



City of Colleyville City Council Agenda

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

Tuesday, February 15, 2022

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

CALL TO ORDER

- WS-1** Update on Bedford Road sidewalk design
- WS-2** Review of the FY2023 Budget Calendar
- WS-3** Discussion of the February 15, 2022, 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: The Heather Nicole Bowden Trust

Section 551.071 - Legal - Consultation with attorney regarding legal issues related to the CWD Solid Waste Contract

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 Nathan Aviles, Bethel Methodist

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-22-4697**
- 3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**
Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition
- 4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-22-4698**
 - 4a** Approval of the minutes of the regular City Council meeting of February 1, 2022
- 5. ITEMS NOT FOR CITY COUNCIL ACTION**
 - 5a** Monthly Financial Report - January 2022
- 6. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**
 - 6a Ordinance O-22-2192**
THE APPLICANT REQUESTS TO TABLE THE ITEM TO THE MARCH 2, 2022 MEETING - Request to appeal the decision by the Planning and Zoning Commission for the consideration 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 and 2, Block A, Heritage Farms, located at 913 Cheek-Sparger Road and 3808 Wayne Drive, Case ZC21-037
- 7. ORDINANCE(S): SECOND READING AND PUBLIC HEARING**
 - 7a Ordinance O-22-2190**
Consideration of a Special Use Permit for a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 100, Case ZC21-030

8. RESOLUTION(S): READING AND PUBLIC HEARING**8a Resolution R-22-4699**

A resolution authorizing the City Manager to execute such Subdivision Election and Release Forms as may be required by the Texas Attorney General for the City's participation in the Opioid Litigation Settlement

9. CITIZEN COMMENTS**10. REPORTS**

Colleyville Library Board Minutes - October 25, 2021

Parks and Recreation Advisory Board Minutes - November 8, 2021

11. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, FEBRUARY 15, 2022 - READING AND PUBLIC HEARING - RESOLUTION R-22-4700**12. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards Friday, February 11, 2022 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
www.colleyville.com

Agenda Number WS-1

Agenda Date 2/15/2022

Type Worksession

Department Public Works

Title

Update on Bedford Road sidewalk design

Explanation

This item provides for discussion of the two alternate alignments of the bridge crossing at Little Bear Creek for the Bedford Road Sidewalk Project. The project consists of approximately 3,400 linear feet of 5' concrete sidewalk along Bedford Road from Glade Road to Sparger Park.

The alternate bridge alignments include: Path 1 which follows the general alignment of Bedford Road, or Path 2 which provides separation from the roadway alignment and the potential for a shorter bridge.

Attachments

1. Bedford Road Sidewalk Discussion Presentation

Bedford Road at Little Bear Creek Bridge Alignment Options

City Council Worksession
February 15, 2022

What is the purpose of the project?

- Provide sidewalk for pedestrian safety
- Increase access to Sparger Park



Existing Conditions

Just North of Somerset Blvd – Looking South



At Somerset Blvd – Looking North

Existing Conditions

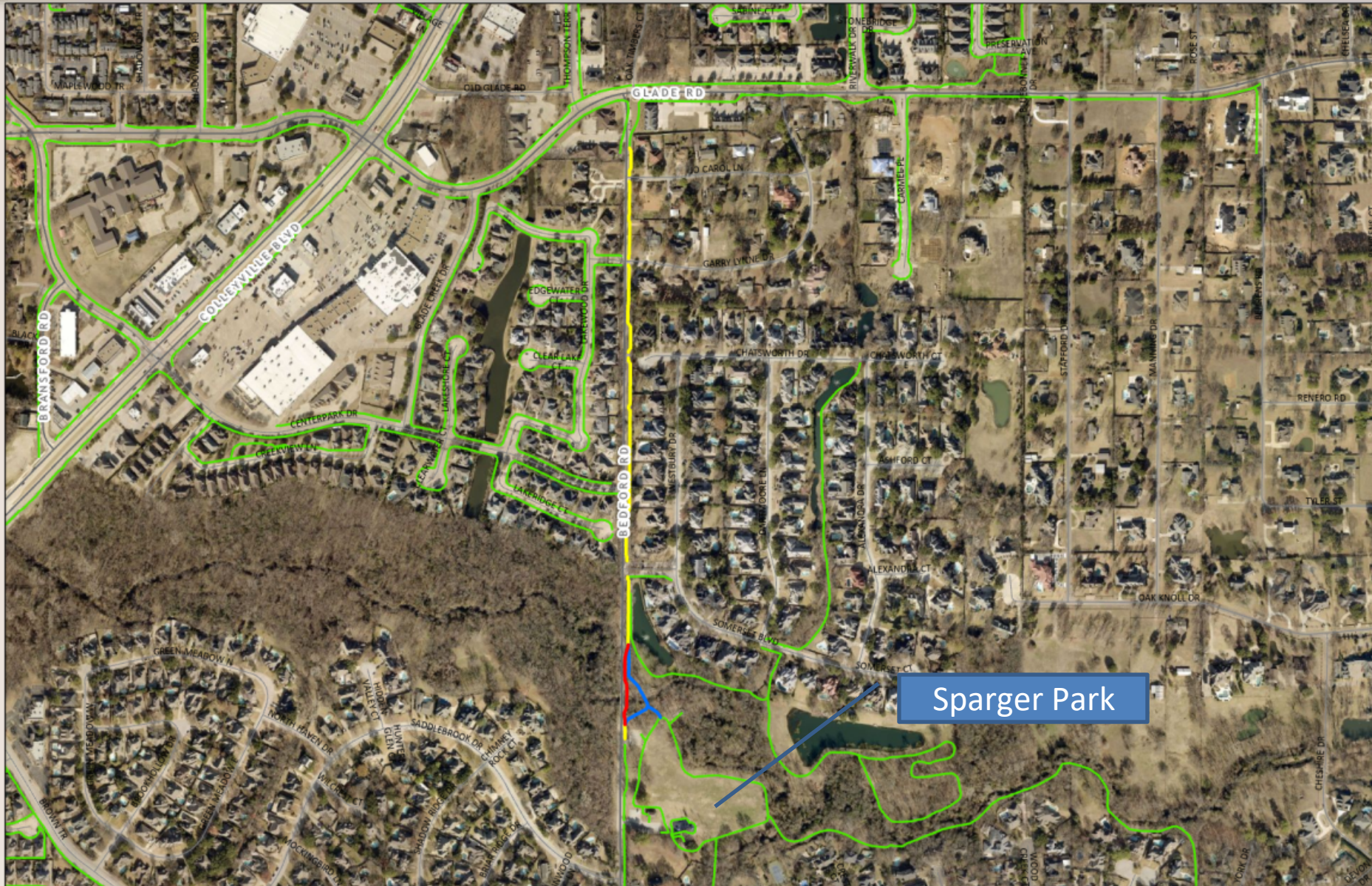


Just North of Little Bear Creek – Looking South



Sparger Park - North Lot - Looking North

Overview



Existing Public and
Private Sidewalks and
Trails

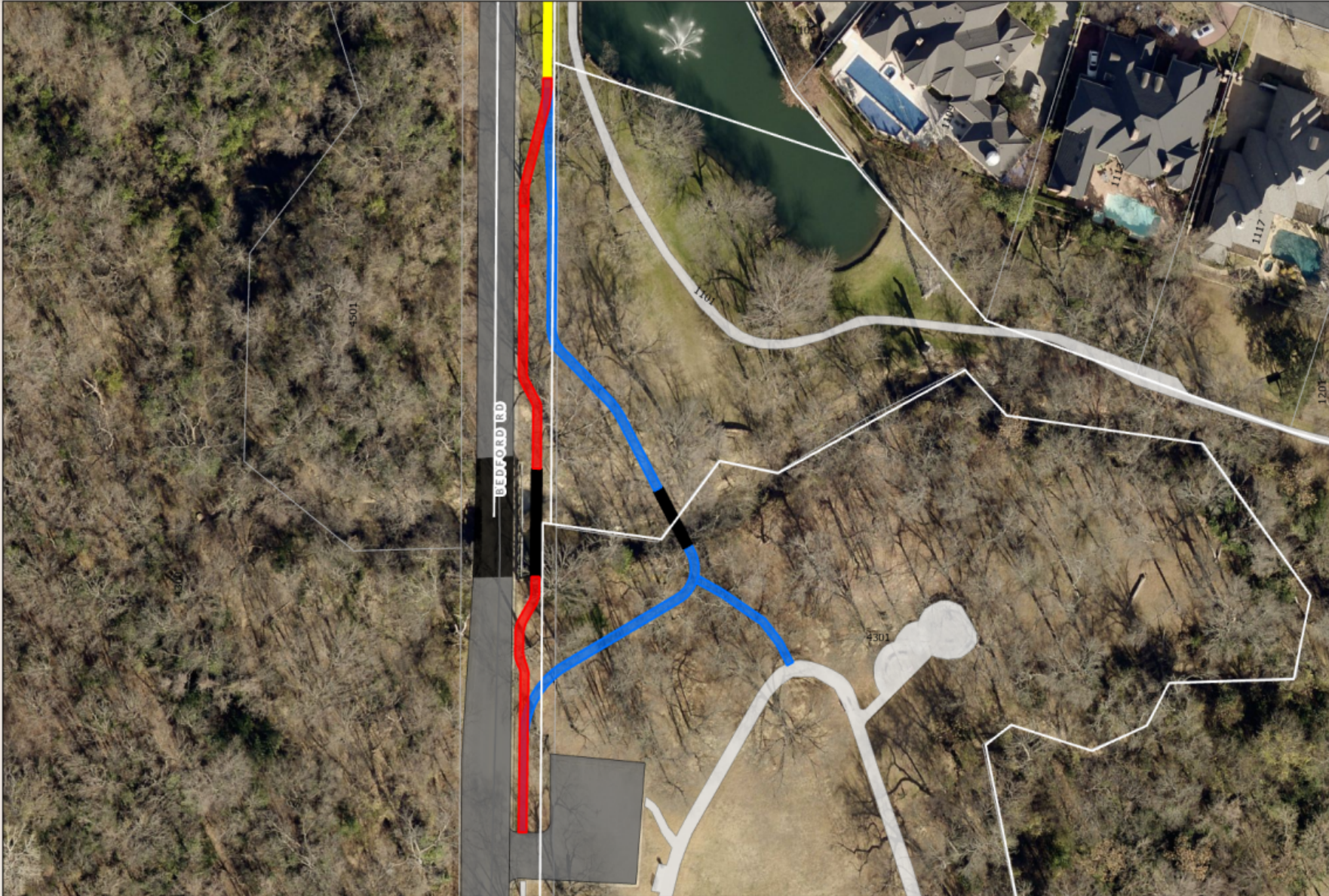
Proposed Trail – 2740'

Bridge Options

Path 1 – 530'

Path 2 – 600'

Bridge Alignment Options



Proposed Trail - 2740'

Bridge Options

Path 1 – 530'

Near Road

Longer Bridge (70'-80')

Existing ROW

Path 2 – 600'

Further from Road

Shorter Bridge (35'-45')

HOA open space

Questions and Discussion



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-2

Agenda Date 2/15/2022

Type Worksession

Department Finance

Title

Review of the FY2023 Budget Calendar

Explanation

This item provides the opportunity to briefly review and finalize the proposed FY23 budget calendar.

Attachments

1. Budget Calendar Presentation
2. FY 2023 Budget Calendar

Budget Calendar

City Council Worksession
February 15, 2022

Process Overview



- March: Post applications for FY23 Agency Agreements
- March 24: Budget kickoff meeting (staff)
- March 31: Agency applications due
- April: All budget information due from departments
- April 12: RFP for health insurance
- Late May: Preliminary property values released
- June: Health Insurance finalist is recommended
Council priority setting worksession

Process Overview



- June: Budget worksession to review process (optional)
- June 21: Worksession to review preliminary numbers (optional)
 - CCCPCD budget public hearing and worksession
- July 5: CCCPCD budget adoption
 - Approve insurance contracts
 - Discussion on fees/charges
 - Draft 5-year CIP
- July 19: First reading CCCPCD budget/public hearing

Process Overview



- July 22: Certified tax roll released
- July 29: City Manager's proposed budget distributed
- August 2: Council worksession; present proposed budget
Second reading for CCCPD budget; approval
resolution approving proposed tax rate
- August 9: CEDC budget worksession
- August 23: CEDC board meeting; adoption of budget
City Council special meeting; 1st hearing on
tax rate

Process Overview



- September 6: 1st reading/hearing of budget ordinance
2nd reading tax rate
1st reading FY21 budget amendment
1st reading fee changes
1st reading utility rate changes
Adopt CEDC Budget/CIP

Process Overview



- September 21st: Adopt budget ordinance, tax rate ordinance, FY21 amendment, 5-year CIP, fee ordinance, utility rates

Date	Council	CEDC	CCCPD
Priority Session TBD	X		
7-Jun-22	X		
21-Jun-22	X		X
5-Jul-22	X		X
19-Jul-22	X		
2-Aug-22	X		
9-Aug-22		X	
16-Aug-22	X		
23-Aug-22		X	
6-Sep-22	X		
20-Sep-22	X		

FY 2023 Budget Preparation Calendar



Regular City Council meeting dates
Additional meeting dates

January 2022

Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

February 2022

Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

March 2022

Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

April 2022

Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

May 2022

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June 2022

Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July 2022

Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

January

January Prepare budget calendar for upcoming year CMO/Finance

February

15-Feb City Council reviews proposed budget calendar City Council
February Prepare Current Service Level Numbers; Enter in Munis Finance
February Departments notified of the deadline and requirements Human Resources
for new position or reclassification requests

March

March Update the Budget Preparation Manual if necessary Finance
Post applications for FY 2023 agency agreements City Secretary
24-Mar Budget Kickoff meeting Departments
31-Mar Agency Applications due City Secretary

April

8-Apr New position and reclassification requests due to HR Departments
8-Apr Budget prep workbooks due to Finance Director Departments
12-Apr-22 RFP for health insurance Human Resources
20-Apr-22 All other components of the Budget Submittal are due Departments
Apr 25-May 7 Department Budget Submittal Meetings Depts/Budget Team

May

7-May City Council Election City Council
17-May City Council - Special meeting - canvass of election City Council
24-May New Councilmembers Sworn In City Council
Late May Preliminary property value estimates released Tarrant Appraisal
City Council

June

June Review RFP analysis and finalist recommendations Benefits Committee
CC Worksession: Budget Process Overview (if desired) City Council
City Council priority setting session City Council
9-Jun Publish CCCPD budget public hearing notice (Board) City Manager's Office
21-Jun Budget Worksession (review of prelim. numbers & insurance) City Council
21-Jun CCCPD budget public hearing & Worksession (before CC mtg) CCCPD Board

July

5-Jul CCCPD budget adoption (before City Council meeting) CCCPD Board
5-Jul Approve insurance contracts City Council
Discussion on updates to fees/charges (if needed) City Council
Present Draft 5-Year CIP City Council
7-Jul Publish CCCPD budget public hearing notice (Governing body) City Manager's Office
19-Jul 1st Reading CCCPD budget/public hearing by governing body City Council
22-Jul Certified tax roll released Tarrant Appraisal
29-Jul City Manager's proposed budget distributed to City Council City Manager's Office

August 2022						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August

2-Aug	Worksession- Presentation of the Proposed Budget Submission of certified appraisal roll & collection rate Submission of effective and rollback tax calculations 2nd Reading of CCCPD budget - approval by the governing body Resolution approving proposed tax rate (for public hearings & notices)	City Council
9-Aug	Colleyville Eco. Dev. Corporation (CEDC) Budget Worksession	CEDC Board
11-Aug	Publish Combined Notice of Effective and Rollback Tax Rate Publish Notice of Budget Public Hearing	City Manager's Office
16-Aug	City Council Special Meeting - 1st Public Hearing on Tax Rate (if needed)	City Council
23-Aug	Colleyville Economic Development Corporation meeting - Adoption of Budget, EDCIP, and Annual Activity Report	CEDC Board

September 2022						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

September

6-Sep	Presentation of the CEDC annual activity report 1st reading of budget ordinance and budget public hearing 1st reading of tax rate ordinance (2nd public hearing, if needed) 1st reading of current FY year-end budget amendment 1st reading of ordinance for any fee changes (if needed) 1st reading of ordinance for utility base rate changes (if needed) Resolution adopting the CEDC budget Resolution adopting the EDCIP	City Council
20-Sep	2nd reading of budget ordinance (official adoption) 2nd reading of tax rate ordinance (official adoption) 2nd reading of current FY year-end budget amendment 2nd reading of ordinance for any fee changes (if needed) 2nd reading of ordinance for utility base rate changes (if needed) Resolution adopting the 5-Year CIP Resolution ratifying the property tax increase (if needed)	City Council

October 2022						
Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

October

1-Oct	Fiscal year begins	
October	Distribute Agency Contracts for execution	City Secretary
October	Prepare Adopted Budget Book	Finance/CMO

November 2022						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

November

November	Create vouchers and mail checks for Agency Contracts	City Secretary
----------	--	----------------

December 2022						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

December

December	Adopted Budget due to GFOA 90 days after adoption	Finance/CMO
6-Dec	1st reading of ordinance for utility volumetric rate changes	Finance
20-Dec	2nd reading of ordinance for utility volumetric rate changes	Finance



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-3

Agenda Date 2/15/2022

Type Worksession

Department City Secretary

Title

Discussion of the February 15, 2022, 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 2/15/2022

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: The Heather Nicole Bowden Trust

Section 551.071 - Legal - Consultation with attorney regarding legal issues related to the CWD Solid Waste Contract

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-22-4697

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF FEBRUARY 15, 2022**

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 15TH DAY OF FEBRUARY 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

RESOLUTION R-22-4698

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 15, 2022**

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 February 1, 2022

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 15TH DAY OF FEBRUARY 2022.

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

Tuesday, February 1, 2022

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, February 1, 2022, at 5:30 p.m.

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

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Assistant Police Chief Hillary Wreay, Police Captain Chuck Tinsman, Community Development Director Ben Bryner, Parks and Recreation Director Lisa Escobedo, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Annual Crime Report

Police Chief Michael Miller presented the Annual Crime Report, beginning with a review of the Uniform Crime Report (UCR) objective to produce reliable statistics for law enforcement administration, operation and management. The reporting is based on eight Crime Index Offenses, which are Part 1 offenses: murder, rape, robbery, aggravated assault, burglary, theft, auto theft, and arson. Chief Miller stated the department reports the number of known index crime offenses from records of complaints from victims, reports from witnesses, and crimes discovered by the department during its operations. The resulting number of offenses known to law enforcement officials is reported without regard to whether arrests were made, stolen property recovered, or prosecution occurred. The department reports to Texas DPS, who in turn reports to the FBI.

In reporting the Part 1 Crimes, the overall change is a 20 percent decrease in crime over 2020 and is the lowest rate since 1985 which can be verified. Chief Miller summarized the statistics in each category, and the resolutions. Chief Miller reviewed the 2021 activity of the department to include patrol and CID activity, and traffic crash data. He also reviewed the crime reporting changes which were required in 2019, and explained the National Incident-Based Reporting System (NIBRS) which standardizes the capture and reporting of more detailed data, and provides greater analytic flexibility.

Chief Miller then reviewed some of the many accomplishments of the department within the last year. The achievements included being the recipient of two 2 of 15 agency awards by the International Association of Chiefs of Police, (IACP). Agencies of all sizes were considered for the same award categories and competition included agencies from around the world. The Colleyville Police

Department won the IACP/Thomson Reuters Excellence in Criminal Investigations Award for the CityXGuide case and the IACP Leadership in the Prevention of Transnational Crime for an Elder Fraud case with ties to Nigerian organized crime syndicates. Additionally, after a three and one-half year process, the Colleyville Police Department was awarded national accreditation by the Commission on Accreditation for Law Enforcement Agencies (CALEA), and is only 1 of 34 agencies in Texas to achieve CALEA accreditation, the Colleyville Police Department is one of only six agencies in Texas to hold accreditations by both CALEA and the Texas Police Chief's Association.

Chief Miller stated he is proud of his entire department, the services they provide, and the results achieved. He touched briefly on the recent terrorist attack with hostages and a gift card scam ring the department assisted in.

Chief Miller thanked the City Council for providing tools and support to the department, and noted they are small but mighty.

Mayor Newton and the City Council thanked Chief Miller and stated they were very proud of him and the entire department.

WS-2 Discussion of the February 1, 2022, City Council regular agenda items

Mayor Newton stated item 5b for a Special Use Permit has been withdrawn by the applicant and he will make an announcement at the beginning of the regular meeting.

There was no further discussion and Mayor Newton adjourned the Worksession at 6:11 p.m. and called the Executive Session to order.

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, and The Heather Nicole Bowden Trust

Section 551.071 - Legal - Consultation with attorney regarding legal issues related to the CWD Solid Waste Contract

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 Newton adjourned Executive Session at 6:56 p.m.

Mayor Newton called the regular meeting of the City Council to order at 7:30 p.m. and called the roll.

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

INVOCATION: Pastor Lee Johnson, Bear Valley 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-22-4694

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 Newton and the City Council made the following announcements:

Weather Alert – City preparedness for the incoming ice and snow of Thursday and Friday: City facilities will be open and first responders ready to respond to any need. Public Works will be working 24 hours/day Wednesday through Friday. Library and City Hall will be open as warming centers should there be power outages. Residents should dial 911 for emergencies, 817-743-4522 for non-emergency after hours, or City Hall at 817-503-1000 with any other concerns.

COVID-19 Update –Tarrant County officials expressed cautious optimism as the recent surge in COVID-19 cases appears to be subsiding. Case counts are expected to continue declining dramatically. Hospital bed utilization has begun to decline (26% in Tarrant County; 22.65% in TSA-E region), we are likely to experience a lag of a few weeks before returning to normalcy.

A Time to Heal Event for the Entire Community Sponsored by the Ministerial Alliance to Be Held February – This week a sub-committee of the Ministerial Alliance met to begin planning the event with the theme - Celebrating Faith and Community, the group agreed on an event date of Monday, February 21. The event will be held at 7 p.m. in the Colleyville Center. The committee will continue to meet weekly to complete the planning which includes a cross section of the entire community.

British Consulate-General Visits Colleyville – On January 19, British Consulate-General Richard Hyde met with Mayor Newton to offer support in the wake of the terrorist attack at the Congregation Beth Israel. Consulate General Hyde offered an apology for the terrible actions undertaken by a citizen of Great Britain and kind words of support for our Jewish community, CBI, and Colleyville. I greatly appreciated his visit and the support of the British government. Consulate General Hyde also visited separately with the mayors of Fort Worth, Dallas, and other local officials.

Senator Ted Cruz Visits with Jewish Federation – Last week Mayor Newton hosted Senator Ted Cruz and representatives of the Jewish Federation and presidents of synagogues in this region at Colleyville City Hall to discuss the recent terror attack at Congregation Beth Israel. The City was proud to host this meeting and will be happy to assist with meeting rooms or other capabilities in the future. We will continue to bring groups together to share concerns and ideas for improving security and for healing in our community and beyond.

State of the City Scheduled Moved to February 9 – The State of the City presentation by Mayor Newton has moved to Wednesday, February 9th due to the expected winter storm. Mayor Newton will present the annual State of the City on Wednesday, February 9th at the luncheon meeting of the Colleyville Chamber of Commerce, and again later that same evening for the general public will be held at the Colleyville Center. The Town Hall at the Colleyville Center will open at 6 p.m. with all departments of the City represented at tables so you can talk to them and ask them questions. Mayor Newton will give the State of the City presentation at 7 p.m.

Former Studio Movie Grill Site Getting a New “Look” – Colleyville will soon be home to a new movie theater at the former Studio Movie Grill location. The new owner, Look Cinema is working with the City to open in March. Look Cinema has locations in Texas (Dallas and Arlington), California, New York, and Florida.

Grapevine High School Cheerleading Makes History – The Mustang cheerleading squad won their first UIL (University Interscholastic League) Spirit State Championship on January 14, 2022. At the Fort Worth Convention Center, they made history taking home the 5A Division 1 title with the score of 93.60 (out of 100). This was their fifth year in a row to compete with their previous highest finish being last year’s second-place finish.

Join the Library Winter Reading Program! – There is still time to participate and join the Colleyville Public Library’s Winter Reading Program, “Snow is Falling, Books are Calling.” The fun, annual event is open to children, ages 0 – 12. Stop by the Youth Services Desk on the second floor of the Library, to pick up a book bag and punch card and the chance to win prizes when you check out books to read. The reading program will continue through Saturday, April 9, 2022. For more information, contact the Library at 817-503-1150

Colleyville Gift Card Program Update – Our most recent Colleyville Gift Card Program ended on January 1st. To date, we have redeemed 14,033 - \$35 cards (6,727 1st round, 7,306 2nd round) totaling \$491,155 and 382 - \$50 cards (\$19,100).

Tarrant County Transportation Summit – Commissioner Fickes will host a Tarrant County Transportation Summit February 10, 2022, at the Hurst Convention Center... The event will run from 8 a.m. to 1:30 p.m. Topics include Transportation and Mobility Outlook for North Texas, Transformation of Texas’ Transit System, Technology in Transportation, A Case Study in Managed Lanes, Update from the Texas Demographic Center, and a special presentation from the Texas Comptroller.

CALEA Accreditation Certificate presentation to Colleyville Police Department by Randy Scott, Regional Program Manager, CALEA, to Police Chief Michael Miller and Mayor Richard Newton

Mr. Randy Scott, Regional Program Manager, CALEA, presented the CALEA Accreditation Certificate Colleyville Police Chief Michael Miller and Mayor Newton. Mr. Scott gave a history of the creation of CALEA and stated it was an honor for him to present this award to the Colleyville Police Department, because he is well aware of the hard work and professionalism of the department. Mayor Newton thanked the entire department and Mr. Scott. Mayor Newton also reflected on the accomplishments of the department and asked Chief Miller to give the highlights of a current gift card scam which the department is actively working. Mayor Newton also noted he was present when the Northeast Tarrant County Texas A&M Club presented a Certificate of Recognition to Police Chief Miller for his excellence in leadership and the selfless service by which he lives personally and professionally.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-22-4695

- 4a** Approval of the minutes of the regular City Council meeting of January 18, 2022
- 4b** Approval of a construction contract with Mart, Inc., for the Senior Center Improvements Project, in an amount not to exceed \$3,431,000, and authorizing the City Manager to execute the contract

- 4c** Approval of a construction contract with HQS Construction, LLC, for the Glade Road at Bluebonnet Drive Intersection Safety Improvements Project, in an amount not to exceed \$1,310,817.90, plus a construction contingency of \$250,000, and authorizing the City Manager to execute the contract
- 4d** Approval of an amendment to the Professional Services Agreement with TranSystems Corporation Consultants, amending the design parameters for the Glade Road Phase II Project to include design modifications and construction oversight required for TxDOT compliance for the Bluebonnet intersection, in an amount not to exceed \$75,370.00, and authorizing the City Manager to execute the amendment

Mayor Newton read Resolution R-22-4695 in its entirety.

Parks and Recreation Director Lisa Escobedo presented item 4b regarding the renovations of the Colleyville Senior Center. Director Escobedo introduced Mick Massey of Barker Rinker Seacat Architecture (BRS), the City's consultant on this project, who provided a presentation recapping the project.

Mayor Newton thanked Director Escobedo and Mr. Massey and stated they have done an exceptional job keeping to the project timelines and staying within budget. Mayor Newton asked if there will be doors on the back side where the new windows will be installed. Mr. Massey replied yes, there will be door access in two places.

Councilmember Nakamura asked Mr. Massey if he had experience with Mart Inc., to which he stated he did not, but their references were very good. Mayor Pro Tem Lindamood stated he knows Mart, Inc. well and they are a fantastic company which provides quality work.

There was brief discussion between Councilmember Wheat and City Manager Jerry Ducay regarding the possibility of the City's Public Works Department building the new sign. It was noted all the building material should match and the City would be better served to accept the bid alternate.

Public Works Director Ray Silva-Reyes presented items 4c and 4d. Regarding item 4c, Mayor Newton asked staff if the contract provides for the lowering of the hill and removal of the stop sign. Director Silva-Reyes responded yes. Mayor Newton stated this is a small but complicated project.

Regarding item 4d, Councilmember Dodson stated this is a very reasonable request which will assist with all the oversight details.

Mayor Pro Tem Lindamood asked staff how each phase will tie in to the project. Director Silva-Reyes stated the contractors will work together to make the process seamless.

There were no speakers and Mayor Newton opened and closed the public hearing at 8:38 p.m.

Councilmember Nakamura made a motion to approve Resolution R-22-4695 seconded by Councilmember Rigney.

The motion to approve carried by the following vote:

Ayes: 7 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Wheat, Dodson, Kelley, and Rigney.

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

5a Ordinance O-22-2190

Consideration of a Special Use Permit for a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 100, Case ZC21-030

Mayor Newton read the caption of Ordinance O-22-2190.

Community Development Director Ben Bryner presented this item requesting a Special Use Permit (SUP) to allow for a Massage Therapy use in the PUD-C Planned Unit Development - Commercial district for The Village. Director Bryner stated the massage service will be an added use to an existing spa, it will not be a separate, independent business.

Director Bryner reviewed the Land Development Code for massage therapy and stated the Planning and Zoning Commission recommended approval as does staff as the proposed business should not adversely affect surrounding uses.

Councilmember Dodson requested it be written into the ordinance the massage therapist must remain licensed and the SUP would be revoked if the therapist is no longer licensed.

Mayor Pro Tem Lindamood stated he had read the opposed letters and stated this is an additional service provided within a currently operating business, not a stand-alone massage business. Councilmember Wheat stated she was of the same opinion.

Director Bryner stated he will update the ordinance language to include the licensing requirement before the next meeting when City Council will take action.

There were no speakers and Mayor Newton opened and closed the public hearing at 8:46 p.m.

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

5b Ordinance O-22-2191

Request to appeal the decision by the Planning and Zoning Commission for the Consideration of a Special Use Permit for an accessory building to exceed the permitted lot coverage on Lot 6, Block 1, Western Trails Colleyville, located at 505 Tumbleweed Trail, Case ZC21-035

This item was withdrawn by the applicant.

6. CITIZEN COMMENTS

Julia Rowland, 5900 Hunter Trail, discussed her complaints regarding L.D. Lockett Park, ditches on L.D. Lockett, erosion on Quails Path and Quality Hill, and the flood zone and bridge at Briarwood Oaks.

Jenny Tice, 5801 Hunter Trail, asked City Council to review the L.D. Lockett park property and the concrete drainage ditch.

7. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, FEBRUARY 1, 2022 - READING AND PUBLIC HEARING - RESOLUTION R-22-4696

This resolution was not needed.

8. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 9:43 p.m.

APPROVED BY A VOTE OF _ AYES, _NAYS, ON THIS THE 15TH DAY OF FEBRUARY 2022.

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 5a

Agenda Date 2/15/2022

Number

Type Report

Department Finance

Title

Monthly Financial Report - January 2022

Explanation

General Fund

Through the fourth month of our new fiscal year, the General Fund has collected \$16.4 million in revenue and spent 38%, or \$9.5 million, of its budgeted expenditures. While well in positive territory, cash flow is nevertheless still trailing last year's position, driven primarily by higher personnel costs and lower revenue collections through this month. We've received the majority of the property tax budget, and most of the outstanding amount should hit our accounts in February. As expected, the large influx of property tax revenue has resulted in a large surplus, which the fund will spend down on through the end of the year.

Sales tax revenue

Colleyville received its second collection of the fiscal year, and it brought in a gain of 3.5% over December of last year. Together with October and November, this puts our total YTD growth to 12.9% over FY21, and makes for a total dollar gain of over \$300,000. Statewide, Texas cities saw another month of double digit gains for a total fiscal year increase of 18.8%, with DFW cities at 21.2%. Destination-based economies such as Hurst and Grapevine are continuing to post higher gains, indicating heightened in-person consumer activity.

Utility Fund

Through the fourth month of the fiscal year, the Utility Fund has collected 32% of its budgeted revenue and spent 24% of its budgeted expenditures, yielding a much stronger surplus compared to the previous year. As summary above shows, the City's direct revenues have come in a little higher than its expenses, although the majority of the surplus is made up from savings from the Trinity River Authority (T.R.A.). As with the previous year, the T.R.A. did not bill the City for operations and maintenance costs in the first two months of our fiscal year. December marked the first month of the T.R.A.'s new fiscal year, and we can expect regular monthly billing based on customer usage through the end of FY22. As is the case with every fiscal year, any savings will

go directly into the City's cash-funded capital improvement program to prevent any future debt issues as well as reduce any needed rate increases in the coming year.

Drainage Fund

To date, the Drainage Utility Fund has received 33% of its budgeted revenue and spent 27% of its expenditures. This fund's cash flow is stronger than the previous year, with a surplus of \$151,000, led by lower spending. Historically, drainage fee revenues tended to average at 1.2% higher than the previous fiscal year. However, as the City has reached nearer to build out these revenues tend to be more stable from year to year. At this point we're seeing little growth for FY22, which is consistent with the last few years. As with other operating funds, 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

COVID-related economic disruptions obviously took a toll on any travel-related revenues in the last few years, but the Hotel Occupancy Tax Fund has kept a strong fund balance. Fortunately, travel activities are on the rise and revenue in this fund is making a comeback. While the first payment for the fiscal year still isn't as strong as prior to COVID, it has nevertheless doubled from FY21. Last year's ending fund balance came to \$245,000, and the current balance is just under \$200,000. Costs funded include personnel related directly to advertising the City as well as Colleyville Center costs and some special events. The cash position through January of this year has improved significantly over last year.

Debt Service Fund

Being predominately funded through property taxes, the Debt Service fund has yet to receive a substantial portion of its revenue 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 January's figures, the fund is running a surplus of about \$388,000, now that property taxes have begun to hit. It should be noted that our updated property tax forms necessitate a planned spend down of fund balance by \$194,000, this year. With Colleyville's current debt service schedule, all bonded debt is on track to be paid off by FY27.

Attachments

1. January 2022 - Monthly Financial Report Presentation
2. January 2022 MFR

Monthly Financial Report January 2022

City Council Meeting
February 15, 2022

General Fund

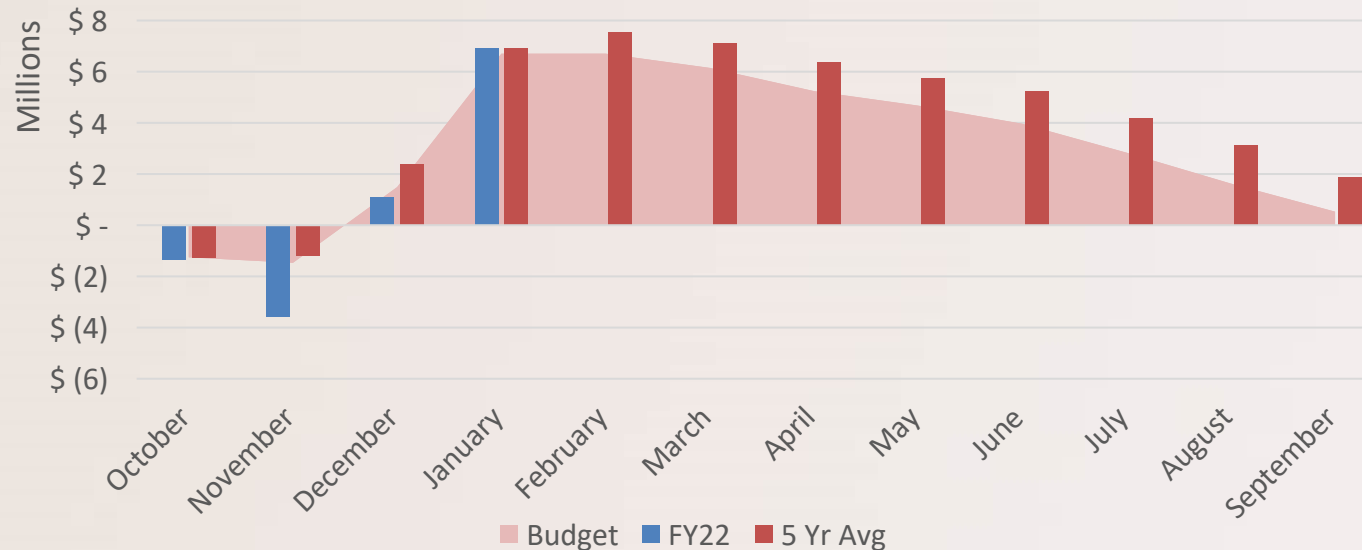


General Fund

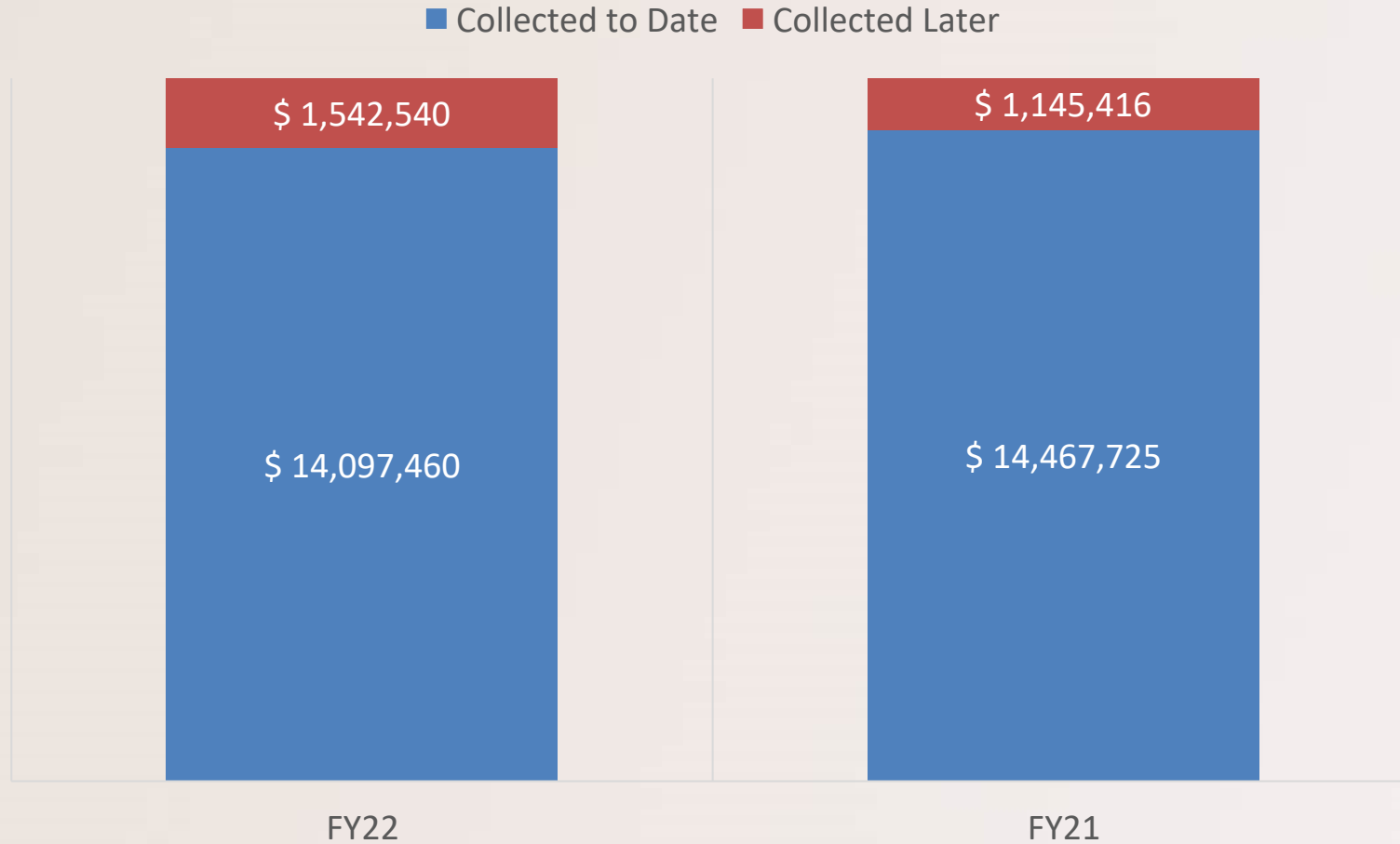
	FY22 Budget		FY22 YTD		% of Budget	FY21 YTD		FY21 % of Budget
Revenues	\$	25,659,689	\$	16,408,108	64%	\$	16,641,544	66%
Expenditures	\$	25,130,144	\$	9,483,321	38%	\$	9,125,590	35%
	\$	529,545	\$	6,924,786		\$	7,515,954	

*33% of the year is completed

General Fund Cash Flow



Property Tax Highlight

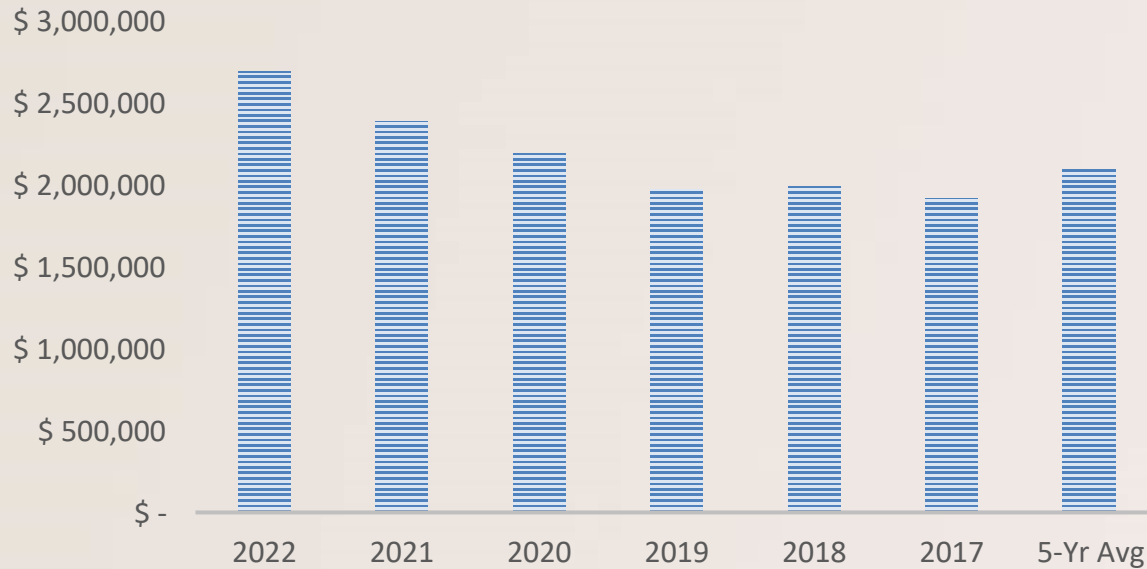


Sales Tax Highlight



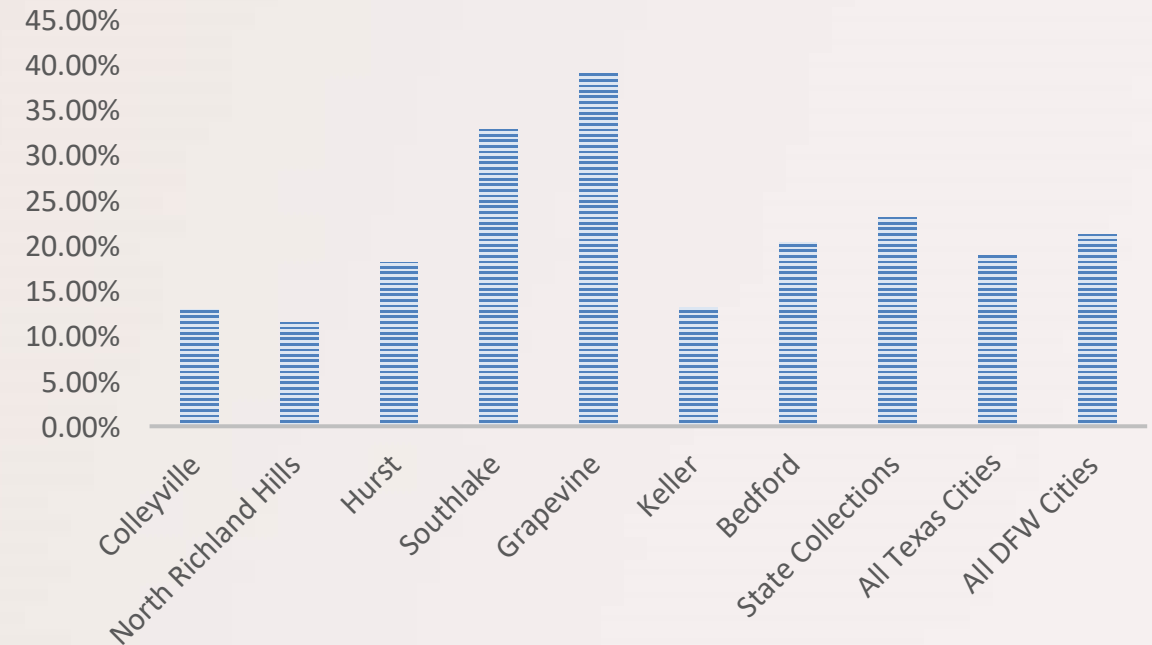
FY22 YTD Receipts compared to Previous Years

TOTAL FY22 SALES TAX RECEIPTS (COMPARISON)

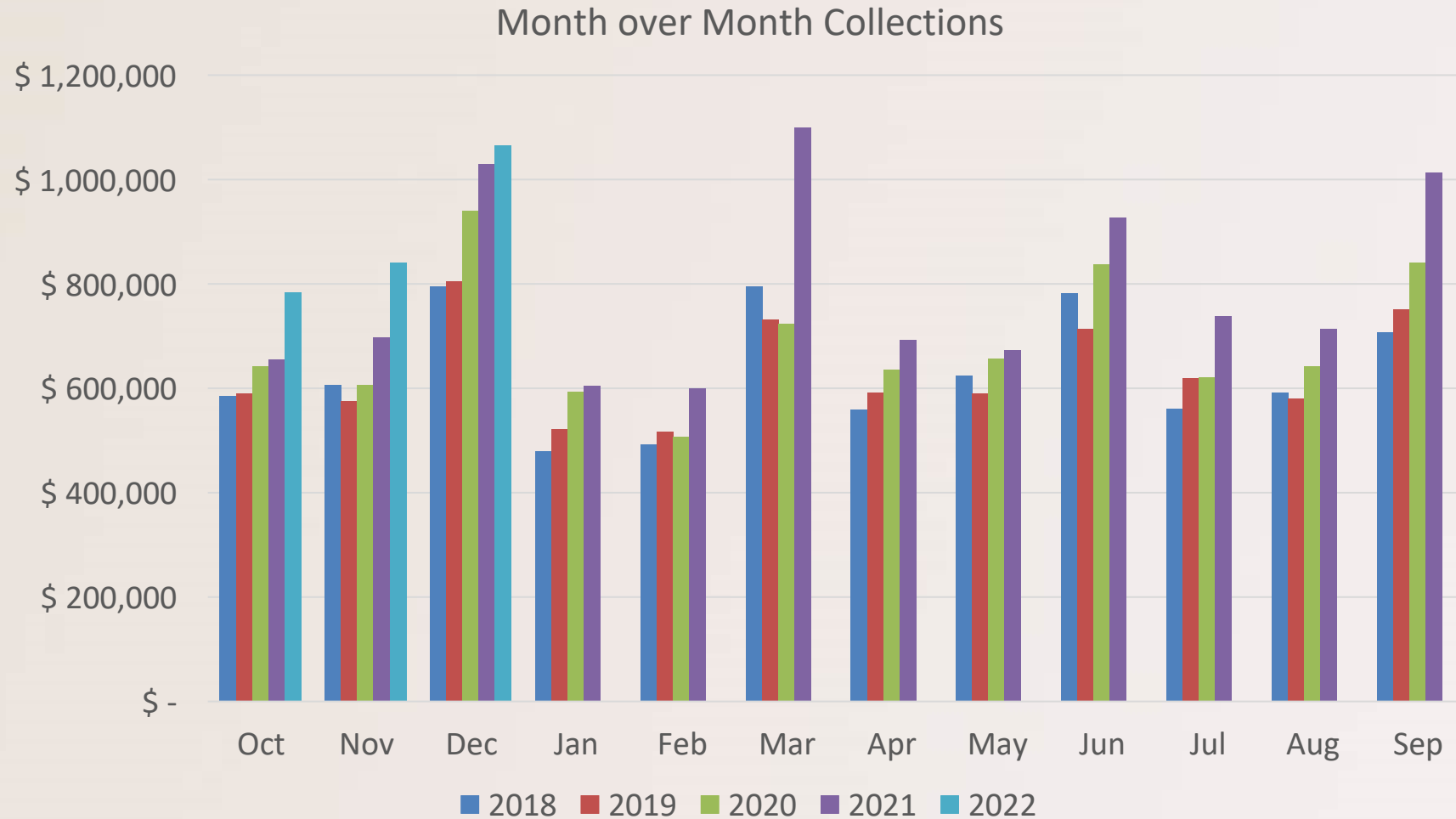


City/State Comparisons

CITY/STATE COMPARISONS



Sales Tax Highlight



Utility Fund



Utility Fund					
	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21 % of Budget
Revenues	\$ 18,088,176	\$ 5,748,260	32%	\$ 5,264,042	30%
Expenditures	\$ 18,088,176	\$ 4,406,447	24%	\$ 4,565,823	26%
	\$ -	\$ 1,341,813		\$ 698,219	

*33% of the year is completed

TRA Revs/Exps		
	FY22 Budget	FY22 YTD
Revenues	\$ 14,359,032	\$ 4,530,179
Expenditures	\$ 13,909,032	\$ 3,224,789
	\$ 450,000	\$ 1,305,390

City Revs/Exps		
	FY22 Budget	FY22 YTD
Revenues	\$ 3,729,144	\$ 1,218,080
Expenditures	\$ 3,729,144	\$ 1,181,658
	\$ -	\$ 36,423

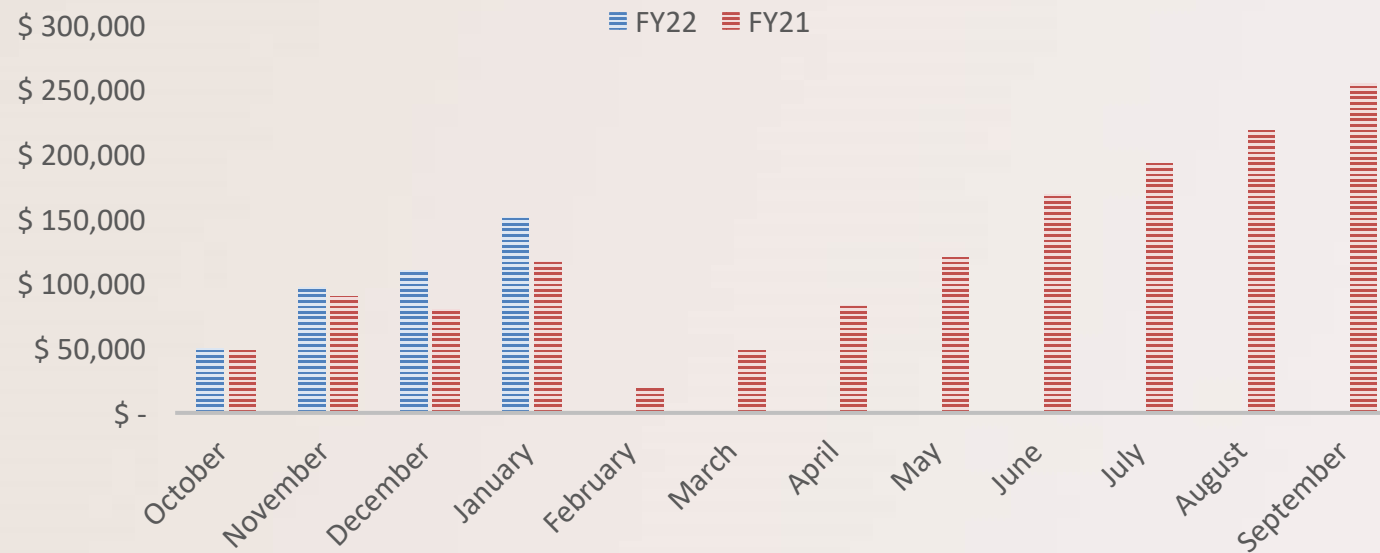
Drainage Fund



Drainage Fund					
	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21 % of Budget
Revenues	\$ 1,030,868	\$ 339,835	33%	\$ 336,682	34%
Expenditures	\$ 694,205	\$ 188,490	27%	\$ 219,098	27%
	\$ 336,663	\$ 151,345		\$ 117,584	

*33% of the year is completed

FY22 VS. FY21 CASH FLOW



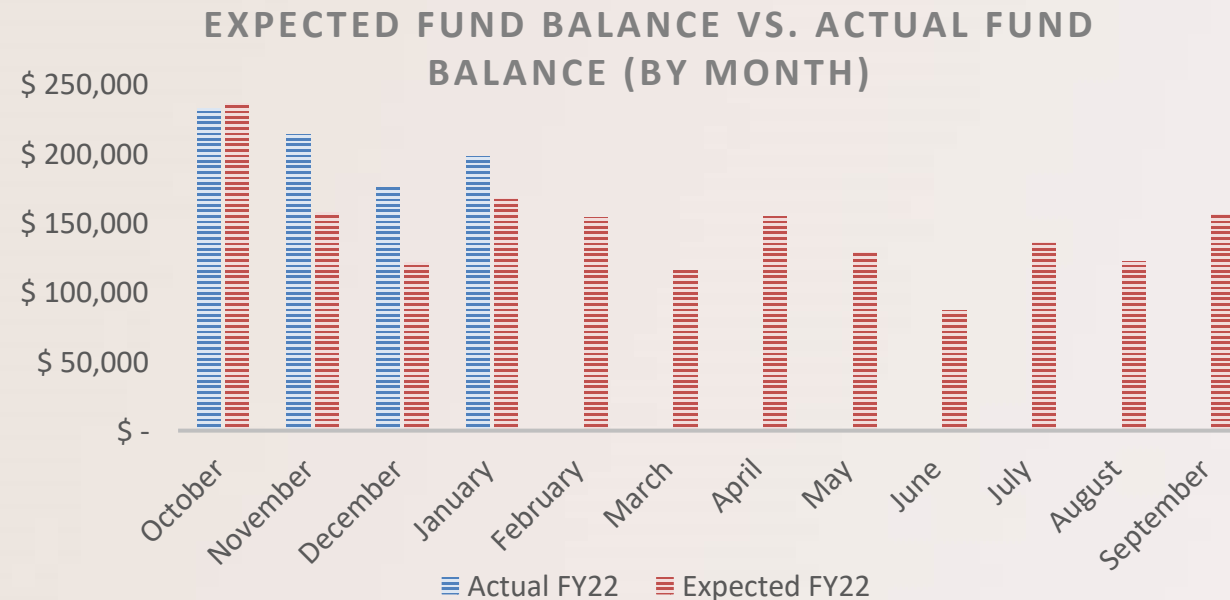
Hotel Fund



Hotel Fund

	FY22 Budget		FY22 YTD		% of Budget	FY21 YTD
Revenues	\$	252,500	\$	38,933	15%	\$ 15,949
Expenditures	\$	247,822	\$	87,114	35%	\$ 144,901
	\$	4,678	\$	(48,181)		\$ (128,952)

*33% of the year
is completed



Debt Service Fund



Debt Service Fund						
	FY22 Budget		FY22 YTD		% of Budget	
Revenues	\$	627,500	\$	557,280	89%	\$ 745,926
Expenditures	\$	821,898	\$	168,485	20%	\$ 661,708
	\$	(194,398)	\$	388,795		\$ 84,218

*33% of the year is completed



Monthly Financial Report - January 2022

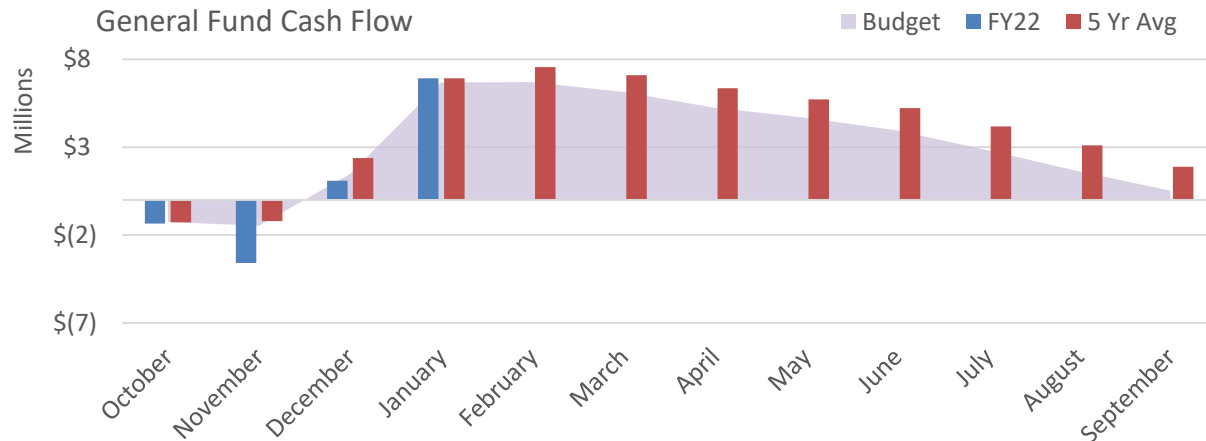
% of year Completed 33%

General Fund

% of Budget Spent 38%

	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21% of Budget
Revenues	\$ 25,659,689	\$ 16,408,108	64%	\$ 16,641,544	66%
Expenditures	\$ 25,130,144	\$ 9,483,321	38%	\$ 9,125,590	35%
	\$ 529,545	\$ 6,924,786		\$ 7,515,954	

Through the fourth month of our new fiscal year, the General Fund has collected \$16.4m in revenue and spent 38%, or \$9.5m, of its budgeted expenditures. While well in positive territory, our cash flow here is nevertheless still trailing last year's position, driven primarily by higher personnel costs and lower revenue collections through this month. We've received the majority of our property tax budget, and most of the outstanding amount should hit our accounts in February. As expected, the large influx of property tax revenue has resulted in a large surplus, which the fund will spend down on through the end of the year.



General Fund Highlights

Revenue (FY22/FY21)

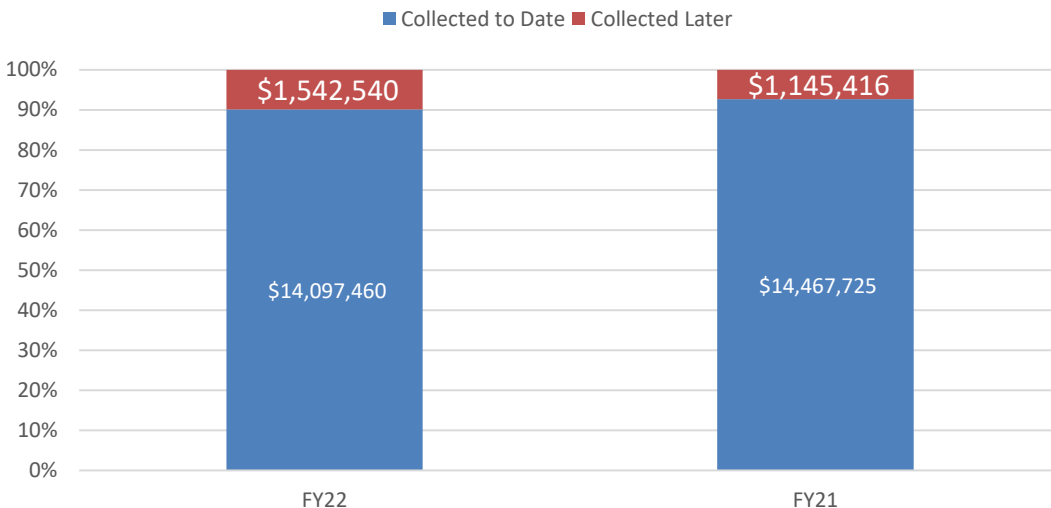
Property Tax	- \$370k	Sales Tax	+ \$140k	Franchise Tax	+ \$6k
Licenses	- \$32k	Other Revenue	+ \$23k	Total Rev	- \$233k

Expenditures (FY21/FY20)

Personnel	+ \$268k	Contractual	+ \$44k	Supplies	+ \$41k
Capital	+ \$6k	Transfers	\$ 0k	Total Exp	+ \$358k

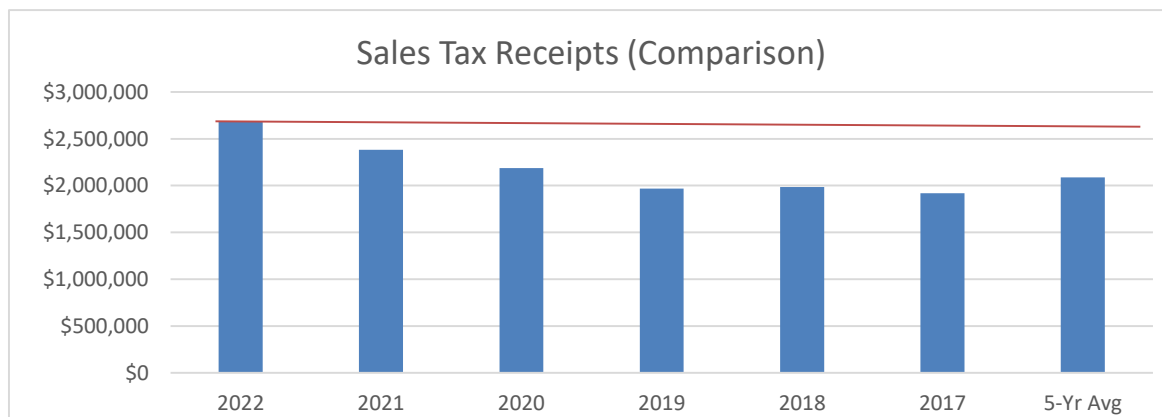
Monthly Financial Report - January 2022

Revenue Highlight: Property Tax



Colleyville is planning to receive \$15.64m in General Fund property tax this year, which makes for a small increase over actual FY21 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 last fiscal year, Colleyville's FY22 budget has been balanced using the no-new-revenue tax rate.

Revenue Highlight: Sales Tax



Colleyville received its second collection of the fiscal year, and it brought in a gain of 3.5% over December of last year. Together with October and November, this puts our total YTD growth to 12.9% over FY21, and makes for a total dollar gain of over \$300,000. Statewide, Texas cities saw another month of double digit gains for a total fiscal year increase of 18.8%, with DFW cities at 21.2%. Destination-based economies such as Hurst and Grapevine are continuing to post higher gains, indicating heightened in-person consumer activity.

Monthly Financial Report - January 2022

Water/Sewer Utility Fund % of year Completed 33%
 % of Budget Spent 24%

	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21% of Budget
Revenues	\$ 18,088,176	\$ 5,748,260	32%	\$ 5,264,042	30%
Expenditures	\$ 18,088,176	\$ 4,406,447	24%	\$ 4,565,823	26%
	\$ -	\$ 1,341,813		\$ 698,219	

Breakout of City's revenues/expenses from those related to the Trinity River Authority:

*TRA Revenue/Expense Summary			City Revenue/Expense Summary		
	FY22 Budget	FY22 YTD		FY22 Budget	FY22 YTD
Revs	\$ 14,359,032	\$ 4,530,179	Revs	\$ 3,729,144	\$ 1,218,080
Exps	\$ 13,909,032	\$ 3,224,789	Exps	\$ 3,729,144	\$ 1,181,658
Net	\$ 450,000	\$ 1,305,390	Net	\$ -	\$ 36,423

Through the fourth month of the fiscal year, the Utility Fund has collected 32% of its budgeted revenue and spent 24% of its budgeted expenditures, yielding a much stronger surplus as we saw this time in the previous year. As summary above shows, the City's direct revenues have come in a little higher than its expenses, although the majority of our surplus is made up from savings from the Trinity River Authority (T.R.A.). As with the previous year, the T.R.A. did not bill the City for operations and maintenance costs in the first two months of our fiscal year. December marked the first month of the T.R.A.'s new fiscal year, and we can expect regular monthly billing based on customer usage through the end of FY22. As is the case with every fiscal year, any savings will go directly into the City's cash-funded capital improvement program to prevent any future debt issues as well as reduce any needed rate increases in the coming year.

Utility Operation Highlights

Avg Customer Count

FY22/FY21



0.1%

YTD Rainfall (Inches)

FY22/FY21

5.01

Expenditures (FY21/FY20)

Mostly TRA costs ↓

Personnel	+ \$36k	Contractual	+ \$56k	Supplies	+ \$10k
Capital	+ \$21k	Transfers	-\$282k	Total Exp	-\$159k

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 - January 2022

% of year Completed 33%

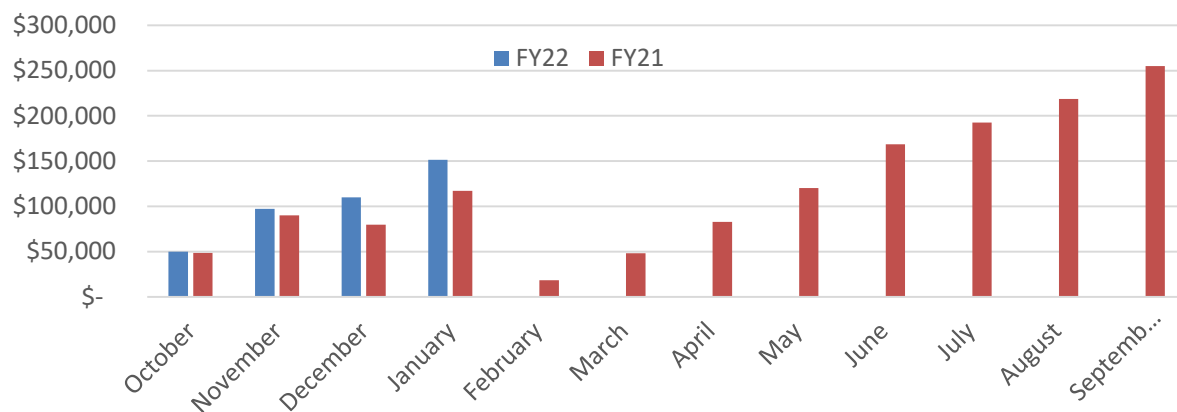
Drainage Utility Fund

% of Budget Spent 27%

	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21% of Budget
Revenues	\$1,030,868	\$ 339,835	33%	\$ 336,682	34%
Expenditures	\$ 694,205	\$ 188,490	27%	\$ 219,098	27%
	\$ 336,663	\$ 151,345		\$ 117,584	

To date, the Drainage Utility Fund has received 33% of its budgeted revenue and spent 27% of its expenditures. This fund's cash flow is stronger than the previous year, with a surplus of \$151,000, led by lower spending. Historically, drainage fee revenues tended to average at 1.2% higher than the previous fiscal year. However, as the City has reached nearer to build out these revenues tend to be more stable from year to year. At this point we're seeing little growth for FY22, which is consistent with the last few years. As with our other operating funds, any year-end surplus in this fund will be moved to the Drainage Capital Fund for use on the City's capital improvement plan.

FY22 vs. FY21 Cash Flow



Drainage Fund Operation Highlights

Revenue - Drainage Fees

FY22/FY21 0.1%

FY21/5-Yr Avg 1.9%

Expenditures (FY21/FY20)

Personnel	-\$11k
Supplies	-\$16k
Debt Service	-\$2k

Note: this fund's debt service is has been retired as of fiscal year 2021.

Contractual	-\$2k
Capital/Xfers	\$0k
Total Exp.	-\$31k

Monthly Financial Report - January 2022

Hotel Tax Fund

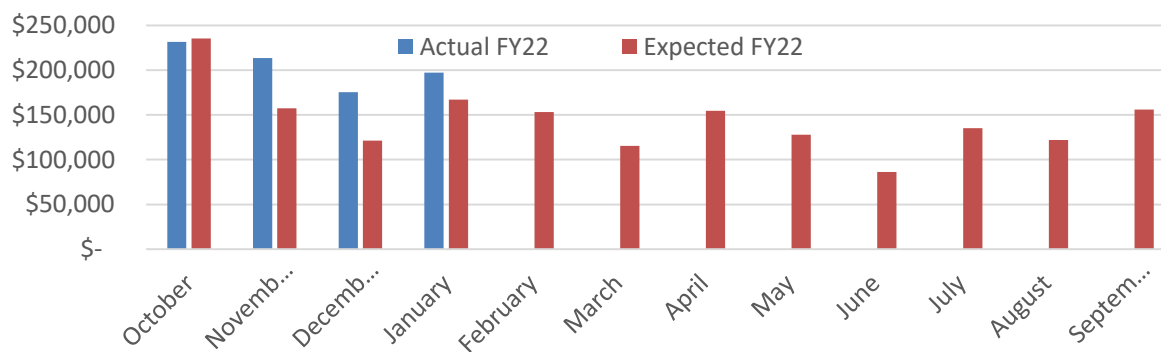
% of year Completed 33%

% of Budget Spent 35%

	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD
Revenues	\$ 252,500	\$ 38,933	15%	\$ 15,949
Expenditures*	\$ 247,822	\$ 87,114	35%	\$ 144,901
	\$ 4,678	\$ (48,181)		\$ (128,952)

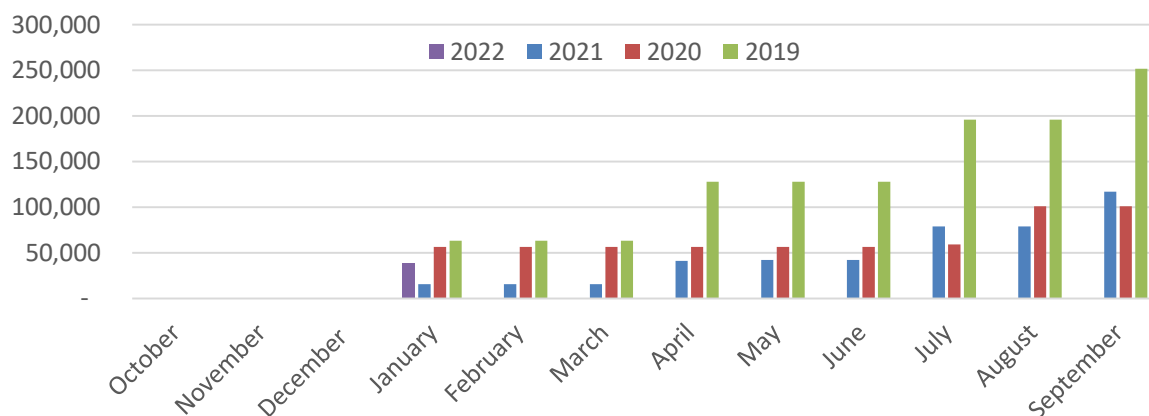
COVID-related economic disruptions obviously took a toll on any travel-related revenues in the last few years, but the Hotel Occupancy Tax Fund has kept a strong fund balance. Fortunately, travel activities are on the rise and revenue in this fund is making a comeback. While our first payment for the fiscal year still isn't as strong as we've seen prior to COVID, it has nevertheless doubled from FY21. Last year's ending fund balance came to \$245,000, and the current balance is sitting at just under \$200,000. Costs funded out of here include personnel related directly to advertising the city as well as Colleyville Center costs and some special events. The cash position through January of this year has improved significantly over last year.

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



Hotel Tax Performance

FY22 Revenue vs. History



Monthly Financial Report - January 2022

Debt Service Fund % of year Completed 33%
 % of Budget Spent 20%

	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21% of Budget
Revenues	\$ 627,500	\$ 557,280	89%	\$ 745,926	95%
Expenditures*	\$ 821,898	\$ 168,485	20%	\$ 661,708	81%
	\$ (194,398)	\$ 388,795		\$ 84,218	

Being predominately funded through property taxes, the Debt Service fund has yet to receive a substantial portion of its revenue 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 January's figures, the fund is running a surplus of about \$388,000 now that property taxes have begun to hit. It should be noted that our updated property tax forms necessitate a planned spend down of fund balance by \$194,000 this year. With Colleyville's current debt service schedule, all bonded debt is on track to be paid off by FY27.



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 2/15/2022

Number Ordinance O-22-2192

Type Ordinance

Department Community Development

Title

THE APPLICANT REQUESTS TO TABLE THE ITEM TO THE MARCH 2, 2022 MEETING - Request to appeal the decision by the Planning and Zoning Commission for the consideration 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 and 2, Block A, Heritage Farms, located at 913 Cheek-Sparger Road and 3808 Wayne Drive, Case ZC21-037

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

The applicant requests to Table the item to the March 2, 2022 meeting.

First Reading and Public Hearing

Steven Ailey, the applicant, has submitted a request to rezone the 18.45 acre property located at 913 Cheek Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court from PUD-C Planned Unit Development-Commercial to a new PUD-C Planned Unit Development-Commercial district to replace the existing ordinance. The purpose is to rezone in order to allow for the development and operation of a new senior living community for the property.

Existing Conditions/Background: The subject property is platted as Lots 1 and 2, Block A, of the Heritage Farms Addition and is currently undeveloped. The applicant proposes to develop the property into a Senior Living Community. The current zoning was approved in 2012 and allows for a senior living community, but it never developed.

Proposed Zoning Change: Request – The request is to rezone from the PUD-C Planned Unit Development Commercial to the PUD-C Planned Unit Development-Commercial district to replace the existing ordinance. The request is to construct a senior living community development that is restricted to individuals 55 years old and above.

Purpose: The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential, and mixed-use

developments by encouraging creative, efficient, and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development which will be of special benefit to the property owners or to the community.

Analysis: The subject property, with the proposed new configuration and a decrease in the number of units, necessitates the change in zoning and request for a new PUD-C Planned Unit Development-Commercial district. This property has zoning, which was approved in 2012, for a senior living community. At that time, the total unit count was 281 units to include 162 independent units, 74 assisted living units, and 45 memory support units. The average independent living units were between 625 (square feet) – 1,200 s.f. The height of the buildings were approved up to two and a half stories. Total project size was 321,500 s.f. with 282 parking spaces. The buildings were also not connected to each other and there was a retail building to be constructed along Cheek-Sparger Road.

Per the proposed PUD-C, this project is requesting to significantly vary from the 2012 ordinance. The request includes 164 independent living units, 44 assisted living units, and 30 memory care units. This is a reduction in the total unit count from 281 units to 238 units. The average independent unit size is increased to 885 s.f. – 1,950 s.f. The height of the buildings is proposed to be two stories except for a three story spine in the independent living building. The total project size is 350,000 s.f. with parking spaces in Phase 1 of 322 and Phase II of 45 for a total of 367 spaces. The exterior walls of the buildings shall be a minimum of 50 percent masonry materials. The buildings are connected and there is no retail building proposed. This development would provide 50 percent common open space.

Regarding public improvements, the current PUD-C district requires the developer to improve the intersection of Cheek-Sparger Road and Bedford Road/Bedford Court with a roundabout. The applicant is still committed to the requirement, but is evaluating the level of participation with the improvement. The applicant will also add a right-turn-only lane to northbound Wayne Drive where it intersects Cheek-Sparger Road. A City/Developer Agreement (CDA) shall be accepted prior to any applications by the developer and City Council. Additionally, the developer is proposing a Payment in Lieu of Taxes, or PILOT, payment to the City to offset the increase in Emergency Medical Costs from this project.

The Land Development Code only allows the proposed senior living community with a Planned Unit Development-Commercial zoning.

Plat Status: The subject property is platted as Lots 1 and 2, Block A, of the Heritage Farms Addition.

DRC Review: This request was reviewed during the December 20, 2021, DRC meeting and determined the application may be scheduled for the next available

Planning and Zoning Commission meeting on January 10, 2022.

Drainage: Preliminary drainage information has been provided.

Surrounding Development: Property to the south and east is located in the City of Bedford and is developed with single family homes. Property to the north is CC-1 Village Retail zoning and PUD-R Planned Unit Residential zoning, and is developed with commercial uses south of Cheek-Sparger Road and residential uses with single family homes north of Cheek Sparger Road. Property to the west is PUD-C Planned Unit Commercial zoning and is developed as Colleyville Covenant Christian Academy.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, designates the subject property and most of the property near this location along Cheek-Sparger as planned for future commercial use. The addition of the senior living community meets the intent of the comprehensive plan. The proposed rezoning request does comply with the commercial land use designation stated in the comprehensive plan.

Fees: Impact Fees are required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a building permit, if applicable.

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

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

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations and Independent School Districts within 1,000 feet of the subject property. 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 the request. The following items should be considered as part of the consideration:

- The proposed use conforms to the Future Land Use Plan and stated goals described in the Destination Colleyville Plan.
- The proposed project reduces the number of units while maintaining 50% of pervious cover.
- Staff recognizes further discussion needed on outstanding agreements.

Planning and Zoning Commission Recommendation: The Planning and Zoning

Commission recommended denial of the request at their January 10, 2022, meeting by a vote of 5-0. When the Planning and Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Financial Impact

There is no financial impact to the City.

Recommendation

None

Attachments

1. Request to Table
2. Appeal to City Council for Case ZC21-37
3. Aerial Map
4. Zoning Map
5. Future Land Use Map
6. Proposed PUD Ordinance Text
7. Master Plan
8. Conceptual Site Plan
9. Rendered Elevations
10. Conceptual Elevations
11. Masonry Fence Plan
12. Trash Compactor and Generator Plan
13. Project Comparison Matrix
14. EMS Call Worksheet
15. Drainage Plan
16. Tree Preservation Plan
17. Trip Generation Memo
18. Notification Map
19. Notification Letter
20. Notification List
21. Letter of Opposition
22. Letters of Support
23. Ordinance O-22-2192

Ben Bryner

Subject: RE: Table request for Case ZC21-037

From: Russell Jones < >
Sent: Thursday, February 10, 2022 3:41 PM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: Table request for Case ZC21-037

Hi Jackie,

Good afternoon. As we spoke about yesterday, Forefront has requested to table their request from the upcoming City Council meeting scheduled for February 15th. They would like to be considered at one of the meetings during March. Thank you.

Best Regards,

Russell Jones
First Vice President | Greystone
o 972.402.3681 | m 214-505-9219
rjones@greystonecommunities.com

Greystone Confidentiality Notice: The information in this e-mail and any attachments are confidential and may be legally privileged. It is intended solely for the addressee. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. If you have received this e-mail in error, please notify the sender and permanently delete the e-mail, and any attachments, immediately as you should not retain, copy or use this e-mail or any attachment for any purpose, nor disclose all or any part of the contents to any other person.

From: [Russell Jones](#)
To: [Jackie Reyff](#); [Ben Bryner](#)
Cc: [Steven Ailey](#); [Scott Polzin](#); [Robert Green](#); [Stuart Jackson](#)
Subject: Appeal to City Council for Case ZC21-37
Date: Wednesday, January 19, 2022 2:55:41 PM

Hi Jackie,

Good afternoon.

On behalf of Steve Ailey, Forefront Living has elected to appeal the Planning and Zoning Commission's denial from their January 10, 2022 decision to the City Council.

However, we do not want to proceed to the February 1st City Council meeting but instead request the case be tabled to the follow City Council meeting of February 15th. This will allow Forefront Living the additional time to better understand outstanding concerns.

Please let me know if we need to do any other additional steps in this process. Kindly confirm receipt of this appeal. Thank you.

Best Regards,

Russell Jones

First Vice President | Greystone
o 972.402.3681 | m 214-505-9219
rjones@greystonecommunities.com

Greystone Confidentiality Notice: The information in this e-mail and any attachments are confidential and may be legally privileged. It is intended solely for the addressee. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. If you have received this e-mail in error, please notify the sender and permanently delete the e-mail, and any attachments, immediately as you should not retain, copy or use this e-mail or any attachment for any purpose, nor disclose all or any part of the contents to any other person.

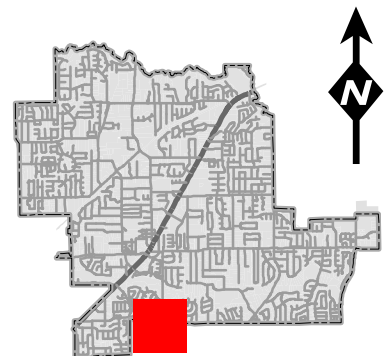
Aerial Map



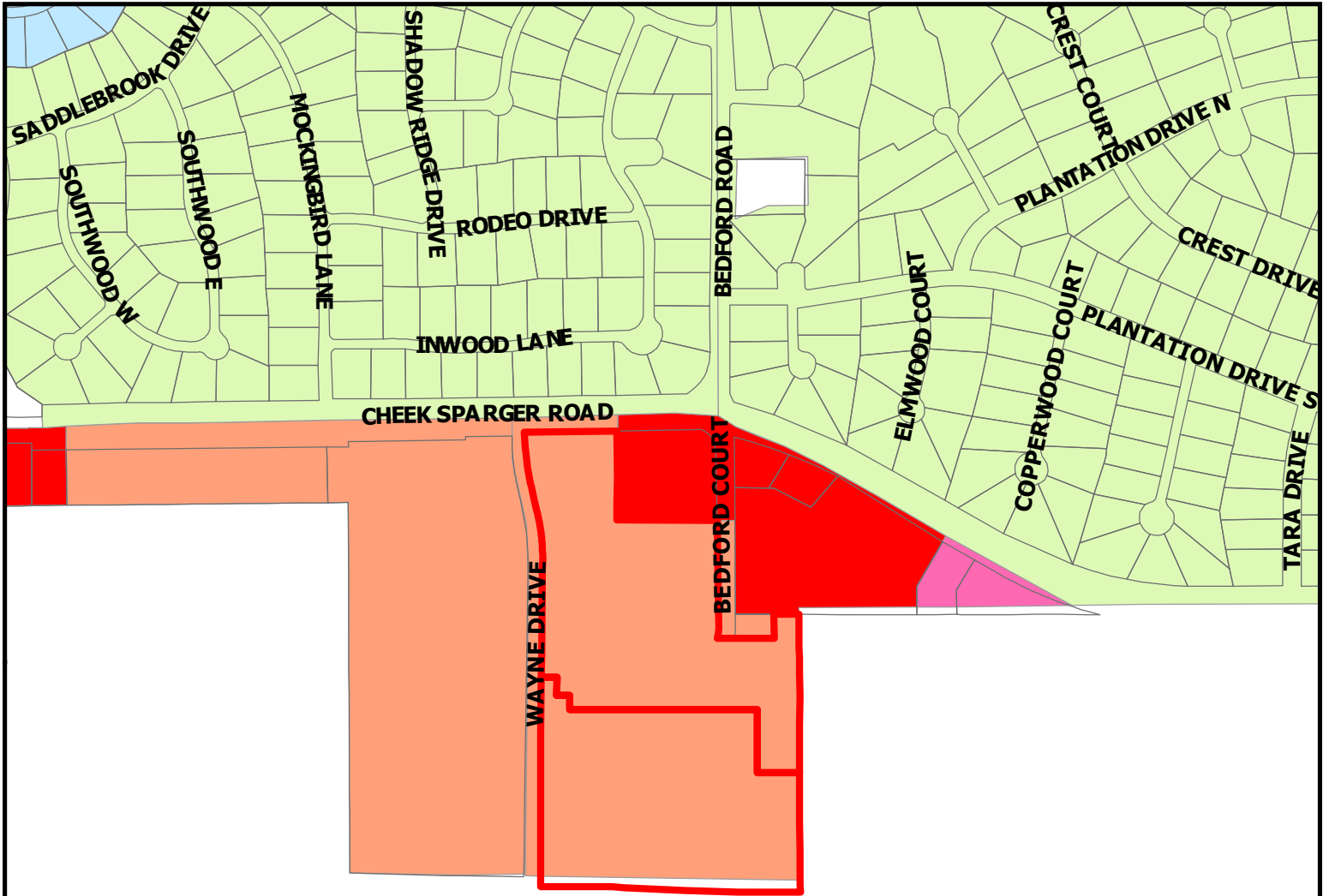
ZC21-037
913 Cheek-Sparger Road

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



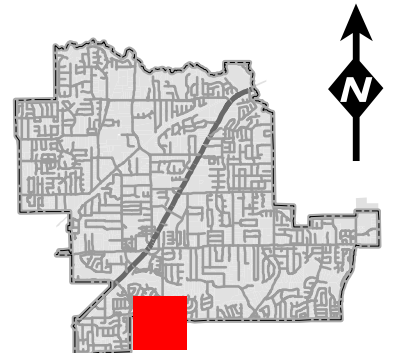
Zoning Map



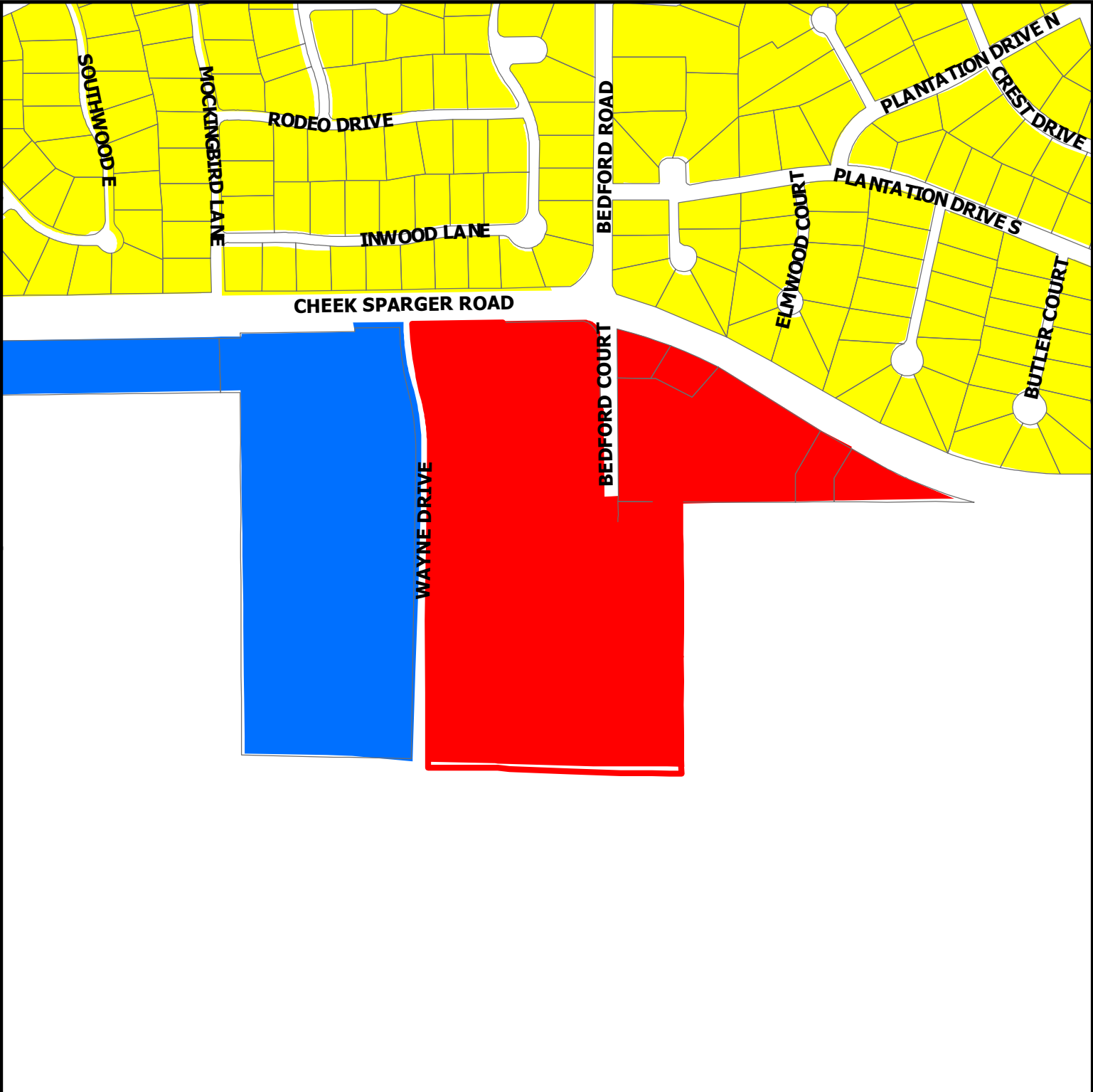
ZC21-037
913 Cheek-Sparger Road

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



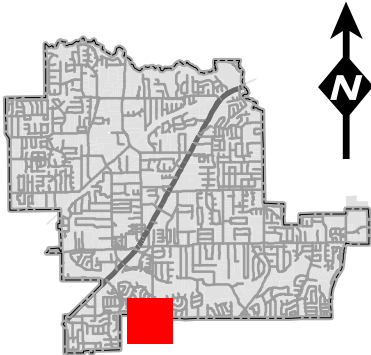
Future Land Use Map



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.

ZC21-037 913 Cheek-Sparger Road

-  Subject Property
-  Residential
-  Commercial
-  Institutional



December 13, 2021

1. GENERAL

- a. The purpose of this Planned Unit Development is for the development of a senior housing community on the 18.45-acre tract located on the southeast corner of Cheek-Sparger Road and Wayne Drive with combination of independent living, assisted living, and memory care.
- b. This facility shall be licensed as a Type A and/or Type B Assisted Living Center by the Texas Department of Aging and Disability Services as required by the Assisted Living Facility Licensing Act. Proof of such licensing shall be required prior to the issuance of a Certificate of Occupancy for this property.
- c. This property is subject to all the regulations contained in the Land Development Code, except where amended by this Ordinance.

2. PERMITTED LAND USES

- a. Type "A" and Type "B" assisted living facilities are permitted with a maximum of 44 units for assisted living uses and a maximum of 30 beds for memory care uses, as depicted in Site Plan Exhibit "D".
- b. A maximum of 164 independent living units are permitted as depicted in Site Plan Exhibit "D".
- c. All residential units permitted by this PUD shall only be occupied by persons who are age 55 or older per the requirements of the United States Department of Housing and Urban Development.
- d. All accessory buildings and uses, customarily incidental to the above uses on the same lot within.

3. HOURS OF OPERATION

- a. Deliveries to the facility for food service and general delivery will be restricted to 7:00 a.m. to 6:00 p.m. daily.

4. CONCEPTUAL PLAN AND PLATTING

- a. The development shall be generally consistent with Site Plan Exhibit "D", which shall not be considered the preliminary plat. Minor adjustments, such as building articulations, shall be permitted. Other modifications, which do not change the use or increase the density, may be approved administratively by the staff.
- b. The developer shall submit, and receive approval from the City of Colleyville, a replat in accordance with the requirements of the Land Development Code prior to development of

December 13, 2021

this PUD-C.

5. BUILDINGS

- a. Building elevations shall be consistent with the elevations shown on Exhibit "E".
- b. All buildings allowed for this development shall not exceed three stories in height and 45 feet.
- d. There shall be a 50-foot building setback along Cheek-Sparger Road. Otherwise, all building setbacks shall comply with minimum requirements of the Land Development Code.
- e. The cumulative exterior walls of the buildings in this development shall be a minimum of 50 percent masonry. Masonry, for the purposes of this PUD, shall be defined as including: brick, stone, cast stone, simulated stone, faux stone, thin veneered thin-set stone, concrete block, and three coat plaster/stucco. Other wall surface materials may include cementitious siding or ACM (aluminum composite material) panels.
- f. All buildings shall, at a minimum, meet the provisions of Chapter 6-Building Design in the Land Development Code.

6. OPEN SPACE

- a. This development shall provide a minimum of 50 percent common open space, as shown on Site Plan Exhibit "D" and all open space areas shall be landscaped and maintained by the property owner. Open space may include detention or retention ponds.
- b. All landscaping shall comply with Chapter 4-Landscaping in the Land Development Code.

7. SIDEWALKS

- a. The sidewalk along Cheek-Sparger Road and Wayne Drive must be at least five (5) feet wide. The sidewalks must be installed when any new structures are built on the property.

8. PARKING AND ACCESS

- a. This development shall be allowed to have a minimum of 330 parking spaces.
- b. All parking shall be mutually accessible and available across all uses within this development.
- c. As depicted on Site Plan Exhibit "D", a 26-foot public access and fire lane easement shall be located within the development such that it connects Wayne Drive at the southern terminus of the Bedford Court right-of-way boundary. Said easement shall be included on

December 13, 2021

the final plat for the subject property.

9. LIGHTING

a. All lighting shall be directed away from adjacent residential properties. Illumination from light poles shall not exceed 0.5 foot-candles as measured from any portion of the property line.

10. FENCING

a. An eight (8) foot precast concrete or masonry fence, with other materials allowed as necessary to protect trees or as needed regarding other considerations, shall be constructed along the south and east property lines adjacent to the existing residential uses located in the City of Bedford.

b. Any decorative stone walls throughout the property shall be no more than 42 inches in height.

11. SIGNAGE

a. All monument signs shall meet the minimum requirements of the Land Development Code.

12. DUMPSTER, COMPACTOR AND GENERATOR ENCLOSURES

a. Any dumpsters, compactors or generators located in the development shall be enclosed in a structure that shall be a minimum of eight (8) feet in height and composed of masonry materials.

b. All requirements of the Land Development Code shall be met, except where amended herein.

13. PUBLIC IMPROVEMENTS

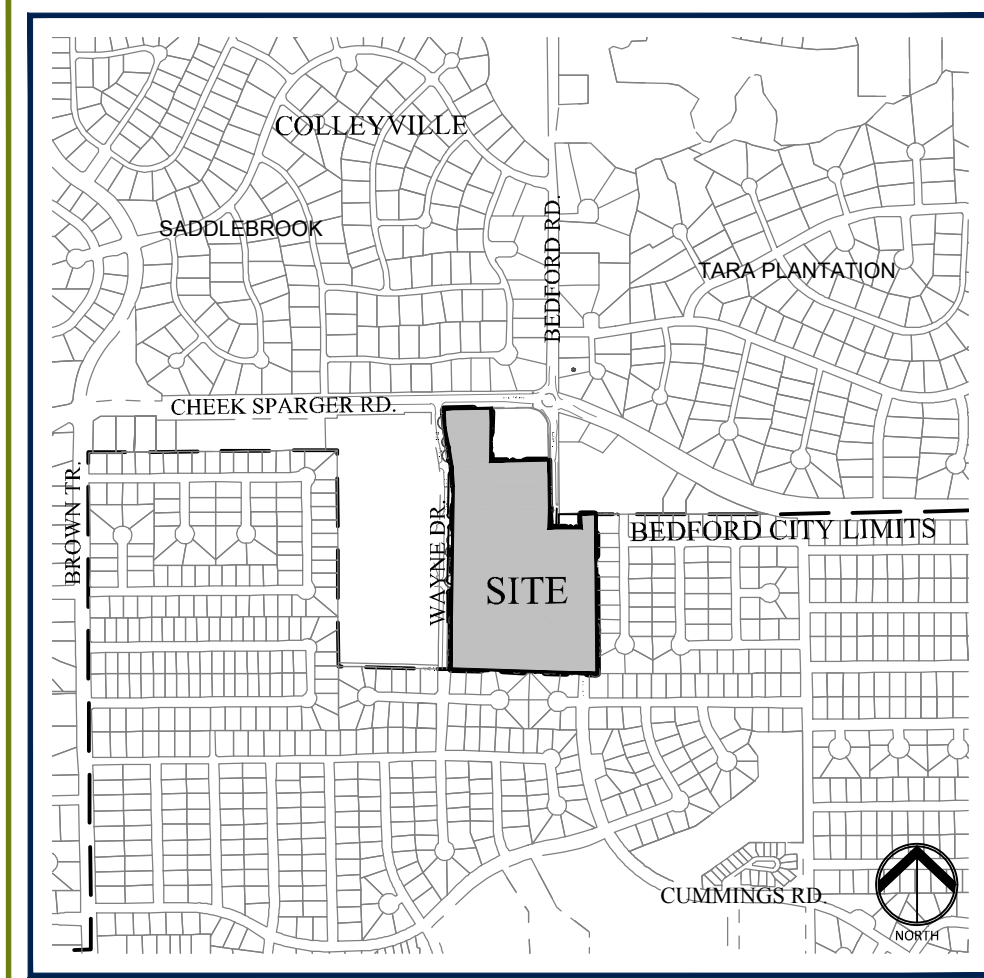
a. In lieu of constructing any required perimeter street improvements, the developer shall construct the following roadway improvements: a right-turn only lane to northbound Wayne Drive where it intersects Cheek-Sparger Road.

b. Additionally, the developer shall pay a one-time Special Roadway Impact Fee to the City which shall be utilized by the City for the construction of a roundabout at the intersection of Cheek – Sparger Road and Bedford Road/Court.

c. Given the requirements of Section “b” above, prior to the acceptance of any plat applications as required by this ordinance, the developer shall submit a revised City/Developer Agreement (CDA) for an approval by the City Council that, at a minimum, addresses the following areas:

December 13, 2021

- (1) City shall be responsible for all of the design, contracting, construction, right-of-way acquisition, landscaping and ongoing maintenance for the roundabout at the intersection of Cheek Sparger and Bedford Road/Court.
- (2) Establish the total amount of the Special Roadway Impact Fee to be paid from the developer to the City.
- (3) Timing of the payment of the Special Roadway Impact Fee to the City for the roundabout shall be at the issuance or receipt of the building permit.
- (4) City shall complete the roundabout improvements within 3 years of the payment of the Special Roadway Impact Fee.
- (5) Any change to the terms of this section shall require an amendment to this ordinance.



TARA PLANTATION
SINGLE FAMILY
RESIDENTIAL

ZONED
PUD-R

BEDFORD CT.

KID'S KAMPUS
PRE-SCHOOL / PRE-K

ZONED
CC-1

SADDLEBROOK
SINGLE FAMILY
RESIDENTIAL

ZONED
PUD-R

- LEGEND
- OPEN SPACE / LANDSCAPE AREA
 - 26' EMERGENCY ACCESS
 - SECOND STORY
 - THIRD STORY
 - FUTURE PHASE
 - EXISTING TREE PROPOSED TO REMAIN
 - PROPOSED TREE

Site Summary		
Site Area	18.45 AC.	803,682 SF.
Building Footprint	194,307 SF.	24.2%
Paved Surfaces (Parking & Drive)	3.16 AC.	137,689 SF.
Open Space (Includes Detention)	9.23 AC.	50.0%
Detention Area	5.32 AC.	28.7%
Independent Living Units	164 Units	272,859 SF.
Assisted Living Units	44 Units	36,981 SF.
Memory Support Units	30 Units	14,405 SF.
Total Senior Living Units	260 Units	316,601 SF.
Common Area & Back of House		32,783 SF.
Total Building Sf.		357,028 SF.
Required Parking Spaces	208	
Covered Parking Spaces	144	
Surface Parking Spaces	158	
Garage Parking Spaces	20	
Future Parking Spaces	45	
Total Parking Spaces	367	122 Extra

TARA VILLAGE RETAIL &
OFFICE SHOPPING CENTER

ZONED
CC-1

SINGLE FAMILY
RESIDENTIAL

ZONED
R9

CUMMINGS DR.

DETENTION
AREA
5.32 AC.

8' MASONRY FENCE

BEDFORD HEIGHTS
SINGLE FAMILY RESIDENTIAL

ZONED
PUD

COVERED
PARKING, TYP.

DETENTION
AREA

COVENANT CHRISTIAN ACADEMY
PRIVATE SCHOOL

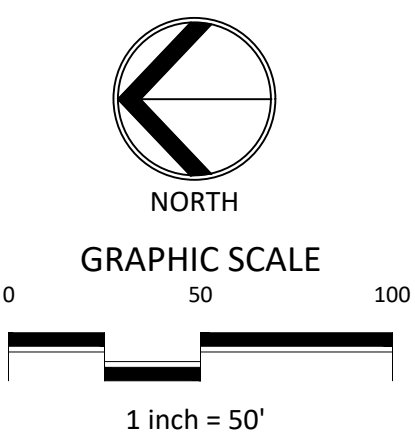
ZONED
PUD-C

- NOTES:
- 18.45 acres platted as Heritage Farms, Block A, Lot 1.
 - No FEMA 100 Year Floodplain on this property or on the Cheek Sparger right of way.
 - Parking Spaces are 9' x 18'.
 - Detailed landscaping and planting plans will be prepared with final construction plans for many open space/landscape areas. This includes foundation plantings, courtyard areas and along Wayne Drive to screen parking.

OWNER:
Forefront Living
12467 Merit Drive
Dallas, TX 75251

DEVELOPER:
Greystone Communities
225 E. John Carpenter Frwy, Ste 700
Irving, TX 75062

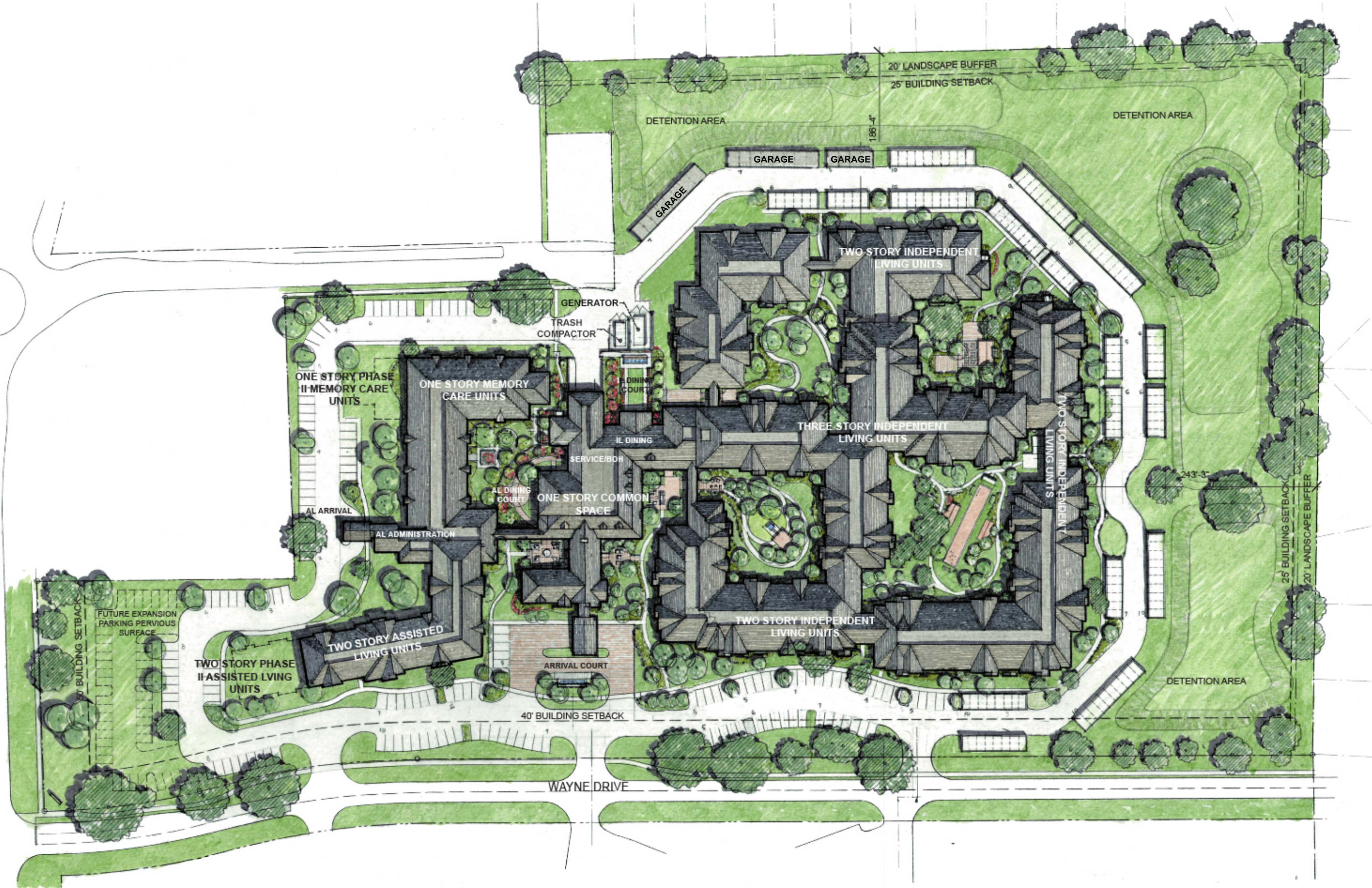
ENGINEER/PLANNER:
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.256.1121
TX REG. F-1114



MASTER PLAN
for
FOREFRONT LIVING
SENIOR COMMUNITY
November 12, 2021

PUD Site Plan for Senior Living PUD
Zoning Amendment

CHEEK SPARGER





Independent Living - Rendered Elevation

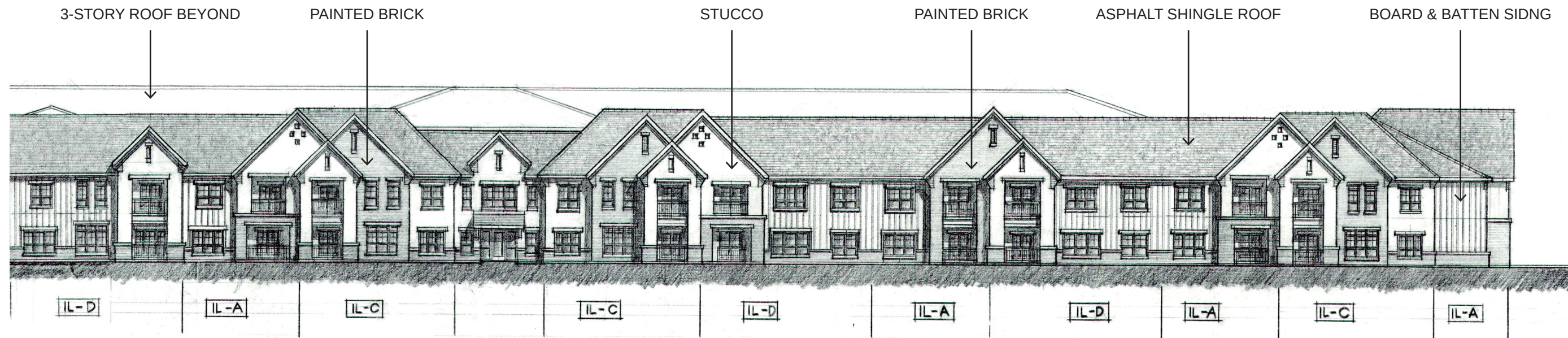


Assisted Living - Rendered Elevation

FFL Senior Living Colleyville
Colleyville, Texas



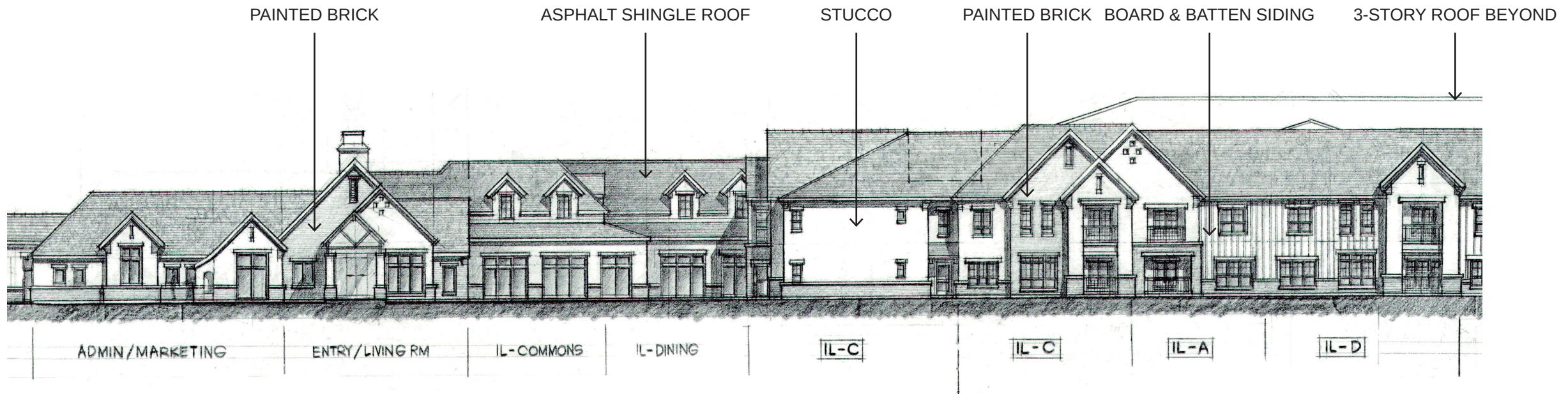
Commons - Rendered Elevation



Scale: 3/64"=1'-0"



Independent Living - Conceptual Elevation
Scale: 1/64"=1'-0"

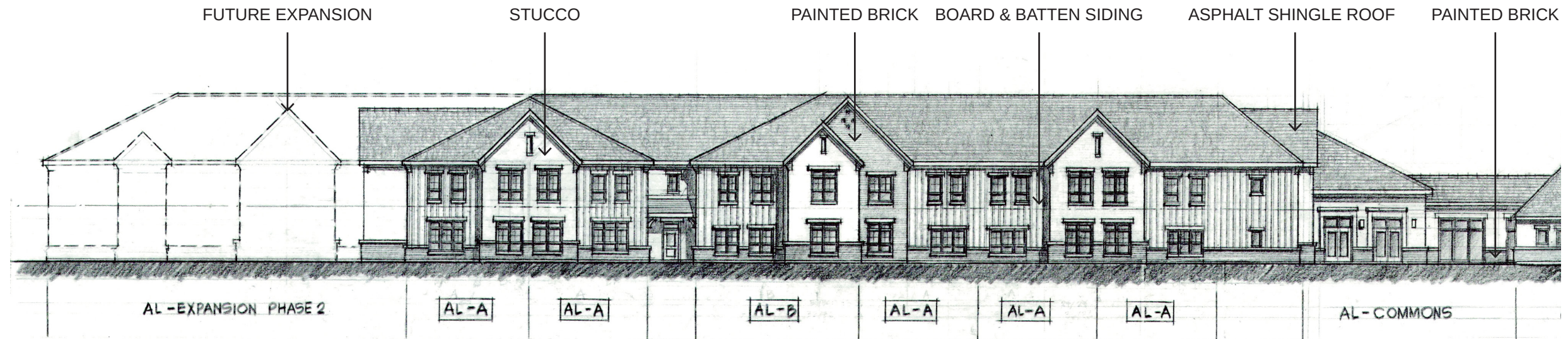


Scale: 3/64"=1'-0"



Entry/Community Commons - Conceptual Elevation

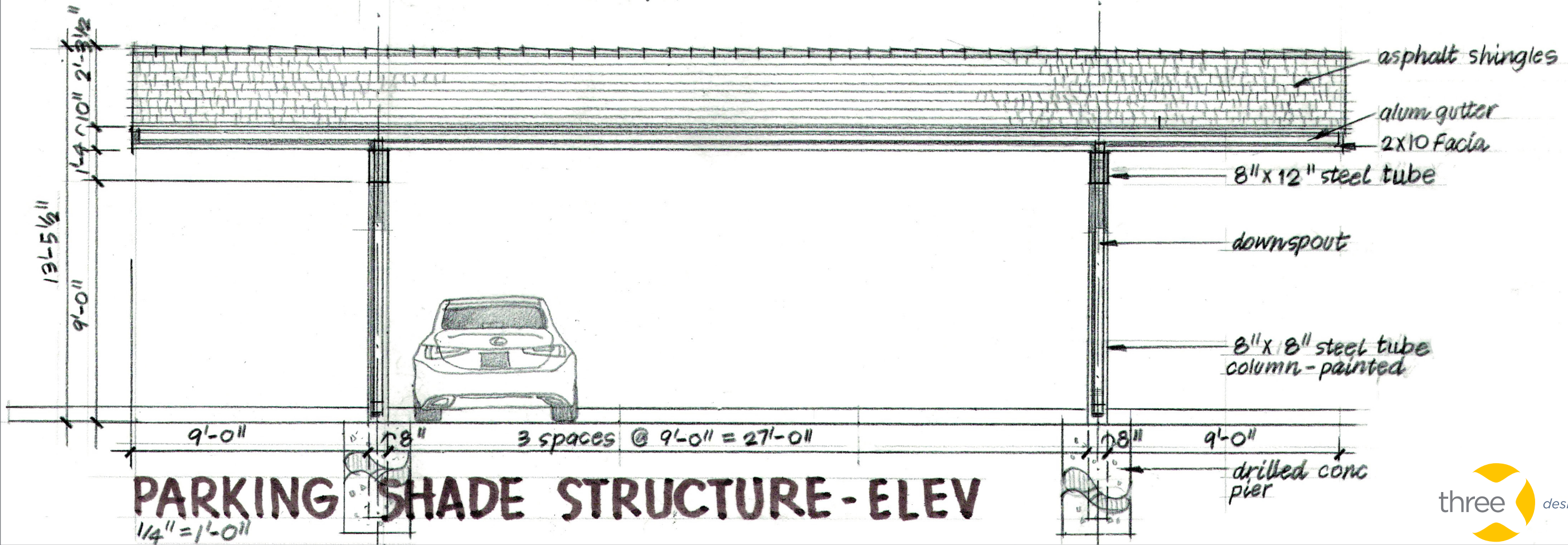
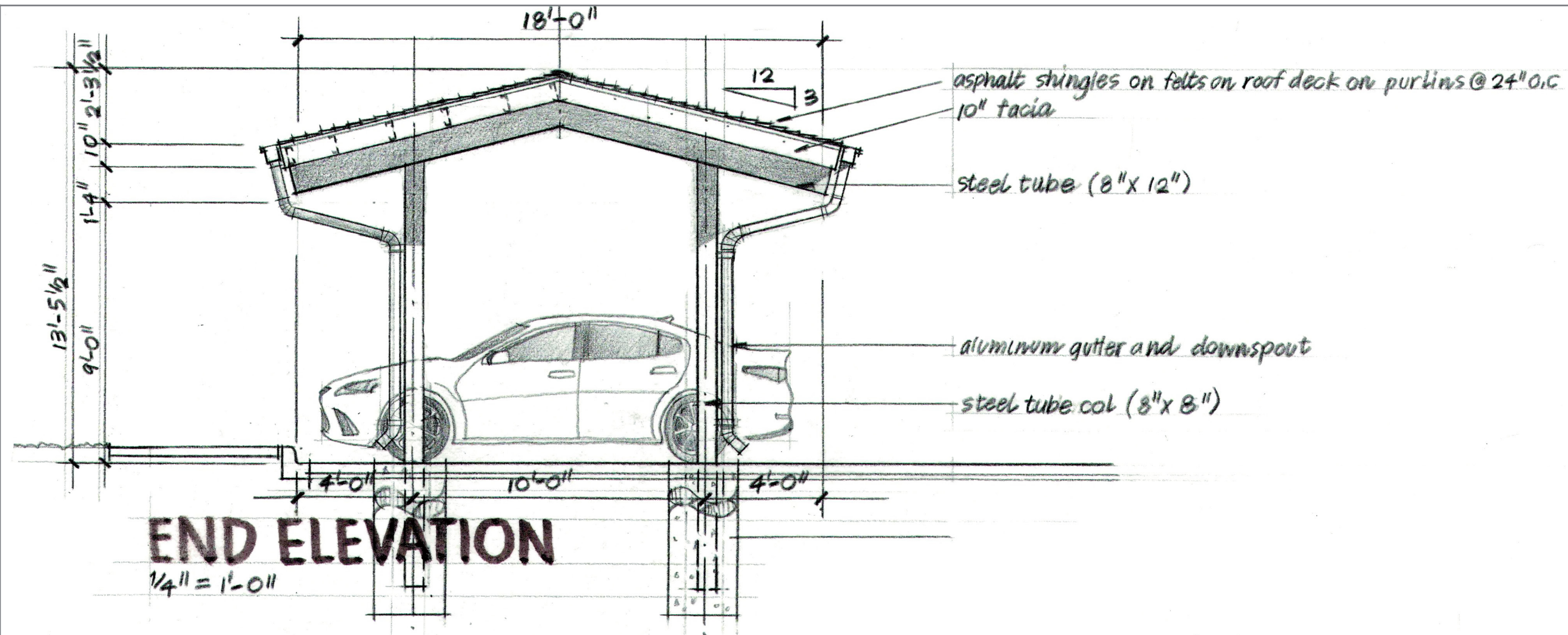
Scale: 1/64"=1'-0"

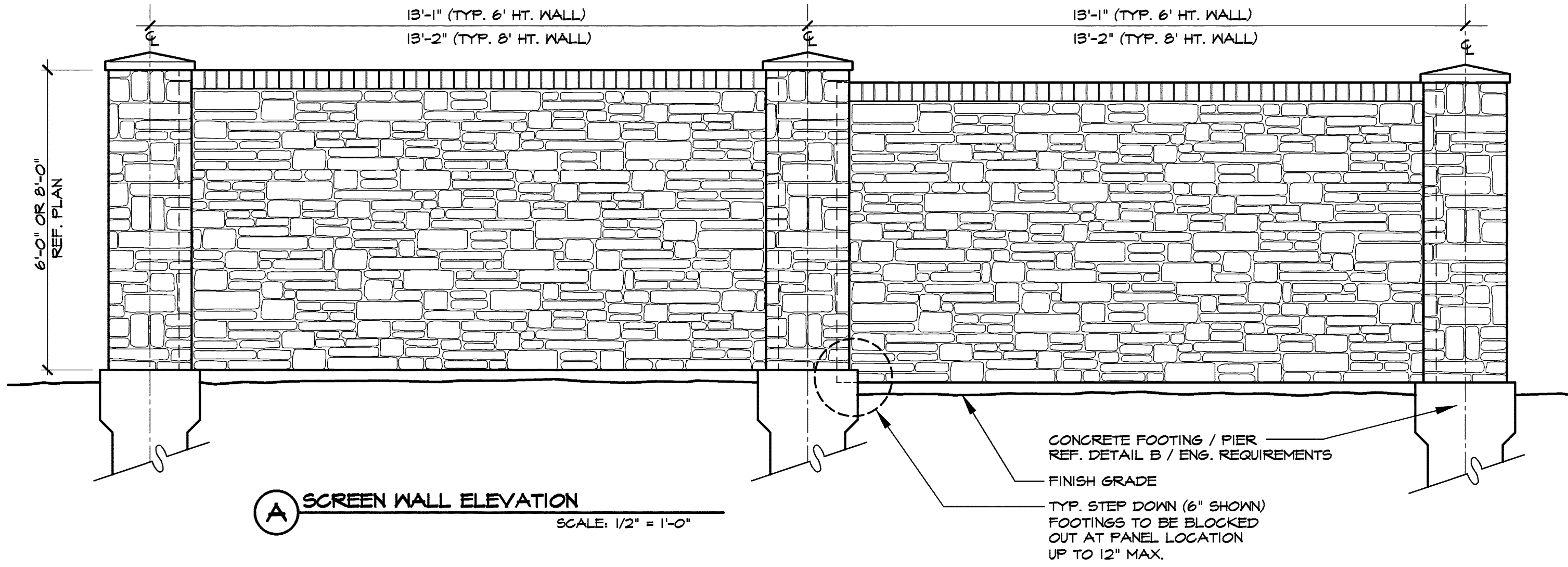


Scale: 3/64"=1'-0"



Assisted Living - Conceptual Elevation
Scale: 1/64"=1'-0"





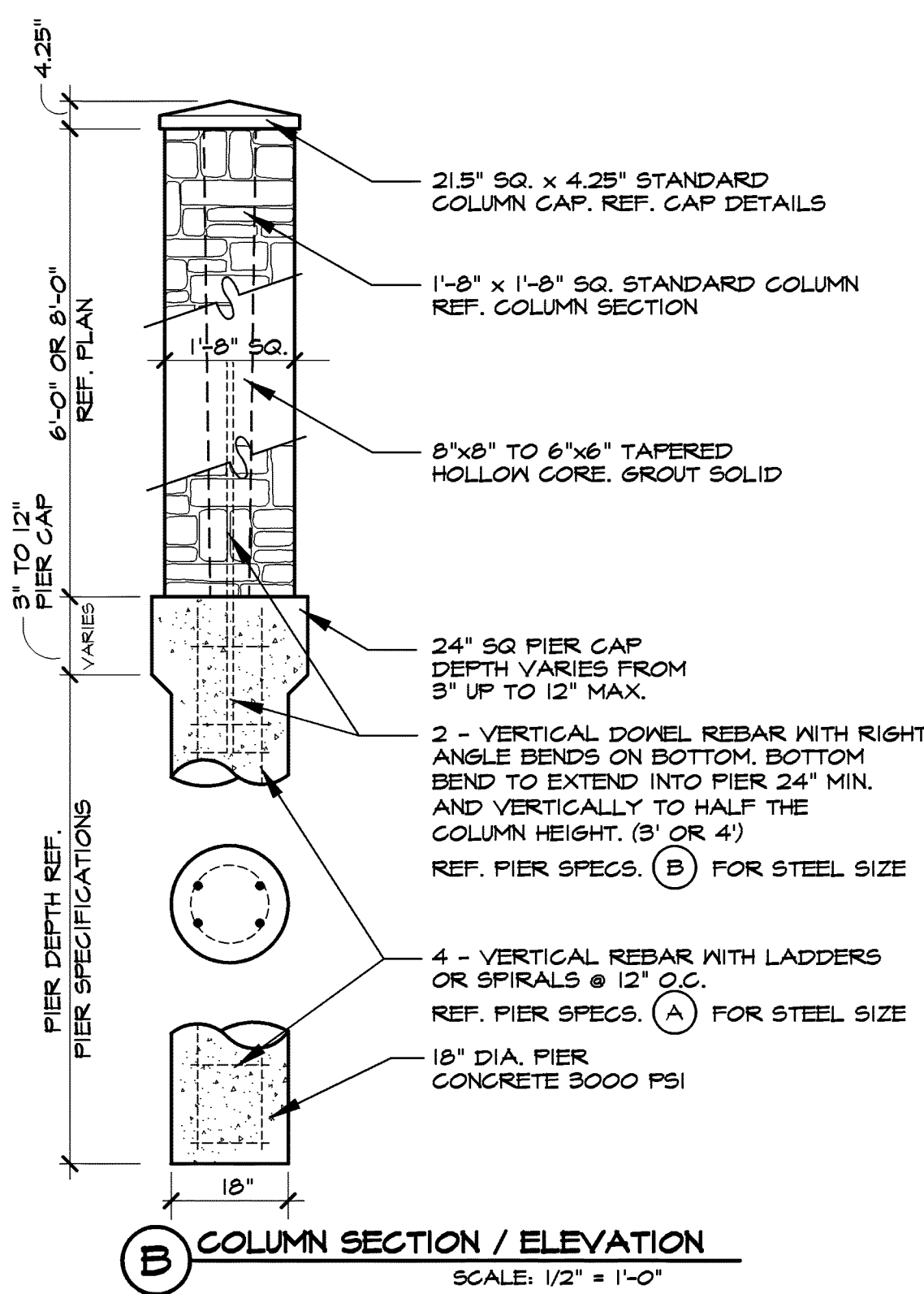
A SCREEN WALL ELEVATION
SCALE: 1/2" = 1'-0"

GEOTECHNICAL INFORMATION:

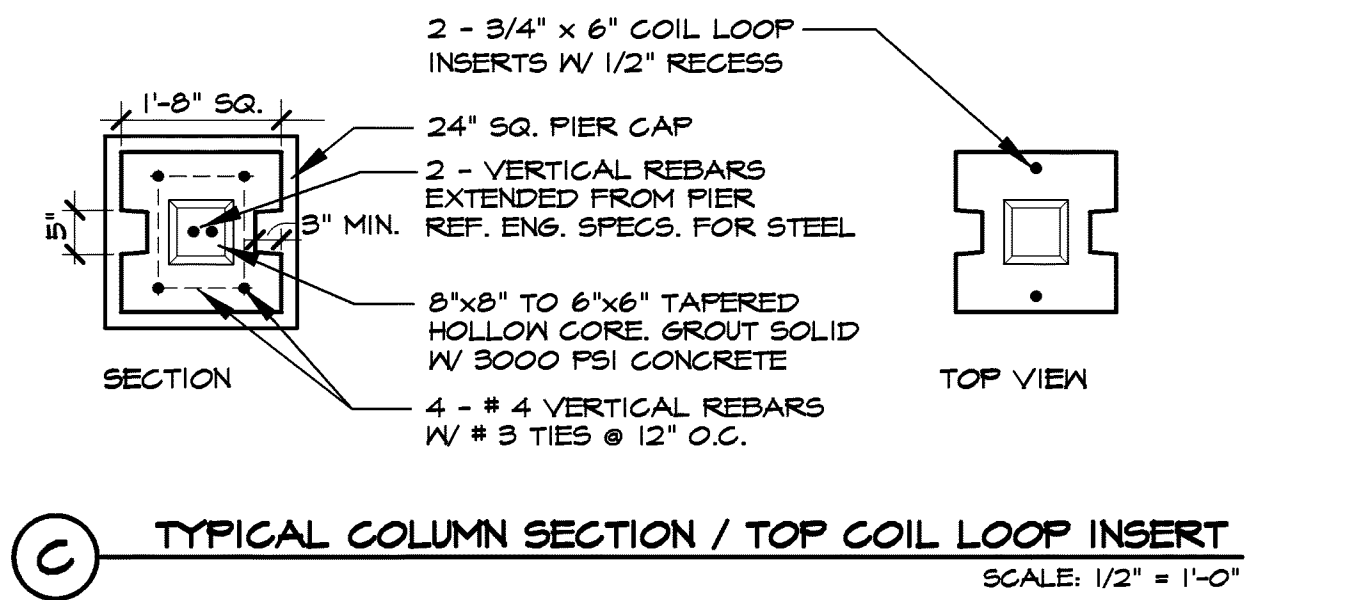
TEST PREPARED BY: _____
REPORT NUMBER: _____
DATE PREPARED: _____

PIER SPECIFICATIONS:

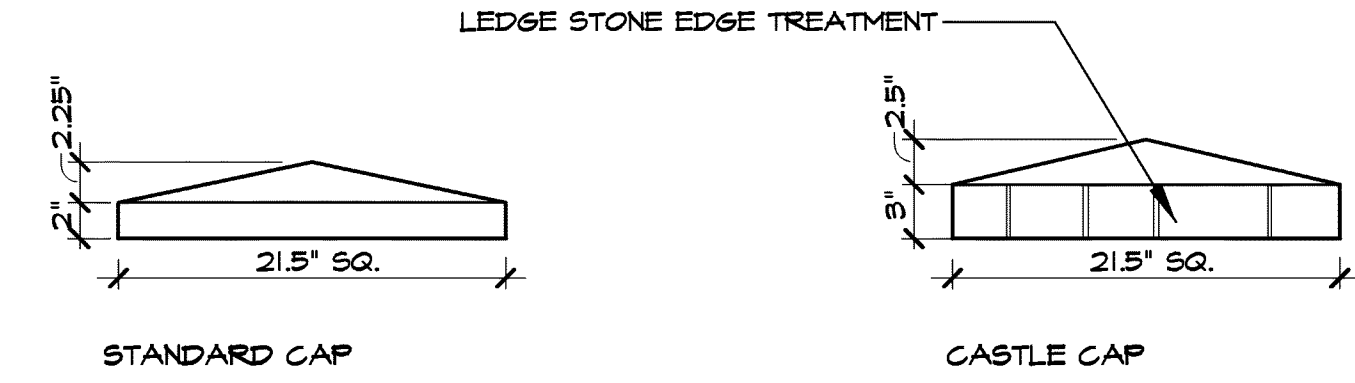
- 18" DIAMETER PIER _____ FT. DEEP OR 2' INTO BEDROCK
WHICH EVER COMES FIRST
CONCRETE 3000 PSI @ 28 DAYS, STEEL 60 KSI
- (A) (4) # _____ VERTICAL REBAR
_____ SPIRALS OR LADDERS @ 12" O.C.
- (B) (2) # _____ VERTICAL DOWEL - 24" INTO PIER W/ RIGHT ANGLES,
36" MIN. INTO 6' COLUMN, 48" MIN INTO 8' COLUMN



B COLUMN SECTION / ELEVATION
SCALE: 1/2" = 1'-0"



C TYPICAL COLUMN SECTION / TOP COIL LOOP INSERT
SCALE: 1/2" = 1'-0"



D TYPICAL COLUMN CAPS
SCALE: N.T.S.

SPECIFICATIONS AND NOTES:

GENERAL NOTES:

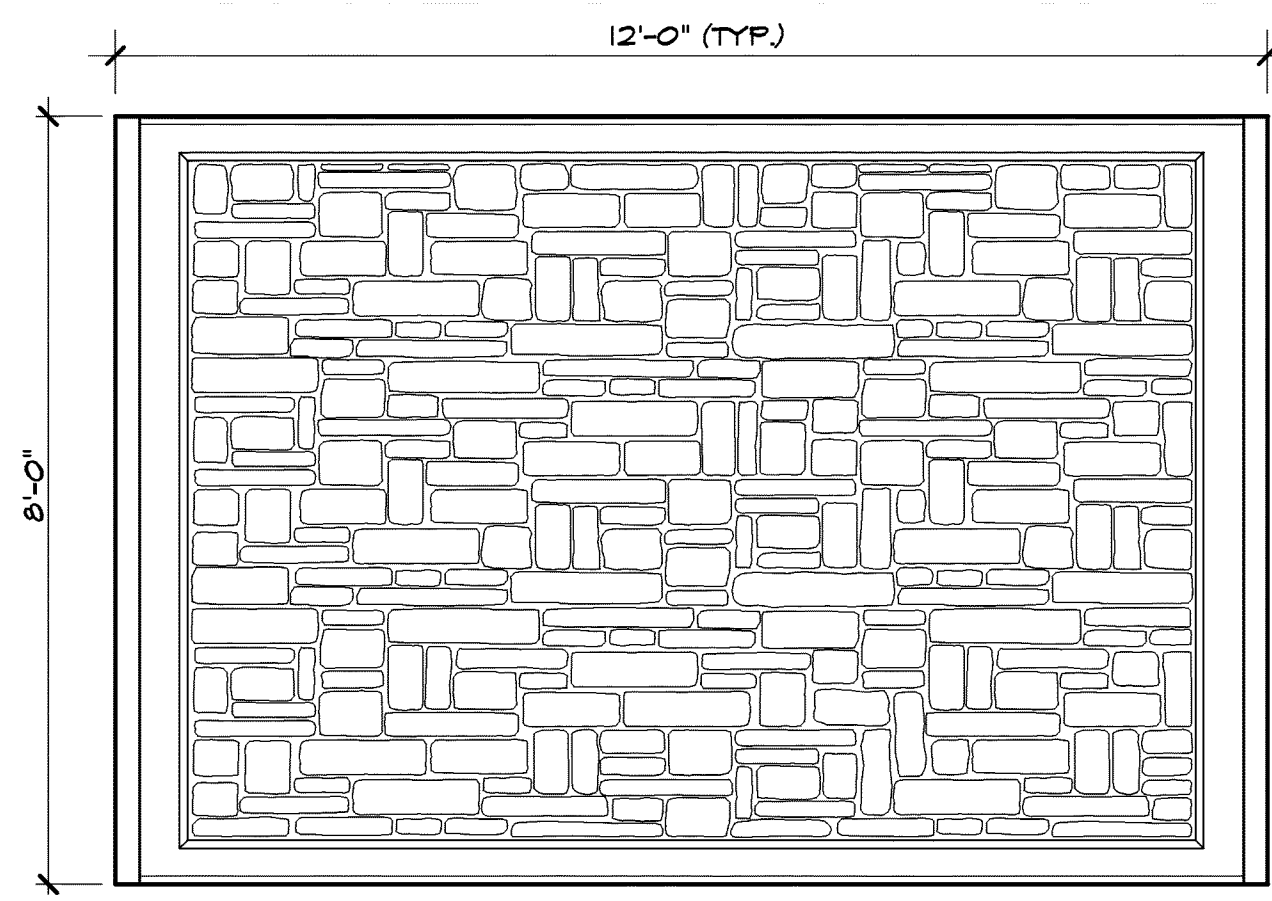
- PRODUCT TO BE MANUFACTURED BY HAWK CONSTRUCTION.
- SCREENING WALL IS TO BE CONSTRUCTED ENTIRELY ON THE PROJECT PROPERTY.
- COLOR: TO ACHIEVE THE FINAL EFFECT OF REAL STONE, VERTI-CRETE WALLS ARE COLORED WITH A WATER-BASED ACRYLIC STRUCTURAL CONCRETE PAINT DESIGNED FOR SUPERIOR PENETRATION. THE PAINT IS SPECIFICALLY FORMULATED TO ENSURE MOISTURE PROOFING, COLOR STABILITY, AND ULTRAVIOLET RESISTANCE.

CONCRETE:

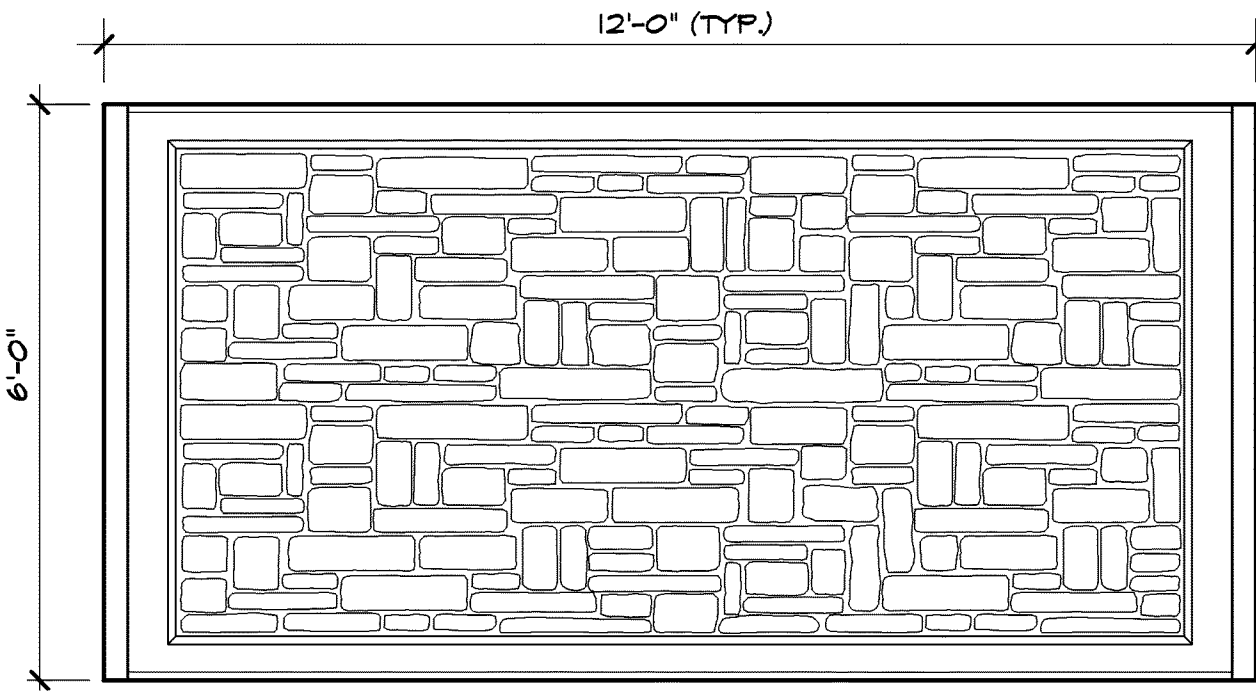
- CONCRETE MATERIALS:
 - CONCRETE SHALL BE NORMAL WEIGHT CONCRETE HAVING SAND AND GRAVEL OR CRUSHED STONE AGGREGATE. MIXED WITH ASTM-C150, TYPE I OR III PORTLAND CEMENT TO MEET THE MINIMUM COMPRESSIVE STRENGTH AS FOLLOWS:
 - PANELS & POST: 4000 PSI @ 28 DAYS.
 - FOOTINGS & PIERS: 3000 PSI @ 28 DAYS.
 - WATER USED FOR CONCRETE SHALL BE CLEAN WATER AND FREE FROM CONTAMINANTS SUCH AS OILS, ACIDS, ALKALITES, ORGANICS OR OTHER HARMFUL SUBSTANCES.
 - ALL CONCRETE PERMANENTLY EXPOSED TO THE WEATHER SHALL CONTAIN AN AIR-ENTRAINING ADMIXTURE RESULTING IN 3 TO 6 PERCENT ENTRAINED AIR OR AS RECOMMENDED BY THE MANUFACTURER OR SPECIFIED BY THE CONTRACTOR.
- CONCRETE WORKMANSHIP:
 - FRESH POURED CONCRETE SHALL BE TAMPED INTO PLACE USING STEEL RAMMER, SLICING TOOLS, OR MECHANICAL VIBRATOR, UNTIL CONCRETE IS THOROUGHLY COMPACT AND WITHOUT VOID.
 - EXCAVATION FOR FOOTING SHALL BE ON UNDISTURBED SOIL OR TO THE DEPTH NOTED ON THE DRAWINGS. LEAVE THE BOTTOM BEARING SURFACE CLEAN AND SMOOTH. IF THE FOOTING EXCAVATIONS ARE MADE DEEPER THAN INTENDED, ONLY CONCRETE SHALL BE USED FOR FILL. REMOVE ALL LOOSE MATERIAL FROM EXCAVATIONS PRIOR TO CONCRETE POUR.

REINFORCEMENT:

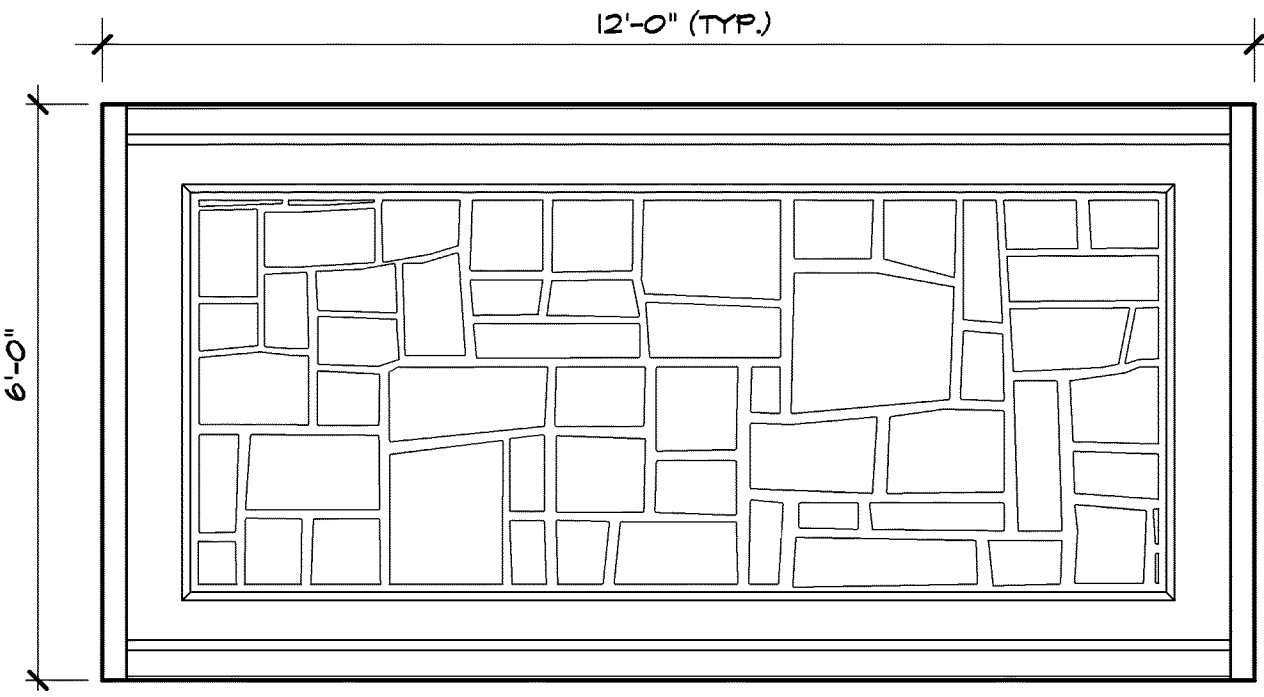
- REINFORCING MATERIALS:
 - DEFORMED TYPE BARS SHALL CONFORM TO ASTM-A 615, GRADE 60 PLACED AS SHOWN ON THE DRAWINGS.
 - STEEL REINFORCING WIRE SHALL MEET U.S. STEEL WIRE GAUGE, ASTM-A 82. $f_y = 60,000$ PSI MIN.
 - ALL TIES AND STIRRUPS SHALL CONFORM TO THE REQUIREMENTS OF ASTM-A 615, GRADE 40.
- REINFORCING WORKMANSHIP:
 - REINFORCEMENT STEEL SHALL BE FABRICATED IN ACCORDANCE WITH THE CRSI STANDARD DETAIL. REINFORCING BARS SHALL BE COLD BENT ONLY. USE OF HEAT TO BEND REINFORCEMENT STEEL SHALL BE CAUSE FOR REJECTION.
 - REINFORCEMENT STEEL BARS AND WIRE FABRIC SHALL BE THOROUGHLY CLEANED BEFORE PLACEMENT AND SHALL BE ACCURATELY POSITIONED AND SECURED IN PLACE. NO BRICKS, PIPES OR POROUS MATERIALS MAY BE USED TO SUPPORT THE STEEL OFF THE GROUND.
 - INSTALL ALL REINFORCEMENT WITH THE FOLLOWING CLEARANCE BETWEEN REINFORCING STEEL AND FACE OF CONCRETE:
 - FOOTING, PIER OR BEAM BOTTOM (3")
 - EARTH FORMED PIER OR BEAM SIDE (2")
 - FORMED FOOTING, PIER OR BEAM SIDES, EXPOSED (1")
 - PRECAST PANELS EXPOSED TO WEATHER (3/4")
 - PRECAST POSTS EXPOSED TO WEATHER (1 1/4")
 - SPLICES WITHIN CONTINUOUS UNSCHEDULED REINFORCING STEEL SHALL HAVE A MINIMUM LAP OF 30 BAR DIAMETERS.



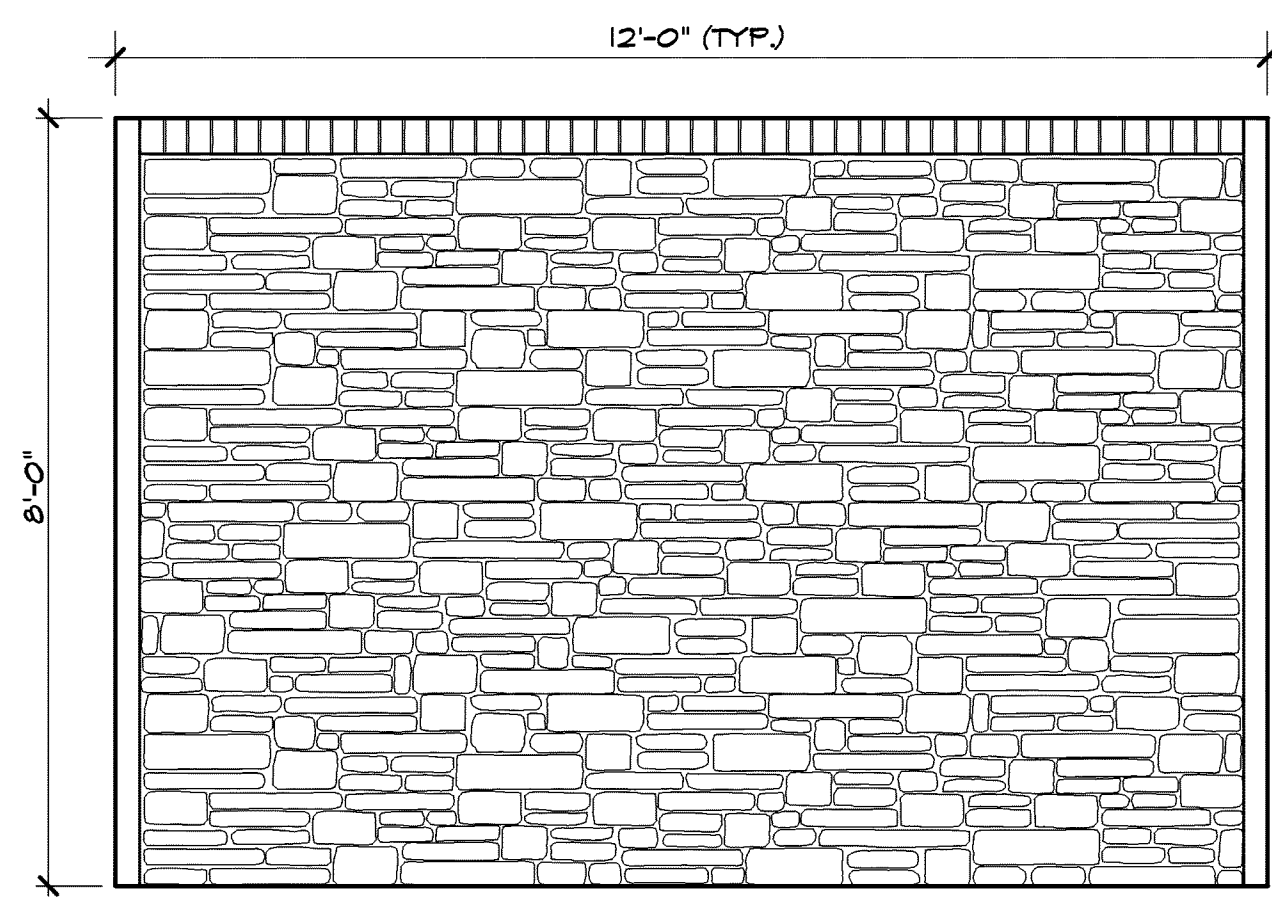
E ASHLAR 8'-0" WALL PANEL
SCALE: 1/2" = 1'-0"



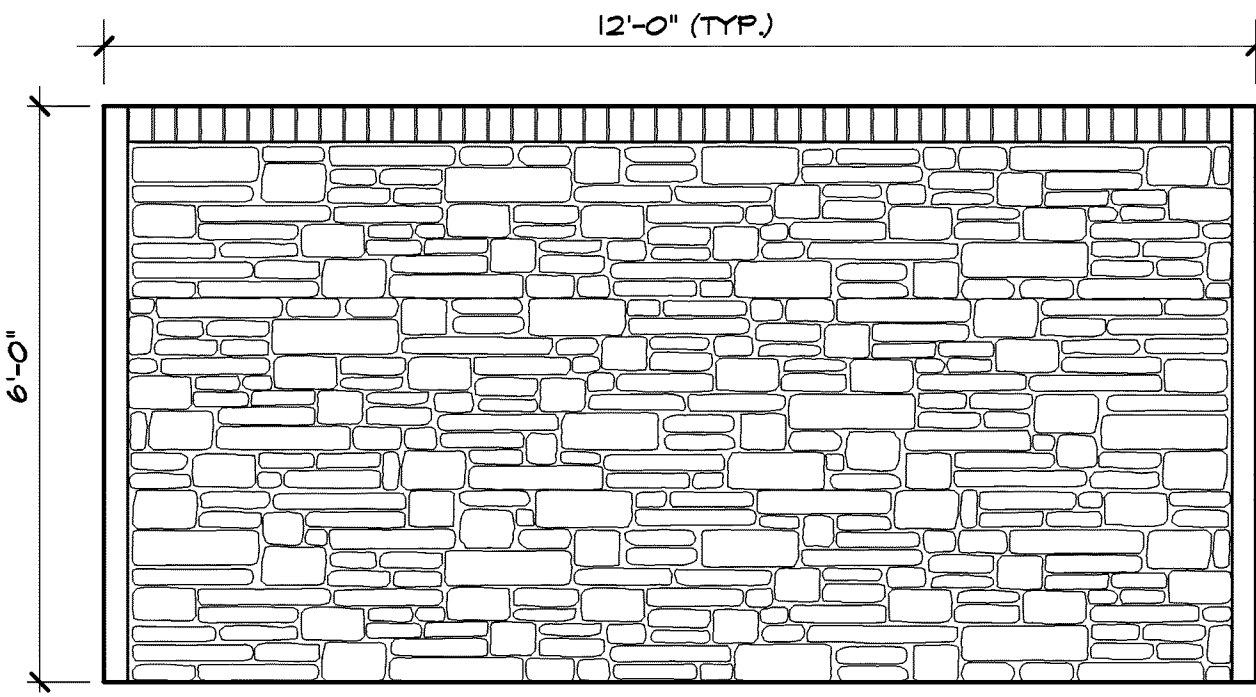
F ASHLAR 6'-0" WALL PANEL
SCALE: 1/2" = 1'-0"



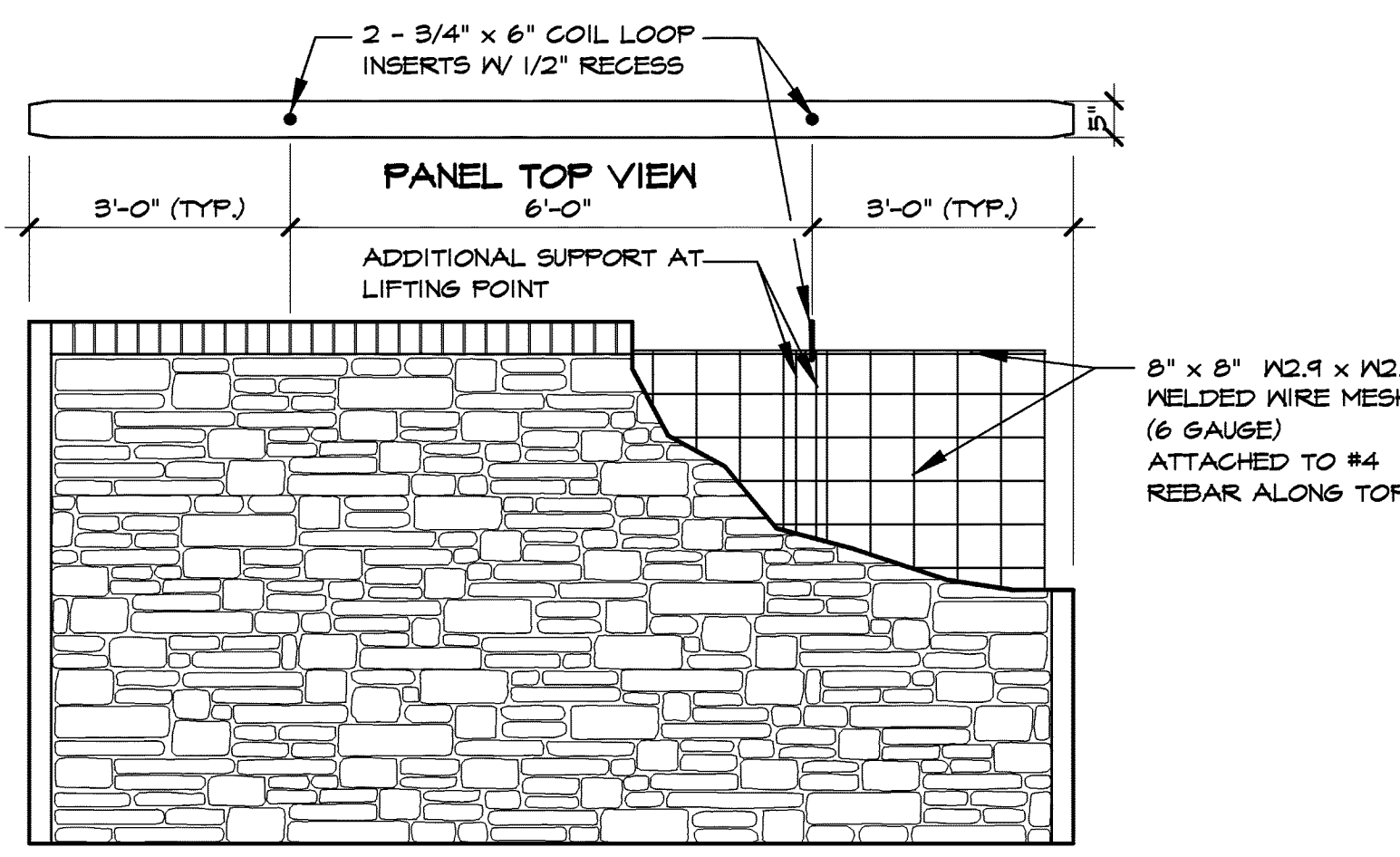
G DRY STACK 6'-0" WALL PANEL
SCALE: 1/2" = 1'-0"



H LEDGE STONE 8'-0" WALL PANEL
SCALE: 1/2" = 1'-0"



I LEDGE STONE 6'-0" WALL PANEL
SCALE: 1/2" = 1'-0"



J TYPICAL WALL PANEL DETAIL
SCALE: 1/2" = 1'-0"

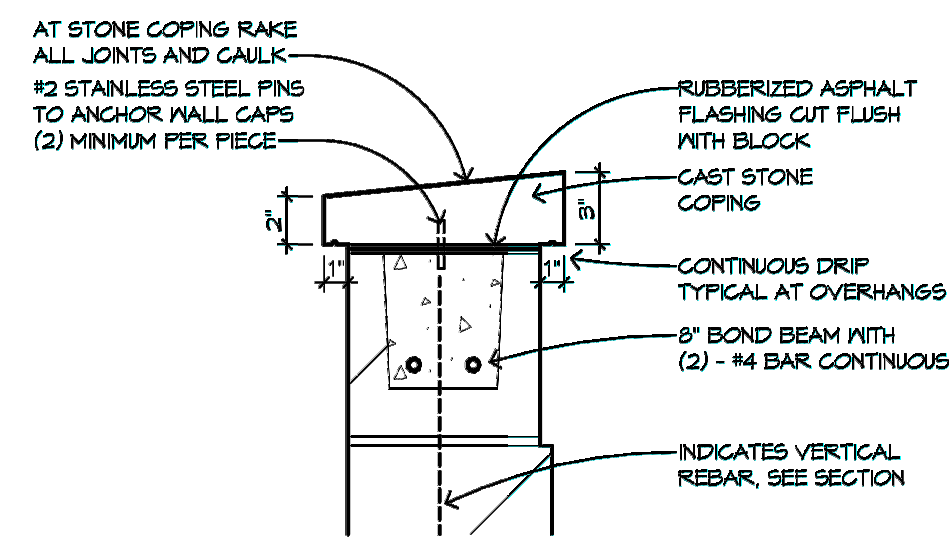
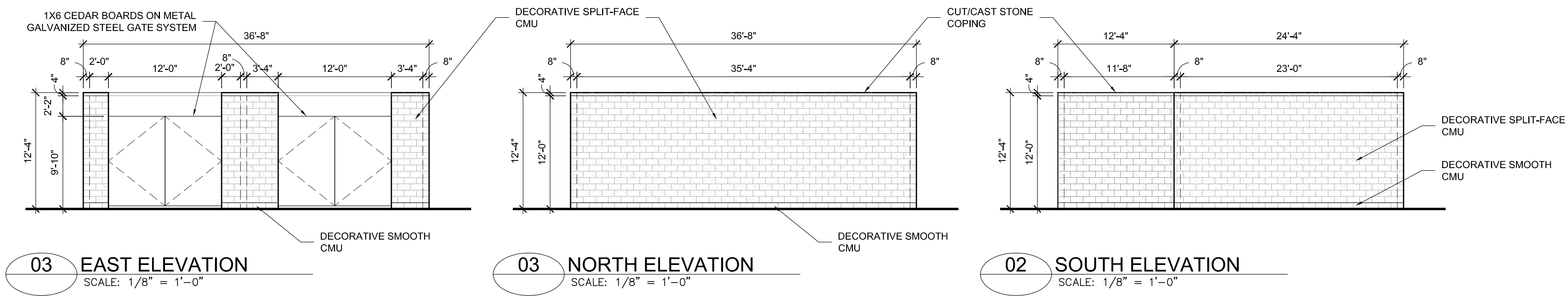
HAWK CONSTRUCTION
5002 HIGHWAY 380 PRINCETON, TEXAS 75407
VOICE: 972-547-8652 FAX: 972-542-0201
WEB SITE: WWW.HAWKCONST.COM

**FOREFRONT LIVING
SENIOR COMMUNITY
COLLEYVILLE**

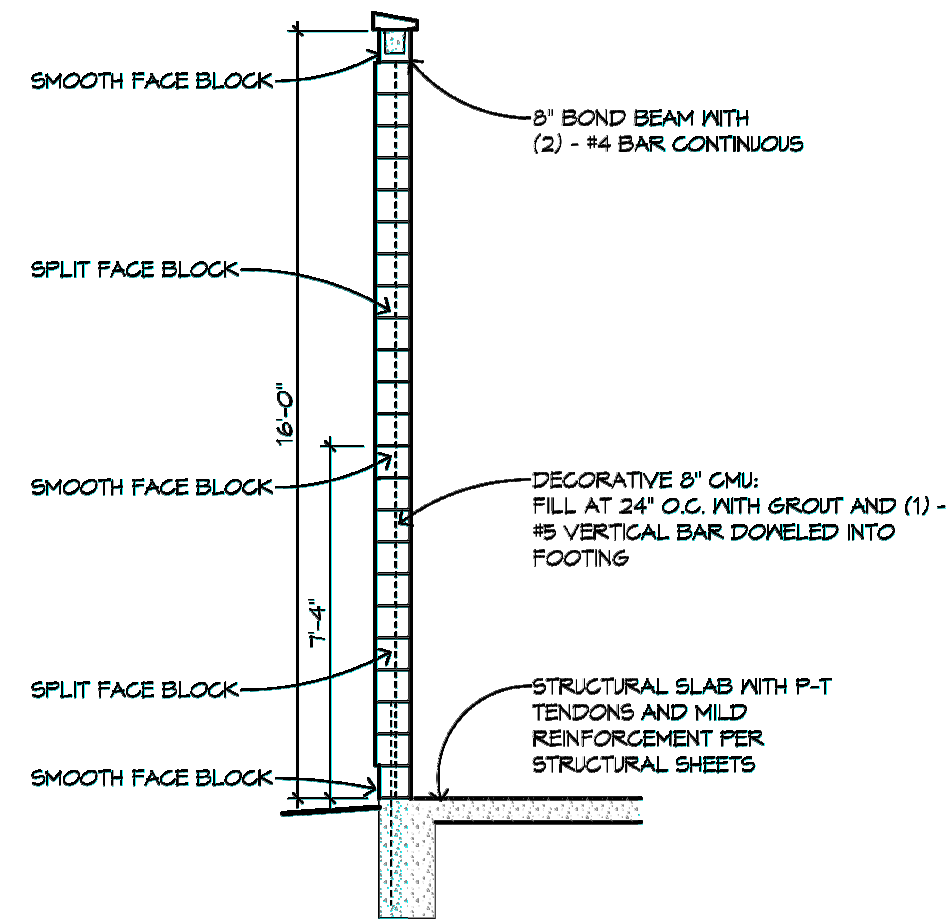
Project:

**VERTI - CRETE
PRECAST
SCREEN WALLS DETAILS**

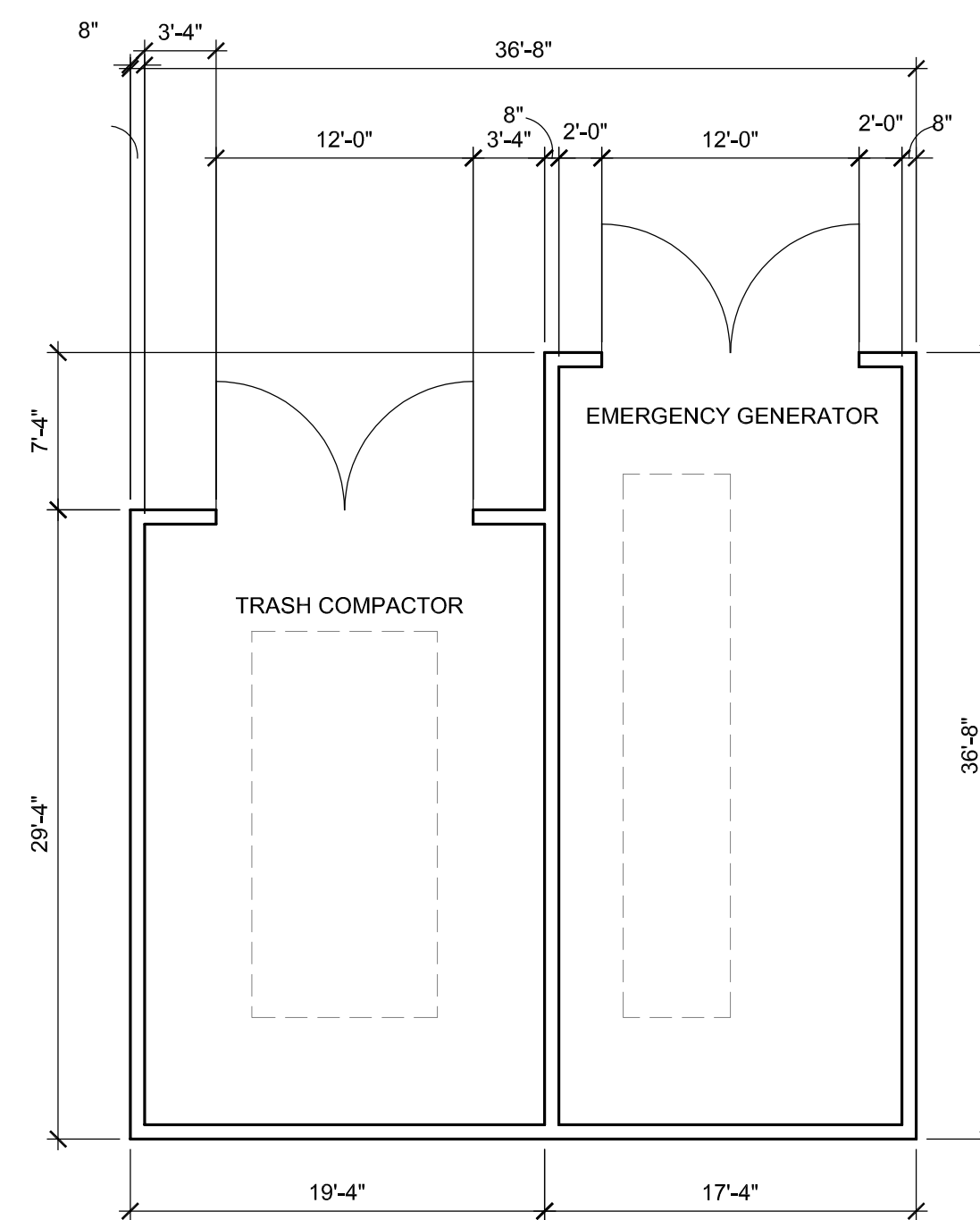
Sheet Number:
S1.0



04 COPING DETAIL
SCALE: 3" = 1'-0"



04 WALL SECTION
SCALE: 1/4" = 1'-0"



01 TRASH / EMG. GENERATOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT COMPARISON MATRIX

	Existing PD	Proposed PD
Land size w/o cell tower	18.45 acres	18.45 acres
Ownership type	For profit	Nonprofit
Operational model	Rental, Fee for Service	Entrance Fee, Continuing Care Retirement Community
Other uses	Retail/office use	Retirement community only
Levels of care	Independent Living, Assisted Living and Memory Support	Independent Living, Assisted Living and Memory Support
Total unit count	281 units	238 Units
Independent Living units	162	164
Assisted Living units	74	44 (Phase I: 32; Phase II: 12)
Memory Support units	45	30 (Phase I: 24; Phase II: 6)
Independent Living unit sizes (Range and averages)	625 SF - 1,200 SF 903 SF average	885 SF – 1,950 SF 1,243 SF average
Number of stories	2 1/2	2 with 3 story IL spine*
Total project size	321,500 SF	350,000 (Phase I)
Distance from building to East property line	237'	186'
Distance from building to South property line	175'	243'
Total parking spaces	282 (330 max including retail/office)	367 (Phase I: 322, Phase II: 45)

*Same finish floor elevation as existing PD

Forefront Living EMS Call Worksheet

<u>Community</u>	<u>Location</u>	<u>Total Unit Count</u>	<u>Independent Living Units (% of Total Units)</u>	<u>Annual EMS Counts</u>	<u>Monthly EMS Counts</u>	<u>Annual EMS Counts per Unit</u>
The Barrington at Carmel	Carmel, IN	271	141 (52%)	168	14.00	0.62
Aberdeen Heights	Kirkwood, MO	326	243 (75%)	208	17.33	0.64
Edgewater	West Des Moines, IA	239	151 (63%)	160	13.30	0.67
Terraces of Boise	Boise, ID	273	161 (59%)	62	5.17	0.23
The Terraces at Bonita Springs	Bonita Springs, FL	251	144 (57%)	95	7.90	0.38
The Stayton at Museum Way	Ft. Worth, TX	296	189 (64%)	151	12.58	0.51
MRC Mirador	Corpus Christi, TX	228	125 (55%)	84	7.00	0.37
Legacy at Willow Bend	Plano, TX	233	106 (45%)	159	13.21	0.68
MRC Crestview	Bryan, TX	205	91 (44%)	183	15.25	0.89
MRC The Crossings	League City, TX	224	116 (52%)	30	2.50	0.13
Santa Marta	Olathe, KS	280	162 (58%)	177	14.75	0.63
El Castillo	Santa Fe	176	116 (65%)	110	9.17	0.63
MRC Pine Crest	Lufkin, TX	232	119 (51%)	103	8.58	0.44
Community Averages		249	143 (57%)	130	10.83	0.52
Forefront Living Colleyville - Projected (Unit Adjusted Range)	Colleyville	238	164 (69%)	31.9 - 212.5	2.7 - 17.7	.13 - .89
Forefront Living Colleyville - Projected (Based Upon Annual Averages)	Colleyville	238	164 (69%)	124	10.36	0.52
Forefront Living Colleyville- Projected (Based Upon Median Values)	Colleyville	238	164 (69%)	148	12.30	0.62

Low End of Range (annual)	31.9
High End of Range (annual)	212.5
Low End of Range (Monthly)	2.7
High End of Range (Monthly)	17.7
	0.133928571
	0.892682927

Preliminary Drainage Analysis
FOR
Forefront Living Senior Community
(18.5-acre tract)
LOCATED ON
913 Cheek-Sparger Road
IN THE
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS



PREPARED FOR:

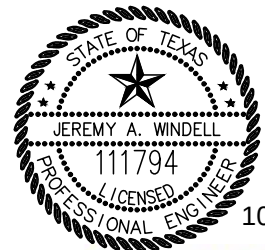
Forefront Living Colleyville Community
12467 Merit Drive
Dallas, TX 75251

PREPARED BY:



550 Bailey Avenue, Suite 400, Fort Worth, Texas 76107
Phone 817.335.1121, Fax 817.335.7437r

October 1, 2021



10/01/21

Jeremy A. Windell

Table of Contents

Background..... 2

Hydrology 2

Hydraulics 3

Conclusions 4

Appendices..... 6

Background

Dunaway Associates L.P. (Dunaway) performed this preliminary drainage analysis to assess hydrologic and hydraulic impacts of the proposed senior living development at 913 Cheek-Sparger Road, between Wayne Dr. and Bedford Ct. in Colleyville, TX for Forefront Living and Greystone Communities. The analysis examines drainage runoff for pre-project and post-project conditions to evaluate the need for runoff mitigation and/or detention storage in compliance with the City of Colleyville Land Development Code, and according to standard engineering analysis procedures.

Hydrology

The approximately 18.5-acre tract is undeveloped, partially treed, and contains a small pond, drainage swales, and a drainage channel. The site receives public overland runoff from the cities of Bedford and Colleyville to a common discharge point (DP-2) which drains to a system of 2 parallel 66" RCP pipes that ultimately outfall north of Cheek-Sparger Road into an existing drainage channel.

According to the Land Development Code, a unit hydrograph calculation is required for drainage areas larger than 100 acres. Dunaway utilized the Bentley PondPack drainage modeling software to perform the Soil Conservation Service (SCS) method calculations.

The SCS method uses the Time of Concentration (T_c) to estimate the time required for water to flow from the most hydraulically remote point of the basin to the design point of interest. Section 1.2.4 of the NCTCOG Integrated Storm Water Management Technical Manual was referenced to calculate the travel times through the 5 different components for this analysis: sheet flow, shallow concentrated flow, street flow, pipe flow, and channel flow, Table 1.

Table 1. Time of Concentration Results Summary.

Summary of Time of Concentration (T_c)		
Area ID	Existing	Proposed
	TOC (min)	TOC (min)
A-1	15.0	15.0
A-2	18.0	15.0
A-3	-	15.0
A-3	-	15.0
O-1	19.4	0.0
O-2	18.3	0.0
O-3	13.2	0.0
O-4	24.9	0.0
O-5	10.4	0.0

Individual T_c calculations are provided in the Appendix.

The curve number (CN) is used to represent the runoff potential of a given area using the SCS method. The CN is determined by land use and the type of hydrologic soil group. A land use zoning map for the cities of Bedford and Colleyville is included in the Appendix. Based on the aerial for the offsite areas, all off-site areas are assumed to be fully developed in the existing and proposed condition. Composite CN's were calculated for each drainage area since more than one soil type existed within these areas. Each CN value used in this analysis was obtained from Table 1.9 in the NCTCOG Integrated Storm Water Management Technical Manual. CN calculation results are shown in Table 2 while the full calculations and hydrologic soil group map are included in the Appendix.

Table 2. Curve Number Summary

Summary of Existing and Proposed Curve Numbers					
Basin No.	Existing	Proposed	Existing	Proposed	Percent Increase
	Size (AC)	Size (AC)	Curve No.	Curve No.	%
A-1	5.2	4.15	67.0	86.7	
A-2	16.3	8.38	77.7	84.5	
A-3	-	5.74	-	79.7	
A-4	-	3.23	-	84.9	
A (Site) Total	21.5	21.5	75.1	85.2	13.5%
O-1	32.1	0.00	83.7	0.0	0.0%
O-2	37.5	0.00	80.8	0.0	0.0%
O-3	33.1	0.00	84.0	0.0	0.0%
DP-1 Total	124.2	124.2	81.4	83.2	2.2%
O-4	51.2	0.00	81.1	0.0	0.0%
O-5	2.2	0.00	92.0	0.0	0.0%
DP-2 Total	177.6	177.6	814	82.7	1.5%

Hydraulics

The SCS analysis was utilized to assess the existing downstream infrastructure and determine whether storm mitigation would be required. Through field inspection, DP-2 is a junction box/headwall structure with a 66" RCP entering from the west, a 66" orifice opening in the southern wall, a 66" RCP entering from the south, and two 66" RCPs exiting to the north. The double barrel 66" RCP lines discharge to the channel on the north side of Cheek-Sparger Road. Based on the existing entrance and exit flowline grades, a slope of 0.6%, with a Manning's roughness of 0.013 for concrete, and a full flow capacity of **520.2 cfs** was calculated.

In the current undeveloped condition, this system does not have the capacity to handle the public runoff draining to DP-2. The confluence of the existing public runoff to DP-2 creates a tail

water situation on the site. This tailwater condition causes water to overtop Bedford Court and drain into the curb inlet to the northeast.

A comparison between the pre- and post-development models demonstrates that a pond will be required to bring the post-development flows to match the existing flow condition at DP-2. Table 3 summarizes the results for the routing through the site un-detained.

Table 3. PondPack Routing Summary

SCS Method - PondPack Routing Results Summary										
	Existing Storm Event				Proposed Storm Event				Change	
Label	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP 2	100	105.126	724	1306.73	100	106.595	729	1155.26	1.469	-151.47
DP 2	50	84.361	724	1058.1	50	85.751	729.6	925.3	1.39	-132.8
DP 2	25	67.793	724	856.59	25	69.088	730.8	716.8	1.295	-139.79
DP 2	10	51.589	724.2	656.24	10	52.755	733.2	477.03	1.166	-179.21
DP 2	5	48.673	724.2	619.78	5	49.81	733.8	433.38	1.137	-186.4
DP 2	2	24.137	25.137	26.137	2	24.887	730.4	159.93	0.75	133.793

Conclusions

Confirmation of the data at DP-2 shows that in the existing condition, anything stronger than a 5-year storm event causes the tailwater condition to occur and overtop Bedford Court. In the existing 100-year event, the flow rate at DP-2 prior to the subject property development is more than double the available capacity of the downstream receiving system.

The proposed site development results in a 1.8% increase in runoff in the 100 yr storm event. This increase in runoff will require an approximately 2-acre-ft pond to detain the 100-year storm event runoff back to conditions prior to the subject property's development. However, this analysis also demonstrates that the existing downstream system of 66" diameter pipes is currently undersized for the existing public off-site runoff. A series of detention ponds have been analyzed with project that results in a reduction in flows at DP-2 in the 100, 50, 25, 10, 5, and 2 year storm events. These ponds result in approximately 13 ac-ft of additional storage being added to the system. This results the aforementioned reductions in flow to the downstream system. These reductions in flow would still not alleviate the undersizing of the existing public system. It should also be noted that due to the amount of offsite flow being routed through these ponds, the design criteria of full drainage of detention ponds within 3 hours is not feasible. These ponds have also not been sized to provide 2 feet of sedimentation storage for all of the offsite drainage passing through.

The final sizing of the proposed detention ponds will be done during final engineering design such that the development does not result in the release of additional runoff from the site than what is currently being discharged in the existing condition.

Appendices

Existing Drainage Area Map

Proposed Drainage Area Map

NRCS Web Soil Survey Map

Time of Concentration Tables

City of Bedford Land Use

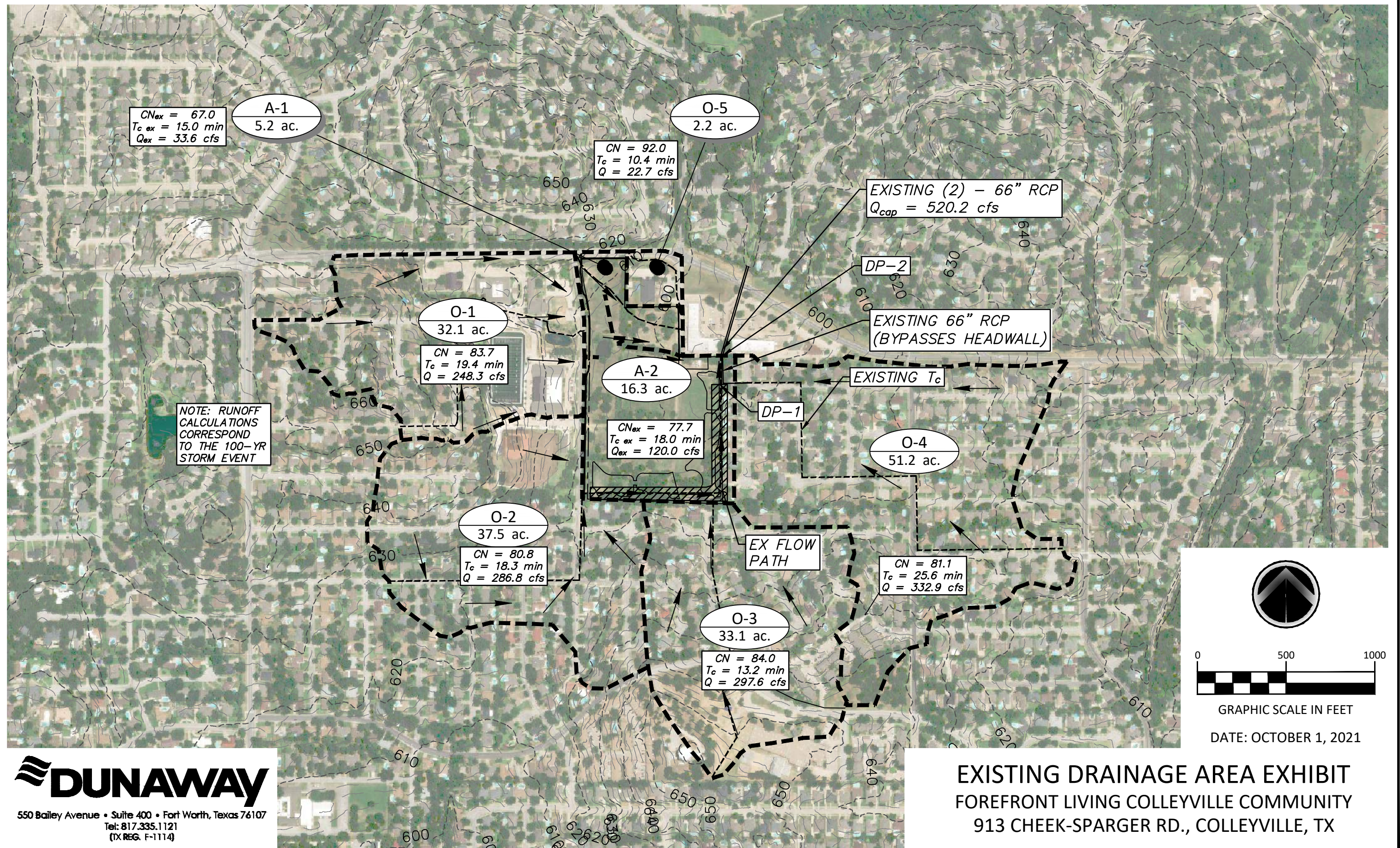
City of Colleyville Land Use

Curve Numbers

PondPack Results

66" RCP Existing Pipe Output

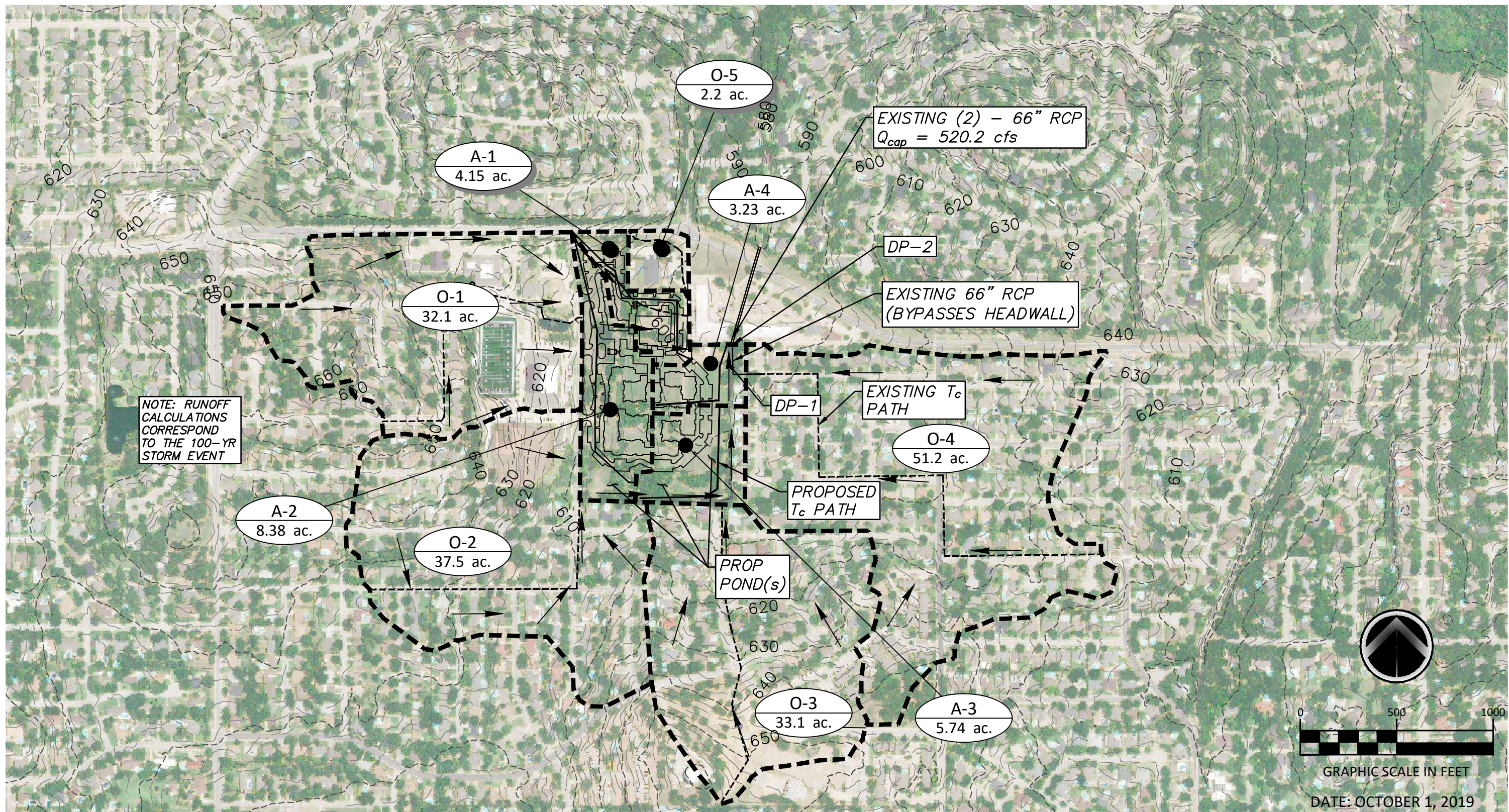
PLOTTED BY: Jeremy Windell ON: Friday, October 01, 2021 AT: 3:45 PM FILEPATH: \\ftworth\file system\Production\4000\007100\7160\001\Civil\Water Resources\CAD\Drainage Area Map (Existing).dwg



DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-11114)

EXISTING DRAINAGE AREA EXHIBIT
FOREFRONT LIVING COLLEYVILLE COMMUNITY
913 CHEEK-SPARGER RD., COLLEYVILLE, TX

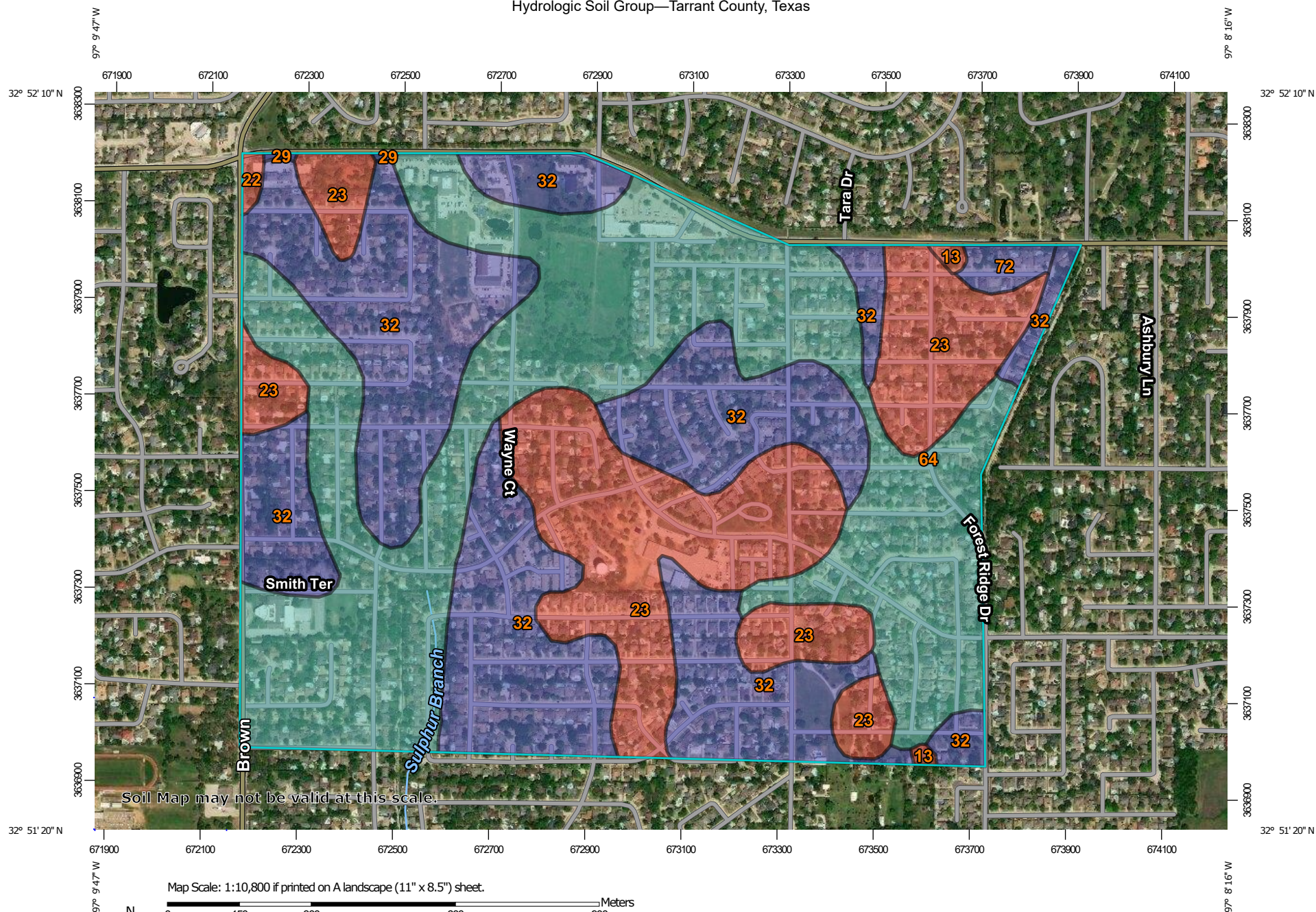
PLOTTED BY: Jeremy Windell ON: Friday, October 01, 2021 AT: 3:59 PM FILEPATH: \\ftworth\file system\Production\4000\007100\7160\001\Civil\Water Resources\CAD\Drainage Area Map (Proposed).dwg



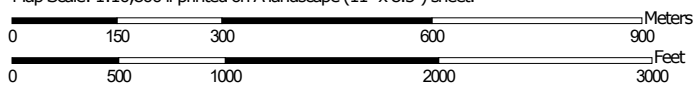
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-11114)

PROPOSED DRAINAGE AREA EXHIBIT
FOREFRONT LIVING COLLEYVILLE COMMUNITY
913 CHEEK-SPARGER RD., COLLEYVILLE, TX

Hydrologic Soil Group—Tarrant County, Texas



Map Scale: 1:10,800 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

7/15/2019
Page 1 of 5

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points

-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available

Water Features

-  Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tarrant County, Texas
Survey Area Data: Version 16, Sep 16, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 29, 2016—Nov 29, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
13	Birome-Aubrey-Urban land complex, 5 to 15 percent slopes	D	1.2	0.3%
22	Crosstell fine sandy loam, 3 to 8 percent slopes	D	1.1	0.2%
23	Crosstell-Urban land complex, 1 to 5 percent slopes	D	104.7	22.7%
29	Gasil fine sandy loam, 1 to 3 percent slopes	B	0.4	0.1%
32	Gasil-Urban land complex, 1 to 8 percent slopes	B	172.7	37.4%
64	Rader-Urban land complex, 0 to 3 percent slopes	C	177.1	38.4%
72	Silstid-Urban land complex, 1 to 5 percent slopes	B	3.9	0.8%
Totals for Area of Interest			461.1	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: 0

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

Summary of Existing and Proposed Time of Concentration (Tc)

Area ID	Existing TOC (min)	Proposed TOC (min)	
A-1	15.0	15.0	<<<Minimum of 15 min for Residential
A-2	18.0	15.0	<<<Minimum of 15 min for Residential
A-3	-	15.0	<<<Minimum of 15 min for Residential
A-4	-	15.0	<<<Minimum of 15 min for Residential
O-1	19.4	0.0	
O-2	18.3	0.0	
O-3	13.2	0.0	
O-4	24.9	0.0	
O-5	10.4	0.0	

Existing Time of Concentration Calculations

AREA:	EX A1
LENGTH (ft):	785.0
TC (min):	12.6
LAG TIME (min):	7.5

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0281	3.36	0.20	8.35	8.35

SHALLOW FLOW COMPONENT

(STA)	UNPAVED OR PAVED	LENGTH (FEET)	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100 - 785	UNPAVED	685	0.0281	2.70	4.22	4.22

Existing Time of Concentration Calculations

AREA:	EX A2
LENGTH (ft):	1490.0
TC (min):	18.0
LAG TIME (min):	10.8

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0080	3.36	0.12	13.79	13.79

CHANNEL FLOW COMPONENT

(STA)	LENGTH (FEET)	BOTTOM WIDTH (FEET)	TOP WIDTH (FEET)	DEPTH (FEET)	SS (H:V)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)
100 - 609	509	5	10	5.0	2.00	0.050	0.0080	5.22	1.62
609 - 1490	881	5	10	5.0	0.50	0.050	0.0120	5.72	2.57

Proposed Time of Concentration Calculations

AREA:	O-1
LENGTH (ft):	1363.00
TC (min):	19.4
LAG TIME (min):	11.7

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0080	3.36	0.12	13.79	13.79

STREET FLOW COMPONENT

(STA)	LENGTH (FEET)	CROWN (FT/FT)	DEPTH (FEET)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100 - 727	627	0.02	0.50	0.017	0.0325	7.48	1.40	1.40

PIPE FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	MIN PIPE DIA (INCHES)	VELOCITY* (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINS)
727 - 1048	321.0	0.013	0.0080	5.78	2.50	2.14	
1048 - 1193	145.0	0.013	0.0012	23.97	2.50	0.97	
1193 - 1363	170.0	0.013	0.0232	2.60	2.50	1.13	4.24

*Minimum Self Cleaning Velocity

Proposed Time of Concentration Calculations

AREA:	O-3
LENGTH (ft):	1600.00
TC (min):	13.2
LAG TIME (min):	7.9

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0320	3.36	0.21	7.92	7.92

SHALLOW FLOW COMPONENT

(STA)	UNPAVED OR PAVED	LENGTH (FEET)	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100 - 250	UNPAVED	150	0.0320	2.89	0.87	3.34
250 - 552	UNPAVED	302	0.0400	3.23	1.56	
552 - 746	PAVED	194	0.0300	3.52	0.92	

STREET FLOW COMPONENT

(STA)	LENGTH (FEET)	CROWN (FT/FT)	DEPTH (FEET)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
746 - 1600	854	0.02	0.50	0.017	0.0325	7.48	1.90	1.90

Proposed Time of Concentration Calculations

AREA:	O-4
LENGTH (ft):	2707.00
TC (min):	24.9
LAG TIME (min):	15.0

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0-100	100	0.150	0.0145	3.36	0.15	10.87	10.87

STREET FLOW COMPONENT

(STA)	LENGTH (FEET)	CROWN (FT/FT)	DEPTH (FEET)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100 - 816	716	0.02	0.50	0.017	0.0125	4.64	2.57	
816 - 1236	420	0.02	0.50	0.017	0.0100	4.15	1.69	4.26

PIPE FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	MIN PIPE DIA (INCHES)	VELOCITY* (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINS)
1236 - 1643	407.0	0.013	0.0090	5.29	2.50	2.71	
1643 - 2707	1064.0	0.013	0.0060	7.17	2.50	7.09	9.81

*Minimum Self-Cleaning Design Pipe Velocity

Proposed Time of Concentration Calculations

AREA:	O-5
LENGTH (ft):	567.00
TC (min):	10.4
LAG TIME (min):	6.2

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0600	3.36	0.27	6.16	6.16

SHALLOW FLOW COMPONENT

(STA)	UNPAVED OR PAVED	LENGTH (FEET)	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100 - 567	UNPAVED	467	0.0130	1.84	4.23	4.23

Proposed Time of Concentration Calculations

AREA:	PROP A1	<< Minimum is 15 Minutes
LENGTH (ft):	1050.00	
TC (min):	13.1	
LAG TIME (min):	7.9	

<u>SHEET FLOW COMPONENT</u>							TOTAL TRAVEL TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)		
0 - 100	100	0.150	0.0200	3.36	0.17	9.56	9.56	
<u>STREET FLOW COMPONENT</u>								TOTAL TRAVEL TIME (MINUTES)
(STA)	LENGTH (FEET)	CROWN (FT/FT)	DEPTH (FEET)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	
100-900	800	0.02	0.50	0.017	0.0100	4.15	3.21	
<u>PIPE FLOW COMPONENT</u>								TOTAL TRAVEL TIME (MINS)
(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	MIN PIPE DIA (INCHES)	VELOCITY* (FT/SEC)	TRAV. TIME (MINUTES)		
900-1050	150.0	0.013	0.0040	55.31	7.97	0.31	0.31	

*Design Pipe Velocity

Proposed Time of Concentration Calculations

AREA:	PROP A2	<< Minimum is 15 Minutes
LENGTH (ft):	1400.00	
TC (min):	13.1	
LAG TIME (min):	7.9	

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0200	3.36	0.17	9.56	9.56

STREET FLOW COMPONENT

(STA)	LENGTH (FEET)	CROWN (FT/FT)	DEPTH (FEET)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100-500	400	0.02	0.50	0.017	0.0050	2.93	2.28	2.28

PIPE FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	MIN PIPE DIA (INCHES)	VELOCITY* (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINS)
500-1400	900.0	0.013	0.0030	126.78	12.00	1.25	1.25

*Design Pipe Velocity

Proposed Time of Concentration Calculations

AREA:	PROP A3
LENGTH (ft):	800.00
TC (min):	13.8
LAG TIME (min):	8.3

<< Minimum is 15 Minutes

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0200	3.36	0.17	9.56	9.56

SHALLOW FLOW COMPONENT

(STA)	UNPAVED OR PAVED	LENGTH (FEET)	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100-400	UNPAVED	400	0.0200	2.28	2.92	2.92

STREET FLOW COMPONENT

(STA)	LENGTH (FEET)	CROWN (FT/FT)	DEPTH (FEET)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100-500	200	0.02	0.50	0.017	0.0050	2.93	1.14	1.14

PIPE FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	MIN PIPE DIA (INCHES)	VELOCITY* (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINS)
100-200	100.0	0.013	0.0020	171.84	12.00	0.14	0.14

*Design Pipe Velocity

Proposed Time of Concentration Calculations

AREA:	PROP A4
LENGTH (ft):	600.00
TC (min):	11.1
LAG TIME (min):	6.7

<< Minimum is 15 Minutes

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0200	3.36	0.17	9.56	9.56

SHALLOW FLOW COMPONENT

(STA)	UNPAVED OR PAVED	LENGTH (FEET)	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100-200	PAVED	100	0.0200	2.87	0.58	0.58

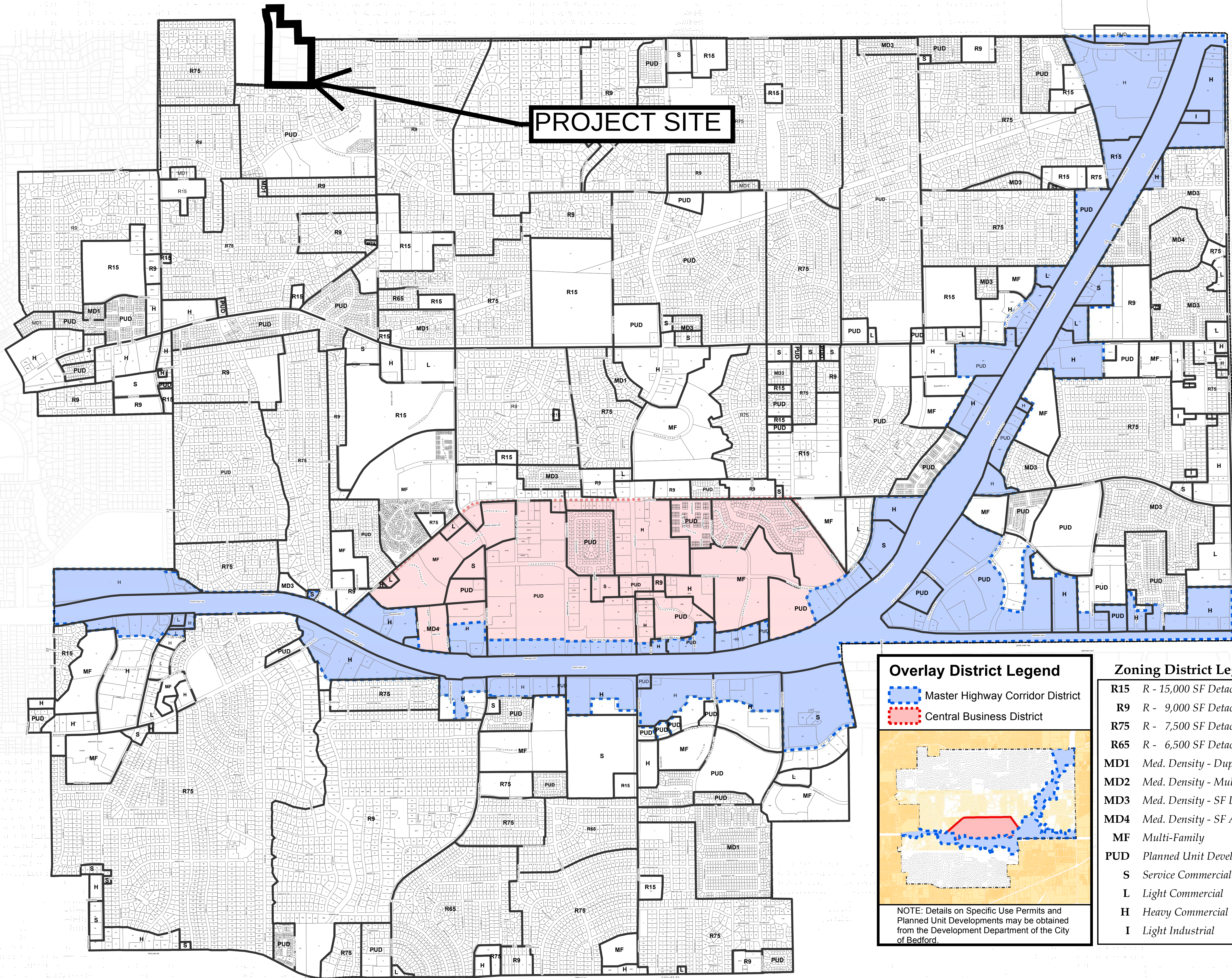
STREET FLOW COMPONENT

(STA)	LENGTH (FEET)	CROWN (FT/FT)	DEPTH (FEET)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
200-500	300	0.02	0.50	0.017	0.0206	5.96	0.84	0.84

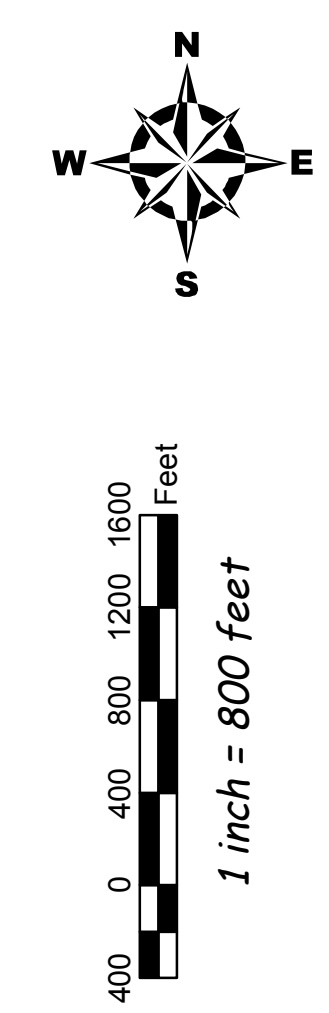
PIPE FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	MIN PIPE DIA (INCHES)	VELOCITY* (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINS)
500-600	100.0	0.013	0.0100	51.39	12.00	0.14	0.14

*Design Pipe Velocity



PROJECT SITE



* NOTE: This data is to be used for graphical representation only. The accuracy is not to be taken/ used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed. The City of Bedford assumes no responsibility for the accuracy of said data.

(817) 952-2105 • 2000 Forest Ridge Drive • Bedford, Texas 76021 • www.bedfordtx.gov

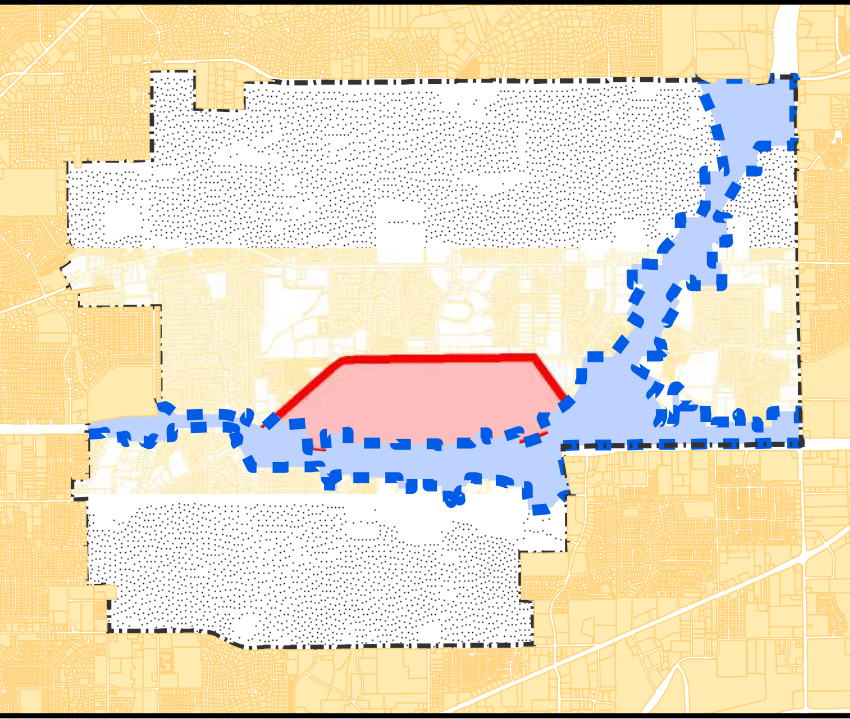
OFFICIAL ZONING MAP

Revised: 8-2016

GIS Division
Development Department

Overlay District Legend

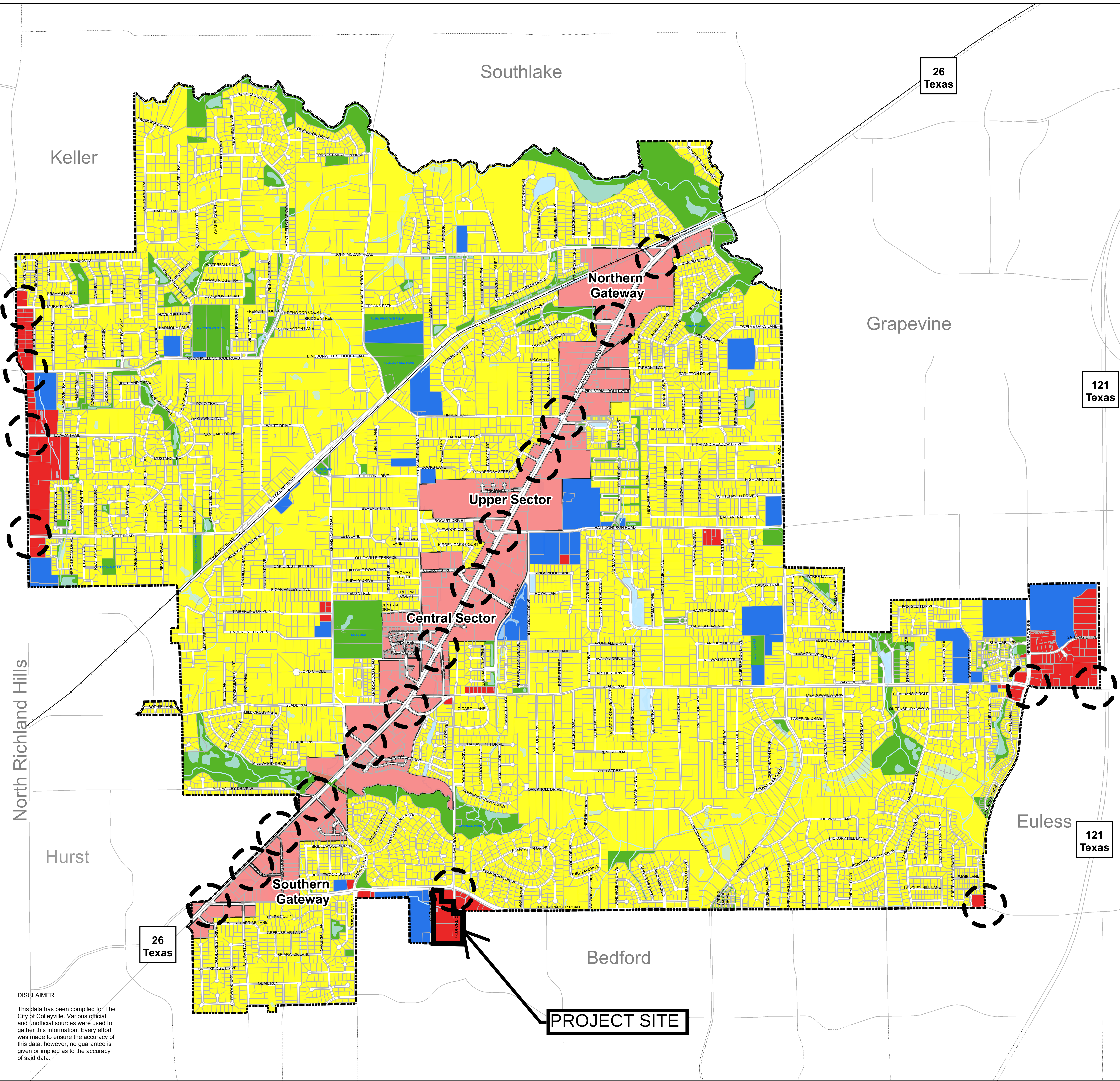
- Master Highway Corridor District
- Central Business District



NOTE: Details on Specific Use Permits and Planned Unit Developments may be obtained from the Development Department of the City of Bedford.

Zoning District Legend	
R15	R - 15,000 SF Detached
R9	R - 9,000 SF Detached
R75	R - 7,500 SF Detached
R65	R - 6,500 SF Detached
MD1	Med. Density - Duplex
MD2	Med. Density - Multiplex
MD3	Med. Density - SF Detached
MD4	Med. Density - SF Attached
MF	Multi-Family
PUD	Planned Unit Development
S	Service Commercial
L	Light Commercial
H	Heavy Commercial
I	Light Industrial

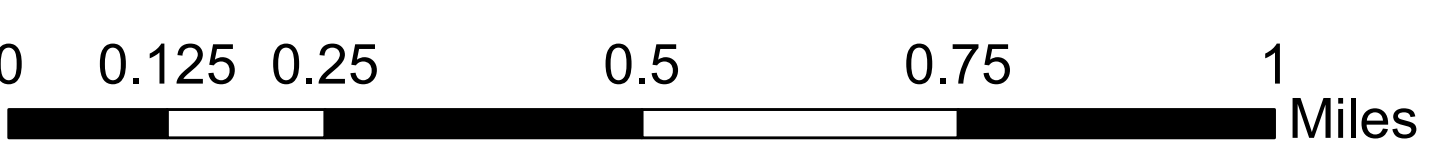
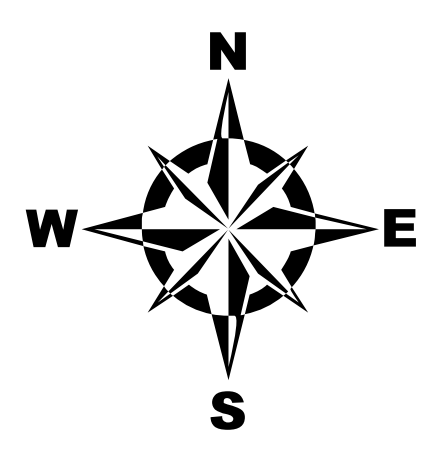
City of Colleyville Future Land Use Map



- RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- PARKS/OPEN SPACE
- COLLEYVILLE BOULEVARD CORRIDOR

- SALES TAX PREFERRED INTERSECTION
- COLLEYVILLE CITY LIMITS
- ROADS
- RAILROADS
- WATER BODIES AND CREEKS
- PARCELS

Approved by City Council
December 15, 2015
Ordinance O-15-1972



Adopted Date: December 15, 2015

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

DISCLAIMER
This data has been compiled for The City of Colleyville. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

Summary of Existing and Proposed Curve Numbers

Basin No.	Existing Size (AC)	Proposed Size (AC)	Existing Curve No.	Proposed Curve No.	Percent Increase %
A1	5.20	4.15	67.0	86.7	
A2	16.30	8.38	77.7	88.3	
A3	-	5.74	-	79.7	
A4	-	3.23	-	84.9	
A (SITE)Totals	21.5	21.5	75.1	85.2	13.5%
O-1	32.1	32.10	83.7	83.7	
O-2	37.5	37.50	80.8	80.8	
O-3	33.1	33.10	84.0	84.0	
DP-1 Totals	124.2	124.2	81.4	83.2	2.2%
O-4	51.2	51.20	81.1	81.1	
O-5	2.2	2.20	92.0	92.0	
DP-2 Totals	177.6	177.6	81.4	82.7	1.5%

Total Area of Basin:	EX A-1	5.2	AC
Average CN No:	67.0		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
62.4%	3.24	Good Condition	B	61	197.9328
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
	0.00	1/4 Acre (10,890 SF)	B	75	0
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
33.2%	1.73	Good Condition	C	74	127.7536
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
	0.00	Good Condition (Grass Cover >75%)	C	74	0
		Impervious Areas:			0
4.4%	0.23	Paved; curbs and storm drains (Excluding ROW)	C	98	22.539608
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
	0.00	Commercial and Business	C	94	0
	0.00	Industrial	C	91	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
	0.00	1/4 Acre (10,890 SF)	C	83	0
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0

100.0%

Average CN Value = 67.0

Total Area of Basin:	EX A2	16.3	AC
Average CN No:	77.7		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
6.5%	1.06	Good Condition	B	61	64.6295
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
	0.00	1/4 Acre (10,890 SF)	B	75	0
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
37.5%	6.11	Poor Condition	C	86	525.675
56.0%	9.13	Good Condition	C	74	675.472
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
	0.00	Good Condition (Grass Cover >75%)	C	74	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	C	98	0
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
	0.00	Commercial and Business	C	94	0
	0.00	Industrial	C	91	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
	0.00	1/4 Acre (10,890 SF)	C	83	0
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0

100.0%

Average CN Value = 77.7

Total Area of Basin:	O-1	32.1	AC
Average CN No:	83.7		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
18.9%	6.07	Industrial	B	88	534.1583808
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
36.3%	11.66	1/4 Acre (10,890 SF)	B	75	874.404
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
	0.00	Good Condition	C	74	0
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
	0.00	Good Condition (Grass Cover >75%)	C	74	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	C	98	0
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.86	Dirt (Including ROW)	C	87	74.82
		Urban Districts:			0
	0.00	Commercial and Business	C	94	0
23.0%	7.39	Industrial	C	91	672.466431
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
3.5%	1.11	1/4 Acre (10,890 SF)	C	83	92.104851
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	D	91	0
	0.00	With Conservation Treatment	D	81	0
		Pasture or Range Land:			0
	0.00	Poor Condition	D	89	0
	0.00	Good Condition	D	80	0
		Meadow:			0
	0.00	Good Condition	D	78	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	D	83	0
	0.00	Good Cover	D	77	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	D	89	0
	0.00	Fair Condition (Grass Cover 50-75%)	D	84	0
	0.00	Good Condition (Grass Cover >75%)	D	80	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	D	98	0
	0.00	Paved; Open Ditches (including ROW)	D	93	0
	0.00	Gravel (Including ROW)	D	91	0
	0.00	Dirt (Including ROW)	D	89	0
		Urban Districts:			0
	0.00	Commercial and Business	D	95	0
	0.00	Industrial	D	93	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	D	92	0
18.3%	5.88	1/4 Acre (10,890 SF)	D	87	511.538859
	0.00	1/3 Acre (14,520 SF)	D	86	0
	0.00	1/2 Acre (21,780 SF)	D	85	0
	0.00	1 Acre (43,560 SF)	D	84	0
	0.00	2 Acres (87,120 SF)	D	82	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	D	94	0

100.0%

Average CN Value = 83.7

Total Area of Basin:	O-2	37.5	AC
Average CN No:	80.8		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
11.8%	4.41	Industrial	B	88	387.75
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
45.3%	16.97	1/4 Acre (10,890 SF)	B	75	1272.88125
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
	0.00	Good Condition	C	74	0
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
	0.00	Good Condition (Grass Cover >75%)	C	74	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	C	98	0
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
	0.00	Commercial and Business	C	94	0
2.4%	0.92	Industrial	C	91	83.36055
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
24.6%	9.21	1/4 Acre (10,890 SF)	C	83	764.43
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	D	91	0
	0.00	With Conservation Treatment	D	81	0
		Pasture or Range Land:			0
	0.00	Poor Condition	D	89	0
	0.00	Good Condition	D	80	0
		Meadow:			0
	0.00	Good Condition	D	78	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	D	83	0
	0.00	Good Cover	D	77	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	D	89	0
	0.00	Fair Condition (Grass Cover 50-75%)	D	84	0
	0.00	Good Condition (Grass Cover >75%)	D	80	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	D	98	0
	0.00	Paved; Open Ditches (including ROW)	D	93	0
	0.00	Gravel (Including ROW)	D	91	0
	0.00	Dirt (Including ROW)	D	89	0
		Urban Districts:			0
	0.00	Commercial and Business	D	95	0
	0.00	Industrial	D	93	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	D	92	0
15.9%	5.98	1/4 Acre (10,890 SF)	D	87	520.23825
	0.00	1/3 Acre (14,520 SF)	D	86	0
	0.00	1/2 Acre (21,780 SF)	D	85	0
	0.00	1 Acre (43,560 SF)	D	84	0
	0.00	2 Acres (87,120 SF)	D	82	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	D	94	0

100.0%

Average CN Value = 80.8

Total Area of Basin:	O-3	33.1	AC
Average CN No:	84.0		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
35.4%	11.72	1/4 Acre (10,890 SF)	B	75	878.805
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
	0.00	Good Condition	C	74	0
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
	0.00	Good Condition (Grass Cover >75%)	C	74	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	C	98	0
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
	0.00	Commercial and Business	C	94	0
	0.00	Industrial	C	91	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
8.9%	2.95	1/4 Acre (10,890 SF)	C	83	244.866849
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	D	91	0
	0.00	With Conservation Treatment	D	81	0
		Pasture or Range Land:			0
	0.00	Poor Condition	D	89	0
	0.00	Good Condition	D	80	0
		Meadow:			0
	0.00	Good Condition	D	78	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	D	83	0
	0.00	Good Cover	D	77	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	D	89	0
	0.00	Fair Condition (Grass Cover 50-75%)	D	84	0
	0.00	Good Condition (Grass Cover >75%)	D	80	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	D	98	0
	0.00	Paved; Open Ditches (including ROW)	D	93	0
	0.00	Gravel (Including ROW)	D	91	0
	0.00	Dirt (Including ROW)	D	89	0
		Urban Districts:			0
	0.00	Commercial and Business	D	95	0
26.3%	8.71	Industrial	D	93	809.5929
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	D	92	0
29.4%	9.73	1/4 Acre (10,890 SF)	D	87	846.574206
	0.00	1/3 Acre (14,520 SF)	D	86	0
	0.00	1/2 Acre (21,780 SF)	D	85	0
	0.00	1 Acre (43,560 SF)	D	84	0
	0.00	2 Acres (87,120 SF)	D	82	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	D	94	0

100.0%

Average CN Value = 84.0

Total Area of Basin:	O-4	51.2	AC
Average CN No:	81.1		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
34.9%	17.87	1/4 Acre (10,890 SF)	B	75	1340.16
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
	0.00	Good Condition	C	74	0
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
	0.00	Good Condition (Grass Cover >75%)	C	74	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	C	98	0
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
	0.00	Commercial and Business	C	94	0
	0.00	Industrial	C	91	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
52.3%	26.78	1/4 Acre (10,890 SF)	C	83	2222.96576
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	D	91	0
	0.00	With Conservation Treatment	D	81	0
		Pasture or Range Land:			0
	0.00	Poor Condition	D	89	0
	0.00	Good Condition	D	80	0
		Meadow:			0
	0.00	Good Condition	D	78	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	D	83	0
	0.00	Good Cover	D	77	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	D	89	0
	0.00	Fair Condition (Grass Cover 50-75%)	D	84	0
	0.00	Good Condition (Grass Cover >75%)	D	80	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	D	98	0
	0.00	Paved; Open Ditches (including ROW)	D	93	0
	0.00	Gravel (Including ROW)	D	91	0
	0.00	Dirt (Including ROW)	D	89	0
		Urban Districts:			0
	0.00	Commercial and Business	D	95	0
	0.00	Industrial	D	93	0
		Residential Districts			0
6.7%	3.43	1/8 Acre (5445 SF) or Less (Townhouse)	D	92	315.549696
6.1%	3.14	1/4 Acre (10,890 SF)	D	87	273.143808
	0.00	1/3 Acre (14,520 SF)	D	86	0
	0.00	1/2 Acre (21,780 SF)	D	85	0
	0.00	1 Acre (43,560 SF)	D	84	0
	0.00	2 Acres (87,120 SF)	D	82	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	D	94	0

100.0%

Average CN Value = 81.1

Total Area of Basin:	O-5	2.2	AC
Average CN No:	92.0		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
100.0%	2.20	Commercial and Business	B	92	202.4
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
	0.00	1/4 Acre (10,890 SF)	B	75	0
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0

100.0%

Average CN Value = 92.0

Total Area of Basin:	PROP A1	4.15	AC
Average CN No:	86.7		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
22.5%	0.93	Good Condition (Grass Cover >75%)	B	61	56.95875
		Impervious Areas:			0
15.6%	0.65	Paved; curbs and storm drains (Excluding ROW)	B	98	63.32319
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
13.5%	0.56	Commercial and Business	B	92	51.543
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
	0.00	1/4 Acre (10,890 SF)	B	75	0
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
	0.00	Good Condition	C	74	0
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
2.8%	0.11	Good Condition (Grass Cover >75%)	C	74	8.47596
		Impervious Areas:			0
8.7%	0.36	Paved; curbs and storm drains (Excluding ROW)	C	98	35.3829
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
37.0%	1.54	Commercial and Business	C	94	144.337
	0.00	Industrial	C	91	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
	0.00	1/4 Acre (10,890 SF)	C	83	0
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0

100.0% 4.15

Average CN Value = 86.7

Total Area of Basin:	PROP A2	8.38	AC
Average CN No:	88.3		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value	
		Cultivated Land:			0	
	0.00	Without conservation Treatment	B	81	0	
	0.00	With Conservation Treatment	B	71	0	
		Pasture or Range Land:			0	
	0.00	Poor Condition	B	79	0	
	0.00	Good Condition	B	61	0	
		Meadow:			0	
	0.00	Good Condition	B	58	0	
		Wood or Forest Land:			0	
	0.00	Thin Stand, Poor Cover	B	66	0	
	0.00	Good Cover	B	55	0	
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0	
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0	
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0	
6.8%	0.57	Good Condition (Grass Cover >75%)	B	61	34.76024	0.573
		Impervious Areas:			0	
9.8%	0.82	Paved; curbs and storm drains (Excluding ROW)	B	98	80.48152	0.82259
	0.00	Paved; Open Ditches (including ROW)	B	89	0	
	0.00	Gravel (Including ROW)	B	85	0	
	0.00	Dirt (Including ROW)	B	82	0	
		Urban Districts:			0	
6.6%	0.55	Commercial and Business	B	92	50.88336	0.54841
	0.00	Industrial	B	88	0	
		Residential Districts			0	
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0	
	0.00	1/4 Acre (10,890 SF)	B	75	0	
	0.00	1/3 Acre (14,520 SF)	B	72	0	
	0.00	1/2 Acre (21,780 SF)	B	70	0	
	0.00	1 Acre (43,560 SF)	B	68	0	
	0.00	2 Acres (87,120 SF)	B	65	0	
		Developing Urban Areas and Newly Graded Areas			0	
	0.00	(Previous Areas Only, No vegetation)	B	86	0	
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value	
		Cultivated Land:			0	
	0.00	Without conservation Treatment	C	88	0	
	0.00	With Conservation Treatment	C	78	0	
		Pasture or Range Land:			0	
	0.00	Poor Condition	C	86	0	
	0.00	Good Condition	C	74	0	
		Meadow:			0	
	0.00	Good Condition	C	71	0	
		Wood or Forest Land:			0	
	0.00	Thin Stand, Poor Cover	C	77	0	
	0.00	Good Cover	C	70	0	
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0	
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0	
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0	
21.0%	1.76	Good Condition (Grass Cover >75%)	C	74	130.2252	1.755
		Impervious Areas:			0	
12.6%	1.06	Paved; curbs and storm drains (Excluding ROW)	C	98	103.47624	1.057
	0.00	Paved; Open Ditches (including ROW)	C	92	0	
	0.00	Gravel (Including ROW)	C	89	0	
	0.00	Dirt (Including ROW)	C	87	0	
		Urban Districts:			0	
43.2%	3.62	Commercial and Business	C	94	340.29504	3.621626
	0.00	Industrial	C	91	0	
		Residential Districts			0	
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0	
	0.00	1/4 Acre (10,890 SF)	C	83	0	
	0.00	1/3 Acre (14,520 SF)	C	81	0	
	0.00	1/2 Acre (21,780 SF)	C	80	0	
	0.00	1 Acre (43,560 SF)	C	79	0	
	0.00	2 Acres (87,120 SF)	C	77	0	
		Developing Urban Areas and Newly Graded Areas			0	
	0.00	(Previous Areas Only, No vegetation)	C	91	0	

100.0%

Average CN Value = 88.3

Assumptions for Senior Living:

1. 50% green space.
2. 25% paved areas.
3. 25% residential building areas.

Total Area of Basin:	PROP A2	5.74	AC
Average CN No:	79.7		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
	0.00	1/4 Acre (10,890 SF)	B	75	0
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
	0.00	Good Condition	C	74	0
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
73.5%	4.22	Good Condition (Grass Cover >75%)	C	74	312.1986
		Impervious Areas:			0
10.4%	0.60	Paved; curbs and storm drains (Excluding ROW)	C	98	58.50208
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
16.1%	0.92	Commercial and Business	C	94	86.86916
	0.00	Industrial	C	91	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
	0.00	1/4 Acre (10,890 SF)	C	83	0
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0

100.0%

Average CN Value = 79.7

Assumptions for Senior Living:

1. 50% green space.
2. 25% paved areas.
3. 25% residential building areas.

Total Area of Basin:	PROP A1	3.23	AC
Average CN No:	84.9		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
	0.00	1/4 Acre (10,890 SF)	B	75	0
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
	0.00	Good Condition	C	74	0
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
47.5%	1.53	Good Condition (Grass Cover >75%)	C	74	113.5345
		Impervious Areas:			0
10.1%	0.33	Paved; curbs and storm drains (Excluding ROW)	C	98	31.97054
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
42.4%	1.37	Commercial and Business	C	94	128.73488
	0.00	Industrial	C	91	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
	0.00	1/4 Acre (10,890 SF)	C	83	0
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0

100.0%

Average CN Value = 84.9

Existing 100-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Pre-Development 100-year	100	2.292	722	33.6
A-2	Pre-Development 100-year	100	9.015	724.8	120.04
DP 2	Pre-Development 100-year	100	105.126	724	1,306.73
O-1	Pre-Development 100-year	100	19.75	724.2	248.16
O-2	Pre-Development 100-year	100	21.95	724.6	286.78
O-3	Pre-Development 100-year	100	20.485	722	287.23
O-4	Pre-Development 100-year	100	30.091	727.2	337.9
O-5	Pre-Development 100-year	100	1.542	722	20.54

Existing 50-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Pre-Development 50-year	50	1.751	722	25.66
A-2	Pre-Development 50-year	50	7.149	724.8	96.08
DP 2	Pre-Development 50-year	50	84.361	724	1,058.10
O-1	Pre-Development 50-year	50	15.947	724.2	202.42
O-2	Pre-Development 50-year	50	17.573	724.6	231.95
O-3	Pre-Development 50-year	50	16.555	722	234.73
O-4	Pre-Development 50-year	50	24.112	727.2	272.99
O-5	Pre-Development 50-year	50	1.274	722	17.15

Post Development 100-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Post-Development 100-year	100	2.684	722	37.09
A-2	Post-Development 100-year	100	5.557	722	76.04
A-3	Post-Development 100-year	100	3.296	722	47.08
A-4	Post-Development 100-year	100	2.029	722	28.32
DP 1	Post-Development 100-year	100	72.287	729.8	789.23
DP 2	Post-Development 100-year	100	106.595	729	1,155.26
O-1	Post-Development 100-year	100	19.75	724.2	248.16
O-2	Post-Development 100-year	100	21.95	724.6	286.78
O-3	Post-Development 100-year	100	20.485	722	287.23
O-4	Post-Development 100-year	100	30.087	727	332.78
O-5	Post-Development 100-year	100	1.542	722	20.54
Pond 1 (IN)	Post-Development 100-year	100	72.303	728.8	792.29
Pond 1 (OUT)	Post-Development 100-year	100	72.287	729.8	789.23
Pond 2 (IN)	Post-Development 100-year	100	72.464	726	826.22
Pond 2 (OUT)	Post-Development 100-year	100	72.303	728.8	792.29
Pond 3 (IN)	Post-Development 100-year	100	50.157	725.4	596.56
Pond 3 (OUT)	Post-Development 100-year	100	49.95	728.8	567
Pond 4 (IN)	Post-Development 100-year	100	47.257	724.2	607.35
Pond 4 (OUT)	Post-Development 100-year	100	46.861	725.4	553.39

Post Development 50-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Post-Development 50-year	50	2.186	722	30.55
A-2	Post-Development 50-year	50	4.545	722	62.91
A-3	Post-Development 50-year	50	2.63	722	37.93
A-4	Post-Development 50-year	50	1.644	722	23.21
DP 1	Post-Development 50-year	50	58.189	730.4	631.62
DP 2	Post-Development 50-year	50	85.751	729.6	925.3
O-1	Post-Development 50-year	50	15.947	724.2	202.42
O-2	Post-Development 50-year	50	17.573	724.6	231.95
O-3	Post-Development 50-year	50	16.555	722	234.73
O-4	Post-Development 50-year	50	24.108	727	268.71
O-5	Post-Development 50-year	50	1.274	722	17.15
Pond 1 (IN)	Post-Development 50-year	50	58.202	729.2	634.92
Pond 1 (OUT)	Post-Development 50-year	50	58.189	730.4	631.62
Pond 2 (IN)	Post-Development 50-year	50	58.324	726	665.83
Pond 2 (OUT)	Post-Development 50-year	50	58.202	729.2	634.92
Pond 3 (IN)	Post-Development 50-year	50	40.303	726.6	483.7
Pond 3 (OUT)	Post-Development 50-year	50	40.125	729	458.22
Pond 4 (IN)	Post-Development 50-year	50	38.066	724.2	494.27
Pond 4 (OUT)	Post-Development 50-year	50	37.673	727	451.5

Change (Post-Pre)		
Label	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP-2	1.469	-151.47

Change (Post-Pre)		
Label	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP-2	1.39	-132.80

Existing 25-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Pre-Development 25-year	25	1.332	722	19.42
A-2	Pre-Development 25-year	25	5.669	724.8	76.74
DP 2	Pre-Development 25-year	25	67.793	724	856.59
O-1	Pre-Development 25-year	25	12.902	724.2	165.21
O-2	Pre-Development 25-year	25	14.084	724.6	187.49
O-3	Pre-Development 25-year	25	13.407	722	192
O-4	Pre-Development 25-year	25	19.342	727.2	220.39
O-5	Pre-Development 25-year	25	1.057	722	14.38

Existing 10-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Pre-Development 10-year	10	0.938	724	13.56
A-2	Pre-Development 10-year	10	4.234	724.8	57.64
DP 2	Pre-Development 10-year	10	51.589	724.2	656.24
O-1	Pre-Development 10-year	10	9.909	724.2	128
O-2	Pre-Development 10-year	10	10.675	724.6	143.26
O-3	Pre-Development 10-year	10	10.311	722	149.21
O-4	Pre-Development 10-year	10	14.681	727.2	168.11
O-5	Pre-Development 10-year	10	0.841	722	11.59

Post Development 25-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Post-Development 25-year	25	1.785	722	25.22
A-2	Post-Development 25-year	25	3.73	722	52.21
A-3	Post-Development 25-year	25	2.1	722	30.52
A-4	Post-Development 25-year	25	1.335	722	19.04
DP 1	Post-Development 25-year	25	46.912	731.8	487.29
DP 2	Post-Development 25-year	25	69.088	730.8	716.8
O-1	Post-Development 25-year	25	12.902	724.2	165.21
O-2	Post-Development 25-year	25	14.084	724.6	187.49
O-3	Post-Development 25-year	25	13.407	722	192
O-4	Post-Development 25-year	25	19.34	727	216.79
O-5	Post-Development 25-year	25	1.057	722	14.38
Pond 1 (IN)	Post-Development 25-year	25	46.923	730.6	492.08
Pond 1 (OUT)	Post-Development 25-year	25	46.912	731.8	487.29
Pond 2 (IN)	Post-Development 25-year	25	47.013	727.2	527.17
Pond 2 (OUT)	Post-Development 25-year	25	46.923	730.6	492.08
Pond 3 (IN)	Post-Development 25-year	25	32.426	727.2	383.08
Pond 3 (OUT)	Post-Development 25-year	25	32.271	729.4	366.72
Pond 4 (IN)	Post-Development 25-year	25	30.716	724.2	402.4
Pond 4 (OUT)	Post-Development 25-year	25	30.326	727.4	357.79

Post Development 10-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Post-Development 10-year	10	1.389	722	19.87
A-2	Post-Development 10-year	10	2.923	722	41.44
A-3	Post-Development 10-year	10	1.584	722	23.17
A-4	Post-Development 10-year	10	1.031	722	14.87
DP 1	Post-Development 10-year	10	35.851	734.4	316.43
DP 2	Post-Development 10-year	10	52.755	733.2	477.03
O-1	Post-Development 10-year	10	9.909	724.2	128
O-2	Post-Development 10-year	10	10.675	724.6	143.26
O-3	Post-Development 10-year	10	10.311	722	149.21
O-4	Post-Development 10-year	10	14.678	727.2	165.23
O-5	Post-Development 10-year	10	0.841	722	11.59
Pond 1 (IN)	Post-Development 10-year	10	35.859	733.4	319.09
Pond 1 (OUT)	Post-Development 10-year	10	35.851	734.4	316.43
Pond 2 (IN)	Post-Development 10-year	10	35.916	729.2	353.24
Pond 2 (OUT)	Post-Development 10-year	10	35.859	733.4	319.09
Pond 3 (IN)	Post-Development 10-year	10	24.704	724	292.76
Pond 3 (OUT)	Post-Development 10-year	10	24.574	731.4	248.87
Pond 4 (IN)	Post-Development 10-year	10	23.507	724.2	310.7
Pond 4 (OUT)	Post-Development 10-year	10	23.12	724	269.97

Change (Post-Pre)		
Label	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP-2	1.295	-139.79

Change (Post-Pre)		
Label	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP-2	1.166	-179.21

Existing 5-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Pre-Development 5-year	5	0.87	724	12.53
A-2	Pre-Development 5-year	5	3.978	724.8	54.18
DP 2	Pre-Development 5-year	5	48.673	724.2	619.78
O-1	Pre-Development 5-year	5	9.368	724.2	121.2
O-2	Pre-Development 5-year	5	10.062	724.6	135.2
O-3	Pre-Development 5-year	5	9.751	722	141.38
O-4	Pre-Development 5-year	5	13.842	727.2	158.59
O-5	Pre-Development 5-year	5	0.801	722	11.08

Existing 2-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Pre-Development 2-year	2	0.333	724	4.38
A-2	Pre-Development 2-year	2	1.855	724.8	25
DP 2	Pre-Development 2-year	2	24.137	724.4	307.02
O-1	Pre-Development 2-year	2	4.778	724.4	62.21
O-2	Pre-Development 2-year	2	4.921	724.6	66.16
O-3	Pre-Development 2-year	2	4.995	722	73.25
O-4	Pre-Development 2-year	2	6.798	727.2	77.2
O-5	Pre-Development 2-year	2	0.458	722	6.52

Post Development 5-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Post-Development 5-year	5	1.317	722	18.89
A-2	Post-Development 5-year	5	2.776	722	39.45
A-3	Post-Development 5-year	5	1.491	722	21.83
A-4	Post-Development 5-year	5	0.976	722	14.1
DP 1	Post-Development 5-year	5	33.855	735.2	284.14
DP 2	Post-Development 5-year	5	49.81	733.8	433.38
O-1	Post-Development 5-year	5	9.368	724.2	121.2
O-2	Post-Development 5-year	5	10.062	724.6	135.2
O-3	Post-Development 5-year	5	9.751	722	141.38
O-4	Post-Development 5-year	5	13.84	727.2	155.86
O-5	Post-Development 5-year	5	0.801	722	11.08
Pond 1 (IN)	Post-Development 5-year	5	33.864	734.2	285.47
Pond 1 (OUT)	Post-Development 5-year	5	33.855	735.2	284.14
Pond 2 (IN)	Post-Development 5-year	5	33.913	728.8	323.48
Pond 2 (OUT)	Post-Development 5-year	5	33.864	734.2	285.47
Pond 3 (IN)	Post-Development 5-year	5	23.311	724.8	279.59
Pond 3 (OUT)	Post-Development 5-year	5	23.186	732	224.81
Pond 4 (IN)	Post-Development 5-year	5	22.207	724.2	293.95
Pond 4 (OUT)	Post-Development 5-year	5	21.82	724.8	258.76

Post Development 2-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Post-Development 2-year	2	0.701	722	10.24
A-2	Post-Development 2-year	2	1.509	722	21.96
A-3	Post-Development 2-year	2	0.717	722	10.44
A-4	Post-Development 2-year	2	0.506	722	7.42
DP 1	Post-Development 2-year	2	16.935	733.6	75.68
DP 2	Post-Development 2-year	2	24.887	730.4	159.93
O-1	Post-Development 2-year	2	4.778	724.4	62.21
O-2	Post-Development 2-year	2	4.921	724.6	66.16
O-3	Post-Development 2-year	2	4.995	722	73.25
O-4	Post-Development 2-year	2	6.796	727.2	75.7
O-5	Post-Development 2-year	2	0.458	722	6.52
Pond 1 (IN)	Post-Development 2-year	2	16.939	731.8	76.2
Pond 1 (OUT)	Post-Development 2-year	2	16.935	733.6	75.68
Pond 2 (IN)	Post-Development 2-year	2	16.965	724	105.37
Pond 2 (OUT)	Post-Development 2-year	2	16.939	731.8	76.2
Pond 3 (IN)	Post-Development 2-year	2	11.543	728.6	75.89
Pond 3 (OUT)	Post-Development 2-year	2	11.464	755.8	34.27
Pond 4 (IN)	Post-Development 2-year	2	11.207	724.4	149.35
Pond 4 (OUT)	Post-Development 2-year	2	10.825	729.6	68.07

Change (Post-Pre)		
Label	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP-2	1.137	-186.40

Change (Post-Pre)		
Label	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP-2	0.75	-147.09

Single 66" Existing RCP

Project Description

Friction Method	Manning Formula
Solve For	Full Flow Capacity

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.60000	%
Normal Depth	5.50	ft
Diameter	5.50	ft
Discharge	260.10	ft ³ /s

Results

Discharge	260.10	ft ³ /s
Normal Depth	5.50	ft
Flow Area	23.76	ft ²
Wetted Perimeter	17.28	ft
Hydraulic Radius	1.38	ft
Top Width	0.00	ft
Critical Depth	4.49	ft
Percent Full	100.0	%
Critical Slope	0.00604	ft/ft
Velocity	10.95	ft/s
Velocity Head	1.86	ft
Specific Energy	7.36	ft
Froude Number	0.00	
Maximum Discharge	279.79	ft ³ /s
Discharge Full	260.10	ft ³ /s
Slope Full	0.00600	ft/ft
Flow Type	SubCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

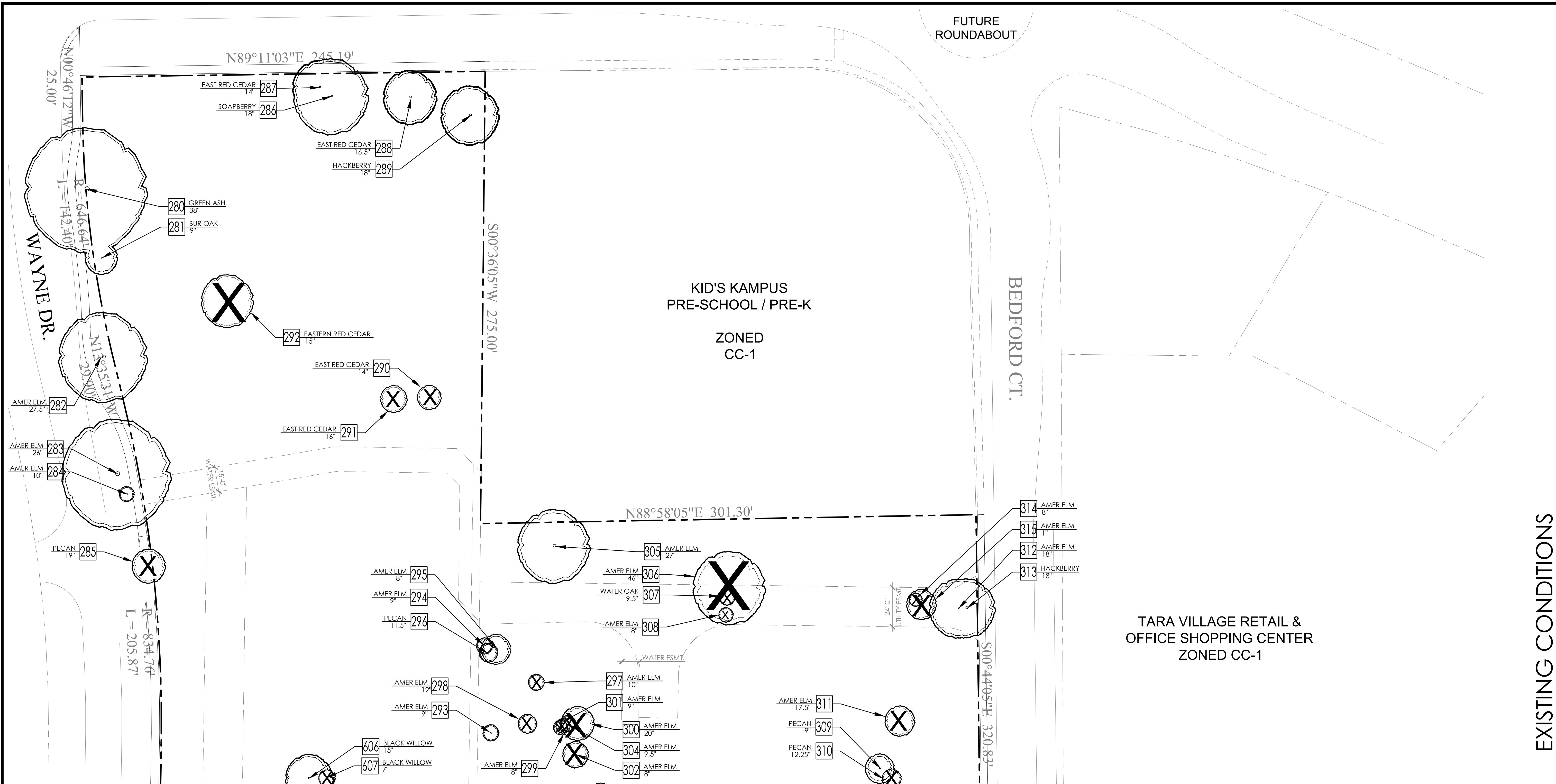
GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%

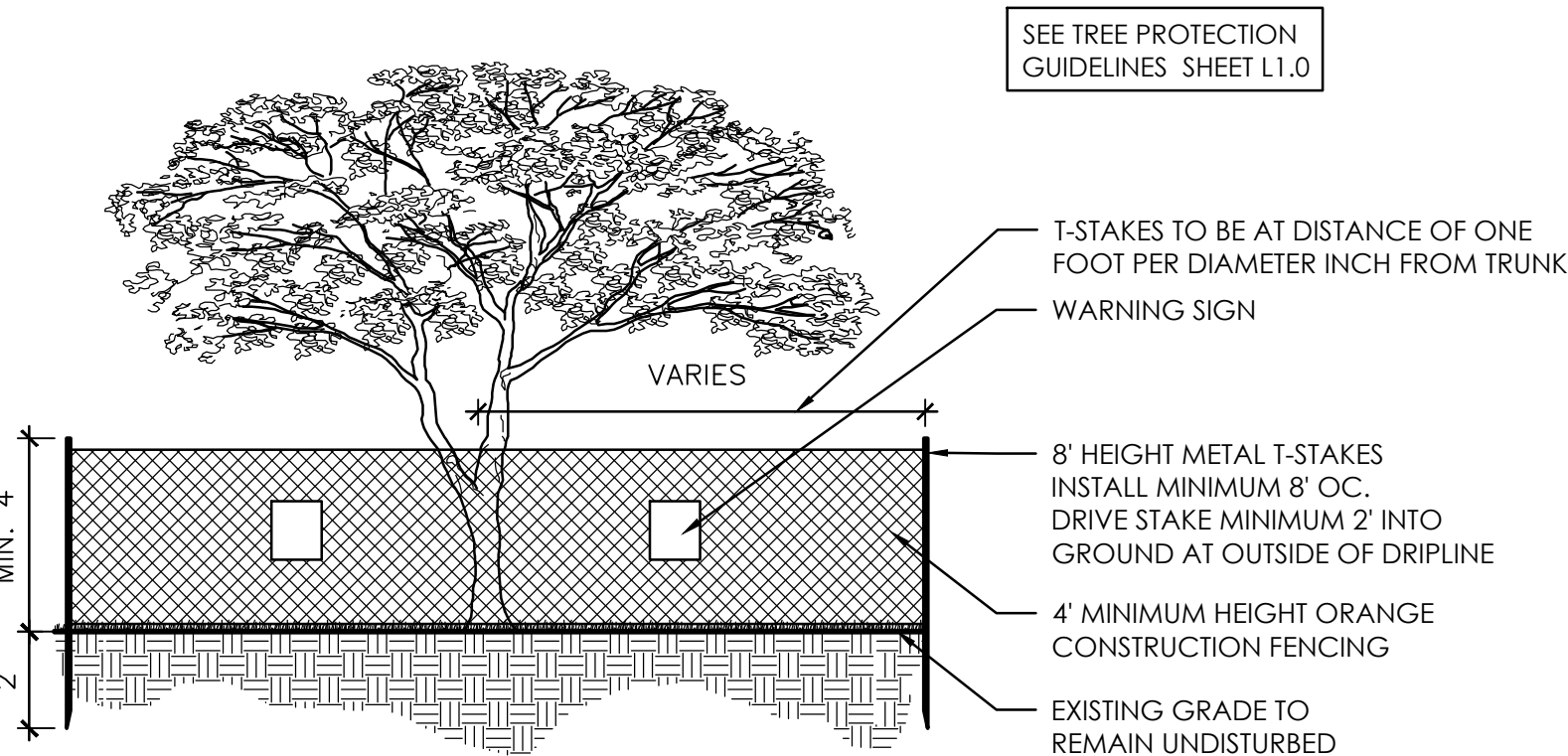
Single 66" Existing RCP

GVF Output Data

Normal Depth Over Rise	100.00	%
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	5.50	ft
Critical Depth	4.49	ft
Channel Slope	0.60000	%
Critical Slope	0.00604	ft/ft



MATCHLINE (SEE SHEET L1.1)



A TREE PROTECTION FENCING DETAIL
SCALE: NTS

TREE PROTECTION NOTES:

1. A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY 2' BEYOND THE DRIPLINE OF THE EXISTING TREE.
2. WHERE CONSTRUCTION OCCURS WITHIN THE ROOT PROTECTION ZONE THE TREE PROTECTION FENCING IS TO BE SET 4' FROM THE NEW CONSTRUCTION.
3. TREE TRUNK PROTECTION IS REQUIRED FOR ALL TREE TRUNKS IN AREAS WHERE CONSTRUCTION OCCURS WITHIN THE ROOT PROTECTION ZONE.
4. ALL ROOTS LARGER THAN ONE-INCH DIAMETER ARE TO BE CUT CLEANLY AND OAK WOUNDS PAINTED WITH APPROVED TREE PAINT WITHIN 30 MINUTES.
5. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE.
6. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
7. NO GRADE CHANGES MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
8. ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION.

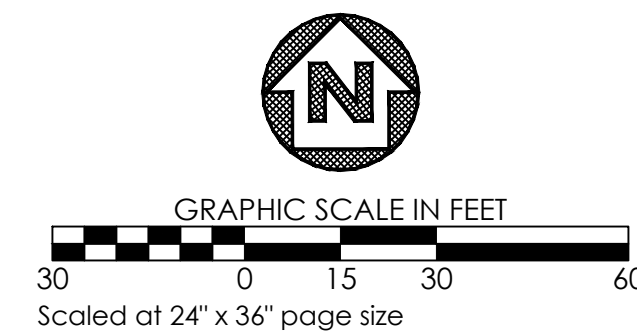
NO ENTRY
TREE PROTECTION AREA
DO NOT REMOVE FENCING
DO NOT MODIFY FENCING
REPORT VIOLATORS TO: 817-503-1030

PROHIBIDO ENTRAR
ZONA DE PROTECCION DE ARBOL
NO RETIRE LA CERCA
NO MODIFIQUE LA CERCA
LLAME ESTE NUMERO DE TELEFONO PARA VIOLACIONES: 817-503-1030

B TREE PROTECTION SIGNAGE
SCALE: NTS

LEGEND

- PROPERTY LINE
UTILITY EASEMENT
EXISTING TOPO
CRZ / EXISTING TREE TO BE REMOVED
CRZ / EXISTING TREE TO REMAIN



Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
LL McClain Survey No. 1077
Allen Chstrain Survey, Abstract No. 339

Land Owner Name
Forefront Living
1246 Merit Drive
Dallas, TX 75251

Dunaway Associates
Janel Moody
550 Bailey, Ste.400
Fort Worth, TX 76107
817-835-6141

EXISTING CONDITIONS

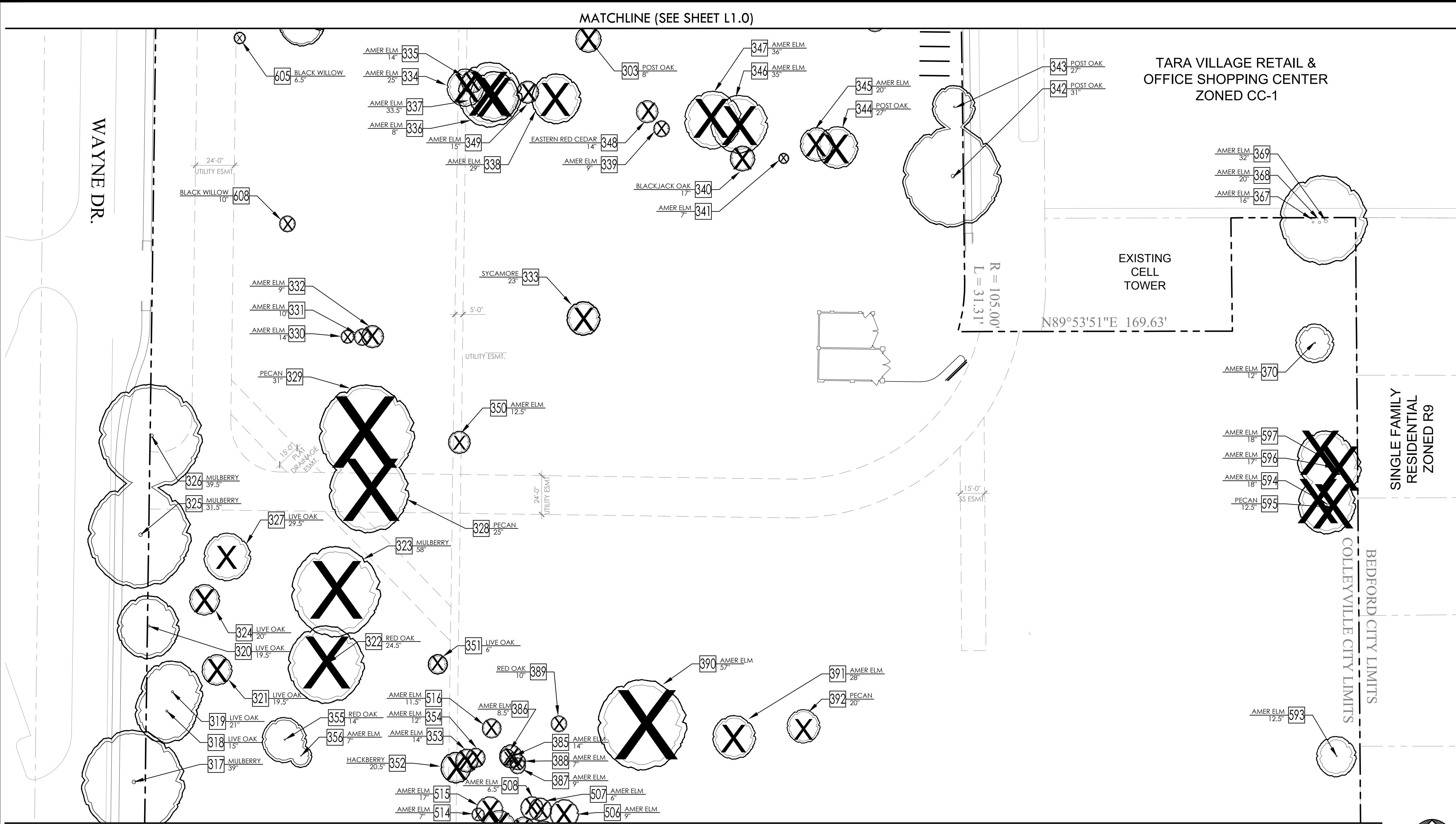
TREE PRESERVATION PLAN AREA A

FOREFRONT LIVING
SENIOR LIVING
913 CHEEK SPARGER ROAD
COLLEYVILLE, TEXAS

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
(TX REG. P-1114)

REVISIONS		DESCRIPTION	
NO.	DATE		

SHEET:
L1.0



CITY OF COLLEYVILLE TREE PROTECTION GUIDELINES

THE FOLLOWING PROCEDURES SHALL BE FOLLOWED FOR ALL CONSTRUCTION PROJECTS WHICH INVOLVE ACTIVITY THAT REQUIRES URBAN FORESTRY REVIEW, UNLESS AN ALTERNATIVE IS DEEMED APPROPRIATE BY THE ADMINISTRATIVE OFFICIAL.

A. PRE-CONSTRUCTION: THE ENSUING PROCEDURES SHALL BE FOLLOWED PRIOR TO CONSTRUCTION.

1. ALL PRESERVED TREES SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S CRITICAL ROOT ZONE. THE PROTECTIVE FENCING SHALL BE COMPRISED OF ORANGE VINYL CONSTRUCTION FENCING, WITH A MINIMUM OF FOUR-FOOT (4') APPROXIMATE HEIGHT.

2. LUMBER SHALL BE WRAPPED VERTICALLY AROUND THE TREE TRUNK AND HELD IN PLACE WITH WIRE OR ANY OTHER NON-DAMAGING METHOD IF A TREE IS WITHIN TEN (10) FEET OF THE CONSTRUCTION OF A BUILDING OR ANY OTHER SITUATION DETERMINED BY THE ADMINISTRATIVE OFFICIAL THAT WOULD POSE A PHYSICAL RISK TO THE TREE TRUNK.

3. IN ORDER TO PREVENT DAMAGE TO LOW HANGING LIMBS, ANYTHING THAT MAY BE IMPACTED BY EQUIPMENT SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS.

4. EACH AREA OF TREE PROTECTION SHALL REQUIRE TEMPORARY SIGNAGE THAT INDICATES THE AREA IS A "TREE PROTECTION AREA" AND TO "KEEP OUT". A WORDING STANDARD WILL BE DEVELOPED, UPDATED, AND MAINTAINED BY THE ADMINISTRATIVE OFFICIAL. THE WORDING SHALL BE IN ENGLISH AND SPANISH AND INCLUDE THE APPROPRIATE CONTACT PHONE NUMBER WITH THE CITY TO REPORT VIOLATIONS.

B. DURING CONSTRUCTION: THE FOLLOWING PROCEDURES SHALL BE FOLLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE (CRZ) OF ANY PRESERVED TREE FOR ANY ACTIVITY THAT IS SUBJECT TO THE REQUIREMENTS OF THIS CHAPTER.

1. NO PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION.

2. NO EQUIPMENT MAY BE CLEANED OR OTHER LIQUIDS DEPOSITED. THIS WOULD INCLUDE BUT NOT BE LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR OTHER MATERIALS.

3. NO SIGN, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO THE TREES.

4. NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING.

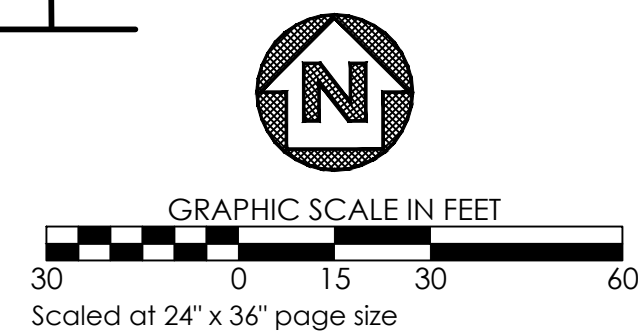
5. UNDERGROUND UTILITIES SHALL BE BORED UNDERNEATH TREES' CRZ UNLESS PRE-APPROVED BY THE ADMINISTRATIVE OFFICIAL.

6. IRRIGATION SYSTEMS SHALL BE DESIGNED TO NOT REQUIRE TRENCHING ACROSS THE CRITICAL ROOT ZONE OF ANY TREE UNLESS OTHERWISE APPROVED BY THE ADMINISTRATIVE OFFICIAL.

7. NO DIGGING, BUILDING, PAVING, OR ELEVATION CHANGES.

LEGEND

PROPERTY LINE	---
UTILITY EASEMENT	---
EXISTING TOPO	---
CRZ / EXISTING TREE TO BE REMOVED	
CRZ / EXISTING TREE TO REMAIN	



Bedford Place Addition

913 Cheek Sparger
Margaret Day Survey, Abstract 406
LL McLain Survey No. 1077
Allen Christain Survey, Abstract No. 339

Land Owner Name

Forefront Living
1246 Merit Drive
Dallas, TX 75251

Dunaway Associates

Janet Moody
550 Bailey, Ste.400
Fort Worth, TX 76107
817-835-6141

EXISTING CONDITIONS

TREE PRESERVATION PLAN AREA B

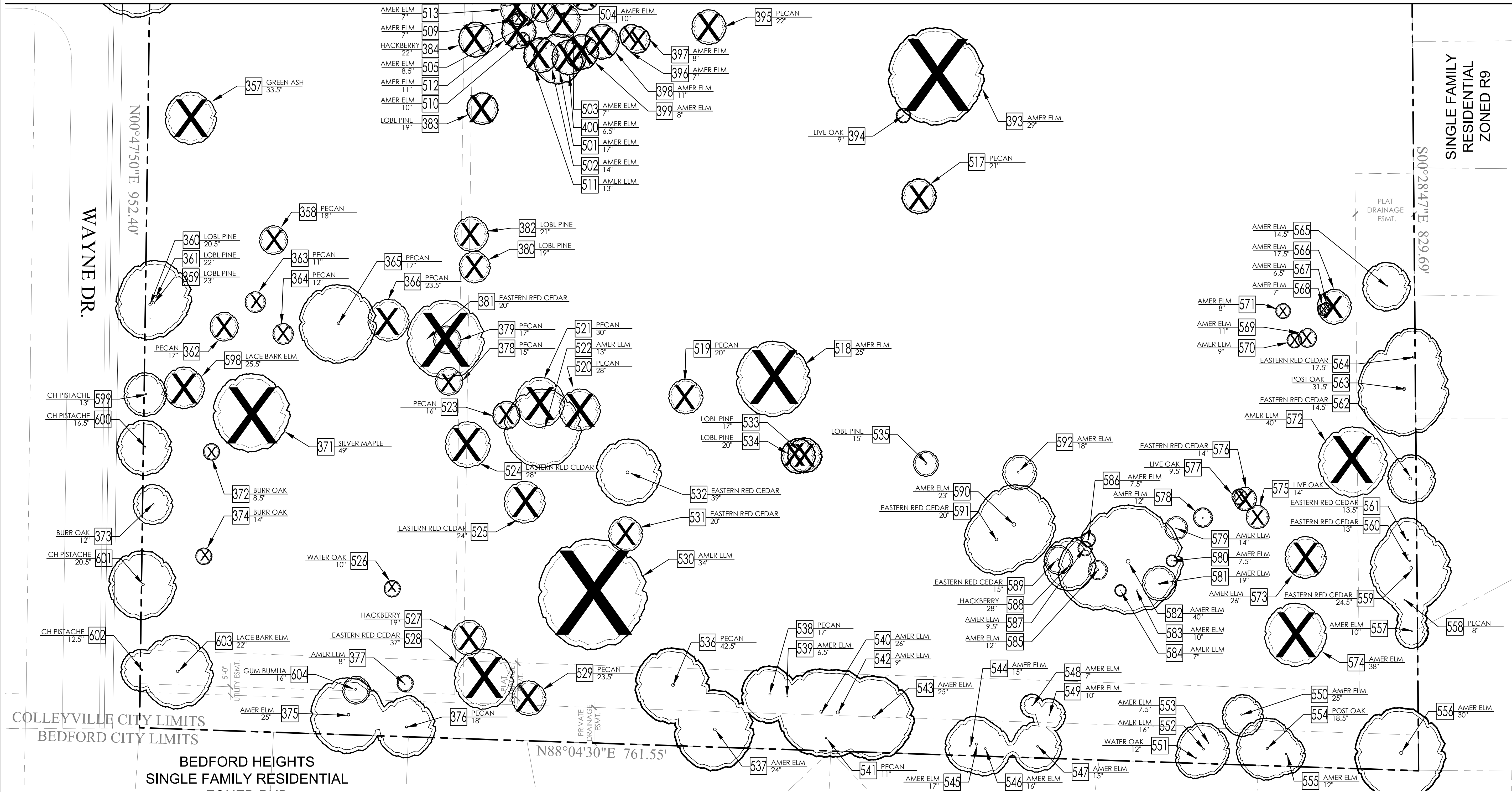
FOREFRONT LIVING
SENIOR LIVING
913 CHEEK SPARGER ROAD
COLLEYVILLE, TEXAS

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
(TX REG. P-1114)

NO.	DATE	DESCRIPTION

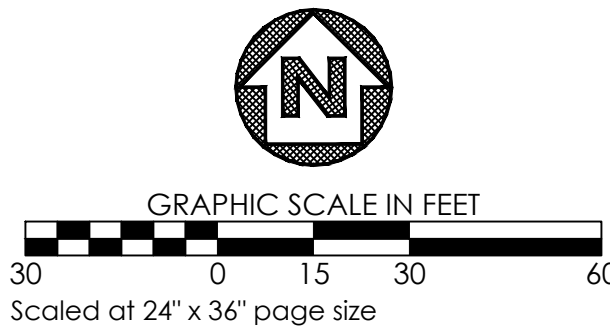
JOB NO.	7160
DESIGNED BY:	
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	DECEMBER 22, 2021
SHEET:	L1.1

MATCHLINE (SEE SHEET L1.1)



LEGEND

- PROPERTY LINE
UTILITY EASEMENT
EXISTING TOPO
CRZ / EXISTING TREE TO BE REMOVED
CRZ / EXISTING TREE TO REMAIN



Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
LL McLain Survey No. 1077
Allen Christain Survey, Abstract No. 339

Land Owner Name
Forefront Living
1246 Merit Drive
Dallas, TX 75251

Dunaway Associates
Janel Moody
550 Bailey, Ste.400
Fort Worth, TX 76107
817-835-6141

EXISTING CONDITIONS

TREE PRESERVATION PLAN AREA C

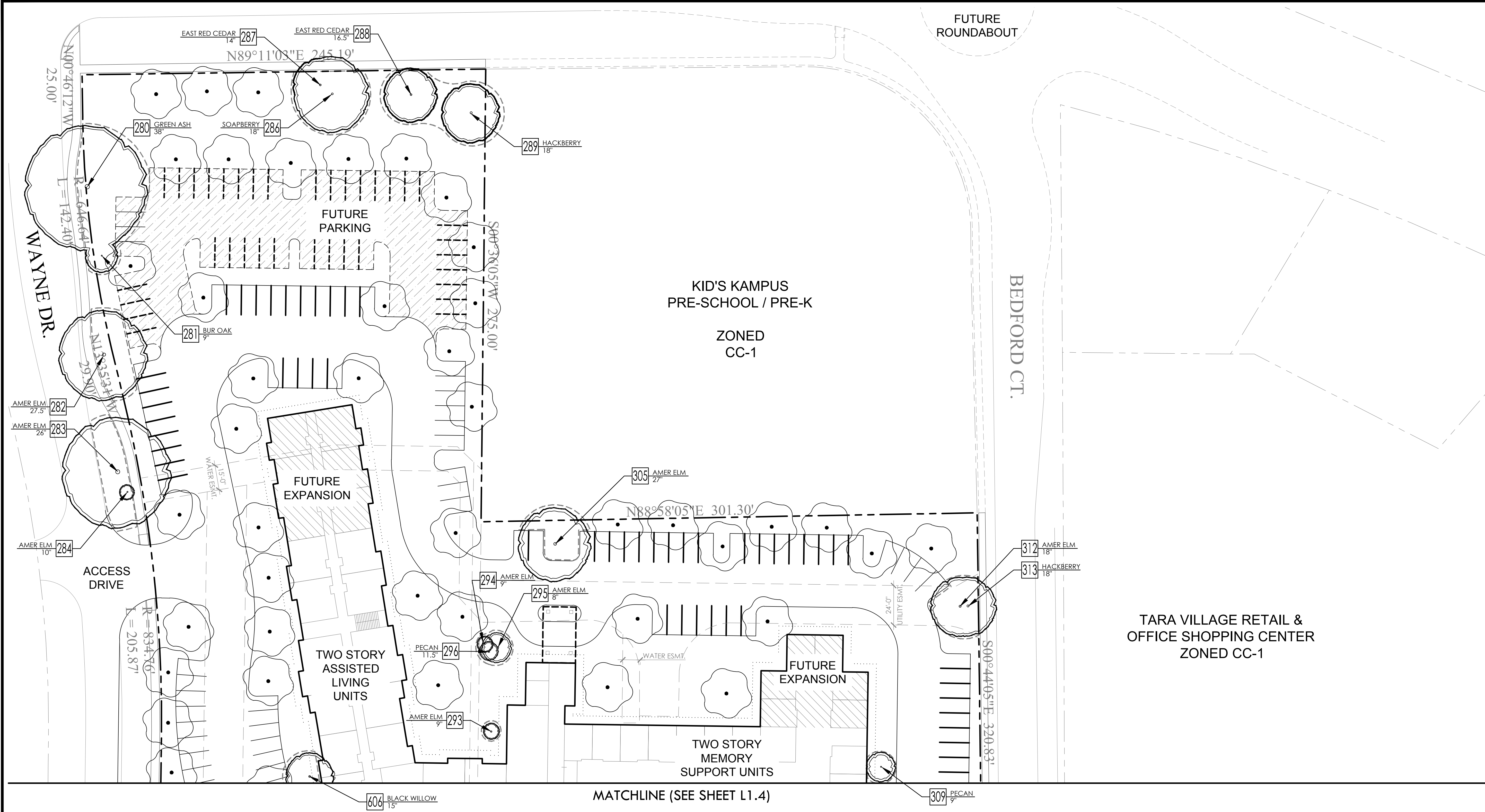
FOREFRONT LIVING
SENIOR LIVING
913 CHEEK SPARGER ROAD
COLLEYVILLE, TEXAS

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.7437
Fax: 817.335.7437

REVISIONS		DESCRIPTION	
NO.	DATE		

SHEET:
L1.2

FILENAME: Tree Preservation.dwg
PLOTTER: C:\Windows\System32\cmd.exe
PLOTTER: A1, 7.5x35.0 in

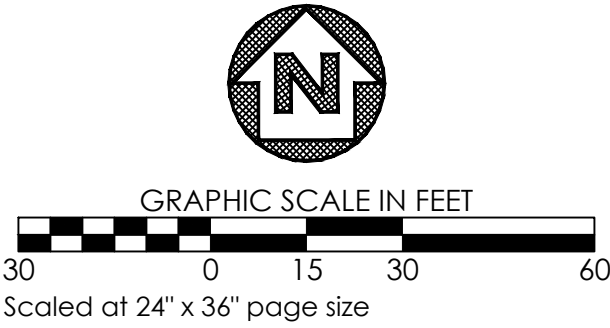


PLANT SCHEDULE

LARGE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL.	CONT.	HEIGHT	SPREAD
	PLT	129	PROPOSED LARGE TREE	PROPOSED LARGE TREE	3"	65 GAL	12'-14'	5'-7'

LEGEND

PROPERTY LINE	
UTILITY EASEMENTS	
EXISTING TOPO	
COM. BUILDING ENVELOPE EXEMPT AREA	
EXISTING TREE TO REMAIN	
TREE PROTECTION FENCING REF. L1.0 FOR DETAIL	
PROPOSED LARGE TREE	



Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
LL McLain Survey No. 1077
Allen Christain Survey, Abstract No. 339

Land Owner Name
Forefront Living
1246 Merit Drive
Dallas, TX 75251

Dunaway Associates
Janel Moody
550 Bailey, Ste.400
Fort Worth, TX 76107
817-835-6141

PROPOSED DEVELOPMENT

TREE PRESERVATION PLAN AREA A

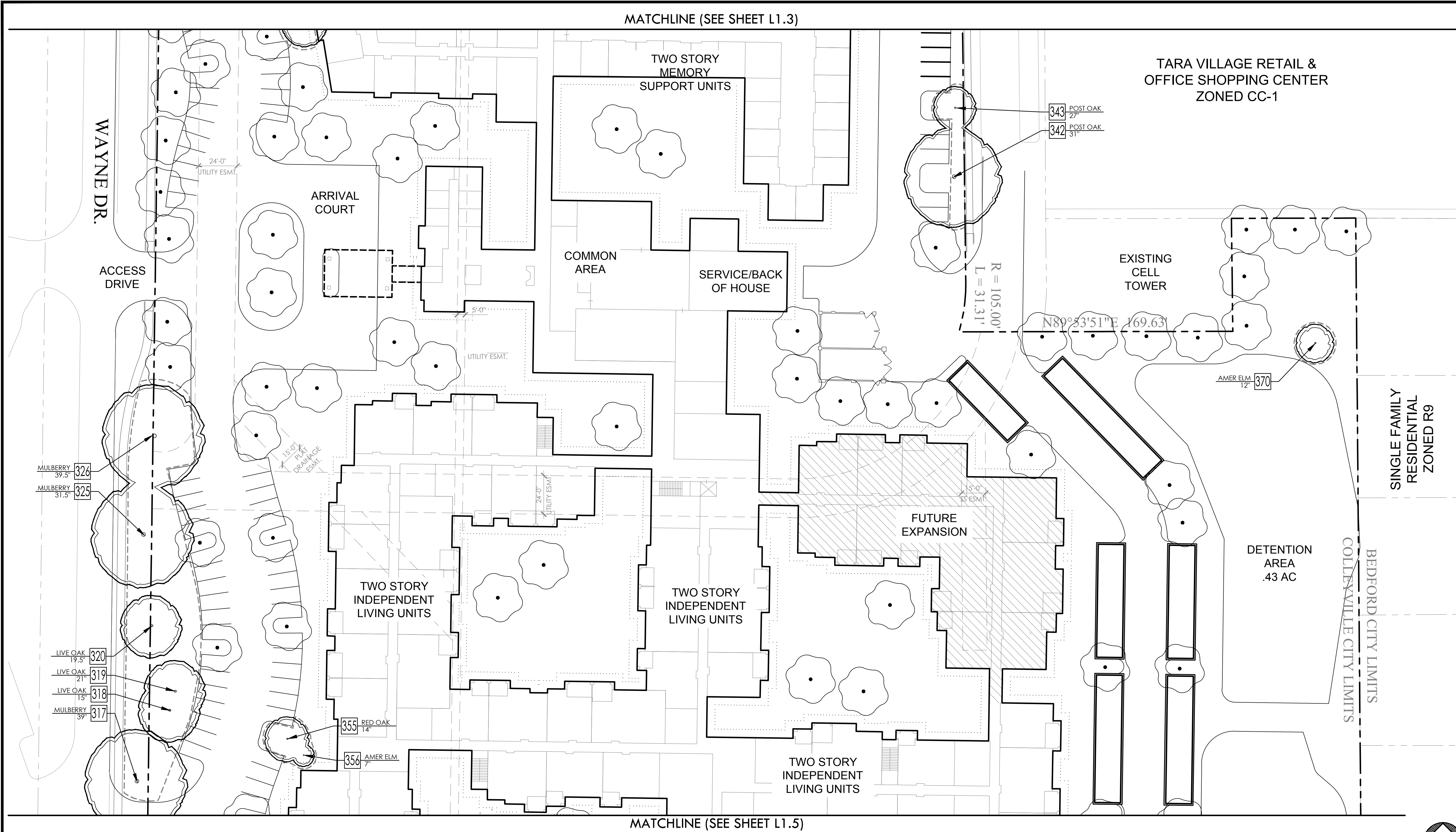
FOREFRONT LIVING
SENIOR LIVING
913 CHEEK SPARGER ROAD
COLLEYVILLE, TEXAS

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
(TX REG. P-1114)

REVISIONS		DESCRIPTION	
NO.	DATE	NO.	DATE

JOB NO.	7160
DESIGNED BY:	
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	DECEMBER 22, 2021
SHEET:	L2.0

FILENAME: Tree Preservation.dwg
PLOT DATE: Wednesday, December 22, 2021
PLOT TIME: 1:54:40 PM



PLANT SCHEDULE

LARGE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL.	CONT.	HEIGHT	SPREAD
	PLT	129	PROPOSED LARGE TREE	PROPOSED LARGE TREE	3"	65 GAL	12'-14'	5'-7'

LEGEND

PROPERTY LINE	
UTILITY EASEMENTS	
EXISTING TOPO	
COM. BUILDING ENVELOPE EXEMPT AREA	
EXISTING TREE TO REMAIN	
TREE PROTECTION FENCING REF. L1.0 FOR DETAIL	
PROPOSED LARGE TREE	

GRAPHIC SCALE IN FEET
30 0 15 30 60
Scaled at 24" x 36" page size

Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
L.L. McGinn Survey No. 1077
Allen Christain Survey, Abstract No. 339

Land Owner Name
Forefront Living
1246 Merit Drive
Dallas, TX 75251

Dunaway Associates
Janel Moody
550 Bailey, Ste.400
Fort Worth, TX 76107
817-835-6141

PROPOSED DEVELOPMENT
TREE PRESERVATION PLAN AREA B

FOREFRONT LIVING
SENIOR LIVING
913 CHEEK SPARGER ROAD
COLLEYVILLE, TEXAS

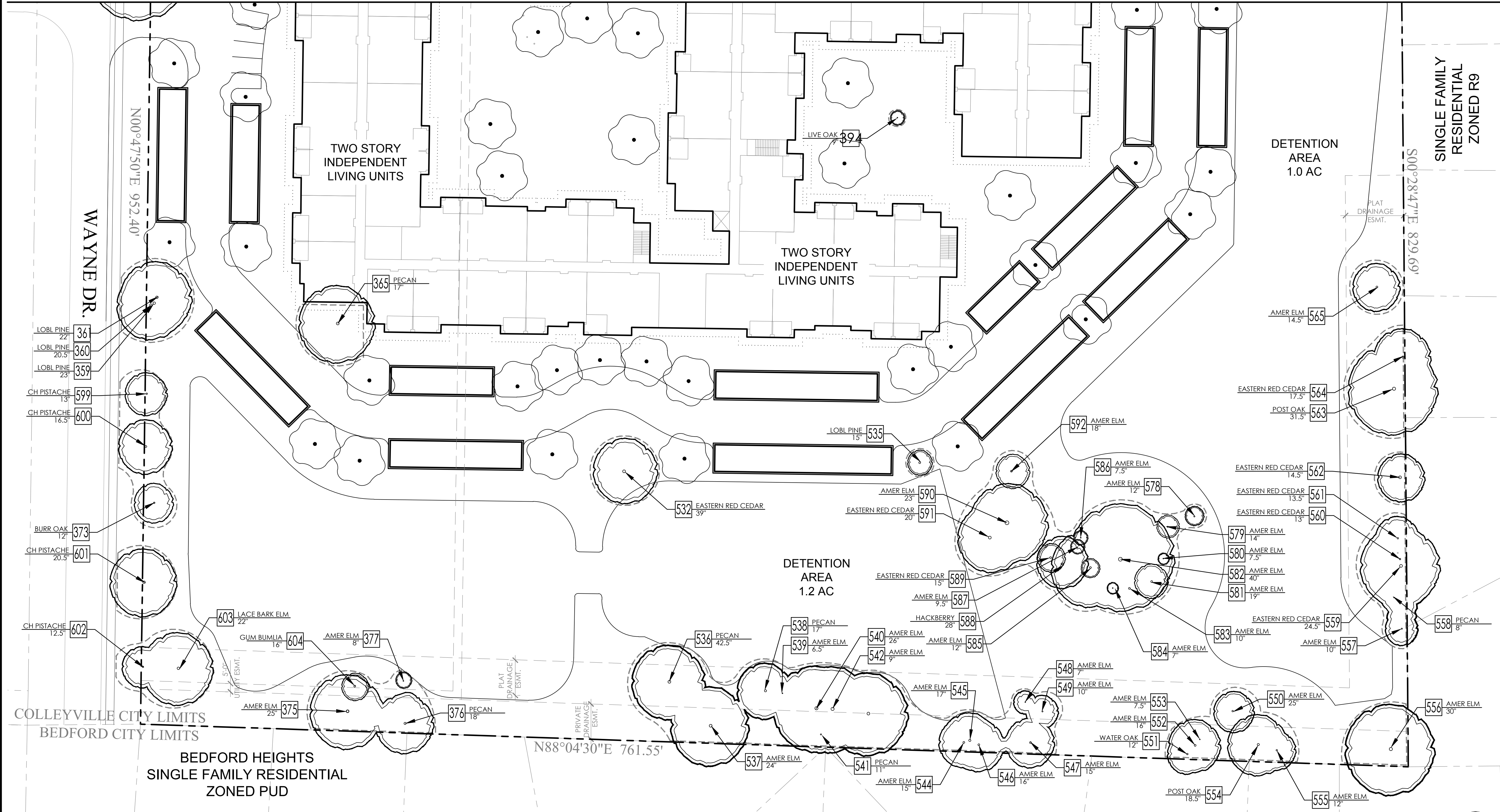
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
(TX REG. F-1114)

NO.	DATE	REVISIONS	DESCRIPTION

JOB NO.	7160
DESIGNED BY:	MEA
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	DECEMBER 22, 2021
SHEET:	L2.1

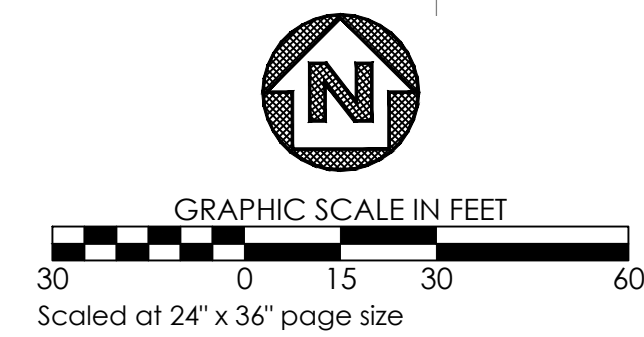
TREE PRESERVATION PLAN AREA C

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817/335,1121 • Fax: 817/335,7437
(TX REG. F-1114)



LEGEND

-
- PROPERTY LINE
- UTILITY EASEMENTS
- EXISTING TOPO
- COM. BUILDING ENVELOPE
EXEMPT AREA
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCING
REF. L1.0 FOR DETAIL
- PROPOSED LARGE TREE



Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
LL McLain Survey No. 1077
Allen Christain Suvey, Abstract No. 339

Land Owner Name

Forefront Living
1246 Merit Drive
Dallas, TX 75251

Dunaway Associates

Janel Moody
550 Bailey, Ste.400
Fort Worth, TX 76107
817-835-6141

PLANT SCHEDULE

<u>LARGE TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CAL.</u>	<u>CONT.</u>	<u>HEIGHT</u>	<u>SPREAD</u>
	PLT	129	PROPOSED LARGE TREE	PROPOSED LARGE TREE	3"	65 GAL	12'-14'	5'-7'

FILENAME: Tree Survey.dwg
PLOTTER: Cpl Windows
PLOT DATE: 12/20/2021

TAG NUMBER	CALIPER INCHES	CANOPY SF	SPECIES	EXCLUSIONS	REMOVE/PRESERVE
1280	38	4534.2	Green Ash / HERITAGE		PRESERVE
1281	9	254.3	Burr Oak		PRESERVE
1282	27.5	2374.6	American Elm / HERITAGE	OFFSITE	PRESERVE
1283	26	2122.6	American Elm / HERITAGE	OFFSITE	PRESERVE
1284	10	314.0	American Elm	OFFSITE	PRESERVE
1285	19	1133.5	Pecan	OFFSITE	REMOVE
1286	18	1017.4	Soapberry		PRESERVE
1287	14	615.4	Eastern Red Cedar		PRESERVE
1288	16.5	854.9	Eastern Red Cedar		PRESERVE
1289	18	1017.4	Hackberry	NON-PROTECTED	PRESERVE
1290	14	615.4	Eastern Red Cedar		REMOVE
1291	16	803.8	Eastern Red Cedar		REMOVE
1292	15	706.5	Eastern Red Cedar		REMOVE
1293	9	254.3	Amerian Elm		PRESERVE
1294	11.5	415.3	American Elm		PRESERVE
1295	9	254.3	American Elm		PRESERVE
1296	18.5	1074.7	American Elm		PRESERVE
1297	10	314.0	American Elm	CBE	REMOVE
1298	12	452.2	American Elm	CBE	REMOVE
1299	8	201.0	American Elm	CBE	REMOVE
1300	9.5	283.4	American Elm	CBE	REMOVE
1301	9	254.3	American Elm	CBE	REMOVE
1302	8	201.0	American Elm	CBE	REMOVE
1303	8	201.0	Post Oak	CBE	REMOVE
1304	20	1256.0	American Elm	CBE	REMOVE
1305	27	2289.1	American Elm / HERITAGE		PRESERVE
1306	46	6644.2	American Elm, multi / HERITAGE	EXEMPT-CT	REMOVE
1307	9.5	283.4	Water Oak		REMOVE
1308	8	201.0	American Elm		REMOVE
1309	9	254.3	Pecan		PRESERVE
1310	12.5	490.6	Pecan		REMOVE
1311	17.5	961.6	American Elm		REMOVE
1312	18	1017.4	American Elm		PRESERVE
1313	18	1017.4	Hackberry	NON-PROTECTED	PRESERVE
1314	8	201.0	American Elm		REMOVE
1315	17	907.5	American Elm, multi		REMOVE
1317	39	4775.9	Mulberry / HERITAGE	OFFSITE	PRESERVE
1318	15	706.5	Live Oak		PRESERVE
1319	19	1384.7	Live Oak		PRESERVE
1320	21.5	1194.0	Live Oak		PRESERVE
1321	19.5	1194.0	Live Oak		REMOVE
1322	24.5	1884.8	Red Oak	CBE	REMOVE
1323	58	10563.0	Mulberry / HERITAGE	EXEMPT-CT/CBE	REMOVE
1324	20	1256.0	Live Oak		REMOVE
1325	31.5	3115.7	Mulberry / HERITAGE	OFFSITE	PRESERVE
1326	39.5	4899.2	Mulberry, multi / HERITAGE		PRESERVE
1327	29.5	2732.6	Live Oak, multi / HERITAGE		REMOVE
1328	25	1862.5	Pecan / HERITAGE	CBE	REMOVE
1329	31	3017.5	Pecan / HERITAGE	CBE	REMOVE
1330	9	254.3	American Elm		REMOVE
1331	10	314.0	American Elm		REMOVE
1332	14	615.4	American Elm		REMOVE
1333	23	1661.1	Sycamore	CBE	REMOVE
1334	25	1962.5	American Elm / HERITAGE	CBE	REMOVE
1335	14	615.4	American Elm	CBE	REMOVE
1336	8	201.0	American Elm	CBE	REMOVE
1337	33.5	3523.9	American Elm / HERITAGE	CBE	REMOVE
1338	29	2640.7	American Elm / HERITAGE	CBE	REMOVE
1339	9	254.3	American Elm	CBE	REMOVE
1340	17	907.5	Blackjack Oak / HERITAGE	CBE	REMOVE
1341	7	153.9	American Elm	CBE	REMOVE
1342	31	3017.5	Post Oak / HERITAGE		PRESERVE
1343	27	2289.1	Post Oak		PRESERVE
1344	27	2289.1	Post Oak, multi / HERITAGE	CBE	REMOVE
1345	20	1256.0	American Elm	CBE	REMOVE
1346	35	3846.5	American Elm / HERITAGE	CBE	REMOVE
1347	36	4069.4	American Elm / HERITAGE	CBE	REMOVE
1348	14	615.4	Eastern Red Cedar		REMOVE
1349	15	706.5	American Elm		REMOVE
1350	12.5	490.6	American Elm	CBE	REMOVE
1351	6	113.0	Live Oak	CBE	REMOVE
1352	20.5	1319.6	Hackberry, multi	NON-PROTECTED	REMOVE
1353	14	615.4	American Elm	CBE	REMOVE
1354	12	452.2	American Elm	CBE	REMOVE
1355	14	615.4	Red Oak		PRESERVE
1356	7	153.9	American Elm		PRESERVE
1357	33.5	3523.9	Green Ash		REMOVE
1358	18	1017.4	Pecan		REMOVE
1359	23	1661.1	Loblolly Pine		PRESERVE
1360	20.5	1319.6	Loblolly Pine		PRESERVE
1361	22	1519.8	Loblolly Pine		PRESERVE
1362	17	907.5	Pecan		REMOVE
1363	11	379.9	Pecan		REMOVE
1364	12	452.2	Pecan		REMOVE
1365	17	907.5	Pecan, multi		PRESERVE
1366	23.5	1734.1	Pecan, multi	CBE	REMOVE
1367	16	803.8	American Elm		REMOVE
1368	20	1256.0	American Elm		REMOVE
1369	32	3215.4	American Elm / HERITAGE		REMOVE
1370	12	452.2	American Elm		PRESERVE
1371	49	7539.1	Silver Maple, multi / HERITAGE	EXEMPT-CT	REMOVE
1372	8.5	226.9	Burr Oak		REMOVE
1373	12	452.2	Burr Oak		PRESERVE
1374	10	314.0	Burr Oak		REMOVE
1375	25	1962.5	American Elm / HERITAGE		PRESERVE
1376	18	1017.4	Pecan		PRESERVE
1377	8	201.0	American Elm		PRESERVE
1378	15	706.5	Pecan, multi		REMOVE
1379	17	907.5	Pecan	CBE	REMOVE

TAG NUMBER	CALIPER INCHES	CANOPY	SPECIES	EXCLUSIONS	REMOVE/PRESERVE
1380	19	1133.5	Loblolly Pine	CBE	REMOVE
1381	20	1256.0	Eastern Red Cedar	CBE	REMOVE
1382	21	1384.7	Loblolly Pine	CBE	REMOVE
1383	19	1133.5	Loblolly Pine		REMOVE
1384	22	1519.8	Hackberry		REMOVE
1385	14	615.4	American Elm	CBE	REMOVE
1386	8.5	226.9	American Elm	CBE	REMOVE
1387	9	254.3	American Elm	CBE	REMOVE
1388	7	153.9	American Elm	CBE	REMOVE
1389	10.5	346.2	Red Oak	CBE	REMOVE
1390	57	10200.9	American Elm, multi / HERITAGE	EXEMPT-CT/CBE	REMOVE
1391	28	2461.8	American Elm / HERITAGE	CBE	REMOVE
1392	20	1256.0	Pecan, multi	CBE	REMOVE
1393	29	2640.7	American Elm, multi / HERITAGE		REMOVE
1394	9	254.3	Live Oak		PRESERVE
1395	22	1519.8	Pecan	CBE	REMOVE
1396	7	153.9	American Elm		REMOVE
1397	8	201.0	American Elm		REMOVE
1398	11	379.9	American Elm		REMOVE
1399	8	201.0	American Elm		REMOVE
1400	6.5	132.7	American Elm		REMOVE
1501	17	907.5	American Elm		REMOVE
1502	14	615.4	American Elm		REMOVE
1503	7	153.9	American Elm		REMOVE
1504	10	314.0	American Elm		REMOVE
1505	8.5	226.9	American Elm		REMOVE
1506	9	254.3	American Elm	CBE	REMOVE
1507	6	113.0	American Elm	CBE	REMOVE
1508	6.5	132.7	American Elm	CBE	REMOVE
1509	7	153.9	American Elm		REMOVE
1510	10	314.0	American Elm, multi		REMOVE
1511	13	530.7	American Elm		REMOVE
1512	11	379.9	American Elm		REMOVE
1513	7	153.9	American Elm		REMOVE
1514	7	153.9	American Elm		PRESERVE
1515	17	907.5	American Elm, multi		PRESERVE
1516	11.5	415.3	American Elm, multi	CBE	REMOVE
1517	21	1384.7	Pecan	CBE	REMOVE
1518	25	1962.5	American Elm / HERITAGE		PRESERVE
1519	20	1256.0	Pecan, multi		REMOVE
1520	28	2461.8	Pecan / HERITAGE		REMOVE
1521	30	2826.0	Pecan / HERITAGE		REMOVE
1522	13	530.7	American Elm		REMOVE
1523	16	803.8	Pecan		REMOVE
1524	28	2461.8	Eastern Red Cedar / HERITAGE		REMOVE
1525	24	1808.6	Eastern Red Cedar		REMOVE
1526	10	314.0	Water Oak		REMOVE
1527	19	1133.5	Hackberry	NON-PROTECTED	REMOVE
1528	37	4298.7	Eastern Red Cedar, multi / HERITAGE	EXEMPT-CT	REMOVE
1529	23.5	1734.1	Pecan		REMOVE
1530	34	3629.8	American Elm, multi / HERITAGE		REMOVE
1531	20	1256.0	Eastern Red Cedar		REMOVE
1532	39	4775.9	Eastern Red Cedar, multi / HERITAGE		PRESERVE
1533	17	907.5	Loblolly Pine		REMOVE
1534	20	1256.0	Loblolly Pine		REMOVE
1535	15	706.5	Loblolly Pine		REMOVE
1536	42.5	5671.6	Pecan, multi / HERITAGE		PRESERVE
1537	24	1808.6	American Elm		PRESERVE
1538	17	907.5	Pecan		PRESERVE
1539	6.5	132.7	American Elm		PRESERVE
1540	26	2122.6	American Elm / HERITAGE		PRESERVE
1541	11	379.9	Pecan		PRESERVE
1542	9	254.3	American Elm		PRESERVE
1543	25	1962.5	American Elm, multi / HERITAGE		PRESERVE
1544	15	706.5	American Elm		PRESERVE
1545	17	907.5	American Elm		PRESERVE
1546	16	803.8	American Elm		PRESERVE
1547	15	706.5	American Elm		PRESERVE
1548	7	153.9	American Elm		PRESERVE
1549	10	314.0	American Elm		PRESERVE
1550	25	1962.5	American Elm / HERITAGE		PRESERVE
1551	12	452.2	Water Oak		PRESERVE
1552	16	803.8	American Elm		PRESERVE
1553	7.5	176.6	American Elm		PRESERVE
1554	18.5	1074.7	Post Oak / HERITAGE		PRESERVE
1555	12	452.2	American Elm		PRESERVE
1556	30	2826.0	American Elm / HERITAGE		PRESERVE
1557	10	314.0	American Elm		PRESERVE
1558	8	201.0	Pecan, multi		PRESERVE
1559	24.5	1884.8	Eastern Red Cedar		PRESERVE
1560	13	530.7	Eastern Red Cedar		PRESERVE
1561	13.5	572.3	Eastern Red Cedar		PRESERVE
1562	14.5	660.2	Eastern Red Cedar		PRESERVE
1563	31.5	3115.7	Post Oak, multi / HERITAGE		PRESERVE
1564	17.5	961.6	Eastern Red Cedar		PRESERVE
1565	14.5	660.2	American Elm, multi		PRESERVE
1566	17.5	961.6	American Elm		REMOVE
1567	6.5	132.7	American Elm		REMOVE
1568	7	153.9	American Elm		REMOVE
1569	11	379.9	American Elm		REMOVE
1570	9	254.3	American Elm		REMOVE
1571	8	201.0	American Elm		REMOVE
1572	40	5024.0	American Elm / HERITAGE		REMOVE
1573	26	2122.6	American Elm / HERITAGE		REMOVE
1574	38	4534.2	American Elm / HERITAGE		REMOVE
1575	14	615.4	Live Oak		REMOVE
1576	14	615.4	Eastern Red Cedar		REMOVE
1577	9.5	283.4	Live Oak		REMOVE
1578	12	452.2	American Elm		PRESERVE

TAG NUMBER	CALIPER INCHES	CANOPY	SPECIES	EXCLUSIONS	REMOVE/PRESERVE
1579	14	615.4	American Elm		PRESERVE
1580	7.5	176.6	American Elm		PRESERVE
1581	19	1133.5	American Elm		PRESERVE
1582	40	5024.0	American Elm, multi / HERITAGE	EXEMPT-CT	PRESERVE
1583	10	314.0	American Elm		PRESERVE
1584	7	153.9	American Elm		PRESERVE
1585	12	452.2	American Elm		PRESERVE
1586	7.5	176.6	American Elm		PRESERVE
1587	9.5	283.4	American Elm, multi		PRESERVE
1588	28	2461.8	Hackberry, multi / HERITAGE	NON-PROTECTED	PRESERVE
1589	15	706.5	Eastern Red Cedar		PRESERVE
1590	23	1661.1	American Elm, multi		PRESERVE
1591	20	1256.0	Eastern Red Cedar		PRESERVE
1592	18	1017.4	American Elm, multi		PRESERVE
1593	12.5	490.6	American Elm, multi		REMOVE
1594	18	1017.4	American Elm		REMOVE
1595	12.5	490.6	Pecan		REMOVE
1596	17	907.5	American Elm		REMOVE
1597	18	1017.4	American Elm		REMOVE
1598	25.5	2041.8	Lace Bark Elm / HERITAGE	EXEMPT-CT	REMOVE
1599	13	530.7	Chinese Pistache		PRESERVE
1600	16.5	854.9	Chinese Pistache		PRESERVE
1601	20.5	1319.6	Chinese Pistache		PRESERVE
1602	12.5	490.6	Chinese Pistache, multi		PRESERVE
1603	22	1519.8	Lace Bark Elm, multi		PRESERVE
1604	16	803.8	Gum Bumelia		PRESERVE
1605	6.5	132.7	Black Willow		REMOVE
1606	15	706.5	Black Willow, multi	CBE	PRESERVE
1607	7	153.9	Black Willow		PRESERVE
1608	10	314.0	Black Willow, multi		REMOVE

TREE DATA SUMMARY	
TOTAL TREE QUANTITY (NON-EXEMPT)	162
TOTAL TREE DIAMETER INCHES (NON-EXEMPT)	2685
TOTAL TREE CANOPY SF (NON-EXEMPT)	170123.6
TOTAL PRESERVATION	93313.0
TOTAL HERITAGE REMOVED	58330.2

TREE DATA

Preservation Summary	Square Feet
Total SF Canopy of Non-Exempt Trees	170,124
Required 50% Preservation	85,062
Provided Preservation	93,313
Required Mitigation Planting (Heritage Trees 58,330 sf)	291,650
Site Canopy Summary	
Gross Area of Lot	803,625
Building Area	241,081
Net Area of Lot	562,544
Required Tree Coverage (50%)	281,272
Preserved Tree Canopy	93,313
Canopy Required	187,

MEMO

To: Larry Wright, PE
City Engineer
City of Colleyville

From: Donald J. Szczesny, PE, PTOE
Senior Discipline Lead | Associate
Dunaway Associates, LLC

Date: October 7, 2021

Re: Trip Generation for Forefront Colleyville Senior Living Facility – Additional Update

Project: B007160.001



Introduction

This trip generation memo is being provided to the City of Colleyville as a comparison of the assumed trip generation between the previously approved Heritage Farms PUD-C site plan and the proposed Forefront Colleyville Senior Living Facility, as shown in the **Attachment**. The proposed facility is planned along the east side of Wayne Drive, southeast of the Wayne Drive and Cheek-Sparger Road intersection in Colleyville, Texas. The proposed modifications to the development will change the development land use mix slightly, as the small commercial/retail building fronting along Cheek Sparger Road has been removed and replaced with a parking lot. The remainder of the development will continue as proposed (Assisted Living) but will include a change in the number and size of the units constructed for the proposed senior living facility. To determine the potential impacts of the new site plan, Dunaway performed a before/after trip generation comparison of the old and new site plans utilizing the Institute of Transportation Engineers *Trip Generation*, 10th Edition.

Previous Site Plan Trip Generation

The previous site plan included 281 units (a mixture of Independent, Assisted, and Memory Care) at an average of 903 SF per unit for a total of 253,700 SF. In addition to the senior living portion, a small building was proposed that included 9,500 SF of office/retail. For ITE land use 254 (Assisted Living Facility) both occupied beds and KSF was checked to determine the worst-case scenario. Based on the calculations, the assisted living facility generates more peak hour trips when KSF is used as the dependent variable. A comparison of the trip generation for the previous site plan can be found in **Table 1**. The trip generation calculations are included as an **Attachment**.

Table 1. Summary of Previous Site Plan Trip Generation

Description/ITE Code	Qty.	Daily	AM		PM	
			Enter	Exit	Enter	Exit
Small Office Building 712	4.75 KSF	77	8	2	4	8
Variety Store (Specialty Retail) 814	4.75 KSF	305	9	6	17	16
Assisted Living 254	253.7 KSF	1,063	77	22	37	85
Totals		1,445	94	30	58	109

Proposed Site Plan Trip Generation

The modified site plan includes 260 units at an average of 1,218 SF per unit for a total of 316,680 SF. As with the previous site plan, this is a mixture of Independent, Assisted, and Memory Care units. The trip generation for the proposed site plan can be found in **Table 2**.

Table 2. Summary of Proposed Site Plan Trip Generation

Description/ITE Code	Qty.	Daily	AM		PM	
			Enter	Exit	Enter	Exit
Assisted Living 254	316.6 KSF	1,327	96	27	46	106
Totals		1,327	96	27	46	106

Trip Generation Comparison (Before / After Analysis)

To capture the potential impact of the proposed development, the trip generation for the previous site plan and updated site plan were compared to determine the net change in trips generated by the site due to the proposed site plan modification. As seen in **Table 3**, the proposed changes to the site plan will cause a decrease in daily traffic by 118 vehicles. During the traditional peak hours, the site traffic is also expected to decrease. The total decrease in trips due to the proposed development equates to 1 during the AM peak hour, and 15 during the PM peak hour.

Table 3. Trip Generation Comparison

Description/ITE Code	Qty.	Daily	AM		PM	
			Enter	Exit	Enter	Exit
Previous Site Plan						
Small Office Building 712	4.75 KSF	77	8	2	4	8
Variety Store (Specialty Retail) 814	4.75 KSF	305	9	6	17	16
Assisted Living 254	253.7 KSF	1,063	77	22	37	85
Proposed Site Plan						
Assisted Living 254	316.6 KSF	1,327	96	27	46	106
Delta (Proposed - Previous)		-118	+2	-3	-12	-3

Conclusion

Based on the results of the analysis, the new proposed site plan will slightly decrease the number of trips generated by the site over a typical day and during the AM and PM peak hours. It is Dunaway's recommendation to allow the proposed changes from the previously approved site plan.

DJS/djs

G:\Production\4000\007100\7160\001\Civil\Traffic\21-1007 Forefront Colleyville Senior Living Facility - Update.docx

Attachments:

Forefront Colleyville Senior Living Concept
Trip Generation Calculations



ITE Trip Generation Rates - 10th Edition
Pass-by rates from ITE Trip Generation Handbook - 3rd Edition

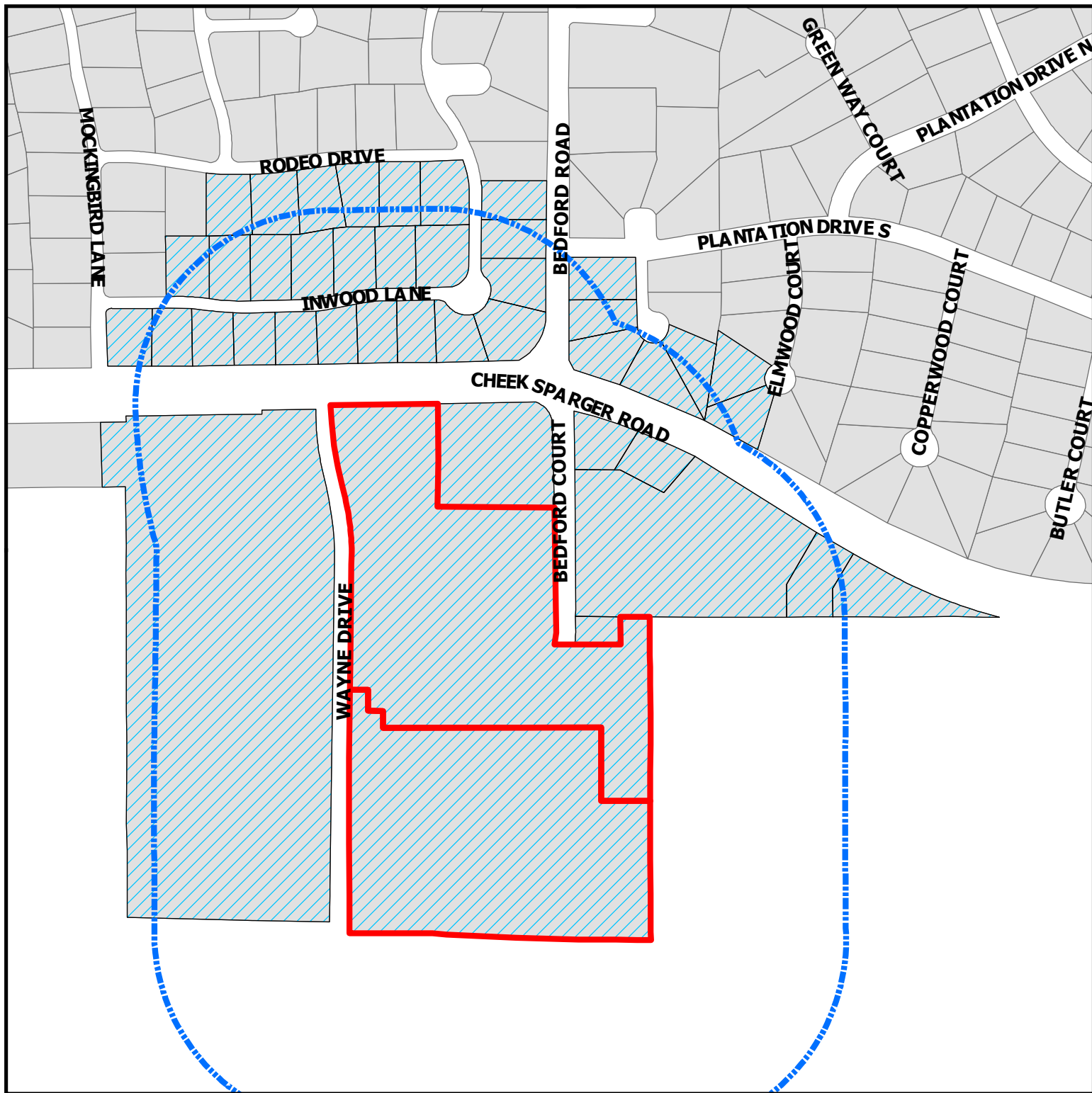
Instructions: Enter Expected Unit Volumes into Column 'M'

Previous Site Plan

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates										Expected Units	Total Generated Trips						Unadjusted Volume		Unadjusted Volume	
		(Peak Hour of Adjacent Street)					(Peak Hour of Generator)						Daily	AM Hour	PM Hour	AM Pass-By	PM Pass-By	AM In	AM Out	PM In	PM Out	
		Weekday	AM	PM	AM Pass-Bv	PM Pass-Bv	AM In	AM Out	PM In	PM Out												
Assisted Living 254	KSF ²	4.19	0.39	0.48			78%	22%	30%	70%	253.7	1,063	99	122	0	0	77	22	37	85		
Small Office Building 712	KSF ²	16.19	1.92	2.45			83%	17%	32%	68%	4.75	77	9	12	0	0	8	2	4	8		
Variety Store (Specialty Retail) 814	KSF ²	63.47	3.18	6.84		34%	57%	43%	52%	48%	4.75	301	15	32	0	11	9	6	17	16		
Assisted Living 254	KSF ²	4.19	0.39	0.48			78%	22%	30%	70%	316.6	1,327	123	152	0	0	96	27	46	106		

Proposed Site Plan

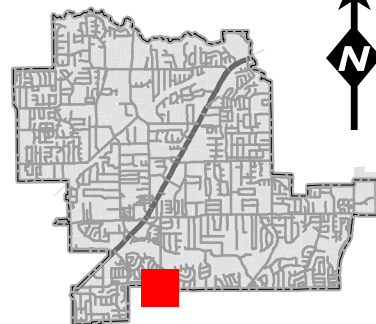
Notification Map



ZC21-037
913 Cheek-Sparger 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
-  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, January 10, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, February 1, 2022 & Tuesday, February 15, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a change of zoning from a PUD-C Planned Unit Development-Commercial district to a PUD-C Planned Unit Development-Commercial district, specifically for a Senior Living Facility. The request is for a new development on the currently vacant land.

Zoning Case: ZC21-037

Applicant: Steven Ailey

Owner: Robert Beall

Location: 913 Cheek-Sparger Road at Wayne Drive (Southeast Corner)

Property Description: Lot 1, Block A, Heritage Farms

Present Zoning: Planned Unit Development-Commercial

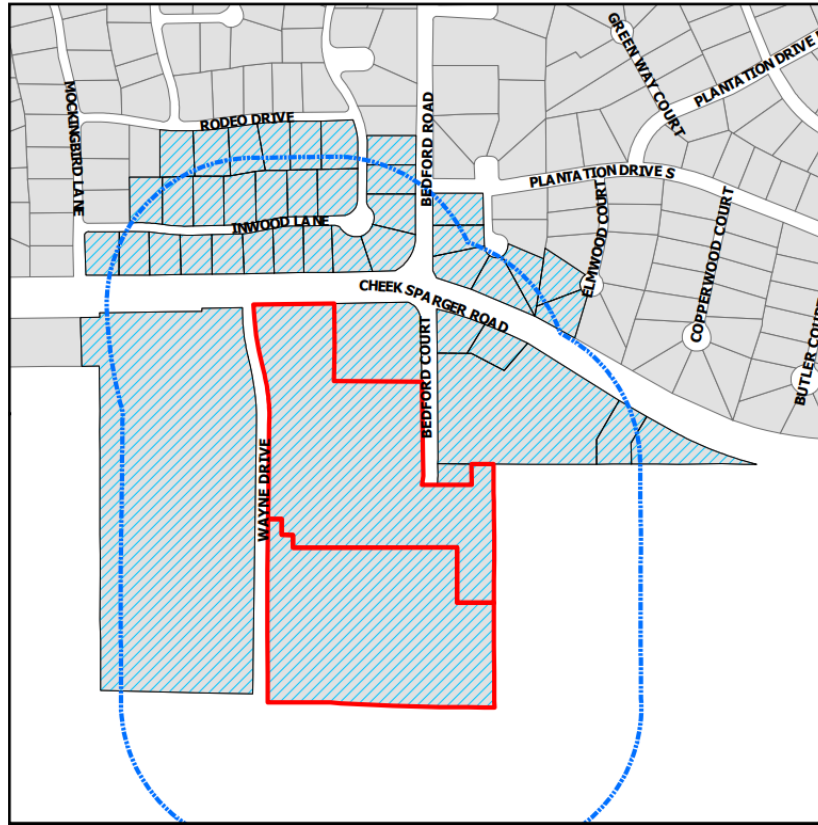
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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:

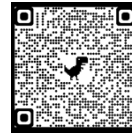
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
FLICK, WILLIAM	900 INWOOD LN	COLLEYVILLE, TX
FOY, STEPHEN	1009 INWOOD LN	COLLEYVILLE, TX
KELLY, DAVID	905 INWOOD LN	COLLEYVILLE, TX
BLOWEN, JACQUELINE A	714 CARDINAL LN #2	BOONE, NC
RINGO, CASEY K	3906 ELMWOOD CT	COLLEYVILLE, TX
BOWEN, WILLIAM M	1001 RODEO DR	COLLEYVILLE, TX
STRAUB, ROBERT C	902 INWOOD LN	COLLEYVILLE, TX
BAERG, HAROLD J	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA
HUGGINS, SAMUEL E	4000 PLANTATION CT	COLLEYVILLE, TX
GRIFFITH, JAMES C	4002 PLANTATION CT	COLLEYVILLE, TX
ANDREWS, CHARLEY	PO BOX 1853	COLLEYVILLE, TX
BAERG, HAL	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA
FALKENSTEIN, LOUANN	1002 INWOOD LN	COLLEYVILLE, TX
CHERRY, LARRY	903 RODEO DR	COLLEYVILLE, TX
NASH, ROBERT G	905 RODEO DR	COLLEYVILLE, TX
JACKSON, WILLIAM D	1003 INWOOD LN	COLLEYVILLE, TX
ALVAREZ, DAVID	4004 PLANTATION CT	COLLEYVILLE, TX
MECK, TYLER	4001 MOCKINGBIRD LN	COLLEYVILLE, TX
RAWLINGS, RICHARD	4005 INWOOD LN	COLLEYVILLE, TX
COPP, MICHAEL K	803 INWOOD LN	COLLEYVILLE, TX
MCDONALD, RICHARD A	904 INWOOD LN	COLLEYVILLE, TX
ALLEN, SAM H	901 RODEO DR	COLLEYVILLE, TX
REID, TERRY BRYANT	907 INWOOD LN	COLLEYVILLE, TX
WOLLIN, MARK	907 RODEO DR	COLLEYVILLE, TX
IOVINELLI, LUCI	4006 PLANTATION CT	COLLEYVILLE, TX
BELL, MICHAEL E	1001 INWOOD LN	COLLEYVILLE, TX
MILLER, RAY	3904 ELMWOOD CT	COLLEYVILLE, TX
BAERG, HAL	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX
DAY, CHRISTOPHER	802 INWOOD LN	COLLEYVILLE, TX
SHIPP, SANDRA L	901 INWOOD LN	COLLEYVILLE, TX
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX
COVER-TEK INC	551 SILICON DR STE 100	SOUTHLAKE, TX
SANDIFER, COLLIN	906 INWOOD LN	COLLEYVILLE, TX
COVENANT CHRISTIAN ACADEMY	901 CHEEK SPARGER RD	COLLEYVILLE, TX
BERG, ROBERT E	4003 INWOOD LN	COLLEYVILLE, TX
CHATELAIN, GARY M	1007 INWOOD LN	COLLEYVILLE, TX
SALEEM, NAZEER A	1000 INWOOD LN	COLLEYVILLE, TX
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX
ALLRED, SHANE	1005 INWOOD LN	COLLEYVILLE, TX
SCF RC FUNDING IV LLC	902 CARNEGIE CENTER BLVD STE 5	PRINCETON, NJ
JONES, GREGORY	903 INWOOD LN	COLLEYVILLE, TX
MYERS, DAVID W	7017 OAK HILLS CT	NORTH RICHLAND HILLS, TX
TARA PLANTATION ADDITION	P.O. Box 565	COLLEYVILLE, TX
SADDLEBROOK ADDITION	P.O. Box 382	COLLEYVILLE, TX
HURST EULESS BEDFORD ISD	1849 CENTRAL DR	BEDFORD, TX

LETTER OF OPPOSITION

To:
Community Development Department

City of Colleyville
100 Main Street
Colleyville, TX 76034

Re:
Zoning case ZC21-037

As a homeowner on Woodmont Court in Bedford, which borders the eastern edge of the proposed Senior Living Community, I am against the zoning change request by Greystone / Forefront Living. I have owned my property for over 30 years, so I was here in 2012 to object to the original rezoning of this property from residential / agriculture to commercial.

Despite objections, the City Council voted nine years ago to rezone this property to commercial, specifically for a Senior Center proposed by Heritage Farms, who did make some compromises on the original site plan. The compromises included the overall reduction of the project's scope by increasing the distance between the Senior Center and the surrounding residents' homes, as well as addressing the drainage flooding concerns. They also agreed to build a roundabout at Bedford and Cheek-Sparger Roads. The result is the approved site plan from 2012.

Heritage Farms abandoned the project several years ago, and now Greystone has applied for a Senior Center, but with changes. The significant changes that I oppose are:

- (1) the reduction of drainage / retention area to control flooding. It is significantly smaller than the approved plan from 2012, and there is no plan to enlarge the 40 year old culvert under the Tara Shopping Center. Currently, during a heavy rain, water approaches yards of Bedford homes adjacent to the planned development. Fortunately, the land for the planned development is serving as a floodplain with the grass absorbing water into the ground. However, with this new proposed development, the concrete/buildings/parking lots will replace the grassy plain, thereby worsening the existing drainage pattern. Flooding of homes on Woodmont Court, of Tara Shopping Center, of Little Bear Creek and the homes surrounding it in Tara Plantation will inevitably worsen, especially with more frequent projected severe storms. As it is, the Bedford Road gates are down anytime there is a heavy rain. The Colleyville City Council was so concerned about this flooding issue in 2012, they required the water retention area to be increased significantly from the original plan.

(2) the increased population density and therefore overcrowding . This will inevitably lead to a strain in resources, increased traffic, noise pollution, light pollution, all a contradiction to the low-density and uniquely open and rural character that the city of Colleyville prides itself in.

(3) the three-story apartment-style buildings at a significantly closer proximity to the Bedford properties. From my fence, it will be about 100 ft. to a building's edge, as opposed to the 250 ft. approved plan from 2012. The roads and carports will also be much closer.

Other Considerations:

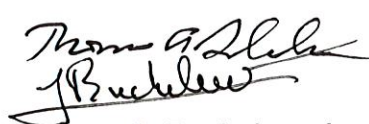
A Senior Living Center located next door to Covenant Christian Academy is not a reasonable fit.

a) significant increase of congestion on Cheek-Sparger and Bedford Road without addressing the need for a roundabout.

(b) The location would also be problematic/unpopular for the clients of the Senior Living Community due to the location of a 4G tower on the property, and the intense lighting and noise from the football, and baseball fields from Covenant Christian Academy.

In conclusion, the changes being proposed by Greystone / Forefront Living, resulting in the **complete destruction of a natural floodplain, and overcrowding this property with 3 story apartment style buildings**, would be detrimental to both Colleyville and Bedford.

Thank You,



12/30/21

Thomas A. Buckelew, Jocelyne S. Buckelew
3709 Woodmont Court
Bedford, TX 76021

LETTERS OF SUPPORT

902 Inwood Lane
Colleyville, TX 76034
January 5, 2022

TO: Colleyville Development Department
ATTN: Jacquelyn Reyff
Subject: Zoning Case ZC21-037 Retirement Community

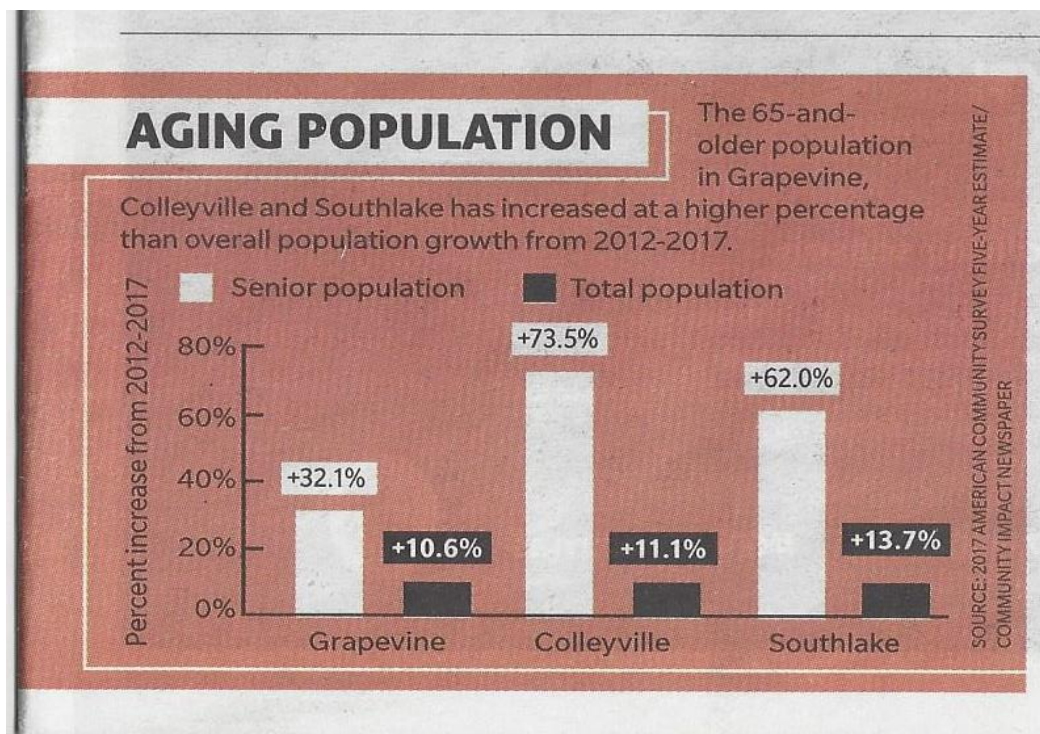
My name is Robert Straub. My wife and I live across the street from the subject zoning case in Saddlebrook where we built a home in 1989. As we are getting up in years, retirement communities like the one of this subject zoning request have become of interest to us. Downsizing from a larger two-story home to something on a single level without the challenges of taking care of a yard, a pool, etc. is something we are interested in. The continuing care aspect of the subject proposed development (while hopefully not in our future) is a positive aspect.

We have lived here for over 30 years and thoroughly enjoy the Colleyville community. We have close access to everything we need on most days: grocery stores, restaurants, pharmacies, doctors, a hardware store, our church and it is only a few minutes to other major retail establishments like Lowes, Home Depot, Kohls, etc. Unfortunately, the opportunities to downsize are limited and the access to a retirement facility like the one proposed are also limited unless we want to leave the Colleyville community.

While the proposed community is of interest to us, our ideal choice would be something akin to what is known as a "patio home" or a "villa". Something in the range of 1700-2100 square feet, single story, 3 bedrooms 2+ baths, 2 car garage and "modern amenities" in a \$350,000 to \$400,000 price range. I had hoped the various developers that have proposed developing the subject property over the years would have considered at least providing some units similar to what I have described with the ability, when appropriate/necessary, to move into a smaller residence, assisted living and/or memory care facilities.

At the last Panning and Zoning meeting when the developer presented his case for the subject property, it was rejected on what seemed to be soft issues: (1) it

was a non-profit so Colleyville would not receive any tax revenues and (2) the additional residences would add to the fire/EMT load. I am curious why the Baptist church was approved for their recent large expansion given it is also a non-profit. Also, Covenant Christian Academy (another non-profit) across the street from where we live, significantly expanded their facilities some years ago. What additional tax revenues were generated as a result of those developments? There is no reason to believe that residences of the subject proposed development would not spend time and money in Colleyville and hence generate revenue for the businesses there and hence tax revenues. Demographics of Colleyville suggest that the over 65 population has increased significantly (and will continue to do so) considerably more than the total population (see chart below). This demographic segment of the population also represents a significantly wealthier portion of the total population. Without attractive alternative home choices in Colleyville, this portion of the population will migrate to those communities that offer retirement/continuing care communities like that proposed by the developer and take their wealth with them.



I strongly urge the Planning and Zoning Commission give the developer every opportunity to add this significant amenity to the Colleyville community and enhance an already attractive place for people of all ages to live. If necessary, work with the developer to embellish the total package by sharing the costs of developing the roundabout at the intersection of Bedford and Cheek-Sparger Roads (it is desperately needed!).

Sincerely,

Robert C. Straub Jr. and Betty L. Straub

Suzi Schieda
3102 Queensbury Way Court
Colleyville, TX 76034

January 07, 2022

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

RE: Zoning Case ZC21-037
Senior Living Retirement Community

My name is Suzi Schieda and I reside at the address indicated in the header of this letter. Please consider and record this letter as my documented support of the zoning case referenced above.

My husband and I have been residents of Colleyville for many years. We love Colleyville and want to remain here as we retire. Colleyville has no viable retirement focused living options, however.

We are actually pleased to learn the applicant and owner-developer of the proposed project is a faith based not-for-profit organization with a reputation for quality. Real Estate tax issues and cost of road improvements should be of secondary concern and focus should be on bring quality living options to our ever-expanding senior population within Colleyville

My husband and I strongly urge the P&Z Commission and the City Council to approve this zoning request.

Sincerely,

Suzi and Luigi Schieda

**Patrick Gleason
114 Quail Run
Colleyville, TX 46034**

January 7, 2022

City of Colleyville
100 Main Street
Colleyville, TX 76034

RE: Zoning Case ZC21-037

My wife, Tracy and I have been residents of Colleyville since 2009. We would like to support approval of the proposed Senior Living Community referenced in this zoning case. As we and many of our friends approach retirement, the option of a Colleyville based senior living community is the subject of much discussion. Without a quality senior living community in Colleyville, I am afraid we will not have any option but to leave our home community upon retirement.

This proposed community, per the documents attached to the agenda for the Planning and Zoning Commission meeting of January 10, 2022, would seem to be in accordance with the city's development plan and ordinances. In addition, I would think this would be a good neighbor to the developments surrounding the proposed location. I understand that the proposed community will pay for costs of road improvements and impact fees for use of other city services.

We strongly urge you to approve this proposed development and provide a quality housing option for Colleyville seniors.

Sincerely,

Patrick Gleason

Dakari Hill

From: Jackie Reyff
Sent: Monday, January 10, 2022 8:17 AM
To: Mary Weyand; Ben Bryner
Cc: Dakari Hill
Subject: RE: Support for zoning request ZC21-037

Mr. Weyand,

We are in receipt of your letter regarding Case ZC21-037 and it will be shared with the Planning and Zoning Commission and City Council.

If you have any further questions, I may be reached by phone or email.

Jackie

Jacquelyn Reyff, AICP
Principal Planner



817.503.1056

Integrity ~ Communication ~ Excellence ~ Transparency



ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.

From: Mary Weyand <[REDACTED]>
Sent: Sunday, January 9, 2022 8:11 PM
To: Jackie Reyff <JReyff@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
Subject: Support for zoning request ZC21-037

Gentlemen,

I understand the discussion and decision on zoning for a proposed senior living is on the agenda for Monday, January 10, 2022. I am not a resident of Colleyville, but my residence in Grapevine is two blocks from the Colleyville city line and I spend a lot of time and money in Colleyville. I am a senior citizen and have lived in this location for the past 19 years.

During this time I have observed the growth of senior living communities is various locations in the area. I would highly suggest that you approve this zoning request for the following reasons:

1. Seniors should have options when it comes to the final chapters of their stories. Living in a community for a long period of time has enabled seniors to develop relationships with a myriad of entities including medical, financial, social and community groups. When it comes time, and it does for everyone, to make decisions with regards to where they

should or could live, leaving the area where they have put down roots can be traumatic and life altering at a time when such changes are a lot more impactful. Remaining in their chosen community is certainly better than having to relocate to a new community that requires one to start over again. This dramatic change is always more challenging for those that are older and may have lost many of the coping skills that were present when they were younger.

2. Seniors have been identified by our federal government via the IRS as a "vulnerable" population that should be given priority treatment i.e. Medicare, Medicaid, ADA, etc. Assisting this population with viable housing and care options is an endeavor every community should consider to make happen.

3. This zoning change will allow a quality senior living community to be built and operated in the Colleyville area where currently none exists. Providing such an alternative to seniors in Colleyville and even in the close surrounding areas would be very beneficial to the seniors in Colleyville.

4. In these types of discussions and decisions there is always a concern about the property tax revenue loss due to not-for-profit tax exemptions. The state of Texas has recognized the need to provide statutory laws to provide communities such as this to be built and flourish as they care for seniors. The greater impact from all other tax revenue i.e. sales taxes, gas taxes etc. from those seniors residing in such a community as well as the revenue impact of those who will be employed by the community far outweigh the loss of property tax revenue.

5. Seniors contribute so much to a vibrant community. They are not just a drain on the community services that are available, but have funded such services for years as part of the community. Their contribution should not be regarded lightly.

I am approaching the time in my life when I must make decisions with regards to where I want to spend my final days. I would hope that having an option to remain in the area by residing in a quality senior community would be available to me. With this in mind, I hope you would find the decision to approve this zoning request to be in the best interest of the seniors living in Colleyville as well as the other citizens of the community.

Sincerely submitted,

Harold Weyand
3364 Burning Log Drive
Grapevine, TX 76051

ORDINANCE O-22-2192

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 18.45 ACRES ON LOTS 1 AND 2, BLOCK A, OF THE HERITAGE FARMS ADDITION, LOCATED AT 913 CHEEK-SPARGER ROAD, 3808 WAYNE DRIVE, AND 3900 BEDFORD COURT FROM THE PUD-C PLANNED UNIT DEVELOPMENT-COMMERICAL DISTRICT TO THE PUD-C PLANNED UNIT DEVELOPMENT-COMMERCIAL 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. ZC21-037; 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

changing the zoning on 18.45 acres on Lots 1 and 2, Block A, of the Heritage Farms Addition, located at 913 Cheek-Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court from PUD-C Planned Unit Development-Commercial zoning district to the PUD-C Planned Unit Development-Commercial zoning district, as depicted in the attached Exhibit "A" and Exhibit "B".

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 PUD-C is to allow for the construction of a Senior Living Community on 18.45 acres.
- b. This facility be licensed as a Type A and/or Type B Assisted Living Center by the Texas Department of Aging and Disability Services as required by the Assisted Living Facility Licensing Act. Proof of such licensing shall be required prior to issuance of a Certificate of Occupancy for this property.
- c. This development shall be generally consistent with the Statement of Planning Objectives, Exhibit "B".
- d. The proposed development is subject to PUD-C Planned Unit Development-Commercial zoning district and all the associated regulations contained in the Land Development Code, except as amended by this Ordinance.

2. DEVELOPMENT PLAN

- a. The development shall be generally consistent with the Site Plan and Building Elevations attached in Exhibits "C".

3. PERMITTED USES

- a. The Senior Living Community as depicted in the attached exhibits, shall be a permitted use.
- b. Type "A" and Type "B" assisted living facilities are permitted with a maximum of 44 units for assisted living uses and a maximum of 30 beds for memory care uses, as depicted in Site Plan Exhibit "C".
- c. A maximum of 164 multifamily independent living units are permitted as depicted in Site Plan Exhibit "C".
- d. All residential units permitted by this PUD-C shall only be occupied by persons who are age 55 or older per requirements of the United States Department of Housing and Urban Development.
- e. All accessory buildings and uses, customarily incidental to the above uses on the same lot within.

4. HOURS OF OPERATION

- a. Deliveries to the facility for food service and general delivery will be restricted to 7:00 a.m. to 6:00 p.m. daily.

5. CONCEPTUAL PLAN AND PLATTING

- a. The development shall be generally consistent with Site Plan Exhibit "C", which shall not be considered the preliminary plat. Minor adjustments, such as building articulations, shall be permitted. Other modifications, which do not change the use or increase the density, may be approved administratively by City staff.

6. BUILDING DESIGN

- a. The Senior Living Community shall be generally consistent with the building elevations and specified material depicted in Exhibit "C".

- b. All buildings allowed for this development shall not exceed two stories and 45 feet in height except a three story spine for independent living as shown on the site plan.
- c. The cumulative exterior walls of the buildings in this development shall be a minimum 50 percent masonry. Masonry, for the purposes of this PUD-C, shall be defined including: brick, stone, cast stone, simulated stone, faux stone, thin veneered thin-set stone, concrete block, and three coat plaster/stucco. Other wall surface materials may include cementitious siding or ACM (aluminum composite material) panels.
- d. Except as modified, all buildings shall, at a minimum, meet the provisions of Chapter 6 - Building Design in the Land Development Code.

7. LANDSCAPING AND OPEN SPACE

- a. This development shall provide a minimum of 50 percent pervious cover area, as shown on Site Plan Exhibit "C" and all open space areas shall be landscaped and maintained by the property owner. Open space may include detention or retention ponds.
- b. All landscaping shall comply with Chapter 4 - Landscaping in the Land Development Code.

8. SIDEWALKS

- a. The sidewalk along Cheek-Sparger Road must be at least five (5) feet wide. The sidewalk along Wayne Drive and Bedford Court must be at least four (4) feet wide. The sidewalk must be installed when any new structures are built on the property.

9. PARKING AND ACCESS

- a. This development shall be allowed to have a minimum of 367 parking spaces.
- b. All parking shall be mutually accessible and available across all uses within this development.

- c. As depicted on Site Plan Exhibit "C", a 26-foot public access and fire lane easement shall be located within the development such that it connects Wayne Drive at the southern terminus of the Bedford Court right-of-way boundary. Said easement shall be included on any future plat of the property.

10. LIGHTING

- a. All lighting shall be directed away from adjacent residential properties. Illumination from light poles shall not exceed 0.5 foot-candles as measured from any portion of the property line.

11. FENCING

- a. An eight (8) foot precast concrete or masonry fence, with other materials allowed as necessary to protect trees or as needed regarding other considerations, shall be constructed along the south and east property lines adjacent to the existing residential uses located in the City of Bedford.
- b. Any decorative stone walls throughout the property shall be no more than 42 inches in height.
- c. The fence shall be generally consistent with Exhibit "D".

12. SIGNAGE

- a. All monument signs shall meet the minimum requirements of the Land Development Code.

13. TRASH COMPACTOR AND EMERGENCY GENERATOR ENCLOSURE

- a. The trash compactor and emergency generator enclosure will be fully screened with a ten (10) foot high masonry screening wall with solid gates on the opening side. The enclosures shall be constructed of eight (8) inch concrete block walls with brick and stone veneers and a cast stone cap.

- b. All requirements of the Land Development Code shall be met, except where amended herein.

14. PARKING SHADE STRUCTURES

- a. The covered parking structures will have 3:12 sloped roofs with asphalt shingles to match the building. The structures will have a minimum nine (9) feet of clearance with 2" x 10" fascia and open ended gables.
- b. The parking shade structures shall be generally consistent with Exhibit "E".

15. PUBLIC IMPROVEMENTS

- a. In lieu of constructing any required perimeter street improvements, the developer shall construct the following roadway improvements: a right-turn only lane to northbound Wayne Drive where it intersects Cheek-Sparger Road.
- b. Additionally, the developer shall pay a one-time Special Roadway Impact Fee to the City, which shall be utilized by the City for the construction of a roundabout at the intersection of Cheek-Sparger Road and Bedford Road/Court.
- c. Given the requirements of Section "b" above, prior to the acceptance of any plat applications as required by this ordinance, the developer shall submit a revised City/Developer Agreement (CDA) for an approval by the City Council that, at a minimum, addresses the following areas:
 - (1) City shall be responsible for all of the design, contracting, construction, right-of-way acquisition, landscaping and ongoing maintenance for the roundabout at the intersection of Cheek-Sparger and Bedford Road/Court.
 - (2) Establish the total amount of the Special Roadway Impact Fee to be paid from the developer to the City.
 - (3) Timing of the payment of the Special Roadway Impact Fee to the City for the roundabout shall be at the issuance or receipt of the building permit.

(4) City shall complete the roundabout improvements within three years of the payment of the Special Roadway Impact Fee.

(5) Any change to the terms of this section shall require an amendment to this ordinance.

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 15th day of February 2022.

The second reading and public hearing being conducted on the 2nd day of March 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS ON THIS THE
2ND DAY OF MARCH 2022.

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

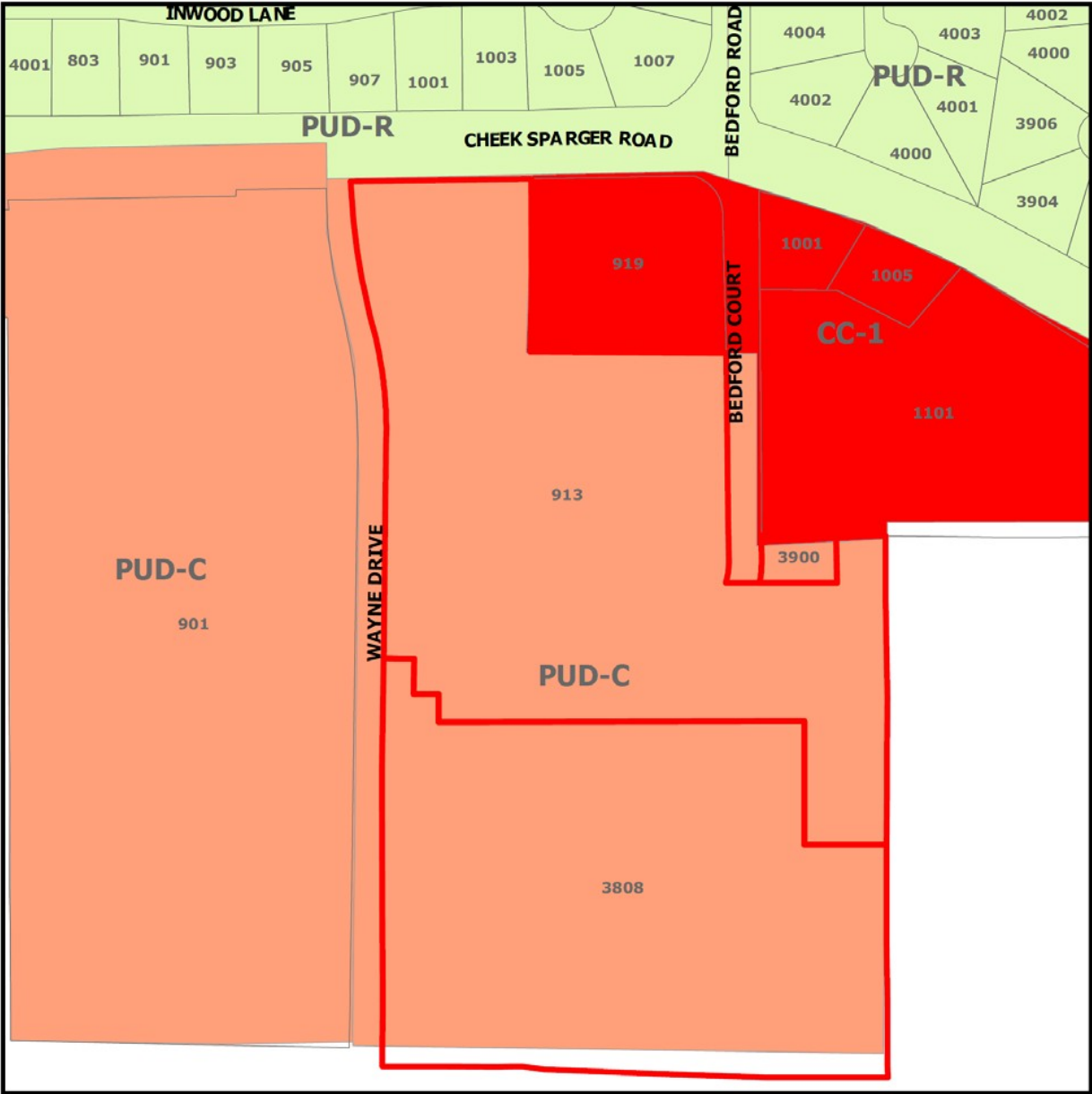


Exhibit “B” – Statement of Planning Objectives

The Forefront Living Colleyville Senior Community will provide a master planned, life care retirement community with three levels of service: independent living (IL), assisted living (AL), and memory support (MS).

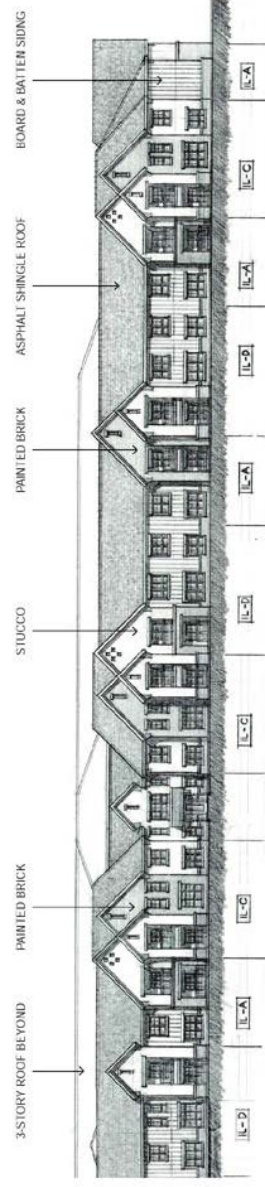
The project is designed to be compatible with the surrounding land uses and will be in conformance with the intent parameters of the existing PUD zoning.

The previous retail/office component has been eliminated to reduce the intensity of the use and to decrease traffic volumes. Additionally, the previously detached buildings will now be connected, which will allow for improved internal resident circulation and for more efficient delivery of services.

The site plan layout will provide over 50% open space and will protect existing trees or plant replacement trees, when necessary. The existing on-site drainage will be improved by engineering drainage detention areas to regulate the off-site drainage flowing through the site. This design will provide quality outdoor spaces for the residents and their families.

[illegible]

Colleyville, Texas



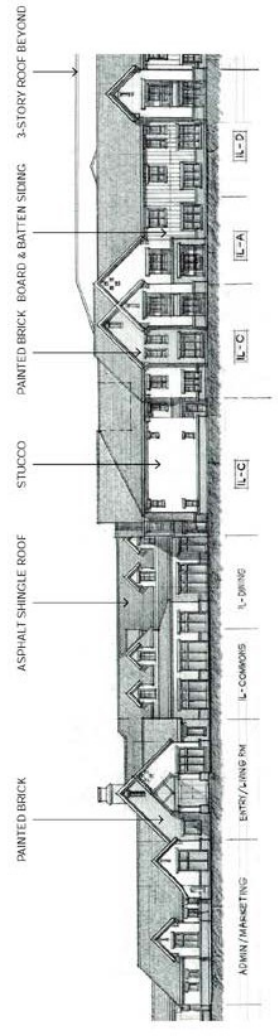
Scale: 3/64"=1'-0"



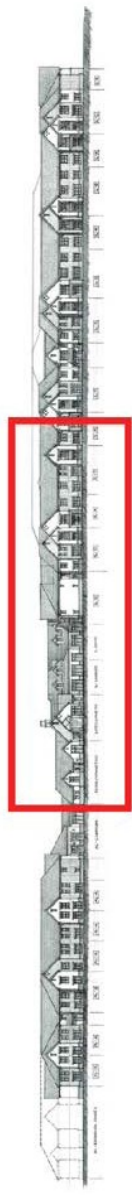
Independent Living - Conceptual Elevation

Scale: 1/64" = 1'-0"





Scale: 3/8" = 1'-0"



Entry/Community Commons - Conceptual Elevation
Scale: 1/8" = 1'-0"

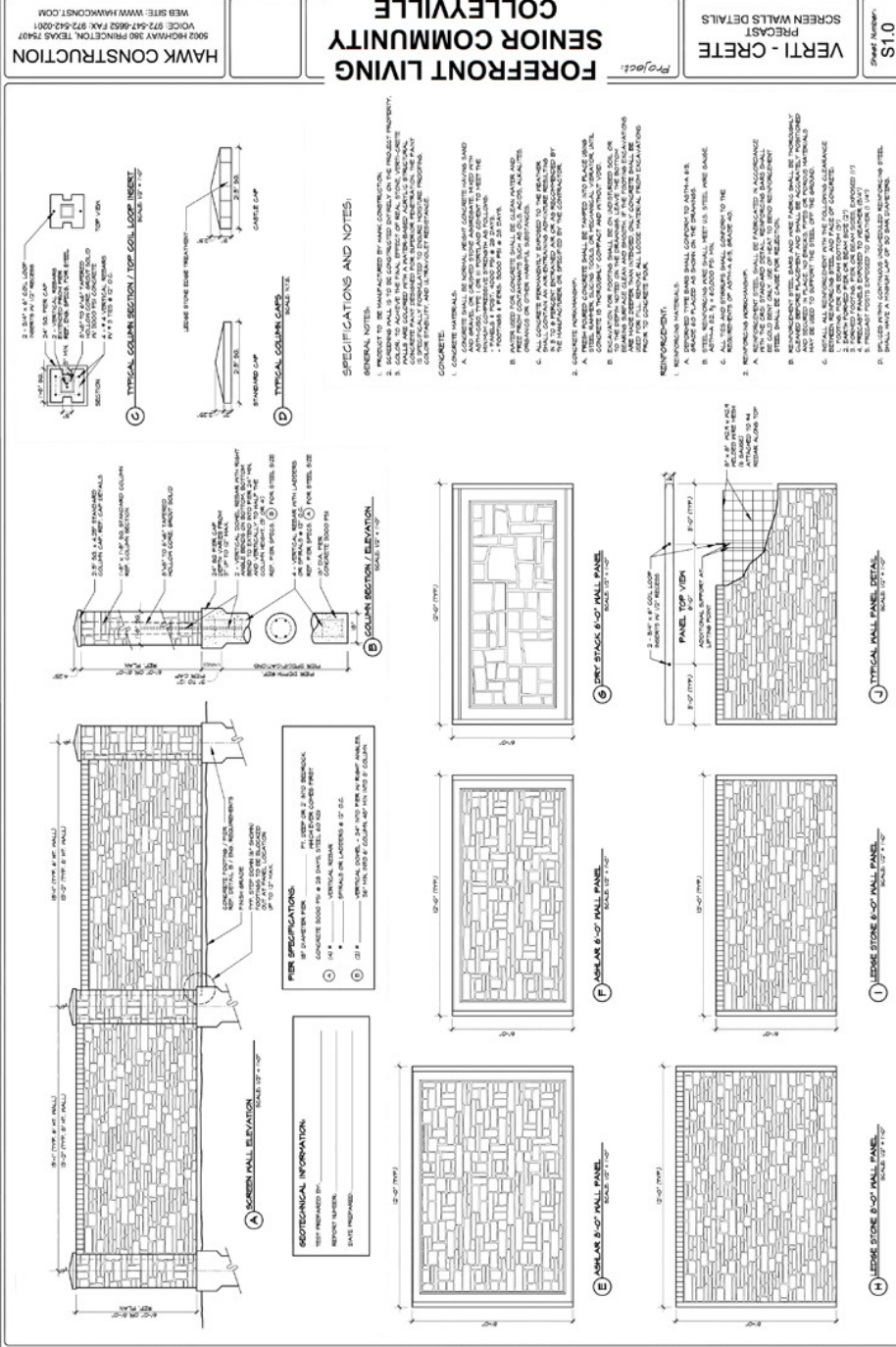


Independent Living - Rendered Elevation

Assisted Living - Rendered Elevation



FFL Senior Living Colleyville
Colleyville, Texas



[illegible]



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7a

Agenda Date 2/15/2022

Number Ordinance O-22-2190

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit for a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 100, Case ZC21-030

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

Second Reading and Public Hearing

The City Council asked for the ordinance to be amended to tie it to the applicant's massage therapy license. The ordinance has been updated.

First Reading and Public Hearing

Lacy Pepperman, of Bodymendz, has submitted a request for a Special Use Permit (SUP) to allow for a Massage Therapy use at 97 Village Lane, Suite 100. Massage Therapy is allowed in the PUD-C Planned Unit Development - Commercial district for The Village with approval of an SUP.

Existing Conditions/Background: The subject property is zoned PUD-C and is located within the Village at Colleyville on the west side of Pleasant Run Road, near the intersection of Village Lane and Veranda Lane. The subject property is a platted lot and is currently developed with a multi-tenant commercial building. A day spa business currently occupies Suite 100 and they would like to incorporate massage therapy into their other services.

Proposed Special Use Permit:

Request – The applicant is requesting approval of an SUP to allow for a Massage Therapy use at this location.

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 for this location so the business may also offer massage therapy as a service. The hours of operation will be Monday - Saturday 10:00 a.m. to 6:00 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 18, of the Village at Colleyville Condos.

DRC Review: The DRC reviewed the request during their November 22, 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, east, and west are zoned PUD-C Planned Unit Development – Commercial and are developed as a mixed use of office, retail and residential uses.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, identifies the subject property as "Colleyville Boulevard Corridor".

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 Bodymendz at 97 Village Lane, Suite 100. The proposed business should not adversely affect surrounding uses.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their January 10, 2022, meeting by a vote of 5-0.

Financial Impact

There is no financial impact to the City.

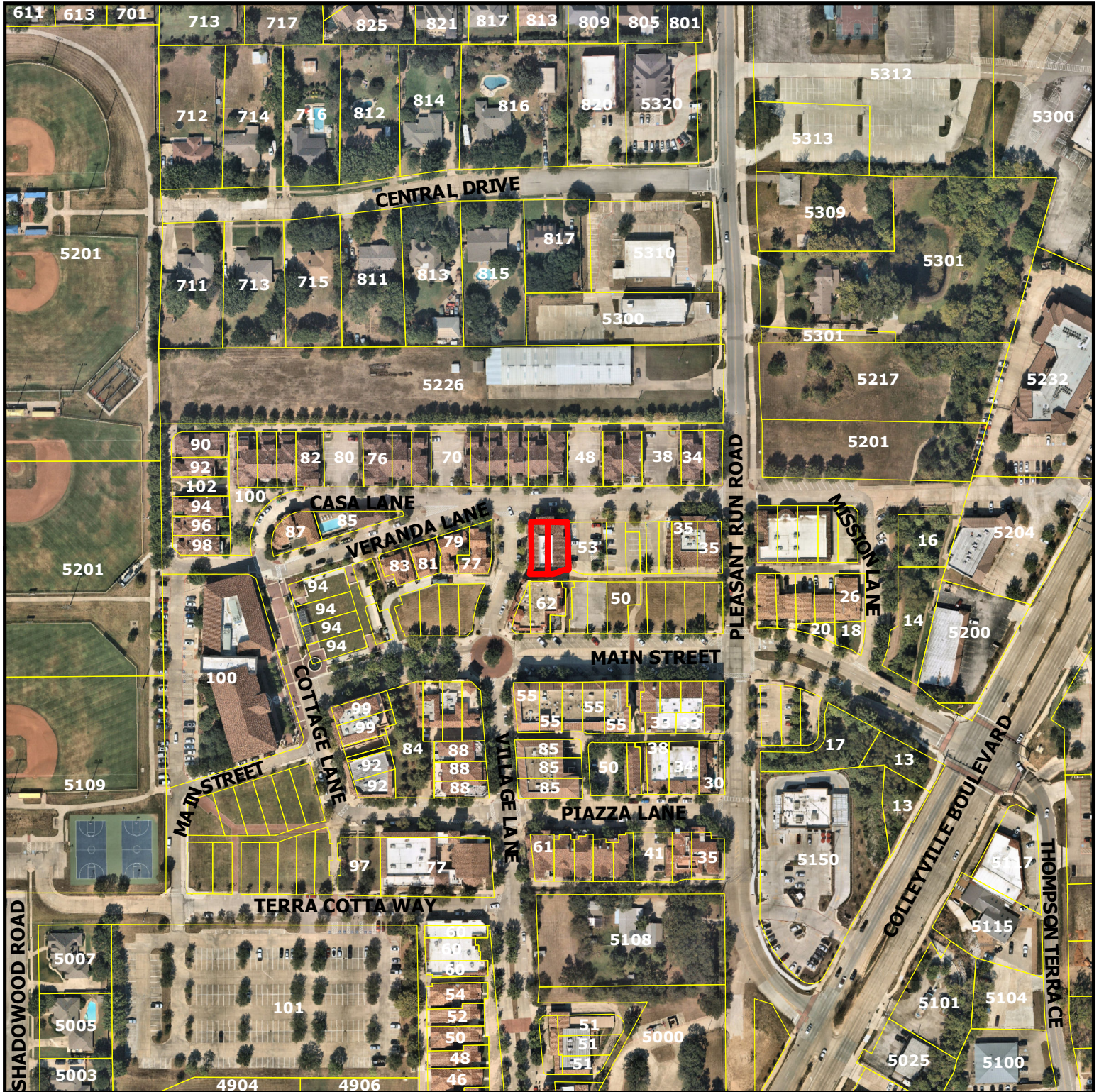
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Floor Plan
6. Notification Map
7. Notification Letter
8. Notification List
9. Letters of Opposition
10. Ordinance O-22-2190

Aerial Map



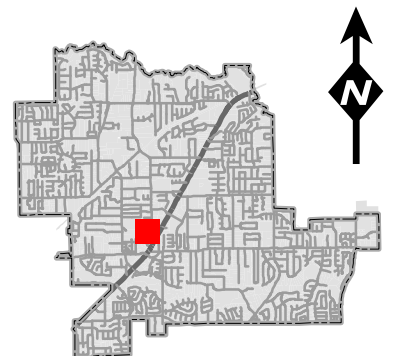
ZC21-030

97 Village Lane

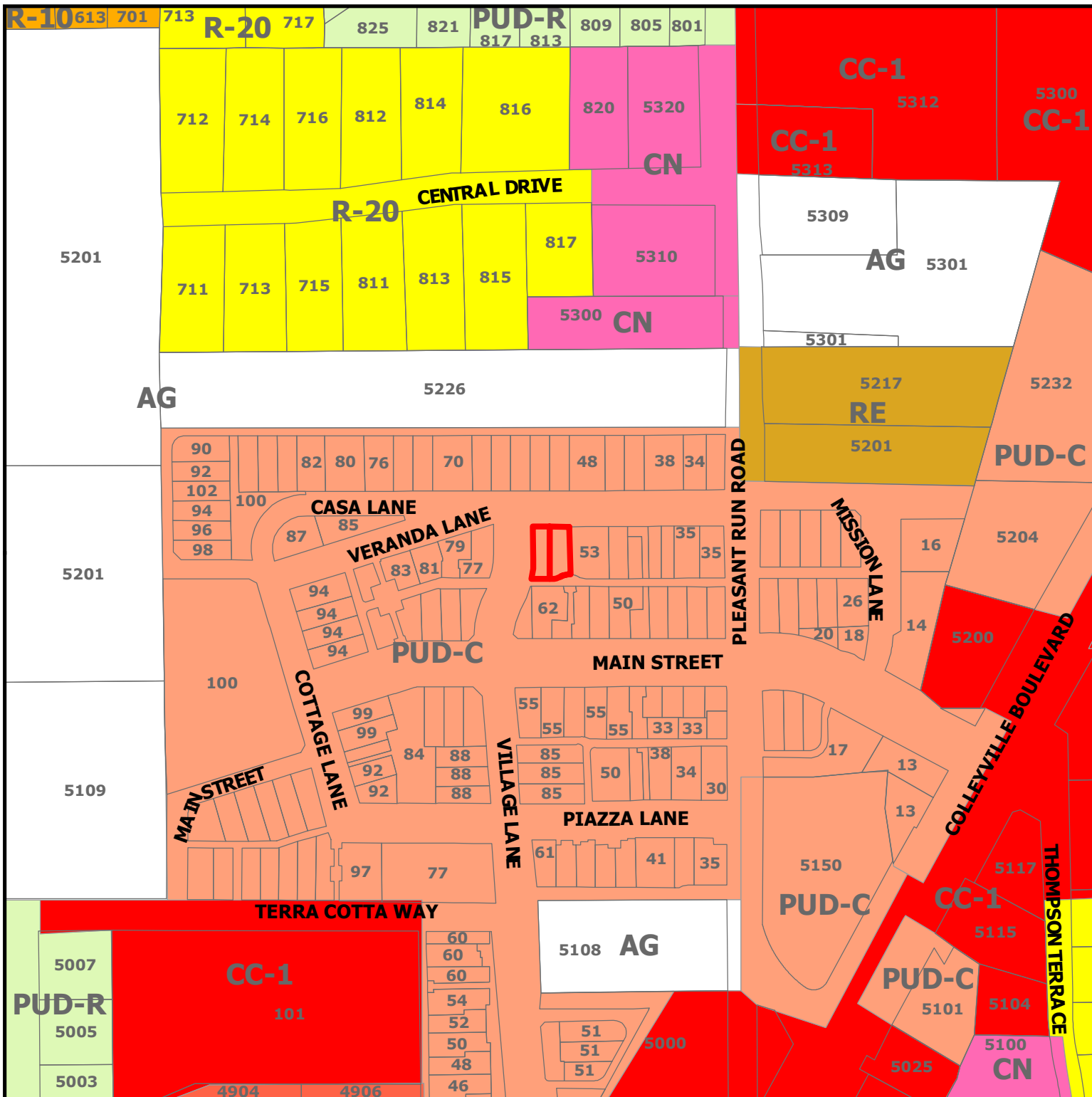
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



Zoning Map



ZC21-030

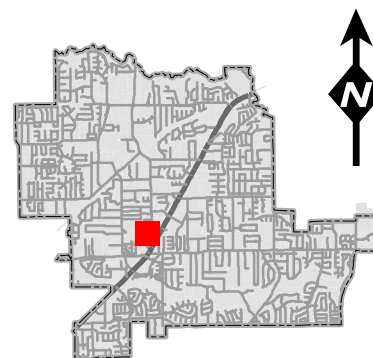
97 Village Lane

DISCLAIMER:

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



Subject Property



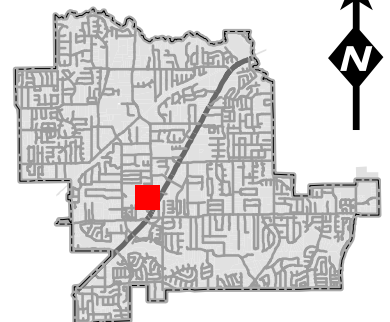
Future Land Use Map



ZC21-030

97 Village Lane

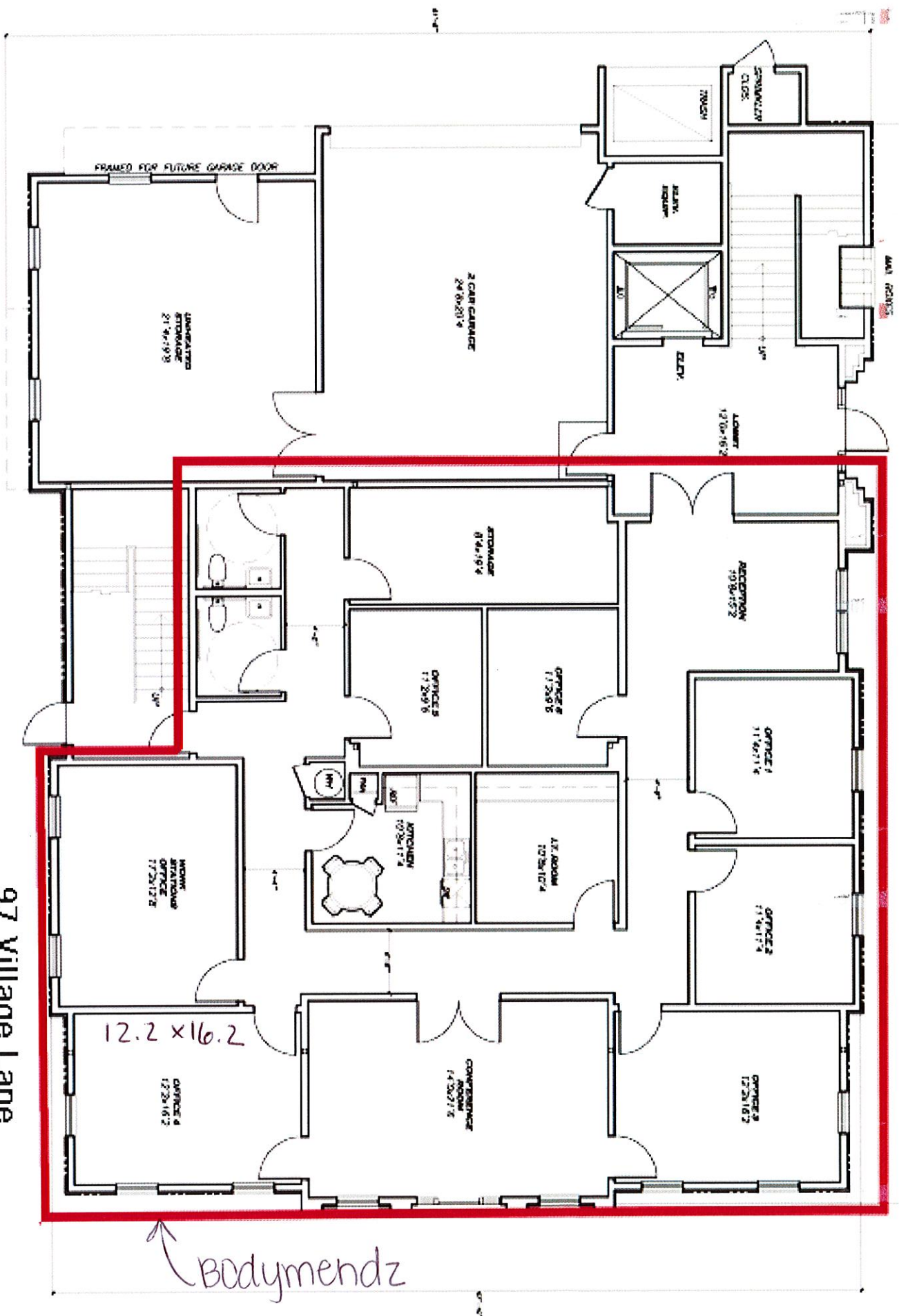
- Subject Property
- Residential
- Colleyville Blvd Corridor
- Open Space; Parks



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.

Bodymendz Business Plan

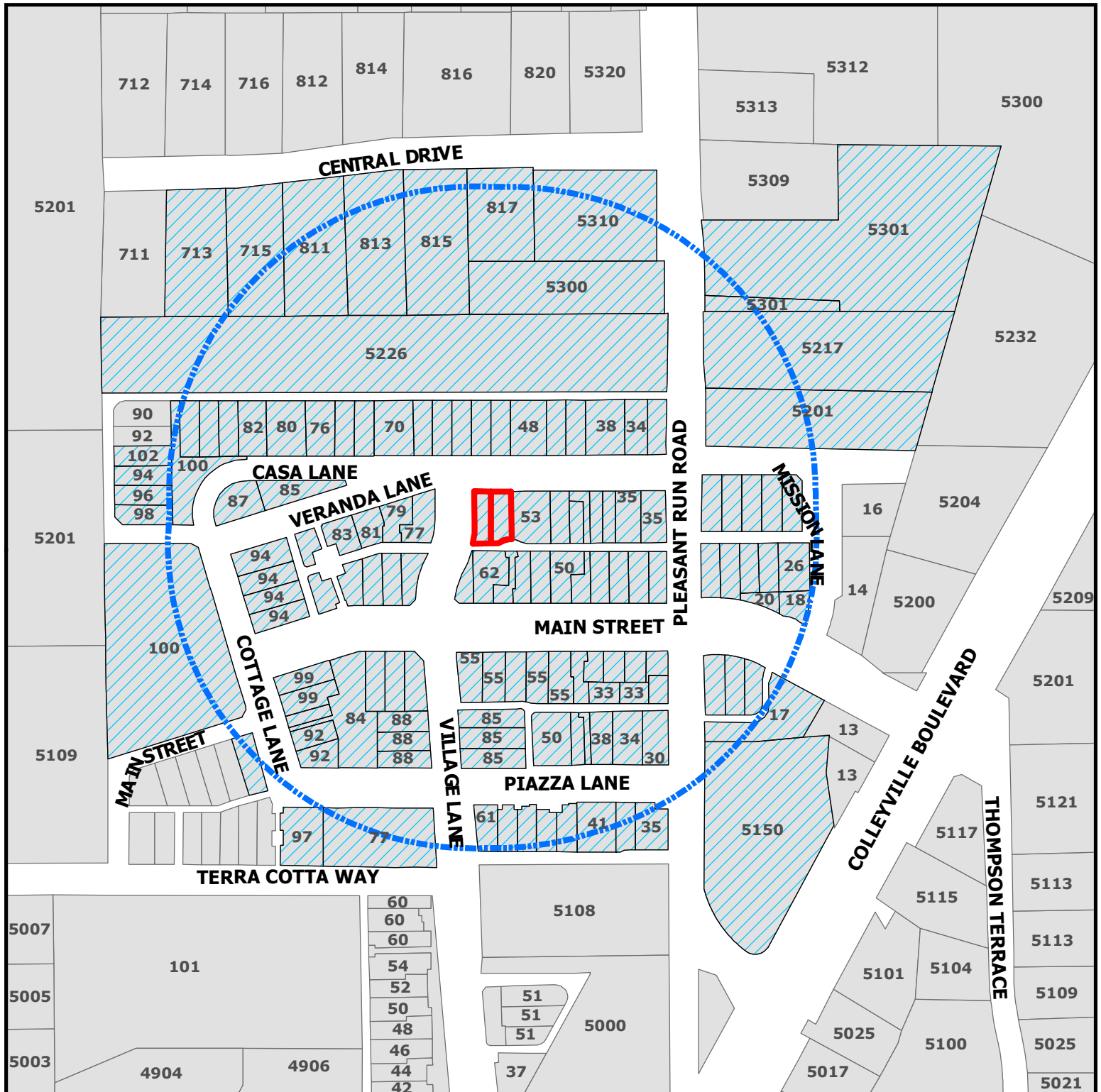
Bodymendz is a company that offers massage services ranging from relaxing massage to deep tissue massage. Bodymendz offers first time client specials as well as memberships and packages. The company is owned and operated by Lacy Pepperman, Licensed Massage Therapist #MT129058. The business is located at Spa on the Square at 97 Village Lane Suite 100 Colleyville, TX 76034 and Lacy rents one of the rooms within the spa. The business hours are 10am to 6pm Monday through Saturday. Lacy uses Square to create appointments, accept payment, and organize her schedule. She uses paper client intake forms and keeps records in a locked cabinet in her room. Lacy works as an independent contractor at this time for her company and does have insurance for her business. Lacy has been working in the massage industry for 4 years and was previously working for Fusion Whole Body Recovery in Colleyville for about 2 years and Massage Envy in Weatherford for 2 years.



FIRST FLOOR PLAN

97 Village Lane
Suite 100 3,152 S.F.

Notification Map

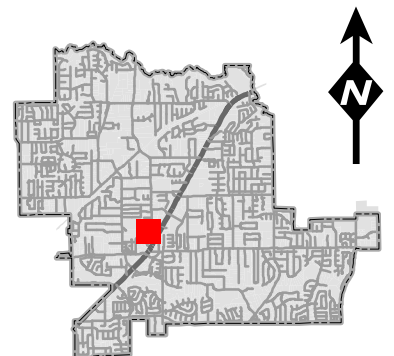


ZC21-030

97 Village Lane

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

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





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, December 13, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, January 4, 2022 & Tuesday, January 18, 2022 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 as part of a new business, Bodymendz.

Zoning Case: ZC21-030

Applicant: Lacy Pepperman

Owner: Sabrina Prewitt

Location: 97 Village Lane, Suite 100

Property Description: Lot 18, Village at Colleyville Condos

Present Zoning: PUD-C 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:

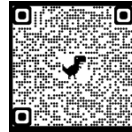
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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 Reyst

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner_Name	Owner_Addr	Owner_City
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
LAKE, WILLIAM D	51 PIAZZA LN	COLLEYVILLE, TX
55 MAIN HOLDINGS LLC	PO BOX 92323	SOUTHLAKE, TX
TAMLYN PROPERTIES LLC	90 CASA LN # 10	COLLEYVILLE, TX
ANDREW LIVING TRUST	64 VERANDA LN	COLLEYVILLE, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
DALEY FAMILY TRUST	37 PIAZZA LN	COLLEYVILLE, TX
GROFFMAN, STEVEN	815 CENTRAL DR	COLLEYVILLE, TX
COLLEYVILLE REALTY HOLDINGS	92 PIAZZA LN STE 100	COLLEYVILLE, TX
HAMM, DAVID A	6109 EQUESTRIAN CT	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
DAVIS, RHONDA	300 CHARISMATIC DR	MIDLAND, TX
BOES, MARK	67761 S 311 WAY	WAGONER, OK
TRINITY COLLEYVILLE RE LLC	88 VILLAGE LN STE 150	COLLEYVILLE, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
76 MAIN VOC LLC	1303 BELLEFONTE LN	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
76 MAIN VOC LLC	1303 BELLEFONTE LN	COLLEYVILLE, TX
DULANEY, BOB	98 CASA LN	COLLEYVILLE, TX
NEW, JOE	61 PIAZZA LN	COLLEYVILLE, TX
WILLIAMS, DAVID H	75 MAIN ST # 200	COLLEYVILLE, TX
55 MAIN HOLDINGS LLC	PO BOX 92323	SOUTHLAKE, TX
HOLTSHOUSER LONDON LIVING TRUS	74 CASA LN	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
ZAKHARY, ADEL	42 VERANDA LN STE 110	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
REDEEMED CHRISTIAN CHURCH OF G	PO BOX 391	COLLEYVILLE, TX
VOLLMER, JAMES A	81 VERANDA LN UNIT 310	COLLEYVILLE, TX
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
QUAKE ENTERPRISES LLC	85 VILLAGE LN STE 150	COLLEYVILLE, TX
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
GIFFORD, T	33 MAIN ST #260	COLLEYVILLE, TX
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
DREILING PROPERTIES LP	125 CALVERLEY PL	KELLER, TX
SCRUGGS, ALBERT	86 CASA LN	COLLEYVILLE, TX
RRSN COLLEYVILLE REALTY LLC	12498 RIVERHILL RD	FRISCO, TX
PARKER, JAMES	46 PIAZZA LN	COLLEYVILLE, TX
BAJRAM & RUZDI INVESTMENTS LLC	4701 MILL CREEK RD	COLLEYVILLE, TX
GILLILAND, DOUGLAS H	9285 HUNTINGTON SQ # 100	NORTH RICHLAND HILLS, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 1567	ALLEN, TX
BURDETTE, DONNA E	77 VERANDA LN	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
FRUSHER, DONALD	35 PIAZZA LN # 38110	COLLEYVILLE, TX
ALLEN, KEVIN	55 PIAZZA LN # 210	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
ROGERS, J ANDREW	201 MAIN ST STE 2500	FORT WORTH, TX

SCHMIDT, JUDITH	96 CASA LN	COLLEYVILLE, TX
GUNNIP, MATTHEW	87 CASA LN UNIT 210	COLLEYVILLE, TX
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX
BANKS, JAMES	715 CENTRAL DR	COLLEYVILLE, TX
KREIDER, LORRAINE	79 VERANDA LN	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
TURNER, LORI	62 VERANDA LN	COLLEYVILLE, TX
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
76 MAIN VOC LLC	1303 BELLEFONTE LN	COLLEYVILLE, TX
DUNAGAN, KETRINA	57 PIAZZA LN # 310	COLLEYVILLE, TX
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
RILEY, WILLIAM	94 CASA LN	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
NIEWOLNY, DEAN	38 PIAZZA LN CONDO 37-3-10	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
NORWOOD, TODD	6404 CUTTER RIDGE CT	COLLEYVILLE, TX
YOUNG, CLINT	811 CENTRAL DR	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
TRINITY COLLEVILLE RE LLC	88 VILLAGE LN STE 150	COLLEYVILLE, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
55 MAIN HOLDINGS LLC	PO BOX 92323	SOUTHLAKE, TX
62 MAIN STREET LLC	62 MAIN ST STE 300	COLLEYVILLE, TX
62 MAIN STREET LLC	62 MAIN ST STE 300	COLLEYVILLE, TX
D & V WALKER PROPERTIES LLC	5501 NORMANDY DR	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
55 MAIN HOLDINGS LLC	PO BOX 92323	SOUTHLAKE, TX
BETHEL METHODIST CHURCH OF NOR	5310 PLEASANT RUN RD	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
TRINITY COLLEVILLE RE LLC	88 VILLAGE LN STE 150	COLLEYVILLE, TX
76 MAIN VOC LLC	1303 BELLEFONTE LN	COLLEYVILLE, TX
SHERWOOD, LESLIE	84 CASA LN	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
G & B COLLEYVILLE LLC	75 MAIN ST STE 100	COLLEYVILLE, TX
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
BELL, WILLIAM M	60 VERANDA LN # 210	COLLEYVILLE, TX
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX
GBC CAPITAL LLC	PO BOX 121	COLLEYVILLE, TX
PITTS, REX A	66 VERANDA LN	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
BROOKS, ADAM	83 VERANDA LN	COLLEYVILLE, TX
ZAVODNICK, TODD	76 CASA LN # 310	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
FADDEN, MARK	59 PIAZZA LN	COLLEYVILLE, TX

AMDE VENTURES LLC	116247 S LOUISVILLE AVE	TULSA, OK
FULCRUM COMMERCIAL PROPERTIES	5725 HIGH POINT RD	BENBROOK, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
ATWOOD, STEVE	34 PIAZZA LN # 37	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
RRSN COLLEYVILLE REALTY LLC	12498 RIVERHILL RD	FRISCO, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
GABLE, MICHAEL	813 CENTRAL DR	COLLEYVILLE, TX
FARRAR, NANCY KAREN	33 MAIN ST STE 200	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
TURNER, CHRISTINE	713 CENTRAL DR	COLLEYVILLE, TX
FIGUEROA FAMILY REVOCABLE TRUS	817 CENTRAL DR	COLLEYVILLE, TX
KSW HOLDING MANSFIELD LP	2606 LILLIAN MILLER PKWY	DENTON, TX
AMDE VENTURES LLC	116247 S LOUISVILLE AVE	TULSA, OK
REALTY CAPITAL VILLAGE #1 LP	909 LAKE CAROLYN PKWY	IRVING, TX
COLLEYVILLE REALTY HOLDINGS	92 PIAZZA LN STE 100	COLLEYVILLE, TX
G & B COLLEYVILLE LLC	75 MAIN ST STE 100	COLLEYVILLE, TX
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX
WADLEY FAMILY HOLDING INC	33 MAIN ST 160	COLLEYVILLE, TX
BROWN FABIO, RITA	33 MAIN #220	COLLEYVILLE, TX
TMAAC LLC	4109 BROWN TRL	COLLEYVILLE, TX
REED, JANET LEE	33 MAIN ST UNIT 250	COLLEYVILLE, TX
PILGRIM, DEBBIE K	33 MAIN ST # 240	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
COLLEYVILLE HEIGHTS	816 Regina Court	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

LETTERS OF OPPOSITION

Dakari Hill

From: Jackie Reyff
Sent: Monday, December 6, 2021 9:50 AM
To: Ben Bryner; Dakari Hill
Subject: FW: Re zoning

Ben and Dakari,

A formal request of opposition for Case ZC21-030.

If you have any further questions, I may be reached by phone or email.

Jackie
Jacquelyn Reyff, AICP
Principal Planner

817.503.1056
Integrity ~ Communication ~ Excellence ~ Transparency

ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.

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

From: Toni Cardini <[REDACTED]>
Sent: Monday, December 6, 2021 9:34 AM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: Re zoning

I oppose Re zoning in the village for another massage business. We have two now.

Thanks

Toni Cardini
Sent from my iPad

Dakari Hill

From: Jackie Reyff
Sent: Monday, December 6, 2021 9:50 AM
To: Ben Bryner; Dakari Hill
Subject: FW: Oppose Zoning Case ZC21-030

A second opposition for Case ZC21-030.

If you have any further questions, I may be reached by phone or email.

Jackie

Jacquelyn Reyff, AICP
Principal Planner



817.503.1056

Integrity ~ Communication ~ Excellence ~ Transparency



ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.

From: [REDACTED] <[REDACTED]>
Sent: Monday, December 6, 2021 9:38 AM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: Oppose Zoning Case ZC21-030

Thank you for providing more information regarding the Special Use Permit for massage therapy use at 97 Village Lane, Suite 100, Colleyville. We have two spas in The Village that provide massages and there are two more within a mile of The Village. There have been problems with massage therapy businesses in other areas and I do not want a third one in the Village.

Please do not allow another one in The Village of Colleyville.

Thank you,

Nancy Farrar
33 Main Street, #200
Colleyville, TX 76034
817-919-1441

ORDINANCE O-22-2190

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.120 ACRES, BEING LOT 18, OF THE VILLAGE AT COLLEYVILLE CONDOS, LOCATED AT 97 VILLAGE LANE, SUITE 100, BY AUTHORIZING A SPECIAL USE PERMIT FOR A MASSAGE THERAPY USE FOR THE BUSINESS KNOWN AS BODYMENDZ; 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 Bodymendz, Case No. ZC21-030; 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 0.120 acres, being Lot 18, of the Village of Colleyville Condos, located at 97 Village Lane, Suite 100, for the business known as Bodymendz, 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 "Bodymendz" and be under the license for Lacy Pepperman, Licensed Massage Therapist #MT129058.

c. The hours of operation are Monday – Saturday 10:00 a.m. to 6:00 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 1st day of February 2022.

The second reading and public hearing being conducted on the 15th day of February 2022.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 15TH DAY OF FEBRUARY 2022.

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

[illegible]





City of Colleyville City Council Agenda Briefing

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

Agenda Number 8a

Agenda Date 2/15/2022

Number Resolution R-22-4699

Type Resolution

Department City Manager

Title

A resolution authorizing the City Manager to execute such Subdivision Election and Release Forms as may be required by the Texas Attorney General for the City's participation in the Opioid Litigation Settlement

Strategic Plan

1.4 Communicate thoroughly and strategically

Explanation

Reading and Public Hearing

On November 1, 2021, City Council approved Resolution R-21-4667, which approved the City's participation in the state of Texas' Opioid Litigation Settlement and adopted the Texas Term Sheet regarding the settlement. This resolution will confirm the City's further participation in the global settlement of the State of Texas' opioid litigation by authorizing settlement with other defendants involved in this litigation, including pharmaceutical manufacturer Endo Health Solutions Inc., et. al. ("Endo"). If the City Council approves this Resolution the City may be eligible for allocation of additional settlement proceeds in addition to the estimated \$46,049 that will be allocated under the Texas Term Sheet. All settlement proceeds must be used to mitigate the effects of opioids in the local community in conformance with the Texas Term Sheet previously adopted by the City Council.

The City is required to take affirmative steps to 'opt in' to these related settlement agreements to receive the settlement funds. Staff is therefore requesting authorization to execute all subdivision election and release forms and other necessary settlement documents for submission to the Attorney General's office to continue the City's participation in the opioid litigation settlement.

Financial Impact

Approval of the resolution will provide for the City to receive approximately \$46,000 or more, in settlement funds.

Recommendation

Approve

Attachments

1. Resolution R-22-4699

RESOLUTION R-22-4699

A RESOLUTION APPROVING THE CITY'S PARTICIPATION IN THE STATE OF TEXAS' OPIOID LITIGATION SETTLEMENT; AUTHORIZING THE CITY MANAGER TO EXECUTE SUCH SUBDIVISION ELECTION AND RELEASE FORMS AS MAY BE REQUIRED BY THE TEXAS ATTORNEY GENERAL IN CONNECTION WITH THE OPIOID LITIGATION SETTLEMENT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on May 13, 2020, the State of Texas entered into an agreement entitled Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet ("Texas Term Sheet") approving the allocation of opioid litigation settlement funds throughout the subdivisions of the State of Texas; and

WHEREAS, the City Council previously authorized the City's participation in the opioid litigation settlement and approved the Texas Term Sheet with the passage of Resolution R-21-4667; and

WHEREAS, the Texas Attorney General's Office has requested that participating Texas subdivisions execute various additional subdivision election and release forms authorizing the City's participation in the related settlement agreements reached between the State of Texas and various opioid manufacturers and other parties involved in the settlement; and

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

Sec. 1. THAT the City Council hereby authorizes the City Manager, or his designee, to execute all subdivision election and release forms and such other settlement documents as may be requested by the Texas Attorney General's Office in connection with the City's participation in the opioid litigation settlement.

Sec. 2. THAT this Resolution shall be effective immediately upon passage.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF __ AYES, __ NAYS, ON THIS THE 15TH DAY OF
FEBRUARY 2022.

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 10

Agenda Date 2/15/2022

Type Report

Department City Secretary

Title

Colleyville Library Board Minutes - October 25, 2021

Parks and Recreation Advisory Board Minutes - November 8, 2021

Attachments

1. Library Board Minutes - October 25, 2021
2. Parks and Recreation Advisory Board Minutes - November 8, 2021



City of Colleyville

Colleyville Library Board

MINUTES

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

Monday, October 25, 2021
6:00 p.m.

Colleyville Public Library
110 Main Street

1. CALL TO ORDER

Chair Gary McPherson called the meeting of the Colleyville Library Board to order at 6:02 p.m.

Present Board members: Chair Gary McPherson, Pat Jones, Joan Roberts, Kay Newton, Wanda Cotter; Ex-Officio: Denise Light; City Staff: Library Director Mary Rodne, Library Events Coordinator Alyssa Ross

Absent Board Members: Tina Bond, Joy Fulton Lee, Molly Skinner

2. APPROVAL OF MINUTES

August 9, 2021

A motion was made by Kay Newton and seconded by Joan Roberts to approve the August 9, 2021 minutes. The motion was approved unanimously.

3. REGULAR AGENDA ITEMS

3a Election of Vice-Chair

Chair McPherson asked for Board discussion regarding the election of a Vice-Chair to fill the open position. Following discussion, consensus of the Board was to wait to elect a new Vice-Chair until the next meeting, as new appointments will have been made by City Council in November. Chair McPherson requested Board members to notify him or Director Rodne, if they were interested in the Vice-Chair position.

3b Library Board appointments update

Director Rodne stated that Library Board expiring term e-mail notifications were sent out on October 7 by the City Secretary's office. Rodne noted that Board members with expiring terms included Kay Newton, Pat Jones, Tina Bond, and Wanda Cotter, and that applications were due November 1.

3c City of Colleyville Fiscal Year 2022 (FY22) budget update

Director Rodne reported that the City of Colleyville Fiscal Year 2022 (FY22) budget was approved at the September 21, 2021 City Council meeting and took effect on October 1, 2021. Rodne confirmed that City Council approved the Library Board's recommended expenditure amount of the Voluntary Library Fund not to exceed \$170,000, for library materials, library processing supplies, and library programs, at the September 7, 2021 City Council meeting. Additionally, Rodne noted that at the August 17, 2021 City Council meeting, Council approved the use of the Voluntary Library Fund in Fiscal Year 2021, for professional services to update the Library's Long-Range Plan, in an amount not to exceed \$17,000.

3d Discussion of the Colleyville Public Library Long-Range Plan Update

Aaron Babcock, Hidell and Associates Architects, presented an overview of the key long-range planning tasks, which included the data gathering process, peer library comparison, stakeholder focus group meetings, and community engagement through an online survey.

Following the overview presentation, Babcock facilitated a discussion to seek Board input. Library trends of the past five years, changed Library service expectations, and future needs of the Library were discussed.

3e Discussion of Items for Future Agendas

The next regularly scheduled meeting was tentatively set for Monday, December 13, 2021, and that one agenda item would include the discussion of the Long-Range Plan update.

Member Kay Newton exited the meeting at 7:06 p.m.

4. REPORTS

Due to time, the Board agreed to conclude the meeting and review October reports at the December meeting.

5. ADJOURNMENT

A motion was made by Pat Jones and seconded by Joan Roberts to adjourn the meeting of the Colleyville Library Board at 7:29 p.m. The motion was approved unanimously.

APPROVED BY A VOTE OF 6 AYES, 0 NAYS, AND 0 ABSTENTIONS ON THIS
THE 13th DAY OF December.

Minutes taken and prepared by:

*Alyssa Ross
Library Community Events Coordinator*



City of Colleyville Parks and Recreation Advisory Board MINUTES

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

November 8, 2021
6:00 p.m.

Colleyville Library
100 Main Street

1. CALL TO ORDER

Vice Chair Cliff LeBlanc called the meeting of the Parks and Recreation Advisory Board to order on November 8, at 6:02 p.m.

ROLL CALL: Chair Rich Hendler, Vice Chair Cliff LeBlanc, Board Members: John Hillebrand, Amy Ackermann, James Linn, Eric Presson, and Dan Witte.

Absent: Board Member Dustan Goodell

Also Present: Parks and Recreation Director Lisa Escobedo, Assistant City Manager Adrienne Lothery, Councilmember Liaison Kathy Wheat, and Administrative Secretary Joyceinne Williams.

2. APPROVAL OF MINUTES

Member Witte moved to approve the September 13, 2021 minutes. Member Hillebrand seconded the motion. The motion carried unanimously.

3. REGULAR AGENDA ITEMS

3a Update on Senior Center Renovation Project

Director Lisa Escobedo presented an update of the improvements and enhancements of the existing senior center building. The presentation included the budget, program design, and schedule. It also included pictures of the exterior and interior appearance and accent color palette options.

Director Escobedo stated during the renovation project, programming will be held at the Library and Colleyville Center.

3b Recommendation of Playground and Pavilion at Overland Park

Suggested options from the Board included creating a small pavilion and playground a small playground with seating under the trees, adding a bike rack, irrigation, picnic tables, lighting, trees, and a water fountain drinking station.

3c Approval of 2022 Meeting Dates

The Board agreed to schedule quarterly meetings in January 10, April 4, July 11, and October 3.

3d Update on Pedestrian Transportation Projects

Assistant City Manager Adrienne Lothery briefly reported on the FY22 pedestrian transportation projects.

4a Parks and Recreation Report

Director Escobedo reviewed the written report provided in the agenda packet and highlighted scheduled Parks and Recreation programs, events, and projects.

5. ADJOURNMENT

Board member Witte moved to adjourn the meeting, seconded by member Hillebrand. Motion carried unanimously. Vice Chair LeBlanc adjourned the meeting at 7:13 p.m.

Minutes prepared by:
Christine Loven, TRMC
City Secretary

RESOLUTION R-22-4700

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
FEBRUARY 15, 2022**

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 15TH DAY OF FEBRUARY 2022.

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