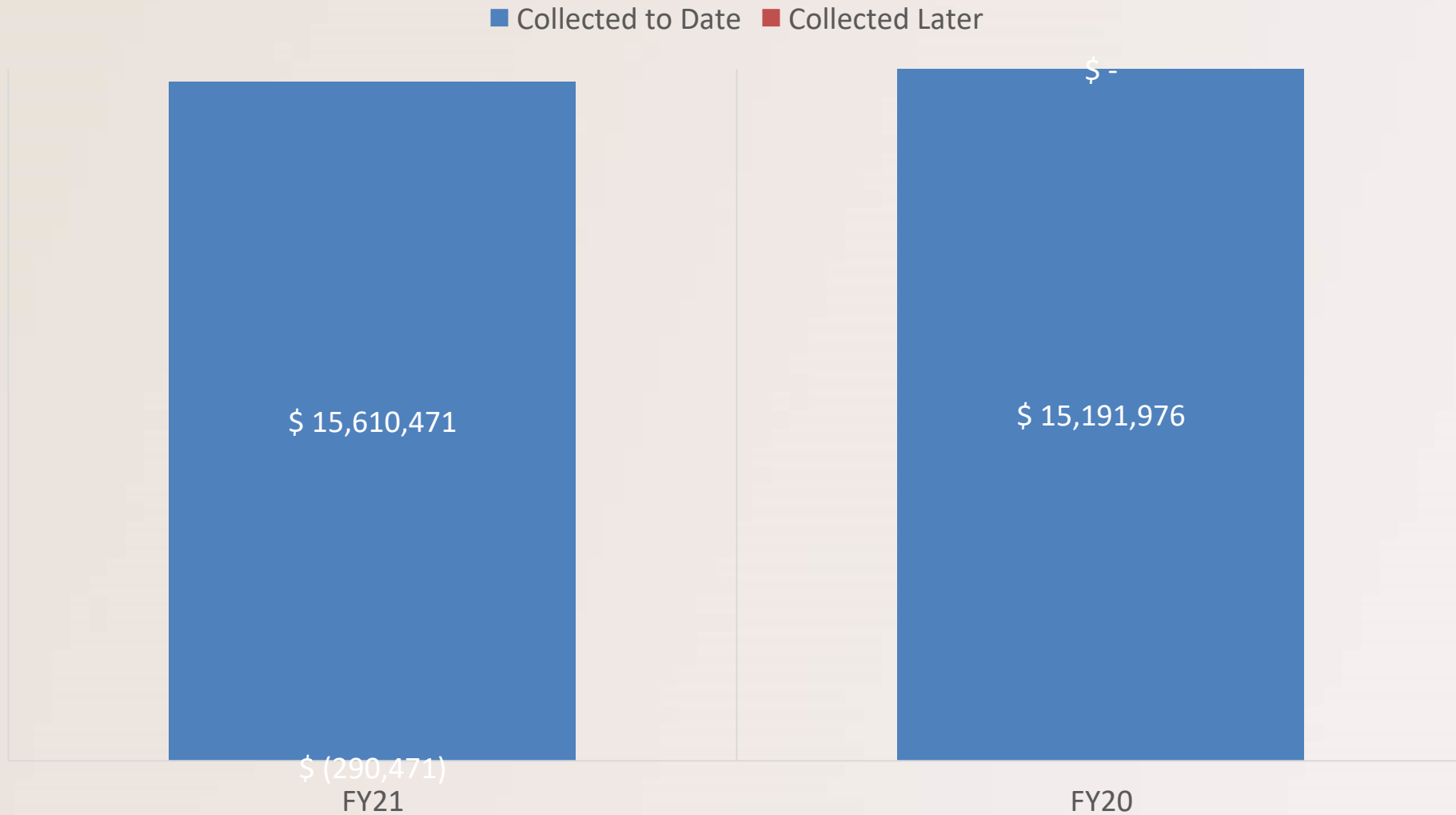
	FY21 Budget		FY21 YTD		% of Budget	FY20 YTD		FY20% of Budget
Revenues	\$	25,124,381	\$	25,558,688	102%	\$	24,929,749	101%
Expenditures	\$	24,476,146	\$	24,067,868	98%	\$	23,246,938	80%
	\$	648,235	\$	1,490,820		\$	1,682,812	

*100% of the year is completed

General Fund Cash Flow



Property Tax Highlight

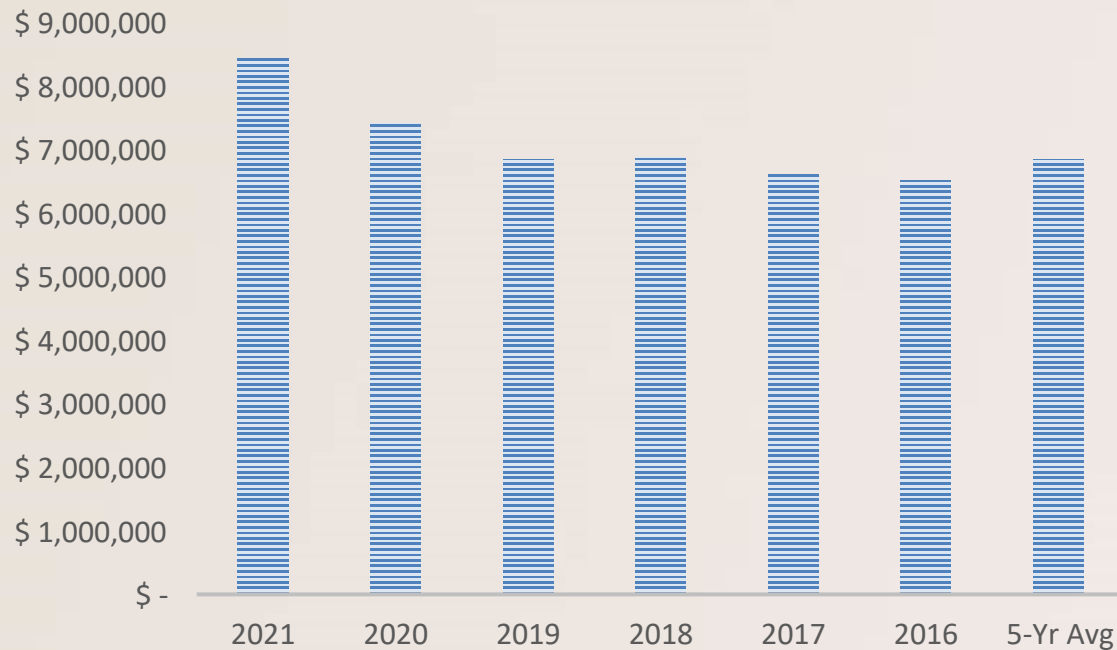


Sales Tax Highlight



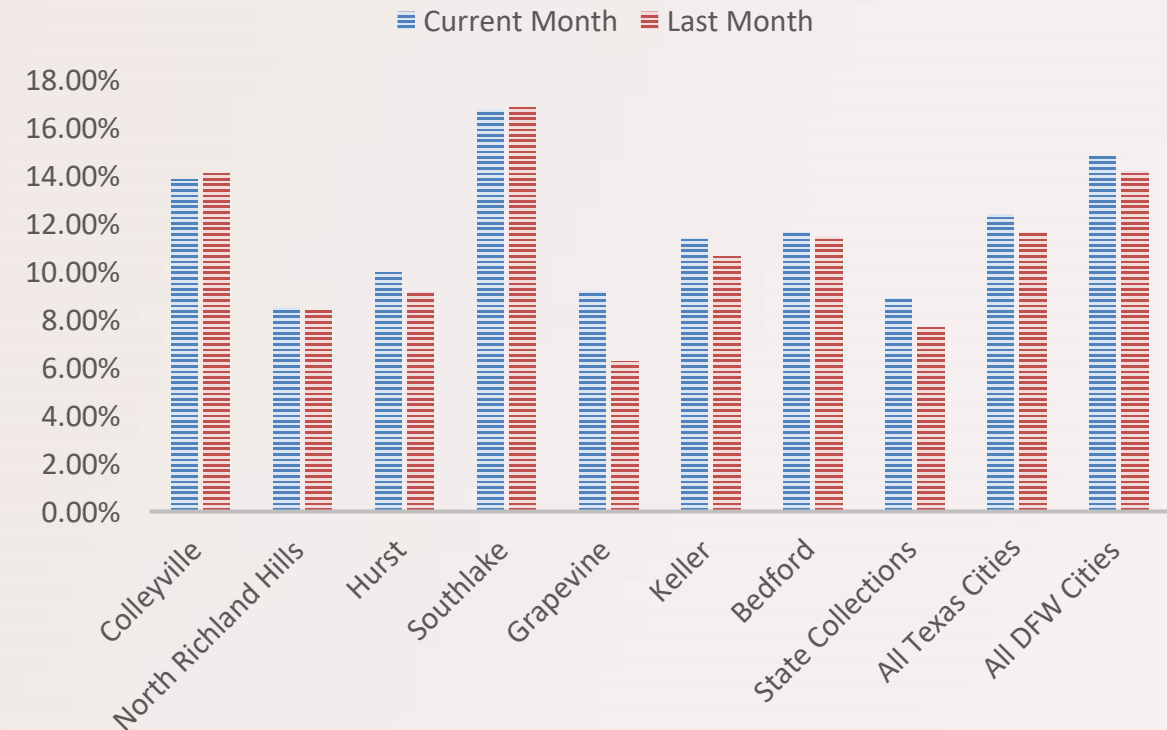
FY21 YTD Receipts compared to Previous Years

THRU AUGUST SALES TAX RECEIPTS (COMPARISON)



City/State Comparisons

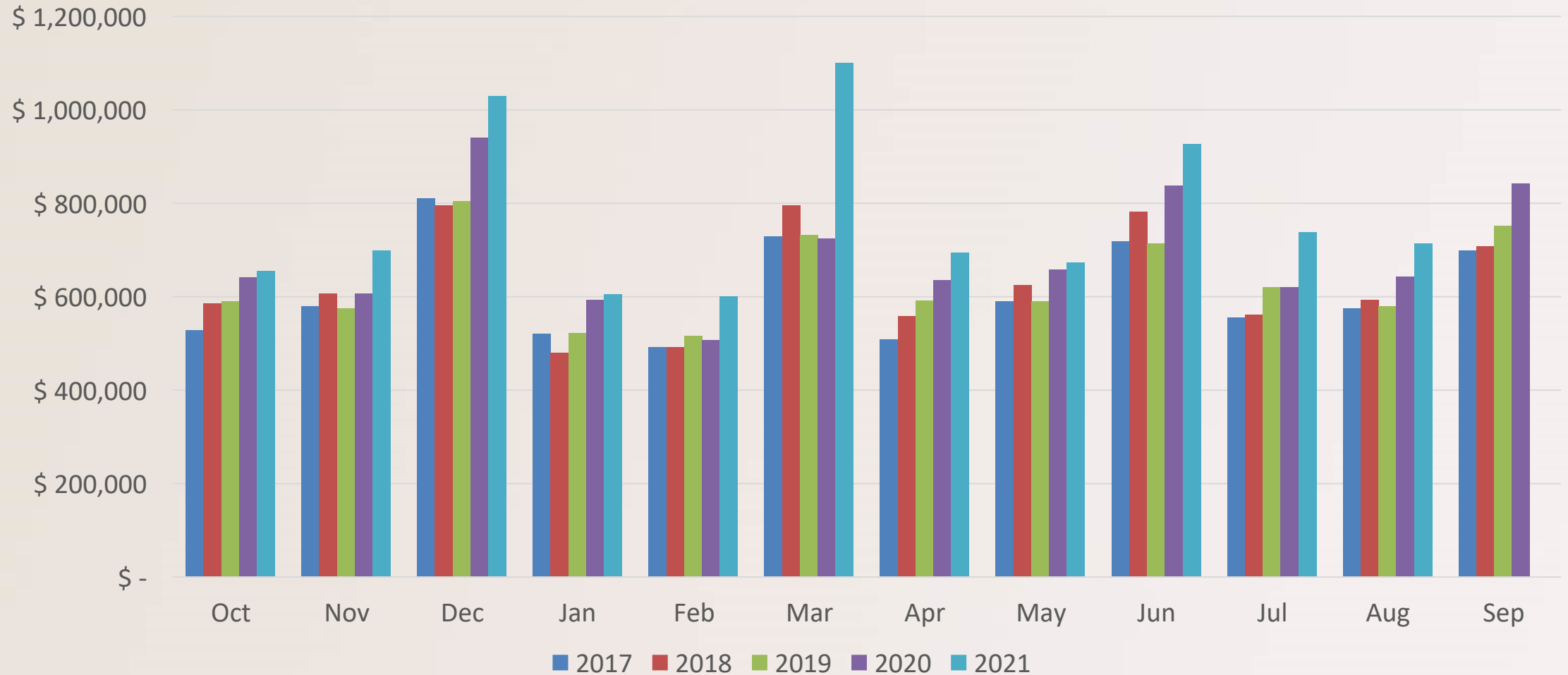
CITY/STATE COMPARISONS



Sales Tax Highlight



Month over Month Collections



Utility Fund



Utility Fund					
	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20 % of Budget
Revenues	\$ 17,900,258	\$ 16,359,312	91%	\$ 16,243,046	93%
Expenditures	\$ 17,925,758	\$ 14,892,247	83%	\$ 15,155,487	81%
	\$ (25,500)	\$ 1,467,065		\$ 1,087,559	

*100% of the year is completed

TRA Revs/Exps		
	FY21 Budget	FY21 YTD
Revenues	\$ 13,909,032	\$ 13,017,410
Expenditures	\$ 13,459,032	\$ 11,335,964
	\$ 450,000	\$ 1,681,445

City Revs/Exps		
	FY21 Budget	FY21 YTD
Revenues	\$ 3,541,226	\$ 3,341,902
Expenditures	\$ 3,566,726	\$ 3,556,282
	\$ (25,500)	\$ (214,380)

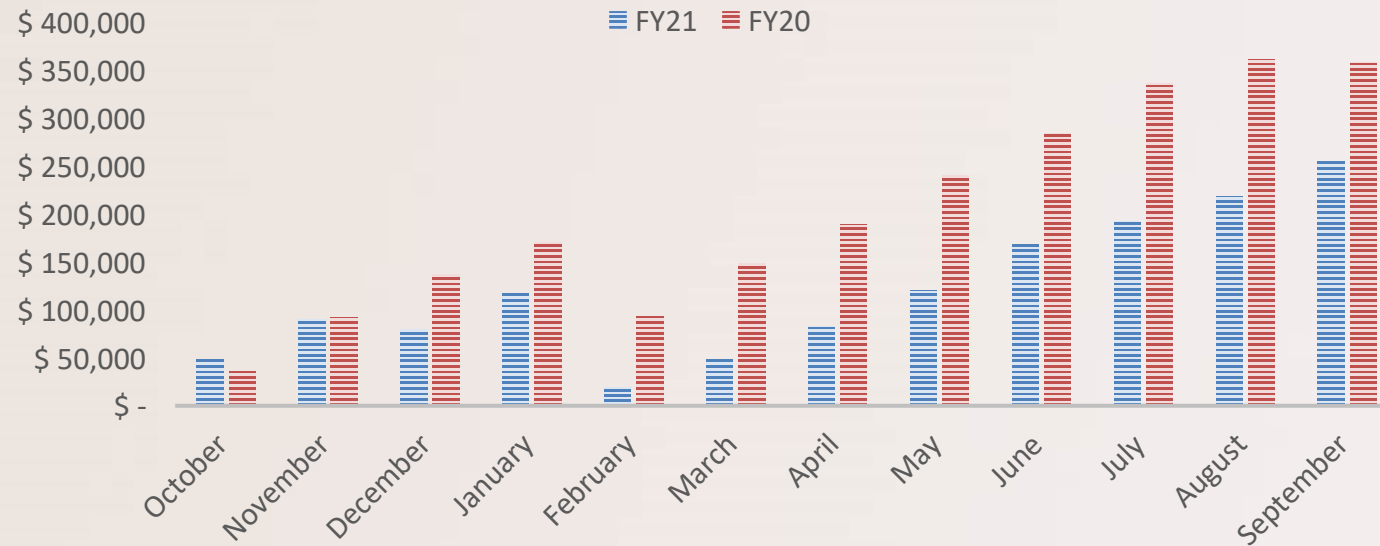
Drainage Fund



Drainage Fund					
	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20 % of Budget
Revenues	\$ 978,508	\$ 1,011,769	103%	\$ 1,034,662	106%
Expenditures	\$ 810,202	\$ 756,897	93%	\$ 566,758	45%
	\$ 168,306	\$ 254,872		\$ 467,904	

*100% of the year is completed

FY21 VS. FY20 CASH FLOW



Hotel Fund

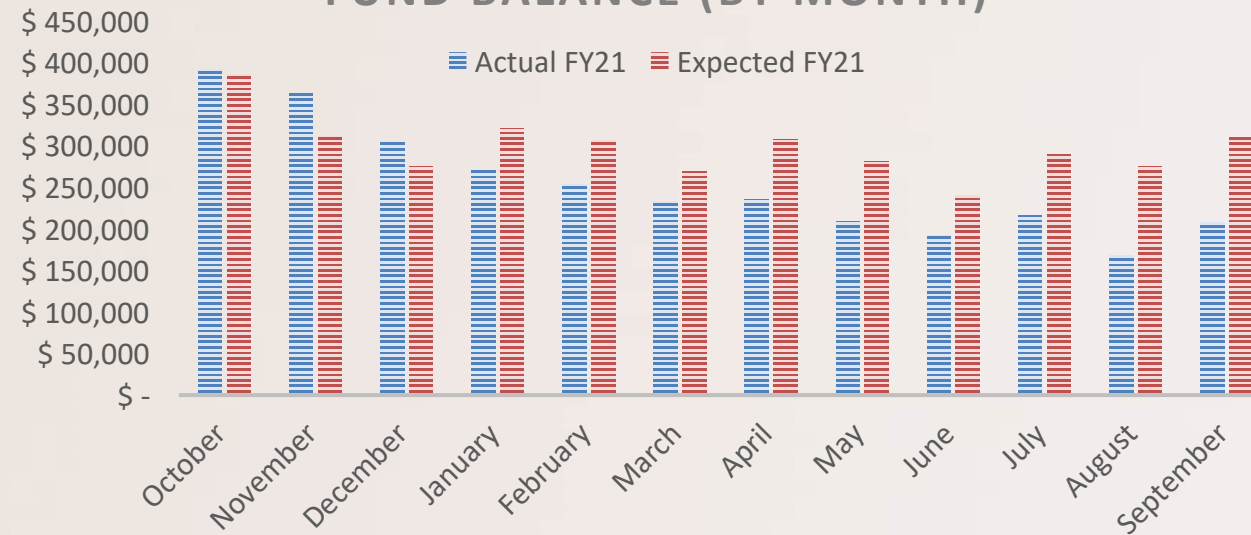


Hotel Fund

	FY21 Budget		FY21 YTD		% of Budget	FY20 YTD
Revenues	\$	237,500	\$	79,995	34%	\$ 117,887
Expenditures	\$	327,176	\$	271,409	83%	\$ 218,456
	\$	(89,676)	\$	(191,414)		\$ (100,569)

*100% 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	\$	805,097	103%	\$ 1,517,533
Expenditures	\$	819,423	\$	864,446	105%	\$ 1,236,398
	\$	(36,923)	\$	(59,349)		\$ 281,135

*100% of the year is completed



Monthly Financial Report - September 2021

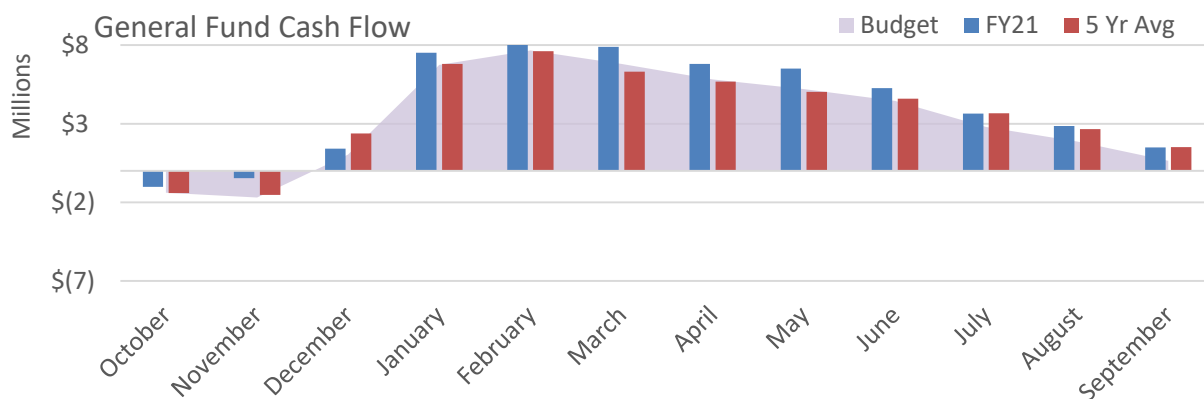
% of year Completed 100%

General Fund

% of Budget Spent 98%

	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 25,124,381	\$ 25,558,688	102%	\$ 24,929,749	101%
Expenditures	\$ 24,476,146	\$ 24,067,868	98%	\$ 23,246,938	80%
	\$ 648,235	\$ 1,490,820		\$ 1,682,812	

Through September, the General Fund has collected over \$400,000 more than its budgeted revenue and spent 98% of its budgeted expenditures. Our cash flow here remains ahead of where we anticipated but behind last year's position. Franchise tax revenue and interest income have been the only weaker spots in our revenue profile, and while permits landed lower than last year they are still ahead of budget. In total, the Fund's preliminary surplus amounts to \$1.5 million. With an additional \$450-\$470k in sales tax coming, a minimum of \$200k in outstanding invoices, and not including our \$3.3m in Federal recovery dollars, the Fund's operating surplus is slated to end at around \$1.7 - \$1.8 million.



General Fund Highlights

Revenue (FY21/FY20)

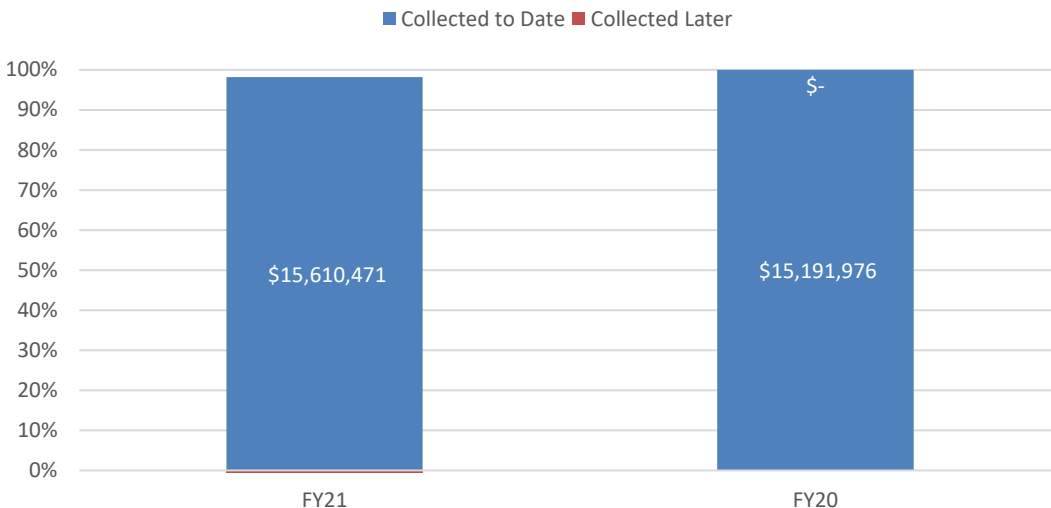
Property Tax	+ \$418k	Sales Tax	+ \$527k	Franchise Tax	-\$142k
Licenses	-\$69k	Other Revenue	-\$105k	Total Rev	+ \$629k

Expenditures (FY21/FY20)

Personnel	+ \$418k	Contractual	+ \$180k	Supplies	+ \$240k
Capital	-\$16k	Transfers	-\$ 2k	Total Exp	+ \$821k

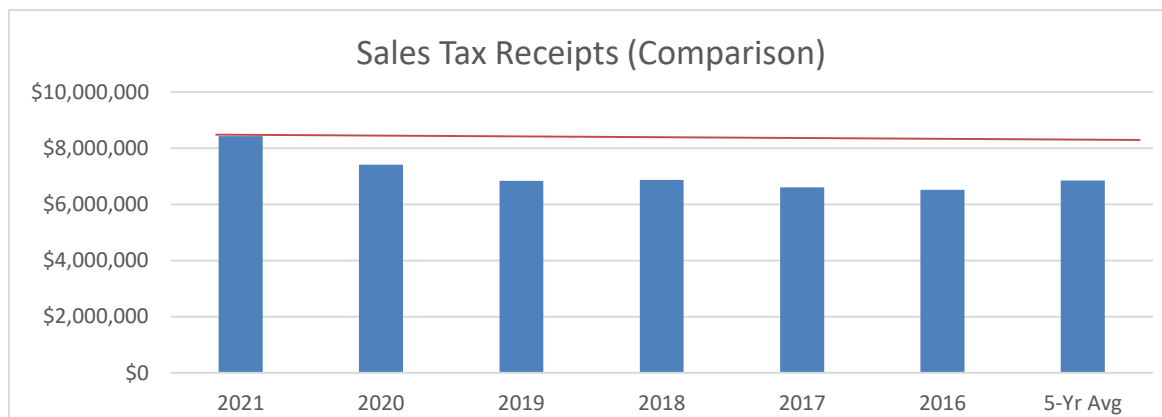
Monthly Financial Report - September 2021

Revenue Highlight: Property Tax



Colleyville has received \$15.6m in General Fund property tax this year, which makes for a 2.7% 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. As with this fiscal year, Colleyville's upcoming FY22 budget has been balanced using the no-new-revenue tax rate.

Revenue Highlight: Sales Tax



MTD Increase		YTD Increase	
↑	11.0%	↑	13.8%

Colleyville received its tenth collection of the year from August's sales, and it brought in an increase of 11% over August of last year. This puts our total YTD growth to 13.8% over FY20, and makes for a total dollar gain of over \$1 million. Statewide, Texas cities saw another month of double digit gains for a total fiscal year increase of 12.6%. DFW cities fared better with an average monthly increase of 21.5%, yielding a total average year-to-date increase of 14.28%. It also looks as if destination-based economies such as Hurst and Grapevine are continuing to turn around.

Monthly Financial Report - September 2021

Water/Sewer Utility Fund

% of year Completed 100%

% of Budget Spent 83%

	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 17,900,258	\$ 16,359,312	91%	\$ 16,243,046	93%
Expenditures	\$ 17,925,758	\$ 14,892,247	83%	\$ 15,155,487	81%
	\$ (25,500)	\$ 1,467,065		\$ 1,087,559	

Breakout of City's revenues/expenses from those related to the Trinity River Authority:

*TRA Revenue/Expense Summary			City Revenue/Expense Summary		
	FY21 Budget	FY21 YTD		FY21 Budget	FY21 YTD
Revs	\$ 13,909,032	\$ 13,017,410	Revs	\$ 3,541,226	\$ 3,341,902
Exps	\$ 13,459,032	\$ 11,335,964	Exps	\$ 3,566,726	\$ 3,556,282
Net	\$ 450,000	\$ 1,681,445	Net	\$ (25,500)	\$ (214,380)

Through the last month of the fiscal year, the Utility Fund has collected 91% of its budgeted revenue and spent 83% of its budgeted expenditures. Our surplus of \$2.7m is significantly 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 summary above shows, the City's direct costs are outpacing its revenues (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

12.74

Expenditures (FY21/FY20)

Mostly TRA costs ↓

Personnel	+ \$160k	Contractual	-\$485k	Supplies	-\$71k
Capital	+ \$101k	Transfers	+ \$32k	Total Exp	-\$263k

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 - September 2021

% of year Completed 100%

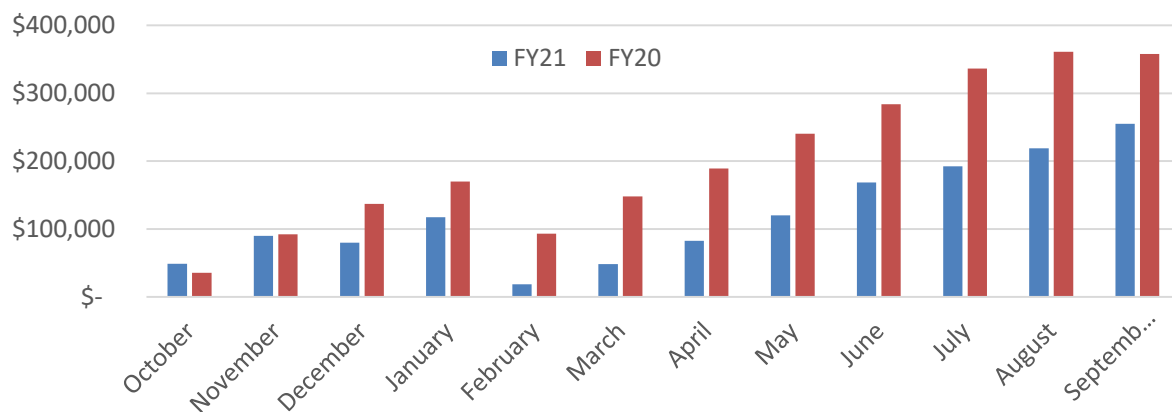
Drainage Utility Fund

% of Budget Spent 93%

	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 978,508	\$1,011,769	103%	\$ 1,034,662	106%
Expenditures	\$ 810,202	\$ 756,897	93%	\$ 566,758	45%
	\$ 168,306	\$ 254,872		\$ 467,904	

To date, the Drainage Utility Fund has received more than its budgeted revenue and spent 93% 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 \$255,000 is about the same increase we saw last month. 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. Any year-end surplus in this fund will be moved to the Drainage Capital Fund for use on the City's capital improvement plan.

FY21 vs. FY20 Cash Flow



Drainage Fund Operation Highlights

Revenue - Drainage Fees

FY21/FY20 0.6%

FY21/5-Yr Avg 2.5%

Expenditures (FY21/FY20)

Personnel	+ \$74k
Supplies	-\$22k
Debt Service	+ \$120k

Contractual	+ \$18k
Capital/Xfers	\$00k
Total Exp.	+ \$190k

Note: this fund's debt service is has been retired as of fiscal year 2021.

Monthly Financial Report - September 2021

Hotel Tax Fund

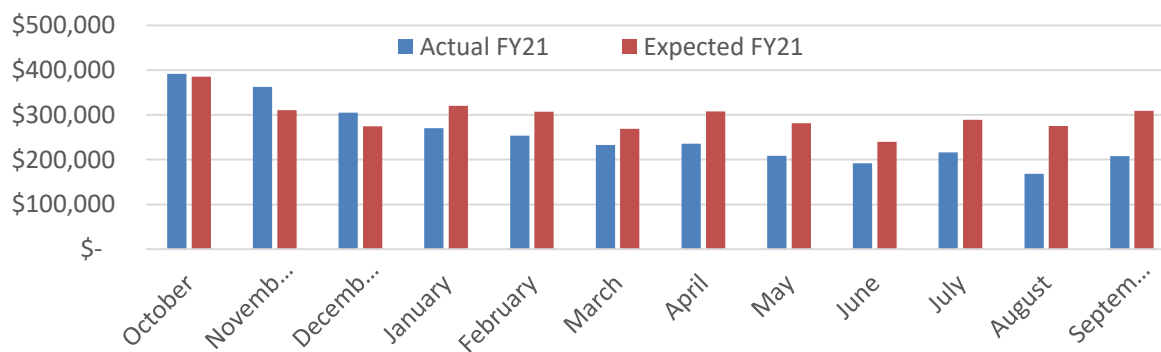
% of year Completed 100%

% of Budget Spent 83%

	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 237,500	\$ 79,995	34%	\$ 117,887	
Expenditures*	\$ 327,176	\$ 271,409	83%	\$ 218,456	
	\$ (89,676)	\$ (191,414)		\$ (100,569)	

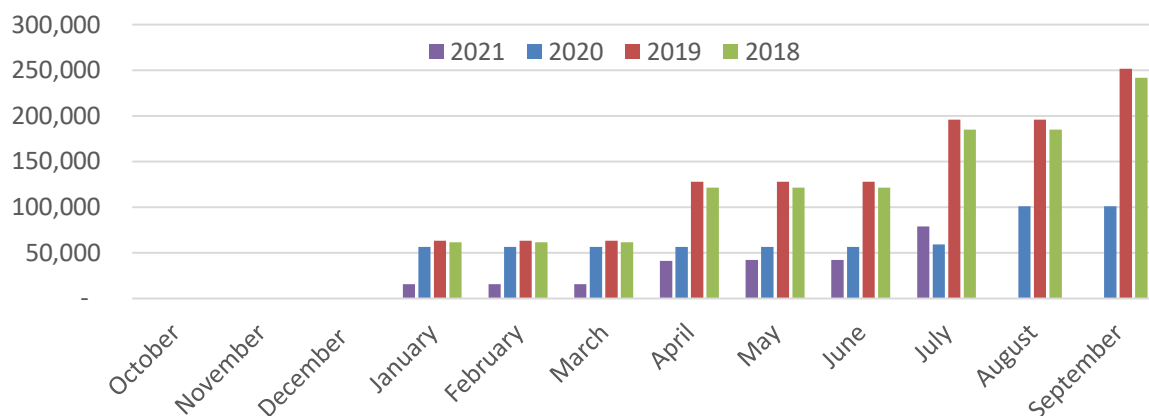
The Hotel Fund began the year outperforming expectations due mostly to lower spending than anticipated for the first quarter. Half of this fund is dedicated to personnel costs, whereas the other half is dedicated to improvements, event supplies, and promoting the City via events, economic development, and direct advertising. Our revenue only comes in once each quarter, and each payment tends to be pretty consistent in terms of amount. While COVID-related economic disruptions have obviously taken a toll this year, travel activities are on the rise in spite of concerns over the COVID delta variant, and revenue in this fund is making a swift comeback. Our current fund balance is back up at \$207,000 as of the end of this month. Given the relatively large balance here, the fund has been able to weather the difficult year.

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



Hotel Tax Performance

FY21 Revenue vs. History



Monthly Financial Report - September 2021

Debt Service Fund % of year Completed 100%
 % of Budget Spent 105%

	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 782,500	\$ 805,097	103%	\$ 1,517,533	108%
Expenditures*	\$ 819,423	\$ 864,446	105%	\$ 1,236,398	88%
	\$ (36,923)	\$ (59,349)		\$ 281,135	

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 August's figures, the fund is running a deficit of about \$59,000. The fund's final debt payment for the year was made in August, so no further expenditures are anticipated for FY21. 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:

Kyle Lester
 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 10/19/2021

Number Ordinance O-21-2174

Type Ordinance

Department Community Development

Title

Consideration of an amendment to the PUD-R Planned Unit Development-Residential district, specifically to amend the regulations for garage door building materials, for Lots 1-12, Block 1, The Villas at Windsor Steele, located at 5101-5145 Roberts Road, Case ZC21-018

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Second Reading and Public Hearing

The Council discussed the permit process and expressed concerns about the architectural design of the homes. The applicant was present at the first reading to explain the request and answer questions.

First Reading and Public Hearing

Ryan Panno and Brian Adams, the applicants, have submitted a request for an amendment to the existing PUD-R Planned Unit Development – Residential ordinance for the Villas at Windsor Steele development, being approximately 2.60 acres. The purpose is to amend the PUD-R's ordinance in order to allow for the incorporation of glass as an acceptable building material for garage doors. The current regulation requires wood or faux-wood doors. No other amendments are proposed.

Existing Conditions/Background: The subject property consists of a 12 lot single-family subdivision under construction. This development was approved by the City Council in September of 2015.

Proposed Amendment:

Request – The applicant requests to change the PUD ordinance to allow for glass as an approved material for the garage doors.

Analysis: The requested PUD-R amendment is for an update to the allowable materials for garage doors. The previous ordinance was approved in 2015 and requires wood or faux-wood only. The applicants desire for glass to be an acceptable building

material for the garage doors. To change the garage door materials from the PUD-R ordinance requires an amendment to Ordinance O-15-1964.

Plat Status: The property is platted as Lots 1-12, Block 1, of the Villas at Windsor Steele.

DRC Review: The DRC reviewed the request during their August 23, 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 properties to the north, south and west have AG Agricultural zoning and have mostly developed with residential structures, a church, and soccer fields. The properties to the east have PUD-R zoning and are improved with residential structures.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, identifies the subject property for residential development. The proposed change to the PUD-R ordinance 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 is neutral on this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request conditional that the glare from the glass shall be mitigated with some resolution prior to the City Council meeting at their September 13, 2021, meeting by a vote of 6-1.

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. Statement of Planning Objectives
5. Full-View-Brochure Garage Doors
6. Ordinance O-15-1964
7. Photo Sep 22, 10.39.28 AM
8. Notification Map
9. Notification Letter
10. Notify List
11. Letters Received
12. Updated Resident Letter 9.26.2021
13. Ordinance O-21-2174

Aerial Map



ZC21-018

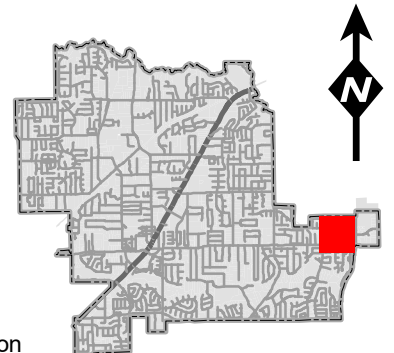
5101-5145 Roberts Road

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.

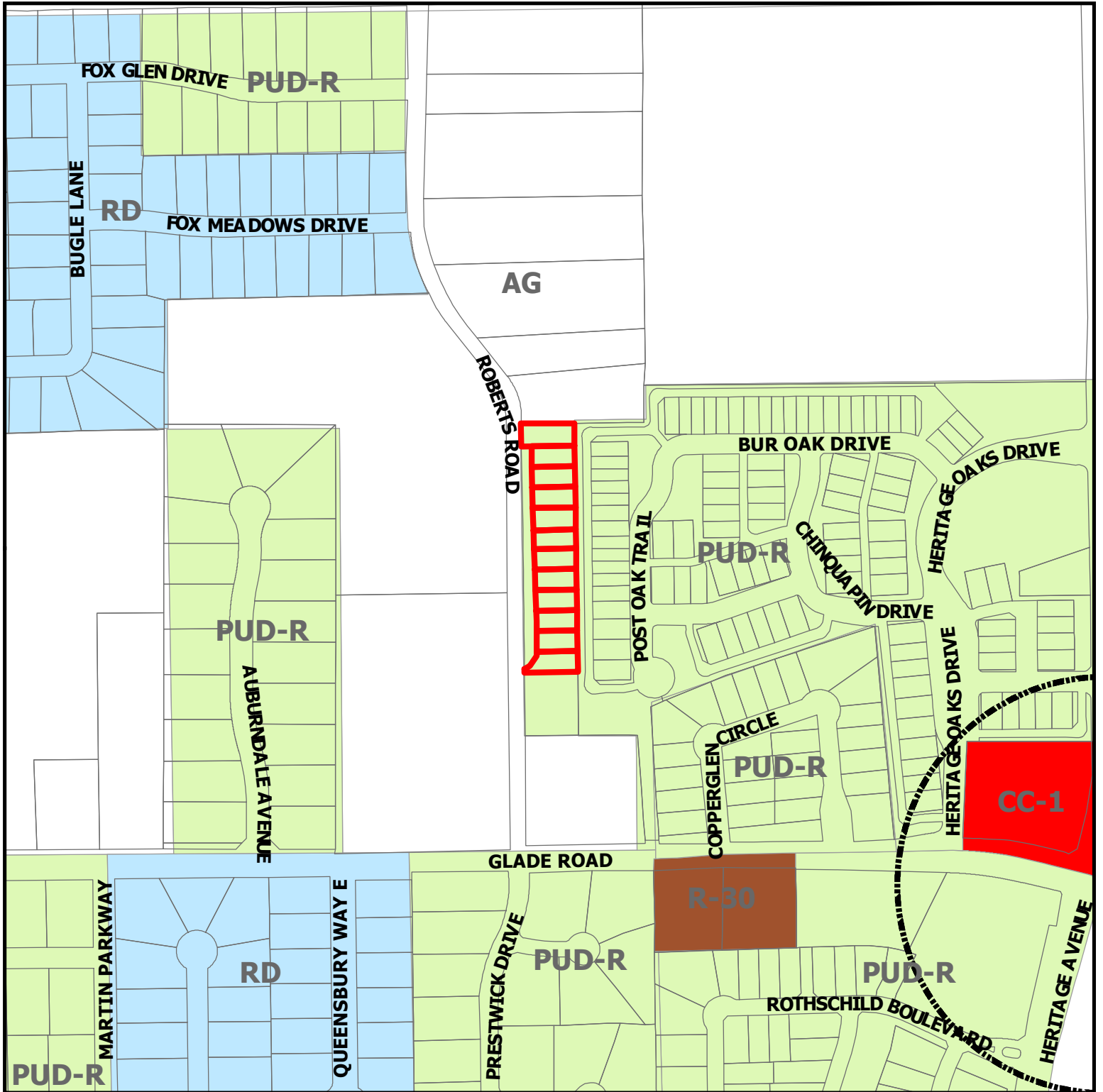


Subject Property

Sales Tax Preferred Intersection



Zoning Map



ZC21-018

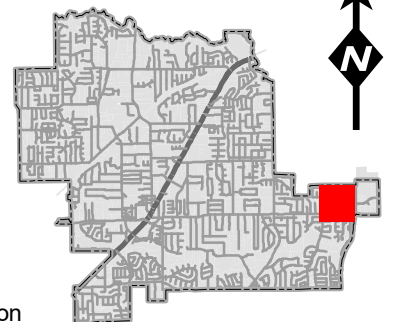
5101-5145 Roberts Road

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Subject Property

Sales Tax Preferred Intersection



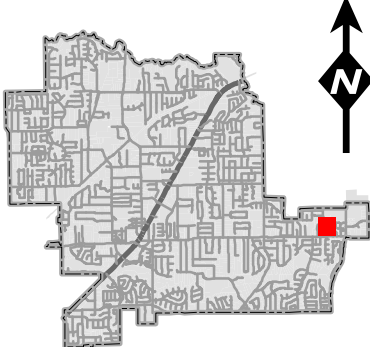
Future Land Use Map



ZC21-018

5101-5145 Roberts Road

- Subject Property
- Residential
- Institutional
- Open Space; Parks



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The Villas of Windsor Steele
Colleyville, Texas
PUD Single Family - 12 Lots
PUD Amendment – Ordinance O-15-1964

1. GENERAL

- a. The purpose of this PUDR Amendment is to revise Item e. in Section 4.2 of City of Colleyville Ordinance O-15-1964
 - i. Item e. currently states: “Homes shall feature wooden or faux-wood garage doors.”
 - ii. Revised Item e. to state: “Homes shall feature all glass garage doors. Glass type shall be frosted.”







5125











5121









5121

5117





| FULL-VIEW ALUMINUM



THE
QUALITY
GARAGE
DOOR™



FULL-VIEW ALUMINUM

A dramatic statement, made to fit your contemporary garage door application. Our full-view aluminum garage doors are expertly engineered of aluminum and glass that will give your home the perfect blend of industrial and ultra modern.

3295 shown in clear anodized with optional frosted glass

KEY FEATURES



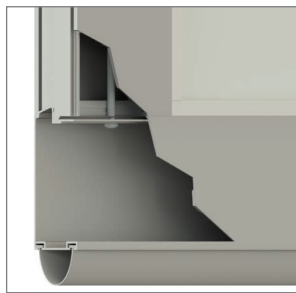
INSULATION

Optional insulated section rails are available providing additional thermal protection for your garage space.



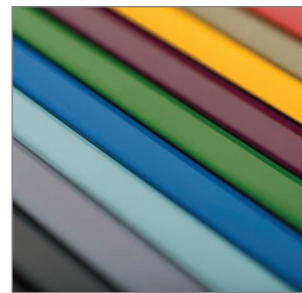
BULB SEAL

Integrated bulb seal eliminates air and water infiltration keeping your interiors protected from the unwanted elements.



SECTION CONSTRUCTION

Rail and stile sections are assembled with through bolts for added strength and longevity.



POWDER COATING

Choose from 188 color options that provide a maintenance free, durable finish.



Enjoy the view but keep the noise out!

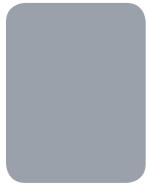
C.H.I Full-View Aluminum doors have been tested and certified for an STC (sound transmission class) Rating of 27.

PERSONALIZING OPTIONS

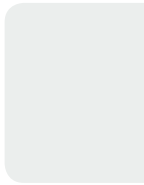
Choose from a variety of personalizing options to complement your home's design and create immediate curb appeal.

FINISH

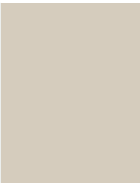
SUPER DURABLE POWDER COAT COLORS All powder coat colors add 1-week lead time



Clear Anodized



White



Almond



Sandstone



Brown



Bronze



Dark Bronze



Gray



Desert Tan

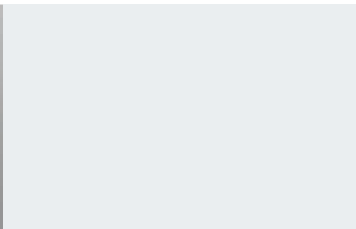


Black

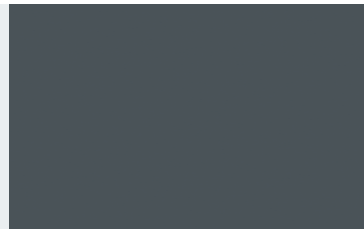
GLASS



Plain



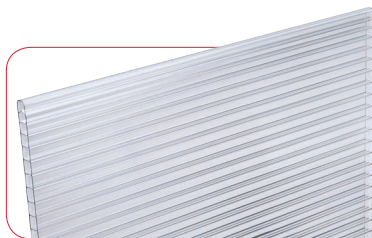
Frosted



Tinted



Obscure



ADDITIONAL GLASS & PANEL OPTIONS

In addition to our standard glass offering, customize your door with specialty glass, solid panels or special materials. Contact your C.H.I. Dealer for options and details.



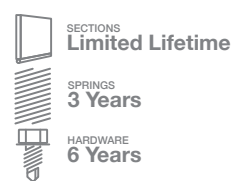
Full-View Aluminum Model Comparison Chart

BETTER		BEST	
Section Construction	2" Thick - Hollow aluminum rails with through bolt assembly and bulb seal between sections		2" Thick - Insulated aluminum rails with through bolt assembly and bulb seal between sections
Section Material	Heavy Duty - Aluminum		Heavy Duty - Aluminum
Insulation Type	No Insulation	Polystyrene Insulation	
			
Panel Style / Model Number ²			
 Full-View		3295	3297
Personalizing Options			
Powder Coating ¹	188 Colors	188 Colors	
Windows	•	•	
Solid Panels	Insulated or Non-Insulated	Insulated or Non-Insulated	
Glass	•	•	
Warranty	Limited Lifetime Warranty		

¹ Refer to your local C.H.I. Dealer for exact color match. ² Model number indicates insulation type.

APPEARANCE PACKAGE

All hardware, including struts and track, is powder coated, creating a complete garage door system with a lasting impression.





DOORVISIONS
Bring your vision to life.

C.H.I. DEALERS

A BETTER BUYING EXPERIENCE

All C.H.I. doors, replacement parts, and accessories are sold only through our network of C.H.I. dealers: dedicated professionals who install and service our doors with the same quality and workmanship we use to manufacture them.

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Your Local Garage Door Professional

ORDINANCE O-15-1964

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 2.60 ACRES IN THE G.W. MINTER SURVEY, ABSTRACT 1034, LOCATED AT 5017, 5113, AND 5201 ROBERTS ROAD FROM THE AG-AGRICULTURAL ZONING DISTRICT TO THE PUD-R-PLANNED UNIT DEVELOPMENT RESIDENTIAL ZONING 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 under Case No. ZC15-011; 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 enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein, and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, among other things, to the character of the 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 Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and state law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings

and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 2.60 acres in the G.W. Minter Survey, Abstract 1034, located at 5017, 5113, and 5201 Roberts Road from the AG-Agricultural zoning district to the PUD-R-Planned Unit Development Residential zoning district, as depicted in the attached Exhibit "A" and as legally described in Exhibit "B".
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:
1. General
 - a. The purpose of this PUD-R is for a single family residential development of 12 detached dwelling units, constructed at a maximum net density of 6.3 dwelling units per acre (12 divided by 1.92 acres).
 - b. The subject property is subject to all the regulations contained in the Land Development Code, except as noted herein.
 2. Development Plan
 - a. The development shall be generally consistent with Exhibits "C" and "D" relating to the layout and common open space, which shall not be considered the associated plat. The actual

street and lot arrangement may differ from that shown on Exhibit "C" to accommodate topographic, drainage, or other conditions. All final details are subject to the other provisions of this ordinance and all other City codes and regulations.

- b. The development shall provide a slip road, similar to the one in attached Exhibit "E." The photos represent the character and look the slip street shall have.
- c. Homes constructed shall generally comply with the building materials, architectural style, and scale of the architecture as shown in the renderings contained in Exhibit "F."
- d. Homes constructed shall utilize 100 percent masonry materials on all facades, excluding windows, doors and trim.
- e. Homes shall feature wooden or faux-wood garage doors.
- f. A six-foot masonry wall shall be provided along the northern and southern property lines, extending from the eastern property line and existing masonry wall of Heritage Oaks to the front building line of proposed Lots 1 and 12.

3. Permitted Uses

- a. Single Family Detached Dwellings
- b. Common Open Space Areas

4. Residential Lot Requirements and Setbacks

Residential lot requirements and setbacks shall comply with the following provisions:

- a. Minimum Lot Size: 4,882 square feet
- b. Minimum Lot Depth: 97 feet
- c. Minimum Lot Width: 50 feet
- d. Front Building Line: 10 feet

- e. Side Building Line: 5 feet
- f. Rear Building Line: 10 feet
- g. Maximum Lot Coverage: 66 percent
- h. Maximum Building Height: 30 feet

5. Open Space and Landscaping

- a. This development shall provide a minimum of 17.3 percent common open space, as shown on Exhibits "C" and "D" which shall be for the aesthetic, leisure, and recreational enjoyment of the development's residents. The open space shall comply with the provisions contained in the Land Development Code except as noted herein. All open space areas shall be landscaped and maintained by the Homeowner's Association (HOA).
- b. A minimum of eight, three-inch caliper trees shall be planted on proposed Lot 13 by the developer, prior to the final acceptance of the subdivision.
- c. A minimum of one, three-inch caliper tree shall be planted in each residential lot front yard.
- d. The two existing trees as noted on Exhibit "D" shall be preserved. Should the two trees be removed, the caliper inches shall be replaced with trees meeting the standards of the Land Development Code at the rate of three times the removed tree's caliper inches.
- e. The median between Roberts Road and the slip road shall contain one tree for every 30 linear feet, to be provided by the developer prior to final acceptance of the subdivision.

Sec. 5. 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. 6. 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. 7. 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. 8. 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. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort, and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

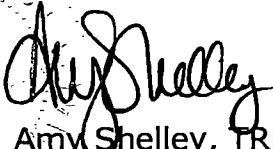
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of September 2015.

The second reading and public hearing being conducted on the 15th day of September 2015.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 15th day of September 2015.

ATTEST:


Amy Shelley, TRMC
City Secretary

CITY OF COLLEYVILLE


David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

Ben L. Stool
Ass't City Attorney
Boyle & Lowry, LLP

Exhibit A –Location and Zoning Map

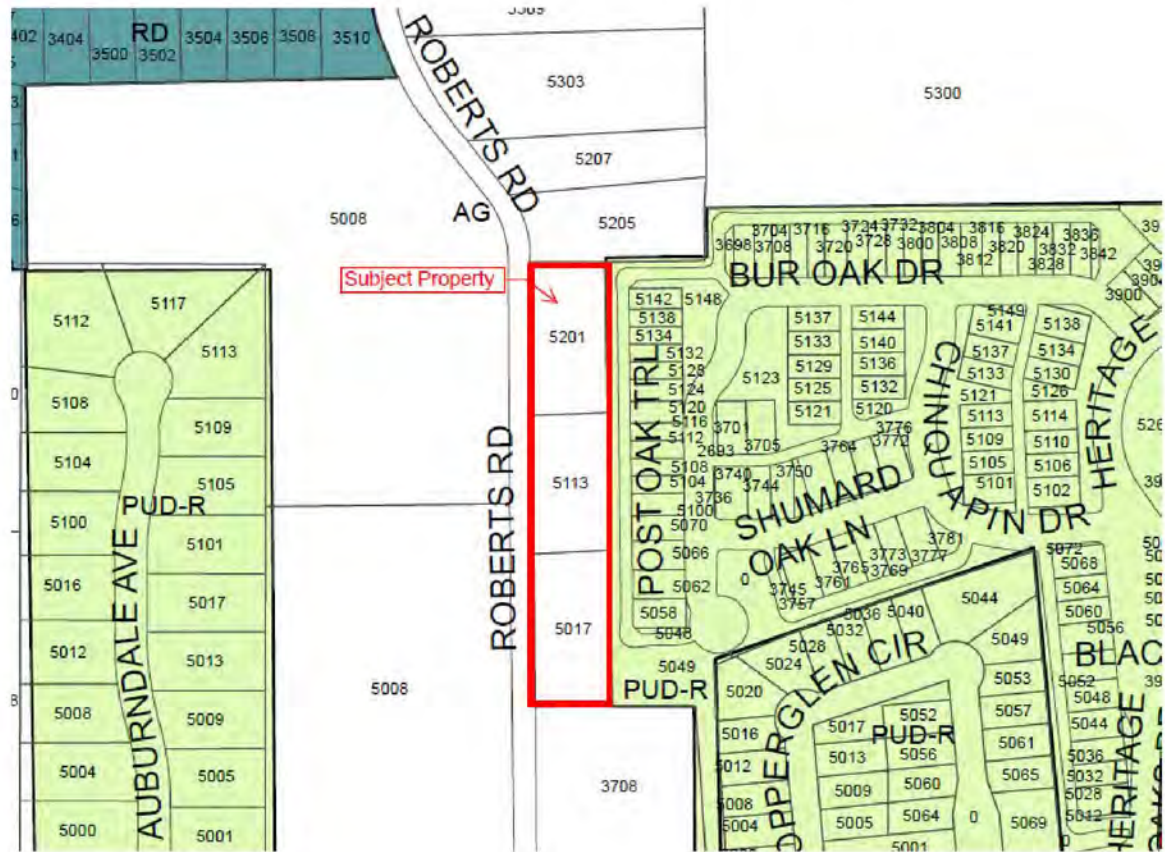


Exhibit B – Legal Description

Being a tract in the G.W. Minter Survey, Abstract 1034, City of Colleyville, Tarrant County, Texas conveyed to Kenneth W Sauer, etux, recorded in Document No. 211194191, James Lecocq recorded in Document No. 203104559, and Ted Scribner, etux recorded in Vol. 5564 Page 899 of the Deed Records of Tarrant County, Texas, and being more particularly described as follows with bearings related to the west line of Heritage Oaks recorded in Cabinet "A" Slide 11704 of the plat records of Tarrant County; Beginning at the northwest corner of said Heritage Oaks; THENCE S00/48'20"E, a distance of 304.48 feet along said west line to a point for a corner; THENCE S00/33'05"E, a distance of 456.18 feet continuing along said west line to a point for a corner in the north line of Lot 1 Block 1 Pleasant Glade Baptist Church Addition recorded in Cabinet "A" Slide 7691 of said Plat Records; THENCE S88/30'45"W, a distance of 144.98 feet to a point for a corner in Roberts Road; THENCE N01/52'36"W, a distance of 289.95 feet to a point for a corner; THENCE N00/39'22"W, a distance of 286.54 feet to a point for a corner; THENCE N88/51'25"E, a distance of 6.77 feet to a point for a corner; THENCE N00/48'20"W, a distance of 185.47 feet to a point for a corner in the south line of a tract conveyed to Thomas Arnold recorded in Document 203464501 of said deed records; THENCE N89/01'26"E, a distance of 144.90 feet along said Arnold south line to the POINT OF BEGINNING and containing 2.60 acres, more or less.

Exhibit C – Site Layout

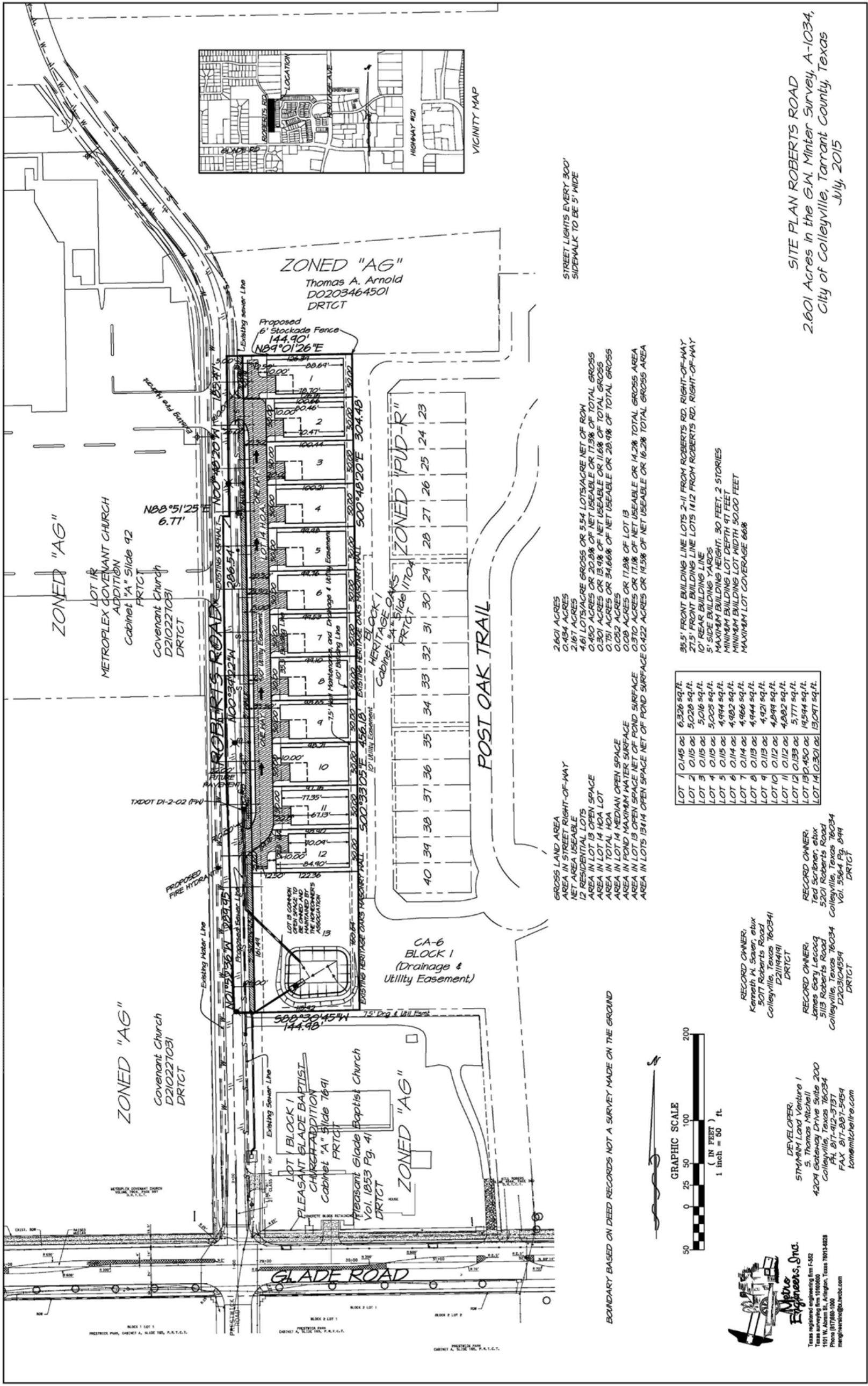


Exhibit D – Conceptual Landscape

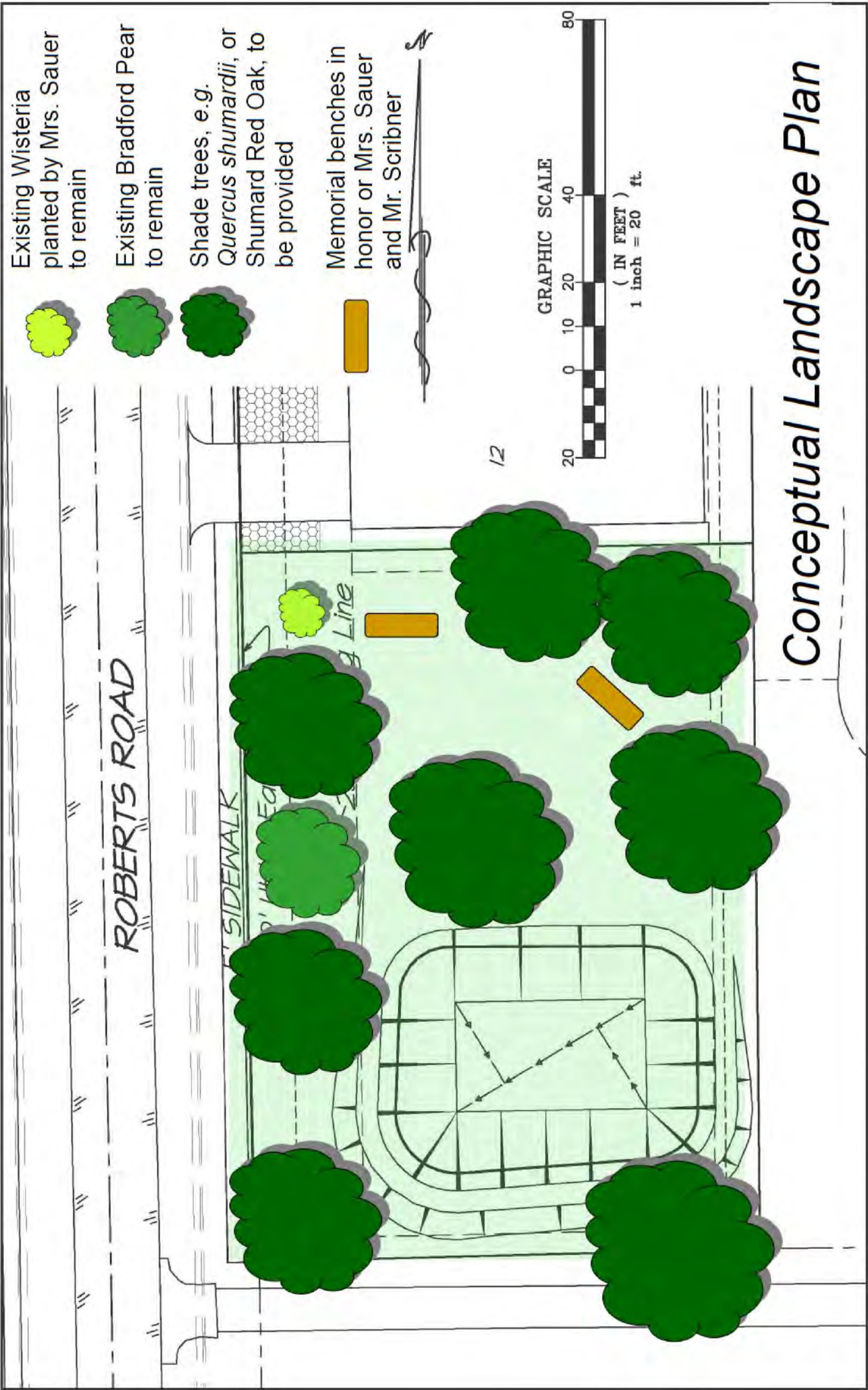
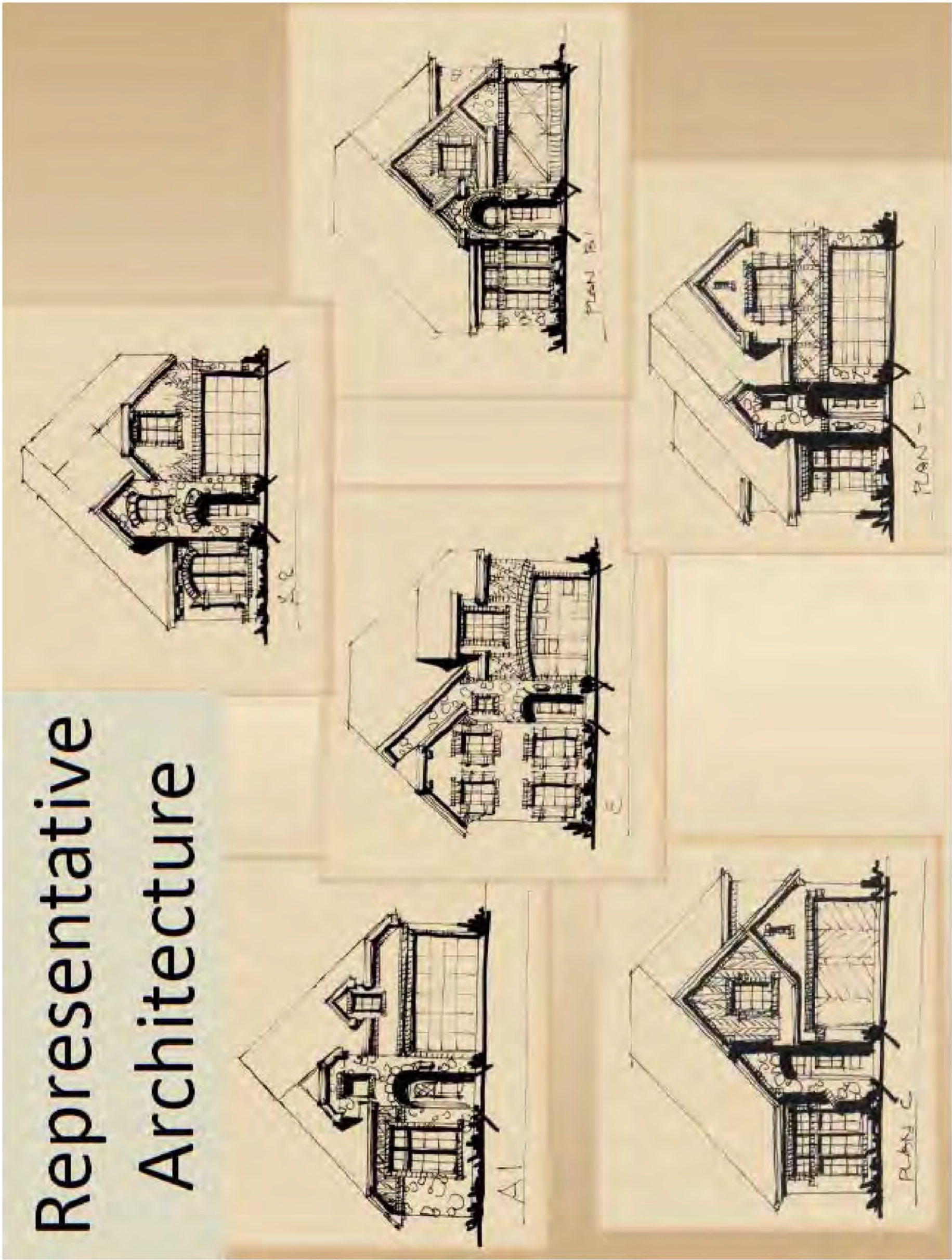


Exhibit E – Slip Road



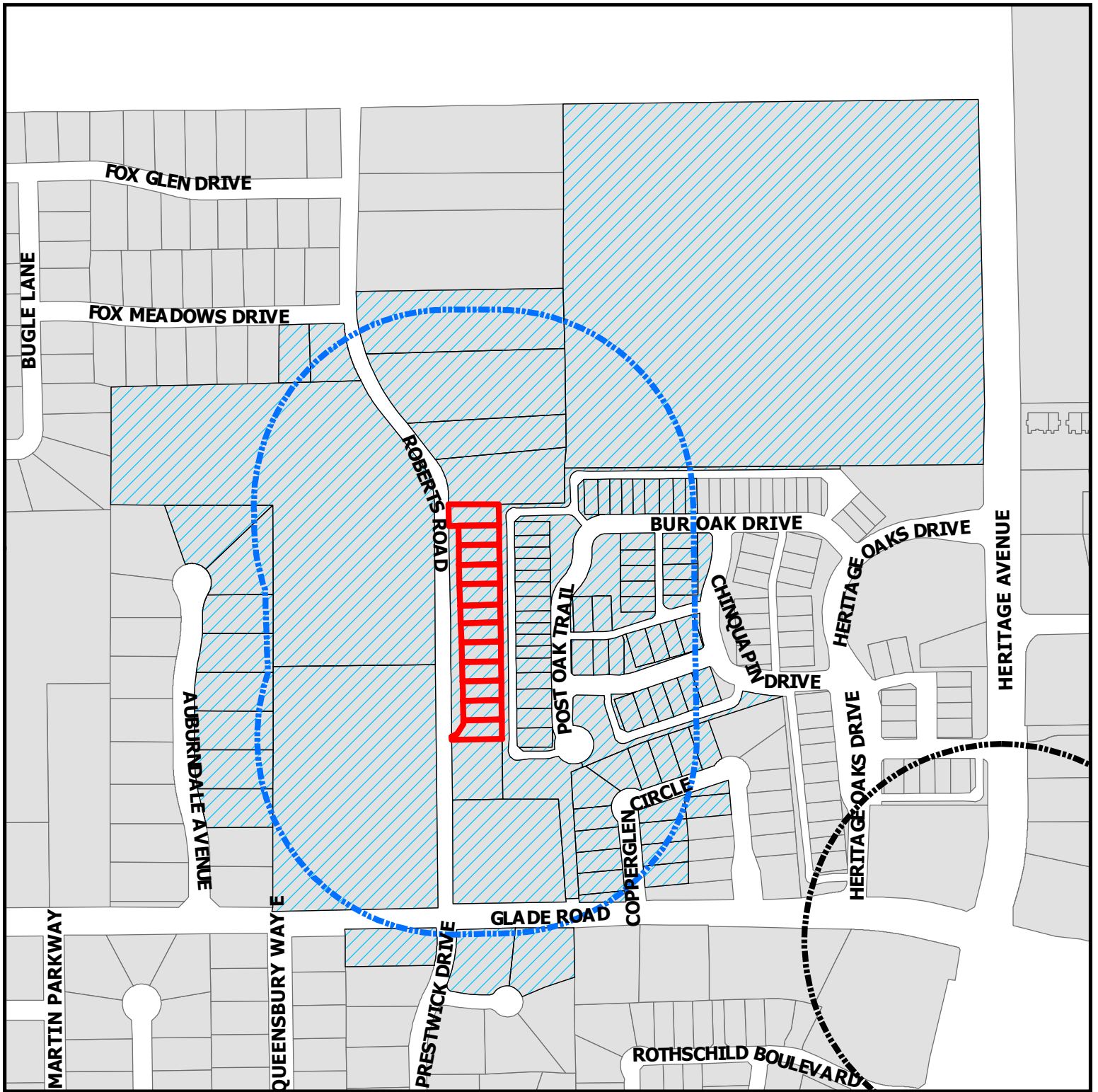
Exhibit F – Architectural Renderings



Representative Architecture



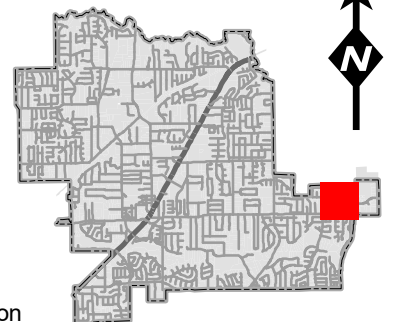
Notification Map



ZC21-018

5101-5145 Roberts Road

-  Subject Property
-  500ft Buffer
-  Properties within 500ft
-  Sales Tax Preferred Intersection



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.



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, September 13, 2021 at 7:00 p.m.
City Council Meetings: Monday, October 4, 2021 & Tuesday, October 19, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of an amendment to the PUD-R Planned Unit Development-Residential district, specifically to garage door building materials. The request is to revise the previously approved garage door building materials to include glass garage doors.

Zoning Case: ZC21-018

Applicants: Brian Adams and Ryan Panno

Owners: Brian Adams and Ryan Panno

Location: 5101-5145 Roberts Road

Property Description: Lots 1-12, Block 1, The Villas at Windsor Steele

Present Zoning: Planned Unit Development-Residential

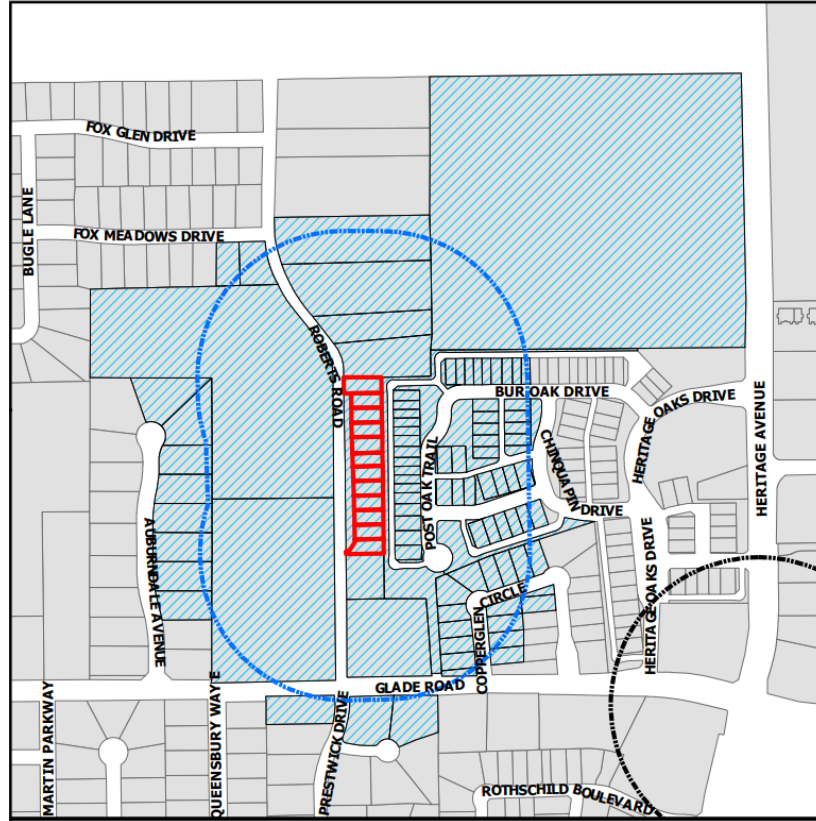
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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:

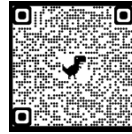
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

Owner Name	Owner Address	Owner City
CHAPMAN, PHILLIP H	5100 POST OAK TR	COLLEYVILLE, TX
NUMBERS MANAGEMENT CORP	3065 BEYER BLVD STE B-103	SAN DIEGO, CA
FROST, HOWARD M	5009 COPPERGLEN CIR	COLLEYVILLE, TX
KEISER, INGRID	5062 POST OAK TR	COLLEYVILLE, TX
HARMON, BRENT	5009 PRESERVATION AVE	COLLEYVILLE, TX
BABUL, SAJEED	5133 POST OAK TR	COLLEYVILLE, TX
COLE, JANICE B	5132 POST OAK TR	COLLEYVILLE, TX
BRADFORD TRUST	5005 COPPERGLEN CIR	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX
MCCASKEY, SANFORD	5004 COPPERGLEN CIR	COLLEYVILLE, TX
HU, HUIMIN	3219 MAY ST	FORT WORTH, TX
MATHIS, CHRISTOPHER	5137 POST OAK TR	COLLEYVILLE, TX
WOLF, TRACY	3732 BUR OAK DR	COLLEYVILLE, TX
SIROTIYA, SANJEEV	3705 POST OAK TR	COLLEYVILLE, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
THE GREENE FAMILY TRUST	3716 BUR OAK DR	COLLEYVILLE, TX
MATHIS, CHRISTOPHER WARREN	5137 POST OAK TR	COLLEYVILLE, TX
STEELE, TERRY W	3757 SHUMARD OAK LN	COLLEYVILLE, TX
XIAO, SHUNLIANG	3761 SHUMARD OAK LN	COLLEYVILLE, TX
KUEN I TANG TRUST	1204 LEAWOOD DR	EDMOND, OK
SOKHEY SIMREN S	5066 POST OAK TRL	COLLEYVILLE, TX
HUNG, SUSAN	3748 SHUMARD OAK LN	COLLEYVILLE, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
AGRAWAL, RACHNA	3744 SHUMARD OAK LN	COLLEYVILLE, TX
LIVINGSTON, MARK	3720 BUR OAK DR	COLLEYVILLE, TX
ADAMS HOMES INC	PO BOX 96223	SOUTHLAKE, TX
SZABO, STEVE	5040 COPPERGLEN CIR	COLLEYVILLE, TX
CHITKARA, JAIDEEP	5114 HERITAGE OAKS DR	COLLEYVILLE, TX
COPPERGLEN HOA INC	PO BOX 1901	COLLEYVILLE, TX
CROUCH, PAUL	3704 BUR OAK DR	COLLEYVILLE, TX
BRILL, DONALD	4916 PRESTWICK DR	COLLEYVILLE, TX
ARMSTRONG, MELINDA	3712 BUR OAK DR	COLLEYVILLE, TX
PARHAM, VAN E	5013 AUBURNDALE AVE	COLLEYVILLE, TX
ZAFFOS, LAUREN	5101 AUBURNDALE AVE	COLLEYVILLE, TX
MAI, NGAN	5024 COPPERGLEN CIR	COLLEYVILLE, TX
WITTE, DAN	5036 COPPERGLEN CIR	COLLEYVILLE, TX
LAYER, DONNA J	5104 POST OAK TR	COLLEYVILLE, TX
BENDER, JEFFERY	5020 COPPERGLEN CIR	COLLEYVILLE, TX
ADAMS HOMES INC	PO BOX 96223	SOUTHLAKE, TX
COVENANT CHURCH	2660 E TRINITY MILLS RD	CARROLLTON, TX
RYAN PANNO HOMES INC	PO BOX 217	COLLEYVILLE, TX
PLEASANT GLADE BAPTIST CHURCH	3708 GLADE RD	COLLEYVILLE, TX
BIBEAU, GUY R	5052 COPPERGLEN CIR	COLLEYVILLE, TX
WHITE, KIMBERLY	6210 BURNHAM CIR	COLLEYVILLE, TX
HART, BILLY	5124 POST OAK TR	COLLEYVILLE, TX
PITTS, WALLACE J	3612 AMBERLEY CT	COLLEYVILLE, TX
O'SHELL, HOWARD C	5012 COPPERGLEN CIR	COLLEYVILLE, TX
CLARK, LINDA	5070 POST OAK TRL	COLLEYVILLE, TX
ROGERS, CHRISTOPHER	3724 BUR OAK DR	COLLEYVILLE, TX
ARNOLD, THOMAS A	5205 ROBERTS RD	COLLEYVILLE, TX
PRABHREET K SOKHEY RAISINGHANI	3768 SHUMARD OAK LN	COLLEYVILLE, TX
RODRIGUEZ, SARA	5032 COPPERGLEN CIR	COLLEYVILLE, TX
SARAVANAPERUMAL, SIVA	3760 SHUMARD OAK LN	COLLEYVILLE, TX

MCLAIN REVOCABLE TRUST	5017 AUBURNDALE AVE	COLLEYVILLE, TX
CHATUR, ZULFIKAR	5121 POST OAK TR	COLLEYVILLE, TX
VIRANI, AZIZ	5129 POST OAK TRL	COLLEYVILLE, TX
KOFFORD, KELLY REX	3777 SHUMARD OAK LN	COLLEYVILLE, TX
SCHNEIDER, JOHN	5028 COPPERGLEN CIR	COLLEYVILLE, TX
LEGATES, SHEILA	5128 POST OAK TR	COLLEYVILLE, TX
PRAZAK, JOHN B	5207 ROBERTS RD	COLLEYVILLE, TX
PATEL, BHARAT V	5309 ROBERTS RD	COLLEYVILLE, TX
SWINDELL LIVING TRUST	3769 SHUMARD OAK LN	COLLEYVILLE, TX
SIMBA LIVING TRUST	5102 HERITAGE OAKS DR	COLLEYVILLE, TX
PATEL, NEAL	5112 POST OAK TRL	COLLEYVILLE, TX
WEAKLEY, JERRY	5016 COPPERGLEN CIR	COLLEYVILLE, TX
BELL, RICHARD	5303 ROBERTS RD	COLLEYVILLE, TX
MOCK, WILLIAM	5142 POST OAK TR	COLLEYVILLE, TX
JIWANI, SHIFA	3765 SHUMARD OAK LN	COLLEYVILLE, TX
BRYANT, STEVEN W	5058 POST OAK TR	COLLEYVILLE, TX
BASSLER, DENNIS	5105 AUBURNDALE AVE	COLLEYVILLE, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
BHAMANI, RUBINA SOHIL	3733 SHUMARD OAK LN	COLLEYVILLE, TX
BARATZ FAMILY TRUST	3708 BUR OAK DR	COLLEYVILLE, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
WATTERS, JEROME	5120 POST OAK TRL	COLLEYVILLE, TX
COVENANT CHURCH	2660 E TRINITY MILLS RD	CARROLLTON, TX
SHETTY, SUDHIN	5132 CHINQUAPIN DR	COLLEYVILLE, TX
RAHAMAN, IBRAHIM	3772 SHUMARD OAK LN	COLLEYVILLE, TX
ANDRADE, ELIZABETH	5125 POST OAK TRL	COLLEYVILLE, TX
FAN, WEIPING	5136 CHINQUAPIN DR	COLLEYVILLE, TX
MDC-HERITAGE OAKS ESTATES LTD	545 E JOHN CARPENTER FWY	IRVING, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
SOHN, TAESIK	3608 AMBERLEY CT	COLLEYVILLE, TX
PIRANI, SALIMA	5013 COPPERGLEN CIR	COLLEYVILLE, TX
SHALWANI, FEROUZ	5009 AUBURNDALE AVE	COLLEYVILLE, TX
TANDON, NIDHI	5109 AUBURNDALE AVE	COLLEYVILLE, TX
MAXWELL, JASON	5113 AUBURNDALE AVE	COLLEYVILLE, TX
REINCE, KEVIN	5134 POST OAK TRL	COLLEYVILLE, TX
ANDRAE, RAYMOND R	3510 FOX MEADOWS DR	COLLEYVILLE, TX
SIMINSKI, JAMES THOMAS	5116 POST OAK TR	COLLEYVILLE, TX
MCLEOD, GARY	3700 BUR OAK DR	COLLEYVILLE, TX
SHABAY, PAUL	5108 POST OAK TR	COLLEYVILLE, TX
RYNN, ANDREW	3508 FOX MEADOW DR	COLLEYVILLE, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
COPPERGLEN HOA INC	PO BOX 1901	COLLEYVILLE, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
PRIMAS, MARVIN	2704 CLEARMEADOW ST	BEDFORD, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
RYAN PANNO HOMES INC	PO BOX 217	COLLEYVILLE, TX
RYAN PANNO HOMES INC	PO BOX 217	COLLEYVILLE, TX
RYAN PANNO HOMES INC	PO BOX 217	COLLEYVILLE, TX
RYAN PANNO HOMES INC	PO BOX 217	COLLEYVILLE, TX
RYAN PANNO HOMES INC	PO BOX 217	COLLEYVILLE, TX
ADAMS HOMES INC	PO BOX 96223	SOUTHLAKE, TX
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ADAMS HOMES INC	PO BOX 96223	SOUTHLAKE, TX

ADAMS HOMES INC
ADAMS HOMES INC
ADAMS HOMES INC
COPPERGLEN ADDITION
WOODLAND HILLS (COLLEYVILLE)
CREEKSIDE
FOX MEADOWS ADDITION
HERITAGE GLEN ADDN-COLLEYVILLE
GRAPEVINE COLLEYVILLE ISD

PO BOX 96223
PO BOX 96223
PO BOX 96223
P.O. Box 323
4100 Oxford Court
106 N Denton Tap Rd # 210-375
5301 Bugle Lane
5105 Auburndale Avenue
3051 IRA E WOODS AVE

SOUTHLAKE, TX
SOUTHLAKE, TX
SOUTHLAKE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COPPELL, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
GRAPEVINE, TX

Rachel & Richard Bell
5303 Roberts Rd
Colleyville, TX 76034
214-354-4653

August 31, 2021

Re: Zoning Case ZC21-018 (garage doors)

Dear Community Development Department and City Officials,

Thank you for sending us information on the Public Hearing regarding amending the policy on garage door materials – Zoning Case ZC21-018. We live on Roberts Road, two houses down the street from Mr. Adams and Mr. Panno's new housing development. We are so impressed with how aesthetically pleasing the new homes are along with how well the builders have handled the construction. It is exciting to see people begin to move in to these beautiful new homes.

As homeowners in the immediate area, we are 100% in favor of revising the existing policy to allow the approved garage door building materials to include glass garage doors. If you drive by, you too will see how great these new homes look and how they elevate the perceived value of the homes around them.

Thank you for working to keep Colleyville safe and beautiful.

Best,

Rachel & Richard Bell

USPS and email copy sent to Ms. Reyff

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Dakari Hill](#)
Subject: FW: Glass doors and windows facing West
Date: Wednesday, September 1, 2021 10:32:41 AM

This just came in.

From: Van Parham <[REDACTED]>
Sent: Wednesday, September 1, 2021 10:24 AM
To: Jerry Ducay <JDucay@colleyville.com>; Mark Wood <MWood@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
Cc: Jordan McLain <[REDACTED]>
Subject: Glass doors and windows facing West

August 31, 2021

Dear Mr Ducay, Mr. Wood and Mr Bryner,

The property on Roberts road has placed glass Panel garage doors and front doors. This will make the homes very hot as my house also faces the exact direction.. You do not want to try to open a door after about 3 o'clock during the summer. All of the windows reflects the sun at different times a day due the the time the sun goes down. Even the windows reflect light like a person was trying to send a morse code signal to me in my backyard. This also changes daily and the time of day. The most alarming is the garage doors which are not to be placed due north per the building code that the builders chose not to adhere to. They actually need full closed panel insulated doors as we have to help with the tremendous heat from the sun. This would be a good reason to keep the current zoning for these homes.

I have been on the Planning and Zoning committee in the past and realize why this committee is so valuable to the city. The zoning sometimes need to be changed if it makes something better. The garage doors and their glare especially when the 4 panels go up and down during operation do not make for a case to change zoning. Therefore I hope, along with our entire neighborhood that you do not change the zoning as it will not make the property better. Please make the builders adhere to the present zoning that they agreed to when they received the permits from the city to build. Thank you for serving on the P & Z committee as it is much needed to make Colleyville better. I have also enclosed a photo to show the flood lights on for the soccer field and a couple of dormer windows on the homes to show the normal daily reflection of just the windows, not the large glass garage doors

Van E. Parham, Jr. DDS. FAGD

President Heritage Glen (HOA)



From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Dakari Hill](#)
Subject: FW: Zoning Case: ZC21-018
Date: Thursday, September 2, 2021 10:44:19 AM

This just came in...

From: Pam <[REDACTED]>
Sent: Thursday, September 2, 2021 10:43 AM
To: Jerry Ducay <JDucay@colleyville.com>; Mark Wood <MWood@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
Subject: Zoning Case: ZC21-018

Dear Colleyville Planning and Zoning Commission,

We (Dennis and Pam Bassler) live at 5015 Auburndale Avenue. We are unable to attend the meeting on September 13, 2021; however, we want to have our opinions noted regarding the glass garage doors across the field from us on Roberts Road.

We have witnessed flashes of very bright light coming into our row of houses which are directly across from the houses on Roberts Road when the sun hits the glass as the garage doors go up and down. Our backyard has trees with leaves currently blocking most of those flashes, but as the leaves drop from the trees, we will get more flashes of light into our house. Please consider this situation and help resolve it for those of us who live across from the houses in question.

Thank you for your help. I am sure that there is a mutually agreeable way to solve this issue for the safety of everyone involved.

Dennis and Pam Bassler
5105 Auburndale Avenue, Colleyville

Ben Bryner

Subject: RE: Roberts Road - Zoning Case: ZC21-018

From: Jordan McLain <>

Sent: Sunday, September 26, 2021 5:23 PM

To: Ben Bryner <BBryner@colleyville.com>

Cc: Van Parham <>; badams1977@msn.com; ryan@ryanhomesdfw.com

Subject: Roberts Road - Zoning Case: ZC21-018

Ben,

As discussed in the Planning and Zoning meeting, Bryan Adams had the proposed anti-glare film installed on one of the garage doors facing us. After a few days of watching, I have seen that the film totally solves the glare issue. Additionally, I cannot tell which garage door has the film, unless I am up close. The only way I can tell is that I can see my reflection slightly on a door without the film when I walk close to one of the homes. In my opinion, this is an excellent solution, as it solves any glare concerns and is practically unnoticeable.

Thank you,
Jordan McLain

ORDINANCE O-21-2174

AMENDING ORDINANCE O-15-1964 CONDITIONS; 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 Council approved Ordinance O-15-1964 on September 15, 2015, to grant a rezoning request from the AG Agricultural district to the PUD-R Planned Unit Development – Residential district on 2.60 acres located at 5101 – 5145 Roberts Road, under Case ZC15-011; and

WHEREAS, the applicant has requested an amendment to Ordinance O-15-1964 to amend Section 2.e. to allow for glass as an acceptable building material for garage doors; 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 changing the zoning on 5101-5145 Roberts Road, Planned Unit Development- Residential Zoning District, as depicted in the attached Exhibit "B".

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.General

a. The following amendments to Ordinance O-15-1964 are hereby authorized:

i. Section 2.e. of Ordinance O-15-1964 is hereby amended to 'Homes shall feature all glass garage doors. Glass type shall be frosted.'

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 4th day of October 2021.

The second reading and public hearing being conducted on the 19th day of October 2021.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 19TH DAY OF OCTOBER 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"- Zoning Map



Exhibit “B”- Building Elevations







City of Colleyville City Council Agenda Briefing

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

Agenda Number 6b

Agenda Date 10/19/2021

Number Ordinance O-21-2175

Type Ordinance

Department Community Development

Title

Request to appeal the decision by the Planning and Zoning Commission for the consideration of a Special Use Permit for a Massage Therapy use on Lot 7R1A, Block 2, Andy Felps Addition, located at 4209 Colleyville Boulevard, Suite C, Case ZC21-019

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

Second Reading and Public Hearing

Staff is withdrawing the original recommendation. A full review of the Certificate of Occupancy application has now been completed and the applicant failed to meet all requirements to receive approval. Specifically, the applicant failed the background check performed by the Police Department. The applicant was not present at the first reading to answer questions.

A super-majority vote is required for approval. 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.

First Reading and Public Hearing

Junmei Guan, of Foot Heaven, has submitted a request for a Special Use Permit (SUP) to allow for a Massage Therapy use at 4209 Colleyville Boulevard, Suite C. Massage Therapy is allowed in the CC-3 Highway Commercial district with the approval of an SUP.

Existing Conditions/Background: The subject property is zoned CC-3 and generally located on the east side of Colleyville Boulevard, north of Cheek Sparger Road near the intersection of Felps Drive. The subject property is a platted lot and currently developed with a multi-tenant commercial building. A Massage Therapy business currently occupies Suite C, and the reason for the SUP request is due to a change in the ownership.

Proposed Special Use Permit:

Request – The applicant is requesting approval of an SUP to allow for a Massage Therapy use at this location. The applicant is requesting to continue operating as a Massage Therapy business under new ownership.

Ordinance – Land Development Code, Chapter 3, Section 3.24.C Special Land Use Standards:

16. Massage Therapy – Any building, room, place, or establishment with a Massage Therapy use shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a Massage Therapy use has imposed other requirements necessary in the particular case to protect the public interests:

- a. Shall be located not less than 300 feet from another Massage Therapy establishment.
- b. Approval of an application to locate a Massage Therapy establishment shall be deemed a temporary permit. Said permit shall be in effect as long as the current tenant, at the time the approval was granted, operates within the location and may operate in perpetuity until such time as a new Certificate of Occupancy (C/O) is required. A new C/O is required for a change in the existing occupancy classification or use or occupant or business name or business owner.

Legal-nonconforming Uses or Buildings: Massage therapy businesses legally in existence after the effective adoption date of the applicable amended provisions for massage therapy may operate in perpetuity until such time as a new Certificate of Occupancy (C/O) is required. A new C/O is required for a change in the existing occupancy classification or use or occupant or business name or business owner. Before issuance of a new Certificate of Occupancy, a Special Use Permit must be approved.

Analysis: The applicant is requesting the SUP due to a change in ownership of the business. The hours of operation will be Monday - Saturday 10:00 a.m. to 9:00 p.m., Sundays 12:00 p.m. to 7:00 p.m. Approval of an SUP at this location for this user should not adversely impact surrounding uses or the character of the neighborhood.

Plat Status: The property is platted as Lot 7R1A, Block 2, of the Andy Felps Addition.

DRC Review: The DRC reviewed the request during their August 23, 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 properties to the north and south and zoned CC-3 Highway Commercial, and developed with a mixture of retail and automotive uses. The property to the east is zoned R-20 and is improved with single-family uses. The property to the west is located in the City of Hurst and developed with a commercial building.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, identifies the subject property as "Colleyville Boulevard Corridor" and located within a Sales Tax Preferred Intersection.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 500 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 approval of the Special Use Permit (SUP) contingent on approval of the Certificate of Occupancy to authorize a Massage Therapy use for Foot Heaven at 4209 Colleyville Boulevard, Suite C. The proposed business should not adversely affect surrounding uses.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended denial at their September 13, 2021, meeting by a vote of 6-1. 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

Approval with the following conditions:

Approval of the Certificate of Occupancy

Attachments

1. Request to Appeal
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Streetview
7. Notification Map
8. Notification Letter
9. Notify List
10. Ordinance O-21-2175

Ben Bryner

Subject: RE: 4209 Colleyville Blvd, suiteC

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

From: Tonya Nie <>

Sent: Tuesday, September 14, 2021 4:02 PM

To: Jackie Reyff <JReyff@colleyville.com>

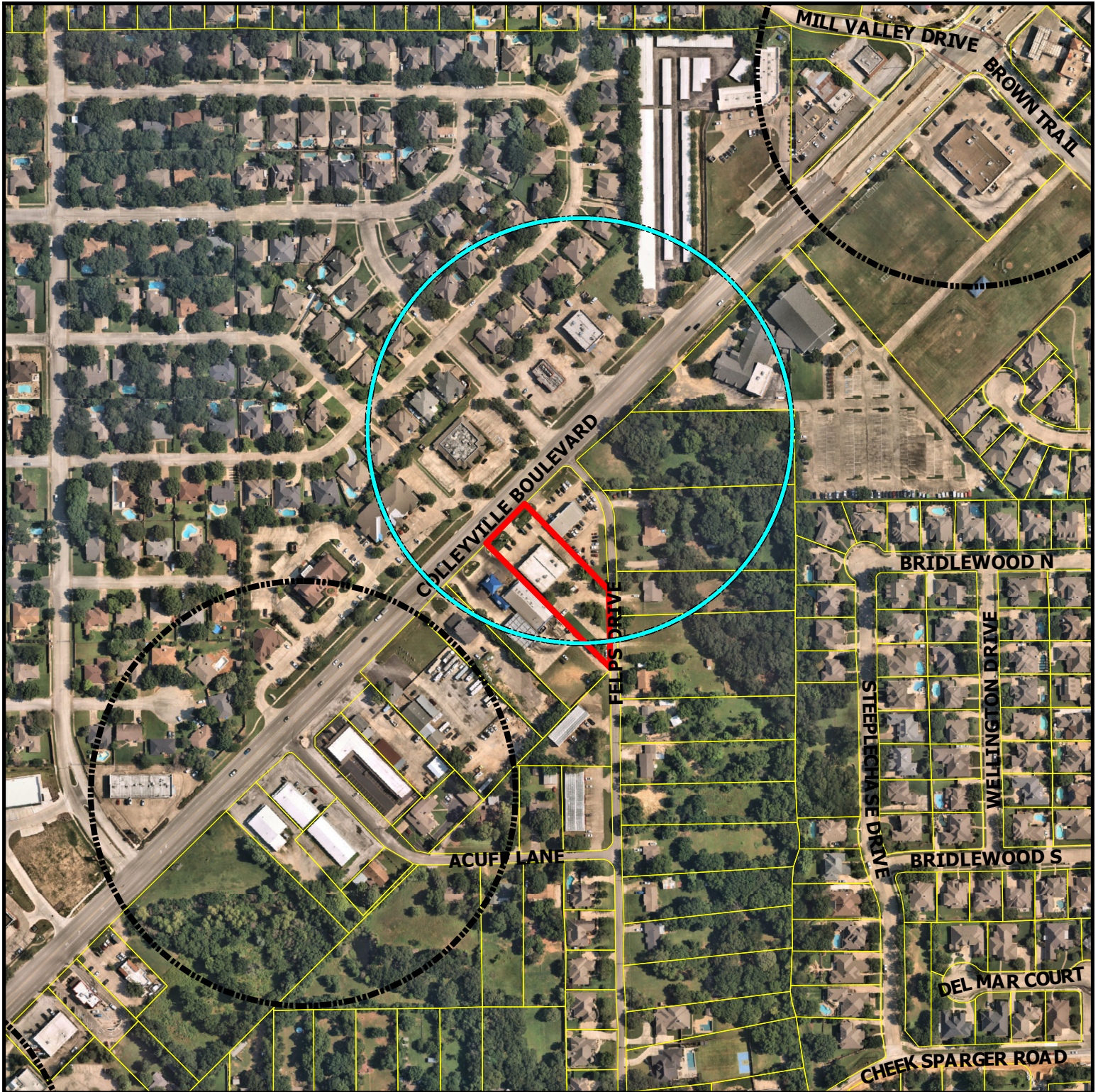
Subject: 4209 Colleyville Blvd, suiteC

Good afternoon,

I'm Guanyutong Nie, applicant Ms. Guan's daughter. Regarding to the denied case of Foot Heaven, we would like to appeal. Thank you.

Best regards.

Aerial Map



ZC21-019

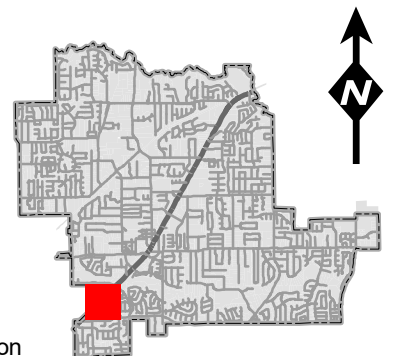
4209 Colleyville Boulevard, Suite C

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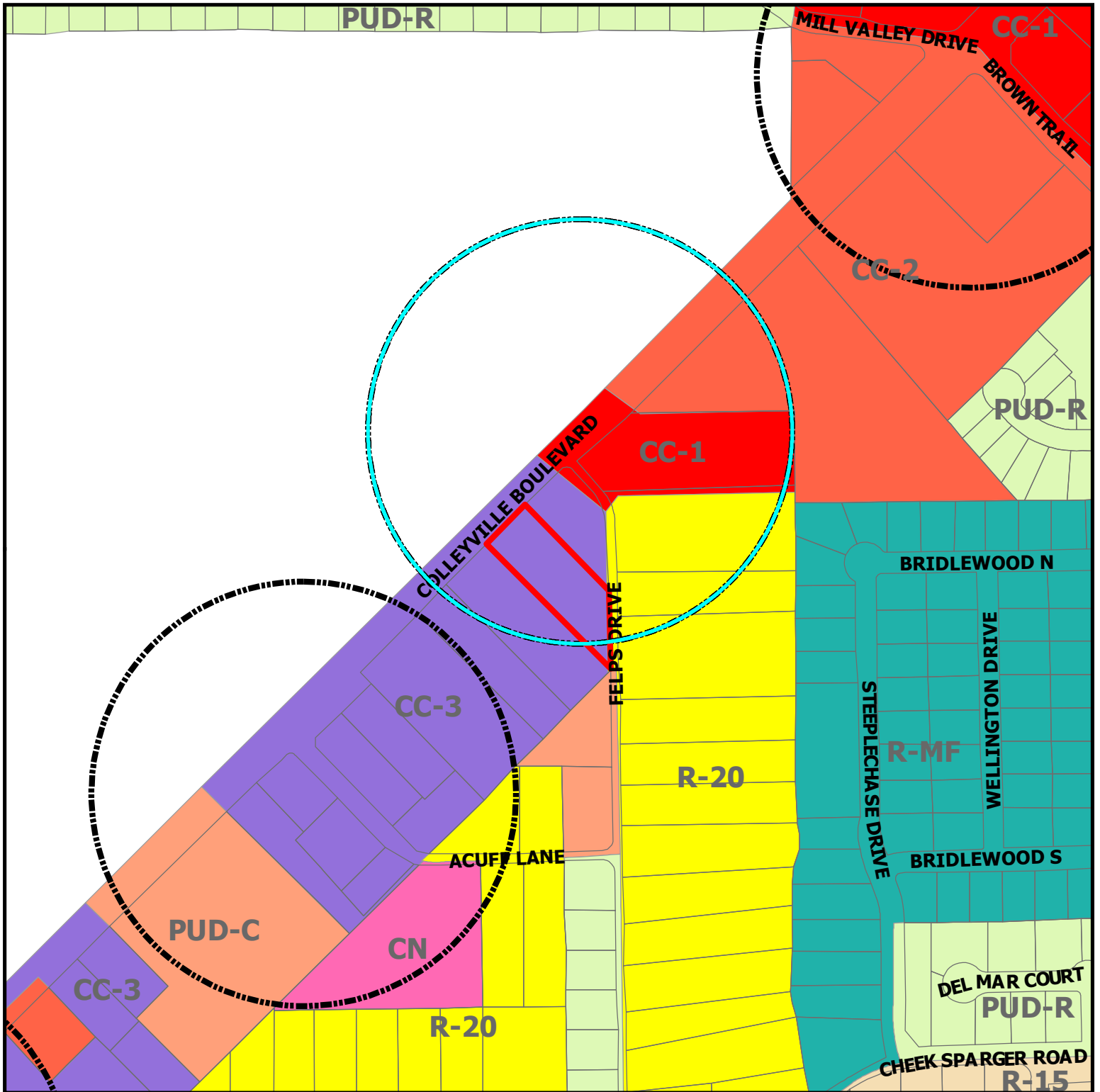


Subject Property

Sales Tax Preferred Intersection



Zoning Map



ZC21-019

4209 Colleyville Boulevard, Suite C

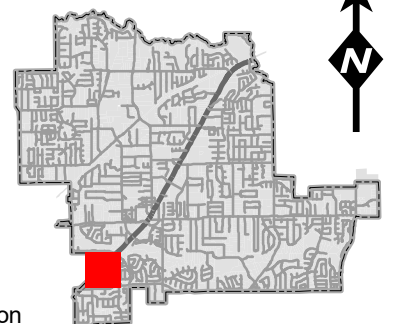
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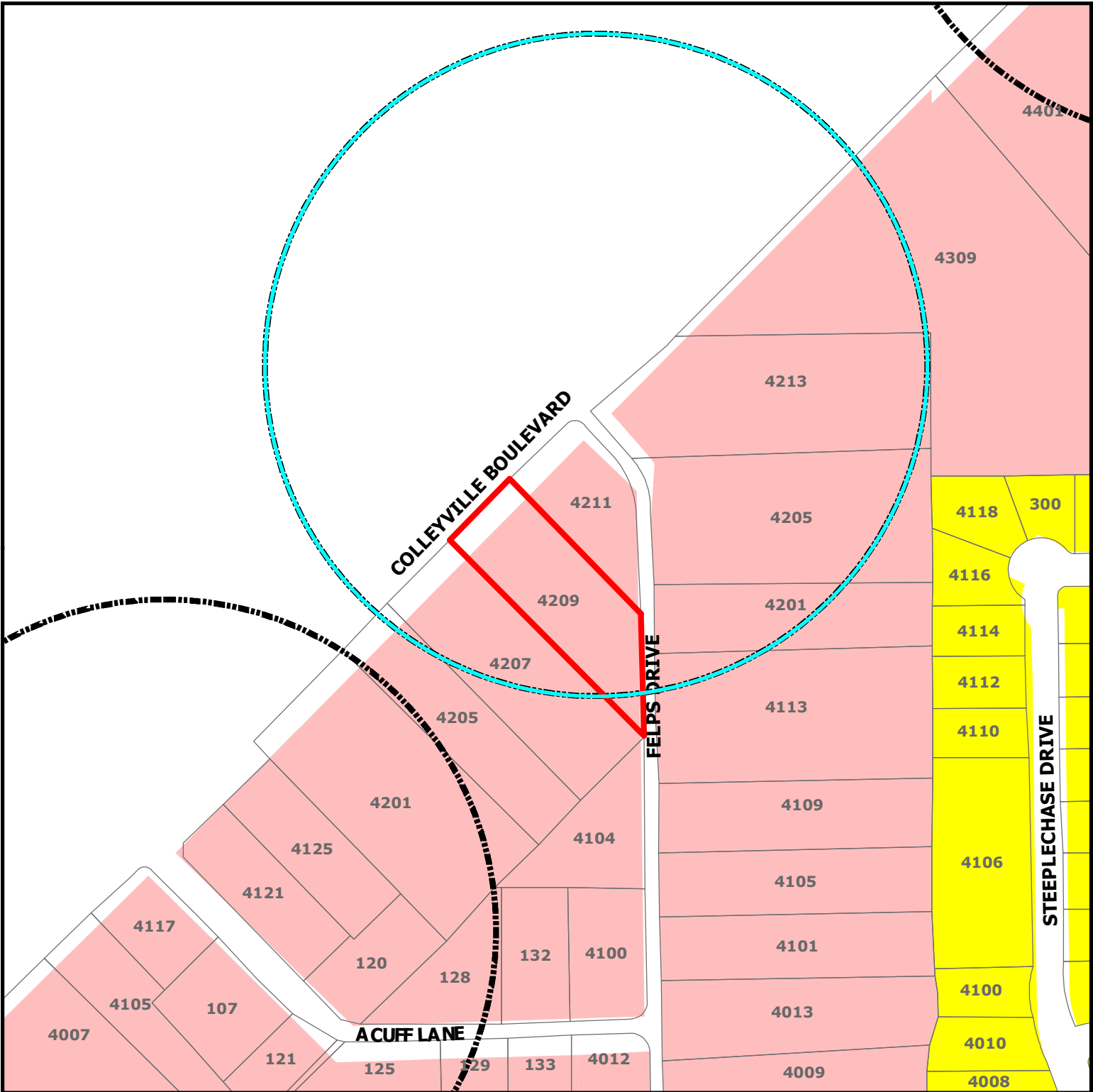


Subject Property

Sales Tax Preferred Intersection



Future Land Use Map



ZC21-019

4209 Colleyville Boulevard, Suite C

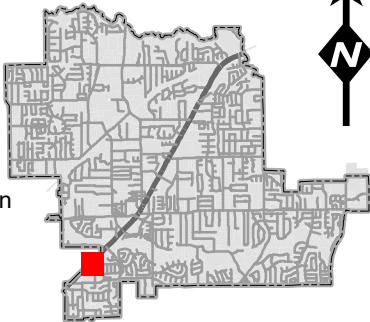


Subject Property

Sales Tax Preferred Intersection

Residential

Colleyville Blvd Corridor



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From our new management of this business, Foot Heaven; we would like to improve our service from the previous management in the past 10 years. For the next three to five years, we want to build reliable relationships with our employees and create a healthy/positive environment for everyone to be able to feel happiness and belonging in their jobs. For our customers, we would like to show our profession towards every client and do everything we could to satisfy our customers. Based on our acknowledgement of the background information of Foot Heaven, we want to increase our advertising efficiency on social media and google. We encourage our customers to understand the benefits from reflexology and more, and care for their body muscles or relaxation of mind. We wish our small business can bring the surrounding neighborhoods good body health and find peaceful/tranquility experiences in our service. We appreciate your support!

Junmei Guan & Foot Heaven
8/12/21



Sleep City
FOOT HEAVEN
Chinese Herbal Foot Spa
Reflexology & Acupuncture Massage
SALE 70% OFF

Sleep City

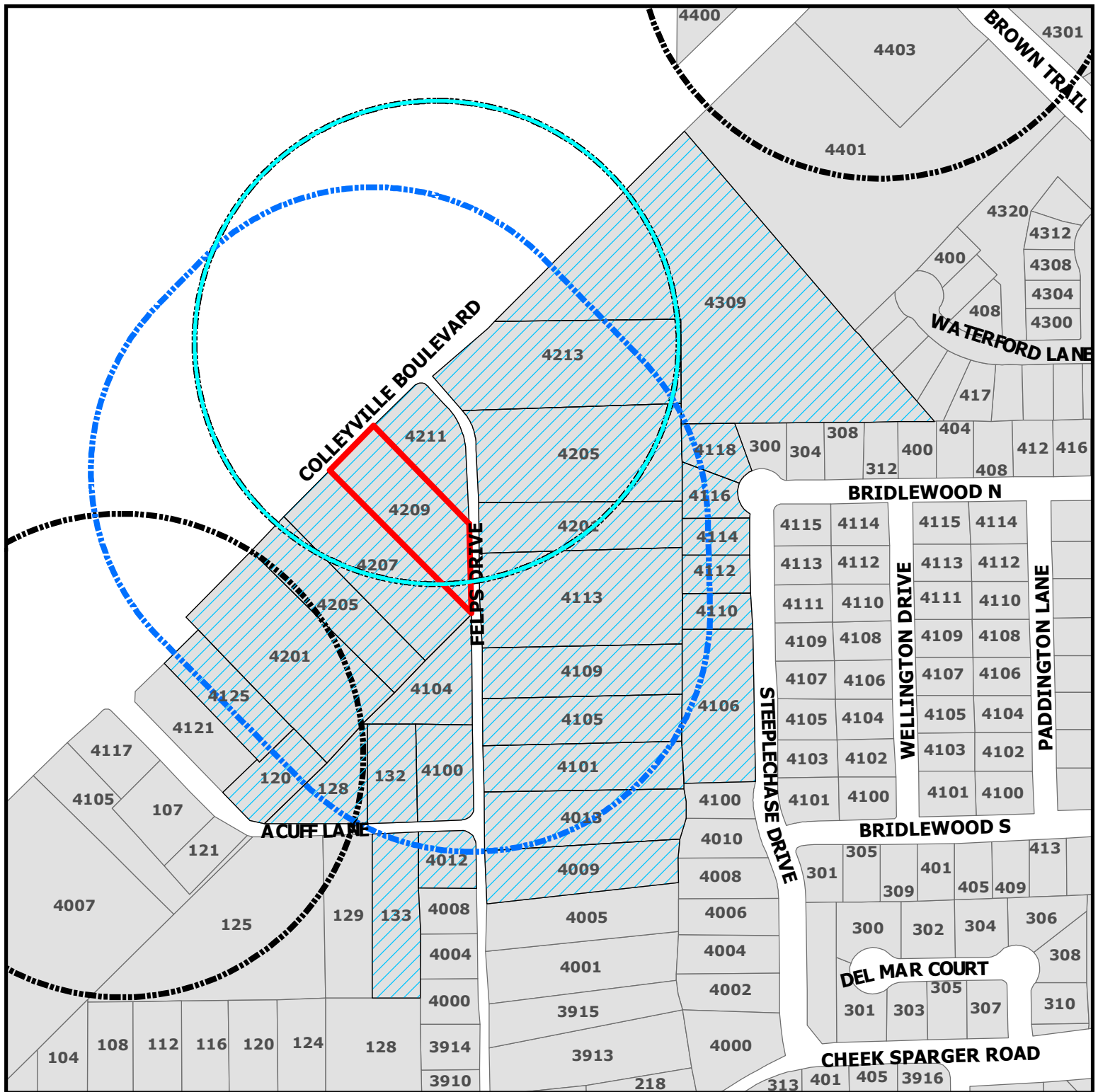
AVAILABLE
VISION 817-803-3287

FOOT HEAVEN

VISION
817-803-3287
FOR LEASE
VISIONCOMMERCIAL.COM

2021

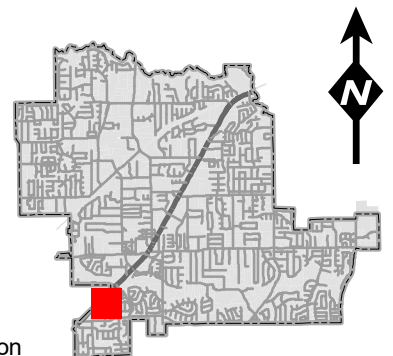
Notification Map



ZC21-019

4209 Colleyville Boulevard, Suite C

-  Subject Property
-  500ft Buffer
-  Properties within 500ft
-  Sales Tax Preferred Intersection



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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Addr»

«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, September 13, 2021 at 7:00 p.m.
City Council Meetings: Monday, October 4, 2021 & Tuesday, October 19, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Massage Therapy use. The purpose is to allow for massage therapy services for a new business owner for Foot Heaven. This is a change of ownership to the business.

Zoning Case: ZC21-019

Applicant: Junmei Guan

Owner: James Ramsey

Location: 4209 Colleyville Blvd, Suite C

Property Description: Lot 7R1A, Block 2, Andy Felps Addition

Present Zoning: CC-3 Highway Commercial

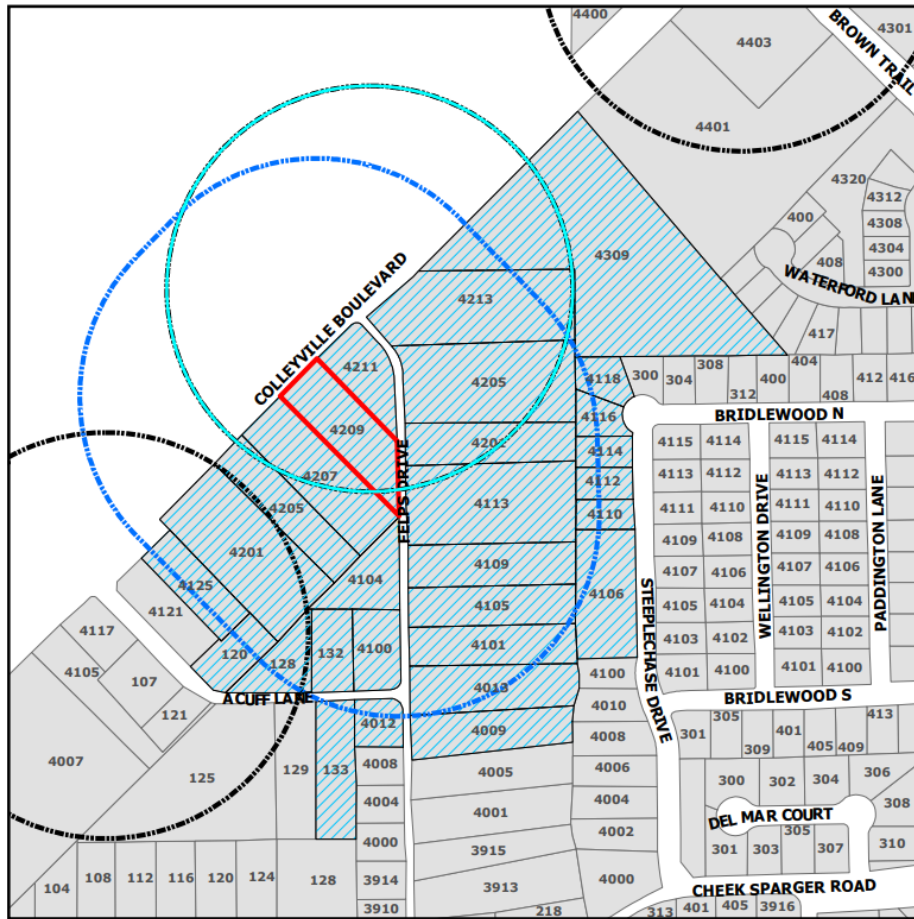
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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:

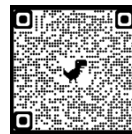
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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.

NOTICE OF PUBLIC HEARING



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

Owner_Name	Owner_Addr	Owner_City
AUTO WASH DEPOT CENTERS	2400 E COMMERCIAL BLVD STE 901	FORT LAUDERDALE, FL
CHOATE, JOHN P	4112 STEEPLECHASE DR	COLLEYVILLE, TX
DUONG, TRANG	10268 CHARISSGLEN CIR	LITTLETON, CO
HINKLE-MORRISON, MICHAEL	4012 FELPS DR	COLLEYVILLE, TX
MANDATO, DAVID A	4109 FELPS DR	COLLEYVILLE, TX
WILKS, EARLEEN FAY	132 ACUFF LN	COLLEYVILLE, TX
HOELSCHER, KEVIN	4116 STEEPLECHASE DR	COLLEYVILLE, TX
ROMINE, LAQUITA JOY	4113 FELPS DR	COLLEYVILLE, TX
RAI, RAMINDERPAL	4201 FELPS DR	COLLEYVILLE, TX
FRENCH, JAMES E	PO BOX 550	TIOGA, TX
HOMEOWNERS OF BRIDLEWOOD	PO BOX 1142	COLLEYVILLE, TX
4209 COLLEYVILLE BLVD LLC	PO BOX 602	COLLEYVILLE, TX
LAWSON, DAVID S	4114 STEEPLECHASE DR	COLLEYVILLE, TX
4FD PROPERTIES LLC	4100 FELPS DR STE A	COLLEYVILLE, TX
4205 COLLEYVILLE LLC	PO BOX 92565	SOUTHLAKE, TX
BENCHMARK AMERICAN HOMES	9001 GLENDARA DR	NORTH RICHLAND HILLS, TX
LAPRELLE, CHAD	133 ACUFF LN	COLLEYVILLE, TX
CALLAHAN, JIMMY	PO BOX 430	YANTIS, TX
ACHA, CHRISTINE	7656 RIDGELINE DR	DUBLIN, CA
BOTEJU, PRABATH S	501 THORN WOOD DR	EULESS, TX
KNIGHT, STEVEN	4205 FELPS DR	COLLEYVILLE, TX
EKDREN TRUST	4110 STEEPLECHASE DR	COLLEYVILLE, TX
MIDBELT PROPERTIES LP	2722 FAIRMOUNT ST	DALLAS, TX
WIEGMANN, PAULA L	4118 STEEPLECHASE DR	COLLEYVILLE, TX
BRATTON, BILLY W	4009 FELPS DR	COLLEYVILLE, TX
FIRST ASSEMBLY OF GOD CH	PO BOX 98	COLLEYVILLE, TX
CORPORATION, ALARDIN	1721 WOODHILL LN	BEDFORD, TX
LATT PROPERTIES INC	3701 CLIFFWOOD DR	COLLEYVILLE, TX
CROMBIE, PHILLIP EST	128 ACUFF LN	COLLEYVILLE, TX
BRIDLEWOOD ESTATES	4110 Coachman	COLLEYVILLE, TX
TIFFANY PARK	1264 Harwood Road	BEDFORD, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-21-2175

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.841 ACRES, BEING LOT 7R1A, BLOCK 2, OF THE ANDY FELPS ADDITION, LOCATED AT 4209 COLLEYVILLE BOULEVARD, SUITE C, BY AUTHORIZING A SPECIAL USE PERMIT FOR A MASSAGE THERAPY USE FOR THE BUSINESS KNOWN AS FOOT HEAVEN; 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 Special Use Permit for Massage Therapy for the business known as Foot Heaven, Case No. ZC21-019; 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 Special Use Permit for Massage Therapy on 0.841 acres, being Lot 7R1A, Block 2, of the Andy Felps Addition, located at 4209 Colleyville Boulevard, Suite C, for the business

known as Foot Heaven, 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. GENERAL

- a. The Special Use Permit shall apply to Massage Therapy.
- b. The name of the business authorized for Massage Therapy by this Special Use Permit shall be called "Foot Heaven".
- c. The hours of operation are Monday – Saturday 10:00 a.m. to 9:00 pm and Sunday 12:00 p.m. to 7:00 p.m.
- d. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- e. All requirements of the Land Development Code shall be met, except where amended herein.

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 4th day of October 2021.

The second reading and public hearing being conducted on the 19th day of October 2021.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 19TH DAY OF OCTOBER 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

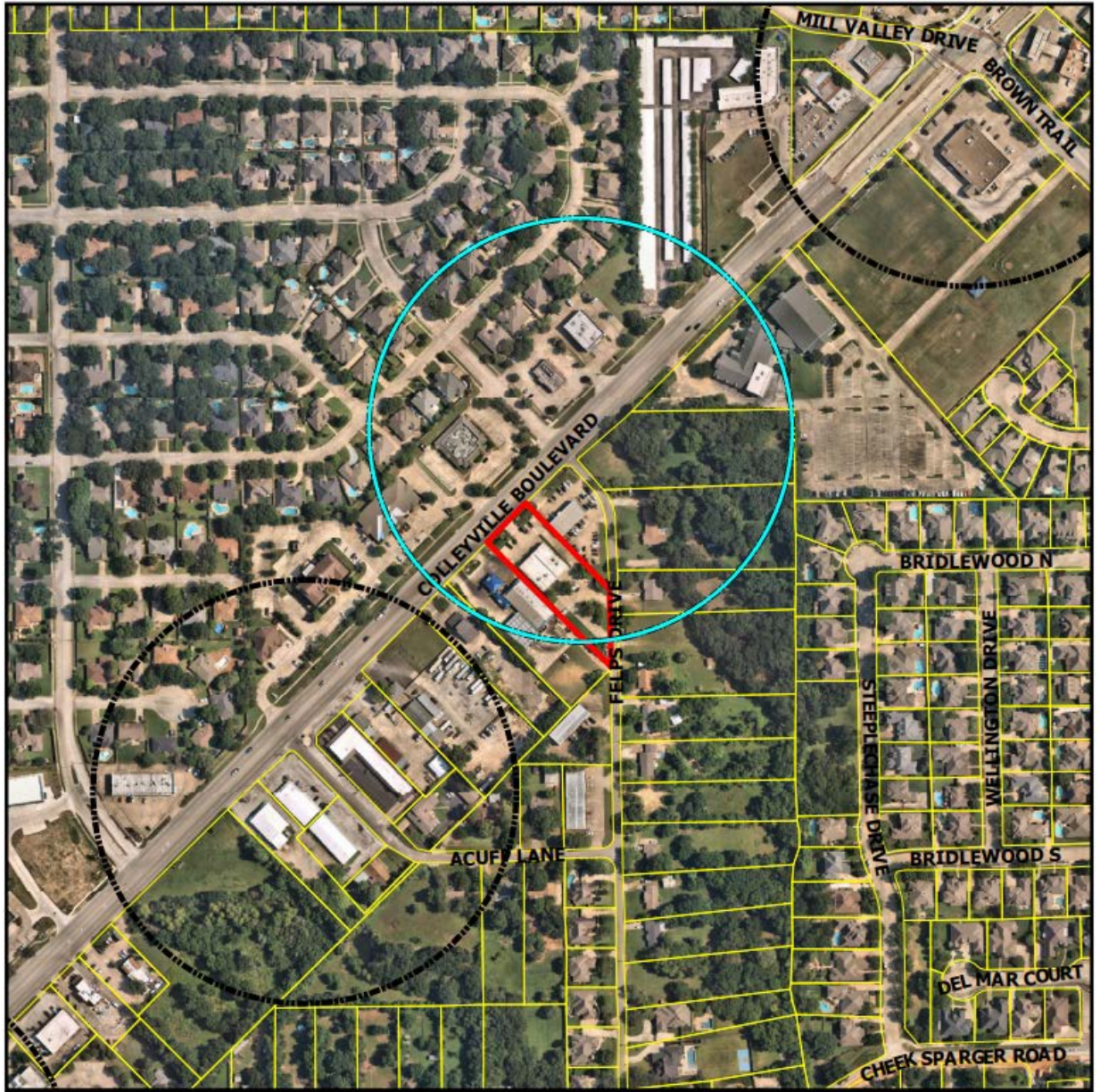
Christine Loven, TRMC
City Secretary

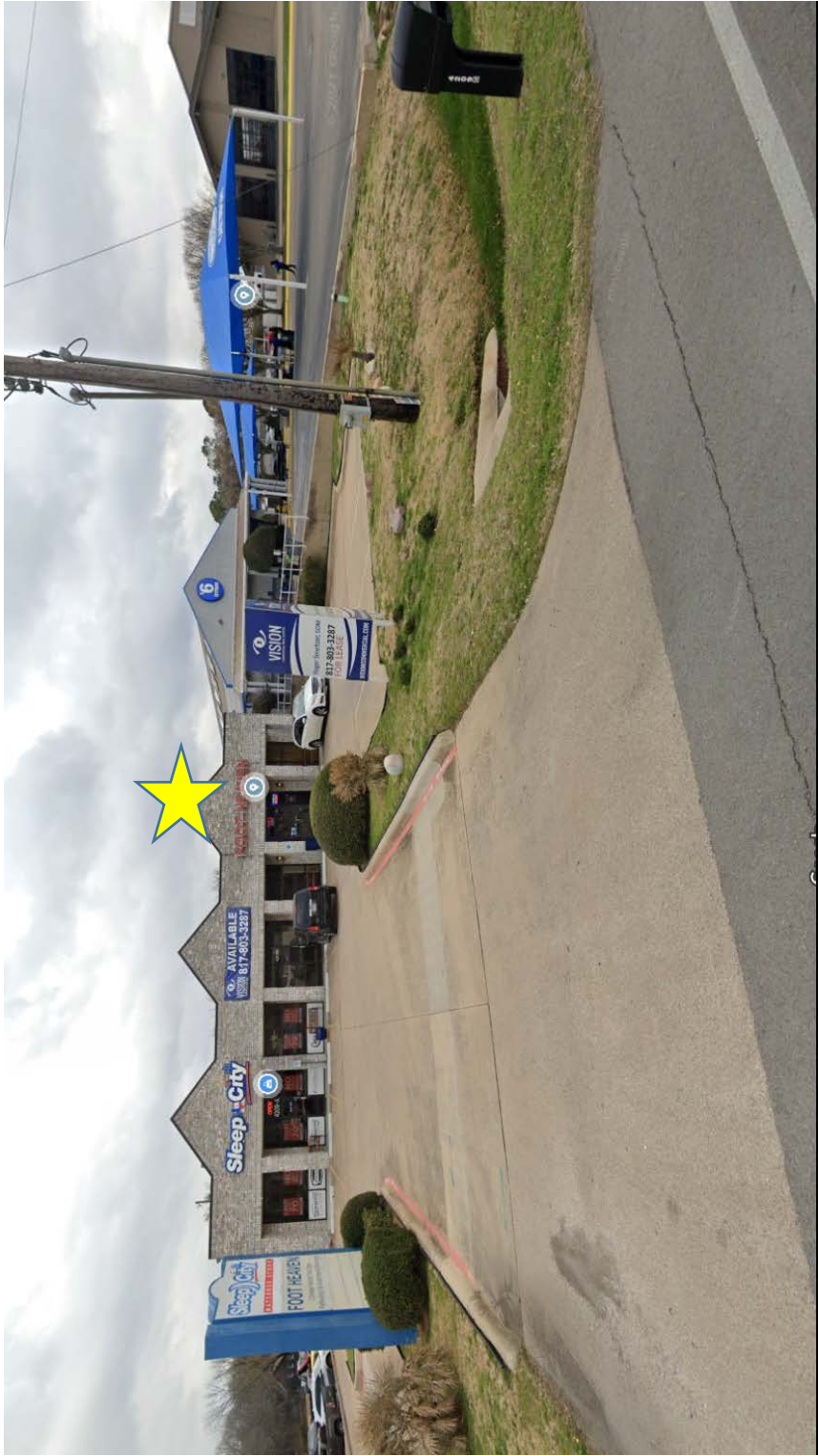
Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map







City of Colleyville City Council Agenda Briefing

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

Agenda Number 6c

Agenda Date 10/19/2021

Number Ordinance O-21-2176

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from R-20 Single Family Residential and RE Single Family 'Estate' Residential zoning districts to R-40 Single Family Residential zoning district for Lot 2R, Block 1, Mockingbird Hill Addition, located at 6250 Pool Road, Case ZC21-020

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Second Reading and Public Hearing

The applicant was present at the meeting to discuss the request and answer questions.

First Reading and Public Hearing

Lance and Ahn Bishop, the applicants, have submitted a request for a zoning change on Lot 2R, Block 1, Mockingbird Hill Addition, being approximately 1.39 acres, from the R-20 Single Family Residential and RE Single Family 'Estate' Residential districts to the R-40 Single-Family Residential district. There are no new lots proposed.

Existing Conditions/Background: The subject property is located along the west side of Pool Road and north of Highland Meadow Drive. The property is currently zoned R-20 Single-Family Residential and RE Single Family 'Estate' Residential. The applicants recently purchased the property zoned RE and through platting have incorporated it into their existing lot, which is zoned R-20.

Proposed Zoning:

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

Minimum Lot Size	40,000 square feet	60,474 s.f.
Minimum Lot Width	150 feet	100 ft.
Minimum Lot Depth	150 feet	601 ft.
Front Building Line	40 feet	
Side Building Line	15 feet	

Rear Building Line	25 feet
Max. Lot Coverage	20%
Max. Impervious Coverage	50%

Analysis: The current size of the property complies with most of the minimum standards of the R-40 Single-Family Residential zoning. The lot width is deficient by 50 feet and approval of the rezoning allows for the recognition of this deficiency.

Plat Status: The property is platted as Lot 2R, Block 1, Mockingbird Hill Addition.

DRC Review: The DRC reviewed the request during their August 23, 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 north is zoned RE Single Family 'Estate' Residential and is unimproved. The property located to the south is zoned AG Agricultural and improved with a single-family home. Property to the west is zoned R-20 Single-Family Residential and improved with single-family uses. The property to the east is located in the City of Grapevine and improved with single-family homes.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, identifies the subject property for residential use.

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 approval of this request because it eliminates split lot zoning.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their September 13, 2021, meeting by a vote of 7-0.

Financial Impact

There is no financial impact to the City.

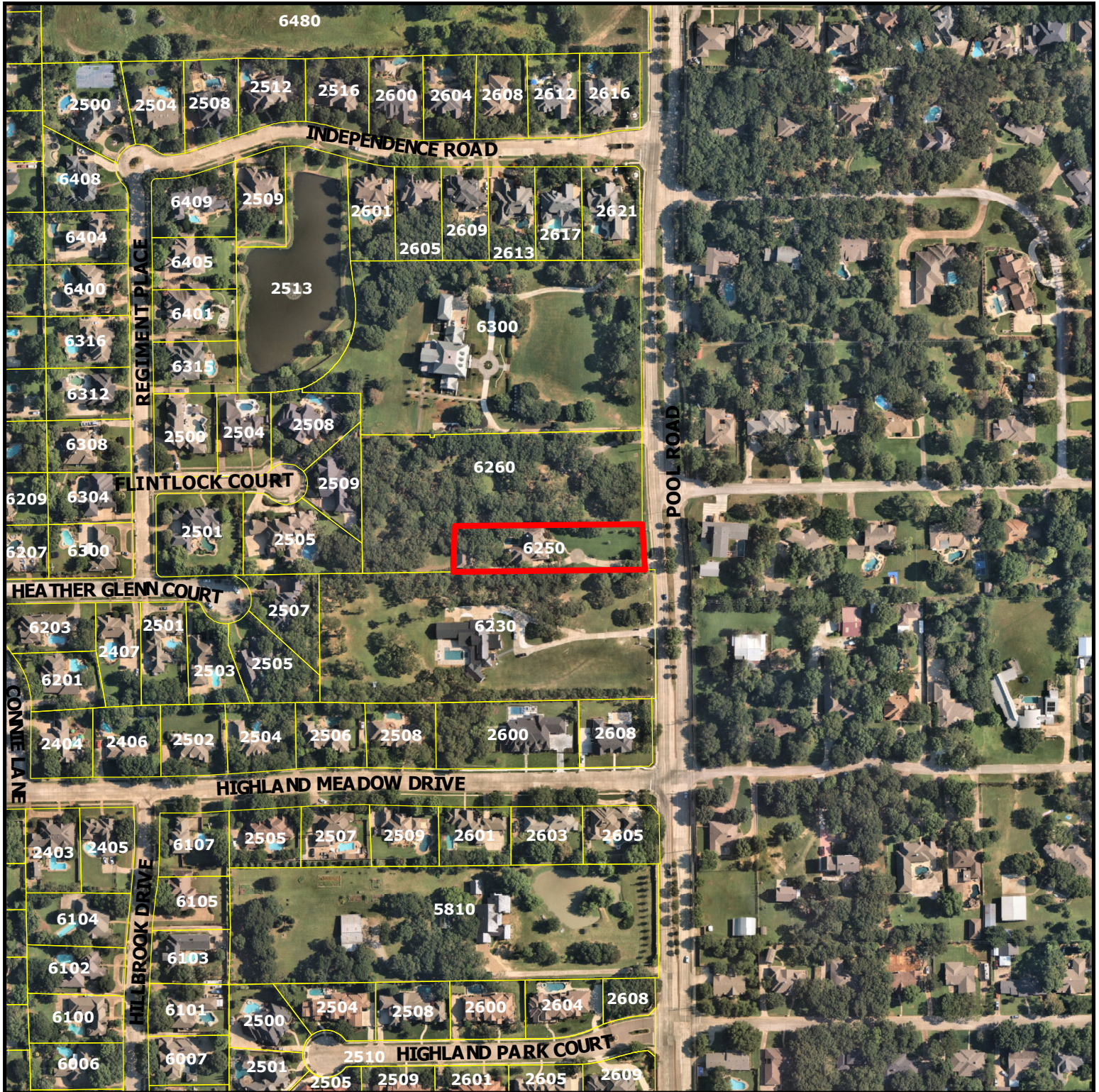
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives - 6250 Pool Rd.
5. Zoning Exhibits
6. Elevation and Floorplan Exhibits
7. Notification Map
8. Notification Letter
9. Notify List
10. Ordinance O-21-2176

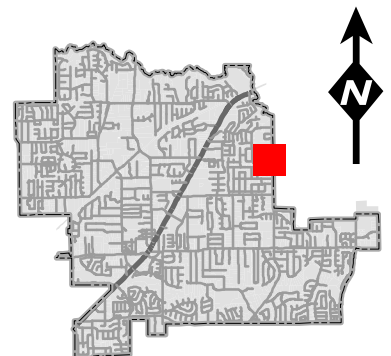
Aerial Map



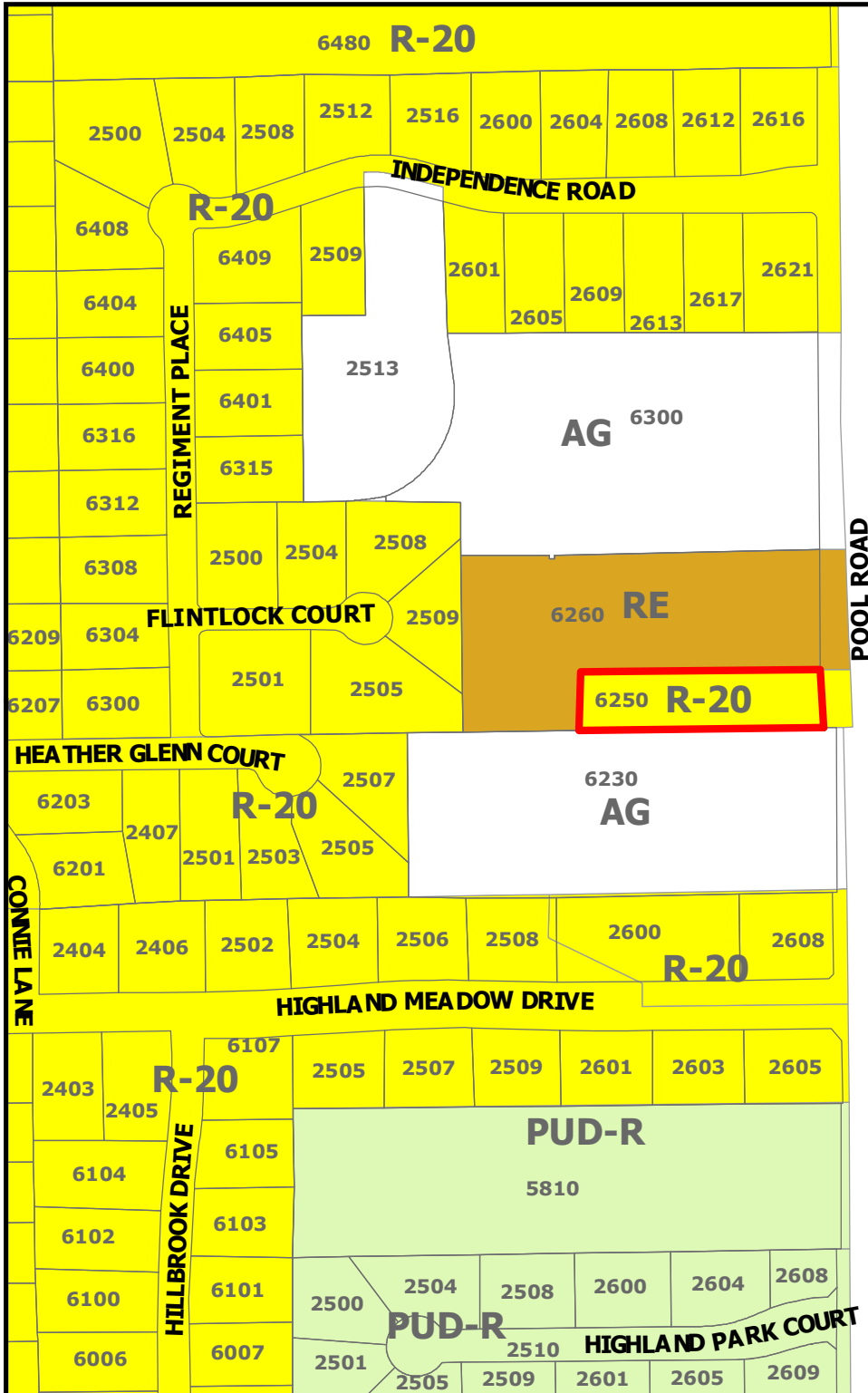
ZC21-020
6250 Pool Road

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 Subject Property



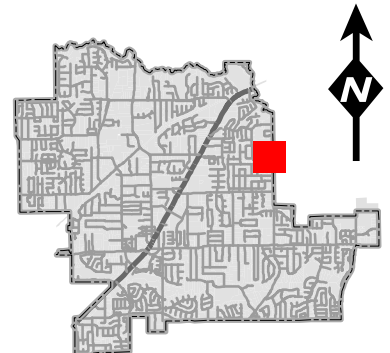
Zoning Map



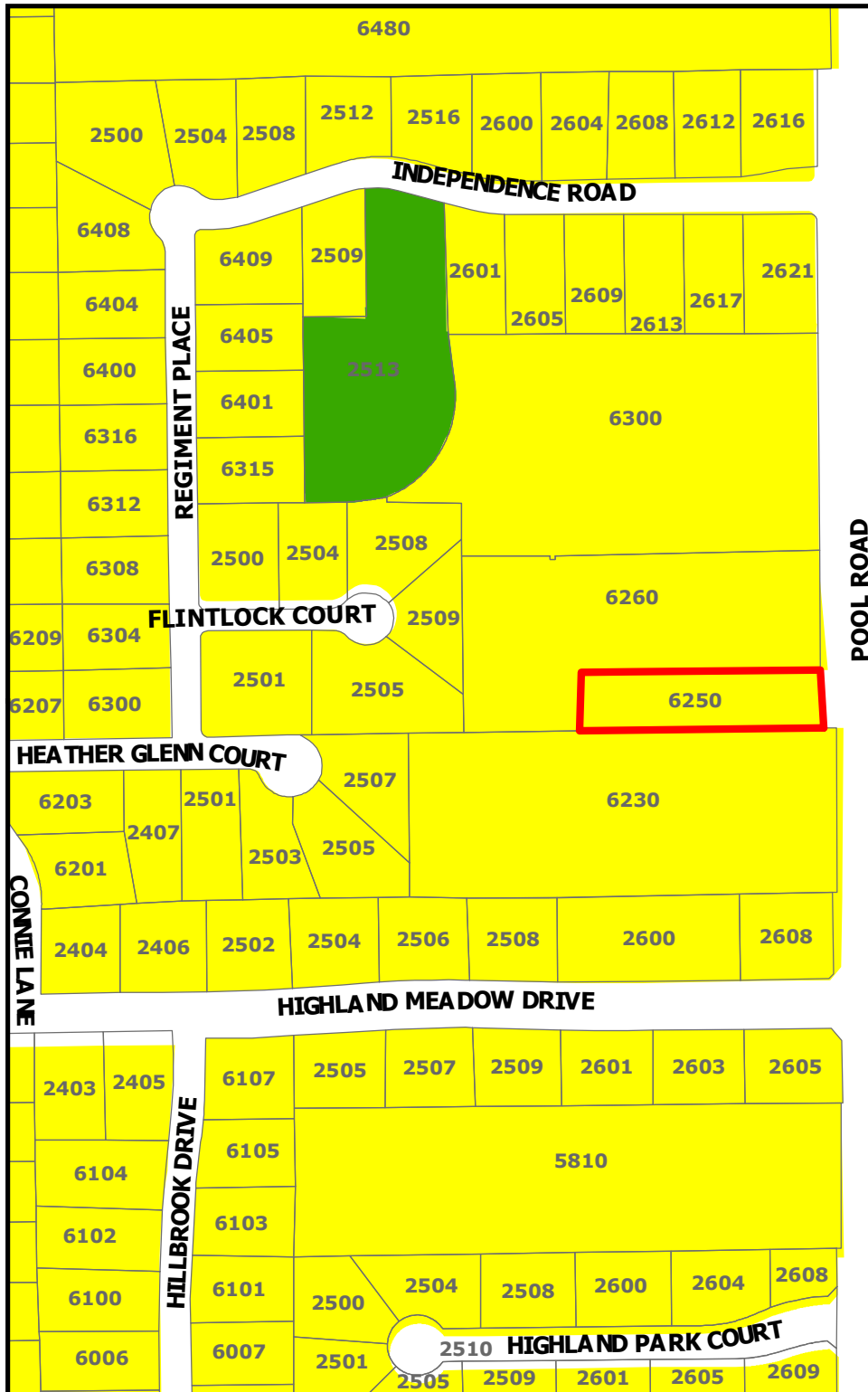
ZC21-020
6250 Pool Road

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 Subject Property



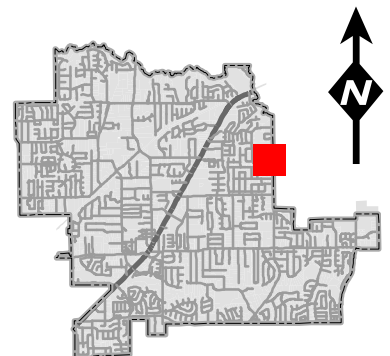
Future Land Use Map



ZC21-020
6250 Pool Road

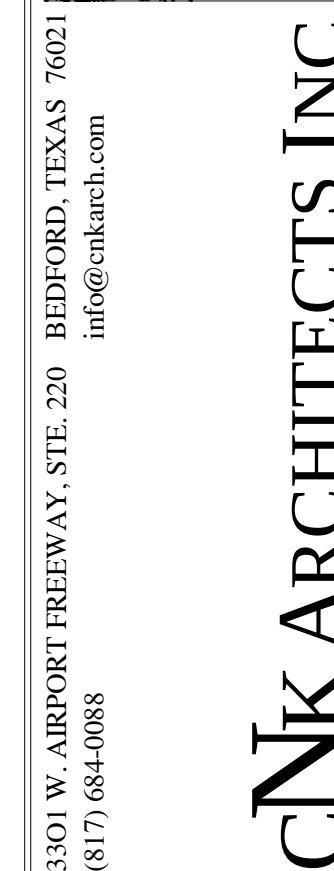
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- Subject Property
- Residential
- Open Space; Parks

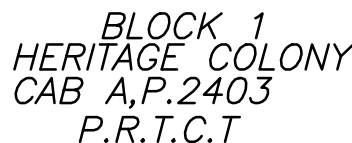
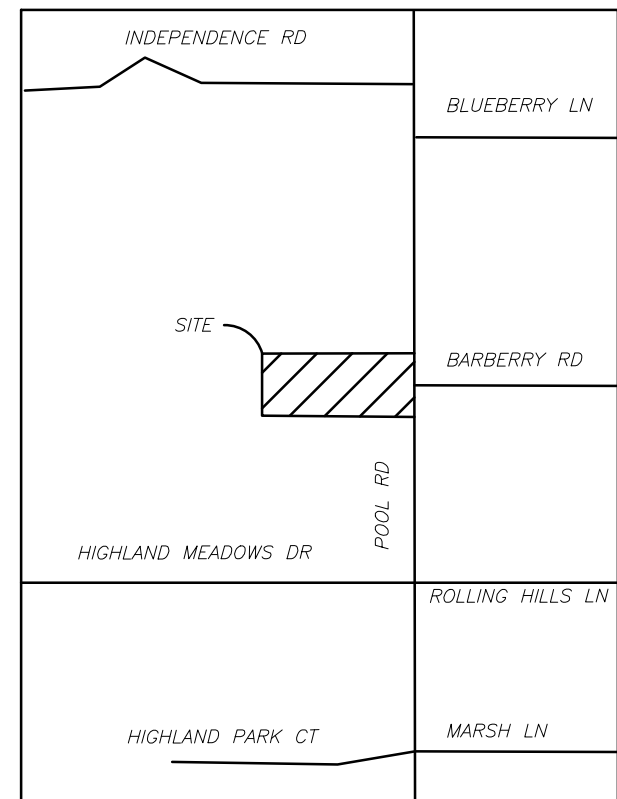


Statement of Planning Objectives

We recently acquired .46 acres behind our home to ensure that no other single-family residence would be constructed behind our property. However, we would like to expand the existing three car garage to add a small pool house so that my elderly mother will have the ability to live within walking distance of us should she lose some of her independence. Therefore, we are in the process of re-platting and re-zoning both lots to allow for this possible addition. This change would be in keeping with the original lot design with a single driveway and mailbox and not alter the property's appearance from Pool Rd.



CNK ARCHITECTS, INC.



LOT 1R-1, BLOCK 1
MOCKINGBIRD HILL
ADDITION
DOC#D219067053
P.R.T.C.T

NORTH

LOT 1R-2, BLOCK 1
MOCKINGBIRD HILL
ADDITION
DOC#D219067053
P.R.T.C.T.

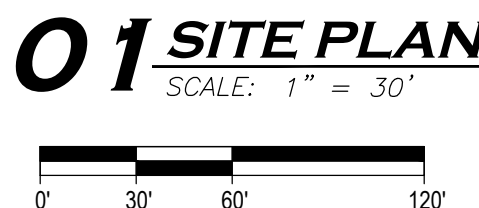
S 89° 05' 10" W 604.41'

LOT 2R
60.474 SQ FT
OR 1.39 ACRES

S 89° 03' 16" W 603.04'

SOUTH

LOT 1, BLOCK 1
VICTORIAN FOREST ESTATES
CAB.A, PG.8271
P.R.T.C.T





3301 W. AIRPORT FREEWAY, SUITE 220
BEDFORD, TX 76021
PHONE: 817-684-0088
FAX: 817-684-0013

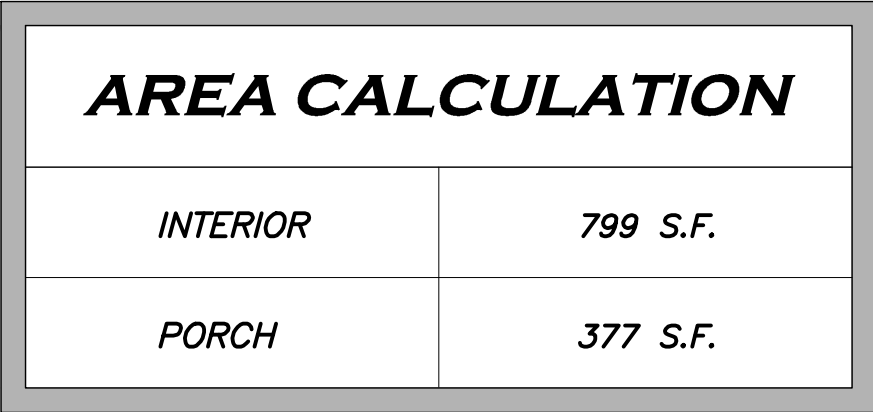
cNk ARCHITECTS, INC.

POOL HOUSE ADDITION

6250 POOL ROAD
COLLEYVILLE, TX 76034

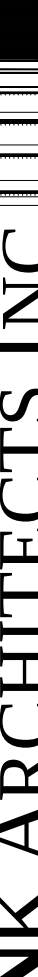
ARCHITECTURE DRAWING INDEX

	COVER SHEET
A-1	FLOOR PLAN
A-2	INTERIOR ELEVATIONS, DOOR & WINDOW SCHEDULES
A-3	ELECTRICAL PLAN
A-4	EXTERIOR ELEVATIONS
A-5	ROOF & SLAB PLANS



cNk ARCHITECTS INC.

3301 W. AIRPORT FREEWAY, STE. 220
BEDFORD, TEXAS 76021
(817) 684-0088
info@cnkarch.com

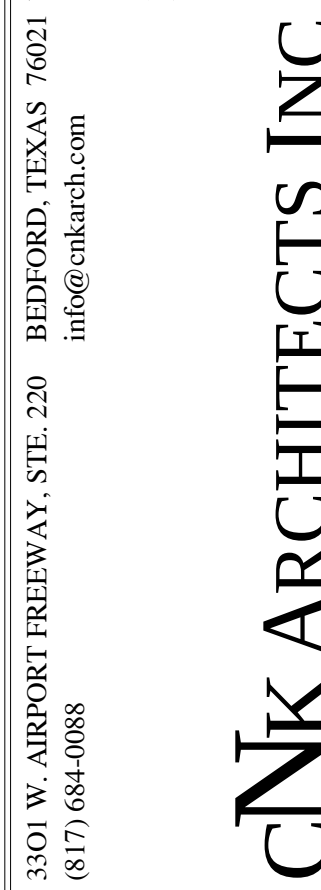


POOL HOUSE ADDITION
6250 POOL ROAD, COLLEYVILLE, TX 76034

Revisions:
Job no.:
Issue date:

Sheet info:
- FLOOR PLAN
-
-
-
Sheet no.

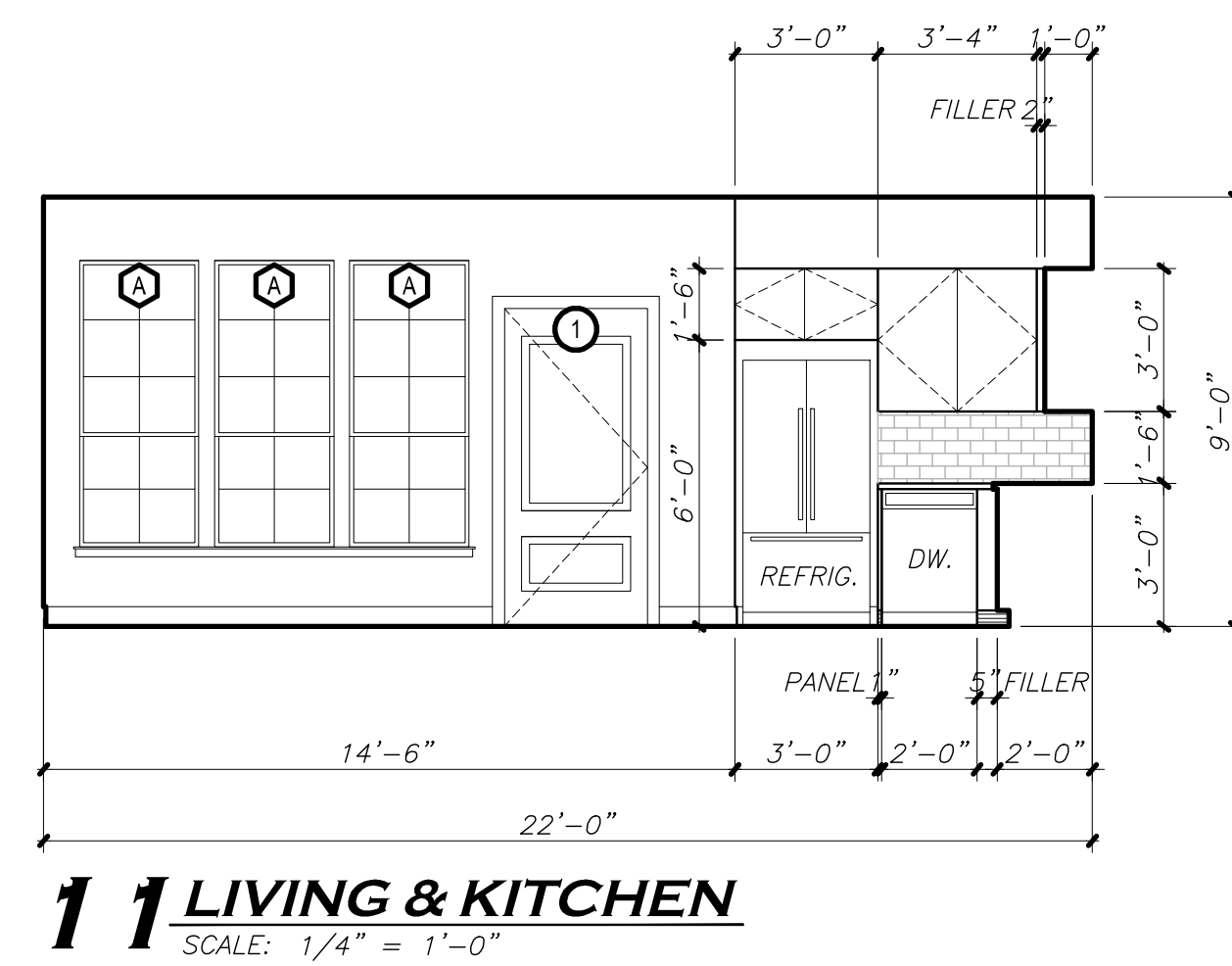
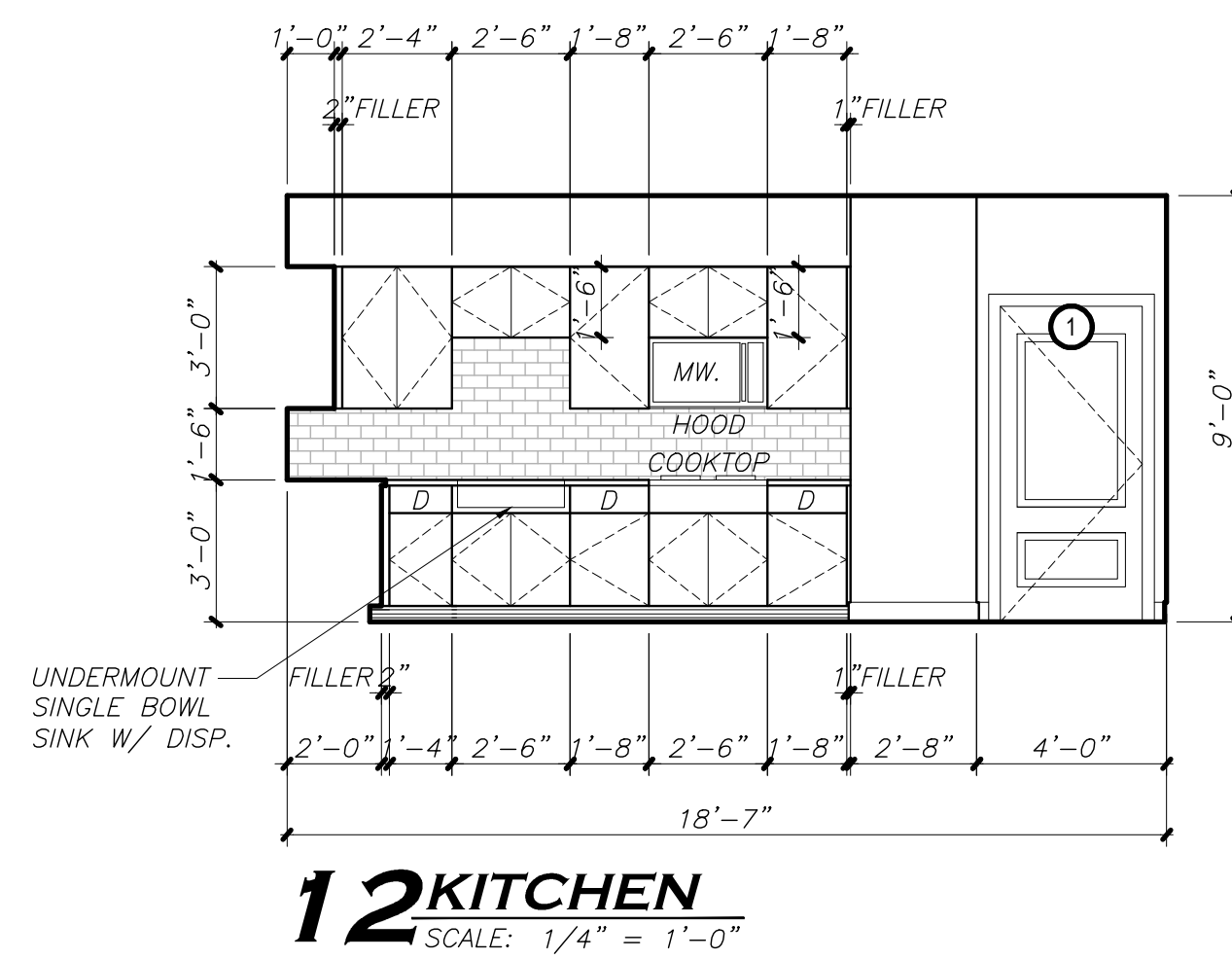
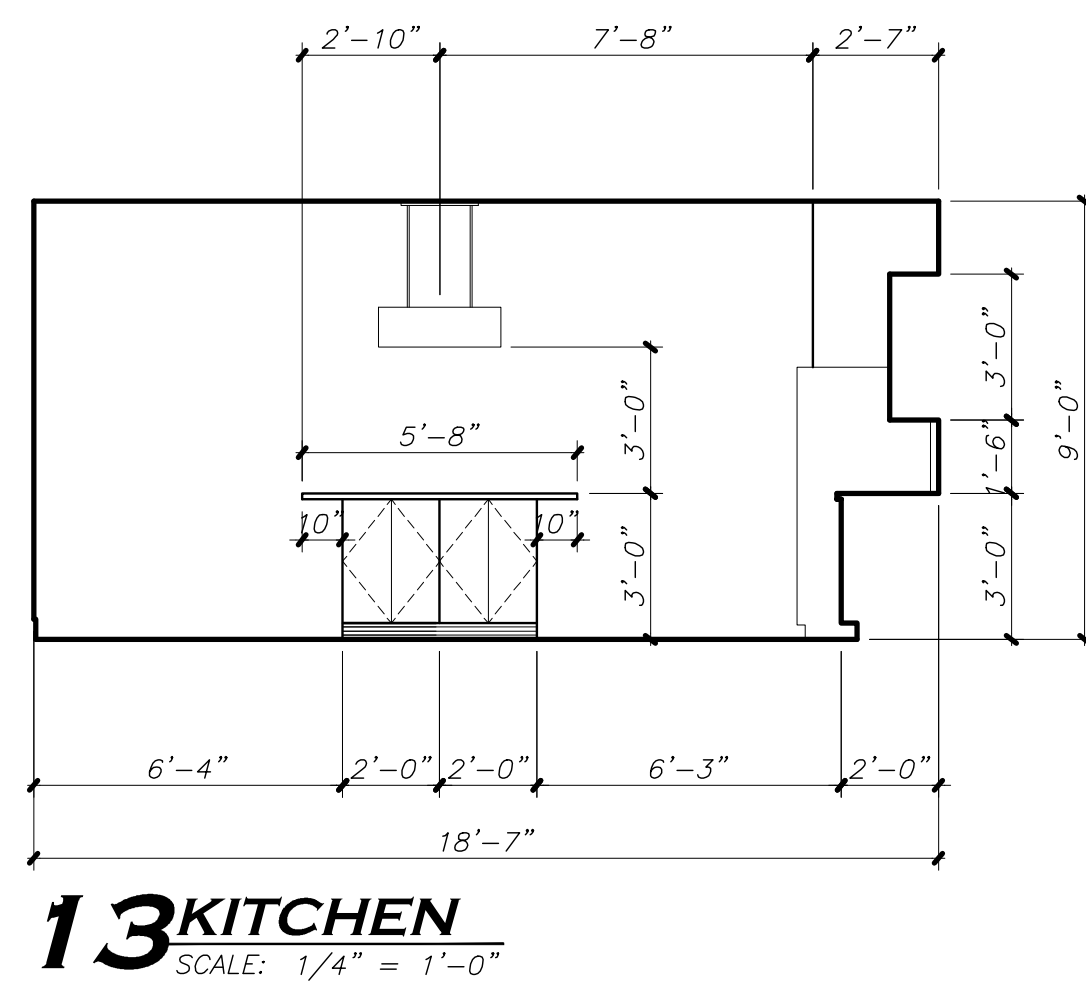
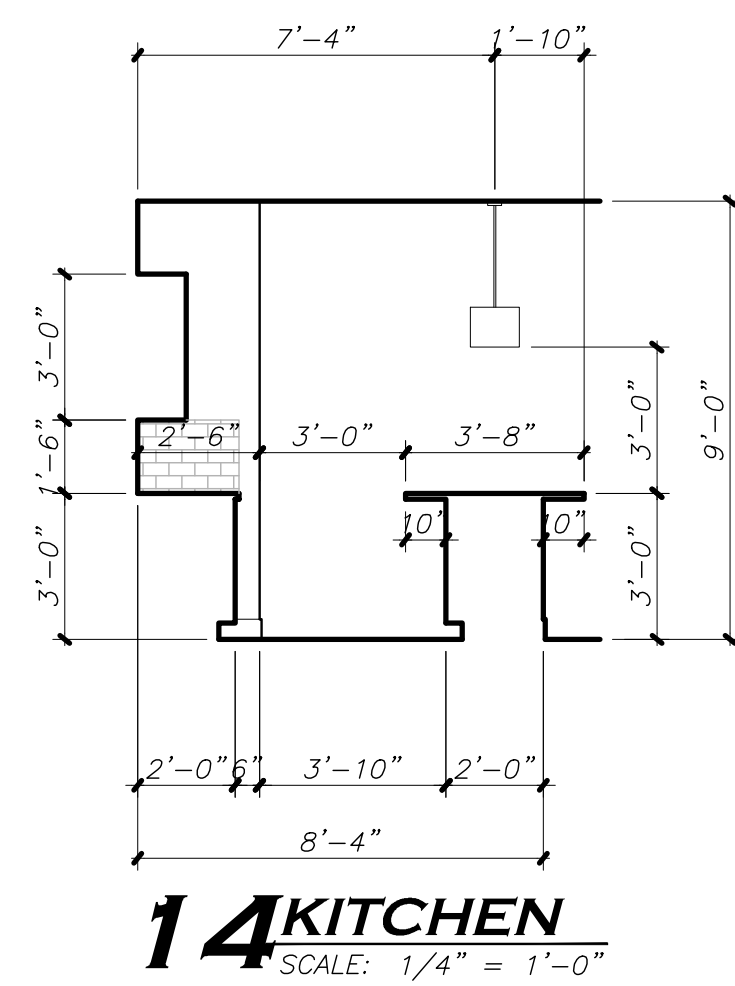
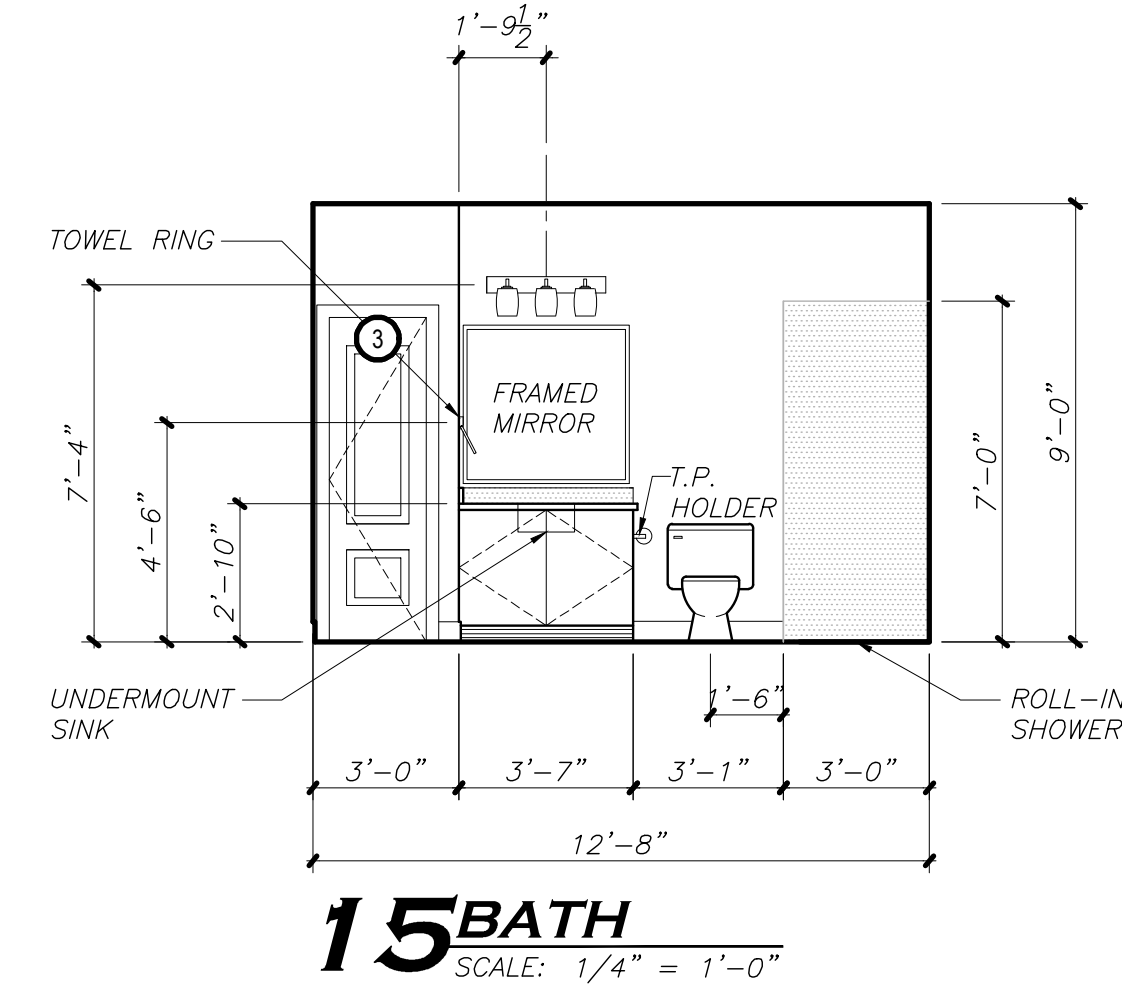
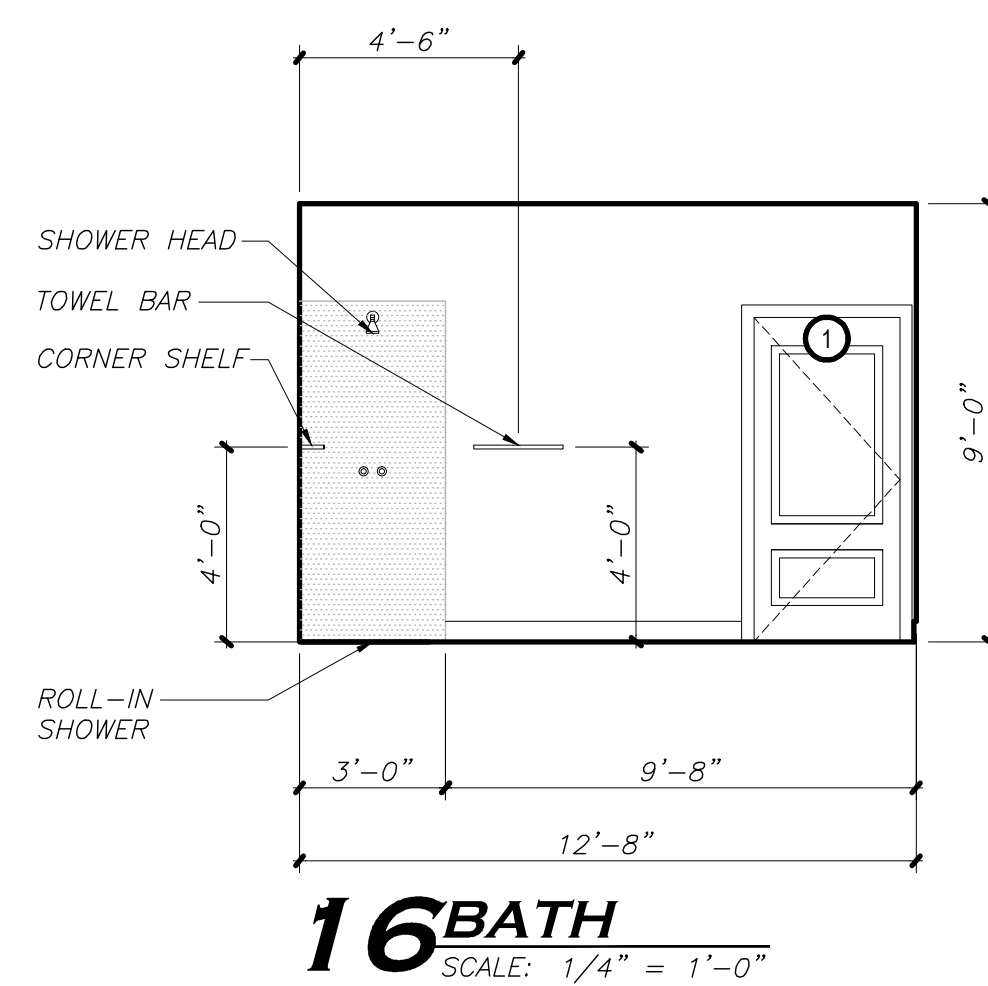
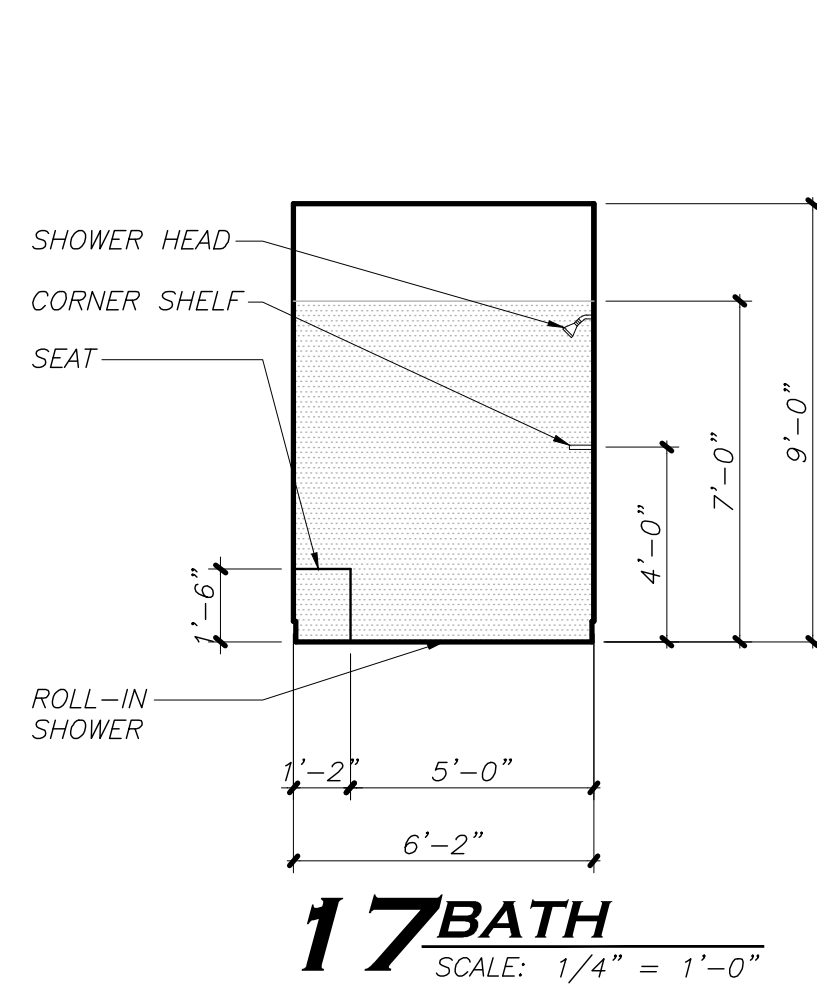
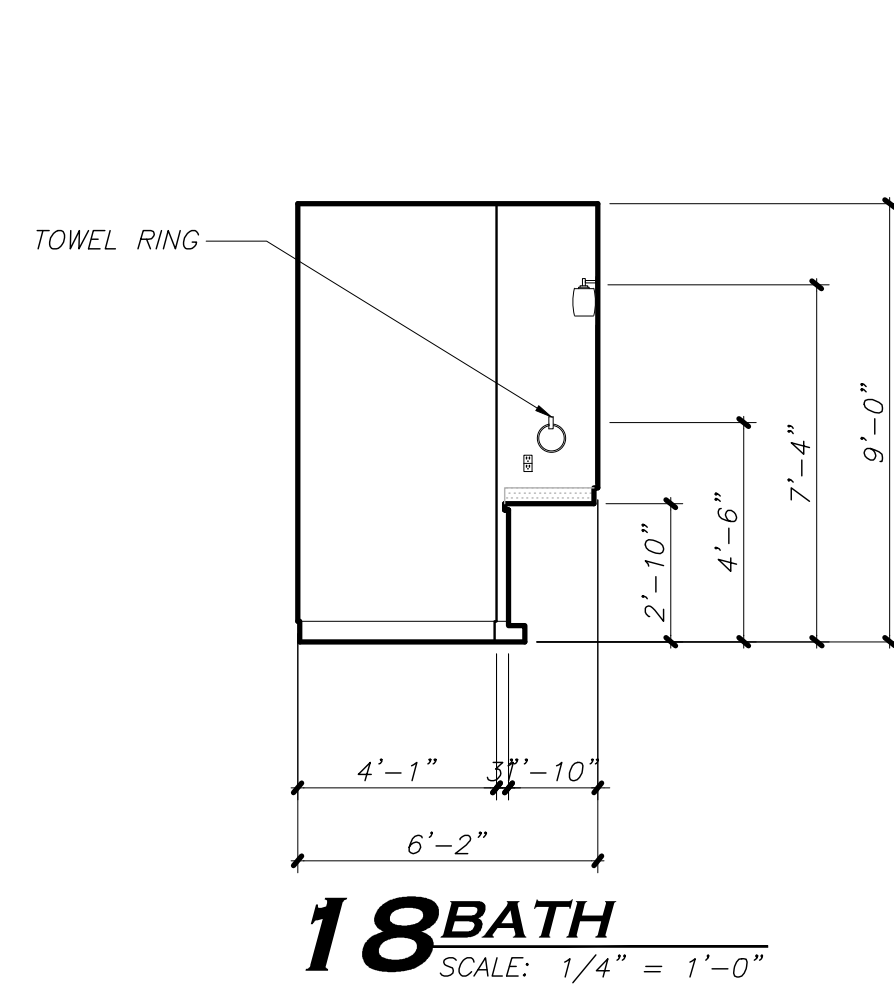
A-1



3301 W. AIRPORT FREEWAY, STE. 220 BEDFORD, TEXAS 76021
(817) 684-0088
info@enkareh.com

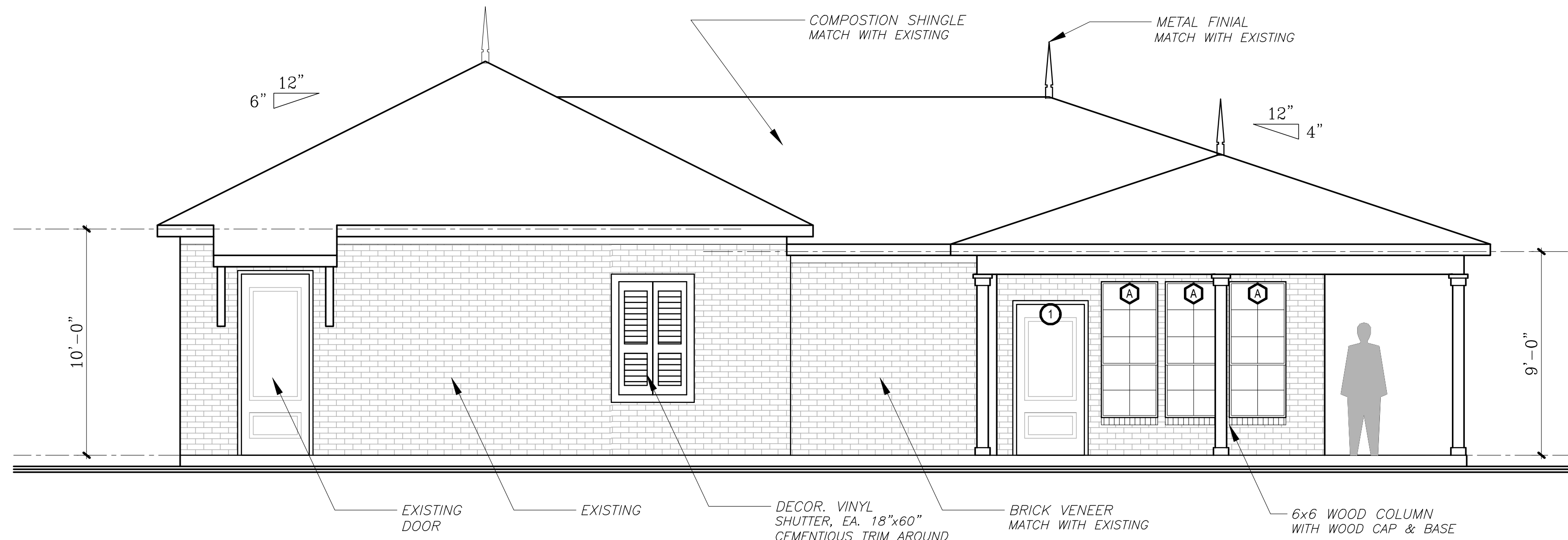
CNK ARCHITECTS INC

DOOR SCHEDULE			
<i>MARK</i>	<i>SIZE</i>	<i>DESCRIPTION</i>	<i>THICK</i>
1	3'-0" x 6'-8"	SOLID WOOD PANEL DOOR & TRANSOM W/ WOOD FRAME	1 3/4"
2	1'-8" x 6'-8"	HOLLOW CORE DOOR W/ WOOD FRAME	1 3/8"
3	2'-0" x 6'-8"	HOLLOW CORE DOOR W/ WOOD FRAME	1 3/8"
4	2'-6" x 6'-8"	HOLLOW CORE DOOR W/ WOOD FRAME	1 3/8"
5	2'-10" x 6'-8"	HOLLOW CORE DOOR W/ WOOD FRAME	1 3/8"
6	3'-0" x 6'-8"	HOLLOW CORE DOOR W/ WOOD FRAME	1 3/8"
7	PR. 2'-6" x 6'-8"	HOLLOW CORE BI-FOLD DOOR W/ WOOD FRAME	1 3/8"
WINDOW SCHEDULE			
<i>MARK</i>	<i>SIZE</i>	<i>DESCRIPTION</i>	<i>HEAD HT.</i>
A	2'-6" x 6'-0"	VINYL SINGLE HUNG WINDOW	8'-0"
ALL MATERIAL AND FINISHES TO BE SELECTED BY OWNER			

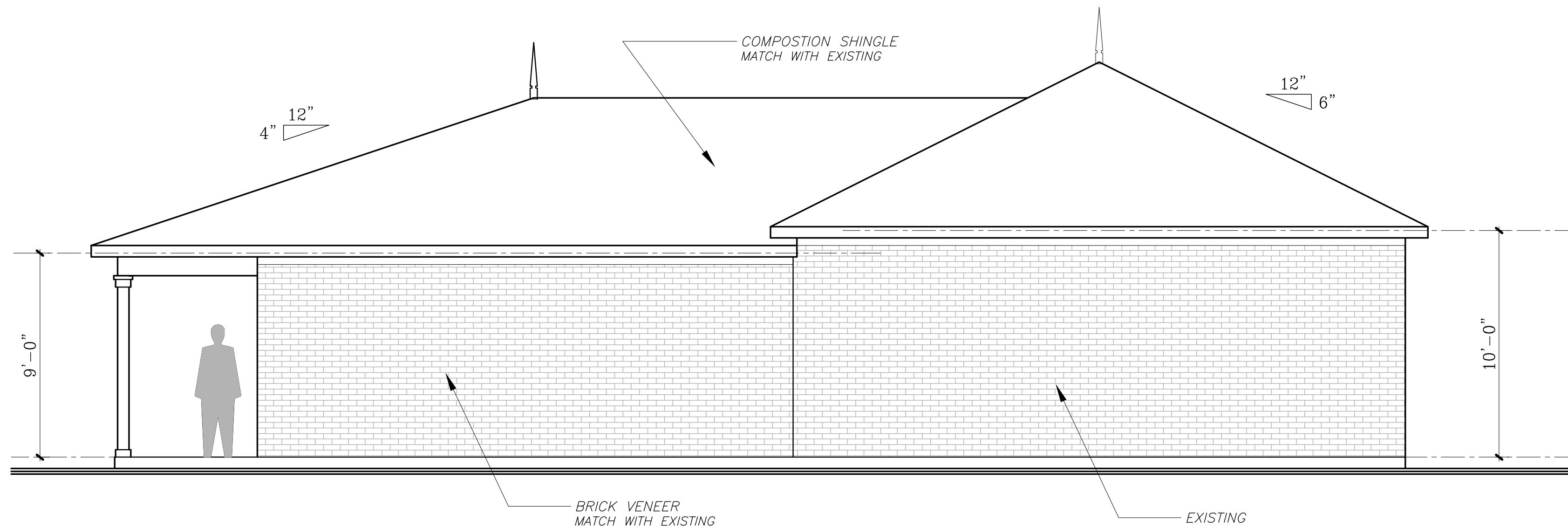


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Job no.:
Issue date:
Sheet info:
- INTERIOR ELEVATIONS
- DOOR & WINDOW
- SCHEDULES
-
Sheet no.

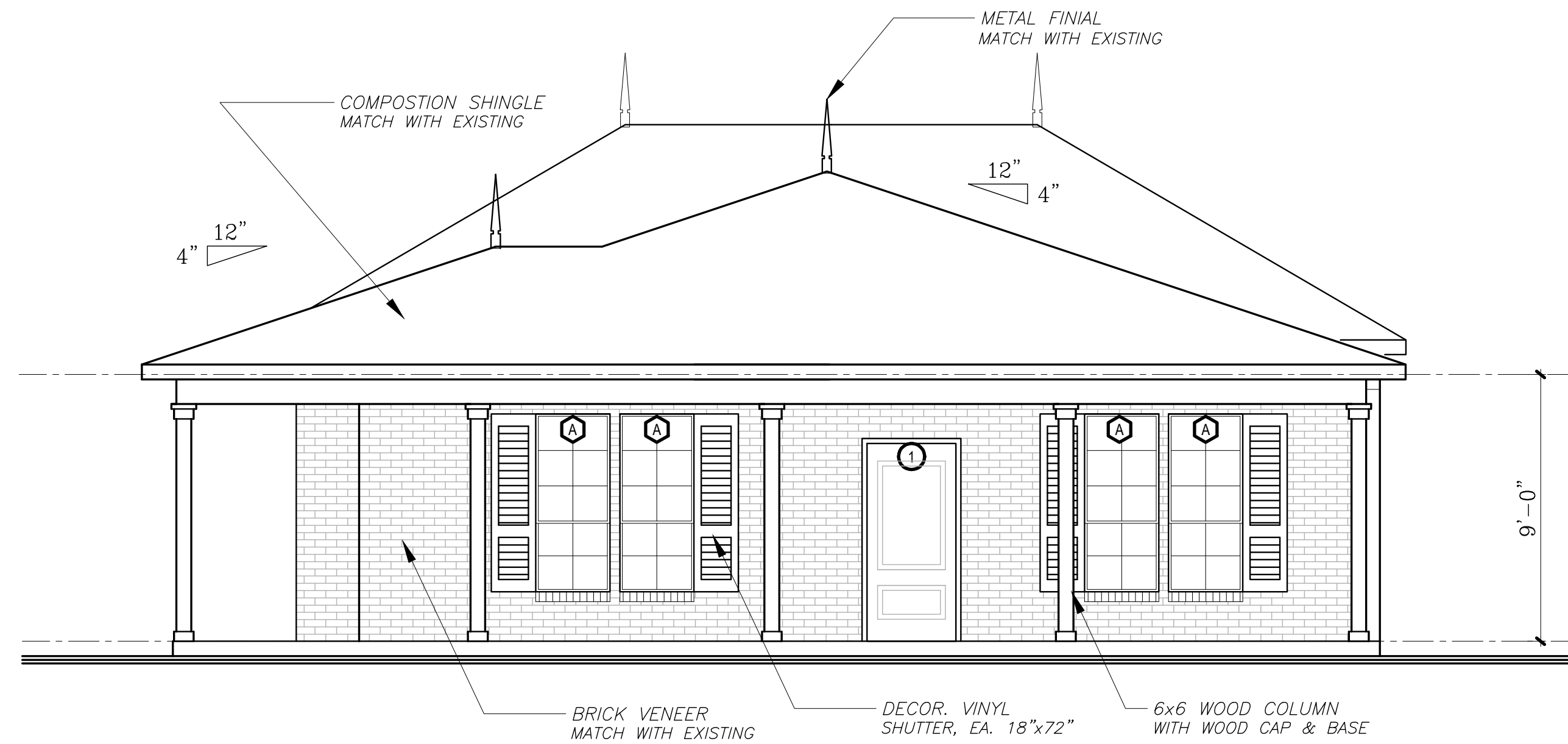
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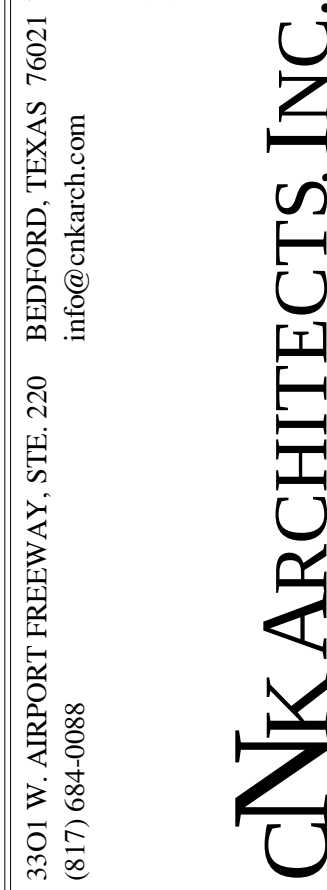
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



Revisions:

Job no.:

Issue date:

Sheet info:

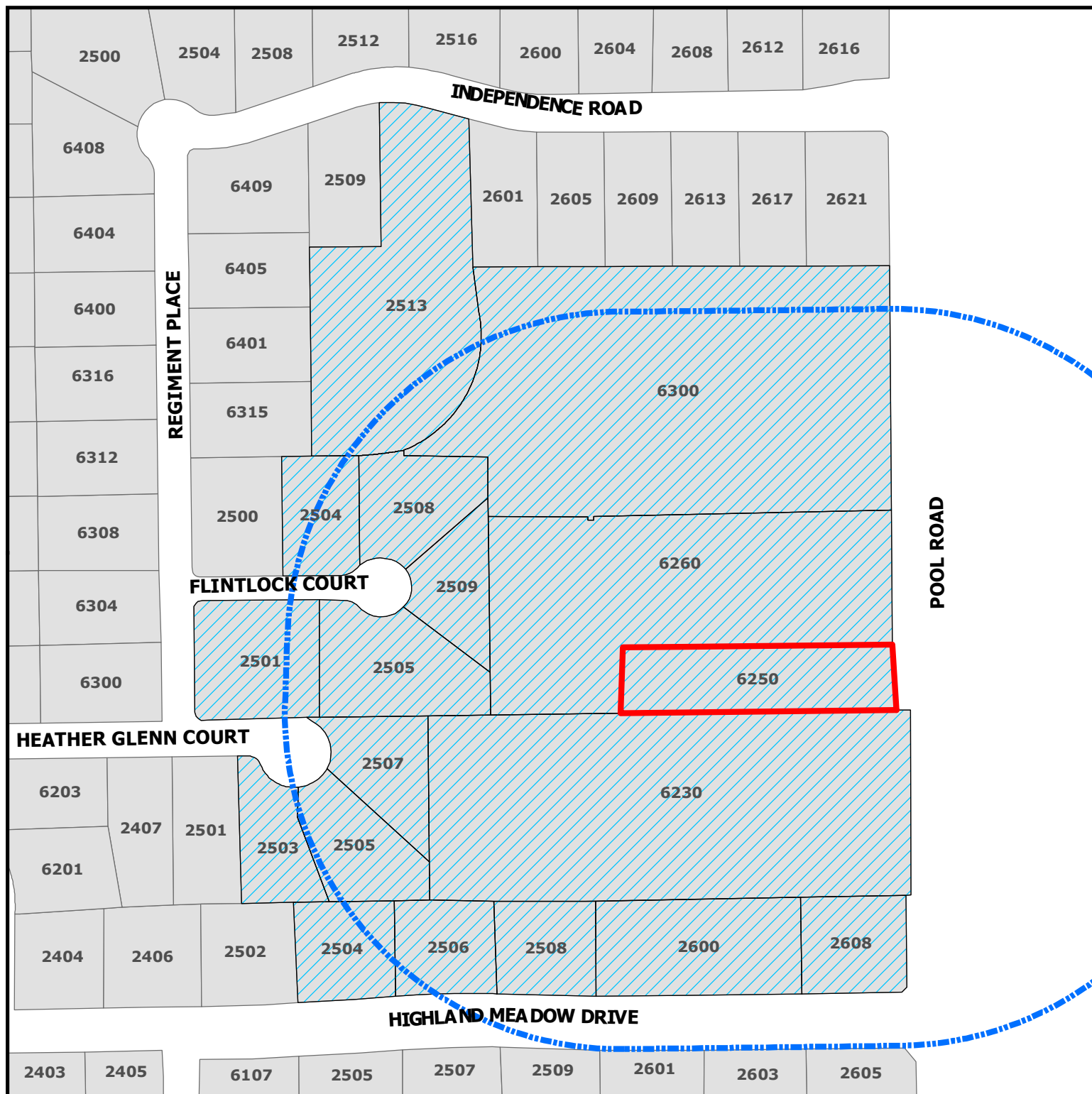
- ROOF PLAN
- SLAB PLAN
-
-

Sheet no.

A-5



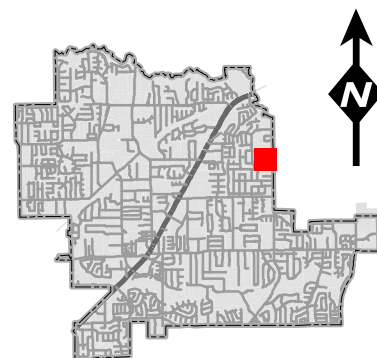
Notification Map



ZC21-020
6250 Pool Road

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





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, September 13, 2021 at 7:00 p.m.
City Council Meetings: Monday, October 4, 2021 & Tuesday, October 19, 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 RE Single Family 'Estate' Residential district to the R-40 Single Family Residential district. The request is to rezone the property to one zoning district.

Zoning Case: ZC21-020

Applicants: Lance & Anh Bishop

Owners: Lance & Anh Bishop

Location: 6250 Pool Road

Property Description: Lot 2R, Block 1, Mockingbird Hill Addition

Present Zoning: R-20 Single Family and RE Single Family "Estate" Residential

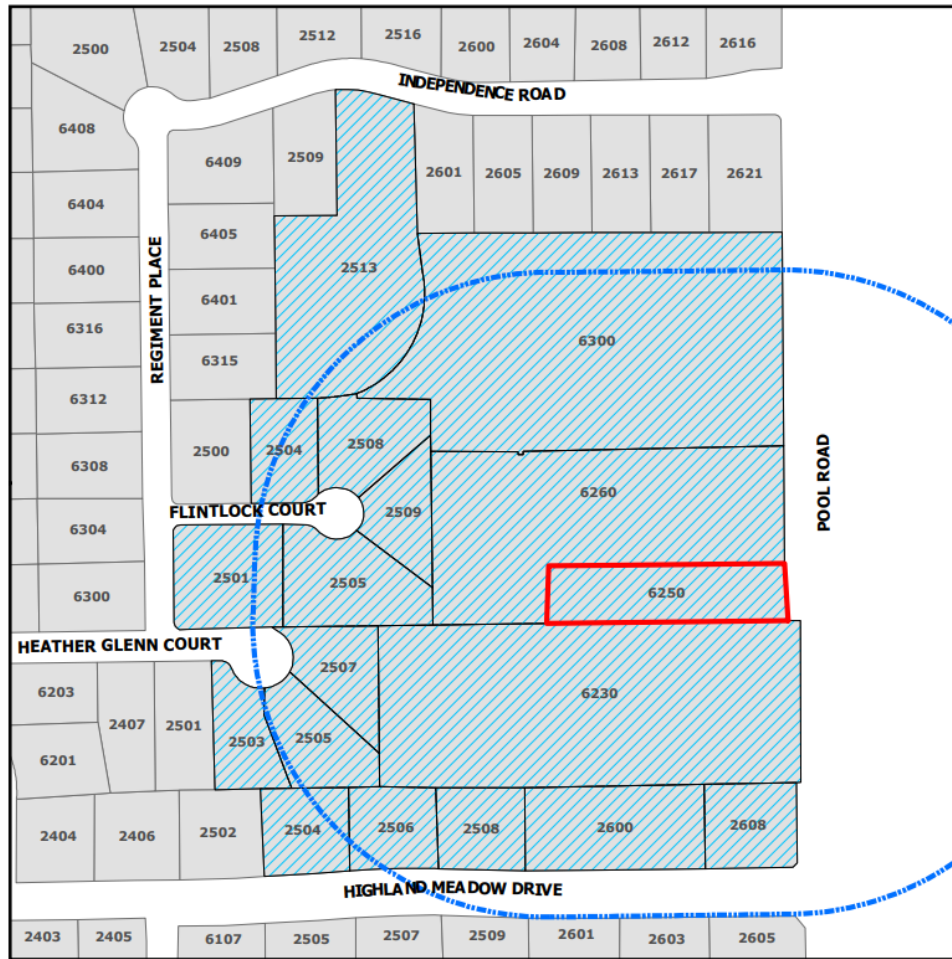
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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:

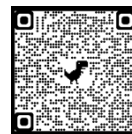
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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.

NOTICE OF PUBLIC HEARING



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
BRECHT, WILLIAM	2508 HIGHLAND MEADOW DR	COLLEYVILLE, TX
DEWAN, MADHUSUDAN	2501 FLINTLOCK CT	COLLEYVILLE, TX
PUTNAM, CHRISTOPHER SEAN	6230 POOL RD	COLLEYVILLE, TX
MENEGAY, MOLLY	2509 FLINTLOCK CT	COLLEYVILLE, TX
HEYGOOD, MICHAEL E	2504 FLINTLOCK CT	COLLEYVILLE, TX
ZINGA, MICHAEL	2504 HIGHLAND MEADOW DR	COLLEYVILLE, TX
BRECHT, WILLIAM	2508 HIGHLAND MEADOW DR	COLLEYVILLE, TX
F H C TRUST	2140 HALL JOHNSON RD # 102-174	GRAPEVINE, TX
THOMAS, MATHEW	2507 HEATHER GLEN CT	COLLEYVILLE, TX
DREY AND BRENDA ANTHONY TRUST	2503 HEATHER GLENN CT	COLLEYVILLE, TX
MEREDITH, KAREN	2505 HEATHER GLENN CT	COLLEYVILLE, TX
SANDERS, JOSEPH L	2508 FLINTLOCK CT	COLLEYVILLE, TX
BISHOP, LANCE	6250 POOL RD	COLLEYVILLE, TX
RICHARDSON, MICHAEL	2505 FLINTLOCK CT	COLLEYVILLE, TX
HERITAGE COLONY HOMEOWNERS ASN	PO BOX 1122	COLLEYVILLE, TX
STONE, JACOB	2817 BROOKSHIRE DR	GRAPEVINE, TX
MCMASTER, JOSEPH	1912 ARRINGTON CT	COLLEYVILLE, TX
HERITAGE COLONY ADDITION	P.O. Box 1122	COLLEYVILLE, TX
HIGHLAND MEADOWS ADDN	2101 High Gate Drive	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-21-2176

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 2R, BLOCK 1, IN THE MOCKINGBIRD HLL ADDITION, LOCATED AT 6250 POOL ROAD, FROM THE R-20 SINGLE FAMILY RESIDENTIAL DISTRICT AND RE SINGLE-FAMILY 'ESTATE' RESIDENTIAL DISTRICT TO THE R-40 SINGLE FAMILY 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 Single Family Residential district and RE Single Family 'Estate' Residential district to the R-40 Single Family Residential district for Case No. ZC21-020; 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 Single Family Residential and RE Single-Family 'Estate' Residential district to R-40 Single Family Residential district on 1.39 acres, being Lot

2R, Block 1, Mockingbird Hill Addition, located at 6250 Pool Road 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 4th day of October 2021.

The second reading and public hearing being conducted on the 19th day of October 2021.

APPROVED BY A VOTE OF __ AYES, __ NAYS ON THIS THE 19TH DAY OF OCTOBER 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

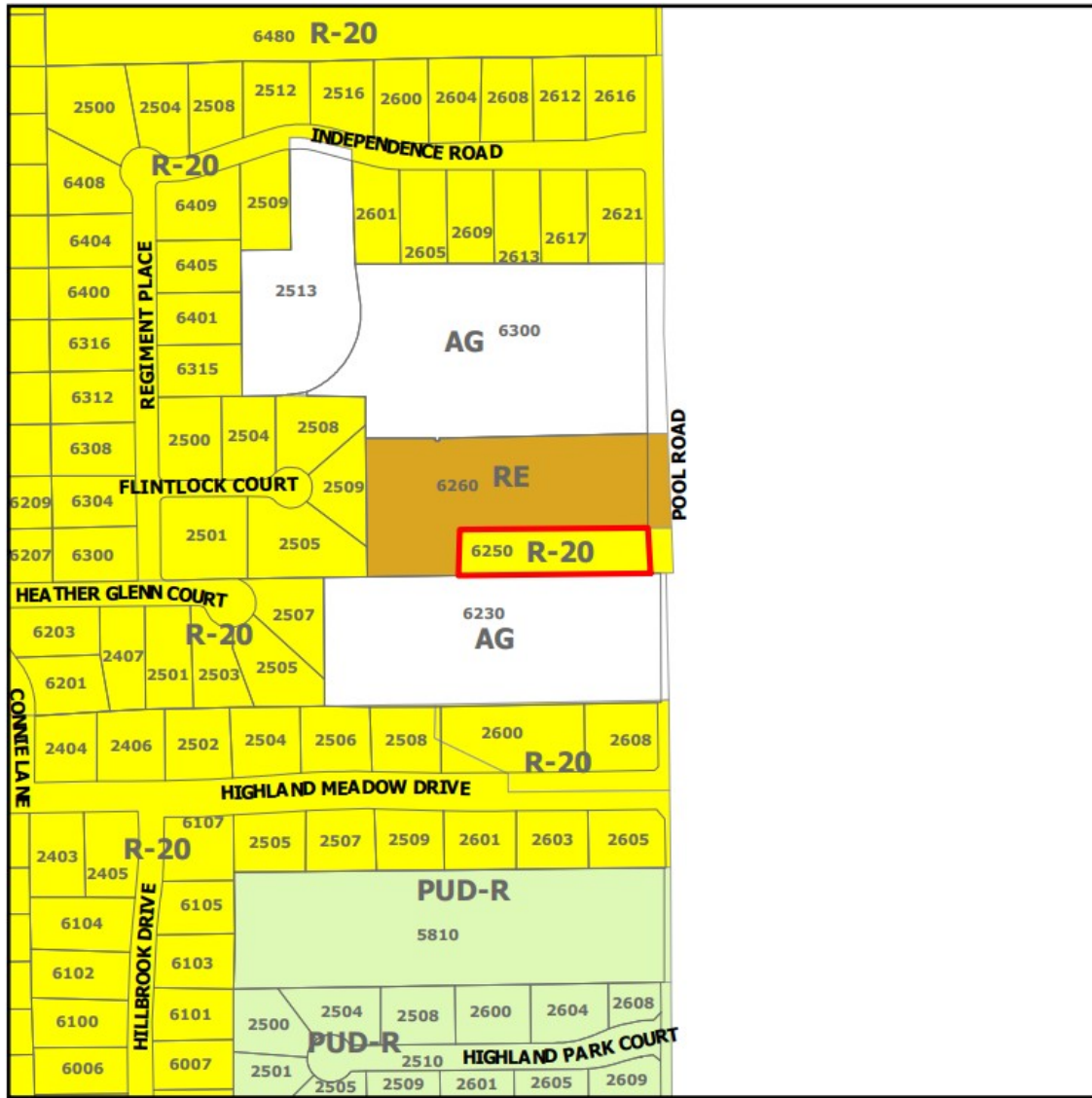
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"- Zoning Map



[illegible]



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6d

Agenda Date 10/19/2021

Number Ordinance O-21-2177

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit for an Accessory Dwelling on Lot 2R, Block 1, Mockingbird Hill Addition, located at 6250 Pool Road, Case ZC21-021

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Second Reading and Public Hearing

The applicant was present at the first reading to explain the request and answer questions.

First Reading and Public Hearing

Lance and Ahn Bishop, the owners, have submitted a request for a Special Use Permit (SUP) for an accessory dwelling on Lot 2R, Block 1, of the Mockingbird Hill Addition, being approximately 1.39 acres, and zoned R-20 Single Family Residential district and RE Single Family 'Estate' Residential. The purpose is to allow for an accessory dwelling.

Existing Conditions/Background: The subject property is located along the west side of Pool Road and north of Highland Meadow Drive. The property currently is zoned R-20 Single-Family Residential and RE Single Family 'Estate' Residential. The applicants recently purchased the property zoned RE and through platting have incorporated it into their existing lot, which is zoned R-20. A rezoning request to the R-40 zoning district is running concurrently with this request.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 799 s.f. accessory dwelling.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

2. Maximum Size and Number of Buildings:

- a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. Exemption: Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.
- b. Accessory dwellings allowed by the Land Development Code shall be limited in size to be no more than the most restrictive of the following:
 1. Fifty percent (50%) of the primary structure;
 2. The maximum allowed square footage for accessory buildings on the lot; or
 3. No more than twelve hundred (1,200) square feet

The applicant is requesting to allow for the use of a new 799 s.f. accessory dwelling attached to an existing detached garage. The total lot area is 1.39 acres, or 60,548 square feet. The structure will be built on the west side of the garage of similar materials to the home and also includes a 377 s.f. covered porch in addition to the dwelling. The structure will not be visible from Pool Road and meets all the dimensional requirements of the Land Development Code.

Analysis: Any request for an accessory dwelling in the R-40 zoning district shall only be authorized after approval of a Special Use Permit by the City Council.

Plat Status: The property is platted as Lot 2R, Block 1 of the Mockingbird Hill Addition.

DRC Review: The DRC met on August 23rd and determined the request may be scheduled for the upcoming Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The property to the north is zoned RE Single Family 'Estate' Residential and is unimproved. The property located to the south is zoned AG Agricultural and improved with a single-family home. Property to the west is zoned R-20 Single-Family Residential and improved with single-family uses. The property to the west is located in the City of Grapevine and improved with single-family homes.

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 approval of the accessory dwelling due to compliance with the Land Development Code's size and dimensional requirements. The Land Development Code allows for an accessory dwelling with approval of a Special Use Permit.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their September 13, 2021, meeting by a vote of 7-0.

Financial Impact

There is no financial impact to the City.

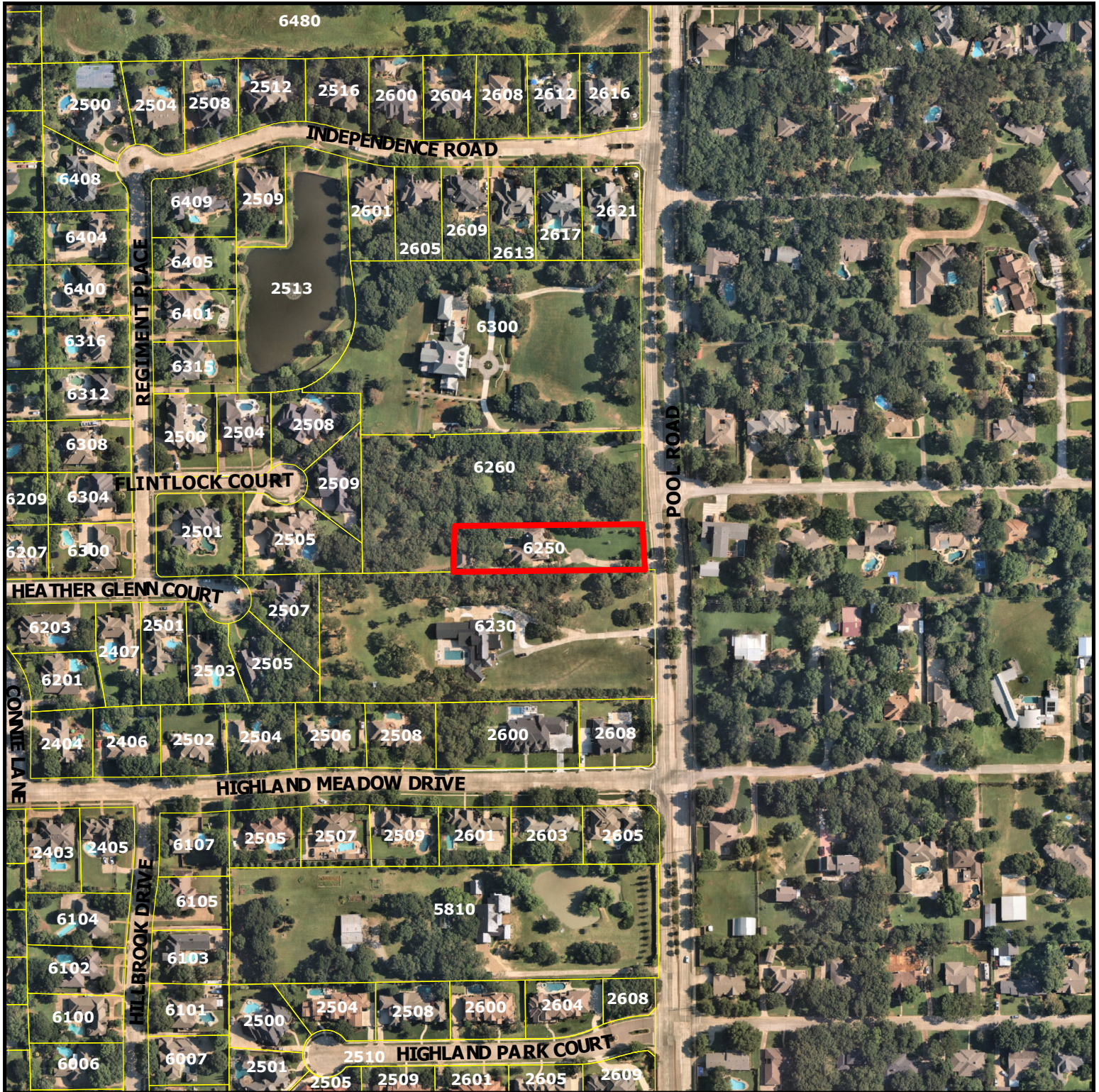
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibits
6. Elevation and Floor Plan Exhibits
7. Notification Map
8. Notification Letter
9. Notify List
10. Ordinance O-21-2177

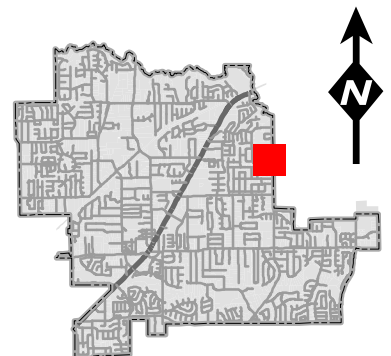
Aerial Map



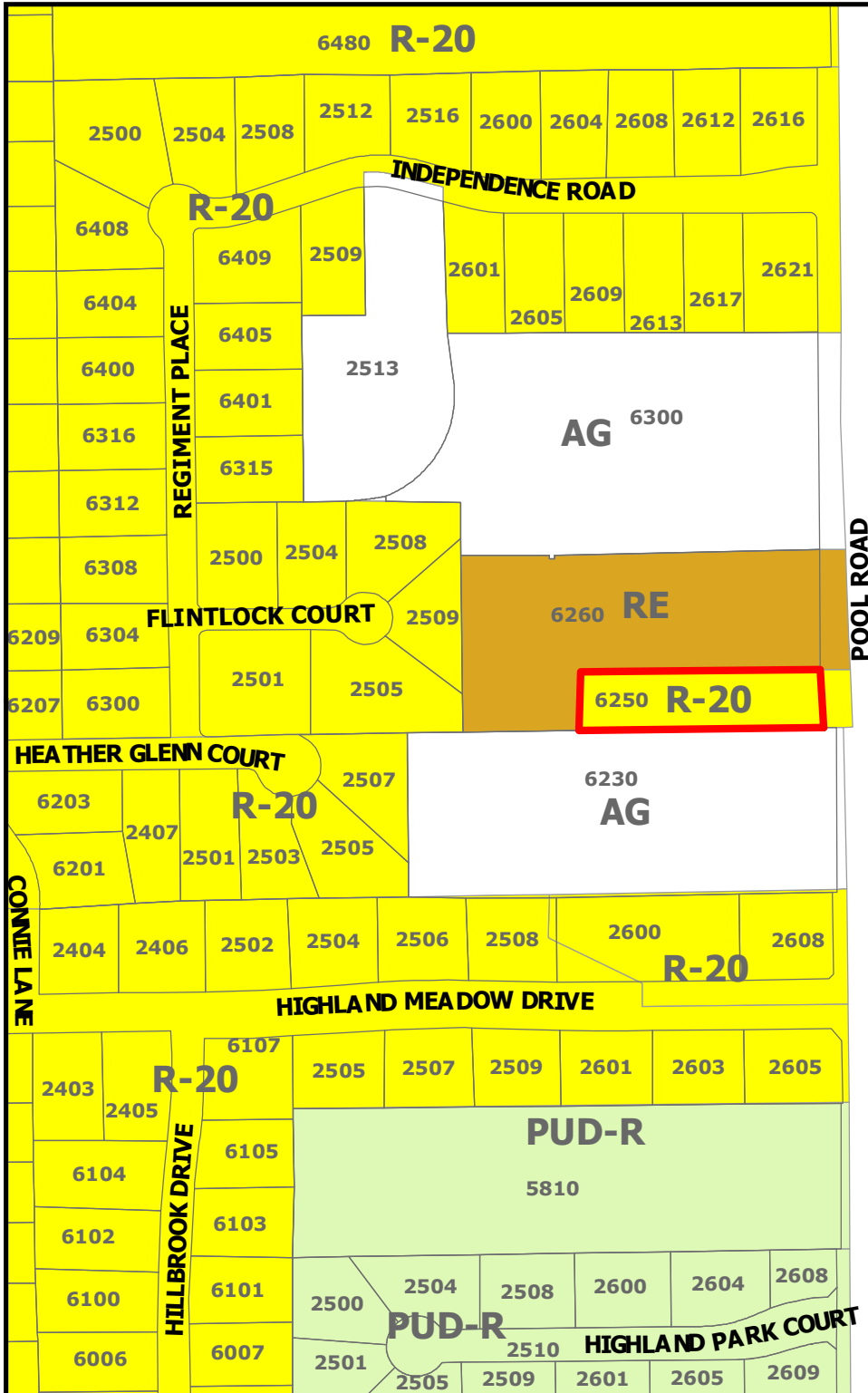
ZC21-020
6250 Pool Road

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 Subject Property



Zoning Map

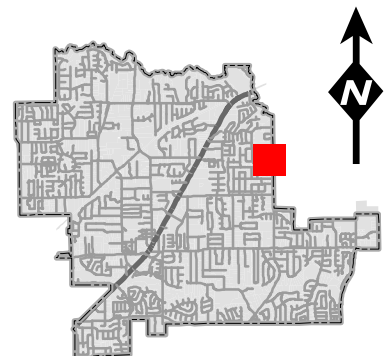


ZC21-020
6250 Pool Road

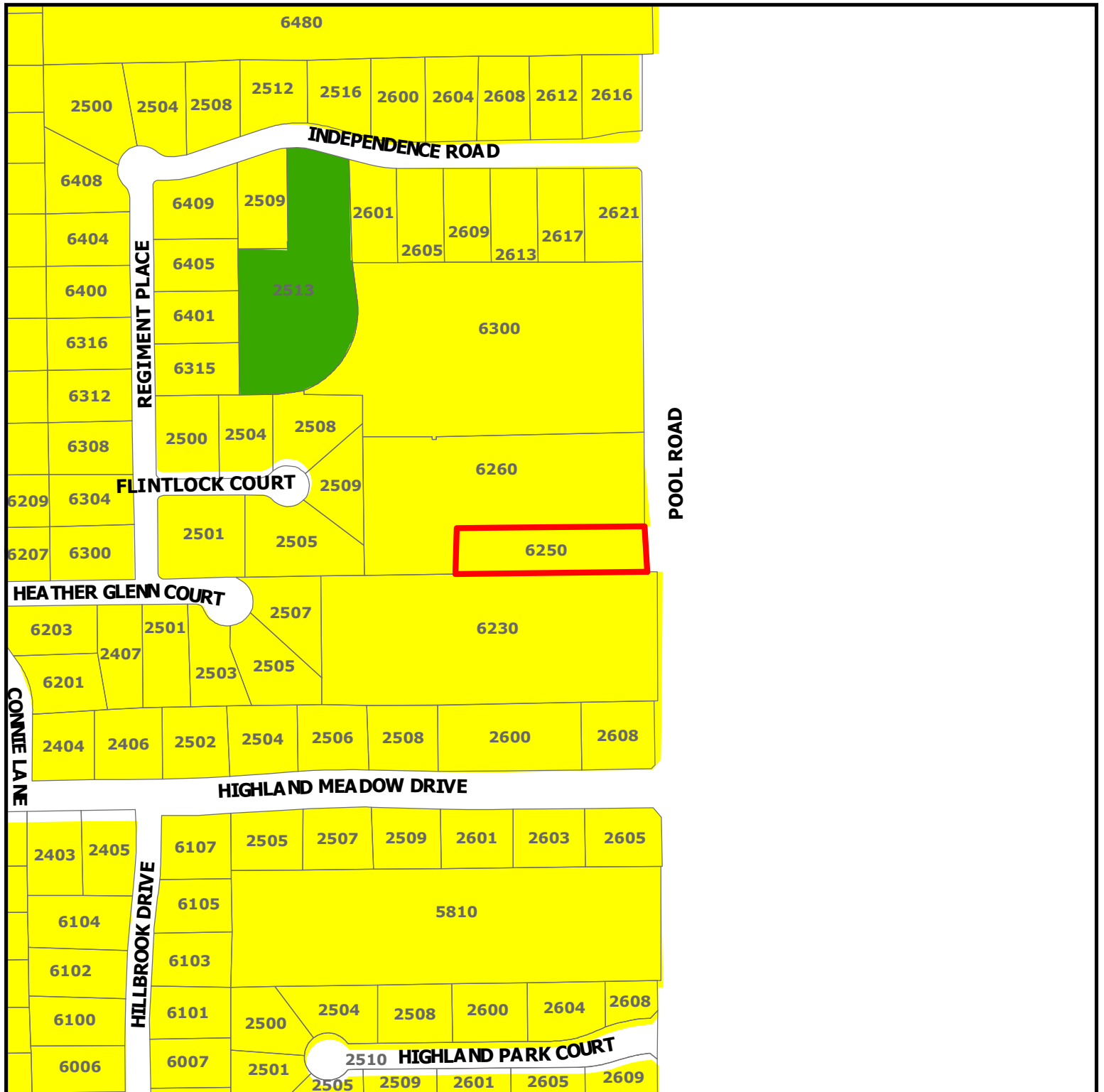
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Subject Property



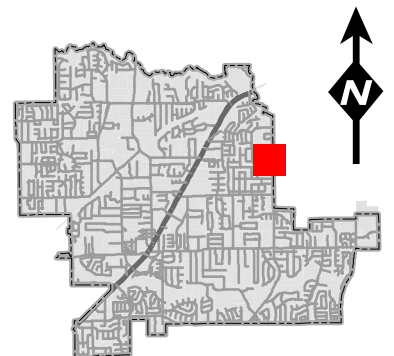
Future Land Use Map



ZC21-020
6250 Pool Road

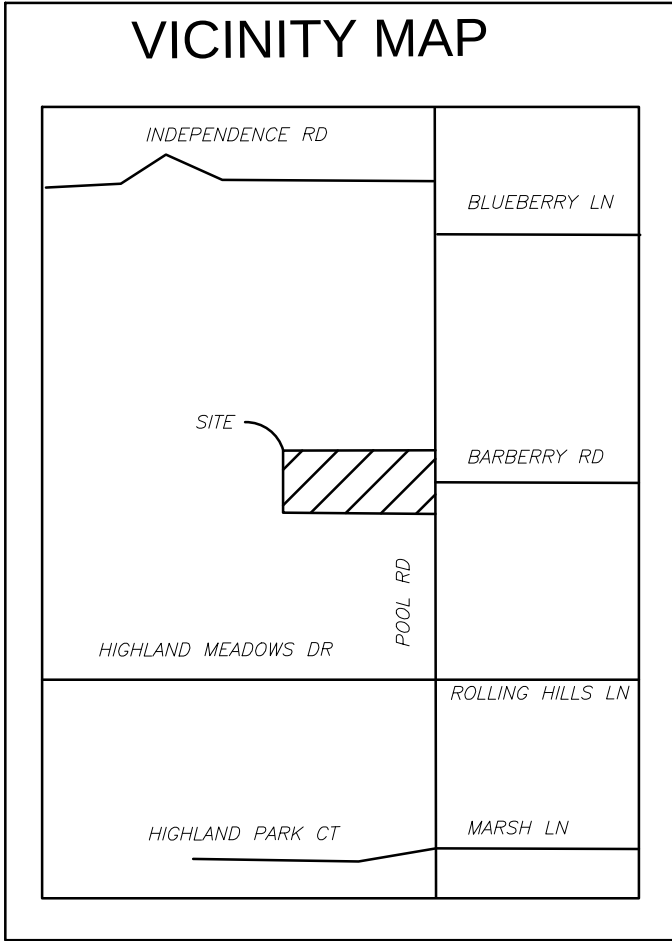
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- Subject Property
- Residential
- Open Space; Parks



Statement of Planning Objectives

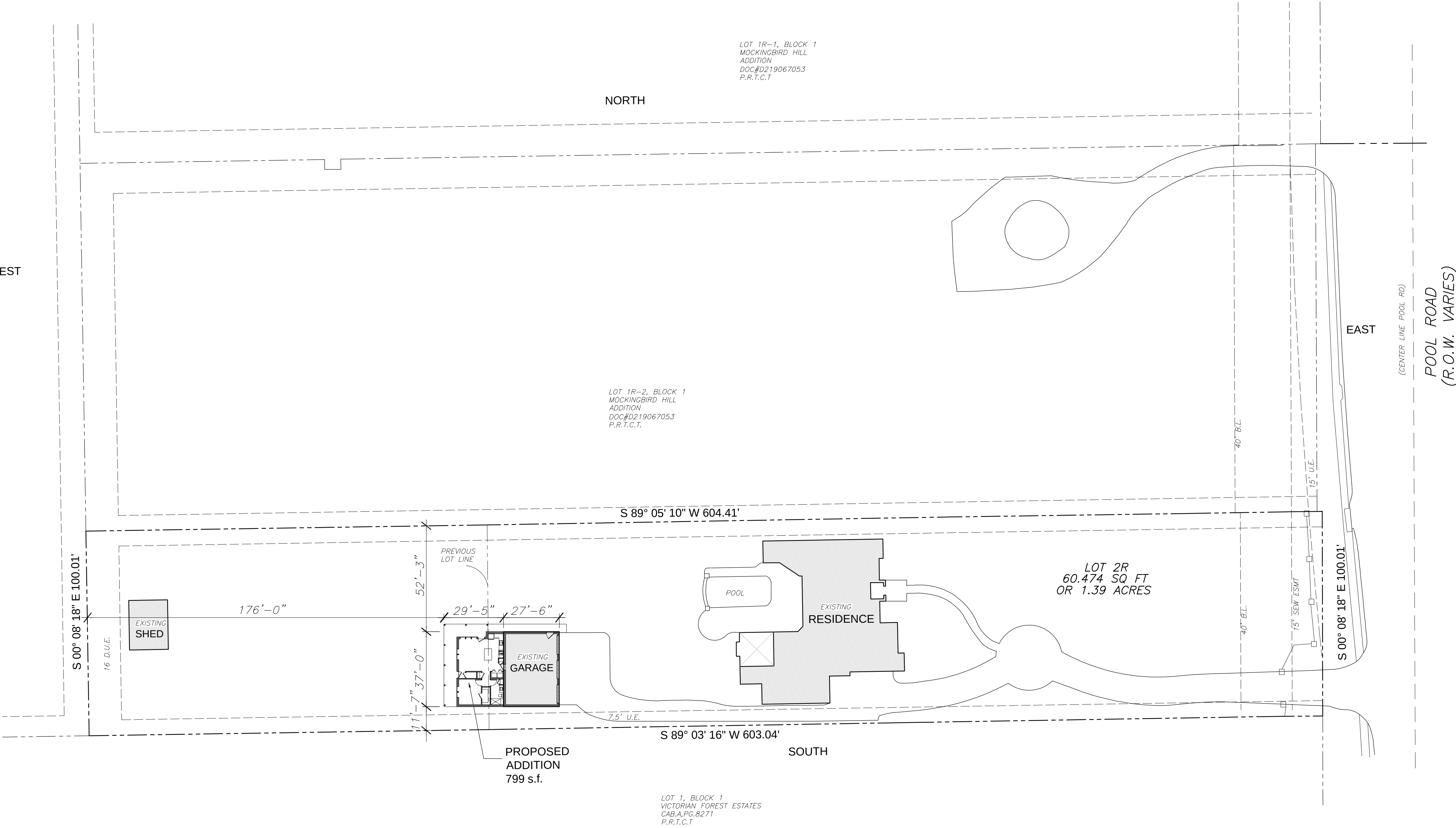
We recently acquired .46 acres behind our home to ensure that no other single-family residence would be constructed behind our property. However, we would like to expand the existing three car garage to add a small pool house so that my elderly mother will have the ability to live within walking distance of us should she lose some of her independence. Therefore, we are in the process of re-platting and re-zoning both lots to allow for this possible addition. This change would be in keeping with the original lot design with a single driveway and mailbox and not alter the property's appearance from Pool Rd.



BLOCK 1
HERITAGE COLONY
CAB A,P.2403
P.R.T.C.T

LOT 3

LOT 2



01 SITE PLAN
SCALE: 1" = 30'
0' 30' 60' 120'



3301 W. AIRPORT FREEWAY, SUITE 220
BEDFORD, TX 76021
PHONE: 817-684-0088
FAX: 817-684-0013

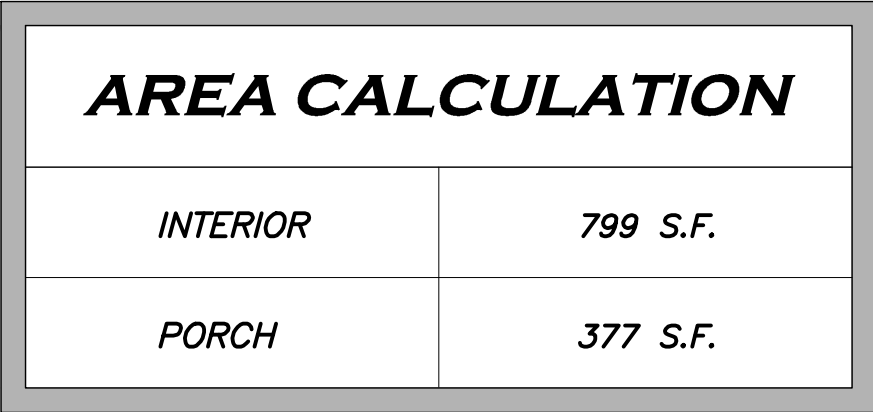
cNk ARCHITECTS, INC.

POOL HOUSE ADDITION

6250 POOL ROAD
COLLEYVILLE, TX 76034

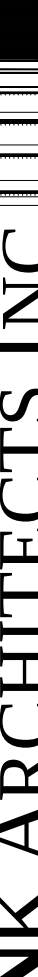
ARCHITECTURE DRAWING INDEX

	COVER SHEET
A-1	FLOOR PLAN
A-2	INTERIOR ELEVATIONS, DOOR & WINDOW SCHEDULES
A-3	ELECTRICAL PLAN
A-4	EXTERIOR ELEVATIONS
A-5	ROOF & SLAB PLANS



cNk ARCHITECTS INC.

3301 W. AIRPORT FREEWAY, STE. 220
BEDFORD, TEXAS 76021
(817) 684-0088
info@cnkarch.com



POOL HOUSE ADDITION

6250 POOL ROAD, COLLEYVILLE, TX 76034

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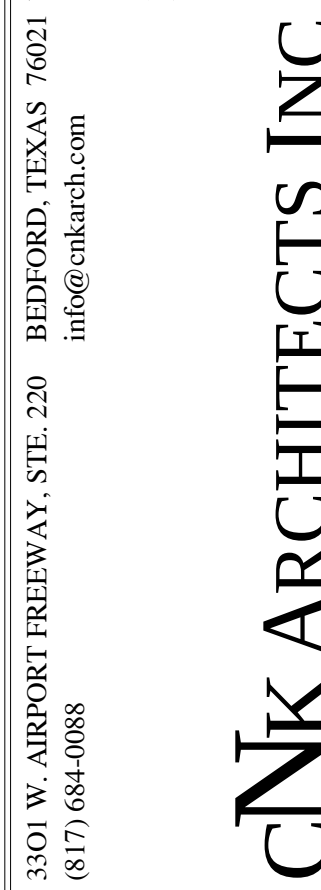
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Sheet info:
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Sheet no.

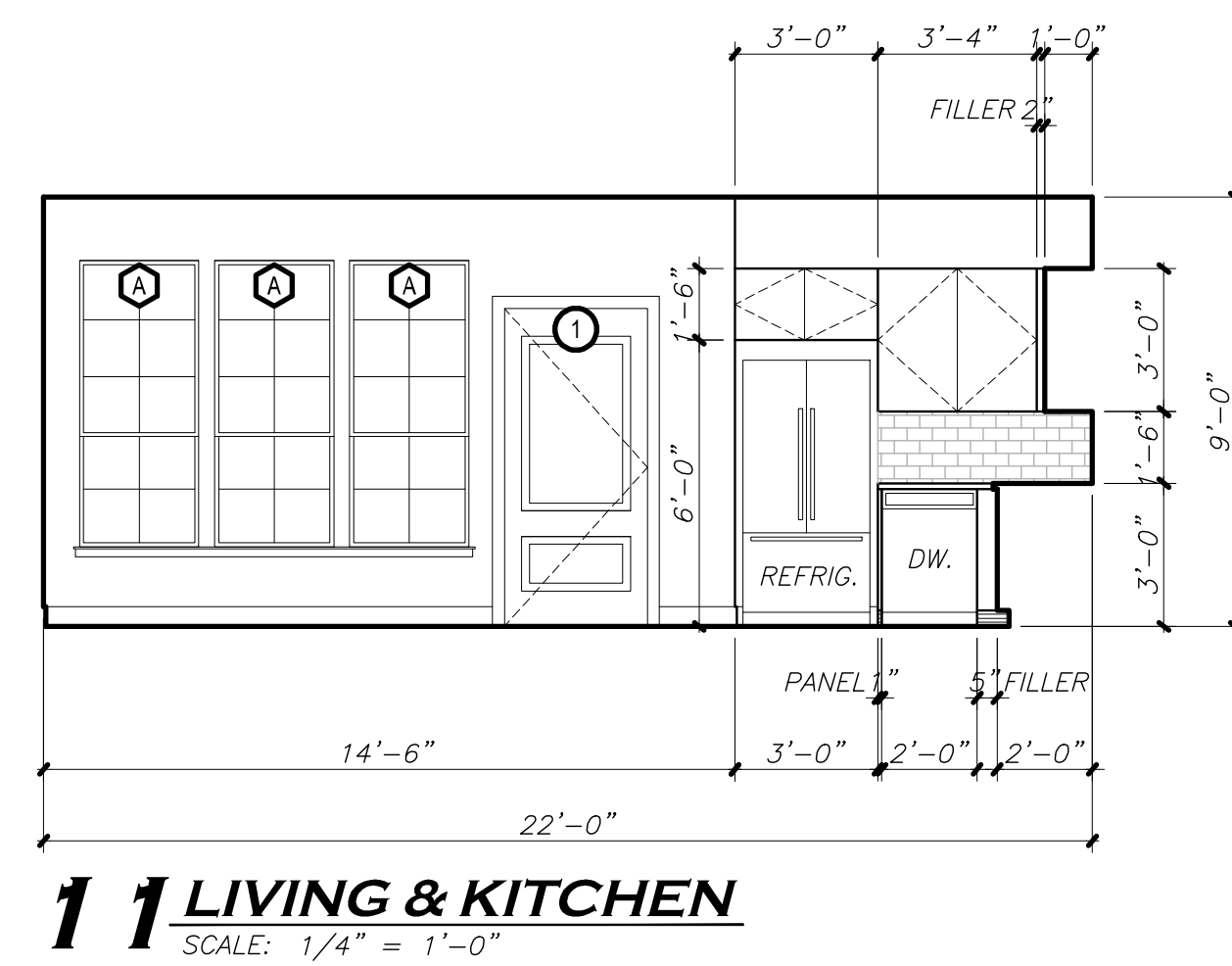
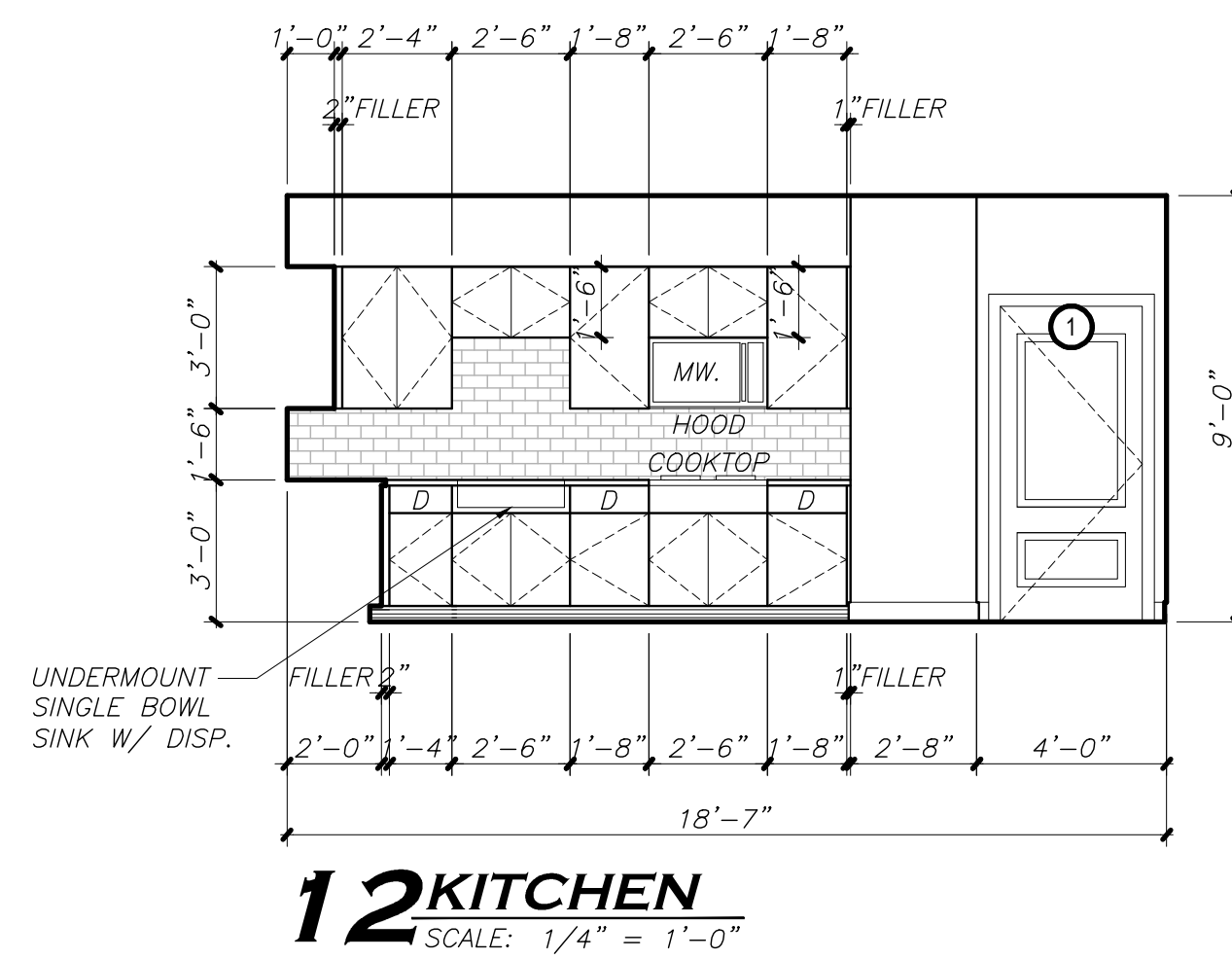
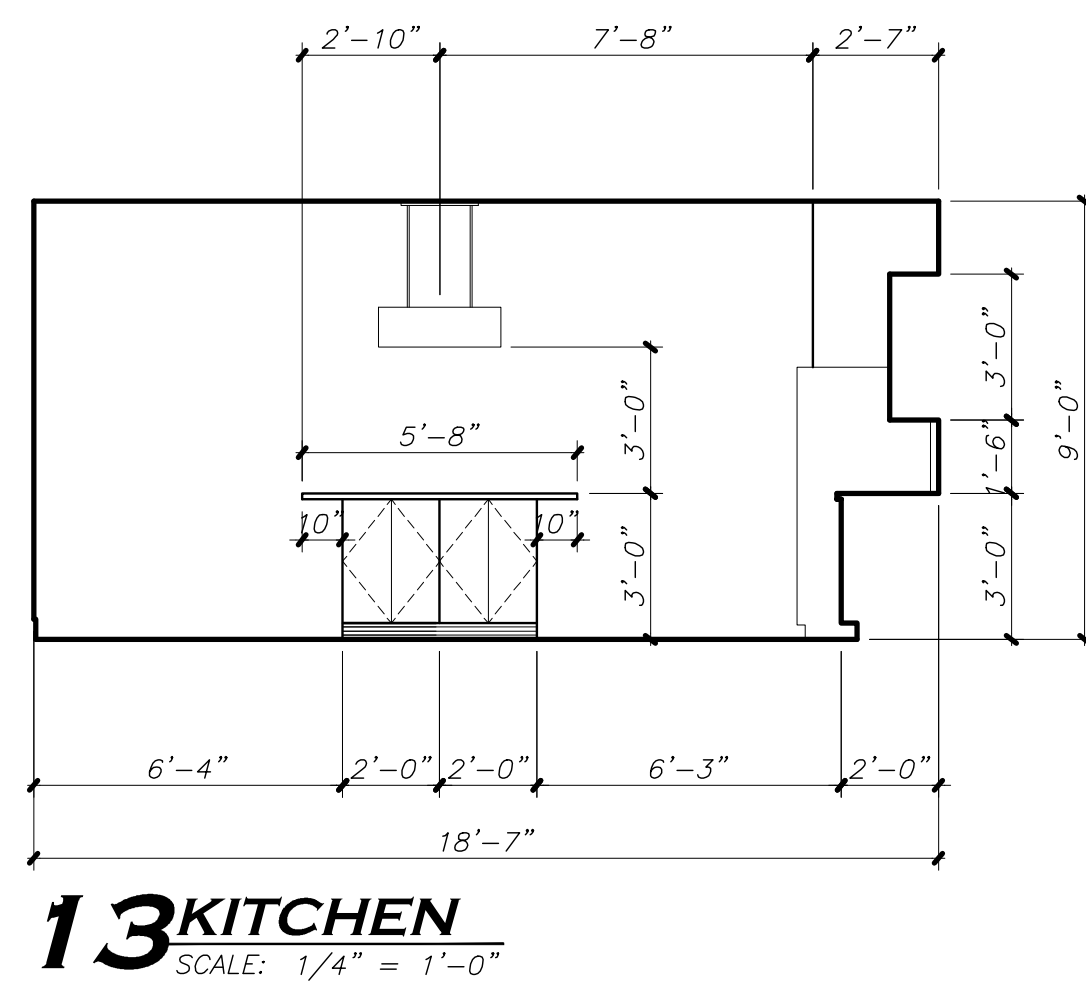
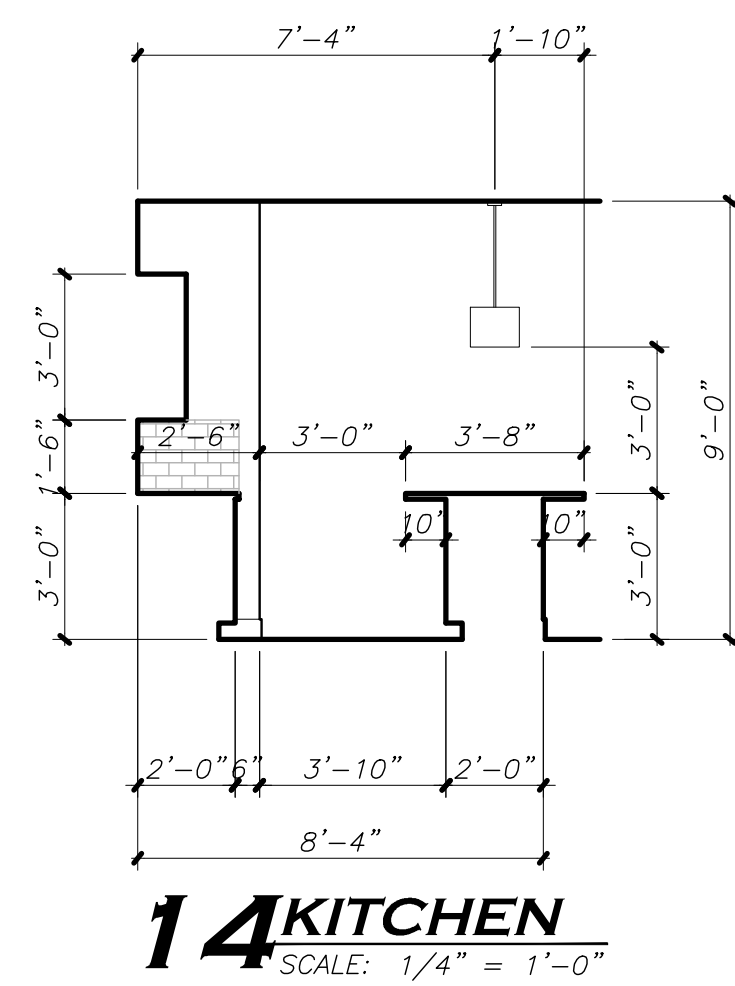
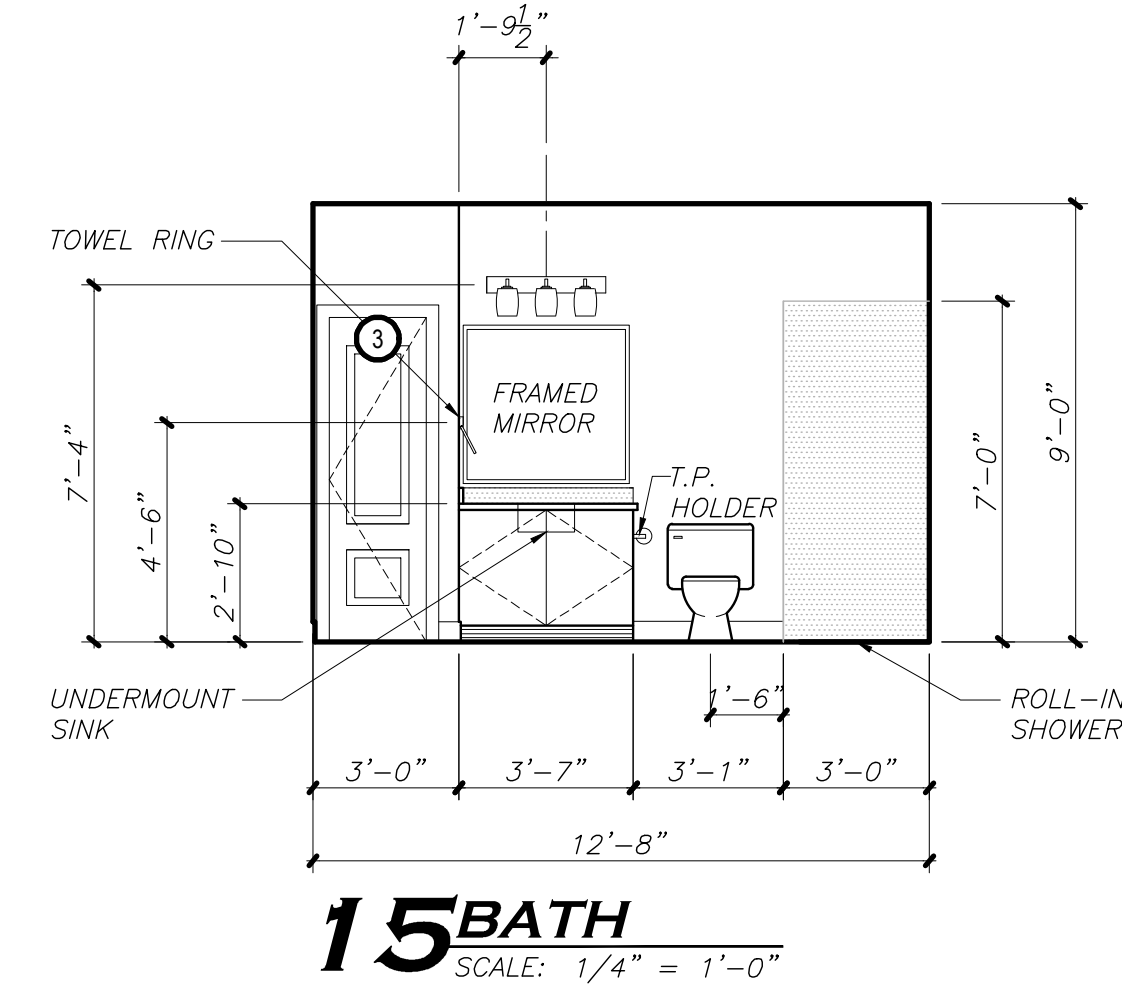
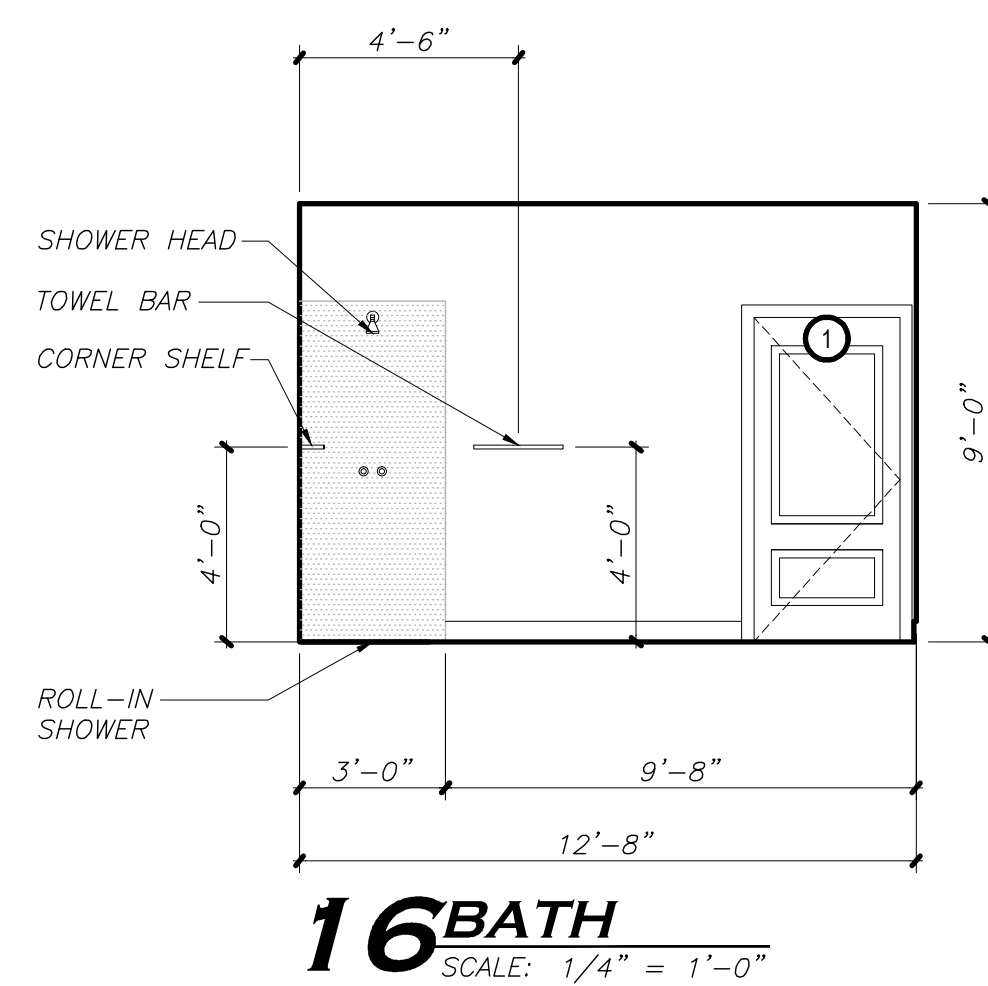
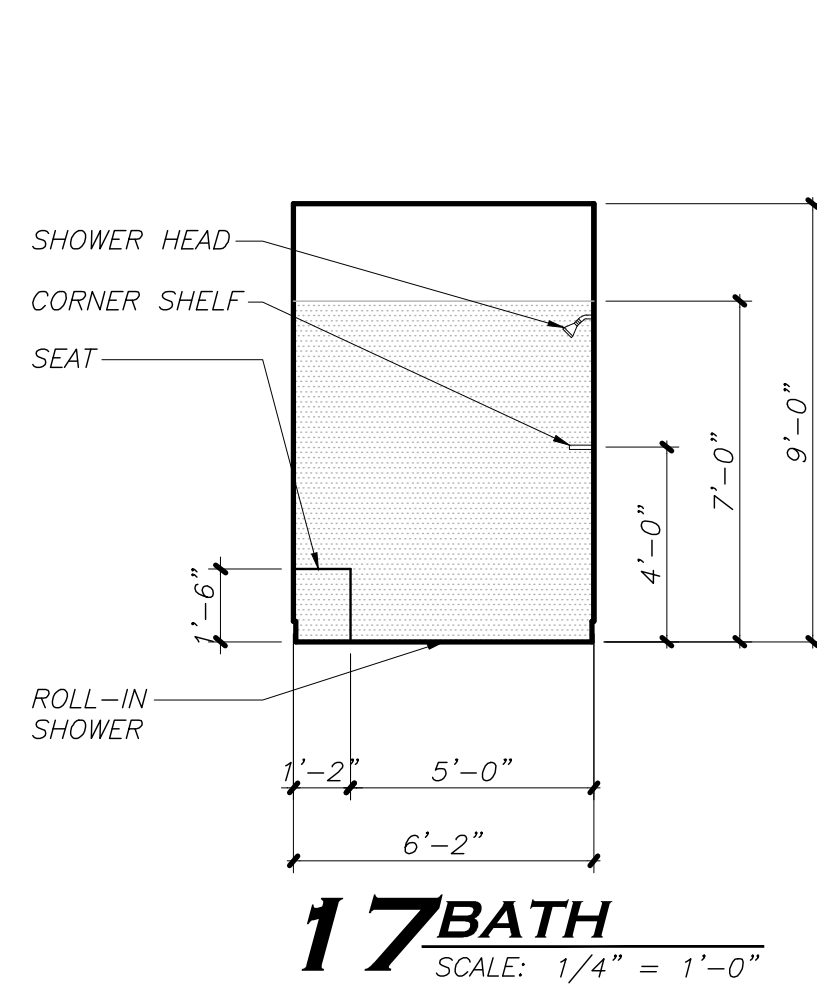
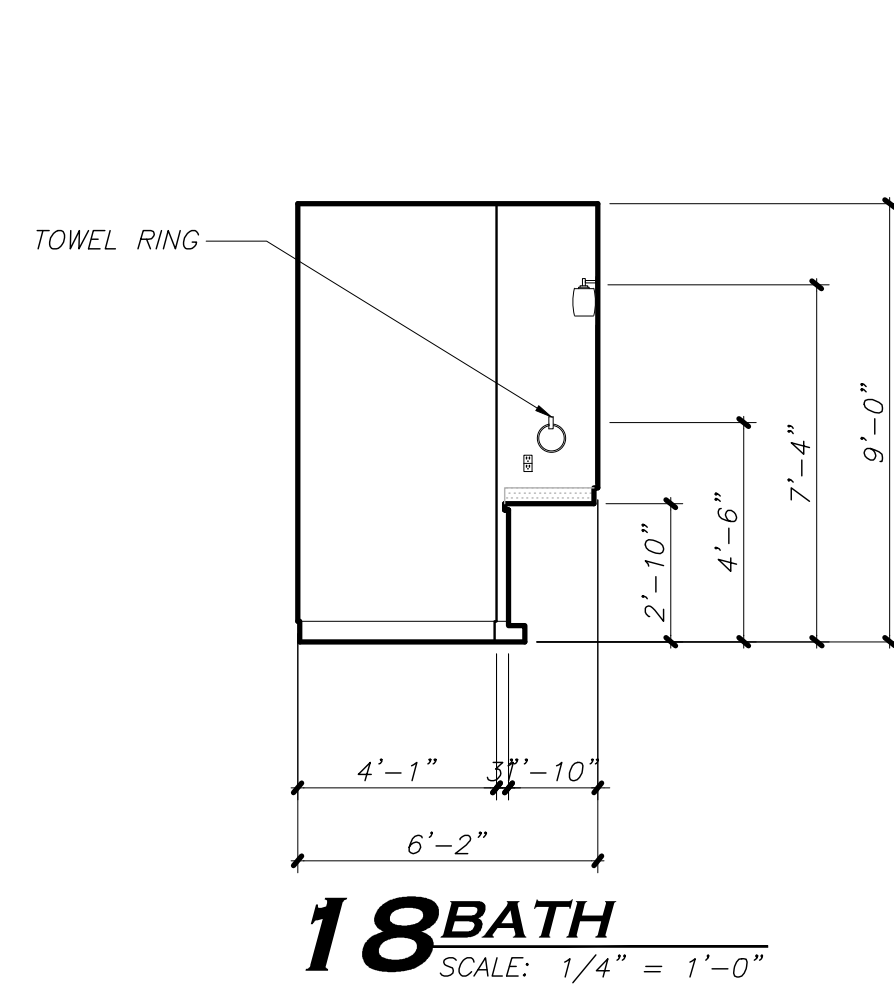
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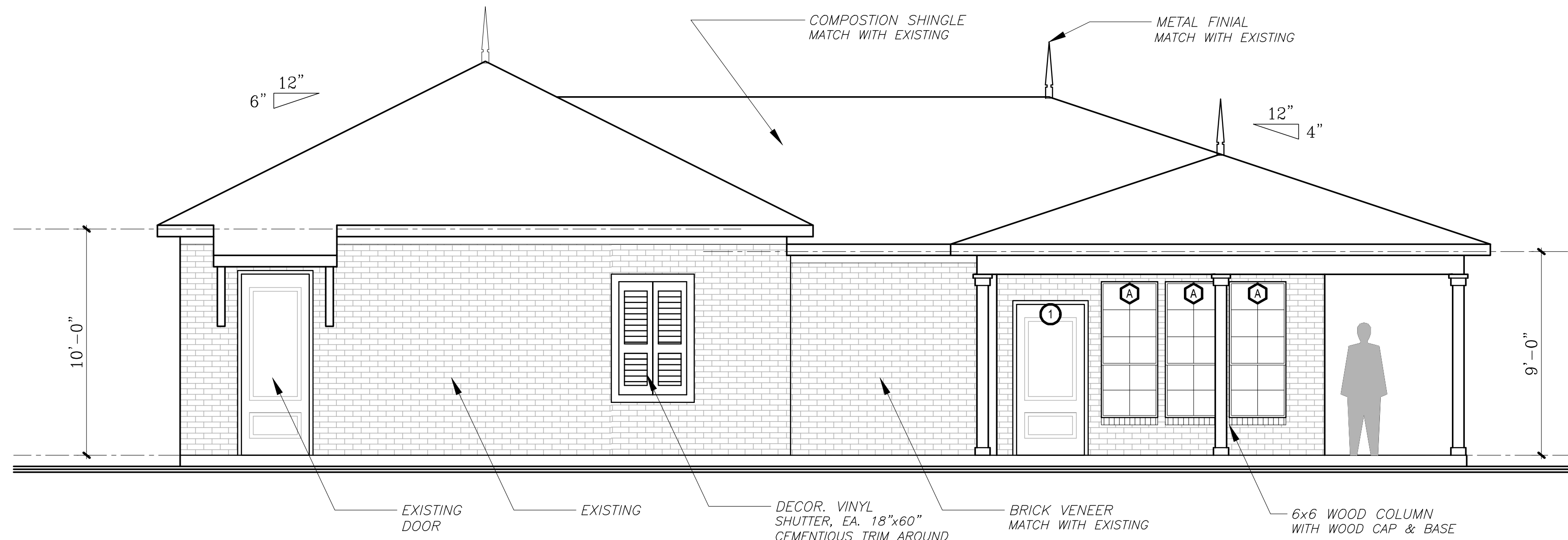
CNK ARCHITECTS INC

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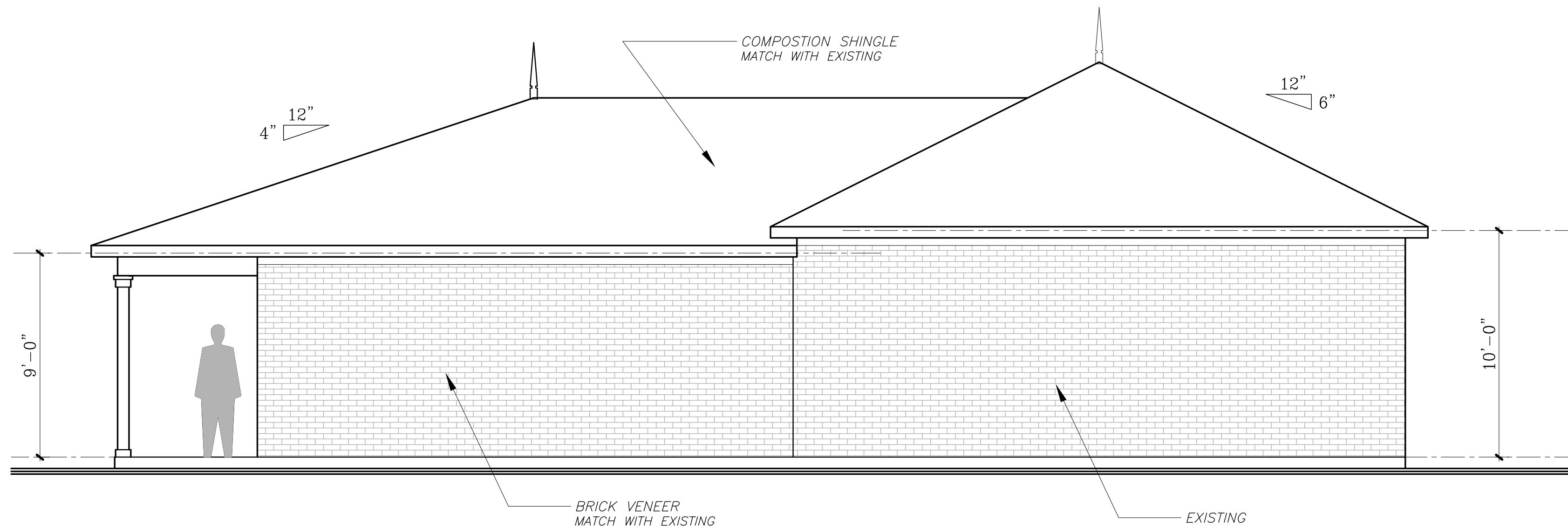


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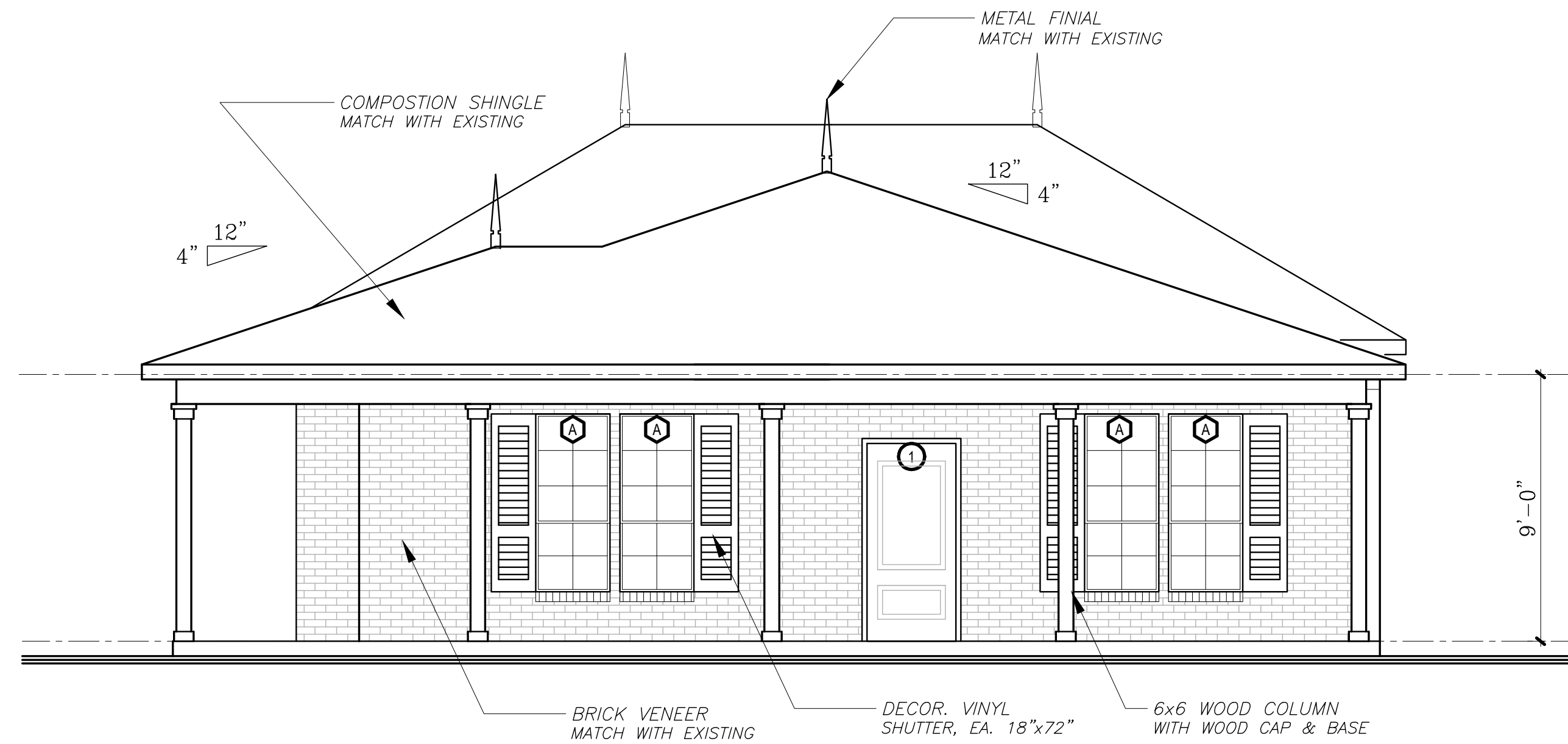
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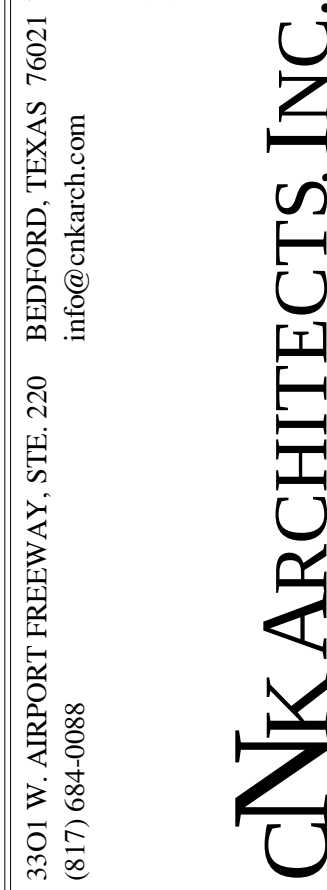
SOUTH ELEVATION



NORTH ELEVATION



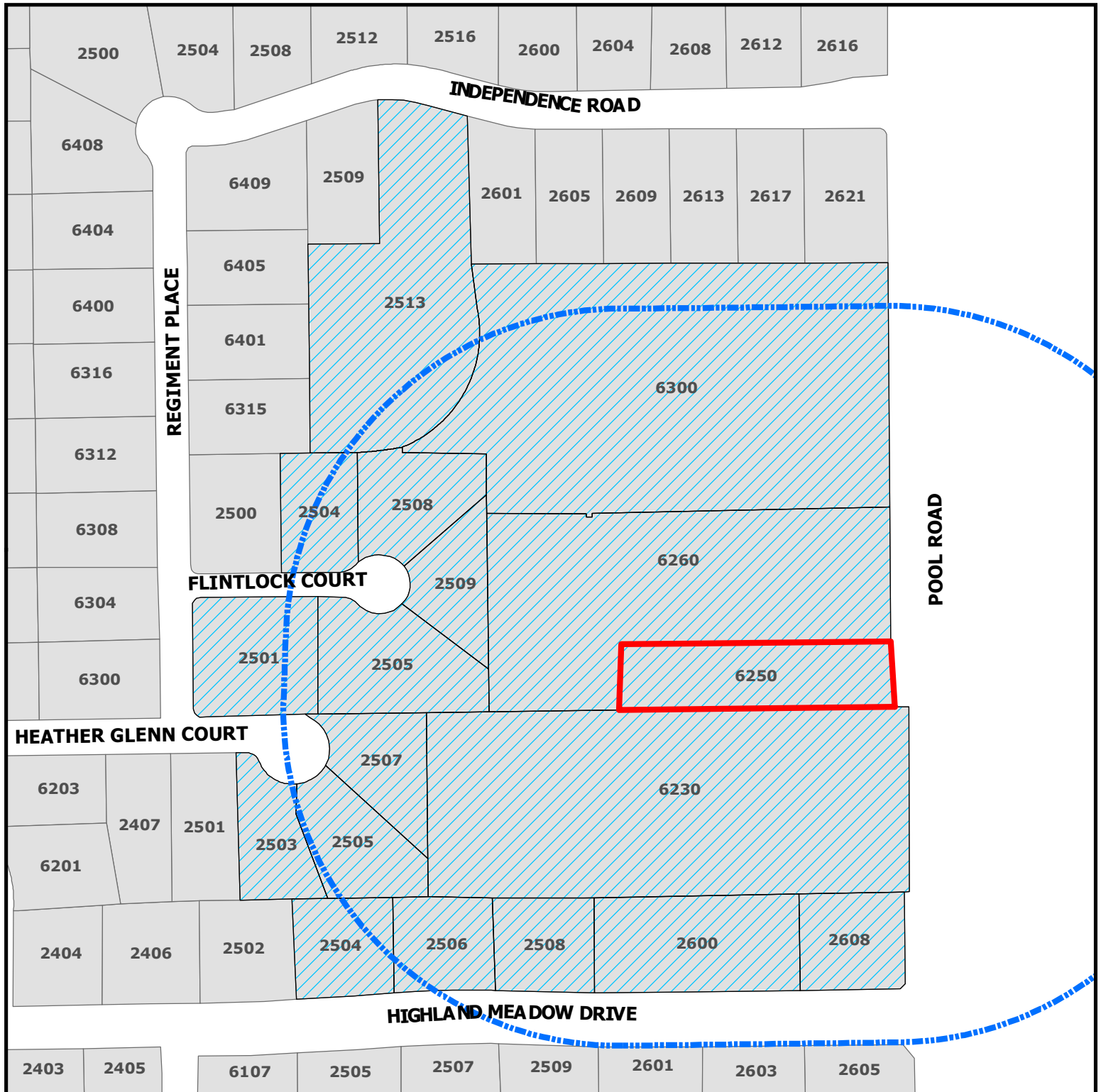
EAST ELEVATION

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DATE: _____



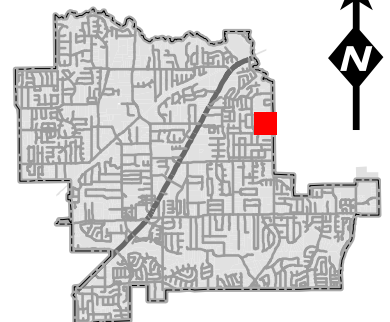
Notification Map



ZC21-020
6250 Pool Road

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





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, September 13, 2021 at 7:00 p.m.
City Council Meetings: Monday, October 4, 2021 & Tuesday, October 19, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an Accessory Dwelling. The purpose of the request is to allow for the addition of a pool house/accessory dwelling to an existing three car garage.

Zoning Case: ZC21-021

Applicants: Lance & Anh Bishop

Owners: Lance & Anh Bishop

Location: 6250 Pool Road

Property Description: Lot 2R, Block 1, Mockingbird Hill Addition

Present Zoning: R-20 Single Family and RE Single Family "Estate" Residential

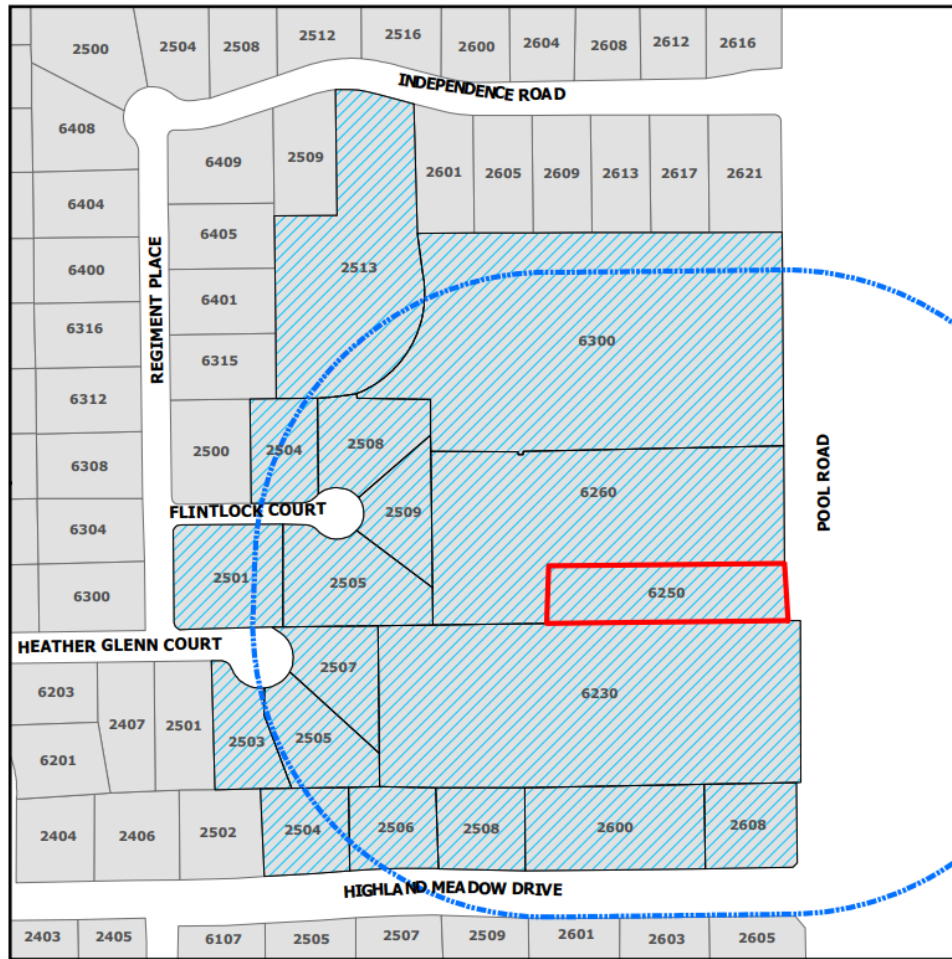
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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:

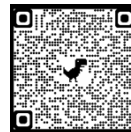
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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.

NOTICE OF PUBLIC HEARING



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
BRECHT, WILLIAM	2508 HIGHLAND MEADOW DR	COLLEYVILLE, TX
DEWAN, MADHUSUDAN	2501 FLINTLOCK CT	COLLEYVILLE, TX
PUTNAM, CHRISTOPHER SEAN	6230 POOL RD	COLLEYVILLE, TX
MENEGAY, MOLLY	2509 FLINTLOCK CT	COLLEYVILLE, TX
HEYGOOD, MICHAEL E	2504 FLINTLOCK CT	COLLEYVILLE, TX
ZINGA, MICHAEL	2504 HIGHLAND MEADOW DR	COLLEYVILLE, TX
BRECHT, WILLIAM	2508 HIGHLAND MEADOW DR	COLLEYVILLE, TX
F H C TRUST	2140 HALL JOHNSON RD # 102-174	GRAPEVINE, TX
THOMAS, MATHEW	2507 HEATHER GLEN CT	COLLEYVILLE, TX
DREY AND BRENDA ANTHONY TRUST	2503 HEATHER GLENN CT	COLLEYVILLE, TX
MEREDITH, KAREN	2505 HEATHER GLENN CT	COLLEYVILLE, TX
SANDERS, JOSEPH L	2508 FLINTLOCK CT	COLLEYVILLE, TX
BISHOP, LANCE	6250 POOL RD	COLLEYVILLE, TX
RICHARDSON, MICHAEL	2505 FLINTLOCK CT	COLLEYVILLE, TX
HERITAGE COLONY HOMEOWNERS ASN	PO BOX 1122	COLLEYVILLE, TX
STONE, JACOB	2817 BROOKSHIRE DR	GRAPEVINE, TX
MCMASTER, JOSEPH	1912 ARRINGTON CT	COLLEYVILLE, TX
HERITAGE COLONY ADDITION	P.O. Box 1122	COLLEYVILLE, TX
HIGHLAND MEADOWS ADDN	2101 High Gate Drive	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-21-2177

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.39 ACRES, BEING LOT 2R, BLOCK 1, OF THE MOCKINGBIRD HILL ADDITION, LOCATED AT 6250 POOL ROAD, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY DWELLING; 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 Special Use Permit for an accessory dwelling under Case No. ZC20-029; 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 all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for an accessory dwelling on

1.39 acres, being Lot 2R, Block 1, of the Mockingbird Hill Addition, located at 6250 Pool Road, as depicted on the attached as Exhibit "A".

Sec. 3. 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. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall apply to the new accessory dwelling 1,166 s.f. (799 s.f. dwelling, 377 s.f. covered porch).

b. The accessory building shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit "B".

c. The accessory building shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit "C".

d. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 5. 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. 6. 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. 7. 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. 8. 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 4th day of October 2021.

The second reading and public hearing being conducted on the 19th day of October 2021.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 19TH DAY OF OCTOBER 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" - Location and Zoning Map

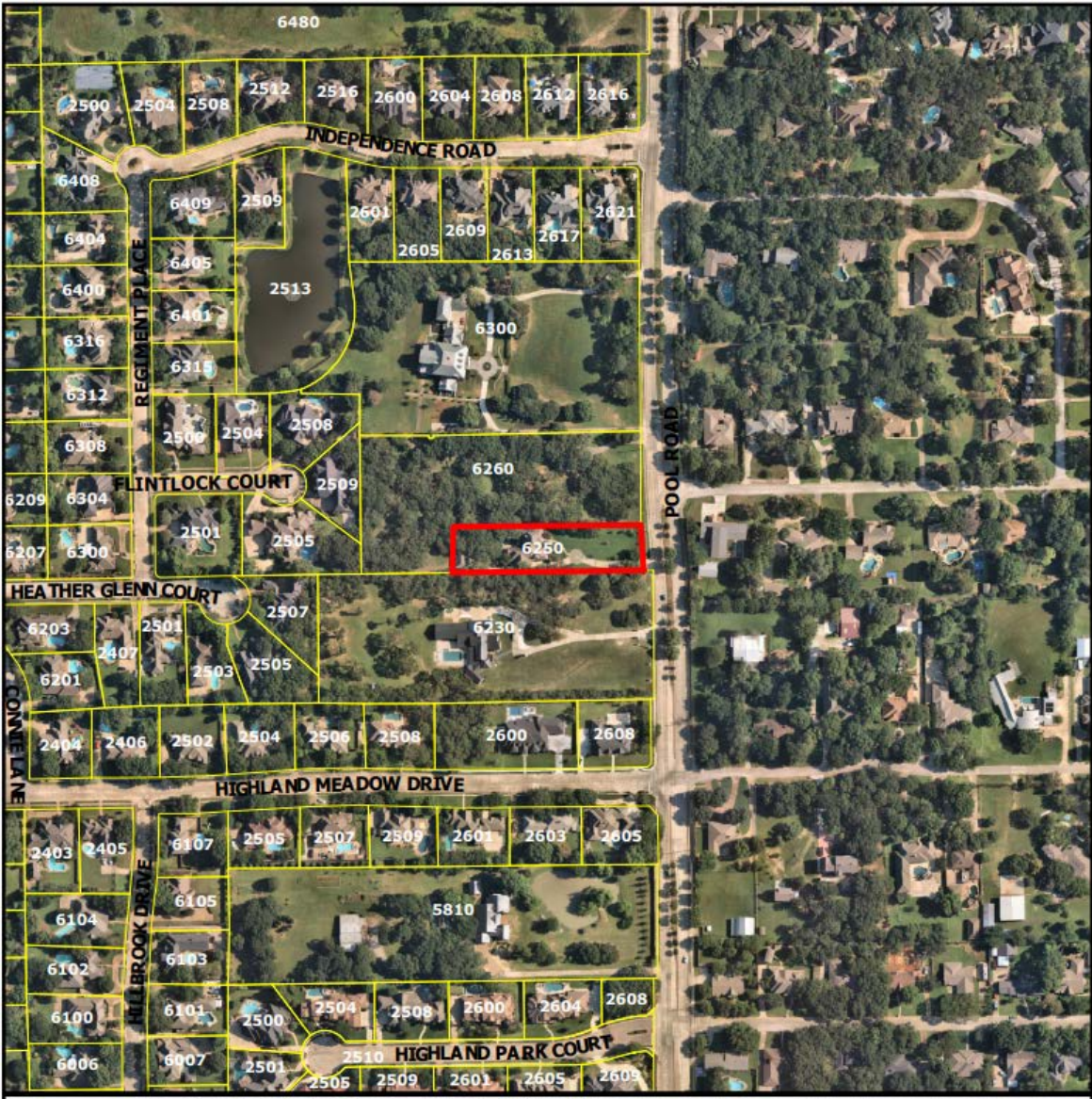


Exhibit "B" – Site Plan

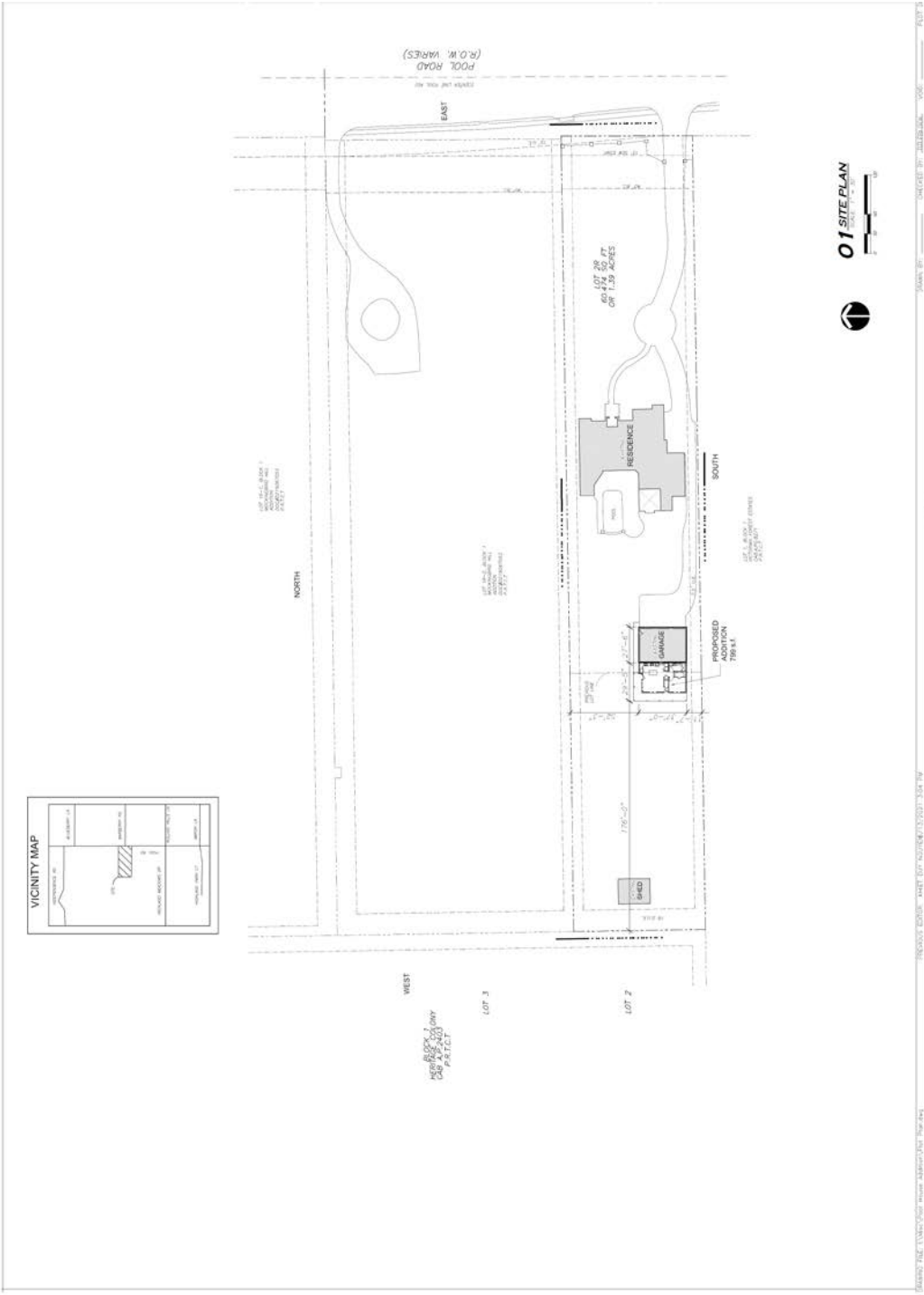
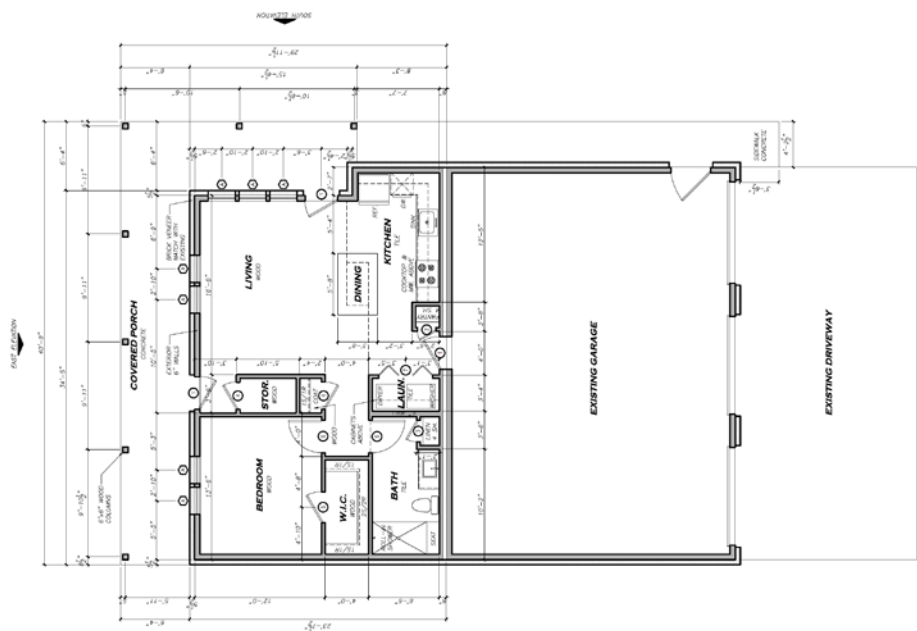
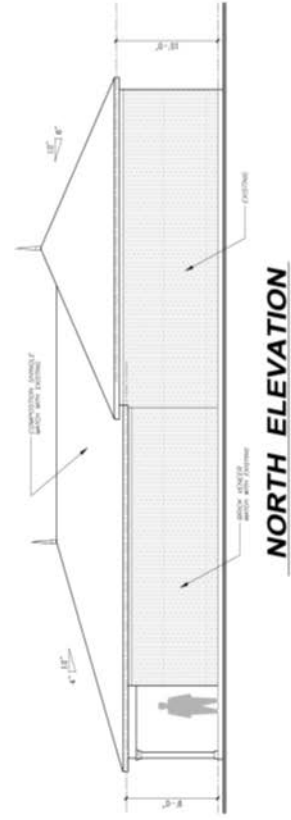
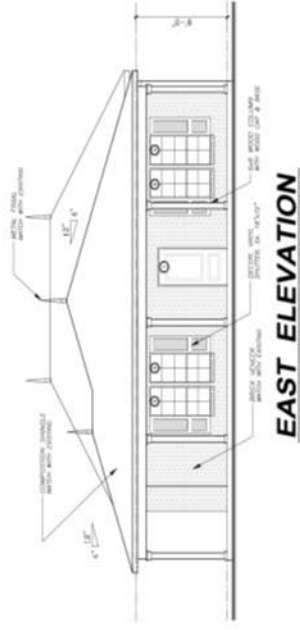
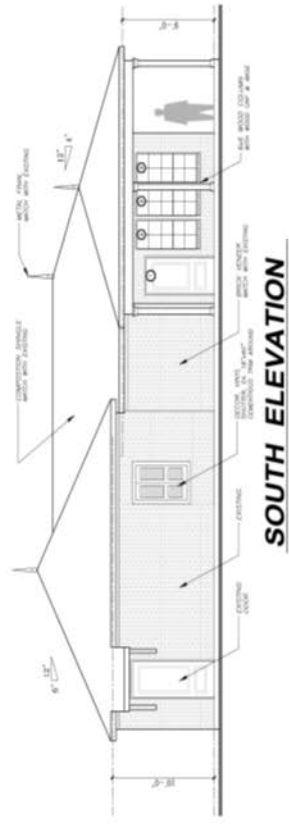


Exhibit “C” – Elevations & Floor Plan



AREA CALCULATION		
INTERIOR	799 S.F.	
PORCH	377 S.F.	





City of Colleyville City Council Agenda Briefing

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

Agenda Number 6e

Agenda Date 10/19/2021

Number Ordinance O-21-2178

Type Ordinance

Department Community Development

Title

Consideration of an amendment to the PUD-C Planned Unit Development-Commercial district, specifically to allow for showrooms, to include a Hot Tub and Sauna Showroom, as a permitted use, for Lot 1, Block 1, Metrovest Addition, located at 6100 Colleyville Boulevard, Suite 100, Case ZC21-023

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

Second Reading and Public Hearing

The applicant was present at the first reading to explain the request and answer questions. The applicant clarified this location will be for a retail storefront only.

First Reading and Public Hearing

Garrett Turner, the applicant, has submitted a request for an amendment to the existing PUD-C Planned Unit Development – Commercial ordinance for the Mertovest development, being approximately 1.92 acres. The purpose is to amend the PUD-C's ordinance in order to allow for Showrooms, to include a Hot Tub and Sauna Showroom, for a new 3,900 s.f. business. No other amendments are proposed.

Existing Conditions/Background: The subject property consists of an existing inline retail center. This property was approved with Planned Unit Development – Commercial zoning in 2008 allowing for specific uses.

Proposed Amendment:

Request – The applicant requests to change the PUD Ordinance to allow for a new use being "Showrooms, to include Hot Tub and Sauna Showroom" for an existing 3,900 s.f. space in Suite 100.

Analysis: The requested PUD-C amendment is to include an updated use specifically for "Showrooms, to include Hot Tub and Sauna Showroom". The previous ordinance was approved in 2008. The applicant desires for the 3,900 s.f. retail space to allow this use. To change the allowable use list in the PUD-C ordinance requires an amendment to Ordinance O-08-1702.

Plat Status: The property is platted as Lot 1, Block 1, of the Metrovest Addition.

DRC Review: The DRC reviewed the request during their August 23, 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 north has PUD-C Planned Unit Development – Commercial zoning and has developed with medical office uses. The property to the south is zoned CC-1 Village retail and is improved with retail uses. The property to the east has CC-2 Shopping Center zoning and is improved with an automotive repair use. The property to the east is zoned R-15 Single Family Residential and improved with single-family residential uses.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, identifies the subject property for commercial development as part of the Colleyville Boulevard Corridor. The proposed change to the PUD-C ordinance 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 is neutral on this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their September 13, 2021, meeting by a vote of 7-0.

Financial Impact

There is no financial impact to the City.

Recommendation

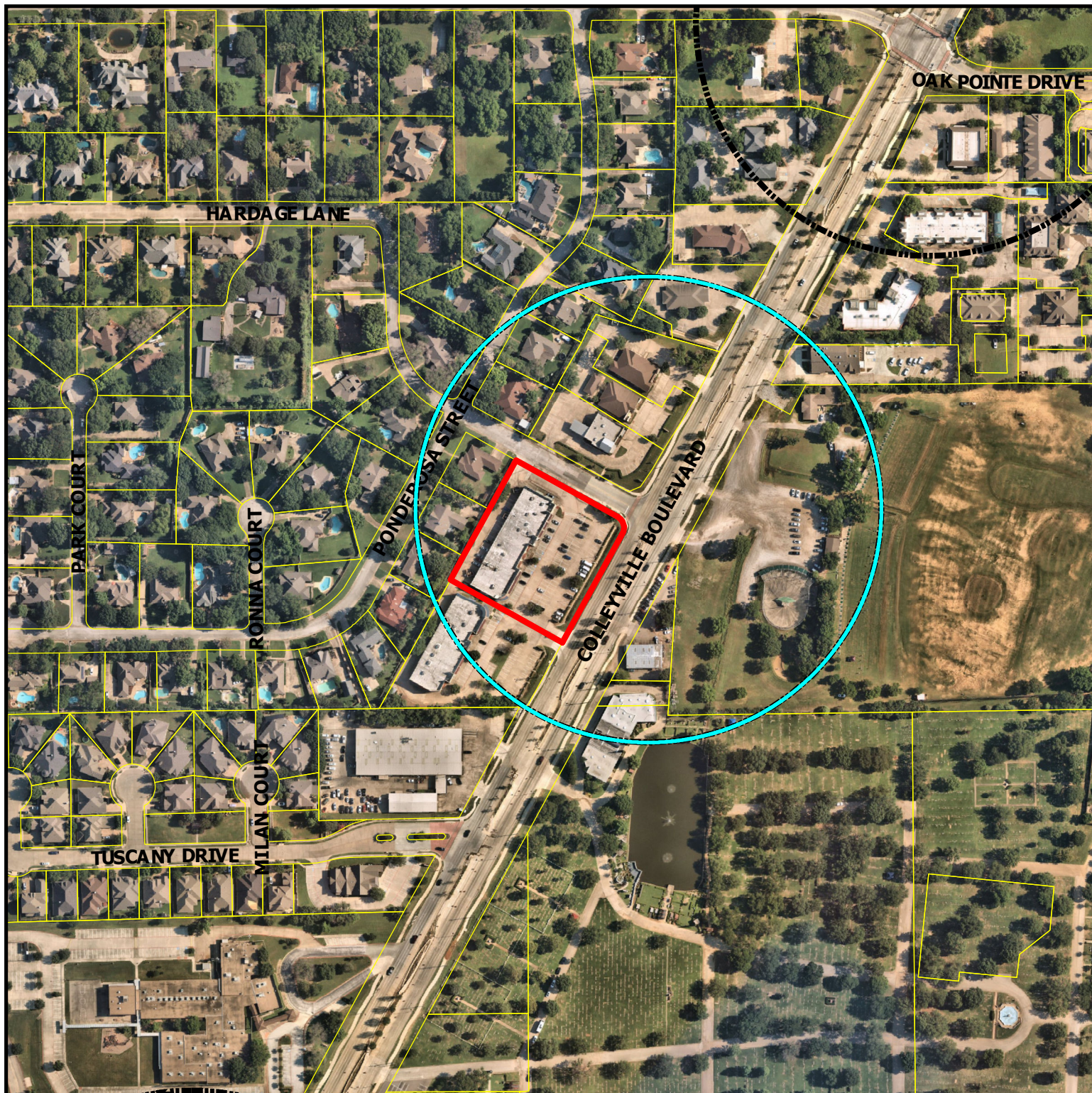
Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Streetview

5. Statement of Planning Objectives
6. Ordinances (O-08-1702)
7. Notification Map
8. Notification Letter
9. Notify List
10. Ordinance O-21-2178

Aerial Map



ZC21-023

6100 Colleyville Boulevard, Suite 100

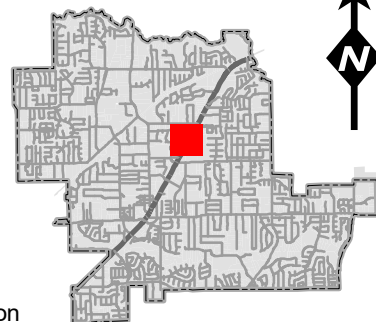
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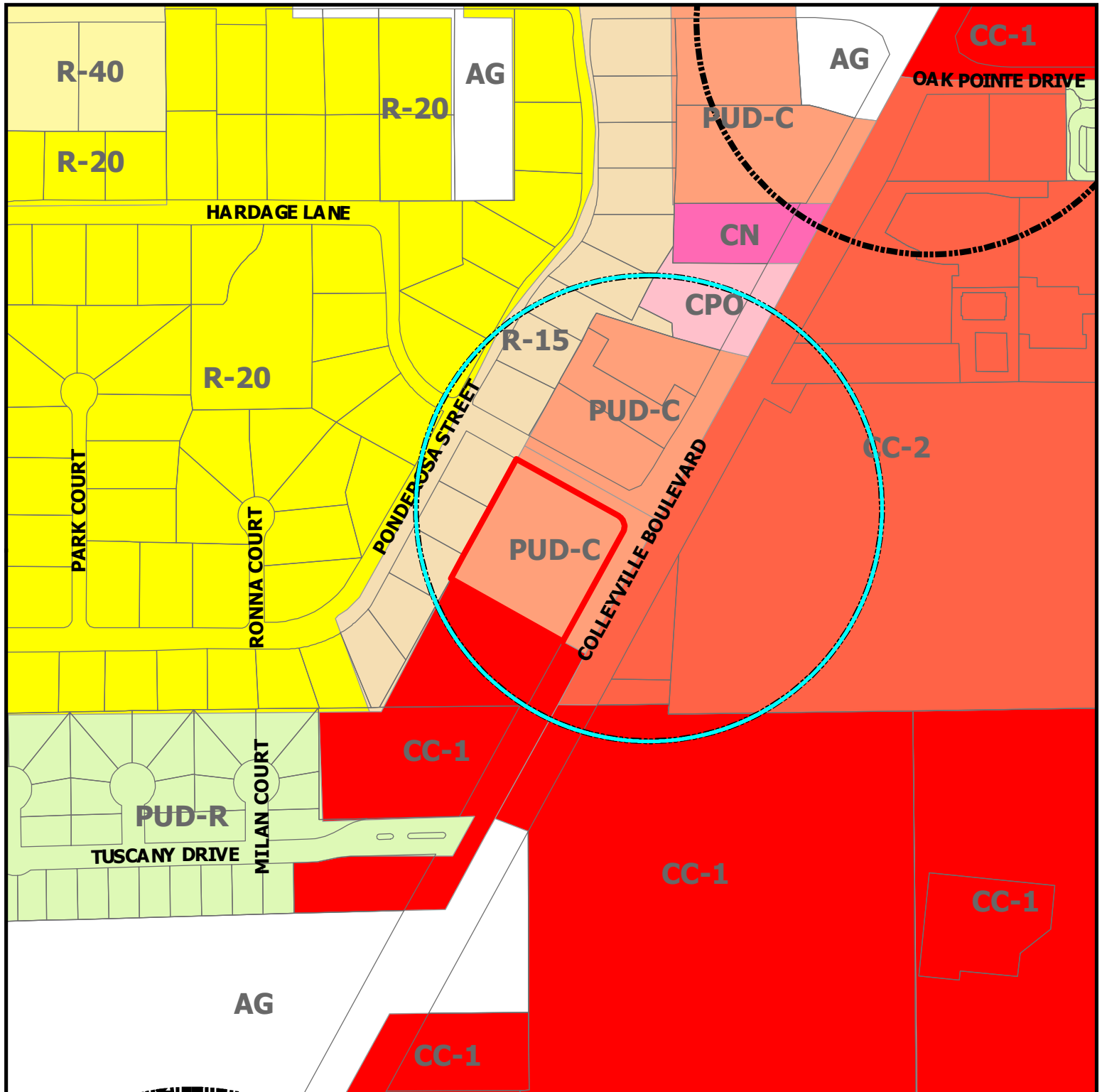


Subject Property

Sales Tax Preferred Intersection



Zoning Map



ZC21-023

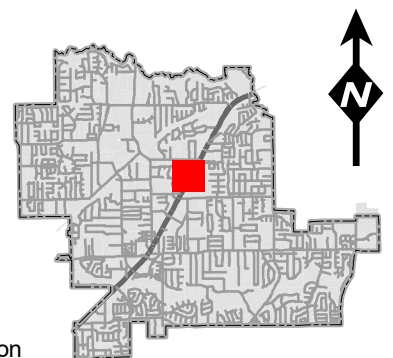
6100 Colleyville Boulevard, Suite 100

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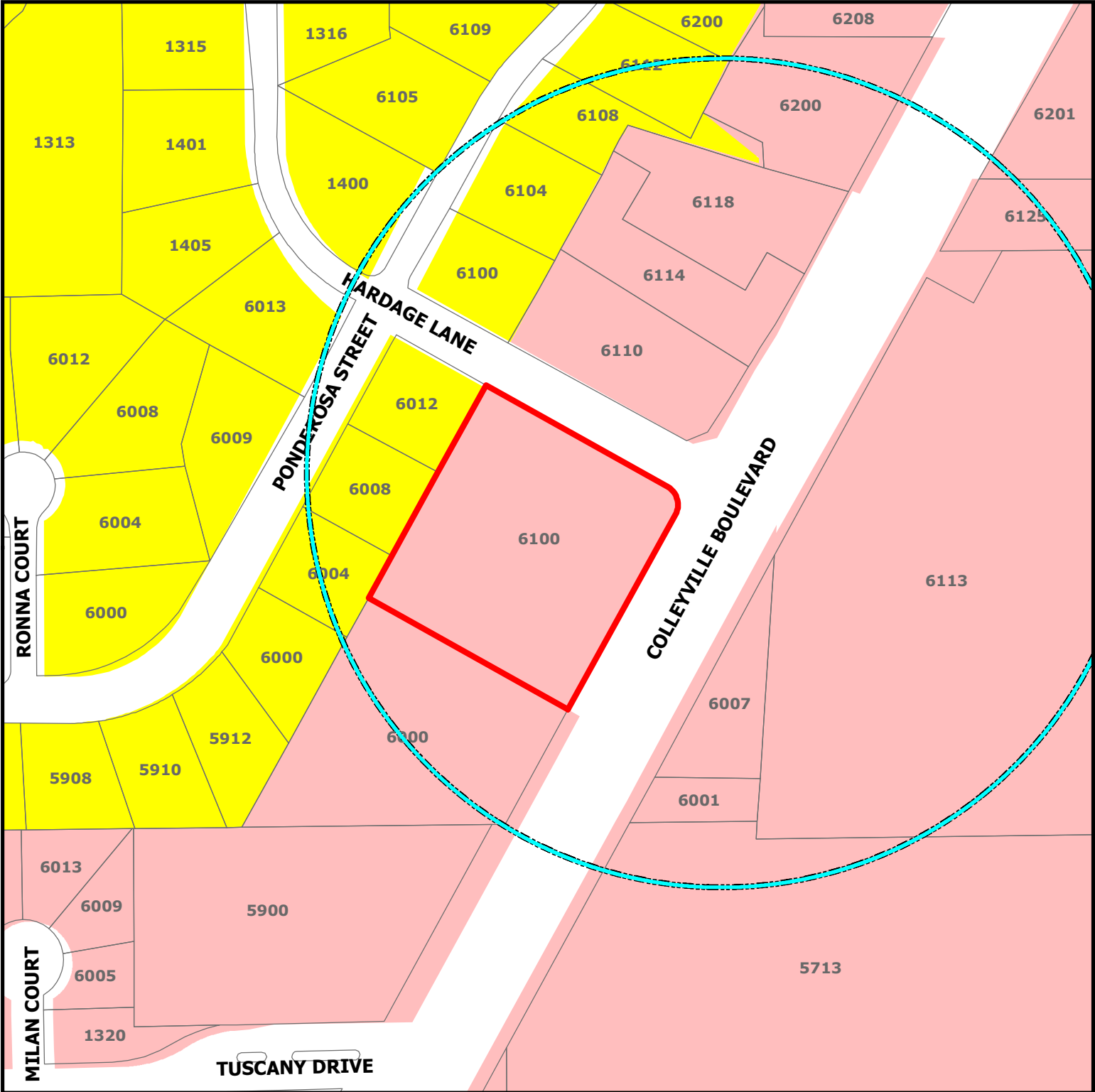


Subject Property

Sales Tax Preferred Intersection



Future Land Use Map

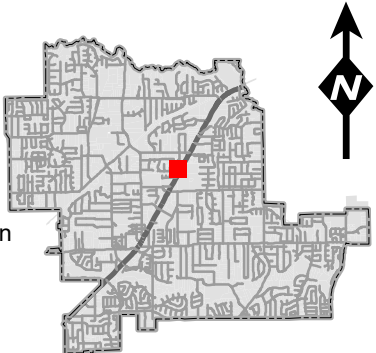


ZC21-023

6100 Colleyville Boulevard, Suite 100

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-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Colleyville Blvd Corridor







Date: 8/16/21

Applicant: Garrett Turner

Address: 6100 Colleyville Blvd. Suite #100 Colleyville, TX 76034

Type of Zoning Application: PUD Amendment

Re: Statement of Planning Objective

To Whom it May Concern,

We are writing this letter with the request to amend the current PUD restrictions at 6100 Colleyville Blvd. Suite 100 Colleyville, TX 76034 to allow our business to operate at the said property.

Our business, (TNT Spa Movers, Inc DBA: Relax & Retreat Hot Tubs) which was established in 2012 is a family ran business focusing on health and wellness. We sell high end portable hot tubs and saunas and would like to open a new showroom in Colleyville at the address listed above. Since this is our second location in the metroplex, the space will solely be used as a showroom for customers to shop for their hot tub and/or sauna purchases. With respect to the neighboring residents in Colleyville, our primary showroom and warehouse in Plano is where all of our inventory is held and received in addition to where all of our service and delivery teams operate out of.

We think our business would complement some of the already established businesses in the 6100 Colleyville Blvd shopping center since many of them (Callista Wellness, NexGen Fitness, Fusion Whole Body Recovery and Primary Care) already focus on health, wellness, and self-care.

We hope the city and residents take our request into consideration and we're happy to answer any and all questions regarding our operational intentions.

X *Garrett Turner*

Garrett Turner

Owner - Relax & Retreat Hot Tubs

ORDINANCE O-08-1702

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 1.9 ACRES ON LOT 1, BLOCK 1, METROVEST ADDITION, FROM THE CN-NEIGHBORHOOD COMMERCIAL ZONING DISTRICT TO THE PUDC-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case No. Z-08-023; 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 enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the 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 Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in

the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning of 1.9 acres on Lot 1, Block 1, Metrovest Addition from the CN-Neighborhood Commercial zoning district to the PUDC-Planned Unit Development Commercial zoning district, as depicted in Exhibit "A".
- Sec. 3. 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. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUDC is for retail and office uses.
- b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

2. SITE PLAN

- a. The development of this property shall be generally consistent with site plan attached as Exhibit "B"

3. PERMITTED AND PROHIBITED USES

- a. The following land uses shall be permitted within the Planned Unit Development:
 1. Uses allowed in the CN-Neighborhood Commercial zoning district
 2. Antique Stores
 3. Apparel and Accessory Stores
 4. Arts and Crafts and Hobby Shops
 5. Bicycle Shops

6. Books/Stationary/Greeting Card Shops
7. Camera or Music Stores
8. Chiropractic Clinics
9. Dance Studios/Martial Arts Studio
10. Optometrists Office
11. Physician's Office or Dentist's Offices

b. The following land uses shall be prohibited within the Planned Unit Development:

1. Food and/or beverage sales of any kind
2. The sale of any motorized transportation including but not limited to: motorized scooters and bicycles, miniature motorcycles, go-carts and any other motorized apparatus designed to transport a person.

4. HOURS OF OPERATION

a. The hours of operation for all businesses allowed by this ordinance shall be as follows:

Monday - Sunday: 7:00 a.m. – 8:00 p.m.

5. OTHER

- a. Any alterations to the layout of the building and/or parking shall adhere to the attached Exhibit "B".
- b. Any alterations to building height and articulation, lighting along the rear of the building, dumpster location, screening and landscaping, access to the property and drainage shall require an amendment to this ordinance.
- c. This property shall meet all of the requirements of the Land Development Code and Code of Ordinances, except where amended herein.

Sec. 5. 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. 6. 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. 7. 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. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of December 2008.

The second reading and public hearing being conducted on the 16th day of December 2008.

ATTEST:



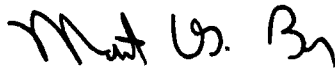
Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE



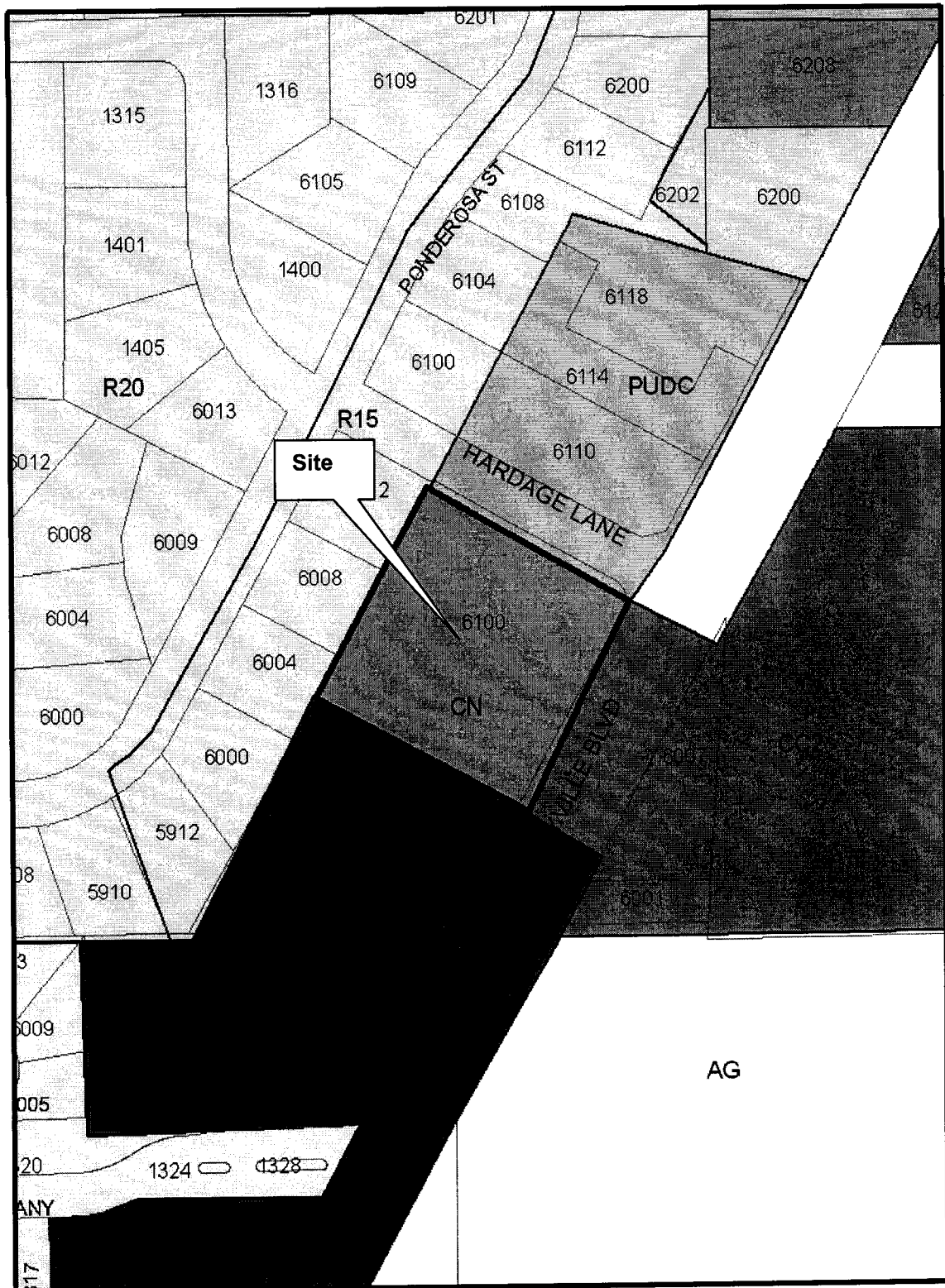
David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

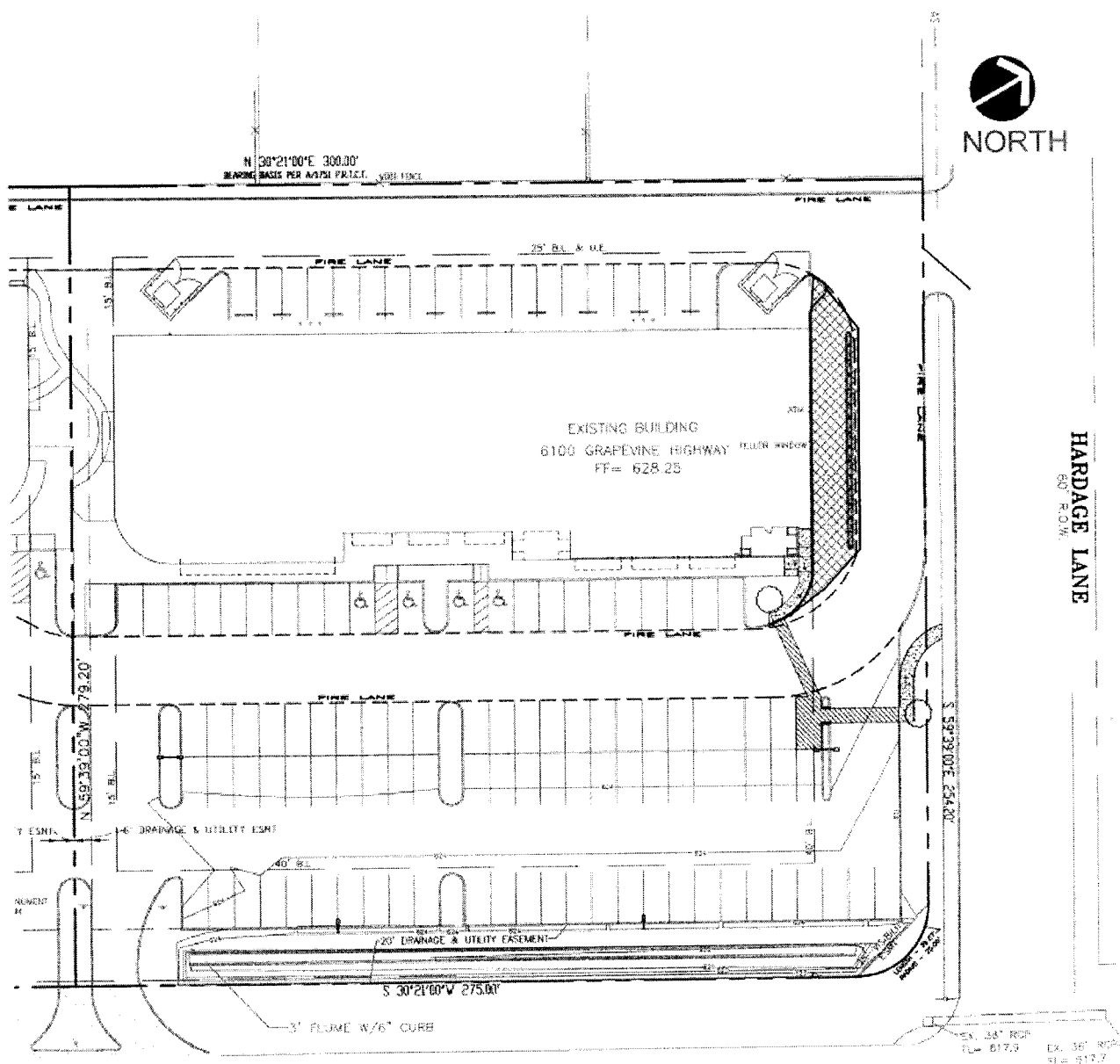


Matthew C. G. Boyle
City Attorney

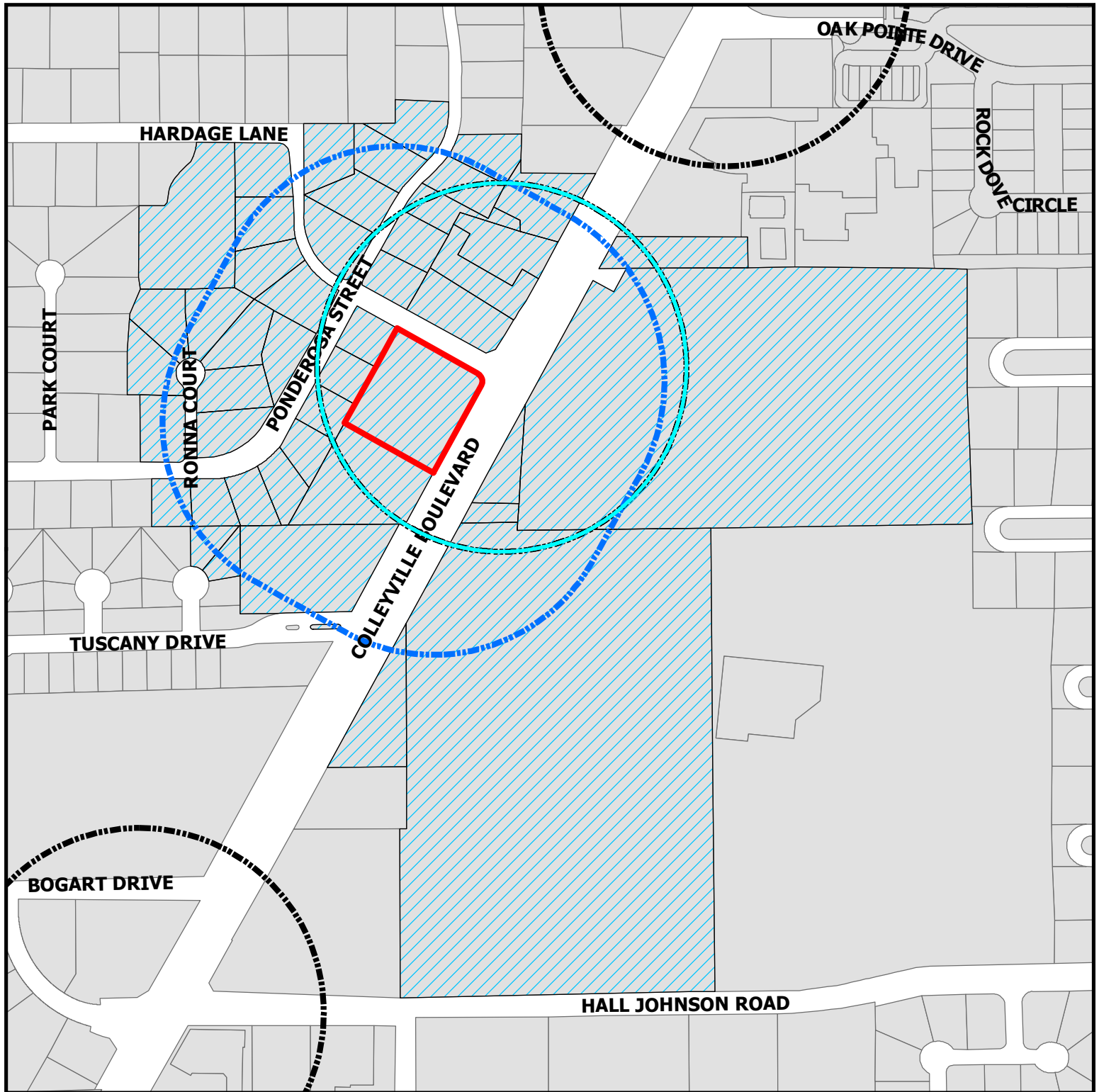
EXHIBIT "A"- Location and Zoning Map



NORTH



Notification Map



ZC21-023

6100 Colleyville Boulevard, Suite 100



Subject Property



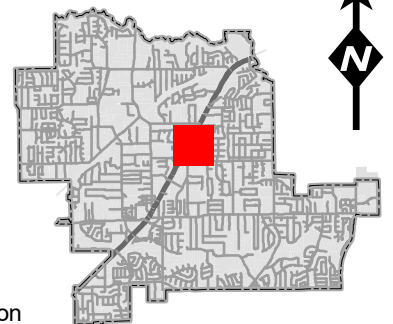
500ft Buffer



Properties within 500ft



Sales Tax Preferred Intersection



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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, September 13, 2021 at 7:00 p.m.
City Council Meetings: Monday, October 4, 2021 & Tuesday, October 19, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of an amendment to the PUD-C Planned Unit Development-Commercial district, specifically to revise the permitted uses. The request is to revise the previously approved permitted uses to incorporate a Hot Tub and Sauna Showroom.

Zoning Case: ZC21-023

Applicant: Garrett Turner

Owner: Shawn Konda

Location: 6100 Colleyville Boulevard, Suite 100

Property Description: Lot 1, Block 1, Metrovest Addition

Present Zoning: Planned Unit Development-Commercial

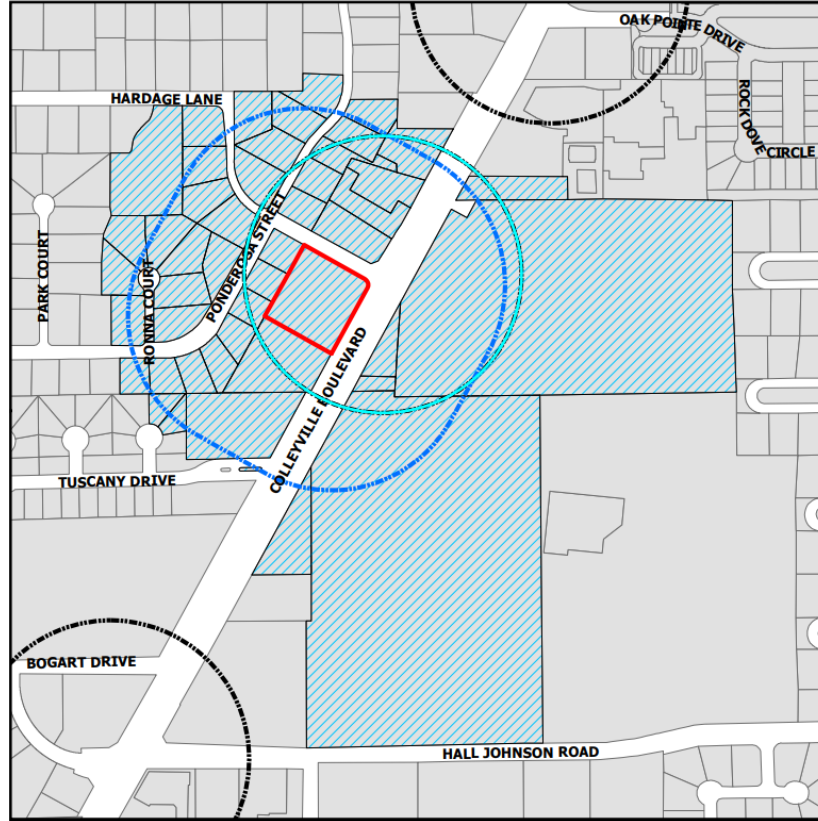
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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:

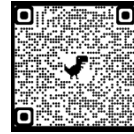
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

Owner_Name	Owner_Addr	Owner_City
CONDON, JACK L	6100 PONDEROSA ST	COLLEYVILLE, TX
HEDGCOTH, ERNEST	6012 PONDEROSA ST	COLLEYVILLE, TX
FOLKES, JAMES	6200 PONDEROSA ST	COLLEYVILLE, TX
CLAFFEY, BRIAN P	6201 PONDEROSA ST	COLLEYVILLE, TX
ROLLINS, DONALD E	6004 RONNA CT	COLLEYVILLE, TX
FIELDS, JAY	6013 MILAN CT	COLLEYVILLE, TX
JUNG, JOSHUA D	1401 HARDAGE LN	COLLEYVILLE, TX
ELMER AUTOMOTIVE LLC	6007 COLLEYVILLE BLVD	COLLEYVILLE, TX
ALLEN, DANA ELIZABETH	1405 HARDAGE LN	COLLEYVILLE, TX
WILSON, RAMONA T	1315 HARDAGE LN	COLLEYVILLE, TX
ARANA, WANDA TRUSTEE	36 ARANA CIR	SAUSALITO, CA
SLIGAR, TRACY	6004 PONDEROSA ST	COLLEYVILLE, TX
MOORE, RACHEL	6108 PONDEROSA ST	COLLEYVILLE, TX
BLUEBONNET HILLS MEMORIAL PK	PO BOX 130548	HOUSTON, TX
SIMS, JANIS DAVIS	6009 PONDEROSA ST	COLLEYVILLE, TX
GOSSETT, LELTON	1400 HARDAGE LN	COLLEYVILLE, TX
SMITH, TIMOTHY	6012 RONNA CT	COLLEYVILLE, TX
COLLEYVILLE COMMERICAL PROP	1468 SANDHILL CT	ROANOKE, TX
SINGLETON, GARY D	6000 RONNA CT	COLLEYVILLE, TX
BEAUDETTE, MICHAEL	5906 PONDEROSA ST	COLLEYVILLE, TX
GIRAS, JOSEPH	6104 PONDEROSA ST	COLLEYVILLE, TX
WHEAT, DONNIE M	5908 PONDEROSA ST	COLLEYVILLE, TX
PROCO HOLDINGS INC	PO BOX 206	COLLEYVILLE, TX
GORGI, NAGY	6000 PONDEROSA ST	COLLEYVILLE, TX
BINKLEY, PATRICIA	5907 PONDEROSA ST	COLLEYVILLE, TX
RIDDLE FAMILY REVOCABLE LIVIN	5912 PONDEROSA ST	COLLEYVILLE, TX
HERKES, JASON	6009 RONNA CT	COLLEYVILLE, TX
BLUE BONNET HILLS	PO BOX 130548	HOUSTON, TX
HILL, STEVEN W	6105 PONDEROSA ST	COLLEYVILLE, TX
BRUTON, KAREN LYNN	6112 PONDEROSA ST	COLLEYVILLE, TX
MOMENTUM USA RE VENTURES DELAW	10950 S PIPELINE RD BLDG 1	EULESS, TX
G & J BRILLHART INC	817 S JEFFERSON ST	PERRYTON, TX
MCDERMOTT, KATHERINE	6109 PONDEROSA ST	COLLEYVILLE, TX
MOSES, GEORGE	6008 RONNA CT	COLLEYVILLE, TX
VAN BUSKIRK PROPERTIES LLC	107 BELMONT PLACE CIR	SOUTHLAKE, TX
BLUEBONNET HILLS CEMETERY	PO BOX 11250	NEW ORLEANS, LA
MICHAEL F OLSON S.T.D., BISHOP	800 W LOOP 820 S	FORT WORTH, TX
POWELL, WATSON O	6013 RONNA CT	COLLEYVILLE, TX
GRIFFITH, JIMMY C	1313 HARDAGE LN	COLLEYVILLE, TX
BEVER, JOSHUA	6008 PONDEROSA ST	COLLEYVILLE, TX
SMITH, DUSTIN	6009 MILAN CT	COLLEYVILLE, TX
CLARK, CHAD	5910 PONDEROSA	COLLEYVILLE, TX
MOORE, BOBBY FAMILY LTD PRTN	6113 COLLEYVILLE BLVD	COLLEYVILLE, TX
MOMENTUM USA RE VENTURES DELAW	10950 S PIPELINE RD BLDG 1	EULESS, TX
THE BEDWELL FAMILY TRUST	1316 HARDAGE LN	COLLEYVILLE, TX
PULLEN, CHRISTOPHER	6013 PONDEROSA ST	COLLEYVILLE, TX
TUSCANY-COLLEYVILLE	1217 Tuscany Drive	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-21-2178

AMENDING ORDINANCE O-08-1702 CONDITIONS; 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 Council approved Ordinance O-08-1702 on December 16, 2008, to grant a rezoning request from the CN – Neighborhood Commercial district to the PUD-C Planned Unit Development – Commercial district on Lot 1, Block 1, Metrovest Addition on 1.9 acres located at 6100 Colleyville Boulevard, under Case ZC-08-023; and

WHEREAS, the applicant has requested an amendment to Ordinance O-08-1702 to amend Section 3.a. to allow for “Showrooms, to include hot tub and sauna showroom” as a permitted use; 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 changing the zoning on 6100 Colleyville Boulevard Planned Unit Development-Commercial Zoning District, as depicted in the attached Exhibit “B”.

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. General

a. The following amendments to Ordinance O-08-1702 are hereby authorized:

i. Section 3.a. of Ordinance O-08-1702 is hereby amended to allow for "Showrooms, to include hot tub and sauna showroom" as a permitted use.

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 4th day of October 2021.

The second reading and public hearing being conducted on the 19th day of October 2021.

APPROVED BY A VOTE OF AYES, NAYS ON THIS THE 19TH DAY OF OCTOBER 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"- Zoning Map

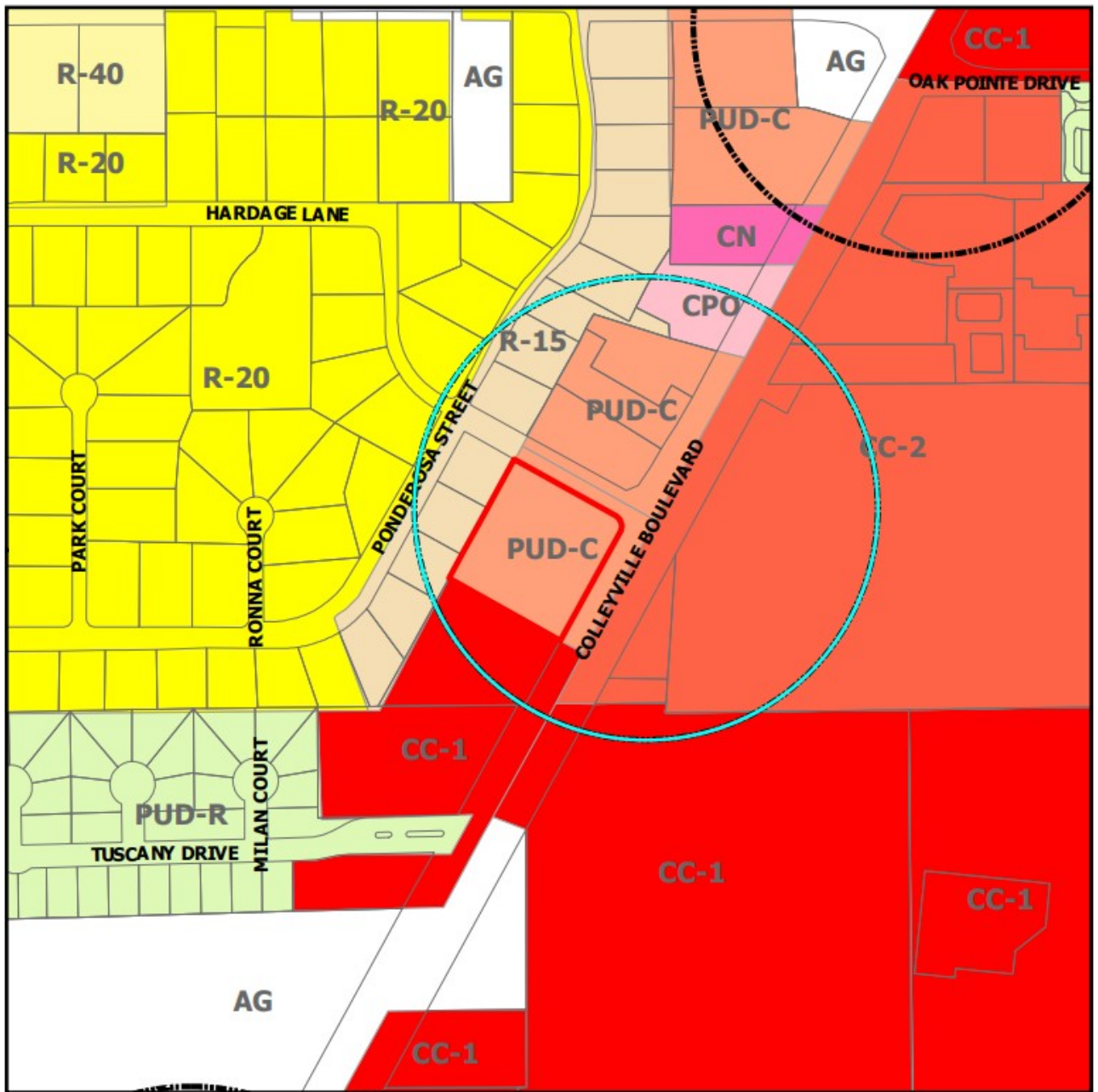


Exhibit “B”- Ordinance Amendment

3. PERMITTED AND PROHIBITED USES

- a. The following land uses shall be permitted within the Planned Unit Development:
 1. Uses allowed in the CN-Neighborhood Commercial zoning district
 2. Antique Stores
 3. Apparel and Accessory Stores
 4. Arts and Crafts and Hobby Shops
 5. Bicycle Shops
 6. Books/Stationary/Greeting Card Shops
 7. Camera or Music Stores
 8. Chiropractic Clinics
 9. Dance Studios/Martial Arts Studio
 10. Optometrists Office
 11. Physician's Office or Dentist's Offices
 12. Showrooms, to include Hot Tub and Sauna Showroom



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6f

Agenda Date 10/19/2021

Number Ordinance O-21-2179

Type Ordinance

Department Community Development

Title

Amending Chapters 18 and 46 of the Code of Ordinances by adopting the 2018 editions of certain International Codes published by the International Code Council and adopting the 2020 edition of the National Electric Code

Strategic Plan

4.3 Adopt best-practice planning and development processes

Explanation

Second Reading and Public Hearing

Brief discussion was had highlighting the review process and participation of all those involved. Following further review by the City Attorney and staff, at the October 4, 2021 City Council Meeting, it was determined the best procedure for adopting the Codes and updates, and provide clarity in the Code of Ordinances, was to combine the four previous ordinances into a single ordinance adopting all changes in one document. Per the direction of Councilmember Rigney and City Manager Jerry Ducay, Section 4 of the Ordinance specifically exempts Section 4.11.5.2 5 "The leading edge shall be visually set apart and provided with a horizontal solid or broken stripe at least 1 inch wide on the top surface along the front leading edge of each step. This stripe shall be plainly visible to persons on the pool deck. The stripe shall be a contrasting color to the background on which it is applied, and the color shall be permanent in nature and shall be a slip-resistant surface" of the International Swimming Pool and Spa Code, from enforcement.

First Reading and Public Hearing

Request: Several City departments, primarily Community Development and Fire, are proposing it is in the best interest of the City to adopt the 2018 International Codes (I-Codes) and the 2020 National Electric Code along with the regional amendments.

Explanation: The 2018 I-Codes, along with the 2020 National Electric Code, are submitted for consideration of adoption to replace the current 2012 I-Codes and 2014 National Electric Code. The codes are updated every three years. Since 1991, Colleyville has adopted new codes three times with the 1991, 2003, and 2012 editions. The updated codes are proposed to replace the existing codes for Building (Commercial), Residential, Fire, Energy, Plumbing, Fuel Gas, Mechanical, and

Electrical. New first-time adoptions are proposed for Swimming Pools and for Existing Buildings.

Purpose: The primary reasons for adopting the 2018 I-Codes include maintaining the City's approval rating with the Insurance Services Office, providing sustainability of the built environment, and promotion of health, safety, and welfare of the general public.

Analysis: A code adoption steering committee met in March to coordinate strategies for the implementation and advocacy of adopting the updated codes. The committee affirmed the necessity and the responsibility to Colleyville businesses and homeowners to advocate for progressive action through responsible code adoption. The consensus of the committee was to proceed with adopting the 2018 I-Codes along with the regional amendments.

At the April 6, 2021, Council Worksession, the desire from the council was for a staff review committee to go through the code books to identify any problematic changes. This committee consisted of the following staff members: Jerry Ducay, Mark Wood, Ronni Orr, Kyle Lester, Chris Pena, Eddie Wilson, Rob McKeown, and Ben Bryner. The committee met almost weekly in the months of May, June, July, and August. Both the 2015 and 2018 versions of each book referenced above were reviewed. A list of code changes that caught the committee's attention was prepared and included for review. However, the committee is proposing no changes.

Background: Of interest are the code changes between editions, which are voluminous and mostly benign. Most changes involve edits to definitions, phrases, or added sentences. Substantial code changes are few, vetted by code development committees, and voted on by International Code Council members that include code officials, manufacturers, home builders, contractors, and other construction industry officials.

The 2018 I-Codes have been published for three years now and have been adopted by area cities including Bedford, Flower Mound, Keller, North Richland Hills, Southlake, and Roanoke. Other north Texas cities that have already adopted the 2018's include Allen, Addison, Frisco, Benbrook, The Colony, Mansfield, Garland, Celina, Plano, University Park, Lewisville, Carrollton, Farmers Branch, and others.

The 2018 I-Codes have already been vetted by all of the municipalities listed above as there has not been any controversial issues brought forth during regular meetings over the years with north Texas building officials or inspectors. Contractors who work in Colleyville may have already done projects under the 2018 I-Codes in other cities, so the impact to Colleyville homeowners and businesses should be negligible overall. The codes are vetted every three years by advisory boards consisting of code officials, homebuilders, third party raters, manufacturers, and construction industry reps who review the code changes and vote to retain or amend the revisions.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Building Code Committee Review Summary - 09.13.2021
2. 2018 I-Code Changes - Summary
3. Ordinance 21-2179

Part 1. **Administration**

P2. Exempt residential accessory structure- accessory structures that are 3 stories or less can follow residential code.

P4. Change of use or occupancy- A change in a building's use, or a portion of a building's use, with no change in its occupancy classification now requires that a new certification of occupancy be issued by the building official.

P6. Definition of Horizontal Exit-The definition of "horizontal exit" now focuses on the compartmentalization aspect of using a horizontal exit, rather than on the path of egress travel while still maintaining the safety of the exit.

P7. Definition of Platform- By definition, horizontal sliding curtains are now specifically permitted on a raised performance area regulated as a platform. (NOT A STAGE)

p8. Definition of private garage- Motor vehicles stored in a "private garage" are now limited through a new definition to only those vehicles used by tenants of the building or buildings on the same premises as the garage

p9. Definition of Treated wood-The definition of "treated wood" has been revised to clarify that approved treatment methods by other than pressure are acceptable.

Part 2. **Building Planning**

P12. Food Processing Facilities and Commercial Kitchens - Small food processing establishments and commercial Kitchens not associated with dining facilities are now considered as Group B occupancies. Cannot exceed 2500 Sqft

P 14. Training and Skill Development Facilities- The Group B classification for training and skill development uses has been clarified to address the ages of the occupants using the facility, the occupant load limitation where the facility is used for assembly purposes, and the types of permitted uses.

P 16. Food Processing Facilities and Commercial Kitchens- A classification of Group F-1 is now applied only to larger-sized food processing facilities and commercial kitchens not associated with dining facilities. 2500 sqft and above (ref. p12)

P 18 -20 . Group I-1 Occupancy Classification- The uses permitted in a Group I-1 custodial care facility have been expanded to include care recipients who may need a limited degree of verbal or physical assistance if responding to a fire or other emergency situation.

P 20. Group I-2 Occupancy Classification- Two basic conditions of Group I-2 medical care uses that have previously been regulated together as a single category have been created, dividing the classification into short-term care facilities, such as hospitals, and long-term care facilities, such as nursing homes.

P 22. Group R-3 Lodging Houses- Lodging houses are now specifically defined in Chapter 2 and are typically permitted to be constructed in accordance with the International Residential Code (IRC) if they contain no more than five guest rooms. ? do we want to require less than 5 guest rooms to be commercial classification making process more challenging.

P 24. Group R-4 Occupancy Classification- The uses permitted in a Group R-4 custodial care facility have been expanded to include care recipients who may need a limited degree of verbal or physical assistance while responding to a fire or other emergency situation.

P 26. Classification of Accessory Storage Spaces- Storage rooms less than 100 square feet in floor area are not to be classified as Group S, but rather as the same occupancy as the portion of the building to which they are accessory.

P 27. Exception Items 3 and 5 Applicability of High-Rise Provisions- Clarified code text now indicates that Group H-1 occupancies, as well as several specified types of Group H-2 and H-3 occupancies, are not required to comply with the high-rise provisions.

P 29. Exception Atrium Smoke Control in Group I Occupancies- Smoke control is now required in atriums in Group I-2 occupancies, as well as those in Group I-1 occupancies classified as Condition 2, that connect two stories.

P 30. Egress Travel through an Atrium- The three distinct travel distance conditions that could potentially occur for areas open to an atrium are now each addressed individually in order to clarify their application. Pages 29-30 apply to egress and ingress of atriums of 200 ft or more

P 31. Private Garage Floor-Area Limitation- A Group U private garage is now limited to a maximum floor area of 1000 square feet; however, multiple Group U private garages are permitted in the same building where they are compartmentalized by minimum 1-hour fire separations.

P 33. Private Parking Garage Ceiling Height- The allowance for a 7-foot ceiling height previously permitted for public garages has now been extended to private garages and carports.

P 34. Group I-2 Shared Living Spaces- Shared living spaces, group meeting areas, and multipurpose therapeutic spaces are now permitted to be open to corridors in Group I-2, Condition 1 nursing homes provided five specific conditions are met.

P 36. Group I-2 Cooking Facilities- A room or space containing a cooking facility with domestic cooking appliances is now permitted to be open to the corridor in a Group I-2, Condition 1 nursing home provided 13 specific conditions are met.

P 39. Maximum Size of Group I-2 Smoke Compartments-The maximum allowable smoke compartment size for Group I-2, Condition 2 hospitals and similar occupancies has been increased to 40,000 square feet.

P 41. Horizontal Sliding Doors at Stage Proscenium Opening-An additional method of stage proscenium opening protection has now been provided that permits the use of horizontal sliding doors having a minimum fire protection rating of 1 hour.

P 43. Travel Distance in Aircraft Manufacturing Facilities-The travel distance allowances for aircraft manufacturing facilities have been significantly increased based upon a combination of the manufacturing area's height and floor area.

P 45. Storm Shelters Serving Critical Emergency Operations Facilities-The construction of complying storm shelters is now required in critical emergency operations facilities where such facilities are located in geographical areas where the shelter design wind speed for tornadoes is at its highest.

P 47. Storm Shelters Serving Group E Occupancies - Storm shelters are now required in Group E occupancies located in those areas of the United States where the shelter design wind speed for tornadoes is at its highest. (additional buildings, expansion of foot print)

P 49. General Building Height and Area Limitations-The provisions regulating building height and area limitations have been extensively revised with no change in technical application in order to provide an increased degree of user-friendliness and technical consistency.

P 51. Building Height and Number of Stories - In order to increase the degree of user-friendliness of the process by which the allowable building height provisions are determined, Table 503 has now been reformatted as Tables 504.3 (allowable height in feet) and 504.4 (allowable number of stories above grade plane), and any applicable sprinkler increase has been incorporated directly into the new tables.

P 53. 505.2.3, Exception 2 Mezzanine Openness-Direct access to at least one exit at the mezzanine level is no longer required for those enclosed mezzanines regulated by Exception 2 of Section 505.2.3.

P 55. Table 506.2 Building Area-In order to increase the degree of user-friendliness of the process by which the allowable building area provisions are determined, Table 503 has now been reformatted as new Table 506.2 (Allowable area factor in square feet), and any applicable sprinkler increase has been incorporated directly into the new table.

P 57. 507.1 Basements in Unlimited Area Buildings Unlimited area- The allowance of a single-story basement in unlimited area buildings has now been clarified.

P 58. 507.9 Group H-5 in Unlimited Area Buildings-Group H-5 buildings are now permitted to be unlimited in area under the special provisions of Section 507.

P 60. Table 509 Fire Protection from Incidental Uses-A more detailed analysis of various support spaces within a healthcare or ambulatory care facility is now possible due to modifications to Table 509 regulating incidental uses.

P 64. 510.2 Horizontal Building Separation-In the special provisions of Section 510.2 addressing pedestal buildings, there is no longer a limit of one story above grade plane for that portion of the structure that occurs below the 3-hour horizontal separation.

P 67. Table 601, Footnote d to Table 601-addressing 1-hour substitution has been deleted based upon the extremely limited applicability of the footnote, along with the significant potential for misuse.

P 69. 602.4 Type IV Member Size Equivalencies-Equivalent size dimensions for structural composite lumber (SCL) in relationship to solid-sawn Type IV heavy-timber members have been introduced into Table 602.4.

P 71. 602.4.2 Cross-Laminated Timber in Exterior Walls-Cross-laminated timber is now permitted within the exterior walls of Type IV buildings where protected by one of three specified materials.

P 72. 603.1, Item 26 Wall Construction of Freezers and Coolers-Walls of freezers and coolers located in buildings of Type I and II construction may now be constructed of wood materials provided three conditions are met.

P75. 704.4 Protection of Secondary Members-For structural fire protection purposes, the secondary member protection requirements have been reformatted and clarifies that the secondary members in a horizontal assembly can be protected by a ceiling membrane.

P 77. 705.2 Projections at Exterior Walls-The minimum required separation between the leading edge of a projection and the line used to determine the fire separation distance has been modified in a manner that provides for a significant increase in the separation required.

P 80. 705.2.3 Combustible Projections- The provisions regulating combustible projections adjacent to an interior lot line or other line used to determine the fire separation distance have been modified to provide a simple and consistent approach that is less restrictive than previously determined.

P 88. 706.2 Structural Stability of Fire Walls- The reference to NFPA 221 for fire wall design and construction has been expanded to permit the use of the “tied” and “cantilevered” options addressed in the standard.

P 97. 714.4.2 Membrane Penetrations- Where the double top plates of a wall interrupt the ceiling membrane of a horizontal assembly, the wall must now be sheathed only with Type X gypsum wallboard. The wall will not require a fire-resistance rating unless needed due to some other code requirement.

P 105. 903.2.1.6 Sprinkler Systems— Assembly Occupancies- An automatic sprinkler system is now required to be installed in a building when the roof is used for a Group A-2 assembly occupancy with an occupant load exceeding 100, as well as for other Group A occupancies where the occupant load exceeds 300.

P 107. 903.2.1.7 Multiple Fire Areas- Where small Group A fire areas share a common means of egress, the occupant load of the spaces must now be added together to determine if a sprinkler system is required.

P 109. 903.2.8 Sprinkler Systems—Group R Occupancies-Sprinkler requirements for Group R-4 occupancies are now dependent on the capabilities of the occupants. In buildings where occupants require limited assistance when responding to an emergency condition, additional sprinkler protection is required for attic spaces.

P 111. 903.3.1.1.2 Exempt Locations for NFPA 13 Sprinklers - An exemption for sprinkler systems in small resident bathrooms has been introduced into the IBC because the provision was removed from the current edition of the referenced NFPA 13 standard.

P 113. 903.3.1.2.2 Open-Ended Corridors- Where an NFPA 13R sprinkler system is installed, the sprinkler protection must now be extended to any open-ended corridors and associated exterior stairways, clarifying that an open breezeway is considered as an interior portion of the building and not an exterior location for the application of the sprinkler requirements.

P 115. 903.3.8 Limited Area Sprinkler Systems- Additional restrictions have been placed on limited area sprinkler systems, including a reduction in the system size to a maximum of six sprinklers within a single fire area.

P 118. 904.13 Domestic Cooking Systems in Group I-2 Condition 1- Requirements for domestic appliances installed within commercial facilities but used only for domestic cooking have been clarified, including provisions for an appropriate fire-extinguishing system for domestic cooking equipment in nursing homes, assisted living facilities and similar buildings.

P 120. 907.2.3 Fire Alarms—Group E Occupancies- The threshold for alarm systems in Group E occupancies has been increased such that a manual fire alarm is required where the occupant load exceeds 50, and an emergency voice/alarm communication (EVAC) system must only be provided where the occupant load exceeds 100.

P 124. 907.2.11.3, 907.2.11.4 Smoke Alarms Near Cooking Appliances and Bathrooms- Requirements from the NFPA 72 standard addressing the installation of smoke alarms near cooking appliances and bathrooms have been introduced to the IBC in order to provide direct guidance on the placement of smoke alarms.

P 126. 909.21.1 Elevator Hoistway Pressurization- Viable alternatives to the general elevator hoistway pressurization requirements are now available where pressurization is provided in lieu of an enclosed elevator lobby or an additional door.

P 136. 915 Carbon Monoxide Detection- The carbon monoxide (CO) alarm provisions have been relocated, reformatted and revised; the scope has been modified to exclude Group I-3 occupancies while adding Group E occupancies.

P 164. 1016.2 Egress through Intervening Spaces-A means of egress is now permitted through an elevator lobby provided access to at least one exit is available without passing through the lobby.

P169-172 References Corridor width are now available to be smaller as long as they are not the Main Corridor

P 173. 1023.3.1 Stairway Extension--An interior exit stairway is now permitted to continue directly into an exit passageway without a required fire door assembly to separate the two elements.

P 178. 1103.2.8 Areas in Places of Religious Worship-Small areas used for religious ceremonies are now exempt from the access requirements.

P 189-199 Defer to State inspection

P 223. 1607.12 Roof Loads-The term “vegetative roof” has been defined in Section 202 and a reference to ASTM E 2397 has been added to Section 1607.

P 225. 1607.12.5 Photovoltaic Panel Systems-Design requirements for roof structures supporting photovoltaic (PV) solar panels and modules have been added to Section 1607.

Discuss Roof Inspections fee for special inspector

P 298 2304.12 Protection Against Decay and Termites.- Modifications to Section 2304.12 identify exactly where waterborne preservatives are required and where they are not required.

P 320. 2902.3 Public Toilet Facilities-Limited-size quick-service tenant spaces are no longer required to provide toilet facilities for the public customers.

2018 IBC

P 17. 310.3, 310.4 Classification of Congregate Living Facilities- Dormitories and similar non-transient uses now are to be considered as Group R-3 occupancies where the occupant load is 16 or less. In addition, transient lodging houses, such as bed-and-breakfast establishments, can only be considered as Group R-3 occupancies where their total occupant load is 10 or less.

P23. 311.2 Classification of Self-Service Storage Facilities - Due to the reasonable expectation that self-storage facilities will contain a considerable amount of combustible materials, such facilities are now specifically identified as Group S-1 occupancies.

P141. Table 1004.5, 1004.8 Occupant Load Calculation in TABLE 1004.1.2 1004.5 Maximum Floor Area Allowances Business Use Areas- The method of calculating occupant load in business areas has been revised, which will typically result in reduced design occupant loads. However, higher design occupant loads can now be assigned to concentrated business areas such as telephone call centers and similar uses.

P 181. 1030.1 Required Emergency Escape and Rescue Openings—The occupancies where emergency openings are required have been clarified and the minimum number of required openings in a residential basement has been revised.
see page 143

p290. 3001.2 Emergency Elevator Communication Systems - Additional communication capabilities are now required in accessible elevators to enhance the usability of the two-way communication system by individuals with varying degrees of hearing or speech impairments.

P298. 3113 Relocatable Buildings-A process of acceptance for relocatable modular buildings has been established in order to provide clear and consistent direction in the relocation, reuse, and/or repurposing of such buildings.

2015 IRC *****

P4. R104.11 Alternative Materials, Design, and Methods of Construction and Equipment -When proposed alternatives are not approved, the reason for the disapproval must be stated in writing by the building official.

P5. R105.3.1.1 Existing Buildings in Flood Hazard Areas- Determination of substantial improvement for Existing buildings in flood hazard areas is the responsibility of the building official. The related provisions are now consolidated in Section R105.3.1.1.

P22. R301.2.1.1.1 Sunrooms-The 2015 International Residential Code requires sunrooms to comply with AAMA/NPEA/NSA 2100-12. The standard contains requirements for habitable and non-habitable sunrooms.

P35. R302.1 Exterior Walls--Unprotected roof overhangs are now permitted to project to within 2 feet of the property line when fireblocking is installed between the top of the wall and the roof sheathing. In most cases, projections are not permitted less than 2 feet from the property line. For dwellings with or without fire sprinkler protection, penetrations of exterior walls do not require fire-resistant protection unless they are located less than 3 feet from the property line.

p.46 R304.1 Minimum Habitable Room Area -The requirement for one habitable room with a minimum floor area of 120 square feet has been removed from the code.

P48. R305 Ceiling Height - The minimum ceiling height for bathrooms, toilet rooms, and laundry rooms has been reduced to 6 feet 8 inches. The exception for allowing beams, girders, ducts, or other obstructions to project to within 6 feet, 4 inches of the finished floor has been expanded to include basements with habitable space.

P62. R311.1 Means of Egress- The required egress door of a dwelling unit must open directly into a public way or to a yard or court that opens to a public way.

P63. R311.7.3, R311.7.5.1 Stair Risers-- The total vertical rise in a stairway without an intermediate landing has increased from 144 inches to 147 inches. The provision for allowing open risers has been clarified. It is based on the distance above grade or the floor below, not on the total rise of the stair. A new exception clarifies that open risers are permitted on spiral stairways.

P82. R315 Carbon Monoxide Alarms- CHANGE SUMMARY: Carbon monoxide alarms now require connection to the house wiring system with battery backup. Exterior work such as roofing, siding, windows, doors, and deck and porch additions no longer trigger the carbon monoxide alarm provisions for existing buildings. An attached garage is one criterion for requiring carbon monoxide alarms, but only if the garage has an opening into the dwelling. A carbon monoxide alarm is required in bedrooms when there is a fuel-fired appliance in the bedroom or adjoining bathroom. Carbon monoxide detection systems only require detectors installed in the locations prescribed by the code and not those locations described in NFPA 720.

P93. R325 Mezzanines-- New provisions in Section R325 place limitations on the construction of mezzanines related to ceiling height and openness consistent with the International Building Code (IBC).

p.97 R403.1.1 Minimum Footing Size- This code change divides minimum footing size and thickness into three expanded tables based on the type of construction being supported: light frame, light frame with veneer, and concrete or masonry. The values are also based on the type of foundation: slab on grade, crawl space, or basement. R403.1.6 Foundation Anchorage

P109. R403.1.6 Foundation Anchorage-Anchor bolts are now required to be placed in the middle third of the sill plate. Approved anchors may be used instead of ½-inch anchor bolts.

P113. R404.4 Retaining Walls - Retaining walls, freestanding walls not supported at the top, with more than 48 inches of unbalanced backfill must be designed by an engineer. Retaining walls resisting additional lateral loads and with more than 24 inches of unbalanced backfill must also be designed in accordance with accepted engineering practice.

P122. R507.2 Deck Ledger Connection to Band Joist- The deck ledger section is reorganized to better describe the minimum requirements for connection of deck ledgers to band joists.
Decking, Load, joists, beam, and spans-----similar to IBC 130-145

P168. R610.7 Drilling and Notching in Structural Insulated Panels- Drilling and notching provisions for structural insulated panels (SIP) are clarified.

P194 R806.1 Attic Ventilation - The 2012 IRC exception allowing the building official to waive ventilation requirements due to atmospheric or climatic conditions has been deleted.

P204. R905.16 Photovoltaic Shingles - Additional requirements and limits for photovoltaic shingles have been added to Section R905.16.

p.240 M1601.4 Duct Installation - Tapes and mastics used to seal sheet metal ducts must be listed to UL 181 B as has been required for sealing flexible ducts. Snap-lock and button-lock seams are no longer exempt from the sealing requirements.

P 273. Interpretation of Service/Utility line when it comes to water and sewer to Main. P306 has an illustration.

P288. P2801 Water Heater Drain Valves and Pans - The code now specifically requires drain valves with a threaded outlet for water heaters. The water heater pan requirements have been expanded to accept aluminum and plastic pans of the prescribed thickness. The code clarifies that a pan drain is not required when a water heater is replaced and there is no existing drain.

P293. P2901, P2910 through P2913 Nonpotable Water Systems - Nonpotable water outlets, such as hose connections, that utilize nonpotable water must be identified with a warning and a symbol that nonpotable water is being used. The color purple is established for identifying distribution piping conveying nonpotable water. New Sections P2910 through P2913 are extracted from the International Green Construction Code (IgCC) and intend to provide guidance on the collection, storage, and distribution of various types of nonpotable water for residential buildings.

2018 IRC

p.37 R302.2 Townhouse Separation-Two paths for achieving the fire-resistant separation between townhouse dwelling units—two 1-hour walls or a common wall—are spelled out in the townhouse provisions.

P41. R302.3 Two-Family Dwelling Separation-A new reference to Section 703.3 of the International Building Code (IBC) provides alternatives for determining the fire-resistance rating of wall and floor/ceiling assemblies for separation of dwelling units. ((Ducay amendment-Require in IRC 2018 code masonry parting wall with a minimum 4 hour rating unless fire suppression is in whole Building))

p90 R325.3 Mezzanine Area Limitation-The area limitation for mezzanines has been increased from one-third to one-half of the area of the room containing the mezzanine under certain conditions.

P149. R703.2 Water-Resistive Barrier--Water-resistive barrier materials other than No. 15 asphalt felt must be installed following the manufacturer's installation instructions. The exemption for detached accessory buildings is deleted.

P248 G2447.2 Commercial Cooking Appliances--Commercial cooking appliances are now permitted in dwelling units when installed in accordance with an engineered design and the manufacturer's instructions.

P260 P2713.1 Bathtub Overflow--Overflow outlets are no longer required for bathtubs.

P261. P2801.6 Plastic Pan for Gas-Fired Water Heaters--Plastic safety pans are now allowed under gas water heaters provided the material falls within the prescribed flame spread and smoke-developed indices.

2015 FIRE CODE *****

P7 – 403.2.4 Crowd Managers – Crowd managers shall be provided where required be Section 403.12.3

P8 – 403.3.3 Staff Training – Employees shall be periodically instructed and kept informed of their duties and responsibilities under the plan. Records of instruction shall be maintained. Such instruction shall be reviewed by the staff not less than every two months. A copy of the plan shall be readily available at all times within the facility.

P34 – 609.3.3.2 Inspection and Cleaning of Commercial Kitchen Exhaust Hoods – This section references a new standard that addresses the cleaning of commercial cooking exhaust hoods and ducts.

P40 – 807 Decorative Materials Other Than Decorative Vegetation in New and Existing Buildings – The requirements for decorative materials other than decorative vegetation have been reorganized and clarified.

P63 - 903.3.1.1.2 Bathrooms Exempt from Sprinkler Requirements – This new section provides criteria for not installing sprinklers in bathrooms of specific Group R occupancies.

P64 - 903.3.1.2 NFPA 1 3R Sprinkler Systems – This change correlates Group R limitations on height with the scope of NFPA 13R.

P69 – 903.3.8 Limited Area Sprinkler Systems – This change reduces the number of sprinkler heads that can be used in a limited area sprinkler system from 20 heads to 6 heads. This change provides additional criteria regarding the use of these systems.

P79 – 907.2.3 Group E Manual Fire Alarm System – The threshold for requiring a manual fire alarm system has been raised from 30 occupants to 50. The emergency voice/alarm communication system requirement has been raised to 100 occupants.

P106 – 915 Carbon Monoxide Detection – The requirements for carbon monoxide detection have been completely rewritten to clarify the provisions, relocated to a new Section 915, and expanded to address classrooms in Group E occupancies.

Appears to be required everywhere now

P158 – 1105 Construction Requirements for Existing Group I-2 Occupancies – Retroactive construction requirements have been added to the IFC to provide a minimum level for fire and life safety in existing Group I-2 occupancies.

For any I-2, retroactive construction shall be required (could potentially affect businesses)

P198 – 5307 Carbon Dioxide (CO2) Systems Used in Beverage Dispensing Applications – Large refrigerated carbon dioxide systems create a life safety hazard. Regulation of these systems is now included in the 2015 IFC.

Could potentially affect businesses in town

2018 FIRE CODE *****

P4 – 314.4 Indoor Display of Vehicles – This section is revised to clarify it applies to both liquid-fueled vehicles and gaseous-fueled vehicles. Additionally, it has been modified to allow the Fire Code Official the ability to determine the best method of safeguarding the vehicle regarding the battery and electrical system.

P30 – 807.1, 807.2, 807.5 Combustible Decorative Materials – The limitations on decorative combustible materials are clarified as to where they apply

Could affect the Colleyville Center

P66 – 907.2.10 (deleted) Group R-4 Fire Alarm System – Fire alarm systems are no longer required in Group R-4 occupancies.

P93 – 1010.1.4.4 Locking Arrangements In Educational Occupancies – Guidance is provided to allow enhanced security measures yet still meet egress requirements for classroom doors

P125 – 1029.9.1 Minimum Aisle Width – Minimum aisle widths in assembly occupancies are clarified with a reference added for minimum widths for accessible routes

Could affect outdoor seating at city events including clustered seating and bleachers

P155- Chapter 22 Combustible Dust – Reference to the new NFPA 652, “Standard on the Fundamentals of Combustible Dust,” is added to provide guidance and criteria when evaluating combustible dust hazards.

Could potentially affect the cabinet maker on Precinct Line Rd

P158 – 2306.7.3.1 Protection from Vehicle Impact – The fire code official has the authority to require additional vehicle impact protection at fuel dispensing facilities.

Could require stone or other material for bollards

P177 – Chapter 31 Umbrella Structures – A new definition is added for umbrella structures which results in regulation of umbrella structures when they exceed 400 square feet.

Could potentially affect business at 62 Main

P184 – 3105, 105.6.47, 105.7.22 Temporary Special Event Structures – The requirements for temporary stage structures are expanded to include all temporary structures greater than 400 square feet when used at special events.

P198 – 33405.5, 3308, 3309.1 Fire Watch During Construction and Demolition – Criteria for requiring fire watch has been added to the code along with clarification to the functions and duties of the fire watch personnel.

P231 – 5707 Mobile Fueling Operations - On-demand mobile fueling is allowed to occur at approved locations and under the control of a permit issued by the fire code official.

Might start seeing these in the future

P234 – 6104.3 Location of LP-gas Containers – New Footnote g specifies separations between above-ground LP-gas containers and public ways.

Municipalities cannot regulate the propane industry

2018 ISPSC

➤ *Arrows in the book means they took something out of the Code.*

P17 sec. 307 **307.1.2 Colors and finishes.** For other than *residential* pools and *residential* spas, the colors, patterns, or finishes of the pool and spa interiors shall not obscure objects or surfaces within the pool or spa.

Reviewed Full book, nothing important stands out.

2015 PMG

P17. 403.3 Required Public Toilet Facilities Exception--Occupancies that have limited areas for public access, such as dry cleaners, take-out only restaurants and automated teller machine lobbies, do not require public toilet facilities for those limited areas (300 ft² or less).

P26. 423.3 Footbaths, Pedicure Baths and Head Shampoo Sinks - Water-temperature-limiting devices are required

for footbaths (integral or not integral to pedicure chairs) and head shampoo sinks.

P30 504.7.2 Water Heater Pan Drain Line--In a replacement water heater installation situation, there might not be a nearby drain point for a required pan for the water heater. This code modification allows a pan to not have a drain line if one is not present.

2018 PMG

Reviewed Full book, nothing important stands out.

2018 Property Maintenance code will be addressed as a separate issue.

2020 NEC Committee felt expertise and ability to debate life safety and engineering design issues are beyond committee ability as it relates to the electrical Code.

What's New in the 2018 I-Codes?

2018 International Building Code® (IBC®)

- Accessory storage spaces of any size are now permitted to be classified as part of the occupancy to which they are accessory.
- New code sections have been introduced addressing medical gas systems and higher education laboratories.
- Use of fire walls to create separate buildings is now limited to only the determination of permissible types of construction based on allowable building area and height.
- Where an elevator hoistway door opens into a fire-resistance-rated corridor, the opening must be protected in a manner to address smoke intrusion into the hoistway.
- The occupant load factor for business uses has been revised to one occupant per 150 square feet.
- Live loads on decks and balconies increase the deck live load to one and one-half times the live load of the area served.
- The minimum lateral load that fire walls are required to resist is five pounds per square foot.
- Wind speed maps updated, including maps for the state of Hawaii. Terminology describing wind speeds has changed again with ultimate design wind speeds now called basic design wind speeds.
- Site soil coefficients now correspond to the newest generation of ground motion attenuation equations (seismic values).
- Five-foot tall wood trusses requiring permanent bracing must have a periodic special inspection to verify that the required bracing has been installed.
- New alternative fastener schedule for construction of mechanically laminated decking is added giving equivalent power-driven fasteners for the 20-penny nail.
- Solid sawn lumber header and girder spans for the exterior bearing walls reduce span lengths to allow #2 Southern Pine design values.

2018 International Residential Code® for One- and Two-Family Dwellings (IRC®)

- An updated seismic map reflects the most conservative Seismic Design Category (SDC) based on any soil type and a new map reflects less conservative SDCs when Site Class A, B or D is applicable.
- The townhouse separation provisions now include options for using two separate fire-resistant-rated walls or a common wall.
- An emergency escape and rescue opening is no longer required in basement sleeping rooms where the dwelling has an automatic fire sprinkler system and the basement has a second means of egress or an emergency escape opening.
- The exemption for interconnection of smoke alarms in existing areas has been deleted.
- New girder/header tables have been revised to incorporate the use of #2 Southern Pine in lieu of #1 Southern Pine.
- New tables address alternative wood stud heights and the required number of full height studs in high wind areas.

2018 International Fire Code® (IFC®)

- New provisions address hazards related to outdoor pallet storage, higher education laboratories, mobile food trucks and plant processing and extraction activities.
- Mass Notification Requirements for college and university buildings have been added to the code.
- Sprinkler protection is now required in existing Group A-2 occupancies having an occupant load of 300 or more where alcoholic beverages are consumed.
- A new chapter has been added to address issues related to Energy Systems.
- Integrated testing requirements for fire protection and life safety systems have been added for high rise buildings and smoke control systems.
- The requirements for gas detection systems have been revised throughout the code to be more reflective of industry practice.
- Required sprinkler protection of Group E occupancies has been expanded through the introduction of a new thresholds related to fire areas.
- Manual fire alarm systems in Group A occupancies are now required not only when the occupant load is 300 or more but also where the occupant load exceeds 100 above or below the lowest level of exit discharge.
- A manual fire alarm system and an automatic smoke detection system are no longer required in Group R-4 occupancies.
- New provisions require illumination for the exit discharge path of travel to the public way or to a safe dispersal area for all occupancies.
- Provisions have been added to address the hazards associated with outdoor assembly events, indoor trade shows and exhibitions.
- The fire watch requirements for construction and demolition activities have been enhanced.
- The provisions for the maintenance of fire and smoke protection features in Chapter 7 have been enhanced and reorganized.
- The applicability of the decorative materials requirements in Chapter 8 have been clarified.

2018 International Plumbing Code® (IPC®)

- Updated table for the Minimum Number of Required Plumbing Fixtures
- Single-user toilet facilities (a room having a single water closet and a single lavatory) are not required to be labeled for use by only a male or female (separated use designations).
- Solar thermal water heating systems need to conform to the ICC 900/SRCC 300 standard.
- Well systems are required to comply with standard NGWA-01 where local requirements do not cover subject matter or are lacking in detail on others.

2018 International Mechanical Code® (IMC®)

- Added coverage of pollution control units.
- A new exception was added to recognize Type I kitchen hoods listed for clearances to combustibles of less than 18 inches.
- Added coverage for a newer type of non-metallic duct, phenolic duct.
- New coverage for high volume large diameter fans (HVLD), also referred to as high volume low speed (HVLS) fans.

- Relaxed requirements for sealing of duct joints and seams for Snap- and Button-lock duct joints located within the thermal envelope.

2018 International Fuel Gas Code® (IFGC®)

- A new Section was added to recognize arc-resistant CSST products.
- The code now allows Schedule 10 steel pipe to be used, whereas previously, Schedule 40 was the lightest steel pipe material allowed. Schedule 10 steel pipe joints are allowed to be welded, brazed, flanged or assembled with press-connect fittings. Schedule 10 pipe cannot be threaded.
- The code clarifies that appliance shutoff valves located behind movable appliances, such as ranges and clothes dryers, are considered to be provided with the required access.
- The code now calls for the plastic vent pipe material to be labeled as complying with the standards for the specific pipe material as called out by the manufacturer.
- The clearances between direct-vent appliance vent terminals and openings in the building exterior that could allow combustion products to enter the building have been revised.

2018 International Energy Conservation Code® (IECC®)

- Revisions to interior and exterior lighting power budgets and better clarity for lighting controls.
- Clarity that regardless of design methodology, system commissioning is required.
- New limits on heated or cooled vestibules.
- Mechanical provisions reorganized based on equipment type rather than design methodology.
- The maximum allowable fenestration U-factors in Table R402.1.2 (for the prescriptive compliance path) for climates zones 3 through 8 have been reduced from the values in the 2015 edition.
- The ICC/RESNET 380 standard has been included as one of standards that can be used for determining the air leakage rate of a building or dwelling unit.
- The Energy Rating Index compliance alternative index values have been increased slightly however, the method for determining an index is now required to be in accordance with standard ICC/RESNET 301.

2018 International Existing Building Code® (IEBC®)

- Section 410 Accessibility has been relocated to a new Section 305. Chapters 4, 5, 6, 13 and 14 have been relocated resulting in a reorganization and new chapter numbering.
- Requirements for live loads from Chapters 4 and 8 have been combined and placed in Chapter 3 to apply for all compliance methods.
- Structural components damaged by snow events must be repaired assuming snow loads for new buildings from the IBC.
- A new exception is added for loading of existing structural elements next to an addition in buildings designed using the IRC.
- When a work area includes more than half the building in an alteration, wall anchors must be installed at the roof line along reinforced concrete and masonry walls.
- Buildings undergoing a change of occupancy shall have live, snow, wind and seismic loads checked. Design loads are based on IBC-level forces.

- When a change of occupancy occurs placing a building in a higher risk category, the seismic loads on the building must be evaluated using IBC-level forces. Access to the building must be maintained when passing through or near other buildings and structures.
- Where storm shelters are required based on IBC and ICC 500 for Group E Occupancies, any addition to such existing occupancies where the occupant load of the addition is 50 or more will trigger the construction of a storm shelter.
- Carbon Monoxide provisions have been added in the Prescriptive Method Additions, Alterations Level 2 Additions, and in Additions for I-1, I-2, I-4 and R Occupancies.
- Emergency Escape and Rescue Opening provisions related to being operational have been added to Prescriptive Compliance Method and Alterations Level 1.
- Single exit buildings and spaces under Alteration Levels 2 and 3 have been modified to be more consistent with the IBC.
- The Alterations Level 2 requirement that water for automatic fire sprinkler system be available at the floor of alteration without the need for a fire pump has been moved to Chapter 9 for Alterations Level 3 and the fire pump criterion was deleted.

2018 International Swimming Pool and Spa Code® (ISPSC®)

- It was clarified that flotation tank systems for sensory deprivation therapy are not within the scope of the ISPSC.
- Hot water storage tanks are now required to be listed and labeled to a standard.
- New sections were introduced into the code to cover solar thermal water heating systems. Installation requirements refer to the IMC.

ORDINANCE O-21-2179

AN ORDINANCE AMENDING CHAPTERS 18 AND 46 OF THE CODE OF ORDINANCES BY ADOPTING THE 2018 EDITIONS OF CERTAIN INTERNATIONAL CODES PUBLISHED BY THE INTERNATIONAL CODE COUNCIL AND ADOPTING THE 2020 EDITION OF THE NATIONAL ELECTRIC CODE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council previously adopted the 2012 editions of certain international codes published by the International Code Council ("ICC") and the 2014 edition of the National Electric Code ("NEC"), each of which are presently codified in Chapters 18 and 46 of the City's Code of Ordinances (the "City Code"), and commonly known as the City's Building Code.

WHEREAS, the North Central Texas Council of Governments ("NCTCOG") presently encourages jurisdictions in North Central Texas to adopt the 2018 editions of the international codes published by the ICC as well as the 2020 version of the NEC, along with local amendments thereto, to provide updated minimum standards to safeguard the health, property, and welfare of the citizens of Colleyville by regulating and controlling the use, occupancy, maintenance, repair, design, construction and quality of materials for buildings and structures within the City.

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

Sec. 1. THAT the City Council hereby amends the City Code by amending and restating Chapter 18, Articles I through VII, in their entirety to read as set forth in **Exhibit A** hereto, to provide for the adoption of the following codes, together with the corresponding local amendments adopted by the City thereto:

1. International Building Code (IBC)
2. International Residential Code (IRC)
3. International Energy.... Code (IECC)
4. 2020 National Electric Code
5. International Plumbing Code (IPC)
6. International Fuel Gas Code (IFGC)
7. International Mechanical Code (IMC)
8. International Fire Code (IFC)

9. International Swimming Pool and Spa Code (ISPSC)
10. International Existing Building Code (IEBC)

- Sec. 2. THAT the International Fire Code (IFC) has been relocated from Chapter 46 to Chapter 18 of the City Code. Accordingly, Chapter 46 of the City Code is hereby amended and restated in its entirety to read as provided in **Exhibit A** hereto.
- Sec. 3. THAT the City Council hereby adopts the local amendments to the codes adopted by this Ordinance, as set forth in **Exhibit B** hereto. Specifically exempted from enforcement is Section 4.11.5.2 5 of the Swimming Pool and Spa Code amendments. A copy of the local amendments adopted herein shall be maintained and kept available to the public in the office of the building official.
- Sec. 4. THAT this ordinance shall be cumulative of all provisions of ordinances of the City of Colleyville, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.
- Sec. 5. THAT it is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.
- Sec. 6. THAT any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$ 2,000.00) for any violation involving zoning, fire safety, or public health and sanitation, including dumping or refuse, and shall be fined not more than Five Hundred Dollars (\$500.00) for any other violation of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.
- Sec. 7. THAT all rights and remedies of the City of Colleyville are expressly saved as to any and all violations of the provisions of any ordinances affecting the regulation and control of the use, occupancy, maintenance, repair, design, construction and quality of materials for buildings and structures within the City which have accrued at the time of the effective date of

this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance, but may be prosecuted until final disposition by the courts.

Sec. 8. THAT this ordinance shall take effect immediately from and after its passage and publication as may be required by law.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of October 2021.

The second reading and public hearing being conducted on the 19th day of October 2021.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 19TH DAY OF OCTOBER 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

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

EXHIBIT A
Ordinance O-21-2179

Amended and Restated Chapter 18, Articles I through VII
(Articles VIII and IX remain unchanged)

“CHAPTER 18 – BUILDINGS AND BUILDING REGULATIONS

ARTICLE I – IN GENERAL

Sec. 18-1 – The Building Code

The regulations adopted in this chapter shall be known as the "Building Code" for the City of Colleyville, Texas, and may be cited as such.

Sec. 18-2—18-9. – Reserved.

ARTICLE II – BUILDING CODES AND REGULATIONS

DIVISION 1 – GENERALLY

Sec. 18-10—18-14. – Reserved.

DIVISION 2 – ADOPTION OF INTERNATIONAL CODES AND NATIONAL ELECTRIC CODE

Sec. 18-15. – International Building Code adopted; local amendments.

- (a) The 2018 edition of the International Building Code published by the International Code Council, including Appendix Chapters C, F, and K thereto, save and except such portions as are deleted or amended by section 18-15(b) below, is hereby adopted by reference and incorporated as if set out at length herein.
- (b) The 2018 edition of the International Building Code, including Appendix Chapters C, F, and K thereto, is hereby amended as set forth in the City’s local amendments thereto adopted by Ordinance O-21-2179. A copy of the local amendments referenced in this section shall be kept on file and available for inspection by the public in the office of the building official.

Sec. 18-16. – International Residential Code adopted; local amendments.

- (a) The 2018 edition of the International Residential Code published by the International Code Council, including Appendices A, B, C, E and G thereto,

save and except such portions as are deleted or amended by section 18-16(b) below, is hereby adopted by reference and incorporated as if set out at length herein.

- (b) The 2018 edition of the International Residential Code, including Appendices A, B, C, E and G thereto, is hereby amended as set forth in the City's local amendments thereto adopted by Ordinance O-21-2179. A copy of the local amendments referenced in this section shall be kept on file and available for inspection by the public in the office of the building official.

Sec. 18-17. – International Energy Conservation Code adopted; local amendments.

- (a) The 2018 edition of the International Energy Conservation Code published by the International Code Council, including the standards referenced therein, save and except such portions as are deleted or amended by section 18-17(b) below, is hereby adopted by reference and incorporated as if set out at length herein.
- (b) The 2018 edition of the International Building Code, including Appendix Chapters C, F, and K thereto, is hereby amended as set forth in the City's local amendments thereto adopted by Ordinance O-21-2179. A copy of the local amendments referenced in this section shall be kept on file and available for inspection by the public in the office of the building official.

Sec. 18-18. – National Electric Code adopted; local amendments.

- (a) The 2020 edition of the National Electric Code, save and except such portions as are deleted or amended by section 18-18(b) below, is hereby adopted by reference and incorporated as if set out at length herein.
- (b) The 2020 edition of the National Electric Code is hereby amended as set forth in the City's local amendments thereto adopted by Ordinance O-21-2179. A copy of the local amendments referenced in this section shall be kept on file and available for inspection by the public in the office of the building official.

Section 18-19. – International Plumbing Code adopted; local amendments.

- (a) The 2018 edition of the International Plumbing Code published by the International Code Council, save and except such portions as are deleted or amended by section 18-19(b) below, is hereby adopted by reference and incorporated as if set out at length herein.
- (b) The 2018 edition of the International Plumbing Code is hereby amended as set forth in the City's local amendments thereto adopted by Ordinance O-21-2179. A copy of the local amendments referenced in this section shall be

kept on file and available for inspection by the public in the office of the building official.

Section 18-20. – International Fuel Gas Code adopted; local amendments.

- (a) The 2018 edition of the International Fuel Gas Code published by the International Code Council, save and except such portions as are deleted or amended by section 18-20(b) below, is hereby adopted by reference and incorporated as if set out at length herein.
- (b) The 2018 edition of the International Fuel Gas Code is hereby amended as set forth in the City's local amendments thereto adopted by Ordinance O-21-2179. A copy of the local amendments referenced in this section shall be kept on file and available for inspection by the public in the office of the building official.

Section 18-21. – International Mechanical Code adopted; local amendments.

- (a) The 2018 edition of the International Mechanical Code published by the International Code Council, save and except such portions as are deleted or amended by section 18-21(b) below, is hereby adopted by reference and incorporated as if set out at length herein.
- (b) The 2018 2018 edition of the International Building Code, including Appendix Chapters C, F, and K thereto, are hereby amended as set forth in the City's local amendments thereto adopted by Ordinance O-21-2179. A copy of the local amendments referenced in this section shall be kept on file and available for inspection by the public in the office of the building official.

Section 18-22. – International Fire Code adopted; local amendments.

- (a) The 2018 edition of the International Fire Code published by the International Code Council, including Appendix Chapters A, B, C, D, E, F, G, H and I thereto, save and except such portions as are deleted or amended by section 18-22(b) below, is hereby adopted by reference and incorporated as if set out at length herein.
- (b) The 2018 edition of the International Fire Code published by the International Code Council, including Appendix Chapters A, B, C, D, E, F, G, H and I thereto, is hereby amended as set forth in the City's local amendments thereto adopted by Ordinance O-21-2179. A copy of the local amendments referenced in this section shall be kept on file and available for inspection by the public in the office of the building official.

Section 18-23. – International Swimming Pool and Spa Code adopted; local amendments.

- (a) The 2018 edition of the International Swimming Pool and Spa Code published by the International Code Council, save and except such portions as are deleted or amended by section 18-23(b) below, is hereby adopted by reference and incorporated as if set out at length herein.
- (b) The 2018 edition of the International Swimming Pool and Spa Code, is hereby amended as set forth in the City’s local amendments thereto adopted by Ordinance O-21-2179. A copy of the local amendments referenced in this section shall be kept on file and available for inspection by the public in the office of the building official.

Section 18-24. – International Existing Building Code adopted; local amendments.

- (a) The 2018 edition of the International Existing Building Code published by the International Code Council, including Appendix Chapters C, F, and K thereto, save and except such portions as are deleted or amended by section 18-24(b) below, are hereby adopted by reference and incorporated as if set out at length herein.
- (b) The 2018 edition of the International Existing Building Code is hereby amended as set forth in the City’s local amendments thereto adopted by Ordinance O-21-2179. A copy of the local amendments referenced in this section shall be kept on file and available for inspection by the public in the office of the building official.

Sections 18-25—18-29. Reserved.

ARTICLES III—VII – RESERVED

...”

Amended and Restated Chapter 46

“CHAPTER 46 – RESERVED”

Exhibit B
Ordinance O-21-2179
(Adopted October 19, 2021)

LOCAL AMENDMENTS TO THE BUILDING CODE

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Amendments to the 2018 International Building Code

The following sections, paragraphs, and sentences of the *2018 International Building Code* are hereby amended as follows: Standard type is text from the IBC. Underlined type is text inserted. ~~Lined through type is deleted text from IBC.~~ A double asterisk (**) at the beginning of a section identifies an amendment carried over from the 2015 edition of the code and a triple asterisk (***) identifies a new or revised amendment with the 2018 code.

****Section 101.4; change to read as follows:**

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.8 and referenced elsewhere in this code, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes. The former ICC Electrical Code is now Appendix K of this code but no longer called by that name.)

****Section 101.4.8; add the following:**

101.4.8 Electrical. The provisions of the Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

(Reason: This was dropped when ICC quit publishing the ICC Electrical Code, but the Electrical Code still should be referenced regardless of how it is adopted.)

**** Section 103 and 103.1; amend to insert the Department Name**

DEPARTMENT OF BUILDING SAFETY CITY OF COLLEYVILLE BUILDING INSPECTIONS **DEPARTMENT**

103.1 Creation of enforcement agency. ~~The Department of Building Safety~~ City of Colleyville Building Inspections Department is hereby created and the official in charge thereof shall be known as the *building official*.

(Reason: Reminder to be sure ordinance reads the same as designated by the city.)

*****Section [A] 104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas.** *(Jurisdictions may consider the option **to amend or delete** depending on local enforcement and flood hazard ordinances.)*

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

****Section 104.10.1; Flood hazard areas.** *(Jurisdictions may consider the option **to amend or delete** depending on local enforcement and flood hazard ordinances.)*

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

****Section 105.2 Work exempt from permit; under sub-title entitled "Building" delete items 1, 2, 10 and 11 and re-number as follows:**

Building:

- ~~1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m²).~~

- ~~2. Fences not over 7 feet (1829 mm) high.~~
- ~~3. 1. (Remainder Unchanged)~~
- ~~4. 2. (Remainder Unchanged)~~
- ~~5. 3. (Remainder Unchanged)~~
- ~~6. 4. Sidewalks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below and are not part of an accessible route.~~
- ~~7. 5. (Remainder Unchanged)~~
- ~~8. 6. (Remainder Unchanged)~~
- ~~9. 7. (Remainder Unchanged)~~
- ~~10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.~~
- ~~11. 8. (Remainder Unchanged)~~
- ~~12. 9. (Remainder Unchanged)~~
- ~~13. 10. (Remainder Unchanged)~~
- 11. **11. Residential foundation repairs performed for the purpose of stabilizing an existing foundation without the removal of any existing concrete, except for the installation of new piers, pilings, or other associated support.**
- ~~14.~~

(Reason: Items deleted are for one- and two-family dwellings regulated by the International Residential Code. Accessory structures, fences and shade cloth structures would require a permit for commercial properties to ensure compliance with local ordinance, egress, accessibility, flame spread of fabric, wind/snow design load, etc.)

****Section 109; add Section 109.7 to read as follows:**

109.7 Re-inspection Fee. A fee as established by city council resolution may be charged when:

- 1. The inspection called for is not ready when the inspector arrives;
- 2. No building address or permit card is clearly posted;
- 3. City approved plans are not on the job site available to the inspector;
- 4. The building is locked or work otherwise not available for inspection when called;
- 5. The job site is red-tagged twice for the same item;
- 6. The original red tag has been removed from the job site.
- 7. Failure to maintain erosion control, trash control or tree protection.

Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

(Reason: This fee is not a fine or penalty but is designed to compensate for time and trips when inspections are called for when not ready.)

****Section 109; add Section 109.8, 109.8.1, 109.8.2 and 109.9 to read as follows:**

109.8 Work without a permit.

109.8.1 Investigation. Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

109.8.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code or the city fee schedule as applicable. The payment of such investigation fee shall not exempt the applicant from compliance with all other provisions of either this code or the technical codes nor from penalty prescribed by law.

109.9 Unauthorized cover up fee. Any work concealed without first obtaining the required inspection in violation of Section 110 shall be assessed a fee as established by the city fee schedule.

(Reason: This fee is not a fine or penalty but is designed to compensate for time and to remove incentive to attempt to evade permits and code compliance. Text taken from former Uniform Administrative Code.)

*****Section 110.3.5; Lath, gypsum board and gypsum panel product inspection; Delete exception**

Exception : ~~Gypsum board and gypsum panel products that are not part of a fire resistance rated assembly or a shear assembly.~~

(Reason: Lath or gypsum board inspections are not typically performed in this area.)

*****Section 202; amend definition of Ambulatory Care Facility as follows:**

AMBULATORY CARE FACILITY. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to individuals who are rendered incapable of self-preservation by the services provided or staff has accepted responsibility for care recipients already incapable. This group may include but not be limited to the following:

- Dialysis centers
- Sedation dentistry
- Surgery centers
- Colonic centers
- Psychiatric centers

*(Reason: To clarify the range of uses included in the definition. [Explanatory note related to **Ambulatory Care Facilities:** This group of uses includes medical or dental offices where persons are put under for dental surgery or other services. Section 903.2.2 will now require such uses to be sprinklered if on other than the floor of exit discharge or if four or more persons are put under on the level of exit discharge. Recommend (1.) jurisdictions document any pre-existing non-conforming conditions prior to issuing a new C of O for a change of tenant and, (2.) On any medical or dental office specify on C of O the maximum number of persons permitted to be put under general anesthesia. It is recommended that before a Certificate of Occupancy is issued, a letter of intended use from the business owner shall be included and a C of O documenting the maximum number of care recipients incapable of self preservation allowed.]*

****Section 202; add definition of Assisting Living Facilities to read as follows.**

ASSISTED LIVING FACILITIES. A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff.

(Reason: The code references Assisted Living facilities and definition was deleted.)

****Section 202; change definition of “Atrium” as follows:**

ATRIUM. An opening connecting ~~two~~ three or more stories... {Balance remains unchanged}

(Reason: Accepted practice in the region based on legacy codes. Section 1019 permits unenclosed two story stairways under certain circumstances.)

*****Section 202; ~~add~~ amend definition of “Repair Garage” as follows:**

REPAIR GARAGE. A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such minor repairs.

(Reason: The code references aligns with fire code.)

****Section 202; amend definition of SPECIAL INSPECTOR to read as follows:**

SPECIAL INSPECTOR. A qualified person employed or retained by an approved agency who shall prove to the satisfaction of the registered design professional in responsible charge and approved by the Building Official as having the competence necessary to inspect a particular type of construction requiring special inspection.

(Reason: The registered design professional in responsible charge should be included.)

****Section 202; amend definition to read as follows:**

HIGH-RISE BUILDING. A building with an occupied floor located more than ~~75~~ 55 feet (~~22-860 mm~~) (16 764 mm) above the lowest level of fire department vehicle access.

(Reason: To define high-rise, as it influences sprinkler requirement thresholds based on the fire fighting capabilities of a jurisdiction.)

*****Section 303.1.3; add a sentence to read as follows:**

303.1.3 Associated with Group E occupancies. A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy except when applying the assembly requirements of Chapters 10 and 11.

(Reason: To clarify that egress and accessibility requirements are applicable for assembly areas, i.e. cafeteria, auditoriums, etc.)

****Section 304.1; add the following to the list of occupancies:**

Fire stations

Police stations with detention facilities for 5 or less

(Reason: Consistent with regional practice dating back to the legacy codes.)

****Section 307.1.1; add the following sentence to Exception 4:**

4. Cleaning establishments... {Text unchanged} ...with Section 707 or 1-hour horizontal assemblies constructed in accordance with Section 711 or both. See also IFC Chapter 21, Dry Cleaning Plant provisions.

(Reason: To call attention to detailed requirements in the Fire Code.)

****Section 403.1, Exception 3; change to read as follows:**

3. The open air portion of a building [remainder unchanged]

(Reason: To clarify enclosed portions are not exempt.)

****Section 403.3, Exception; delete item 2.**

(Reason: To provide adequate fire protection to enclosed areas.)

****Section 403.3.2; change to read as follows:**

[F] 403.3.2 Water supply to required fire pumps. In buildings that are more than ~~420~~ 120 feet (36.5 m) in building height, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: {No change to exception.}

(Reason: The 2009 edition of the IFC added this requirement based on a need for redundancy of the water supply similar to the redundancy of the power supply to the fire pumps required for such tall buildings, partially due to the fact that these buildings are rarely fully evacuated in a fire event. More commonly, the alarm activates on the floor of the event, the floor above and the floor below. Back-up power to the fire pump becomes critical for this reason. Certainly, the power is pointless if the water supply is impaired for any reason, so a similar requirement is provided here for redundant water supplies. The 2015 edition changed the requirement to only apply to very tall buildings over 420 ft. This amendment modifies/lowers the requirement to 120 ft., based on this same height requirement for fire service access elevators. Again, the language from the 2009 and 2012 editions of the code applied to any high-rise building. This compromise at 120 ft. is based on the above technical justification of defend-in-place scenarios in fire incidents in such tall structures.)

****Section 404.5; delete Exception.**

(Reason: Consistent with amended atrium definition.)

****Section 406.3.3.1 Carport separation; add sentence to read as follows:**

A fire separation is not required between a Group R-2 and U carport provided that the carport is entirely open on all sides and that the distance between the two is at least 10 feet (3048 mm).

(Reason: Simplifies the fire separation distance and eliminates the need to obtain opening information on existing buildings when adding carports in existing apartment complexes. Consistent with legacy codes in effect in region for years and no record of problems with car fires spreading to apartments as a result.)

*****Table 506.2; delete sentence from table**

~~I. The maximum allowable area for a single-story non-sprinklered Group U greenhouse is permitted to be 9000 square feet or the allowable area shall be permitted to comply with Table C102.1 of Appendix G.~~

(Reason: To eliminate the need for Appendix C adoption and remain consistent with 6000 sq. ft. sprinklering provision.)

****Section 506.3.1; add sentence to read as follows:**

506.3.1 Minimum percentage of perimeter. [Existing Text remains]

In order to be considered as accessible, if not in direct contact with a street or fire lane, a minimum 10-foot wide pathway meeting fire department access from the street or approved fire lane shall be provided.

(Reason: To define what is considered accessible. Consistent with regional amendment to IFC 504.1.)

*****Section 602.1.1; add sentence to read as follows:**

602.1.1 Minimum Requirements. [Existing Text to remain]

Where a building contains more than one distinct type of construction, the building shall comply with the most restrictive area, height, and stories, for the lesser type of construction or be separated by fire walls.

(Reason: To create definite language that requires separation between dissimilar building types.)

*****Section 708.4.2; change sentence to read as follows:**

708.4.2 Fireblocks and draftstops in combustible construction. [Body of text unchanged]

Exceptions:

1. Buildings equipped with an automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, or in accordance with Section 903.3.1.2 provided that sprinkler protection is provided in the space between the top of the fire partition and the underside of the floor or roof sheathing, deck or slab above as required for systems complying with Section 903.3.1.1. Portions of buildings containing concealed spaces filled with noncombustible insulation as permitted for sprinkler omission shall not apply to this exception for draft stopping. [Remainder unchanged]

Reason: (The most common exception used to eliminate the need for sprinklers in concealed spaces of combustible construction is to fill the space with noncombustible insulation. This exception was changed in 2010 to permit a 2-inch air gap at the top of the filled space. A space compliant with the permitted omission above would allow hot gas and smoke to spread unimpeded throughout a building not provided with draft stopping. For this reason, omission of sprinklers permitted in accordance with NFPA 13 referenced standard should not be permitted with IBC exception requiring draft stopping in combustible construction.)

*****Section 718.3; change sentence to read as follows:**

718.3 Draftstopping in floors. [Body of text unchanged]

Exceptions: Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. and provided that in combustible construction, sprinkler protection is provided in the floor space.

(Reason: To remain consistent with changes in 708.4.2 code.)

*****Section 718.4; change sentence to read as follows:**

718.4 Draftstopping in attics. [Body of text unchanged]

Exceptions: Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and provided that in combustible construction, sprinkler protection is provided in the attic space.

(Reason: To remain consistent with changes in 708.4.2 code.)

****Section 901.6.1; add Section 901.6.1.1 to read as follows:**

901.6.1.1 Standpipe Testing. Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. The following additional requirements shall be applied to the testing that is required every 5 years:

1. The piping between the Fire Department Connection (FDC) and the standpipe shall be backflushed or inspected by approved camera when foreign material is present or when caps are missing, and also hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.
2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the fire code official) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There is no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.
3. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25. All hose valves shall be exercised.
4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the fire code official.
5. Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-marked as "Fifth Year" for Type of ITM, and the note on the back of the tag shall read "5 Year Standpipe Test" at a minimum.
6. The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (fire code official) shall be followed.
7. Additionally, records of the testing shall be maintained by the owner and contractor, if applicable, as required by the State Rules mentioned above and NFPA 25.
8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected night time freezing conditions.
9. Contact the fire code official for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the fire code official.

(Reason: Increases the reliability of the fire protection system and re-emphasizes the requirements of NFPA 25 relative to standpipe systems, as well as ensuring that FDC connections are similarly tested/maintained to ensure operation in an emergency incident.)

****Section 903.1.1; change to read as follows:**

903.1.1 Alternative Protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted ~~instead of~~ in addition to automatic sprinkler protection where recognized by the applicable standard ~~and, or as approved by the fire code official.~~

(Reason: Such alternative systems do not provide the reliability of automatic sprinkler protection. Most gaseous type systems are highly susceptible to open doors, ceiling or floor tile removal, etc. However, an applicant could pursue an Alternate Method request to help mitigate the reliability issues with these alternative systems with the fire code official if so desired, or there may be circumstances in which the fire code official is acceptable to allowing an alternate system in lieu of sprinklers, such as kitchen hoods or paint booths.)

****Section 903.2; add paragraph to read as follows and delete the exception:**

Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances. Storage shall not be allowed within the elevator machine room. Signage shall be provided at the entry doors to the elevator machine room indicating "ELEVATOR MACHINERY – NO STORAGE ALLOWED."

(Reason: Firefighter and public safety. This amendment eliminates the shunt trip requirement of the International Building Code Section 3005.5 for the purpose of elevator passenger and firefighter safety. This amendment is contingent on the Building Code amendment eliminating the Exceptions to Section 3005.4, such that passive fire barriers for these areas are maintained. The exception deletion is due to the fact that such telecom areas pose an undue fire risk to the structural integrity of the building.)

****Section 903.2.9; add Section 903.2.9.3 to read as follows:**

903.2.9.3 Self-Service Storage Facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities.

(Reason: Fire departments are unable to inspect these commercial occupancies and are unaware of the contents being stored. Previous allowance to separate units by fire barriers is difficult to enforce maintenance after opening.)

Section 903.2.11; change 903.2.11.3 and add 903.2.11.7, 903.2.11.8, and 903.2.11.9 as follows:

903.2.11.3 Buildings ~~55~~ 35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories with an occupant load of 30 or more, other than penthouses in compliance with Section 1510 of the *International Building Code*, located ~~55~~ 35 feet (~~46 764~~ 10 668 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

Exceptions:

1. Open parking structures in compliance with Section 406.5 of the *International Building Code*, having no other occupancies above the subject garage.

2. Occupancies in Group F-2.

903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

903.2.11.9 Buildings Over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings with a building area 6,000 sq. ft. or greater and in all existing buildings that are enlarged to be 6,000 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

Exception: Open parking garages in compliance with Section 406.5 of the *International Building Code*.

(Reason: Provides jurisdictions options as to their desired level of sprinkler protection based on multiple factors including firefighting philosophies/capabilities.)

****Section 903.3.1.1.1; change to read as follows:**

903.3.1.1.1 Exempt Locations. When approved by the fire code official, automatic sprinklers shall not be required in the following rooms or areas where such ...*{text unchanged}*... because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the fire code official.
3. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
4. ~~In rooms or areas that are of noncombustible construction with wholly noncombustible contents.~~
5. ~~Fire service access~~ Elevator machine rooms, and machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.
6. {Delete.}

(Reason: Gives clarification. Exception 4 deleted to provide protection where fire risks are poorly addressed. Amendment 903.2 addresses Exception 5 above relative to the elimination of sprinkler protection in these areas to avoid the shunt trip requirement.)

*****Section 903.3.1.2.3; delete sections and replace as follows:**

[F] Section 903.3.1.2.3 Attached Garages and Attics. Sprinkler protection is required in attached garages, and in the following attic spaces:

1. [Remainder Unchanged]
2. [Remainder Unchanged]
3. Attic spaces of buildings that are two or more stories in height above grade plane or above the lowest level of fire department vehicle access.
4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:
[Remainder Unchanged]

(Reason: Attic protection is required due to issues with fire exposure via soffit vents, as well as firefighter safety. Several jurisdictions indicated experience with un-protected attic fires resulting in displacement of all building occupants. NFPA 13 provides for applicable attic sprinkler protection requirements, as well as exemptions to such, based on noncombustible construction, etc. Attached garages already require sprinklers via NFPA 13R – this amendment just re-emphasizes the requirement.)

****Section 903.3.1.3; change to read as follows:**

903.3.1.3 NFPA 13D Sprinkler Systems. Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

(Reason: To allow the use of the Plumbing section of the International Residential Code (IRC) and recognize current state stipulations in this regard.)

****Section 903.3.1.4; add to read as follows:**

[F] 903.3.1.4 Freeze protection. Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

903.3.1.4.1 Attics. Only dry-pipe, pre-action, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect attic spaces.

Exception: Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces where:

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

903.3.1.4.2 Heat trace/insulation. Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

(Reason: In the last few years, severe winters brought to light several issues with current practices for sprinklering attics, not the least of which was wet-pipe sprinklers in ventilated attics provided with space heaters, etc. for freeze protection of such piping. This practice is not acceptable for the protection of water-filled piping in a ventilated attic space as it does not provide a reliable means of maintaining the minimum 40 degrees required by NFPA, wastes energy, and presents a potential ignition source to the attic space. Listed antifreeze is specifically included because NFPA currently allows such even though there is no currently listed antifreeze at the time of development of these amendments. The intent of this amendment is to help reduce the large number of freeze breaks that have occurred in the past with water-filled wet-pipe sprinkler systems in the future, most specifically in attic spaces.)

****Section 903.3.5; add a second paragraph to read as follows:**

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every water-based fire protection system shall be designed with a 10 psi safety factor. Reference Section 507.4 for additional design requirements.

(Reason: To define uniform safety factor for the region.)

****Section 903.4; add a second paragraph after the exceptions to read as follows:**

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

(Reason: To avoid significant water losses. Consistent with amendment to IFC 905.9.)

****Section 903.4.2; add second paragraph to read as follows:**

The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

(Reason: Fire department connections are not always located at the riser; this allows the fire department faster access.)

****Section 905.2; change to read as follows:**

905.2 Installation Standard. Standpipe systems shall be installed in accordance with this section and NFPA 14. Manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low alarm.

(Reason: To define manual dry standpipe supervision requirements. Helps ensure the integrity of the standpipe system via supervision, such that open hose valves will result in a supervisory low air alarm.)

*****Section 905.3; add Section 905.3.9 and exception to read as follows:**

905.3.9 Buildings Exceeding 10,000 sq. ft. In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class I automatic wet or manual wet standpipes shall be provided.

Exceptions:

1. Automatic dry, semi-automatic dry, and manual dry standpipes are allowed as provided for in NFPA 14 where approved by the fire code official.
2. R-2 occupancies of four stories or less in height having no interior corridors.

(Reason: Allows for the rapid deployment of hose lines to the body of the fire. Manual dry option added this edition.)

****Section 905.4, change Item 1, 3, and 5, and add Item 7 to read as follows:**

1. In every required ~~interior~~ exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at the main floor landing between stories, unless otherwise approved by the fire code official.
2. {No change.}
3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.

Exception: Where floor areas adjacent to an exit passageway are reachable from an ~~interior~~ exit stairway hose connection by a {No change to rest.}

4. {No change.}
5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way a-hose connection shall be located to serve the roof or at the highest landing of an ~~interior~~ exit stairway with stair access to the roof provided in accordance with Section 1011.12.
6. {No change.}
7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter, or as otherwise approved by the fire code official.

(Reason: Item 1, 3, and 5 amendments to remove 'interior' will help to clarify that such connections are required for all 'exit' stairways, to ensure firefighter capabilities are not diminished in these tall buildings, simply because the stair is on the exterior of the building. Item 5 reduces the amount of pressure required to facilitate testing, and provides backup protection for fire fighter safety. Item 7 allows for the rapid deployment of hose lines to the body of the fire.)

****Section 905.9; add a second paragraph after the exceptions to read as follows:**

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

(Reason: To avoid significant water losses. Consistent with amendment to IFC 903.4.)

****Section 907.1; add Section 907.1.4 to read as follows:**

907.1.4 Design Standards. Where a new fire alarm system is installed, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke detectors shall have analog initiating devices.

(Reason: Provides for the ability of descriptive identification of alarms, and reduces need for panel replacement in the future. Updated wording to match the language of the new requirement at 907.5.2.3. Change of terminology allows for reference back to definitions of NFPA 72.)

****Section 907.2.1; change to read as follows:**

907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies ~~where the occupancy is of 300 or more persons, or where the Group A occupant load is more than 100 persons above or below the lowest level of exit discharge.~~ where the having an occupant load due to the assembly occupancy is of 300 or more persons, or where the Group A occupant load is more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with Section 707.3.10 of the *International Building Code* shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception: {No change.}

Activation of fire alarm notification appliances shall:

1. Cause illumination of the means of egress with light of not less than 1 foot-candle (11 lux) at the walking surface level, and
2. Stop any conflicting or confusing sounds and visual distractions.

(Reason: Increases the requirement to be consistent with Group B requirement. Also addresses issue found in Group A occupancies of reduced lighting levels and other A/V equipment that distracts from fire alarm notification devices or reduces ability of fire alarm system to notify occupants of the emergency condition.)

****Section 907.2.3; change to read as follows:**

907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

Exceptions:

- {No change.}
- 1.1. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.) {No change to remainder of exceptions.}

(Reason: To distinguish educational from day care occupancy minimum protection requirements. Further, to define threshold at which portable buildings are considered a separate building for the purposes of alarm systems. Exceptions provide consistency with State law concerning such occupancies.)

****Section 907.2.12, Exception 3; change to read as follows:**

3. Open air portions of buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the International Building Code; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants, and similarly enclosed areas.

(Reason: To indicate that enclosed areas within open air seating type occupancies are not exempted from automatic fire alarm system requirements.)

****Section 907.4.2; add Section 907.4.2.7 to read as follows:**

907.4.2.7 Type. Manual alarm initiating devices shall be an approved double action type.

(Reason: Helps to reduce false alarms.)

****Section 907.6.1; add Section 907.6.1.1 to read as follows:**

907.6.1.1 Wiring Installation. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one foot vertical between supply and return circuit conductors. The initiating device circuit (IDC) from a signaling line circuit interface device may be wired Class B, provided the distance from the interface device to the initiating device is ten feet or less.

(Reason: To provide uniformity in system specifications and guidance to design engineers. Improves reliability of fire alarm devices and systems.)

****Section 907.6.3; delete all four Exceptions.**

(Reason: To assist responding personnel in locating the emergency event for all fire alarm systems.)

****Section 907.6.6; add sentence at end of paragraph to read as follows:**

See 907.6.3 for the required information transmitted to the supervising station.

(Reason: To assist responding personnel in locating the emergency event for all fire alarm systems.)

(Reason: Deleted Previous code amendment Section 909.22, For removal because it is already in the code in Sections 909.20.5, 909.20.6, 909.20.6.1, 909.20.6.2, and 909.20.6.3.)

****Section 910.2; change Exception 2 and 3 to read as follows:**

2. Only manual smoke and heat removal shall ~~not~~ be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers. Automatic smoke and heat removal is prohibited.
3. Only manual smoke and heat removal shall ~~not~~ be required in areas of buildings equipped with control mode special application sprinklers with a response time index of $50(m^*S)^{1/2}$ or less that are listed to control a fire in stored commodities with 12 or fewer sprinklers. Automatic smoke and heat removal is prohibited.

(Reason: Allows the fire department to control the smoke and heat during and after a fire event, while still prohibiting such systems from being automatically activated, which is a potential detriment to the particular sprinkler systems indicated.)

****Section 910.2; add subsections 910.2.3 with exceptions to read as follows:**

910.2.3 Group H. Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m²) in single floor area.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

(Reason: Maintains a fire protection device utilized in such occupancies where it is sometimes necessary to allow chemicals to burn out, rather than extinguish.)

****Section 910.3; add section 910.3.4 to read as follows:**

910.3.4 Vent Operation. Smoke and heat vents shall be capable of being operated by approved automatic and manual means. Automatic operation of smoke and heat vents shall conform to the provisions of Sections 910.3.2.1 through 910.3.2.3.

910.3.4.1 Sprinklered buildings. Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate automatically.

The automatic operating mechanism of the smoke and heat vents shall operate at a temperature rating at least 100 degrees F (approximately 38 degrees Celsius) greater than the temperature rating of the sprinklers installed.

Exception: Manual only systems per Section 910.2.

910.3.4.2 Nonsprinklered Buildings. Where installed in buildings not equipped with an approved automatic sprinkler system, smoke and heat vents shall operate automatically by actuation of a heat-responsive device rated at between 100°F (56°C) and 220°F (122°C) above ambient.

Exception: Listed gravity-operated drop out vents.

(Reason: Amendment continues to keep applicable wording from prior to the 2012 edition of the IFC. Specifically, automatic activation criteria is no longer specifically required in the published code. Specifying a temperature range at which smoke and heat vents should activate in sprinklered buildings helps to ensure that the sprinkler system has an opportunity to activate and control the fire prior to vent operation.)

****Section 910.4.3.1; change to read as follows:**

910.4.3.1 Makeup Air. Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be ~~manual or~~ automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m² per 0.4719 m³/s) of smoke exhaust.

(Reason: Makeup air has been required to be automatic for several years now in this region when mechanical smoke exhaust systems are proposed. This allows such systems to be activated from the smoke control panel by first responders without having to physically go around the exterior of the building opening doors manually. Such requires a significant number of first responders on scene to conduct this operation and significantly delays activation and/or capability of the smoke exhaust system.)

****Section 912.2; add Section 912.2.3 to read as follows:**

912.2.3 Hydrant Distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

(Reason: To accommodate limited hose lengths, improve response times where the FDC is needed to achieve fire control, and improve ease of locating a fire hydrant in those situations also. Also, consistent with NFPA 14 criteria.)

*****Section 913.2.1; add Section 913.2.1.1 and exception to read as follows:**

913.2.1.1 Fire Pump Room Access. When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. – 8 in. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by IFC Section 506.1.

Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the fire code official. Access keys shall be provided in the key box as required by IFC Section 506.1.

(Reason: This requirement allows fire fighters safer access to the fire pump room. The requirement allows access without being required to enter the building and locate the fire pump room interior access door during a fire event. The exception recognizes that this will not always be a feasible design scenario for some buildings, and as such, provides an acceptable alternative to protect the pathway to the fire pump room.)

****Section 1006.2.2.7; add Section 1006.2.2.7 as follows:**

1006.2.2.7 Electrical Rooms. For electrical rooms, special exiting requirements may apply. Reference the electrical code as adopted.

(Reason: Cross reference necessary for coordination with the NEC which has exiting requirements as well.)

****Section 1009.8; add the following Exception 7:**

1009.8 Two Way Communication. A two-way communication system complying with Sections 1009.8.1 and 1009.8.2 shall be provided at the landing serving each elevator required to be accessible on each accessible floor that is one or more stories above or below the level of exit discharge.

Exceptions:

7. Buildings regulated under State Law and built in accordance with State registered plans, including variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1009 and chapter 11.

(Reason: To accommodate buildings regulated under Texas State Law and to be consistent with amendments in Chapter 11.)

****Section 1010.1.9.5 Bolt Locks; amend exceptions 3 and 4 as follows:**

Exceptions:

3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F, M or S occupancy. (remainder unchanged)

4. Where a pair of doors serves a Group A, B, F, M or S occupancy (remainder unchanged)

(Reason: Application to M occupancies reflects regional practice; No. 4 expanded to Group A due to it being a similar scenario to other uses; No. 4 was regional practice.)

****Section 1020.1 Construction; add exception 6 to read as follows:**

6. In group B occupancies, corridor walls and ceilings need not be of fire-resistive construction within a single tenant space when the space is equipped with approved automatic smoke-detection within the corridor. The actuation of any detector must activate self-annunciating alarms audible in all areas within the corridor. Smoke detectors must be connected to an approved automatic fire alarm system where such system is provided.

(Reason: Regionally accepted alternate method.)

****Section 1029.1.1.1 Spaces under grandstands and bleachers; delete this section.**

(Reason: Unenforceable.)

****Section 1101.1 Scope; add exception to Section 1101.1 as follows:**

Exception: Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

(Reason: To accommodate buildings regulated under state law. Further clarified in 2015 to mean components that are specifically addressed by TDLR shall be exempt.)

****Section 2901.1; add a sentence to read as follows:**

[P] 2901.1 Scope. *{existing text to remain}* The provisions of this Chapter are meant to work in coordination with the provisions of Chapter 4 of the International Plumbing Code. Should any conflicts arise between the two chapters, the Building Official shall determine which provision applies.

(Reason: Gives building official discretion.)

****Section 2902.1; add a second paragraph to read as follows:**

In other than E Occupancies, the minimum number of fixtures in Table 2902.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduced number and approved by the Building Official.

(Reason: To allow flexibility for designer to consider specific occupancy needs.)

****Table 2902.1; add footnote g to read as follows:**

g. Drinking fountains are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, and for dining and/or drinking establishments.

(Reason: Adjustment meets the needs of specific occupancy types.)

****Add new Section 2902.1.4 to read as follows:**

2902.1.4 Additional fixtures for food preparation facilities. In addition to the fixtures required in this Chapter, all food service facilities shall be provided with additional fixtures set out in this section.

2902.1.4.1 Hand washing lavatory. At least one hand washing lavatory shall be provided for use by employees that is accessible from food preparation, food dispensing and ware washing areas. Additional hand washing lavatories may be required based on convenience of use by employees.

2902.1.4.2 Service sink. In new or remodeled food service establishments, at least one service sink or one floor sink shall be provided so that it is conveniently located for the cleaning of mops or similar wet floor cleaning tool and for the disposal of mop water and similar liquid waste. The location of the service sink(s) and/or mop sink(s) shall be approved by the <Jurisdiction's> health department.

(Reason: Coordinates Health law requirements with code language for consistent regional practice.)

*****Section 3001.2 Emergency Elevator Communication Systems for the deaf, hard of hearing and speech impaired; delete this section.**

(Reason: Per Elevator manufacturers input, they were not consulted prior to code approval and technology of elevator provisions as submitted are not currently available to provide this feature.)

*****Section 3002.1 Hoistway Enclosure Protection required. Add exceptions to Section 3002.1 as follows:**

Exceptions:

4. Elevators completely located within atriums shall not require hoistway enclosure protection.
5. Elevators in open or enclosed parking garages that serve only the parking garage, shall not require hoistway enclosure protection.

(Reason: Provides specific Code recognition that elevators within atriums and within parking garages do not require hoistway enclosure protection. Amendment needed since specific Code language does not currently exist.)

****Section 3005.4 Machine rooms, control rooms, machinery spaces and control spaces; delete text as follows:**

~~Elevator machine rooms, control rooms, control spaces and machinery spaces outside of but attached to a hoistway that have openings into the hoistway shall be enclosed with fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both.~~

Revise text to read:

Elevator machine rooms, control rooms, control spaces and machinery spaces shall be enclosed with fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both.

(Remainder unchanged)

(Reason: This amendment eliminates code language to be consistent with the regional goal to require passive enclosures of these areas unless a hoistway enclosure is not required by other Code provisions. See companion change to eliminate fire sprinklers thereby eliminating shunt trip.)

*****Section 3005.4 Machine rooms, control rooms, machinery spaces and control spaces;
Delete exceptions and add two new exceptions to Section 3005.4 as follows:**

Exceptions:

1. Elevator machine rooms, control rooms, machinery spaces and control spaces completely located within atriums shall not require enclosure protection.
2. Elevator machine rooms, control rooms, machinery spaces and control spaces in open or enclosed parking garages that serve only the parking garage, shall not require enclosure protection.

(Reason: This amendment eliminates the Exceptions to Section 3005.4 such that passive enclosures for these areas are to be provided and maintained. The fire rating of these enclosures is permitted to be omitted by the above added exceptions where allowed by other provisions of the code such as in atriums and parking structures. See companion change to eliminate fire sprinklers to eliminate the need for shunt trip system.)

****Section 3005.7 add a Section 3005.7 as follows:**

3005.7 Fire Protection in Machine rooms, control rooms, machinery spaces and control spaces.

3005.7.1 Automatic sprinkler system. The building shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, except as otherwise permitted by Section 903.3.1.1.1 and as prohibited by Section 3005.7.2.1.

3005.7.2.1 Prohibited locations. Automatic sprinklers shall not be installed in machine rooms, elevator machinery spaces, control rooms, control spaces and elevator hoistways.

3005.7.2.2 Sprinkler system monitoring. The sprinkler system shall have a sprinkler control valve supervisory switch and water-flow initiating device provided for each floor that is monitored by the building's fire alarm system.

3005.7.3 Water protection. An approved method to prevent water from infiltrating into the hoistway enclosure from the operation of the automatic sprinkler system outside the elevator lobby shall be provided.

3005.7.4 Shunt trip. Means for elevator shutdown in accordance with Section 3005.5 shall not be installed.

(Reason: Firefighter and public safety. This amendment eliminates the shunt trip requirement of the International Building Code Section 3005.5 for the purpose of elevator passenger and firefighter safety. The new section above is intended to be identical to Sections 3007.2, 3007.3, and 3007.4 for Fire Service Access Elevators and Sections 3008.2, 3008.3 and 3008.4 for Occupant Evacuation Elevators.)

****Section 3005.8; add Section 3005.8 as follows:**

3005.8 Storage. Storage shall not be allowed within the elevator machine room, control room, machinery spaces and or control spaces. Provide approved signage at each entry to the above listed locations stating: "No Storage Allowed."

(Reason: Reinforces the need to maintain space clean and free of combustibles. See companion change to eliminate fire sprinklers therein, to always require an enclosure - with IBC 3005.4 exceptions deleted - resulting in the limited need for a shunt trip system.)

Section 3006.2, Hoistway opening protection required; Revise text as follows:

5. The building is a high rise and the elevator hoistway is more than ~~75 feet (22 860 mm)~~ 55 feet (16 764 mm) in height. The height of the hoistway shall be measured from the lowest floor at or above grade to the highest floors served by the hoistway."

(Reason: 2018 IBC text does not address hoistways that are greater than 75'-0" in height that are both below grade and above grade but not located above the high rise classification nor does the IBC address hoistways wholly located above grade such as those that serve sky lobbies".)

End

Amendments to the 2018 International Residential Code

The following sections, paragraphs, and sentences of the *2018 International Residential Code* are hereby amended as follows: Standard type is text from the IRC. Underlined type is text inserted. ~~Lined through type is deleted text from IRC.~~ A double asterisk at the beginning of a section identifies an amendment carried over from the 2012 edition of the code and a triple asterisk identifies a new or revised amendment with the 2018 code.

In 2009, **the State Legislature enacted SB 1410 prohibiting cities from enacting fire sprinkler mandates in residential dwellings.** However, jurisdictions with ordinances that required sprinklers for residential dwellings prior to and enforced before January 1, 2009, may remain in place. Reference; Section R313 Automatic Fire Sprinkler Systems.

The energy provisions in IRC Chapter 11 is deleted in its entirety.

Reference the 2018 IECC for energy code provisions and recommended amendments.

****Section R102.4; change to read as follows:**

R102.4 Referenced codes and standards. The *codes, when specifically adopted,* and standards referenced in this *code* shall be considered part of the requirements of this *code* to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the *Electrical Code* shall mean the *Electrical Code as adopted.*

(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)

**** Section R103 and R103.1 amend to insert the Department Name**

DEPARTMENT OF BUILDING SAFETY CITY OF COLLEYVILLE BUILDING INSPECTIONS
DEPARTMENT

R103.1 Creation of enforcement agency. The ~~Department of Building Safety~~ City of Colleyville Building Inspections Department is hereby created and the official in charge thereof shall be known as the *building official*.

(Reason: Reminder to be sure ordinance reads the same as designated by the city.)

****Section R104.10.1 Flood Hazard areas; delete this section.**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

*****Section R105.2 Work exempt from permit; amend and delete as follows:**

Building:

1. One-story...{item unchanged} does not exceed 120 square feet.
2. [deleted]
- 5 [deleted]
- 9 [add to last sentence]...and do not extend into required yards farther than allowed by the LDC.
11. Residential foundation repairs performed for the purpose of stabilizing and existing foundation without the removal of any existing concrete, except for the installation of new piers, pilings, or other associated support.

****Section R105.3.1.1& R106.1.4; delete these sections.**

(Reason: Floodplain provisions are addressed locally.)

****Section R110 (R110.1 through R110.5); delete the section.**

(Reason: Issuing CO's for residences is not a common practice in the area.)

****Section R108.6 and R108.7; amend section R108.6 and add R108.7 as follows:**

R108.6 Work commencing before permit issuance. Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the applicable governing authority below that and shall be in addition to the required permit fees.

R108.6.1 Investigation. Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

R108.6.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code or the city fee schedule as applicable. The payment of such investigation fee shall not exempt the applicant from compliance with all other provisions of either this code or the technical codes nor from penalty prescribed by law.

R108.7 Unauthorized concealment fee.

R108.7.1 Any work concealed without first obtaining the required inspection in violation of section 109 shall be assessed a fee as established by the city fee schedule.

(Reason: These fees are not a fine or penalty but are designed to compensate for additional time necessary to obtain and verify code compliance.)

****Section R108.8; add section as follows:**

R108.8 Re-inspection Fee. A fee as established by city council resolution may be charged when:

1. Work called for inspection is incomplete;
2. Building address and/or permit card is not clearly posted;
3. City approved plans are not on the job site available to the inspector;
4. The building is locked or work otherwise not available for inspection when called;
5. Items noted for correction on initial inspection and not corrected upon re-inspection.
6. The original red tag has been removed from the job site and/or,
7. Violations exist on the property including failure to maintain erosion control, trash control or tree protection.

Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

(Reason: This fee is not a fine or penalty but is designed to compensate for time and trips when inspections are called for when not ready.)

****Section R202; change definition of "Townhouse" to read as follows:**

TOWNHOUSE. A single-family dwelling unit constructed in a group of three or more attached units separated by property lines in which each unit extends from foundation to roof and with a yard or public way on at least two sides.

(Reason: To distinguish Townhouses on separate lots.)

GROUND SNOW	WIND DESIGN	SEISMIC DESIGN	SUBJECT TO DAMAGE FROM	WIN TER DES	ICE BAR RIE	FLO OD HAZ	AIR FRE EZIN G	MEA N ANN
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LOAD	SPEED ^d (MPH)	Topographic Effects ^k	Wind Special Region ^L	Windborne Debris Zone ^m	CATEGORY ^f A	Weathering ^a	Frost Line Depth ^b	Termite ^c					
5 lb/ft	115 (3 sec- gust)/ 76 fastest mile	No	No	No		Moderate	6"	Very Heavy	22 ⁰ F	No	Local Code	150	64.9 ⁰ F

*****Table R301.2 (1); fill in as follows:**

Delete remainder of table Manual J Design Criteria and footnote N

(Reason: To promote regional uniformity. Manual J is utilized by third party and not part of performed plan reviews. This is reference table only, not needed.)

****Section R302.1; add exception #6 to read as follows:**

Exceptions: {previous exceptions unchanged}

6. Open non-combustible carport structures may be constructed when also approved within adopted ordinances.

(Reason: Refers to other ordinances, such as zoning ordinances.)

****Section R302.3; add Exception #3 to read as follows:**

Exceptions:

1. {existing text unchanged}
2. {existing text unchanged}
3. Two-family dwelling units that are also divided by a property line through the structure shall be separated as required for townhouses.

(Reason: Provide guidance for a common construction method in this area. Correlates with amendment to IRC Section R202 Townhouse definition.)

****Section R302.5.1; change to read as follows:**

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors. ~~Equipped with a self-closing or automatic-closing device.~~

(Reason: Absence of data linking self-closing devices to increased safety. Self-closing devices often fail to close the door entirely.)

****Section R303.3, Exception; amend to read as follows:**

Exception: {existing text unchanged} Spaces containing only a water closet or water closet and a lavatory may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

(Reason: Consistent with common local practice as recirculating fans are recognized as acceptable air movement.)

****Section R308.4.3; delete Exception #2 in its entirety:**

R308.4.3 Glazing in windows.

Exceptions: ~~2. Where glazing is adjacent to a walking surface and a horizontal rail is installed 34 to 38 inches above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot without contacting the glass and have a cross-sectional height of not less than 1 ½ inches (38 mm).~~

(Reason: High probability that the devices will be removed after inspection)

****Section R313.2 One and Two Family Dwellings; Delete this section and subsection in their entirety.**

(Reason: In 2009, the State Legislature enacted SB 1410, amending section 1301.551 subsection I of the occupation code, prohibiting cities from enacting fire sprinkler mandates one or two family dwellings only. However, jurisdictions with ordinances that required sprinklers for one or two family dwellings prior to and enforced before January 1, 2009, may remain in place.)

*****Section R315.2.2 Alterations, repairs and additions; amend to read as follows:**

Exception:

1. [existing text remains]
2. Installation, alteration or repairs of all electrically powered mechanical systems or plumbing appliances.

(Reason: Revised exception for clarity. Code intent is to protect against the products of combustion.)

****Section R322 Flood Resistant Construction; deleted section.**

(Reason: Floodplain hazard ordinances may be administered by other departments within the city.)

****Section R401.2; amended by adding a new paragraph following the existing paragraph to read as follows.**

Section R401.2. Requirements. *{existing text unchanged}* ...

Every foundation and/or footing, or any size addition to an existing post-tension foundation, regulated by this code shall be designed and sealed by a Texas-registered engineer.

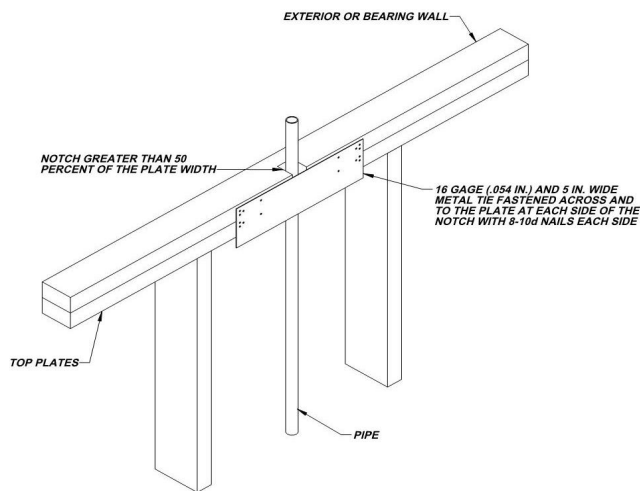
(Amendment to 2015 IRC carried forward to 2018 IRC.)

****Section R602.6.1; amend the following:**

R602.6.1 Drilling and notching of top plate. When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 Ga) and ~~4 ½ inches (38 mm)~~ 5 inches (127 mm) wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) having a minimum length of 1 ½ inches (38 mm) at each side or equivalent. Fasteners will be offset to prevent splitting of the top plate material. The metal tie must extend a minimum of 6 inches past the opening. See figure R602.6.1. *{remainder unchanged}*

(Amendment to 2015 IRC carried forward to 2018 IRC.)

****Figure R602.6.1; delete the figure and insert the following figure:**



(Amendment to 2015 IRC carried forward to 2018 IRC also provides additional assurance of maintaining the integrity of the framing by spreading the nailing pattern.)

*****Add section R703.8.4.1.2 Veneer Ties for Wall Studs; to read as follows:**

R703.8.4.1.2 Veneer Ties for Wall Studs. In stud framed exterior walls, all ties may be anchored to studs as follows:

1. When studs are 16 in (407 mm) o.c., stud ties shall be spaced no further apart than 24 in (737 mm) vertically starting approximately 12 in (381 mm) from the foundation; or
2. When studs are 24 in (610 mm) o.c., stud ties shall be spaced no further apart than 16 in (483 mm) vertically starting approximately 8 in (254 mm) from the foundation.

(This amendment had been a carry over amendment for years to provide clear instruction for placement of brick ties. It is now retained with changes to reflect its correct placement and use for clarity when attachment to framing lumber (studs). It should remain for those purposes. It is in addition to the new new Table in 2018 which provides for brick ties directly to sheathing.)

****Section R902.1; amend and add exception #5 to read as follows:**

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. Class A, B, or C roofing shall be installed in designated by law as requiring their use or when the edge of the roof is less than 3 feet from a lot line. {remainder unchanged}

Exceptions:

1. {text unchanged}
2. {text unchanged}
3. {text unchanged}
4. {text unchanged}
5. Non-classified roof coverings shall be permitted on one-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed (area defined by jurisdiction).

(Reason: to address accessory structures Group U exempt from permits per Section R105.2)

****Section R908.3.1; Items 1, 2, and 3 – add text to read as follows:**

R908.3.1 Roof recover. The installation of a new roof covering over an existing roof covering shall be permitted where any of the following conditions occur:

1. Where the new roof covering is installed in accordance with the roof manufacturer's approved instructions except where existing wood shake and shingle installations are present
2. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings except where existing wood shake and shingle installations are present
3. Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs where applied in accordance with Section R908.4 and includes installation documents prepared by a professional engineer
4. *{text unchanged}*

(Reason: to address unknown methods and materials used for installation over existing roof covering)

****Section R908.3.1.1; add Item #4 to read as follows:**

R908.3.1.1 Roof recover not allowed. The installation of a new roof covering over an existing roof covering shall be permitted where any of the following conditions occur:

1. *{text unchanged}*
2. *{text unchanged}*
3. *{text unchanged}*
4. Where the existing roof covering consists of wood shakes or wood shingles unless documentation demonstrating structural integrity is provide by a professional engineer

(Reason: to address unknown methods and materials used for installation over existing roof covering)

***** Chapter 11 [RE] – Energy Efficiency is deleted in its entirety; Reference the 2018 IECC for energy code provisions and recommended amendments.**

(Reason: The recommended energy code changes from the Energy and Green Advisory Board update the amendments for Chapter 11. The 2018 International Energy Conservation Code should be referenced for residential energy provisions. This approach simply minimizes the number of amendments to the IRC.)

*****Section M1305.1.2; change to read as follows:**

M1305.1.2 Appliances in attics. Attics containing appliances shall be provided . . . *{bulk of paragraph unchanged}* . . . side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull down stair with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.

Exceptions:

1. The passageway and level service space are not required where the *appliance* can be serviced and removed through the required opening.
2. Where the passageway is unobstructed...*{remaining text unchanged}*

(Reason: To provide a safe means of accessibility to appliances in attics and to allow for different types of construction limitations. Consistent with regional amendment to IFGC and IMC 306.3.)

****Section M1411.3; change to read as follows:**

M1411.3 Condensate disposal. Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an ~~approved place of disposal~~ a sanitary sewer through a trap, by means of a direct or indirect drain. *{remaining text unchanged}*

(Reason: Reflects regional practice and to reduce excessive runoff into storm drains.)

****Section M1411.3.1, Items 3 and 4; add text to read as follows:**

M1411.3.1 Auxiliary and secondary drain systems. *{bulk of paragraph unchanged}*

1. *{text unchanged}*
2. *{text unchanged}*
3. An auxiliary drain pan... *{bulk of text unchanged}*... with Item 1 of this section. A water level detection device may be installed only with prior approval of the *building official*.
4. A water level detection device... *{bulk of text unchanged}*... overflow rim of such pan. A water level detection device may be installed only with prior approval of the *building official*.

(Reason: Reflects standard practice in this area.)

****Section M1411.3.1.1; add text to read as follows:**

M1411.3.1.1 Water-level monitoring devices. On down-flow units ...*{bulk of text unchanged}*... installed in the drain line. A water level detection device may be installed only with prior approval of the *building official*.

(Reason: Reflects standard practice in this area.)

*****M1503.6 Makeup Air Required; amend and add exception as follows:**

M1503.6 Makeup air required. Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute (0.19 m³/s) shall be mechanically or passively provided with makeup air at a rate approximately equal to the difference between exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with not fewer than one damper complying with Section M1503.6.2.

Exception: Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open. Where all appliances in the house are of sealed combustion, power-vent, unvented, or electric, the exhaust hood system shall be permitted to exhaust up to 600 cubic feet per minute (0.28 m³/s) without providing makeup air. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute (0.28 m³/s) shall be provided with a makeup air at a rate approximately to the difference between the exhaust air rate and 600 cubic feet per minute.

(Reason: Exception requires makeup air equaling the amount above and beyond 400 cfm for larger fan which will address concerns related to "fresh" air from the outdoors in hot humid climates creating a burden on HVAC equipment and negative efficiency impacts from back-drafting and wasted energy.)

****Section M2005.2; change to read as follows:**

M2005.2 Prohibited locations. Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that *combustion air* will not be taken from the living space. Access to such enclosure may be from the bedroom or bathroom when through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the International Energy Conservation Code and equipped with an approved self-closing device. Installation of direct-vent water heaters within an enclosure is not required.

(Reason: Corresponds with the provisions of IFGC Section 303.3, exception #5.)

****Section G2408.3 (305.5) Private Garages; delete this section in its entirety.**

(Reason: This provision does not reflect standard practice in this area.)

****Section G2415.2.1 (404.2.1) CSST; add a second paragraph to read as follows:**

Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an approved tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING: 1/2 to 5 psi gas pressure - Do Not Remove"

(Reason: To protect homeowners and plumbers.)

*****Section G2415.12 (404.12) and G2415.12.1 (404.12.1); change to read as follows:**

G2415.12 (404.12) Minimum burial depth. Underground *piping systems* shall be installed a minimum depth of 12 inches (305 mm) 18 inches (457 mm) below grade, ~~except as provided for in Section G2415.12.1.~~

G2415.12.1 (404.12.1) Individual Outdoor Appliances; Delete in its entirety

(Reason: To provide increased protection to piping systems.)

****Section G2417.1 (406.1); change to read as follows:**

G2417.1 (406.1) General. Prior to acceptance and initial operation, all *piping* installations shall be inspected and *pressure tested* to determine that the materials, design, fabrication, and installation practices comply with the requirements of this code. The permit holder shall make the applicable tests prescribed in Sections 2417.1.1 through 2417.1.5 to determine compliance with the provisions of this code. The permit holder shall give reasonable advance notice to the building official when the piping system is ready for testing. The equipment, material, power and labor necessary for the inspections and test shall be furnished by the permit holder and the permit holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests.

(Reason: To utilize language used in the IPC regarding who is responsible for testing procedures.)

****Section G2417.4; change to read as follows:**

G2417.4 (406.4) Test pressure measurement. Test pressure shall be measured with a monometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage

during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. ~~Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than five times the test pressure.~~

(Reason: To require the use of more accurate diaphragm gauges. Spring gauges do not provide accurate measurement below approximately 17 psig.)

****Section G2417.4.1; change to read as follows:**

G2417.4.1 (406.4.1) Test pressure. The test pressure to be used shall be no less than 3 psig (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge, irrespective of design pressure. ~~Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe. For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 ½"), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½"), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.~~

Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing

(Reason: To provide for lesser pressures to coordinate with the use of more accurate diaphragm gauges.)

****Section G2417.4.2; change to read as follows:**

G2417.4.2 (406.4.2) Test duration. The test duration shall be held for a length of time satisfactory to the *Building Official*, but in no case for ~~be not~~ less than ~~40-fifteen~~ (15) minutes. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa), the test duration shall be held for a length of time satisfactory to the Building Official, but in no case for less than thirty (30) minutes.

(Reason: To comply with accepted regional practices.)

****Section G2420.1 (406.1); add Section G2420.1.4 to read as follows:**

G2420.1.4 Valves in CSST installations. Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an approved termination fitting, or equivalent support, suitable for the size of the valves, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

(Reason: To provide proper security to CSST valves. These standards were established in this region in 1999 when CSST was an emerging technology.)

****Section G2420.5.1 (409.5.1); add text to read as follows:**

G2420.5.1 (409.5.1) Located within the same room. The shutoff valve...{bulk of paragraph unchanged}... in accordance with the appliance manufacturer's instructions. A secondary shutoff valve must be installed within 3 feet (914 mm) of the firebox if appliance shutoff is located in the firebox.

(Reason: Reflects regional practice and provides an additional measure of safety.)

****Section G2421.1 (410.1); add text and Exception to read as follows:**

G2421.1 (410.1) Pressure regulators. A line *pressure regulator* shall be ... *{bulk of paragraph unchanged}*... approved for outdoor installation. Access to regulators shall comply with the requirements for access to appliances as specified in Section M1305.

Exception: A passageway or level service space is not required when the *regulator* is capable of being serviced and removed through the required *attic* opening.

(Reason: To require adequate access to regulators.)

****Section G2422.1.2.3 (411.1.3.3) Prohibited locations and penetrations; delete Exception 1 and Exception 4.**

(Reason: To comply with accepted regional practices.)

****Section G2445.2 (621.2); add Exception to read as follows:**

G2445.2 (621.2) Prohibited use. One or more *unvented room heaters* shall not be used as the sole source of comfort heating in a *dwelling unit*.

Exception: Existing *approved unvented room heaters* may continue to be used in *dwelling units*, in accordance with the *code* provisions in effect when installed, when *approved* by the *Building Official* unless an unsafe condition is determined to exist as described in *International Fuel Gas Code* Section 108.7 of the *Fuel Gas Code*.

(Reason: Gives code official discretion.)

****Section G2448.1.1 (624.1.1); change to read as follows:**

G2448.1.1 (624.1.1) Installation requirements. The requirements for *water heaters* relative to access, sizing, relief valves, drain pans and scald protection shall be in accordance with this *code*.

(Reason: To clarify installation requirements. Also corresponds with amendments regarding water heater access.)

*****Section P2603; add to read as follows:**

P2603.3 Protection against corrosion. Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material ~~plastic~~. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

(Reason: Allows for other materials to be accepted.)

*****Section P2603.5.1 Sewer Depth; change to read as follows:**

P2603.5.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum of [number] inches (mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

(Reason: Provides sewer depth that is common in this region. Deleted reference to private sewage disposal because a private sewage disposal code is not typically adopted in this region.)

*****Section P2604; add to read as follows:**

P2604.2.1 Plastic sewer and DWV piping installation. Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions. Trench width shall be controlled to not exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

(Reason: To follow manufacturer backfill requirements and to be clear to Inspectors out in the field.)

***** Section P2801; change to read as follows:**

P2801.6 Required pan.

Where a storage tank-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a pan constructed of one of the following:

1. Galvanized steel or aluminum of not less than 0.0236 inch (0.6010 mm) in thickness.
2. Plastic not less than 0.036 inch (0.9 mm) in thickness.
3. Other *approved* materials.

~~A plastic pan beneath a gas-fired water heater shall be constructed of material having a flame spread index of 25 or less and a smoke developed index of 450 or less when tested in accordance with ASTM E84 or UL 723.~~

(Reason: Plastic burns degrading material over time on gas fired water heaters and to maintaining protection level.)

****Section P2801.6.1; change to read as follows:**

Section P2801.6.1 Pan size and drain. The pan shall be not less than 11/2 inches (38 mm) in depth and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a diameter of not less than 3/4 inch (19 mm). Piping for safety pan drains shall be of those materials listed in Table P2906.5.

Multiple pan drains may terminate to a single discharge piping system when *approved* by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions. {existing text unchanged}

(Reason: Regionally accepted practice.)

***** Section P2804.6.1; change to read as follows:**

Section P2804.6.1 Requirements for discharge piping. The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap ~~located in the same room as the water heater.~~

3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

Exception: Multiple relief devices may be installed to a single T & P discharge piping system when approved by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

5. Discharge to the floor, to the pan serving the water heater or storage tank, to a waste receptor an approved location or to the outdoors.

[remainder unchanged]

(Reason: To ensure the T&P is ran to the exterior.)

****Section P2902.5.3; change to read as follows:**

P2902.5.3 Lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

(Reason: To provide clarity.)

*****Section P3003.9; change to read as follows:**

P3003.9.2 Solvent cementing. Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B137.3, CSA B181.2 or CSA B182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent cement joints shall be permitted above or below ground.

Exception: A primer is not required where both of the following conditions apply:

1. The solvent cement used is third party certified as conforming to ASTM D 2564
2. The solvent cement is used only for joining PVC drain, waste, and vent pipe and fittings in not pressure applications in sizes up to and including 4 inches (102mm) in diameter.

(Reason: to keep the "process of joining PVC pipe".)

****Section P3111Combination waste and vent systems; delete this section in its entirety.**

(Reason: A combination waste and vent system is not approved for use in residential construction.)

****Section P3112.2 Vent Collection; delete and replace with the following:**

P3112.2 Installation. Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drain board height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye-branch immediately below the floor and extending to the nearest partition and then through the roof to the open air or may be connected to other vents at a point not less than six (6) inches (152 mm) above the flood level rim of the fixtures served. Drainage

fittings shall be used on all parts of the vent below the floor level and a minimum slope of one-quarter (1/4) inch per foot (20.9 mm/m) back to the drain shall be maintained. The return bend used under the drain-board shall be a one (1) piece fitting or an assembly of a forty-five (45) degree (0.79 radius), a ninety (90) degree (1.6 radius) and a forty-five (45) degree (0.79 radius) elbow in the order named. Pipe sizing shall be as elsewhere required in this Code. The island sink drain, upstream of the return vent, shall serve no other fixtures. An accessible cleanout shall be installed in the vertical portion of the foot vent.

(Reason: To clarify the installation of island venting and to provide a regional guideline on a standard installation method for this region.)

*****Section P3114.3; amend to read as follows:**

P3114.3. Where permitted. Individual vents, branch vents, circuit vents and stack vents serving kitchen island vents or bar sinks shall be permitted to terminate with a connection to an air admittance valve. All other proposed air admittance valve installations shall require prior approval by the Building Official. Individual and branch type air admittance valves shall vent only fixtures that are on the same floor level and connect to a horizontal branch drain.

(Reason: To identify the locations and installation compliance for air admittance valves other than kitchen islands and bar sinks.)

****Chapters 34 through 43; delete. Replace with the electrical code as adopted.**

(Reason: State law permits only the NEC.)

Note: Chapters 34 through 43 are based on the 2017 National Electrical Code and are included here for reference only. The Electrical Code as adopted by separate ordinance takes precedence over these sections.

END

Amendments to the 2018 International Energy Conservation Code

The following sections, paragraphs, and sentences of the *2018 International Energy Conservation Code* (IECC) are hereby amended as follows: Standard type is text from the IECC. Underlined type is text inserted. ~~Lined through type is deleted text from IECC.~~ A double (**) asterisk at the beginning of a section identifies an amendment carried over from the 2015 edition of the code and a triple (***) asterisk identifies a new or revised amendment with the 2018 code. Section numbers in parenthesis represent the corresponding numbers of the energy provisions of the 2018 *International Residential Code* for parallel amendments.

2018 IECC (Energy Provisions of the 2018 IRC)

****Section 101.1; amend to insert the Department Name**

101.1 Title. These regulations shall be known as the *Energy Conservation Code* of the City of Colleyville Building Inspections Department hereinafter referred to as “this code, or “department”, and the official in charge thereof shall be known as the *Building Official*.

(Reason: References the name of the jurisdiction in the general regulations.)

****Section C102/R102 General; add Section C102.1.2 and R102.1.2 (N1101.4.1) to read as follows:**

C102.1.2 Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance.

R102.1.2 (N1101.4.1) Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance. Regardless of the program or the path to compliance, each 1- and 2-family dwelling shall be tested for air and duct leakage as prescribed in Section R402.4.1.2 (N1102.4.1.2) and R403.3.3 (N1103.3.3) respectively.

(Reason: This amendment is added to allow alternative compliance in accordance with Texas HB 1365, 78th Legislature. Codified in Chapter 388 Texas Building Energy Performance Standards: §388.003(i). The last sentence to Section R102.1.2 (N1101.4.1) was added to insure that every house is tested in accordance with the mandatory provisions of the code.)

Section R202 (N1101.6) Definitions; add the following definition:

****PROJECTION FACTOR.** The ratio of the horizontal depth of the overhang, eave or permanently attached shading device, divided by the distance measured vertically from the bottom of the fenestration glazing to the underside of the overhang, eave or permanently attached shading device.

*(Reason: The amendment to **Section 402.3.2 (N1102.3.2) Glazed fenestration SHGC** was proposed by the TAB. ESL determined the proposal to be not less restrictive than the 2015 IECC. This added definition is necessary as part of that amendment. The amendment will provide additional options for SHGC selection.)*

Section R202 (N1101.6) Definitions; add the following definition:

****DYNAMIC GLAZING.** Any fenestration product that has the fully reversible ability to change its performance properties, including U-factor, solar heat gain coefficient (SHGC), or visible transmittance (VT).

(Reason: This term is referenced in Section R402.3.2. This definition of DYNAMIC GLAZING is also found in the Commercial provisions of the code.)

*****Table 402.1.2 (N1102.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT; the Fenestration U-factor for Climate Zone 3 is amended as follows:**

CLIMATE ZONE	FENESTRATION U-FACTOR
3	0.32 <u>0.35</u>

(Reason: Carries forward the value in the 2015 IECC/IRC.)

*****Table 402.1.4 (N1102.1.4) EQUIVALENT U-FACTORS; the Fenestration U-factor for Climate Zone 3 is amended as follows:**

CLIMATE ZONE	FENESTRATION U-FACTOR
3	0.32 <u>0.35</u>

(Reason: Carries forward the value in the 2015 IECC/IRC.)

****Section R402.3.2 (N1102.3.2) Glazed fenestration SHGC; amend by adding a paragraph and table following the exception to read as follows:**

Where vertical fenestration is shaded by an overhang, eave, or permanently attached shading device, the SHGC required in Table R402.1.2 shall be reduced by using the multipliers in Table R402.3.2 SHGC Multipliers for Permanent Projections.

Table R402.3.2 SHGC Multipliers for Permanent Projections ^a

Projection Factor	SHGC Multiplier (all Other Orientation)	SHGC Multiplier (North Oriented)
0 - 0.10	1.00	1.00
>0.10 – 0.20	0.91	0.95
>0.20 – 0.30	0.82	0.91
>0.30 – 0.40	0.74	0.87
>0.40 – 0.50	0.67	0.84
>0.50 – 0.60	0.61	0.81
>0.60 – 0.70	0.56	0.78
>0.70 – 0.80	0.51	0.76
>0.80 – 0.90	0.47	0.75
>0.90 – 1.00	0.44	0.73

^a North oriented means within 45 degrees of true north.

(Reason: The amendment to **Section 402.3.2 Glazed fenestration SHGC** was proposed by the TAB and ESL determined the proposal to be not less restrictive than the 2015 IECC. This added definition is necessary as part of that amendment. The amendment will provide additional options for SHGC selection.)

****R402.4.1.2 (N1102.4.1.2) Testing; add a last paragraph to read as follows:**

Mandatory testing shall only be performed by individuals that are certified to perform air infiltration testing certified by national or state organizations as approved by the building official. The certified individuals must be an independent third-party entity, and may not be employed; or have any financial interest in the company that constructs the structure.

(Reason: The 2018 International Residential Code (IRC) and International Energy Conservation Code (IECC) includes enhanced emphasis on envelope infiltration and duct leakage. Significant changes in the residential energy requirements include more frequent requirement of performance testing for leakage. Residential Duct systems must be tested unless all ducts and equipment are located within the conditioned space. Envelope testing is required to demonstrate compliance with maximum allowable leakage rate. This language puts the regulatory authority on notice that the testing requires specialized credentials and establishes a conflict of interest baseline.)

*****Section R402.4 (N1102.4) Air leakage (Mandatory); add a new section and table to read as follows:**

R402.4.1.3 (N1102.4.1.3) Testing option – ACH tradeoff. As an option to the air leakage rate set out in Section R402.4.1.2 (N1102.4.1.2), 1- and 2-family homes meeting all of the listed criteria below and the *thermal envelope* requirements in Table R402.4.1.3 (N1102.4.1.3) will be considered compliant when tested and verified as having an air leakage rate to not less than or equal to four air changes per hour when tested and reported in accordance with the testing standards and reporting criteria listed in Section R402.4.1.2 (N1102.4.1.2).

The compliance equivalency is limited as follows:

1. Limited to a conditioned floor area between 1,000 and 6,000 square feet,
2. Limited to between 2 to 6 bedrooms,
3. Assumes all ductwork and mechanical equipment is located in the unconditioned attic,
4. Assumes typical wood framing in the walls and roof, and
5. Assumes one of the following heating/cooling systems:
 - a. All electric system with a heat pump for heating, or
 - b. A system with electric cooling and natural gas heating.

Dwellings using electric resistance strip heating do not qualify for this tradeoff.

TABLE R402.4.1.3 (N1102.4.1.3)^a

Envelope Component	Option #1	Option #2
R402.4 Air Leakage	≤ 4 ACH50	≤ 4 ACH50
Wall Insulation <i>R</i> -value	$R13 + R3^b$	$R13 + R3^b$
Fenestration <i>U</i> -factor	≤ 0.32	≤ 0.32
Fenestration SHGC	≤ 0.25	≤ 0.25
Ceiling <i>R</i> -value	$\geq R49$	$\geq R49$
Duct Insulation <i>R</i> -value	R8	R6
Radiant Barrier Required	No	Yes

^a Except for the values listed in the table, all other mandatory code provisions are applicable.

^b The first value listed is the *R*-value of cavity insulation, the second value is the *R*-value of the continuous insulation or insulated siding.

(Reason: This provides a viable option to the single-family residential builder. The Energy Systems Laboratory determined that this tradeoff option to be not less stringent than the residential provisions of the 2015 IECC and the energy provisions of the 2015 IRC.)

***** Section R402.4 Air leakage (Mandatory); add a new section to read as follows:**

R402.4.1.4 Testing options for R2 multifamily dwelling units. As an option to the air leakage rate set out in Section R402.4.1.2, multifamily dwelling units will be considered compliant when tested and verified as having an air leakage rate to the air leakage rate set out in either Section R402.4.1.4.1 or Section R402.4.1.4.2 when tested and reported in accordance with the testing standards and reporting criteria listed in Section R402.4.1.2

R402.4.1.4.1 Total air leakage rate for interior multifamily dwelling units. Interior multifamily dwelling units with a measured, “unguarded” total air leakage result of 5.3 ACH50 or less shall be considered compliant.

R402.4.1.4.2 Total air leakage rate for corner multifamily dwelling units. Corner multifamily units with a measured, “unguarded” total leakage result of less than 5.0 ACH50 shall be considered compliant.

(Reason: The Mandatory Section R402.4 Air Leakage of the 2015 IECC requires that the building thermal envelope be tested and verified in accordance with R402.4.1.2. Measuring air leakage for multifamily buildings or dwelling units using an air leakage to outside test (i.e. guarded) can be costly and time prohibitive. This is because in order to isolate leakage only through the building thermal envelope, all leakage to adjacent units through adiabatic surfaces must be pressure neutralized. The methodology below therefore allows for the use of total air leakage testing for multifamily dwelling units that includes air leakage to the exterior and to adjacent units (i.e. unguarded) to show compliance with R402.4.1.2. This increases the flexibility of the code without affecting stringency. This methodology has been approved for use by ESL, and the methodology applies only to jurisdictions in the NCTCOG area.)

***** Section R402.4 Air leakage (Mandatory); add a new section to read as follows:**

R402.4.1.5 Sampling options for R2 multifamily dwelling units. For buildings having three or more

dwelling units, a minimum of 15% of the dwelling units in each building must be tested as required by Section R402.4.1.2. Prior to beginning sampling for testing, “Initial Testing” is required for each multifamily property. “Initial Testing” shall consist of the 3rd party testing contractor performing the required tests on at least three consecutive dwelling units. Test results from the “Initial Testing” must satisfy minimum code requirements before sampling is permitted. Dwelling units selected for the “Initial Testing” must be within the same building. Dwelling units selected for “Initial Testing” shall not be included in a “sample group” or counted toward the minimum 15% of dwelling units tested. The building official shall randomly select the three dwelling units for “Initial Testing.” The building official may delegate the random selection to the designated 3rd party testing contractor.

R402.4.1.5.1 Sample group Identification and Sampling. The builder shall identify a “sample group” which may be a building, floor, fire area or portion thereof. All of the dwelling units within the “sample group” must be at the same stage of construction and must be ready for testing. The building official shall randomly select at least 15% of dwelling units from each “sample group” for testing. The building official may delegate the random selection to the designated 3rd party testing contractor.

If each tested dwelling unit within a “sample group” meets the minimum code requirements, then all dwelling units in the “sample group” are considered to meet the minimum code requirements.

Before a building may be deemed compliant with the testing as required, each “sample group” must be deemed compliant with the minimum code requirements. The sum total of all of the tested dwelling units across all “sample groups” shall not be less than a minimum of 15% of the dwelling units in a building.

R402.4.1.5.2 Failure to Meet Code Requirement(s). If any dwelling units within the identified “sample group” fail to meet a code requirement as determined by testing, the builder will be directed to correct the cause(s) of failure, and 30% of the remaining dwelling units in the “sample group” will be randomly selected for testing by the building official, or third-party testing contractor, regarding the specific cause(s) of failure.

If any failures occur in the additional dwelling units, all remaining dwelling units in the sample group must be individually tested for code compliance.

A multifamily property with three failures within a 90-day period is no longer eligible to use the sampling protocol in that community or project until successfully repeating "Initial Testing." Sampling may be reinstated after at least three consecutive dwelling units are individually verified to meet all code requirements.

A Certificate of Occupancy may not may be issued for any building until testing has been performed and deemed to satisfy the minimum code requirements on the dwelling unit(s) identified for testing.

(Reason: For many multifamily (R2 classifications) projects, it is very costly and time consuming to test each dwelling unit for projects where there may be dozens of dwelling units in each building. Considering that the same tradesman generally constructs a building, it is reasonable to deem that construction practices are consistent and that if a reasonable sampling of units tested pass then all units would pass. These amendments are very similar to other ordinances/policies from Austin and San Antonio.)

**** R403.3.3 (N1103.3.3) Duct Testing (Mandatory); add a last paragraph to read as follows:**

Mandatory testing shall only be performed by individuals that are certified to perform duct testing leakage testing certified by national or state organizations as approved by the building official. The certified individuals must be an independent third-party entity, and may not be employed; or have any financial interest in the company that constructs the structure.

(Reason: The 2015 International Residential Code (IRC) and International Energy Conservation Code (IECC) includes enhanced emphasis on envelope infiltration and duct leakage. Significant changes in the residential energy requirements include more frequent requirement of performance testing for leakage. Residential Duct systems must be tested unless all ducts and equipment are located within the conditioned space. Envelope testing is required to demonstrate compliance with maximum allowable leakage rate. This language puts the regulatory authority on notice that the testing requires specialized credentials and establishes a conflict of interest baseline).

***** Section R403.3 Ducts; add a new section to read as follows:**

R403.3.4.1 Sampling options for R2 multifamily dwelling units. For buildings having three or more dwelling units, a minimum of 15% of the dwelling units in each building must be tested as required by Section R403.3.3. Prior to beginning sampling for testing, “Initial Testing” is required for each multifamily property. “Initial Testing” shall consist of the 3rd party testing contractor performing the required tests on at least three consecutive dwelling units. Test results from the “Initial Testing” must satisfy minimum code requirements before sampling is permitted. Dwelling units selected for the “Initial Testing” must be within the same building. Dwelling units selected for “Initial Testing” shall not be included in a “sample group” or counted toward the minimum 15% of

dwelling units tested. The building official shall randomly select the three dwelling units for "Initial Testing." The building official may delegate the random selection to the designated 3rd party testing contractor.

R403.3.4.1.1 Sample group Identification and Sampling. The builder shall identify a "sample group" which may be a building, floor, fire area or portion thereof. All of the dwelling units within the "sample group" must be at the same stage of construction and must be ready for testing. The building official shall randomly select at least 15% of dwelling units from each "sample group" for testing. The building official may delegate the random selection to the designated 3rd party testing contractor.

If each tested dwelling unit within a "sample group" meets the minimum code requirements, then all dwelling units in the "sample group" are considered to meet the minimum code requirements.

Before a building may be deemed compliant with the testing as required, each "sample group" must be deemed compliant with the minimum code requirements. The sum total of all of the tested dwelling units across all "sample groups" shall not be less than a minimum of 15% of the dwelling units in a building.

R403.3.4.1.2 Failure to Meet Code Requirement(s). If any dwelling units within the identified "sample group" fail to meet a code requirement as determined by testing, the builder will be directed to correct the cause(s) of failure, and 30% of the remaining dwelling units in the "sample group" will be randomly selected for testing by the building official, or third-party testing contractor, regarding the specific cause(s) of failure.

If any failures occur in the additional dwelling units, all remaining dwelling units in the sample group must be individually tested for code compliance.

A multifamily property with three failures within a 90-day period is no longer eligible to use the sampling protocol in that community or project until successfully repeating "Initial Testing." Sampling may be reinstated after at least three consecutive dwelling units are individually verified to meet all code requirements.

A Certificate of Occupancy may not may be issued for any building until testing has been performed and deemed to satisfy the minimum code requirements on the dwelling unit(s) identified for testing.

(Reason: For many multifamily (R2 classifications) projects, it is very costly and time consuming to test each dwelling unit for projects where there may be dozens of dwelling units in each building. Considering that the same tradesman generally constructs a building, it is reasonable to deem that construction practices are consistent and that if a reasonable sampling of units tested pass then all units would pass. These amendments are very similar to other ordinances/policies from Austin and San Antonio.)

****Section C402.2/R402.2 (N1102.2) Specific insulation requirements (Prescriptive); add Section C402.2.8 and R402.2.14 (N1102.2.14) to read as follows:**

Section C402.2.8/R402.2.14 (N1102.2.14) Insulation installed in walls. Insulation installed in walls shall be totally enclosed on all sides consisting of framing lumber, gypsum, sheathing, wood structural panel sheathing or other equivalent material approved by the building official.

(Reason: This will increase the performance of the insulation.)

*****Section C403.7.4 Energy recovery ventilation systems (Mandatory); add exception #12 to read as follows:**

12. Individual ventilation systems that serve an individual dwelling unit or sleeping unit.

(Reason: This will clarify the intent of the section without requiring the user or the code official to analyze the numbers in the table. So a ventilation system that serves only an individual dwelling unit or sleeping unit does not require an energy recovery system.)

*****Section C403.11.1 Duct and Plenum Insulation and Sealing (Mandatory); is amended by adding a second paragraph to read as follows:**

Environmental ducts and plenums installed in vertical chases, both supply and exhaust, where the ducts or plenums will not be accessible after construction completion, shall be leak tested in accordance with the SMACNA HVAC Air Leakage Test Manual to the installed ductwork class and pressure requirements.

Documentation shall be furnished demonstrating that representative sections totaling not less than 25 percent of the duct area have been tested and that all tested sections comply with the requirements of this section.

(Reason: Ductwork installed in chases is not accessible after construction completion. Leakage in these ducts will increase the energy use of the buildings and systems for the life of the building and reduce the system performance. Since the leakage in the chase enclosed ductwork would be difficult if not impossible to locate and correct, testing at the time of installation would assure that the ducts are properly installed and efficient.)

*****Section R404.1 (N1104.1); revised in its entirety to read as follows:**

Section R404.1 (N1104.1) Lighting equipment (Mandatory). Not less than 75 percent of the lamps in permanently installed lighting fixtures or not less than 75 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.

(Reason: This retains the 2015 language will allows for more flexibility.)

****Section 405.2 (N1105.2); add the exception to read as follows:**

Section 405.2 (N1105.2) Mandatory requirements. Compliance with the section requires that the mandatory provisions identified in Section 401.2 be met. Supply and return ducts not completely inside the building thermal envelope shall be insulated to an R-value of not less than R-6.

Exceptions:

1. For one and two family dwellings the maximum envelope leakage of 4 ACH50 is permitted provided the envelope leakage in the Standard Reference Design is 3 ACH50 and all other requirements of Section R405 are met, including all other mandatory measures. The annual energy cost or source energy usage of the Proposed Design must be equal to or less than that of the Standard Reference Design.
2. For multifamily or townhomes and buildings classified as Group R2 and Group R4 of three stories or less the maximum envelope leakage of less than 5 ACH50 is permitted provided the envelope leakage in the Standard Reference Design is 3 ACH50 and all other requirements of Section R405 are met,

including all other mandatory measures. The annual energy cost or source energy usage of the Proposed Design must be equal to or less than that of the Standard Reference Design.

(Reason: This ACH tradeoff is approved by ESL and will require additional energy efficiencies to be implemented. This tradeoff is incorporated in ESL's IC3 Code Compliance Calculator as the 2015 NCTCOG path in the code drop down menu. Builders using IC3 will receive a code compliant notification if their designs meet the requirements of this tradeoff and all other energy code requirements.

Other compliance software products have not incorporated this tradeoff into their compliance reports. Building Officials receiving Section R405 submittals from software other than IC3 may approve a R405 compliance report that designates the building as not in compliance due to noncompliance with the 3 ACH50 envelope leakage mandatory measure, provided the report also states that the envelope leakage is no greater than 4 ACH50 for single family homes. REScheck™ may+ not have the flexibility to accommodate this tradeoff.)

****Section R405.6.2 (N1105.6.2); add the following sentence to the end of paragraph:**

Acceptable performance software simulation tools may include, but are not limited to, REM Rate™; Energy Gauge®; ICF International Beacon Residential; Ekotrope, HERS Module; Right-Energy HERS and IC3. Other performance software programs as listed by RESNET® and having the ability to provide a report as outlined in R405.4.2 may also be deemed acceptable performance simulation programs and may be considered by the building official.

(Reason: These performance software tools are listed by RESNET at the time of recommendation.)

*****Section C405.9. Voltage drop in feeders; deleted in its entirety.**

(Reason: There are similar provisions in the NEC where this type of requirement is best managed.)

****TABLE R406.4 (N1106.4) MAXIMUM ENERGY RATING INDEX; amend to read as follows:**

**TABLE R406.4 (N1106.4) ¹
MAXIMUM ENERGY RATING INDEX**

CLIMATE ZONE	ENERGY RATING INDEX
3	65

¹ This table is effective until August 31, 2019.

**TABLE R406.4 (N1106.4) ²
MAXIMUM ENERGY RATING INDEX**

CLIMATE ZONE	ENERGY RATING INDEX
3	63

² The table is effective from September 1, 2019 to August 31, 2022.

**TABLE R406.4 (N1106.4) ³
MAXIMUM ENERGY RATING INDEX**

CLIMATE ZONE	ENERGY RATING INDEX
3	59

³ This table is effective on or after September 1, 2022.

(Reason: The tables reflect the values and time table set forth in HB1736, 84th Regular Session Codified in Chapter 388 Texas Building Energy Performance Standards: §388.003.)

*****Section C408.3.1 Functional Testing; amend to read as follows:**

C408.3.1 Functional Testing. Prior to passing final inspection, the *registered design professional or approved agency* shall provide evidence that the lighting control systems have been tested to ensure that control hardware and software are calibrated, adjusted, programmed, and in proper working condition in accordance with the *construction documents* and manufacturer's instructions. Functional testing shall be in accordance with Sections C408.3.1.1 through C408.3.1.3 for the applicable control type.

(Reason: The addition of 'or approved agency' will make the lighting systems requirements match the mechanical system requirements in C 408.2.1. This will facilitate and add flexibility to the enforcement of the commissioning requirements.)

END

Amendments to the 2020 National Electrical Code

The following articles, paragraphs, and sentences of the 2020 *National Electrical Code (NEC)* are hereby amended as follows: Standard type is text from the NEC. Highlighted with gray shading is text inserted. Lined through type is deleted text from NEC. A double asterisk (**) at the beginning of an article identifies an amendment carried over from the 2014 and 2017 edition of the code and a triple asterisk (***) identifies a new or revised amendment with the 2014 and 2017 code.

****Article 100; add the following to definitions:**

Engineering Supervision. Supervision by a Qualified State of Texas Licensed Professional Engineer engaged primarily in the design or maintenance of electrical installations.

(REASON FOR CHANGE: To better define the qualifications for engineering supervision. This term is used twenty four times in the 2017 National Electrical Code.)

*****Article 100; remove the amendment to the following definition:**

Intersystem Bonding Termination. A device that provides a means for connecting intersystem bonding conductors for communication systems and other systems such as metallic gas piping systems to the grounding electrode system. ~~Bonding conductors for other systems shall not be larger than 6 AWG.~~

(REASON FOR CHANGE: Remove the above amendment. Updates to the 2017 National Electrical Code Article 250.94(A) only accommodate connecting communication systems to an intersystem bonding termination device, but Article 250.94(B) provides an alternative or other means. To allow for a termination point for other bonding conductors in addition to communication systems that are required by the various model codes, 6 AWG was chosen to coincide with the minimum size of bonding conductor required to the intersystem bonding jumper.)

****Article 110.2; change the following to read as follows:**

110.2 Approval. The conductors and equipment required or permitted by this Code shall be acceptable only if approved. Approval of equipment may be evident by listing and labeling of equipment by a Nationally Recognized Testing Lab (NRTL) with a certification mark of that laboratory or a qualified third party inspection agency approved by the AHJ.

Exception: Unlisted equipment that is relocated to another location within a jurisdiction or is field modified is subject to the approval by the AHJ. This approval may be by a field evaluation by a NRTL or qualified third party inspection agency approved by the AHJ.

~~Manufacturer's self-certification of any equipment shall not be used as a basis for approval by the AHJ.~~

Informational Note No. 1: See 90.7, Examination of Equipment for Safety, and 110.3, Examination, Identification, Installation, and Use of Equipment. See definitions of *Approved*, *Identified*, *Labeled*, and *Listed*.

Informational Note No. 2: Manufacturer's self-certification of equipment may not necessarily comply with U.S. product safety standards as certified by an NRTL.

Informational Note No. 3: National Fire Protection Association (NFPA) 790 and 791 provide an example of an approved method for qualifying a third party inspection agency.

(REASON FOR CHANGE: To add clarity and provide more positive options for enforcement and approval of unlisted equipment.)

*****Article 210.52(G) (1) Garages: remove the amendment that deleted the following:**

(1) Garages. In each attached garage and in each detached garage with electric power. ~~The branch circuit supplying this receptacle(s) shall not supply outlets outside of the garage. At least one receptacle outlet shall be installed for each car space.~~

~~*(REASON FOR CHANGE: Installations in compliance with this Code are not necessarily efficient, convenient, or adequate for good service or future expansion of electrical use.)*~~

(REASON FOR CHANGE: Updates to this section in the 2017 National Electrical Code provided relief by removing "shall not supply outlets outside of the garage.")

*****Article 230.71(A); remove the amendment that added the following exception:**

~~Exception: Multi-occupant buildings. Individual service disconnecting means is limited to six for each occupant. The number of individual disconnects at one location may exceed six.~~

~~*(REASON FOR CHANGE: This is currently the accepted installation practice of the region. No noteworthy complaints have surfaced. It is more reasonable than the current NEC requirements. It allows more than six disconnects grouped at one location. This also allows designers more flexibility in the placement of electrical meters and main service disconnects.)*~~

(REASON FOR CHANGE: This is below the minimum standard of the 2017 National Electrical Code adopted by the State of Texas.)

*****Article 300.11; remove the amendment that added the following exception:**

~~Exception: Ceiling grid support wires may be used for structural supports when the associated wiring is located in that area, not more than two raceways or cables supported per wire, with a maximum nominal metric designation 16 (trade size 1/2").~~

~~*(REASON FOR CHANGE: To provide limited support of raceways and cables by ceiling grid support wire.)*~~

(REASON FOR CHANGE: This is below the minimum standard of the 2017 National Electrical Code adopted by the State of Texas.)

*****Article 310.15(B) (7); remove the amendment that changed the following to read as follows:**

~~(7) This Article shall not be used in conjunction with 220.82.~~

~~(REASON FOR CHANGE: 310.15(B) (7) has been revised and the table has been deleted.)~~

(REASON FOR CHANGE: Upon review of the 2014 and 2017 code-making panel 6 and in conjunction with the wire manufacturing industry, based on the diversification of loads in modern construction, this amendment becomes irrelevant.)

****Article 500.8 (A) (3); change to read as follows:**

500.8 Equipment.

Articles 500 through 504 require equipment construction and installation that ensure safe performance under conditions of proper use and maintenance.

Informational Note No. 1: It is important that inspection authorities and users exercise more than ordinary care with regard to installation and maintenance.

Informational Note No. 2: Since there is no consistent relationship between explosion properties and ignition temperature, the two are independent requirements.

Informational Note No. 3: Low ambient conditions require special consideration. Explosion proof or dust-ignition proof equipment may not be suitable for use at temperatures lower than -25°C (-13°F) unless they are identified for low-temperature service. However, at low ambient temperatures, flammable concentrations of vapors may not exist in a location classified as Class I, Division 1 at normal ambient temperature.

(A) Suitability. Suitability of identified equipment shall be determined by one of the following:

- (1) Equipment listing or labeling;
- (2) Evidence of equipment evaluation from a qualified testing laboratory or inspection agency concerned with product evaluation; or,
- (3) Evidence acceptable to the authority having jurisdiction such as a manufacturer's self-evaluation or an owner's engineering judgment. **an engineering judgment signed and sealed by a qualified Registered licensed Professional Engineer in the State of Texas.**

Informational Note: Additional documentation for equipment may include certificates demonstrating compliance with applicable equipment standards, indicating special conditions of use, and other pertinent information.

(REASON FOR CHANGE: Carry over from previous amendment with change to better define the qualifications for an engineering judgment.)

****Article 505.7 (A) changed to read as follows:**

505.7 Special Precaution.

Article 505 requires equipment construction and installation that ensures safe performance under conditions of proper use and maintenance.

Informational Note No. 1: It is important that inspection authorities and users exercise more than ordinary care with regard to the installation and maintenance of electrical equipment in hazardous (classified) locations.

Informational Note No. 2: Low ambient conditions require special consideration. Electrical equipment depending on the protection techniques described by 505.8(A) may not be suitable for use at temperatures lower than -20°C (-4°F) unless they are identified for use at lower temperatures. However, at low ambient temperatures, flammable concentrations of vapors may not exist in a location classified Class I, Zones 0, 1, or 2 at normal ambient temperature.

(A) Implementation of Zone Classification System. Classification of areas, engineering and design, selection of equipment and wiring methods, installation, and inspection shall be performed by a qualified persons Registered licensed Professional Engineer in the State of Texas.

(REASON FOR CHANGE: Carry over from previous amendment with change to better define the qualifications for an engineering judgment.)

*****Article 517.30 Essential Electrical Systems for Hospitals; remove the amendment that created a new (H) and added the following language:**

(G) Coordination. Overcurrent protective devices serving the equipment branch of the essential electrical system shall be coordinated for the period of time that a fault's duration extends beyond 0.1 second.

Exception No. 1: Between transformer primary and secondary overcurrent protective devices, where only one overcurrent protective device or set of overcurrent protective devices exists on the transformer secondary.

Exception No. 2: Between overcurrent protective devices of the same size (ampere rating) in series.

Informational Note: The terms coordination and coordinated as used in this section do not cover the full range of overcurrent conditions.

~~**(H) Selective Coordination.** Overcurrent protective devices serving the life safety, and critical branches of the essential electrical system shall be selectively coordinated with all supply-side overcurrent protective devices.~~

~~Exception No. 1: Between transformer primary and secondary overcurrent protective devices, where only one overcurrent protective device or set of overcurrent protective devices exists on the transformer secondary.~~

~~Exception No. 2: Between overcurrent protective devices of the same size (ampere rating) in series.~~

Informational Note: The terms coordination and coordinated as used in this section do not cover the full range of overcurrent conditions.

~~(REASON FOR CHANGE: Changes made by deleting the definition of emergency systems in Article 517 Health Care Facilities and removing emergency systems as “Essential Electrical Systems for Hospitals in 517.30(B) (2), plus the new addition of section 517.30(G) for “Coordination” instead of using selective coordination, has diminished the reliability of the “Life Safety and Critical Branches of the Essential Electrical System” to deliver power to vital loads. By providing only “coordination,” the instantaneous portion of the time-current curve has been eliminated from the overcurrent device settings.)~~

~~(REASON FOR CHANGE: Due to no action by the 2017 code-making panel 15 and NFPA 99, this amendment is not applicable.)~~

*****Article 600.6(A) (1) At Point of Entry to a Sign; Exception 1 changed to read as follows:**

Exception No.1: A disconnect shall not be required for branch circuits(s) or feeder conductor(s) passing through the sign where enclosed in a Chapter 3 listed raceway or metal-jacketed cable identified for the location. The conductor(s) shall not serve the sign body or sign enclosure where passing through.

*****Article 600.6(A) (1) At Point of Entry to a Sign; create a new Exception No. 2 to add the following language:**

Exception No. 2. A disconnect shall not be required at the point of entry to a sign body, sign enclosure, or pole for branch circuit conductor(s). The conductors shall be enclosed in a Chapter 3 listed raceway or metal-jacketed cable identified for the location. The conductor(s) shall be routed to a device box which contains the disconnect. A field-applied permanent warning label that is visible during servicing shall be applied to the raceway at or near the point of entry into the sign enclosure or sign body. The warning label shall comply with 110.21(B) and state the following: “Danger. This raceway contains energized conductors.” The marking shall include the location of the disconnecting means for the energized conductor(s). The disconnecting means shall be capable of being locked in the open position in accordance with 110.25.

*****Article 600.6(A) (1) At Point of Entry to a Sign; move the original Exception 2 to create a new Exception No. 3 and add the following language:**

Exception No. 3: A disconnect shall not be required at the point of entry to a sign enclosure or sign body for branch circuit(s) or feeder conductor(s) that supply an internal panelboard(s) in a sign enclosure or sign body. The conductors shall be enclosed in a Chapter 3 listed raceway or metal-jacketed cable identified for the location. A field-applied permanent warning label that is visible during servicing shall be applied to the raceway at or near the point of entry into the sign enclosure or sign body. The warning label shall comply with 110.21(B) and state the following: “Danger. This raceway contains energized conductors.” The marking shall include the location of the disconnecting means for the energized conductor(s). The disconnecting means shall be capable of being locked in the open position in accordance with 110.25.

(2017 Code) Informational Note: The location of the disconnect is intended to allow service or maintenance personnel complete and local control of the disconnecting means.

(REASON FOR CHANGE: This is a modification of the nationwide sign manufacturing practice that was standard before the 2014 Code revision. It is more reasonable but not less than the current Code requirements. It provides local control of the disconnect by service personnel as the informational note suggests, while requiring a sign disconnect to be at or within sight of the sign. This also allows sign designers more flexibility in the placement of the disconnecting means in relation to the location of the sign.)

*****Article 680.25(A) remove the amendment that added the following language and exception:**

680.25 Feeders.

These provisions shall apply to any feeder on the supply side of panelboards supplying branch circuits for pool equipment covered in Part II of this article and on the load side of the service equipment or the source of a separately derived system.

(A) Wiring Methods.

(1) Feeders. Feeders shall be installed in rigid metal conduit, intermediate metal conduit. The following wiring methods shall be permitted if not subject to physical damage:

- (1) Liquid tight flexible nonmetallic conduit
- (2) Rigid polyvinyl chloride conduit
- (3) Reinforced thermosetting resin conduit
- (4) Electrical metallic tubing where installed on or in a building
- (5) Electrical nonmetallic tubing where installed within a building
- (6) Type MC Cable where installed within a building and if not subject to corrosive environment
- ~~(7) Nonmetallic sheathed cable~~
- ~~(8) Type SE cable~~

~~Exception: A feeder within a one-family dwelling or two-family dwelling unit between remote panelboard and service equipment shall be permitted to run in flexible metal conduit or an approved cable assembly that includes an insulated equipment grounding conductor within its outer sheath. The equipment grounding conductor shall comply with 250.24(A) (5).~~

~~*(REASON FOR CHANGE: Carry over from previous amendments. Text changed to reflect 2014 National Electrical Code. Exception deleted per Errata No.70-14-2)*~~

(REASON FOR CHANGE: Updates to this section in the 2017 National Electrical Code provided relief by recognizing these wiring methods.)

END

Amendments to the 2018 International Plumbing Code

The following sections, paragraphs, and sentences of the *2018 International Plumbing Code* are hereby amended as follows: Standard type is text from the IPC. Underlined type is text inserted. ~~Lined through type is deleted text from the IPC.~~ A double asterisk at the beginning of a section identifies an amendment carried over from the 2015 edition of the code and a triple asterisk identifies a new or revised amendment with the 2018 edition of the code.

****Table of Contents, Chapter 7, Section 714; change to read as follows:**

714 Engineered Computerized Drainage Design 69

(Reason: Editorial change to make compatible with amendment to Section 714.1.)

**** Section 101.1; amend to insert the Department Name**

101.1 Title. These regulations shall be known as the *Plumbing Code* of the City of Colleyville Building Inspections Department hereinafter referred to as “this code, or “department”, and the official in charge thereof shall be known as the *Building Official*.

(Reason: References the name of the jurisdiction in the general regulations.)

*****Section 102.8; change to read as follows:**

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference. Where the differences occur between provisions of this code and the referenced standards, the provisions of this code shall be the minimum requirements. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the Electrical Code as adopted.

(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)

****Sections 106.6.2 and 106.6.3; change to read as follows:**

106.6.2 Fee schedule. The fees for all plumbing work shall be as indicated ~~in the following schedule:~~ (JURISDICTION TO INSERT APPROPRIATE SCHEDULE) adopted by resolution of the governing body of the jurisdiction.

106.6.3 Fee Refunds. The code official shall establish a policy for ~~authorize~~ authorizing the refunding of fees ~~as follows.~~ *{Delete balance of section}*

(Reason: This calls to attention of local jurisdictions considering adoption that they need a fee schedule and a refund policy.)

****Section 109; delete entire section and insert the following:**

SECTION 109 MEANS OF APPEAL

109.1 Application for appeal. Any person shall have the right to appeal a decision of the code official to the board of appeals established by ordinance. The board shall be governed by the enabling ordinance.

(Reason: Most jurisdictions already have an ordinance establishing and governing an appeals board for this code. This also calls to the attention of jurisdictions not having such a board that it needs to be established.)

*****Section 305; change to read as follows:**

305.1 Protection against contact. Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material plastic. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

(Reason: Allows for other materials to be accepted.)

305.4.1 Sewer depth. ~~Building sewers that connect to private sewage disposal systems shall be a minimum of [number] inches (mm) below finished grade at the point of septic tank connection.~~ Building sewers shall be a minimum of 12 inches (304 mm) below grade.

(Reason: Provides sewer depth that is common in this region. Deleted reference to private sewage disposal because a private sewage disposal code is not typically adopted in this region.)

****Section 305.7; change to read as follows:**

305.7 Protection of components of plumbing system. Components of a plumbing system installed within 3 feet along alleyways, driveways, parking garages or other locations in a manner in which they could be exposed to damage shall be recessed into the wall or otherwise protected in an approved manner.

(Reason: Provide a common cutoff point to designate a general separation distance at which plumbing systems should be safe for consistency in enforcement.)

*****Section 306; change to read as follows:**

*****306.2.4 Plastic sewer and DWV piping installation.** Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions. Trench width shall be controlled to not exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

(Reason: To follow manufacturer backfill requirements and to be clear to Inspectors out in the field)

****Section 314.2.1; change to read as follows:**

314.2.1 Condensate disposal. Condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an *approved* place of disposal. ... {text unchanged} ... Condensate shall not discharge into a street, alley, sidewalk, rooftop, or other areas so as to cause a nuisance.

(Reason: Greater specificity in prohibited locations for condensate discharge. It is the intent of this amendment to send condensate discharge into a sanitary sewer drain. Consistent with regional amendment to IMC 307.2.1.)

****Section 409.2; change to read as follows:**

409.2 Water connection. The water supply to a commercial dishwashing machine shall be protected against backflow by an air gap or backflow preventer in accordance with Section 608. (Remainder of section unchanged).

(Reason: Domestic dishwashing machines would be difficult to enforce and should already come equipped with backflow preventers. Consistent with regional amendments in IPC Section 608.)

****Section 413.4; change to read as follows:**

413.4 Required location for floor drains ~~Public laundries and central washing facilities.~~ Floor drains shall be installed in the following areas:

1. In public laundries and in the central washing facilities of multiple family dwellings, the rooms containing automatic clothes washers shall be provided with floor drains located to readily drain the entire floor area. Such drains shall have a minimum outlet of not less than 3 inches (76 mm) in diameter.
2. Commercial kitchens. In lieu of floor drains in commercial kitchens, the Code Official may accept floor sinks.
3. Public restrooms.

(Reason: To make more compatible with local health code practices.)

*****Section 502.3; change to read as follows:**

502.3 Water heaters installed in attics. Attics containing a water heater shall be provided . . . {bulk of paragraph unchanged} . . . side of the water heater. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm) where such dimensions are large enough to allow removal of the water heater. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull-down stair with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.
4. Access Panel may be used in lieu of items 1, 2, and 3 with prior approval of the Code Official due to building conditions.

Exceptions:

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed... {remainder of text unchanged}

(Reason: To provide a safe means of accessibility to appliances in attics and to allow for different types of construction limitations. Consistent with regional amendment to IMC and IFGC)

****Section 502.6; add Section 502.6 to read as follows:**

502.6 Water heaters above ground or floor. When the attic, roof, mezzanine or platform in which a water heater is installed is more than eight (8) feet (2438 mm) above the ground or floor level, it shall be made accessible by a stairway or permanent ladder fastened to the building.

Exception: A max 10-gallon water heater (or larger with approval) is capable of being accessed through a lay-in ceiling and a water heater is installed is not more than ten (10) feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

(Reason: To provide safe access to water heaters. (Consistent with regional amendments to IFGC 306.7 and IMC 306.3. Note reference to amendment above.)

*****Section 504.6; change to read as follows:**

504.6 Requirements for discharge piping. The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap. ~~located in the same room as the water heater.~~
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

Exception: Multiple relief devices may be installed to a single T & P discharge piping system when approved by the administrative authority and permitted by the manufacture's installation instructions and installed with those instructions.

5. Discharge ~~to the floor, to the pan serving the water heater or storage tank, to a waste receptor~~ an approved location or to the outdoors.
6. Discharge in a manner that does not cause personal injury or structural damage.
7. Discharge to a termination point that is readily observable by the building occupants.
8. Not be trapped.

9. Be installed so as to flow by gravity.
10. Terminate not more than 6 inches above and not less than two times the discharge pipe diameter above the floor or flood level rim of the waste receptor.
11. Not have a threaded connection at the end of such piping.
12. Not have valves or tee fittings.
13. Be constructed of those materials listed in Section 605.4 or materials tested, rated and *approved* for such use in accordance with ASME A112.4.1.
14. Be one nominal size larger than the size of the relief valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place

(Reason: To provide a higher degree of safety.)

****Section 504.7.1; change to read as follows:**

Section 504.7.1 Pan size and drain to read as follows: The pan shall be not less than 11/2 inches (38 mm) in depth and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a diameter of not less than 3/4 inch (19 mm). Piping for safety pan drains shall be of those materials listed in Table 605.4. Multiple pan drains may terminate to a single discharge piping system when approved by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

****Section 608.1; change to read as follows:**

608.1 General. A potable water supply system shall be designed, installed and maintained in such a manner so as to prevent contamination from non-potable liquids, solids or gases being introduced into the potable water supply through cross-connections or any other piping connections to the system. Backflow preventer applications shall conform to applicable local regulations, Table 608.1, except and as specifically stated in Sections 608.2 through 608.16.10.

(Reason: To recognize local requirements.)

****Section 608.17.5; change to read as follows:**

608.17.5 Connections to lawn irrigation systems.

The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

(Reason: To recognize regional practices.)

****Section 608.18; change to read as follows:**

608.18 Protection of individual water supplies. An individual water supply shall be located and constructed so as to be safeguarded against contamination in accordance with applicable local regulations. Installation shall be in accordance with Sections 608.17.1 through 608.17.8.

(Reason: To allow local requirements to govern.)

Section 703.6; Delete

(Reason: not a standard practice in this region)

****Section 704.5; added to read as follows:**

704.5 Single stack fittings. Single stack fittings with internal baffle, PVC schedule 40 or cast iron single stack shall be designed by a registered engineer and comply to a national recognized standard.

(Reason: to allow owners, installers, inspectors, and design professionals to readily identify product markers to determine they meet all required standards.)

****Section 712.5; add Section 712.5 to read as follows:**

712.5 Dual Pump System. All sumps shall be automatically discharged and, when in any “public use” occupancy where the sump serves more than 10 fixture units, shall be provided with dual pumps or ejectors arranged to function independently in case of overload or mechanical failure. For storm drainage sumps and pumping systems, see Section 1113.

(Reason: To address dual pump system. To provide reference for storm drainage systems.)

****Section 713, 713.1; change to read as follows:**

SECTION 713

ENGINEERED COMPUTERIZED DRAINAGE DESIGN

713.1 Design of drainage system. The sizing, design and layout of the drainage system shall be ~~permitted to be~~ designed by a registered engineer using approved computer design methods.

(Reason: Code was too restrictive.)

****Section 803.3; added to read as follows:**

803.3 Special waste pipe, fittings, and components. Pipes, fittings, and components receiving or intended to receive the discharge of any fixture into which acid or corrosive chemicals are placed shall be constructed of CPVC, high silicone iron, PP, PVDF, chemical resistant glass, or glazed ceramic materials.

(Reason: To clarify the allowable materials which are specifically listed for chemical drainage applications.)

****Section 903.1; change to read as follows:**

903.1 Roof extension. Open vent pipes that extend through a roof shall terminate not less than six (6) inches (152 mm) above the roof. Where a roof is to be used for assembly or as a promenade, observation deck, sunbathing deck or similar purposes, open vent pipes shall terminate not less than 7 feet (2134 mm) above the roof.

(Reason: To provide regional guideline on standard installation method for this area and address reference number correction.)

*****Section 918.8; change to read as follows.**

918.8 Where permitted. Individual, branch and circuit vents shall be permitted to terminate with a connection to an individual or branch-type air admittance valve in accordance with Section 918.3.1. Stack vents and vent stacks shall be permitted to terminate to stack-type air admittance valves in accordance with Section 918.3.2. Air admittance valves shall only be installed with the prior approval of the building official.

(Reason: Mechanical Device that is subject to failure and not installed per manufacturer)

****Section 1003; INTERCEPTORS AND SEPARATORS: delete 1003.1 through 1003.10 and add:**

The installation, maintenance, and recordkeeping of grease interceptors and separators shall be in accordance with the City of Colleyville Fats, Oils, and Grease (FOG) Manual and Policy.

****Section 1106.1; change to read as follows:**

1106.1 General. The size of the vertical conductors and leaders, building storm drains, building storm sewers, and any horizontal branches of such drains or sewers shall be based on six (6) inches per hour ~~the 100-year hourly rainfall rate indicated in Figure 1106.1 or on other rainfall rates determined from approved local weather data.~~

(Reason: Specify the roof drain size normally used in the area.)

****Section 1108.3; change to read as follows:**

1108.3 Sizing of secondary drains. Secondary (emergency) roof drain systems shall be sized in accordance with Section 1106 ~~based on the rainfall rate for which the primary system is sized in Figure 1106.1 or on other rainfall rates determined from approved local weather data.~~ Scuppers shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by Section 1101.7. Scuppers shall not have an opening dimension of less than 4 inches (102 mm). The flow through the primary system shall not be considered when sizing the secondary roof drain system.

(Reason: Specify that overflow drainage is to be the same size as the normal roof drains.)

****Section 1109; delete this section.**

*****Section 1202.1; delete Exceptions 1 and 2.**

(Reason: State law already specifies that Med Gas systems must comply with NFPA 99.)

END

Amendments to the 2018 International Fuel Gas Code

The following sections, paragraphs, and sentences of the *2018 International Fuel Gas Code* are hereby amended as follows: Standard type is text from the IFGC. Underlined type is text inserted. ~~Lined through type is deleted text from IFGC.~~ A double asterisk at the beginning of a section identifies an amendment carried over from the 2015 edition of the code and a triple asterisk identifies a new or revised amendment with the 2018 code.

****Section 101.1; amend to insert the Department Name**

101.1 Title. These regulations shall be known as the *Fuel Gas Code* of the City of Colleyville Building Inspections Department hereinafter referred to as “this code, or “department”, and the official in charge thereof shall be known as the *Building Official*.

(Reason: References the name of the jurisdiction in the general regulations.)

****Section 102.2; add an exception to read as follows:**

Exception: Existing dwelling units shall comply with Section 621.2.

(Reason: Previous code provisions made unvented heater provisions retroactive except as provided for in local amendment. This amendment and amendment to IFGC 621.2 better clarify what the code already states: existing systems may stay unless considered unsafe.)

****Section 102.8; change to read as follows:**

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the ICC *Electrical Code* shall mean the Electrical Code as adopted.

(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)

****Section 109; delete entire section and insert the following:**

SECTION 109 MEANS OF APPEAL

109.1 Application for appeal. Any person shall have the right to appeal a decision of the code official to the board of appeals established by ordinance. The board shall be governed by the enabling ordinance.

(Reason: Most jurisdictions already have an ordinance establishing and governing an appeals board for this code. This also calls to the attention of jurisdictions not having such a board that it needs to be established.)

*****Section 306.3; change to read as follows:**

[M] 306.3 Appliances in attics. Attics containing appliances shall be provided . . . {bulk of paragraph unchanged} . . . side of the *appliance*. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches

(508 mm by 762 mm), and large enough to allow removal of the largest *appliance*. As a minimum, for access to the attic space, provide one of the following:

4. A permanent stair.
5. A pull down stair with a minimum 300 lb (136 kg) capacity.
6. An access door from an upper floor level.
7. Access Panel may be used in lieu of items 1, 2, and 3 with prior approval of the code official due to building conditions.

Exceptions:

1. The passageway and level service space are not required where the *appliance* is capable of being serviced and removed through the required opening.
2. Where the passageway is not less than ... *{bulk of section to read the same}*.

(Reason: To provide a safe means of accessibility to appliances in attics and to allow for different types of construction limitations. Consistent with regional amendment to IMC 306.3.)

*****Section 306.5; change to read as follows:**

[M] 306.5 Equipment and Appliances on Roofs or Elevated Structures. Where *equipment* requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to access, an interior or exterior means of access shall be provided. Exterior ladders providing roof access need not extend closer than 12 feet (2438 mm) to the finish grade or floor level below and shall extend to the equipment and appliances' level service space. Such access shall . . . *{bulk of section to read the same}* . . . on roofs having a slope greater than four units vertical in 12 units horizontal (33-percent slope). ... *{remainder of text unchanged}*.

(Reason: To assure safe access to roof appliances. Consistent with IMC amendments.)

****Section 306.5.1; change to read as follows:**

[M] 306.5.1 Sloped roofs. Where appliances, *equipment*, fans or other components that require service are installed on a roof having a slope of 3 units vertical in 12 units horizontal (25-percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof access to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which access is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the *International Building Code*.

(Reason: To assure safe access to roof appliances. Consistent with IMC amendments.)

****Section 401.5; add a second paragraph to read as follows:**

Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an approved tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING

1/2 to 5 psi gas pressure

Do Not Remove"

(Reason: To protect homeowners and plumbers.)

****Section 404.12; change to read as follows:**

404.12 Minimum burial depth. Underground piping systems shall be installed a minimum depth of 42 18 inches (305 458 mm) top of pipe below grade, except as provided for in Section 404.12.1.

404.12.1 Delete in its entirety

(Reason: To provide increased protection to piping systems and address reference number change.)

****Section 406.4; change to read as follows:**

406.4 Test pressure measurement. Test pressure shall be measured with a monometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. ~~Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than five times the test pressure.~~

(Reason: To require the use of more accurate diaphragm gauges. Spring gauges do not provide accurate measurement below approximately 17 psig.)

****Section 406.4.1; change to read as follows:**

406.4.1 Test pressure. The test pressure to be used shall be no less than ~~1 1/2 times the proposed maximum working pressure, but no less than 3~~ 3 psig (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge, irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe. For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 1/2"), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 1/2"), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing.

(Reason: To provide for lesser pressures to coordinate with the use of more accurate diaphragm gauges.)

****Section 409.1; add Section 409.1.4 to read as follows:**

409.1.4 Valves in CSST installations. Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an approved termination fitting, or equivalent support, suitable for the size of the valves, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

(Reason: To provide proper security to CSST valves. These standards were established in this region in 1999 when CSST was an emerging technology.)

****Section 410.1; add a second paragraph and exception to read as follows:**

Access to regulators shall comply with the requirements for access to appliances as specified in Section 306.

Exception: A passageway or level service space is not required when the regulator is capable of being serviced and removed through the required attic opening.

(Reason: To require adequate access to regulators.)

****Section 621.2; add exception as follows:**

621.2 Prohibited use. One or more unvented room heaters shall not be used as the sole source of comfort heating in a dwelling unit.

Exception: Existing approved unvented heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when approved by the Code Official unless an unsafe condition is determined to exist as described in Section 108.7.

(Reason: Gives code official discretion.)

END

Amendments to the 2018 International Mechanical Code

The following sections, paragraphs, and sentences of the *2018 International Mechanical Code* (IMC) are hereby amended as follows: Standard type is text from the IMC. Underlined type is text inserted. ~~Lined through type is deleted text from the IMC.~~ A double asterisk at the beginning of a section identifies an amendment carried over from the 2015 edition of the code and a triple asterisk identifies a new or revised amendment of the 2018 edition of the code.

*****Section 102.8; change to read as follows:**

102.8 Referenced Codes and Standards. The codes and standards referenced herein shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the Electrical Code as adopted.

(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)

****Section 109; delete entire section and insert the following:**

SECTION 109 MEANS OF APPEAL

109.1 Application for appeal. Any person shall have the right to appeal a decision of the code official to the board of appeals established by ordinance. The board shall be governed by the enabling ordinance.

(Reason: Most jurisdictions already have an ordinance establishing and governing an appeals board for this code. This also calls to the attention of jurisdictions not having such a board that it needs to be established.)
codes.)

*****Section 306.3; change to read as follows:**

306.3 Appliances in Attics. Attics containing appliances shall be provided . . . *{bulk of paragraph unchanged}* . . . side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. As a minimum, for access to the attic space, provide one of the following:

8. A permanent stair.
9. A pull-down stair with a minimum 300 lb. (136 kg) capacity.
10. An access door from an upper floor level.
11. Access Panel may be used in lieu of items 1, 2, and 3 with prior approval of the code official due to building conditions.

Exceptions:

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed... {remainder of section unchanged}

(Reason: To provide a safe means of accessibility to appliances in attics and to allow for different types of construction limitations. Consistent with regional amendment to International Fuel and gas Code (IFGC) 306.3.)

*****Section 306.5; change to read as follows:**

306.5 Equipment and Appliances on Roofs or Elevated Structures. Where *equipment* requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to access, an interior or exterior means of access shall be provided. Exterior ladders providing roof access need not extend closer than 12 feet (2438 mm) to the finish grade or floor level below and shall extend to the *equipment* and appliances' level service space. Such access shall . . . {bulk of section to read the same} . . . on roofs having a slope greater than four units vertical in 12 units horizontal (33-percent slope). ... {remainder of text unchanged}.

(Reason: To assure access to roof appliances and provide options to not extend exterior ladders to grade. Consistent with IFGC amendments.)

****Section 306.5.1; change to read as follows:**

306.5.1 Sloped Roofs. Where appliances, *equipment*, fans or other components that require service are installed on a roof having a slope of three units vertical in 12 units horizontal (25-percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof access to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which access is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the *International Building Code*...{remainder of text unchanged}.

(Reason: To assure safe access to roof appliances. Consistent with IFGC amendments.)

****Section 306; add Section 306.6 to read as follows:**

306.6 Water Heaters Above Ground or Floor. When the mezzanine or platform in which a water heater is installed is more than eight (8) feet (2438 mm) above the ground or floor level, it shall be made accessible by a stairway or permanent ladder fastened to the building.

Exception: A maximum 10 gallon water heater (or larger with approval) is capable of being accessed through a lay-in ceiling and the water heater installed is not more than ten (10) feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

(Reason: To provide safe access to water heaters and to provide lighting and receptacle for maintenance of equipment. Consistent with regional amendments to IFGC 306.7 and International Plumbing Code (IPC) 502.5.)

****Section 307.2.3; amend item 2 to read as follows:**

2. A separate overflow drain line shall be connected to the drain pan provided with the equipment. Such overflow drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The overflow drain line shall connect to the drain pan at a higher level than the primary drain connection. However, the conspicuous point shall not create a hazard such as dripping over a walking surface or other areas so as to create a nuisance.

(Reason: Greater specificity in prohibited locations for condensate discharge. Consistent with regional amendment to IPC 314.2.1.)

****Section 403.2.1; add an item 5 to read as follows:**

12. Toilet rooms within private dwellings that contain only a water closet, lavatory, or combination thereof may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

(Reason: Consistent with common regional practice. Consistent with regional amendment to International Residential Code (IRC) R303.3.)

****Section 501.3; add an exception to read as follows:**

501.3 Exhaust Discharge. The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a public nuisance and not less than the distances specified in Section 501.3.1. The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic, crawl space, or be directed onto walkways.

Exceptions:

1. Whole-house ventilation-type attic fans shall be permitted to discharge into the attic space of dwelling units having private attics.
2. Commercial cooking recirculating systems.
3. Where installed in accordance with the manufacturer's instructions and where mechanical or natural ventilation is otherwise provided in accordance with Chapter 4, listed and labeled domestic ductless range hoods shall not be required to discharge to the outdoors.
4. Toilet room exhaust ducts may terminate in a warehouse or shop area when infiltration of outside air is present.

(Reason: Provide a reasonable alternative in areas where a large volume of outside air is present.)

****Section 607.5.1; change to read as follows:**

607.5.1 Fire Walls. Ducts and air transfer openings permitted in fire walls in accordance with Section 705.11 of the International Building Code shall be protected with listed fire dampers installed in accordance with their listing. For hazardous exhaust systems see Section 510.1-510.9 IMC.

(Reason: Correspond with un-amended IBC 710.7.)

Amendments to the 2018 International Fire Code

The following sections, paragraphs, and sentences of the 2018 *International Fire Code* (IFC) are hereby amended as follows: Standard type is text from the IFC. Underlined type is text inserted. Lined through type is deleted text from IFC. A double asterisk (**) at the beginning of a section identifies an amendment carried over from the 2015 edition of the code and a triple asterisk (***) identifies a new or revised amendment with the 2018 code.

****Section 102.1; change #3 to read as follows:**

3. Existing structures, facilities, and conditions when required in Chapter 11 or in specific sections of this code.

(Reason: To clarify that there are other provisions in the fire code applicable to existing buildings that are not located in Chapter 11, including but not limited to Section 505 Premises Identification.)

****Section 105.3.3; change to read as follows:**

105.3.3 Occupancy Prohibited before Approval. The building or structure shall not be occupied prior to the fire code official issuing a permit when required and conducting associated inspections indicating the applicable provisions of this code have been met.

(Reason: For clarity to allow for better understanding in areas not requiring such permits, such as unincorporated areas of counties. This amendment may be struck by a city.)

****Section 105.7; add Section 105.7.26 to read as follows:**

105.7.26 Electronic access control systems. Construction permits are required for the installation or modification of an electronic access control system, as specified in Chapter 10. A separate construction permit is required for the installation or modification of a fire alarm system that may be connected to the access control system. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

(Reason: Adds construction permit requirements for electronic access control systems affecting access and/or egress to ensure proper design and installation of such systems. These changes reflect local practices of municipalities in this region.)

****Section 202; amend and add definitions to read as follows:**

**** [B] AMBULATORY CARE FACILITY.** Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing, or similar care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by the services provided or staff has accepted responsibility for care recipients already incapable. This group may include but not be limited to the following:

- Dialysis centers
- Procedures involving sedation
- Sedation dentistry
- Surgery centers
- Colonic centers
- Psychiatric centers

(Reason: to clarify the range of uses included in the definition)

**** [B] ATRIUM.** An opening connecting ~~two~~ three or more stories... *{remaining text unchanged}*

(Reason: Accepted practice in the region based on legacy codes. IBC Section 1009 permits unenclosed two story stairways under certain circumstances.)

**** [B] DEFEND IN PLACE.** A method of emergency response that engages building components and trained staff to provide occupant safety during an emergency. Emergency response involves remaining in place, relocating within the building, or both, without evacuating the building.

(Reason: Added from International Building Code (IBC) definitions for consistency in interpretation of the subject requirements pertaining to such occupancies.)

****FIRE WATCH.** A temporary measure intended to ensure continuous and systematic surveillance of a building or portion thereof by one or more qualified individuals or standby personnel when required by the fire code official, for the purposes of identifying and controlling fire hazards, detecting early signs of unwanted fire, raising an alarm of fire and notifying the fire department.

(Reason: Clearly defines options to the fire department for providing a fire watch.)

****FIREWORKS.** Any composition or device for the purpose of producing a visible or an audible effect for entertainment purposes by combustion, deflagration, or detonation, and/or activated by ignition with a match or other heat producing device that meets the definition of 1.3G fireworks or 1.4G fireworks. ... *{Remainder of text unchanged}*...

(Reason: Increased safety from fireworks related injuries.)

****HIGH-PILED COMBUSTIBLE STORAGE.** *add a second paragraph to read as follows:*

Any building classified as a group S Occupancy or Speculative Building exceeding 6,000 sq. ft. that has a clear height in excess of 14 feet, making it possible to be used for storage in excess of 12 feet, shall be considered to be high-piled storage. When a specific product cannot be identified, a fire protection system and life safety features shall be installed as for Class IV commodities, to the maximum pile height.

(Reason: To provide protection for worst-case scenario in flexible or unknown situations.)

****HIGH-RISE BUILDING.** A building with an occupied floor located more than ~~75~~ 55 feet (~~22 860~~ 16 764 mm) above the lowest level of fire department vehicle access.

(Reason: Allows for additional construction safety features to be provided, based on firefighting response capabilities.)

****REPAIR GARAGE.** A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement, and other such minor repairs.

(Reason: To further clarify types of service work allowed in a repair garage, as well as to correspond with definition in the IBC.)

****SELF-SERVICE STORAGE FACILITY.** Real property designed and used for the purpose of renting or leasing individual storage spaces to customers for the purpose of storing and removing personal property on a self-service basis.

(Reason: To provide a definition that does not exist in the code.)

****STANDBY PERSONNEL.** Qualified fire service personnel, approved by the Fire Chief. When utilized, the number required shall be as directed by the Fire Chief. Charges for utilization shall be as normally calculated by the jurisdiction.

(Reason: To provide a definition that does not exist in the code for fire watch accommodations as required by the jurisdiction.)

****UPGRADED OR REPLACED FIRE ALARM SYSTEM.** A fire alarm system that is upgraded or replaced includes, but is not limited to the following:

- Replacing one single board or fire alarm control unit component with a newer model
- Installing a new fire alarm control unit in addition to or in place of an existing one
- Conversion from a horn system to an emergency voice/alarm communication system
- Conversion from a conventional system to one that utilizes addressable or analog devices

The following are not considered an upgrade or replacement:

- Firmware updates
- Software updates
- Replacing boards of the same model with chips utilizing the same or newer firmware

(Reason: This is referenced in several places, but the wording of “upgraded or replaced” is somewhat ambiguous and open to interpretation. Defining it here allows for consistent application across the region.)

****Section 307.1.1; change to read as follows:**

****Section 307.1.1; change to read as follows:**

307.1.1 Prohibited Open Burning. Open burning ~~shall be prohibited~~ that is offensive or objectionable because of smoke emissions or when atmospheric conditions or local circumstances make such fires hazardous shall be prohibited.

Exception: {No change.}

(Reason: To further protect adjacent property owners/occupants from open burning and/or smoke emissions from open burning.)

****Section 307.2; change to read as follows:**

307.2 Permit Required. A permit shall be obtained from the *fire code official* in accordance with Section 105.6 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests, or open burning—a bonfire. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.

Examples of state or local law, or regulations referenced elsewhere in this section may include but not be limited to the following:

1. Texas Commission on Environmental Quality (TCEQ) guidelines and/or restrictions.
2. State, County, or Local temporary or permanent bans on open burning.
3. Local written policies as established by the *fire code official*.

(Reason: Amendments to 307.2, 307.4, 307.4.3, and 307.5 better explain current requirements and recognize that jurisdictions have local established policies that best fit their environments.)

****Section 307.3; change to read as follows:**

307.3 Extinguishment Authority. ~~When open burning creates or adds to a hazardous situation, or a required permit for open burning has not been obtained, the fire code official is authorized to order the extinguishment of the open burning operation.~~ The fire code official is authorized to order the extinguishment by the permit holder, another person responsible or the fire department of open burning that creates or adds to a hazardous or objectionable situation.

(Reason: Provides direction as to responsible parties relative to extinguishment of the subject open burning.)

****Section 307.4; change to read as follows:**

307.4 Location. The location for open burning shall not be less than ~~50~~ 300 feet (~~15-240~~ 91 440 mm) from any structure, and provisions shall be made to prevent the fire from spreading to within ~~50~~ 300 feet (~~15-240~~ 91 440 mm) of any structure.

Exceptions: {No change.}

(Reason: To increase the separation distance thereby increasing the safety to adjacent properties, as per applicable TCEQ rules and regulations regarding outdoor burning.)

****Section 307.4.3, Exceptions; add exception #2 to read as follows:**

Exceptions:

2. Where buildings, balconies and decks are protected by an approved automatic sprinkler system.

(Reason: To reflect similar allowances for open-flame cooking in these same locations.)

****Section 307.4.4 and 5; add section 307.4.4 **Section 307.4.4 and 307.4.5; change to read as follows:**

307.4.4 Permanent Outdoor Firepit. Permanently installed outdoor firepits for recreational fire purposes shall not be installed within 10 feet of a structure or combustible material.

Exception: Permanently installed outdoor fireplaces constructed in accordance with the International Building Code.

307.4.5 Trench Burns. Trench burns shall be conducted in air curtain trenches and in accordance with Section 307.2.

(Reason: To provide a greater level of safety for this potentially hazardous fire exposure condition. Decrease in separation distance allowed for outdoor firepits due to permanent nature of construction having substantial securement.)

****Section 307.5; change to read as follows:**

307.5 Attendance. Open burning, trench burns, bonfires, recreational fires, and use of portable outdoor fireplaces shall be constantly attended until the... {Remainder of section unchanged}

(Reason: Adds attendance for trench burns based on previous amendment provision for such.)

****Section 308.1.4; change to read as follows:**

308.1.4 Open-flame Cooking Devices. ~~Charcoal burners and other~~ Open-flame cooking devices, charcoal grills and other similar devices used for cooking shall not be ~~operated~~ located or used on combustible balconies, decks, or within 10 feet (3048 mm) of combustible construction.

Exceptions:

1. One- and two-family dwellings, except that LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20 pound (9.08 kg) LP-gas capacity] with an aggregate LP-gas capacity not to exceed 100 pounds (5 containers).
2. Where buildings, balconies and decks are protected by an approved automatic sprinkler system, except that LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20 pound (9.08 kg) LP-gas capacity], with an aggregate LP-gas capacity not to exceed 40 lbs. (2 containers).
3. {No change.}

(Reason: Decrease fire risk in multi-family dwellings and minimizes ignition sources and clarify allowable limits for 1 & 2 family dwellings, and allow an expansion for sprinklered multi-family uses. This amendment adds clarification and defines the container size allowed for residences.)

****Section 308.1.6.2, Exception #3; change to read as follows:**

Exceptions:

3. Torches or flame-producing devices in accordance with Section ~~308.4~~ 308.1.3.

(Reason: Section identified in published code is inappropriate.)

****Section 308.1.6.3; change to read as follows:**

308.1.6.3 Sky Lanterns. A person shall not release or cause to be released an ~~untethered~~ unmanned free-floating device containing an open flame or other heat source, such as but not limited to a sky lantern.

(Reason: Eliminates the potential fire hazard presented by utilization of such devices and the potential accidental release of such devices.)

****Section 311.5; change to read as follows:**

311.5 Placards. ~~Any~~ The fire code official is authorized to require marking of any vacant or abandoned buildings or structures determined to be unsafe pursuant to Section 110 of this code relating to structural or interior hazards, ~~shall be marked~~ as required by Section 311.5.1 through 311.5.5.

(Reason: There may be situations where placarding is not desired or necessary; also clarifies intent that it is not the fire code official's responsibility to provide the placard.)

****Section 403.5; change Section 403.5 to read as follows:**

403.5 Group E Occupancies. An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for Group E occupancies and for buildings containing both a Group E occupancy and an atrium. A diagram depicting two evacuation routes shall be posted in a conspicuous location in each classroom. Group E occupancies shall also comply with Sections 403.5.1 through 403.5.3.

(Reason: The diagrams are intended to assist with egress in such occupancies – specifically, the primary teacher is not always present to assist children with egress. Also, such will help reinforce evacuation drill requirements.)

****Section 404.2.2; add Number 4.10 to read as follows:**

4.10 Fire extinguishing system controls.

(Reason: The committee believed this information could be of great help to such plans to facilitate locating sprinkler valves to minimize water damage, for instance.)

****Section 405.4; change Section 405.4 to read as follows:**

405.4 Time. The fire code official may require an evacuation drill at any time. Drills shall be held at unexpected times and under varying conditions to simulate the unusual conditions that occur in case of fire.

(Reason: This change clarifies who may require a fire or evacuation drill).

****Section 501.4; change to read as follows:**

501.4 Timing of Installation. When fire apparatus access roads or a water supply for fire protection is required to be installed for any structure or development, they shall be installed, tested, and approved prior to the time of which construction has progressed beyond completion of the foundation of any structure. , ~~such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided.~~ Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.

(Reason: Reflects current practice in the region relative to ensuring fire department and EMS access during construction, which can be a time of increased frequency for emergency incidents.)

****Section 503.1.1; add sentence to read as follows:**

Except for one- or two-family dwellings, the path of measurement shall be along a minimum of a ten feet (10') wide unobstructed pathway around the external walls of the structure.

(Reason: Recognizes that the hose lay provision can only be measured along a pathway that is wide enough for fire fighter access.)

****Section 503.2.1; change to read as follows:**

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than ~~20-24 feet (6096 mm)~~ 7315 mm, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than ~~43 feet 6 inches (4115 mm)~~ 14 feet (4267 mm).

Exception: Vertical clearance may be reduced; provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance when approved.

(Reason: Amendments to 503.2.1 and 503.2.2 recognize that the equipment now used in firefighting is increasing in size. The code already recognizes that larger dimensions may be required under Section 503.2.2. The amendments are to standardize the dimensions for this area. With the increase in fire apparatus size, this will allow for the passage of two fire apparatus during a fire or EMS emergency.)

****Section 503.2.2; change to read as follows:**

503.2.2 Authority. The fire code official shall have the authority to require an increase in the minimum access widths and vertical clearances where they are inadequate for fire or rescue operations.

(Reason: Amendments to 503.2.1 and 503.2.2 recognize that the equipment now used in firefighting is increasing in size. The code already recognizes that larger dimensions may be required under Section 503.2.2. The amendments are to standardize the dimensions for this area. With the increase in fire apparatus size, this will allow for the passage of two fire apparatus during a fire or EMS emergency.)

****Section 503.2.3; change Section 503.2.3 to read as follows:**

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support imposed loads of 80,000 Lbs. for fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

(Reason: To address the current size of fire trucks in use – figure derived from DOT requirements for waiver of vehicle exceeding such weight.)

****Section 503.3; change to read as follows:**

503.3 Marking. ~~Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE~~ Striping, signs, or other markings, when approved by the fire code official, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. ~~The means by which fire lanes are designated~~ Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

(1) Striping – Fire apparatus access roads shall be continuously marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" shall appear in four inch (4") white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the

curb.

(2) Signs – Signs shall read “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” and shall be 12” wide and 18” high. Signs shall be painted on a white background with letters and borders in red, using not less than 2” lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6’6”) above finished grade. Signs shall be spaced not more than fifty feet (50’) apart along both sides of the fire lane. Signs may be installed on permanent buildings or walls or as approved by the Fire Chief.

(Reason: Establishes a standard method of marking and reflects local long-standing practices.)

****Section 503.4; change to read as follows:**

503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and any area marked as a fire lane as described in Section 503.3 shall be maintained at all times.

(Reason: As originally worded, the section implied that vehicles could be parked in the marked fire lane and not be in violation if the minimum width is still maintained. Current accepted enforcement practice is to require the entire marked fire lane to be maintained clear and unobstructed.)

****Section 505.1; change to read as follows:**

****Section 505.1; change to read as follows:**

505.1 Address Identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4-inches (102 mm) 6 inches (152.4 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road, buildings do not immediately front a street, and/or the building cannot be viewed from the public way, a monument, pole or other sign with approved 6 inch (152.4 mm) height building numerals or addresses and 4 inch (101.6 mm) height suite/apartment numerals of a color contrasting with the background of the building or other approved means shall be used to identify the structure. Numerals or addresses shall be posted on a minimum 20 inch (508 mm) by 30 inch (762 mm) background on border. Address identification shall be maintained.

Exception: R-3 Single Family occupancies shall have approved numerals of a minimum 3 ½ inches (88.9 mm) in height and a color contrasting with the background clearly visible and legible from the street fronting the property and rear alleyway where such alleyway exists.

(Reason: To increase the minimum addressing requirements for commercial properties and establish a minimum for single-family residential properties. Such improves legibility of these signs which are critical to emergency response in a more timely manner.)

****Section 507.4; change to read as follows:**

507.4 Water Supply Test Date and Information. The water supply test used for hydraulic calculation of fire protection systems shall be conducted in accordance with NFPA 291 “Recommended Practice for Fire Flow Testing and Marking of Hydrants” and within one year of sprinkler plan submittal. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official, as required or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system. The exact location of the static/residual hydrant and the flow hydrant shall be indicated on the design drawings. All fire protection plan submittals shall be accompanied by a hard copy of the waterflow test report, or as approved by the fire code official. The report must indicate the dominant water tank level at the time of the test and the maximum and minimum operating levels of the tank, as well, or identify applicable water supply fluctuation. The licensed contractor must then design the fire protection system based on this fluctuation information, as per the applicable referenced NFPA standard. Reference Section 903.3.5 for additional design

requirements.

(Reason: Clarifies intent of the test to ensure contractor accounts for water supply fluctuations.)

****Section 507.5.4; change to read as follows:**

507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. Posts, fences, vehicles, growth, trash, storage and other materials or objects shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

(Reason: Additional guidance based on legacy language to ensure these critical devices are available in an emergency incident.)

****Section 509.1.2; add new Section 509.1.2 to read as follows:**

509.1.2 Sign Requirements. Unless more stringent requirements apply, lettering for signs required by this section shall have a minimum height of 2 inches (50.8 mm) when located inside a building and 4 inches (101.6 mm) when located outside, or as approved by the fire code official. The letters shall be of a color that contrasts with the background.

(Reason: Provides direction as to appropriate sign criteria to develop local and regional consistency in this regard.)

*****Section 603.3.2 and 603.3.2.1; change to read as follows:**

603.3.1 Fuel oil storage in outside, above-ground tanks. Where connected to a fuel-oil piping system, the maximum amount of fuel oil storage allowed outside above ground without additional protection shall be 660 gallons (2498 L). The storage of fuel oil above ground in quantities exceeding 660 gallons (2498 L) shall comply with NFPA 31 and Chapter 57.

603.3.2 Fuel oil storage inside buildings. Fuel oil storage inside buildings shall comply with Sections 603.3.2.1 through 603.3.2.5 or and Chapter 57.

603.3.2.1 Quantity limits. One or more fuel oil storage tanks containing Class II or III *combustible liquid* shall be permitted in a building. The aggregate capacity of all tanks shall not exceed the following:

1. 660 gallons (2498 L) in unsprinklered buildings, where stored in a tank complying with UL 80, UL 142 or UL 2085 for Class III liquids, and also listed as a double-wall/secondary containment tank for Class II liquids.
2. 1,320 gallons (4996 L) in buildings equipped with an *automatic sprinkler* system in accordance with Section 903.3.1.1, where stored in a tank complying with UL 142 or UL 2085 as a double-wall/secondary containment tank.
3. 3,000 gallons (11 356 L) where stored in protected above-ground tanks complying with UL 2085 and Section 5704.2.9.7 and the room is protected by an *automatic sprinkler system* in accordance with Section 903.3.1.1.

(Reason: Issues addressed by Chapter 57, such as venting to outside of buildings, remote fill to outside of building, overfill protection, physical protection, etc., are not included in Section 603.3, so compliance with Chapter 57 is also required. The Board determined that fuel storage in such tanks inside of buildings is commonly in double-wall tanks, and that this inherent leak protection was prudent in order to allow these quantities of combustible liquids to be stored inside a building for such purpose.)

****Section 807.5.2.2 and 807.5.2.3; change to read as follows:**

807.5.2.2 Artwork in Corridors. Artwork and teaching materials shall be limited on the walls of corridors to not more than 20 percent of the wall area. Such materials shall not be continuous from floor to ceiling or wall to wall.

Curtains, draperies, wall hangings, and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

Exception: Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be limited to 50 percent of the wall area.

807.5.2.3 Artwork in Classrooms. Artwork and teaching materials shall be limited on walls of classrooms to not more than 50 percent of the specific wall area to which they are attached.

Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

(Reason: This change allows an increase in wall coverage due to the presence of sprinklers. Also provides additional guidance relative to fire resistance requirements in these areas.)

****Section 807.5.5.2 and 807.5.5.3; change to read as follows:**

807.5.5.2 Artwork in Corridors. Artwork and teaching materials shall be limited on the walls of corridors to not more than 20 percent of the wall area. Such materials shall not be continuous from floor to ceiling or wall to wall. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

Exception: Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be limited to 50 percent of the wall area.

807.5.5.3 Artwork in Classrooms. Artwork and teaching materials shall be limited on walls of classrooms to not more than 50 percent of the specific wall area to which they are attached. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

(Reason: This change allows an increase in wall coverage due to the presence of sprinklers. Also provides additional guidance relative to fire resistance requirements in these areas.)

*****Section 901.6.1; add Section 901.6.1.1 to read as follows:**

901.6.1.1 Standpipe Testing. Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. The following additional requirements shall be applied to the testing that is required every 5 years:

10. The piping between the Fire Department Connection (FDC) and the standpipe shall be backflushed or inspected by approved camera when foreign material is present or when caps are missing, and also hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.
11. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the fire code official) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There is no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.
12. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25. All hose valves shall be exercised.
13. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the fire code official.
14. Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-marked as "Fifth Year" for Type of ITM, and the note on the back of the tag shall read "5 Year Standpipe Test" at a minimum.

15. The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (fire code official) shall be followed.
16. Additionally, records of the testing shall be maintained by the owner and contractor, if applicable, as required by the State Rules mentioned above and NFPA 25.
17. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected night time freezing conditions.
18. Contact the fire code official for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the fire code official.

(Reason: Increases the reliability of the fire protection system and re-emphasizes the requirements of NFPA 25 relative to standpipe systems, as well as ensuring that FDC connections are similarly tested/maintained to ensure operation in an emergency incident.)

****Section 901.6.4; add Section 901.6.4 to read as follows:**

901.6.4 False Alarms and Nuisance Alarms. False alarms and nuisance alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

(Reason: Places the responsibility on the business or property owner to maintain their fire alarm systems in approved condition. Allows the enforcement of "prohibition of false alarms". Replaces text lost from the legacy codes that helps to ensure the maintenance of life safety systems.)

****Section 901.7; change to read as follows:**

901.7 Systems Out of Service. Where a required fire protection system is out of service or in the event of an excessive number of activations, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service. ... {Remaining text unchanged}

(Reason: Gives fire code official more discretion with regards to enforcement of facilities experiencing nuisance alarm or fire protection system activations necessitating correction/repair/replacement. The intent of the amendment is to allow local jurisdictions to enforce fire watches, etc., where needed to ensure safety of occupants where fire protection systems are experiencing multiple nuisance activations.)

****Section 903.1.1; change to read as follows:**

903.1.1 Alternative Protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted ~~instead of~~ in addition to automatic sprinkler protection where recognized by the applicable standard ~~and, or as~~ approved by the fire code official.

(Reason: Such alternative systems do not provide the reliability of automatic sprinkler protection. Most gaseous type systems are highly susceptible to open doors, ceiling or floor tile removal, etc. However, an applicant could pursue an Alternate Method request to help mitigate the reliability issues with these alternative systems with the fire code official if so desired, or there may be circumstances in which the fire code official is acceptable to allowing an alternate system in lieu of sprinklers, such as kitchen hoods or paint booths.)

****Section 903.2.8; add sentence to read as follows:**

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided

throughout all buildings with a Group R fire area except as amended for Group R-3 occupancies.

(Reason: Amendment carried forward from previous codes)

****Section 903.2.8.1; add sentence to read as follows:**

903.2.8.1 Group R-3. ~~R903.2.10.7~~ ~~An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area except as amended for Group R-3 occupancies.~~
R903.2.10.7 An automatic sprinkler system shall be installed in all Group R-3 buildings with a building area over 7,500 square feet or living area over 6,000 square feet. For the purpose of this provision, living area shall include all areas included in “air conditioned”, future or “bonus rooms” or other areas determined to be actual or intended living areas.

(Reason: Amendment carried forward from previous codes)

****Section 903.2; add paragraph to read as follows and delete the exception:**

Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances. Storage shall not be allowed within the elevator machine room. Signage shall be provided at the entry doors to the elevator machine room indicating “ELEVATOR MACHINERY – NO STORAGE ALLOWED.”

(Reason: Firefighter and public safety. This amendment eliminates the shunt trip requirement of the International Building Code Section 3005.5 for the purpose of elevator passenger and firefighter safety. This amendment is contingent on the Building Code amendment eliminating the Exceptions to Section 3005.4, such that passive fire barriers for these areas are maintained. The exception deletion is due to the fact that such telecom areas pose an undue fire risk to the structural integrity of the building.)

****Section 903.2.9; add Section 903.2.9.3 to read as follows:**

903.2.9.3 Self-Service Storage Facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities.

(Reason: Fire departments are unable to inspect these commercial occupancies and are unaware of the contents being stored. Previous allowance to separate units by fire barriers is difficult to enforce maintenance after opening.)

Section 903.2.11; change 903.2.11.3 and add 903.2.11.7, 903.2.11.8, and 903.2.11.9 as follows:

903.2.11.3 Buildings ~~55~~ 35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories with an occupant load of 30 or more, other than penthouses in compliance with Section 1510 of the *International Building Code*, located ~~55~~ 35 feet (~~16 764~~ 10 668 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

Exceptions:

- 1.—Open parking structures in compliance with Section 406.5 of the *International Building Code*, having no other occupancies above the subject garage.
- 2.—Occupancies in Group F-2.

903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

903.2.11.9 Buildings Over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings with a building area 6,000 sq. ft. or greater and in all existing buildings that are enlarged to be 6,000 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

Exception: Open parking garages in compliance with Section 406.5 of the *International Building Code*.

(Reason: Provides jurisdictions options as to their desired level of sprinkler protection based on multiple factors including firefighting philosophies/capabilities.)

****Section 903.3.1.1.1; change to read as follows:**

903.3.1.1.1 Exempt Locations. When approved by the fire code official, automatic sprinklers shall not be required in the following rooms or areas where such ... {text unchanged}... because it is damp, of fire-resistance-rated construction or contains electrical equipment.

7. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
8. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the code official.
9. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
10. ~~In rooms or areas that are of noncombustible construction with wholly noncombustible contents.~~
11. ~~Fire service access~~ Elevator machine rooms, ~~and~~ machinery spaces, ~~and~~ hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.
12. {Delete.}

(Reason: Gives more direction to code official. Exception 4 deleted to provide protection where fire risks are poorly addressed. Amendment 903.2 addresses Exception 5 above relative to the elimination of sprinkler protection in these areas to avoid the shunt trip requirement.)

*****Section 903.3.1.2.3; delete section and replace as follows:**

[F] Section 903.3.1.2.3 Attached Garages and Attics. Sprinkler protection is required in attached garages, and in the following attic spaces:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.
2. Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.
3. Attic spaces of buildings that are two or more stories in height above grade plane or above the lowest level of fire department vehicle access.
4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:
 - 4.1. Provide automatic sprinkler system protection.
 - 4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.
 - 4.3. Construct the attic using noncombustible materials.
 - 4.4. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the *International Building Code*.
 - 4.5. Fill the attic with noncombustible insulation.

(Reason: Attic protection is required due to issues with fire exposure via soffit vents, as well as firefighter safety. Several jurisdictions indicated experience with un-protected attic fires resulting in displacement of all building occupants. NFPA 13 provides for applicable attic sprinkler protection requirements, as well as exemptions to such, based on noncombustible construction, etc. Attached garages already require sprinklers via NFPA 13R – this amendment just re-emphasizes the requirement.)

****Section 903.3.1.3; change to read as follows:**

903.3.1.3 NFPA 13D Sprinkler Systems. *Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.*

(Reason: To allow the use of the Plumbing section of the International Residential Code (IRC) and recognize current state stipulations in this regard.)

****Section 903.3.1.4; add to read as follows:**

[F] 903.3.1.4 Freeze protection. Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

903.3.1.4.1 Attics. Only dry-pipe, pre-action, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect attic spaces.

Exception: Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces where:

4. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
5. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
6. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

903.3.1.4.2 Heat trace/insulation. Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

(Reason: In the last few years, severe winters brought to light several issues with current practices for sprinklering attics, not the least of which was wet-pipe sprinklers in ventilated attics provided with space heaters, etc. for freeze protection of such piping. This practice is not acceptable for the protection of water-filled piping in a ventilated attic space as it does not provide a reliable means of maintaining the minimum 40 degrees required by NFPA, wastes energy, and presents a potential ignition source to the attic space. Listed antifreeze is specifically included because NFPA currently allows such even though there is no currently listed antifreeze at the time of development of these amendments. The intent of this amendment is to help reduce the large number of freeze breaks that have occurred in the past with water-filled wet-pipe sprinkler systems in the future, most specifically in attic spaces.)

****Section 903.3.5; add a second paragraph to read as follows:**

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every water-based fire protection system shall be designed with a 10 psi safety factor. Reference Section 507.4 for additional design requirements.

(Reason: To define uniform safety factor for the region.)

****Section 903.4; add a second paragraph after the exceptions to read as follows:**

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

(Reason: To avoid significant water losses. Consistent with amendment to IFC 905.9.)

****Section 903.4.2; add second paragraph to read as follows:**

The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

(Reason: Fire department connections are not always located at the riser; this allows the fire department faster access.)

****Section 905.2; change to read as follows:**

905.2 Installation Standard. Standpipe systems shall be installed in accordance with this section and NFPA 14. Manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low alarm.

(Reason: To define manual dry standpipe supervision requirements. Helps ensure the integrity of the standpipe system via supervision, such that open hose valves will result in a supervisory low air alarm.)

*****Section 905.3; add Section 905.3.9 and exception to read as follows:**

905.3.9 Buildings Exceeding 10,000 sq. ft. In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class I automatic wet or manual wet standpipes shall be provided.

Exceptions:

3. Automatic dry, semi-automatic dry, and manual dry standpipes are allowed as provided for in NFPA 14 where approved by the fire code official.
4. R-2 occupancies of four stories or less in height having no interior corridors.

(Reason: Allows for the rapid deployment of hose lines to the body of the fire. Manual dry option added this edition.)

****Section 905.4, change Item 1, 3, and 5, and add Item 7 to read as follows:**

1. In every required ~~interior~~ exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at an intermediate landing between stories, unless otherwise approved by the fire code official.
2. {No change.}
3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.
Exception: Where floor areas adjacent to an exit passageway are reachable from an ~~interior~~ exit stairway hose connection by a {remainder of text unchanged}
4. {No change.}
5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way a-hose connection shall be located to serve the roof or at the highest landing of an ~~interior~~ exit stairway with stair access to the roof provided in accordance with Section 1011.12.
6. {No change.}
7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter, or as otherwise approved by the fire code official.

(Reason: Item 1, 3, and 5 amendments to remove 'interior' will help to clarify that such connections are required for all 'exit' stairways, to ensure firefighter capabilities are not diminished in these tall buildings, simply because

the stair is on the exterior of the building. Item 5 reduces the amount of pressure required to facilitate testing, and provides backup protection for fire fighter safety. Item 7 allows for the rapid deployment of hose lines to the body of the fire.)

****Section 905.9; add a second paragraph after the exceptions to read as follows:**

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

(Reason: To avoid significant water losses. Consistent with amendment to IFC 903.4.)

****Section 907.1; add Section 907.1.4 and 907.1.4.1 to read as follows:**

907.1.4 Design Standards. Where a new fire alarm system is installed, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke detectors shall have analog initiating devices.

(Reason: Provides for the ability of descriptive identification of alarms, and reduces need for panel replacement in the future. Updated wording to match the language of the new requirement at 907.5.2.3. Change of terminology allows for reference back to definitions of NFPA 72.)

****Section 907.2.1; change to read as follows:**

907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies ~~where the having an occupant load due to the assembly occupancy is of 300 or more persons,~~ or where the Group A occupant load is more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with Section 707.3.-10 of the *International Building Code* shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception: {No change.}

Activation of fire alarm notification appliances shall:

1. Cause illumination of the means of egress with light of not less than 1 foot-candle (11 lux) at the walking surface level, and
2. Stop any conflicting or confusing sounds and visual distractions.

(Reason: Increases the requirement to be consistent with Group B requirement. Also addresses issue found in Group A occupancies of reduced lighting levels and other A/V equipment that distracts from fire alarm notification devices or reduces ability of fire alarm system to notify occupants of the emergency condition.)

****Section 907.2.3; change to read as follows:**

907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

Exceptions:

2. {No change.}

- 1.2. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.) {No change to remainder of exceptions.}

(Reason: To distinguish educational from day care occupancy minimum protection requirements. Further, to define threshold at which portable buildings are considered a separate building for the purposes of alarm systems. Exceptions provide consistency with State law concerning such occupancies.)

****Section 907.2.12, Exception 3; change to read as follows:**

3. Open air portions of buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the International Building Code; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants, and similarly enclosed areas.

(Reason: To indicate that enclosed areas within open air seating type occupancies are not exempted from automatic fire alarm system requirements.)

****Section 907.4.2; add Section 907.4.2.7 to read as follows:**

907.4.2.7 Type. Manual alarm initiating devices shall be an approved double action type.

(Reason: Helps to reduce false alarms.)

****Section 907.6.1; add Section 907.6.1.1 to read as follows:**

907.6.1.1 Wiring Installation. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one foot vertical between supply and return circuit conductors. The initiating device circuit (IDC) from a signaling line circuit interface device may be wired Class B, provided the distance from the interface device to the initiating device is ten feet or less.

(Reason: To provide uniformity in system specifications and guidance to design engineers. Improves reliability of fire alarm devices and systems.)

****Section 907.6.3; delete all four Exceptions.**

(Reason: To assist responding personnel in locating the emergency event for all fire alarm systems. This is moved from 907.6.5.3 in the 2012 IFC and reworded to match new code language and sections.)

****Section 907.6.6; – add sentence at end of paragraph to read as follows:**

See 907.6.3 for the required information transmitted to the supervising station.

(Reason: To assist responding personnel in locating the emergency event for all fire alarm systems. This is moved from 907.6.5.3 in the 2012 IFC and reworded to match new code language and sections.)

****Section 909.22; add to read as follows:**

909.22 Stairway or Ramp Pressurization Alternative. Where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and the stair pressurization alternative is chosen for compliance with Building Code requirements for a smokeproof enclosure, interior exit stairways or ramps shall be pressurized to a minimum of 0.10 inches of water (25 Pa) and a maximum of 0.35 inches of water (87 Pa) in the shaft relative to the building measured with all interior exit stairway and ramp doors closed under maximum

anticipated conditions of stack effect and wind effect. Such systems shall comply with Section 909, including the installation of a separate fire-fighter's smoke control panel as per Section 909.16, and a Smoke Control Permit shall be required from the fire department as per Section 105.7.

909.22.1 Ventilating equipment. The activation of ventilating equipment for the stair or ramp pressurization system shall be by smoke detectors installed at each floor level at an approved location at the entrance to the smokeproof enclosure. When the closing device for the stairway or ramp shaft and vestibule doors is activated by smoke detection or power failure, the mechanical equipment shall activate and operate at the required performance levels. Smoke detectors shall be installed in accordance with Section 907.3.

909.22.1.1 Ventilation Systems. Smokeproof enclosure ventilation systems shall be independent of other building ventilation systems. The equipment, control wiring, power wiring and ductwork shall comply with one of the following:

1. Equipment, control wiring, power wiring and ductwork shall be located exterior to the building and directly connected to the smokeproof enclosure or connected to the smokeproof enclosure by ductwork enclosed by not less than 2-hour fire barriers constructed in accordance with Section 707 of the Building Code or horizontal assemblies constructed in accordance with Section 711 of the Building Code, or both.
2. Equipment, control wiring, power wiring and ductwork shall be located within the smokeproof enclosure with intake or exhaust directly from and to the outside or through ductwork enclosed by not less than 2-hour barriers constructed in accordance with Section 707 of the Building Code or horizontal assemblies constructed in accordance with Section 711 of the Building Code, or both.
3. Equipment, control wiring, power wiring and ductwork shall be located within the building if separated from the remainder of the building, including other mechanical equipment, by not less than 2-hour fire barriers constructed in accordance with Section 707 of the Building Code or horizontal assemblies constructed in accordance with Section 711 of the Building Code, or both.

Exceptions:

1. Control wiring and power wiring utilizing a 2-hour rated cable or cable system.
2. Where encased with not less than 2 inches (51 mm) of concrete.
3. Control wiring and power wiring protected by a listed electrical circuit protective systems with a fire-resistance rating of not less than 2 hours.

909.21.1.2 Standby Power. Mechanical vestibule and stairway and ramp shaft ventilation systems and automatic fire detection systems shall be provided with standby power in accordance with Section 2702 of the Building Code.

909.22.1.3 Acceptance and Testing. Before the mechanical equipment is approved, the system shall be tested in the presence of the fire code official to confirm that the system is operating in compliance with these requirements.

(Reason: To assist with enforcement of such as a smoke control system, as per Section 909.6.3, especially since a permit is now specifically required for such systems in the Fire Code. Also ensures that a firefighter's override panel is provided as per 909.16 for such systems. The above amendment copies the applicable requirements for such systems from Section 909.20 of the Building Code into the Fire Code. Although the published code did copy the elevator pressurization requirements into the Fire Code, it did not copy over the stair pressurization requirements.)

****Section 910.2; change Exception 2. and 3.to read as follows:**

2. Only manual smoke and heat removal shall ~~not~~ be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers. Automatic smoke and heat removal is prohibited.
3. Only manual smoke and heat removal shall ~~not~~ be required in areas of buildings equipped with control mode special application sprinklers with a response time index of $50(m^*S)^{1/2}$ or less that are listed to control a fire in stored commodities with 12 or fewer sprinklers. Automatic smoke and heat removal is prohibited.

(Reason: Allows the fire department to control the smoke and heat during and after a fire event, while still prohibiting such systems from being automatically activated, which is a potential detriment to the particular sprinkler systems indicated.)

****Section 910.2; add subsections 910.2.3 with exceptions to read as follows:**

910.2.3 Group H. Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m²) in single floor area.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

(Reason: Maintains a fire protection device utilized in such occupancies where it is sometimes necessary to allow chemicals to burn out, rather than extinguish.)

****Section 910.3; add section 910.3.4 to read as follows:**

910.3.4 Vent Operation. Smoke and heat vents shall be capable of being operated by approved automatic and manual means. Automatic operation of smoke and heat vents shall conform to the provisions of Sections 910.3.2.1 through 910.3.2.3.

910.3.4.1 Sprinklered buildings. Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate automatically.

The automatic operating mechanism of the smoke and heat vents shall operate at a temperature rating at least 100 degrees F (approximately 38 degrees Celsius) greater than the temperature rating of the sprinklers installed.

Exception: Manual only systems per Section 910.2.

910.3.4.2 Nonsprinklered Buildings. Where installed in buildings not equipped with an approved automatic sprinkler system, smoke and heat vents shall operate automatically by actuation of a heat-responsive device rated at between 100°F (56°C) and 220°F (122°C) above ambient.

Exception: Listed gravity-operated drop out vents.

(Reason: Amendment continues to keep applicable wording from prior to the 2012 edition of the IFC. Specifically, automatic activation criteria is no longer specifically required in the published code. Specifying a temperature range at which smoke and heat vents should activate in sprinklered buildings helps to ensure that the sprinkler system has an opportunity to activate and control the fire prior to vent operation.)

****Section 910.4.3.1; change to read as follows:**

910.4.3.1 Makeup Air. Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be ~~manual or~~ automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m² per 0.4719 m³/s) of smoke exhaust.

(Reason: Makeup air has been required to be automatic for several years now in this region when mechanical smoke exhaust systems are proposed. This allows such systems to be activated from the smoke control panel by first responders without having to physically go around the exterior of the building opening doors manually.

Such requires a significant number of first responders on scene to conduct this operation and significantly delays activation and/or capability of the smoke exhaust system.)

****Section 912.2; add Section 912.2.3 to read as follows:**

912.2.3 Hydrant Distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

(Reason: To accommodate limited hose lengths, improve response times where the FDC is needed to achieve fire control, and improve ease of locating a fire hydrant in those situations also. Also, consistent with NFPA 14 criteria.)

****Section 913.2.1; add second paragraph and exception to read as follows:**

When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. – 8 in. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by Section 506.1.

Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the fire code official. Access keys shall be provided in the key box as required by Section 506.1.

(Reason: This requirement allows fire fighters safer access to the fire pump room. The requirement allows access without being required to enter the building and locate the fire pump room interior access door during a fire event. The exception recognizes that this will not always be a feasible design scenario for some buildings, and as such, provides an acceptable alternative to protect the pathway to the fire pump room.)

****Section 914.3.1.2; change to read as follows:**

914.3.1.2 Water Supply to required Fire Pumps. In buildings that are more than 420 120 feet (37 m) in building height, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: {No change to exception.}

(Reason: The 2009 edition of the IFC added this requirement based on a need for redundancy of the water supply similar to the redundancy of the power supply to the fire pumps required for such tall buildings, partially due to the fact that these buildings are rarely fully evacuated in a fire event. More commonly, the alarm activates on the floor of the event, the floor above and the floor below. Back-up power to the fire pump becomes critical for this reason. Certainly, the power is pointless if the water supply is impaired for any reason, so a similar requirement is provided here for redundant water supplies. The 2015 edition changes the requirement to only apply to very tall buildings over 420 ft. This amendment modifies/lowers the requirement to 120 ft., based on this same height requirement for fire service access elevators. Again, the language from the 2009 and 2012 editions of the code applied to any high-rise building. This compromise at 120 ft. is based on the above technical justification of defend-in-place scenarios in fire incidents in such tall structures.)

****Section 1006.2.2.7; Add Section 1006.2.2.7 as follows:**

1006.2.2.7 Electrical Rooms. For electrical rooms, special exiting requirements may apply. Reference the electrical code as adopted.

(Reason: Cross reference necessary for coordination with the NEC which has exiting requirements as well.)

****Section 1009.8; add the following Exception 7:**

Exceptions:

7. Buildings regulated under State Law and built in accordance with State registered plans, including variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1009 and chapter 11.

(Reason: To accommodate buildings regulated under Texas State Law and to be consistent with amendments in Chapter 11.)

****Section 1010.1.9.5 Bolt Locks; amend exceptions 3 and 4 as follows:**

Exceptions:

3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F, M or S occupancy. (Remainder unchanged)

4. Where a pair of doors serves a Group A, B, F, M or S occupancy (remainder unchanged)

(Reason: Application to M occupancies reflects regional practice; No. 4 expanded to Group A due to it being a similar scenario to other uses; No. 4 was regional practice.)

****Section 1020.1 Construction; add exception 6 to read as follows:**

6. In group B occupancies, corridor walls and ceilings need not be of fire-resistive construction within a single tenant space when the space is equipped with approved automatic smoke-detection within the corridor. The actuation of any detector must activate self-annunciating alarms audible in all areas within the corridor. Smoke detectors must be connected to an approved automatic fire alarm system where such system is provided.

(Reason: Regionally accepted alternate method.)

****Section 1029.1.1.1 Spaces under grandstands and bleachers; delete this section.**

(Reason: Unenforceable.)

****Section 1031.2; change to read as follows:**

1031.2 Reliability. Required *exit accesses*, *exits* and *exit discharges* shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency ~~where the building area served by the means of egress is occupied~~. An *exit* or *exit passageway* shall not be used for any purpose that interferes with a means of egress.

(Reason: Maintain legacy levels of protection and long-standing regional practice, and provide firefighter safety.)

****Section 1103.3; add sentence to end of paragraph as follows:**

Provide emergency signage as required by Section 606.3.

(Reason: Coordinates requirements of previous amendment.)

*****Section 1103.5.1: add sentence to read as follows:**

Fire sprinkler system installation shall be completed within 24 months from date of notification by the fire code official.

(Reason: Regional consistency of this retroactive requirement to allow business owners adequate time to budget to accommodate the cost of the fire sprinkler system.)

****Section 1103.5; add Section 1103.5.5 to read as follows:**

1103.5.5 Spray Booths and Rooms. Existing spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system in accordance with Section 2404.

(Reason: Consistent with amendment to IFC 2404, and long-standing regional requirement to protect this hazardous operation.)

*****Section 1103.7; add Section 1103.7.7 and 1103.7.7.1 to read as follows:**

1103.7.7 Fire Alarm System Design Standards. Where an existing fire alarm system is upgraded or replaced, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke and/or heat detectors shall have analog initiating devices.

Exception: Existing systems need not comply unless the total building, or fire alarm system, remodel or expansion exceeds 30% of the building. When cumulative building, or fire alarm system, remodel or expansion initiated after the date of original fire alarm panel installation exceeds 50% of the building, or fire alarm system, the fire alarm system must comply within 18 months of permit application.

1103.7.7.1 Communication requirements. Refer to Section 907.6.6 for applicable requirements.

(Reason: To assist responding personnel in locating the emergency event and provide clarity as to percentages of work that results in a requirement to upgrade the entire fire alarm system.)

*****Section 1203; change and add to read as follows:**

1203.1.1 {No change.}

1203.1.2 {No change.}

1203.1.3 Emergency power systems and standby power systems shall be installed in accordance with the *International Building Code*, NFPA 70, NFPA 110 and NFPA 111. Existing installations shall be maintained in accordance with the original approval, except as specified in Chapter 11.

1203.1.4 through 1203.1.9 {No changes to these sections.}

1203.1.10 Critical Operations Power Systems (COPS). For Critical Operations Power Systems necessary to maintain continuous power supply to facilities or parts of facilities that require continuous operation for the reasons of public safety, emergency management, national security, or business continuity, see NFPA 70.

1203.2 Where Required. Emergency and standby power systems shall be provided where required by Sections 1203.2.1 through 1203.2.4826 or elsewhere identified in this code or any other referenced code.

1203.2.1 through 1203.2.3 {No change.}

1203.2.4 Emergency Voice/alarm Communications Systems. Emergency power shall be provided for emergency voice/alarm communications systems in the following occupancies, or as specified elsewhere in this code, as required in Section 907.5.2.2.5. The system shall be capable of powering the required load for a duration of not less than 24 hours, as required in NFPA 72.

Covered and Open Malls, Section 907.2.19 and 914.2.3

Group A Occupancies, Sections 907.2.1 and 907.5.2.2.4.

Special Amusement Buildings, Section 907.2.11

High-rise Buildings, Section 907.2.12

Atriums, Section 907.2.13

Deep Underground Buildings, Section 907.2.18

1203.2.5 through 1203.2.13 {No change.}

1203.2.14 Means of Egress Illumination. Emergency power shall be provided for *means of egress* illumination in accordance with Sections 1008.3 and 1104.5.1. (90 minutes)

1203.2.15 Membrane Structures. Emergency power shall be provided for exit signs in temporary tents and

membrane structures in accordance with Section 3103.12.6. (90 minutes) Standby power shall be provided for auxiliary inflation systems in permanent membrane structures in accordance with Section 2702 of the *International Building Code*. (4 hours) Auxiliary inflation systems shall be provided in temporary air-supported and air-inflated membrane structures in accordance with section 3103.10.4.

1203.2.16 {No change.}

1203.2.17 Smoke Control Systems. Standby power shall be provided for smoke control systems in the following occupancies, or as specified elsewhere in this code, as required in Section 909.11:

Covered Mall Building, *International Building Code*, Section 402.7

Atriums, *International Building Code*, Section 404.7

Underground Buildings, *International Building Code*, Section 405.8

Group I-3, *International Building Code*, Section 408.4.2

Stages, *International Building Code*, Section 410.2.5

Special Amusement Buildings (as applicable to Group A's), *International Building Code*, Section 411.1

Smoke Protected Seating, Section 1029.6.2.

1203.2.18 {No change.}

1203.2.19 Covered and Open Mall Buildings. Emergency power shall be provided in accordance with Section 907.2.19 and 914.2.3.

1203.2.20 Airport Traffic Control Towers. A standby power system shall be provided in airport traffic control towers more than 65 ft. in height. Power shall be provided to the following equipment:

1. Pressurization equipment, mechanical equipment and lighting.

2. Elevator operating equipment.

3. Fire alarm and smoke detection systems.

1203.2.21 Smokeproof Enclosures and Stair Pressurization Alternative. Standby power shall be provided for smokeproof enclosures, stair pressurization alternative and associated automatic fire detection systems as required by the *International Building Code*, Section 909.20.6.2.

1203.2.22 Elevator Pressurization. Standby power shall be provided for elevator pressurization system as required by the *International Building Code*, Section 909.21.5.

1203.2.23 Elimination of Smoke Dampers in Shaft Penetrations. Standby power shall be provided when eliminating the smoke dampers in ducts penetrating shafts in accordance with the *International Building Code*, Section 717.5.3, exception 2.3.

1203.2.24 Common Exhaust Systems for Clothes Dryers. Standby power shall be provided for common exhaust systems for clothes dryers located in multistory structures in accordance with the *International Mechanical Code*, Section 504.10, Item 7.

1203.2.25 Hydrogen Cutoff Rooms. Standby power shall be provided for mechanical ventilation and gas detection systems of Hydrogen Cutoff Rooms in accordance with the *International Building Code*, Section 421.

1203.2.26 Means of Egress Illumination in Existing Buildings. Emergency power shall be provided for *means of egress* illumination in accordance with Section 1104.5 when required by the fire code official. (90 minutes in I-2, 60 minutes elsewhere.)

1203.3 through 1203.6 {No change.}

1203.7 Energy Time Duration. Unless a time limit is specified by the fire code official, in this chapter or elsewhere in this code, or in any other referenced code or standard, the emergency and standby power system shall be supplied with enough fuel or energy storage capacity for not less than 2-hour full-demand operation of the system.

Exception: Where the system is supplied with natural gas from a utility provider and is approved.

(Reason: These amendments were moved from Chapter 6, due to relocation of the published sections to this new Chapter 12. These provisions provide a list to complete and match that throughout the codes. The only additional requirements are the reference to COPS in NFPA 70, and the specified Energy time duration. Other changes are a reference to a code provision that already exists.)

****Section 2304.1; change to read as follows:**

2304.1 Supervision of Dispensing. The dispensing of fuel at motor fuel-dispensing facilities shall be conducted by a qualified attendant or shall be under the supervision of a qualified attendant at all times or shall be in accordance with Section 2204.3, the following:

1. Conducted by a qualified attendant; and/or,
2. Shall be under the supervision of a qualified attendant; and/or
3. Shall be an unattended self-service facility in accordance with Section 2304.3.

At any time the qualified attendant of item Number 1 or 2 above is not present, such operations shall be considered as an unattended self-service facility and shall also comply with Section 2304.3.

(Reason: Allows a facility to apply the attended and unattended requirements of the code when both are potentially applicable.)

****Section 2401.2; delete this section.**

(Reason: This section eliminates such booths from all compliance with Chapter 15 including, but not limited to: size, ventilation, fire protection, construction, etc. If the product utilized is changed to a more flammable substance, the lack of compliance with Chapter 15 could result in significant fire or deflagration and subsequent life safety hazard.)

*****Section 3103.3.1; delete this section.**

(Reason: This new section of the Fire Code requires a fire sprinkler system to be installed in temporary tents and membrane structures, which is not a reasonable or enforceable requirement for a temporary use. A fire watch or fire alarm system is a more advisable approach for such occupancies that are only temporary.)

****Table 3206.2, footnote h; change text to read as follows:**

~~h. Not required~~ Where storage areas are protected by either early suppression fast response (ESFR) sprinkler systems or control mode special application sprinklers with a response time index of 50 (m • s) 1/2 or less that are listed to control a fire in the stored commodities with 12 or fewer sprinklers, installed in accordance with NFPA 13, manual smoke and heat vents or manually activated engineered mechanical smoke exhaust systems shall be required within these areas.

(Reason: Allows the fire department to control the smoke and heat during and after a fire event, while ensuring proper operation of the sprinkler protection provided. Also, gives an alternative to smoke and heat vents.)

*****Table 3206.2, footnote j; add footnote j to row titled 'High Hazard' and 'Greater than 300,000' to read as follows:**

j. High hazard high-piled storage areas shall not exceed 500,000 square feet. A 2-hour fire wall constructed in accordance with Section 706 of the International Building Code shall be used to divide high-piled storage exceeding 500,000 square feet in area.

(Reason: This is a long-standing legacy requirement and provides passive protection for extremely large buildings where it would be otherwise impossible to control the spread of fire without the fire wall in place in an uncontrolled fire event, which is much more likely in high hazard commodities, such as tires, flammable liquids, expanded plastics, etc.)

****Section 3310.1; add sentence to end of paragraph to read as follows:**

When fire apparatus access roads are required to be installed for any structure or development, they shall be approved prior to the time at which construction has progressed beyond completion of the foundation of any

structure.

(Reason: Reference requirement of Section 501.4.)

****Section 5601.1.3; change to read as follows:**

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling, and use of fireworks are prohibited.

Exceptions:

1. Only when approved for fireworks displays, storage, and handling of fireworks as allowed in Section 5604 and 5608.
2. ~~Manufacture, assembly and testing of fireworks as allowed in Section 5605.~~
3. ~~2.~~ The use of fireworks for approved fireworks displays as allowed in Section 5608.
4. ~~The possession, storage, sale... {Delete remainder of text.}~~

(Reason: Restricts fireworks to approved displays only, which is consistent with regional practice. Such is intended to help protect property owners and individuals from unintentional fireworks fires within the jurisdiction, as well as to help protect individuals from fireworks injuries. It is noted that there has been a change in the State Law to allow possession of unopened fireworks in certain areas of the vehicle, and it is highly recommended that AHJ's familiarize themselves with the applicable State Laws in this regard.)

****Section 5703.6; add a sentence to read as follows:**

5703.6 Piping Systems. Piping systems, and their component parts, for flammable and combustible liquids shall be in accordance with Sections 5703.6.1 through 5703.6.11. An approved method of secondary containment shall be provided for underground tank and piping systems.

(Reason: Increased protection in response to underground leak problems and remediation difficulty in underground applications. Coordinates with TCEQ requirements.)

****Section 5704.2.11.4; add a sentence to read as follows:**

5704.2.11.4 Leak Prevention. Leak prevention for underground tanks shall comply with Sections 5704.2.11.4.1 and 5704.2.11.4.2 through 5704.2.11.4.3. An approved method of secondary containment shall be provided for underground tank and piping systems.

(Reason: Increased protection in response to underground leak problems and remediation difficulty in underground applications.)

****Section 5704.2.11.4.2; change to read as follows:**

5704.2.11.4.2 Leak Detection. Underground storage tank systems shall be provided with an *approved* method of leak detection from any component of the system that is designed and installed in accordance with NFPA 30 and as specified in Section 5704.2.11.4.3.

(Reason: Reference to IFC Section 5704.2.11.4.3 amendment.)

****Section 5704.2.11.4.3; add Section 5704.2.11.4.3 to read as follows:**

5704.2.11.4.3 Observation Wells. Approved sampling tubes of a minimum 4 inches in diameter shall be installed in the backfill material of each underground flammable or combustible liquid storage tank. The tubes shall extend from a point 12 inches below the average grade of the excavation to ground level and shall be provided with suitable surface access caps. Each tank site shall provide a sampling tube at the corners of the excavation with a minimum of 4 tubes. Sampling tubes shall be placed in the product line excavation within 10 feet of the tank excavation and one every 50 feet routed along product lines towards the dispensers, a minimum of two are required.

(Reason: Provides an economical means of checking potential leaks at each tank site.)

****Section 5707.4; add paragraph to read as follows:**

Mobile fueling sites shall be restricted to commercial, industrial, governmental, or manufacturing, where the parking area having such operations is primarily intended for employee vehicles. Mobile fueling shall be conducted for fleet fueling or employee vehicles only, not the general public. Commercial sites shall be restricted to office-type or similar occupancies that are not primarily intended for use by the public.

(Reason: The general public does not expect a hazardous operation to be occurring in a typical parking lot or for a fuel truck to be traversing such parking lot, temporarily fueling a vehicle, and moving on to the next area in the parking lot to fuel the next vehicle. Vehicular accidents occur in parking lots on a regular basis, but the presence of a fuel truck, especially one in the process of fueling a vehicle with gasoline, greatly adds to the potential risk involved in such accidents. By restricting such operations to the occupancies in question, the employees of the business may be adequately notified to expect such operations to occur in the parking lot.)

****Section 6103.2.1; add Section 6103.2.1.8 to read as follows:**

6103.2.1.8 Jewelry Repair, Dental Labs and Similar Occupancies. Where natural gas service is not available, portable LP-Gas containers are allowed to be used to supply approved torch assemblies or similar appliances. Such containers shall not exceed 20-pound (9.0 kg) water capacity. Aggregate capacity shall not exceed 60-pound (27.2 kg) water capacity. Each device shall be separated from other containers by a distance of not less than 20 feet.

(Reason: To provide a consistent and reasonable means of regulating the use of portable LP-Gas containers in these situations. Reduces the hazard presented by portable containers when natural gas is already available. Please note that current State Law does not allow for the enforcement of any rules more stringent than that adopted by the State, so this amendment is only applicable as to the extent allowed by that State Law.)

****Section 6104.2, Exception; add an exception 2 to read as follows:**

Exceptions:

1. {existing text unchanged}
2. Except as permitted in Sections 308 and 6104.3.2, LP-gas containers are not permitted in residential areas.

(Reason: To provide a consistent and reasonable means of regulating the use LP-Gas containers. Reduces the hazard presented by such containers when natural gas is already available. References regional amendment to IFC 6104.3.2. Please note that current State Law does not allow for the enforcement of any rules more stringent than that adopted by the State, so this amendment is only applicable as to the extent allowed by that State Law.)

****Section 6104.3; add Section 6104.3.3 to read as follows:**

6104.3.3 Spas, Pool Heaters, and Other Listed Devices. Where natural gas service is not available, an LP-gas container is allowed to be used to supply spa and pool heaters or other listed devices. Such container shall not exceed 250-gallon water capacity per lot. See Table 6104.3 for location of containers.

Exception: Lots where LP-gas can be off-loaded wholly on the property where the tank is located may install up to 500 gallon above ground or 1,000 gallon underground approved containers.

(Reason: Allows for an alternate fuel source. Dwelling density must be considered and possibly factored into zoning restrictions. Reduces the hazard presented by over-sized LP-Gas containers. Please note that current State Law does not allow for the enforcement of any rules more stringent than that adopted by the State, so this amendment is only applicable as to the extent allowed by that State Law.)

****Section 6107.4 and 6109.13; change to read as follows:**

6107.4 Protecting Containers from Vehicles. Where exposed to vehicular damage due to proximity to alleys, driveways or parking areas, LP-gas containers, regulators and piping shall be protected in accordance with ~~NFPA 58~~ Section 312.

6109.13 Protection of Containers. LP-gas containers shall be stored within a suitable enclosure or otherwise protected against tampering. Vehicle impact protection shall be provided as required by Section 6107.4.

~~**Exception:** Vehicle impact protection shall not be required for protection of LP-gas containers where the containers are kept in lockable, ventilated cabinets of metal construction.~~

(Reason: NFPA 58 does not provide substantial physical protection [it allows raised sidewalks, fencing, ditches, parking bumpers as 'vehicle barrier protection'] of the container(s) from vehicular impact as is required and has been required historically, as per Section 312, i.e. bollard protection. Further, the exception to Section 6109.13 would allow for portable containers in ventilated metal cabinets to not require any physical protection whatsoever from vehicular impact, regardless of the location of the containers. Please note that current State Law does not allow for the enforcement of any rules more stringent than that adopted by the State, so this amendment is only applicable as to the extent allowed by that State Law.)

**** {Applicable to those jurisdictions adopting Appendix B}**

Table B105.2; change footnote a. to read as follows:

a. The reduced fire-flow shall be not less than ~~4,000~~ 1,500 gallons per minute.

(Reason: The minimum fire-flow of 1,500 gpm for other than one- and two- family dwellings has existed since the 2000 edition of the IFC, as well as the Uniform Fire Code before that. Little to no technical justification was provided for the proposed code change at the code hearings. The board believes that the already-allowed 75 percent reduction in required fire-flow for the provision of sprinkler protection is already a significant trade-off. The minimum 1,500 gpm is not believed to be overly stringent for the vast majority of public water works systems in this region, especially since it has existed as the requirement for so many years. Further, the continued progression of trading off more and more requirements in the codes for the provision of sprinkler protection has made these systems extremely operation-critical to the safety of the occupants and properties in question. In other words, should the sprinkler system fail for any reason, the fire-flow requirements drastically increase from that anticipated with a sprinkler-controlled fire scenario.)

Amendments to the 2018 International Swimming Pool and Spa Code

The following sections, paragraphs, and sentences of the *2018 International Swimming Pool and Spa Code* are hereby amended as follows: Standard type is text from the ISPSC. Underlined type is text inserted. Lined-through type is deleted text from ISPSC. A triple asterisk (***) identifies a new or revised amendment with the 2018 ISPSC code.

****Section 102.9; Change to read as follows:**

Section 102.9 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law, to include but not limited to:

1. Texas Department of State Health Services (TDSHS); Standards for Public Pools and Spas: §285.181 through §285.208, (TDSHS rules do not apply to pools serving one- and two family dwellings or townhouses).
2. Texas Department of Licensing and Regulation (TDLR); 2012 Texas Accessibility Standards (TAS), TAS provide the scoping and technical requirements for accessibility for Swimming Pool, wading pools and spas and shall comply with 2012 TAS, Section 242. (TAS rules do not apply to pools serving one- and two family dwellings or townhouses).

Exception: Elements regulated under Texas Department of Licensing and Regulation (TDLR) and built in accordance with TDLR approved plans, including any variances or waivers granted by the TDLR, shall be deemed to be in compliance with the requirements of this Chapter.

(Reason: To clarify specific Texas statutes which regulate public pools and spas.)

****Section 103.1; Change to read as follows:**

Section 103.1 Creation of enforcement agency. The ~~Department of Building Safety~~ **City of Colleyville Department of Building Inspections** is hereby created and the official in charge thereof shall be known as the code official. **Tarrant County Health Department** is hereby created and the official in charge thereof shall be known as the code official for operation and maintenance of any public swimming pool in accordance this code, local and state law.

(Reason: Reminder to be sure ordinance reads the same as designed by the City & the operation of public pools is enforced through the City's appropriate department procedure.)

****Section 107.4; Delete entirely (covered by general provisions in Code of Ordinances):**

(Reason: Covered by general provisions of the Code of Ordinances.)

****107.5; Change to read as follows:**

107.5 Stop work orders. Upon notice from the code official, work on any system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe

condition, shall be in violation of this code, liable to a fine of not less than [AMOUNT] dollars or more than [AMOUNT] dollars.

(Reason: Covered by general provisions of the Municipal Code of Ordinances.)

****Section 202; DEFINITIONS; insert definition; change to read as follows:**

TARRANT COUNTY HEALTH DEPARTMENT regulates the operation of public pools. Routine inspections on pools and spas open to the public are conducted to document compliance with the standards set forth in State law.

(Reason: The operation of public pools is enforced through **Tarrant County Health Department** procedures.)

*****Section 305; Change to read as follows:**

305.1 General.

The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. In one-and two-family dwellings and townhouses, where spas or hot tubs are equipped with a lockable safety cover complying with [ASTM F1346](#) and swimming pools are equipped with a powered safety cover that complies with [ASTM F1346](#), the areas where those spas, hot tubs or pools are located shall not be required to comply with [Sections 305.2](#) through [305.7](#).

(Reason: To clarify requirements for dwellings and commercial properties and specific Texas statutes which regulate public pools and spas.)

****Section 305.2; Change to read as follows:**

305.2 Outdoor swimming pools and spas. Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 305.2.1 through 305.7 and in accordance with the Texas Administrative Code, Texas Health and Safety Code 757 for public pools.

(Reason: To clarify specific Texas statutes which regulate public pools and spas.)

****Section 305.2.4; Change to read as follows:**

305.2.4 Mesh fence as a barrier. Mesh fences shall be approved in advance of installation by the code official. Mesh fences, other than chain link fences in accordance Section 305.2.7, shall be install atop permanent flat and solid masonry surfaces extending a minimum 18 inches on each perpendicular side of the barrier and shall be installed.....

[Remainder unchanged]

(Reason: To provide overview of the methods and materials used for barriers that may be inadequate.)

**** Add subsection 305.2.7.1; to read as follows:**

305.2.7.1 Chain link fencing prohibited. Chain link fencing is not permitted as a barrier in public pools built after January 1, 1994.

(Reason: To clarify specific Texas Health and Safety Code Chapter 757.003 (f).)

****Section 305.3; Add sentence at the end to read as follows:**

Automatic drive gates which serve as part of the pool barrier shall self-close within one minute of activating the gates to the open position.

(Reason: Specifies reasonable amount of time for closure of automatic gates)

****Section 305.4 structure wall as a barrier; Changes as follows:**

305.4 Structure wall as a barrier. Where a wall of a dwelling or structure of a one and two family dwelling or townhouse or its accessory structure serves as part of a barrier and where doors or windows provide direct access to the pool or spa through that wall, one of the following shall be required:

1. Remainder Unchanged
2. Remainder Unchanged
3. Remainder Unchanged
4. The wall of a building with windows in accordance with 2018 International Building Code, Section 1030 in Group R2 occupancies shall not be used as part of pool enclosure. Other windows that are part of a pool yard enclosure shall be permanently closed and unable to be opened for public pools.
- 5.

(Reason: To clarify specific Texas Health and Safety Code Chapter 757.007 & 2015 IBC, Section 1030.)

****Section 305.6; Change to read as follows:**

305.6 Natural barriers used in a one and two family dwelling or townhouse. In the case where the pool or spa area abuts the edge of a lake or other natural body of water, public access is not permitted or allowed along the shoreline, and required barriers extend to and beyond the water's edge a minimum of eighteen (18) inches, a barrier is not required between the natural body of water shoreline and the pool or spa.

(Reason: Specific Texas statutes do not allow the use of natural barriers in lieu of fencing for public pools per Chapter 757.003).

****Section 307.1.4 Accessibility; Add exception to Section to 307.1.4 as follows:**

Exception: Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

(Reason: To accommodate buildings regulated under state law. Further clarified to mean Components that are specifically addressed by TDLR shall be exempt.)

****Section 310; Change to read as follows:**

310.1 General. Suction entrapment avoidance for pools and spas shall be provided in accordance with APSP 7 or for public swimming pools in accordance with State of Texas Rules for Public Swimming Pools and Spas, Title 25 TAC Chapter 265 Subchapter L, Rule §265.190.

[Remainder unchanged]

(Reason: To clarify specific Texas statutes which regulate public pools and spas.)

****Section 313.7; Change to read as follows:**

313.7 Emergency shutoff switch for spas and hot tubs. ~~An emergency shutoff switch shall be provided to disconnect all power to recirculation and jet system pumps and air blowers. Emergency shutoff switches shall be provided with access; located within sight of pools and spas and located not less than 5 feet (5') horizontally from the inside walls of the pool or spa. A clearly labeled emergency shutoff or control switch for the purpose of stopping the motor(s) that provide power to the recirculation system and jet system shall be installed at a point readily accessible to the users and not less than 1.5 m (5 ft.) away, adjacent to, and within sight of the spa or hot tub. This requirement shall not apply to one and two family dwellings and townhouses.~~

Exception: ~~Onground storable and permanent inground residential swimming pools.~~

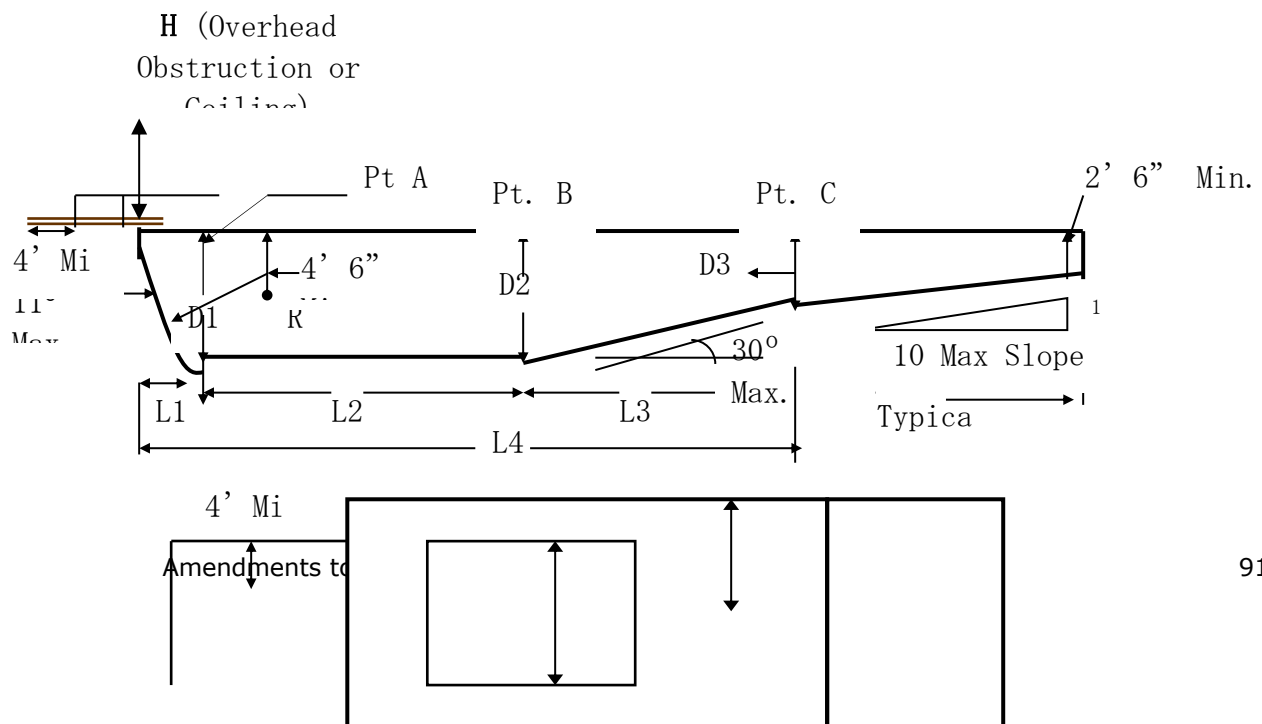
(Reason: Language is from 2017 NEC Article 680.41.)

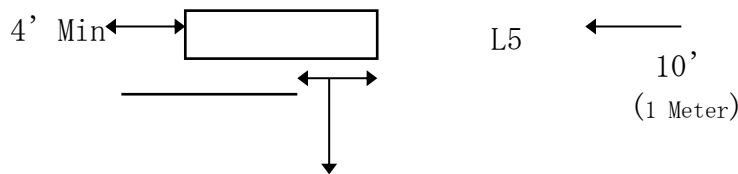
**** Section 402.12; Change to read as follows:**

402.12 Water envelopes. The minimum diving water envelopes shall be in accordance with ~~Table 402.12 Texas department of State Health services, Administrative Code Title 25, Chapter 265, Section 186 (e) and Figure: 25 TAC 256.186 (e) (6).~~ (Delete Table 402.12 and Figure 402.12)

ADD: Figure: 25 TAC §265.186 (e) (6)

Maximum Diving Board Height Over Water	$\frac{3}{4}$ Meter	1 Meter	3 Meters
Max. Diving Board Length	12 ft.	16 ft.	16 ft.
Minimum Diving Board Overhang	2 ft. 6 in.	5 ft.	5 ft.
D1 Minimum	8 ft. 6 in.	11 ft. 2 in.	12 ft. 2 in.
D2 Minimum	9 ft.	10 ft. 10 in.	11 ft. 10 in.
D3 Minimum	4 ft.	6 ft.	6 ft.
L1 Minimum	4 ft.	5 ft.	5 ft.
L2 Minimum	12 ft.	16 ft. 5 in.	19 ft. 9 in.
L3 Minimum	14 ft. 10 in.	13 ft. 2 in.	13 ft. 11 in.
L4 Minimum	30 ft. 10 in.	34 ft. 7 in.	38 ft. 8 in.
L5 Minimum	8 ft.	10 ft.	13 ft.
H Minimum	16 ft.	16 ft.	16 ft.
From Plumbet to Pool Wall at Side	9 ft.	10 ft.	11 ft. 6 in.
From Plumbet to Adjacent Plumbet	10 ft.	10 ft.	10 ft.





(Reason: To avoid conflict with 25 TAC Chapter 265.)

****Section 402.13; Change to read as follows:**

402.13 Ladders for diving equipment. Ladders shall be provided with two grab rails or two handrails. There shall be a uniform distance between ladder treads, with a 7 inch (178 mm minimum) distance and 12 inch (305 mm) maximum distance. Supports, platforms, steps, and ladders for diving equipment shall be designed to carry the anticipated loads. Steps and ladders shall be of corrosion-resistant material, easily cleanable and with slip-resistant tread.

Exception: The distance between treads for the top and bottom riser can vary.

(Reason: To avoid conflict with 25 TAC Chapter 265.186 (c)(8)(d).)

****Section 411.2.1 & 411.2.2; Change to read as follows:**

411.2.1 Tread dimensions and area. Treads shall have a minimum unobstructed horizontal depth (i.e., horizontal run) of 12 inches and a minimum width of 20 inches. not be less than 24 inches (607mm) at the leading edge. Treads shall have an unobstructed surface area of not less than 240 square inches (154838mm²) and an unobstructed horizontal depth of not less than 10 inches (254 mm) at the center line.

411.2.2 Risers. Risers for steps shall have a maximum uniform height of 10 inches, with the bottom riser height allowed to taper to zero except for the bottom riser, shall have a uniform height of not greater than 12 inches (305 mm) measured at the center line. The bottom riser height is allowed to vary to the floor.

(Reason: To avoid conflict with 25 TAC Chapter 265.186 (c)(7)(A) & (B).)

****Section 411.5.1 & 411.5.2; Change to read as follows:**

411.5.1 Swimouts. Swimouts, located in either the deep or shallow area of a pool, shall comply with all of the following:

6. Unchanged
7. Unchanged
8. Unchanged
9. Unchanged

411.5.2 Underwater seats and benches. Underwater seats and benches, whether used alone or in conjunction with pool stairs, shall comply with all of the following:

1. Unchanged
2. Unchanged
3. Unchanged

4. Unchanged
5. Unchanged
6. Unchanged
7. Unchanged

(Reason: To avoid conflict with 25 TAC Chapter 265.184 (u) & 265.186 (c)(10).)

****Section 603.2; Change to read as follows:**

603.2 Class D-2 pools. ~~Where a Class D-2 pool has a bather accessible depth greater than 4 1/2 feet (1372 mm), the floor shall have a distinctive marking at the 4 1/2 feet (1372 mm) water depth.~~

Class A and B pools: Class A and B pools over 5 feet deep: the transition point of the pool from the shallow area to the deep area of the pool shall be visually set apart with a 4-inch minimum width row of floor tile, a painted line, or similar means using a color contrasting with the bottom; and a rope and float line shall be provided between 1 foot and 2 feet on the shallow side of the 5-foot depth along and parallel to this depth from one side of the pool to the other side. The floats shall be spaced at not greater than 7-foot intervals; and the floats shall be secured so they will not slide or bunch up. The stretched float line shall be of sufficient size and strength to offer a good handhold and support loads normally imposed by users. If the owner or operator of the pool knows or should have known in the exercise of ordinary care that a rope or float is missing, broken, or defective, the problem shall be promptly remedied

(Reason: To avoid conflict with 25 TAC Chapter 265.199.)

****Section 610.5.1; Change to read:**

610.5.1 Uniform height of 9-10 inches. Except for the bottom riser, risers at the centerline shall have a maximum uniform height of 9-10 inches (229-254 mm). The bottom riser height shall be permitted to vary from the other risers.

(Reason: To avoid conflict with 25 TAC Chapter 265.186 (c)(7)(B).)

*****Section 804 Diving Water Envelopes; Change to read as follows:**

Section 804.1 General. The minimum diving water envelopes shall be in accordance with Table 804.1 and Figure 804.1, or the manufacturer's specifications, whichever is greater. Negative construction tolerances shall not be applied to the dimensions of the minimum diving water envelopes given in Table 804.1.

(Reason: To provide minimum standards and to clarify specific manufactures specifications of the diving equipment.)

END

Amendments to the 2018 International Existing Building Code

The following sections, paragraphs, and sentences of the *2018 International Existing Building Code* are hereby amended as follows: Standard type is text from the IEBC. Underlined type is text inserted. ~~Lined through type is deleted text from IEBC.~~ A double asterisk (**) at the beginning of a section identifies an amendment carried over from the 2015 edition of the code and a triple asterisk (***) identifies a new or revised amendment with the 2018 code.

**** Section 101.1; amend to insert the Department Name**

101.1 Title. These regulations shall be known as the *Existing Building Code* of the City of Colleyville Building Inspections Department hereinafter referred to as “this code, or “department”, and the official in charge thereof shall be known as the *Building Official*.

(Reason: References the name of the jurisdiction in the general regulations.)

****Section 102.4; change to read as follows:**

[A] 102.4 Referenced codes and standards. The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

(Reason: To not inadvertently adopt other codes (i.e. Wildland Urban Interface Code etc...) by reference.)

****Section 202; amend definition of Existing Building as follows:**

Existing Building - A building, structure, or space, with an approved final inspection issued under a code edition which is at least 2 published code editions preceding the currently adopted building code; or a change of occupancy.

****Section 202; amend definition of Existing Structure as follows:**

Existing Structure- A building, structure, or space, with an approved final inspection issued under a code edition which is at least 2 published code editions preceding the currently adopted building code; or a change of occupancy.

(Reason: To prevent potential abuses in new construction and shell buildings.)

****Section 305.1; adds an exception to read as follows:**

Exception: Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

(Reason: To coordinate with the IEBC and State Law.)

****Section 305.4.2; add Number 7 to the list of requirements as follows:**

7. At least one accessible family or assisted use toilet room shall be provided in accordance with Chapter 11 of the International Building Code.

(Reason: Accessible toilet rooms should be available for disabled occupants.)

*****Section 401.3 Flood Hazard Areas; delete this section:**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

*****Section 405.2.5 Flood Hazard Areas; delete this section:**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

****Section 406.1; add a code reference to read as follows:**

406.1 Material. Existing electrical wiring and equipment undergoing *repair* shall be allowed to be repaired or replaced with like material, in accordance with the requirements of NFPA 70.

(Reason: To ensure compliance with the NEC relative to any electrical repairs/replacement.)

*****Section 502.3 Flood Hazard Areas; delete this section:**

(Reason: Flood hazard ordinances may be administered by other departments within the city)

****Section 504.1.2; change to read as follows:**

504.1.2 Existing fire escapes. Existing fire escapes shall continue to be accepted as a component in the means of egress in existing buildings only. Existing fire escapes shall be permitted to be repaired or replaced.

(Reason: To add clarity and help reduce confusion associated with the amendment preventing new fire escapes.)

****Section 504.1.3; delete entire section:**

504.1.3 New fire escapes. ~~New fire escapes for existing buildings shall be permitted only where exterior stairways cannot be utilized due to lot lines limiting stairway size or due to the sidewalks, alleys or roads at grade level. New fire escapes shall not incorporate ladders or access by windows.~~

(Reason: To generally require a higher level of egress protection.)

*****Section 507.3 Flood Hazard Areas; delete this section:**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

*****Section 701.3 Flood Hazard Areas; delete this section:**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

****Section 702.6; add a code reference to read as follows:**

702.6 Materials and methods. All new work shall comply with the materials and methods requirements in the *International Building Code, International Energy Conservation Code, International Mechanical Code, National Electrical Code,* and *International Plumbing Code*, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

(Reason: To provide a more complete list of potentially adopted codes.)

*****Section 802.5.1; change to read as follows:**

802.5.1 Minimum requirement. Every portion of a floor, ~~such as a balcony or a loading dock,~~ open-sided

walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that is more than 30 inches (762 mm) above the floor or grade below and is not provided with guards, or those in which the existing guards are judged to be in danger of collapsing, shall be provided with guards.

(Reason: To be consistent with Building Code requirements for guards and unsafe conditions.)

****Section 803.1; add sentence to read as follows:**

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the work area shall be extended to include at least the entire tenant space or spaces bounded by walls capable of resisting the passage of smoke containing the subject work area, and if the work area includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

(Reason: The intent is to avoid work area protection that would result in partial sprinkler or fire alarm protection. Partial sprinkler protection not delineated by walls would be a clear violation of NFPA 13 and would not allow the sprinkler to perform or function as intended. Also, partial fire alarm coverage is a clear violation of the Fire Code, NFPA 72, and ADA.)

****Section 803.2.4; change exception to read as follows:**

Exception: Supervision is not required where the Fire Code does not require such for new construction for the following:

- ~~1. Underground gate valve with roadway boxes.~~ 2.
- ~~Halogenated extinguishing systems.~~
- ~~3. Carbon dioxide extinguishing systems.~~
- ~~4. Dry and wet chemical extinguishing systems.~~
- ~~5. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply~~

~~main is used to supply both domestic and automatic sprinkler systems and a separate shutoff valve for the automatic sprinkler system is not provided.~~

(Reason: The published exceptions are over-reaching and will result in inconsistencies among supervised protection systems and cause confusion for first responders as well.)

****Section 803.3; change section to read as follows:**

803.3 Standpipes. Refer to Section 1103.6 of the Fire Code for retroactive standpipe requirements.
{Delete rest of Section 804.3.}

(Reason: The Fire Code already requires standpipes in these buildings (greater than 50 ft.) retroactively in Section 1103.6. This new section would negate/lessen those retroactive provisions already contained in the Fire Code.)

****Section 805.2; remove Exception #1**

Exception 1. ~~Where the work area and the means of egress serving it complies with NFPA 101.~~

(Reason: NFPA 101 is not a commonly adopted code in the region and enforcement could be problematic.)

****Section 805.3.1.2; change to read as follows:**

805.3.1.2 Fire Escapes required. For other than Group I-2, where more than one exit is required an existing or newly constructed fire escape complying with section 805.3.1.2.1 shall be accepted as providing one of the

required means of egress.

(Reason: Higher level of safety by not allowing new fire escapes.)

****Section 805.3.1.2.1; change to read as follows:**

805.3.1.2.1 Fire Escape access and details - ...

1. [Remain unchanged]
2. Access to a new fire escape shall be through a door...
- 3. Item Deleted**
4. [Remain unchanged]

5. In all buildings of Group E occupancy up to and including the 12th grade, buildings of Group I occupancy, ~~rooming~~ boarding houses, and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.

(Reason: Higher level of safety by not allowing new fire escapes. Consistency with language and defined term in IBC.)

*****Section 805.5.2 Transoms; add language to read as follows:**

805.5.2 Transoms. In all buildings of Group B, E, [Remainder unchanged]

(Reason: Transom windows were historically a common practice in school buildings and each jurisdiction should evaluate the impact on their stakeholders and their community with regards to section.)

****Section 904.1; add sentence to read as follows:**

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the work area shall be extended to include at least the entire tenant space or spaces bounded by walls containing the subject work area, and if the work area includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

(Reason: The intent is to avoid work area protection that would result in partial sprinkler or fire alarm protection. Partial sprinkler protection not delineated by walls would be a clear violation of NFPA 13 and the Fire Code and would not allow the sprinkler system to perform or function as intended. Also, partial fire alarm coverage is a clear violation of the Fire Code, NFPA 72, and ADA.)

****Section 904.1.1; change sentence to read as follows:**

904.1.1 High-rise buildings. An automatic sprinkler system shall be provided in work areas ~~of where the~~ high-rise buildings. ~~has a sufficient municipal water supply for the design and installation of an automatic sprinkler system at the site.~~

(Reason: Level 3 alterations are affecting more than 50% of the existing high-rise building, and as such, sprinkler protection is more than justifiable, even when fire pumps, etc., are necessary. It is noted that the work area method is one of three different methods available to the designer/owner in the IEBC.)

*****Section 1103.3 Flood Hazard Areas; delete this section:**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

*****Section 1201.4 Flood Hazard Areas; delete this section:**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

*****Section 1301.3.2; change to read as follows:**

1301.3.2 Compliance with other codes. Buildings that are evaluated in accordance with this section shall comply with the International Fire Code. ~~and International Property Maintenance Code.~~

(Reason: NCTCOG does not currently review the IPMC for recommended amendments at this time.)

*****Section 1301.3.3 Compliance with Flood Hazard Provisions; delete this section:**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

*****Section 1402.6 Flood Hazard Areas; delete this section:**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

END



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7a

Agenda Date 10/19/2021

Number Resolution R-21-4662

Type Resolution

Department City Council

Title

Appointing the adhoc General Fund Capital Improvement Project Fee Advisory Committee

Strategic Plan

- 1.2 Develop future community leaders
- 2.1 Provide responsive, efficient city services

Explanation

Reading and Public Hearing

At the September 7, 2021, City Council meeting, Mayor Newton discussed the potential need to appoint an adhoc General Fund Capital Improvement Project Fee Advisory Committee, to establish long-term funding for the implementation of Capital Improvement Projects needed to meet the current and future needs of the City. By Resolution R-21-4653 on September 21, 2021, the City Council established the adhoc General Fund Capital Improvement Project Fee Advisory Committee, and provided for the membership structure, responsibilities, and final date to provide a report to the City Council.

From September 22 through October 15, the City Secretary advertised and sought applications for appointment to the committee. The proposed resolution provides for City Council to appoint the adhoc General Fund Capital Improvement Project Fee Advisory Committee, and appoint the chair and vice chair.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Resolution R-21-4662

RESOLUTION R-21-4662

APPOINTING MEMBERS TO THE ADHOC GENERAL FUND CAPITAL IMPROVEMENT PROJECT FEE ADVISORY COMMITTEE AND APPOINTING A CHAIR AND VICE CHAIR

WHEREAS, on September 21, 2021 the City Council established the adhoc General Fund Capital Improvement Project Fee Advisory Committee, and provided for the structure and composition of the committee.

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

Sec. 1. THAT the following are appointed to the adhoc General Fund Capital Improvement Project Fee Advisory Committee:

-
-
-
-
-
-
-

Sec. 2. THAT _____ is appointed chair, and
_____ is appointed vice chair.

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 19TH DAY OF OCTOBER 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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 9

Agenda Date 10/19/2021

Type Report

Department City Secretary

Title

Planning and Zoning Commission Minutes - September 13, 2021

Planning and Zoning Commission Worksession Minutes - September 27, 2021

Attachments

1. Planning and Zoning Commission Minutes - September 13, 2021
2. Planning and Zoning Commission Worksession Minutes - September 27, 2021



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Monday, September 13, 2021

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Commission Meeting was called to order by Chair Bevill on September 13, 2021, at 6:16 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Tim Raine, Matt Koch, Claudia Bevill, and George Bond

Absent: N/A

Staff Present: Ben Bryner, Jacquelyn Reyff, Eddie Tangadunrat, and Dakari Hill.
Attorney: Nicole Corr

Also Present: Brian Adams and Ryan Panno (Applicants)

There was general discussion amongst Staff and the Commission regarding items to be presented this evening at the regular meeting.

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:37 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on September 13, 2021, at 7:00 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Matt Koch, Claudia Bevill, and George Bond

Absent: N/A

Staff Present: Ben Bryner, Jacquelyn Reyff, Eddie Tangadunrat, and Dakari Hill.
Attorney: Nicole Corr

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes – August 10, 2021
Planning and Zoning Commission Worksession Minutes – August 23, 2021

Commissioner Groves made a motion to approve the August 10, 2021 Planning and Zoning Commission Meeting Minutes and the August 23, 2021 Planning and Zoning Commission Worksession Minutes. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Groves, Williamson, Syed, Raine, Koch, Bevill, and Bond
Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of an amendment to the PUD-R Planned Unit Development-Residential district, specifically to amend the regulations for garage door building materials, for Lots 1-12, Block 1, The Villas at Windsor Steele, located at 5101-5145 Roberts Road, Case ZC21-018

Jacquelyn Reyff presented the item and briefed the Commission.

The applicants, Brian Adams and Ryan Panno, 809 Shelby Drive, came forward and briefed the Commission.

Mr. Adams and Mr. Panno answered questions of the Commission regarding responsiveness to constituent concerns, knowledge of submittal guidelines, and steps taken to mitigate the glare of the glass doors.

The public hearing was open at 7:13 p.m.

Jordan McLain, 5017 Auburndale Avenue, came forward and spoke in opposition to the case, Mr. McLain expressed concerns regarding the reflection of the glass doors causing a glare in his home.

With no one wishing to speak, the public hearing was closed at 7:15 p.m.

Mr. Adams and Mr. Panno answered questions of the Commission regarding steps that could be taken to mitigate the glare, the size of the glass panels,

and the pricing of the glass panels.

Staff answered questions of the Commission regarding the responsibility of replacing the glass panels if damaged and violations that can result from violation of a Planned Unit Development.

Mr. Adams and Mr. Panno answered questions of the Commission regarding the timeline of the project, the impact of tabling the case on their timeline, and the amount of time it takes to install one door.

Staff answered questions of the Commission regarding possible amendments to the wording of the Planned Unit Development.

Commissioner Raine made a motion to approve Case ZC21-018. Commissioner Bond seconded the motion.

The motion was carried by the following vote:

Aye: 6 –Groves, Williamson, Raine, Koch, Bevill, and Bond

Nay: 1 – Syed

2b Consideration of a Special Use Permit for a Massage Therapy use on Lot 7R1A, Block 2, Andy Felps Addition, located at 4209 Colleyville Boulevard, Suite C, Case ZC21-019

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant's Certified Public Accountant came forward and briefed the Commission.

Staff answered questions of the Commission regarding when a Certificate of Occupancy is typically rendered and the contingency of a Special Use Permit on a Certificate of Occupancy.

The applicant's Certified Public Accountant and the applicant's daughter, Guanyutong Nie, answered questions of the Commission regarding when the applicant took over operations, current operations, and licenses needed for massage therapy and reflexology.

The public hearing was open at 7:56 p.m.

With no one wishing to speak, the public hearing was closed at 7:56 p.m.

The applicant's Certified Public Accountant and Ms. Nie answered questions of the Commission regarding massage therapy being practiced currently,

independent therapist potentially coming into the business, and ongoing practices without approval.

Commissioner Groves made a motion to adjourn for an Executive Session.

Commissioner Koch seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Groves, Williamson, Syed, Raine, Koch, Bevill, and Bond

Nay: 0

The Commission adjourned into an Executive Session at 8:16 p.m.

The Commission adjourned again from the Executive Session at 8:37 p.m.

Commissioner Williamson made a motion to approve Case ZC21-019 with certain conditions.

With lack of a second, the motion died.

Commissioner Groves made a motion to deny Case ZC21-019.

Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Williamson, Syed, Raine, Bevill, and Bond

Nay: 1 – Koch

2c Consideration of a zoning change from R-20 Single Family Residential and RE Single Family 'Estate' Residential zoning districts to R-40 Single Family Residential zoning district for Lot 2R, Block 1, Mockingbird Hill Addition, located at 6250 Pool Road, Case ZC21-020

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Lance Bishop, 6250 Pool Road, came forward and briefed the Commission.

Mr. Bishop answered questions of the Commission regarding potentially eliminating an existing shed if the addition of the accessory dwelling to the shed resulted in a violation of the Land Development Code.

The public hearing was open at 8:49 p.m.

With no one wishing to speak, the public hearing was closed at 8:49 p.m.

Commissioner Koch made a motion to approve Case ZC21-020. Commissioner Bond seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Koch, Bevill, and Bond
Nay: 0**

2d Consideration of a Special Use Permit for an Accessory Dwelling on Lot 2R, Block 1, S. Mockingbird Hill Addition, located at 6250 Pool Road, Case ZC21-021

Jacquelyn Reff presented the item and briefed the Commission.

The applicant, Lance Bishop, 6250 Pool Road, came forward and briefed the Commission.

Mr. Bishop answered questions of the Commission regarding the accessory dwelling being connected to the existing garage.

The public hearing was open at 8:55 p.m.

With no one wishing to speak, the public hearing was closed at 8:55 p.m.

Staff answered questions of the Commission regarding Special Use Permits following property owners or staying with properties.

Commissioner Syed made a motion to approve Case ZC21-021. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Syed, Raine, Koch, Bevill, and Bond
Nay: 0**

2e Consideration of an amendment to the PUD-C Planned Unit Development-Commercial district, specifically to allow for showrooms, to include a Hot Tub and Sauna Showroom, as a permitted use, for Lot 1, Block 1, Metrovest Addition, located at 6100 Colleyville Boulevard, Suite 100, Case ZC21-023

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Garrett Turner, 9700 Sand Trap Drive, came forward and briefed the Commission.

Mr. Turner answered questions of the Commission regarding the number of operational hot tubs at the storefront, the water holding capacity of the hot tubs, and the point of sale for online sales.

The public hearing was open at 9:04 p.m.

Ernest Hedgcoth, 6012 Ponderosa Court, came forward and spoke in opposition to the case. Mr. Hedgcoth expressed concerns regarding lack of information of traffic intensity as a result of the business.

With no one wishing to speak, the public hearing was closed at 9:09 p.m.

Commissioner Williamson made a motion to approve Case ZC21-023. Commissioner Groves seconded the motion

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Koch, Bevill, and Bond
Nay: 0**

3. CITIZEN COMMENTS

With no one wishing to speak, the public hearing was closed at 9:11 p.m.

4. ADJOURNMENT

The meeting adjourned at 9:11 p.m.

The minutes were written and prepared by:



Dakari Hill
Planning Technician

The meeting minutes were approved on October 11, 2021 by a vote of 7-0.



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Monday, September 27, 2021

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on September 27, 2021, at 7:52 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Tim Raine, and Claudia Bevill

Absent: Matt Koch and George Bond

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, and Dakari Hill

2. WORKSESSION AGENDA ITEMS

- 2 a** Presentation and discussion of a Special Use Permit for a CBD Store use on Lot 7R1A, Block 2, Andy Felps Addition, located at 4209 Colleyville Boulevard, Suite B, Case ZC21-024

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the sale of additional products and whether the company had stores elsewhere.

- 2 b** Presentation and discussion of a zoning change from PUD-C Planned Unit Development-Commercial district to PUD-C Planned Unit Development-Commercial district, specifically for a senior living facility, for Lots 1 & 2, Block A, Heritage Farms, located at 913 Cheek-Sparger Road and 3808 Wayne Drive, Case ZC21-025

Jacquelyn Reyff and presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the nonprofit status of the establishment and the designated emergency responders for the property.

- 2 c** Presentation and discussion of a Minor Plat with a Plat Waiver for Street Frontage for Tract 2LL, Abstract 1248, Thomas J Polson Survey, located

at 4813 Ford Court, Case PC21-015

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding emergency vehicle access through the easement and the property's connection to the City's water system.

- 2 d** Presentation and discussion of a zoning change from AG Agricultural district to R-40 Single Family Residential district for Tract 2F01, Abstract 1692, Joseph White Survey, located at 6113 Hunter Lane, Case ZC21-026

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the difference in the property's lot width and the required lot width for R-40 zoning.

- 2 e** Presentation and discussion of a Minor Plat with a Plat Waiver for Lot Width for Tract 2F01, Abstract 1692, Joseph White Survey, located at 6113 Hunter Lane, Case PC21-016

Chairwoman Bevill presented the information to the other members of the Commission. Staff addressed questions of the Commission regarding the difference in the property's lot width and the required lot width for R-40 zoning.

3. ADJOURMENT

The meeting adjourned at 8:26 p.m.

The minutes were written and prepared by:



Dakari Hill
Planning Technician

The meeting minutes were approved on October 11, 2021 by a vote of 7-0.

RESOLUTION R-21-4663

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
OCTOBER 19, 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 19TH DAY OF
OCTOBER 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