City of Colleyville
City Council
Agenda

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

Tuesday, May 17, 2022

WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR

CALL TO ORDER

WS-1 Discussion of CIP Fees

WS-2 Discussion of the methodology for calculating drainage utility fees

WS-3 Review Senior Center Furniture, Fixtures, and Equipment (FFE) Proposal

WS-4 Discussion of the May 17, 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 legal issues related to CWD Solid Waste Contract

Section 551.071 - Legal - Consultation with attorney regarding legal issues related to the potential future development of the Northern Gateway Property located at the southwest corner of SH26 and John McCain Road

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 551.074 - Personnel - Deliberate the appointment, employment, evaluation, and duties of the City Manager

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 Dale Molden, First Colleyville

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-22-4728

3. OATH OF OFFICE

4. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition

Proclamation in recognition of Global Coptic Day - Mayor Richard Newton and Mark Assaad

Presentations in recognition of service to Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmember Tammy Nakamura

5. RECEPTION FOR OUTGOING AND INCOMING MAYOR AND COUNCILMEMBERS PLACE 1 AND PLACE 2

6. ELECTION OF A MAYOR PRO TEM

7. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-22-4729

7a Approval of the minutes of the regular City Council meeting of May 3, 2022

7b Approval of the minutes of the Special City Council meeting of May 9, 2022

7c Approval to expend soft cost funding established in the scope of the approved Colleyville Senior Center Renovation Project, in compliance with City and State purchasing policies, in a combined amount not to exceed $758,690, and authorizing the City Manager to execute all required documents

7d Approval of the FY2023 fleet replacement schedule

8. ITEMS NOT FOR CITY COUNCIL ACTION

8a Monthly Financial Report - April 2022

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

9a Ordinance O-22-2201

Consideration of a zoning change from R-10 Single Family Residential to R-30 Single Family Residential zoning district for Lot 1, Block 1, Brown Addition Colleyville, located at 5412 Pleasant Run Road, Case ZC22-014

9b Ordinance O-22-2202

Consideration of a zoning change from ML Light Manufacturing to CC-1 Village Retail zoning district for Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-017

9c Ordinance O-22-2203

Consideration of a Special Use Permit for a Massage Therapy use on Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-018

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

10a Ordinance O-22-2200

Consideration of a zoning change from CN Neighborhood Commercial to R-20 Single Family Residential zoning district for Lots 10R and 11R, Block 1, Andy Felps Addition, located at 125 Acuff Lane, Case ZC22-012

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

11a Ordinance O-22-2195

Consideration of a Special Use Permit for a fence to encroach into the front yard setback on Lot 1, Block 1, Brown Addition, Colleyville, located at 5412 Pleasant Run Road, Case ZC22-002

12. RESOLUTION(S): READING AND PUBLIC HEARING

12a Resolution R-22-4730

Consideration of a variance to the provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically for lot area in the AG Agricultural district, for Lot 1, Block 1, Voskamp Addition, located at 2400 Glade Road, Case VC22-005

13. CITIZEN COMMENTS

14. REPORTS

Zoning Board of Adjustment Minutes - July 14, 2020
Planning and Zoning Commission Minutes - April 11, 2022
Planning and Zoning Commission Worksession Minutes - April 25, 2022

15. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, MAY 17, 2022 - READING AND PUBLIC HEARING - RESOLUTION R-22-4731

16. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin board *Friday, May 13, 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.

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Agenda Briefing

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Agenda Number WS-1 **Agenda Date** 5/17/2022
Type Worksession
Department City Manager

Title
Discussion of CIP Fees

Explanation
Staff will provide an update on the General CIP fee recommendations.

Attachments
1. General CIP Fee Committee Recommendation Presentation

General Capital Improvement Fee Update

May 17, 2022

CIP Fee Update - Background

- Adhoc General Fund CIP Fee Advisory Committee created by the City Council fall 2021
- Committee was to discuss and recommend a fee to assist in cash-funding future general capital projects
- Committee met Nov. 10 and Dec. 16, 2021, and Jan. 6, 2022

CIP Fee Update - Recommendation

- There should be a general capital fund fee (assessed on water bill)
- The fee should be a flat fee
- The fee should start at $2 per month in FY23
- The fund should have a $3 million balance
- The fund's maximum balance should be set at 125% of rolling 5-year fund average. If the fund hits this level, there should be a fee review by the City Council.

CIP Fee Update - Model

		10/1/2022	10/1/2023	10/1/2024	10/1/2025	10/1/2026	10/1/2027	10/1/2028	10/1/2029	10/1/2030	10/1/2031	10/1/2032
	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33
	$ -	$ 2.00	$ 2.00	$ 4.00	$ 6.00	$ 8.00	$ 11.00	$ 11.00	$ 11.00	$ 11.00	$ 11.00	$ 11.00
Monthly	**$ -**	**$ 20,956**	**$ 20,956**	**$ 41,912**	**$ 62,868**	**$ 83,824**	**$ 115,258**	**$ 115,258**	**$ 115,258**	**$ 115,258**	**$ 115,258**	**$ 115,258**
Annually	**$ -**	**$ 251,472**	**$ 251,472**	**$ 502,944**	**$ 754,416**	**$ 1,005,888**	**$ 1,383,096**	**$ 1,383,096**	**$ 1,383,096**	**$ 1,383,096**	**$ 1,383,096**	**$ 1,383,096**
Beginning Balance	**$ 6,348,937**	**$ 3,125,504**	**$ 3,951,976**	**$ 2,980,114**	**$ 6,683,327**	**$ 9,845,512**	**$ 7,401,400**	**$ 4,384,496**	**$ 1,567,592**	**$ (1,499,312)**	**$ (4,566,216)**	**$ (6,533,120)**
Revs	$ 8,801,636	$ 2,448,774	$ 1,228,138	$ 1,478,213	$ 1,737,185	$ 1,505,888	$ 1,633,096	$ 1,383,096	$ 1,383,096	$ 1,383,096	$ 1,383,096	$ 1,383,096
Roads	*$ 4,365,000*	*$ 1,847,302*	*$ 2,375,000*	*$ 400,000*	*$ 1,000,000*	*$ 600,000*	*$ 1,250,000*	*$ 300,000*	*$ 2,450,000*	*$ 1,800,000*	*$ 1,350,000*	*$ 1,000,000*
Trails/Sidewalks	*$ 75,000*	*$ -*	*$ -*	*$ 250,000*	*$ 550,000*	*$ 700,000*	*$ 1,400,000*	*$ 1,250,000*	*$ -*	*$ -*	*$ -*	*$ -*
Maintenance/Rehab	*$ 1,650,000*	*$ 1,700,000*	*$ 2,450,000*	*$ 2,200,000*	*$ 1,450,000*	*$ 2,650,000*	*$ 2,000,000*	*$ 2,650,000*	*$ 2,000,000*	*$ 2,650,000*	*$ 2,000,000*	*$ 2,650,000*
Facilities	*$ 1,212,977*	*$ 500,000*	*$ 1,700,000*	*$ 350,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
Beautification	*$ 75,000*	*$ 75,000*	*$ 75,000*	*$ 75,000*	*$ 75,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
Exps	$ 7,377,977	$ 4,122,302	$ 6,600,000	$ 3,275,000	$ 3,075,000	$ 3,950,000	$ 4,650,000	$ 4,200,000	$ 4,450,000	$ 4,450,000	$ 3,350,000	$ 3,650,000
Transfers	$ (4,647,092)	$ 2,500,000	$ 4,400,000	$ 5,500,000	$ 4,500,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Ending Balance	**$ 3,125,504**	**$ 3,951,976**	**$ 2,980,114**	**$ 6,683,327**	**$ 9,845,512**	**$ 7,401,400**	**$ 4,384,496**	**$ 1,567,592**	**$ (1,499,312)**	**$ (4,566,216)**	**$ (6,533,120)**	**$ (8,800,024)**
Minimum Balance	$ 3,000,000	$ 3,000,000	$ 3,000,000	$ 3,000,000	$ 3,000,000	$ 3,000,000	$ 3,000,000	$ 3,000,000	$ 3,000,000	$ 3,000,000	$ 3,000,000	$ 3,000,000
Maximum Multiplier	125%	125%	125%	125%	125%	125%	125%	125%	125%	125%	125%	125%
Maximum Balance	$ 6,112,570	$ 5,255,576	$ 5,387,500	$ 4,787,500	$ 5,081,250	$ 5,425,000	$ 5,275,000	$ 5,025,000	$ 4,968,750	$ 4,770,833	$ 4,375,000	$ 4,562,500
Over/Under Minimum	$ 125,504	$ 951,976	$ (19,886)	$ 3,683,327	$ 6,845,512	$ 4,401,400	$ 1,384,496	$ (1,432,408)	$ (4,499,312)	$ (7,566,216)	$ (9,533,120)	$ (11,800,024)
% of Avg Spend	64%	94%	69%	174%	242%	171%	104%	39%	-38%	-120%	-187%	-241%

General Capital Improvement Fee Update

May 17, 2022

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Agenda Briefing

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Agenda Number WS-2 **Agenda Date** 5/17/2022
Type Worksession
Department Public Works

Title
Discussion of the methodology for calculating drainage utility fees

Explanation
This item will discuss the methodology and next steps for implementation of the drainage utility fees.

During the November 1, 2021 Worksession, Westra Consultants, LLC provided Council with three possible rate revision options for the calculation of the drainage fees. The direction provided to staff was to utilize option 3 where all properties pay the same rate per square foot of impervious area (IA). This methodology is most equitable given the large variation in residential IA. However, this option is also more time-consuming to administer.

Attachments
1. Methodology For Calculating Drainage Utility Fees Presentation

Drainage Utility System Rate Development

May 17, 2022

Drainage Utility Recap

- Current flat rate is $7.00 per month for residential.
- Non-residential rate varies $10.68 to $24.40 per acre (land use).
- Current drainage utility annual revenue: $1,005,598
  Annual O&M Cost deduction: - $650,000
  Available for CIP projects: $355,598
- Current rate structure disparity within classes of residential and non-residential properties.
- Restructure the drainage utility fee based on impervious areas.
- Evaluate drainage fees and revenues for impervious area-based methods.
- Examples for residential and commercial properties.

Possible Rate Revision Options

- ✓ **Option 1** = Maintain the current fee structure & increase fee.
  - Flat fee does not account for property impervious areas.
  - Disparity among classes of property.

- ✓ **Option 2** = All non-residential properties pay the same rate per an established **ERU** (equivalent residential unit) and residential properties pay based on a range of impervious areas (**4 tiers**).
  - More equitably accounts for all classes of property.
  - Easier to administer for residential.

- ✓ **Option 3** = All properties pay the same rate per square foot of **impervious area (IA)**.
  - Most equitable given the large variation in residential IA.
  - More time consuming to administer.

Our Neighbors

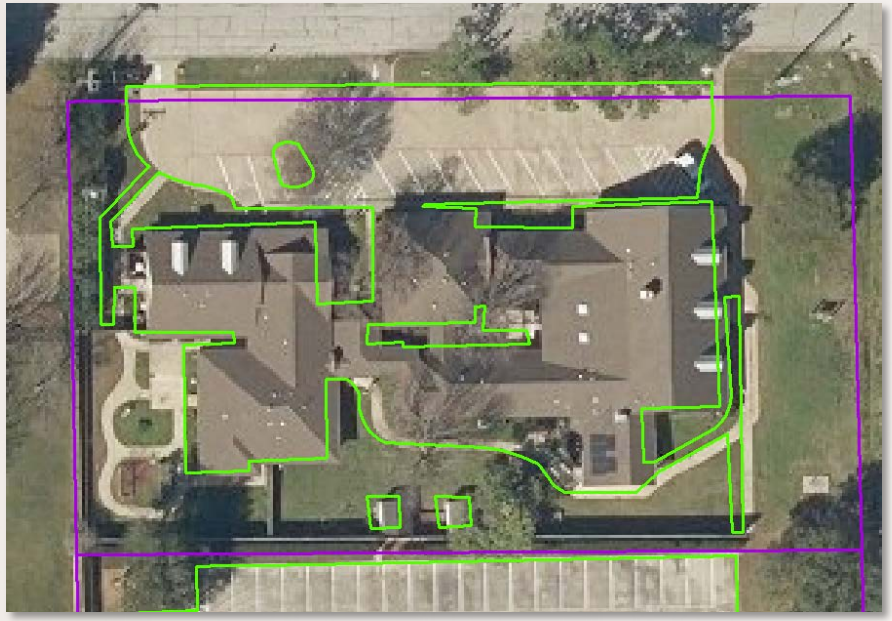
City	Residential	Non-Residential
Southlake	Flat Rate $8.00	Impervious Area ($1.25 per 1,000 sf)
Keller	Flat Rate $7.00	Impervious Area ($2.89 per 1,000 sf)
Bedford	Flat Rate $4.50	Impervious Area ($1.65 per 1,000 sf)
Hurst	Flat Rate $4.00	Impervious Area ($1.19 per 1,000 sf)
N. Richland Hills	Tiers Zoning $5.49	Lot Size / Zoning
Grapevine	Flat Rate $4.00	Lot Size / Land Use
Euless	Flat Rate $2.75	Lot Size / Zoning
Colleyville	**Flat Rate $7.00**	**Lot Size / Land Use**

Establishing a Baseline-Residential

- The average residential impervious area (IA) is 7,674 sf.
- Set baseline rate at $7.00 for 7,674 sf of impervious area.
- Equivalent to $0.91 per 1,000 sf.
- Residential fees change from a $7.00 flat rate to a fee set at $0.91 per 1,000 sf of IA.

Establishing a Baseline- Non-residential

- Non-residential fees change from variable rate based on land use & acreage to a fee based on impervious area and percentage of impervious cover.



- Average IA for residential 32%.
- Average IA for non-residential 55%.
- Non-residential IA percentage is, on average, 70% higher than residential.
- Set non-residential fee 70% higher than residential = $11.90 for 7,674 sf ($1.55 per 1,000 sf).

Revenue Goals

- Storm Water CIP Revenue Goal of $1,000,000
- Residential (R) base rate of $0.91 per 1,000 sf. $0.91 + $0.41= $1.32/1,000sf.
- Non-residential (NR) base rate of $1.55 per 1,000 sf. $1.55 + $0.70= $2.25/1,000sf.
- Every $0.10/$0.17 of rate increase will increase revenue by $125327.

Increase Base Rates by	Increase in Revenue		Total Revenue	Less O&M	CIP Budget
$0.00	$135,562		$1,141,160	$650,000	$491,160
$0.10/$0.17	$260,888	R = $86,475 NR = $38,852	$1,266,486	$650,000	$616486
$0.20/$0.34	$386,215	R = $86,475 NR = $38,852	$1,391,813	$650,000	$741,813
$0.41/$0.70	$649,401	R = $181,598 NR = $81598	$1,654,999	$650,000	$1,004,999
$0.60/$1.02	$887,522	R = $164,268 NR = $73,819	$1,893,120	$650,000	$1,243,120
$1.00/$1.70	$1,388,830	R = $345,828 NR = $155408	$2,394428	$650,000	$1,744,428

Example Residential Conversion to Revenue Goal

Property 1	
Size of Property	1.3 acres
Impervious Area	5,700 sf
Current Fee (Flat Fee)	$7.00
New Fee (Baseline)	$5.19
New Fee (Revenue Goal)	$7.52

Property 2	
Size of Property	2.5 acres
Impervious Area	20,000 sf
Current Fee (Flat Fee)	$7.00
New Fee (Baseline)	$18.20
New Fee (Revenue Goal)	$26.40

Property 3	
Size of Property	0.5 acres
Impervious Area	8,900 sf
Current Fee (Flat Fee)	$7.00
New Fee (Baseline)	$8.10
New Fee (Revenue Goal)	$11.75

Example Nonresidential Conversion to Revenue Goal

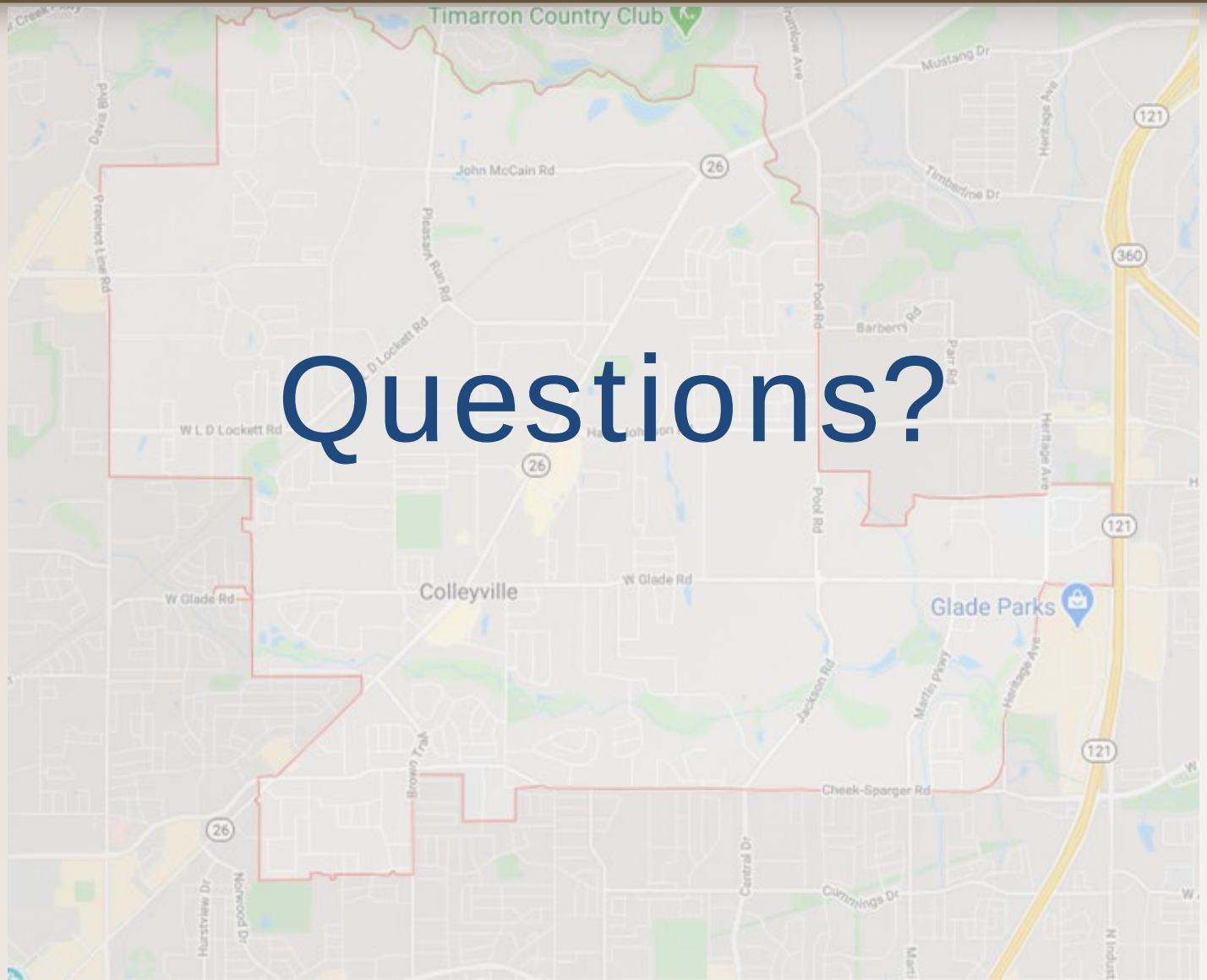
Bransford Elementary	
Size of Property	8.8 acres
Impervious Area	180,000 sf
Current Fee (Flat Fee)	$210.00
New Fee (Baseline)	$279.00
New Fee (Revenue Goal)	$405.00

Market Street	
Size of Property	7.0 acres
Impervious Area	290,000 sf
Current Fee (Flat Fee)	$171.00
New Fee (Baseline)	$449.50
New Fee (Revenue Goal)	$652.50

Next Steps

1. Receive City Council direction on fees and revenues (tonight).
2. Communicate fee purpose and methodology to public.
3. Implement rate change via Council (ordinance).
4. Adopt Storm Water Master Plan; Update Storm CIP Plan base on new revenue.

Questions?


Timarron Country Club
Mustang Dr
John McCain Rd
Timberline Dr
Heritage Ave
Pleasant Run Rd
Precinct Line Rd
Pool Rd
Barberry Rd
Parr Rd
W L D Lockett Rd
W Glade Rd
Colleyville
Glade Parks
Jackson Rd
Martin Pkwy
Brown Trail
Cheek-Sparger Rd
Central Dr
Cummings Dr
Hurstview Dr
Norwood Dr
26
121
360

City of Colleyville
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Agenda Briefing

City Hall
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Agenda Number WS-3 **Agenda Date** 5/17/2022
Type Worksession
Department Parks and Recreation

Title
Review Senior Center Furniture, Fixtures, and Equipment (FFE) Proposal

Explanation
Barker Rinker Seacat will present an update on the Senior Center Renovation Project.

Attachments
1. Senior Center Renovation Update Presentation

CITY OF COLLEYVILLE TEXAS

COLLEYVILLE SENIOR CENTER IMPROVEMENTS

FURNITURE PROGRESS & BUDGET REVIEW

MAY 17, 2022

BARKER RINKER SEACAT ARCHITECTURE

FURNITURE SELECTIONS

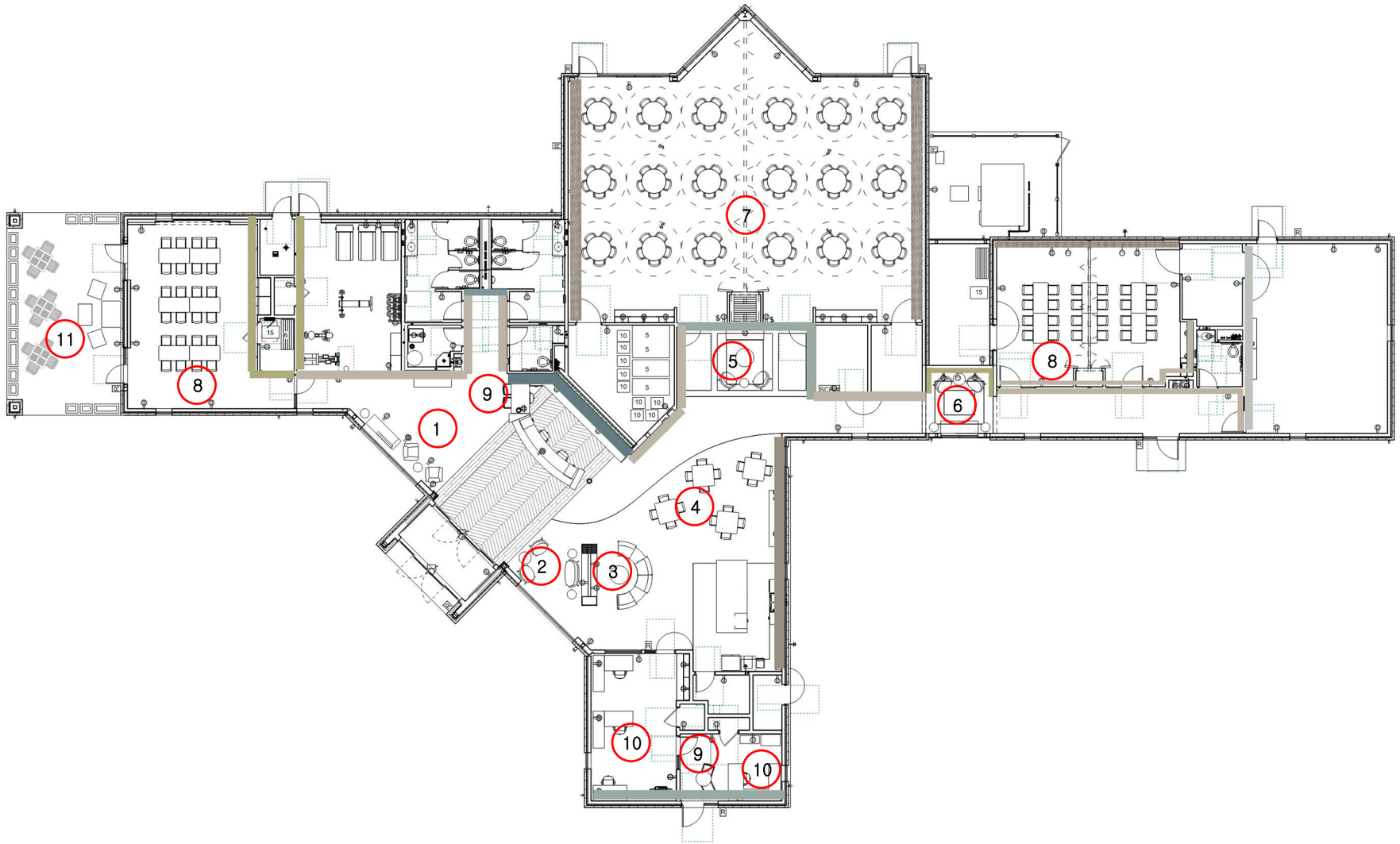
FINISH AND FURNITURE PLAN

PAINT LEGEND

- PT1
- PT2
- PT3
- PT4
- PT5
- PT6
- PT7
- PT8
- PT9
- PT10
- PT11

FABRIC LEGEND

- FAB1
- FAB2
- FAB3
- FAB4
- FAB5
- FAB6
- FAB7
- FAB8
- FAB9

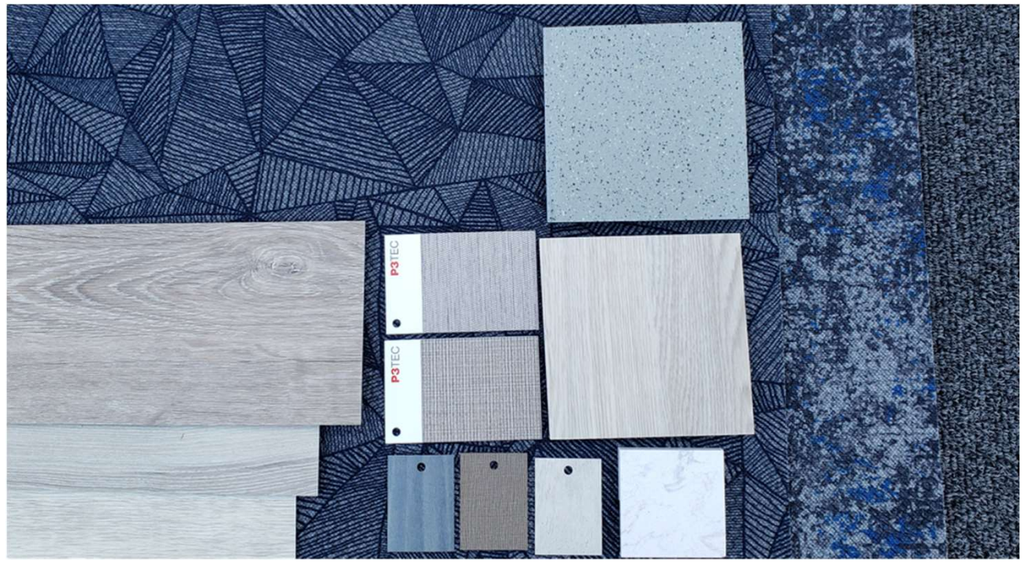


ROOM LEGEND

1. LOUNGE 103
2. LOUNGE 102
3. SENIOR LOUNGE
4. GAME AREA
5. HALL NOOK
6. SEATING NOOK
7. COMMUNITY
8. MULTI-USE
9. OFFICE SEATING
10. ADMIN / OFFICE
11. COVERED PORCH

FINISH PALETTE

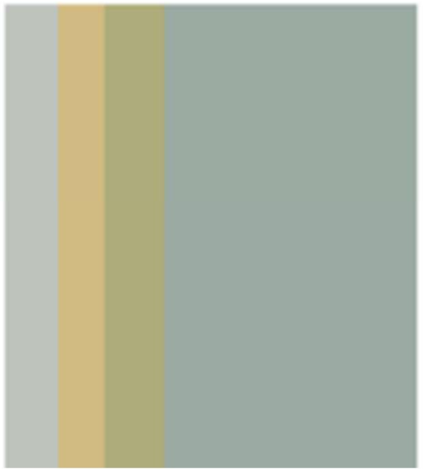
INTERIOR FINISHES:



PAINT AND COLOR:

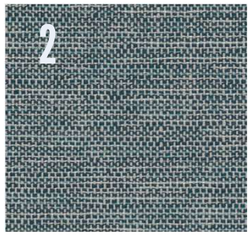
BASE NEUTRALS

ACCENT COOL



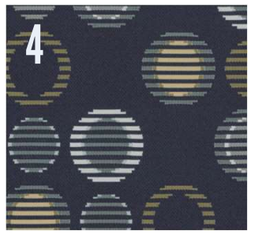
FABRICS:

STINSON FINLEY
SUNFLOWER 66226



STINSON NUBBLY
MALLARD 66274

STINSON PING PONG
PNG10 MAI TAI (VINYL)

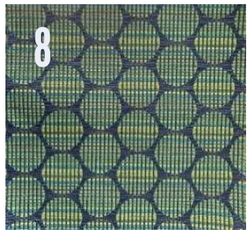


ARC COM CIRQUE
INDIGO#19 AC-60448

ARC COM SHERLOCK 2
BLUEBERRY#18 AC-63131

ARC COM SYNC
MIDNIGHT#8 AC-63077

STINSON FENESTRA TOO
BOHEMIA 66130



MAYER FABRICS
CENTRIC GROTTO

MAYER FABRICS CARESSA
CADET CA-044 (VINYL)

LOUNGE SEATING

LOUNGE 102 & 103

JSI BESPACE FREE STANDING BENCH

SEAT/BACK

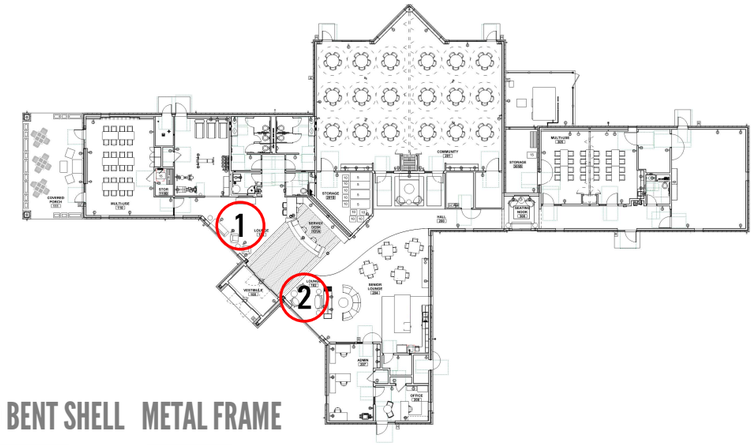
DECK/ARM

JSI PROST CYLINDER COLUMN

PLASTIC LAMINATE

VINTAGE CHERRY

WALNUT HEIGHTS



JSI BESPACE CHAISE BENCH WITH PARTIAL BACK

JSI BESPACE LOUNGE CHAIR

SEAT/BACK

DECK/ARM

WOOD BENT SHELL

CLEAR ON WALNUT

METAL FRAME

MATTE BLACK

KI ARRISA LOVE SEAT

BACK/ARMS/SEAT

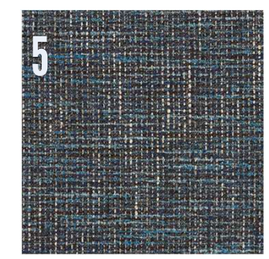
WOOD FRAME

FLORENCE WALNUT ON BEECH

KI ARRISA LOUNGE CHAIR

BACK/ARMS

SEAT



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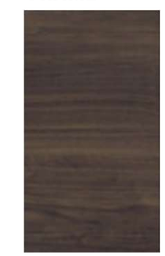


FLORENCE WALNUT ON BEECH

LOUNGE SEATING

SENIOR LOUNGE

ARCADIA – ACHELLA MODULAR

BACK

SEAT

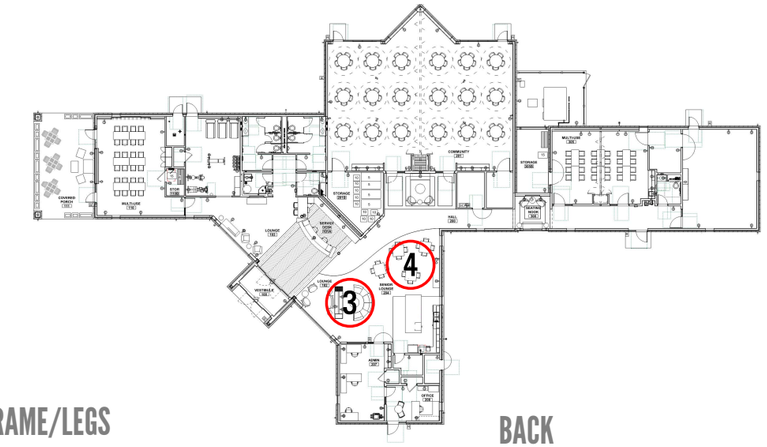
PLASTIC LAM.

PIONITE

WITCHCRAFT

FRAME/LEGS

SATIN BLACK



JSI ENCORE ROUND MAGAZINE TABLE

UPHOLSTERED BASE

WOOD SURFACE

FLORENCE WALNUT

FRAME/LEGS

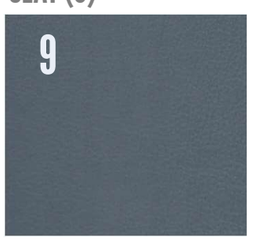
BLACK SANDEX

BACK

SEAT

JSI KNOX ARM STACK CHAIR

SEAT (8)



SEAT (8)

BACK

FLORENCE WALNUT

POLY FRAME

TRICORN BLACK

JSI NOSH TABLE

PLASTIC LAM. SURFACE

STUDIO TEAK

FRAME

BLACK

FLORENCE WALNUT ON BEECH

CITY OF COLLEYVILLE TEXAS

COLLEYVILLE SENIOR CENTER IMPROVEMENTS – FURNITURE RECAP

BARKER RINKER SEACAT ARCHITECTURE

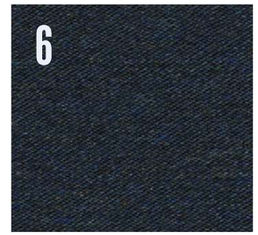
MAY 17, 2022

LOUNGE SEATING

JSI BESPACE FREE STANDING BENCH

SEAT

DECK



WOOD BENT SHELL

CLEAR ON WALNUT

METAL FRAME

MATTE BLACK

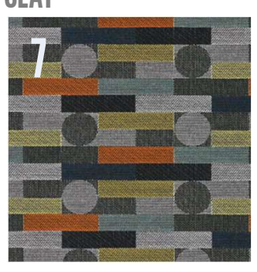
SEAT

BACK

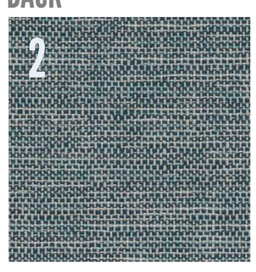
WOOD FRAME

FLORENCE WALNUT
ON BEECH

SEAT

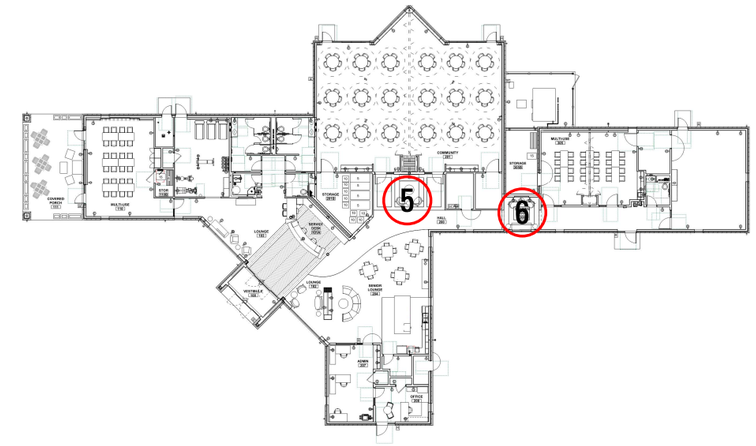


BACK



KI ARRISA LOUNGE CHAIR

SEATING NOOK



PLASTIC LAMINATE

VINTAGE CHERRY

WALNUT HEIGHTS

JSI PROST CYLINDER COLUMN

BANQUET SEATING

COMMUNITY/ MULTI-PURPOSE

SOUTHERN ALUMINUM – iDESIGN /T2
48" ROUND

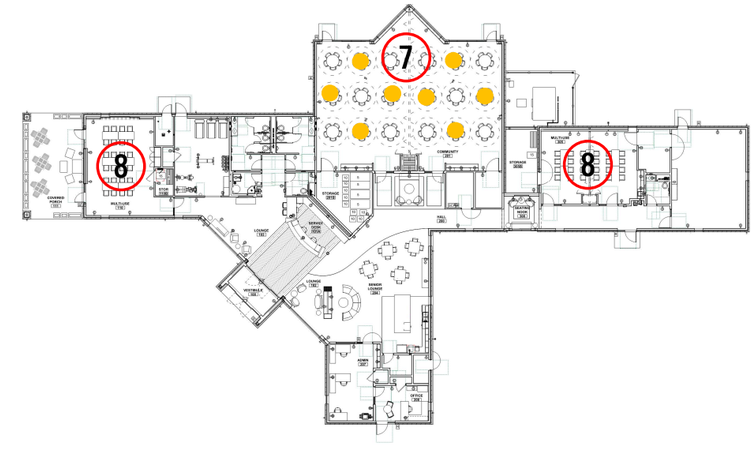
TABLE SURFACE

WILSONART 5TH AVENUE ELM LAMINATE

METAL FRAME

WALNUT

SOUTHERN ALUMINUM – iDESIGN /T2



MITY-LITE CLASSIC SERIES

40 CHAIRS

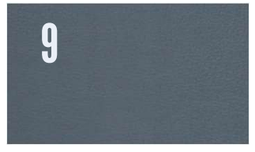
BACK

SEAT

50 CHAIRS

BACK

SEAT



METAL FRAME

JAVA

JSI MILK CHAIR UPHOLSTERED SEAT

SEAT

POLY BACK

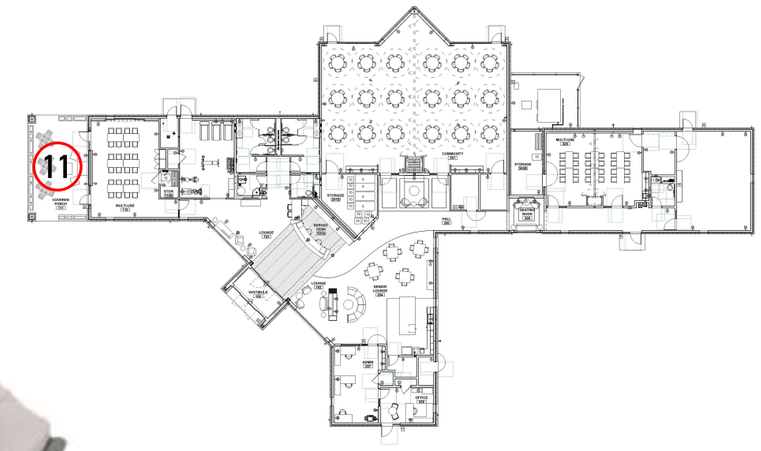
TRICORN BLACK

POLY FRAME

TRICORN BLACK

PATIO SEATING

COVERED PORCH



POLYWOOD VINEYARD 5 PIECE FARMHOUSE 29”

POLYWOOD VINEYARD 4 PIECE DEEP SEATING

CUSHIONS

SKY BLUE

PILLOWS

PISTACHIO

MAKING WAVES

POLYWOOD FRAME

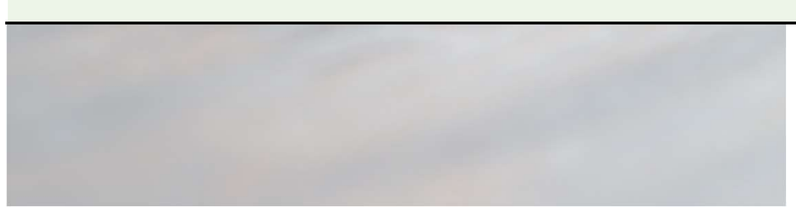
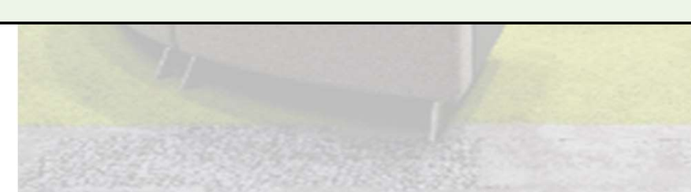
SLATE GREY

TOTAL PROJECT BUDGET – FROM PREVIOUS COUNCIL UPDATE FROM FEBRUARY 2022		PREVIOUS APPROVALS
Total Approved Project Budget	**$4,689,000**	✓
Hard Construction Costs	$3,431,000	✓
Base Construction - $3,376,000 + Monument Sign Renovation - $40,000 + Enhanced Graphics - $15,000		
Soft Costs	$1,258,000	
• Total Design Fee	$500,000	✓
• Furniture, Fixtures, & Equipment	$365,000	
• Testing & Inspections	$50,000	
• Owner's Contingency (~10% of Construction Cost)	$343,000	
Note: This Value is Common & Industry Standard for Renovation of this Level of Complexity		

REQUEST APPROVAL FOR THE REMAINING SOFT COST ITEMS UNDER THE APPROVED BUDGET

FURNITURE, FIXTURES, AND EQUIPMENT BUDGET (FF&E)

Total FF&E Budget	$365,000
Other FF&E (art, fitness eq, other)	$190,000
Furniture Target Budget	$175,000
• Furniture	$133,000
• Installation (~10%)	$14,000
• Freight/Delivery (~10%)	$14,000
• Contingency (~10%)	$14,000
Note: This Value is Common & Industry Standard	

FURNITURE PROCUREMENT TIMELINE

START AT COUNCIL MEETING

MILESTONE DATES

2022

MAY 17	MAY 25 - JUN 1	JUN 1- JUN 30	JUL 5- JUL 15	JUL 25- OCT 15	OCT 3- NOV 25	NOV 28- DEC 5
COUNCIL MEETING/ APPROVAL	FURNITURE BASIS OF DESIGN PREPARED FOR BID	-FURNITURE RFP -RESPOND TO BIDDER QUESTIONS -REVIEW AND EVALUATE BIDS	AWARD FURNITURE CONTRACT TO SELECTED VENDOR (APPROVAL BY COUNCIL)	FURNITURE PROCUREMENT	FURNITURE DELIVERY	FURNITURE INSTALLATION

TOTAL PROJECT BUDGET – FROM PREVIOUS COUNCIL UPDATE FROM FEBRUARY 2022		PREVIOUS APPROVALS
Total Approved Project Budget	**$4,689,000**	✓
Hard Construction Costs	$3,431,000	✓
Base Construction - $3,376,000 + Monument Sign Renovation - $40,000 + Enhanced Graphics - $15,000		
Soft Costs	$1,258,000	
• Total Design Fee	$500,000	✓
Remaining Soft Costs Requested for Council Approval	$758,000	
• Furniture, Fixtures, & Equipment	$365,000	
• Testing & Inspections	$50,000	
• Owner's Contingency (10% of Construction Cost)	$343,000	

THE CURRENT PROJECT IS ON BUDGET!

THANK YOU

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number WS-4 **Agenda Date** 5/17/2022
Type Worksession
Department City Secretary

Title
Discussion of the May 17, 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 5/17/2022
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 legal issues related to CWD Solid Waste Contract

Section 551.071 - Legal - Consultation with attorney regarding legal issues related to the potential future development of the Northern Gateway Property located at the southwest corner of SH26 and John McCain Road

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 551.074 - Personnel - Deliberate the appointment, employment, evaluation, and duties of the City Manager

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

RESOLUTION R-22-4728

A RESOLUTION APPROVING COUNCIL ACTION REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL MEETING OF MAY 17, 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 17TH DAY OF MAY 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 4 **Agenda Date** 5/17/2022
Type Announcements, Proclamations, and Presentations
Department City Secretary

Title

Proclamation in recognition of Global Coptic Day - Mayor Richard Newton and Mark Assaad

Presentations in recognition of service to Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmember Tammy Nakamura

RESOLUTION R-22-4729

APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF MAY 17, 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 May 3, 2022

b. Approval of the minutes of the Special City Council Meeting of May 9, 2022

c. Approval to expend soft cost funding established in the scope of the approved Colleyville Senior Center Renovation Project, in compliance with City and State purchasing policies, in a combined amount not to exceed $758,690, and authorizing the City Manager to execute all required documents

d. Approval of the FY2023 fleet replacement schedule

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 17TH DAY OF MAY 2022.

Mayor Bobby Lindamood	_____	Place 1, Brandi Elder	_____
Place 2, George Bond	_____	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

Bobby Lindamood
Mayor

City of Colleyville
City Council
Minutes - Draft

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

Tuesday, May 3, 2022

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, May 3, 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, Fire Marshal Rob McKeown, Community Development Director Ben Bryner, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Update and discussion on the Northern Gateway commercial property

Assistant City Manager Mark Wood presented this item and gave a historical review of the property purchase and the initial work of the City Council and consultant collaboration. Manager Wood noted following several worksessions with the consultant, the City Council's vision was to develop the parcel with some open space/park land, combined with retail, office, and entertainment space. He stated this may take some time to develop, but staff has met with several developers expressing interest. Staff has also engaged the City's parks consultant, BRS, to provide information on recommendations for open space/park land set-aside. Manager Wood stated staff is setting appointments to discuss development opportunity at the ICSC retail trade show in late May.

Mayor Newton stated the City Attorney has developed a draft PUD ordinance, which removes and replaces existing zoning on the property and provides a concept for development, which will require amendment of the PUD before issuance of any permit for future use. The draft also provides for dedication of public park land and requires an election in conformance with state law prior to the City conveying or selling any interest in it. He noted Councilmember Kelley coined the phrase "owning is zoning" and this draft ordinance, while unusual, would allow the City Council to make a public statement of their intentions. The Council agreed to move forward with taking the ordinance to the Planning and Zoning Commission.

WS-2 Discussion of the May 3, 2022, City Council regular agenda items

Mayor Newton stated tabled item 6a would remain on the table because the zoning is going before the Planning and Zoning Commission, and tabled items 6b and 6c will be removed from the table for discussion.

Mayor Newton stated he believes there will be a lot of discussion of items 7b and 7c.

Mayor Newton adjourned the worksession at 5:49 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 legal issues related to the CWD Solid Waste Contract

Section 551.071 - Legal - Consultation with attorney regarding legal issues related to the potential future development of the Northern Gateway Property located at the southwest corner of the SH26 and John McCain Road

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 6:51 p.m.

Mayor Newton called the regular meeting of the City Council to order at 7:33 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: Ed Smyth, Church of Jesus Christ of Latter-Day Saints

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

Mayor Newton noted his wife Linda was in Council Chambers and thanked her for being there.

Mayor Newton stated this is the last full meeting for him, Mayor Pro Tem Bobby Lindamood and Councilmember Tammy Nakamura, and thanked everyone for the opportunity to serve.

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-22-4720

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:

Colleyville Receives Governor's Office Grant – We received official word last week the City has received $389,873 in grant funds from the governor's office! These funds will be utilized to upgrade the Emergency Operations Center. This project was approved at the April 19 City Council meeting.

Colleyville General Election Information – The City of Colleyville will conduct a General Election on Saturday, May 7 to elect a Mayor and City Councilmembers for Places 1 and 2. Election Day is Saturday, May 7 from 7 am to 7 pm.

Congresswoman Van Duyne Funding Requests – Representative Beth Van Duyne's office recently sent out a call for projects from cities within her district to submit for the congressional appropriations process. Colleyville staff submitted 21 projects totaling $49.35 million in requested funds with a total project value of $91.1 million. Shortly after the submittal, Representative Van Duyne hosted a roundtable meeting to discuss and rank the projects. All cities were invited to attend. Mayor Pro Tem Lindamood, Councilmember Dodson, and Assistant City Manager Mark Wood represented Colleyville at the meeting. Colleyville was able to get two projects – Cheek-Sparger ($4.2 million) and Bedford low water crossing bridge ($3 million) – on the list and was able to have them ranked in the top five priority list.

Texas Municipal Clerks Association Recognizes City Secretary's Office – Recently, the City was notified the City Secretary's Office has received the Texas Municipal Clerk's Office Achievement of Excellence Award to recognize excellence in the effective and efficient management of resources in a Municipal Clerk's Office.

Fire Department Identifies Community Programs – The Fire Department is currently completing a Community Risk Assessment project and has identified

several immediate needs. These needs include enhancing the existing smoke detector program with a more proactive approach, and encouraging personnel to seek out those citizens in need of assistance. The department has revived our citizen CPR program, teaching hands only CPR to groups around the City. In an entirely new program for the department, ten staff members were sent to car seat installation technician school, the department has also started a pool safety program with inspections, literature, and life vests for citizens in need.

Ballet Coming to Colleyville Plaza May 8 – For the first time ever, ballet makes a debut at the Plaza! Avant Chamber Ballet brings exceptional live dance and chamber music together for audiences in the Dallas/Fort Worth Metroplex. The event takes place Sunday, May 8 from 4-5 p.m. at the Plaza at City Hall.

Concert Series Welcomes Back Memphis Soul May 15 – Memphis Soul is a high energy, eight-piece group showcasing a distinctive sound and style inspired by such artists as Earth, Wind and Fire, Otis Redding, Al Green, Sam Cooke, and Aretha Franklin. Memphis Soul features a solid rhythm section, fiery horns, and dynamic male and female vocalists. They will be performing a free concert at the Plaza on Sunday, May 15 from 4-5:30 p.m.

Colleyville City Fair Debuts May 21 – The City will host our first-annual City Fair at City Hall/City Park on May 21 from 5:30 – 9:30 p.m. This event will recognize the service of those who have given the ultimate sacrifice in service to our nation as well as bring our community together for a family-focused, fun-filled event. After an opening ceremony recognizing Memorial Day, the event will host carnival rides, games, a pie eating contest, food trucks, stilt walkers, face painters, balloon artists, petting zoo, pony rides, and much more! The event will conclude with a spectacular fireworks show, so mark your calendars and stay tuned for more information!

Public Works Shows off New Digs – Public Works held an open house to show off their newly renovated Service Center with a crawfish boil and fish fry. Public Works and other City staff, families, and councilmembers enjoyed an hour of fellowship, fun, and great food! The Service Center is now a building we can all be proud of. From exterior improvements, new landscaping, and a complete interior remodel that better utilizes space, the Service Center is nearly unrecognizable and provides a workspace commensurate with the hard work and dedication our staff provides to our residents.

Colleyville Library Donor Honored by Texas Library Association - The benefactors who have generously donated yearly to the Colleyville Public Library were publicly acknowledged this month as the recipients of the Texas Library Association's Benefactor Award. Members of the Colleyville Public Library as well as the Colleyville Library Foundation attended the annual conference luncheon where the Robert J. & Helen H. Glaser Family Foundation were formally recognized. The Texas Library Association is the largest state library association in

the United States, representing all different types of libraries with nearly 5,000 members.

Since the beginning of the Colleyville Public Library in 2003, the foundation provided a $5,000 grant for purchase of children's books for the Library Opening Day collection, and since 2004, has provided an annual grant of $10,000, totaling $195,000 overall. This grant helps the Library put on a wonderful Summer Reading Program each year.

Library Receives Grant - The Colleyville Public Library will add materials to its children's collection courtesy of a grant from the Colleyville Woman's Club. The Library will receive $3,500 later this month at the Colleyville Woman's Club annual Caring with Commitment Celebration. The Library will use the new grant money to add to its new children's offering, VOX™ Books. VOX™ Books are audio books that live in print books. The books enable children to listen to an audio recording directly from a printed book – no computer, no tablet, no phone needed. Children simply push a button and listen and read along. The Grant funding will be used to purchase nearly 75 new VOX™ book titles, increasing the Library's collection from 60 to 135 items.

Proclamation in recognition of Professional Municipal Clerks Week, May 1-7, 2022 - Mayor Richard Newton and City Secretary Christine Loven

Mayor Newton presented Christine Loven, City Secretary, a proclamation in recognition of Municipal Clerks Week and thanked her and Assistant City Secretary Angela Larson for their service.

Proclamation in recognition of National Public Works Week, May 15-21, 2022 - Mayor Richard Newton and Public Works Director Ray Silva-Reyes

Mayor Newton presented Public Works Director Ray Silva-Reyes with a proclamation in recognition of National Public Works Week. Joining Director Silva-Reyes was City Engineer Larry Wright and Public Works staff Jon Escamilla, Don Baker, Dana Underwood, and CC Seagroves. Mayor Newton thanked the Public Works team and noted in many cases they are first responders and they are City superstars.

Proclamation in recognition of National Police Week, May 11-17, 2022 and National Peace Officer Memorial Day, May 15, 2022 - Mayor Richard Newton and Police Chief Michael Miller

Mayor Newton and Police Chief Michael Miller recognized National Police Week and National Peace Officer Memorial Day. Mayor Newton stated we have seen the exceptionalism of the Colleyville Police Department, from earning CALEA certification, two international awards, and the most recent handling of the

Congregation Beth Israel terrorist attack. Mayor Newton stated the Colleyville Police Department is the best in the world.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-22-4721

4a Approval of the minutes of the regular City Council meeting of April 19, 2022

4b Approval of a Construction Services Agreement with Calvary Construction, for repairs to the Colleyville Library, in an amount not to exceed $58,043.47, and authorizing the City Manager to sign the agreement

Mayor Newton read Resolution R-22-4721 in its entirety.

City Secretary Christine Loven presented item 4b.

There were no questions and Mayor Newton opened and closed the public hearing without any speakers at 8:18 p.m.

Councilmember Nakamura made a motion to approve Resolution R-22-4721, seconded by Councilmember Rigney.

The motion to approve passed with the following vote:

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

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

5a Ordinance O-22-2200
Consideration of a zoning change from CN Neighborhood Commercial to R-20 Single Family Residential zoning district for Lots 10R and 11R, Block 1, Andy Felps Addition, located at 125 Acuff Lane, Case ZC22-012

Mayor Newton read the caption of Ordinance O-22-2200.

Community Development Director Ben Bryner presented this item, a zoning change on approximately 2.33 acres, from the CN Neighborhood Commercial district to the R-20 Single Family Residential district for two new single family homes, with no new lots proposed. Director Bryner provided the standards for the R-20, R-30, and R-40 zoning districts, but noted the property does comply with the R-20 zoning and the property has been platted as two lots since 1974.

There was general discussion regarding best zoning for the lots, if the lot line should be moved, and the waivers which would be required. The Council stated they prefer the R-30 zoning. Councilmember Dodson asked to see a topographical map for review of drainage.

Applicant Lane Blessing, 6808 Hillier Court, thanked the Council for their consideration and stated he would support either zoning, but has concern with R-40 due to the creek. He stated he has no plan to subdivide and would like the property to remain as surveyed in 1974, and is agreeable to adding any necessary language to the ordinance.

Mayor Newton opened and closed the public hearing at 8:32 p.m. as there were no speakers.

This was a first reading and Council did not take any action.

6. TABLED ORDINANCE(S):

6a Ordinance O-22-2195

Consideration of a Special Use Permit for a fence to encroach into the front yard setback on Lot 1, Block 1, Brown Addition, Colleyville, located at 5412 Pleasant Run Road, Case ZC22-002

Mayor Newton explained this item would remain tabled as the applicant, at the request of City Council, is going through the process of rezoning the property before this item moves forward

6b Ordinance O-22-2199

Consideration of a Special Use Permit for a fence to encroach into the street side yard setback on Lot 6, Block 9, Woodbriar Estates Addition, located at 412 Briarcliff Court, Case ZC22-010

Councilmember Wheat made a motion to remove Ordinance O-22-2199 from the table, seconded by Councilmember Dodson.

The motion to remove Ordinance O-22-2199 from the table was approved by the following vote:

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

Mayor Newton read the caption of Ordinance O-22-2199.

Community Development Director Ben Bryner Community Development Director Ben Bryner presented this item and stated the applicant had previously requested a Special Use Permit for a pergola and pool to encroach into the street side yard

setback. With the former request, it was determined the fence currently in place, was replaced without approval or a permit and City Council determined the fence must be addressed first and tabled the SUP for the pergola and pool. Director Bryner stated this SUP is a request for an eight-foot wood fence to encroach into the street side yard setback located on the property line and approximately ten feet from the curb for Oakbriar Lane.

There was general discussion regarding where the fence should be allowed to be located.

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

Councilmember Wheat made a motion to approve Ordinance O-22-2199, with the following amendment, Sec. 4 1. General add b. The fence shall not be closer to the front right-of-way of Briarcliff Court as it currently exists and d. The pool shall not be located any closer than 13.5 feet to the street side property line, seconded by Councilmember Nakamura.

The motion to approve as amended passed with the following vote:

Ayes: 4 – Mayor Pro Tem Lindamood, and Councilmembers Nakamura, Wheat, and Rigney.

Nays: 3 – Mayor Newton, and Councilmember Dodson, and Kelley.

6c Ordinance O-22-2193
Consideration of a Special Use Permit for an accessory building to encroach into the street side yard setback on Lot 6, Block 9, Woodbriar Estates Addition, located at 412 Briarcliff Court, Case ZC21-036

Mayor Pro Tem Lindamood made a motion to remove Ordinance O-22-2193 from the table, seconded by Councilmember Dodson,

The motion to remove Ordinance O-22-2193 from the table was approved by the following vote:

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

Mayor Newton read the caption of Ordinance O-22-2193.

Mayor Newton stated he did not need a staff briefing due to the discussion on the previous items.

City Manager Ducay asked for clarification of the size of the pergola as the ordinance currently stated 300 square feet and the new exhibit appears to be 360 square feet.

Mayor Newton opened and closed the public hearing at 9:10 p.m. as there were no speakers for this item.

Councilmember Wheat made a motion to approve Ordinance O-22-2193, with the amendment to Section 4. 1. General a. 300 s.f. amended to 360 s.f., seconded by Councilmember Rigney.

The motion to approve Ordinance O-22-2193 as amended passed with the following vote:

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

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-22-4722

Consideration of a replat for Lot 3R-1 and 3R-2, Block 2, Towne Square Addition, being Lot 3, Block 2, Towne Square Addition, located at 1215 Hall-Johnson Road, Case PC22-004

Mayor Newton read Resolution R-22-4722 in its entirety.

Community Development Director Ben Bryner presented this item and reviewed the PUD-C zoning district minimum standards. Director Bryner stated the proposed lots are compatible with the PUD-C zoning district and meets the intent of the City's Comprehensive Master Plan.

There was general discussion of access off Hall-Johnson Road and parking.

Mayor Newton opened the public hearing at 9:18 p.m.

Applicant George Jensen thanked the Council for their consideration.

There were no others wishing to speak and Mayor Newton closed the public hearing at 9:19 p.m.

Mayor Pro Tem Lindamood made a motion to approve Resolution R-22-4722, seconded by Councilmember Kelley.

The motion to approve passed with the following vote:

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

7b Resolution R-22-4723

Consideration of abandonment of dedicated right-of-way as a part of a replat for Lots 1, 2, 3X, and 4X, Block E, Old Grove Addition, Phase II, being Lots 1 and 2, Block 1, Neidholt Addition, and Lot 2X, Block E, Old Grove Addition, located at 103 John McCain Road, 105 John McCain Road, and 7189 Cast Iron Forest Trail, Case GC22-006

Mayor Newton read Resolution R-22-4723 in its entirety.

Community Development Director Ben Bryner provided the background and analysis of options regarding this item.

There was general discussion regarding options for the right-of-way and drainage.

Mayor Newton asked the applicant to come forward.

Art Anderson, representing Toll Brothers, 2728 N. Harwood, Hurst and Mike Boswell, Vice President of Land Development, Toll Brothers, 25552 SW Grapevine Parkways, Suite 100, Grapevine, came forward.

There was discussion between Mayor Newton, Mr. Anderson, and Mr. Boswell regarding the options which had been presented, the history of the City seeking on behalf of the residents, an agreement with Toll Brothers to assist in correcting the drainage pond, and how to move forward. Mayor Newton stated he would like a City/Developer Agreement (CDA) to be in place before moving forward with any action.

All parties agreed the CDA could not be developed and discussed at this meeting, but could be completed quickly.

Mayor Newton made a motion to table Resolution R-22-4723 and Resolution R-22-4724 to a date certain of May 9, 2022 at 5:30 p.m. and called a Special Meeting for consideration of a CDA and Resolutions R-22-4723 and R-22-4724, seconded by Mayor Pro Tem Lindamood.

The motion to table Resolutions R-22-4723 and R-22-4724 to a date certain of May 9, 2022 and calling a Special Meeting for May 9, 2022 at 5:30 p.m. was approved by the following vote:

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

7c Resolution R-22-4724

Consideration of a replat for Lots 1, 2, 3X, and 4X, Block E, Old Grove Addition, Phase II, being Lots 1 and 2, Block 1, Neidholt Addition, and Lot 2X, Block E, Old Grove Addition, located at 103 John McCain Road, 105 John McCain Road, and 7189 Cast Iron Forest Trail, Case PC22-005

This resolution was tabled to a date certain of May 9, 2022 by action taken on item 7b, Resolution R-22-4723.

8. CITIZEN COMMENTS

Laura Leeman, Bridlewood Estates, spoke regarding concerns for the political campaigning in Colleyville and candidate Bobby Lindamood.

Beverly Mavis, 4301 Green Meadow Street, E., spoke regarding her concern for charter schools within GCISD.

Sayeda Syed, 6705 Sapphire Circle N, spoke regarding her concern for the high number of gophers damaging lawns and asked for the City's assistance. Ms. Syed also thanked the first responders, noting they responded very quickly to her 9-1-1 call.

All of the following Colleyville residents spoke in appreciation and support of Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmember Tammy Nakamura: Kevin Elder, Jim Linn, Tony Seris, Kathy Hadley, Matt Koch, Reagan Snyder, Christie Reed, Sayeda Syed, David Groves, Stephanie Tedder, Dee Kelley, and Linda Newton.

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, MAY 3, 2022 - READING AND PUBLIC HEARING - RESOLUTION R-22-4725

This resolution was not needed.

10. ADJOURNMENT

Mayor Newton thanked everyone for the opportunity to serve as Mayor and noted how blessed Colleyville is. Mayor Newton thanked the City Council and stated he has thoroughly enjoyed working with them.

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 10:35 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 17TH DAY OF MAY 2022.

Minutes taken and prepared by:

Christine Loven, TRMC
City Secretary

City of Colleyville
City Council
Special Meeting Minutes

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

Monday, May 9, 2022 5:30 p.m.

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

The City Council did not meet in Executive Session.

2. CALL TO ORDER

Mayor Richard Newton called the Colleyville City Council Special Meeting to order on Monday, May 9, 2022, at 5:30 p.m.

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

Absent: Councilmember Tammy Nakamura.

Also Present: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Community Development Director Ben Bryner, City Engineer Larry Wright, City Secretary Christine Loven, and City Attorney Nicole Corr.

3. RESOLUTION(S): READING AND PUBLIC HEARING

3a Resolution R-22-4726
Discuss and consider approval of a developer's agreement between the City of Colleyville and Toll Dallas TX, LLC, in connection with the proposed development of the following property: Old Grove Addition, Phase II, being Lots 1 and 2, Block 1, Neidholt Addition, and Lot 2X, Block E, Old Grove Addition, located at 103 John McCain Road, 105 John McCain Road, and 7189 Cast Iron Forest Trail

Mayor Newton Resolution R-22-4726 in its entirety.

Mayor Newton stated the plats for this property were on the May 3, 2022 City Council Agenda without a City/Developer Agreement (CDA). Following discussion with the applicant and the City Council, action for the plats were tabled to a date certain of May 9, 2022, and the Mayor called for this Special Meeting to provide for the development of a CDA and action on the plat.

Mayor Newton asked City Manager Jerry Ducay to summarize the action of the CDA.

City Manager Ducay stated the CDA provides for the City to abandon right-of-way and the developer to provide $50,000 for pond repair for the betterment of the development and citizens. He noted the funds could only be used for the pond and will be returned to the developer if the repairs are not made within three years. Manager Ducay noted the Developer's funds will not complete all needed repairs and the City will be responsible for the remaining funding.

Mayor Newton asked Mike Boswell, Vice President of Land Development for Toll Brothers to come forward. Mayor Newton asked Mr. Boswell if he was in agreement with the terms of the CDA. Mr. Boswell responded yes.

Mayor Newton opened and closed the public hearing at 5:37 p.m. as there was no one present wishing to speak.

Mayor Pro Tem Bobby Lindamood made a motion to approve Resolution R-22-4726, seconded by Councilmember Dodson.

The motion to approve Resolution R-22-4726 passed with the following vote:

Ayes: 6 – Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Wheat, Dodson, Kelley, and Rigney.

3b Resolution R-22-4723

Consideration of abandonment of dedicated right-of-way as a part of a replat for Lots 1, 2, 3X, and 4X, Block E, Old Grove Addition, Phase II, being Lots 1 and 2, Block 1, Neidholt Addition, and Lot 2X, Block E, Old Grove Addition, located at 103 John McCain Road, 105 John McCain Road, and 7189 Cast Iron Forest Trail, Case GC22-006

Councilmember Kelley made a motion to remove Resolution R-22-4723 from the table, seconded by Councilmember Wheat.

The motion to remove Resolution R-22-4723 from the table passed with the following vote:

Ayes: 6 – Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Wheat, Dodson, Kelley, and Rigney.

Mayor Newton read Resolution R-22-4723 in its entirety.

Community Development Director Ben Bryner presented this item.

There was general discussion regarding Lots 3x and 4x, the pond, and drainage on the property.

Mike Boswell, Vice President of Land Development, Toll Brothers, 2555 Southwest Grapevine Highway, Suite 100, Grapevine, was available to answer questions.

Mayor Newton opened the public hearing at 5:52 p.m.

Susan Rau, 7105 Cast Iron Forest Trail, spoke about the history of this project over the last five years and how the developer has interacted with the home owners. Mrs. Rau thanked the staff for working with the developer for the interest of the citizens. Mrs. Rau asked the City Council to ensure a single home owner is forced to maintain the open space and to clarify where the open space is located versus the utility easement.

Brandon Battles, 101 John McCain Road, spoke regarding the five feet of space next to the retaining wall, asking for clarification regarding who maintains this area.

There were no others wishing to speak and Mayor Newton closed the public hearing at 6:09 p.m.

Discussion and review of the exhibit continued between the City Council and developer.

Mayor Newton made a motion to approve Resolution R-22-4723 with the following direction and amendments: Exhibit "A" for Resolution R-22-4723 will be the exhibit taken from Resolution R-22-4724, option 2, add "and approving the replat" to the caption, add "Sec. 2 THAT the replat attached as Exhibit "A" is approved subject to removing the 10-foot building setback line on Lot 4X", seconded by Councilmember Rigney.

The motion to approve Resolution R-22-4723 as amended passed with the following vote:

Ayes: 6 – Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Wheat, Dodson, Kelley, and Rigney.

3c Resolution R-22-4724

Consideration of a replat for Lots 1, 2, 3X, and 4X, Block E, Old Grove Addition, Phase II, being Lots 1 and 2, Block 1, Neidholt Addition, and Lot 2X, Block E, Old Grove Addition, located at 103 John McCain Road, 105 John McCain Road, and 7189 Cast Iron Forest Trail, Case PC22-005

This resolution was not needed.

4. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the City Council meeting at 6:36 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 17TH DAY OF MAY 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 7c **Agenda Date** 5/17/2022 **Number** Resolution R-22-4729
Type Resolution
Department Parks and Recreation

Title

Approval to expend soft cost funding established in the scope of the approved Colleyville Senior Center Renovation Project, in compliance with City and State purchasing policies, in a combined amount not to exceed $758,690, and authorizing the City Manager to execute all required documents

Strategic Plan

1.1 Actively involve and engage stakeholders

Explanation

Reading and Public Hearing

Renovation of the Senior Center was recommended in the 2018 Parks, Recreation, and Open Space Master Plan. The City's consultant on this project, Barker Rinker Seacat Architecture (BRS), has worked with the City Council and staff since February 2021 to develop the concept, development goals, and budget. BRS met with City Council in March, April, May, June, and October to finalize the designs, color palette, budget, and milestone dates. With City Council direction to move forward with a total project budget of $4.65 million, ($3.4 million for hard construction costs and $1.250 million for soft costs) to incorporate City Council desired enhancements.

On June 15, 2021, City Council approved the Professional Services Agreement with Barker Rinker Seacat Architecture in an amount not to exceed $499,310, by Resolution R-21-4625.

On June 1, 2021, by Resolution R-22-4695, City Council approved the construction contract with Mart, Inc. in an amount not to exceed $3,431,000.

To accommodate supply chain demands and required testing and inspections, staff is seeking approval to expend the remaining soft costs budget of $768,000 from the total approved project funding of $4,689,000. The soft cost budget provides $375,000 for furniture, fixtures, and equipment (FFE), $50,000 for testing and inspections, and an owner's contingency of $343,000.

As not all items such as testing and inspections, will be required to go through the bidding process, staff seeks approval to move forward with the bidding process for all items over $50,000, and allow the City Manager to execute all agreements for the use

of funds.

With this approval, staff will continue to provide updates to the City Council, on the progress of the renovation and purchase of the FFE items.

Recap of funding approvals:

Senior Center Renovation Total Approved Budget	$4,689,000
Approved Design (PSA)	- $ 499,310
Approved Construction Agreement	- $3,431,000
Remaining budget for soft costs	$ 758,690

Financial Impact

Funding for the Senior Center Renovation Project is budgeted in the 2022-2026 CIP with CEDC and TIF as the funding sources.

Recommendation

Approve

Attachments

1. Senior Center Renovation Soft Costs Presentation

7. CONSENT RESOLUTION R-22-4729 READING AND PUBLIC HEARING

7c Approval to expend soft cost funding established in the scope of the approved Colleyville Senior Center Renovation Project, in compliance with City and State purchasing policies, in a combined amount not to exceed $758,690, and authorizing the City Manager to execute all required documents

TOTAL PROJECT BUDGET – FROM PREVIOUS COUNCIL UPDATE FROM FEBRUARY 2022		PREVIOUS APPROVALS
Total Approved Project Budget	**$4,689,000**	✓
Hard Construction Costs	$3,431,000	✓
Base Construction - $3,376,000 + Monument Sign Renovation - $40,000 + Enhanced Graphics - $15,000		
Soft Costs	$1,258,000	
• Total Design Fee	$500,000	✓
Remaining Soft Costs Requested for Council Approval	$758,000	
• Furniture, Fixtures, & Equipment	$365,000	
• Testing & Inspections	$50,000	
• Owner's Contingency (10% of Construction Cost)	$343,000	

THE CURRENT PROJECT IS ON BUDGET!

City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number 7d
Type Resolution
Department City Manager

Agenda Date 5/17/2022

Number Resolution R-22-4729

Title
Approval of the FY2023 fleet replacement schedule

Explanation
Reading and Public Hearing

This agenda item provides for approval of the vehicles to be replaced in FY2023. The plan calls for the sale of 13 vehicles and the purchase of 13 vehicles, outlined on the attached list. The purchases and sales will be coordinated by Enterprise Fleet Management, who has been contracted by the City to assist with fleet management.

Recommendation
Approve

Attachments
1. FY 2023 purchase and sell list
2. Colleyville FY 23 Review

2023 Vehicles to Sell					
521	1FTMF1CB9JKE96036	Parks & Recreation	2018	Ford	F-150 XL 4x2 Regular Cab Styleside 6.5 ft. box 122 in. WB
522	1FTMF1C81HKD76651	Athletic Services	2017	Ford	F-150 XL 4x2 Regular Cab Styleside 6.5 ft. box 122 in. WB
584	1FT7W3AT5HEE28345	Parks & Recreation	2017	Ford	F-350 XL 4x2 SD Crew Cab 6.75 ft. box 160 in. WB SRW - DIESEL
507	1FBSS3BL5ADA00599	Fleet Services	2010	Ford	E-350 Super Duty XL Extended Wagon
702E	3N6CM0KN0KK710793	Facility Services	2019	Nissan	NV200 S 4dr Compact Cargo Van
881	1FTMF1C83HKD76652	Utility Operations- Water	2017	Ford	F-150 XL 4x2 Regular Cab Styleside 6.5 ft. box 122 in. WB
822	1FD0W5GT7FEB54790	Utility Operations- Water	2015	Ford	F-550 Chassis XL 4x4 SD Crew Cab 176 in. WB DRW
883	1FT8W3C61GEB42874	Utility Operations- Water	2016	Ford	F-350 XL 4x2 SD Crew Cab 8 ft. box 172 in. WB DRW
1179	1GNLCDEC2LR263158	Police Department - SGT	2020	Chevrolet	Tahoe Police Vehicle 4x2
1184E	1GCRWAEH2LZ207130	Police Department	2020	Chevrolet	Silverado 1500 Work Truck 4x2 Double Cab 6.6 ft. box 147.4 in. WB
1183E	1GCRWAEH9LZ204189	Police Department	2020	Chevrolet	Silverado 1500 Work Truck 4x2 Double Cab 6.6 ft. box 147.4 in. WB
1177	1GNLCDEC8LR263035	Police Department - Patrol	2020	Chevrolet	Tahoe Police Vehicle 4x2
1160	1GNLCDEC5JR214050	Police Department - Captain	2018	Chevrolet	Tahoe Police Vehicle 4x2

2023 vehicles to purchase					
TBD	TBD	Parks & Recreation	2023	Chevrolet	Silverado 1500 WT 4x2 Double Cab 6.6 ft. box 147.4 in. WB
TBD	TBD	Athletic Services	2023	Chevrolet	Silverado 1500 WT 4x2 Double Cab 6.6 ft. box 147.4 in. WB
TBD	TBD	Parks & Recreation	2023	Chevrolet	Silverado 3500 WT 4x2 Cab 6.75 ft. box
TBD	TBD	Fleet Services	2023	Chevrolet	Silverado 1500 WT 4x4 Crew cab 6.6ft
TBD	TBD	Facility Services	2023	Ford	Transit-150 Cargo Base All-Wheel Drive Medium Roof Van 148 in. WB
TBD	TBD	Utility Operations- Water	2023	Chevrolet	Silverado 1500 WT 4x2 Double cab 6.6ft
TBD	TBD	Utility Operations- Water	2023	Ford	F-550 Chassis XL 4x2 SD Crew Cab 179 in. WB DRW
TBD	TBD	Utility Operations- Water	2023	Ford	F-350 XL 4x2 SD Crew Cab 8 ft. box 176 in. WB DRW
TBD	TBD	Police Department - SGT	2023	Chevrolet	Tahoe Police Vehicle 4x2
TBD	TBD	Police Department - CID	2023	Chevrolet	Silverado 1500 Work Truck 4x2 Crew Cab 5.75 ft. box
TBD	TBD	Police Department - CID	2023	Chevrolet	Silverado 1500 Work Truck 4x2 Crew Cab 5.75 ft. box
TBD	TBD	Police Department - Patrol	2023	Chevrolet	Tahoe Police Vehicle 4x2
TBD	TBD	Police Department - Captain	2023	Chevrolet	Tahoe Police Vehicle 4x2

DALLAS | enterprise FLEET MANAGEMENT

CITY OF COLLEYVILLE TEXAS

City of Colleyville: EFM Partnership Overview

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INDUSTRY UPDATE: TRENDS

ACQUISITION

13% ⬆ NEW VEHICLE PRICES

- Challenges in the supply chain and pent-up demand continue to impact availability

FUEL

38% ⬆ PRICE PER GALLON

- Gallons pumped increased by 12%
- Aging vehicles impact total cost through lower MPG

MAINTENANCE

17% ⬆ REPAIRS

- Shortages of techs lead to longer downtimes
- Raw materials increasing 10-15%, are creating an increase in parts costs

REMARKETING

41% ⬆ RESALE VALUE

- Lack of new vehicle availability is driving used vehicle prices to record levels

enterprise FLEET MANAGEMENT

Spring 2022 Sources: Wards Intelligence, LMC Automotive, Automotive fleet magazine, Property Casualty 360

FY 2021 Recap

TOTAL FLEET	FY 21 Original Projection	FY 21 Final Est.
Owned Vehicles Being Replaced ($ Sold For)	$(124,500)	$(212,495)
Total Cost of Vehicles including Aftermarket (15)	$574,225	$578,354
Management Fee	$15,320	$20,720
Total FY 2021 Cost to City	**$465,045**	**$386,579**

Take Away:
FY 21 beat the original projection, saving $78k

Notes:

- 3 New Police Tahoes are built but delayed at aftermarket and have not delivered yet, so the current 3 vehicles will not be sold until the new ones deliver. $212k includes estimate of $10k each for the 3 Tahoes that still need to be sold.

FY 2022 Update

- Purchases: 11 budgeted and 10 vehicles ordered
  - 1 Transit canceled and rolled to future year
  - 1 Expedition Delivered – Fire Chief
  - 5 Police Tahoes close to delivery – At aftermarket
  - 4 Trucks waiting to be scheduled for production (may not deliver until next FY)
- Vehicle Sales:
  - Vehicle sales will likely roll into FY23
  - Anticipate continued high resale performance
- Management Fee
  - Vehicles delivered throughout year (fee charged monthly per vehicle after delivery)

FY 2023 Replacement Budget

- Purchase 13 and sell 13 total vehicles
  - 1 Parks & Rec ½ ton truck
  - 1 Parks & Rec 1 Ton truck
  - 1 Athletic Services ½ ton truck
  - 1 Fleet Services ½ ton truck
  - 1 Facility Services ½ ton Cargo
  - 1 Water ½ ton truck
  - 1 Water 1 ton truck
  - 1 Water 550 crane truck
  - 2 Patrol Tahoes
  - 1 PD Captain Tahoe
  - 2 CID ½ ton trucks

TOTAL FLEET	FY23 Projection
Owned Vehicles Being Replaced ($ Sold For) - 8	$ (147,800)
Leased EFM Vehicles Equity at Trade In - 5	$ (87,500)
Total Cost of Vehicles including Aftermarket - 13	$ 837,596
Management Fee	$ 27,360
Total FY 2023 Cost to City	**$ 629,656**

Take Away:
Strategy of Flipping Sooner
= Lower Annualized Cost

	Gov't Price	Equity at Trade In	Mileage	Total Cost	Annual
2019 Nissan Cargo Van	$ 18,363.00	$ 16,600.00	11,059	$ 1,763.00	$ 440.75
2020 Police Tahoe (AME swap)	$ 40,409.75	$ 16,100.00	100,659	$ 24,309.75	$ 8,103.25
2020 Police Silverado (AME swap)	$ 25,832.10	$ 18,100.00	95,753	$ 7,732.10	$ 2,577.37
2020 Police Silverado (AME swap)	$ 25,274.60	$ 19,100.00	74,402	$ 6,174.60	$ 2,058.20
2020 Police Tahoe (AME swap)	$ 40,409.75	$ 17,600.00	73,109	$ 22,809.75	$ 7,603.25
TOTAL	$ 150,289.20	$ 87,500.00		$ 62,789.20	$ 20,782.82

EFM Partnership Summary

- Expected to sell vehicles every 3-5 years; EFM to evaluate the market and adjust annually
  - Younger fleet ensures latest safety features present on vehicles
  - Savings pick up as age of fleet decreases- better resale and lower maintenance costs
  - Making right progress on fuel and maintenance savings, however, operating savings will not outweigh current market inflation on fuel
- FY 2024 will be the first year that we no longer have old owned vehicles to sell
  - All trade ins will be of EFM leased vehicles
- 5-year estimated contribution for fleet replacement:
  - In 2019 estimate was $2.5 Million for 86 size fleet - average age 8 years

    (In 2022 dollars that is **$2.8 Million**)
  - Current estimate is **$2.5 Million** for 91 size fleet - average age 4 years
    - Includes operating savings from eliminating Fleet Manager FTE - $112k total with benefits

Next Steps

- Seek Council Approval of FY23 Plan on May 17th Agenda
  - Allows for best opportunity for vehicles to be produced ordering as soon as able.

- EFM to order all vehicles as manufacturers begin accepting them.

Make / Model	2023 Order Banks Open	2023 Job 1 Production Begins	MY 22 Days Order banks were open
Chevrolet - Silverado 1500 Double Cab	5/26/2022	9/6/2022	11
Chevrolet - Silverado 1500 Crew Cab	5/26/2022	8/29/2022	11
Chevrolet - Silverado 2500 Double Cab	5/26/2022	7/18/2022	29
Chevrolet- Silverado 3500	5/26/2022	7/18/2022	29
Chevrolet - Tahoe (Police & Special Services)	Expected 5/19	7/18/2022	7
Ford Transit Cargo	5/16/2022	8/22/2022	34
Ford - F250/350 Super Duty	10/15/2022	TBD	151
Ford - F550	10/15/2022	TBD	151

City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number 8a **Agenda Date** 5/17/2022 **Number** 8
Type Report
Department Finance

Title
Monthly Financial Report - April 2022

Explanation

General Fund

Through April, the General Fund has collected $21.8 million in revenue and spent 57%, or over $14 million, of its budgeted expenditures. From a cash-flow standpoint, the General Fund is about $700,000 ahead of 2021, driven primarily by the higher revenue from franchise taxes, ambulance revenues and other service charges, and insurance/settlement payments recorded as miscellaneous revenue. Sales tax continues to be a bright spot as well, with almost 14% growth over the previous year. Expenses are up from last year, although this is partly due to the City's quarterly police communications payment to Keller happening a little earlier this year than last.

Sales tax revenue

Although the latest sales tax collection was lower than the same period in FY21, the result is still very positive. May of 2021 was a record-high, including audit receipts benefitting the City for $68,000, as well as taxes from repairs and utility costs resulting from the 2021 winter storm. Conversely, May of 2022 brought negative audit receipts, taking almost $20,000 from the City, and included no anomaly inflating sales tax collections. Despite this, the City showed only a slight decrease. If we correct for the audit collections, Colleyville's sales taxes actually showed an increase of almost 2% for this period.

Utility Fund

Through April, the Utility Fund has collected 51% of its budgeted revenue and spent 39% of its budgeted expenditures, yielding more than double the surplus this time last year. This is due in part to the suspension of late fees and penalties in FY21. As summary above shows, the City's direct revenues have come in slightly lower than its expenses, due to annual administrative services charge from the Utility Fund to the General Fund having been processed a few months ago. This should even out next month as revenues catch up. Due to this, all of our YTD surplus is made up from savings from the Trinity River Authority (T.R.A.). The City has received its annual true-

up from the Trinity River Authority as of April, resulting in over $1 million in costs refunded to the City. 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.
The Trinity River Authority is the water/wastewater provider used by Colleyville and several other local cities. Each year, the Authority apportions its operating budget among its customer cities based on projected water usage. After the year concludes, the Authority "trues up" its actual expenditures with its actual revenues. In the event there is a shortfall, the Authority will charge its customer cities an additional amount. If there is a surplus, the Authority issues prorated refunds to each customer city.

Drainage Fund

To date, the Drainage Utility Fund has received 60% of its budgeted revenue and spent 46% of its expenditures. This fund's cash flow is stronger than the previous year, with a surplus of $295,000, led by lower spending on debt service. The fund paid off its remaining municipal revenue bond in FY21, resulting in annual savings of almost $130,000. Some savings are also due to one vacancy. As for revenue, the fund is on track to collect over one million dollars in fee revenue through the end of the fiscal year. 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 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 revenue still isn't quite as strong as we've seen prior to COVID, it has nevertheless more than doubled from FY21. Last year's ending fund balance came to $245,000, and the current balance is sitting at just over $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 April of this year has improved significantly over last year.

Debt Service Fund

Being predominately funded through property taxes, the Debt Service fund has received most 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 the April figures, the fund is running a deficit of about $143,000 after its first scheduled bond payment and some lease payments this year. 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. April 2022 - Monthly Financial Report Presentation
2. April 2022 MFR

8a- Items not for council action

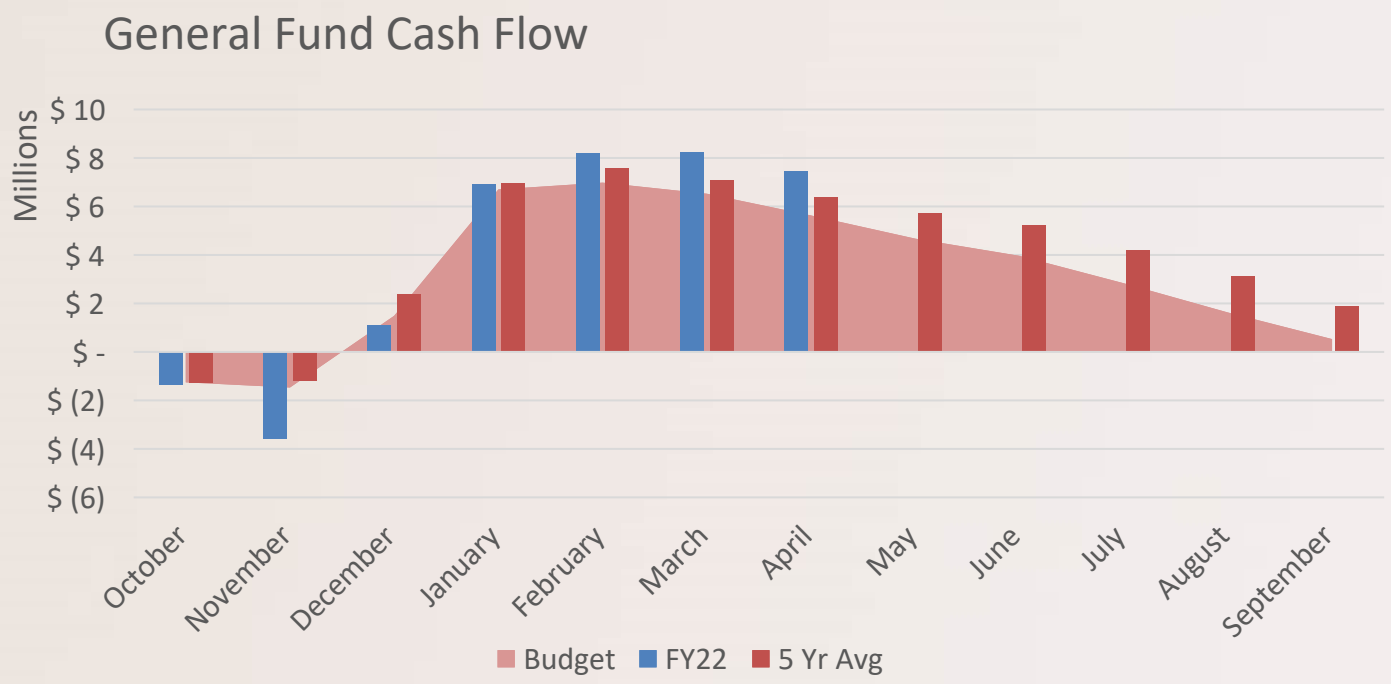
Monthly Financial Report
April 2022

City Council Meeting
May 17, 2022

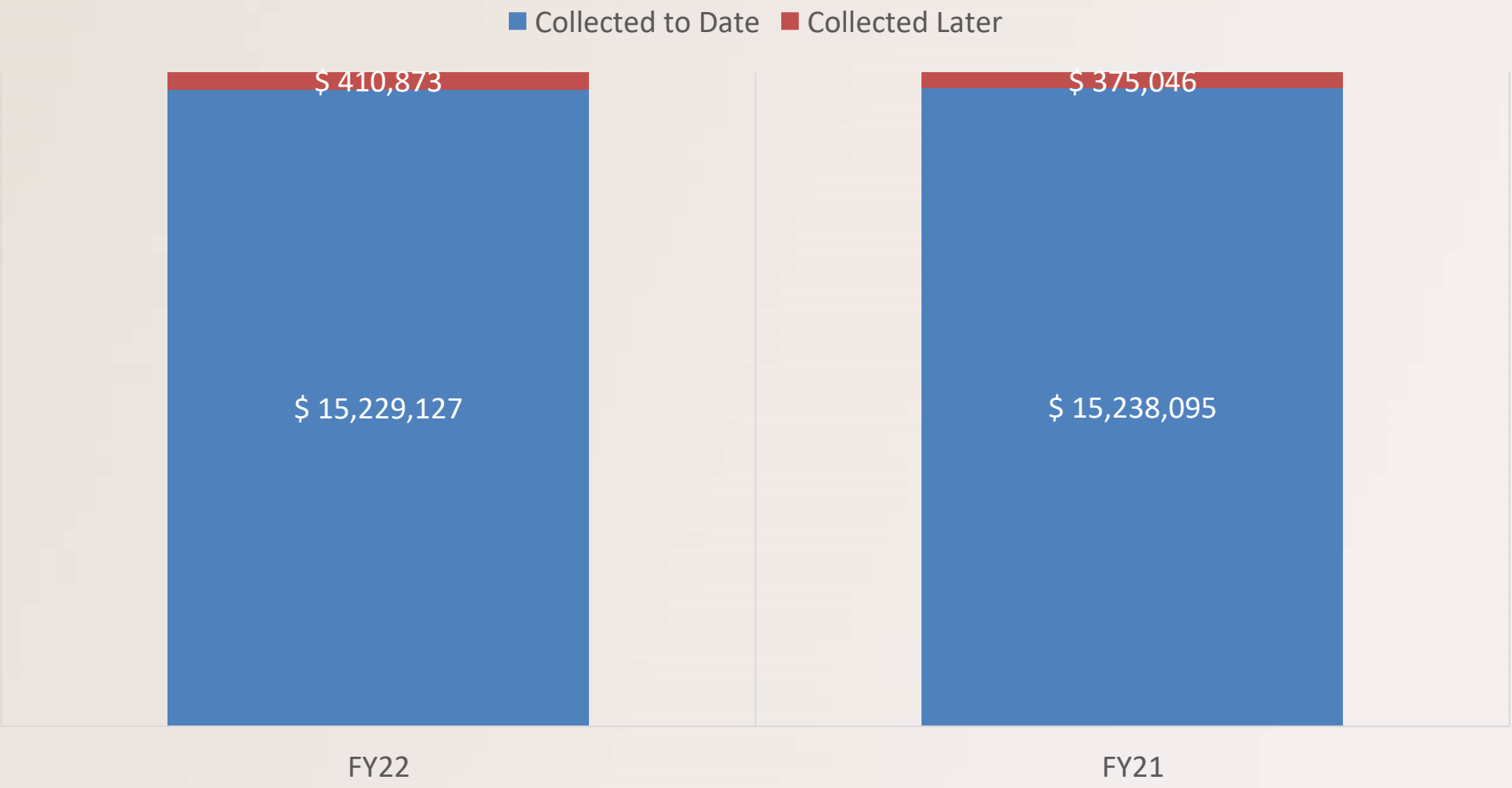
General Fund

General Fund	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21 % of Budget
Revenues	$ 25,659,689	$ 21,860,921	85%	$ 20,768,747	83%
Expenditures	$ 25,130,144	$ 14,398,632	57%	$ 14,001,947	53%
	$ 529,545	$ 7,462,289		$ 6,766,800	

*58% of the year is completed

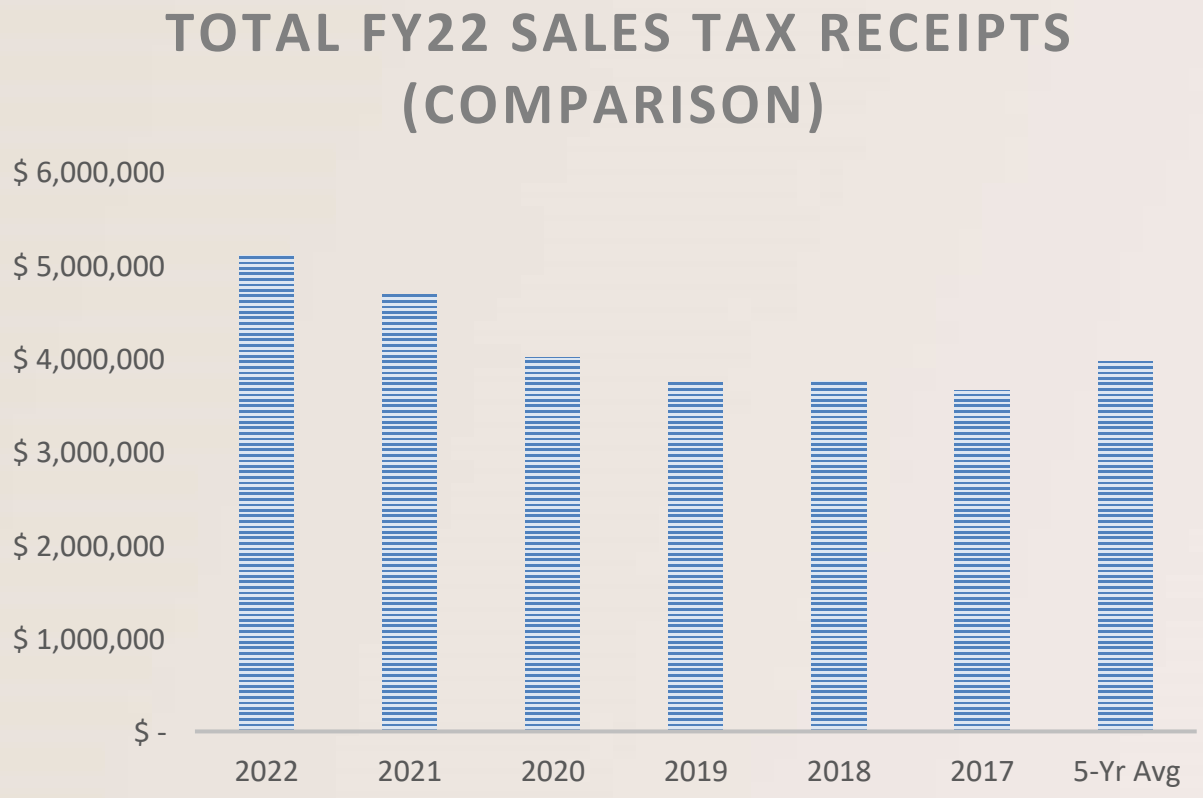


Property Tax Highlight

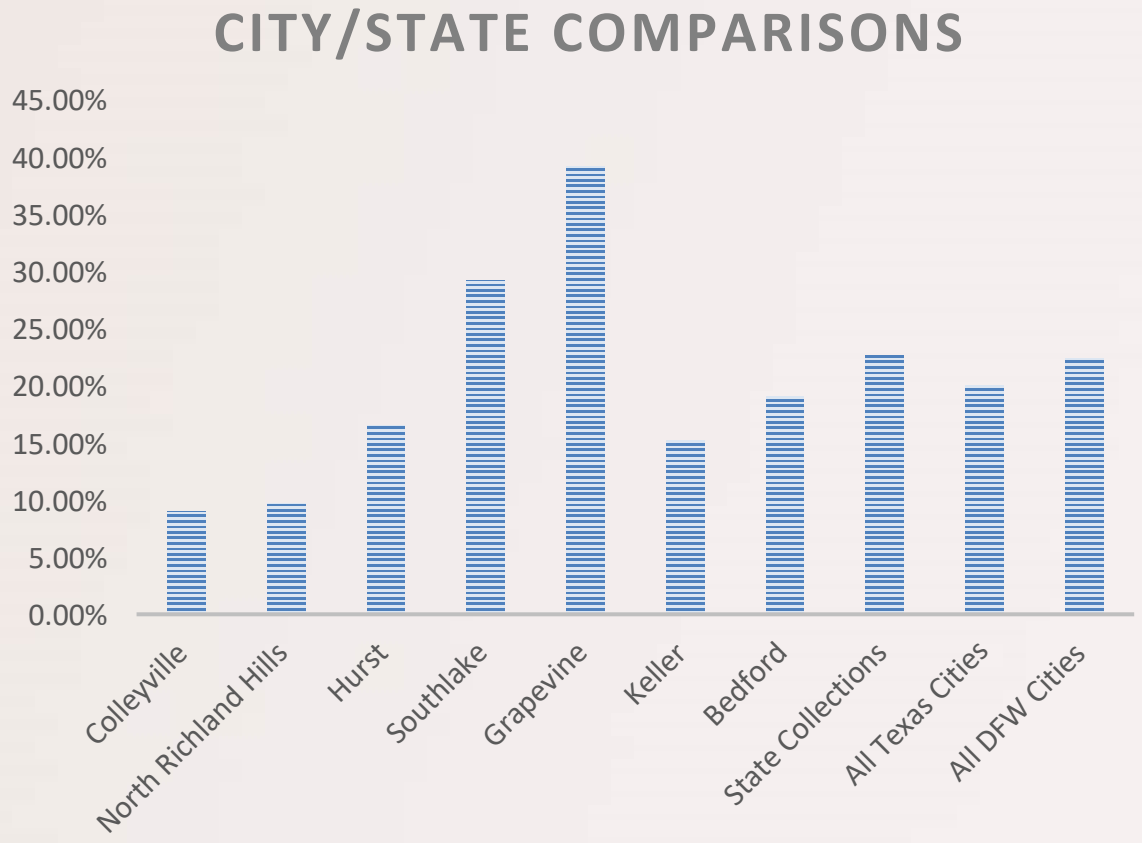


Sales Tax Highlight

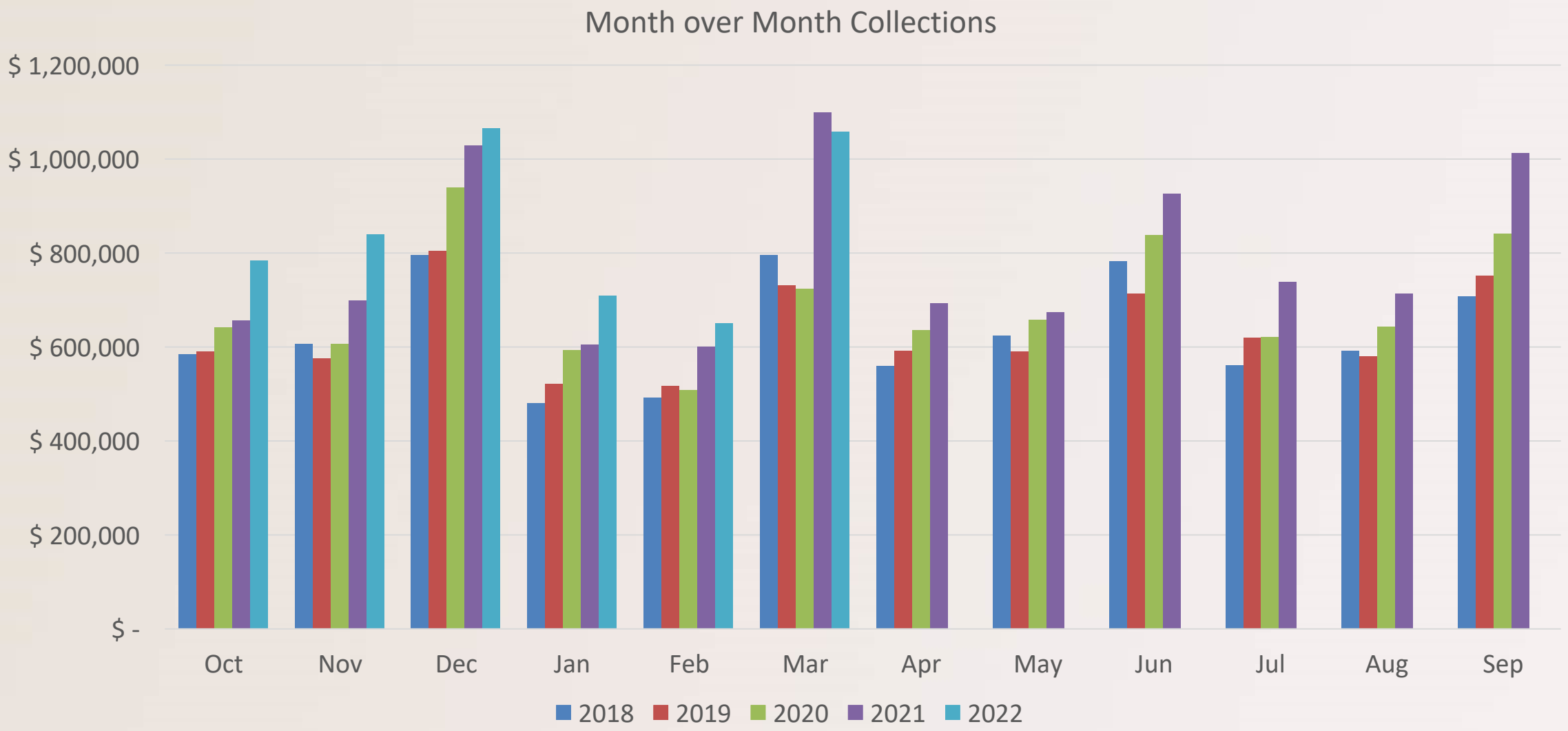
FY22 YTD Receipts compared to Previous Years



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	$ 9,137,752	51%	$ 8,514,081	49%
Expenditures	$ 18,088,176	$ 7,125,536	39%	$ 8,023,185	46%
	$ -	$ 2,012,216		$ 490,896	

*58% of the year is completed

TRA Revs/Exps	FY22 Budget	FY22 YTD
Revenues	$ 14,359,032	$ 7,008,512
Expenditures	$ 13,909,032	$ 4,981,218
	$ 450,000	**$ 2,027,294**

City Revs/Exps	FY22 Budget	FY22 YTD
Revenues	$ 3,729,144	$ 2,129,240
Expenditures	$ 3,729,144	$ 2,144,318
	$ -	**$ (15,078)**

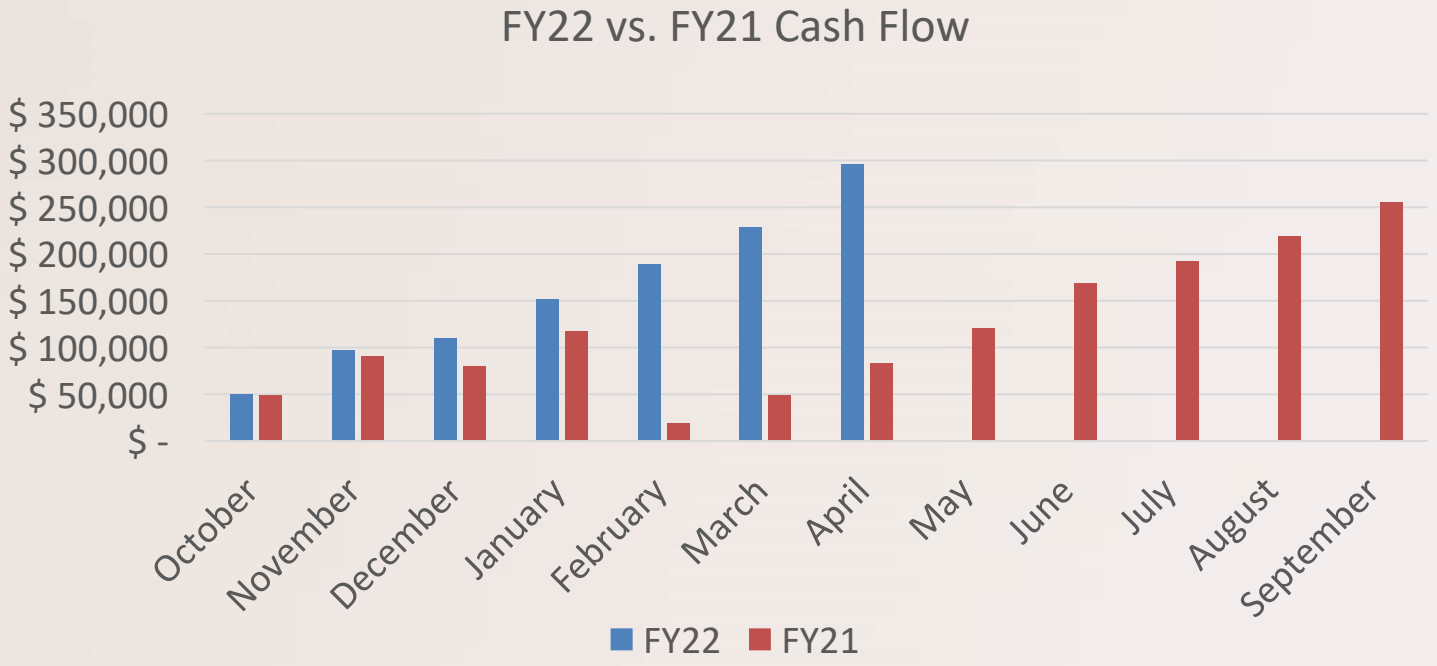
Utility Fund – Relationship w/TRA

- TRA Monthly Volumetric Invoices
  - Budgets for each customer to pay a pro-rata share of the Authority's budget + 20%; each customer has a revenue target
  - The Authority's applies this as a volumetric charge
  - When revenue target is reached, the Authority stops invoicing
- True-Up
  - After fiscal year end, Authority compares actual revenue collections with expenditures, issues refund or invoice for difference

Drainage Fund

Drainage Fund					
	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21 % of Budget
Revenues	$ 1,030,868	$ 617,078	60%	$ 526,652	54%
Expenditures	$ 694,205	$ 321,706	46%	$ 507,892	63%
	$ 336,663	$ 295,372		$ 18,760	

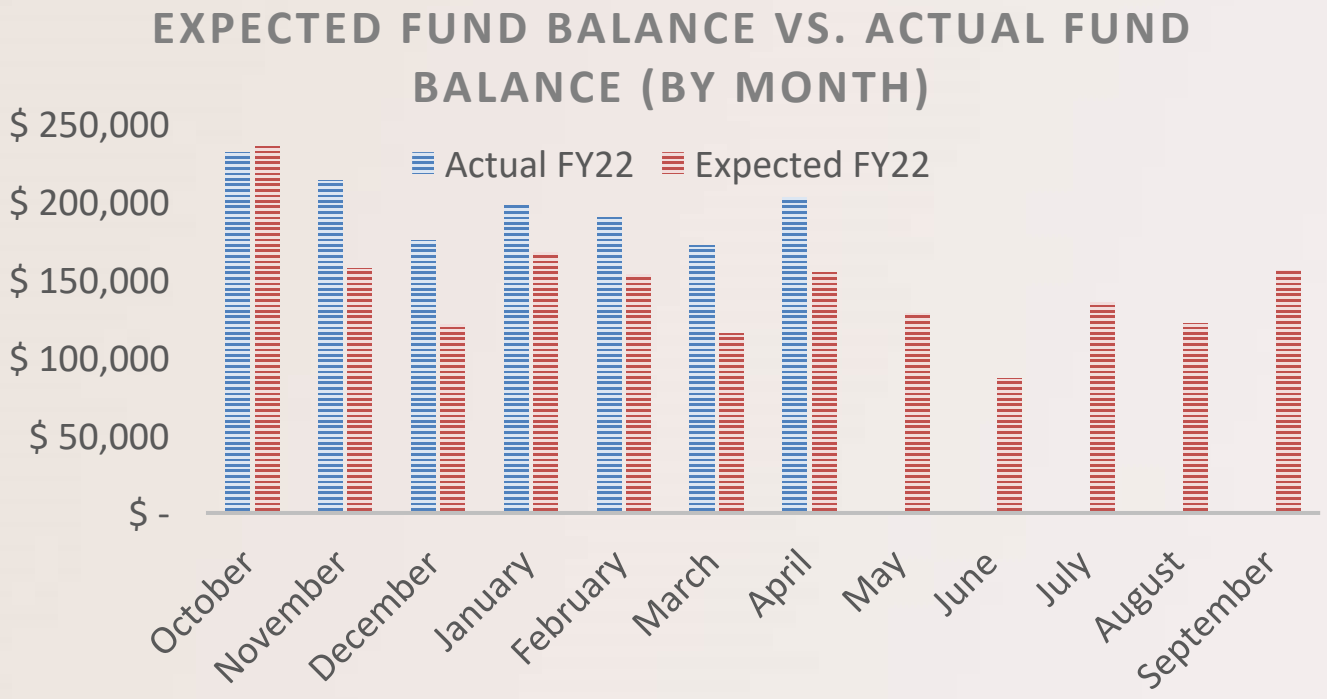
*58% of the year is completed



Hotel Fund

Hotel Fund							
	FY22 Budget		FY22 YTD		% of Budget	FY21 YTD	
Revenues	$	252,500	$	100,078	40%	$	42,297
Expenditures	$	247,822	$	143,193	58%	$	205,769
	$	4,678	$	(43,114)		$	(163,472)

*58% of the year is completed



Debt Service Fund

Debt Service Fund					
	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21 % of Budget
Revenues	$ 627,500	$ 602,501	96%	$ 785,736	100%
Expenditures	$ 821,898	$ 745,485	91%	$ 782,408	95%
	$ (194,398)	$ (142,984)		$ 3,328	

*58% of the year is completed

Monthly Financial Report - April 2022

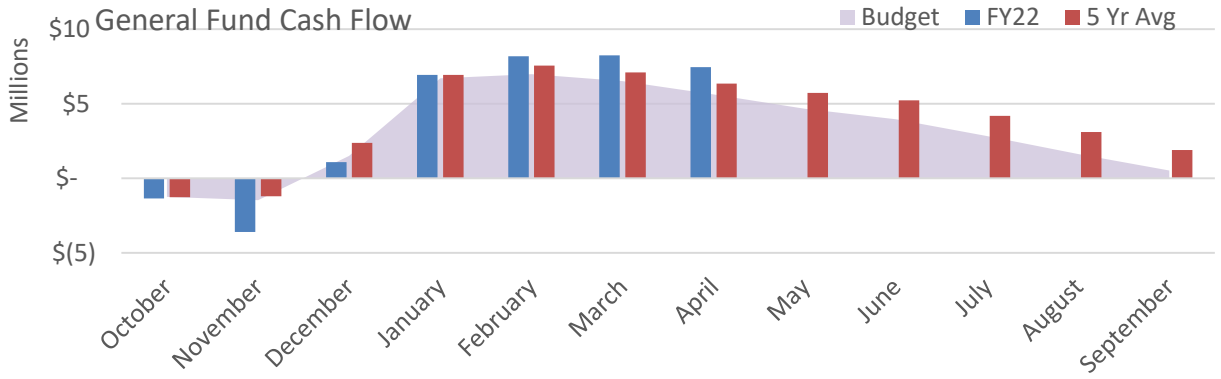
% of year Completed 58%

% of Budget Spent 57%

General Fund

	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21% of Budget
Revenues	$ 25,659,689	$ 21,860,921	85%	$ 20,768,747	83%
Expenditures	$ 25,130,144	$ 14,398,632	57%	$ 14,001,947	53%
	$ 529,545	$ 7,462,289		$ 6,766,800	

Through April, the General Fund has collected $21.8m in revenue and spent 57%, or over $14m, of its budgeted expenditures. From a cash-flow standpoint, the General Fund is about $700,000 ahead of 2021, driven primarily by the higher revenue from Franchise Taxes, ambulance revenues and other service charges, and insurance/settlement payments recorded as miscellaneous revenue. Sales tax continues to be a bright spot as well, with almost 14% growth over the previous year. Expenses are up from last year, although this is partly due to the City's quarterly police communications payment to Keller happening a little earlier this year than last.



General Fund Highlights

Revenue (FY22/FY21)

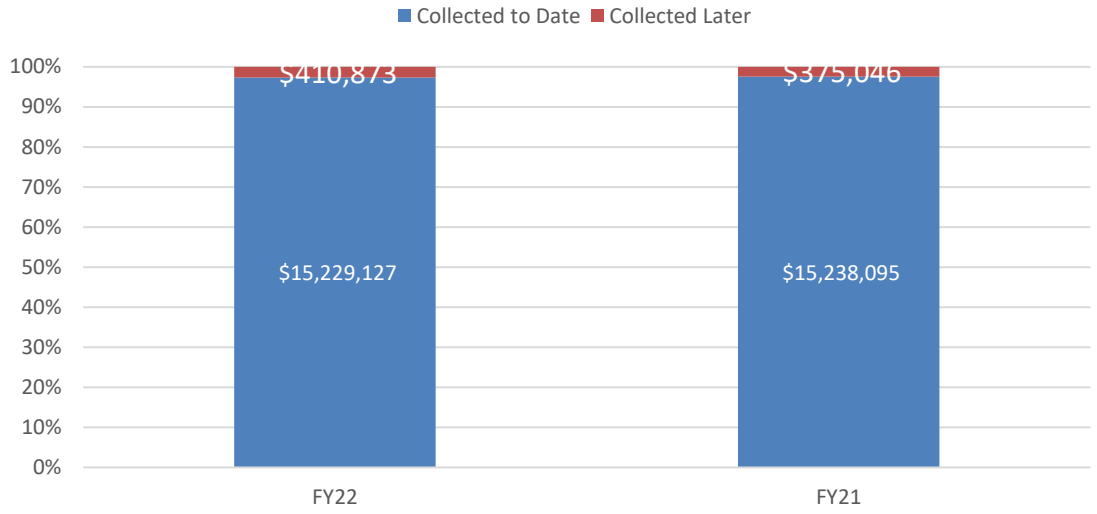
Property Tax	-$09k	Sales Tax	+ $237k	Franchise Tax	+ $148k
Licenses	+ $16k	Other Revenue	+ $693k	**Total Rev**	**+ $1,086k**

Expenditures (FY22/21)

Personnel	+ $231k	Contractual	+ $193k	Supplies	-$32k
Capital	+ $5k	Transfers	$ 0k	**Total Exp**	**+ $397k**

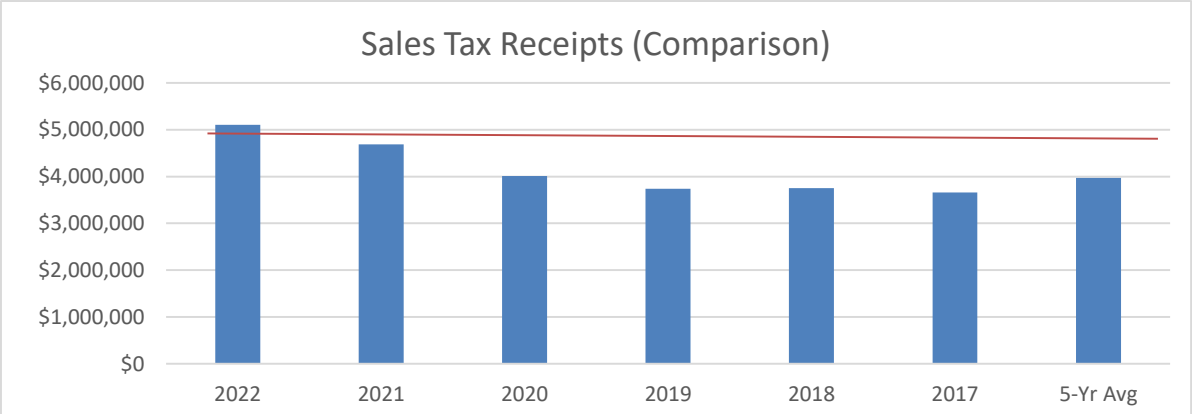
Monthly Financial Report - April 2022

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



MTD Increase

-3.7%

YTD Increase

9.0%

Although the latest sales tax collection was lower than the same period in FY21, the result is still very positive. May of 2021 was a record-high, including audit receipts benefitting the City for $68,000, as well as taxes from repairs and utility costs resulting from the 2021 winter storm. Conversely, May of 2022 brought negative audit receipts, taking almost $20,000 from the City, and included no anomaly inflating sales tax collections. Despite this, the City showed only a slight decrease. If we correct for the audit collections, Colleyville's sales taxes actually showed an increase of almost 2% for this period.

Monthly Financial Report - April 2022

% of year Completed 58%

Water/Sewer Utility Fund

% of Budget Spent 39%

	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21% of Budget
Revenues	$ 18,088,176	$ 9,137,752	51%	$ 8,514,081	49%
Expenditures	$ 18,088,176	$ 7,125,536	39%	$ 8,023,185	46%
	$ -	$ 2,012,216		$ 490,896	

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	$ 7,008,512	Revs	$ 3,729,144	$ 2,129,240
Exps	$ 13,909,032	$ 4,981,218	Exps	$ 3,729,144	$ 2,144,318
Net	**$ 450,000**	**$ 2,027,294**	**Net**	**$ -**	**$ (15,078)**

Through April, the Utility Fund has collected 51% of its budgeted revenue and spent 39% of its budgeted expenditures, yielding more than double the surplus as we saw this time in the previous year. This is due in part to the suspension of late fees and penalties in FY21. As summary above shows, the City's direct revenues have come in slightly lower than its expenses, due to our annual administrative services charge from the Utility Fund to the General Fund having been processed a few months ago. We expect this to even out next month as revenues catch up. Because of this, all of our YTD surplus is made up from savings from the Trinity River Authority (T.R.A.). The City has received its annual true-up from the Trinity River Authority as of April, resulting in over $1 million in costs refunded to the City . 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.

Annual Trinity River Authority True-Up

The Trinity River Authority is the water/wastewater provider used by Colleyville and several other local cities. Each year, the Authority apportions its operating budget among its customer cities based on projected water usage. After the year concludes, the Authority "trues up" its actual expenditures with its actual revenues. In the event there is a shortfall, the Authority will charge its customer cities an additional amount. If there is a surplus, the Authority issues prorated refunds to each customer city.

Expenditures (FY22/21)

Mostly TRA costs ↓

Personnel	+ $6k	Contractual	-$923k	Supplies	-$13k
Capital	+ $9k	Transfers	+ $23k	**Total Exp**	**-$898k**

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 - April 2022

% of year Completed 58%

% of Budget Spent 46%

Drainage Utility Fund

	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21% of Budget
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Expenditures	$ 694,205	$ 321,706	46%	$ 507,892	63%
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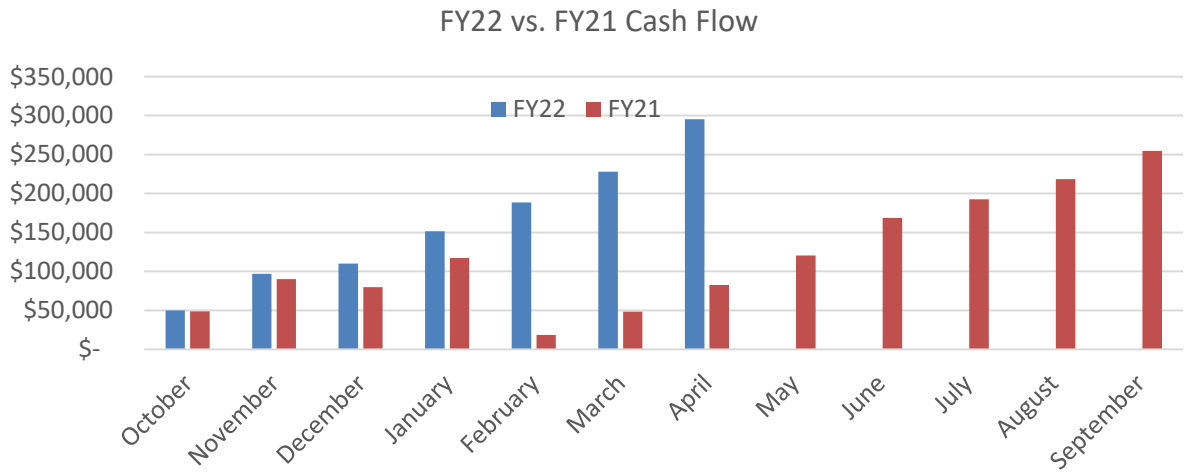

Drainage Fund Operation Highlights

Revenue - Drainage Fees

FY22/FY21 ↑ 0.2%

FY22/5-Yr Avg ↑ 1.9%

Expenditures (FY22/21)

Personnel	-$34k	Contractual	-$3k
Supplies	-$22k	Capital/Xfers	$0k
Debt Service	-$126k	**Total Exp.**	**-$186k**

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

Monthly Financial Report - April 2022

% of year Completed 58%

% of Budget Spent 58%

Hotel Tax Fund

	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD
Revenues	$ 252,500	$ 100,078	40%	$ 42,297
Expenditures*	$ 247,822	$ 143,193	58%	$ 205,769
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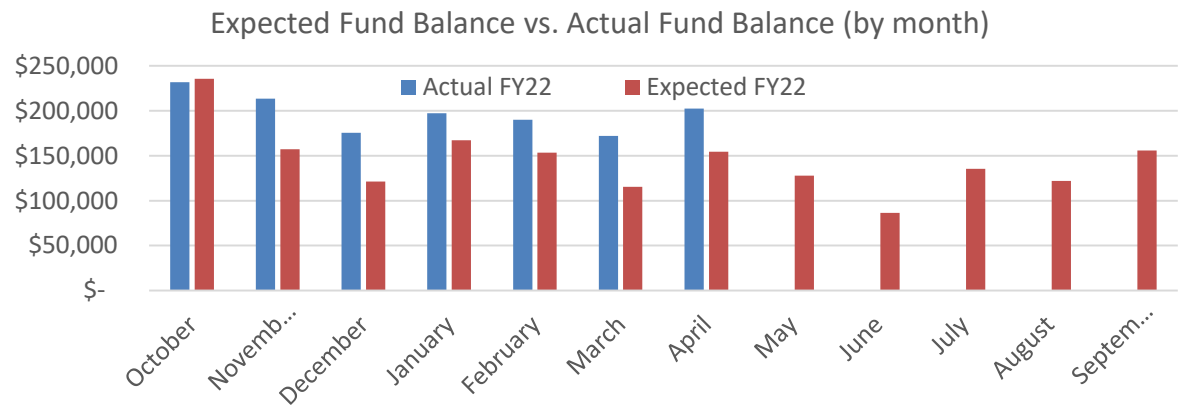
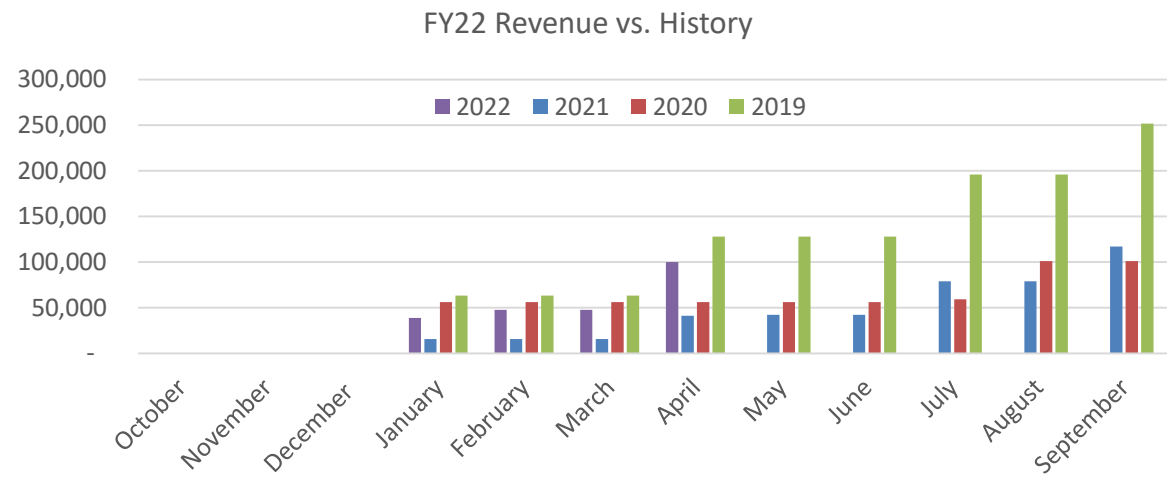


Hotel Tax Performance



Monthly Financial Report - April 2022

% of year Completed 58%

% of Budget Spent 91%

Debt Service Fund

	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21% of Budget
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Expenditures*	$ 821,898	$ 745,485	91%	$ 782,408	95%
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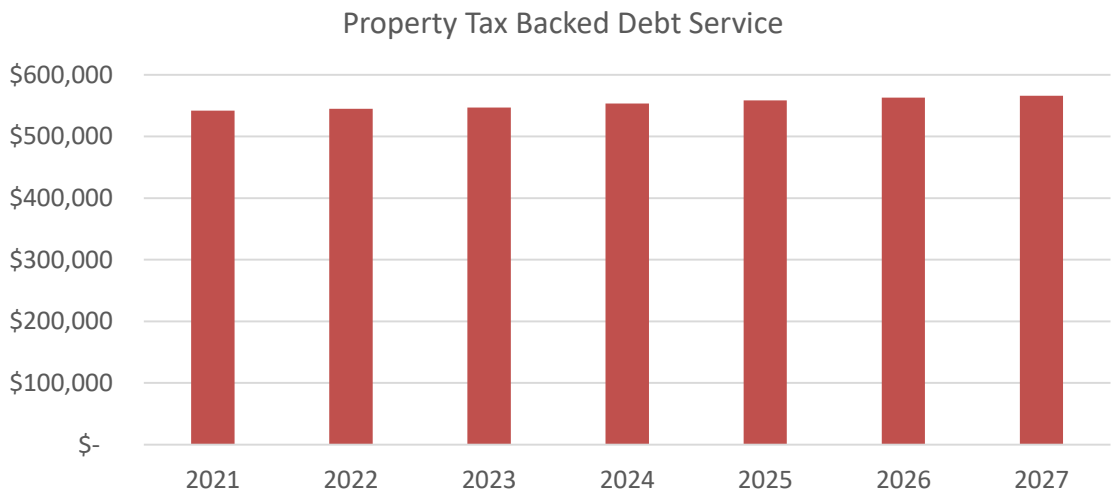
Being predominately funded through property taxes, the Debt Service fund has received most of its revenue this year. Cash-flow for this fund is very predictable, as most revenues are recognized in December/January and debt service payments occur twice annually, with lease payments also occurring throughout the year. As of the April figures, the fund is running a deficit of about $143,000 after its first scheduled bond payment and some lease payments this year. 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 9a **Agenda Date** 5/17/2022 **Number** Ordinance O-22-2201
Type Ordinance
Department Community Development

Title
Consideration of a zoning change from R-10 Single Family Residential to R-30 Single Family Residential zoning district for Lot 1, Block 1, Brown Addition Colleyville, located at 5412 Pleasant Run Road, Case ZC22-014

Strategic Plan
4.1 Protect Colleyville's semi-rural residential character

Explanation
First Reading and Public Hearing

Bruce Crandall, the applicant, has submitted a request for a zoning change on Lot 1, Block 1, Brown Addition Colleyville, being approximately 0.89 acres, and zoned R-10 Single Family Residential. The purpose is to rezone from the R-10 Single Family Residential district to the R-30 Single Family Residential district. There are no new lots proposed.

Existing Conditions/Background: The subject property, 5412 Pleasant Run Road, has R-10 zoning and is located on the west side of Pleasant Run Road and near the intersection of Church Street. The subject property has a single family residence.

Proposed Zoning: Request – The applicant requests to rezone the property from R-10 to the R-30 district. The minimum standards for the R-30 zoning district are as follows:

Minimum Lot Size	30,000 square feet	
Minimum Lot Width	125 feet	±110 feet
Minimum Lot Depth	125 feet	
Front Building Line	35 feet	
Side Building Line	10 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	25%	
Max. Impervious Coverage	55%	

Analysis: The current size of the property does comply with all the minimum standards of the R-30 Single Family Residential zoning, except for the lot width.

Plat Status: The property is platted as Lot 1, Block 1, Brown Addition Colleyville.

DRC Review: The DRC reviewed the request during their April 18, 2022 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north and west are zoned R-10 and contain single family residential development. The properties to the south are zoned PUD-R Planned Unit Development – Residential and contain single family residential development. The properties to the east are zoned CC-1 Village Retail and are improved with uses associated with First Baptist Colleyville.

Comprehensive Plan: The City's Comprehensive Plan, *Destination Colleyville*, identifies the subject property for residential purposes.

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

Staff Recommendation: Staff recommends approval of the request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their May 9, 2022 meeting by a vote of 7-0.

Financial Impact

There is no financial impact to the City.

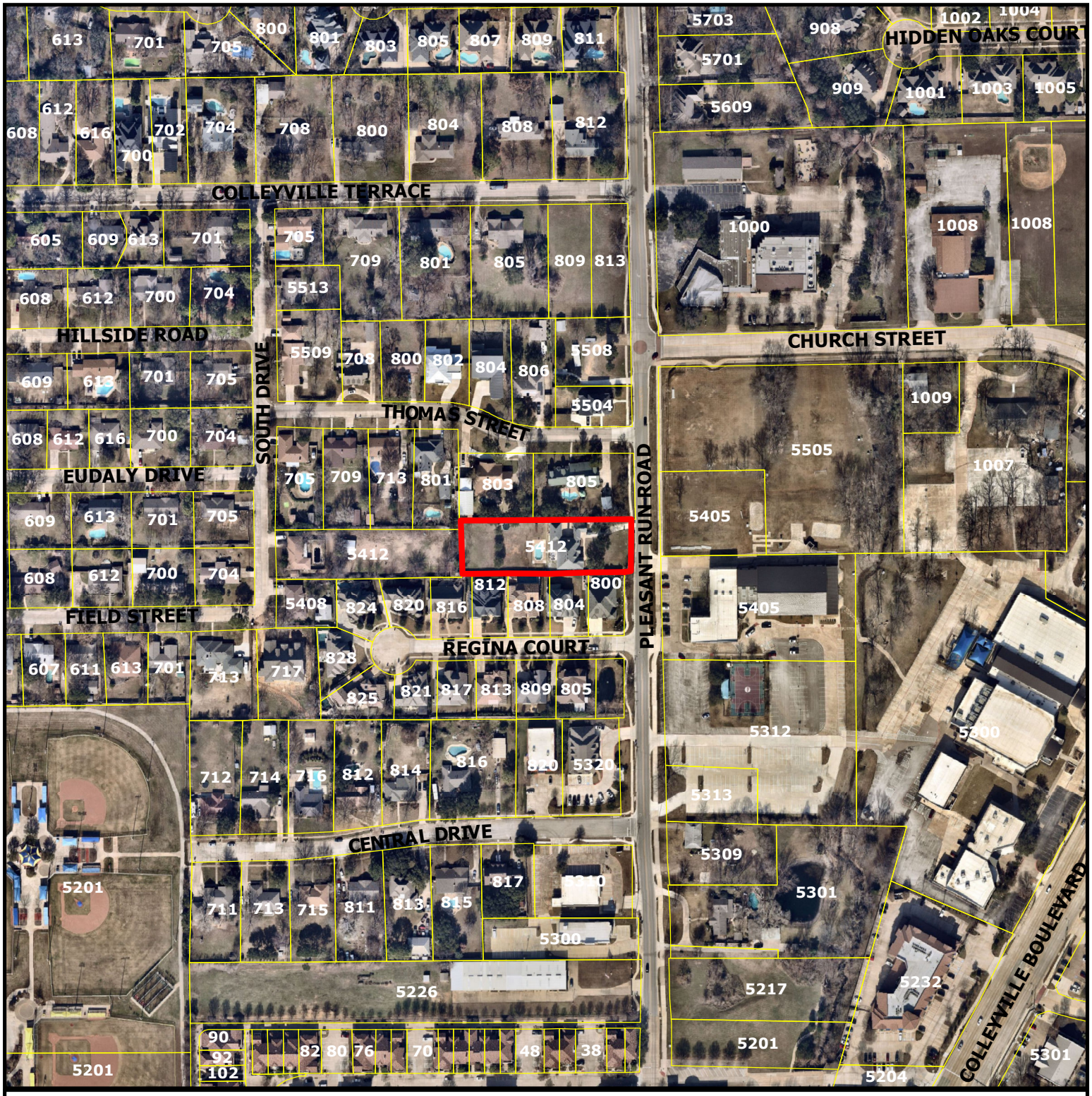
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Notification Map
6. Notification Letter
7. Notification List
8. Ordinance O-22-2201

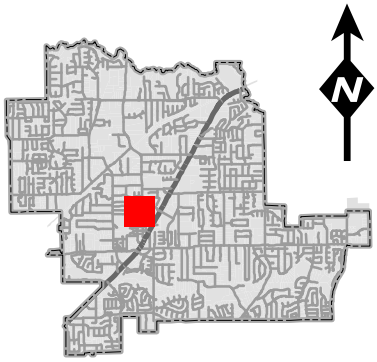
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC22-014

5412 Pleasant Run Road



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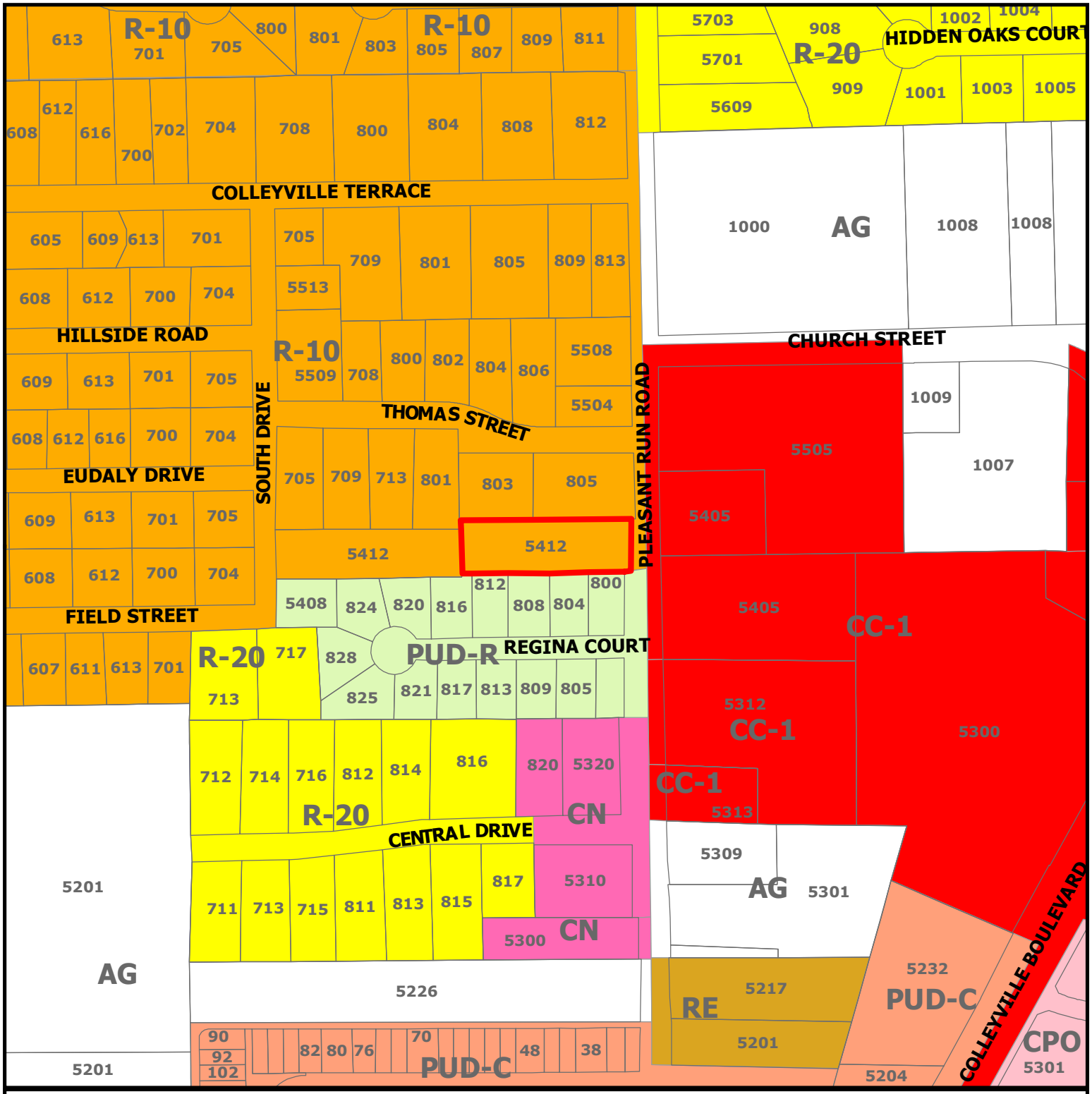
Subject Property

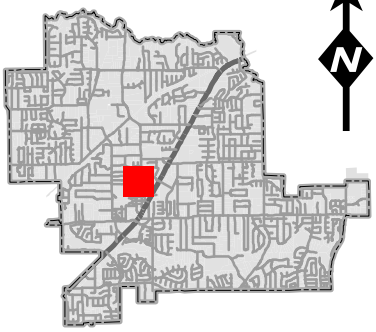
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC22-014

5412 Pleasant Run Road



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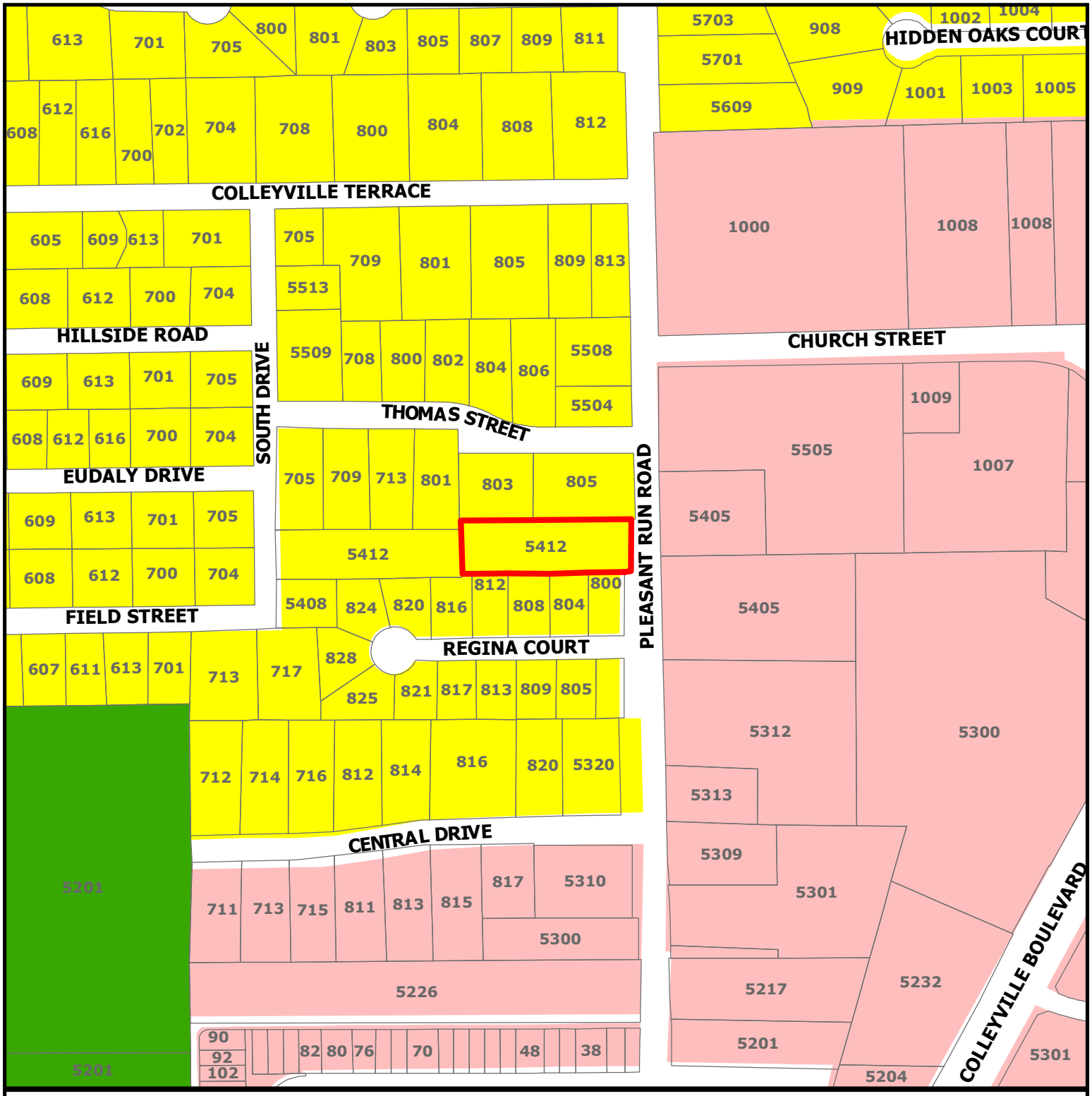
Subject Property

Future Land Use Map



CITY OF COLLEYVILLE TEXAS

ZC22-014

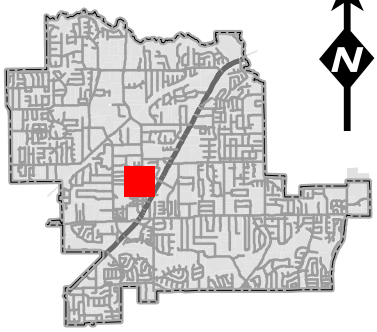
5412 Pleasant Run Road

Subject Property

Residential

Colleyville Blvd Corridor

Open Space; Parks



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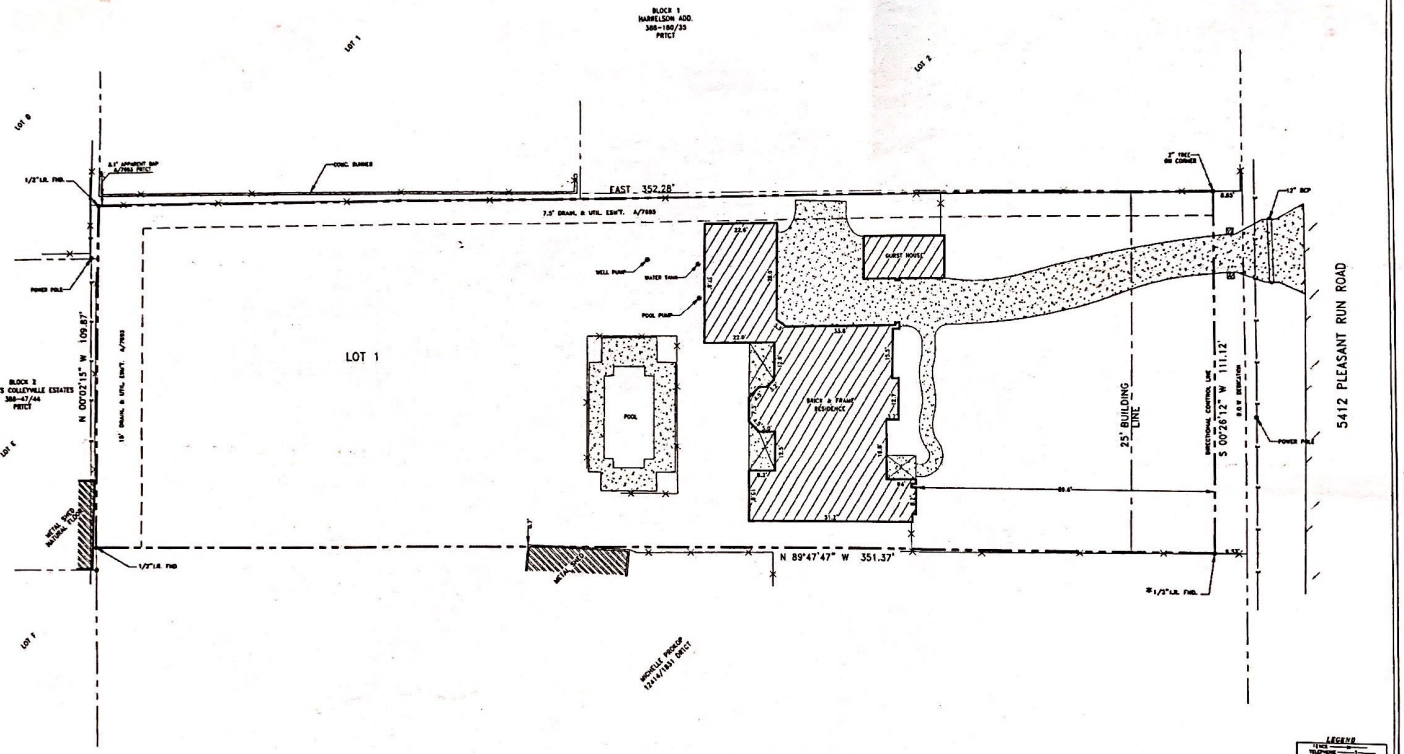
REFERENCE NO 55258
LENDER: NATIONAL CITY MORTGAGE CO.
TITLE CO RATTIKIN TITLE G/F SL-02C58467-LM
PURCHASER: CHANDALL
DATE: 12-1-03



The following easements could not be located from the description contained therein:
1349/33, 1349/41, 1617/317 & 1763/81 DRTCT.

NOTE: SHED OVER PROPERTY LINE AS SHOWN.

NOTE: FENCES OFF LINE AS SHOWN.

NOTE: BASIS OF BEARINGS FOR THIS SURVEY FROM DATA PROVIDED BY THE RECORDED PLAT.

SCALE: 1"=20'

LEGEND
TREE
TELEPHONE
ELECTRIC
TEL-ELECTRIC
CONCRETE
ASPHALT

PROPERTY DESCRIPTION: Lot 1, Block 1, BROWN ADDITION to the City of Colleyville, Tarrant County, Texas, according to plat recorded in Cabinet A, Slide 7883, Deed Records of Tarrant County, Texas.

SURVEYOR'S STATEMENT: The undersigned Registered Professional Land Surveyor has prepared this survey for the exclusive use of the herein named purchaser, lender and title company only. The title commitment, referenced by the R.P. number shown hereon, and provided by said title company was relied upon for the preparation of this survey. No other abstracting was performed. The undersigned acknowledges that this survey was conducted by the surveyor or under his supervision on the date shown hereon. This plat of survey and the property description set forth hereon are a true representation of facts found at the time of an actual on-the-ground survey. There are no visible, above ground encroachments, or protrusions, except as shown.
The use of this survey by any parties other than those named above for any other purposes shall be at the user's own risk and any loss resulting therefrom shall not be the responsibility of the undersigned. Unauthorized use is not permitted without the express written permission of James H. Donely Land Surveyors, Inc.

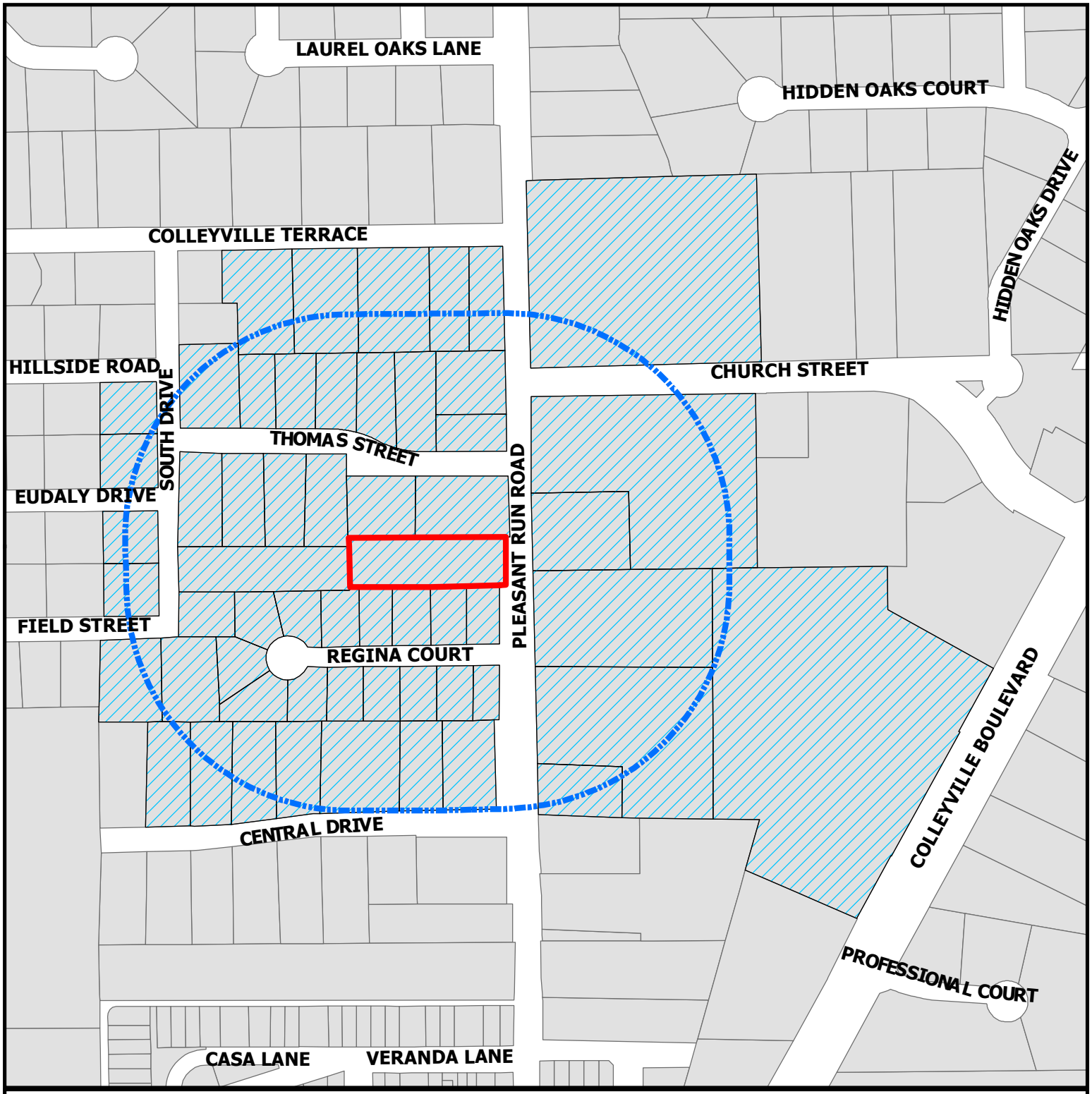
James H. Donely
Land Surveyors, Inc.
Member of: ACSM
SACSMS SLPSA

Robert W. Bryan
ROBERT W. BRYAN, R.P.L.S. # 5508
6850 MANHATTAN BLVD. SUITE 310
FORT WORTH, TEXAS 76120
(817) 429-5898

COPYRIGHT © 2003 JAMES H. DONELY LAND SURVEYORS, INC. ALL RIGHTS RESERVED.

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL

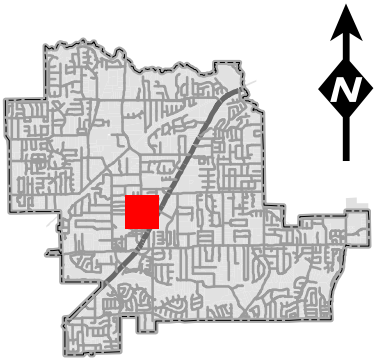
Notification Map



CITY OF COLLEYVILLE TEXAS

ZC22-014

5412 Pleasant Run Road



Subject Property

500ft Buffer

Properties within 500ft

DISCLAIMER:
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NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

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

Planning and Zoning Commission Meeting: Monday, May 9, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, May 17, 2022 & Tuesday, June 7, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request:	Consideration of a zoning change from the R-10 Single Family Residential district to the R-30 Single Family Residential district. The request is to rezone the property to allow for a zoning district consistent with the lot as it exists.
Zoning Case:	ZC22-014
Applicant:	Bruce Crandall
Owner:	Bruce Crandall
Location:	5412 Pleasant Run Road
Property Description:	Lot 1, Block 1, Brown Addition Colleyville
Present Zoning:	R-10 Single Family Residential

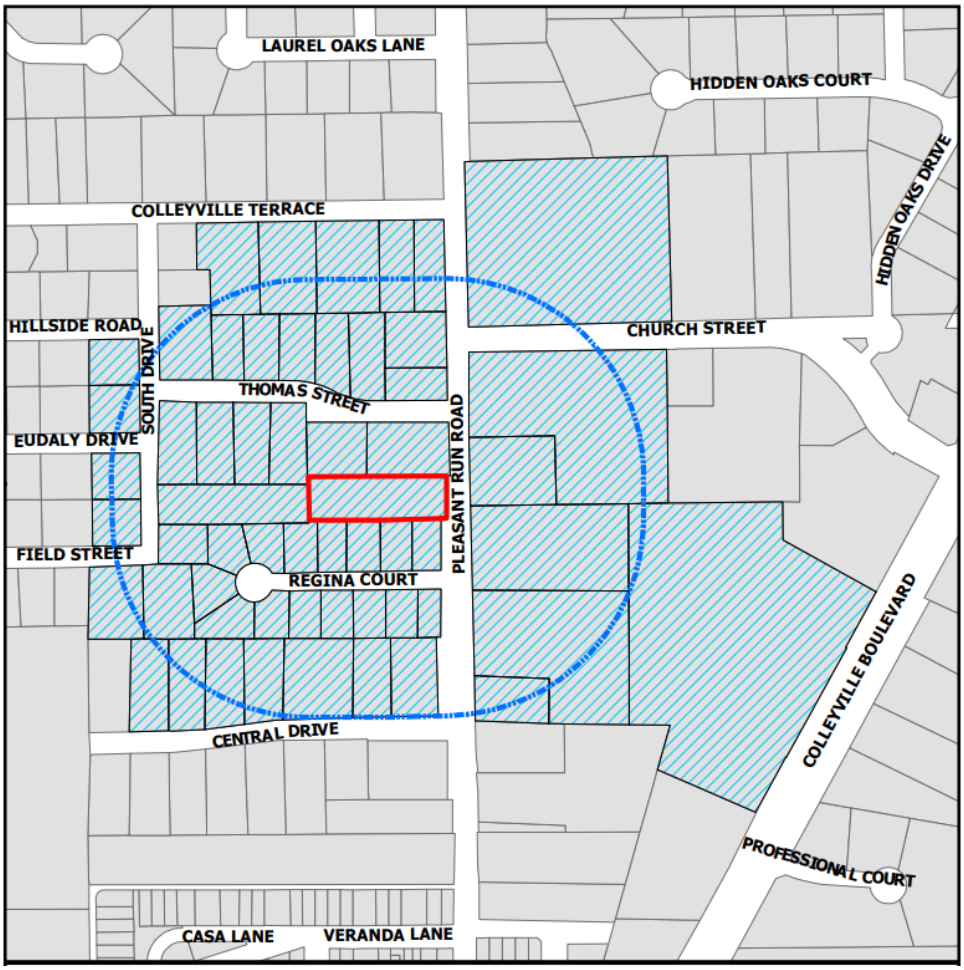
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

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
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
MITZEL, CINDY	800 REGINA CT	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
KELLOGG FAMILY TRUST	824 REGINA CT	COLLEYVILLE, TX
HELM, ERIC	825 REGINA CT	COLLEYVILLE, TX
PICKENS, ROSEMARY	708 THOMAS ST	COLLEYVILLE, TX
HENIGSMITH, CECIL	705 THOMAS ST	COLLEYVILLE, TX
LAIBLY, CATHEY	704 EUDALY DR	COLLEYVILLE, TX
WELCH, DONALD	713 FIELD ST	COLLEYVILLE, TX
CARDINI, CHRISTOPHER	821 REGINA CT	COLLEYVILLE, TX
ROEMING, BRANTON F	805 THOMAS ST	COLLEYVILLE, TX
COLLEYVILLE HEIGHTS LLC	PO BOX 1132	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
LALA FAMILY TRUST	816 CENTRAL DR	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
KIM & DEBORAH SHELTON TRUST	813 REGINA CT	COLLEYVILLE, TX
MOORE, KAREN JEAN	PO BOX 694	COLLEYVILLE, TX
DS & RS PROPERTIES LLC	2421 ARBOR GATE LN	COLLEYVILLE, TX
KELLEY, CHARLES S	705 HILLSIDE RD	COLLEYVILLE, TX
WILLIAMSON, PENNY S	713 THOMAS ST	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
CHACKO, RAIBU	817 REGINA CT	COLLEYVILLE, TX
HOFFMAN ROBERT JAMES JR	5504 PLEASANT RUN RD	COLLEYVILLE, TX
TUMPAK, SCOTT	809 REGINA CT	COLLEYVILLE, TX
DUKE, JAMES	812 CENTURY DR	COLLEYVILLE, TX
MILLER, JEFFREY D	801 COLLEYVILLE TERR	COLLEYVILLE, TX
GARRETT, RUSSELL W	820 REGINA CT	COLLEYVILLE, TX
FIRST UNITED METH COLLEYVILLE	5601 PLEASANT RUN RD	COLLEYVILLE, TX
BARNES, MICHAEL	812 REGINA CT	COLLEYVILLE, TX
MOFFETT, JESSE	806 THOMAS ST	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
HASELTINE, MARILYN L	704 FIELD ST	COLLEYVILLE, TX
MISKO, SUSAN R	716 CENTRAL DR	COLLEYVILLE, TX
BRANDON, PHYLLIS M	PO BOX 455	COLLEYVILLE, TX
CLARKE PRODUCTS INC	820 CENTRAL DR	COLLEYVILLE, TX
HARRIS, FRANK H	5509 SOUTH DR	COLLEYVILLE, TX
GRIFFIN, TIMOTHY S	828 REGINA CT	COLLEYVILLE, TX
WILLIAMSON, LAWRENCE	709 THOMAS ST	COLLEYVILLE, TX
JOHNSTON, NICHOLAS	705 EUDALY DR	COLLEYVILLE, TX
MCDONALD, CEACY SAMANTHA	814 CENTRAL DR	COLLEYVILLE, TX
FIRST UNITED METH COLLEYVILLE	5601 PLEASANT RUN RD	COLLEYVILLE, TX
JENNINGS, ALLISON	905 COLLEYVILLE TERR	COLLEYVILLE, TX
BELL, MICHAEL W	816 REGINA CT	COLLEYVILLE, TX
MITCHELL, JEWELL O	800 THOMAS ST	COLLEYVILLE, TX
CRANDALL, BRUCE	5412 PLEASANT RUN RD	COLLEYVILLE, TX
LONG, MATTHEW	805 REGINA CT	COLLEYVILLE, TX
SHRESTHA, NEENA	804 THOMAS ST	COLLEYVILLE, TX
WARNER, RICHARD D	5408 SOUTH DR	COLLEYVILLE, TX
GREENBERG, MICHELLE	804 REGINA CT	COLLEYVILLE, TX
INGRAM, TERESA	808 REGINA CT	COLLEYVILLE, TX
FIRST UNITED METH COLLEYVILLE	5601 PLEASANT RUN RD	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
GRACIA, MACEDONIO	803 THOMAS ST	COLLEYVILLE, TX
FLUEGEL, KYLE	801 THOMAS ST	COLLEYVILLE, TX
REYNOLDS, GILES	714 CENTRAL DR	COLLEYVILLE, TX

FAZAL, JASIM	802 THOMAS ST	COLLEYVILLE, TX
KENNER, ASHLEY	717 FIELD ST	COLLEYVILLE, TX
HOFFMAN ROBERT JAMES JR	5504 PLEASANT RUN RD	COLLEYVILLE, TX
HIDDEN OAKS ESTATES		COLLEYVILLE, TX
LAUREL OAKS ESTATES	809 LAUREL OAKS LANE	COLLEYVILLE, TX
COLLEYVILLE HEIGHTS	816 REGINA COURT	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-22-2201

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.89 ACRES BEING, LOT 1, BLOCK 1, BROWN ADDITION COLLEYVILLE, LOCATED AT 5412 PLEASANT RUN ROAD, FROM THE R-10 SINGLE FAMILY RESIDENTIAL TO THE R-30 SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning of the property from R-10 Single Family Residential to R-30 Single Family Residential district for Case No. ZC22-014; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from R-10 Single Family Residential to R-30 Single Family Residential district on 0.89 acres, being Lot 1, Block 1, Brown Addition Colleyville, located at 5412 Pleasant Run Road as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. As depicted in the attached Exhibit "A" and Exhibit "B".

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 17th day of May 2022.

The second reading and public hearing being conducted on the 7th day of June 2022.

PASSED AND APPROVED BY A VOTE OF _AYES, __NAYS ON THIS THE 7TH DAY OF JUNE 2022.

Mayor Bobby Lindamood	_____	Place 1, Brandi Elder	_____
Place 2, George Bond	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"- Zoning Map

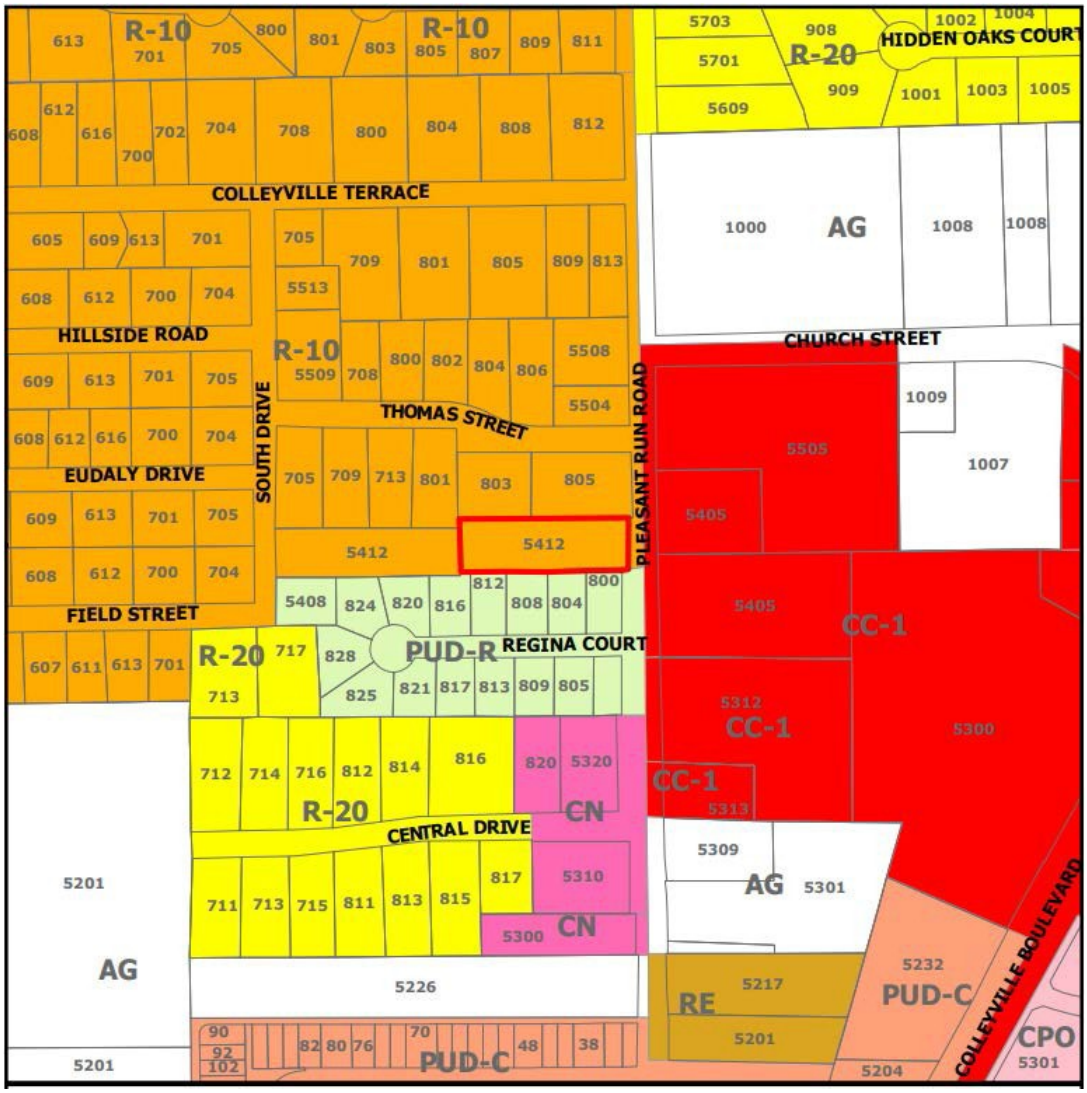
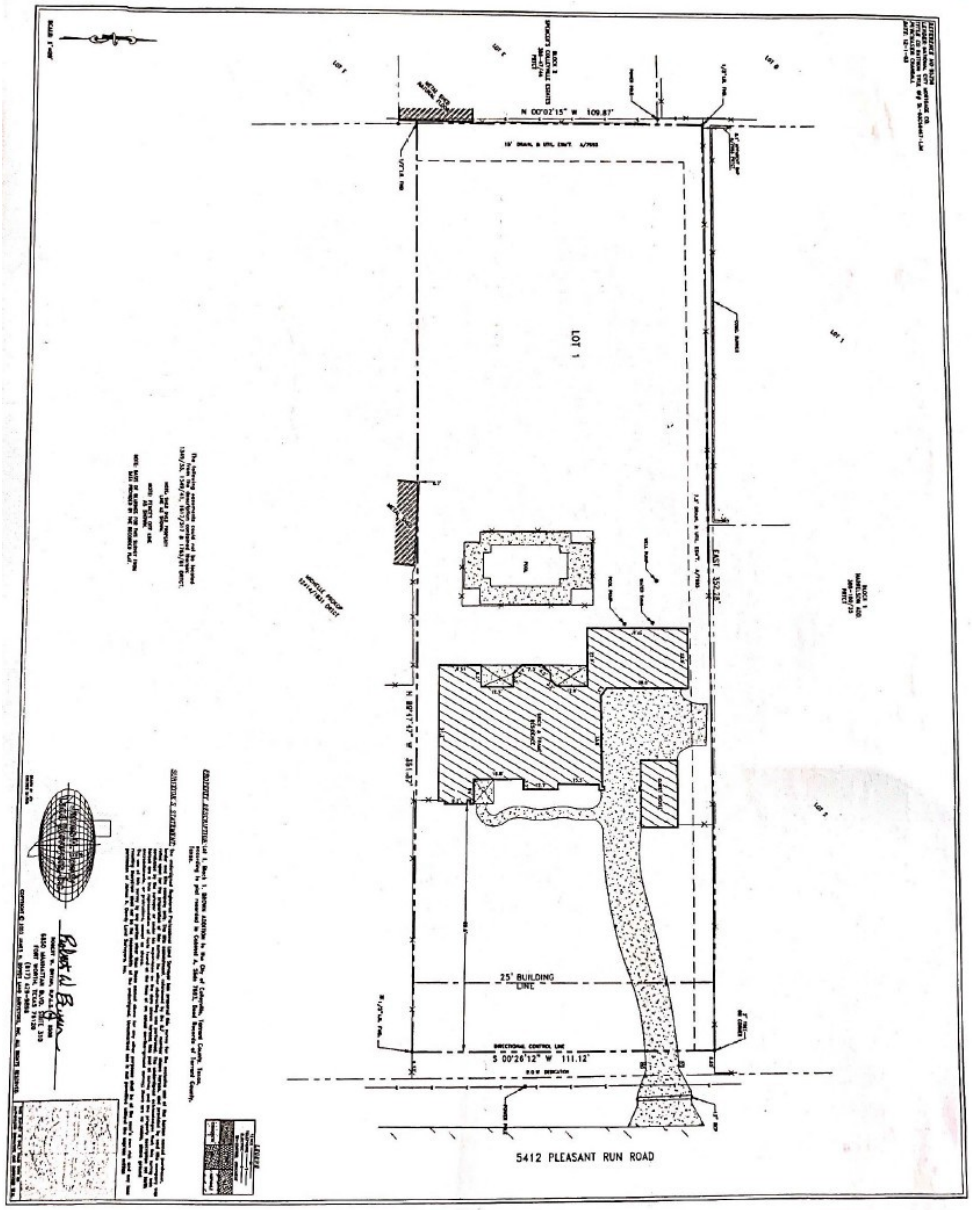


Exhibit "B"- Zoning Exhibit



City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 9b **Agenda Date** 5/17/2022 **Number** Ordinance O-22-2202
Type Ordinance
Department Community Development

Title
Consideration of a zoning change from ML Light Manufacturing to CC-1 Village Retail zoning district for Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-017

Strategic Plan
4.2 Encourage compatible commercial growth

Explanation
First Reading and Public Hearing

Nona Samidon, the applicant, has submitted a request for a zoning change on Lot 16R1A, Block 1, Colleyville Industrial Park, being approximately 0.65 acres, and zoned ML Light Manufacturing district. The purpose is to rezone from the ML Light Manufacturing district to the CC-1 Village Retail district to allow for retail and office uses. The 'Massage Therapy' use is allowed with approval of a Special Use Permit in the CC-1 district.

Existing Conditions/Background: The subject property is located on the southeast corner of the intersection of Colleyville Boulevard and Industrial Boulevard. The lot is platted.

Proposed Zoning: The applicant requests to rezone the property from ML to the CC-1 district. The minimum standards for the CC-1 zoning district are as follows:

Minimum Lot Size	15,000 square feet
Minimum Lot Width	150 feet
Minimum Lot Depth	120 feet
Front Building Line	40 feet
Side Building Line	15 feet
Rear Building Line	10 feet
Max. Lot Coverage	50%
Max. Impervious Coverage	80%

Analysis: The current size of the property complies with all the minimum standards of the CC-1 Village Retail commercial zoning. The ML zoning does not allow for massage therapy at this location, but the CC-1 zoning would allow the proposed acupuncture

business, classified as a 'Massage Therapy' use, to operate with approval of a Special Use Permit.

Plat Status: The property is platted as Lot 16R1A, Block 1, Colleyville Industrial Park.

DRC Review: The DRC reviewed the request during their April 18, 2022 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, east, and south are zoned ML Light Manufacturing and are improved with commercial uses. The property located to the west is zoned AG Agricultural and is unimproved.

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

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

Staff Recommendation: Staff recommends approval of this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their May 9, 2022 meeting by a vote of 7-0.

Financial Impact

There is no financial impact to the City.

Recommendation

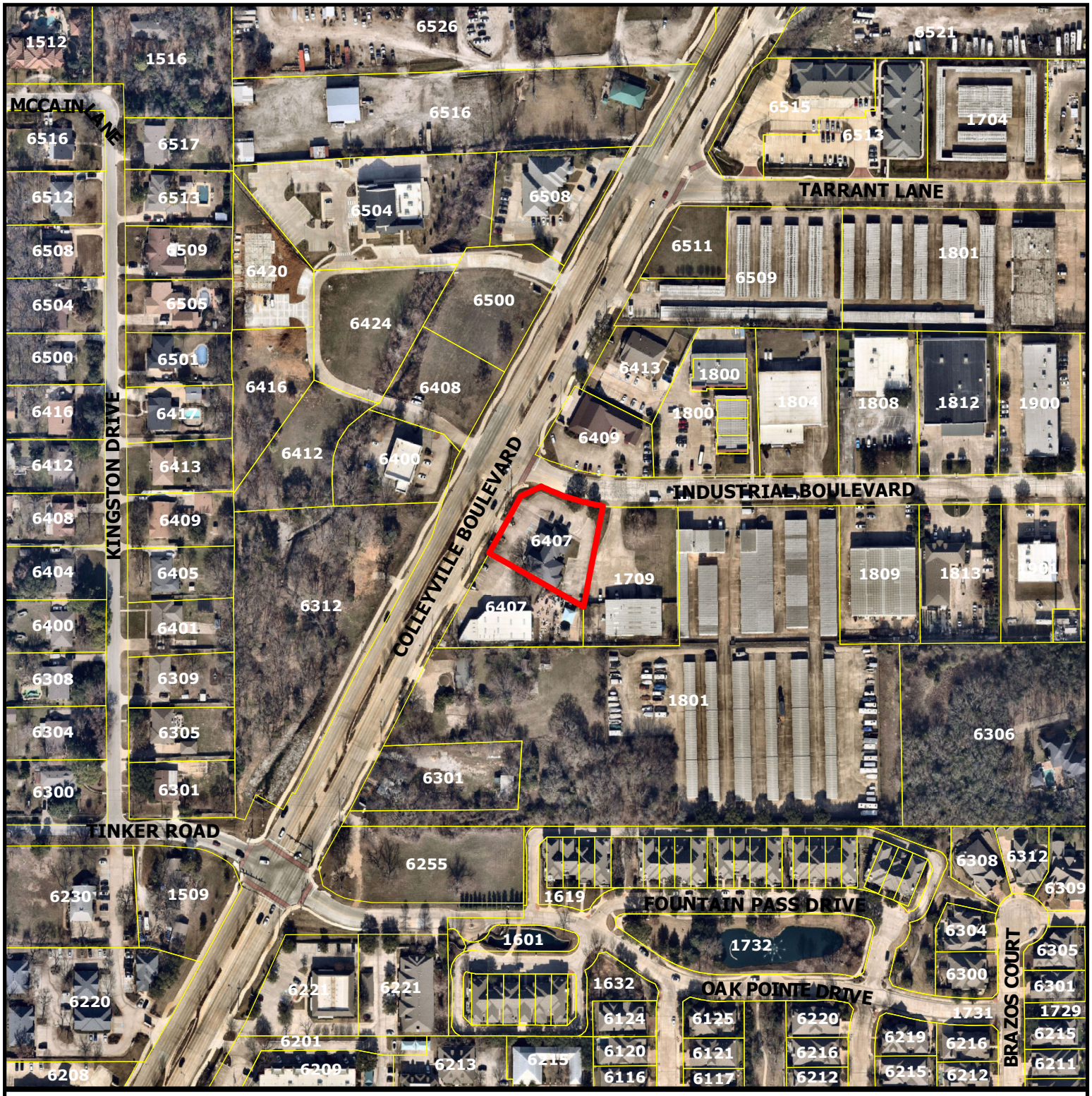
Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Survey
6. Plat Map
7. Front View

8. Rear View
9. Notification Map
10. Notification Letter
11. Notification List
12. Ordinance O-22-2202

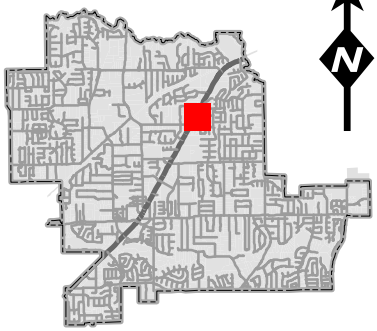
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC22-017

6407 Colleyville Boulevard



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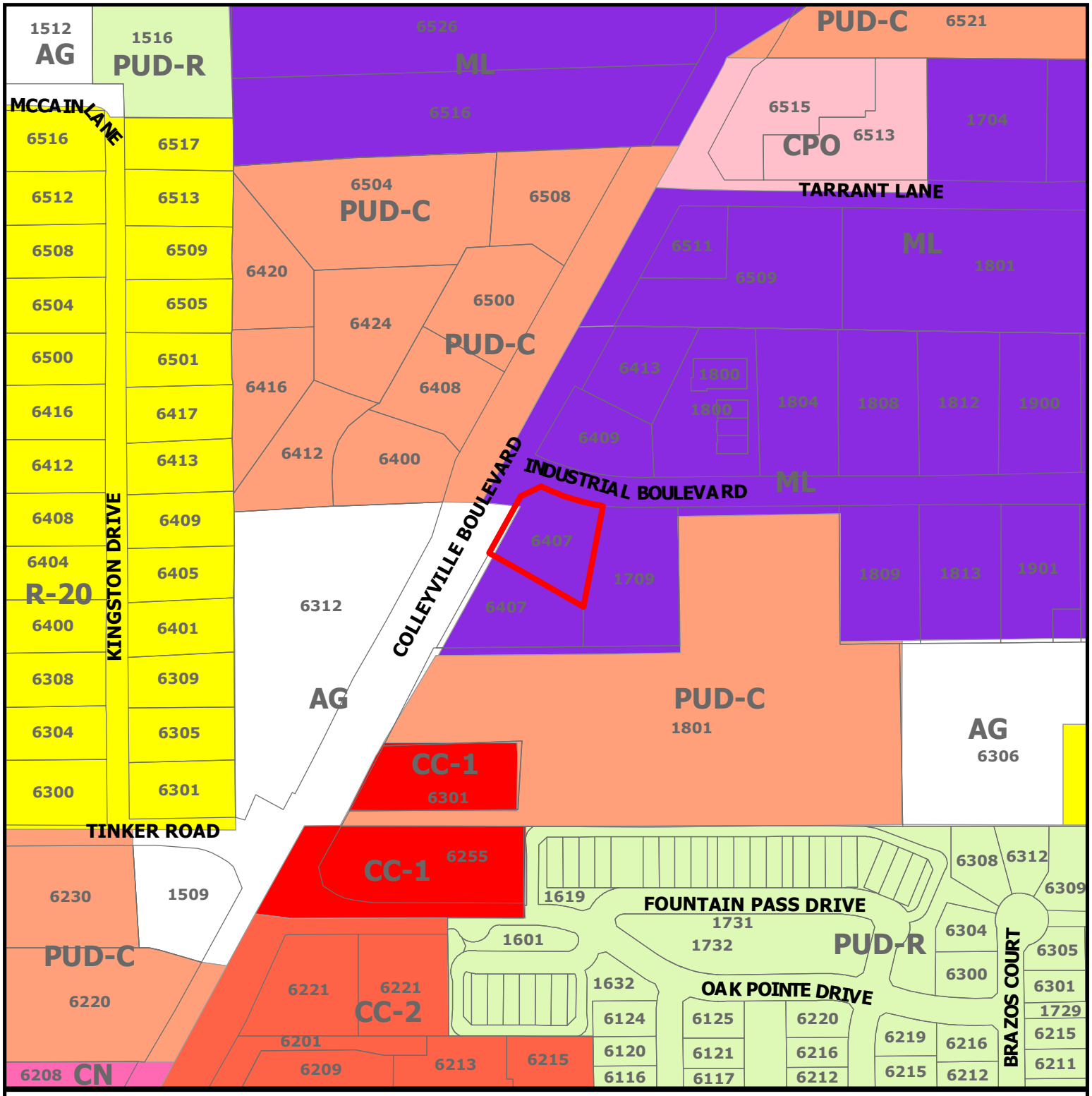
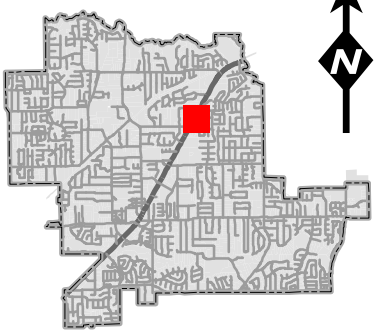
Subject Property

Zoning Map



ZC22-017

6407 Colleyville Boulevard



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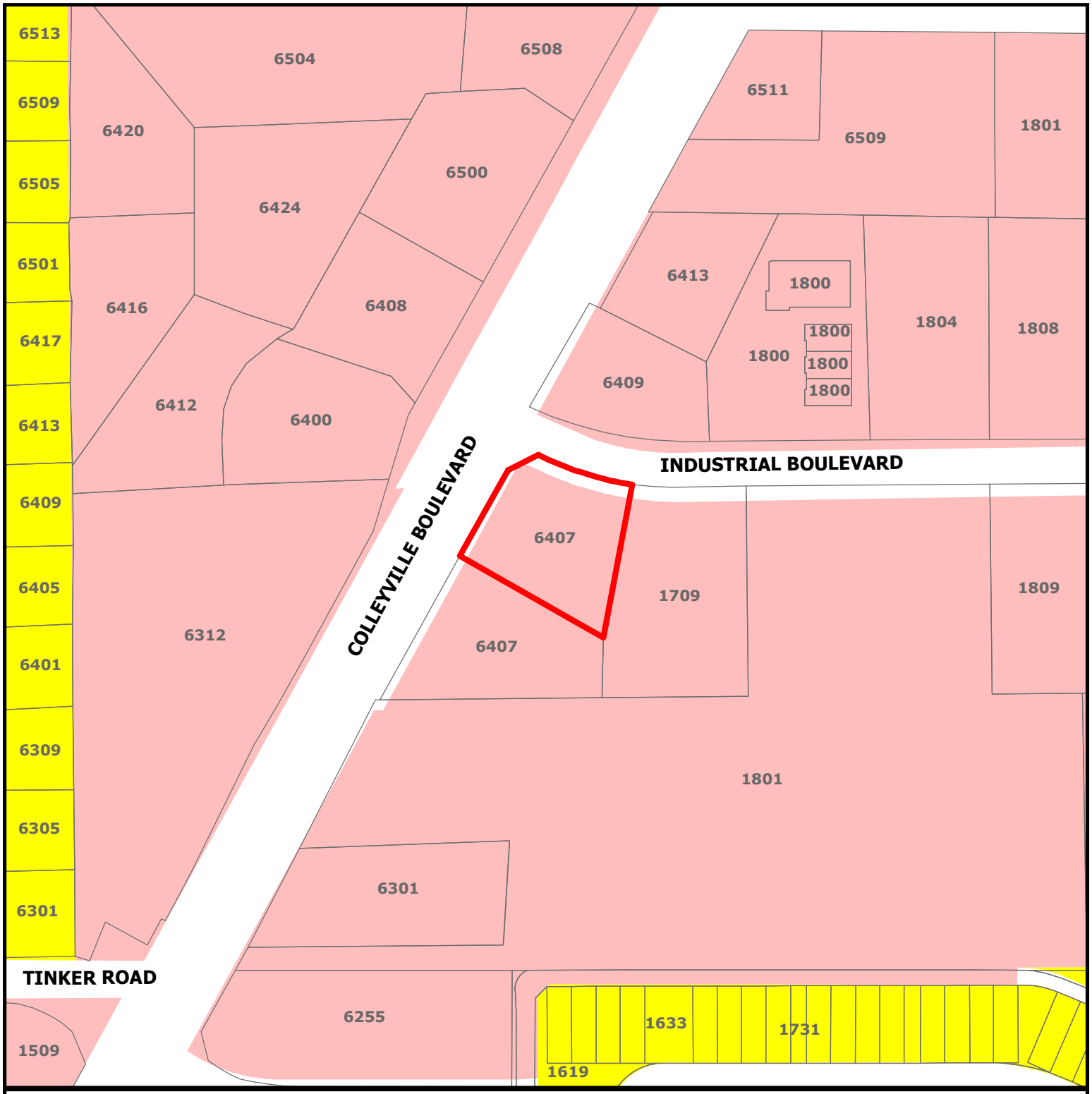
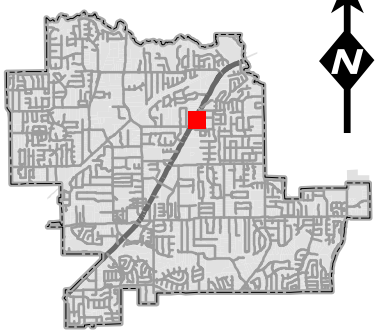
Subject Property

Future Land Use Map



ZC22-017

6407 Colleyville Boulevard



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- Subject Property
- Residential
- Colleyville Blvd Corridor

What we primarily offer at Vitality Wellness Clinic?

We offer acupuncture performed by the medical board licensed acupuncturist and oriental medical doctor Jason Tsing who has been also trained by God father of acupuncture Dr. Wu Wei Ping. .

What is Acupuncture?

Traditional Chinese medicine explains acupuncture as a technique for balancing the flow of energy or life force — known as chi or qi (chee) — believed to flow through pathways (meridians) in your body. By inserting needles into specific points along these meridians, acupuncture practitioners believe that your energy flow will re-balance.

How are acupuncture treatments done?

Acupuncture involves the insertion of FDA approved very thin needles through your skin at strategic points on your body. A key component of traditional Chinese medicine, acupuncture is most commonly used to treat pain. Increasingly, it is being used for overall wellness, including stress management.

In contrast, many Western practitioners view the acupuncture points as places to stimulate nerves, muscles and connective tissue. Some believe that this stimulation boosts your body's natural painkillers.

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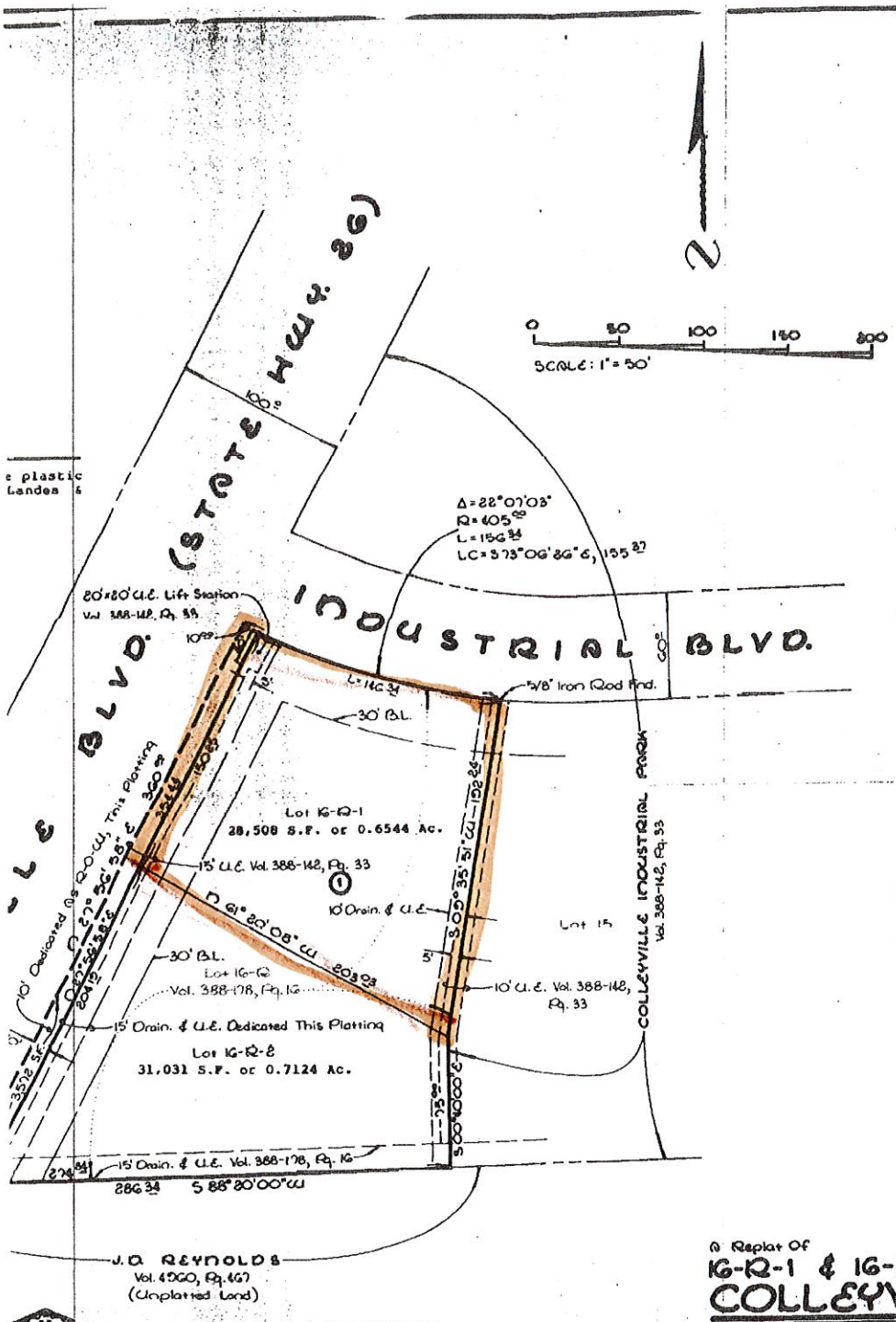

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Date:

A Replat Of
16-R-1 & 16-R-2,
COLLEYVILL

an Addition to
being a replat
Industrial Pa
Colleyville,
recorded in Vo
of Tarrant Cou

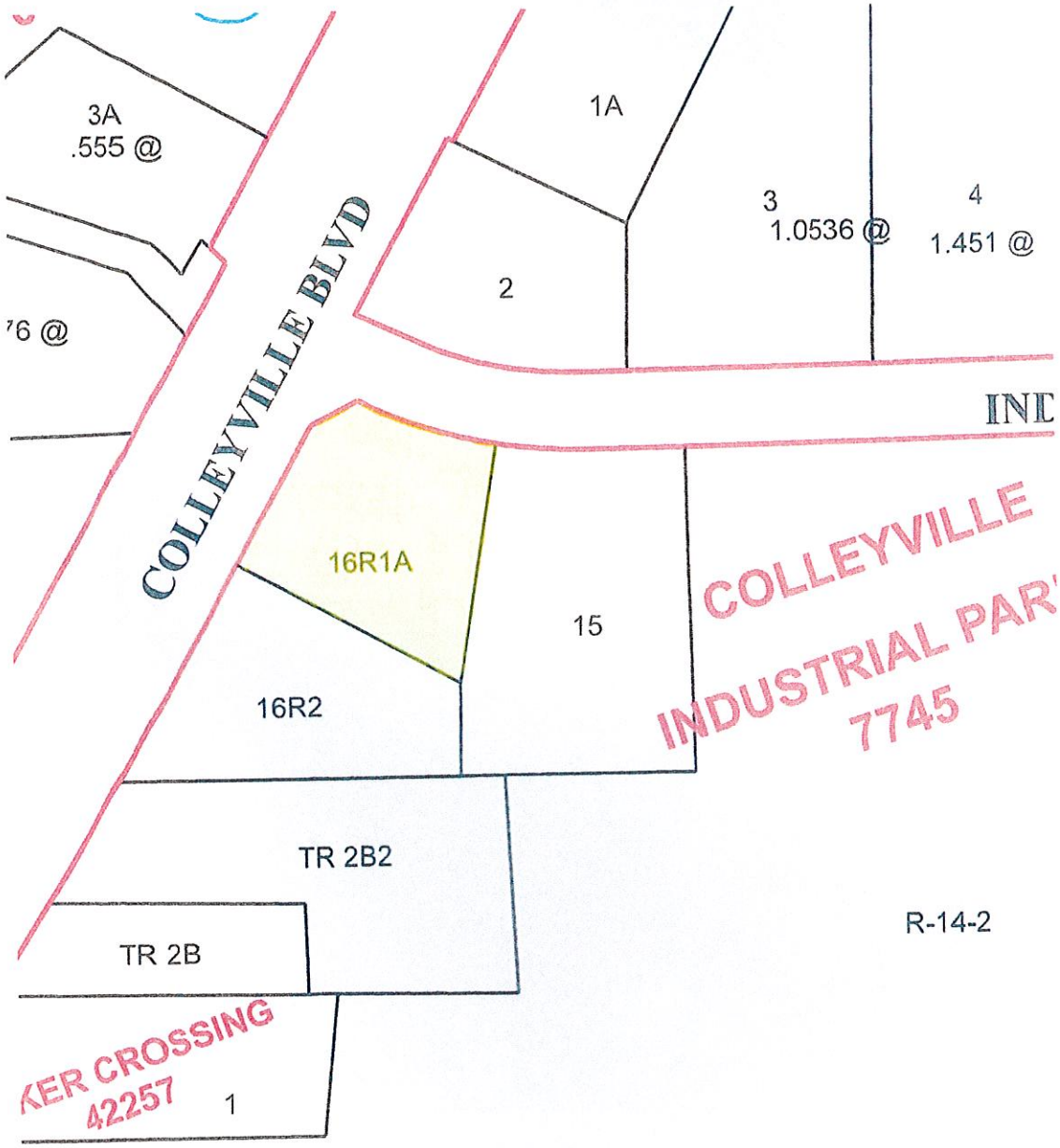
OWNER:
James A. Titus
T&M Development
5110 Montclair

CERTIFICATION

"All required monuments and markers actually exist in accordance with the provisions of Chapter 9 of the Colleyville City Code and that their location, size and material are correctly shown on the plat.

Coy D. Landes
Coy D. Landes, R.P.L.S. #1886

ATES, INC.
SURVEYORS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R-14-2
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1

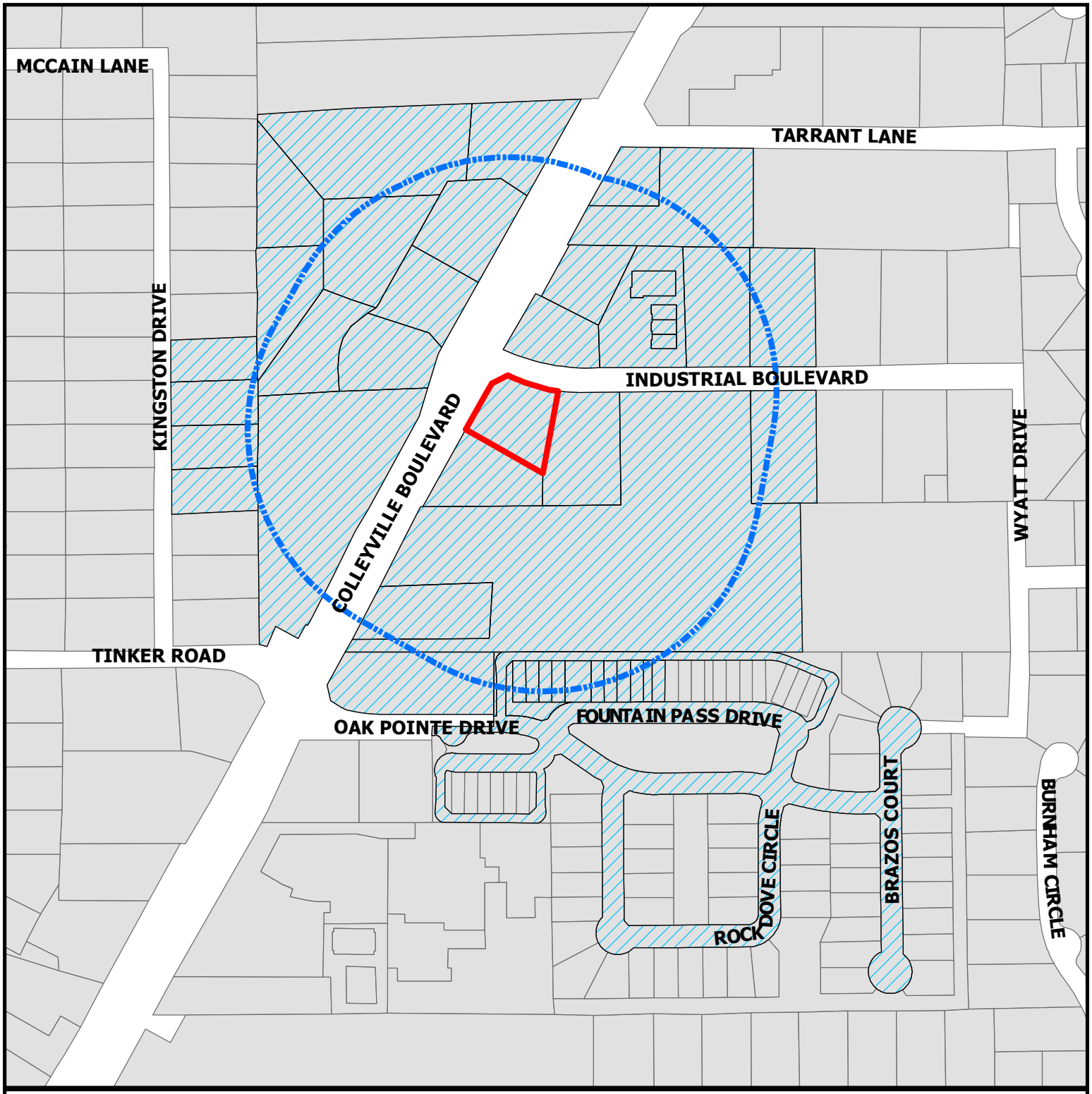
PLAT MAP

SUBJECT PROPERTY PHOTOGRAPHS
6407 Colleyville Boulevard

Front View

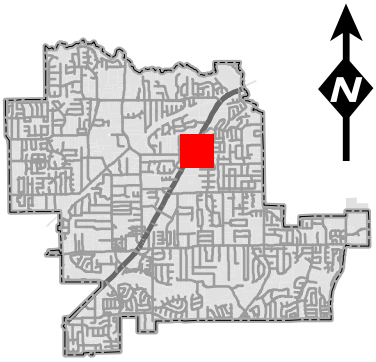
Rear View

Notification Map



ZC22-017

6407 Colleyville Boulevard



Subject Property

500ft Buffer

Properties within 500ft

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NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

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

Planning and Zoning Commission Meeting: Monday, May 9, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, May 17, 2022 & Tuesday, June 7, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request:	Consideration of a zoning change from the ML Light Manufacturing district to the CC-1 Village Retail district. The request is to rezone the property to allow for retail and office uses. The massage therapy use is allowed with approval of a Special Use Permit in the CC-1 district.
Zoning Case:	ZC22-017
Applicant:	Nona Samidon
Owner:	Nona Samidon
Location:	6407 Colleyville Boulevard
Property Description:	Lot 16R1A, Block 1, Colleyville Industrial Park
Present Zoning:	ML Light Manufacturing

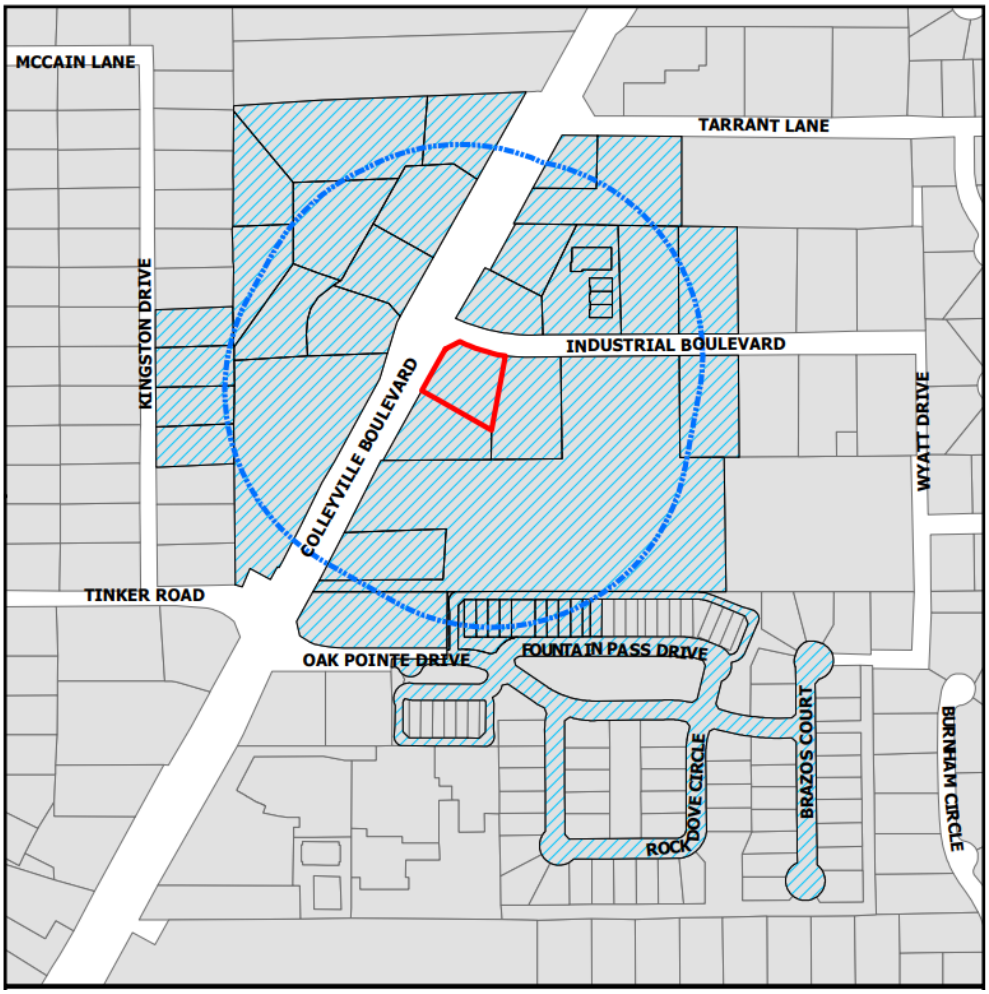
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

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

NOTICE OF PUBLIC HEARING



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

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

Jacquelyn Reyff

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
HOVERSON PROPERTIES LLC	1808 INDUSTRIAL BLVD	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
TIERNEY, TOM	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX
AGARWAL, AKSHAY	6434 MALAGA	IRVING, TX
TIERNEY, THOMAS A	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX
MCKENNON, JERRI	1733 FOUNTAIN PASS DR	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
RICHFIELD PROPERTIES INC	2140 E SOUTHLAKE BLVD SUITE L-	SOUTHLAKE, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
BOULEVARD ANIMAL HOSPITAL PC	6413 COLLYVILLE BLVD	COLLEYVILLE, TX
FISH, ROBERT	6401 KINGSTON	COLLEYVILLE, TX
3 J GREEN LIMITED PARTNERSHIP	6620 COLLEYVILLE BLVD STE 100	COLLEYVILLE, TX
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX
HATCHER, LESLIE	1721 FOUNTAIN PASS DR	COLLEYVILLE, TX
TACCONI, EUGENIO	1617 FOUNTAIN PASS DR	COLLEYVILLE, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
HORN, BILLY J	2604 FM 514	YANTIS, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
OWSEN, SHARON EST	1641 FOUNTAIN PASS DR	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
JAMZ AVB HOLDINGS LLC	7135 COLLEYVILLE BLVD	COLLEYVILLE, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
SHMAISANI 26 HOLDINGS LLC	3001 BROWN TRL STE 101	BEDFORD, TX
VESTAL, TANYA	1621 FOUNTAIN PASS DR	COLLEYVILLE, TX
SPARKS SOUTHWEST INC	1804 INDUSTRIAL BLVD	COLLEYVILLE, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
DWYER, STACY H	5511 CLERMONT CT	COLLEYVILLE, TX
HILDRETH, BRADLEY E	6409 KINGSTON	COLLEYVILLE, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
MINSHULL, PAUL	1725 FOUNTAIN PASS DR	COLLEYVILLE, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
KAC COLLEYVILLE JV	4008 COCHRAN HEIGHTS CT	DALLAS, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
STOUT, DONOVAN	PO BOX 7434	MIDLAND, TX
KNOX, GARY	1629 FOUNTAIN PASS DR	COLLEYVILLE, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
ADDITIONAL SELF STORAGE LP	2964 LBJ FRWY STE 400	DALLAS, TX
INGRAM, BEVERLY	212 STRATFORD CT	HURST, TX
BITTICK, EDWARD D	6405 KINGSTON	COLLEYVILLE, TX
MALONE, DERRICK L	6115 GARCIA LN	FORT WORTH, TX
YARD ART P&F LTD	1223 CRESTSIDE DR STE 100	COPPELL, TX
VILLAS AT OAK POINTE, THE	2555 SW GRAPEVINE PARKWAY STE 300	GRAPEVINE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-22-2202

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.65 ACRES, LOT 16R1A, BLOCK 1, BEING, IN THE COLLEYVILLE INDUSTRIAL PARK, LOCATED AT 6407 COLLEYVILLE BOULEVARD, FROM THE ML LIGHT MANUFACTURING TO THE CC-1 VILLAGE RETAIL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning of the property from ML Light Manufacturing to CC-1 Village Retail district for Case No. ZC22-017; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from ML Light Manufacturing district to CC-1 Village Retail zoning district on 0.65 acres, being Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. As depicted in the attached Exhibit "A" and Exhibit "B".

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 17th day of May 2022.

The second reading and public hearing being conducted on the 7th day of June 2022.

PASSED AND APPROVED BY A VOTE OF _AYES,__NAYS ON THIS THE 7TH DAY OF JUNE 2022.

Mayor Bobby Lindamood	_____	Place 1, Brandi Elder	_____
Place 2, George Bond	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"- Zoning Map

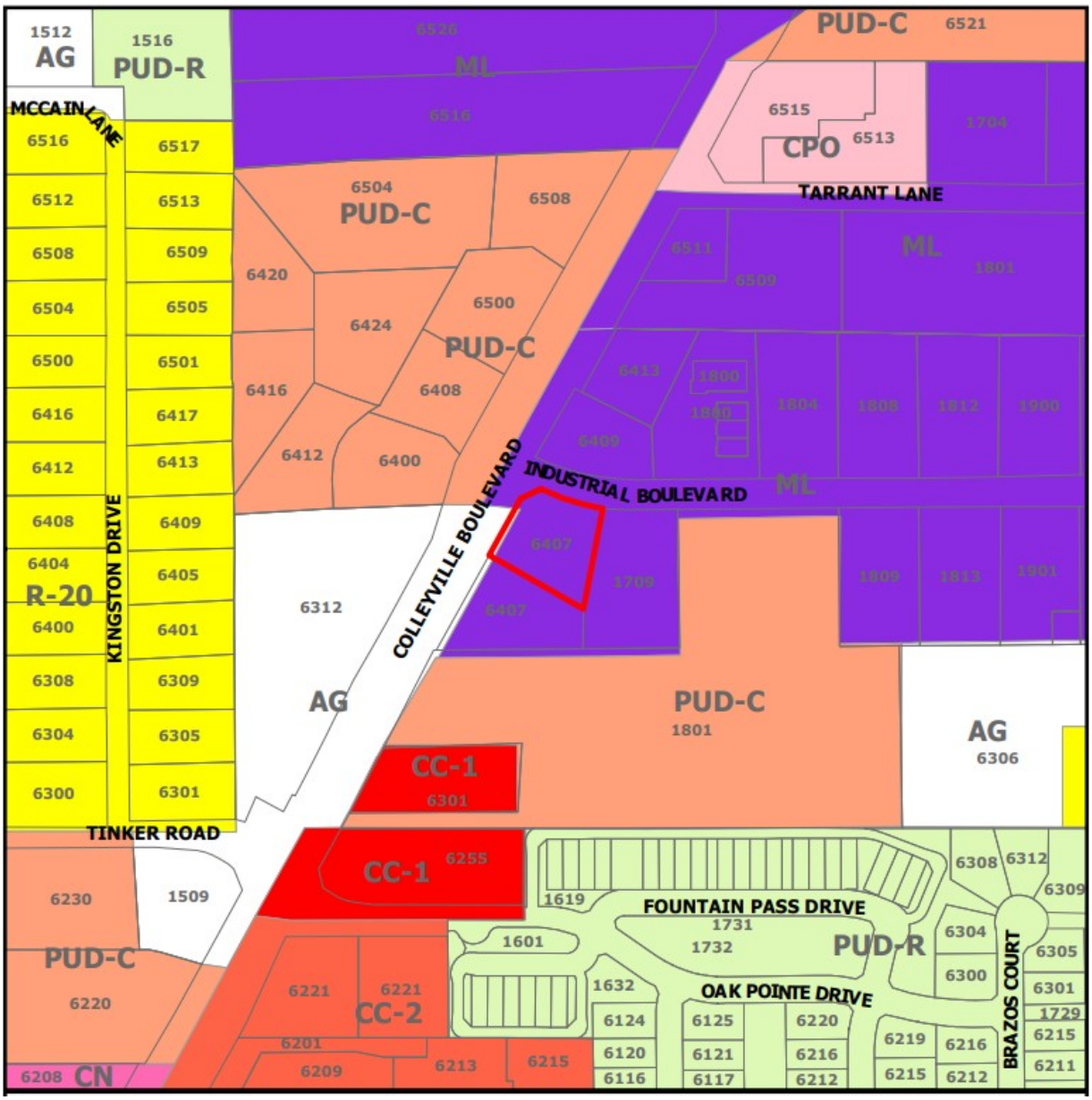
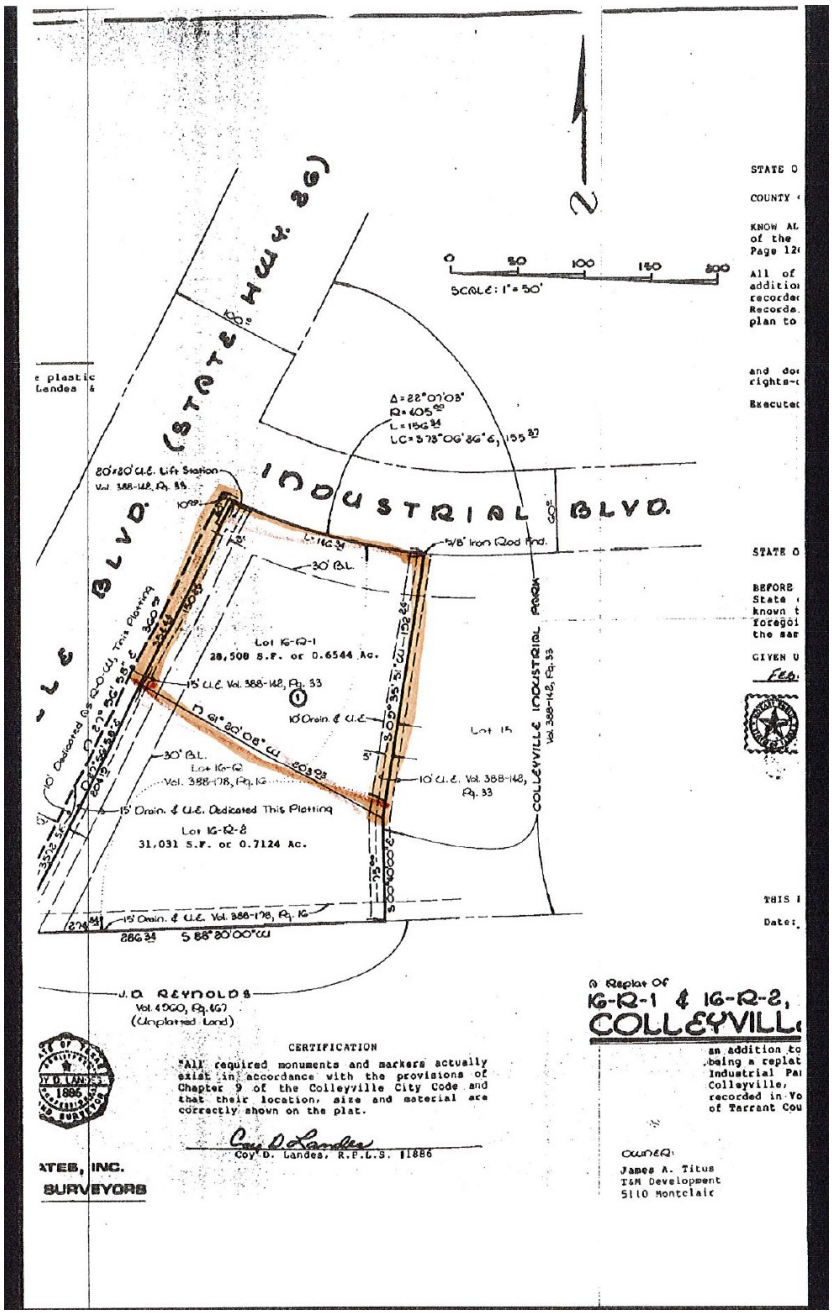


Exhibit "B"- Zoning Exhibit



City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 9c **Agenda Date** 5/17/2022 **Number** Ordinance O-22-2203
Type Ordinance
Department Community Development

Title
Consideration of a Special Use Permit for a Massage Therapy use on Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-018

Strategic Plan
4.2 Encourage compatible commercial growth

Explanation
First Reading and Public Hearing

Nona Samidon, of Vitality Wellness Center, has submitted a request for a Special Use Permit (SUP) to allow for a Massage Therapy use, to include acupuncture and massage, at 6407 Colleyville Boulevard. Massage Therapy is allowed in the CC-1 Village Retail Commercial district with approval of an SUP.

Existing Conditions/Background: The subject property is located on the southeast corner of the intersection of Colleyville Boulevard and Industrial Boulevard. The lot is platted.

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 acupuncture and massage therapy as a service. The hours of operation will be Monday-Friday 9:00 a.m. to 6:00 pm, Saturday 9:00 a.m. to 3:00 p.m., closed on Sunday. 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 16R1A, Block 1, Colleyville Industrial Park.

DRC Review: The DRC reviewed the request during their April 18, 2022 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, east and south are zoned ML Light Manufacturing and are improved with commercial uses. The property located to the west is zoned AG Agricultural and is unimproved.

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

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

Staff Recommendation: Staff recommends approval of the Special Use Permit (SUP) contingent on approval of the Certificate of Occupancy to authorize a Massage Therapy use for Vitality Wellness Clinic at 6407 Colleyville Boulevard. The proposed business should not adversely affect surrounding uses.

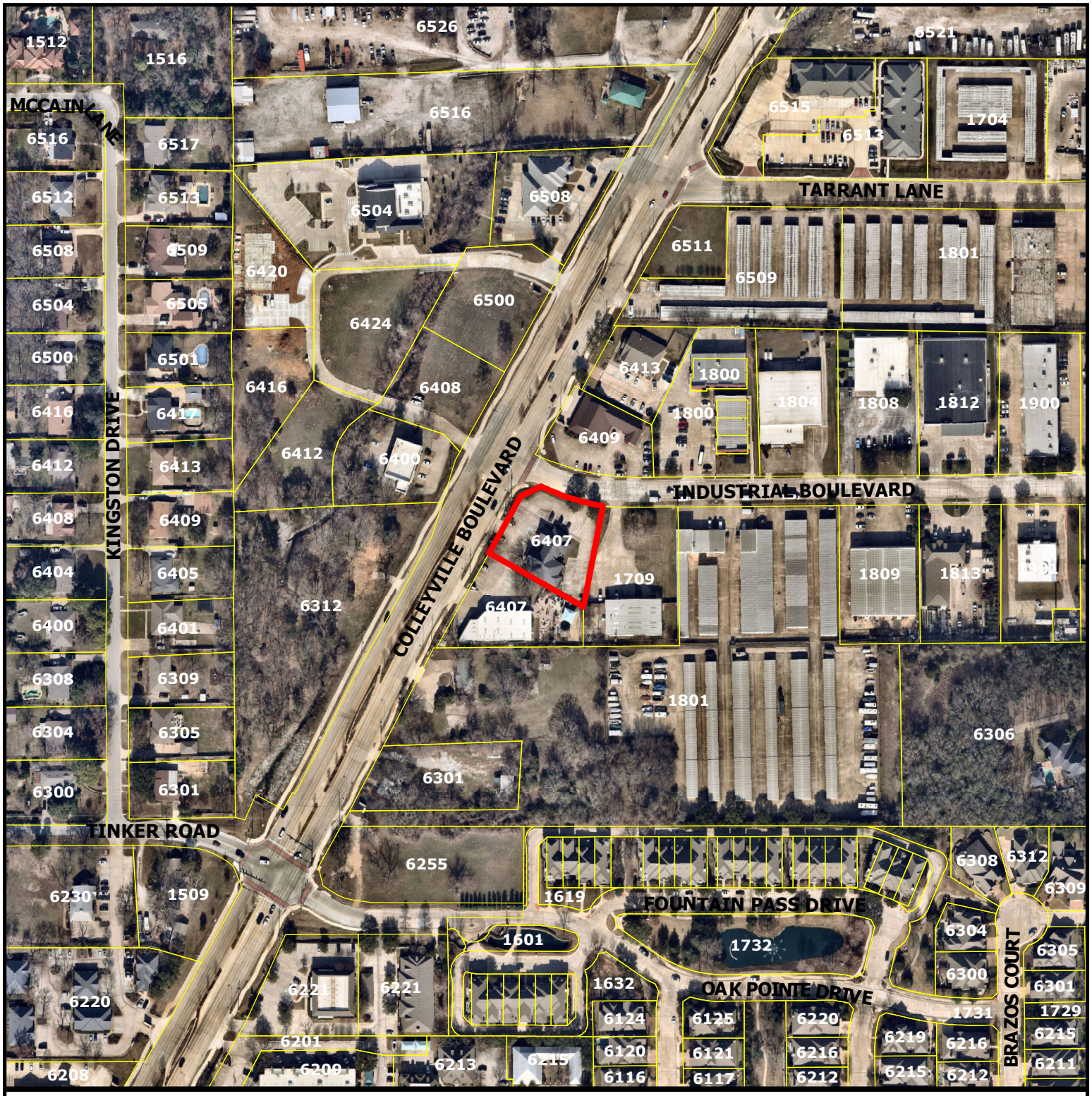
Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their May 9, 2022 meeting by a vote of 7-0.

Financial Impact
There is no financial impact to the City.

Recommendation
Approve

Attachments
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Floor Plan
6. Business Plan
7. Notification Map
8. Notification Letter
9. Notification List
10. Ordinance O-22-2203

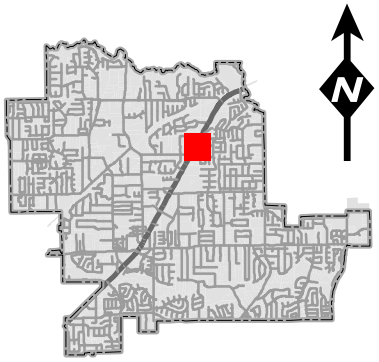
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC22-018

6407 Colleyville Boulevard



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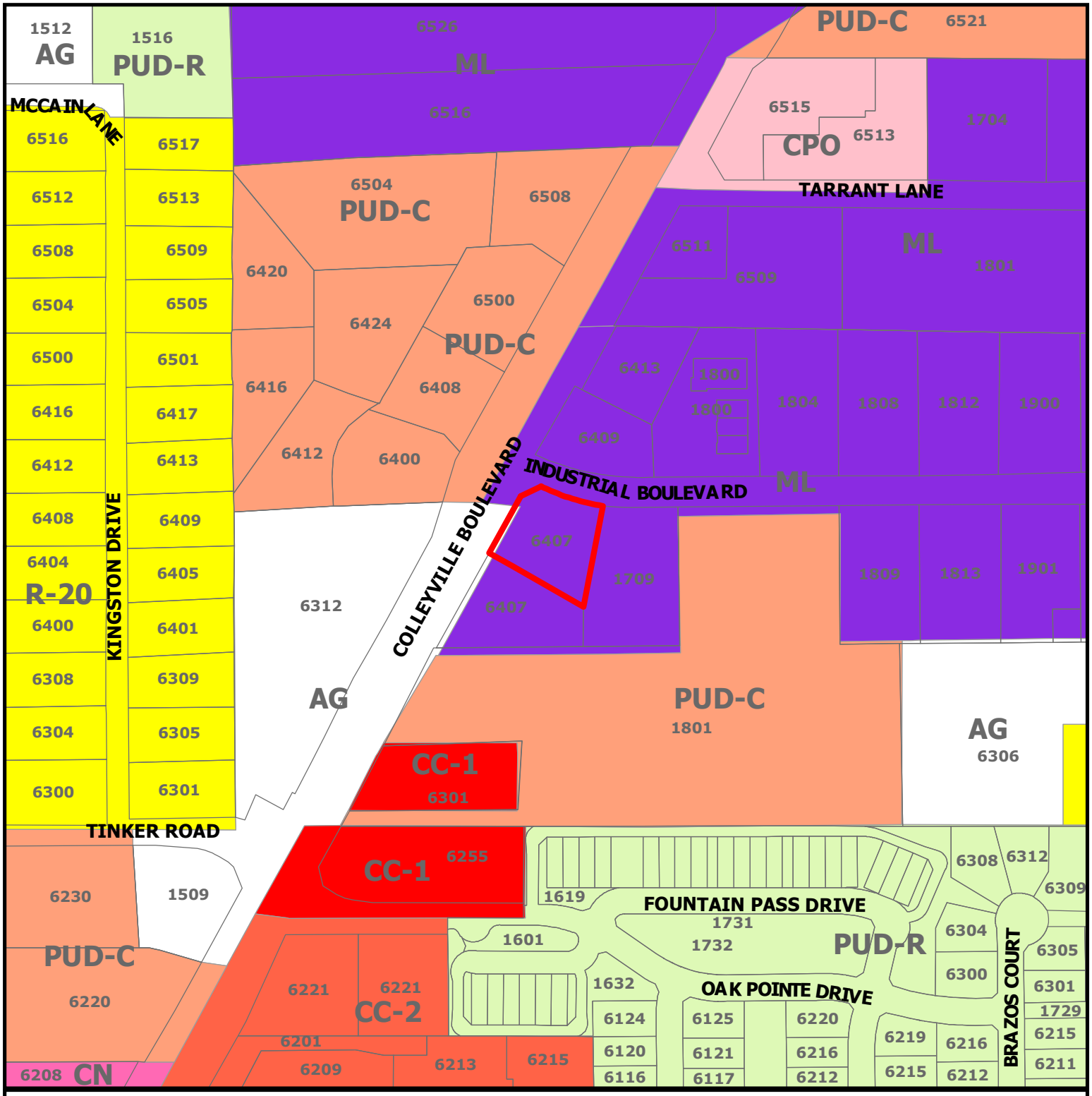
Subject Property

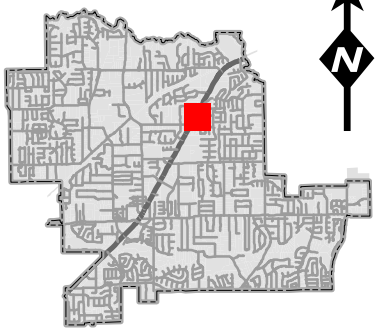
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC22-018

6407 Colleyville Boulevard



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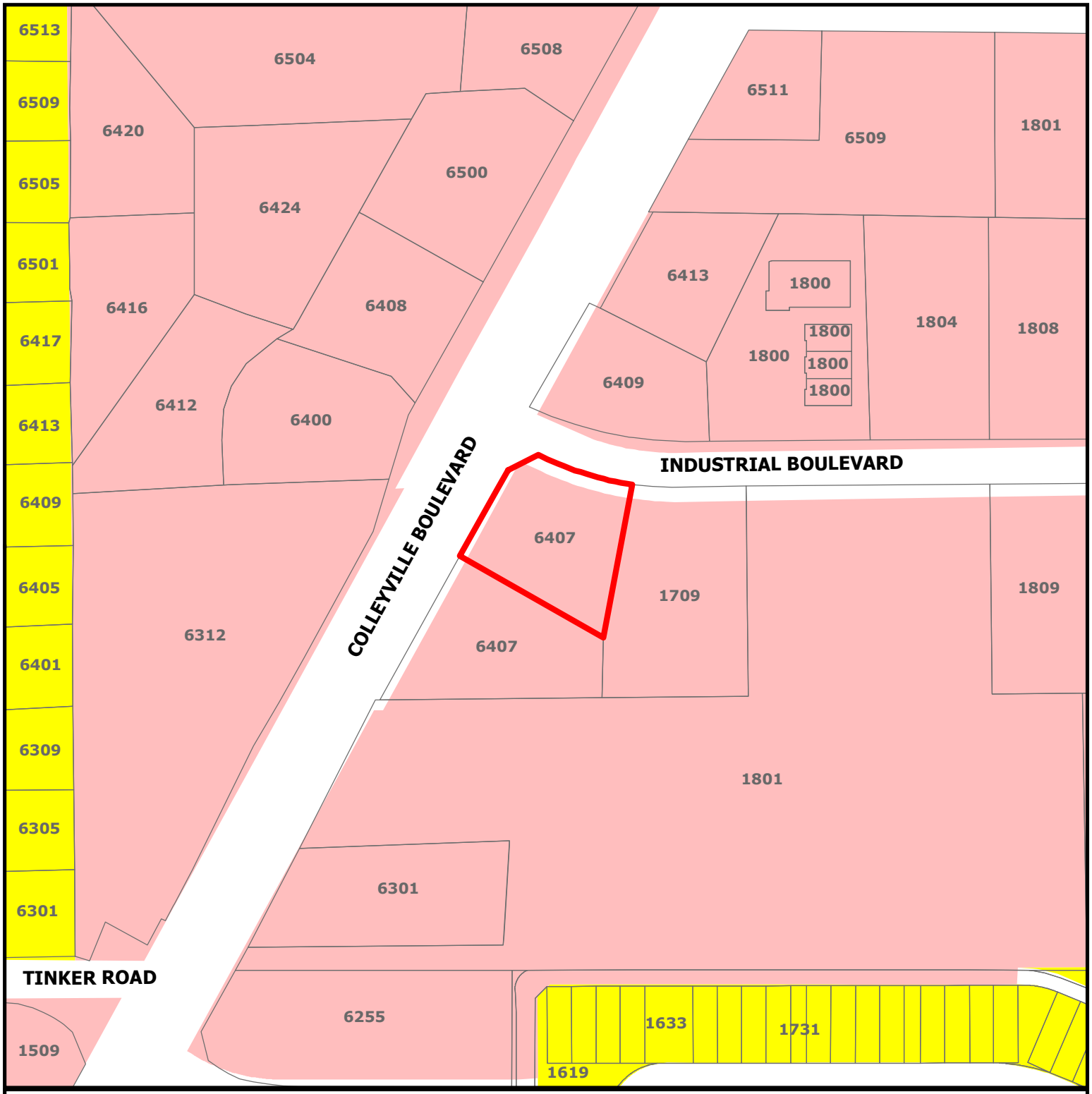
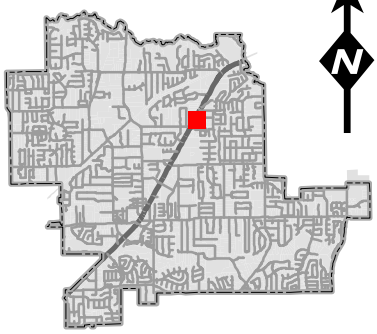
Subject Property

Future Land Use Map



ZC22-018

6407 Colleyville Boulevard



Subject Property

Residential

Colleyville Blvd Corridor

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What we primarily offer at Vitality Wellness Clinic?

We offer acupuncture performed by the medical board licensed acupuncturist and oriental medical doctor Jason Tsing who has been also trained by God father of acupuncture Dr. Wu Wei Ping. .

What is Acupuncture?

Traditional Chinese medicine explains acupuncture as a technique for balancing the flow of energy or life force — known as chi or qi (chee) — believed to flow through pathways (meridians) in your body. By inserting needles into specific points along these meridians, acupuncture practitioners believe that your energy flow will re-balance.

How are acupuncture treatments done?

Acupuncture involves the insertion of FDA approved very thin needles through your skin at strategic points on your body. A key component of traditional Chinese medicine, acupuncture is most commonly used to treat pain. Increasingly, it is being used for overall wellness, including stress management.

In contrast, many Western practitioners view the acupuncture points as places to stimulate nerves, muscles and connective tissue. Some believe that this stimulation boosts your body's natural painkillers.

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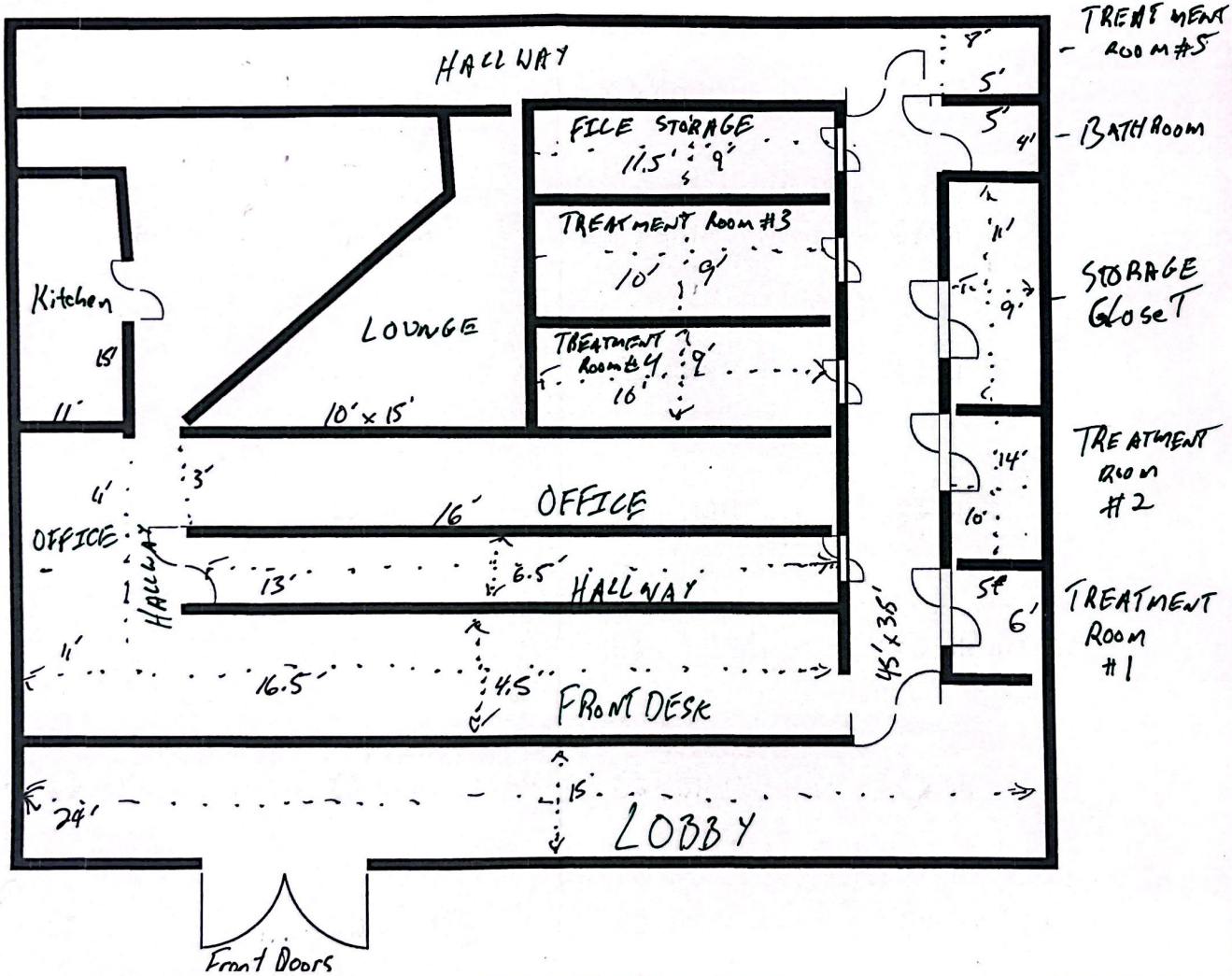

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Vitality
Wellness Clinic

Vitality
Wellness Clinic

Mission Statement

Our mission is simple. We are committed to bring you an affordable, low risk, long term solution to health challenges that conventional medicine has failed while improving your natural immune response preventing further illness and injury.

How we began…

Our journey started 11 years ago under the ownership of Dr. Tsing. I had the privilege of learning the ins and out of the business under the most affluent acupuncturist in Texas. My very first office which I became part owner is located at 1500 W Southlake Blvd Suite 180 Southlake TX 76092
Tell. 817-488-9613

A little bit about me…

- My name is Zareena Samidon. Growing up in a small village named Hambantota, Sri Lanka I've always believed in proper food choices and non pharmaceutical medicine.
- I've practiced and believed in natural healing and wellness for well over 11 years.
- I TAKE PRIDE IN WHAT I DO AND IT IS MY PASSION TO PROMOTE HEALTH AND WELLNESS. Therefore I know I am the right person for this job.

About the staff- Dr. Jason Tsing

- Over 35 years of experience in the field
- Caring loving and kind
- Only Acupuncturist trained by the Godfather of Acupuncture Dr. Wu Wei Ping
- 2 Masters degrees in Chinese medicine followed by over 30 specialized certifications in Chinese medicine such as palpitation, one needling, stroke therapy, and five element acupuncture
- Travels all around the world on missions providing free health clinic treating hundred of thousand of patients for FREE.

Who we are & What we do…

- The best Acupuncture center in Texas
- Over 35 years of experience in the acupuncture & Chinese medicine field.
- We provide acupuncture, cupping, massage and wellness services to Grapevine, Bedford, Keller, Colleyville and Southlake!

Our Services

- Pain management
- Cosmetic Acupuncture
- Treatments for relaxation
- Preventing & eliminating addiction
- Weight loss & management
- Sports Injury treatment
- Overall well being and restore harmony

How effective is this type of medicine?

-Dr. Shanely's Testimony

Testimony

DR.SHANELY -CHIROPRACTOR

Another testimony

-Carmen Drew

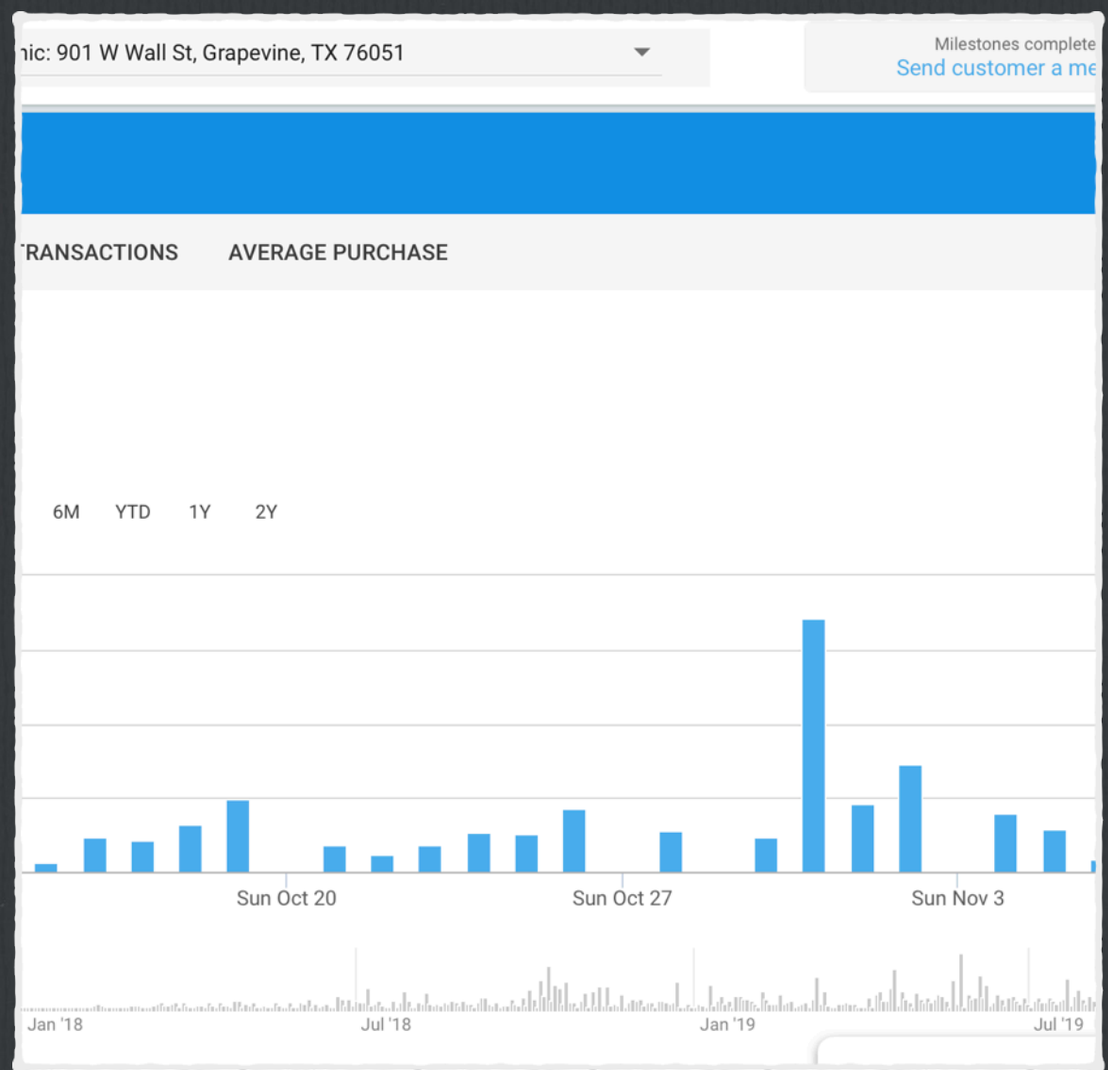
How are we doing?

- Vitality Wellness Clinic opened its first location on February 13 2018. Within the first year the company broke even!
- 2019 2rd quarter revenue has topped the last year's total earnings outperforming projections

What do the company's financials look like?

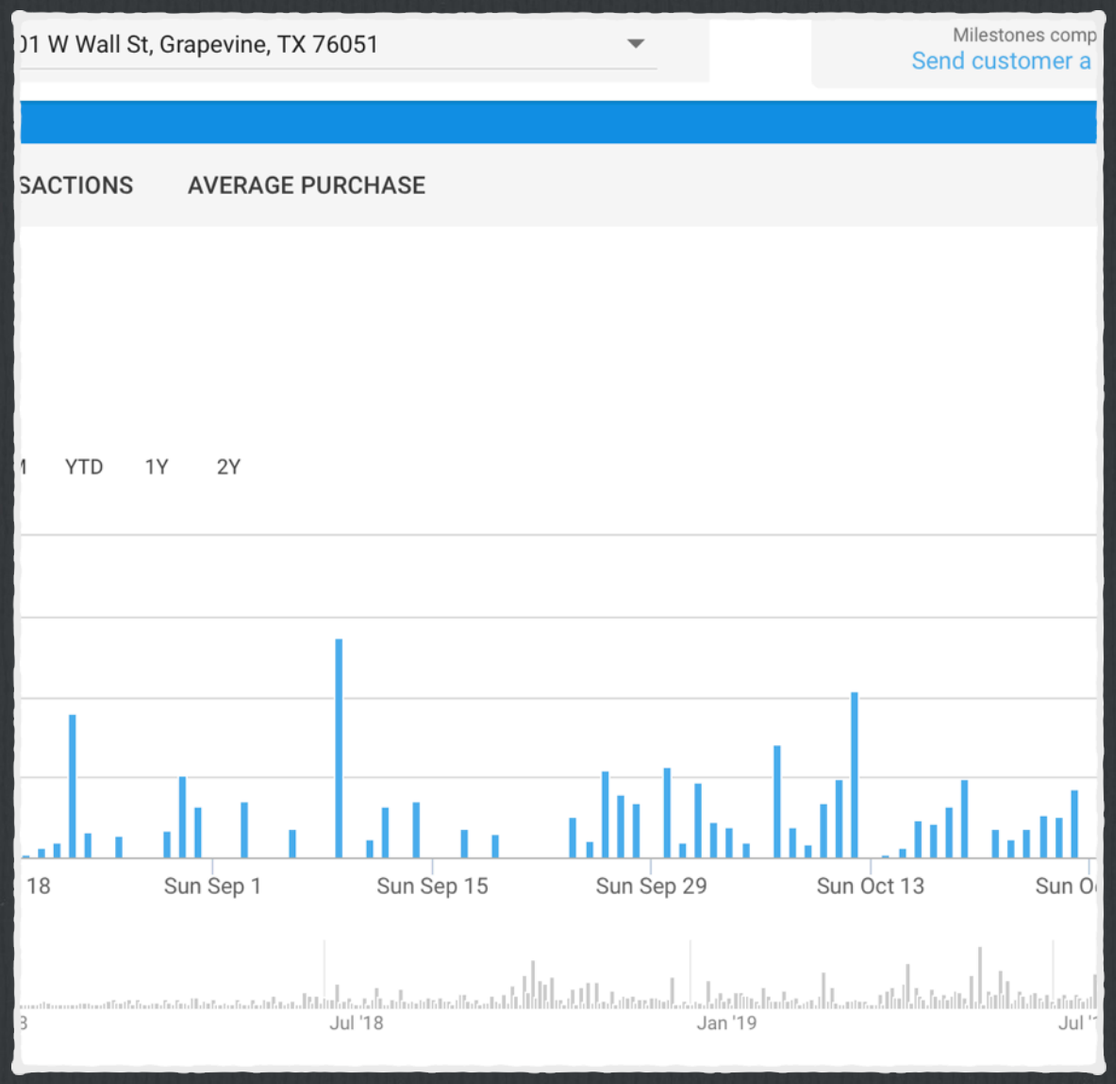
- Let's take a closer look

Last 28 days



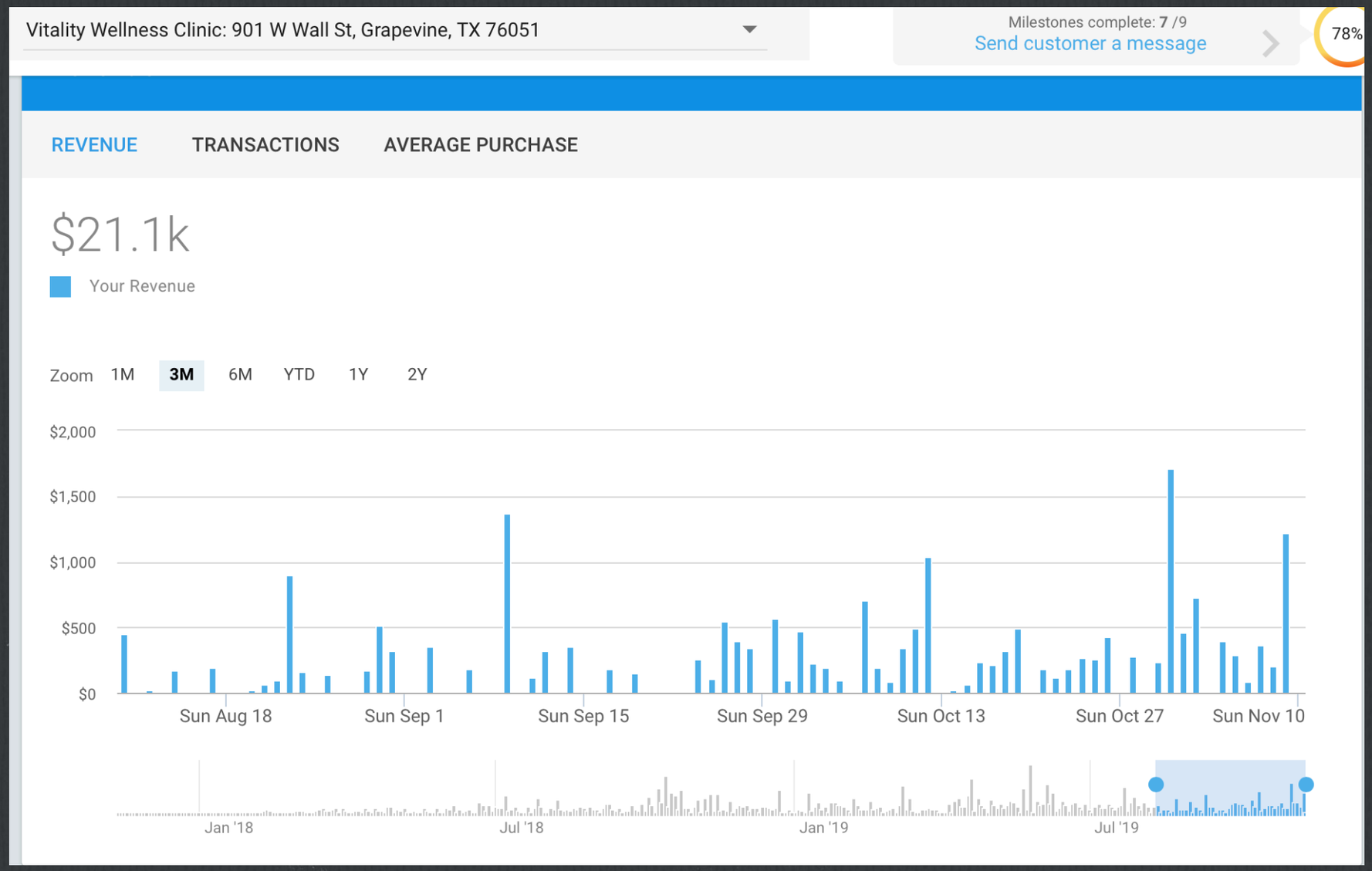
- ☐ 77 transactions
- ☐ Over $9000 in gross revenue
- ☐ $126 average sales ticket

3 months- $31,000 total revenue

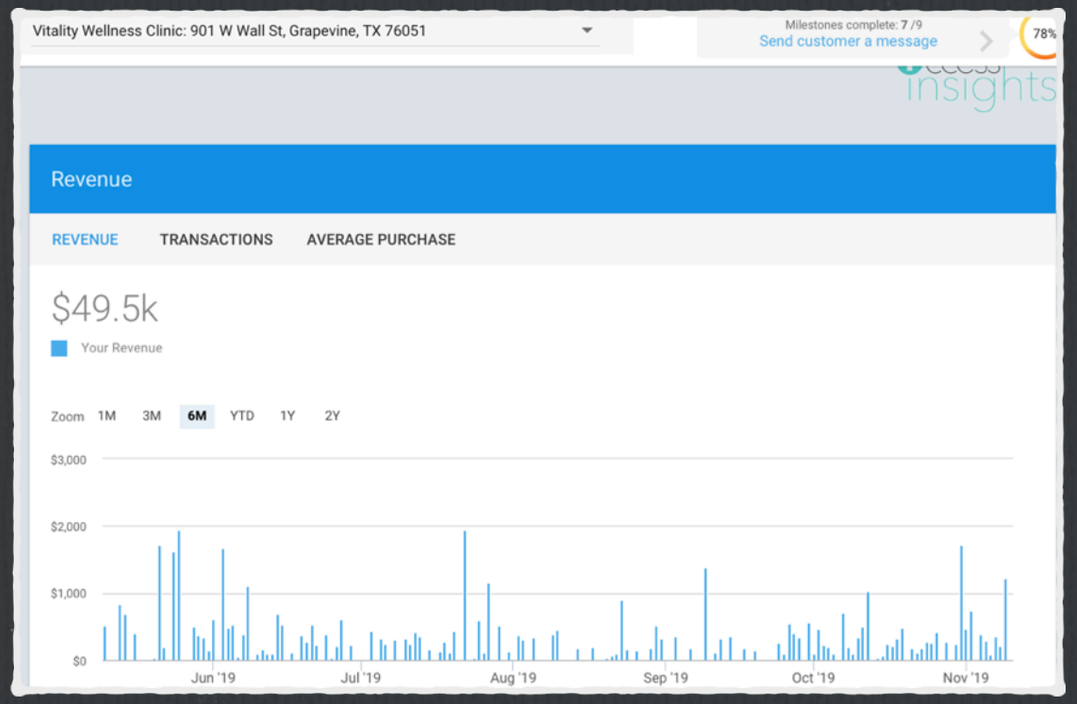


- ☐ $21,100 in cash revenue
- ☐ $6000 insurance reimbursement
- ☐ 189 sales purchases
- ☐ $4000 in products sales

3 months cash revenue



6 months $67,200



- ☐ Over $49,000 in credit card sales
- ☐ $12000 insurance reimbursements
- ☐ $5000 product sales
- ☐ $1200 other income

Target market

Market size $7.8M

- Parents age 35-65
- Retirees
- College students
- Young families
- Children/infants

Competitive landscape

Competitors	How our solution is better
On point Acupuncture	Years of experience,Chinese practitioner
Southlake family	Founder of Texas ACUPUNCTURE, training
Chiro & Acupuncture	Customized healthcare solution

Purpose

Sales channels

- In- office
- Mobile acupuncture
- Festivals and fairs
- carnivals and shows
- Local large corporations

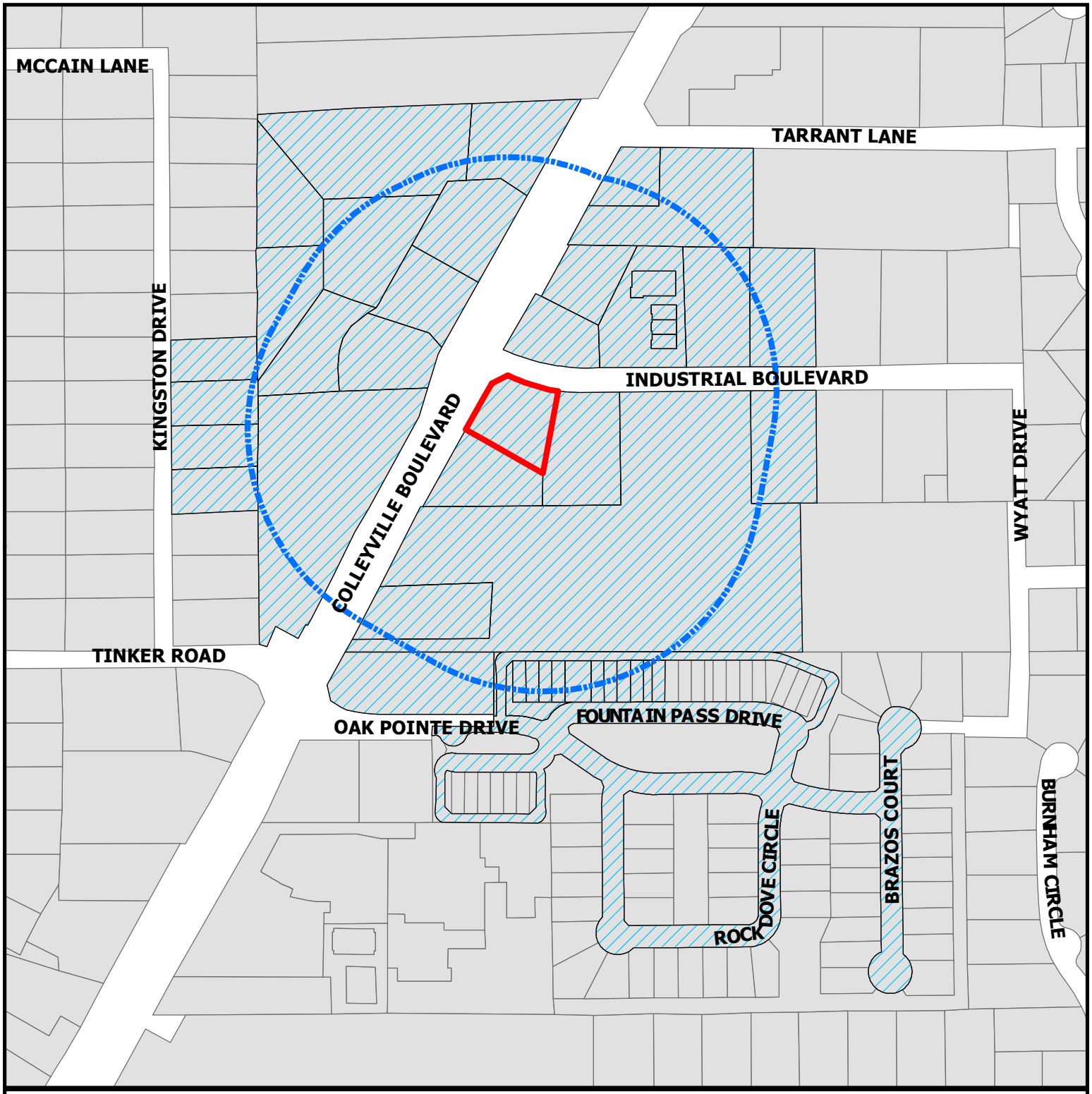
Marketing activities

- Community Impact magazine 440,000/ month
- Website, SEO Optimization
- Facebook, Twitter, Instagram Ads
- Google Adwords ad
- Local Chambers, events, 1 on 1 network

Expansion-

- Acupuncture & Weight loss

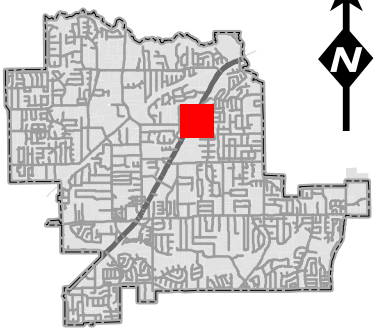
Notification Map



CITY OF COLLEYVILLE TEXAS

ZC22-018

6407 Colleyville Boulevard



N

Subject Property

500ft Buffer

Properties within 500ft

DISCLAIMER:
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NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

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

Planning and Zoning Commission Meeting: Monday, May 9, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, May 17, 2022 & Tuesday, June 7, 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 request is to allow for a new acupuncture business, classified as a massage therapy use, known as Vitality Wellness Center.
Zoning Case:	ZC22-018
Applicant:	Nona Samidon
Owner:	Nona Samidon
Location:	6407 Colleyville Boulevard
Property Description:	Lot 16R1A, Block 1, Colleyville Industrial Park
Present Zoning:	ML Light Manufacturing

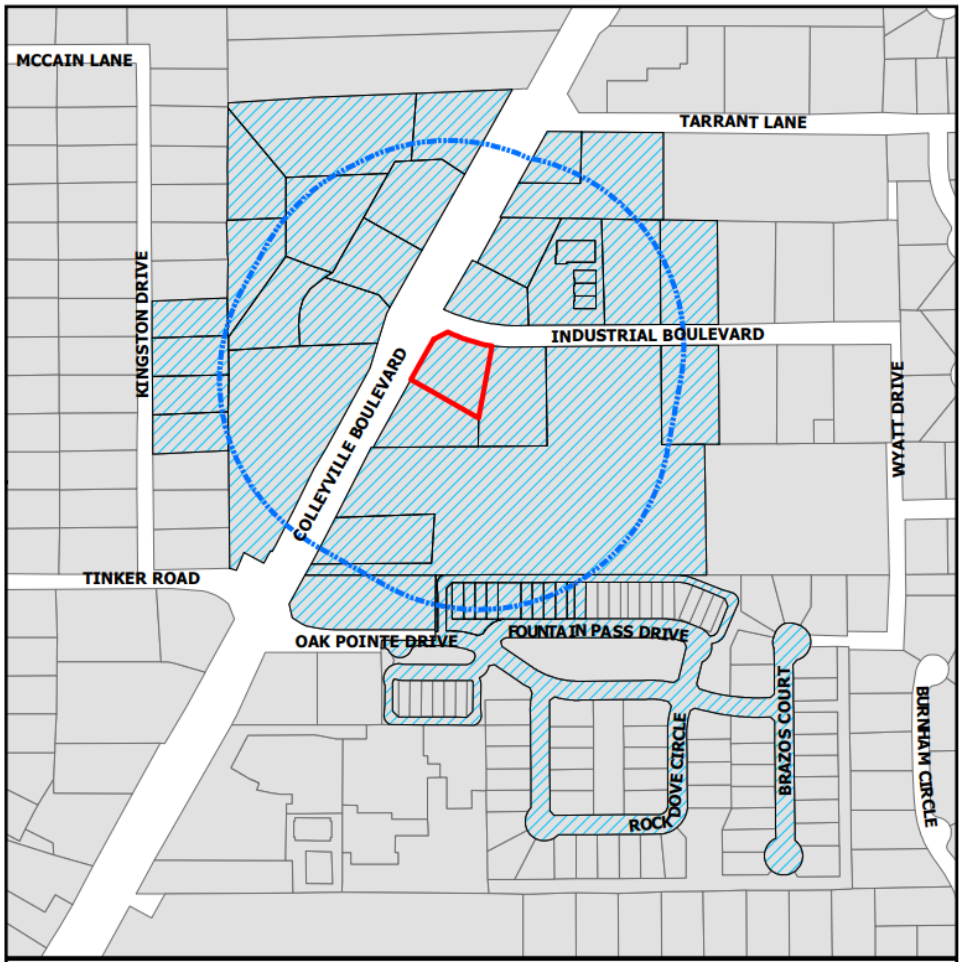
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

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

NOTICE OF PUBLIC HEARING



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

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

Jacquelyn Reyff

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
HOVERSON PROPERTIES LLC	1808 INDUSTRIAL BLVD	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
TIERNEY, TOM	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX
AGARWAL, AKSHAY	6434 MALAGA	IRVING, TX
TIERNEY, THOMAS A	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX
MCKENNON, JERRI	1733 FOUNTAIN PASS DR	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
RICHFIELD PROPERTIES INC	2140 E SOUTHLAKE BLVD SUITE L-	SOUTHLAKE, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
BOULEVARD ANIMAL HOSPITAL PC	6413 COLLYVILLE BLVD	COLLEYVILLE, TX
FISH, ROBERT	6401 KINGSTON	COLLEYVILLE, TX
3 J GREEN LIMITED PARTNERSHIP	6620 COLLEYVILLE BLVD STE 100	COLLEYVILLE, TX
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX
HATCHER, LESLIE	1721 FOUNTAIN PASS DR	COLLEYVILLE, TX
TACCONI, EUGENIO	1617 FOUNTAIN PASS DR	COLLEYVILLE, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
HORN, BILLY J	2604 FM 514	YANTIS, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
OWSEN, SHARON EST	1641 FOUNTAIN PASS DR	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
JAMZ AVB HOLDINGS LLC	7135 COLLEYVILLE BLVD	COLLEYVILLE, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
SHMAISANI 26 HOLDINGS LLC	3001 BROWN TRL STE 101	BEDFORD, TX
VESTAL, TANYA	1621 FOUNTAIN PASS DR	COLLEYVILLE, TX
SPARKS SOUTHWEST INC	1804 INDUSTRIAL BLVD	COLLEYVILLE, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
DWYER, STACY H	5511 CLERMONT CT	COLLEYVILLE, TX
HILDRETH, BRADLEY E	6409 KINGSTON	COLLEYVILLE, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
MINSHULL, PAUL	1725 FOUNTAIN PASS DR	COLLEYVILLE, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
KAC COLLEYVILLE JV	4008 COCHRAN HEIGHTS CT	DALLAS, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
STOUT, DONOVAN	PO BOX 7434	MIDLAND, TX
KNOX, GARY	1629 FOUNTAIN PASS DR	COLLEYVILLE, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
ADDITIONAL SELF STORAGE LP	2964 LBJ FRWY STE 400	DALLAS, TX
INGRAM, BEVERLY	212 STRATFORD CT	HURST, TX
BITTICK, EDWARD D	6405 KINGSTON	COLLEYVILLE, TX
MALONE, DERRICK L	6115 GARCIA LN	FORT WORTH, TX
YARD ART P&F LTD	1223 CRESTSIDE DR STE 100	COPPELL, TX
VILLAS AT OAK POINTE, THE	2555 SW GRAPEVINE PARKWAY STE 300	GRAPEVINE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-22-2203

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.65 ACRES, BEING LOT 16R1A, BLOCK 1, COLLEYVILLE INDUSTRIAL PARK, LOCATED AT 6407 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR A MASSAGE THERAPY USE FOR THE BUSINESS KNOWN AS VITALITY WELLLNESS CLINIC; 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 Vitality Wellness Clinic for Case No. ZC22-018; 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 a Massage Therapy Use on 0.65 acres, being Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard 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 and Acupuncture.

b. The name of the business authorized for Massage Therapy by this Special Use Permit shall be called "Vitality Wellness Clinic" and be under the license for Nissa Haynes, Licensed Massage Therapist #MT046442.

c. The hours of operation are Monday–Friday 9:00 a.m. to 6:00 p.m. and Saturday 9:00 a.m. to 3:00 p.m.

d. The Special Use Permit shall automatically expire upon the abandonment of the business, revocation, expiration, or abandonment of the license for Nissa Haynes, Licensed Massage Therapist #MT046442, a 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 17th day of May 2022.

The second reading and public hearing being conducted on the 7th day of June 2022.

PASSED AND APPROVED BY A VOTE OF _AYES, _NAYS ON THIS THE 7TH DAY OF JUNE 2022.

Mayor Bobby Lindamood	_____	Place 1, Brandi Elder	_____
Place 2, George Bond	_____	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

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"- Zoning Map

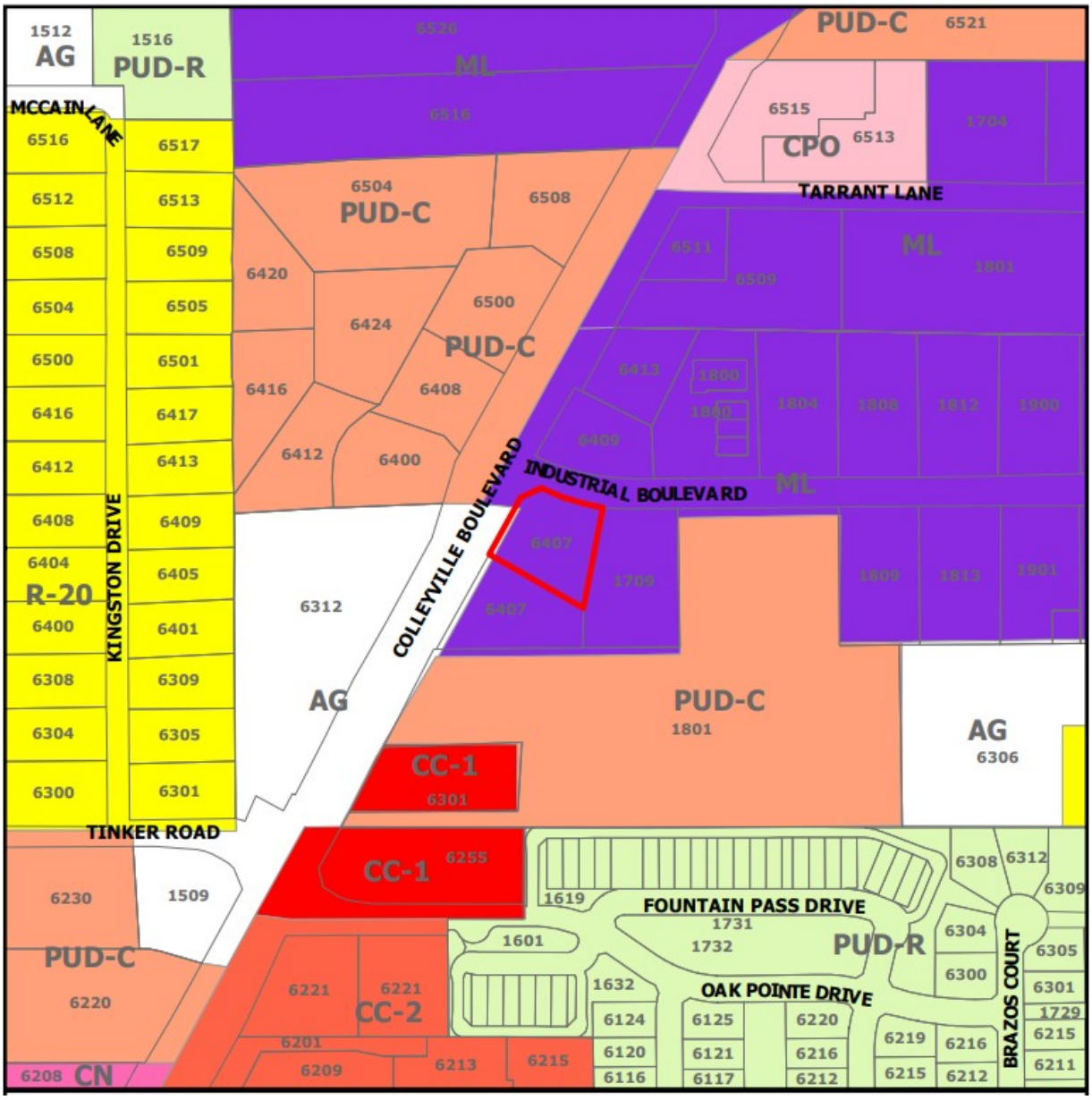
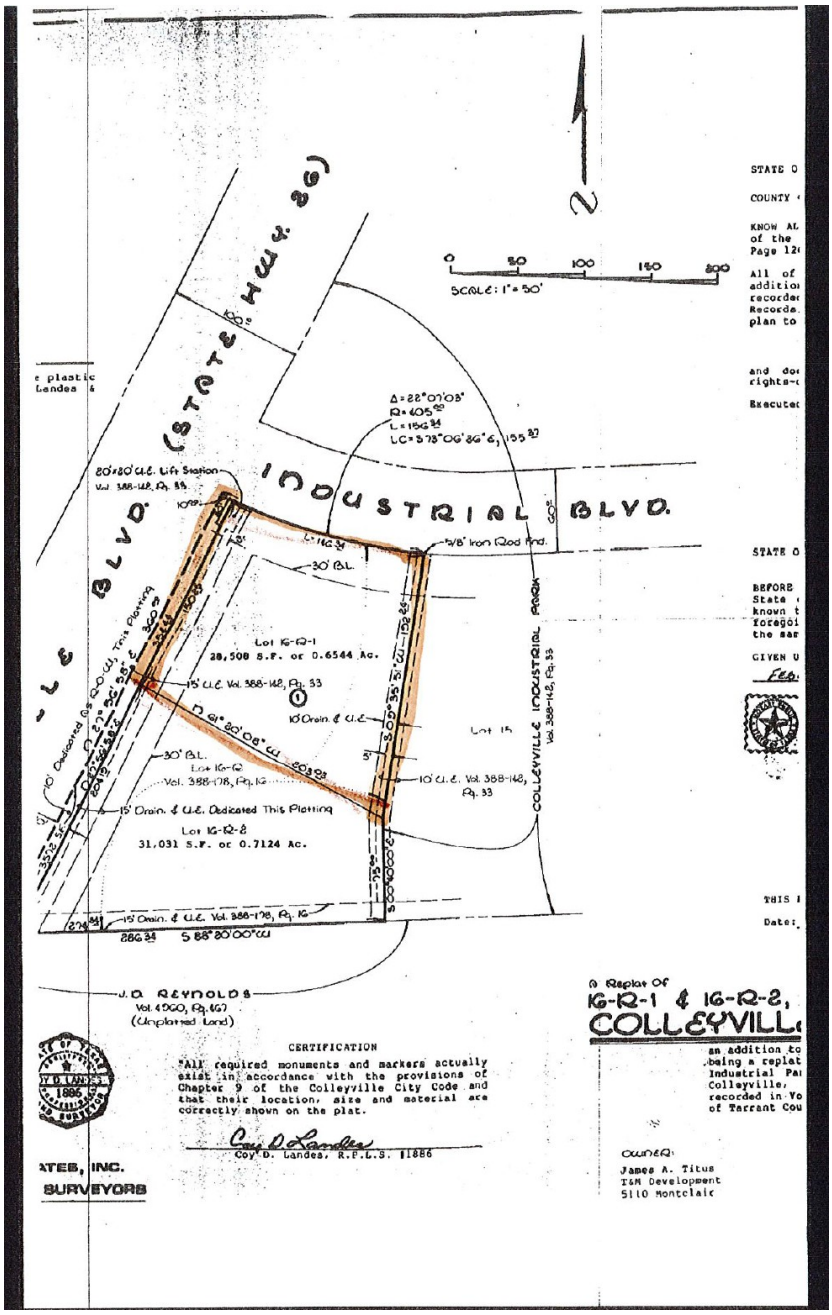


Exhibit "B"- Zoning Exhibit



City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 10a **Agenda Date** 5/17/2022 **Number** Ordinance O-22-2200
Type Ordinance
Department Community Development

Title
Consideration of a zoning change from CN Neighborhood Commercial to R-20 Single Family Residential zoning district for Lots 10R and 11R, Block 1, Andy Felps Addition, located at 125 Acuff Lane, Case ZC22-012

Strategic Plan
4.1 Protect Colleyville's semi-rural residential character

Explanation
Second Reading and Public Hearing

The applicant was present at the first reading and spoke in favor of the zoning request. The City Council discussed the option of rezoning to the R-30 or R-40 Single Family Residential districts. In each of these cases, there is an acknowledgement of a narrower lot width than required.

First Reading and Public Hearing

Lane Blessing, the applicant, has submitted a request for a zoning change on Lots 10R and 11R, Block 1, Andy Felps Addition, being approximately 2.33 acres, and zoned CN Neighborhood Commercial. The purpose is to rezone from the CN Neighborhood Commercial district to the R-20 Single Family Residential district for two new single-family homes. There are no new lots proposed.

Existing Conditions/Background: The subject property is located along Acuff Lane east of the intersection of Colleyville Boulevard and Acuff Lane. Both lots are platted and the lot located to the east has an existing home.

Proposed Zoning: *Request* – The applicant requests to rezone the property from CN to the R-20 district. The minimum standards for the R-20 zoning district are as follows:

Minimum Lot Size	20,000 square feet
Minimum Lot Width	100 feet
Minimum Lot Depth	125 feet
Front Building Line	30 feet
Side Building Line	10 feet

Rear Building Line	25 feet
Max. Lot Coverage	30%
Max. Impervious Coverage	60%

Analysis: The current size of the property does comply with all the minimum standards of the R-20 Single Family Residential zoning. The Land Development Code has a provision for smaller lot widths on street curves. The property has been platted as two lots since 1974.

Plat Status: The property is platted as Lots 10R and 11R, Block 1, Andy Felps Addition.

DRC Review: The DRC reviewed the request during their February 21, 2022 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, east, and south are zoned R-20 Single Family Residential and are improved with single family homes and accessory buildings. The properties located to the west are zoned CC-3 Highway Commercial and PUD-C Planned Unit Development - Commercial and are improved with commercial uses.

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

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

Staff Recommendation: Staff is neutral on this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their April 11, 2022 meeting by a vote of 4-1.

Financial Impact

There is no financial impact to the City.

Recommendation

None

Attachments

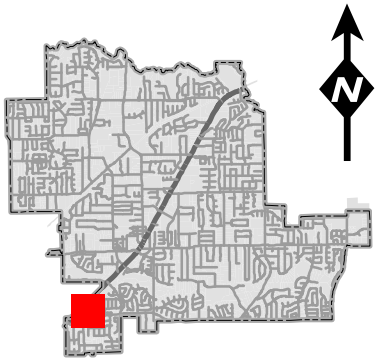
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Plat
6. Notification Map
7. Notification Letter
8. Notification List
9. Letters of Support
10. Ordinance O-22-2200

Aerial Map

CITY OF COLLEYVILLE TEXAS

ZC22-012

125 Acuff Lane



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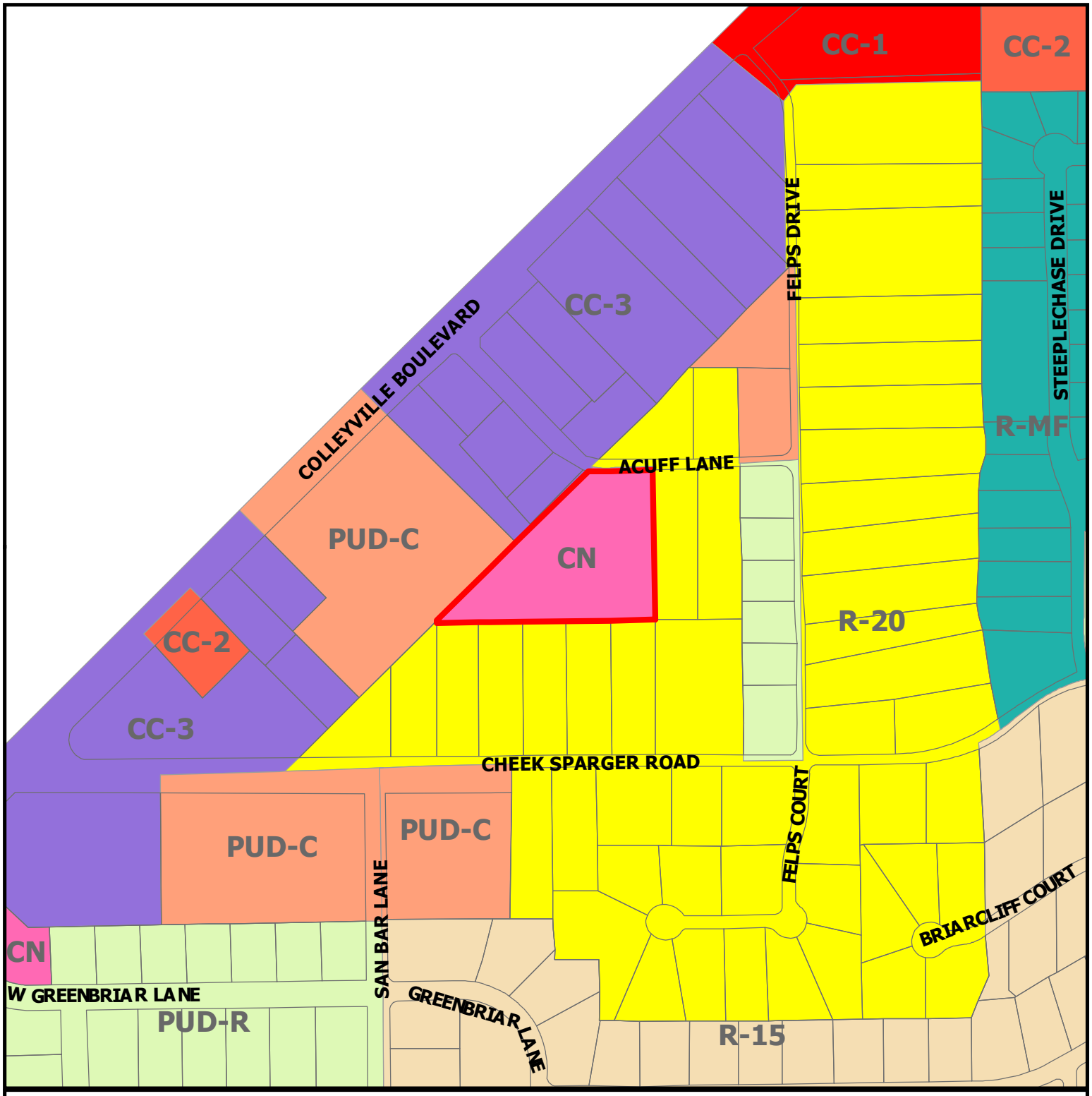
Subject Property

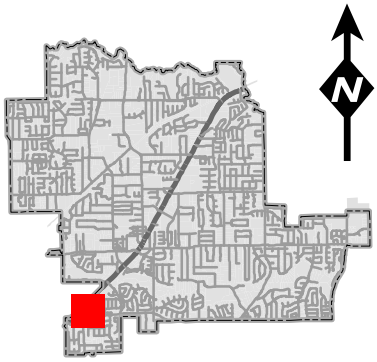
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC22-012

125 Acuff Lane



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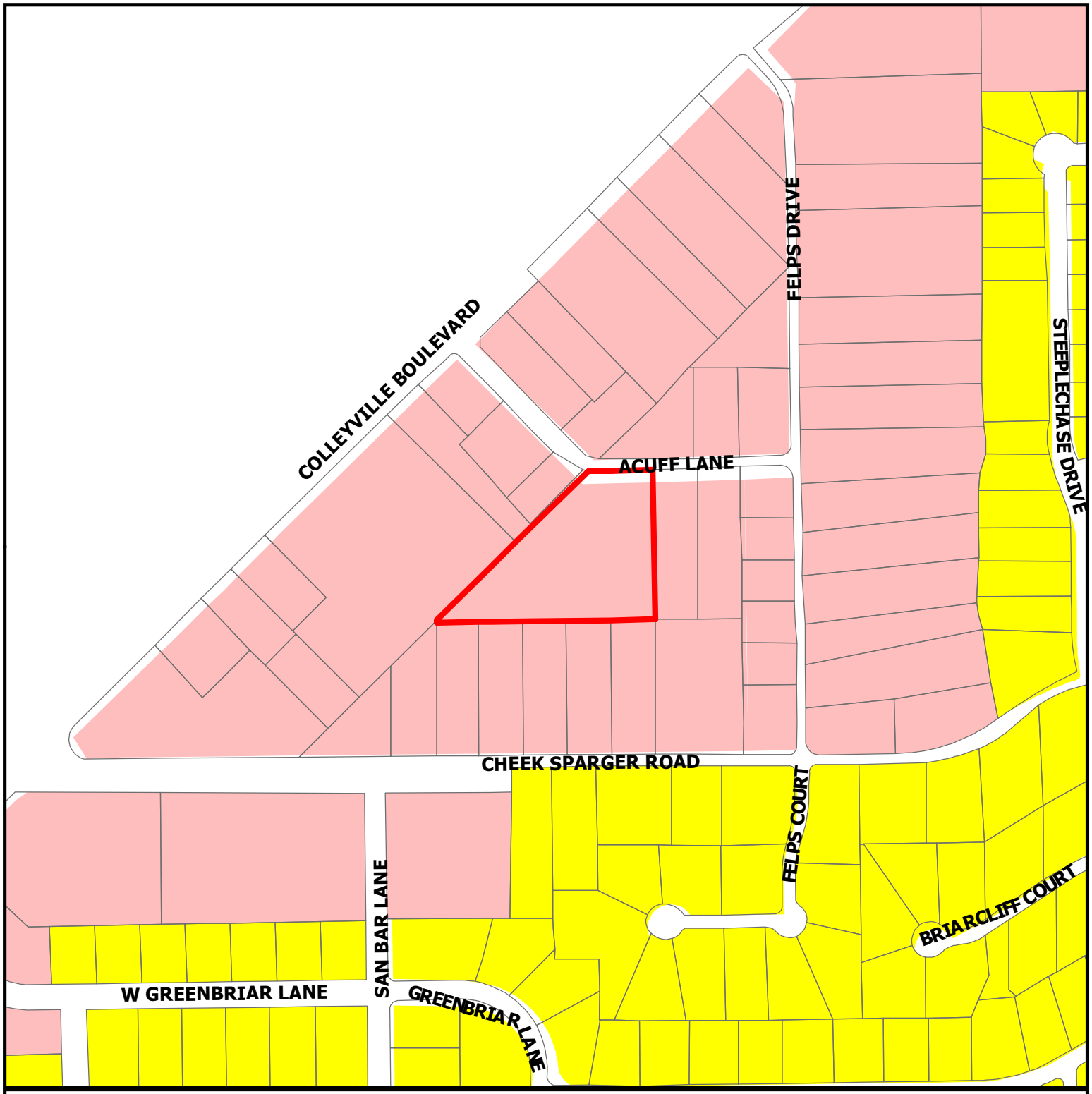
Subject Property

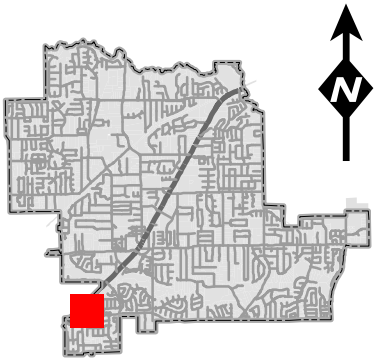
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

ZC22-012

125 Acuff Lane



N

Subject Property

Residential

Colleyville Blvd Corridor

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Statement of Planning Objectives

My objective in requesting this zoning change to residential is to create a place on this property for our family of 3 generations to live side by side. I have lived in Colleyville for 15 years and love the quality of life here. However, at this stage in life, I have a need to downsize from my present home, and have a desire to build a house that is environmentally-friendly. The other lot will be occupied by my daughter, my son in law, and my 3 granddaughters. I look forward to their thriving academically in the outstanding GCISD schools. I care about this community and its future, as it continues to be a city that seeks the welfare of all its citizens. Thank you for considering this zoning change.

Lane Blessing

6 mo
WD

NOV-12-74 62195 A — WD 6.00

THE STATE OF TEXAS
COUNTY OF TARRANT

Whereas, JOHN H. BALLARD, being the owner of the following described property, to wit:

Being Lot 10 and Lot 11, Block 1, ANDY FELPS ADDITION, to the City of Colleyville, Tarrant County, Texas.

THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT I, JOHN H. BALLARD, do hereby adopt the above described property as Lot 10-R and Lot 11-R, Block 1, said addition, to the City of Colleyville, Tarrant County, Texas and being a revision of Lot 10 and Lot 11, Block 1, said addition, and do hereby dedicate to the public use forever, the streets and/or easements shown thereon.

EXECUTED this the 13th day of September, 1974.

John H. Ballard
-JOHN H. BALLARD-

THE STATE OF TEXAS
COUNTY OF TARRANT

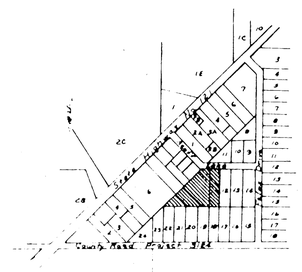
BEFORE ME, the undersigned, a NOTARY PUBLIC, in and for said COUNTY and STATE, on this day personally appeared JOHN H. BALLARD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This the 13th day of September, 1974.

Iris M Elliott
-NOTARY PUBLIC-
Iris M. Elliott

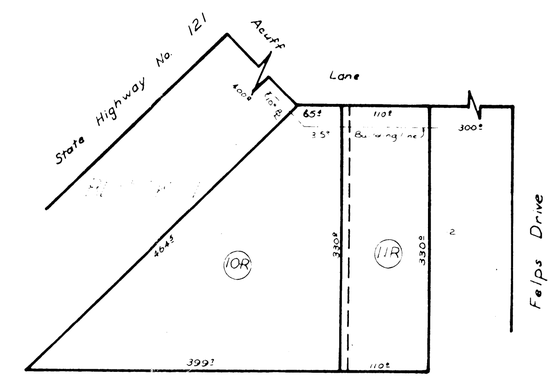
NOTARY PUBLIC in and for TARRANT COUNTY, TEXAS



VICINITY MAP

NORTH

Scale 1"=100'



FILED
NOV 12 1974

Plat Showing

LOTS 10-R and 11-R, BLOCK 1

ANDY FELPS ADDITION

To The City of Colleyville, Tarrant County, Texas

Being a Portion of the John H. Duncan Survey

Being a Revision of Lots 10 and 11, Block 1; said addition

STATE OF TEXAS
COUNTY OF TARRANT

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED in the Volume and Page of the Plat RECORDS of Tarrant County, Texas, as stamped hereon by me.

NOV 12 1974

E M Lefler
COUNTY CLERK
TARRANT COUNTY, TEXAS

Approved 28 October, 1974
CITY of COLLEYVILLE
Colleyville, Tarrant County, Texas
By Joe M Pourquoi
By M. Louise Ramey

CIRCLED

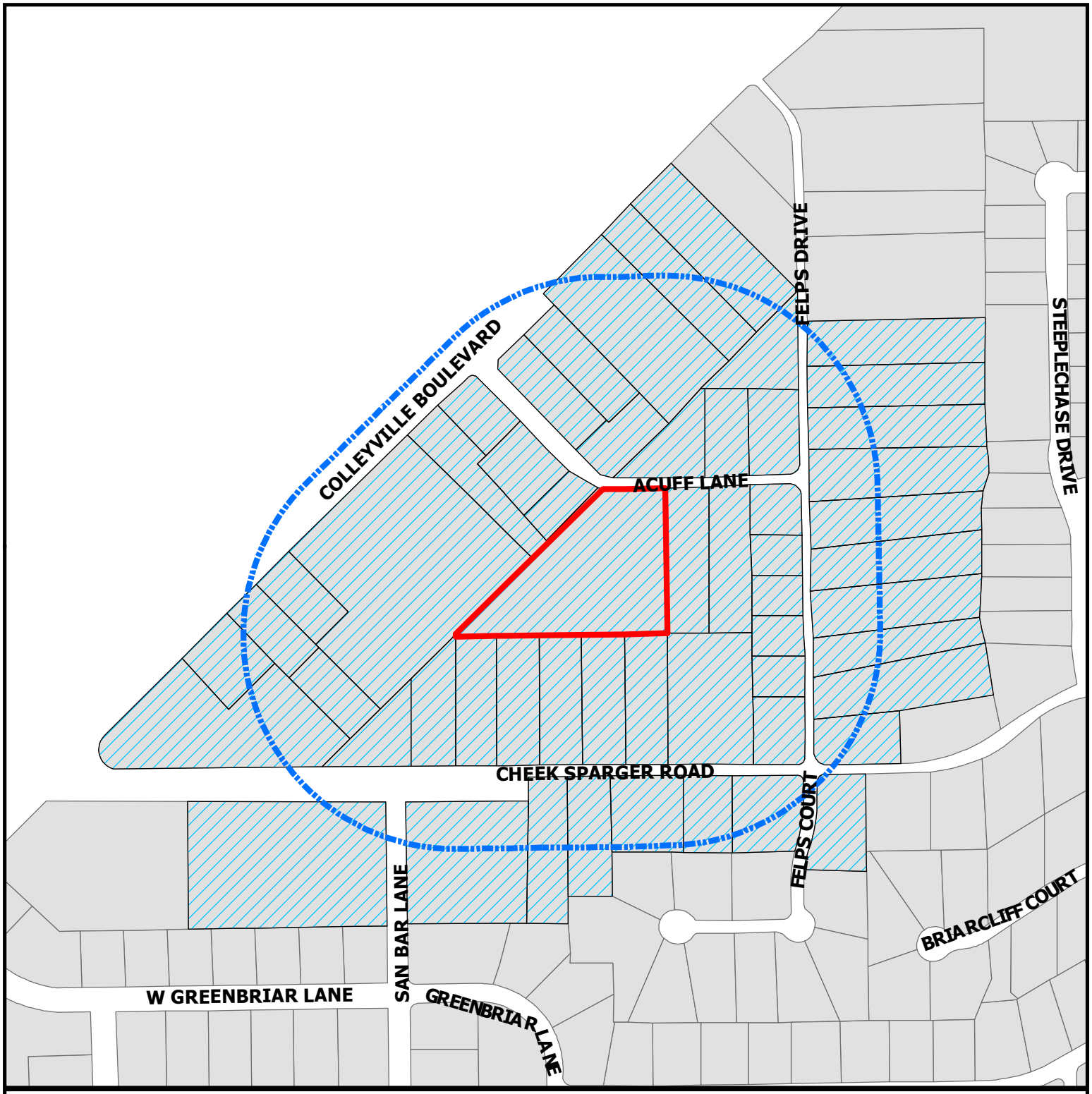
I certify this plat to be a true and accurate representation of the property as delineated by plat records

Thomas L. Thompson

THOMAS L. THOMPSON
REGISTERED PUBLIC SURVEYOR
FIRST NATIONAL PARK BUILDING
1004 N. Euless Blvd. - Suite 110
Euless, Texas; 76039
Ph 817/267-6051
Date August 30th 1974

John H Ballard
Rt 1 Box 1193
Smithfield Texas
76080

Notification Map



CITY OF COLLEYVILLE TEXAS

ZC22-012

125 Acuff Lane

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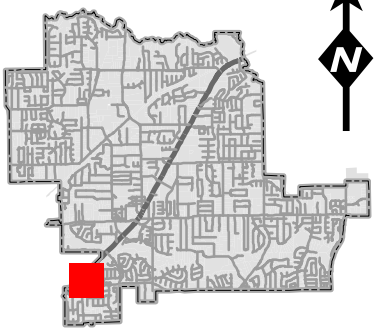
Subject Property

500ft Buffer

Properties within 500ft



N

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, April 11, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, May 3, 2022 & Tuesday, May 17, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request:	Consideration of a zoning change from the CN Neighborhood Commercial district to the R-20 Single Family Residential district. The request is to rezone the property to allow for the construction of two new homes.
Zoning Case:	ZC22-012
Applicant:	Lane Blessing
Owners:	Jeffrey and Mimi Byerly
Location:	125 Acuff Lane
Property Description:	Lots 10R & 11R, Block 1, Andy Felps Addition
Present Zoning:	CN Neighborhood Commercial

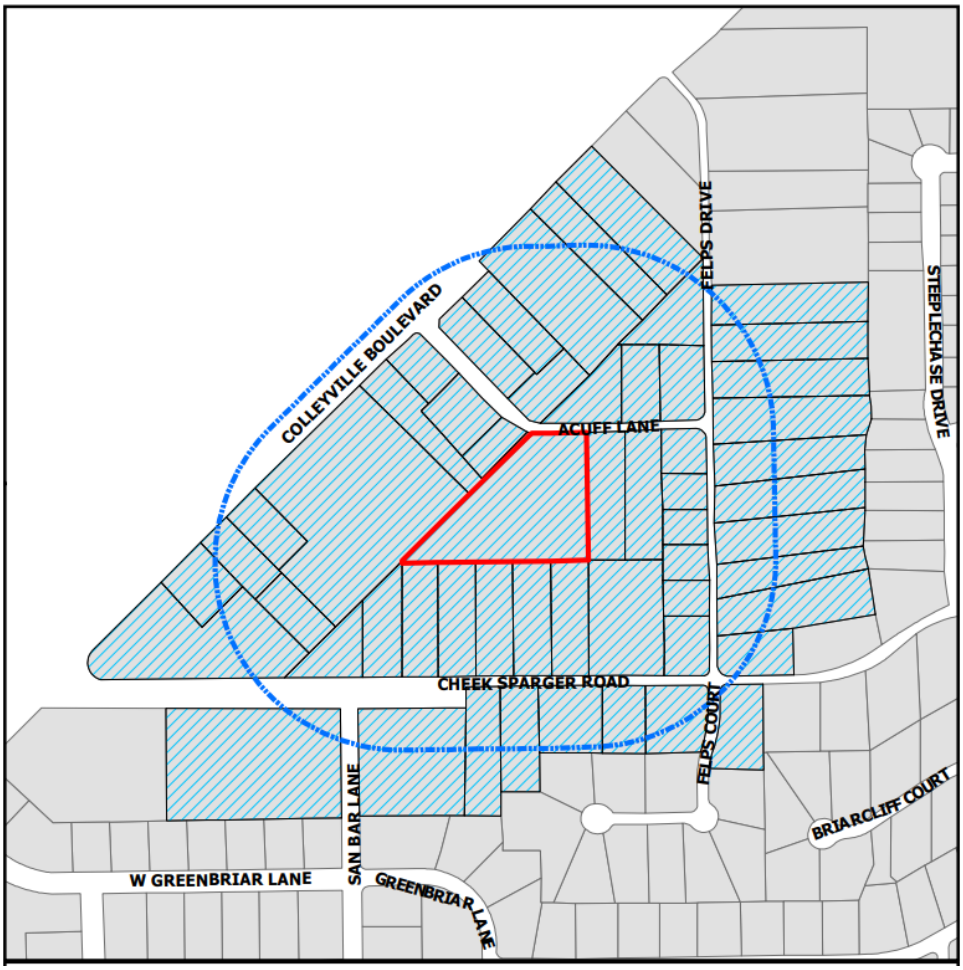
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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 Address	Owner City
AUTO WASH DEPOT CENTERS	2400 E COMMERCIAL BLVD #901	FORT LAUDERDALE, FL
PHAN, KHANH D	108 SILVERWOOD RANCH	SHENANDOAH, TX
STAR SELF STOR OF COLLEYVILLE	5605 TYLER ST	PEARLAND, TX
DIFONZO, DANIEL	218 W WALL ST	GRAPEVINE, TX
ULERY, RICHARD G	123 CHEEK SPARGER RD	COLLEYVILLE, TX
DUONG, TRANG	10268 CHARISSGLEN CIR	LITTLETON, CO
HINKLE-MORRISON, MICHAEL	4012 FELPS DR	COLLEYVILLE, TX
A & S COLLEYVILLE LLC	11445 EMERALD ST STE 112	DALLAS, TX
MANDATO, DAVID A	4109 FELPS DR	COLLEYVILLE, TX
WILKS, EARLEEN FAY	132 ACUFF LN	COLLEYVILLE, TX
BYERLY, MIMI	7109 PEBBLE HILL DR	COLLEYVILLE, TX
BEVILL JAMES REVOCABLE LIVING	119 CHEEK SPARGER RD	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
BRAND, NETA FAY	121 CHEEK SPARGER RD	COLLEYVILLE, TX
PEREZ, VICTOR A	4008 FELPS DR	COLLEYVILLE, TX
MAYO, LESLIE	4000 FELPS DR	COLLEYVILLE, TX
J-W 777 REVOCABLE FAMILY TRUST	4109 PADDINGTON LN	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
BURNS, EDWARD H	7713 LEXUS DR	FORT WORTH, TX
NOEL, SUSAN L	4005 FELPS DR	COLLEYVILLE, TX
EPCM REALTY INC	2008 N 1 35	CARROLLTON, TX
CITY OF COLLEYVILLE	100 MAIN ST	COLLEYVILLE, TX
FRENCH, JAMES E	PO BOX 550	TIOGA, TX
HAHN, EDWARD	7500 WINDSWEPT TR	COLLEYVILLE, TX
FLYNN, ANGELA	3912 FELPS CT	COLLEYVILLE, TX
BAUGHMAN, MICHAEL	3914 FELPS CT	COLLEYVILLE, TX
VELASQUEZ, DAISY	1869 CHRIS CRAFT DR	GRAPEVINE, TX
SKOOG, FREDERICK H	127 CHEEK SPARGER RD	COLLEYVILLE, TX
EVANS, TONI	112 CHEEK SPARGER RD	COLLEYVILLE, TX
HOWELL, DEAN G	104 CHEEK SPARGER RD	COLLEYVILLE, TX
MOTLEY, TRAVIS	3913 FELPS DR	COLLEYVILLE, TX
4FD PROPERTIES LLC	4100 FELPS DR STE A	COLLEYVILLE, TX
KERBOW, GARY D	210 CHEEK SPARGER RD	COLLEYVILLE, TX
4205 COLLEYVILLE LLC	PO BOX 92565	SOUTHLAKE, TX
LAPRELLE, CHAD	133 ACUFF LN	COLLEYVILLE, TX
LINDSEY, VICKI	129 ACUFF LN	COLLEYVILLE, TX
MCDOWELL, TOMMY N	128 CHEEK SPARGER RD	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
CALLAHAN, JIMMY	PO BOX 430	YANTIS, TX
FIRST CV LLC	6871 FOUR SIXES RANCH RD	N. RICHLAND HILLS, TX
UHLENHAKER, RONNIE R	PO BOX 1705	COLLEYVILLE, TX
ACHA, CHRISTINE	7656 RIDGELINE DR	DUBLIN, CA
BOTEJU, PRABATH S	501 THORN WOOD DR	EULESS, TX
JARRELL, JOHN	4004 FELPS DR	COLLEYVILLE, TX
HIBERNIA NATIONAL BANK	275 BROADHOLLOW RD	MELVILLE, NY
BURNS, EDWARD H	7713 LEXUS DR	FORT WORTH, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
BRATTON, BILLY W	4009 FELPS DR	COLLEYVILLE, TX
KNIGHT, STEVEN C	PO BOX 1707	COLLEYVILLE, TX
REVOCABLE PFEIFFER ENSEY RESID	3915 FELPS DR	COLLEYVILLE, TX
CORPORATION, ALARDIN	1721 WOODHILL LN	BEDFORD, TX
T MARIE MAULDIN LLC	PO BOX 584	COLLEYVILLE, TX
LATT PROPERTIES INC	3701 CLIFFWOOD DR	COLLEYVILLE, TX

CROMBIE, PHILLIP EST	128 ACUFF LN	COLLEYVILLE, TX
WOODBRIAR ESTATES ADDITION	3700 SWEETBRIAR	COLLEYVILLE, TX
WOODBRIAR ESTATES WEST ADDN	3700 SWEETBRIAR	COLLEYVILLE, TX
BRIDLEWOOD ESTATES	4110 COACHMAN	COLLEYVILLE, TX
WOODBRIAR NORTH ADDITION	3700 SWEETBRIAR	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

REZONING REQUEST

Dear City Of Colleyville,

This letter is to express my support for the proposed rezoning of 125 Acuff Ln. Colleyville, TX to two residential lots. I urge you to vote yes and restore this land to its original intent of two residential lots.

Printed Name Patti + Stein Baughmen

Address 3914 Felps Drive

Signature Patti Baughmen + Stein Baughmen III

Date March 31, 2022

REZONING REQUEST

Dear City Of Colleyville,

This letter is to express my support for the proposed rezoning of 125 Acuff Ln. Colleyville, TX to two residential lots. I urge you to vote yes and restore this land to its original intent of two residential lots.

Printed Name TONI EVANS

Address 112 CHEEK SPARGER

Signature Toni Evans

Date 3/31/2022

Just my thoughts, but we have plenty of commercial space to accomodate businesses in an area of Colleyville that need to be filled. ☺

REZONING REQUEST

Dear City Of Colleyville,

This letter is to express my support for the proposed rezoning of 125 Acuff Ln. Colleyville, TX to two residential lots. I urge you to vote yes and restore this land to its original intent of two residential lots.

Printed Name Greg Pfeiffer

Address 3915 Felps Drive

Signature Greg Pfeiffer

Date April 1, 2022

REZONING REQUEST

Dear City Of Colleyville,

This letter is to express my support for the proposed rezoning of 125 Acuff Ln. Colleyville, TX to two residential lots. I urge you to vote yes and restore this land to its original intent of two residential lots.

Printed Name LAQUITA J. ROMINE

Address 4113 FELPS DR.

Signature Laquita J Romine

Date 3-31-2022

REZONING REQUEST

Dear City Of Colleyville,

This letter is to express my support for the proposed rezoning of 125 Acuff Ln. Colleyville, TX to two residential lots. I urge you to vote yes and restore this land to its original intent of two residential lots.

Printed Name Kymberlee Crombie

Address 128 Acuff Ln.

Signature K Crombie

Date 04-06-22

REZONING REQUEST

Dear City Of Colleyville,

This letter is to express my support for the proposed rezoning of 125 Acuff Ln. Colleyville, TX to two residential lots. I urge you to vote yes and restore this land to its original intent of two residential lots.

Printed Name Raminderpal Rai

Address 4201 Felps Dr. Colleyville, TX 76034

Signature

Date 4-5-2022

REZONING REQUEST

Dear City Of Colleyville,

This letter is to express my support for the proposed rezoning of 125 Acuff Ln. Colleyville, TX to two residential lots. I urge you to vote yes and restore this land to its original intent of two residential lots.

Printed Name Barbara K Tate

Address 124 Cheek Sparger

Signature Barbara K Tate

Date April 5, 2022

ORDINANCE O-22-2200

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 2.33 ACRES BEING, LOTS 10R AND 11R, BLOCK 1, IN THE ANDY FELPS ADDITION, LOCATED AT 125 ACUFF LANE, FROM THE CN NEIGHBORHOOD COMMERCIAL TO THE R-20 SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning of the property from CN Neighborhood Commercial to R-20 Single Family Residential district for Case No. ZC22-012; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from CN Neighborhood Commercial to R-20 Single Family Residential district on 2.33 acres, being Lots 10R and 11R, Block 1, Andy Felps Addition, located at 125 Acuff Lane Road as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. As depicted in the attached Exhibit "A" and Exhibit "B".

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of May 2022.

The second reading and public hearing being conducted on the 17th day of May 2022.

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS ON THIS THE 17TH DAY OF MAY 2022.

Mayor Bobby Lindamood	_____	Place 1, Brandi Elder	_____
Place 2, George Bond	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A”- Zoning Map

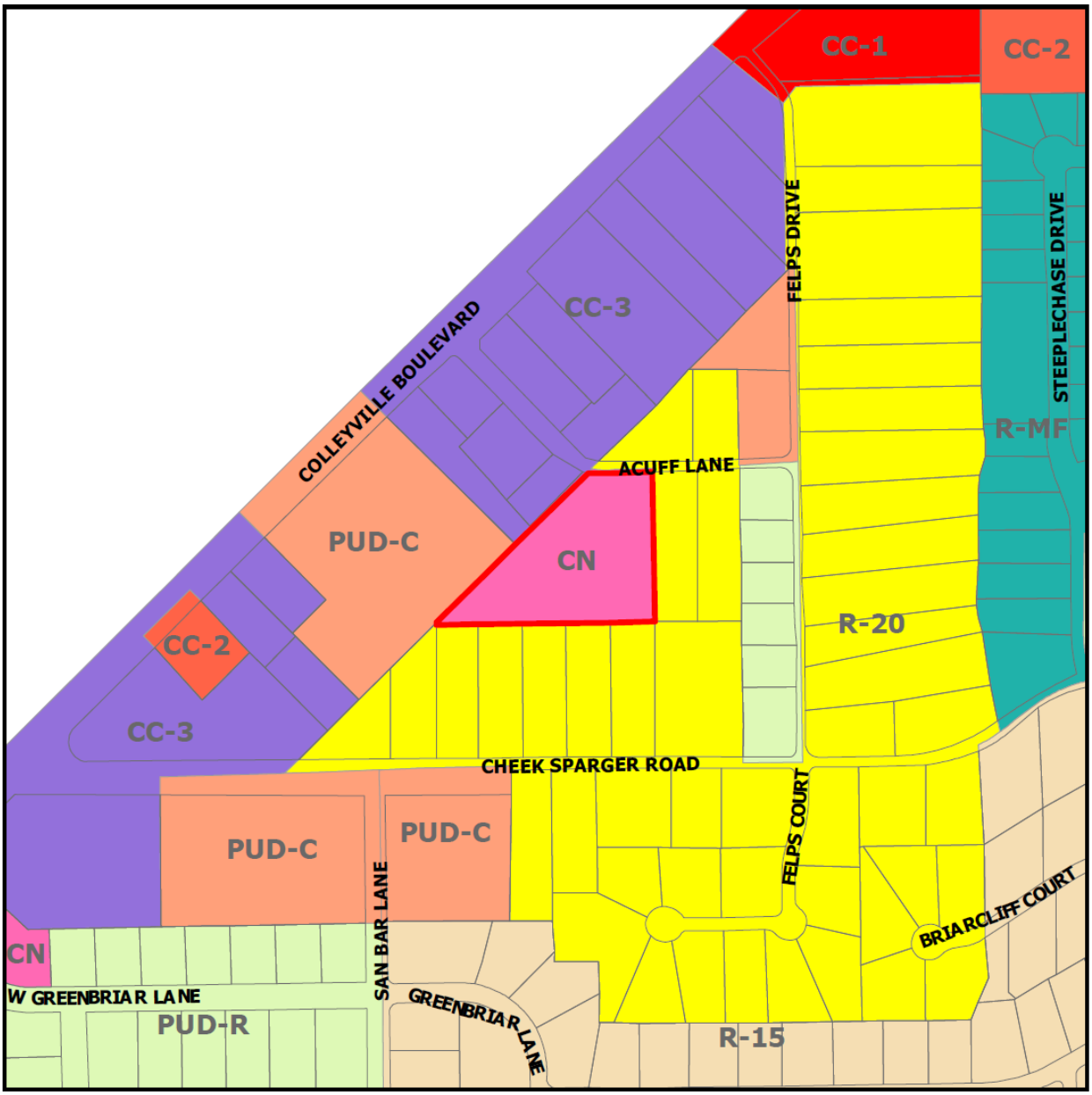


Exhibit "B" - Zoning Exhibit

THE STATE OF TEXAS
COUNTY OF TARRANT

Wheress, JOHN H. BALLARD, being the owner of the following described property, to wit:

Being Lot 10 and Lot 11, Block 1, ANDY FELPS ADDITION, to the City of Colleyville, Tarrant County, Texas.

THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT I, JOHN H. BALLARD, do hereby adopt the above described property as Lot 10-R and Lot 11-R, Block 1, said addition, to the City of Colleyville, Tarrant County, Texas and being a revision of Lot 10 and Lot 11, Block 1, said addition, and do hereby dedicate to the public use forever, the streets and/or easements shown thereon.

EXECUTED this the 13th day of September, 1974.

John H. Ballard
-JOHN H. BALLARD-

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a NOTARY PUBLIC, in and for said COUNTY and STATE, on this day personally appeared JOHN H. BALLARD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

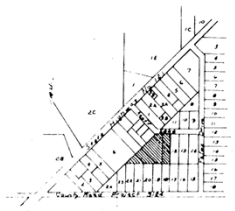
This the 13th day of September, 1974.

Iris M. Elliott
-NOTARY PUBLIC-
Iris M. Elliott

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

6th/WD

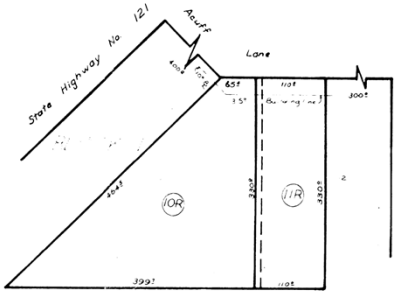
NOV-12-74 62195 A — WD 6.00



VICINITY MAP

NORTH

Scale 1"=100'



FILED
NOV 12 1 03 PM '74

Plat Showing
LOTS 10R and 11R, BLOCK 1
ANDY FELPS ADDITION
To The City of Colleyville, Tarrant County, Texas
Being a Portion of the John H Duncan Survey
Being a Revision of Lots 10 and 11, Block 1; said addition

STATE OF TEXAS
COUNTY OF TARRANT
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Records of Tarrant County, Texas, as stamped hereon by me.

NOV 12 1974
E M Lotter
COUNTY CLERK, TARRANT COUNTY, TEXAS

Approved: 28 October, 1974
CITY of COLLEYVILLE
Colleyville, Tarrant County, Texas
By Joe M Jarvis
By M. Louise Ramsey

John H Ballard
Rt 1 Box 1113
Smithfield, Texas
76080

I certify this plat to be a true and accurate representation of the property as determined by my records

Thomas L. Thompson

THOMAS L. THOMPSON
REGISTERED PUBLIC SURVEYOR
FIRST NATIONAL PARK BUILDING
1004 N. Eules Blvd. - Suite 110
Euless, Texas, 76039
Ph. 817/267-6051
Date: August 30th 1974

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 11a **Agenda Date** 5/17/2022 **Number** Ordinance O-22-2195
Type Ordinance
Department Community Development

Title
Consideration of a Special Use Permit for a fence to encroach into the front yard setback on Lot 1, Block 1, Brown Addition, Colleyville, located at 5412 Pleasant Run Road, Case ZC22-002

Strategic Plan
4.1 Protect Colleyville's semi-rural residential character

Explanation
Second Reading and Public Hearing

The applicant was present at the first reading and answered questions pertaining to the fence request. The City Council asked the applicant to consider a change of zoning to the R-30 Single Family Residential district. The zoning change request is scheduled for the May 9, 2022, Planning and Zoning Commission meeting.

First Reading and Public Hearing

Bruce Crandall, the applicant, has submitted a request for a Special Use Permit (SUP) for a wooden rail fence up to 52 inches in height to encroach into the front yard setback on Lot 1, Block 1, Brown Addition, being approximately 0.89 acres, and zoned R-10 Single-Family Residential district.

Existing Conditions/Background: The subject property, 5412 Pleasant Run Road, has R-10 zoning and is located on the west side of Pleasant Run Road and near the intersection of Church Street and Pleasant Run Road. The subject property has a single-family residence.

SUP Request: The applicant is requesting approval of an SUP to allow for a wooden rail fence up to 52 inches in height within the front yard setback. The proposed fence is requested to be placed approximately six feet from the front property line.

Ordinance – Section 3.26 Fences, Free Standing Walls, and Screening Materials Regulations of the Land Development Code establishes the maximum size and location of fencing to be permitted by staff on a residential lot:

"E. Fence and Free-Standing Wall Setback Requirement:

1. Front Yards: No fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall be located beyond the front façade of the primary residential structure.

a. The primary fencing material shall be of wrought iron, pre-formed concrete, poured in place concrete, concrete masonry unit (CMU), brick, approved wood rail construction, a combination thereof or other similar material approved by the City Building Official. All poured-in-place concrete and CMU shall contain an architectural finish."

Regulation "1" above applies in this case requiring that no fence be allowed to extend into the required front yard, which is 30 feet per the R-10 zoning. The applicant proposes to locate a wooden rail fence up to 52 inches in height to encroach into the front yard setback approximately six feet from the front property line. The Land Development Code provides the opportunity to request an SUP to modify from the requirements.

Special Use Permit Provision: Any request for a building permit for a fence/wall which does not meet the criteria in this section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

Analysis: Any request for a residential fence which differs from the Land Development Code shall only be authorized after approval of a Special Use Permit by the City Council. The applicant is proposing a wooden rail fence up to 52 inches in height to be located within the front yard setback. It would be setback approximately six feet from the front property line. The lot area is approximately 38,877 square feet.

Plat Status: The property is platted as Lot 1, Block 1, Brown Addition.

DRC Review: The DRC met on February 21st and determined the case could be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the south and west are zoned R-10 and contain single-family residential development. The properties to the south are zoned PUD-R Planned Unit Development – Residential and contain single-family residential development. The properties to the east are zoned CC-1 Village retail and are improved with uses associated with First Baptist Colleyville.

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

Telegram as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends denial of the requested SUP as it does not meet the technical requirements of the Land Development Code.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their March 21, 2022 meeting by a vote of 4-0.

Financial Impact

There is no financial impact to the City.

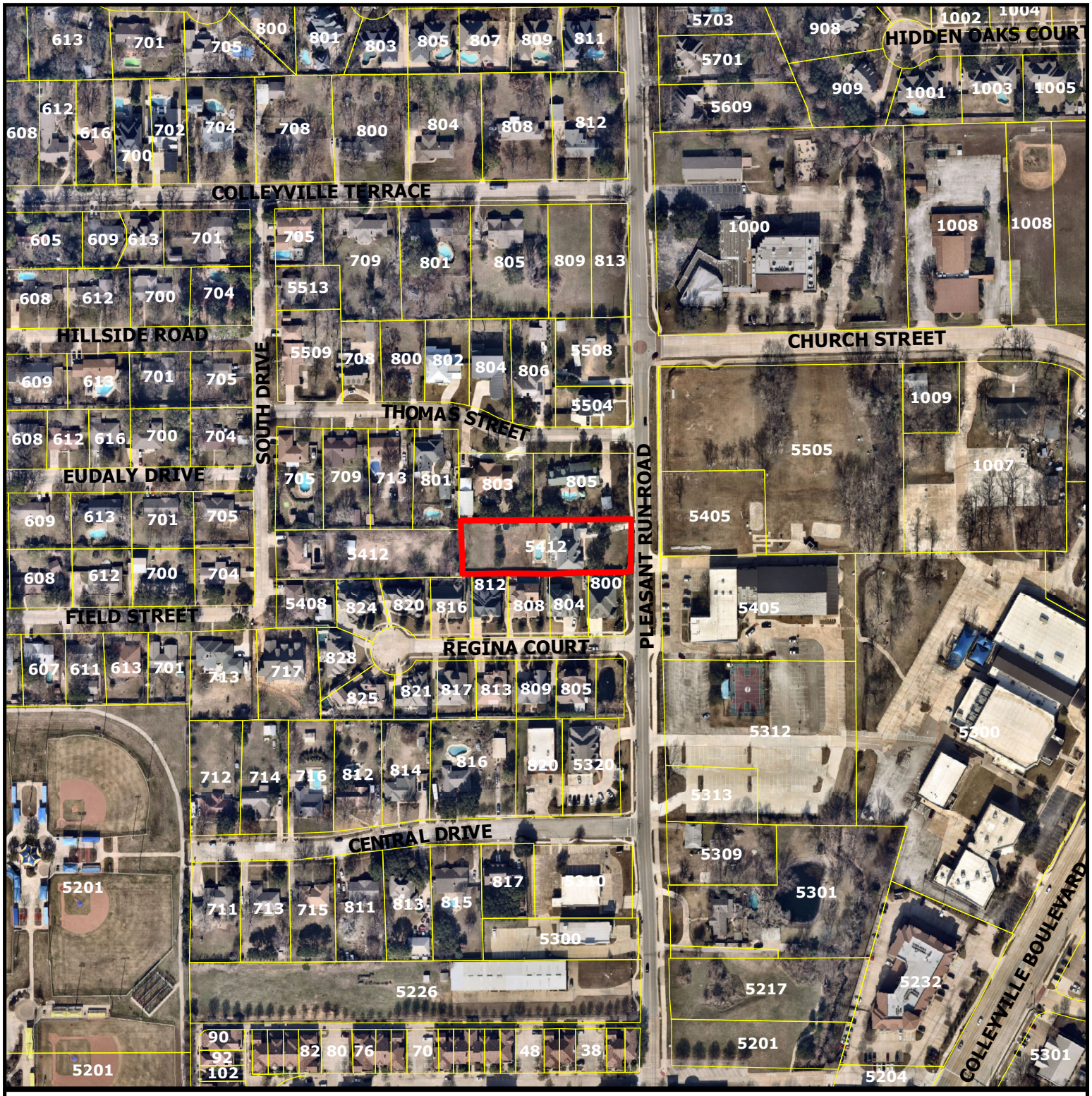
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Fence Plan
6. Fence Column Exhibit
7. 5412 Pleasant Run - Front View
8. 5412 Pleasant Run - North View
9. 5412 Pleasant Run - South View
10. Fence Drawings
11. Example Fence Exhibit
12. Fence Encroachment Agreement
13. Notification Map
14. Notification Letter
15. Notification List
16. Letter of Opposition
17. Ordinance O-22-2195

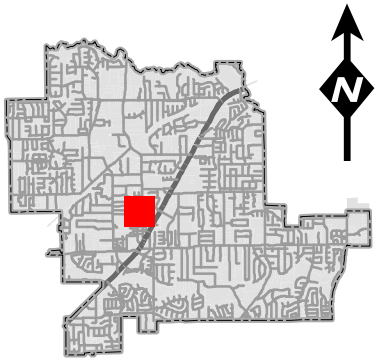
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC22-002

5412 Pleasant Run Road



DISCLAIMER:
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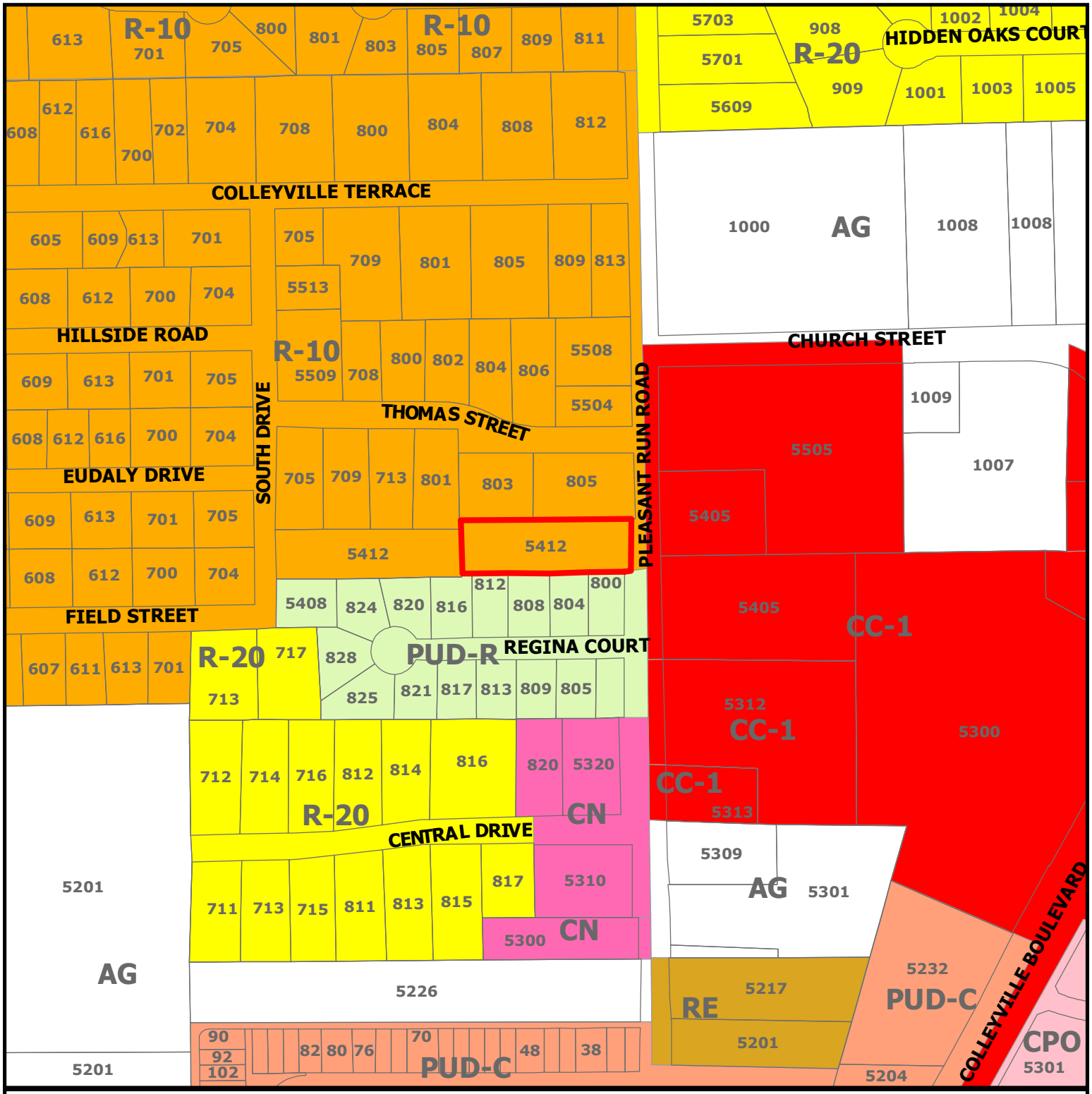
Subject Property

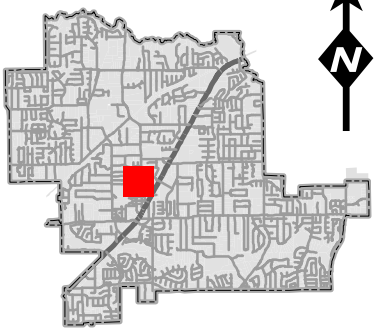
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC22-002

5412 Pleasant Run Road



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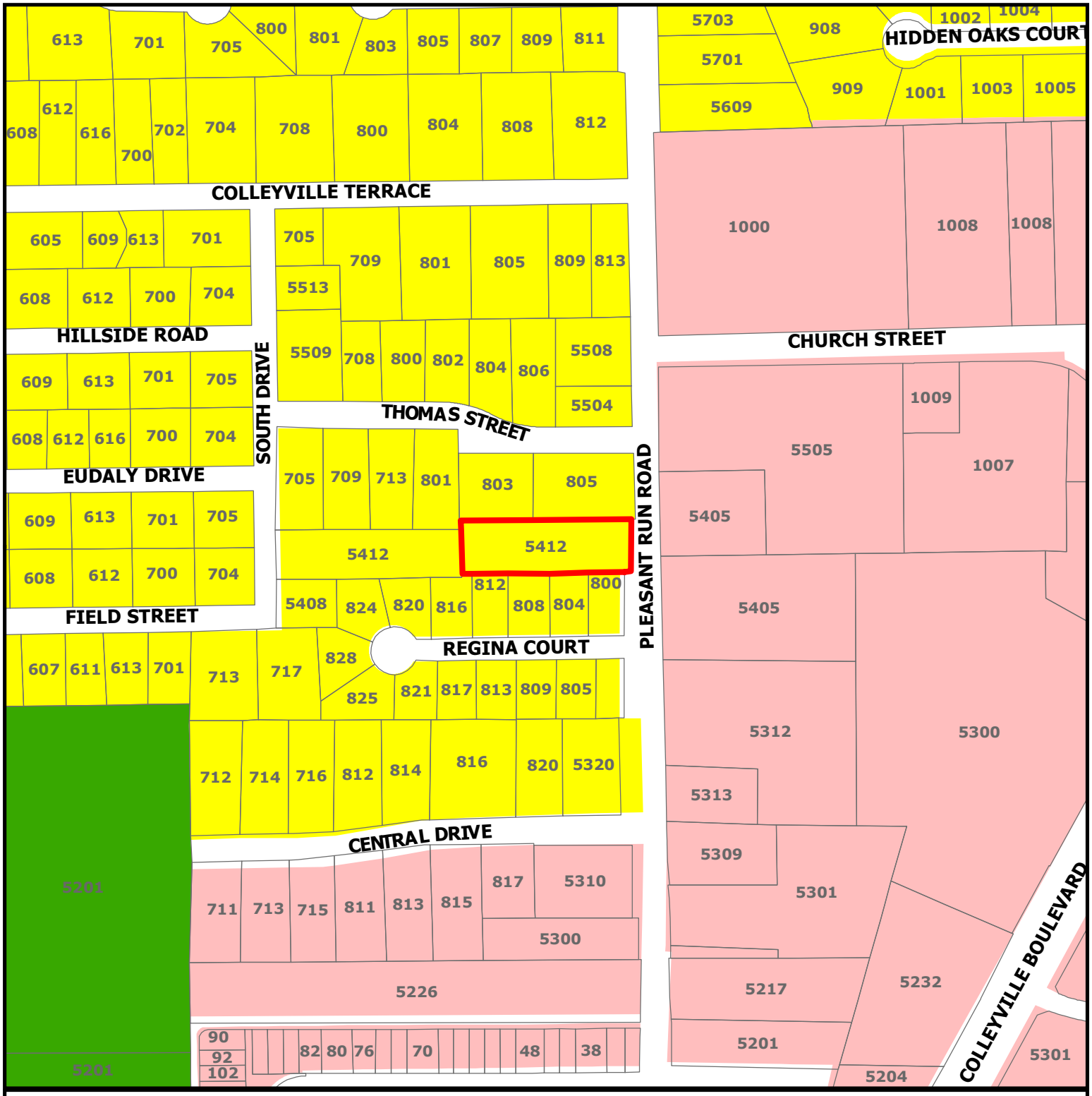
Subject Property

Future Land Use Map

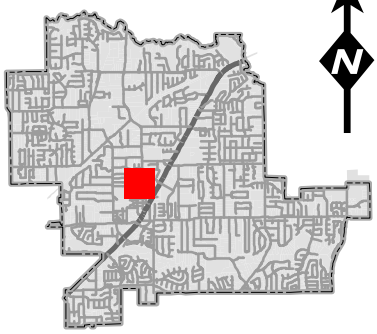


CITY OF COLLEYVILLE TEXAS

ZC22-002

5412 Pleasant Run Road

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



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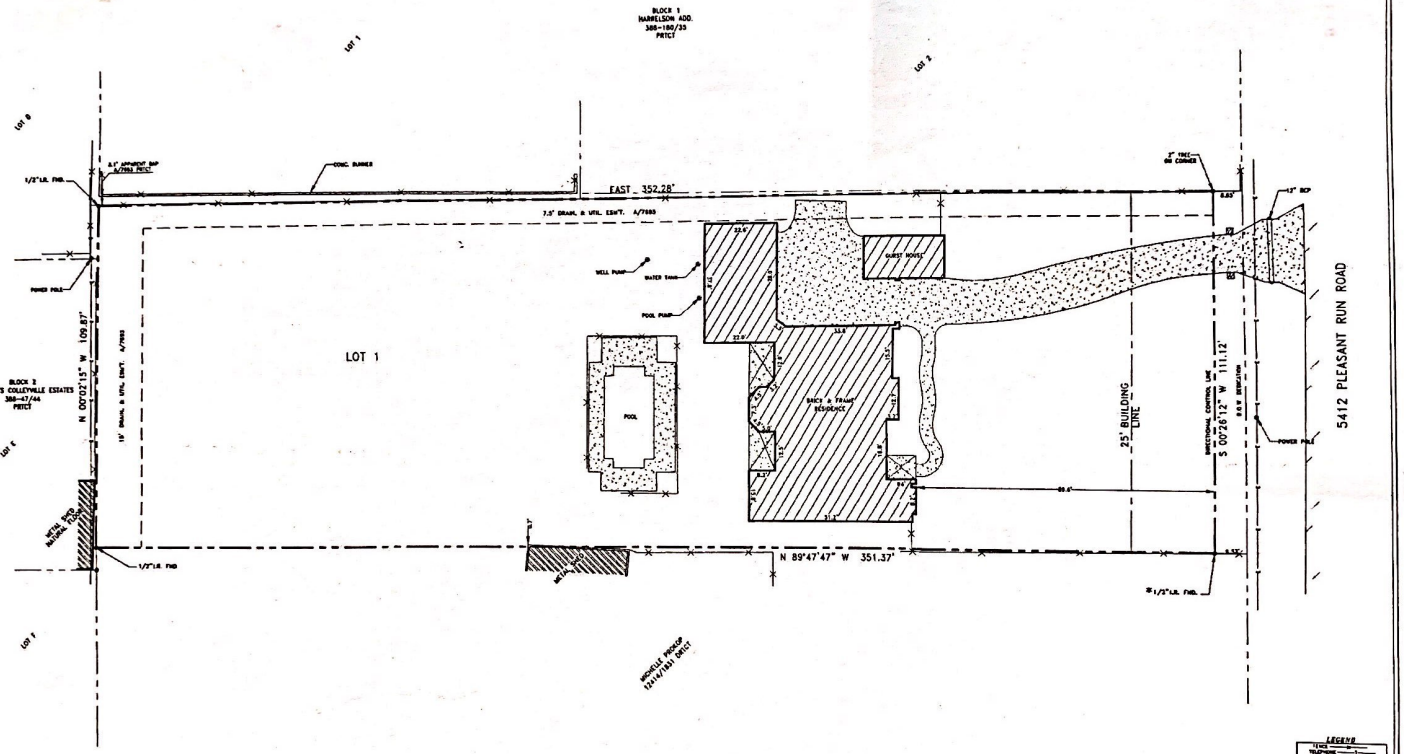
REFERENCE NO 55258
LENDER: NATIONAL CITY MORTGAGE CO.
TITLE CO RATTIKIN TITLE G/F SL-02C58467-LM
PURCHASER: CHANDALL
DATE: 12-1-03



The following easements could not be located from the description contained therein:
1349/33, 1349/41, 1617/317 & 1763/81 DRTCT.

NOTE: SHED OVER PROPERTY LINE AS SHOWN.

NOTE: FENCES OFF LINE AS SHOWN.

NOTE: BASIS OF BEARINGS FOR THIS SURVEY FROM DATA PROVIDED BY THE RECORDED PLAT.

SCALE: 1"=20'

LEGEND
TREE
TELEPHONE
ELECTRIC
TEL-ELECTRIC
CONCRETE
ASPHALT

PROPERTY DESCRIPTION: Lot 1, Block 1, BROWN ADDITION to the City of Colleyville, Tarrant County, Texas, according to plat recorded in Cabinet A, Slide 7883, Deed Records of Tarrant County, Texas.

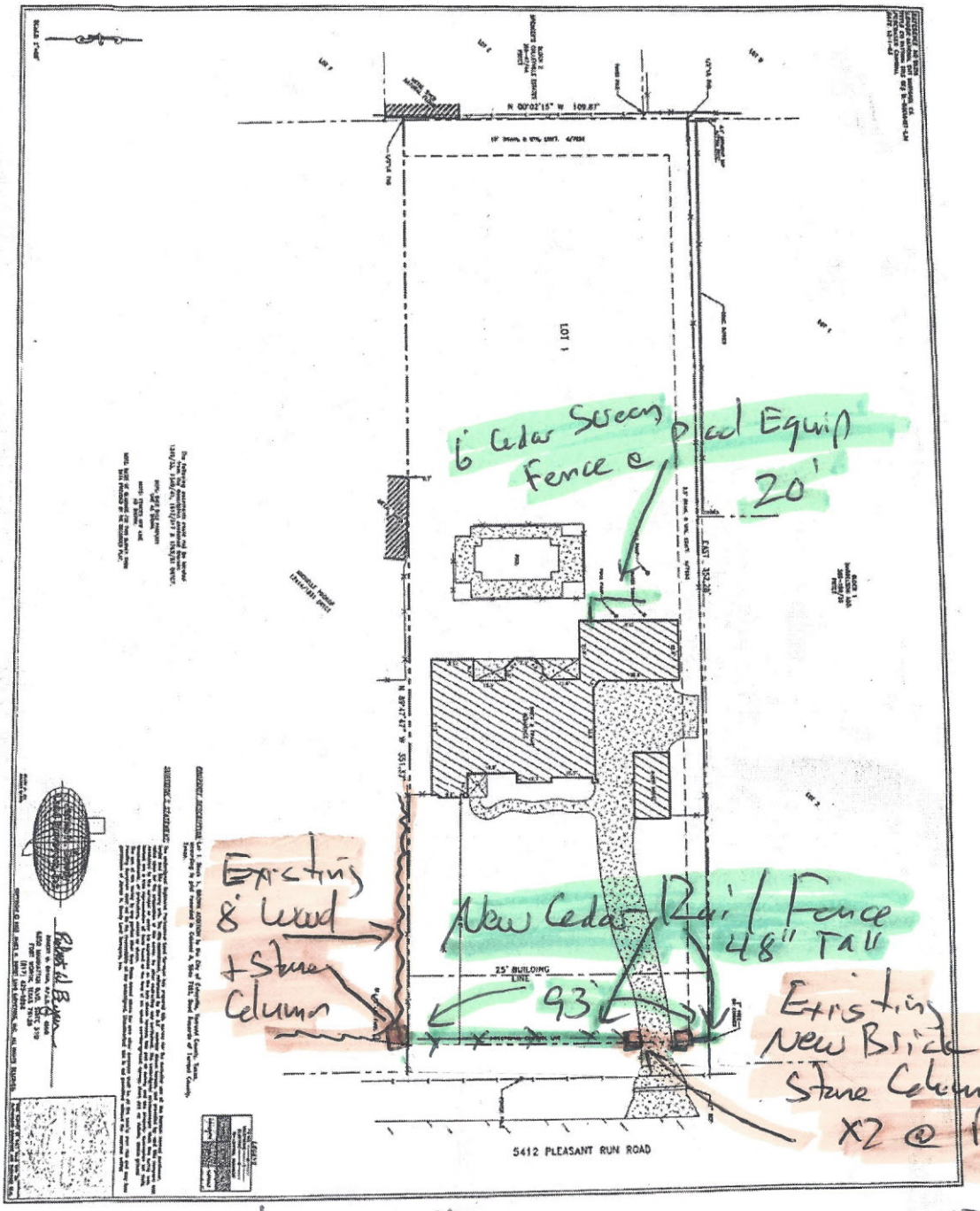
SURVEYOR'S STATEMENT: The undersigned Registered Professional Land Surveyor has prepared this survey for the exclusive use of the herein named purchaser, lender and title company only. The title commitment, referenced by the R.P. number shown hereon, and provided by said title company was relied upon for the preparation of this survey. No other abstracting was performed. The undersigned acknowledges that this survey was conducted by the surveyor or under his supervision on the date shown hereon. This plat of survey and the property description set forth hereon are a true representation of facts found at the time of an actual on-the-ground survey. There are no visible, above ground encroachments, or protrusions, except as shown.
The use of this survey by any parties other than those named above for any other purposes shall be at the user's own risk and any loss resulting therefrom shall not be the responsibility of the undersigned. Unauthorized use is not permitted without the express written permission of James H. Donely Land Surveyors, Inc.

James H. Donely
Land Surveyors, Inc.
Member of: ACSM
SACSMS SLPSA

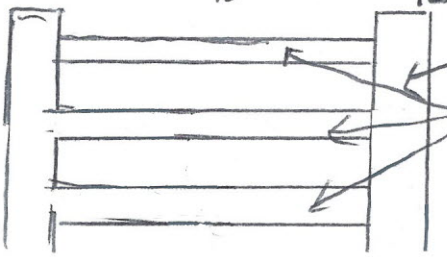
Robert W. Bryan
ROBERT W. BRYAN, R.P.L.S. # 5508
6850 MANHATTAN BLVD. SUITE 310
FORT WORTH, TEXAS 76120
(817) 429-5898

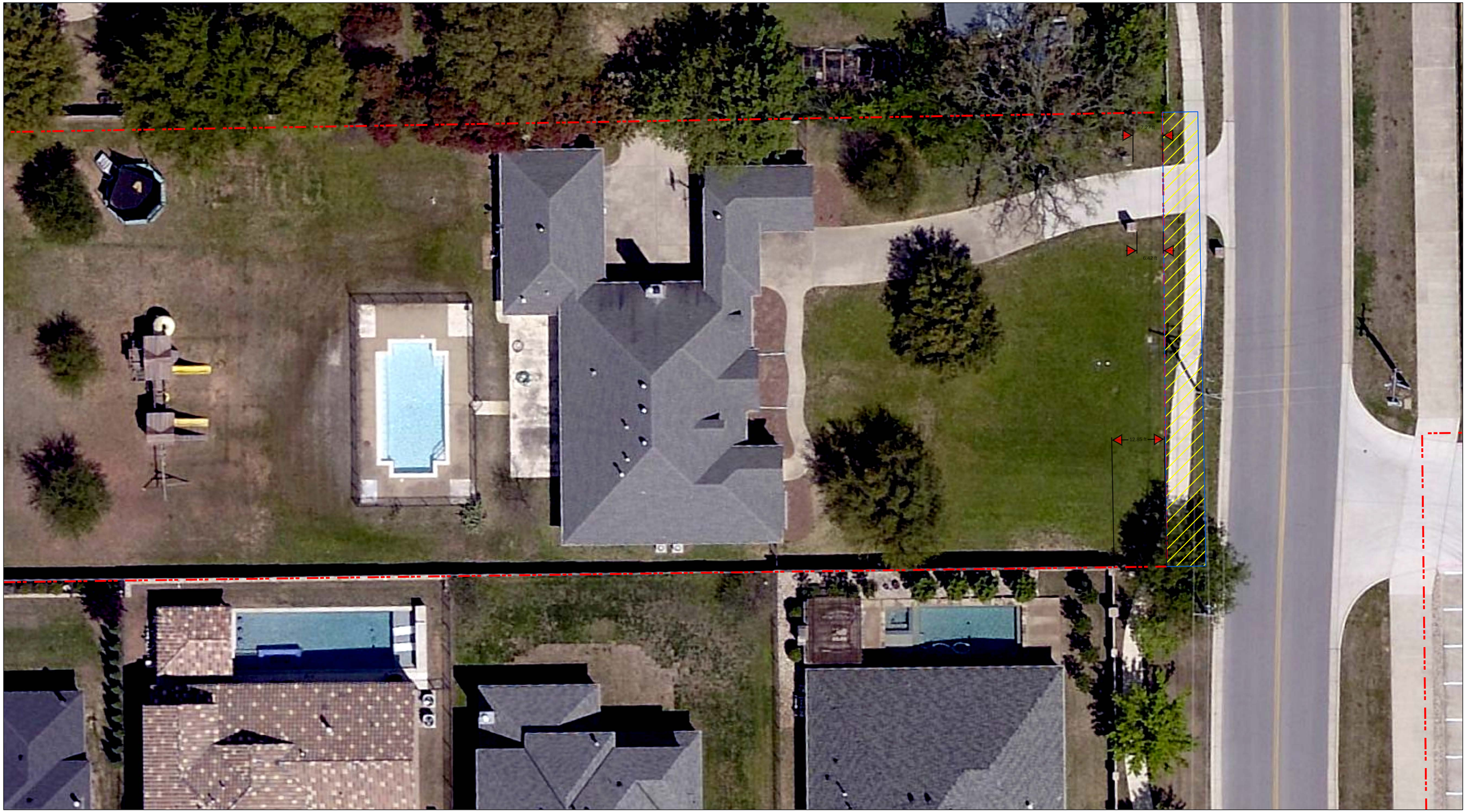
COPYRIGHT © 2003 JAMES H. DONELY LAND SURVEYORS, INC. ALL RIGHTS RESERVED.

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL



93' of 48" - 3 Rail Ranch Cedar Fence





Legend

- Existing Property Boundaries
- Street ROW Dedication

0 20 40 Feet

N

1 inch equals 10 feet

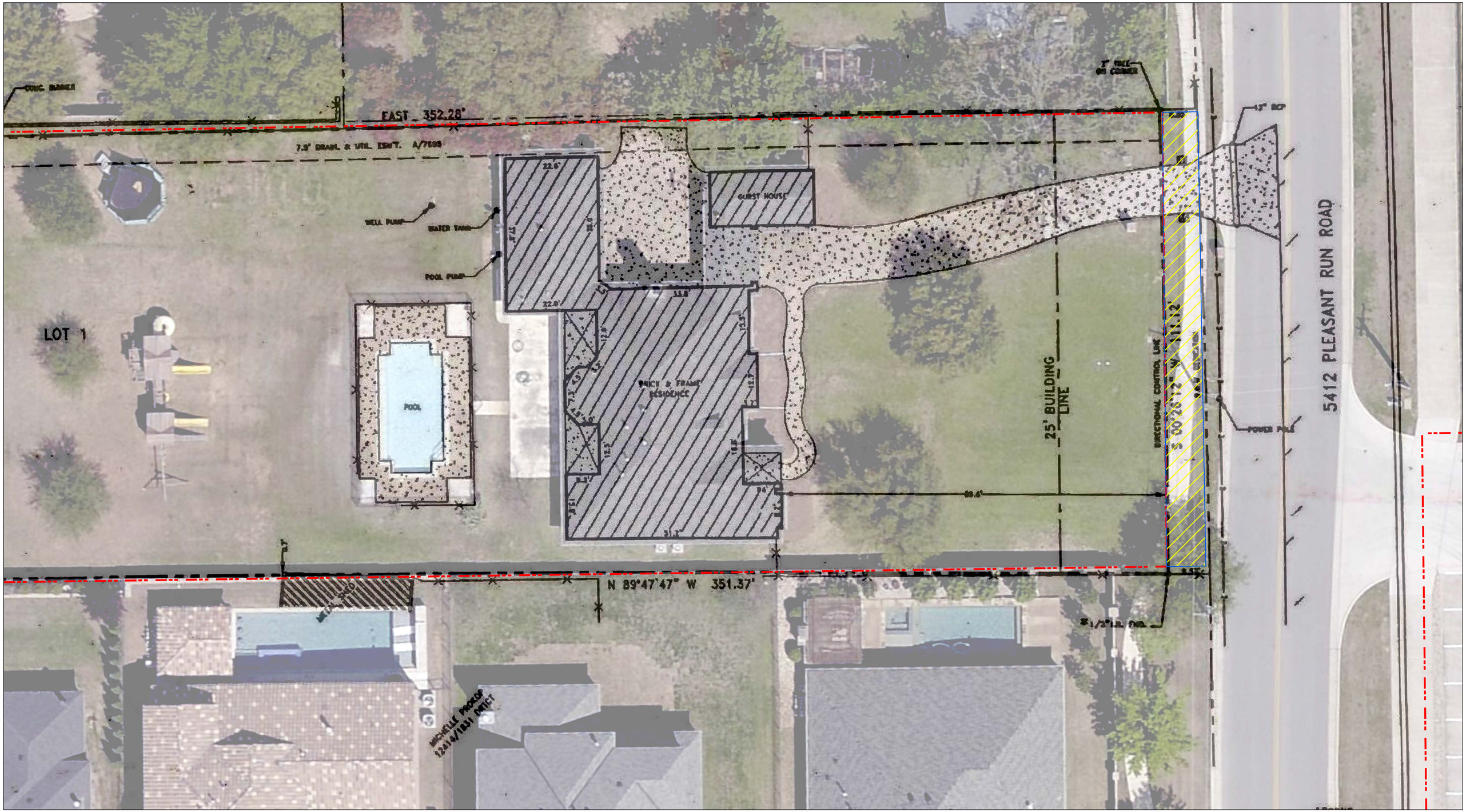
Scaled Page Size: 24 x 36

5412 Pleasant Run Rd
Fence Column Exhibit

CITY OF COLLEYVILLE TEXAS

Caleb Tandy, ISA Certified Arborist (TX-3710A)
Urban Forester, City of Colleyville

Date: 2/22/2022



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Date: 2/22/2022

5412

CWD

Untitled Map
Write a description for your map.
Legend
5412 Pleasant Run Rd
Google Earth
© 2021 Google
5.87 ft

Untitled Map
Write a description for your map.
Legend
5412 Pleasant Run Rd
5412
Google Earth
© 2021 Google
7.04 ft

B&S
FENCE CO.
B&S
FENCE CO.

CITY OF COLLEYVILLE TEXAS

AFFIDAVIT FOR FENCE ENCROACHMENT INTO EASEMENT

SITE ADDRESS 5412 Pleasant Run Rd. Colleyville, TX 76034

FENCE CONTRACTOR _____

The fence contractor and property owner verify that ALL of the following conditions are understood and accepted:

- ***Property Owner shall initial each item below:***
- BC Fence will not obstruct or impede access to public utilities for construction, reconstruction and maintenance by the City or authorized agent
- BC Fence will not obstruct or impede the conveyance of surface runoff in drainage swales or drainage ways
- BC Fence will not be located so as to divert or impede the normal flow of storm water from the platted drainage or utility easement
- BC Fence will not be located less than 6 feet from any City-owned and operated underground utility, including without limitation, water, sewer, and storm sewer pipes currently in place, except for easement crossings
- BC Fence will not create any encroachment or obstruction of sight distance
- BC In the event the City or a utility company must perform maintenance, inspection or replacement of utility lines located with a public easement, such party shall not be liable for replacement of any fence, wall, ground cover, shrubs, trees, etc., located within a public easement

(PRINT) PROPERTY OWNER'S NAME: Bruce Crandall

PROPERTY OWNER'S SIGNATURE: BCrandall

STATE OF TEXAS

COUNTY OF Tarrant

On this 25th day of August, in the year 2021, before me Christine Loven Notary Public, personally appeared BRUCE Crandall.

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed it.

WITNESS my hand and official seal.

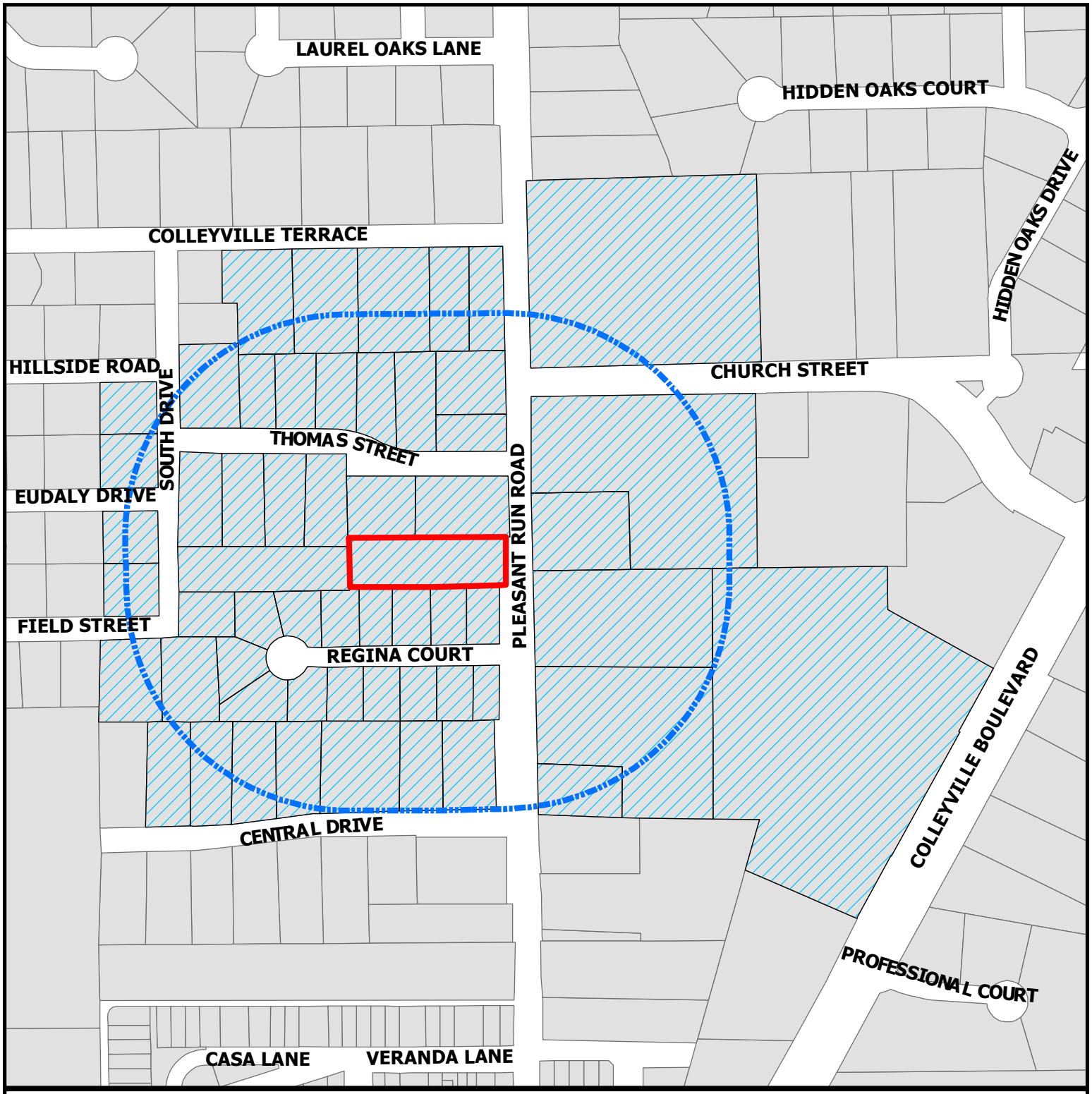
Christine Loven
Notary's Signature

Christine Loven
Notary's Name (print)

My commission expires: May 2, 2022

CHRISTINE LOVEN
My Notary ID # 11092587
Expires May 2, 2022

Notification Map



CITY OF COLLEYVILLE TEXAS

ZC22-002

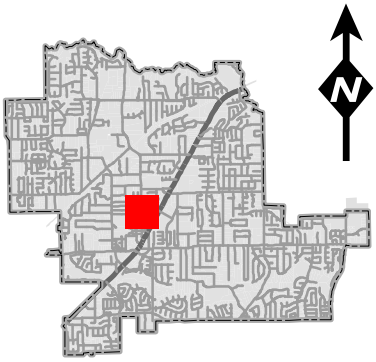
5412 Pleasant Run Road

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, March 21, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, April 5, 2022 & Tuesday, April 19, 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 Fence to encroach into the front yard setback. The purpose of the request is to allow for a wooden rail fence to encroach into the 30-foot required front yard setback and be approximately in line with adjacent fences.
Zoning Case:	ZC22-002
Applicant:	Bruce Crandall
Owner:	Bruce Crandall
Location:	5412 Pleasant Run Road
Property Description:	Lot 1, Block 1, Brown Addition Colleyville
Present Zoning:	R-10 Single Family Residential

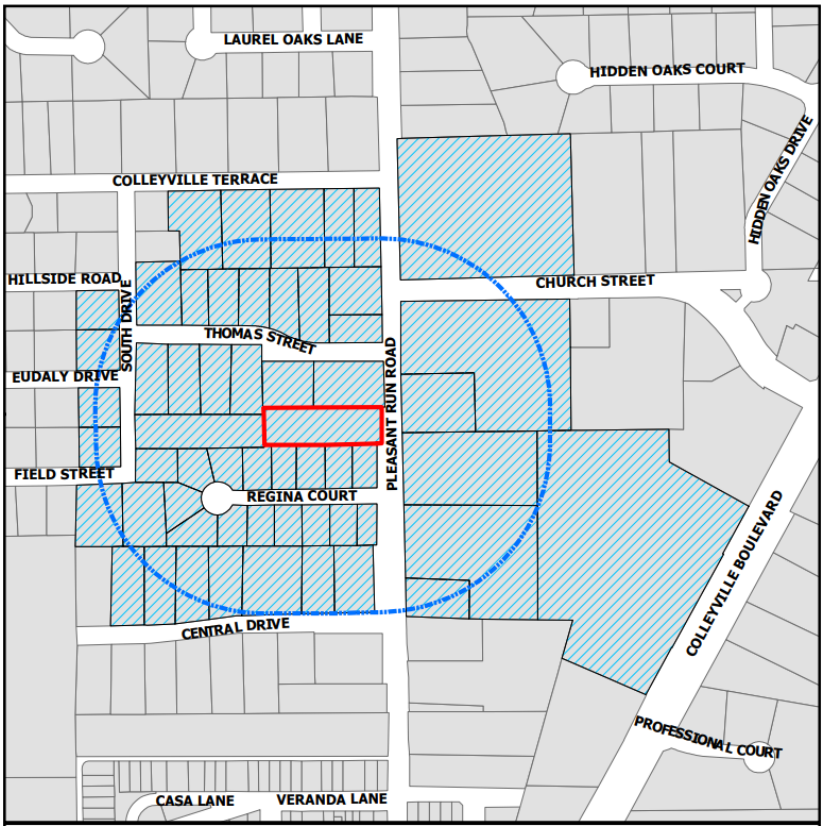
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

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 Address	Owner City
MITZEL, CINDY	800 REGINA CT	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
KELLOGG FAMILY TRUST	824 REGINA CT	COLLEYVILLE, TX
HELM, ERIC	825 REGINA CT	COLLEYVILLE, TX
PICKENS, ROSEMARY	708 THOMAS ST	COLLEYVILLE, TX
HENIGSMITH, CECIL	705 THOMAS ST	COLLEYVILLE, TX
LAIBLY, CATHEY	704 EUDALY DR	COLLEYVILLE, TX
WELCH, DONALD	713 FIELD ST	COLLEYVILLE, TX
CARDINI, CHRISTOPHER	821 REGINA CT	COLLEYVILLE, TX
ROEMING, BRANTON F	805 THOMAS ST	COLLEYVILLE, TX
COLLEYVILLE HEIGHTS LLC	PO BOX 1132	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
LALA FAMILY TRUST	816 CENTRAL DR	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
KIM & DEBORAH SHELTON TRUST	813 REGINA CT	COLLEYVILLE, TX
MOORE, KAREN JEAN	PO BOX 694	COLLEYVILLE, TX
DS & RS PROPERTIES LLC	2421 ARBOR GATE LN	COLLEYVILLE, TX
KELLEY, CHARLES S	705 HILLSIDE RD	COLLEYVILLE, TX
WILLIAMSON, PENNY S	713 THOMAS ST	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
CHACKO, RAIBU	817 REGINA CT	COLLEYVILLE, TX
HOFFMAN ROBERT JAMES JR	5504 PLEASANT RUN RD	COLLEYVILLE, TX
TUMPAK, SCOTT	809 REGINA CT	COLLEYVILLE, TX
DUKE, JAMES	812 CENTURY DR	COLLEYVILLE, TX
MILLER, JEFFREY D	801 COLLEYVILLE TERR	COLLEYVILLE, TX
GARRETT, RUSSELL W	820 REGINA CT	COLLEYVILLE, TX
FIRST UNITED METH COLLEYVILLE	5601 PLEASANT RUN RD	COLLEYVILLE, TX
BARNES, MICHAEL	812 REGINA CT	COLLEYVILLE, TX
MOFFETT, JESSE	806 THOMAS ST	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
HASELTINE, MARILYN L	704 FIELD ST	COLLEYVILLE, TX
MISKO, SUSAN R	716 CENTRAL DR	COLLEYVILLE, TX
BRANDON, PHYLLIS M	PO BOX 455	COLLEYVILLE, TX
CLARKE PRODUCTS INC	820 CENTRAL DR	COLLEYVILLE, TX
HARRIS, FRANK H	5509 SOUTH DR	COLLEYVILLE, TX
GRIFFIN, TIMOTHY S	828 REGINA CT	COLLEYVILLE, TX
WILLIAMSON, LAWRENCE	709 THOMAS ST	COLLEYVILLE, TX
JOHNSTON, NICHOLAS	705 EUDALY DR	COLLEYVILLE, TX
MCDONALD, CEACY SAMANTHA	814 CENTRAL DR	COLLEYVILLE, TX
FIRST UNITED METH COLLEYVILLE	5601 PLEASANT RUN RD	COLLEYVILLE, TX
JENNINGS, ALLISON	905 COLLEYVILLE TERR	COLLEYVILLE, TX
BELL, MICHAEL W	816 REGINA CT	COLLEYVILLE, TX
MITCHELL, JEWELL O	800 THOMAS ST	COLLEYVILLE, TX
CRANDALL, BRUCE	5412 PLEASANT RUN RD	COLLEYVILLE, TX
LONG, MATTHEW	805 REGINA CT	COLLEYVILLE, TX
SHRESTHA, NEENA	804 THOMAS ST	COLLEYVILLE, TX
WARNER, RICHARD D	5408 SOUTH DR	COLLEYVILLE, TX
GREENBERG, MICHELLE	804 REGINA CT	COLLEYVILLE, TX
INGRAM, TERESA	808 REGINA CT	COLLEYVILLE, TX
FIRST UNITED METH COLLEYVILLE	5601 PLEASANT RUN RD	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
GRACIA, MACEDONIO	803 THOMAS ST	COLLEYVILLE, TX
FLUEGEL, KYLE	801 THOMAS ST	COLLEYVILLE, TX
REYNOLDS, GILES	714 CENTRAL DR	COLLEYVILLE, TX

FAZAL, JASIM	802 THOMAS ST	COLLEYVILLE, TX
KENNER, ASHLEY	717 FIELD ST	COLLEYVILLE, TX
HOFFMAN ROBERT JAMES JR	5504 PLEASANT RUN RD	COLLEYVILLE, TX
HIDDEN OAKS ESTATES		COLLEYVILLE, TX
LAUREL OAKS ESTATES	809 LAUREL OAKS LANE	COLLEYVILLE, TX
COLLEYVILLE HEIGHTS	816 REGINA COURT	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

From:	Ben Bryner
To:	Jackie Reyff; Dakari Hill
Subject:	FW: Zoning change case #ZC22-002 on Pleasant Run
Date:	Wednesday, March 16, 2022 5:08:31 PM

FYI...

From: Dee Kelley [redacted]>
Sent: Wednesday, March 16, 2022 12:13 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Zoning change case #ZC22-002 on Pleasant Run

Hello. I am an owner at 705 Hillside Rd. I received a zoning change request notification for property on Pleasant Run. I have looked at the property and the surrounding fences. I would be agreeable to a wood rail fence only to the heighth of the fence on the property to the north of this property. If it is any higher, I will be against it.

Thank you,
Dee Kelley
Sent from Yahoo Mail on Android

ORDINANCE O-22-2195

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.89 ACRES, ON LOT 1, BLOCK 1, BROWN ADDITION, LOCATED AT 5412 PLEASANT RUN ROAD BY AUTHORIZING A SPECIAL USE PERMIT FOR A FENCE TO ENCROACH INTO THE REQUIRED FRONT YARD SETBACK; 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 a wooden rail fence up to 52 inches in height fence to encroach into the front yard setback for a lot under Case No. ZC21-007; 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 a fence to encroach into the front yard setback for a lot on 0.89 acres, being Lot 1, Block 1, Brown Addition, located at 5412 Pleasant Run Road, as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall apply to a wooden rail fence up to 52 inches in height to encroach into the front yard setback being approximately a six foot setback from the front property line.

b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".

c. 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 5th day of April 2022.

The second reading and public hearing being conducted on the 17th day of May 2022.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 17TH DAY OF MAY 2022.

Mayor Bobby Lindamood	_____	Place 1, Brandi Elder	_____
Place 2, George Bond	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

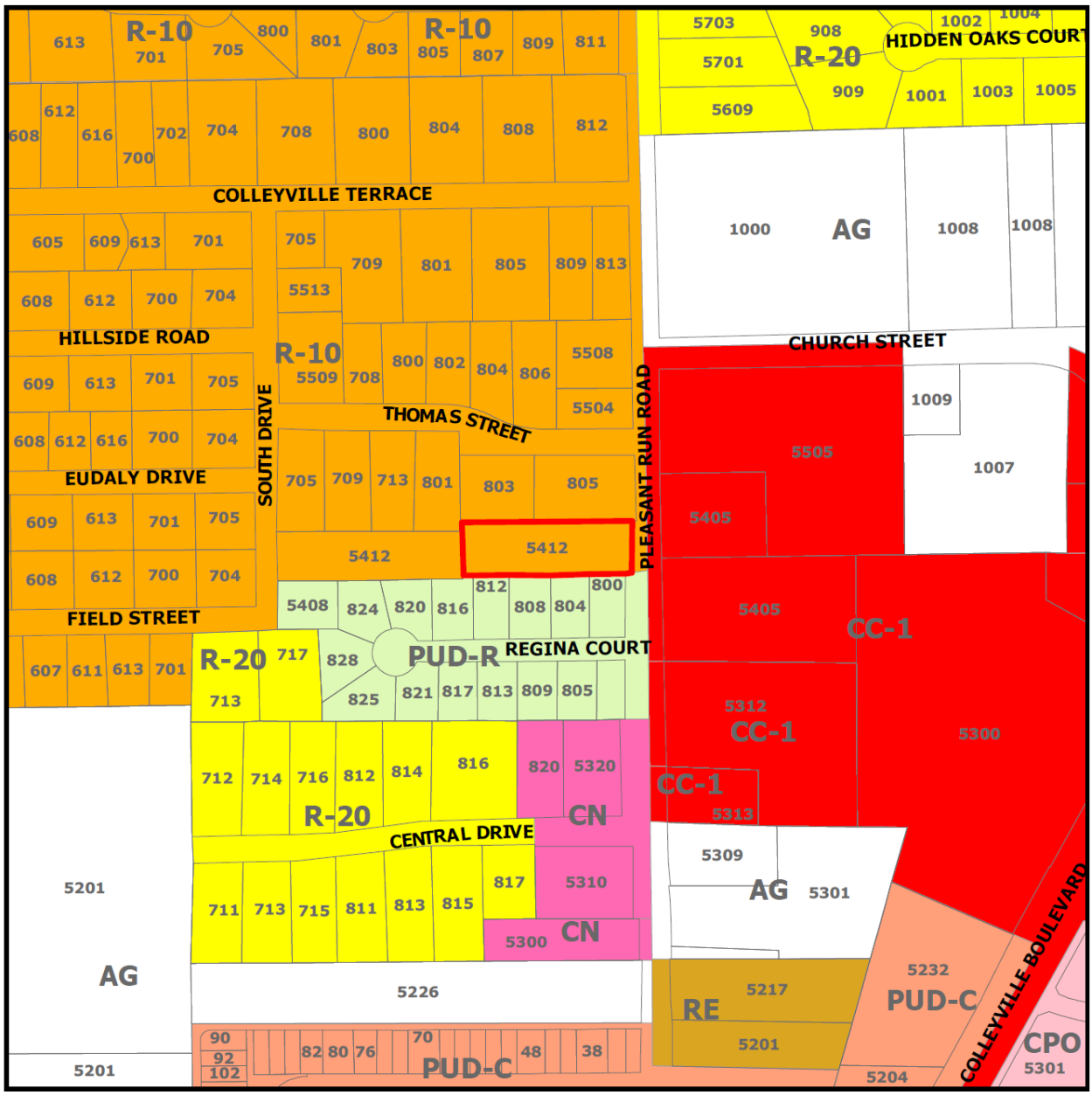
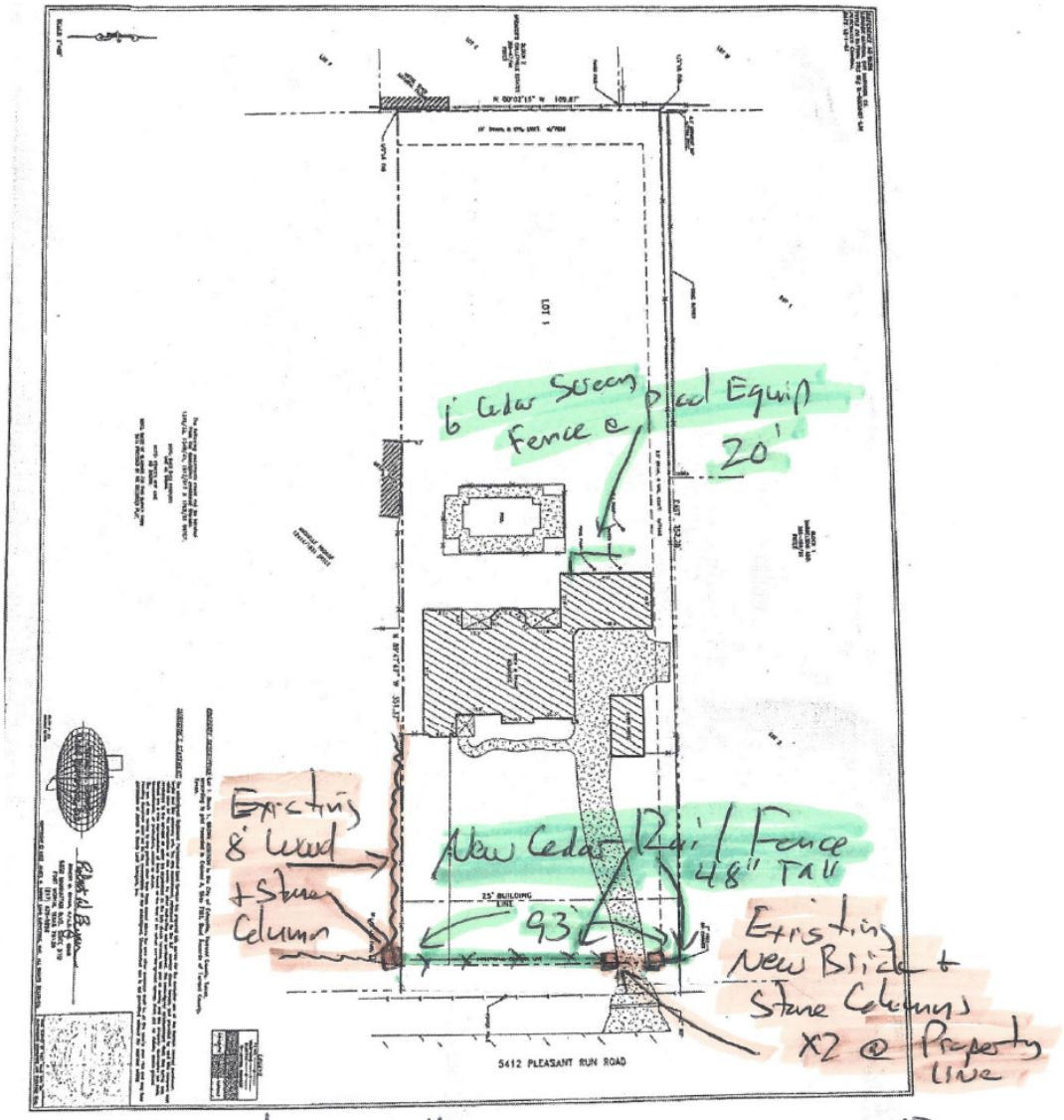
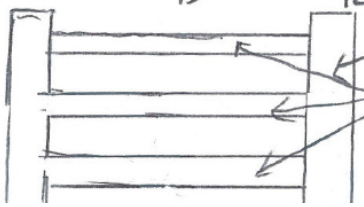


Exhibit "B" – Site Plan

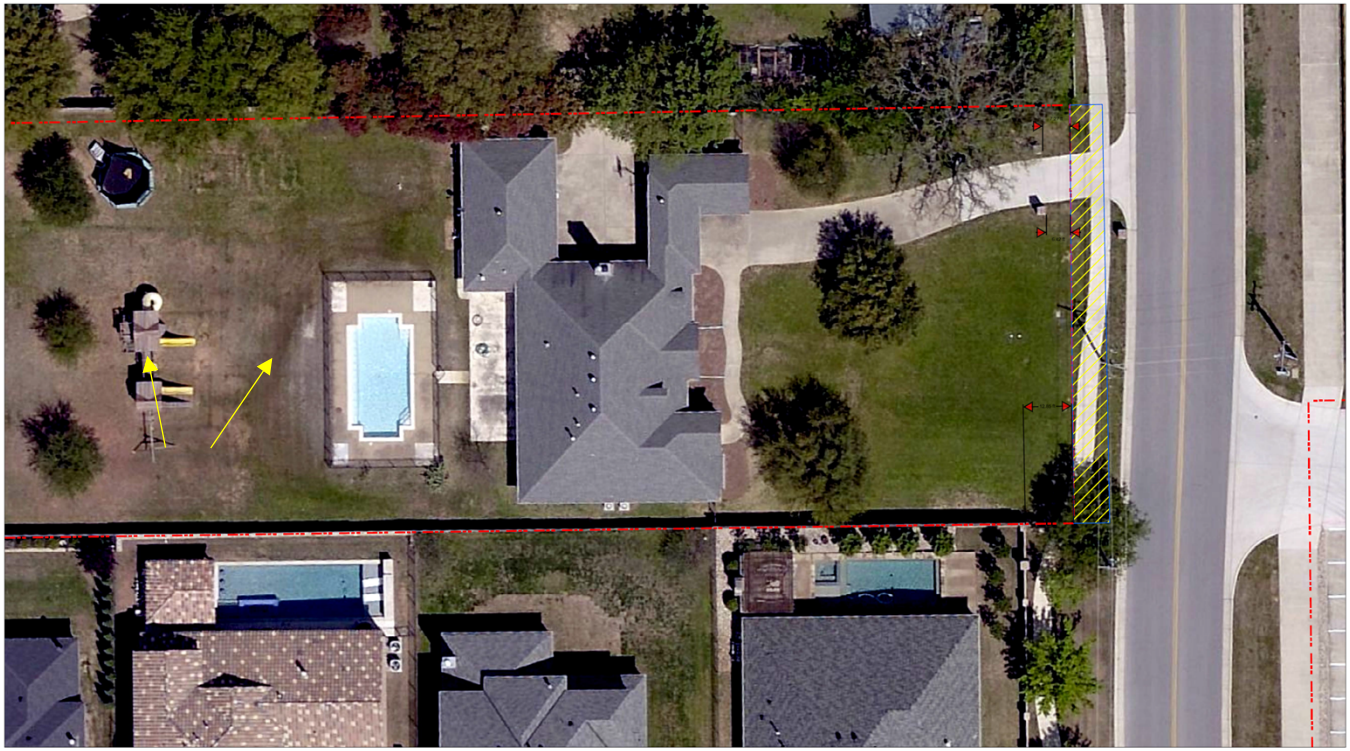


93' of 48" - 3 Rail Ranch Cedar Fence



6"x6" Post

2"x6" Rails (x3) (No Wire on Fence)



Legend

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5412 Pleasant Run Rd
Fence Column Exhibit

CITY OF COLLEYVILLE TEXAS

Caleb Tandy, ISA Certified Arborist (TX-3710A)
Urban Forester, City of Colleyville

Date: 2/22/2022

Untitled Map
Write a description for your map.
Legend
5412 Pleasant Run Rd
Google Earth
© 2021 Google
5.87 ft

Untitled Map
Write a description for your map.
Legend
5412 Pleasant Run Rd
5412
Google Earth
© 2021 Google
7.04 ft

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 12a **Agenda Date** 5/17/2022 **Number** Resolution R-22-4730
Type Resolution
Department Planning and Zoning Commission

Title
Consideration of a variance to the provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically for lot area in the AG Agricultural district, for Lot 1, Block 1, Voskamp Addition, located at 2400 Glade Road, Case VC22-005

Strategic Plan
4.1 Protect Colleyville's semi-rural residential character

Explanation
Reading and Public Hearing

John Naus, the applicant, has submitted a request for a variance to the provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically for the lot area in the AG Agricultural district. The request is to allow for the lot size of 86,887 square feet.

Existing Conditions/Background: The subject property, 2400 Glade Road, resides on the north side of Glade Road and west of the intersection of Jim Mitchell Trail West and has AG zoning. The existing lot area is 86,887 sq. ft., not the required 138,680 sq. ft. There is an existing home which will remain. The applicant plans to build an accessory building in the near future.

Requested Variance: The applicant is requesting a variance to the lot size to allow for a new accessory building to be constructed. The existing AG zoning requires a minimum of 130,680 sq. ft. for the lot size. The variance would allow for the existing lot size of 86,887 sq. ft.

Ordinance – Chapter 3 – Land Use – Section 3.24.G Schedule of District Regulations

SECTION 3.24.G – SCHEDULE OF DISTRICT REGULATIONS
MAXIMUM RESIDENTIAL DENSITY; MINIMUM LOT SIZE REQUIREMENTS; MINIMUM YARD REQUIREMENTS; MAXIMUM BUILDING HEIGHT; MAXIMUM LOT COVERAGE; OUTDOOR STORAGE; SCREENING; AND, HOURS OF OPERATION

Minimum Lot Size:	130,680 SF	86,887 SF
Minimum Lot Width:	200 feet	±190 feet

Minimum Lot Depth:	300 feet	±425 feet
Front Building Line:	40 feet	
Side Building Line:	25 feet	
Rear Building Line:	40 feet	
Max. Lot Coverage:	20%	
Max. Impervious Coverage:	50%	

Plat Status: The property is currently platted as Lot 1, Block 1, Voskamp Addition.

DRC Review: The Development Review Committee (DRC) reviewed the request at their April 18, 2022 meeting, did not offer any comments, and scheduled the request for the City Council meeting on May 17, 2022.

Drainage: NA

Analysis: The subject property is requesting to have a variance to the lot size. The property is zoned AG and the lot size is not in compliance. A variance to the lot size would allow for the ability to apply for and receive the necessary building permits to build a new accessory building.

Should the waiver request be denied, a change of zoning to a district where the lot would comply with the lot area would be necessary.

Surrounding Development: The properties to the north and south are zoned R-20 Single Family Residential district and are improved with single family residential homes. The property to the west is zoned RE Single Family 'Estate' Residential district and is improved with a single family home. The property to the east is zoned AG and is improved with a single family home.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, no formal correspondence has been received.

Staff Recommendation: Staff recommends approval of the requested variance.

Financial Impact

There is no financial impact to the City.

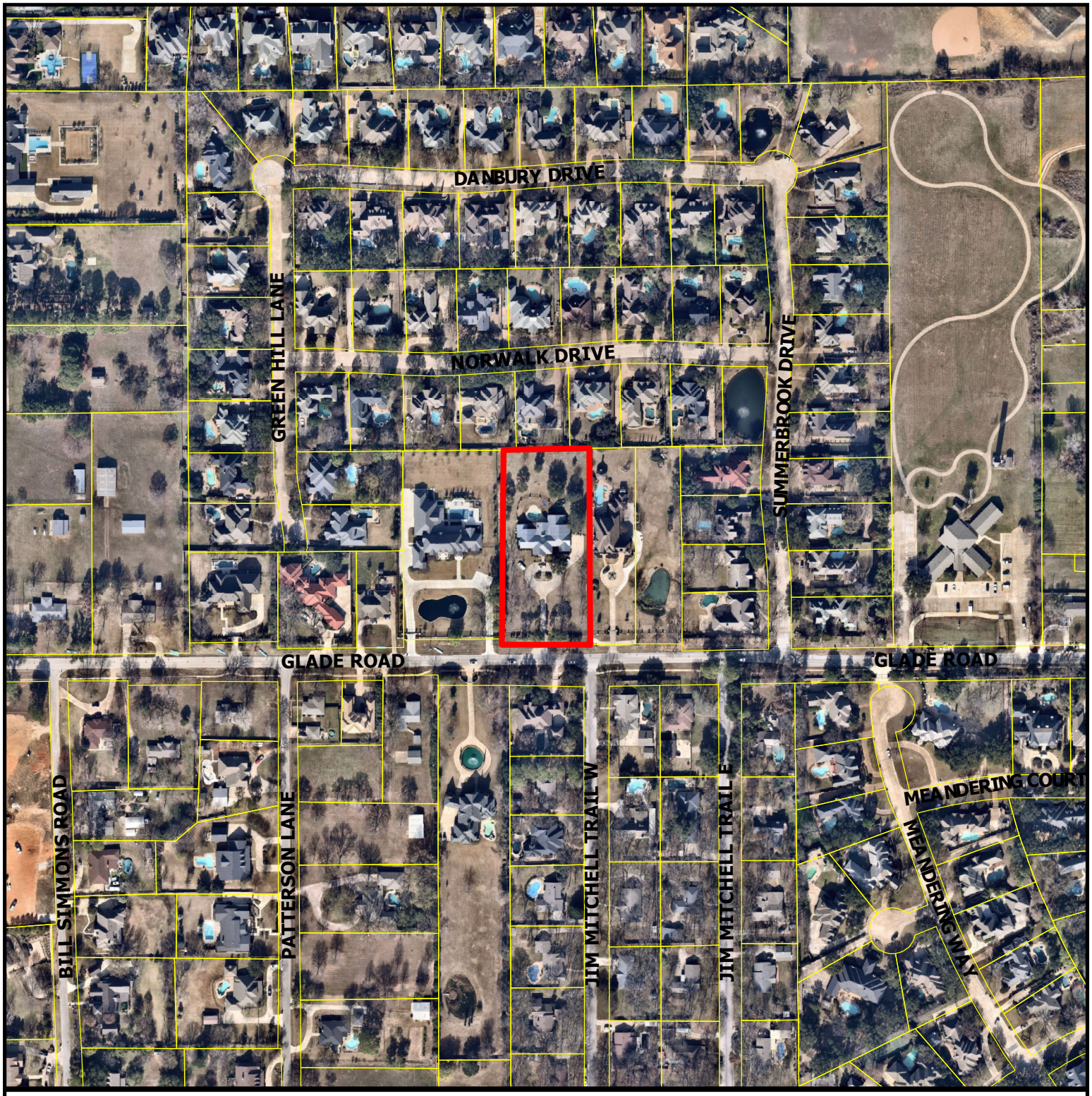
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Plat
6. Notification Map
7. Notification Letter
8. Notification List
9. Resolution R-22-4730

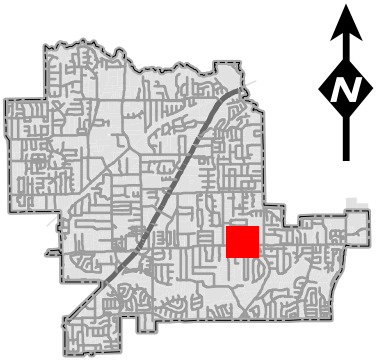
Aerial Map



CITY OF COLLEYVILLE TEXAS

VC22-005

2400 Glade Road



DISCLAIMER:
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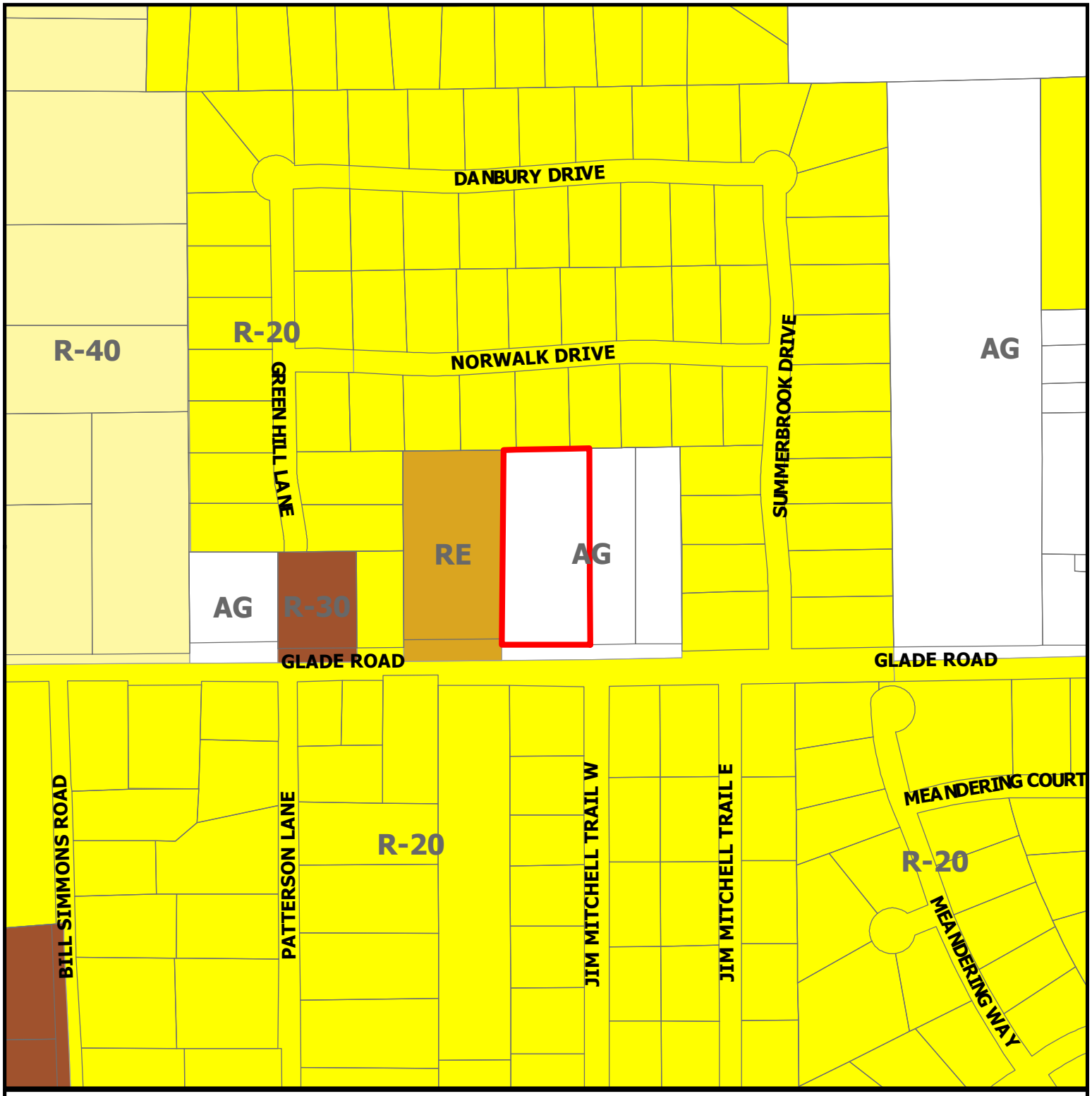
Subject Property

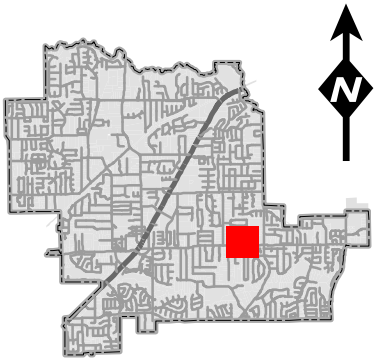
Zoning Map



CITY OF COLLEYVILLE TEXAS

VC22-005

2400 Glade Road



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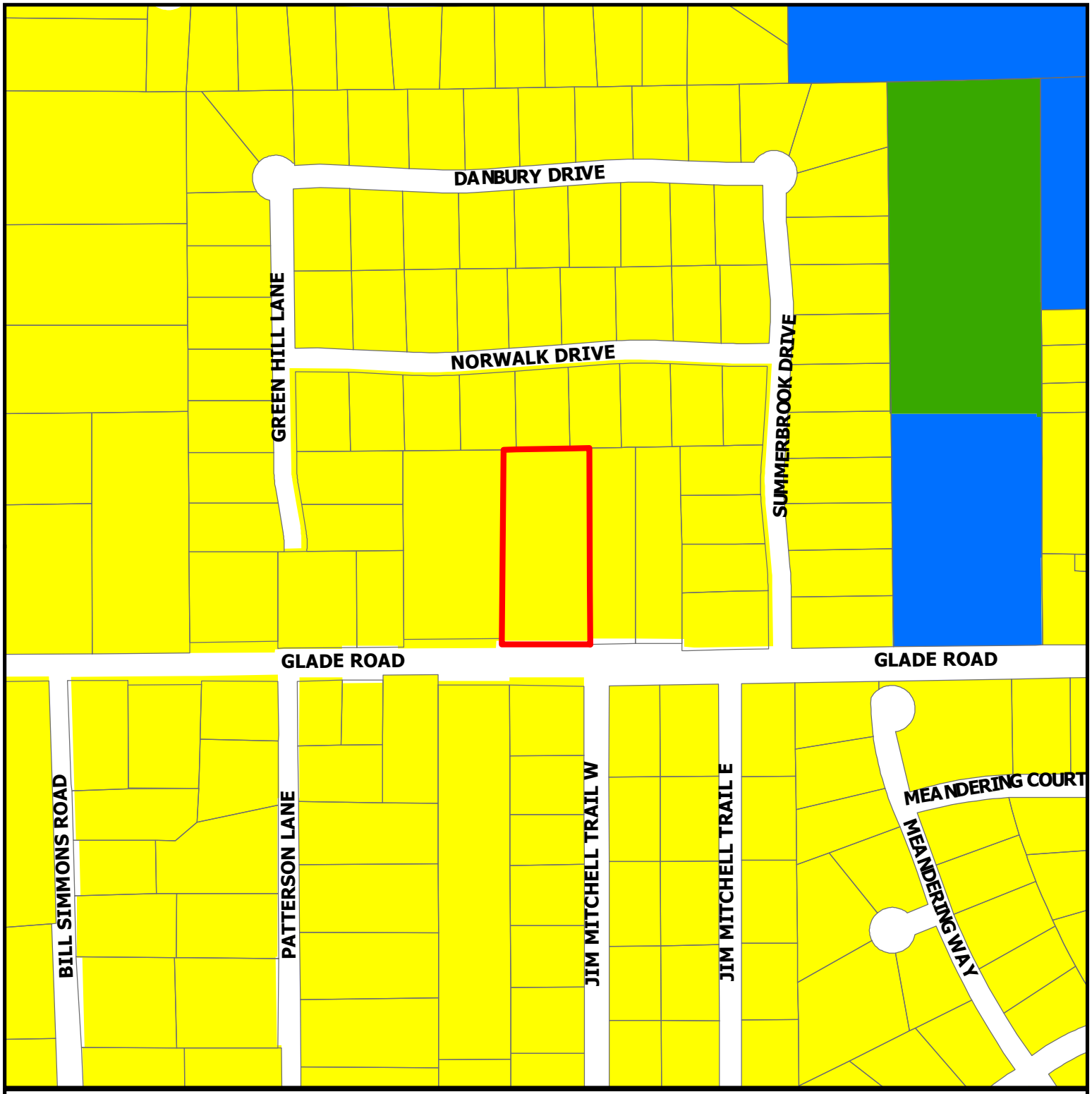
Subject Property

Future Land Use Map

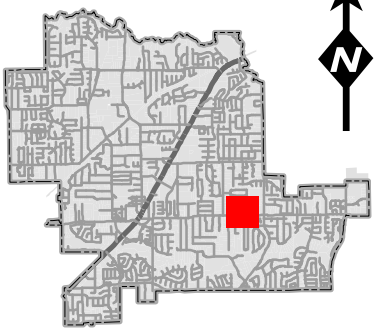


CITY OF COLLEYVILLE TEXAS

VC22-005

2400 Glade Road

- Subject Property
- Residential
- Institutional
- Open Space; Parks



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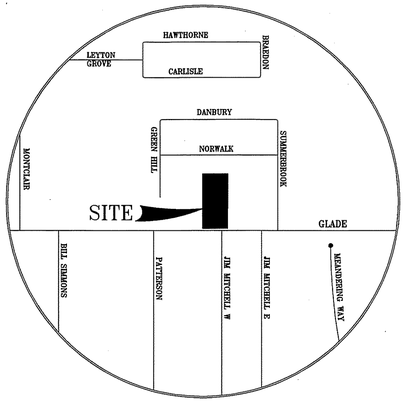
Document 01

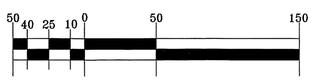
Reason for requested Variance:

Currently the residence of John Naus at 2400 Glade Rd. Colleyville TX 76034 does not meet the minimum size requirement of 3 acres required to be zoned agricultural. While the current zoning is agricultural a variance is requested at this time to proceed with further land development.



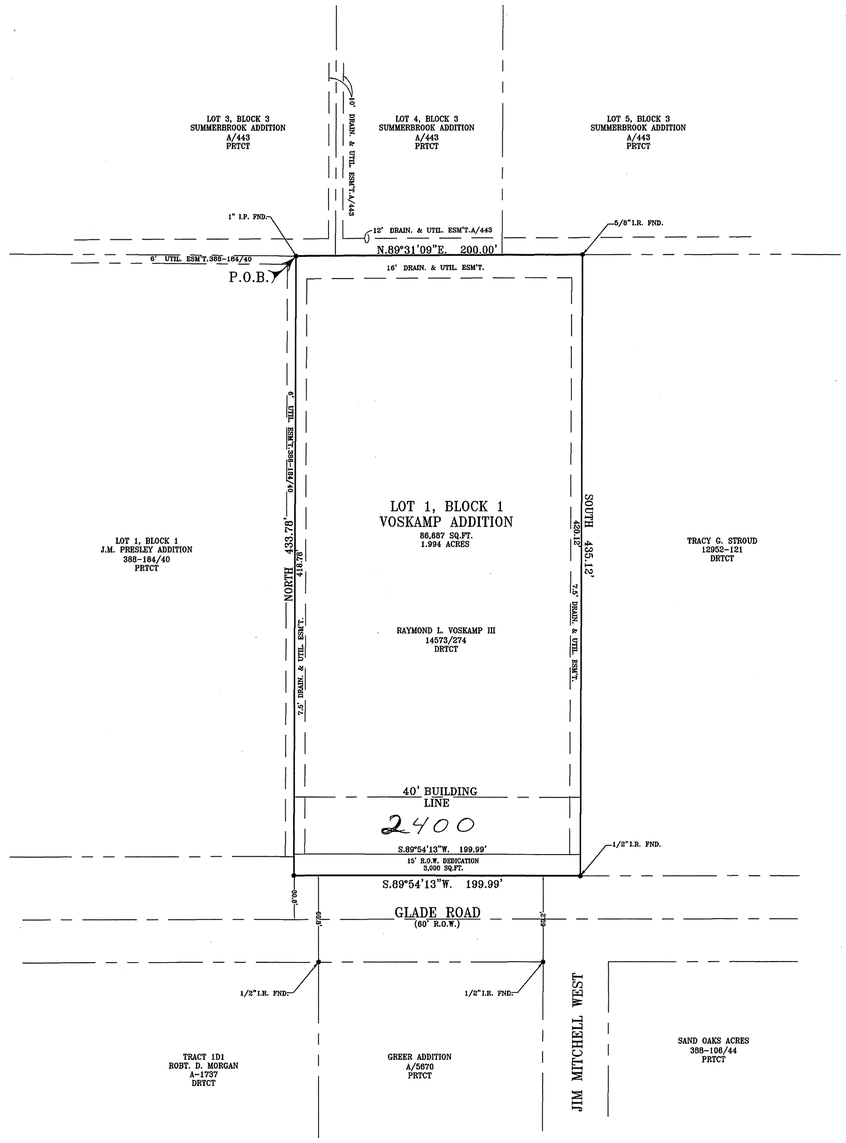
VICINITY MAP

GRAPHIC SCALE



SCALE IN FEET
1" = 50'

S. COTRAIL SURVEY
A-328



FILED
TARRANT COUNTY TEXAS
2001 JUN 28 P 1:25
SUZANNE HENDERSON
COUNTY CLERK
BY_____

STATE OF TEXAS)
) OWNER'S CERTIFICATION AND DEDICATION
COUNTY OF TARRANT)

WHEREAS, Raymond L. Voskamp III, being the sole owner of a 1.994 acre tract of land situated in the S. Cotrail Survey, Abstract No. 328, Tarrant County, Texas, and said tract being described in deed recorded in Volume 14573, Page 274, of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1" pipe found on the south line of Lot 3, Block 3, Summerbrook Addition recorded in Cabinet A, Slide 443 of the Plat Records of Tarrant County, Texas, said point being the northeast corner of Lot 1, Block 1, J.M. Presley Addition recorded in Volume 388-184, Page 40 of said Plat Records;

THENCE North 89 degrees 31 minutes 09 seconds East, along the south line of said Block 3, Summerbrook Addition, a distance of 200.00 feet to a 5/8 iron rod found;

THENCE SOUTH, along the west line of a tract of land as described in deed to Tracy G. Stroud recorded in Volume 12952, Page 121 of said Deed Records, a distance of 435.12 feet to a 1/2 inch iron rod found;

THENCE South 89 degrees 54 minutes 13 seconds West, along the north right-of-way line of Glade Road, a distance of 199.99 feet to a 5/8 inch iron rod set;

THENCE NORTH, a distance of 433.78 feet to the POINT OF BEGINNING and containing 86,887 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Raymond L. Voskamp III, being the sole owner, do hereby adopt this plat designating the herein above described as Lot 1, Block 1, Voskamp Addition, an addition to the City of Colleyville, Tarrant County, Texas, and I do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Colleyville.

WITNESS my hand at Colleyville, Tarrant County, Texas this the

15th day of June, 2001.

Raymond L. Voskamp III

STATE OF TEXAS)
) NOTARY'S CERTIFICATION
COUNTY OF TARRANT)

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared, Raymond L. Voskamp III, being the sole owner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15th DAY OF

June, 2001.

David W. Carlile
NOTARY PUBLIC, STATE OF TEXAS

DAVID W. CARLILE
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
NOVEMBER 22, 2004

Planning and Zoning Commission Approval

WHEREAS, The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this 29 day of MAY, 2001, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission
JCH 6-28-01

STATE OF TEXAS)
) SURVEYOR'S CERTIFICATION
COUNTY OF TARRANT)

I, Eugene D. Abbey, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey made under my direction and supervision and that all monuments and markers actually exist, or will be installed in accordance with the provision of Chapter 9 of the City of Colleyville code and that their location, size, and materials are correctly shown on the plat.

EUGENE D. ABBEY, R.P.L.S. No. 4886

6-14-01
DATE

STATE OF TEXAS REGISTERED EUGENE D. ABBEY 4886 PROFESSIONAL LAND SURVEYOR

MINOR PLAT:

LOT 1, BLOCK 1
VOSKAMP ADDITION

BEING 1.994 ACRE(S) SITUATED IN THE:

S. COTRAIL SURVEY, ABSTRACT NO. 328

CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PLAT RECORDED IN CABINET A, SLIDE 6749. 6/28/01

James H. Dowdy Land Surveyors, Inc.
6850 MANHATTAN BLVD. SUITE 310
FORT WORTH, TEXAS 76120
(817) 429-9898
FAX:(817) 429-7676

DRAWN BY: D. WOODS

OWNER(S) / CONTACTS:

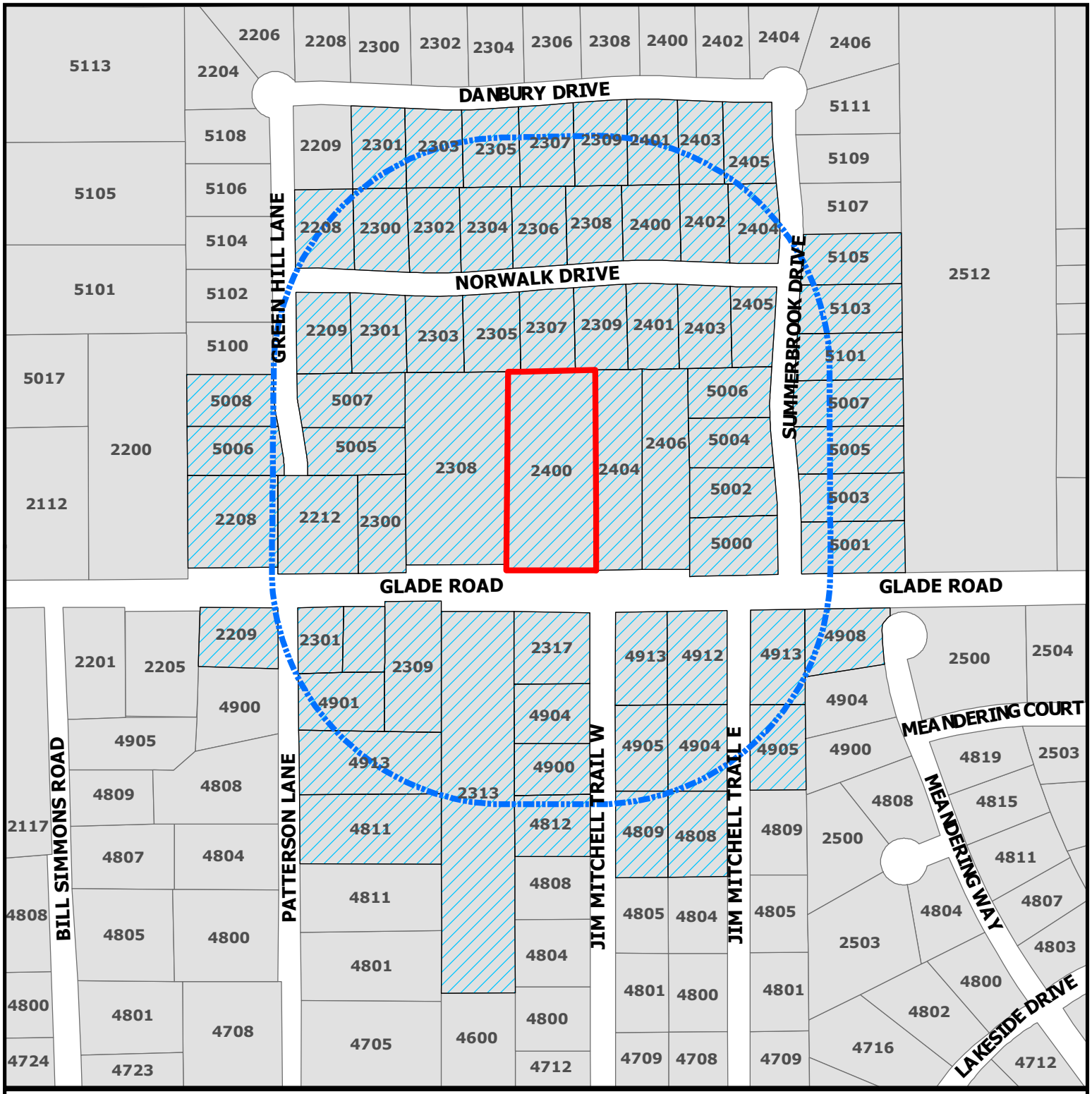
RAYMOND L. VOSKAMP III
2400 GLADE ROAD
COLLEYVILLE, TX 76034

DATE:

4-11-01

VOSKAMP ADD'N P-01-015

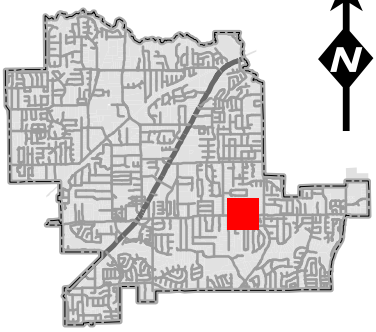
Notification Map



CITY OF COLLEYVILLE TEXAS

VC22-005

2400 Glade Road



N

Subject Property

500ft Buffer

Properties within 500ft

DISCLAIMER:
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NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

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

City Council Meeting: Tuesday, May 17, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request:	Request for a variance to the provisions of Section 3.24.G Schedule of District Regulations of the Land Development Code, specifically for the minimum lot size requirement in the AG Agricultural district. The size of a platted lot is smaller than the minimum 130,680 square foot lot size requirement. The variance will allow for the construction of an accessory building on the lot. The existing house will remain.
Zoning Case:	VC22-005
Applicant:	John Naus
Owner:	John Naus
Location:	2400 Glade Road
Property Description:	Lot 1, Block 1, Voskamp Addition
Present Zoning:	AG Agricultural

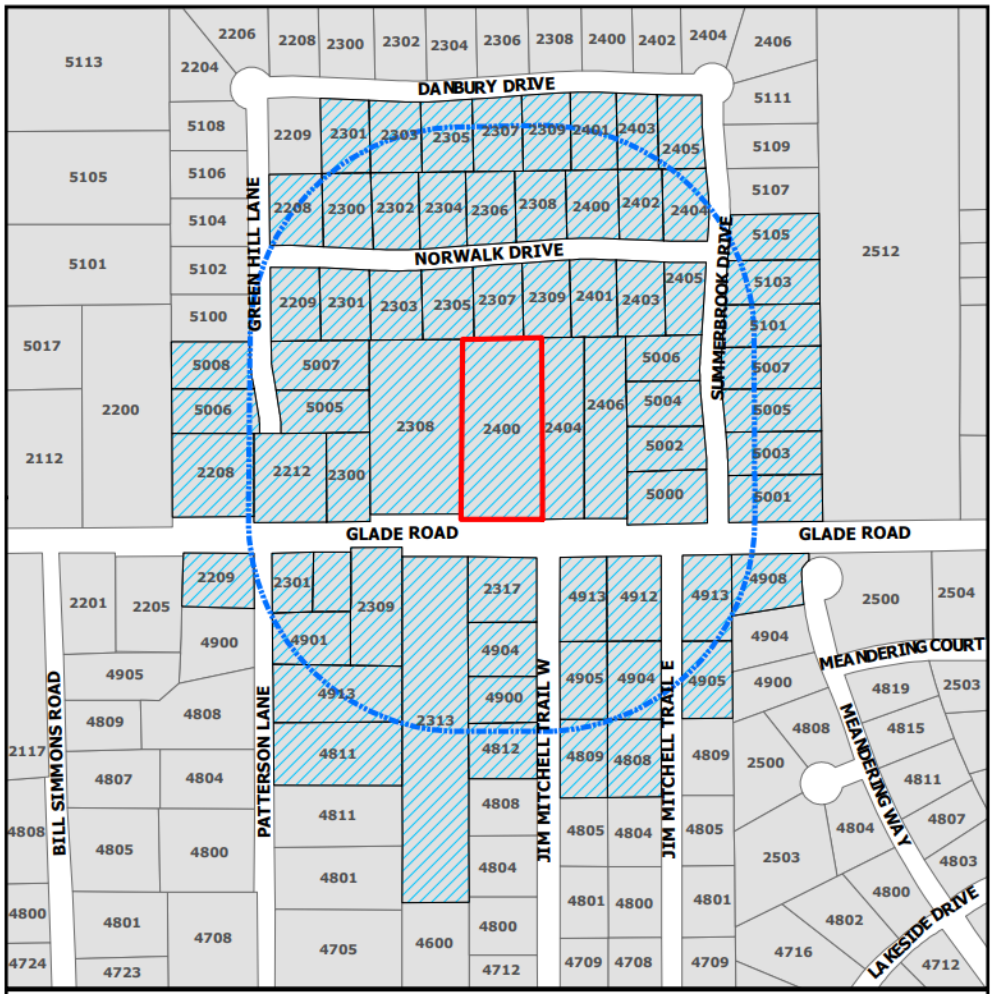
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved City tax roll. Action by the City Council serves as a final action on the request.

All interested persons are encouraged to attend the public hearing and express their opinions on the variance 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

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.

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
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
COBURN, TERI	2325 CHANDELLE DR	IRVING, TX
RYPKEMA, WILLARD M	2306 NORWALK DR	COLLEYVILLE, TX
SULLIVAN, CHARLES VICTOR	2212 GLADE RD	COLLEYVILLE, TX
BROWN, KIRK L	2309 NORWALK DR	COLLEYVILLE, TX
STUBBE, MARK	5302 WALNUT LN	COLLEYVILLE, TX
MAI, THONG	1205 E PERRIN AVE APT 207	FRESNO, CA
LANFERSIECK, JOHN	4808 JIM MITCHELL TR E	COLLEYVILLE, TX
RON & KIM MONTGOMERY REVOCABLE	5003 SUMMERBROOK DR	COLLEYVILLE, TX
ANDERSON, BRADLEY	13738 KINGSRIDGE LN	HOUSTON, TX
DUNHAM, CYNTHIA F	2404 GLADE RD	COLLEYVILLE, TX
ALLBEE, GARY	5000 SUMMERBROOK DR	COLLEYVILLE, TX
MCGUIRK, PAUL	2403 NORWALK DR	COLLEYVILLE, TX
BYRD, BRANDON T	4904 JIM MITCHELL TR E	COLLEYVILLE, TX
POLLACK FAMILY TRUST	5007 SUMMERBROOK DR	COLLEYVILLE, TX
SUMMERBROOK HOMEOWNERS ASSOC	PO BOX 864	COLLEYVILLE, TX
MOORE, ROBERT M	5105 SUMMERBROOK DR	COLLEYVILLE, TX
BRYANT, CONSOLATA ADHIAMBRO	2313 GLADE RD	COLLEYVILLE, TX
DUNHAM, MICHAEL G	2404 GLADE RD	COLLEYVILLE, TX
ATWOOD, JON T	2209 NORWALK DR	COLLEYVILLE, TX
EADES, ERMA JEAN	2303 NORWALK DR	COLLEYVILLE, TX
HUFF, DAVID A	5006 GREEN HILL LN	COLLEYVILLE, TX
HUDAK, MINDRA	2305 DANBURY DR	COLLEYVILLE, TX
TAYLOR, BRETT MATTHEW	5005 GREEN HILL LN	COLLEYVILLE, TX
SANDERS, MARK	2308 GLADE RD	COLLEYVILLE, TX
COOPER, RACHEL	2309 DANBURY DR	COLLEYVILLE, TX
MILLS J L & L M MILLS REVOCABL	2401 NORWALK DR	COLLEYVILLE, TX
ROBERT AND NANCY HASBACK TRUST	5006 SUMMERBROOK DR	COLLEYVILLE, TX
NAUS, JOHN	2400 GLADE RD	COLLEYVILLE, TX
GONZALEZ, GONZALO	2305 NORWALK DR	COLLEYVILLE, TX
PRINCE, DANIEL	1211 SWEETBRIAR	RUSTON, LA
GREER, JO ELLEN	4904 JIM MITCHELL TR W	COLLEYVILLE, TX
CAMERON, HARVEY J	2403 DANBURY DR	COLLEYVILLE, TX
GILLAN, DAVID B	2301 NORWALK DR	COLLEYVILLE, TX
MULVEY, LEAH	2317 GLADE RD	COLLEYVILLE, TX
BLAIR, DAVID	2401 DANBURY DR	COLLEYVILLE, TX
ATIQ, OMAIR	2208 NORWALK DR	COLLEYVILLE, TX
NESBITT, WILLIAM H	2208 GLADE RD	COLLEYVILLE, TX
WEST, LEANNE	5001 SUMMERBROOK DR	COLLEYVILLE, TX
LONG, GARY LANCE	4905 W JIM MITCHEL TR	COLLEYVILLE, TX
REYNOLDS, PAUL R	2302 NORWALK DR	COLLEYVILLE, TX
VINCENT, JANIE K	2309 GLADE RD	COLLEYVILLE, TX
GREGG, LINDA MARY	5002 SUMMERBROOK DR	COLLEYVILLE, TX
LITTLE, SUMMER	4912 JIM MITCHELL TRL E	COLLEYVILLE, TX
RIDDLE, JOHN R	5007 GREEN HILL LN	COLLEYVILLE, TX
BLAIES, GRANT D	2402 NORWALK DR	COLLEYVILLE, TX
BERNADETTE, AARON	2304 NORWALK DR	COLLEYVILLE, TX
KASPAR, CHRIS	5103 SUMMERBROOK DR	COLLEYVILLE, TX
PRITCHETT, LARRY W	4913 JIM MITCHELL TR E	COLLEYVILLE, TX
FELLS-BOHANON, BEVERLY	5008 GREEN HILL LN	COLLEYVILLE, TX
ATCHLEY, CHAD R	5004 SUMMERBROOK DR	COLLEYVILLE, TX
GLUCK, MICHAEL	2400 NORWALK DR	COLLEYVILLE, TX
SMITH, SERENA	5101 SUMMERBROOK DR	COLLEYVILLE, TX
BURKE, RANDALL J	4905 JIM MITCHELL TR E	COLLEYVILLE, TX
STILWILL, DAVID	2308 NORWALK DR	COLLEYVILLE, TX

BROUSSARD, WHITNEY	2307 NORWALK DR	COLLEYVILLE, TX
WELLS SUSAN G RESIDENCE TRUST	5105 MONTCLAIR DR	COLLEYVILLE, TX
FRYE, JORDAN ALAN	4900 JIM MITCHELL TRL W	COLLEYVILLE, TX
LYNN, GARY L	2300 GLADE RD	COLLEYVILLE, TX
KHAN, ABDUN	4820 N HAVEN	DALLAS, TX
MULVEY, JOHN M	2301 GLADE RD	COLLEYVILLE, TX
WILCOX, DAVID	5005 SUMMERBROOK DR	COLLEYVILLE, TX
PADILLA, J BENJAMIN	2301 DANBURY DR	COLLEYVILLE, TX
NGUYEN, TOM VAN	2307 DANBURY DR	COLLEYVILLE, TX
KNUDSON, JASON K	2404 NORWALK DR	COLLEYVILLE, TX
MA, HUNG Q	2300 NORWALK DR	COLLEYVILLE, TX
EMMERT, HEATH N	2305 GLADE RD	COLLEYVILLE, TX
COFFINDAFFER JOINT REVOCABLE L	87 DOLPHIN DR	SAINT AUGUSTINE, FL
LEYTON GROVE ADDITION	P.O. BOX1672	COLLEYVILLE, TX
SUMMERBROOK WEST ADDN	P.O. BOX 864	COLLEYVILLE, TX
BROOK MEADOWS ADDITION	P.O. BOX 492	COLLEYVILLE, TX
SUMMERBROOK ADDN (COLLEYVILLE)	P.O. BOX 864	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

RESOLUTION R-22-4730

A RESOLUTION APPROVING A REQUEST FOR A VARIANCE TO SECTION 3.24.G, SCHEDULE OF DISTRICT REGULATIONS OF THE LAND DEVELOPMENT CODE, SPECIFICALLY FOR LOT AREA IN THE AG AGRICULTURAL DISTRICT, FOR LOT 1, BLOCK 1, VOSKAMP ADDITION, LOCATED AT 2400 GLADE ROAD

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

Sec. 1. THAT the variance to allow for the lot area to be approximately 86,887 square feet with the AG Agricultural zoning district located at 2400 Glade Road (the "Property"), as depicted in Exhibit "A" hereto, is approved; and

Sec. 2. THAT this Resolution shall become effective immediately upon passage; provided that, the variance for the Property shall become effective immediately upon the conditions stated herein being fully satisfied.

AND IT IS SO RESOLVED.

PASSED BY A VOTE OF ___ AYES, ___ NAYS ON THIS THE 17TH DAY OF MAY 2022.

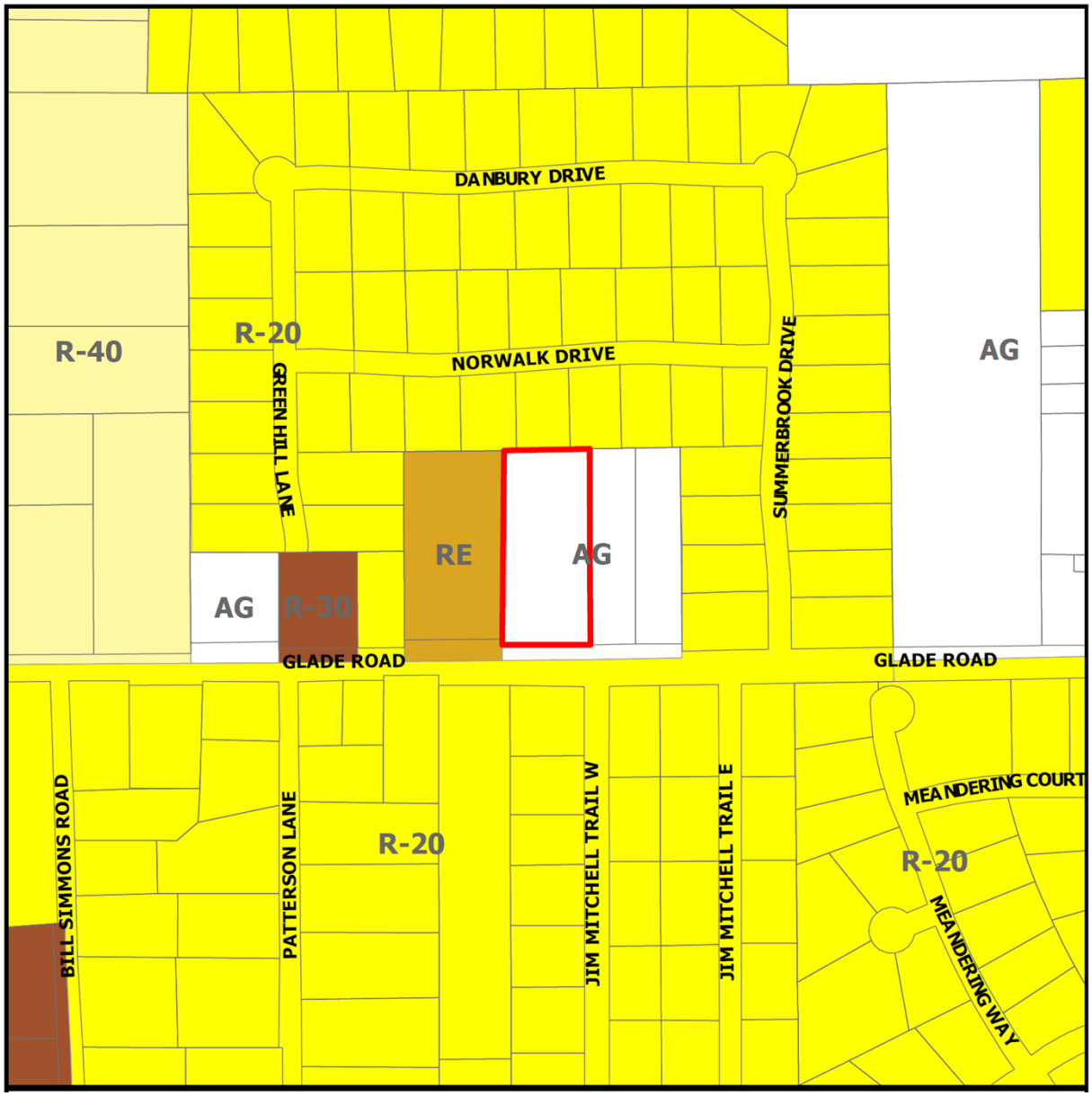
Mayor Bobby Lindamood	_____	Place 1, Brandi Elder	_____
Place 2, George Bond	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

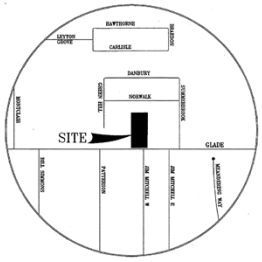
ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Attachment "A"





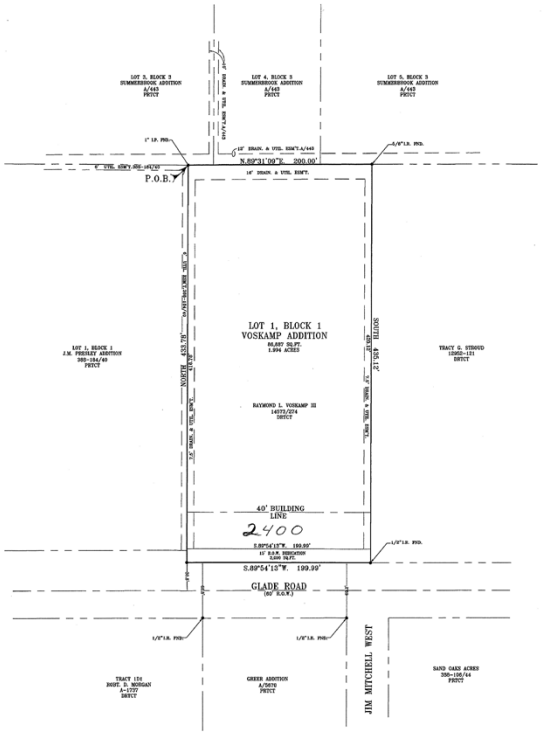
VICINITY MAP

GRAPHIC SCALE

50 40 25 10 0 50 150

SCALE IN FEET
1" = 50'

S. COTRAIL SURVEY
A-328



FILED
TARRANT COUNTY TEXAS
2001 JUN 28 P 1:25
SUZANNE HENDERSON
COUNTY CLERK
BY _____

STATE OF TEXAS }
COUNTY OF TARRANT } OWNER'S CERTIFICATION AND DEDICATION

WHEREAS, Raymond L. Voskamp III, being the sole owner of a 1.994 acre tract of land situated in the S. Cotrail Survey, Abstract No. 328, Tarrant County, Texas, and said tract being described in deed recorded in Volume 14573, Page 274, of the Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1" pipe found on the south line of Lot 3, Block 3, Summerbrook Addition recorded in Cabinet A, Slide 445 of the Plat Records of Tarrant County, Texas, said point being the northeast corner of Lot 1, Block 1, J.M. Presley Addition recorded in Volume 388-184, Page 49 of said Plat Records;

THENCE North 89 degrees 31 minutes 09 seconds East, along the south line of said Block 3, Summerbrook Addition, a distance of 200.00 feet to a 5/8 iron rod found;

THENCE SOUTH, along the west line of a tract of land as described in deed to Tracy G. Stroud recorded in Volume 12952, Page 121 of said Deed Records, a distance of 435.12 feet to a 1/2 inch iron rod found;

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THENCE NORTH, a distance of 433.78 feet to the POINT OF BEGINNING and containing 86,867 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Raymond L. Voskamp III, being the sole owner, do hereby adopt this plat designating the herein above described as Lot 1, Block 1, Voskamp Addition, an addition to the City of Colleyville, Tarrant County, Texas, and I do hereby dedicate fee simple to the public use forever all streets, right-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Colleyville.

WITNESS my hand at Colleyville, Tarrant County, Texas this the

15th day of June, 2001

Raymond L. Voskamp III

STATE OF TEXAS }
COUNTY OF TARRANT } NOTARY'S CERTIFICATION

Before me, the undersigned authority, a Notary Public in and for said County County and State on this day personally appeared, Raymond L. Voskamp III, being the sole owner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15th DAY OF

June, 2001.

David W. Carlile
NOTARY PUBLIC, STATE OF TEXAS

DAVID W. CARLILE
MY COMMISSION EXPIRES
NOVEMBER 22, 2004

Planning and Zoning Commission Approval

WHEREAS, The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this 29 day of May, 2001, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission
JUN 6-18-01

STATE OF TEXAS }
COUNTY OF TARRANT } SURVEYOR'S CERTIFICATION

I, Eugene D. Abbey, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey made under my direction and supervision and that all monuments and markers actually exist, or will be installed in accordance with the provision of Chapter 9 of the City of Colleyville code and that their location, size, and materials are correctly shown on the plat.

EUGENE D. ABBEY, R.P.L.S. No. 4886

6-14-01
DATE

MINOR PLAT:

LOT 1, BLOCK 1
VOSKAMP ADDITION

BEING 1.994 ACRE(S) SITUATED IN THE:

S. COTRAIL SURVEY, ABSTRACT NO. 328

CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PLAT RECORDED IN CABINET A, SLIDE 6749 6/28/01

6850 MANHATTAN BLVD. SUITE 310
FORT WORTH, TEXAS 76120
(817) 429-9898
FAX:(817) 429-7676

DRAWN BY: D. WOODS

OWNER(S) / CONTACTS:

RAYMOND L. VOSKAMP III
2400 GLADE ROAD
COLLEYVILLE, TX 76034

DATE:

4-11-01

VOSKAMP ADD'N P-01-015

Attachment "B"

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 14
Agenda Date 5/17/2022
Type Report
Department City Secretary

Title

Zoning Board of Adjustment Minutes - July 14, 2020
Planning and Zoning Commission Minutes - April 11, 2022
Planning and Zoning Commission Worksession Minutes - April 25, 2022

Attachments

1. Zoning Board of Adjustments Minutes - July 14, 2020
2. Planning and Zoning Commission Minutes - April 11, 2022
3. Planning and Zoning Commission Worksession Minutes - April 25, 2022

City of Colleyville
Zoning Board of Adjustment
Minutes

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

Tuesday, July 14, 2020 City Council Chambers

CALL TO ORDER

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Carroll on July 14, 2020, at 6:30 p.m.

Roll Call

Present: Richard Vallario, Dee Kamerman, Frank Carroll, Michael Deakin, and Taylor Anderson

Absent: Dan Shadle

Staff Present: Ben Bryner, Jacquelyn Reyff, and Araceli Botello

Also Present: Attorney, Nicole Corr

The Board adjourned into an executive session at 6:32 p.m.

The Board reopened the meeting at 6:46 p.m.

Chair Carroll adjourned the Zoning Board of Adjustment Meeting at 6:47 p.m.

CALL TO ORDER

The Zoning Board of Adjustment meeting of the City of Colleyville was called to order by Chair Carroll on July 14, 2020 at 7:00 p.m.

Roll Call

Present: Richard Vallario, Dee Kamerman, Frank Carroll, Michael Deakin, and Taylor Anderson

Absent: Dan Shadle

Staff Present: Ben Bryner, Jacquelyn Reyff, and Araceli Botello

Also Present: Attorney, Nicole Corr

1. APPROVAL OF MINUTES

1a Zoning Board of Adjustment Meeting Minutes – October 8, 2019

Board member Vallario made a motion to approve the October 8, 2019 Zoning Board of Adjustment Meeting Minutes. Board member Deakin seconded.

The motion was carried by the following vote:

Aye: 5 –Vallario, Kamerman, Carroll, Deakin, and Anderson
Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

2a Request for an Appeal concerning interpretation or administration of a regulation of the Land Development Code, specifically appealing to allow infant swim lessons as a home occupation on Lot 2R, Block 2, of the of the Woodbriar Estates Addition, located at 417 Woodbriar Court, Case VC20-002

Chair Carroll stated that the hearing was to determine if staff's interpretation of the Land Development Code was correct.

The applicant, Jennifer DeLaCruz, 417 Woodbriar Court, Colleyville, TX, came forward and expressed her reasoning for conducting the business from her home. Mrs. DeLaCruz highlighted drowning statistics amongst young children, COVID-19's impact on facilities that offer similar services, and being unaware of the City's regulations as reasons why the business was operated from her home.

The lawyer of the applicant, Paul Wieneskie, 1300 Summit Avenue, Suite 650, Fort Worth, TX, came forward and expressed that staff's interpretation of the Land Development Code was incorrect. Mr. Wieneskie highlighted that admission was not charged and that the clientele were invited guests.

Jacquelyn Reyff presented the case and briefed the Board.

Ms. DeLaCruz came forward and answered questions of the Board regarding charging for the provided service.

Mr. Wieneskie came forward and answered questions of the Board regarding when the applicant preferred the vote to take place and a potential ongoing violation of an ordinance.

Attorney, Nicole Corr, answered questions of the Board regarding whether the vote could happen at the meeting in session.

Staff answered questions of the Board regarding their interpretation of infant swim lessons being an appropriate use based on code.

The public hearing was opened at 7:29 p.m.

Bruce Bell, 158 Winchester Drive, Euless, TX, came forward and spoke in support of the case. Mr. Bell expressed the service saves lives.

Katie Gatzke, 3205 Eaton Circle, Colleyville, TX, came forward and spoke in support of the case. Ms. Gatzke expressed the service was beneficial to children with special needs that have limited options for this specific service.

John Wright, 4224 Chestnut Street, Fort Worth, TX, came forward and spoke in support of the case. Mr. Wright expressed the service was needed due to its importance in helping children.

Hailey Nolaslo, 806 Majestic Oaks Court, Mansfield, TX, came forward and spoke in support of the case. Ms. Nolaslo expressed the service was efficient, professional, and important to the community.

Chair Carroll expressed that the Board had no power to change the ordinance.

Courtney Kalloway, 3302 McKamy Oaks Trail, Arlington, TX, came forward and spoke in support of the case. Ms. Kalloway expressed the service was impactful for young children.

Kristi Rodriguez, 2106 Highland Meadow Drive, Colleyville, TX, came forward and spoke in support of the case. Ms. Rodriguez expressed the hope for the applicant to receive an extension on conducting her business.

Jeff Lenhart, 412 Woodbriar Court, Colleyville, TX, came forward and spoke in opposition of the case. Mr. Lenhart expressed concern regarding the traffic caused by the business.

Janet Lenhart, 412 Woodbriar Court, Colleyville, TX, came forward and spoke in opposition of the case. Mrs. Lenhart expressed concern regarding the business not operating in a building, short session times, and the suitability of the business in a residential location.

Ernest Reynolds III, 413 Woodbriar Court, Colleyville, TX, came forward and spoke in opposition of the case. Mr. Reynolds III expressed concern regarding the noise level created by the business.

With no one else wishing to speak, the public hearing was closed at 7:54 p.m.

Mr. Wieneskie came forward and expressed to the Board that swim lessons were not in the list of excluded uses.

Chair Carroll expressed that the car traffic was a potential issue.

Board member Deakin expressed that swim lessons were not in the list of excluded uses.

Alternate member Anderson expressed that the interpretation of the code could include swim lessons.

Mrs. DeLaCruz came forward and answered questions of the Board regarding traffic being impacted by the length of sessions, activities for children while waiting, and certification to teach lessons.

Board member Deakin a motion to approve Case VC20-002. Alternate member Anderson seconded the motion.

The motion failed by the following vote:

Aye: 2 – Deakin and Anderson
Nay: 3 – Vallario, Kamerman, and Carroll

3. ADJOURNMENT

The meeting adjourned at 8:10 p.m.

Minutes were written and prepared by:

Dakari Hill
Planner

The meeting minutes were approved on May 10, 2022, by a vote of 5-0.

City of Colleyville
Planning and Zoning Commission
Minutes

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
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Monday, April 11, 2022 Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on April 11, 2022, at 6:15 p.m.

Roll Call

Present: David Groves, Sayeda Syed, Tim Raine, Jim Linn, Claudia Bevill, and George Bond

Absent: Lawrence Williamson

Staff Present: Ben Bryner, Jacquelyn Reyff, Larry Wright, Rob McKeown, and Dakari Hill

Also Present: Attorney, Nicole Corr

There was general discussion amongst Staff and the Commission regarding items to be presented this evening at the regular meeting.

Chair Bevill adjourned the Planning and Zoning Commission Meeting at 6:47 p.m.

CALL MEETING TO ORDER
CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on April 11, 2022, at 7:00 p.m.

Roll Call

Present: David Groves, Sayeda Syed, Tim Raine, Jim Linn, Claudia Bevill, and George Bond

Absent: Lawrence Williamson

Staff Present: Ben Bryner, Jacquelyn Reyff, Larry Wright, Rob McKeown, and Dakari Hill

Also Present: Attorney, Nicole Corr

1. ELECTION OF OFFICER

1a Election of Vice Chair of the Planning and Zoning Commission

Commissioner Raine made a motion to nominate Commissioner Groves for Vice Chair. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Linn, Bevill, and Bond
Nay: 0

2. APPROVAL OF MINUTES

2a Planning and Zoning Commission Meeting Minutes – March 21, 2022
Planning and Zoning Commission Worksession Minutes – March 28, 2022

Commissioner Groves made a motion to approve the March 21, 2022 Planning and Zoning Commission Meeting Minutes and the March 28, 2022 Planning and Zoning Commission Worksession Minutes. Commissioner Bond seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Linn, Bevill, and Bond
Nay: 0

3. PUBLIC HEARING AGENDA ITMES

3a Consideration of a Special Use Permit for a Fence to encroach into the front yard setback and for a Fence to encroach into the street side yard setback on Lot 35, Block 3, Monticello Addition Colleyville, located at 7607 Monticello Parkway, Case ZC22-003, TABLED FROM THE MARCH 21, 2022 PLANNING AND ZONING COMMISSION MEETING, APPLICANT REQUESTS TO TABLE ITEM TO MAY 9, 2022 PLANNING AND ZONING COMMISSION MEETING

Commissioner Syed made a motion to remove Case ZC22-003 from the table. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Linn, Bevill, and Bond
Nay: 0

Commissioner Groves made a motion to table Case ZC22-003. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Linn, Bevill, and Bond
Nay: 0

3b Consideration of a Special Use Permit for a Food Packaging and Manufacturing use on Lot 2R, Block 1, Nystel Addition, located at 1821 John McCain Road, Case ZC22-007, TABLED FROM THE MARCH 21, 2022 PLANNING AND ZONING COMMISSION MEETING, WITHDRAWN BY APPLICANT

3c Consideration of a Special Use Permit for an accessory building to exceed the permitted lot coverage for accessory buildings and to encroach into the side yard setback on Lot 9B, Sand Oak Acres Addition, located at 4505 Jim Mitchell Trail East, Case ZC22-009

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Cameron DeRouen, 4505 Jim Mitchell Trail East, Colleyville, TX, came forward and answered questions of the Commission regarding being aware that a Special Use Permit was needed in order to make an addition to the structure.

The public hearing was open at 7:16 p.m

George Pavelek, 4508 Jim Mitchell Trail East, Colleyville, TX, came forward and spoke in support of the case. Mr. Pavelek expressed that the additions were an improvement on the property.

Susan Pavelek, 4508 Jim Mitchell Trail East, Colleyville, TX, came forward and spoke in support of the case. Mrs. Pavelek expressed that the additions were an improvement on the property.

With no one wishing to speak, the public hearing was closed at 7:20 p.m.

Staff answered questions of the Commission regarding the need of a Special Use Permit without the addition onto the accessory building.

Commissioner Syed made a motion to deny Case ZC22-009.

Commissioner Raine seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Linn, Bevill, and Bond
Nay: 0

3d Consideration of a Zoning Change from ML Light Manufacturing to CPO Professional Office zoning district for Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-011

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Mark Shafipour, 1009 Turnberry Lane, Southlake, TX, came forward and answered questions of the Commission regarding the history of uses at the location.

The public hearing was open at 7:33 p.m.

With no one wishing to speak, the public hearing was closed at 7:33 p.m.

Commissioner Bond made a motion to approve Case ZC22-011. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Linn, Bevill, and Bond
Nay: 0

3e Consideration of a Replat for Lots 3R-1 & 3R-2, Block 2, Towne Square Addition, being Lot 3, Block 2, Towne Square Addition, located at 1215 Hall Johnson Road, Case PC22-004

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, George Jensen, 1211 Wyndham Hill Lane, Southlake, TX, came forward and answered questions of the Commission regarding the reasoning for the replat.

The public hearing was open at 7:37 p.m.

With no one wishing to speak, the public hearing was closed at 7:37 p.m.

Commissioner Groves made a motion to approve Case PC22-004. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Linn, Bevill, and Bond
Nay: 0

3f Consideration of a Replat for Lots 1, 2, 3X, & 4X, Block E, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition, and Lot 2X, Block E, Old Grove Addition, located at 103 John McCain Road, 105 John McCain Road, and 7189 Cast Iron Forest Trail, Case PC22-005

Jacquelyn Reyff presented the item and briefed the Commission.

Attorney, Nicole Corr, informed the Commission that Replat Option 1 must be approved and Replat Option 2 could be denied.

An associate of the applicant, Logan Hestin, 1711 Woodcreek Drive, Richardson, TX, came forward and answered questions of the Commission regarding the history of the project.

An associate of the applicant, Art Anderson, 2728 West Harwood, Dallas, TX, came forward and answered questions of the Commission regarding possible drainage issues.

The applicant, Matthew Maly, 6500 West Freeway, Fort Worth, TX, came forward and answered questions of the Commission regarding the logistics of the proposed drainage system and the protection of trees in the area.

The public hearing was open at 8:01 p.m.

Susan Rau, 7105 Cast Iron Forest Trail, Colleyville, TX, came forward and spoke in opposition of the case. Mrs. Rau expressed concerns regarding the applicant's proposed drainage plan.

Beth Battles, 101 John McCain Road, Colleyville, TX, came forward and spoke in opposition of the case. Mrs. Battles expressed concerns regarding potential drainage issues.

With no one wishing to speak, the public hearing was closed at 8:14 p.m.

Mr. Maly came forward and answered questions of the Commission regarding how the proposed drainage plan will preserve trees in the area.

The Commission adjourned into an executive session at 8:22 p.m.

The Commission reopened the meeting at 8:39 p.m.

Commissioner Raine made a motion to approve Case PC22-005, Option 1. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Linn, Bevill, and Bond
Nay: 0

Commissioner Groves made a motion to approve Case PC22-005, Option 2. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Raine, Linn, Bevill, and Bond
Nay: 1 – Syed

3g Consideration of a Preliminary/Final Plat for Lots 2AR-1, 2AR-2, 3, 4, 5, & 6, Block 1, Shirley Allgood Addition, being Tracts 3P1, 3R1, & 6A17, and 6A15, Abstract 328, Simon Cotrail Survey, and Lots 2R1 & 2R2, Block 1, Shirley Allgood Addition, located at 1804 Tyler Street, 1900 Tyler Street, 1907 Renfro Road, and 1911 Renfro Road, Case PC22-006

Jacquelyn Reyff presented the item and briefed the Commission.

An associate of the applicant, Greg Wright, 8445 Shady Grove Road, Keller, TX, came forward and answered questions of the Commission regarding a drainage plan, timeline for development, and the lots as they currently exist.

The public hearing was open at 8:55 p.m.

Debby Abitz, 1711 Tyler Street, Colleyville, TX came forward and spoke in opposition of the case. Mrs. Abitz expressed concerns regarding potential drainage issues.

With no one wishing to speak, the public hearing was closed at 9:01 p.m.

Staff answered questions of the Commission regarding potential drainage issues.

Larry Wright, City Engineer, expressed that the applicant needed to submit a drainage plan for review.

Commissioner Syed made a motion to table Case PC22-006.

Commissioner Bond seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Linn, Bevill, and Bond
Nay: 0

3h Consideration of a Zoning Change from CN Neighborhood Commercial to R-20 Single Family Residential zoning district for Lots 10R & 11R, Block 1, Andy Felps Addition, located at 125 Acuff Lane, Case ZC22-012

Commissioner Bevill recused herself from the case.

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Lane Blessing, 6808 Hillier Court, Colleyville, TX, came forward and answered questions of the Commission regarding the ideal zoning for the property.

The public hearing was open at 9:14 p.m.

Christen Horne, 4104 Pembrooke Parkway West, Colleyville, TX came forward and spoke in support of the case. Ms. Horne expressed that a residential use is the best use for the property.

With no one wishing to speak, the public hearing was closed at 9:15 p.m.

Staff answered questions of the Commission regarding the suitability of the proposed zoning and how the property was originally platted.

Commissioner Raine made a motion to approve Case ZC22-012. Commissioner Bond seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Groves, Raine, Linn, and Bond
Nay: 1 – Syed
Abstain: 1 – Bevill

5. CITIZEN COMMENTS

6. AJOURNMENT

The meeting adjourned at 9:23 p.m.

The minutes were written and prepared by:

Dakari Hill
Planner

The meeting minutes were approved on May 9, 2022 by a vote of 7-0.

City of Colleyville
Planning and Zoning Commission
Minutes

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Monday, April 25, 2022 Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on April 25, 2022, at 6:15 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Tim Raine, Jim Linn, Claudia Bevill, and George Bond

Absent: N/A

Staff Present: Ben Bryner, Jacquelyn Reyff, Rob McKeown, and Dakari Hill

Also Present: Attorney, Nicole Corr

2. WORKSESSION AGENDA ITMES

2a Presentation and discussion of a Special Use Permit for an accessory building to exceed the permitted lot coverage and height for accessory buildings on Lot 3, Block 5, Woodbriar Estates Addition, located at 3708 Briarhaven Lane, Case ZC22-013

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding how long the structure has existed, what alterations were made, and how long the current owner has owned the property.

2b Presentation and discussion of a Zoning Change from R-10 Single Family Residential to R-30 Single Family Residential zoning district for Lot 1, Block 1, Brown Addition Colleyville, located at 5412 Pleasant Run Road, Case ZC22-014

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the whether the property met all the lot requirements for the proposed district.

2c Presentation and discussion of a Special Use Permit for Alcoholic Beverage Sales for On-Premise Consumption on Lot 3, Block 1, Tara Village, located at 1101 Cheek-Sparger Road, Suite 110, Case ZC22-015

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the need for special use permits after a change in ownership.

2d Presentation and discussion of a Zoning Change from R-20 Single Family Residential to RE Single Family "Estate" Residential zoning district for Lot 1R1R, Block 1, Redus Addition, located at 4502 Bill Simmons Road, Case ZC22-016

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the potential of an accessory dwelling and the size limitations on the dwelling.

2e Presentation and discussion of a Zoning Change from ML Light Manufacturing to CC-1 Village Retail zoning district for Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-017

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the proposed zoning being compatible with an acupuncture use.

2f Presentation and discussion of a Special Use Permit for a Massage Therapy use on Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-018

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the special use permit covering acupuncture and massage.

3. AJOURMENT

The meeting adjourned at 6:43 p.m.

The minutes were written and prepared by:

Dakari Hill
Planner

The meeting minutes were approved on May 9, 2022 by a vote of 7-0.

RESOLUTION R-22-4731

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF MAY 17, 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 17TH DAY OF MAY 2022.

Mayor Bobby Lindamood	_____	Place 1, Brandi Elder	_____
Place 2, George Bond	_____	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

Bobby Lindamood
Mayor