



City of Colleyville City Council Agenda

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

Tuesday, June 7, 2022

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

CALL TO ORDER

- WS-1** Overview of the budget process
- WS-2** Review of health insurance renewal
- WS-3** Update and discussion of the City's wayfinding signage
- WS-4** Presentation on the draft Water, Wastewater, and Roadway Impact Fee update study
- WS-5** Discussion of the June 7, 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 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

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

INVOCATION: Katie Newkirk, First United Methodist

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-22-4732

3. 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 National Garden Week June 5-11, 2022 - Mayor Bobby Lindamood and Colleyville Garden Club President Carmen Day-Alexander

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-22-4733

4a Approval of the minutes of the Special City Council meeting of May 17, 2022

4b Approval of the minutes of the regular City Council meeting of May 17, 2022

4c Approval of setting the dates of July 19, and August 2, 2022, for public hearings to consider approval of Land Use Assumptions, Roadway, Water and Wastewater Capital Improvement Plans, and Impact Fees in accordance with Chapter 395, Section 042 of the Texas Local Government Code

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

5a 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

5b 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

5c 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

6. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**6a Ordinance O-22-2204**

Consideration 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

6b Ordinance O-22-2205

Consideration 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

7. TABLED ORDINANCE(S): READING AND PUBLIC HEARING**7a 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

8. RESOLUTION(S): READING AND PUBLIC HEARING**8a Resolution R-22-4734**

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 R-20 Single Family Residential district, for Lot 20, Block 1, Rustic Oaks Addition, located at 5513 Valley View Drive West, Case VC22-006

8b Resolution R-22-4735

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

8c Resolution R-22-4736

Suspension of the June 17, 2022 effective date of Oncor Electric Delivery Company's requested rate change

8d Resolution R-22-4737

A resolution approving an advanced funding agreement with the Texas Department of Transportation for Green Ribbon funding for the beautification of SH26 from Cheek-Sparger Road to Brown Trail, providing for local funding from the City's capital improvements program fund, and authorizing the City Manager to execute the agreement

9. CITIZEN COMMENTS**10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, JUNE 7, 2022 - READING AND PUBLIC HEARING - RESOLUTION R-22-4738****11. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards June 3, 2022, by 5:00 p.m.

Christine Loven, TRMC
City Secretary

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

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

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



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-1

Agenda Date 6/7/2022

Type Worksession

Department Finance

Title

Overview of the budget process

Explanation

This is the first worksession item for the FY23 budget. This item provides an overview of the budget and tax rate setting process for the coming months.

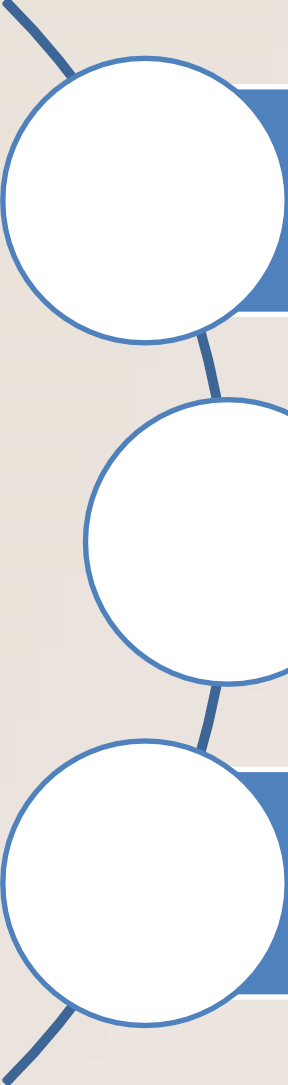
Attachments

1. Budget Process Overview

Budget Process Overview

City Council Worksession
June 7, 2022

Presentation Overview

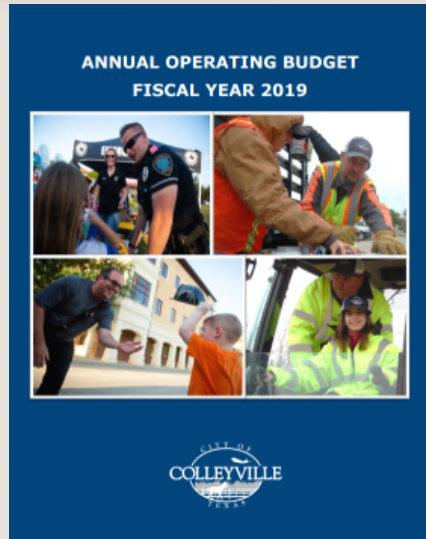
A diagram consisting of three white circles with blue outlines, arranged vertically and connected by a blue line. The circles are positioned to the left of the text blocks.

Budget Background / Components

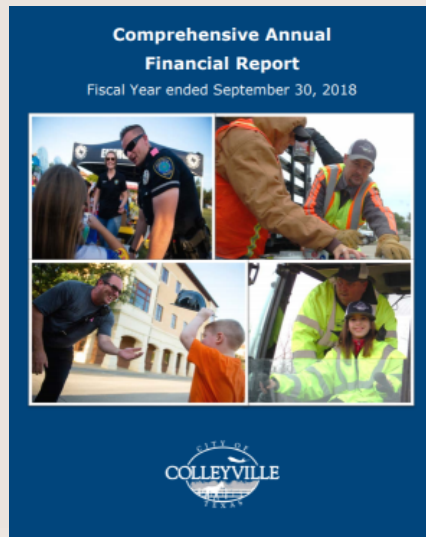
Tax rate background and process

Budget Process Schedule

Background: Budget vs. Annual Report



- Budget:
 - Looks forward
 - Projects revenues and expenditures
 - Serves as a:
 - Financial plan
 - Policy document
 - Operations guide
 - Communications device



- Comprehensive Financial Report (City Audit)
 - Looks backward
 - Follows General Accepted Accounting Principles (GAAP)
 - Records actual revenues and expenditures
 - Records depreciation expense
 - Asset value often included, in addition to cash

Background: Council Approval



- Formally adopts the budget (expenditures) as a total for each operating fund
- Amends budget if needed during the year and typically at year-end
- Sets the tax rate and all other fees and charges
- Adopts a 5-year CIP by resolution
 - Approval of a plan, not appropriation of funding
- Approves all purchases and contracts over \$50,000



Background: City Funds



Operating Funds: an annual expenditure budget is adopted for these funds in a single ordinance

- General Fund ~ \$25m
- Utility Fund ~ \$18m
- Drainage Fund ~ \$700k
- Debt Service Fund ~ \$820k
- Hotel Tax Fund ~ \$250k

Funds with an annually adopted budget that have other approval and governing requirements:

- Colleyville Crime Control and Prevention District (CCCPD) ~ \$2.2m
- Colleyville Economic Development Corporation (CEDC) ~ \$2.6m

Internal savings funds or multi-year capital projects funds; mostly adopted by project

- General Capital Fund ~ \$7.4m
- Utility Capital Fund ~ \$2.7m
- Drainage Capital Fund ~ \$600k
- Vehicle and Equipment Replacement Fund

Funds with legally restricted purposes and no annually adopted budget; expenses dictated by revenue availability

- Tax Increment Financing (TIF) District ~ \$15m
- Smaller special revenue funds

Background: City Funds



Operating Funds

Revenue Sources:

	Revenue (millions)	%age
Charges For Service	\$19.55	39.1%
Ad Valorem Taxes	\$16.26	32.5%
Sales Taxes	\$8.91	17.8%
Franchise Taxes	\$1.97	3.9%
Intergovernmental	\$1.15	2.3%
Licenses And Permits	\$0.87	1.7%
Fines	\$0.59	1.2%
Interfund Transfers (In)	\$0.50	1.0%
Miscellaneous/Interest	\$0.25	0.5%
Total	\$50.04	

*Revenue breakdown tends to be consistent year over year

Capital Funds

Revenue Sources:

TIF District Property Tax ~ \$6.5m

Special Service Charges

Utility Capital Fee, Roadway

Impact Fees, Water/WW

Impact Fees, Grants, Park

Dedication Fees,

operating

fund surpluses

Existing Fund Balances

*Revenue breakdown can vary significantly from year over year

Background: City Funds



ALL OPERATING FUND SUMMARIES AND RELATIONSHIP BETWEEN FUNCTIONAL UNITS AND FUNDS

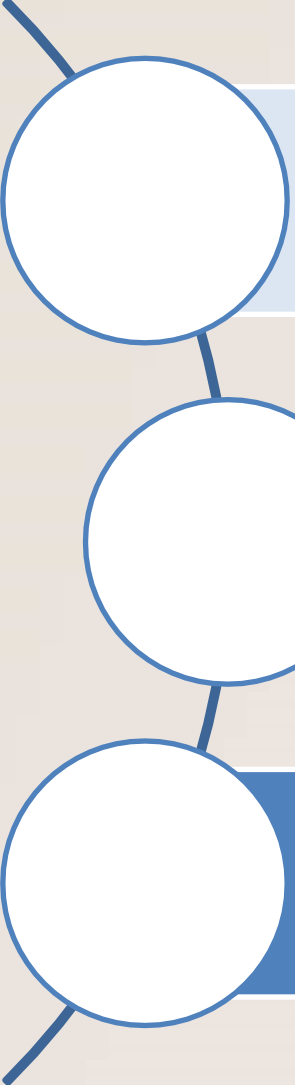
	GENERAL FUND	UTILITY FUND	DEBT SERVICE FUND	HOTEL OCCUPANCY TAX FUND	DRAINAGE UTILITY FUND	ECONOMIC DEVELOPMENT FUND	CRIME CONTROL AND PREVENTION DISTRICT FUND	TOTAL ALL FUNDS
ESTIMATED BALANCE AT OCTOBER 1, 2021*	\$8,984,376	\$5,699,511	\$692,695	\$245,560	\$939,603	\$5,799,376	\$1,979,200	\$24,340,321
AD VALOREM TAXES	\$15,640,000	\$0	\$552,000	\$0	\$0	\$0	\$0	\$16,192,000
FRANCHISE TAXES	1,973,000	0	0	0	0	0	0	1,973,000
SALES TAXES	4,505,000	0	0	250,000	0	2,150,000	2,000,000	8,905,000
LICENSES AND PERMITS	867,000	0	0	0	0	0	0	867,000
FINES	586,000	0	0	0	0	0	0	586,000
CHARGES FOR SERVICE	914,875	17,609,171	0	0	1,024,626	0	0	19,548,672
INTERGOVERNMENTAL	476,758	450,000	0	0	0	225,000	0	1,151,758
MISCELLANEOUS/INTEREST	198,000	29,000	6,000	2,500	6,242	10,000	1,200	252,942
INTERFUND TRANSFERS (IN)	499,056	0	0	0	0	0	0	499,056
ESTIMATED REVENUES	\$25,659,689	\$18,088,171	\$558,000	\$252,500	\$1,030,868	\$2,385,000	\$2,001,200	\$49,975,429

Operating Funds: Annual Adoption



	GENERAL FUND	UTILITY FUND	DEBT SERVICE FUND	HOTEL OCCUPANCY TAX FUND	DRAINAGE UTILITY FUND	ECONOMIC DEVELOPMENT FUND	CRIME CONTROL AND PREVENTION DISTRICT FUND	TOTAL ALL FUNDS
CITY COUNCIL	\$ 220,751	\$0	\$0	\$0	\$0	\$2,000	\$0	\$222,751
CITY MANAGER'S OFFICE	771,922	0	0	0	0	0	0	0
CITY SECRETARY	261,589	0	0	0	0	0	0	0
LEGAL	242,008	0	0	0	0	0	0	0
HUMAN RESOURCES	366,430	0	0	0	0	0	0	0
COMMUNICATIONS	127,145	0	0	143,499	0	260,000	0	\$530,644
COURT	546,905	0	0	0	0	0	0	\$546,905
FINANCE/UTILITY BILLING	730,457	482,912	0	0	0	0	0	\$1,213,369
ECONOMIC DEVELOPMENT	247,411	0	0	0	0	0	0	\$247,411
ENGINEERING	393,682	0	0	0	0	0	0	\$393,682
INFORMATION SERVICES	1,060,674	76,032	0	0	24,564	0	0	\$1,161,270
COMMUNITY DEVELOPMENT	947,284	0	0	0	0	0	0	\$947,284
POLICE	5,192,390	0	0	0	0	0	2,217,069	\$7,409,459
FIRE	6,744,999	0	0	0	0	0	0	\$6,744,999
LIBRARY	592,279	0	0	0	0	470,618	0	\$1,062,897
PARKS & RECREATION	1,615,454	0	0	0	0	1,331,202	0	\$2,946,656
COLLEYVILLE CENTER	213,604	0	0	104,323	0	223,808	0	\$541,735
PUBLIC WORKS**	3,358,298	0	0	0	663,028	300,000	0	\$4,321,326
UTILITY OPERATIONS	0	16,459,784	0	0	0	0	0	\$16,459,784
NON-DEPARTMENTAL	1,125,862	233,605	0	0	6,612	0	0	\$1,366,079
DEBT SERVICE	0	0	821,898	0	0	0	0	\$821,898
INTERFUND TRANSFERS (OUT)	371,000	835,838	0	0	0	5,000,000	0	\$6,206,838
ESTIMATED EXPENDITURES	\$ 25,130,144	\$18,088,171	\$821,898	\$247,822	\$694,204	\$7,587,628	\$2,217,069	\$54,786,937

Presentation Overview

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Budget Background / Components

Tax rate background and process

Budget Process Schedule

Background: Tax Rate Procedures



- Governed by state law called "Truth in Taxation"
- Tarrant Appraisal District (TAD)
 - Appraises property, certifying value by July 25
- Tax Assessor-Collector
 - Provides the Appraisal Roll, as sworn by TAD
 - Calculates no-new-revenue and voter-approval tax rates
 - Manages collection of property taxes (Colleyville contracts with a certified Assessor/Collector from GCISD for this service)
- City of Colleyville
 - Sets tax rate based on revenue needed
 - Charter limit of 7% increase in revenue (excluding new construction)

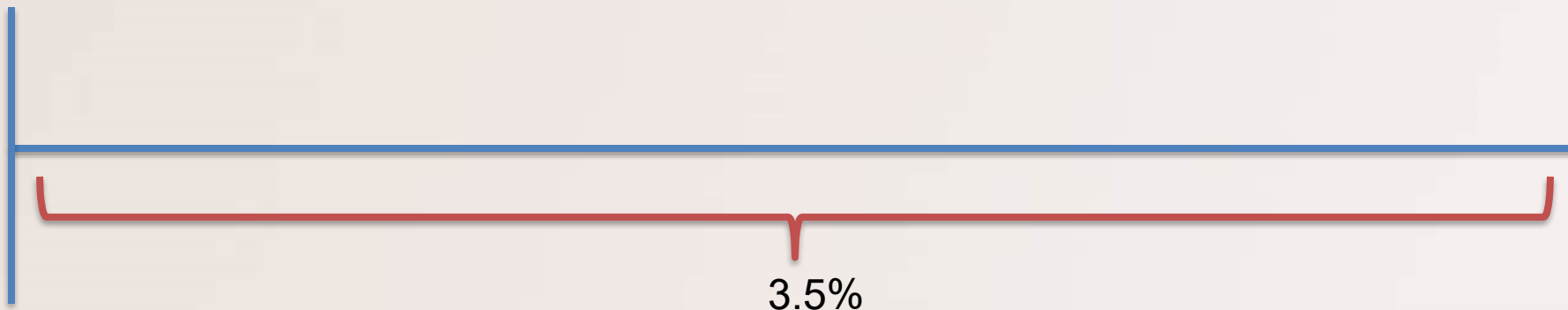
Background: Tax Rate



- No-New-Revenue Rate (previously the Effective Rate):
 - The rate that would produce the same amount of taxes if applied to the same properties taxed in both years (i.e. without new construction)
- Voter-Approval Rate (previously the Rollback Rate):
 - Calculates an effective rate for just M&O portion of the tax rate
 - M&O effective rate plus 3.5% + debt service tax rate = VA rate
 - If a taxing unit adopts a rate above the VA rate, there will be a mandatory election on the tax increase

NNR Rate

VA Rate



Background: Tax Rate Components



- Property tax rates have two components:
 - Maintenance & Operations (M&O) tax rate – General Fund
 - Interest & sinking (I&S)/debt service tax rate – Debt Service Fund

Fiscal Year	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
2012	\$0.31385	\$0.042050	\$ 0.3559
2013	\$0.31385	\$0.042050	\$ 0.3559
2014	\$0.32442	\$0.031480	\$ 0.3559
2015	\$0.324420	\$0.031480	\$ 0.3559
2016	\$0.336240	\$0.019660	\$ 0.3559
2017	\$0.321908	\$0.017222	\$ 0.3391
2018	\$0.316000	\$0.017834	\$ 0.3338
2019	\$0.303764	\$0.017036	\$ 0.3208
2020	\$0.290428	\$0.016379	\$ 0.3068
2021	\$0.289441	\$0.014925	\$ 0.3044
2022	\$0.291778	\$0.011091	\$ 0.3029

Background: Tax Rate



- Unused Increments
 - State law provides for a 3.5% annual increase
 - Cities can “bank” three years of any unused increase for use in the following years beginning in fiscal year 2021
 - Calculation Example:

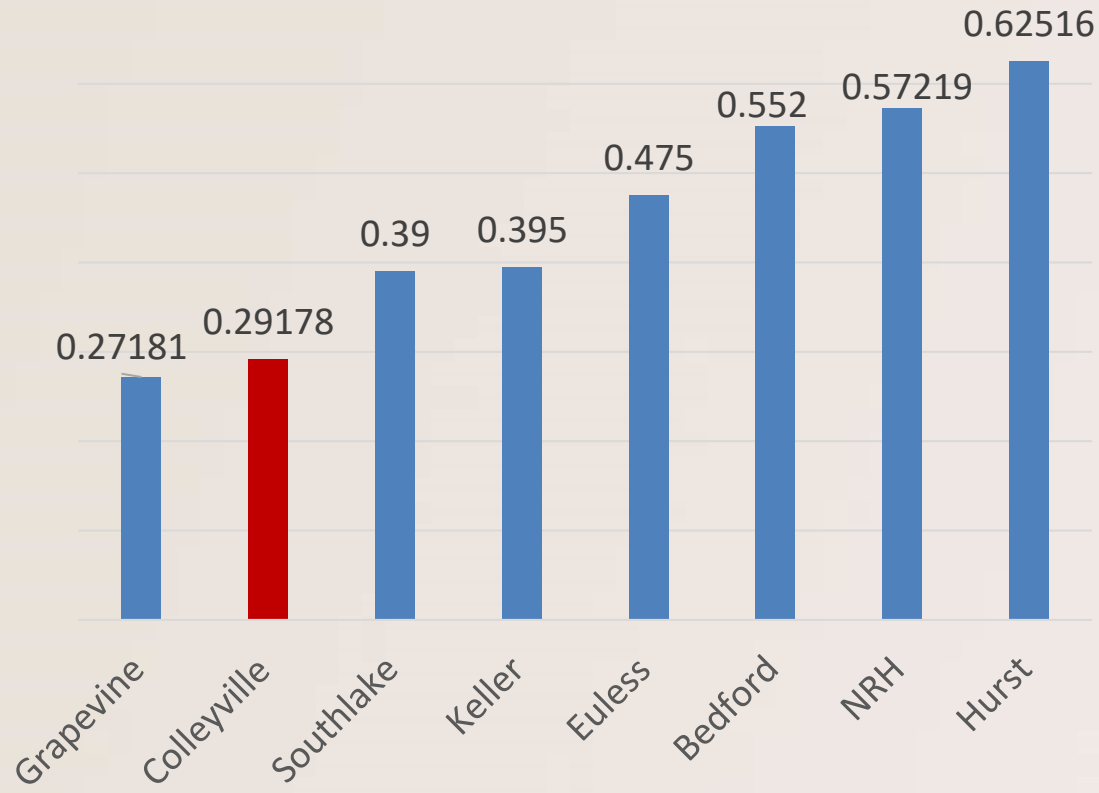
Year	Adopted Rate	Max Allowable Rate (VA Rate)	Unused Revenue
*FY20	\$0.306807	\$0.328283 (was before new legislation)	~ \$1m
FY21	\$0.304365	\$0.320118	~ \$800k
FY22	\$0.291778	\$0.301602	~ \$550k
Upcoming Year allows for the application of the unused pennies from the past three years			

*FY20 tax rate will not factor in to the “unused increment” calculation, as that was the year immediately preceding the new tax calculations.

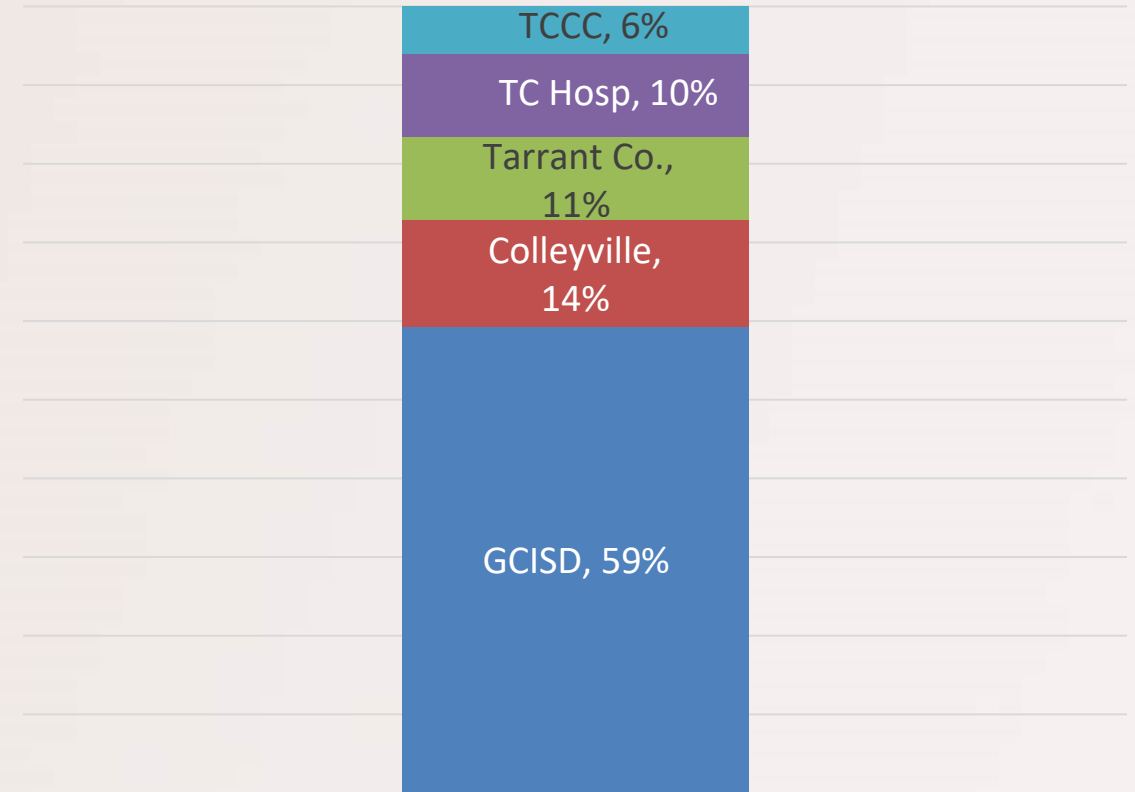
Background: Tax Rate Comparison



Current Tax Rate



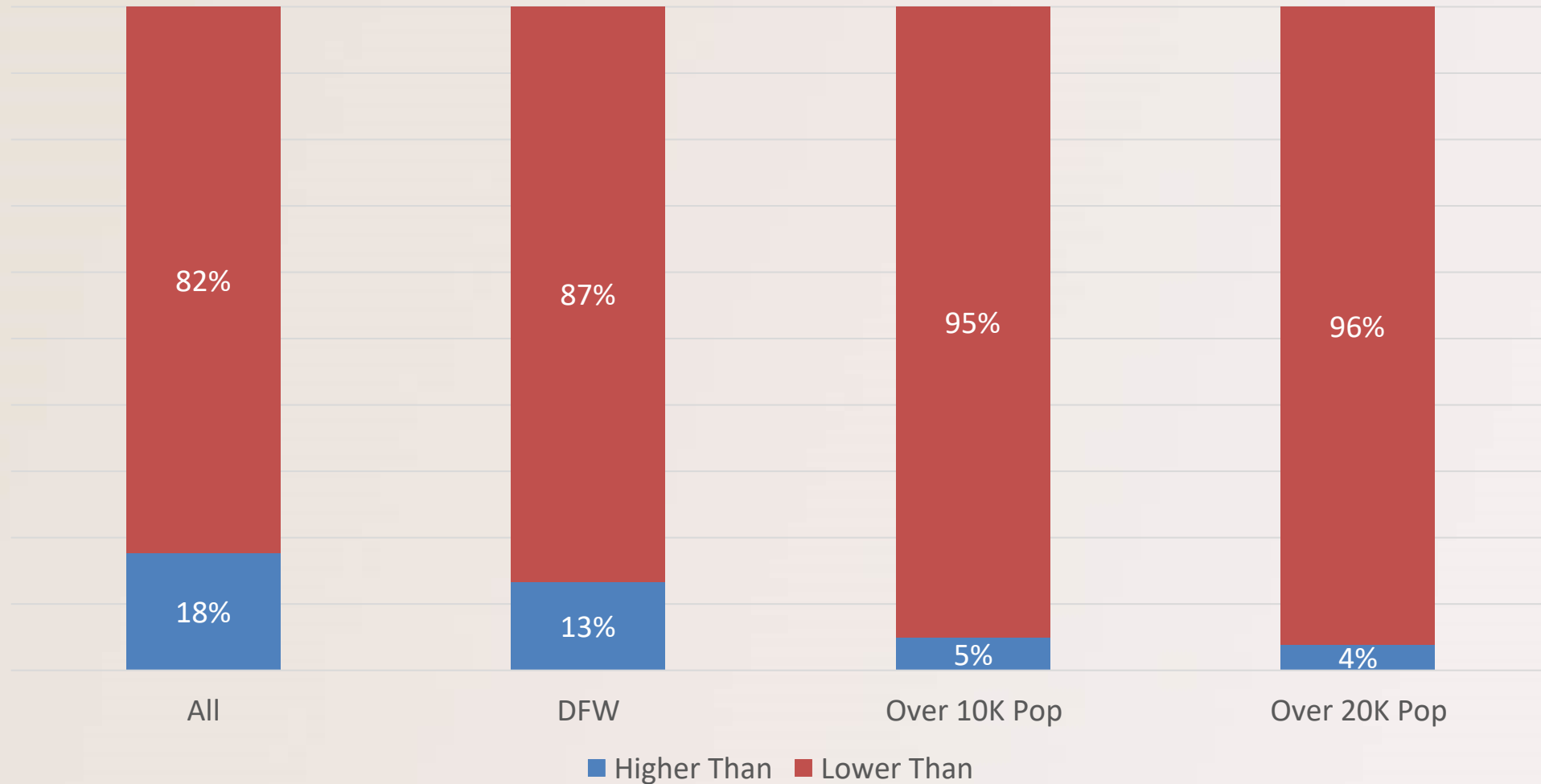
Total Resident Tax Bill



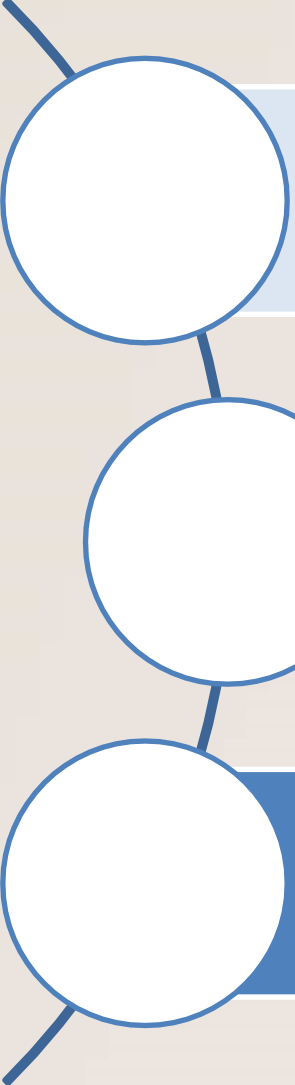
Background: Tax Rate Comparison



FY22 Tax Rates



Presentation Overview

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Budget Background / Components

Tax rate background and process

Budget Process Schedule

Operating Budget Process



Capital Funds: Project Adoption



Capital Funds: an annual Capital Improvement Plan is adopted for these funds. The plan details each project, it's estimated cost, and its funding source. Given the projects' scope and cost, the City generally uses contractors, the winning bid of whom is approved by Council separately

- Looked at in five year increments
- Organized by project, then by funding source
- Costs included are best estimates
- General considerations
 - Condition of assets
 - Potential risks
 - Funding availability
 - Council priority



Fiscal Year 2022 – 2026
CAPITAL
IMPROVEMENT
PROGRAM

Adopted by Resolution No. R-21-4651

Background: Budget Amendment



- Fiscal Year = Oct 1-Sept 30
- To avoid needlessly high operating reserves, the City Council typically approves a budget amendment in September to set aside excess operating funds at year-end (amounts vary each year)
- Excess operating funds are transferred to the appropriate companion capital projects fund and serve as an important revenue source for the City's capital projects
- The excess operating funds are then used to fund future capital projects in the 5-Year Capital Improvement Plan

Budget Process: Budget Worksessions

June 7 Budget Worksession

- Review background information and budget process to date

June 21 Budget Worksession

- Review of FY 2023 preliminary numbers
- CCCPD Budget Review

July 5 Budget Worksession

- Approve insurance contracts, discuss fee changes
- CCCPD public hearing and approval of budget

July 19 Budget Worksession

- City Council first reading and public hearing on CCCPD budget
- Discussion of the 5-Year CIP

August 2 Budget Worksession

- Proposed Budget (with associated tax rate) is presented
- Seek direction from the City Council on any desired changes

Budget Process: Budget Worksessions



August 2 Budget Worksession

- Proposed Budget (with associated tax rate) is presented
- Seek direction from the City Council on any desired changes
- City Council second reading and public hearing on CCCPD
- Resolution approving proposed tax rate

August 9 CEDC Budget Worksession

August 23

- CEDC board meeting; adoption of CEDC budget and CIP
- Potential 1st hearing on Tax Rate

Budget Process: Budget Worksessions



September 6 Budget Worksession

- Budget ordinance hearing
- Potential 2nd hearing on tax rate
- 1st reading for FY22 budget amendment
- 1st reading for any fee changes
- 1st reading for utility rates
- Council adoption on CEDC Budget/CIP

September 20

- Adoption of budget ordinance, tax rate ordinance, FY22 amendment, 5-year CIP, fee ordinance, utility rates

Questions and Discussion



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-2

Agenda Date 6/7/2022

Type Worksession

Department Human Resources

Title

Review of health insurance renewal

Explanation

This item provides for an update on the health insurance renewal process and the opportunity for City Council and staff to discuss the medical and dental insurance for the upcoming fiscal year.

Attachments

1. Health Insurance Renewal Presentation

FY2022/2023 Benefit Recommendations

Request for Proposal Overview



- Request for Proposal (RFP) released in April with the City's insurance broker, HUB International (HUB), for medical and dental insurance.

- The RFP was conducted with the following objectives in mind:
 - Align with the City of Colleyville's objectives and supported by management and Council;
 - Demonstrate superior member service and claims processing;
 - Ability to proactively meet the City of Colleyville's service needs;
 - Willingness, experience, and capability to effectively administer the programs;
 - Support during the implementation process

RFP Vendor Response List (Medical)



MEDICAL CARRIER	RESPONDED / DECLINED	FINALIST
BlueCross BlueShield of Texas (BCBSTX)	Responded	Yes
Aetna	Responded	Yes
UHC	Responded	No
Scott & White	Responded	No
Cigna	Responded	No
TML	Declined	No
HUMANA	Declined	No

Medical Financial Results



1

2

3

4

5

6

7

8

MEDICAL BENEFITS		BCBSTX		BCBSTX		Aetna			
Enrollment		PPO - Base	PPO - Buy Up	PPO - Base	PPO - Buy Up	PPO - Base	PPO - Buy Up	THA - Base	THA - Buy Up
FINANCIALS	Base	Buy Up	Current	Current	Revised Renewal	Revised Renewal	Proposed	Proposed	Proposed
Employee Only	26	41	\$592.96	\$652.33	\$575.17	\$632.76	\$590.88	\$715.43	\$491.72
Employee & Spouse	13	10	\$1,327.14	\$1,460.00	\$1,287.33	\$1,416.20	\$1,322.48	\$1,601.23	\$1,100.54
Employee & Child(ren)	11	8	\$1,066.80	\$1,173.61	\$1,034.80	\$1,138.40	\$1,063.05	\$1,287.14	\$884.65
Employee & Family	24	36	\$1,795.76	\$1,975.53	\$1,741.89	\$1,916.26	\$1,789.45	\$2,166.64	\$1,489.15
	74	95							
Monthly Premium	169		\$87,503	\$121,853	\$84,878	\$118,198	\$87,195	\$133,641	\$0
Annual Premium			\$1,050,034	\$1,462,242	\$1,018,534	\$1,418,373	\$1,046,346	\$1,603,693	\$0
Total Premium			\$2,512,276		\$2,436,907		\$2,650,039		
\$ Change from Current			n/a		-\$75,369		\$137,763		
% Change from Current			n/a		-3.0%		5.5%		
Effective Date			10/1/2021		10/1/2022		10/1/2022		
Rate Guarantee			1 Year		1 Year		1 Year		
Geo Access Results			99.5%		99.5%		100.0%		
Network Name			BlueChoice PPO Network		BlueChoice PPO Network		Open Access Managed Choice / Texas Health Aetna		
Network Website			www.bcbstx.com		www.bcbstx.com		www.aetna.com		
AM Best Rating			A		A		A		
Notes			n/a		\$10K Wellness Fund Included / Includes 1% Discount		\$10K Wellness Allowance		

Note: This is a brief summary and not intended to be a contract.

Medical Financial Results



	1	2	3	4	5	6
MEDICAL BENEFITS	BCBSTX		Aetna			
	PPO - Base	PPO - Buy Up	PPO- Base	PPO- Buy Up	THA Base	THA Buy Up
	Current/Renewal	Current/Renewal	Proposed	Proposed	Proposed	Proposed
Deductible	Embedded	Embedded	Embedded	Embedded	Embedded	Embedded
In-Network	\$4,000 Ind./\$8,000 Fam.	\$2,000 Ind./\$4,000 Fam.	\$4,000 Ind./\$8,000 Fam.	\$2,000 Ind./\$4,000 Fam.	\$4,000 Ind./\$8,000 Fam.	\$2,000 Ind./\$4,000 Fam.
Non-Network	\$8,000 Ind./\$16,000 Fam.	\$4,000 Ind./\$16,000 Fam.	\$15,000 Ind./\$45,000 Fam.	\$15,000 Ind./\$45,000 Fam.	\$15,000 Ind./\$45,000 Fam.	\$15,000 Ind./\$45,000 Fam.
Out Of Pocket Max	Includes Deductible, Copays, Coins.	Includes Deductible, Copays, Coins.	Includes Deductible, Copays, Coins.	Includes Deductible, Copays, Coins.	Includes Deductible, Copays, Coins.	Includes Deductible, Copays, Coins.
In-Network	\$5,000 Ind. / \$10,000 Fam.	\$3,000 Ind. / \$6,000 Fam.	\$5,000 Ind. / \$10,000 Fam.	\$3,000 Ind. / \$6,000 Fam.	\$5,000 Ind. / \$10,000 Fam.	\$3,000 Ind. / \$6,000 Fam.
Non-Network	\$10,000 Ind. / \$20,000 Fam.	\$8,000 Ind. / \$16,000 Fam.	\$30,000 Ind. / \$90,000 Fam.	\$30,000 Ind. / \$90,000 Fam.	\$30,000 Ind. / \$90,000 Fam.	\$30,000 Ind. / \$90,000 Fam.
Coinurance						
In-Network	80%	90%	80%	90%	80%	90%
Non-Network	50%	70%	50%	50%	50%	50%
Lifetime Max	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
Emergency Room						
In-Network	\$250 Copay (waived if admitted) + 20%	\$200 Copay (waived if admitted) +10%	\$250 Copay (waived if admitted) + 20%	\$250 Copay (waived if admitted) +10%	\$250 Copay (waived if admitted) +20%	\$250 Copay (waived if admitted) +10%
Non-Network	\$250 Copay (waived if admitted) + 20%	\$200 Copay (waived if admitted) + 10%	\$250 Copay (waived if admitted) + 20%	\$250 Copay (waived if admitted) +10%	\$250 Copay (waived if admitted) + 20%	\$250 Copay (waived if admitted) +10%
Physician Office Visit						
In-Network	\$30 Copay	\$25 Copay	\$30 Copay	\$25 Copay	\$5 Copay	\$5 Copay
Non-Network	Ded./50%	Ded./ 30%	Ded./50%	Ded./ 50%	Ded./50%	Ded./ 50%
Specialist Office Visit						
In-Network	\$50 Copay	\$30 Copay	\$50 Copay	\$30 Copay	\$30 Copay	\$30 Copay
Non-Network	Ded./50%	Ded./ 30%	Ded./50%	Ded./ 50%	Ded./50%	Ded./ 50%
Preventive Care						
In-Network	Covered at 100%	Covered at 100%	Covered at 100%	Covered at 100%	Covered at 100%	Covered at 100%
Non-Network	Ded./50%	Ded./30%	Ded./50%	Ded./ 50%	Ded./50%	Ded./ 50%
Urgent Care						
In-Network	\$75 Copay	\$75 Copay	\$75 Copay	\$75 Copay	\$70 Copay	\$50 Copay
Non-Network	Ded./50%	Ded./ 30%	Ded./50%	Ded./ 50%	Ded./50%	Ded./ 50%
Lab & X-Ray	(CT, PET, MRI, MRA)	(CT, PET, MRI, MRA)	(CT, PET, MRI, MRA)	(CT, PET, MRI, MRA)	(CT, PET, MRI, MRA)	(CT, PET, MRI, MRA)
In-Network	Ded./ 20%	Ded./ 10%	Ded./ 20%	Ded./ 10%	Ded./ 20%	Ded./ 10%
Non-Network	Ded./ 50%	Ded./ 50%	Ded./ 50%	Ded./ 50%	Ded./ 50%	Ded./ 50%
In-Patient Hospital						
In-Network	Per Admission	Per Admission	Per Admission	Per Admission	Per Admission	Per Admission
Non-Network	Ded./ 20%	Ded./ 10%	Ded./ 20%	Ded./ 10%	Ded./ 20%	Ded./ 10%
	Ded./ 50%	Ded./ 50%	Ded./ 50%	Ded./ 50%	Ded./ 50%	Ded./ 50%
Out-Patient						
In-Network	Per Admission	Per Admission	Per Admission	Per Admission	Per Admission	Per Admission
Non-Network	Ded./ 20%	Ded./ 10%	Ded./ 20%	Ded./ 10%	Ded./ 20%	Ded./ 10%
	Ded./ 50%	Ded./ 30%	Ded./ 50%	Ded./ 50%	Ded./ 50%	Ded./ 50%
Telemedicine	\$30 Copay	\$30 Copay	\$30 Copay	\$30 Copay	\$5 Copay	\$5 Copay
Prescriptions	Copays apply to OOP Max Separate Deductible: \$100 Ind./\$300 Fam.	Copays apply to OOP Max Separate Deductible: \$100 Ind./\$300 Fam.				
Network Retail Pharmacy	\$20/\$40/\$70	\$20/\$40/\$70	\$10/\$35/\$70	\$10/\$35/\$70	\$10/\$35/\$70	\$10/\$35/\$70
Mail Order (90 day supply)	\$60/\$120/\$210	\$60/\$120/\$210	\$25/\$87.50/\$175	\$25/\$87.50/\$175	\$25/\$87.50/\$175	\$25/\$87.50/\$175
Specialty Drugs	\$20/\$40/\$70	\$20/\$40/\$70	\$200	200	\$200	200

Note: This is a brief summary and not intended to be a contract.

Claims vs. Premium



Date	Subscribers	Medical Paid	Rx Paid	Total Paid	Premium	Loss Ratio
20-Oct	169	\$110,345	\$37,258	\$147,603	\$195,193	76%
20-Nov	169	\$171,097	\$21,301	\$192,398	\$196,407	98%
20-Dec	170	\$172,970	\$23,029	\$195,999	\$196,270	100%
21-Jan	173	\$179,818	\$27,119	\$206,937	\$199,988	103%
21-Feb	172	\$106,943	\$10,193	\$117,136	\$200,237	58%
21-Mar	174	\$189,658	\$19,236	\$208,894	\$202,557	103%
21-Apr	176	\$164,286	\$34,462	\$198,748	\$205,590	97%
21-May	175	\$99,851	\$23,447	\$123,298	\$204,496	60%
21-Jun	172	\$353,553	\$31,127	\$384,680	\$200,712	192%
21-Jul	171	\$140,148	\$21,781	\$161,929	\$199,358	81%
21-Aug	169	\$222,760	\$23,938	\$246,698	\$196,013	126%
21-Sep	169	\$181,126	\$28,043	\$209,169	\$196,469	106%
Plan Year Total	172	\$2,092,555	\$300,934	\$2,393,489	\$2,393,290	100%
21-Oct	171	\$96,526	\$24,703	\$121,229	\$207,891	58%
21-Nov	171	\$221,853	\$28,383	\$250,236	\$208,305	120%
21-Dec	171	\$79,270	\$30,951	\$110,221	\$208,305	53%
22-Jan	168	\$70,996	\$19,898	\$90,894	\$204,409	44%
22-Feb	168	\$184,242	\$31,532	\$215,774	\$205,786	105%
22-Mar	169	\$207,238	\$17,773	\$225,011	\$206,299	109%
22-Apr	170	\$99,417	\$19,268	\$118,685	\$208,148	57%
Plan Year Total	170	\$959,542	\$172,508	\$1,132,050	\$1,449,143	78%

*Last Twelve Months Loss Ratio - 92.3%

RFP Dental Analysis



DENTAL BENEFITS	1	2	3
	BCBSTX	Aetna	Humana
	PPO	PPO	PPO
	SOLD	Proposed	Proposed
Type I – Preventive Services	100%	100%	100%
Waiting Period	None	None	None
Oral Examinations	Type I (2 per year)	Type I (2 per year)	Type I (3 per year)
Cleanings	Type I (2 per year)	Type I (2 per year)	Type I (3 per year)
X-rays			
- Bite Wings Frequency	Type I (2 per year)	Type I (1 per year)	Type I (1 per year)
- Full Mouth Frequency	Type I (1 per 5 years)	Type I (1 per 3 years)	Type I (1 per 5 years)
Topical Fluoride Treatment	Type I (2 per year to age 16)	Type I (1 per year to age 16)	Type I (1 per year to age 16)
Sealants	Type I (To age 14; one per tooth on permanent molars)	Type I (1 per 36 months to age 16; one per tooth on permanent molars)	Type I (To age 16; one per tooth on permanent molars)
Space Maintainers	Type I	Type I (1 per 3 years to age 16)	Type I (to age 15)
Type II – Basic Services	80%	80%	80%
Waiting Period	None	None	None
Fillings			
- Amalgam	Type II	Type II	Type II
- Composite	Type II	Type II	Type II
Root Canal Treatment	Type II	Type II	Type II
Root Planning	Type II	Type II	Type II
Periodontic Maintenance (Frequency)	Type II	Type II	Type I
Periodontal Surgery	Type II	Type II	Type II
Extractions	Type II	Type II	Type II
Palliative Treatment (Relief of Pain)	Type II	Type II	Type II
General Anesthesia	Type II	Type II	Type II
Deep IV Sedation	Type II	Type II	Type II
Type III – Major Services	50%	50%	50%
Waiting Period	None	None	None
Crowns	Type III	Type III	Type III
Inlays and Onlays	Type III	Type III	Type III
Removable / Fixed Bridge-Work	Type III	Type III	Type III
Partial or Complete Dentures	Type III	Type III	Type III
Denture Relines / Rebases	Type III	Type III	Type III
Implants	Type III	Type III	Type III
Type IV - Orthodontia	50%	50%	50%
Waiting Period	None	None	None
Orthodontia Lifetime Maximum	\$1,500	\$1,500	\$1,500
Orthodontia Eligibility	Child Only (to age 19)	Adult/Child	Child Only (to age 18)
Calendar Year Deductible	Applies to II, III	Applies to II and III	Applies to II and III
Individual	\$50	\$50	\$50
Family	\$150	\$150	\$150
Dental Annual Maximum	\$1,500	\$1,500	\$1,500
Waiting Period Applies to:	Late Entrants	None	Late Entrants
UCR Out of Network Percentile	90th	90th	90th

Dental Financial Results



FINANCIALS		BCBSTX	Aetna	Humana
Employee Only		\$38.18	\$31.64	\$26.67
Employee & Spouse		\$78.21	\$64.81	\$53.33
Employee & Child(ren)		\$75.52	\$62.58	\$74.72
Employee & Family		\$125.69	\$104.16	\$102.85
Monthly Premium		\$12,701.81	\$10,525.91	\$10,045.65
Annual Premium		\$152,421.72	\$126,310.92	\$120,547.80
\$ Change from Current		\$10,501.08	-\$15,609.72	-\$21,372.84
% Change from Current		7.4%	-11.0%	-15.1%
Effective Date		10/1/2022	10/1/2022	10/1/2022
Rate Guarantee		1 Year	3 Years	4 Years
GEO Access Results		95.6%	95.2%	95.0%
Network Website		https://www.bcbstx.com/onlineDirectory/dental.htm	www.aetna.com	www.humana.com
Network Name		Blue Care Dental PPO	Aetna Dental PPO with PPO II and Extend	Humana Traditional Preferred

Note: This is a brief summary and not intended to be a contract.

One-time bill credit of \$12,000

2022 – 2023 Benefit Recommendations



Medical – BCBSTX (Recommended)

- Renewing with BCBSTX is recommended for the 2022/2023 plan year, with a 2.0% decrease to rates with no plan design changes. Based on the City's loss ratio over the last twelve months (92.3%), HUB's internal projections called for a +9.9% increase to premiums. Originally the City received a +1.8% increase and was negotiated to a 2.0% decrease. Further, BCBSTX agreed to an additional 1% discount for bundling medical and dental with BCBSTX. This reduced the best and final offer to a 3% decrease. BCBSTX did not propose any plan design changes. The City's long standing partnership and credibility with BCBSTX led to the positive renewal this year.
- HUB reviewed alternative plan designs which included changes to deductibles, out of pocket maximums, and copays, however there was not enough cost savings to warrant a change at this time. Additionally, vendors who quoted with the RFP were not able to match current benefit designs. HUB believes there would be a negative impact to members benefits and network access if the City moved vendors this year.

2022 – 2023 Benefit Recommendations



Dental – BCBSTX (Recommended)

- BCBSTX provided the City a 7.4% increase with no plan design adjustments. Though there were more competitive offers from the market, BCBSTX agreed to a 1% medical premium discount if the City bundled medical and dental insurance policies. Additionally, BCBSTX provided a one-time credit of \$12,000 which offsets the premium increase. With the savings generated, it is recommended for the City to renew with BCBSTX.
- HUB is not recommending any plan design adjustments at this time.

Questions?



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-3

Agenda Date 6/7/2022

Type Worksession

Department City Manager

Title

Update and discussion of the City's wayfinding signage

Explanation

This agenda item provides for a follow-up discussion of wayfinding signage elements. Additional options will be presented based on feedback from the City Council at the December 7, 2021 Worksession.

Attachments

1. Signage Presentation

SH26

Colleyville Wayfinding

June 7, 2022
Project: 18023



DESTINATION COLLEYVILLE

Project Mission Statement:

To create a unique character for the 3 mile length of TX-26 that serves as the main corridor for the City of Colleyville.

Goals:

1. Strengthen the community connection of residents, businesses, and visitors through greater attention to the physical form and materiality of Colleyville's built environment.
2. Utilize design and placemaking to establish a civic character of the public realm, including signage, to foster a greater sense of community.

PRESENTATION OUTLINE

Accomplishments

- The SH26 lighting and median enhancements have transformed the City's primary commercial corridor
- The Gateway enhancements will further establish Colleyville's commitment to excellence
- The form and materiality of these enhancements inform future design elements including wayfinding signage

Commitments

- New entryway signage will be constructed at the Pastoral and Creekside Gateways
- Existing monument signage removed as part of the Main Street Gateway enhancements, creating a need to consider alternative signage strategies
- Develop new signage to identify The Village in a way that relates to other corridor elements

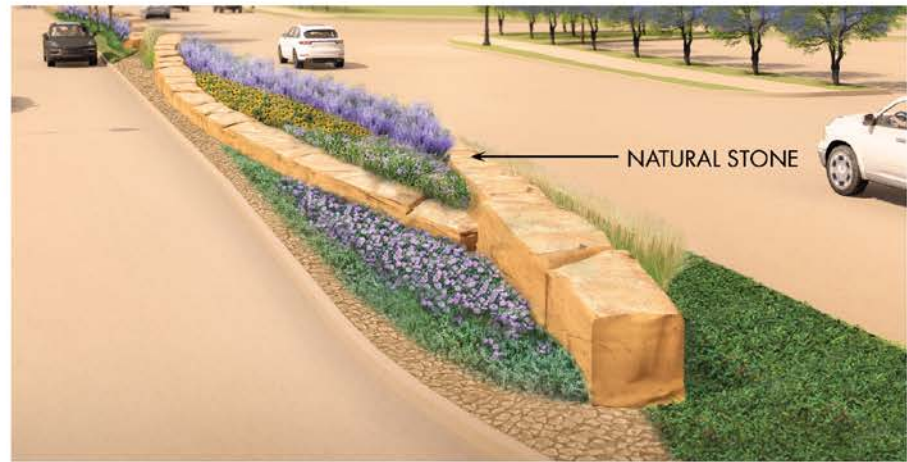
Opportunities

- Take a long-term strategic approach to community signage, considering future potential elements that may be added
- Recognize that continuity in signage types throughout the city reinforces Colleyville's image
- Consider developing a coordinated menu of community signage options, with individual types expanded to new locations or introduced over time
- Consider the desire for future signage such as wayfinding signage, permanent signage solutions for advertising community events, and updated park and trail signage

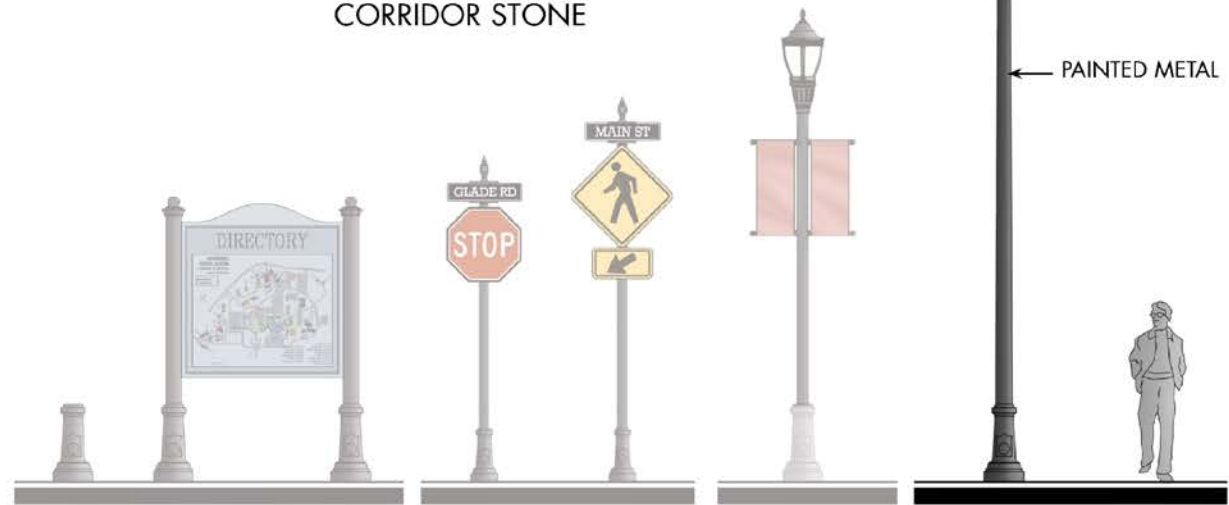




GATEWAY TOWER FAMILY



CORRIDOR STONE



ROADWAY LIGHTING FAMILY

COUNCIL MEETING RECAP

NOVEMBER 2021

November 2021 Council Feedback:

1. Further development of monogram options for Colleyville use.
2. Design options of specific vehicular directional that is in closer alignment with Colleyville aesthetics including:
font options, material and color development
3. Design updates to Main Street Gateway

An aerial photograph of a suburban village. The landscape is a mix of green trees and residential buildings. A road runs diagonally from the bottom left towards the center. The sky is a pale blue. The text 'COMMITMENTS' and 'The Village Signage' is overlaid in the center in a bold, red, serif font.

COMMITMENTS

The Village Signage

- Existing tower removed as part of the Main Street Gateway enhancements
- Develop new signage to identify The Village in a way that relates to other corridor elements
- Inappropriate to have private signage on civic gateway element

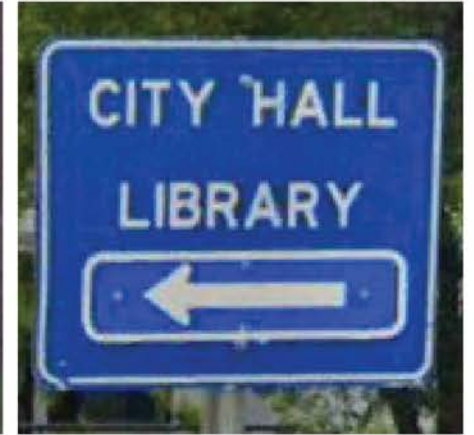
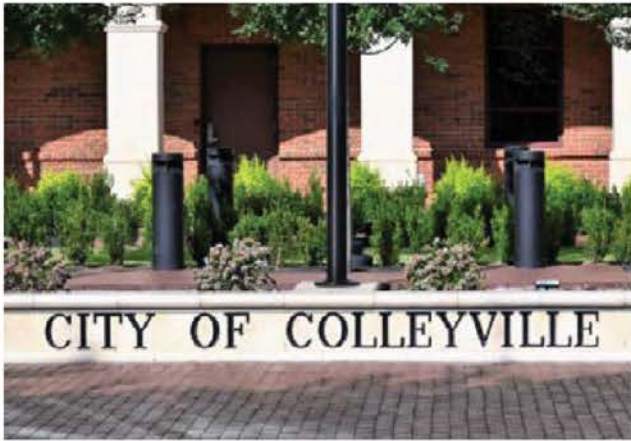




An aerial photograph of a suburban neighborhood. The image shows a mix of residential houses with various roof colors, green trees, and a network of roads. A prominent road runs diagonally from the bottom left towards the center. The overall scene is a typical suburban landscape.

OPPORTUNITIES

Civic Placemaking





Logo Monogram
becomes pattern



Iconic City Logo reads
as a Monogram



Simple Monograms
can be scaled
down and maintain
legibility

Simple Monograms
offer greater legibility



Complex Logos
reduce legibility



COLLEYVILLE

Logo Font - OFL Sorts Mill Goudy Regular



Original
Placeholder
Monogram



A.



B.

Natrual Flow

A - Working with the Logo font, this simple composition merges the flow of the letters into a single stroke.

B - Addition of circle



A.



B.

Interwoven

A - Continuing the use the logo font with the initials woven together.

B - is in italic lowercase which has a curvier character.



A.



B.

Engraved

Engraving offers a very classic look accentuated by a simple flourish in the center.

A - Uses a simple sans serif font to juxtapose the complexity of the engraved effect.

B - Uses the logo font.



Abstract

This option does not use any font as a baseline, instead the CV is drawn with simple geometric shapes. The V is given some character with a simple curve.

Alternate
Color
Option



OPTION B

Font: Univers LT Std

OPTION C

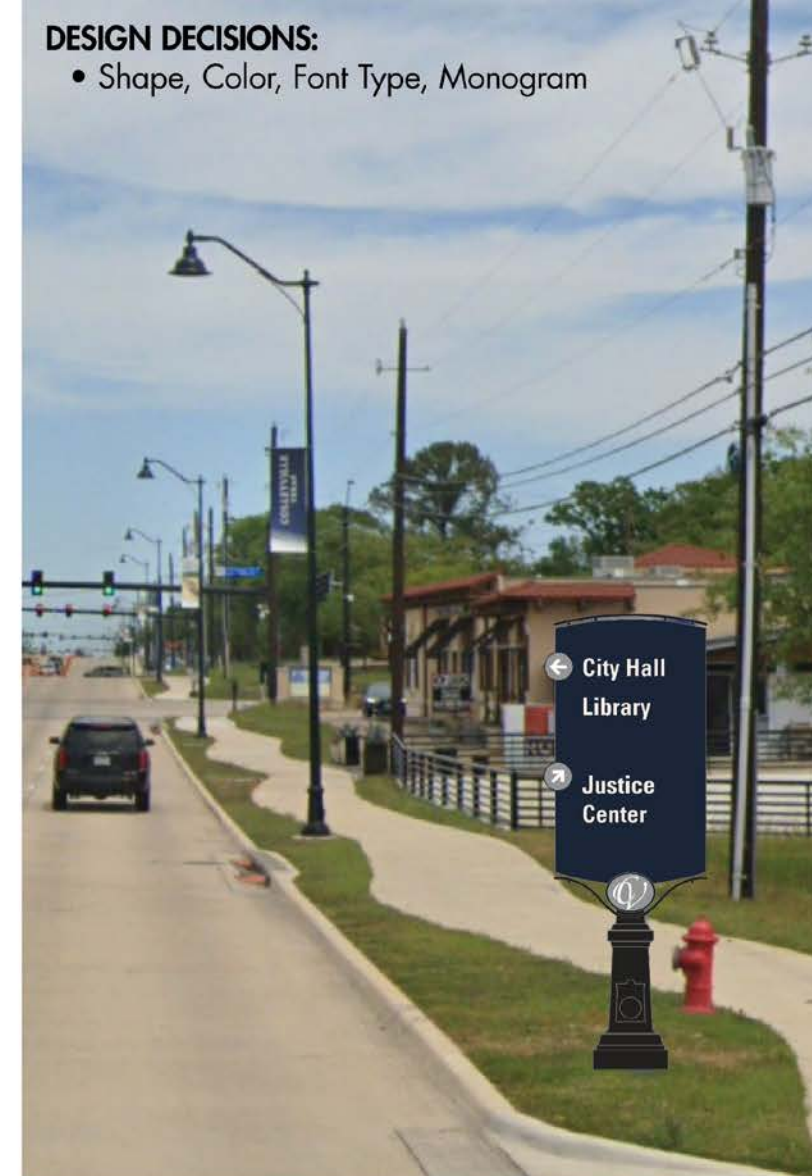
Font: Univers LT Std

OPTION D

Font: OFL Sorts Mill Goudy

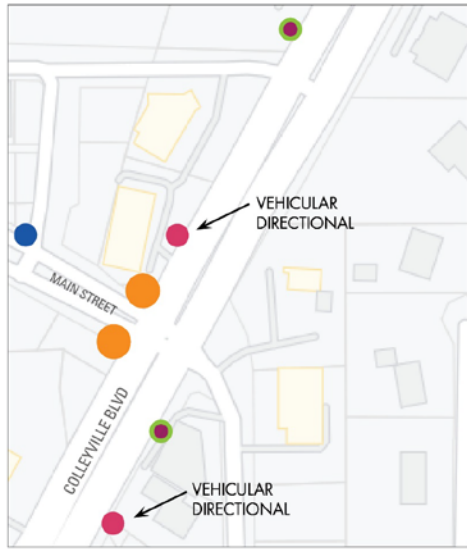
DESIGN DECISIONS:

- Shape, Color, Font Type, Monogram



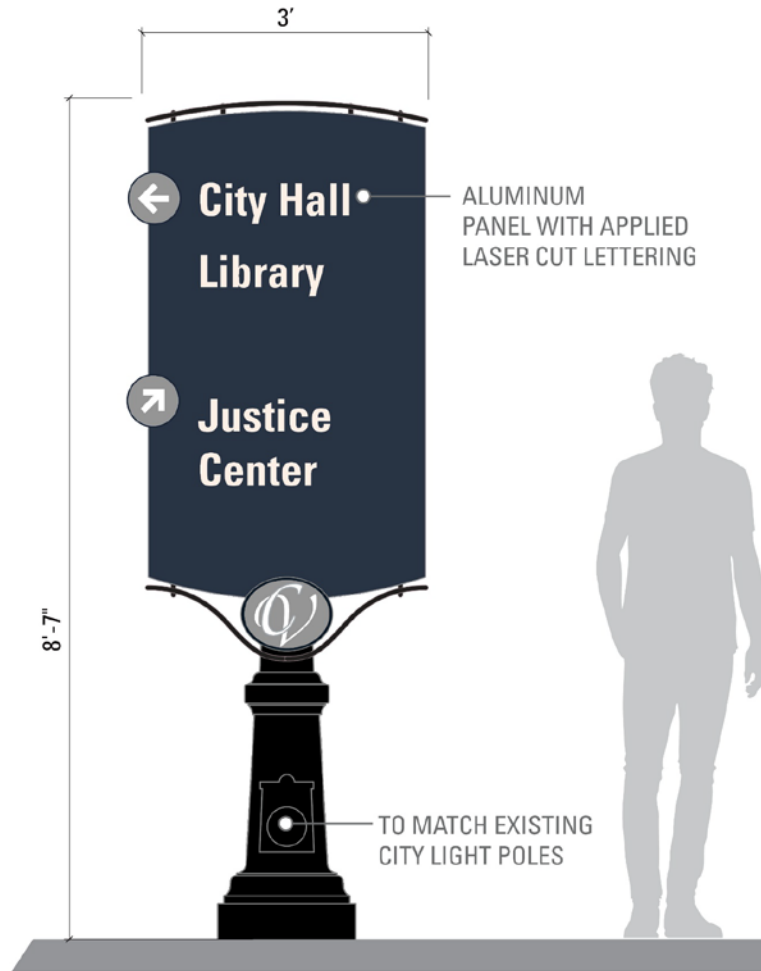
OPTION A

Font: Univers LT Std



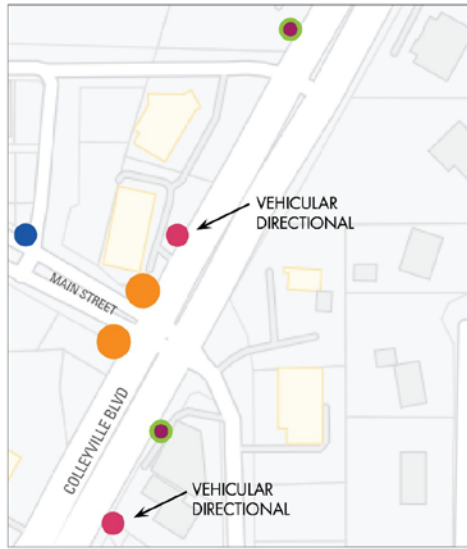
- Main Street Gateway
- Vehicular Directional
- Digital Events / Vehicular

MAP KEY



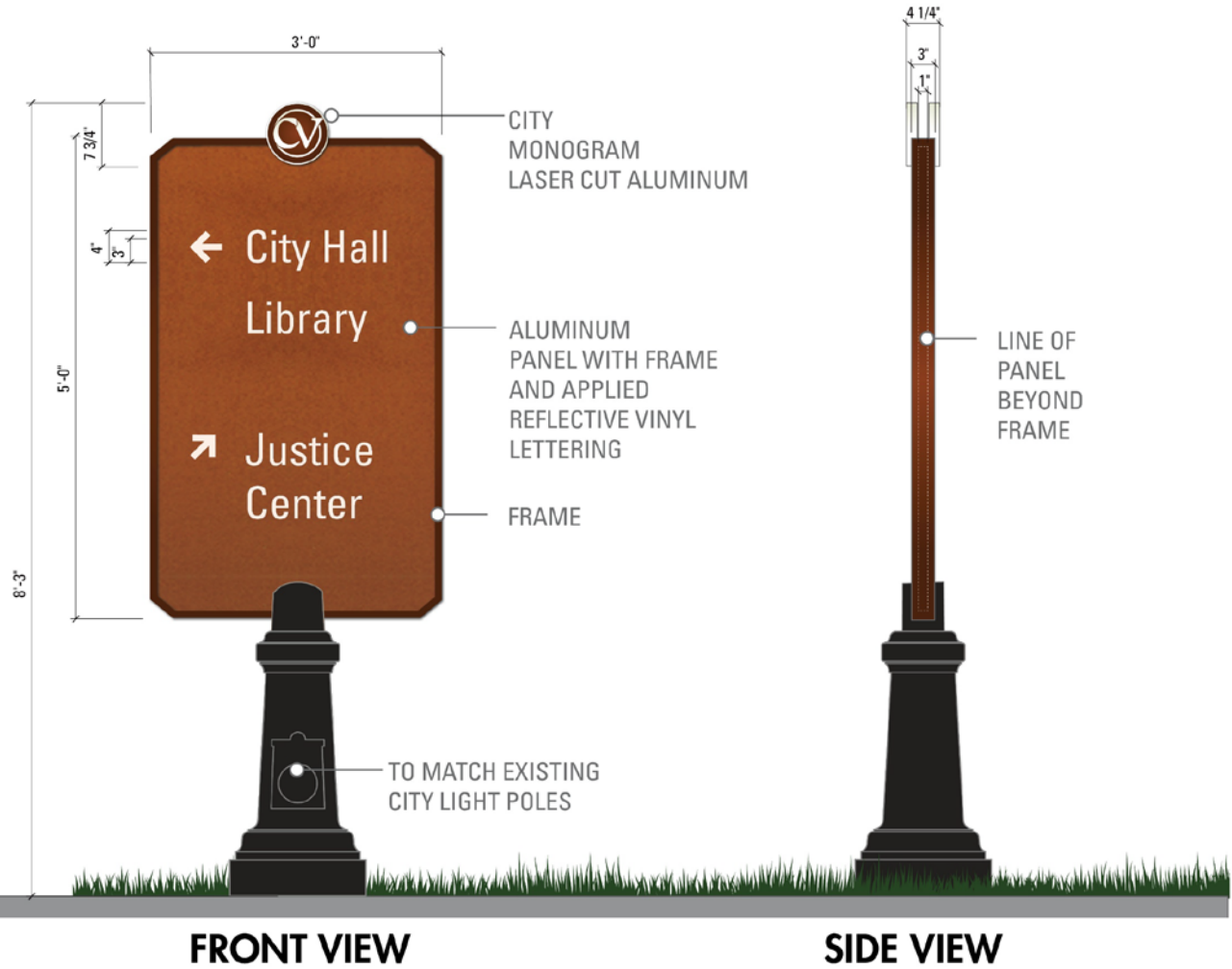
FRONT VIEW

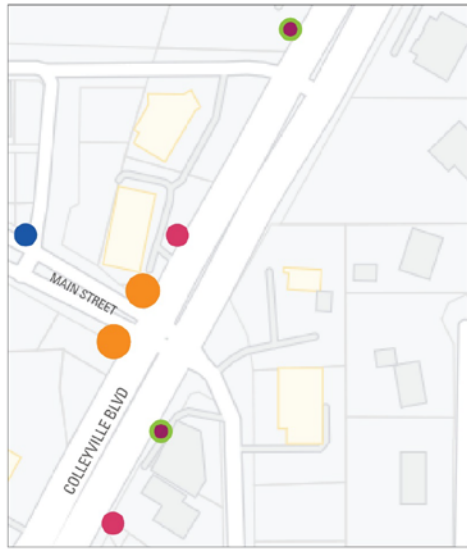




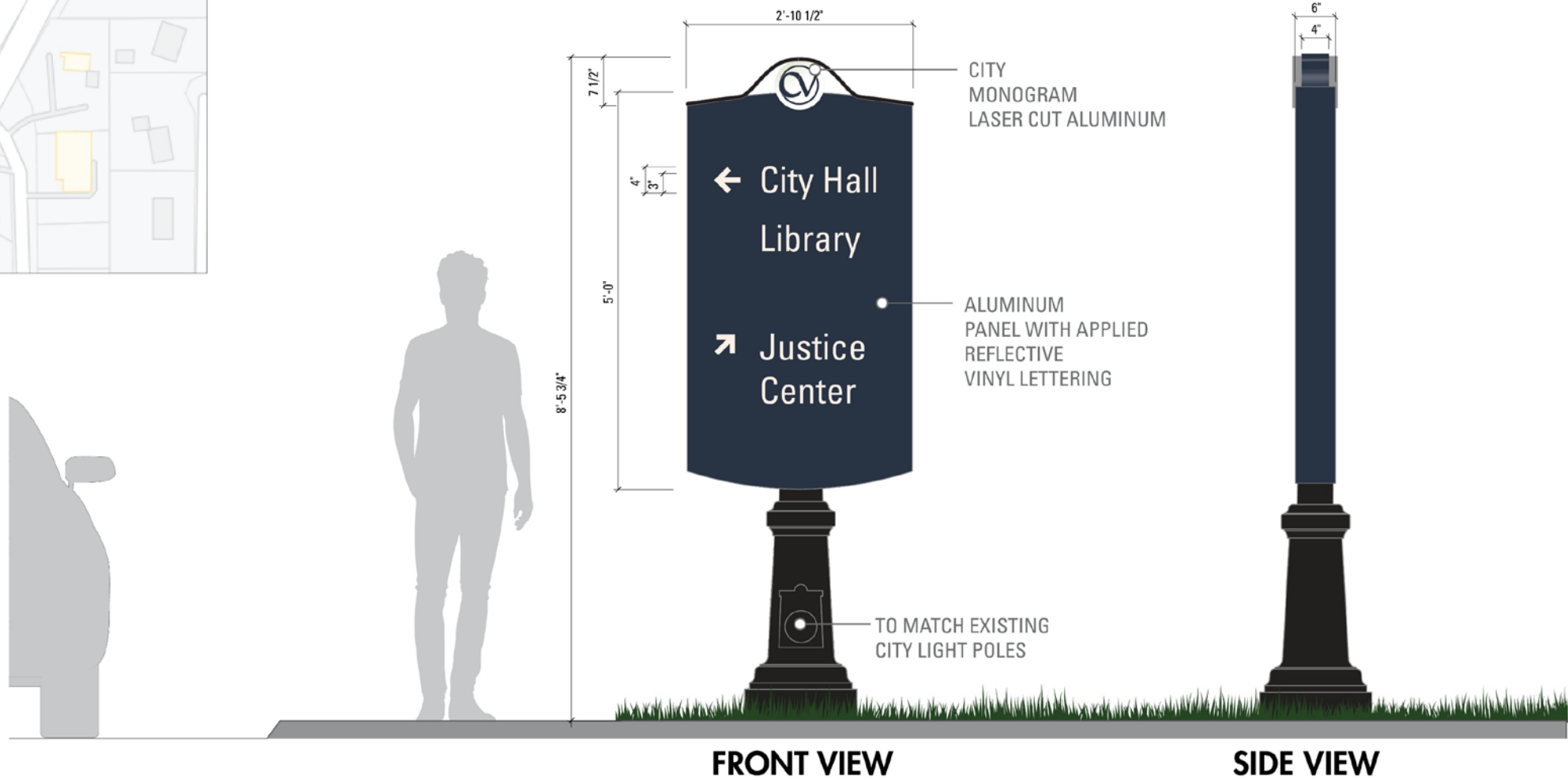
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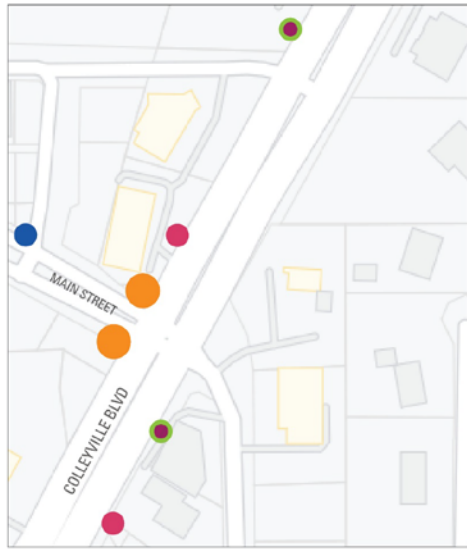
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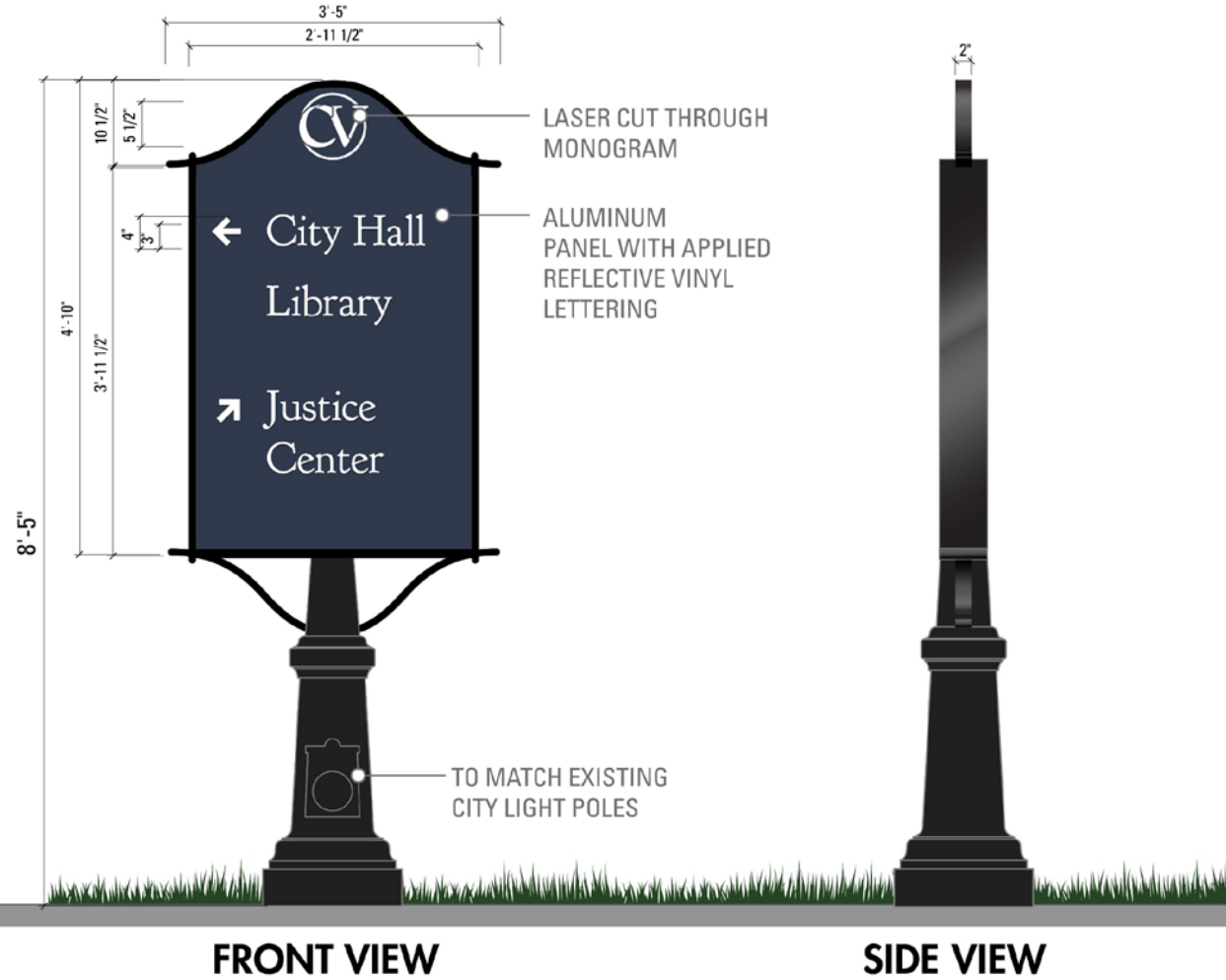


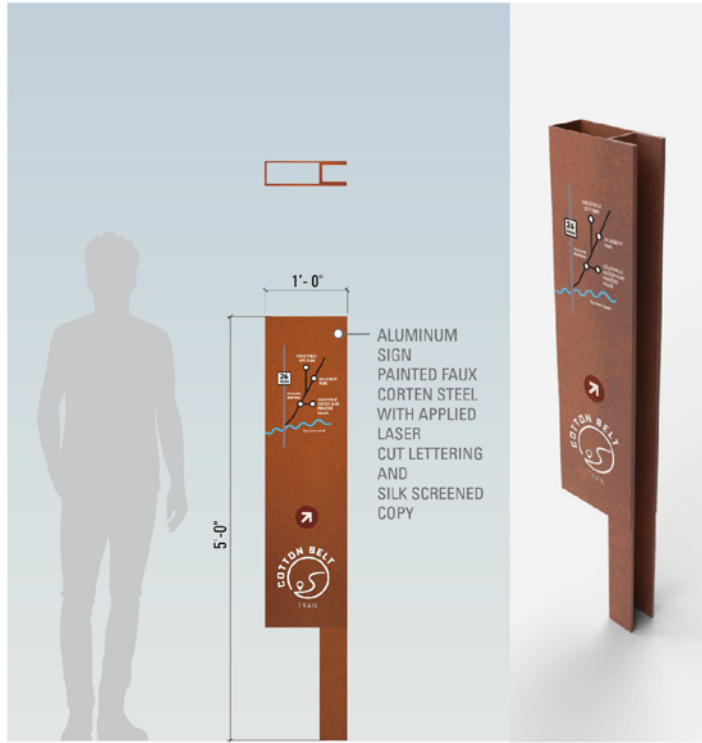
- Main Street Gateway
- Vehicular Directional
- Digital Events / Vehicular



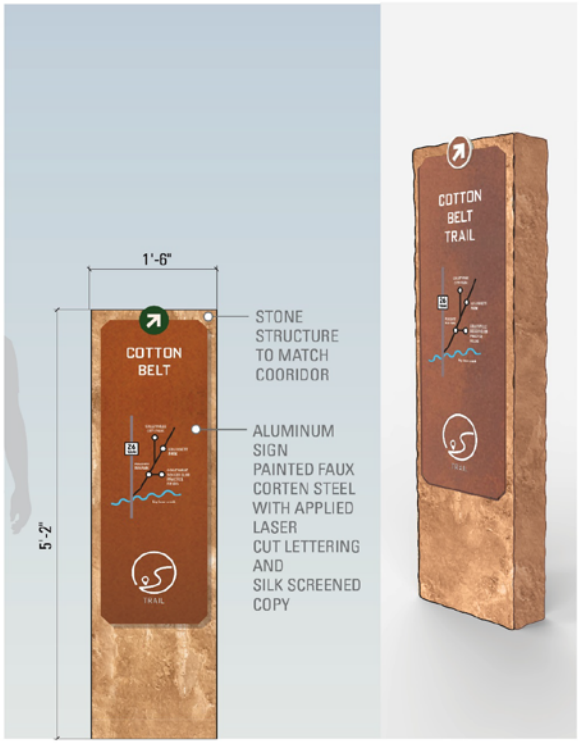


- Main Street Gateway
- Vehicular Directional
- Digital Events / Vehicular





TRAIL SIGN - METAL



TRAIL SIGN - STONE



DIRECTIONAL SIGN -
STONE BASE



DIGITAL SIGN -
STONE BASE

DISCUSSION



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-4

Agenda Date 6/7/2022

Type Worksession

Department Engineering

Title

Presentation on the draft Water, Wastewater, and Roadway Impact Fee update study

Explanation

The purpose of this item is to provide a follow-up presentation to City Council regarding the draft water, wastewater, and roadway impact fee study and written recommendations from the Capital Improvements Advisory Committee (CIAC). Colleyville first began collecting roadway and water impact fees in 1990, and added wastewater impact fees in 1995. The current impact fees were adopted on August 21, 2012.

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

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

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

On October 19, 2021, representatives from Kimley-Horn provided a presentation to City Council, including the recommendation from the CIAC. The presentation included the impact fee draft study on the land use assumptions, impact fee capital improvements plan, and maximum assessable impact fee analysis.

The following is the tentative approval schedule for the update:

- June 7, 2022: City Council follow-up worksession to review and discuss the impact fee draft study on the land use assumptions, impact fee capital improvements plan, and maximum assessable impact fee analysis.
- June 7, 2022: City Council meeting to authorize setting the dates of July 19, and August 2, 2022, for the public hearings to consider approval of the Land Use Assumptions, Roadway, Water and Wastewater Capital Improvement Plans, and Impact Fees in accordance with Chapter 395 Section 042 of the Texas Local Government Code
- July 19, 2022: City Council meeting to review and consider approval of the amendments to the land use assumptions, impact fee capital improvements plan, and impact fees as part of the Land Development Code, Chapter 13-Impact Fees (first reading ordinance).
- August 2, 2022: City Council meeting to review and consider approval of the amendments to the land use assumptions, impact fee capital improvements plan, and impact fees as part of the Land Development Code, Chapter 13-Impact Fees (second reading ordinance).

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

Attachments

1. Impact Fee Presentation

Impact Fee Study Update

City of Colleyville

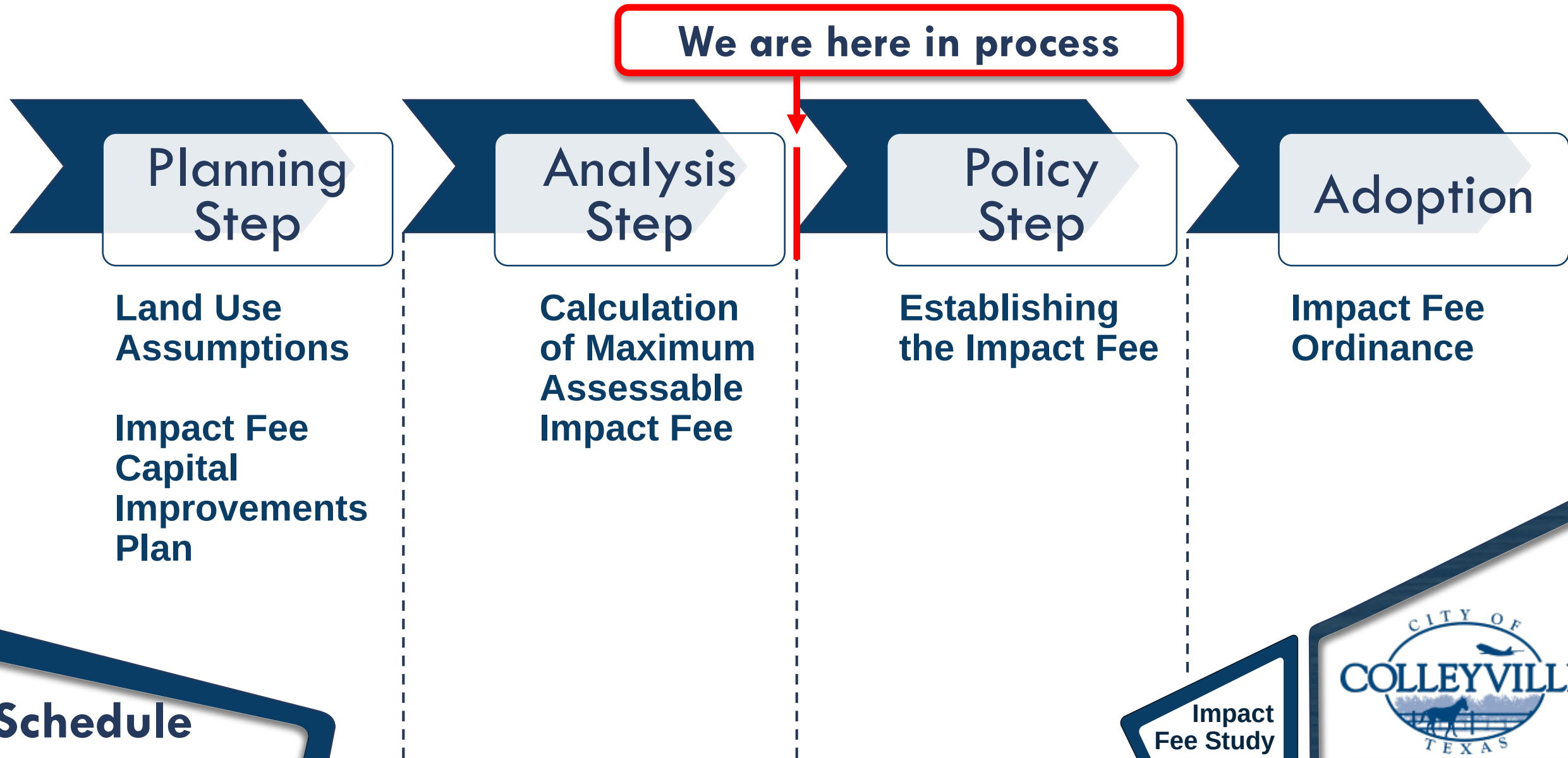


June 7, 2022

Kimley»Horn

Kimley»Horn

Impact Fee Process



Capital Improvements Advisory Committee (CIAC)

- **Review and provide written comments to City Council on**
 - Land Use Assumptions (LUA)
 - Impact Fee Capital Improvements Plan (IF CIP)
 - Impact Fees
- **Between Future 5-Year Updates**
 - Monitor and Evaluate Implementation of IF CIP
 - File Semiannual Reports
 - Advise on Needed Updates or Revisions

City Council

- Review LUA, IF CIP, and Impact Fees
- Consider Comments Provided by CIAC
- Consider Recommended Updates or Revisions Brought Forth by CIAC



Land Use Assumptions

Service Areas

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

Roadway

Service Area:

City Limits

**6 mile trip length limit
per Chapter 395**

Water

Service Area:

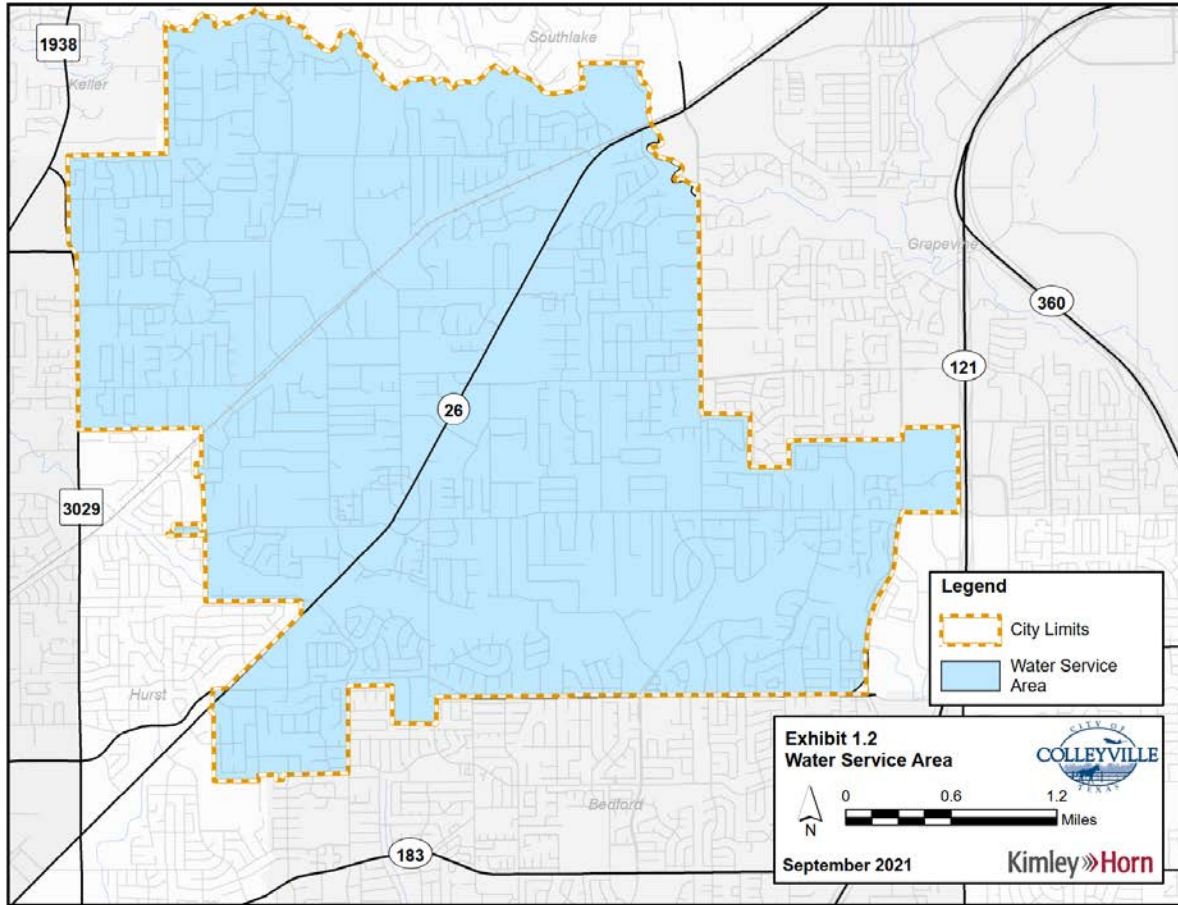
Land Use Study Area

Wastewater

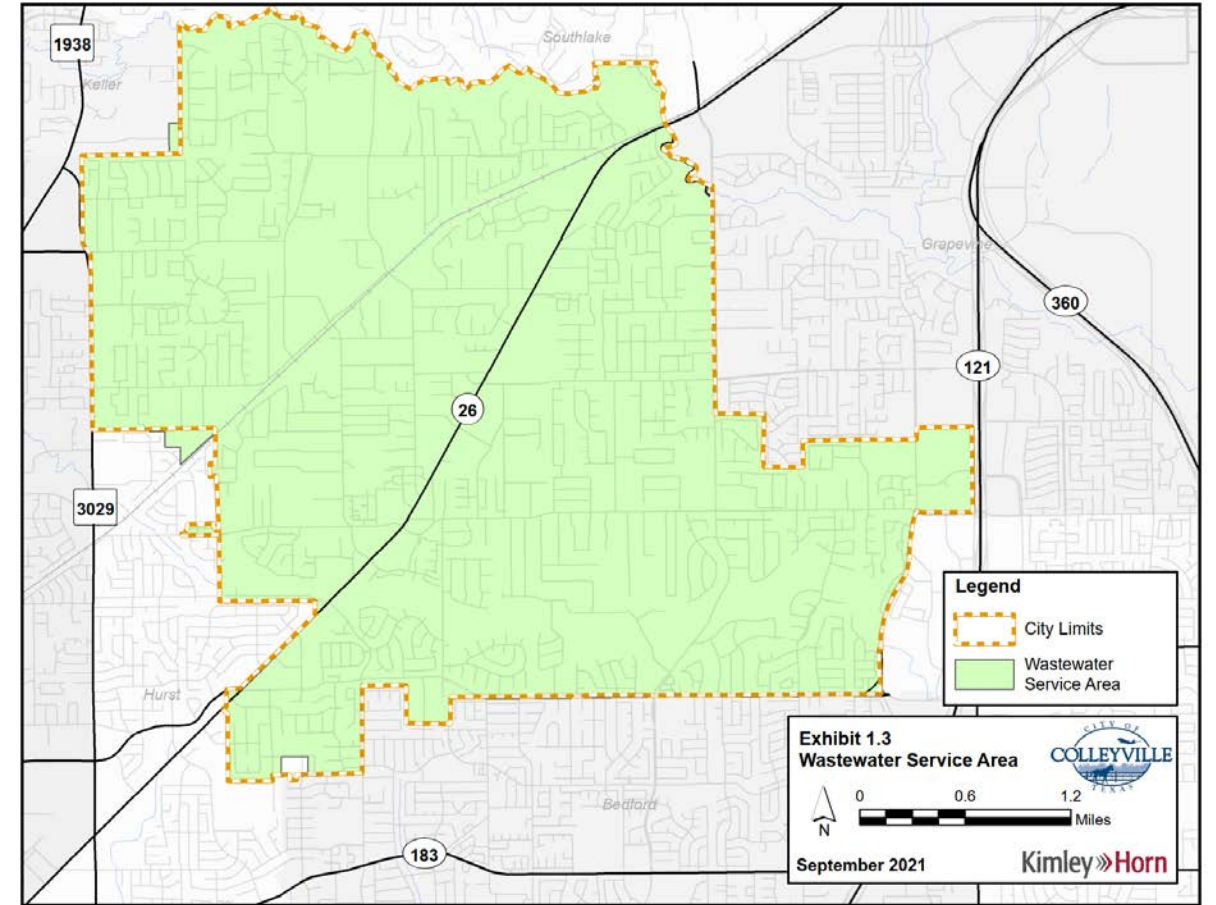
Service Area:

Land Use Study Area

Service Areas

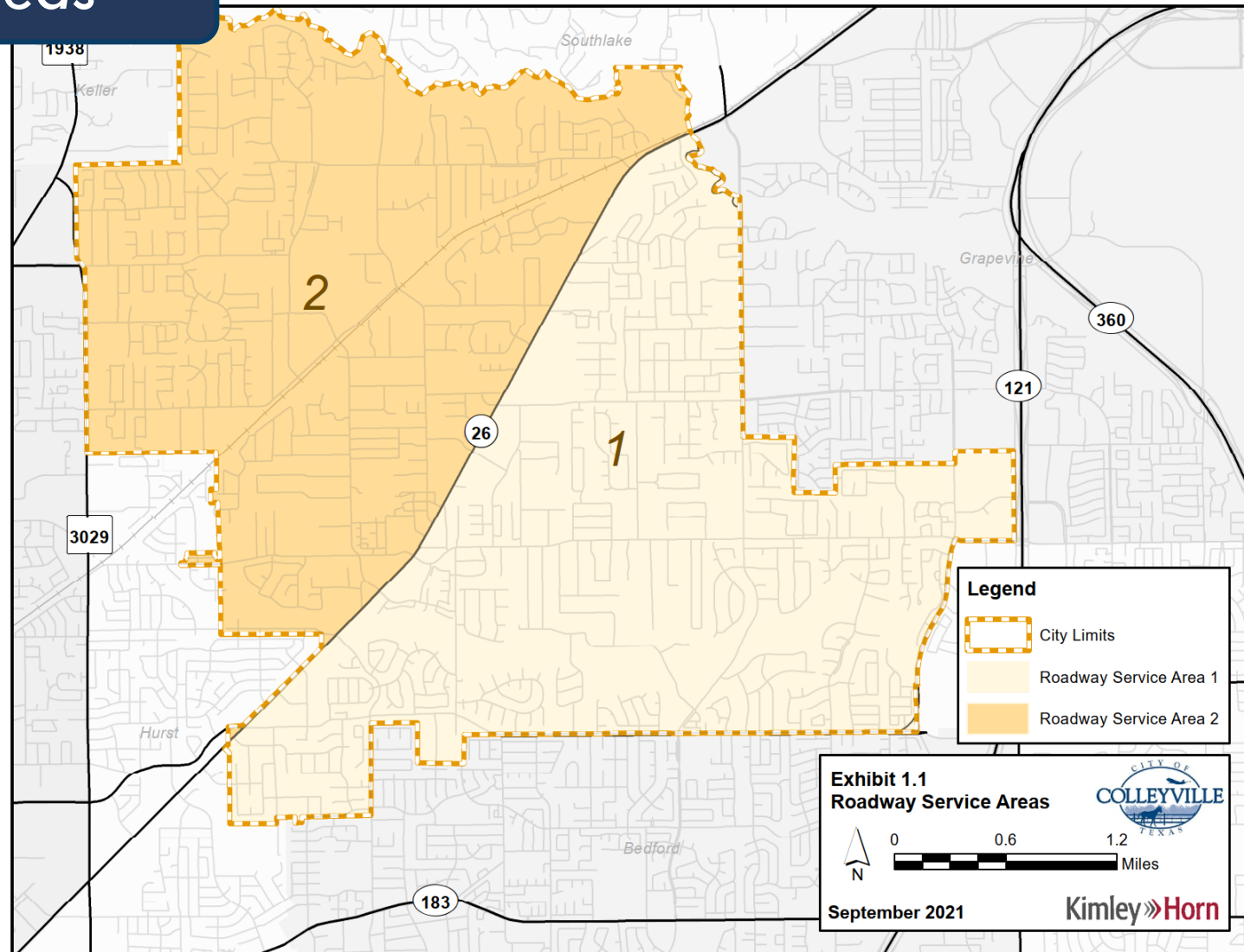


Water



Wastewater

Service Areas



Roadway

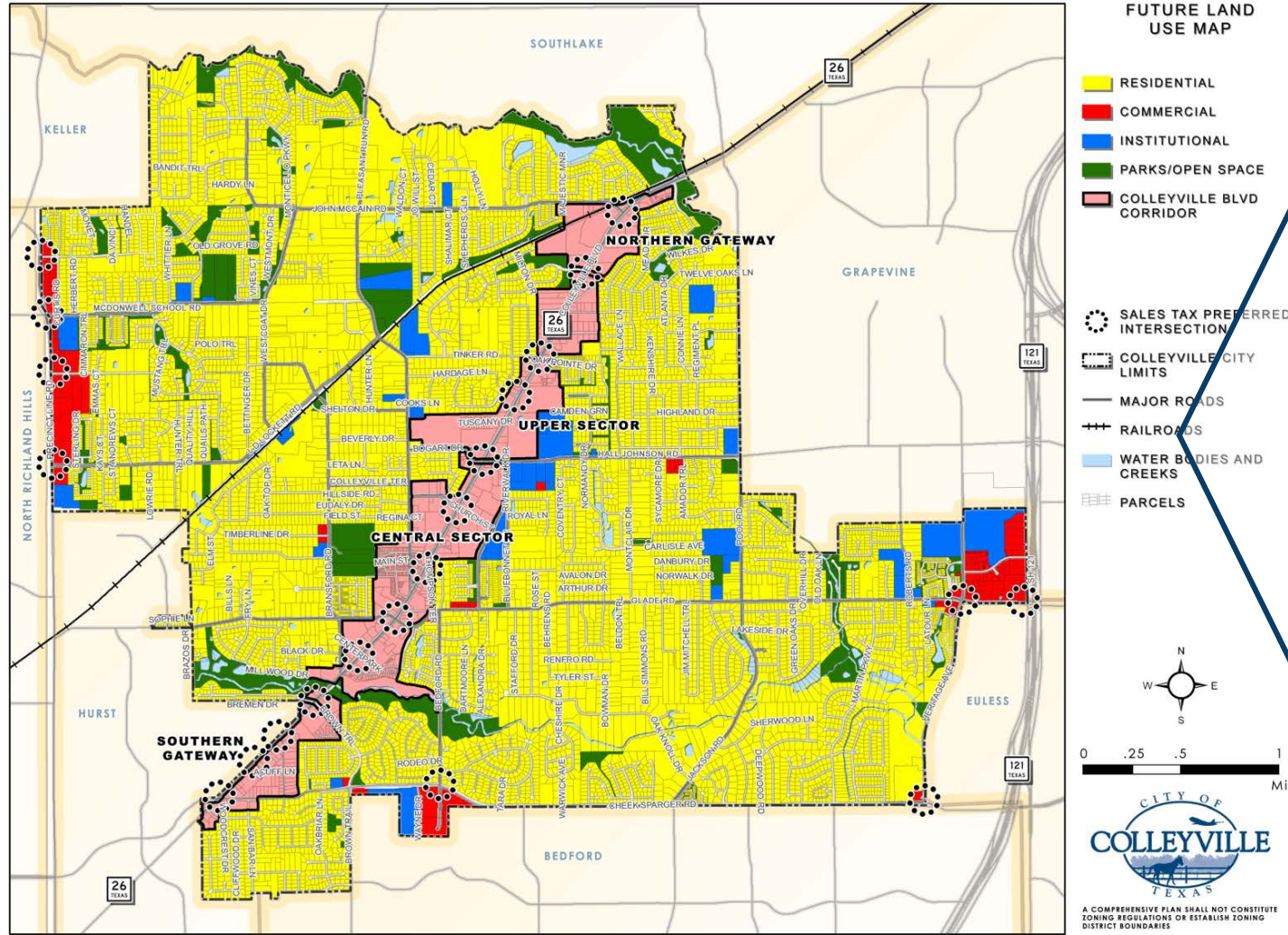
LUA

Impact
Fee Study



Destination Colleyville

Map 8.1, Future Land Use Map



Destination Colleyville Comprehensive Plan (2017)

- Future Land Use Map
- Population Stabilization
2020 Population = 26,057

PLAN

117

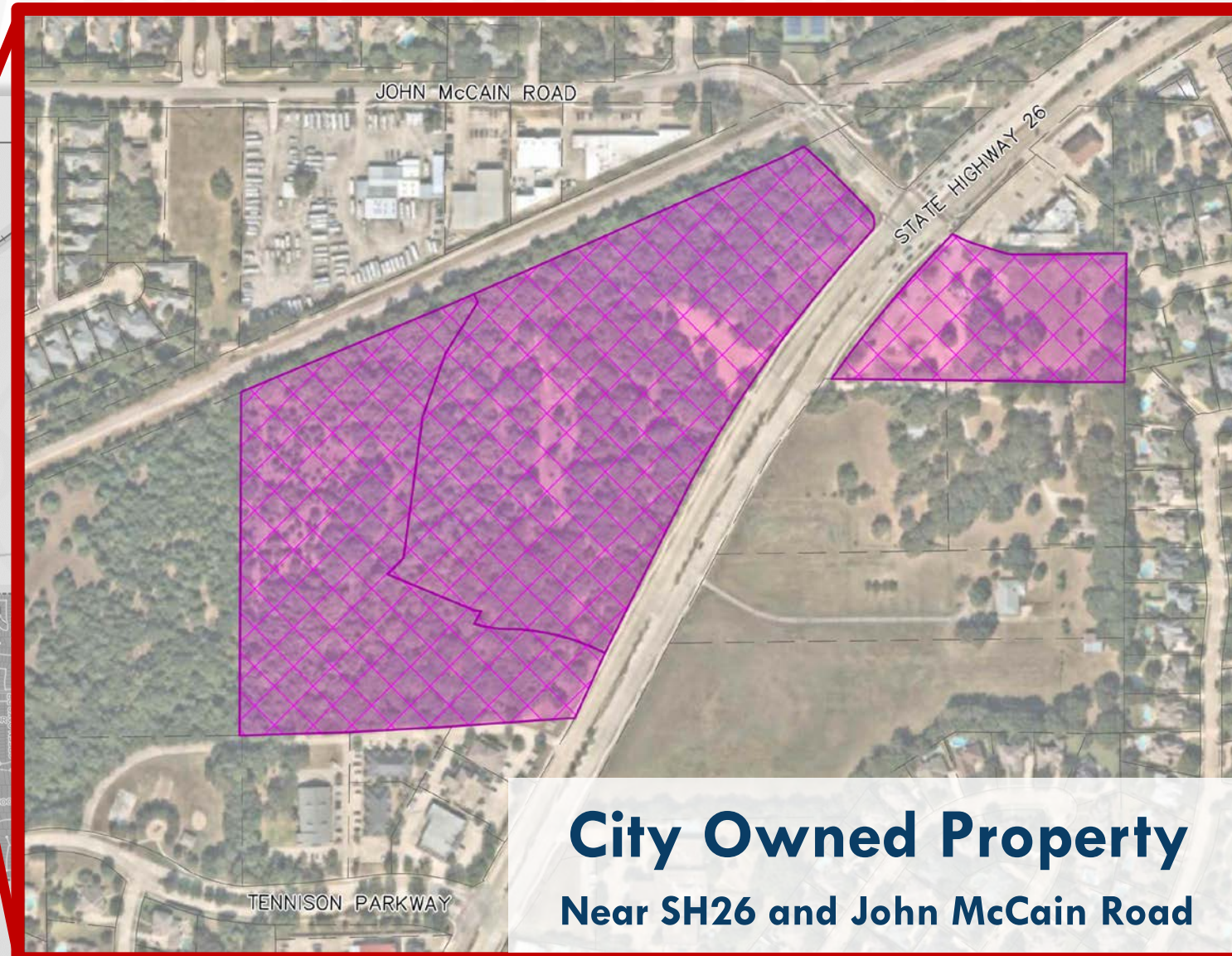
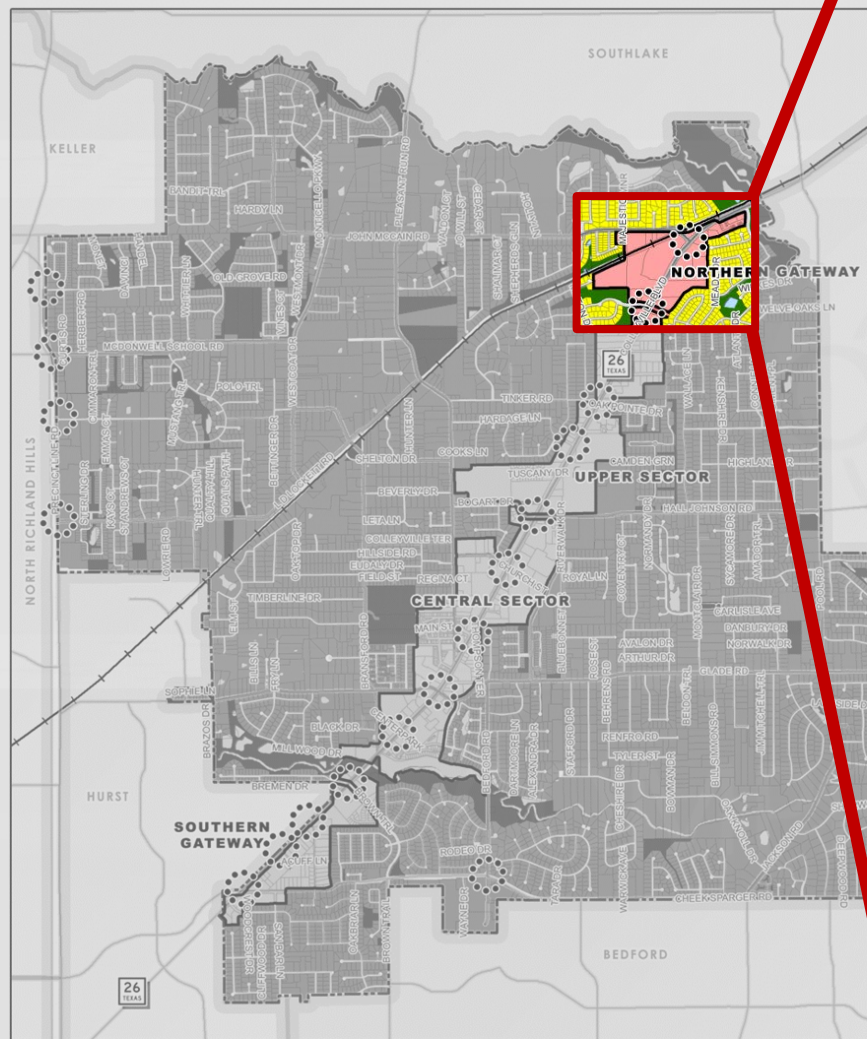
Amended
February 21, 2017

Impact
Fee Study



LUA

Map 8.1, Future Land Use Map



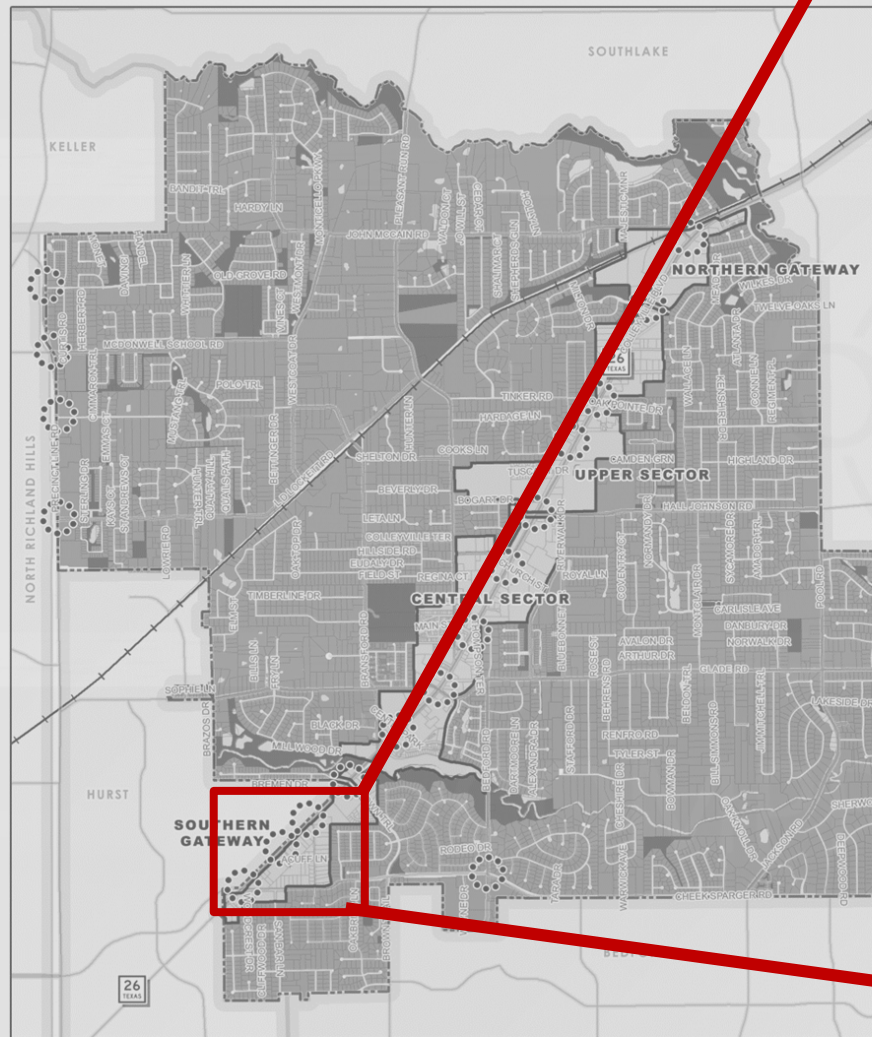
City Owned Property
Near SH26 and John McCain Road

A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE
ZONING REGULATIONS OR ESTABLISH ZONING
DISTRICT BOUNDARIES

December 15, 2017 117

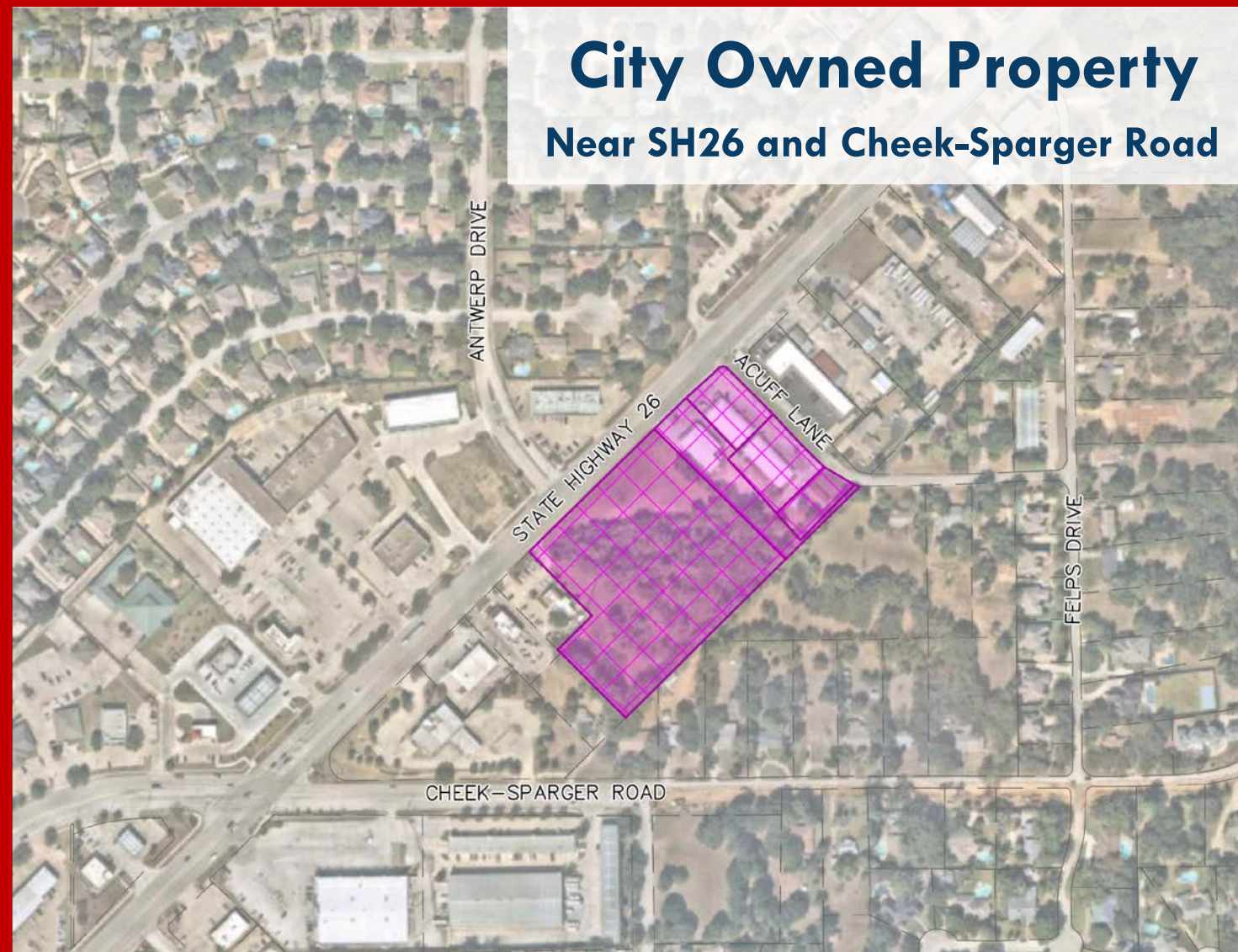
Amended
February 21, 2017

Map 8.1, Future Land Use Map



REV. 11/06/2015

City Owned Property Near SH26 and Cheek-Sparger Road



A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE
ZONING REGULATIONS OR ESTABLISH ZONING
DISTRICT BOUNDARIES

December 15, 2017 117

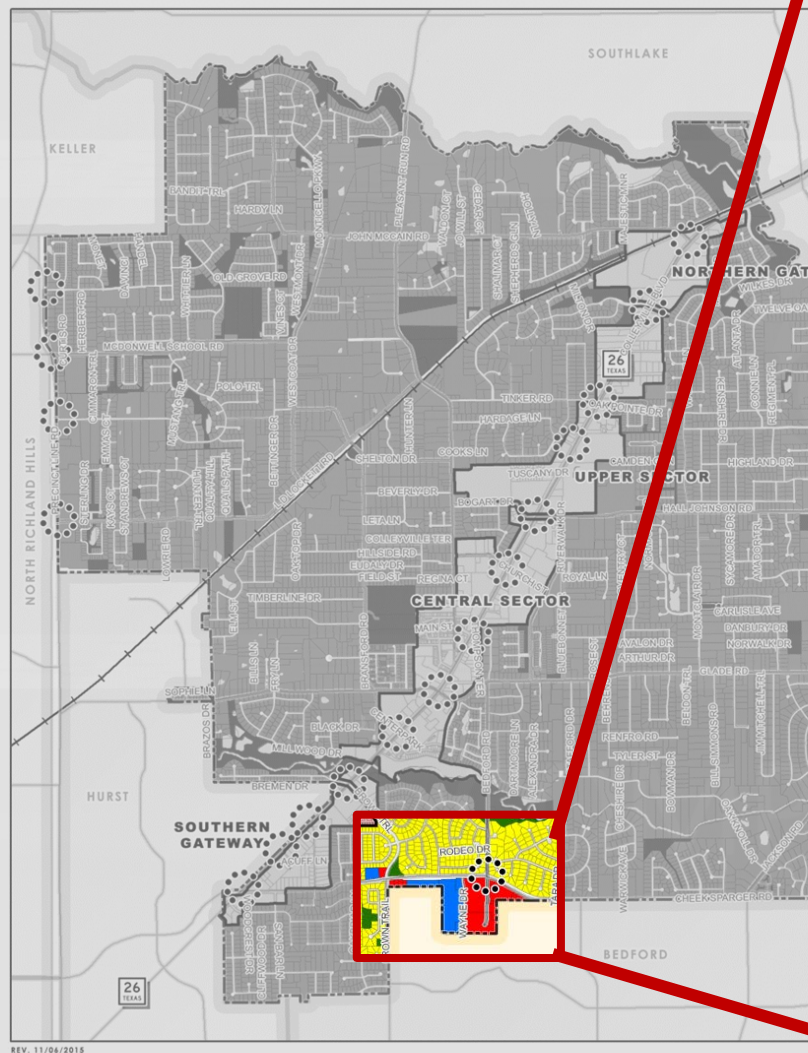
Amended
February 21, 2017

LUA

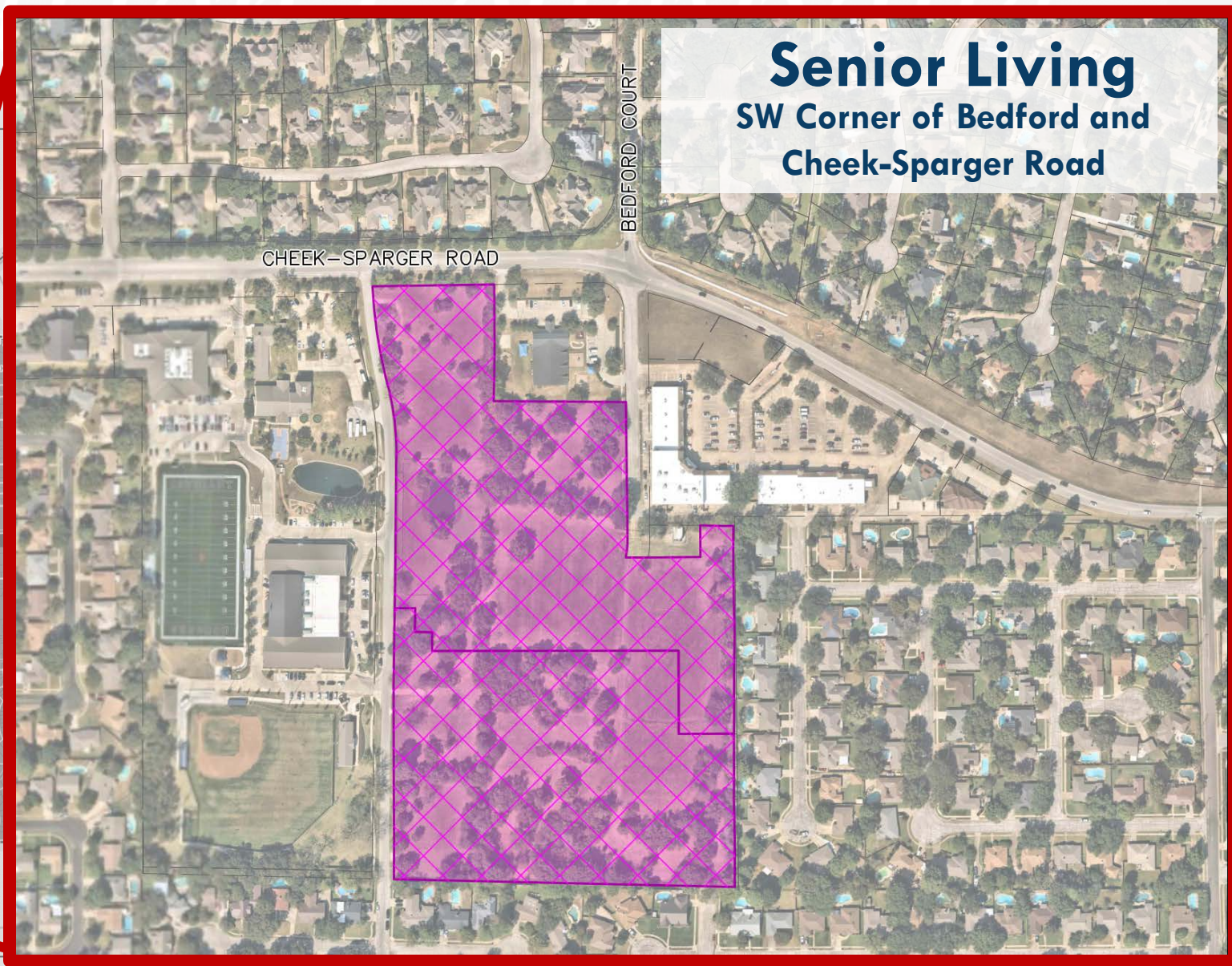
Impact
Fee Study



Map 8.1, Future Land Use Map



REV. 11/06/2015



December 15, 2017

117

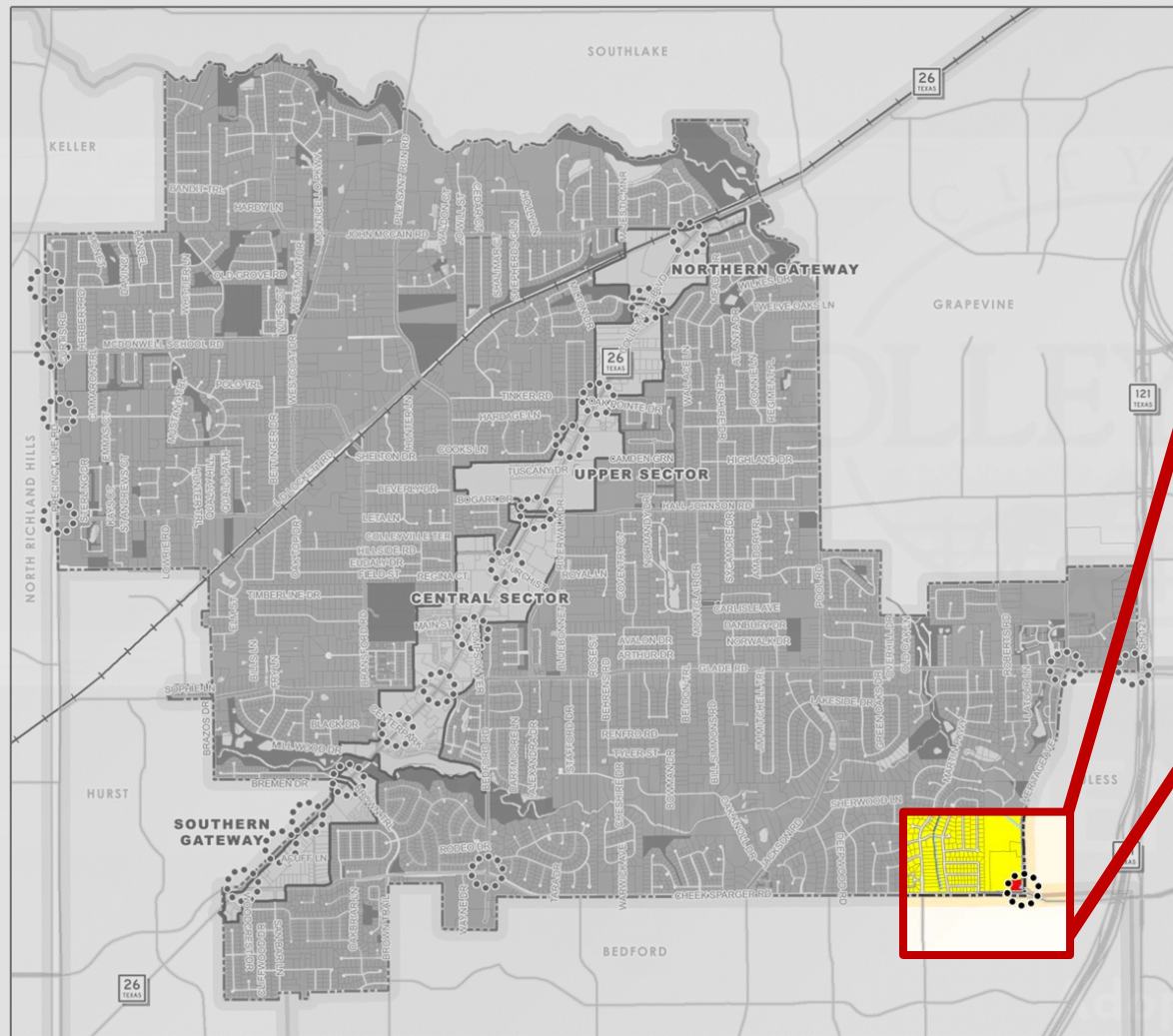
Amended
February 21, 2017

LUA

Impact
Fee Study



Map 8.1, Future Land Use Map

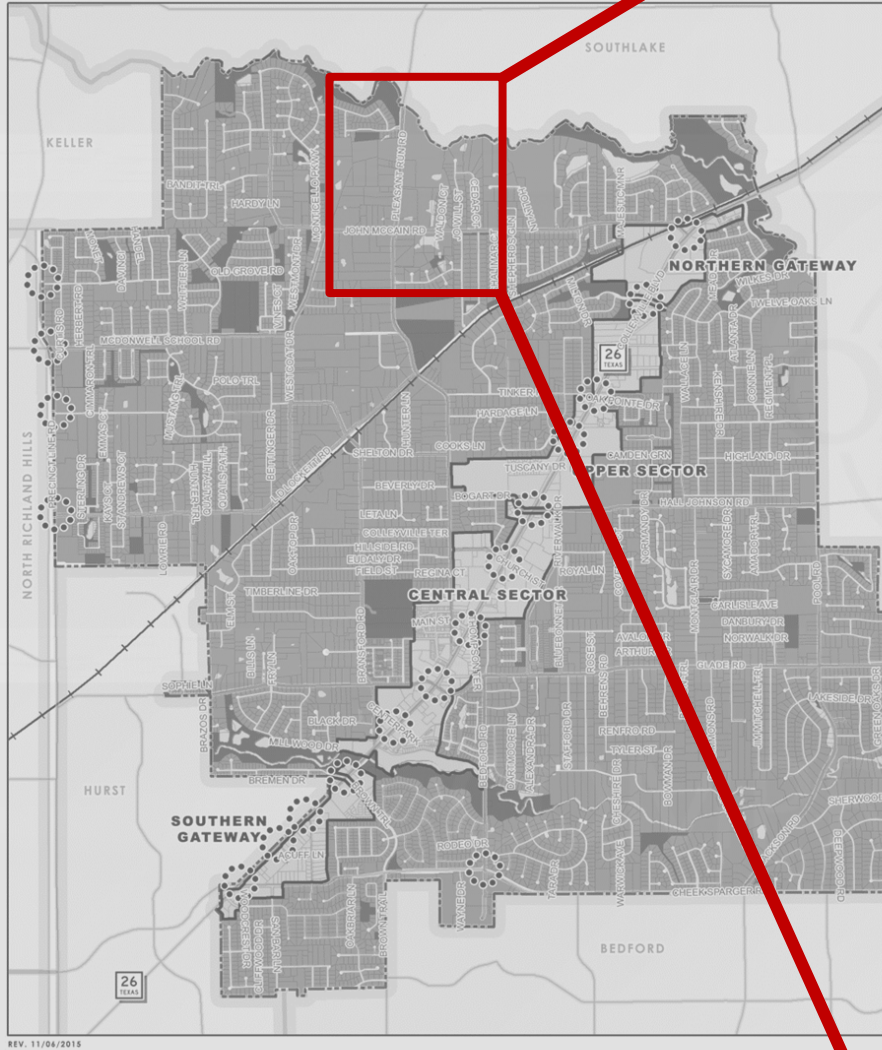


REV. 11/06/2015



December 15, 2017
Amended
February 21, 2017

Map 8.1, Future Land Use Map



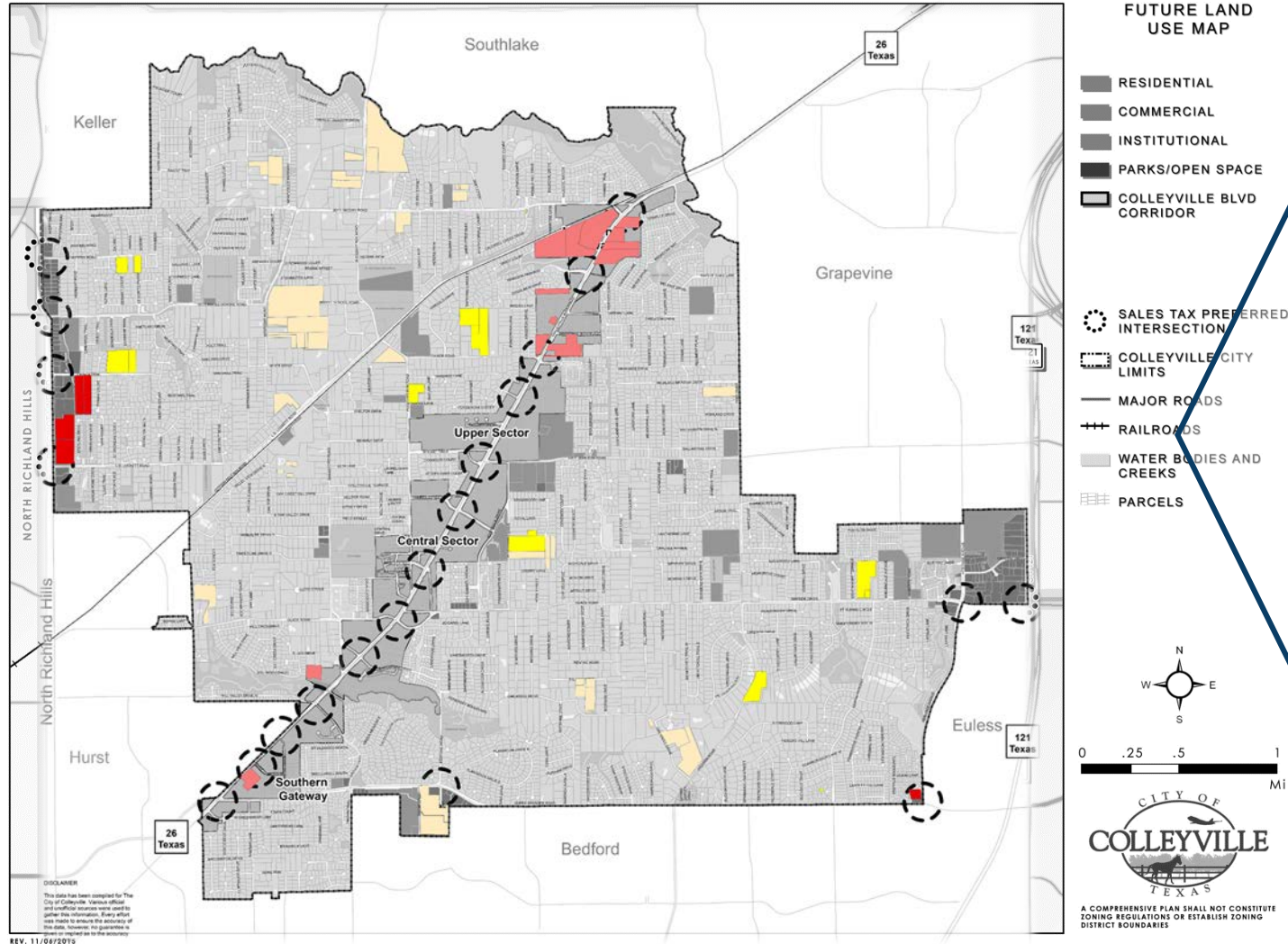
Residential Land Use

Near Pleasant Run Road and
Forest Meadow Drive

JOHN MCCAIN ROAD

Destination Colleyville

Map 8.1, Future Land Use Map



LEGEND

-  Residential (R-20)
-  Residential (R-40)
-  Commercial
-  Colleyville Boulevard

PLAN

Future Land Use Assumptions of Currently Undeveloped Land

(Previous)

(Update)

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

		Undeveloped Land
		Acres
SERVICE AREA 2 (WEST OF SH26)	Residential (R-20)	35
	Residential (R-40)	204
	Commercial	26
	Colleyville Boulevard Corridor	46
	Total	311
SERVICE AREA 1 (EAST OF SH26)	Residential (R-20)	29
	Residential (R-40)	60
	Commercial	2
	Colleyville Boulevard Corridor	26
	Total	117
TOTAL	Residential (R-20)	64
	Residential (R-40)	264
	Commercial	28
	Colleyville Boulevard Corridor	72
	Total	428

10-Year Growth Summary

(Previous)

(Update)

Service Area	Residential Units	Employment Units			Residential Units	Employment Units		
	Single Family	Basic Sq Ft	Service Sq Ft	Retail Sq Ft	Single Family	Basic Sq Ft	Service Sq Ft	Retail Sq Ft
1	119	14,000	57,000	71,000	379	23,000	123,000	97,000
2	274	8,000	124,000	177,000	274	40,000	337,000	250,000
<u>City Total</u>	<u>393</u>	<u>22,000</u>	<u>181,000</u>	<u>248,000</u>	<u>653</u>	<u>63,000</u>	<u>460,000</u>	<u>347,000</u>

LUA

Impact
Fee Study





Impact Fee Capital Improvements Plan

(IF CIP)

Service Area 1

Completed 2020 Roadway Projects

1-B/2-S

Colleyville Blvd
(2,030' N of John McCain Rd to 475' S of Brown Trl)

Funded 2021 Roadway Projects

1-D

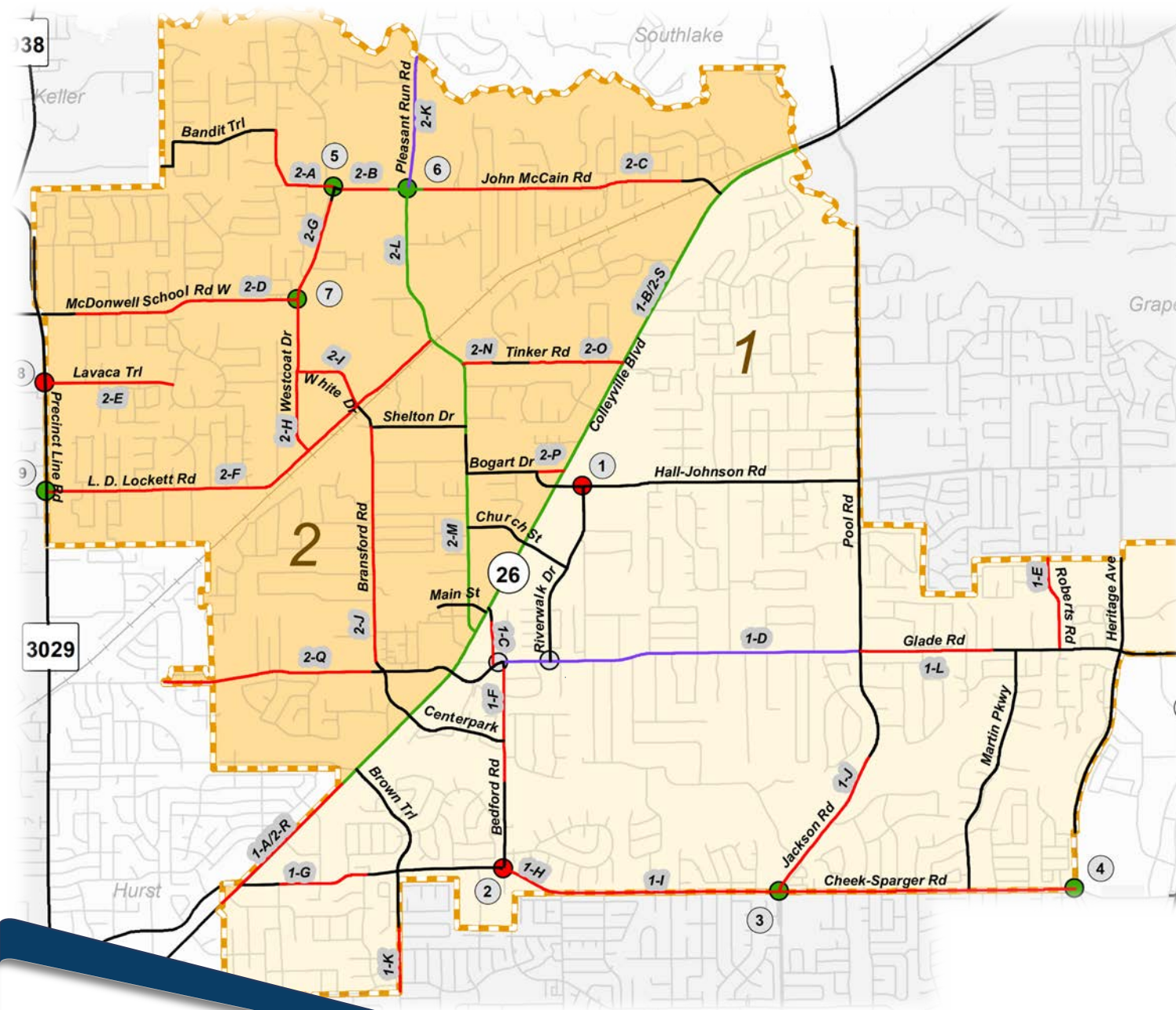
Glade Rd (Bedford Rd to Pool Road)

Roadway Impact Fee Projects

1-A/2-R	Colleyville Blvd (475' S of Brown Trl to 600' S of Cheek Sparger Rd)
1-C	Thompson Terr (Colleyville Blvd to Old Glade Rd)
1-E	Roberts Rd (2140' N of Glade Rd to Glade Rd)
1-F	Bedford Rd (115' S of Glade Rd to Little Bear Creek)
1-G	Cheek-Sparger Rd (San Bar Ln to Del Mar Ct)
1-H	Cheek-Sparger Rd (Bedford Rd to 1,270' E of Bedford Rd)
1-I	Cheek-Sparger Rd (1,270' E of Bedford Rd to Heritage Ave)
1-J	Jackson Rd (2,540' S of Glade Rd to Cheek Sparger Rd)
1-K	Brown Trl (350' S of Autumn Oaks to 145' S of Quail Crest Dr)
1-L	Glade Rd (Pool Rd to Strathmore Terr)

CIP Projects

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



CIP

Impact
Fee Study



Service Area 2

Completed 2020 Roadway Projects

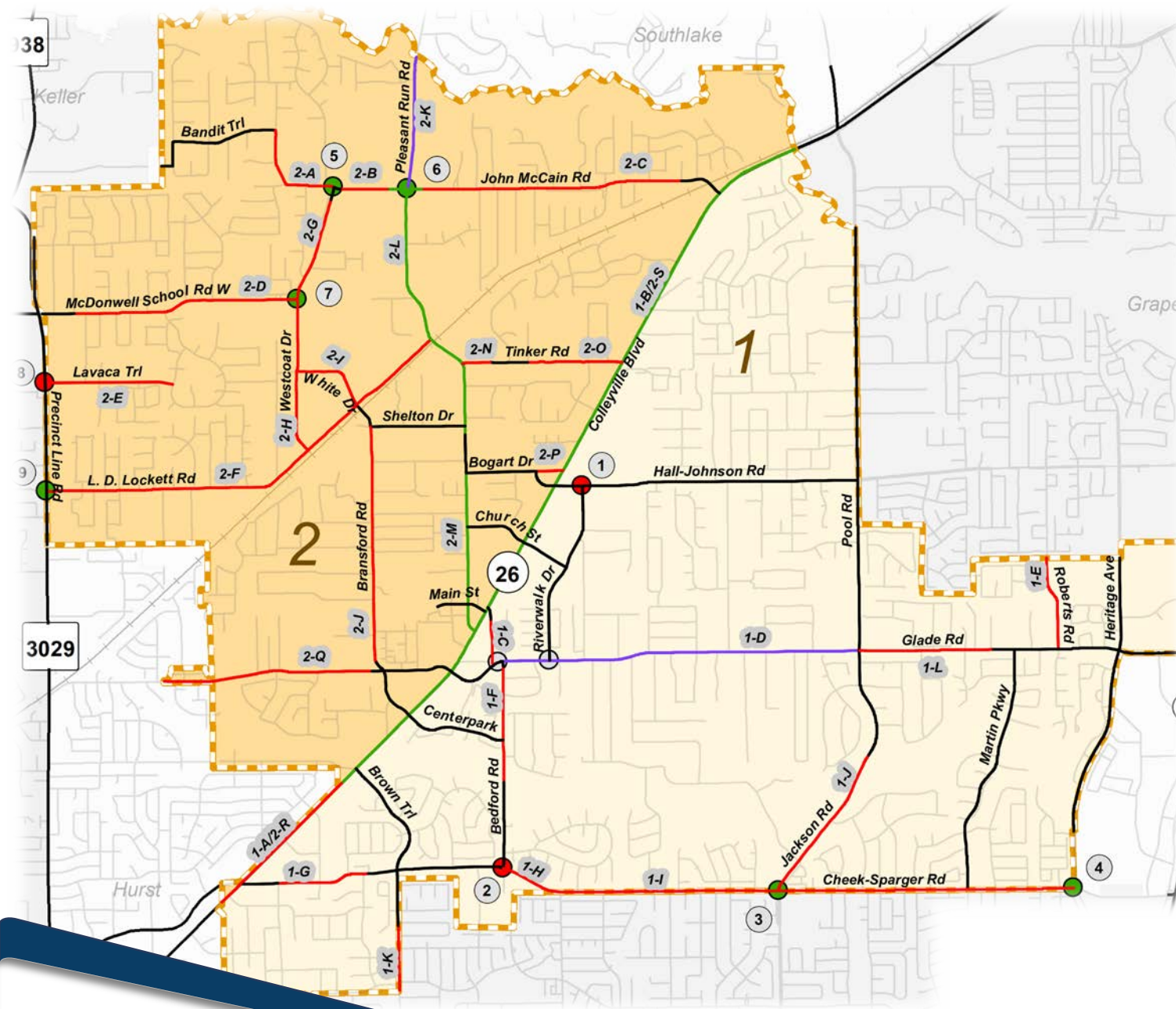
1-B/2-S	Colleyville Blvd (2,030' N of John McCain Rd to 475' S of Brown Trl)
2-L	Pleasant Run Rd (John McCain Rd to 200' S of Shelton Dr)
2-M	Pleasant Run Rd (Bogart Dr to Colleyville Blvd)

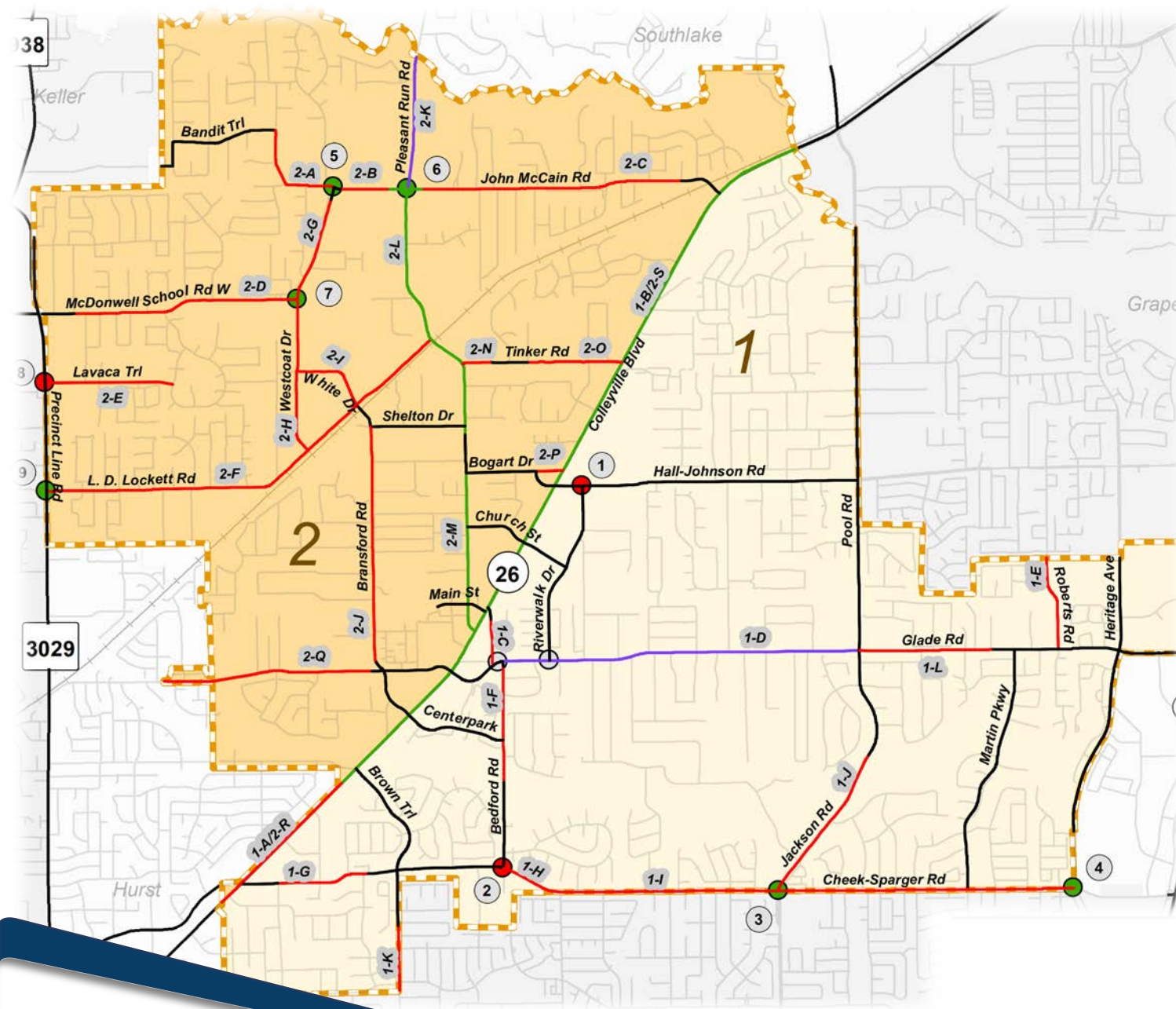
Funded 2021 Roadway Projects

2-K	Pleasant Run Rd (3,080' N of John McCain Rd to John McCain Rd)
-----	---

Roadway Impact Fee Projects

2-A	John McCain Rd (Bandit Tr to Westcoat Dr)
2-B	John McCain Rd (150' E of Westcoat Dr to 430' W of Pleasant Run Rd)
2-C	John McCain Rd (315' E of Pleasant Run Rd to Maranatha Ct)
2-D	McDonwell School Rd W (Herbert Rd to Westcoat Dr)
2-E	Lavaca Trl (Precinct Line Rd (City Limits) to Mustang Tr)
2-F	L. D. Lockett Rd (Precinct Line Rd (City Limits) to Pleasant Run Rd)
2-G	Westcoat Dr (300' S of John McCain Rd to McDonwell School Rd)
2-H	Westcoat Dr (McDonwell School Rd to L D Lockett Rd)
2-I	White Dr (Westcoat Dr to L D Lockett Rd)
2-J	Bransford Rd (Shelton Dr to 220' N of Glade Rd)
2-N	Tinker Rd (Pleasant Run Rd to 645' E of Pleasant Run Rd)
2-O	Tinker Rd (Caldwell Hughes Rd to Colleyville Blvd)
2-P	Bogart Dr (Hall Johnson Rd to Colleyville Blvd)
2-Q	Glade Rd (5100' W of Bransford Rd to 265' W of Bransford Rd)
1-A/2-R	Colleyville Blvd (475' S of Brown Trl to 600' S of Cheek Sparger Rd)





Service Area 1

Completed Intersection Projects

1-3	Jackson Rd & Cheek-Sparger Rd
1-4	Heritage Ave & Cheek-Sparger Rd

Proposed Intersection Projects

1-1	Hall Johnson Rd & Riverwalk Dr
1-2	Bedford Rd & Cheek-Sparger Rd

Service Area 2

Completed Intersection Projects

1-5	John McCain Rd & Westcoat Dr
1-6	John McCain Rd & Pleasant Run Rd
1-7	McDonwell School Rd & Westcoat Dr
1-9	L.D. Lockett Rd & Precinct Line Rd

Proposed Intersection Projects

1-8	Precinct Line Rd & Lavaca Trl
-----	-------------------------------

Intersections

- Completed Project
- Proposed Project
- Cost Included in Roadway Project

Water Impact Fee CIP

Existing Water IF Projects

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

Proposed Water IF Projects

8	Pleasant Run Rd 12" Water Line Extension
9	John McCain 12" Water Line
10	Cotton Belt Trail to Pleasant Run 16" Water Line
11	Tinker Road 12" Water Line
12	Glade Road 12" Water Line

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



Impact
Fee Study

CIP

Wastewater Impact Fee CIP

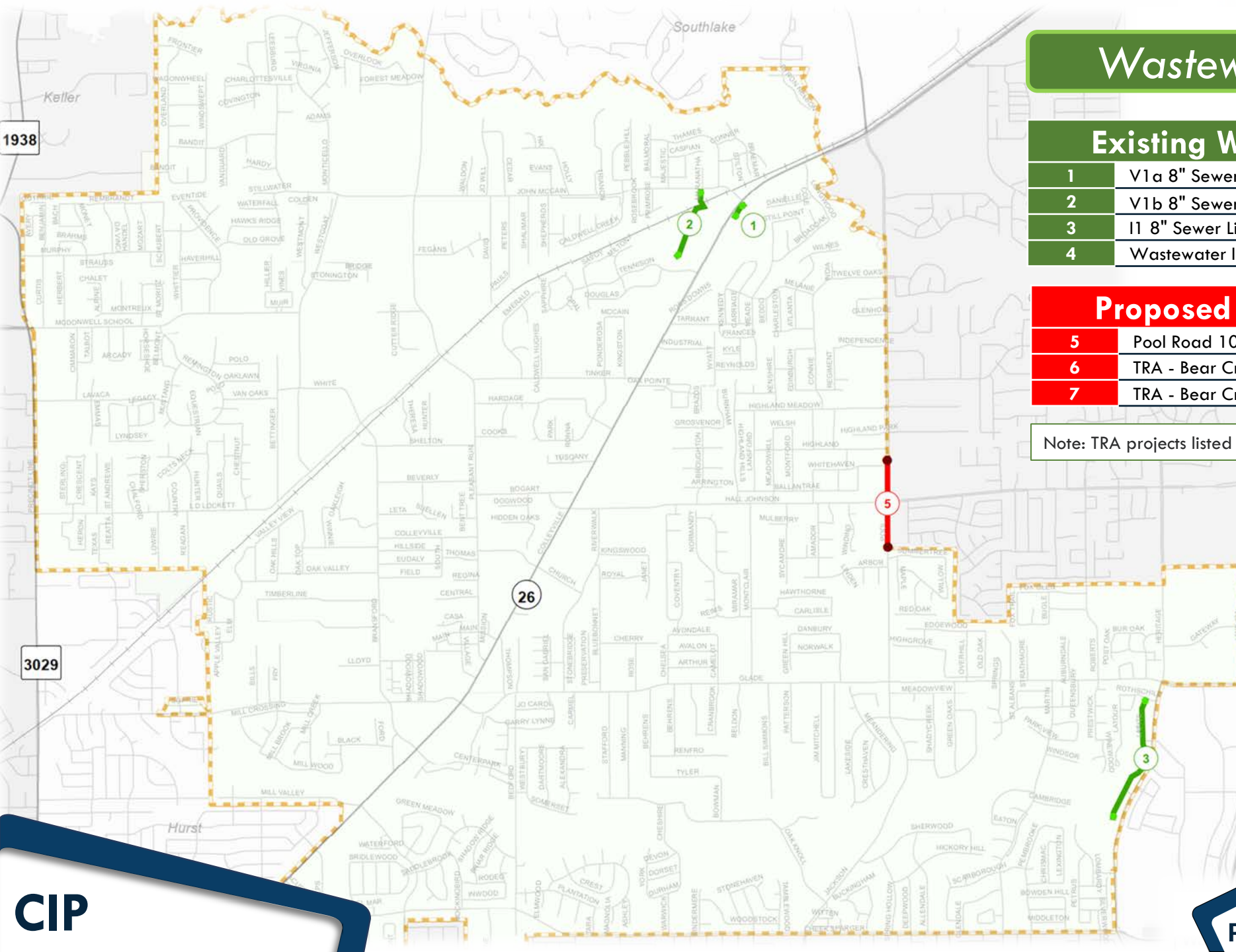
Existing Wastewater IF Projects

1	V1a 8" Sewer Line
2	V1b 8" Sewer Line
3	I1 8" Sewer Line
4	Wastewater Impact Fee Study (Not Shown on Map)

Proposed Wastewater IF Projects

5	Pool Road 10" Sewer Line
6	TRA - Bear Creek Interceptor Relief, Phase 1
7	TRA - Bear Creek Interceptor Relief, Phase 2

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





Questions

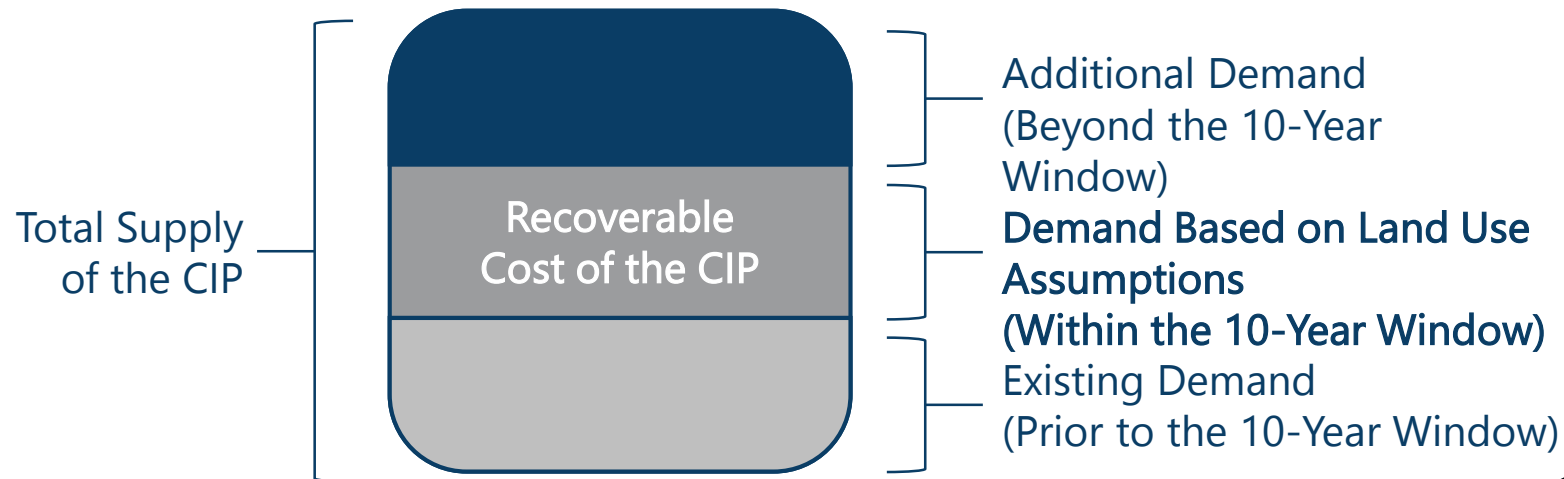


Impact Fee Study and Comparisons

Impact Fee Components: Impact Fee Calculation

Why Calculate the “Maximum Assessable” Impact Fee?

- Engineer provides the **maximum allowable impact fee**
- Credit calculations discount the maximum allowable impact fee, reducing it to the **maximum *assessable* impact fee**
- City Council establishes the actual fees



Maximum Assessable Impact Fee Calculation*

$$\text{Maximum Impact Fee Per Service Unit} = \frac{\text{Recoverable Cost of CIP (\$)} - \text{Ad Valorem Credit (\$)}}{\text{New Service Units of Demand}}$$

Service Area (10-Year Growth)	Water	Wastewater
Total Impact Fee CIP	\$11,627,893	\$1,926,073
Total Recoverable Cost of Impact Fee CIP Attributable to Growth	\$5,404,564	\$1,495,858
Credit for Ad Valorem Taxes	(\$36,943)	(\$10,581)
Total Recoverable Cost of Impact Fee CIP Attributable to Growth - Ad Valorem Credit	\$5,367,621	\$1,485,277
Service Units	491	501
Max Assessable Impact Fee per Service Unit	\$10,932 (3/4-inch Base Meter)	\$2,965 (3/4-inch Base Meter)

*See Tables 3.4 and 4.4 of Study

Maximum Assessable Impact Fee Calculation*

$$\text{Maximum Impact Fee Per Service Unit} = \frac{\text{Recoverable Cost of CIP (\$)} - \text{Ad Valorem Credit (\$)}}{\text{New Service Units of Demand}}$$

Service Area (10-Year Growth)	Roadway (Service Area 1)	Roadway (Service Area 2)
Total Impact Fee CIP	\$36,715,922	\$61,588,460
Total Recoverable Cost of Impact Fee CIP Attributable to Growth	\$4,185,560	\$10,405,292
Credit for Ad Valorem Taxes	(\$236,602)	(\$588,279)
Total Recoverable Cost of Impact Fee CIP Attributable to Growth - Ad Valorem Credit	\$3,948,958	\$9,817,013
Service Units	2,808	4,496
Max Assessable Impact Fee per Service Unit	\$1,406 per vehicle-mile	\$2,183 per vehicle-mile

*See Table 2.11 of Study

Maximum Assessable and Adopted Impact Fee Comparison (Previous)

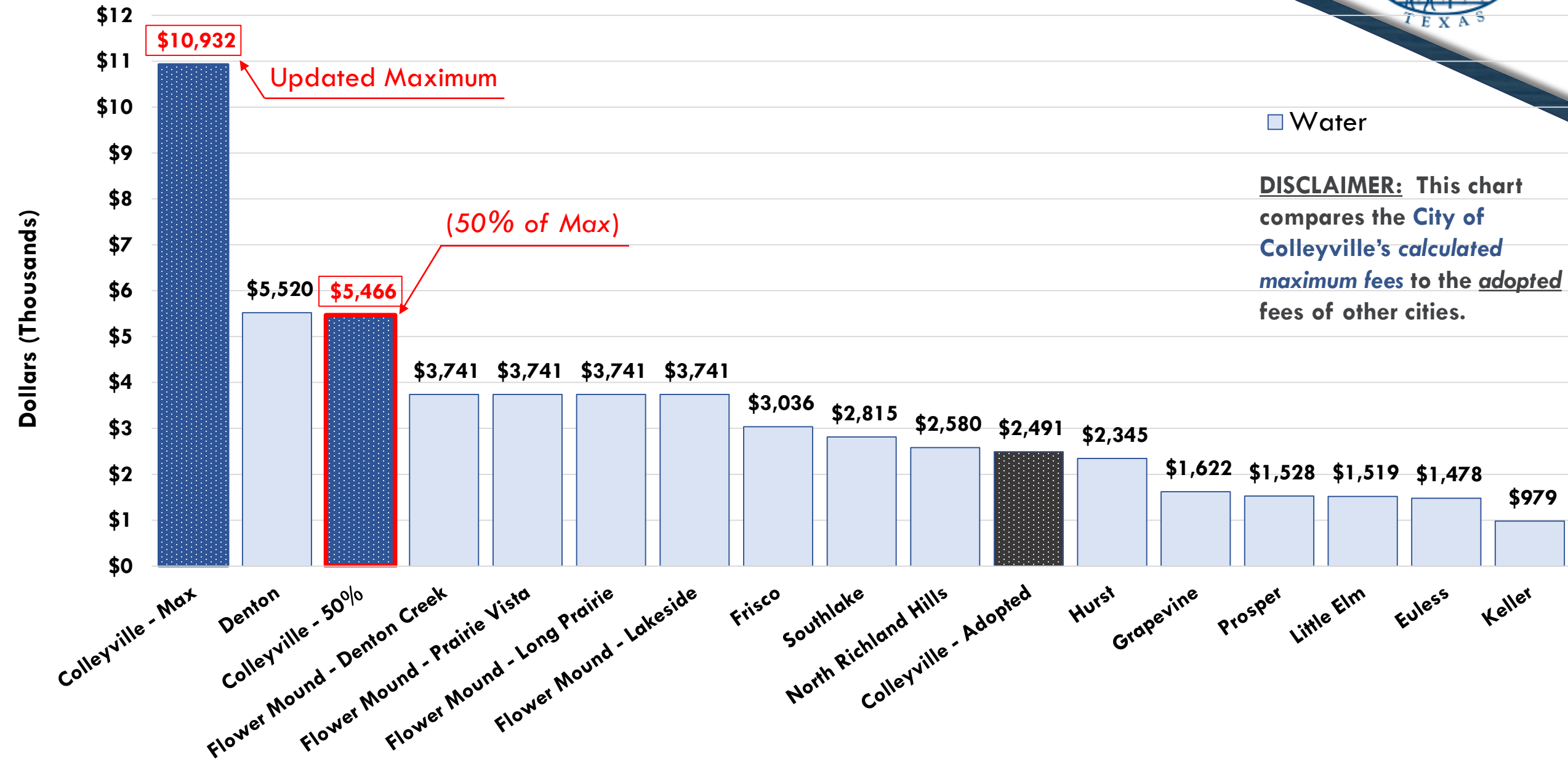
Impact Fee	2006		2012		2020 (Previous)	
	Maximum Assessable	Adopted (% of Max.)	Maximum Assessable	Adopted (% of Max.)	Maximum Assessable	CIAC Recommendation
Roadway Service Area 1	\$1,843	\$542 (29.4%)	\$2,360	\$1,222 (51.8%)	\$1,204	100% of Max
Roadway Service Area 2	\$2,165	\$541 (25%)	\$2,446	\$1,223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

Maximum Assessable and Adopted Impact Fee Comparison

(Update)

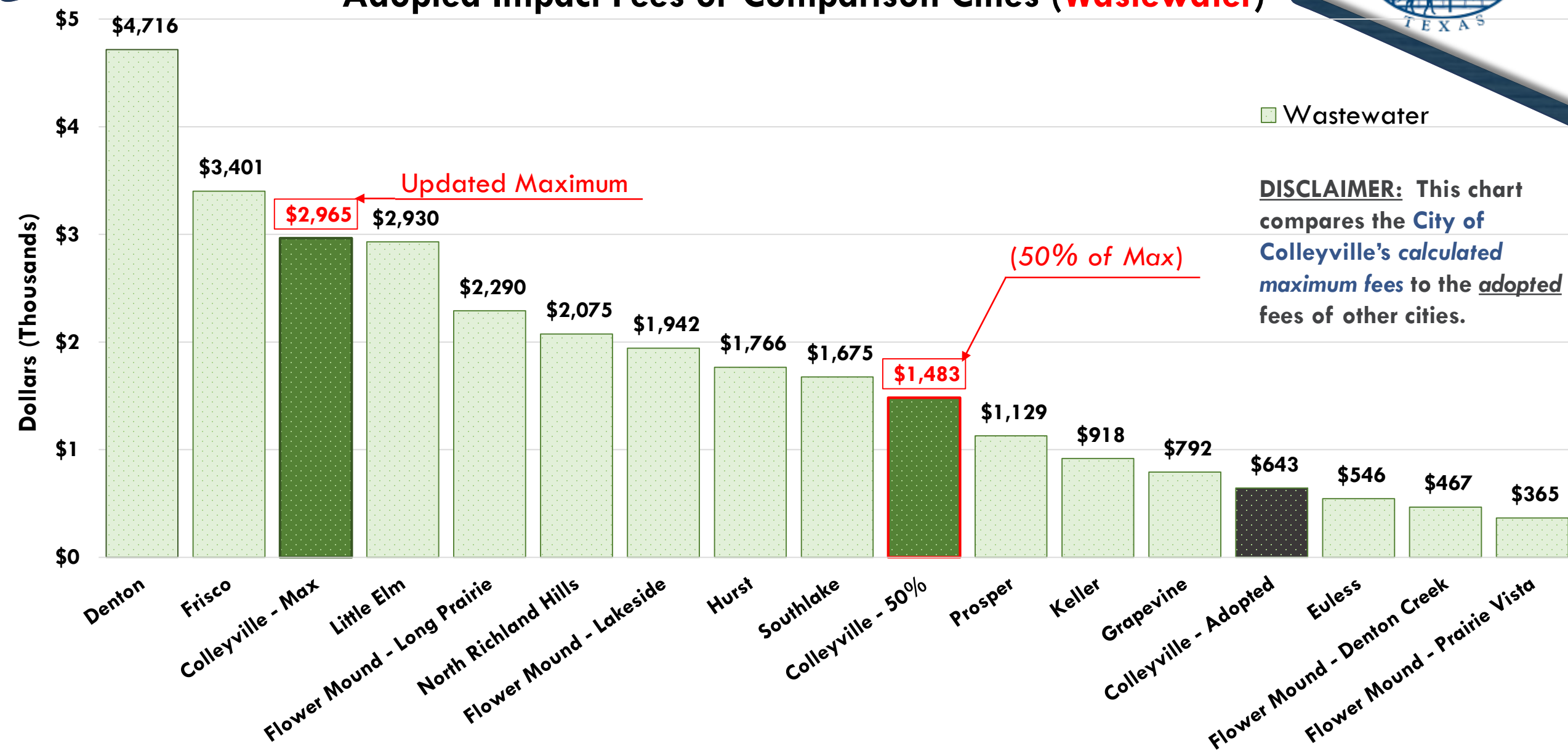
Impact Fee	2006		2012		2020 (Previous)		2022 (Update)		
	Maximum Assessable	Adopted (% of Max.)	Maximum Assessable	Adopted (% of Max.)	Maximum Assessable	CIAC Recommendation	Maximum Assessable	Applied Recommendation	Adopted (% of Max.)
Roadway Service Area 1	\$1,843	\$542 (29.4%)	\$2,360	\$1,222 (51.8%)	\$1,204	100% of Max	\$1,406	100% of Max	TBD
Roadway Service Area 2	\$2,165	\$541 (25%)	\$2,446	\$1,223 (50%)	\$1,937	100% of Max	\$2,183	100% of Max	TBD
Water	\$9,963	\$2,491 (25%)	\$6,100	\$2,491 (40.8%)	\$16,615	\$8,308 50% of Max	\$10,932	\$5,466 50% of Max	TBD
Wastewater	\$2,570	\$643 (25%)	\$2,521	\$643 (25.5%)	\$4,503	\$2,252 50% of Max	\$2,965	\$1482.50 50% of Max	TBD

City of Colleyville Maximum Assessable Impact Fees and Adopted Impact Fees of Comparison Cities (**Water**)



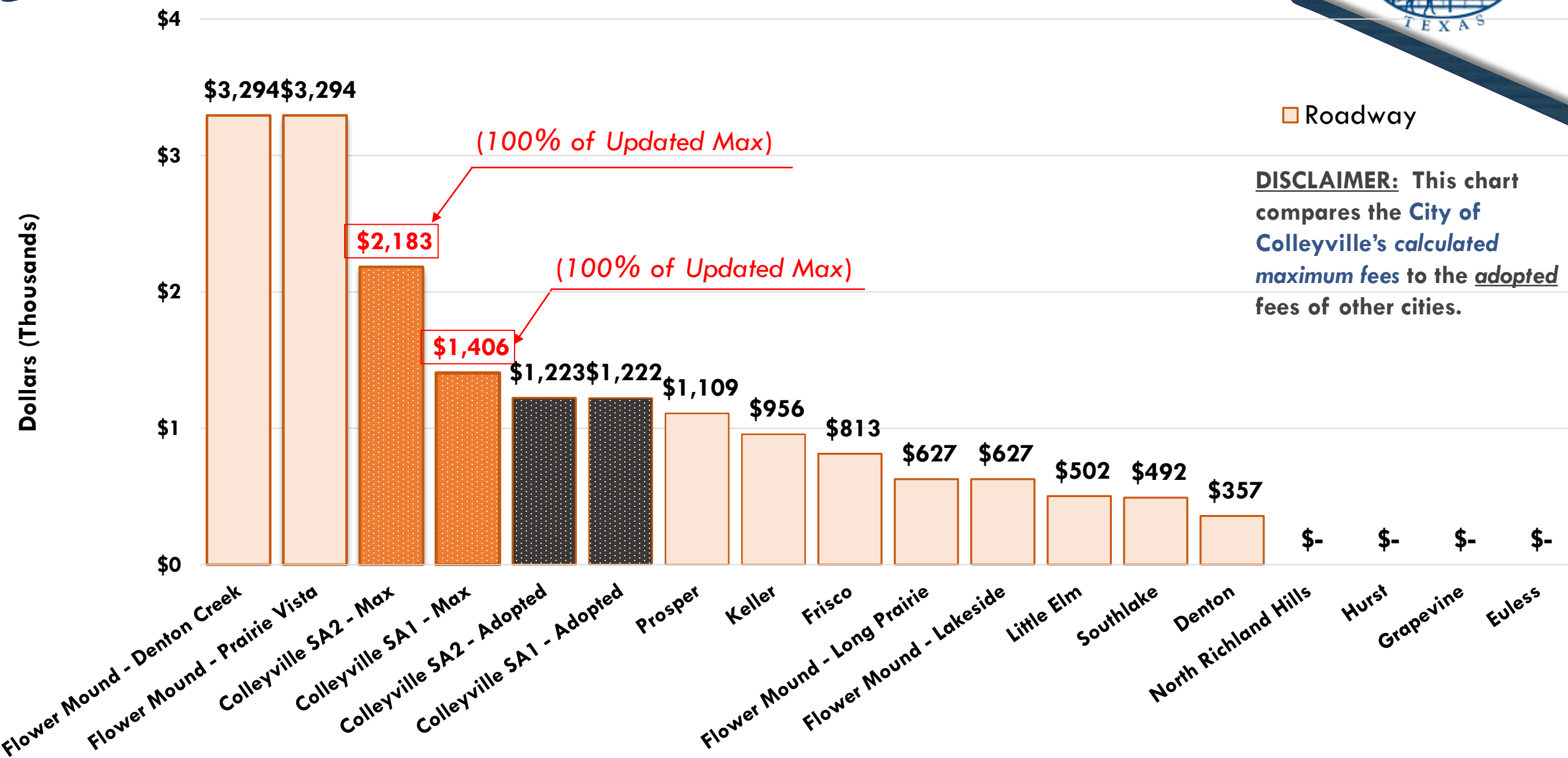


City of Colleyville Maximum Assessable Impact Fees and Adopted Impact Fees of Comparison Cities (**Wastewater**)

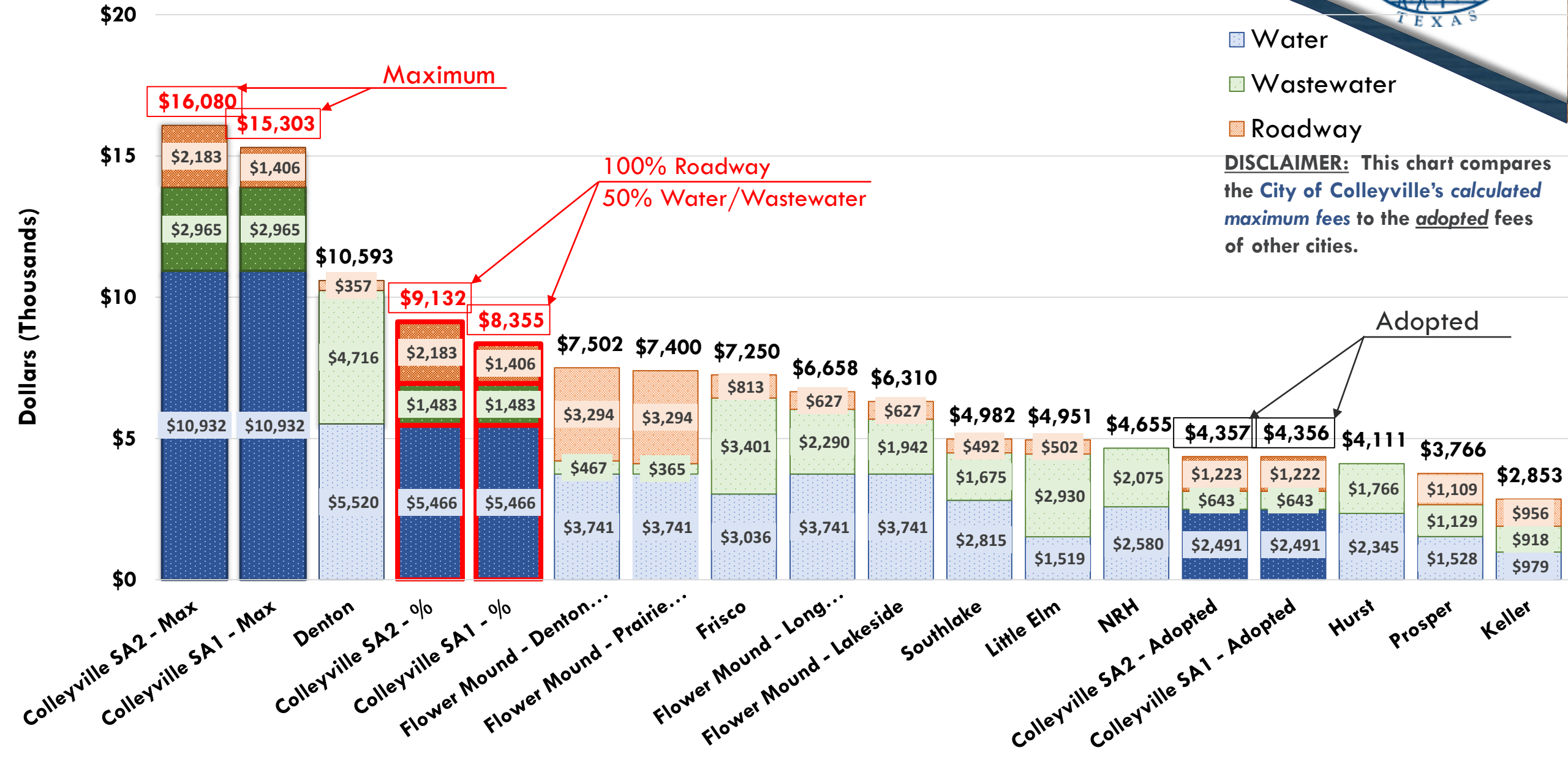


DISCLAIMER: This chart compares the **City of Colleyville's calculated maximum fees** to the adopted fees of other cities.

City of Colleyville Maximum Assessable Impact Fees and Adopted Impact Fees of Comparison Cities (Roadway)



City of Colleyville Maximum Assessable Impact Fees and Adopted Impact Fees of Comparison Cities



Impact Fee Update Schedule

	Date	Meetings
✓	9/27/21	Capital Improvements Advisory Committee (CIAC) Work Session on Land Use Assumptions, Impact Fee Capital Improvements Plan, and Impact Fees
✓	10/19/21	City Council Work Session #1 on Land Use Assumptions, Impact Fee Capital Improvements Plan, and Impact Fees
✓	6/7/2022	City Council Work Session #2 on Land Use Assumptions, Impact Fee Capital Improvements Plan, and Impact Fees
➔	6/7/2022	Council Meeting to Set Public Hearing Date for Impact Fee Study
●	7/12/2022	CIAC Submit Written Comments to Council (before this date)
●	7/19/2022	Council Public Hearing and Approval with 1 st Reading to Amend Impact Fee Ordinance
●	8/2/2022	Council Meeting for 2 nd Reading to Amend Impact Fee Ordinance



Questions

Jeff.Whitacre@Kimley-Horn.com

April.Escamilla@Kimley-Horn.com



Calculations

Example Calculation of Non Residential

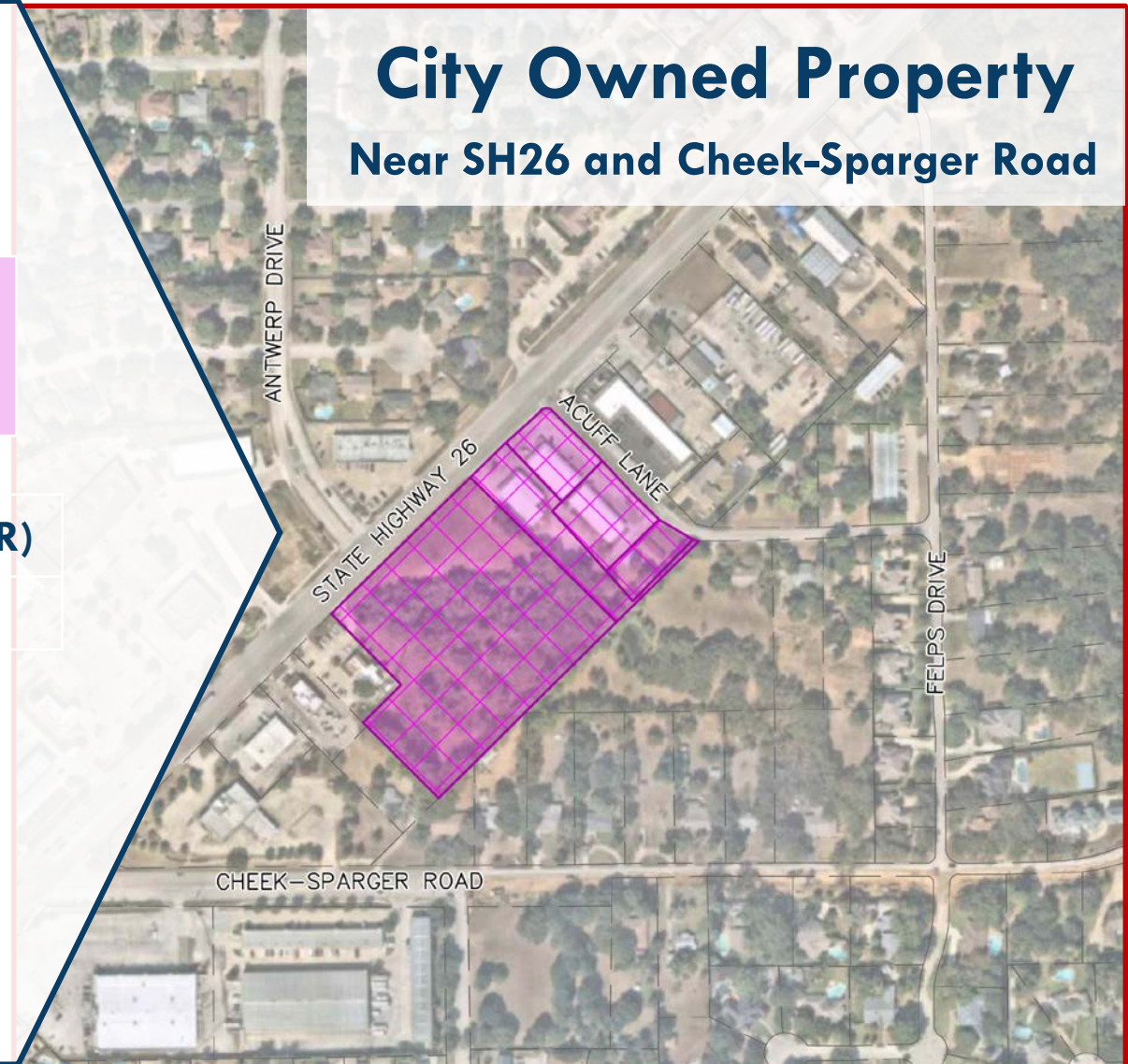
Per Section 1.6 of Study

“A 0.2 Floor Area Ratio (FAR) was applied to all acreage assumed to be a non-residential land use.”

$$\begin{array}{lcl} \text{Acreage} & \times & \text{Floor Area Ratio (FAR)} \\ 6.27 \text{ Acres} \times 43,560 \text{ sq.ft./Acre} & \times & 0.2 \\ \text{Equal to Approximately } 55,000 \text{ square feet} \end{array}$$

Basic	Retail	Service
10%	50%	40%
5,500 Sq Ft	27,500 Sq Ft	22,000 Sq Ft

City Owned Property Near SH26 and Cheek-Sparger Road



Example Calculation of Residential

Per Section 1.6 of Study

“Different land use densities were used based on the Comprehensive Plan. For residential land use R-20, a density of 2 units per acre was assumed, while for R-40, 1 unit per acre was assumed.”

Acreage	x	Density
29.4 Acres	x	1 unit/acre

Equal to Approximately 29 units



Sample Calculation (Water and Wastewater)



Development Type	General Office Building (10,000 ft ²)
Water Meter Size	1-1/2" PD

Table 3.5

**Max Assessable Water Impact Fee for
Commonly Used Meters**

Meter Size	Maximum Continuous Operating Capacity (GPM)*	Service Unit Equivalent	Maximum Assessable Water Impact Fee
5/8"x 3/4" PD	10	0.67	\$7,288
3/4" PD	15	1.00	\$10,932
1" PD	25	1.67	\$18,220
1 1/2" PD	50	3.33	\$36,440
2" PD	80	5.33	\$58,304
2" Compound	80	5.33	\$58,304
2" Turbine	100	6.67	\$72,880
3" Compound	175	11.67	\$127,540
3" Turbine	220	14.67	\$160,336
4" Compound	300	20.00	\$218,640
4" Turbine	420	28.00	\$306,096
6" Compound	675	45.00	\$491,940
6" Turbine	865	57.67	\$630,412
8" Compound	900	60.00	\$655,920
8" Turbine	2,400	160.00	\$1,749,120
10" Turbine	3,500	233.33	\$2,550,800

Table 4.5

**Max Assessable Wastewater Impact Fee for
Commonly Used Meters**

Meter Size	Maximum Continuous Operating Capacity (GPM)*	Service Unit Equivalent	Maximum Assessable Wastewater Impact Fee
5/8"x 3/4" PD	10	0.67	\$1,977
3/4" PD	15	1.00	\$2,965
1" PD	25	1.67	\$4,842
1 1/2" PD	50	3.33	\$9,883
2" PD	80	5.33	\$15,813
2" Compound	80	5.33	\$15,813
2" Turbine	100	6.67	\$19,767
3" Compound	175	11.67	\$34,592
3" Turbine	220	14.67	\$43,487
4" Compound	300	20.00	\$59,300
4" Turbine	420	28.00	\$83,020
6" Compound	675	45.00	\$133,425
6" Turbine	865	57.67	\$170,982
8" Compound	900	60.00	\$177,900
8" Turbine	2,400	160.00	\$474,400
10" Turbine	3,500	233.33	\$691,833

Sample Calculation (Roadway)



Step 1

Determine Development Unit
and Service Units Per Development Unit

Step 2

Determine Maximum Assessable
Impact Fee

Sample Calculation

(Roadway – Service Area 1)

Step 1

Determine Development Unit and Service Units Per Development Unit

Development Type	General Office Building (10,000 ft²)
Development Unit:	1,000 SF GFA
Number of Development Units	10 (10,000 ft²/1,000)
Service Units *(Vehicle-Miles) Per Development Unit	4.60

Roadway Chapter, Page 40 & 41 Table 2.10 Land Use/Vehicle-Mile Equivalency Table (LUVMET)

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OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	0.60			0.60	14.65	50%	7.33	4.00	2.40
General Office Building	710	1,000 SF GFA	1.15			1.15	14.65	50%	7.33	4.00	4.60
Medical-Dental Office Building	720	1,000 SF GFA	3.46			3.46	9.85	50%	4.93	4.00	13.84
Single Tenant Office Building	715	1,000 SF GFA	1.71			1.71	14.65	50%	7.33	4.00	6.84
Office Park	750	1,000 SF GFA	1.07			1.07	14.65	50%	7.33	4.00	4.28

Sample Calculation

(Roadway – Service Area 1)

Step 1

Determine Development Unit and Service Units Per Development Unit

Development Type	General Office Building (10,000 ft²)
Development Unit:	1,000 SF GFA
Number of Development Units	10 (10,000 ft²/1,000)
Service Units *Vehicle-Miles) Per Development Unit	4.60

Step 2

Determine Maximum Assessable Impact Fee

Maximum Impact Fee	=	# of dev. Units * veh-mile per dev. Units * max fee per service unit
	=	10 * 4.60 * \$1,406
	=	\$64,676



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-5

Agenda Date 6/7/2022

Type Worksession

Department City Secretary

Title

Discussion of the June 7, 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 6/7/2022

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 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

Attachments

RESOLUTION R-22-4732

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF JUNE 7, 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 7TH DAY OF JUNE 2022.

Mayor Bobby Lindamood
Brandi Elder, Place 1
George Dodson, Place 4
Callie Rigney, Place 6

____ Mayor Pro Tem Kathy Wheat
____ George Bond, Place 2
____ Chuck Kelley, Place 5

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number 3

Agenda Date 6/7/2022

Type Announcements, Proclamations, and Presentations

Department City Secretary

Title

Proclamation in recognition of National Garden Week June 5-11, 2022 - Mayor Bobby Lindamood and Colleyville Garden Club President Carmen Day-Alexander

Attachments

RESOLUTION R-22-4733

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF JUNE 7, 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 Special City Council meeting of May 17, 2022
 - b. Approval of the minutes of the regular City Council meeting of May 17, 2022
 - c. Approval of setting the dates of July 19, and August 2, 2022, for public hearings to consider approval of Land Use Assumptions, Roadway, Water and Wastewater Capital Improvement Plans, and Impact Fees in accordance with Chapter 395, Section 042 of the Texas Local Government Code

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 7TH DAY OF JUNE 2022.

Mayor Bobby Lindamood
Brandi Elder, Place 1
George Dodson, Place 4
Callie Rigney, Place 6

____ Mayor Pro Tem Kathy Wheat
____ George Bond, Place 2
____ Chuck Kelley, Place 5

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor



City of Colleyville City Council Special Meeting Minutes

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

Tuesday, May 17, 2022

5:15 P.M.

Mayor Richard Newton called the Special Meeting of the Colleyville City Council to order on Tuesday, May 17, 2022, at 5:15 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, and City Secretary Christine Loven.

2. RESOLUTION(S): READING AND PUBLIC HEARING

2a Resolution R-22-4727

Canvassing the results of the City of Colleyville General Election for Mayor, and Councilmembers Place 1 and Place 2

Mayor Newton read Resolution R-22-4727 in its entirety.

Mayor Newton opened and closed the public hearing at 5:17 p.m. as there was no one present wishing to speak.

Councilmember Kelley made a motion to approve Resolution R-22-4727, and Councilmember Nakamura seconded the motion.

The motion to approve carried by the following vote:

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

There being no further business before the City Council, Mayor Newton adjourned the City Council Special Meeting at 5:18 p.m.

APPROVED BY A VOTE OF ___AYES, ___ NAYS, ON THIS THE 7TH DAY OF JUNE 2022.

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



City of Colleyville City Council Minutes - Draft

City Hall
100 Main Street
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Tuesday, May 17, 2022

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, May 17, 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, Community Development Director Ben Bryner, Parks and Recreation Director Lisa Escobedo, Finance Director Kyle Lester, Fire Chief Mark Cantrell, Interim Public Works Director Larry Wright, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

Mayor Newton welcomed Brandi Elder and George Bond, noting they will be taking the oath of office during the regular meeting.

There was a brief disruption to the audio feed.

WS-1 Discussion of CIP Fees

Assistant City Manager Mark Wood presented the recommendations of the Adhoc General Fund CIP Fee Advisory Committee which was established in 2021 to recommend a fee to assist in cash-funding future capital projects. Manager Wood explained the committee recommends a flat fee assessed on water bill, the fee should start at \$2 per month in FY23, the fund should have a \$3 million balance, and the fund's maximum balance should be set at 125% of rolling five year fund average. He noted when the fund hits the maximum balance there should be a fee review by the City Council.

Mayor Newton stated the fee would be reviewed annually. There was general discussion regarding the fee model, top out fees, review, and public education

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

Interim Public Works Director Larry Wright presented this item. He reviewed the current \$7 flat monthly residential rate, the variable non-residential rate, the current annual drainage utility revenue, annual operation and maintenance costs, and the funding available for CIP programs. Additionally, he noted there is disparity within classes of residential and non-residential properties in the current rate structure. Director Wright stated City Council direction to the consultant was to utilize option three which provides for all properties to pay the same rate per

square foot of impervious area. Staff has worked with the consultant to restructure the drainage utility fee based on impervious areas; evaluate drainage fees and revenues for impervious area-based methods, and is presenting examples for residential and commercial properties.

The presentation provided baselines for both residential and non-residential property, establishing the fee based on square footage of impervious area.

There was discussion regarding the current fee, the current projected cost of \$40 million of projects in the stormwater study, annual revenue goals, public feedback, and fee implementation.

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

Parks and Recreation Director Lisa Escobedo stated this item provides for the design team of Barker, Rinker, Seacat (BRS) to review the furniture selections and budget for this portion of the Senior Center renovation. She then introduced Kevin Armstrong, Project Manager, and Melissa King, Design Manager.

Ms. King presented the finish and furniture plan, showing the finishes and color palette for the interior, and furniture for interior and exterior seating.

Mr. Armstrong reviewed the funds in the soft costs portion of the budget and noted the project is on schedule and budget.

There was discussion of the contingency and City Manager Jerry Ducay explained there is an internal staff committee which reviews all requests for changes and contingency use under \$50,000.

WS-4 Discussion of the May 17, 2022, City Council regular agenda items

Mayor Newton stated item 11a would remain tabled.

Mayor Newton adjourned the Worksession at 6:29 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 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

There was no action taken and Mayor Newton adjourned Executive Session at 7:17 p.m.

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

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

Mayor Newton stated this is his last meeting to preside and expressed his appreciation to the Council and citizens.

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

Mayor Newton read Resolution R-22-4728 in its entirety.

Mayor Newton stated he and the City Council provided the City Manager with his evaluation this evening, which included a written evaluation, and scoring on ten performance measures. He noted the highest score is 40, and the City Manager earned a 38.8.

Mayor Newton and each City Council member thanked City Manager Jerry Ducay and noted the successes over the past year.

Mayor Newton stated this resolution provides for a housing allowance to the City Manager, which is new, and a four percent increase in salary.

Mayor Newton opened and as there was no one present wishing to speak, closed the public hearing at 7:39 p.m.

Councilmember Nakamura made a motion to approve Resolution R-22-4728, seconded by Councilmember Dodson.

The motion to approve passed by the following vote:

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

3. OATH OF OFFICE

City Secretary Christine Loven administered the oath of office to Mayor Bobby Lindamood, Brandi Elder, Councilmember Place 1, and George Bond, Councilmember Place 2.

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

Mayor Newton welcomed St. Mary's Coptic Orthodox Church representatives Father Samuel Bakhoun, Mark Assaad, Andrew Ahern, Atef Henry, and Michael Sorial, and presented them with a proclamation in recognition of Global Coptic Day. Mayor Newton also noted Father Bakhoun, Andrew Ahern, and Michael Sorial have participated in the Ministerial Alliance and he appreciated their commitment to the community.

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

On behalf of the City, Mayor Newton, Mayor Pro Tem Lindamood, and Councilmember Tammy Nakamura, were presented street signs and crystal vases in recognition of their service.

Mayor Bobby Lindamood, on behalf of the Colleyville City Council presented Mayor Richard Newton with a proclamation in recognition of his service and naming the Central Fire Station the Richard Newton Central Fire Station.

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

The meeting was recessed for a reception in Council Chambers and reconvened at 8:40 p.m. Mayor Lindamood thanked everyone for this opportunity to serve the City and stated a great foundation has been established which he is proud of, but he is aware there are wounds and now is a time to reach out and heal, and he wants everyone to be one team and move forward in unity.

6. ELECTION OF A MAYOR PRO TEM

Per the City Charter, Councilmember Kathy Wheat was elected Mayor Pro Tem for the ensuing year.

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

Mayor Lindamood read Resolution R-22-4729 in its entirety.

Parks and Recreation Director Lisa Escobedo presented item 7c, noting the City Council received an update from the City's consultant, Barker Rinker Seacat Architecture (BRS), regarding the furniture, fixtures, and equipment during the Worksession. Director Escobedo stated this item would provide for 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. She noted not all items such as testing and inspections will be required to go through the bidding process, however, 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.

City Manager Jerry Ducay noted this item includes funding for multiple items and varying amounts dependent on the service or purchase, however, contingency change orders or a change in scope will still be brought forward to the City Council.

Assistant City Manager Adrienne Lothery presented item 7d. She provided an industry update on the trends noting acquisition is up 13% due to challenges in the supply chain, cost of fuel is up 38%, maintenance is up 17%, and the remarketing value is up 41% due to the lack of new vehicle availability. Manager Lothery also reviewed the FY2023 purchase and sell list.

Mayor Lindamood opened and as there was no one present wishing to speak, closed the public hearing at 9:01 p.m.

Councilmember Dodson made a motion to approve Resolution R-22-4729, seconded by Councilmember Kelley.

The motion to approve passed by the following vote:

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

8. ITEMS NOT FOR CITY COUNCIL ACTION

8a Monthly Financial Report - April 2022

Finance Director Kyle Lester presented the April financial report. He noted through April, the General Fund has collected \$21.8 million in revenue and spent 57%, or over \$14 million, of its budgeted expenditures. He stated 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. Director Lester said if the audit collections were corrected, Colleyville's sales taxes actually showed an increase of almost 2% for this period. He reported on each of the funds and explained the Trinity River Authority true-up.

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

Mayor Lindamood read the caption of Ordinance O-22-2201.

Community Development Director Ben Bryner presented this item which is a request to rezone the property from R-10 to the R-30 district, which was at the request of the City Council. Director Bryner noted the property complies with the R-30 zoning, except for lot width.

There was general discussion of R-10 zoning no longer being a zoning district and the non-conforming width.

Mayor Lindamood opened and as there were no speakers, closed the public hearing at 9:22 p.m.

This was a first reading and no action was taken.

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

Mayor Lindamood read the caption of Ordinance O-22-2202.

Community Development Director Ben Bryner presented this request to rezone from the ML Light Manufacturing district to the CC-1 Village Retail district to allow for retail and office uses. Director Bryner stated the 'Massage Therapy' use is allowed with approval of a Special Use Permit in the CC-1 district and the current size of the property complies with all the minimum standards of the CC-1 Village Retail commercial zoning. He stated 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.

Councilmember Dodson asked Director Bryner if the only reason for the change is to allow the massage therapy use. Director Bryner stated the ML District does not allow for a general office or medical office use, but the CC-1 does.

Councilmember Kelley asked if the zoning change is for the entire building or only the suite, and if there is another tenant on the other side of the building. Director

Bryner stated the change would be for the entire property and he believes the other tenant is a dentist.

There was discussion of the difference between allowed uses in the ML and CC-1 district.

Mayor Lindamood opened, and as there were no speakers, closed the public hearing at 9:29 p.m.

This was a first reading and no action was taken.

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

Mayor Lindamood read the caption of Ordinance O-22-2203.

Community Development Director Ben Bryner presented this request which is the companion to the previous rezoning request and stated if the zoning is approved; a Special Use Permit to allow a massage therapy use could be issued for the CC-1. Director Bryner then reviewed the massage therapy requirements and SUP language.

There were no additional questions.

Mayor Lindamood opened and as there were no speakers, closed the public hearing at 9:32 p.m.

This was a first reading and no action was taken.

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

Mayor Lindamood 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, one owner, since 1974.

Director Bryner stated topographical maps have been included at Councilmember Dodson's requests.

City Manager Jerry Ducay asked staff if lot width variances would be needed for R-30 and R-40 zoning. Director Bryner stated yes, if the east lot was zoned R-30 the lot width is 110 feet, but the zoning requires 125, and if the other lot was zoned R-40, the lot width is 65 feet, but the zoning requires 150 feet.

Mayor Lindamood asked applicant Lane Blessing, 6808 Hillier Court, to come forward. Mayor Lindamood asked Ms. Blessing if she had any objection to the R-30 and R-40 zoning. Ms. Blessing stated she did not and thanked the Council for their consideration.

Mayor Lindamood opened and as there were no speakers, closed the public hearing at 9:41 p.m.

Councilmember Dodson made a motion to approve Ordinance O-22-2200, with the following amendment: Sec. 1 "...change in the zoning from CN Neighborhood Commercial to R-30 Single Family Residential district and R-40 Single Family Residential district on 2.33 acres; Sec. 3 ... 1. 11-R (east lot) shall be zoned R-30 Single Family Residential district, with a variance to the lot width from 125 feet to 110 feet, 2. Lot 10-R (west lot) shall be zoned R-40 Single Family Residential district, with a variance to the lot width from 150 feet to 65 feet" seconded by Councilmember Rigney.

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

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

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

Mayor Lindamood stated this item would remain tabled until the next meeting at which time City Council anticipates taking action on the applicant's zoning request.

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

Mayor Lindamood read Resolution R-22-4730 in its entirety.

Community Development Director Ben Bryner presented the request for a variance to the lot size to allow for a new accessory building to be constructed. He stated the existing AG zoning requires a minimum of 130,680 square feet for the lot size and the variance would allow for the existing lot size of 86,887 square feet. Director Bryner stated there is currently a home on the property which will remain, and the applicant plans to build an accessory building in the future.

Councilmember Dodson expressed his concern regarding the number of buildings which could be constructed on an agricultural lot. Director Bryner stated the number of buildings depends on the lot size, not the zoning.

There was discussion regarding the differences in AG zoning and RE Residential Estate zoning.

Mayor Lindamood asked the applicant John Naus, 2400 Glade Road, to come forward. Mayor Lindamood asked Mr. Naus what his plans for the property were. Mr. Naus stated the property has 14 pecan trees and he is planning to build an accessory building to house the pecan equipment and card. Mr. Naus stated he would like to see the zoning remain agricultural district.

There was discussion of the required setbacks for an accessory building and building heights.

Mayor Lindamood opened the public hearing at 9:53 p.m.

Whitney Broussard, 2307 Norwalk, stated he was attending the meeting to understand the applicant's intent and was curious what the plans for the building would be.

There were no others wishing to speak and Mayor Lindamood closed the public hearing at 9:55 p.m.

Mayor Pro Tem Wheat made a motion to approve Resolution R-22-4730, seconded by Councilmember Dodson.

The motion to approve passed by the following vote:

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

13. CITIZEN COMMENTS

Richard Newton, 1208 Holly Lane, spoke regarding his concerns of the comments made by a speaker who spoke under Citizens Comments at the previous Council Meeting.

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

There was no discussion of this item.

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

This resolution was not needed.

16. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 10:04 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 7TH DAY OF JUNE 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 4c

Agenda Date 6/7/2022

Number Resolution R-22-4733

Type Resolution

Department Engineering

Title

Approval of setting the dates of July 19, and August 2, 2022, for public hearings to consider approval of Land Use Assumptions, Roadway, Water and Wastewater Capital Improvement Plans, and Impact Fees in accordance with Chapter 395, Section 042 of the Texas Local Government Code

Strategic Plan

3.4 Thoroughly plan for future capital investments and associated costs

Explanation

Reading and Public Hearing

The City of Colleyville collects Roadway, Water and Wastewater Impact Fees as a function of issuing building permits for new development. Collection of impact fees supports new development paying its share of new public infrastructure improvements required by the additional demands placed on these systems.

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

Colleyville first began collecting roadway and water impact fees in 1990, and added sewer impact fees in 1995.

The State regulations require a recommendation from the Capital Improvements Advisory Committee (CIAC) ((the Planning and Zoning Commission, plus a development community and real estate representative, fulfills this role in Colleyville)).

One of the initial steps in the approval process is for the City Council to adopt a resolution establishing the public hearing dates to consider the impact fee updates. The City Council is required to hold two public hearings to allow public input. The two public hearing dates set by the proposed resolution are July 19, and August 2, 2022.

The proposed approval schedule is outlined as follows:

The following is the tentative approval schedule for the update:

- June 7, 2022: City Council meeting to authorize setting the dates of July 19, and August 2, 2022, for the public hearings to consider approval of the Land Use Assumptions, Roadway, Water and Wastewater Capital Improvement Plans, and Impact Fees in accordance with Chapter 395, Section 042 of the Texas Local Government Code
- July 19, 2022: City Council meeting to review and consider approval of the amendments to the land use assumptions, impact fee capital improvements plan, and impact fees as part of the Land Development Code, Chapter 13-Impact Fees (first reading ordinance).
- August 2, 2022: City Council meeting to review and consider approval of the amendments to the land use assumptions, impact fee capital improvements plan, and impact fees as part of the Land Development Code, Chapter 13-Impact Fees (second reading ordinance).

Financial Impact

The final impact fee assessment amounts for new development will be determined by the City Council during the August 2, 2022 City Council meeting.

Recommendation

Approve

Attachments

1. Impact Fee Study

PREPARED FOR

JUNE 2022



CITY OF COLLEYVILLE, TEXAS

2022 Roadway, Water, and Wastewater Impact Fee Study Update

PREPARED BY

KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TX 76102

PHONE: 817.335.6511

TBPE FIRM REGISTRATION NUMBER: F-928

PROJECT NUMBER: 061063055

Kimley»Horn



Executive Summary
2022 Impact Fee Study



June
2022

Prepared for the City of Colleyville

Prepared by:

Kimley-Horn and Associates, Inc.

801 Cherry Street, Unit 11, Suite 1300

Fort Worth, TX 76102

Phone 817 335 6511

TBPE Firm Registration Number: F-928

Project Number: 061063055

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APRIL ROSE ESCAMILLA _____, P.E.
SERIAL NUMBER. 140256
DATE: _____ JUNE 2022

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JEFFREY A. WHITACRE _____, P.E.
SERIAL NUMBER. 102469
DATE: _____ JUNE 2022

EXECUTIVE SUMMARY

INTRODUCTION

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

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

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

IMPACT FEE BASICS

Service Areas

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

Land Use Assumptions

The Impact Fee determination is required to be based on the projected growth and corresponding capacity needs in a 10-year window. This study considers the years 2020-2030. The 10-year increase in residential units is projected to be 653 units within the City Limits. The 2030 projections show an increase of 870,000 square feet of non-residential land uses over the 10-year window. These projections set the basis for determining loadings and demands to serve new growth. The distribution of residential and non-residential growth utilized information from undeveloped land area, future land use data from the 2015 Comprehensive Plan, "Destination Colleyville", and input from City Staff on known future development locations.

Service Units

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

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

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

Capital Improvement Plans

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

Roadway Impact Fee Capital Improvement Plan

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

Water Impact Fee Capital Improvements Plan

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

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

Wastewater Impact Fee Capital Improvements Plan

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

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

Recoverable Project Costs

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

Roadway Recoverable Project Costs

The recoverable costs for roadway projects are calculated by first determining the net capacity of vehicle-miles supplied to support future growth within a 10-year window. This net capacity is then multiplied by the percentage of roadway capacity added attributable to this 10-year growth. This growth percentage is obtained through the derivation of a *transportation demand factor* (TDF), which computes the total vehicle-miles associated to a single land use development unit. The TDF is applied to both the net vehicle-miles supplied and the vehicle-mile growth projections to calculate the growth percentage needed to determine the total recoverable project costs, which total \$14,590,852 over two (2) Roadway Service Areas. Per state law this recoverable cost is reduced by \$824,881 to account for future ad valorem tax revenues from the new development.

Water Recoverable Project Costs

The recoverable costs for water projects are calculated by determining the increase in water demand due to growth over the 10-year window. The City's current and future populations were utilized to calculate the percent utilization of each identified impact fee eligible project. The change in utilization of each project is multiplied by the total project cost to determine total recoverable project cost. The total recoverable cost is then divided by the growth in additional service units to determine the maximum fee per service unit. The total recoverable project costs for the water distribution system is \$5,404,564 and is reduced by \$36,943 to account for future monthly utility capital project fees.

Wastewater Recoverable Project Costs

The process for calculating the recoverable wastewater costs is similar to the water financial analysis. The recoverable costs for wastewater projects are calculated by determining the increase in wastewater flows due to growth over the 10-year window. The City's current and future populations were utilized to calculate the percent utilization of each identified impact fee eligible project. The change in utilization of each project is multiplied by the total project cost to determine total recoverable project cost. The total recoverable cost is then divided by the growth in additional service units to determine the maximum fee per service unit. The total recoverable project costs for the wastewater collection system is \$1,495,858 and is reduced by \$10,581 to account for future monthly utility capital project fees.

Maximum Assessable Impact Fee Calculation

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

In practice, there are many factors that complicate this calculation. The 2022 maximum impact fee allowable by law for each service area is shown in the following table:

Roadway Service Area	Roadway Maximum Fee Per Service Unit (Vehicle-Mile)	Water Maximum Fee Per Service Unit (3/4-inch Meter)	Wastewater Maximum Fee Per Service Unit (3/4-inch Meter)
1	\$1,406	\$10,932	\$2,965
2	\$2,183		

Adoption Process

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

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

Chapter 395 of the Texas Local Government Code requires a minimum of one (1) public hearing before Council to amend an existing impact fee program. The public hearing to discuss the land use assumptions, capital improvements plan, and present a proposal for impact fee calculations will be held on July 19, 2022. The first reading to amend the existing impact fee ordinance will also occur on July 19, 2022 and the second reading will be on August 2, 2022.

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

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

Impact Fee	2006		2012		2022	
	Maximum Assessable	Adopted (% of Max.)	Maximum Assessable	Adopted (% of Max.)	Maximum Assessable	Adopted (% of Max.)
Roadway Service Area 1	\$1,843	\$542 (29.4%)	\$2,360	\$1,222 (51.8%)	\$1,406	TBD
Roadway Service Area 2	\$2,165	\$541 (25%)	\$2,446	\$1,223 (50%)	\$2,183	TBD
Water	\$9,963	\$2,491 (25%)	\$6,100	\$2,491 (40.8%)	\$10,932	TBD
Wastewater	\$2,570	\$643 (25%)	\$2,521	\$643 (25.5%)	\$2,965	TBD

Chapter 1
Land Use Assumptions for the
2022 Impact Fee Study



June
2022

Prepared for the City of Colleyville

Prepared by:

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TBPE Firm Registration Number: F-928

Project Number: 061063055

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JEFFREY A. WHITACRE, P.E.
SERIAL NUMBER. 102469
DATE: JUNE 2022

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1.1 PURPOSE

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

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

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

1.2 COMPONENTS OF THE LAND USE ASSUMPTIONS CHAPTER

The Land Use Assumptions include the following components:

LAND USE ASSUMPTIONS METHODOLOGY

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

IMPACT FEE STUDY SERVICE AREAS

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

10-YEAR GROWTH ASSUMPTIONS

Walk through of the growth projections for 2020-2030.

LAND USE ASSUMPTIONS SUMMARY

A synopsis of the land use assumptions.

1.3 LAND USE ASSUMPTIONS METHODOLOGY

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

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

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

Figure 1.1 Historic Single-Family Building Permits

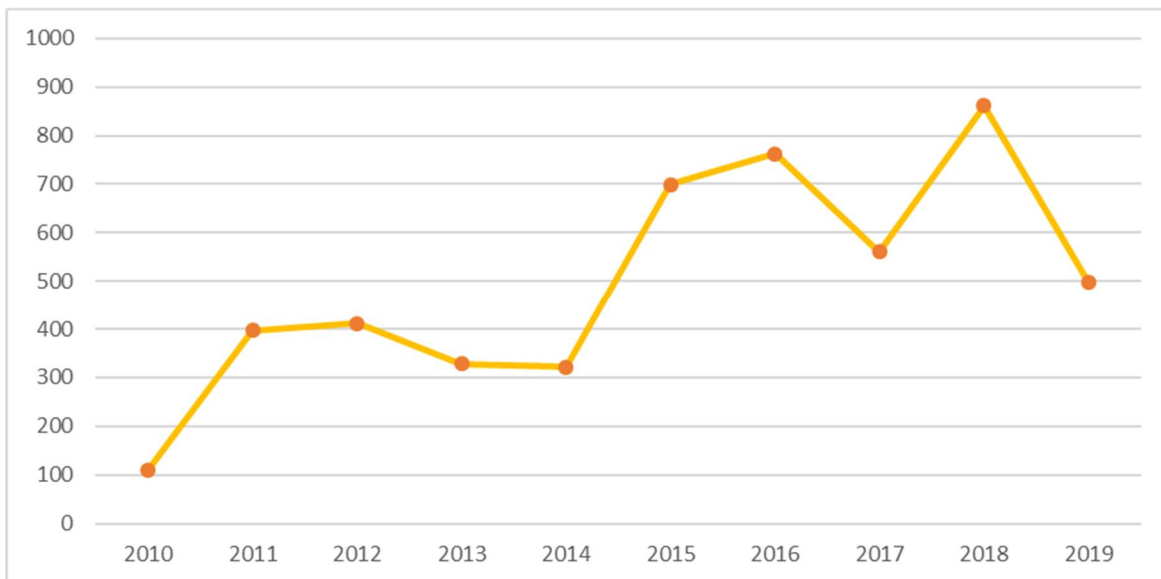
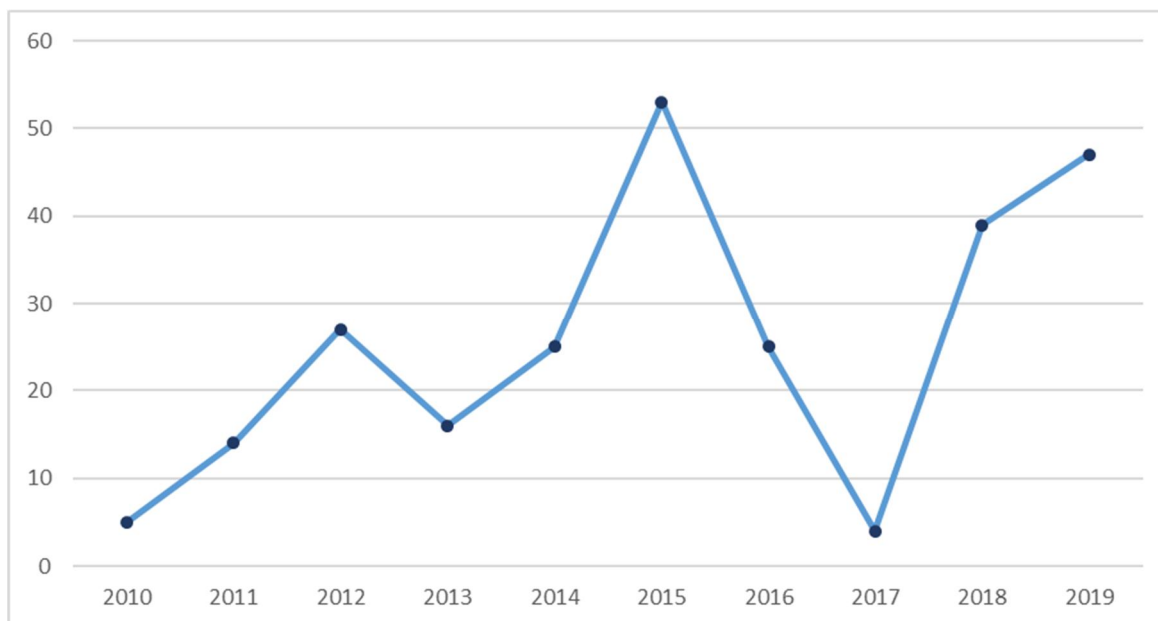


Figure 1.2 Historic Commercial Building Permits



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

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

Table 1.1 Future Land Use Assumptions of Currently Undeveloped Land

		Undeveloped Land
		Acres
SERVICE AREA 2 (WEST OF SH26)	Residential (R-20)	35
	Residential (R-40)	204
	Commercial	26
	Colleyville Boulevard Corridor	46
	Total	311
SERVICE AREA 1 (EAST OF SH26)	Residential (R-20)	29
	Residential (R-40)	60
	Commercial	2
	Colleyville Boulevard Corridor	26
	Total	117
TOTAL	Residential (R-20)	64
	Residential (R-40)	264
	Commercial	28
	Colleyville Boulevard Corridor	72
	Total	428

1.4 IMPACT FEE SERVICE AREAS

SERVICE AREA DEFINITION

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

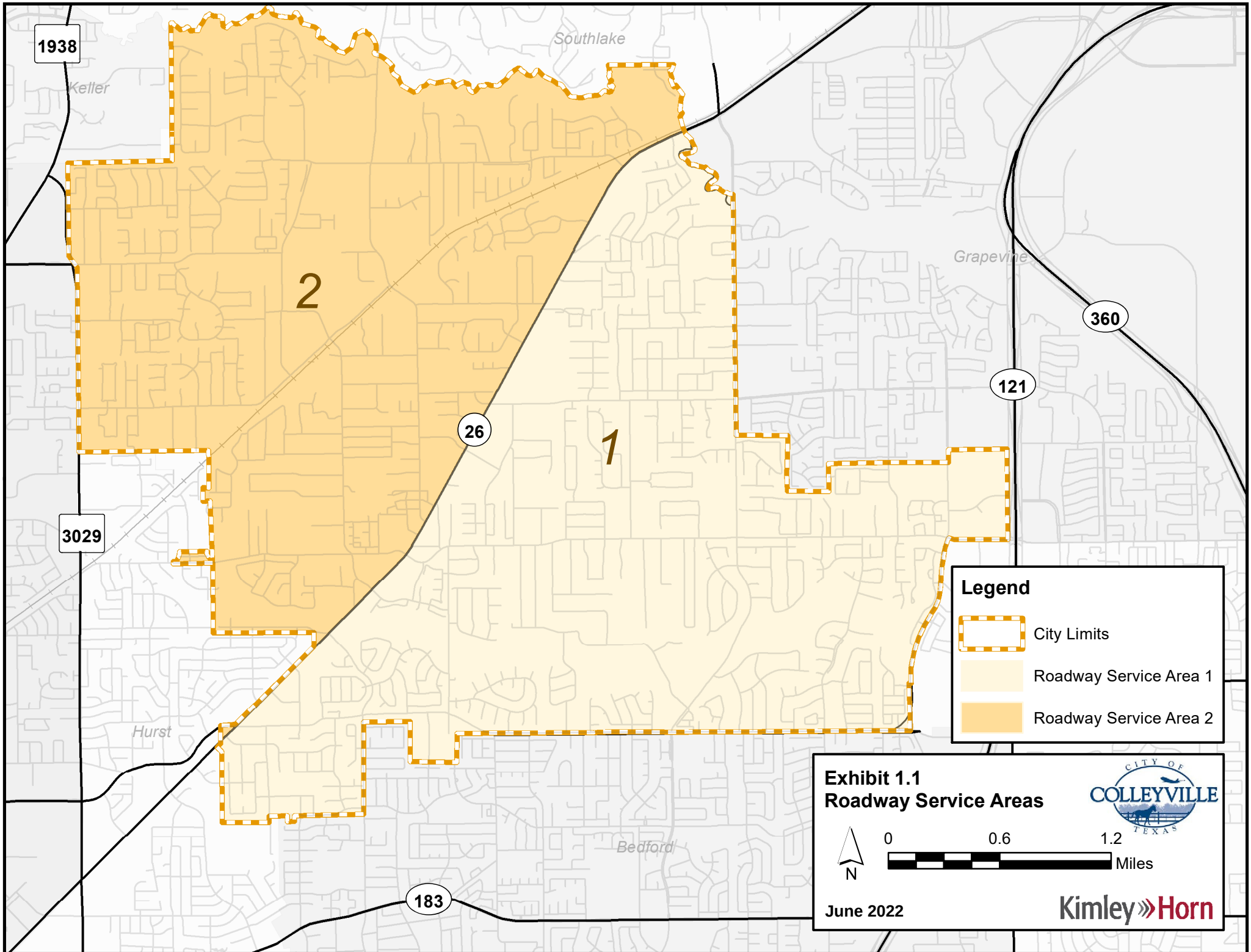
ROADWAY IMPACT FEE SERVICE AREAS

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

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

WATER AND WASTEWATER IMPACT FEE SERVICE AREAS

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



Legend

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

Exhibit 1.1
Roadway Service Areas

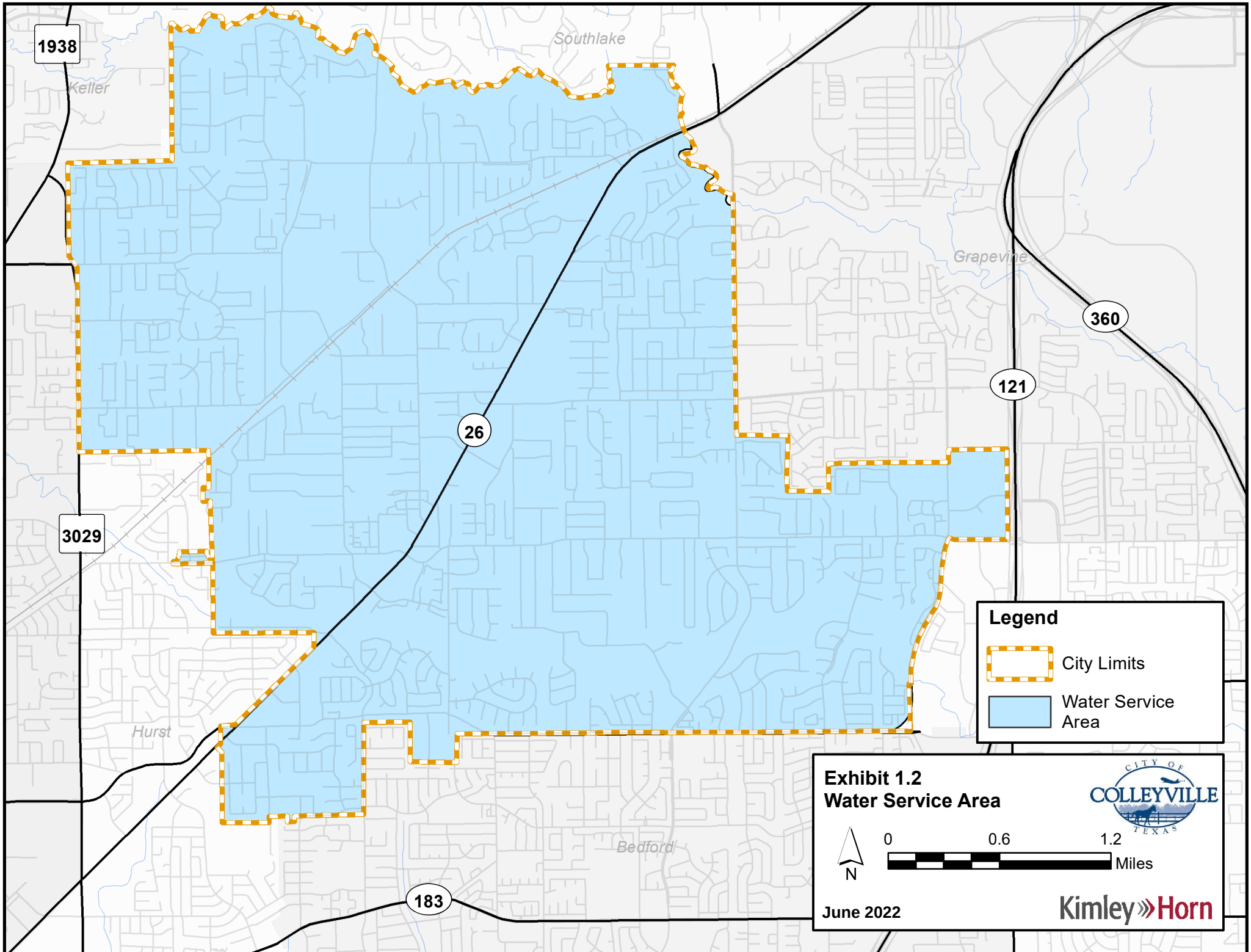



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June 2022

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Keller

Southlake

Grapevine

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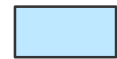
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Hurst

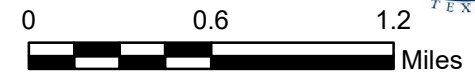
Bedford

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Legend

-  City Limits
-  Water Service Area

**Exhibit 1.2
Water Service Area**



June 2022

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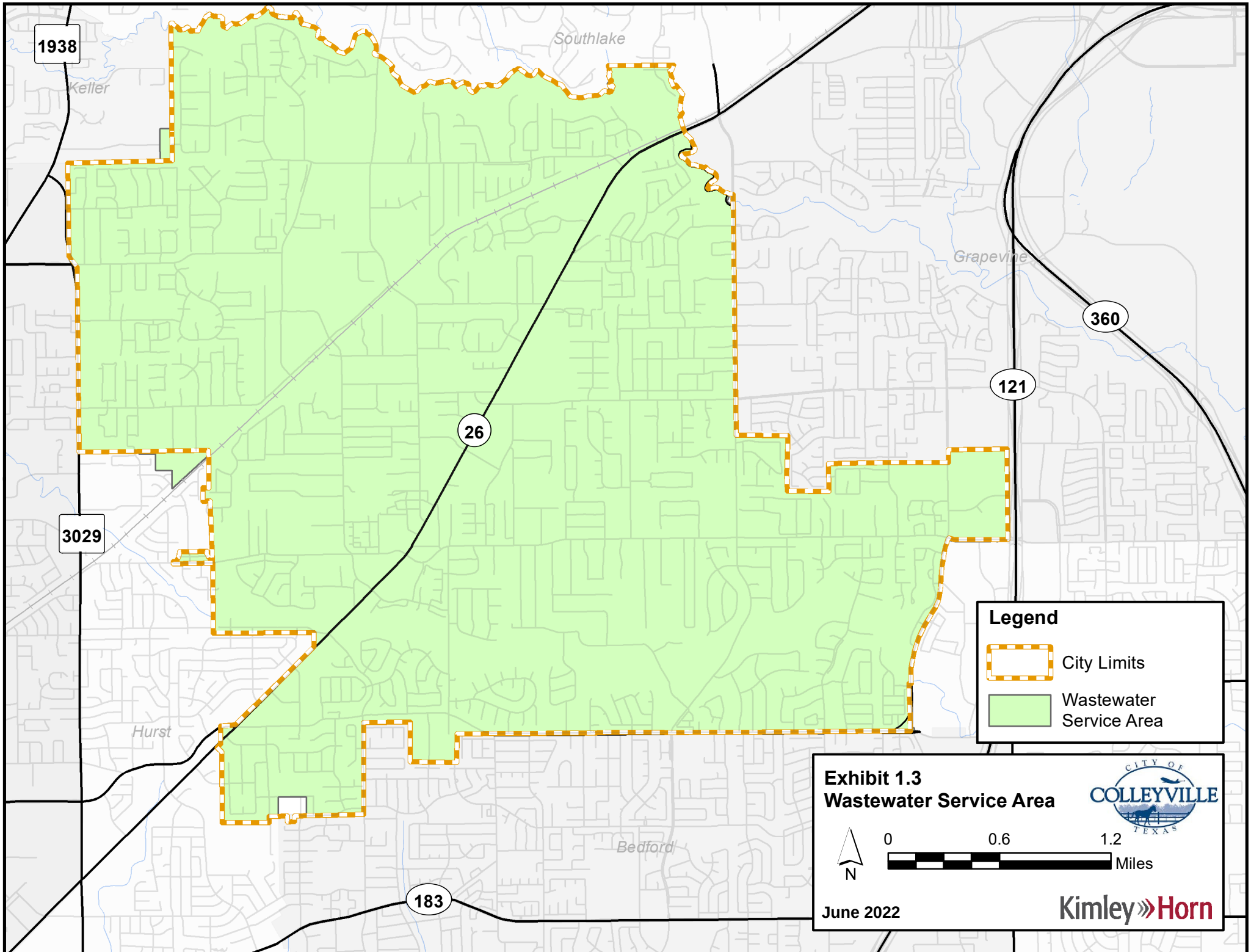
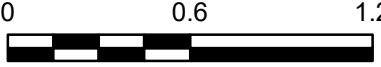


Exhibit 1.3
Wastewater Service Area


N


0 0.6 1.2 Miles

June 2022



CITY OF COLLEYVILLE TEXAS

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1.5 DATA FORMAT

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

IMPACT FEE SERVICE AREAS:

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

UNITS:

Number of dwelling units, both single and multifamily.

POPULATION:

Number of people based on person per dwelling unit factors.

EMPLOYMENT:

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

Retail:

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

Service:

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

Basic:

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

1.6 10-YEAR GROWTH SUMMARY

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

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

Service Area	Residential	Employment Units		
	Single Family	Basic Sq Ft	Service Sq Ft	Retail Sq Ft
1	379	23,000	123,000	97,000
2	274	40,000	337,000	250,000
<u>City Total</u>	<u>653</u>	<u>63,000</u>	<u>460,000</u>	<u>347,000</u>

1.7 SUMMARY

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

- The ten year (2020 - 2030) residential growth projection is approximately:
 - City Total = 653 Dwelling Units
- The ten-year (2020 - 2030) employment growth projection is approximately:
 - City Total = 870,000 ft²

Chapter 2
Roadway Impact Fee Study for the
2022 Impact Fee Study



June
2022

Prepared for the City of Colleyville

Prepared by:

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TBPE Firm Registration Number: F-928

Project Number: 061063055

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JEFFREY A. WHITACRE _____, P.E.
SERIAL NUMBER. _____ **102469**
DATE: _____ **JUNE 2022**

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2.1 INTRODUCTION

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

The City has retained Kimley-Horn and Associates, Inc. to provide professional transportation engineering services for the 2022 Roadway Impact Fee Update. This chapter includes details of the Roadway Impact Fee calculation methodology in accordance with Chapter 395, the applicable Land Use Assumptions, development of the Roadway Impact Fee CIP, and the Land Use Equivalency Table.

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

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

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

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

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

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

The Roadway Impact Fee Calculation includes the calculation of the:

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

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

2.2 LAND USE ASSUMPTIONS

SUMMARY

The methodology for land use assumptions is presented in Chapter 1: Land Use Assumptions for the 2022 Impact Fee Study. Table 2.1 presents the land use assumptions that were utilized in the roadway impact fee development. This table illustrates growth that is projected for the City of Colleyville from 2020 – 2030. These values were derived based on undeveloped land area, future land use data from the 2035 Comprehensive Plan, “Destination Colleyville”, and input from City Staff on known future development locations.

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

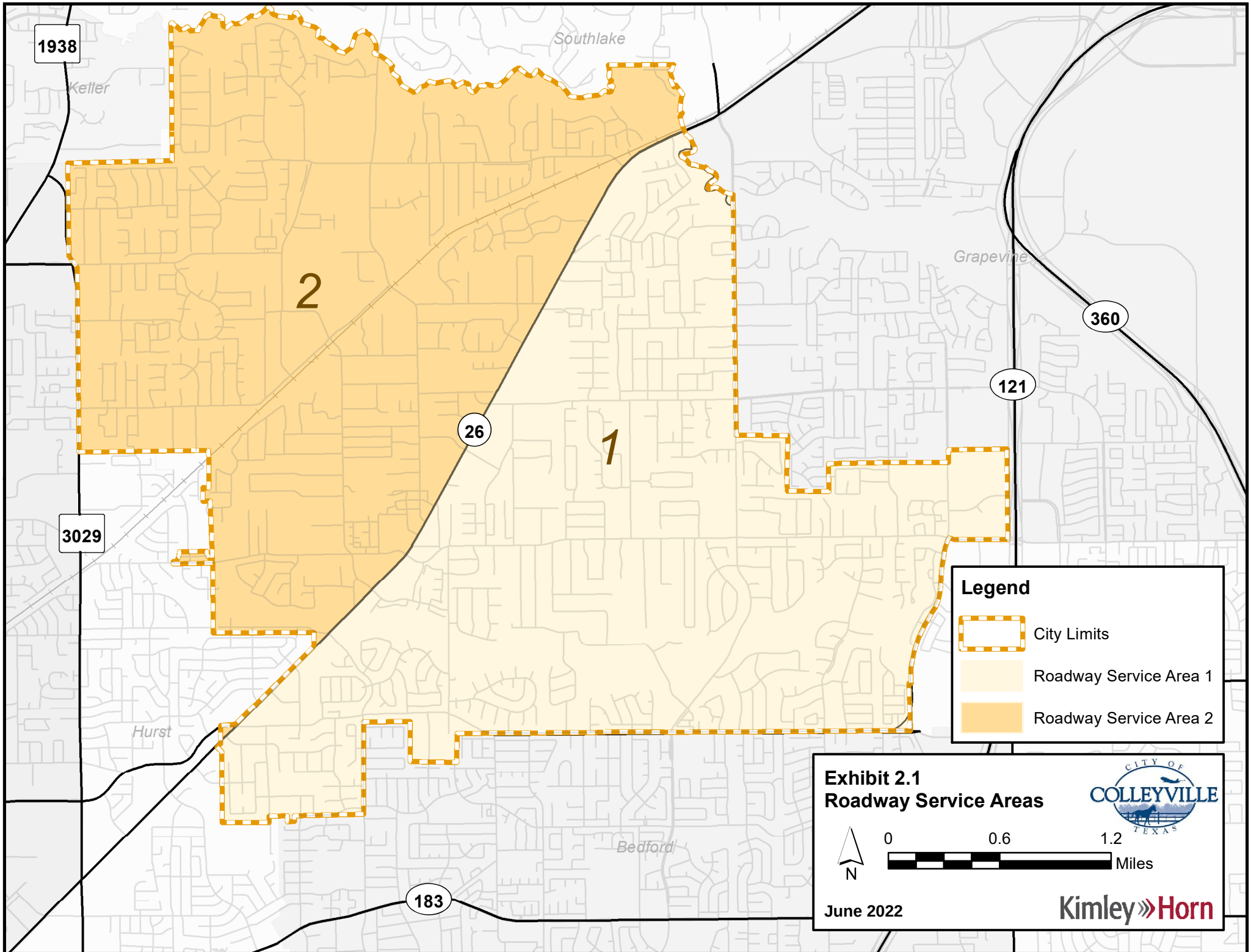
Service Area	Residential Units	Employment Units		
	Single Family	Basic Sq Ft	Service Sq Ft	Retail Sq Ft
1	379	23,000	123,000	97,000
2	274	40,000	337,000	250,000
City Total	653	63,000	460,000	347,000

ROADWAY IMPACT FEE SERVICE AREAS

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

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

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



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Keller

Southlake

Grapevine

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3029

Hurst

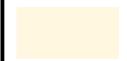
Bedford

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Legend



City Limits

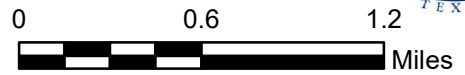


Roadway Service Area 1



Roadway Service Area 2

**Exhibit 2.1
Roadway Service Areas**



June 2022

Kimley»Horn

2.3 ROADWAY IMPACT FEE CAPITAL IMPROVEMENTS PLAN

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

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

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

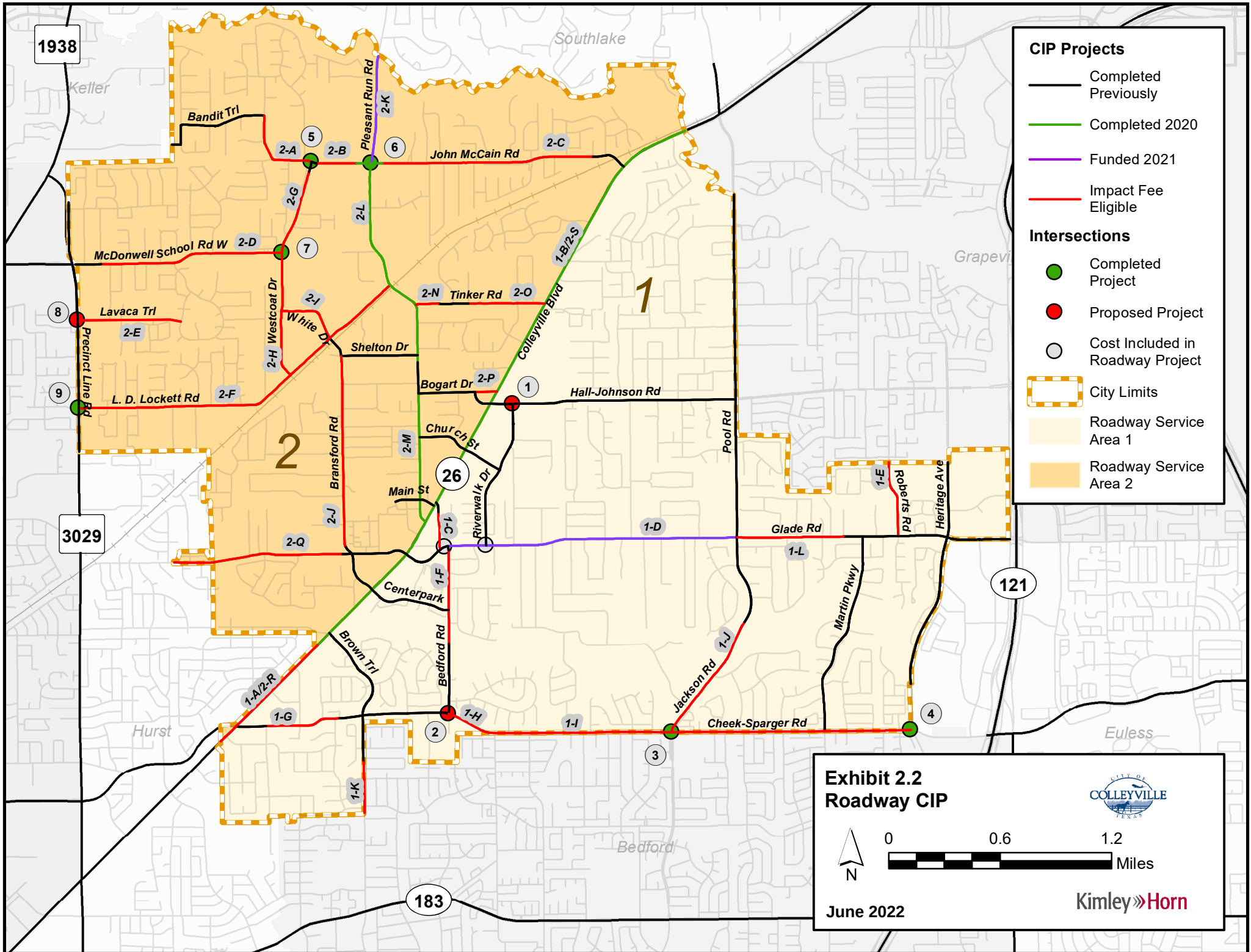
The proposed RIF CIP is listed in Tables 2.2 – 2.3 and mapped in Exhibit 2.2. The tables show the length of each project as well as the facility's Thoroughfare Plan classification. The RIF CIP was developed in conjunction with input from City of Colleyville staff and represents projects that will be needed to accommodate the growth projected in Chapter 1: Land Use Assumptions for the 2022 Impact Fee Study.

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

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
SA 1 (East of SH 26)	1-A/2-R	P6D	Colleyville Blvd	475' S of Brown Trl (City Limits) to 600' S of Cheek Sparger Rd	0.74	50%
	1-B/2-S	P6D	Colleyville Blvd	2,030' N of John McCain Rd (City Limits) to 475' S of Brown Trl	3.46	50%
	1-C	C2U	Thompson Terr	Colleyville Blvd to Old Glade Rd	0.20	100%
	1-D	M2D	Glade Rd	Bedford Rd to Strathmore Terr	2.13	100%
	1-E	C2U	Roberts Rd	2,140' N of Glade Rd (City Limits) to Glade Rd	0.41	100%
	1-F	C2U	Bedford Rd	115' S of Glade Rd to Little Bear Creek	0.51	100%
	1-G	M4U (1/2)	Cheek-Sparger Rd	San Bar Ln to Del Mar Ct	0.40	100%
	1-H	M4U (1/2)	Cheek-Sparger Rd	Bedford Rd to 1,270' E of Bedford Rd	0.24	100%
	1-I	M4U (1/2)	Cheek-Sparger Rd	1,270' E of Bedford Rd to Heritage Ave (City Limits)	2.27	50%
	1-J	M4U (1/2)	Jackson Rd	2,540' S of Glade Rd to Cheek Sparger Rd	0.72	100%
	1-K	M4U (1/2)	Brown Trl	350' S of Autumn Oaks to 145' S of Quail Crest Dr	0.28	100%
	I-1	Intersection	Hall Johnson Rd & Riverwalk Dr	Intersection Improvements		100%
	I-2	Intersection	Bedford Rd & Cheek-Sparger Rd	Intersection Improvements		100%
	I-3	Intersection	Jackson Rd & Cheek-Sparger Rd	Intersection Improvements		50%
	I-4	Intersection	Heritage Ave & Cheek-Sparger Rd	Intersection Improvements		50%

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

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



CIP Projects

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

Intersections

- Completed Project
- Proposed Project
- Cost Included in Roadway Project

City Limits

Roadway Service Area 1

Roadway Service Area 2

Exhibit 2.2
Roadway CIP

June 2022

Kimley»Horn

2.4 METHODOLOGY FOR ROADWAY IMPACT FEES

SERVICE AREAS

The two (2) service areas used in the 202 Roadway Impact Fee Study are shown in the previously referenced Exhibit 2.1. These service areas cover the entire corporate boundary of the City of Colleyville. Chapter 395 of the Texas Local Government Code specifies that “the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six (6) miles.” The service areas in the 2022 Roadway Impact Fee Study are consistent with the specification of Chapter 395 of the Texas Local Government Code. Service Area 1 is located east of SH 26/Colleyville Boulevard and Service Area 2 is located west of SH 26/Colleyville Boulevard. Both service areas are approximately four (4) miles in diameter.

SERVICE UNITS

The “service unit” is a measure of consumption or use of the capital facilities by new development. In other words, it is the unit of measure used in the 2022 Roadway Impact Fee Study to quantify the supply and demand for roads in the City. For transportation purposes, the service unit is defined as a vehicle-mile. Below is the definition for vehicle-mile.

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

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

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

The capacity values used in the 2022 Roadway Impact Fee Study are based upon generally accepted thoroughfare capacity criteria. Tables 2.4 and 2.5 show the service volumes as a function of the City of Colleyville’s Thoroughfare Plan classifications.

Table 2.4 Service Volumes for Proposed Facilities

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

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

Table 2.5 Service Volumes for Existing Facilities

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

COST PER SERVICE UNIT

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

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

ROADWAY IMPACT FEE CIP COSTING METHODOLOGY

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

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

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

Project Information

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

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

Roadway Construction Costs

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

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

Construction Component Allowances

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

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

CIP Allowances

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

Impact Fee Project Costs

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

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

SUMMARY OF ROADWAY IMPACT FEE CIP COSTS

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

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

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

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
SA 1 (East of SH 26)	1-A/2-R	P6D	Colleyville Blvd	475' S of Brown Trl (City Limits) to 600' S of Cheek Sparger Rd	0.74	50%	\$ 1,893,200	\$ 946,600
	1-B/2-S	P6D	Colleyville Blvd	2,030' N of John McCain Rd (City Limits) to 475' S of Brown Trl	3.46	50%	\$ 5,070,000	\$ 2,535,000
	1-C	C2U	Thompson Terr	Colleyville Blvd to Old Glade Rd	0.20	100%	\$ 1,024,000	\$ 1,024,000
	1-D	M2D	Glade Rd	Bedford Rd to Strathmore Terr	2.13	100%	\$ 14,277,000	\$ 14,277,000
	1-E	C2U	Roberts Rd	2,140' N of Glade Rd (City Limits) to Glade Rd	0.41	100%	\$ 1,653,000	\$ 1,653,000
	1-F	C2U	Bedford Rd	115' S of Glade Rd to Little Bear Creek	0.51	100%	\$ 2,583,000	\$ 2,583,000
	1-G	M4U (1/2)	Cheek-Sparger Rd	San Bar Ln to Del Mar Ct	0.40	100%	\$ 1,589,000	\$ 1,589,000
	1-H	M4U (1/2)	Cheek-Sparger Rd	Bedford Rd to 1,270' E of Bedford Rd	0.24	100%	\$ 947,000	\$ 947,000
	1-I	M4U (1/2)	Cheek-Sparger Rd	1,270' E of Bedford Rd to Heritage Ave (City Limits)	2.27	50%	\$ 8,940,000	\$ 4,470,000
	1-J	M4U (1/2)	Jackson Rd	2,540' S of Glade Rd to Cheek Sparger Rd	0.72	100%	\$ 2,824,000	\$ 2,824,000
	1-K	M4U (1/2)	Brown Trl	350' S of Autumn Oaks to 145' S of Quail Crest Dr	0.28	100%	\$ 1,107,000	\$ 1,107,000
	I-1	Intersection	Hall Johnson Rd & Riverwalk Dr	Intersection Improvements		100%	\$ 1,000,000	\$ 1,000,000
	I-2	Intersection	Bedford Rd & Cheek-Sparger Rd	Intersection Improvements		100%	\$ 1,000,000	\$ 1,000,000
	I-3	Intersection	Jackson Rd & Cheek-Sparger Rd	Intersection Improvements		50%	\$ 1,931,523	\$ 965,761
	I-4	Intersection	Heritage Ave & Cheek-Sparger Rd	Intersection Improvements		50%	\$ 250,000	\$ 125,000
	Service Area Project Cost Subtotal							\$ 37,046,361
	2020 Roadway Impact Fee Update Cost Per Service Area							\$ 27,550
	Total Cost in SERVICE AREA 1							\$ 37,073,911

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

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

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

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

SERVICE UNIT CALCULATION

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

The growth in vehicle-miles from 2020 to 2030 is based upon projected changes in residential units and employment for the period. These growth projections are discussed in Chapter 1: Land Use Assumptions for the 2022 Impact Fee Study.

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

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

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

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

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

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

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

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

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

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

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

Variables:

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

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

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

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

Table 2.8 Transportation Demand Factor Calculations

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

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

Variables:

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

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

Table 2.9 10-Year Growth Projections

2020-2030 Growth Projections¹

SERVICE AREA	RESIDENTIAL VEHICLE-MILES			SQUARE FEET ⁴			TRANS. DEMAND FACTOR ⁵				NON-RESIDENTIAL VEHICLE-MILES ⁹			TOTAL VEHICLE MILES ¹⁰
	DWELLING UNITS	Trip Rate TDF ²	VEHICLE MILES ³	BASIC	SERVICE	RETAIL	BASIC ⁶	SERVICE ⁷	RETAIL ⁸	BASIC	SERVICE	RETAIL		
1	379	0.99	1,501	23,000	123,000	97,000	0.63	1.15	2.51	58	566	683	1,307	
2	274	3.96	1,085	40,000	337,000	250,000	2.52	4.60	7.04	101	1,550	1,760	3,411	
Totals	653		2,586	63,000	460,000	347,000				159	2,116	2,443	4,718	7,304

VEHICLE-MILES OF INCREASE¹¹ (2020 - 2030)

SERVICE AREA	VEH-MILES
1	2,808
2	4,496

Notes:

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

2.5 ROADWAY IMPACT FEE CALCULATION

MAXIMUM ASSESSABLE IMPACT FEE PER SERVICE UNIT

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

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

Table 2.10 Maximum Assessable Roadway Impact Fee Computation

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

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

2	<i>Total Vehicle-Miles of Existing Demand</i>	A measure of the amount of traffic currently using the roadway facilities upon which capacity is being added. (from Appendix B – RIF CIP Units of Supply)
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A number of facilities identified in the CIP have traffic currently utilizing a portion of their existing capacity. This line displays the total amount of capacity along these facilities currently being used by existing traffic.

3	<i>Total Vehicle-Miles of Existing Deficiencies</i>	Number of vehicle-miles of travel that are not accommodated by the existing roadway system (from Appendix C – Existing Roadway Facilities Inventory)
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A number of facilities identified in the CIP have traffic currently utilizing a portion of their existing capacity. This line displays the total amount of capacity along these facilities currently being used by existing traffic.

4	<i>Net Amount of Vehicle-Miles of Capacity Added</i>	A measurement of the number of vehicle-miles added by the RIF CIP that will not be utilized by existing demand (Line 1 – Line 2 – Line 3)
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This calculation identifies the portion of the RIF CIP (in vehicle-miles) that may be recoverable through the collection of impact fees.

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

6	<i>Cost of Net Capacity Supplied</i>	The total RIF CIP cost (Line 5) prorated by the ratio of Net Capacity Added (Line 4) to Total Capacity Added (Line 1). [(Line 4 / Line 1) * (Line 5)]
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Using the ratio of vehicle-miles added by the RIF CIP available to serve future growth to the total vehicle-miles added, the total cost of the RIF CIP is reduced to the amount available for future growth (i.e. excluding existing usage and deficiencies).

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

8	<i>Total Vehicle-Miles of New Demand over Ten Years</i>	Based upon the growth projection provided in Chapter 1: Land Use Assumptions for the 2022 Impact Fee Study, an estimate of the number of new vehicle-miles within the service area over the next ten years (from Table 2.9)
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This line presents the amount of growth (in vehicle-miles) projected to occur within each service area over the next ten years.

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

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

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

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

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

PLAN FOR THE ROADWAY IMPACT FEE CREDIT

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

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

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

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

Table 2.10 Maximum Assessable Roadway Impact Fee Computation (Continued)

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

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

Table 2.11 Maximum Assessable Roadway Impact Fee

LINE	TITLE:	SERVICE AREA	
		1 (E. of SH 26)	2 (W. of SH 26)
1	TOTAL VEH-MI OF CAPACITY ADDED BY THE CIP (FROM CIP SERVICE UNITS OF SUPPLY, APPENDIX B)	23,486	25,137
2	TOTAL VEH-MI OF EXISTING DEMAND (FROM CIP SERVICE UNITS OF SUPPLY, APPENDIX B)	11,840	14,364
3	TOTAL VEH-MI OF EXISTING DEFICIENCIES (FROM EXISTING ROADWAY FACILITIES INVENTORY, APPENDIX C)	521	459
4	NET AMOUNT OF VEH-MI OF CAPACITY ADDED (LINE 1 - LINE 2 - LINE 3)	11,125	10,314
5	TOTAL COST OF THE CIP WITHIN SERVICE AREA (FROM TABLE 2.6/TABLE 2.7)	\$ 36,715,922	\$ 61,588,460
6	COST OF NET CAPACITY SUPPLIED (LINE 4 / LINE 1) * (LINE 5)	\$ 17,391,835	\$ 25,270,453
7	COST TO MEET EXISTING NEEDS AND USAGE (LINE 5 - LINE 6)	\$ 19,324,087	\$ 36,318,007
8	TOTAL VEH-MI OF NEW DEMAND OVER TEN YEARS (FROM TABLE 2.9 and Land Use Assumptions)	2,808	4,496
9	PERCENT OF CAPACITY ADDED ATTRIBUTABLE TO GROWTH (LINE 8 / LINE 4)	25.2%	43.5%
10	IF LINE 8 > LINE 4, REDUCE LINE 9 TO 100%, OTHERWISE NO CHANGE	25.2%	43.5%
11	COST OF CAPACITY ADDED ATTRIBUTABLE TO GROWTH (LINE 6 * LINE 10)	\$ 4,382,742	\$ 10,992,647
12	PRE-CREDIT MAX FEE PER SERVICE UNIT (\$ PER VEH-MI) (LINE 11 / LINE 8)	\$ 1,561	\$ 2,445
13	EXISTING FUND BALANCE	\$ 197,182	\$ 587,355
14	COST OF CIP AND FINANCING ATTRIBUTABLE TO GROWTH (LINE 11 - LINE 13)	\$ 4,185,560	\$ 10,405,292
15	PRE-CREDIT MAX FEE PER SERVICE UNIT (\$ PER VEH-MI) (LINE 14 / LINE 8)	\$ 1,491	\$ 2,314
16	CREDIT FOR AD VALOREM TAXES (FROM APPENDIX D)	\$ (236,602)	\$ (588,279)
17	RECOVERABLE COST OF CIP AND AD VALOREM CREDIT (LINE 14 + LINE 16)	\$ 3,948,958	\$ 9,817,013
18	MAX ASSESSABLE FEE PER SERVICE UNIT (\$ PER VEH-MI) (LINE 17 / LINE 8)	\$ 1,406	\$ 2,183

SERVICE UNIT DEMAND PER UNIT OF DEVELOPMENT

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

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

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

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

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

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

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

Key to Sources of Pass-by Rates:

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

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

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

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

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

Key to Sources of Pass-by Rates:

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

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

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

Table 2.13 Land Use Descriptions

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

Table 2.13 Land Use Descriptions (Continued)

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

2.6 SAMPLE CALCULATIONS

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

Example 1:

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

Step 1	Determine Development Unit and Vehicle-Miles Per Development Unit
	<i>From Table 2.12 [Land Use – Vehicle-Mile Equivalency Table]</i> Development Type: 1 Dwelling Unit of Single-Family Detached Housing Development Units: 1 Dwelling Unit Veh-Mi Per Development Unit: 3.96
Step 2	Determine Maximum Assessable Impact Fee Per Service Unit (Vehicle-Mile)
	<i>From Table 2.11, Line 20 [Maximum Assessable Fee Per Service Unit]</i> Service Area 1: \$1,406
Step 3	Determine Maximum Assessable Impact Fee
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit Impact Fee = 1 * 3.96 * \$1,406 Maximum Assessable Impact Fee = \$5,567

Example 2:

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

Step 1	Determine Development Unit and Vehicle-Miles Per Development Unit
	<i>From Table 2.12 [Land Use – Vehicle-Mile Equivalency Table]</i> Development Type: 150,000 square feet of Home Improvement Store Development Units: 1,000 square feet of Gross Floor Area Veh-Mi Per Development Unit: 3.78
Step 2	Determine Maximum Assessable Impact Fee Per Service Unit (Vehicle-Mile)
	<i>From Table 2.11, Line 20 [Maximum Assessable Fee Per Service Unit]</i> Service Area 2: \$2,183
Step 3	Determine Maximum Assessable Impact Fee
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit Impact Fee = 150 * 3.78 * \$2,183 Maximum Assessable Impact Fee = \$1,237,761

2.7 ADOPTION AND ADMINISTRATION OF ROADWAY IMPACT FEES

ADOPTION PROCESS

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

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

COLLECTION AND USE OF ROADWAY IMPACT FEES

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

2.8 CONCLUSIONS

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

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

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

Below is the listing of the 2022 Roadway Impact Fee Study's Maximum Assessable Impact Fee Per Service Unit (Vehicle-Mile):

Service Area	Maximum Fee Per Service Unit (per Vehicle-Mile)
1	\$1,406
2	\$2,183

In the 2012 Roadway Impact Fee Study, the Maximum Fee Per Service Unit was \$2,360 for Service Area 1 and \$2,446 for Service Area 2. This comparison shows that over the 8-year period between the 2012 Study and this Update, the Maximum Fee Per Service Unit has decreased \$954 for Service Area 1 but only a \$263 decrease for Service Area 2. As the City reaches build out and greenfield development slows, it should be expected that the Maximum Fee will continually decrease.

Chapter 3
Water Impact Fee Study for the
2022 Impact Fee Study



June
2022

Prepared for the City of Colleyville

Prepared by:

Kimley-Horn and Associates, Inc.

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TBPE Firm Registration Number: F-928

Project Number: 061063055

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SERIAL NUMBER. 140256
DATE: JUNE 2022

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3.1 INTRODUCTION

The City of Colleyville retained the services of Kimley-Horn and Associates, Inc., for the purpose of developing the impact fees for water system improvements required to serve new development. The Colleyville Impact Fee program was originally developed as a funding tool for infrastructure needs as a result of growth in the City in 1990 for roadway and water, with the addition of wastewater impact fees in 1995. These fees were last updated in 2012 in accordance with Chapter 395 of the *Local Government Code* (impact fees).

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

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

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

(6) *the projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time, not to exceed 10 years; and*

(7) *plan for awarding:*

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

(B) *in the alternative, a credit equal to 50 percent of the total project cost of implementing the capital improvements plan.*

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

The study process was comprised of four tasks:

A. LAND USE ASSUMPTIONS

The development of land use assumptions included the following:

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

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

B. EVALUATION OF THE WATER SYSTEM MASTER PLAN

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

C. IMPACT FEE CAPITAL IMPROVEMENT PLAN

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

D. IMPACT FEE ANALYSIS AND REPORT

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

3.2 DESIGN CRITERIA

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

A. WATER LINES

Water Transmission Lines (12-inch and Larger)

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

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

B. STORAGE TANKS

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

(a) Ground Storage

Ground storage serves two functions:

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

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

(b) Elevated Storage

Elevated storage serves three purposes:

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

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

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

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

C. PUMP STATIONS

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

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

3.3 IMPACT FEE CAPITAL IMPROVEMENTS PLAN

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

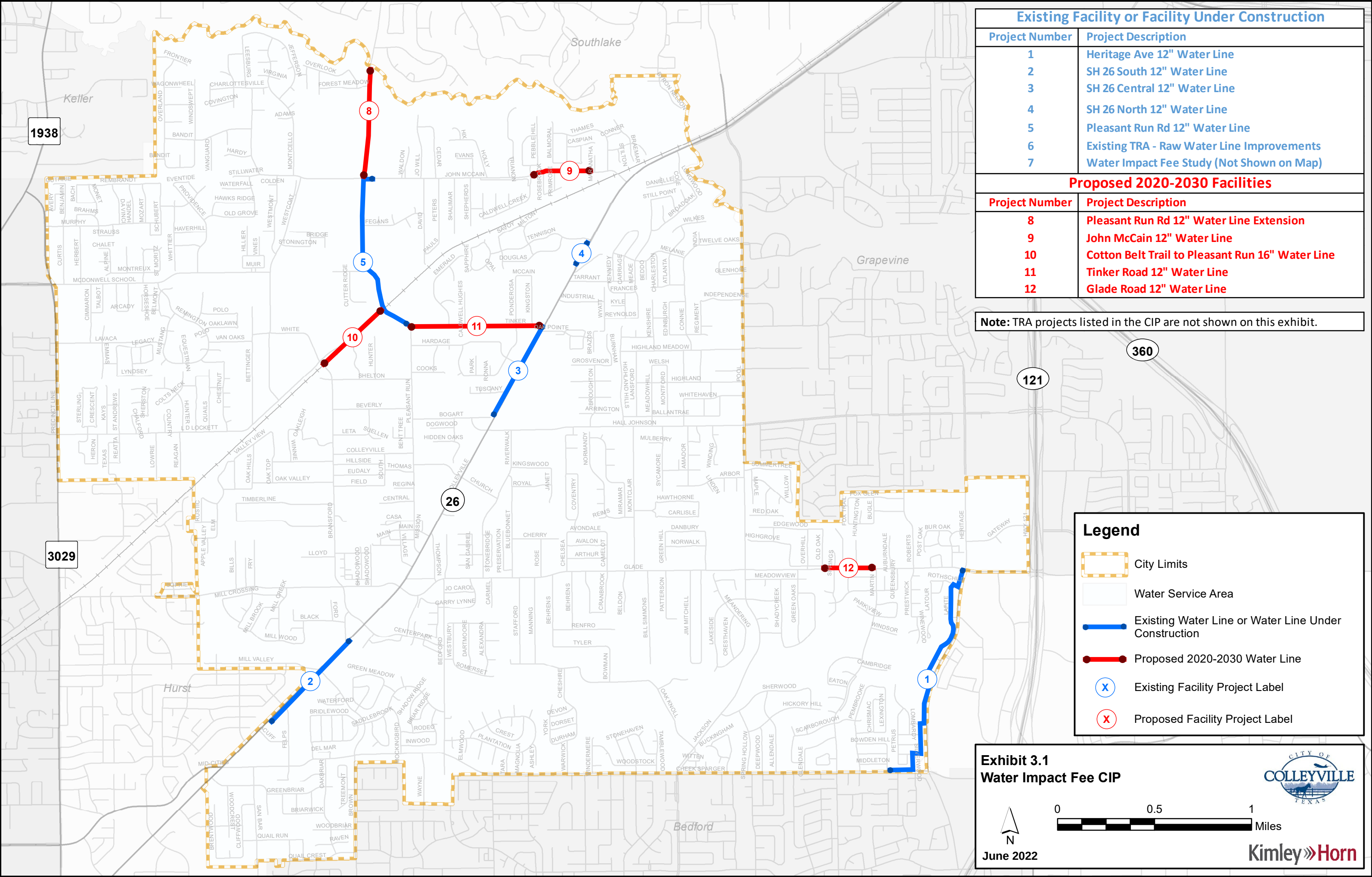
Seven (7) existing projects and five (5) proposed projects are determined eligible for recoverable cost through impact fee over the next 10 years. The City of Colleyville's total cost of these projects is \$11,627,893. The projected total recoverable through impact fees is \$5,404,564. After financing costs are added and the credit reduction calculation is complete, \$5,367,621 is recoverable through impact fees serving the 10-year system needs. These impact fee capital improvements are shown in Table 3.1 and illustrated in Exhibit 3.1.

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

Project #	Description	2020 Required Capacity (Percent Utilization)	2030 Required Capacity (Percent Utilization)	2020-2030 Required Capacity (Percent Utilization)	2030 Projected Recoverable Cost	Total Project Cost
EXISTING						
1	Heritage Ave 12" Water Line	92%	97%	5%	\$ 31,200	\$ 624,000
2	SH 26 South 12" Water Line	92%	97%	5%	\$ 19,350	\$ 387,000
3	SH 26 Central 12" Water Line	92%	97%	5%	\$ 14,950	\$ 299,000
4	SH 26 North 12" Water Line	92%	97%	5%	\$ 2,250	\$ 45,000
5	Pleasant Run Rd 12" Water Line	92%	97%	5%	\$ 22,500	\$ 450,000
6**	Existing TRA - Raw Water Line Improvements	92%	97%	5%	\$ 229,075	\$ 4,581,500
7	Water Impact Fee Study Update	-	-	100%	\$ 36,250	\$ 36,250
Existing Subtotal					\$ 355,575	\$ 6,422,750
PROPOSED						
8*	Pleasant Run Rd 12" Water Line Extension	0%	97%	97%	\$ 551,962	\$ 569,033
9*	John McCain 12" Water Line	0%	97%	97%	\$ 350,079	\$ 360,907
10*	Cotton Belt Trail to Pleasant Run 16" Water Line	0%	97%	97%	\$ 1,342,480	\$ 1,384,000
11*	Tinker Road 12" Water Line	0%	97%	97%	\$ 1,007,057	\$ 1,038,203
12	Glade Road 12" Water Line	0%	97%	97%	\$ 1,797,410	\$ 1,853,000
Proposed Subtotal					\$ 5,048,989	\$ 5,205,143
Total					\$ 5,404,564	\$ 11,627,893

* Water project costs are prorated for upsize capacity only.

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



PROJECT DESCRIPTIONS

Existing Facilities or Facilities under Construction

(1) Heritage Ave 12" Water Line

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

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

Recoverable Cost	\$31,200
------------------	----------

(2) SH 26 South 12" Water Line

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

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

Recoverable Cost	\$19,350
------------------	----------

(3) SH 26 Central 12" Water Line

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

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

Recoverable Cost	\$14,950
------------------	----------

(4) SH 26 North 12" Water Line

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

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

Recoverable Cost	\$2,250
------------------	---------

(5) Pleasant Run Rd 12" Water Line

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

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

Recoverable Cost	\$22,500
------------------	----------

(6) Existing TRA - Raw Water Line Improvements

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

Recoverable Cost	\$229,075
------------------	-----------

(7) Water Impact Fee Study Update

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

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

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

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

Proposed Facilities, Improvements, and Water Lines

(8) Pleasant Run Rd 12" Water Line Extension

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

Total Project Cost	\$849,000
--------------------	-----------

Total Upsize Project Cost	\$569,033
---------------------------	-----------

Recoverable Cost	\$551,962
------------------	-----------

(9) John McCain 12" Water Line

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

Total Project Cost	\$650,000
--------------------	-----------

Total Upsize Project Cost	\$360,907
---------------------------	-----------

Recoverable Cost	\$350,079
------------------	-----------

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

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

Total Project Cost	\$1,384,000
--------------------	-------------

Recoverable Cost	\$1,342,480
------------------	-------------

(11) Tinker Road 12" Water Line

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

Total Project Cost	\$3,406,000
Total Upsize Project Cost	\$1,038,203
Recoverable Cost	\$1,007,057

(12) Glade Road 12" Water Line

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

Project Cost	\$1,853,000
Recoverable Cost	\$1,797,410

3.4 WATER IMPACT FEE CALCULATION

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

Table 3.2 Service Unit Consumption Calculation

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

(1) Data Sources: City of Colleyville

Based on the City's 10-year growth projections and the resulting water demand projections, water service will be required for an additional 491 service units. The calculation is as follows:

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

Table 3.3 10-year Additional Service Units Calculation

Year	Average Day Demand (MGD) ¹	Service Unit Demand (GPD)	Projected Service Units
2020	7.28	835	8,719
2030	7.69	835	9,210
10-year Additional Service Units			491

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

Impact fee law allows for a credit calculation to credit back the development community based on the utility revenues or ad valorem taxes that are allocated for paying a portion of future capital improvements. The intent of this credit is to prevent the City from double charging development for future capital improvements via impact fees and utility rates. If the city chooses not to do a financial analysis to determine the credit value they are required by law to reduce the recoverable cost by 50 percent. The city has chosen to calculate the credit value. Therefore, the maximum recoverable cost for impact fee shown below is 99.3 percent of the Pre Credit Recoverable Cost. A detailed credit calculation has been provided by Edward B. Peacock in the appendix.

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

Table 3.4 10-Year Recoverable Cost Breakdown

Recoverable Impact Fee CIP Costs	\$ 5,404,564
Pre Credit Recoverable Cost for Impact Fee	\$ 5,404,564
Credit for Utility Revenues	\$ (36,943)
Maximum Recoverable Cost for Impact Fee	\$ 5,367,621

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

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

$$\text{10-year recoverable cost} = \$5,367,621$$

$$\text{Impact fee per service units} = \frac{\$5,367,621}{491}$$

$$\text{Impact fee per service units} = \$10,932$$

Therefore, the maximum assessable water impact fee per service unit is \$10,932.

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

Table 3.5 Service Unit Equivalency Table for Commonly Used Meters

Meter Size	Maximum Continuous Operating Capacity (GPM)*	Service Unit Equivalent	Maximum Assessable Water Impact Fee
5/8"x 3/4" PD	10	0.67	\$7,288
3/4" PD	15	1.00	\$10,932
1" PD	25	1.67	\$18,220
1 1/2" PD	50	3.33	\$36,440
2" PD	80	5.33	\$58,304
2" Compound	80	5.33	\$58,304
2" Turbine	100	6.67	\$72,880
3" Compound	175	11.67	\$127,540
3" Turbine	220	14.67	\$160,336
4" Compound	300	20.00	\$218,640
4" Turbine	420	28.00	\$306,096
6" Compound	675	45.00	\$491,940
6" Turbine	865	57.67	\$630,412
8" Compound	900	60.00	\$655,920
8" Turbine	2,400	160.00	\$1,749,120
10" Turbine	3,500	233.33	\$2,550,800

PD = Positive Displacement Meter (Typical Residential Meter)

*Operating capacities obtained from American Water Works Association (AWWA) C-700-20, C-701-19, C702-19

Chapter 4
Wastewater Impact Fee Study for the
2022 Impact Fee Study



June
2022

Prepared for the City of Colleyville

Prepared by:

Kimley-Horn and Associates, Inc.

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Phone 817 335 6511

TBPE Firm Registration Number: F-928

Project Number: 061063055

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4.1 INTRODUCTION

The City of Colleyville retained the services of Kimley-Horn and Associates, Inc., for the purpose of developing the impact fees for wastewater system improvements required to serve new development. The Colleyville Impact Fee program was originally developed as a funding tool for infrastructure needs as a result of growth in the City in 1990 for roadway and water, with the addition of wastewater impact fees in 1995. These fees were last updated in 2012 in accordance with Chapter 395 of the *Local Government Code* (impact fees).

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 - (2) *an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of the existing capital improvements, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;*
 - (3) *a description of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions, which shall be prepared by a qualified professional engineer licensed to perform such professional engineering services in this state;*
 - (4) *a definitive table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of capital improvements or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including but not limited to residential, commercial, and industrial;*
 - (5) *the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;*

(6) *the projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time, not to exceed 10 years; and*

(7) *plan for awarding:*

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

(B) *in the alternative, a credit equal to 50 percent of the total project cost of implementing the capital improvements plan.*

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

The study process was comprised of four tasks:

A. LAND USE ASSUMPTIONS

The development of land use assumptions included the following:

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

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

B. EVALUATION OF THE WASTEWATER SYSTEM MASTER PLAN

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

C. IMPACT FEE CAPITAL IMPROVEMENT PLAN

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

D. IMPACT FEE ANALYSIS AND REPORT

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

4.2 DESIGN CRITERIA

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

A. SEWER TRUNK LINES (INTERCEPTORS)

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

B. LIFT STATION PUMPING CAPACITY

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

C. LIFT STATION WET WELL CAPACITY

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

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

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

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

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

D. FORCE MAINS

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

4.3 IMPACT FEE CAPITAL IMPROVEMENTS PLAN

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

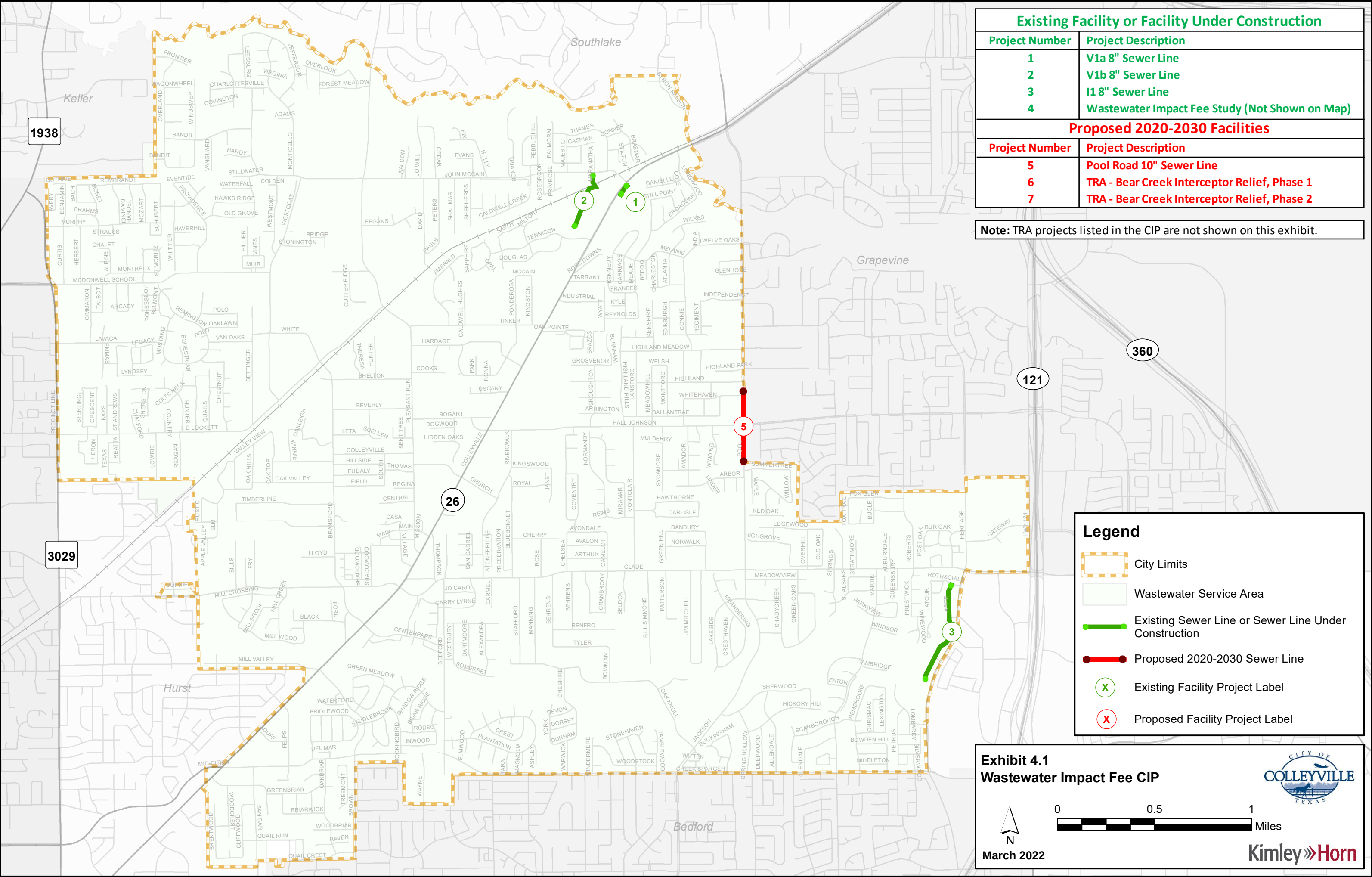
Four (4) existing projects and three (3) proposed projects are determined eligible for recoverable cost through impact fee over the next 10 years. The City of Colleyville's total cost of these projects is \$1,926,073. The projected total recoverable through impact fees is \$1,495,858. After the credit reduction calculation is complete, \$1,485,277 is recoverable through impact fees serving the 10-year system needs. These impact fee capital improvements are shown in Table 4.1 and illustrated in Exhibit 4.1.

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

Project #	Description	2020 Required Capacity (Percent Utilization)	2030 Required Capacity (Percent Utilization)	2020-2030 Required Capacity (Percent Utilization)	2030 Projected Recoverable Cost	Total Project Cost
EXISTING						
1	V1a 8" Sewer Line	92%	97%	5%	\$ 3,350	\$ 67,000
2	V1b 8" Sewer Line	92%	97%	5%	\$ 6,700	\$ 134,000
3	I1 8" Sewer Line	92%	97%	5%	\$ 10,250	\$ 205,000
4	Wastewater Impact Fee Study	-	100%	100%	\$ 36,250	\$ 36,250
Existing Subtotal					\$ 56,550	\$ 442,250
PROPOSED						
5*	Pool Road 10" Sewer Line	0%	97%	97%	\$ 1,295,338	\$ 1,335,400
6**	TRA - Bear Creek Interceptor Relief, Phase 1	0%	97%	97%	\$ 78,328	\$ 80,750
7**	TRA - Bear Creek Interceptor Relief, Phase 2	0%	97%	97%	\$ 65,643	\$ 67,673
Proposed Subtotal					\$ 1,439,308	\$ 1,483,823
Total					\$ 1,495,858	\$ 1,926,073

* Wastewater project costs are prorated for upsize capacity only.

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



Existing Facility or Facility Under Construction	
Project Number	Project Description
1	V1a 8" Sewer Line
2	V1b 8" Sewer Line
3	I1 8" Sewer Line
4	Wastewater Impact Fee Study (Not Shown on Map)
Proposed 2020-2030 Facilities	
Project Number	Project Description
5	Pool Road 10" Sewer Line
6	TRA - Bear Creek Interceptor Relief, Phase 1
7	TRA - Bear Creek Interceptor Relief, Phase 2

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

Legend

City Limits

Wastewater Service Area

Existing Sewer Line or Sewer Line Under Construction

Proposed 2020-2030 Sewer Line

Existing Facility Project Label

Proposed Facility Project Label

PROJECT DESCRIPTIONS

Existing

(1) V1a 8" Sewer Line

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

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

Recoverable Cost	\$3,350
------------------	---------

(2) V1b 8" Sewer Line

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

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

Recoverable Cost	\$6,700
------------------	---------

(3) I1 8" Sewer Line

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

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

Recoverable Cost	\$10,250
------------------	----------

(4) Wastewater Impact Fee Study Update

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

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

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

Proposed

(5) Pool Road 10" Sewer Line

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

Total Project Cost	\$1,585,000
Total Upsize Project Cost	\$1,335,400
Recoverable Cost	\$1,295,338

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

Total Project Cost	\$24,700,000
Total Upsize Project Cost	\$4,750,000
Colleyville Proportional Upsize Cost (1.7%)	\$80,750
Recoverable Cost	\$78,328

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

Total Project Cost	\$20,700,000
Total Upsize Project Cost	\$3,980,769
Colleyville Proportional Upsize Cost (1.7%)	\$67,673
Recoverable Cost	\$65,643

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

4.4 WASTEWATER IMPACT FEE CALCULATION

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

Table 4.2 Service Unit Consumption Calculation

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

(1) Data Sources: City of Colleyville

Based on the City's 10-year growth projections and the resulting wastewater flow projections, wastewater service will be required for an additional 501 service units. The calculation is as follows:

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

Table 4.3 10-year Additional Service Units Calculation

Year	Average Day Flow (MGD) ¹	Service Unit Demand (GPD)	Projected Service Units
2020	2.78	319	8,715
2030	2.94	319	9,216
10-year Additional Service Units			501

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

Impact fee law allows for a credit calculation to credit back the development community based on the utility revenues or ad valorem taxes that are allocated for paying a portion of future capital improvements. The intent of this credit is to prevent the City from double charging development for future capital improvements via impact fees and utility rates. If the city chooses not to do a financial analysis to determine the credit value they are required by law to reduce the recoverable cost by 50 percent. The city has chosen to calculate the credit value. Therefore, the maximum recoverable cost for impact fee shown below is 99.3 percent of the Pre Credit Recoverable Cost. A detailed credit calculation has been provided by Edward B. Peacock, CPA in the appendix.

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

Table 4.4 10-Year Recoverable Cost Breakdown

Recoverable Impact Fee CIP Costs	\$ 1,495,858
Pre Credit Recoverable Cost for Impact Fee	\$ 1,495,858
Credit for Utility Revenues	\$ (10,581)
Maximum Recoverable Cost for Impact Fee	\$ 1,485,277

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

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

$$\text{10-year recoverable cost} = \$1,485,277$$

$$\text{Impact fee per service units} = \frac{\$1,485,277}{501}$$

$$\text{Impact fee per service units} = \$2,965$$

Therefore, the maximum assessable wastewater impact fee per service unit is \$2,965.

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

Table 4.5 Service Unit Equivalency Table for Commonly Used Meters

Meter Size	Maximum Continuous Operating Capacity (GPM)*	Service Unit Equivalent	Maximum Assessable Wastewater Impact Fee
5/8"x 3/4" PD	10	0.67	\$1,977
3/4" PD	15	1.00	\$2,965
1" PD	25	1.67	\$4,942
1 1/2" PD	50	3.33	\$9,883
2" PD	80	5.33	\$15,813
2" Compound	80	5.33	\$15,813
2" Turbine	100	6.67	\$19,767
3" Compound	175	11.67	\$34,592
3" Turbine	220	14.67	\$43,487
4" Compound	300	20.00	\$59,300
4" Turbine	420	28.00	\$83,020
6" Compound	675	45.00	\$133,425
6" Turbine	865	57.67	\$170,982
8" Compound	900	60.00	\$177,900
8" Turbine	2,400	160.00	\$474,400
10" Turbine	3,500	233.33	\$691,833

PD = Positive Displacement Meter (Typical Residential Meter)

*Operating capacities obtained from American Water Works Association (AWWA) C-700-20, C-701-19, C702-19

APPENDIX

CONCEPTUAL LEVEL PROJECT COST PROJECTIONS

ROADWAY IMPACT FEE CIP SERVICE UNITS OF SUPPLY

EXISTING ROADWAY FACILITIES INVENTORY

PLAN FOR AWARDING THE ROADWAY IMPACT FEE CREDIT

PLAN FOR AWARDING THE WATER AND WASTEWATER IMPACT FEE CREDIT

CONCEPTUAL LEVEL PROJECT COST PROJECTIONS

City of Colleyville - 2020 Roadway Impact Fee Update

Capital Improvements Plan for Roadway Impact Fees
Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 1

#	Class	Project	Limits	Status	Project Cost	% in Service Area	Cost in Service Area
1-A/2-R	P6D	Colleyville Blvd	475' S of Brown Trl (City Limits) to 600' S of Cheek Sparger Rd	Widening	\$ 1,893,200	50%	\$ 946,600
1-B/2-S	P6D	Colleyville Blvd	2,030' N of John McCain Rd (City Limits) to 475' S of Brown Trl	Completed	\$ 5,070,000	50%	\$ 2,535,000
1-C	C2U	Thompson Terr	Colleyville Blvd to Old Glade Rd	Widening	\$ 1,024,000	100%	\$ 1,024,000
1-D	M2D	Glade Rd	Bedford Rd to Pool Rd	Completed	\$ 11,655,011	100%	\$ 11,655,011
1-E	C2U-S	Roberts Rd	2,140' N of Glade Rd (City Limits) to Glade Rd	Widening	\$ 1,653,000	100%	\$ 1,653,000
1-F	C2U	Bedford Rd	115' S of Glade Rd to Little Bear Creek	Widening	\$ 2,583,000	100%	\$ 2,583,000
1-G	M4U (1/2)	Cheek-Sparger Rd	San Bar Ln to Del Mar Ct	Widening	\$ 1,589,000	100%	\$ 1,589,000
1-H	M4U (1/2)	Cheek-Sparger Rd	Bedford Rd to 1,270' E of Bedford Rd	Widening	\$ 947,000	100%	\$ 947,000
1-I	M4U (1/2)	Cheek-Sparger Rd	1,270' E of Bedford Rd to Heritage Ave (City Limits)	Widening	\$ 8,940,000	50%	\$ 4,470,000
1-J	M4U (1/2)	Jackson Rd	2,540' S of Glade Rd to Cheek Sparger Rd	Widening	\$ 2,824,000	100%	\$ 2,824,000
1-K	M4U (1/2)	Brown Trl	350' S of Autumn Oaks to 145' S of Quail Crest Dr	Widening	\$ 1,107,000	100%	\$ 1,107,000
1-L	M4U (1/2)	Glade Rd	Pool Rd to Strathmore Terr	Widening	\$ 2,264,000	100%	\$ 2,264,000
Intersection Improvements							
I-1	Intersection	Hall Johnson Rd & Riverwalk Dr	Intersection Improvements	Proposed	\$ 1,000,000	100%	\$ 1,000,000
I-2	Intersection	Bedford Rd & Cheek-Sparger Rd	Intersection Improvements	Proposed	\$ 1,000,000	100%	\$ 1,000,000
I-3	Intersection	Jackson Rd & Cheek-Sparger Rd	Intersection Improvements	Completed	\$ 1,931,523	50%	\$ 965,761
I-4	Intersection	Heritage Ave & Cheek-Sparger Rd	Intersection Improvements	Completed	\$ 250,000	50%	\$ 125,000
TOTAL					\$ 45,730,734		\$ 36,688,372

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

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

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

Kimley-Horn and Associates, Inc.

updated:

9/21/2021

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

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

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

Project Information:		Description:	Project No.	1-D
Name:	Glade Rd	This project consisted of the widening of an existing two-lane undivided facility to a four-lane undivided minor arterial.		
Limits:	Bedford Rd to Pool Rd			
Impact Fee Class:	M2D			
Ultimate Class:	C2U/C3U			
Length (lf):	8,235			
Service Area(s):	1			

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
City Contribution to Construction Cost:		-	\$ 10,764,961
Engineering/Survey/Testing			
Other	Roundabout at Riverwalk and Bluebonnet lowering		\$ 890,050
ROW/Easement Acquisition:	No ROW Acquisition Costs included		
Impact Fee Project Cost TOTAL:			\$ 11,655,011

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

Project Information:		Description:	Project No.
Name:	Glade Rd	This project consists of the widening of an existing two-lane undivided facility to a four-lane undivided minor arterial.	1-L
Limits:	Pool Rd to Strathmore Terr		
Impact Fee Class:	M4U (1/2)		
Ultimate Class:	C2U/C3U		
Length (lf):	3,034		
Service Area(s):	1		

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,214	CY	\$ 27.00	\$ 113,769
204	6" Lime Stabilization (with Lime @ 30#/sy)	8,427	SY	\$ 3.50	\$ 29,496
304	8" Concrete Pavement	7,753	SY	\$ 73.00	\$ 565,980
404	4" Topsoil	6,910	SY	\$ 10.00	\$ 69,104
604	5' Concrete Sidewalk	15,169	SF	\$ 8.00	\$ 121,354
504	Concrete Driveway Approach	3	EA	\$ 4,000.00	\$ 12,000
Paving Construction Cost Subtotal:					\$ 911,703
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
√	Prep ROW		6%	\$	54,702
√	Traffic Control	Construction Phase Traffic Control	5%	\$	45,585
√	Pavement Markings/Markers		3%	\$	27,351
√	Roadway Drainage	Standard Internal System	25%	\$	227,926
√	Illumination		6%	\$	54,702
	Special Drainage Structures	None Anticipated	0%	\$	-
√	Water	Minor Adjustments	6%	\$	54,702
√	Sewer	Minor Adjustments	4%	\$	36,468
√	Establish Turf / Erosion Control		3%	\$	27,351
√	Basic Landscaping		3%	\$	27,351
	Other:		\$0	\$	-
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$	556,139
Paving and Allowance Subtotal:				\$	1,467,842
Construction Contingency:				15%	\$ 220,176
Mobilization:				6%	\$ 13,211
Construction Cost TOTAL:				\$	1,702,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,702,000
Engineering/Survey/Testing:		18%	\$ 306,360
Previous Town contribution			
Other			
ROW/Easement Acquisition:	Existing Alignment	15%	\$ 255,300
Impact Fee Project Cost TOTAL:			\$ 2,264,000

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City of Colleyville - 2020 Roadway Impact Fee Update

Capital Improvements Plan for Roadway Impact Fees
Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 2

#	Class	Project	Limits	Status	Project Cost	% in Service Area	Cost in Service Area
2-A	C2U	John McCain Rd	Bandit Tr to Westcoat Dr	Widening	\$ 2,316,000	100%	\$ 2,316,000
2-B	C2U	John McCain Rd	150' E of Westcoat Dr to 430' W of Pleasant Run Rd	Widening	\$ 1,091,000	100%	\$ 1,091,000
2-C	C2U	John McCain Rd	315' E of Pleasant Run Rd to Maranatha Ct	Widening	\$ 5,789,000	100%	\$ 5,789,000
2-D	C2U	McDonwell School Rd W	Herbert Rd to Westcoat Dr	Widening	\$ 5,025,000	100%	\$ 5,025,000
2-E	C2U	Lavaca Trl	Precinct Line Rd (City Limits) to Mustang Tr	Widening	\$ 2,837,000	100%	\$ 2,837,000
2-F	C2U	L. D. Lockett Rd	Precinct Line Rd (City Limits) to Pleasant Run Rd	Widening	\$ 9,803,000	100%	\$ 9,803,000
2-G	C2U	Westcoat Dr	300' S of John McCain Rd to McDonwell School Rd	Widening	\$ 2,343,000	100%	\$ 2,343,000
2-H	C2U	Westcoat Dr	McDonwell School Rd to L D Lockett Rd	Widening	\$ 3,454,000	100%	\$ 3,454,000
2-I	C2U	White Dr	Westcoat Dr to L D Lockett Rd	Widening	\$ 1,781,000	100%	\$ 1,781,000
2-J	C2U	Bransford Rd	Shelton Dr to 220' N of Glade Rd	Widening	\$ 5,244,000	100%	\$ 5,244,000
2-K	C2U	Pleasant Run Rd	3,080' N of John McCain Rd (City Limits) to John McCain Rd	Completed	\$ 3,328,000	100%	\$ 3,328,000
2-L	C2U	Pleasant Run Rd	John McCain Rd to 200' S of Shelton Dr	Completed	\$ 4,769,000	100%	\$ 4,769,000
2-M	C2U	Pleasant Run Rd	Bogart Dr to Colleyville Blvd	Completed	\$ 231,000	100%	\$ 231,000
2-N	C2U	Tinker Rd	Pleasant Run Rd to 645' E of Pleasant Run Rd	Widening	\$ 626,000	100%	\$ 626,000
2-O	C2U	Tinker Rd	Caldwell Hughes Rd to Colleyville Blvd	Widening	\$ 2,092,000	100%	\$ 2,092,000
2-P	C2U	Bogart Dr	Hall Johnson Rd to Colleyville Blvd	Widening	\$ 599,000	100%	\$ 599,000
2-Q	M4U (1/2)	Glade Rd	5,100' W of Bransford Rd (City Limits) to 265' W of Bransford Rd	Widening	\$ 3,586,000	100%	\$ 3,586,000
1-A/2-R	P6D	Colleyville Blvd	475' S of Brown Trl (City Limits) to 600' S of Cheek Sparger Rd	Widening	\$ 1,219,200	50%	\$ 609,600
1-B/2-S	P6D	Colleyville Blvd	2,030' N of John McCain Rd (City Limits) to 475' S of Brown Trl	Completed	\$ 5,070,000	50%	\$ 2,535,000

Intersection Improvements

I-5	Intersection	John McCain Rd & Westcoat Dr	Intersection Improvements	Completed	\$ 1,142,907	100%	\$ 1,142,907
I-6	Intersection	John McCain Rd & Pleasant Run Rd	Intersection Improvements	Completed	\$ 753,196	50%	\$ 376,598
I-7	Intersection	McDonwell School Rd & Westcoat Dr	Intersection Improvements	Completed	\$ 1,452,805	100%	\$ 1,452,805
I-8	Intersection	Precinct Line Rd & Lavaca Trl	Intersection Improvements	Proposed	\$ 750,000	50%	\$ 375,000
I-9	Intersection	L.D. Lockett Rd & Precinct Line Rd	Intersection Improvements	Completed	\$ 310,000	50%	\$ 155,000
TOTAL					\$ 65,612,108		\$ 61,560,910

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

Kimley-Horn and Associates, Inc.

updated:

9/21/2021

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

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

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

Kimley-Horn and Associates, Inc.

updated:

9/21/2021

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

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

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

Kimley-Horn and Associates, Inc.

updated:

9/21/2021

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

Project Information:		Description:	Project No.	2-0
Name:	Tinker Rd Caldwell Hughes Rd to Colleyville Blvd	This project consists of the widening of an existing two-lane undivided facility to a two/three-lane undivided collector facility.		
Limits:				
Impact Fee Class:	C2U			
Ultimate Class:	C2U/C3U			
Length (lf):	2,171			
Service Area(s):	2			

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

Kimley-Horn and Associates, Inc.

updated: 9/21/2021

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

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

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

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

Kimley-Horn and Associates, Inc.

updated:

9/21/2021

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

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

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ROADWAY IMPACT FEE CIP SERVICE UNITS OF SUPPLY

City of Colleyville - 2020 Roadway Impact Fee Update

CIP Service Units of Supply

Service Area 1

9/21/2021

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
1-A/2-R	Colleyville Blvd	475' S of Brown Trl (City Limits) to 600' S of Cheek Sparger Rd	0.74	6	P6D	2,652	50%	900	1,985	975	1,010	\$ 1,893,200	\$ 946,600
1-B/2-S	Colleyville Blvd	2,030' N of John McCain Rd (City Limits) to 475' S of Brown Trl	3.46	6	P6D	3,134	50%	900	9,349	5,426	3,923	\$ 5,070,000	\$ 2,535,000
1-C	Thompson Terr	Colleyville Blvd to Old Glade Rd	0.20	2	C2U	81	100%	525	211	16	195	\$ 1,024,000	\$ 1,024,000
1-D	Glade Rd	Bedford Rd to Pool Rd	1.56	2	M2D	1,338	100%	725	2,262	2,087	175	\$ 11,655,011	\$ 11,655,011
1-E	Roberts Rd	2,140' N of Glade Rd (City Limits) to Glade Rd	0.41	2	C2U	173	100%	525	431	71	360	\$ 1,653,000	\$ 1,653,000
1-F	Bedford Rd	115' S of Glade Rd to Little Bear Creek	0.51	2	C2U	571	100%	525	532	289	243	\$ 2,583,000	\$ 2,583,000
1-G	Cheek-Sparger Rd	San Bar Ln to Del Mar Ct	0.40	4	M4U (1/2)	878	100%	650	1,050	355	695	\$ 1,589,000	\$ 1,589,000
1-H	Cheek-Sparger Rd	Bedford Rd to 1,270' E of Bedford Rd	0.24	4	M4U (1/2)	1,194	100%	650	627	288	339	\$ 947,000	\$ 947,000
1-I	Cheek-Sparger Rd	1,270' E of Bedford Rd to Heritage Ave (City Limits)	2.27	4	M4U (1/2)	1,394	50%	650	2,951	1,582	1,369	\$ 8,940,000	\$ 4,470,000
1-J	Jackson Rd	2,540' S of Glade Rd to Cheek Sparger Rd	0.72	4	M4U (1/2)	724	100%	650	1,863	519	1,344	\$ 2,824,000	\$ 2,824,000
1-K	Brown Trl	350' S of Autumn Oaks to 145' S of Quail Crest Dr	0.28	4	M4U (1/2)	823	100%	650	734	232	502	\$ 1,107,000	\$ 1,107,000
1-L	Glade Rd	Pool Rd to Strathmore Terr	0.57	4	M4U (1/2)	1,338	100%	650	1,494	769	725	\$ 2,264,000	\$ 2,264,000
I-1	Hall Johnson Rd & Riverwalk Dr	Intersection Improvements					100%					\$ 1,000,000	\$ 1,000,000
I-2	Bedford Rd & Cheek-Sparger Rd	Intersection Improvements					100%					\$ 1,000,000	\$ 1,000,000
I-3	Jackson Rd & Cheek-Sparger Rd	Intersection Improvements					50%					\$ 1,931,523	\$ 965,761
I-4	Heritage Ave & Cheek-Sparger Rd	Intersection Improvements					50%					\$ 250,000	\$ 125,000
SUBTOTAL									23,486	11,840	10,152	\$ 45,730,734	\$ 36,688,372

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

TOTAL COST IN SERVICE AREA 1 \$ 36,715,922

City of Colleyville - 2020 Roadway Impact Fee Update

CIP Service Units of Supply

Service Area 2

9/21/2021

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

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

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

EXISTING ROADWAY FACILITIES INVENTORY

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

Service Area 1

9/21/2021

ROADWAY	FROM	TO	LENGTH (ft)	LENGTH (mi)	EXIST SECT	TYPE	PM PEAK HOUR VOL	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI DEMAND PK-HR TOTAL	EXCESS CAPACITY PK-HR VEH-MI	EXISTING DEFICIENCIES PK-HR VEH-MI
Colleyville Blvd	475' S of Brown Trl (City Limits)	600' S of Cheek Sparger Rd	3,881	0.74	M5U	P6D	2,652	50%	725	1,066	975	91	
Colleyville Blvd	2,030' N of John McCain Rd (City Limits)	475' S of Brown Trl	18,283	3.46	P6D	P6D	3,134	50%	900	9,349	5,426	3,923	
Hall-Johnson Rd	Colleyville Blvd	Broughton Rd	2,805	0.53	M4D	M4D	2,451	100%	700	1,487	1,302	185	
Hall-Johnson Rd	Broughton Dr	Sycamore Dr	1,962	0.37	M4U	M4U	2,451	100%	650	966	911	55	
Hall-Johnson Rd	Sycamore Dr	Pool Rd (City Limits)	2,215	0.42	M4D	M4D	2,451	100%	700	1,175	1,028	146	
Riverwalk Dr	Hall Johnson Rd	Bluebonnet Dr	1,244	0.24	M4D	M4D	N/A	100%	700	660	0	660	
Riverwalk Dr	Bluebonnet Dr	Glade Rd	2,988	0.57	M4U	M4U	N/A	100%	650	1,472	0	1,472	
Church St	Colleyville Blvd	Riverwalk Dr	1,145	0.22	M4D	M4D	266	100%	700	607	58	550	
Thompson Terr	Colleyville Blvd	290' S of Colleyville Blvd	289	0.05	C2U	C2U	81	100%	425	47	4	42	
Thompson Terr	Colleyville Blvd	Old Glade Rd	1,061	0.20	C2U	C2U	81	100%	425	171	16	155	
Glade Rd	Colleyville Blvd	Bedford Rd	1,400	0.27	M2U	M2U	1,189	100%	650	345	315	29	
Glade Rd	Bedford Rd	Pool Rd	8,235	1.56	C3U	C2U/C3U	1,338	100%	575	1,794	2,087	-293	293
Glade Rd	Pool Rd	Strathmore Terr	3,034	0.57	C3U	C2U/C3U	1,338	100%	575	661	769	-108	108
Glade Rd	Strathmore Terr	Roberts Rd	1,551	0.29	M2D	M2D	1,378	100%	700	411	405	6	
Glade Rd	Roberts Rd	Heritage Ave	1,396	0.26	M2D	M2D	1,451	100%	700	370	384	-13	13
Glade Rd	Heritage Ave	Hwy 121 (City Limits)	1,803	0.34	M4U	M4U	1,430	50%	650	444	244	200	
Roberts Rd	2,140' N of Glade Rd (City Limits)	Glade Rd	2,166	0.41	C2U-S	C2U-S	173	100%	425	349	71	278	
Bedford Rd	Glade Rd	115' S of Glade Rd	113	0.02	C2U	C2U	571	100%	425	18	12	6	
Bedford Rd	115' S of Glade Rd	Little Bear Creek	2,674	0.51	C2U	C2U	571	100%	425	430	289	141	
Bedford Rd	Little Bear Creek	Cheek Sparger Rd	1,981	0.38	C2U	C2U	571	100%	425	319	214	105	
Centerpark	Colleyville Blvd	Bedford Rd	2,353	0.45	C2U	C2U	N/A	100%	425	379	0	379	
Cheek-Sparger Rd	Colleyville Blvd	San Bar Ln	858	0.16	M4U	M4U	878	100%	650	422	143	280	
Cheek-Sparger Rd	San Bar Ln	Del Mar Ct	2,132	0.40	M2U	M4U	878	100%	650	525	355	170	
Cheek-Sparger Rd	Del Mar Ct	430' E of Brown Tr	1,095	0.21	M4U	M4U	1,194	100%	650	539	248	292	
Cheek-Sparger Rd	430' E of Brown Tr	Bedford Rd	2,052	0.39	M2U	M2U	1,194	100%	650	505	464	41	
Cheek-Sparger Rd	Bedford Rd	1,270' E of Bedford Rd	1,273	0.24	M2U	M4U	1,194	100%	650	313	288	26	
Cheek-Sparger Rd	1,270' E of Bedford Rd	Heritage Ave (City Limits)	11,984	2.27	M2U	M4U	1,394	50%	650	1,475	1,582	-107	107
Pool Rd	900' N of Twelve Oaks Ln	1,040' S of Hall Johnson Rd	6,874	1.30	M4U	M4U	665	50%	650	1,693	433	1,260	
Pool Rd	1,040' S of Hall Johnson Rd	Glade Rd	2,881	0.55	M4U	M4U	665	100%	650	1,418	363	1,056	
Jackson Rd	Glade Rd	2,540' S of Glade Rd	2,538	0.48	M4U	M4U	724	100%	650	1,250	348	902	
Jackson Rd	2,540' S of Glade Rd	Cheek Sparger Rd	3,782	0.72	M2U	M4U	724	100%	650	931	519	413	
Martin Pkwy	Glade Rd	Cheek Sparger Rd	5,798	1.10	M4U	M4U	108	100%	650	2,855	119	2,736	
Heritage Ave	2,140' N of Glade Rd (City Limits)	Glade Rd	2,141	0.41	M4U	M4U	934	100%	650	1,054	379	675	
Heritage Ave	Glade Dr	1,330' N of Cheek Sparger Rd	4,353	0.82	M2U	M2U	945	50%	650	536	390	146	
Brown Trl	Colleyville Blvd	Cheek Sparger Rd	2,880	0.55	M4U	M4U	571	100%	650	1,418	311	1,107	
Brown Trl	Cheek Sparger Rd	Autumn Oaks	933	0.18	M4U	M4U	823	100%	650	460	146	314	
Brown Trl	Autumn Oaks	350' S of Autumn Oaks	349	0.07	M4U	M4U	823	100%	650	172	54	117	
Brown Trl	350' S of Autumn Oaks	145' S of Quail Crest Dr	1,490	0.28	M2U	M4U	823	100%	650	367	232	135	
SUBTOTAL			115,994	22						38,453	20,882	17,571	521

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

Service Area 2

9/21/2021

ROADWAY	FROM	TO	LENGTH (ft)	LENGTH (mi)	EXIST SECT	TYPE	PM PEAK HOUR VOL	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI DEMAND PK-HR TOTAL	EXCESS CAPACITY PK-HR VEH-MI	EXISTING DEFICIENCIES PK-HR VEH-MI
Bandit Trl	255' W of Overland Tr (City Limits)	Overland Tr	256	0.05	C2U	C2U	N/A	100%	425	41	0	41	
Overland Tr	Bandit Tr	Bandit Tr	545	0.10	C2U	C2U	N/A	100%	425	88	0	88	
Bandit Trl	Overland Tr	John McCain Rd	2,425	0.46	C2U	C2U	207	100%	425	390	95	295	
John McCain Rd	Bandit Tr	Westcoat Dr	2,405	0.46	C2U	C2U	167	100%	425	387	76	311	
John McCain Rd	Westcoat Dr	150' E of Westcoat Dr	150	0.03	C2U	C2U/C3U	167	100%	425	24	5	19	
John McCain Rd	150' E of Westcoat Dr	430' W of Pleasant Run Rd	1,132	0.21	C2U	C2U/C3U	167	100%	425	182	36	146	
John McCain Rd	430' W of Pleasant Run Rd	315' E of Pleasant Run Rd	746	0.14	C2U	C2U/C3U	167	100%	425	120	24	96	
John McCain Rd	315' E of Pleasant Run Rd	Maranatha Ct	6,003	1.14	C2U	C2U/C3U	1,053	100%	425	966	1,197	-231	231
John McCain Rd	Maranatha Ct	Colleyville Blvd	994	0.19	C2U	C2U/C3U	1,053	100%	425	160	198	-38	38
Precinct Line Rd	1,770' N of McDonwell School Rd	1,220' S of L D Lockett Rd	7,109	1.35	P6U	P6D	2,786	50%	750	3,029	1,875	1,154	
McDonwell School Rd W	Precinct Line (City Limits)	Herbert Rd	735	0.14	C2U	C2U/C3U	863	100%	425	118	120	-2	2
McDonwell School Rd W	Herbert Rd	Westcoat Dr	5,213	0.99	C2U	C2U/C3U	863	100%	425	839	852	-13	13
Lavaca Trl	Precinct Line Rd (City Limits)	Mustang Tr	2,940	0.56	C2U	C2U	79	100%	425	473	44	429	
L. D. Lockett Rd	Precinct Line Rd (City Limits)	Pleasant Run Rd	10,167	1.93	C2U	C2U/C3U	696	100%	425	1,637	1,340	297	
Westcoat Dr	John McCain Rd	300' S of John McCain Rd	301	0.06	C2U	C2U/C3U	1,141	100%	425	48	65	-17	17
Westcoat Dr	300' S of John McCain Rd	McDonwell School Rd	2,433	0.46	C2U	C2U/C3U	1,141	100%	425	392	526	-134	134
Westcoat Dr	McDonwell School Rd	L D Lockett Rd	3,577	0.68	C2U	C2U/C3U	321	100%	425	576	217	358	
White Dr	Westcoat Dr	L D Lockett Rd	1,845	0.35	C2U	C2U	331	100%	425	297	116	181	
Bransford Rd	L D Lockett Rd	Shelton Dr	614	0.12	C2U	C2U/C3U	605	100%	425	99	70	28	
Bransford Rd	Shelton Dr	220' N of Glade Rd	5,442	1.03	C2U	C2U/C3U	605	100%	425	876	624	253	
Bransford Rd	220' N of Glade Rd	Glade Rd	250	0.05	C2U	C2U/C3U	605	100%	425	40	29	12	
Bransford Rd	Glade Rd	355' S of Glade Rd	355	0.07	C2U	C2U/C3U	N/A	100%	425	57	0	57	
Bransford Rd	355' S of Glade Rd	Bransford Rd	362	0.07	C3U	C2U/C3U	N/A	100%	575	79	0	79	
Bransford Rd	Bransford Rd	Colleyville Blvd	547	0.10	C2U	C2U/C3U	N/A	100%	425	88	0	88	
Shelton Dr	Bransford Rd	Pleasant Run Rd	2,170	0.41	C2U	C2U	191	100%	425	349	79	271	
Pleasant Run Rd	3,080' N of John McCain Rd (City Limits)	John McCain Rd	3,051	0.58	C2U	C2U/C3U	893	100%	425	491	516	-25	25
Pleasant Run Rd	John McCain Rd	200' S of Shelton Dr	6,175	1.17	C2U	C2U/C3U	800	100%	425	994	936	58	
Pleasant Run Rd	200' S of Shelton Dr	Bogart Dr	884	0.17	C2U	C2U/C3U	509	100%	425	142	85	57	
Pleasant Run Rd	Bogart Dr	Colleyville Blvd	3,702	0.70	C2U	C2U/C3U	509	100%	425	596	357	239	
Main St	Cottage Ln	Colleyville Blvd	1,143	0.22	C2U	C2U	N/A	100%	425	184	0	184	
Tinker Rd	Pleasant Run Rd	645' E of Pleasant Run Rd	646	0.12	C2U	C2U/C3U	457	100%	425	104	56	48	
Tinker Rd	645' E of Pleasant Run Rd	Caldwell Hughes Rd	863	0.16	C2U	C2U/C3U	457	100%	425	139	75	64	
Tinker Rd	Caldwell Hughes Rd	Colleyville Blvd	2,171	0.41	C2U	C2U/C3U	457	100%	425	349	188	162	
Bogart Dr	Pleasant Run Rd	Hall Johnson Rd	1,613	0.31	C2U	C2U/C3U	664	100%	425	260	203	57	
Bogart Dr	Hall Johnson Rd	Colleyville Blvd	616	0.12	C2U	C2U/C3U	N/A	100%	425	99	0	99	
Hall Johnson Rd	Bogart Dr	Colleyville Blvd	636	0.12	M4D	M4D	N/A	100%	700	337	0	337	
Church St	Pleasant Run Rd	Colleyville Blvd	1,433	0.27	M4U	M4U	N/A	100%	650	706	0	706	
Glade Rd	Bedford Rd	Pool Rd	8,235	1.56	C3U	C2U/C3U	970	100%	575	1,794	1,513	281	
Glade Rd	265' W of Bransford Rd	Bransford Rd	267	0.05	M4U	M4U	970	100%	650	132	49	82	
Glade Rd	Bransford Rd	Colleyville Blvd	1,597	0.30	M4U	M4U	970	100%	650	786	293	493	
Colleyville Blvd	475' S of Brown Trl (City Limits)	600' S of Cheek Sparger Rd	3,881	0.74	M5U	P6D	2,652	50%	725	1,066	975	91	
Colleyville Blvd	2,030' N of John McCain Rd (City Limits)	475' S of Brown Trl	18,283	3.46	P6D	P6D	3,134	50%	900	9,349	5,426	3,923	
SUBTOTAL			113,910	22						28,886	18,259	10,627	459

PLAN FOR AWARDING THE ROADWAY IMPACT FEE CREDIT SUPPORTING
EXHIBITS

City of Colleyville

2020 Roadway Impact Fee Update

Plan for Awarding the Impact Fee Credit

Introduction

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

Section 395.014, Texas Local Government Code states:

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

(7) A plan for awarding:

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

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

Ad Valorem Tax Generated by New Development

The plan for awarding the credit assumes the future growth-related street CIP projects are funded from an annual budgeted transfer of \$150,000 from the General Operating Fund of the City. It is anticipated that the growth in General Fund ad valorem tax revenue generated from the new service units will be available to fund the annual interfund transfer to the growth-related CIP fund.

The annual \$150,000 transfer is allocated between Area 1 and Area 2 proportionally as follows:

Area	Cost Attributable to Growth	% Allocation	Annual Transfer
1	\$4,185,560	28.6862%	\$43,029
2	10,405,292	71.3138%	106,971
TOTAL	\$14,590,852	100.0000%	\$150,000

City of Colleyville

2020 Roadway Impact Fee Update

Plan for Awarding the Impact Fee Credit

Impact Fee Credit per Vehicle Mile

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

	Annual Transfer	Veh-Mile of Demand	\$ per Veh-Mile
	\$43,029	2,808	\$15.32
	\$106,971	4,496	\$23.79

Growth in Service Units (Vehicle Miles)

The cumulative totals of 15,444 vehicle-miles in Service Area 1, and 24,728 vehicle-miles in Service Area 2, are derived from the 2,808 projected ten-year demand in Service Area 1, and 4,496 projected ten-year demand in Service Area 2. The growth in vehicle miles is applied equally over the ten-year period:

NEW ROADWAY VEH-MILES IMPACT FEE PERIOD AREA 1			
YR		ANNUAL	CUMULATIVE
1	NEW ROADWAY VEH-MILES	280.8	281
2	NEW ROADWAY VEH-MILES	280.8	562
3	NEW ROADWAY VEH-MILES	280.8	842
4	NEW ROADWAY VEH-MILES	280.8	1,123
5	NEW ROADWAY VEH-MILES	280.8	1,404
6	NEW ROADWAY VEH-MILES	280.8	1,685
7	NEW ROADWAY VEH-MILES	280.8	1,966
8	NEW ROADWAY VEH-MILES	280.8	2,246
9	NEW ROADWAY VEH-MILES	280.8	2,527
10	NEW ROADWAY VEH-MILES	280.8	2,808
	TOTAL	2,808	15,444

NEW ROADWAY VEH-MILES IMPACT FEE PERIOD AREA 2			
YR		ANNUAL	CUMULATIVE
1	NEW ROADWAY VEH-MILES	449.6	450
2	NEW ROADWAY VEH-MILES	449.6	899
3	NEW ROADWAY VEH-MILES	449.6	1,349
4	NEW ROADWAY VEH-MILES	449.6	1,798
5	NEW ROADWAY VEH-MILES	449.6	2,248
6	NEW ROADWAY VEH-MILES	449.6	2,698
7	NEW ROADWAY VEH-MILES	449.6	3,147
8	NEW ROADWAY VEH-MILES	449.6	3,597
9	NEW ROADWAY VEH-MILES	449.6	4,046
10	NEW ROADWAY VEH-MILES	449.6	4,496
	TOTAL	4,496	24,728

City of Colleyville

2020 Roadway Impact Fee Update

Plan for Awarding the Impact Fee Credit

CIP Credit by Service Area

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

Colleyville 2020 Roadway Impact Fee Study Update					
New Roadway Vehicle-Miles and Credit per Service Area - 10 Year Impact Fee Period					
Service Area	Projected 10yr Demand (veh-miles)	Annual Demand (veh-miles)	10 YR Cumulative Demand Total	\$ PER VEH-MI CREDIT	CIP Credit by Service Area
1	2,808	281	15,444	\$15.32	\$236,602
2	4,496	450	24,728	\$23.79	\$588,279

Maximum Impact Fee Per Vehicle-Mile After the Credit

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

City of Colleyville 2020 Impact Fee Study Update								
Calculation of the Maximum Impact Fee After the Credit								
	(A)	(B)	(C)	(D)	(E) (C) X (D)	(F)	(G) (F) - (E)	(H) (G) / (A)
Service Area	Projected 10yr Demand (veh-miles)	Annual Demand (veh-miles)	10 YR Cumulative Demand Total	\$ PER VEH-MI CREDIT	CIP Credit by Service Area	Cost Attributable to Growth	Cost Attributable to Growth Less Credit	Maximum Impact Fee after Credit
1	2,808	281	15,444	\$15.32	\$236,602	4,185,560	\$3,948,958	\$1,406
2	4,496	450	24,728	\$23.79	\$588,279	10,405,292	\$9,817,013	\$2,183

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

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

City of Colleyville

2020 Roadway Impact Fee Update

Plan for Awarding the Impact Fee Credit

Impact Fee per Single Family Unit

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

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

City of Colleyville 2020 Impact Fee Study Update						
Comparison of the Base Maximum Impact Fee to the 50% Maximum Impact Fee and Maximum Impact Fee after the Credit by Service Area						
	(A)	(B)	(C)	(D)	(E)	(F)
Service Area	Base Maximum Impact Fee per Veh-Mile	Fee per Veh-Mile @ 50% Discount	50% Alternative Maximum Fee per Single Family Dwelling Unit	Maximum Impact Fee after the credit per Veh-Mile	% of Base Maximum Impact Fee	After the Credit Maximum Fee per Single Family Dwelling Unit
1	\$1,491	\$745	\$2,951	\$1,406	94.35%	\$5,569
2	\$2,314	\$1,157	\$4,582	\$2,183	94.35%	\$8,647

PLAN FOR AWARDING THE WATER AND WASTEWATER IMPACT FEE CREDIT

2020 PLAN FOR AWARDING THE WATER AND WASTEWATER IMPACT FEE CREDIT

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

Section 395.014, Texas Local Government Code states:

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

(7) a plan for awarding:

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

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

The plan for awarding the credit assumes the future growth-related water and wastewater projects are funded from growth in the utility customer base because of new development. The portion of capital related utility revenue generated by the new development during the 10-year program period is estimated to equal the portion of the monthly utility capital project fee attributable to growth. The monthly capital project fee for a 1" meter is \$5.83. A 25% portion of the fee is applied to growth related projects.

Monthly Utility Capital Projects Fee	\$5.83
% Attributable to Growth	25%
Monthly Utility Capital Projects Fee Attributable to Growth	\$1.46

The Monthly Utility Capital Projects Fee Attributable to Growth is applied proportionally to the water and wastewater impact fee capital improvements plans as follows:

Allocation of Recoverable Impact Fee CIP Costs			
	Impact Fee	%	
	Recoverable Cost	Allocation	Fee Allocation
Water	\$5,404,564	78.3222%	\$1.14
Wastewat	\$1,495,858	21.6778%	0.32
	\$6,900,422	100.0000%	\$1.46

2020 PLAN FOR AWARDING THE WATER AND WASTEWATER IMPACT FEE CREDIT

The cumulative growth total of 2,701 water monthly service units and 2,756 sewer monthly service units is derived from the 491 water service units of new demand and 501 sewer service units of new demand (per Kimley-Horn W&S Impact Fee Update, 2020) applied equally over the ten-year period.

YEAR	NEW SERVICE UNITS - IMPACT FEE PERIOD			
	WATER	SERVICE UNITS	WASTEWATER	SERVICE UNITS
	491		501	
1	49	49	50	50
2	49	98	50	100
3	49	147	50	150
4	49	196	50	200
5	49	246	50	251
6	49	295	50	301
7	49	344	50	351
8	49	393	50	401
9	49	442	50	451
10	49	491	50	501
TOTAL	491	2,701	501	2,756
MONTHS		12		12
BILLS		32,406		33,066

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

	10-Year		
	Cumulative		
	Total	Credit per	Impact Fee CIP
	Monthly	Monthly	
	Bills	Bill	Credit
Water Projects	32,406	\$1.14	\$36,943
Wastewater Projects	33,066	\$0.32	\$10,581

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

	Water Projects	Sewer Projects
Total CIP Credit		
Total Growth-Related CIP	\$5,404,564	\$1,495,858
Less: CIP Credit	(36,943)	(10,581)
Maximum Impact Fee Recoverable Cost	\$5,367,621	\$1,485,277

2020 PLAN FOR AWARDING THE WATER AND WASTEWATER IMPACT FEE CREDIT

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

	Water Projects	Sewer Projects
Total CIP Credit		
Total Growth-Related CIP	\$5,404,564	\$1,495,858
Less: CIP Credit	(36,943)	(10,581)
Maximum Impact Fee Recoverable Cost	<u>\$5,367,621</u>	<u>\$1,485,277</u>
Service Units of New Demand	491	501
Maximum Impact Fee After the Credit	\$10,932	\$2,965

The result is an adjusted maximum water impact fee per service unit after the credit of \$10,932 or 99.32% of the base maximum impact fee of \$11,007, and an adjusted maximum sewer impact fee per service unit after the credit of \$2,965 or 99.29% of the base maximum sewer impact fee per service unit of \$2,986.

% of the Maximum Impact Fee Before the Credit		
Maximum Impact Fee Before the Credit	11,007	2,986
Maximum Impact Fee After the Credit	10,932	2,965
%	99.32%	99.29%

This credit is less than the 50% alternative which results in an adjusted water impact fee per service unit after the 50% credit of \$5,504, and an adjusted sewer impact fee per service unit after the 50% credit of \$1,493.

50% of the Maximum Impact Fee Before the Credit		
Maximum Impact Fee Before the Credit	11,007	2,986
50% Maximum Impact Fee Before the Credit	5,504	1,493
%	50.00%	50.00%

2020 PLAN FOR AWARDING THE WATER AND WASTEWATER IMPACT FEE CREDIT

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

Meter Size	Service Unit Equivalent	Base Maximum Water Impact Fee	Maximum Assessable Water Impact Fee	50% of Base Maximum Fee
		\$ 11,007	\$ 10,932	\$ 5,504
5/8" X 3/4" PD	0.67	7,338	7,288	3,669
3/4" PD	1.00	11,007	10,932	5,504
1" PD	1.67	18,345	18,220	9,173
1 1/2" PD	3.33	36,690	36,440	18,345
2" PD	5.33	58,704	58,304	29,352
2" Turbine	6.67	73,380	72,880	36,690
3" Compound	11.67	128,415	127,540	64,208
3" Turbine	14.67	161,436	160,336	80,718
4" Compound	20.00	220,140	218,640	110,070
4" Turbine	28.00	308,196	306,096	154,098
6" Compound	45.00	495,315	491,940	247,658
6" Turbine	57.67	634,737	630,412	317,369
8" Compound	60.00	660,420	655,920	330,210
8" Turbine	160.00	1,761,120	1,749,120	880,560
10" Turbine	233.33	2,568,300	2,550,800	1,284,150

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

Meter Size	Service Unit Equivalent	Base Maximum Sewer Impact Fee	Maximum Assessable Sewer Impact Fee	50% of Base Maximum Fee
		\$ 2,986	\$ 2,965	\$ 1,493
5/8" X 3/4" PD	0.67	1,991	1,977	996
3/4" PD	1.00	2,986	2,965	1,493
1" PD	1.67	4,977	4,942	2,489
1 1/2" PD	3.33	9,953	9,883	4,976
2" PD	5.33	15,925	15,813	7,962
2" Turbine	6.67	19,907	19,767	9,954
3" Compound	11.67	34,837	34,592	17,419
3" Turbine	14.67	43,795	43,487	21,898
4" Compound	20.00	59,720	59,300	29,860
4" Turbine	28.00	83,608	83,020	41,804
6" Compound	45.00	134,370	133,425	67,185
6" Turbine	57.67	172,193	170,982	86,097
8" Compound	60.00	179,160	177,900	89,580
8" Turbine	160.00	477,760	474,400	238,880
10" Turbine	233.33	696,733	691,833	348,366



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a

Agenda Date 6/7/2022

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

Second Reading and Public Hearing

The applicant was present at the first reading and was available to answer any questions. No one else came forward to speak during the public hearing.

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

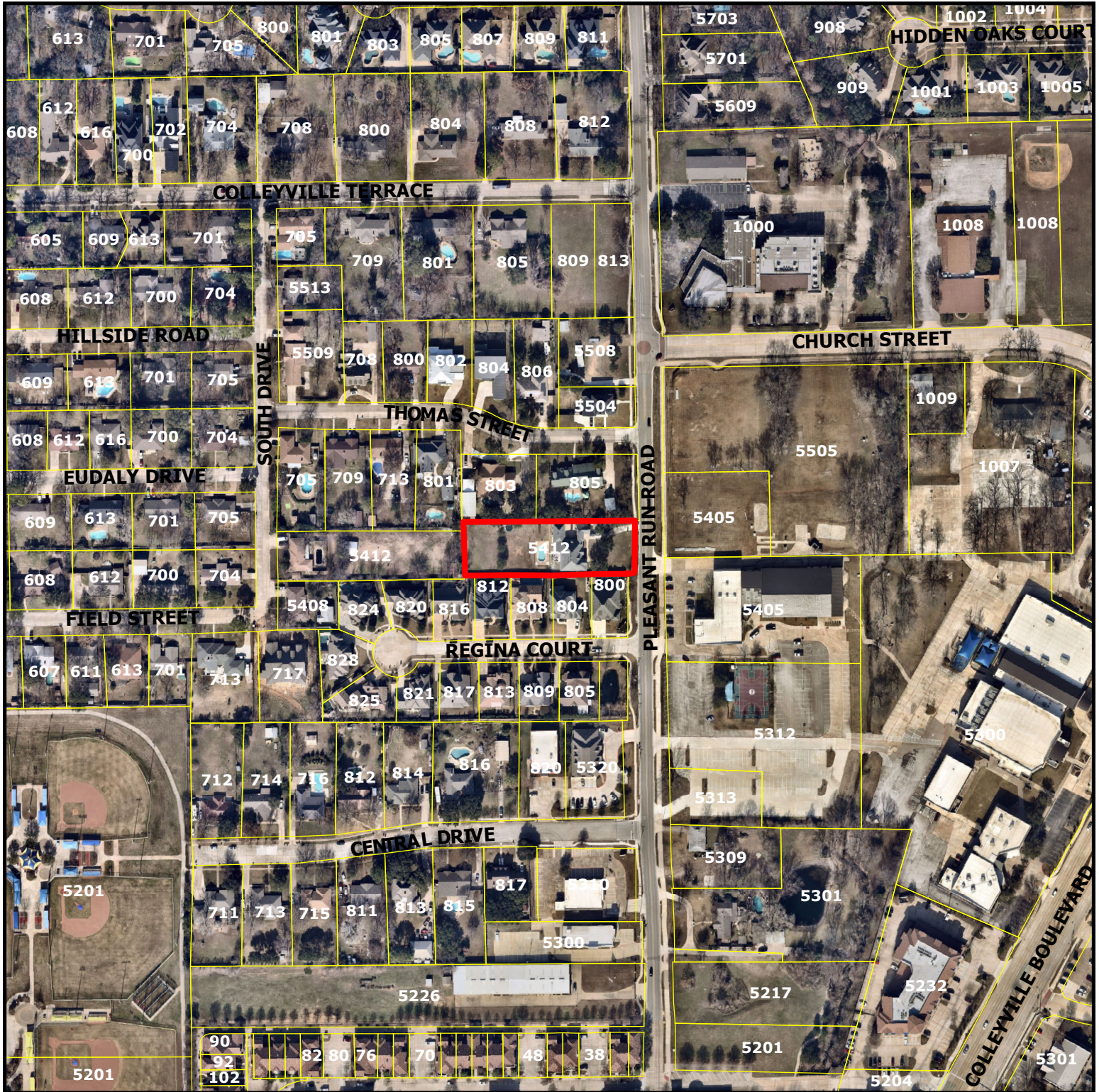
Approve

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



ZC22-014

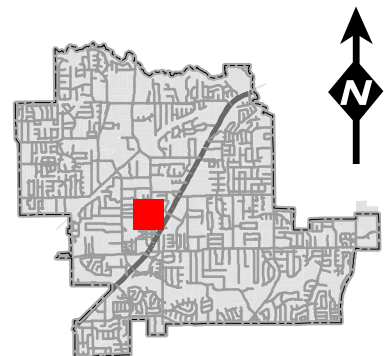
5412 Pleasant Run Road

DISCLAIMER:

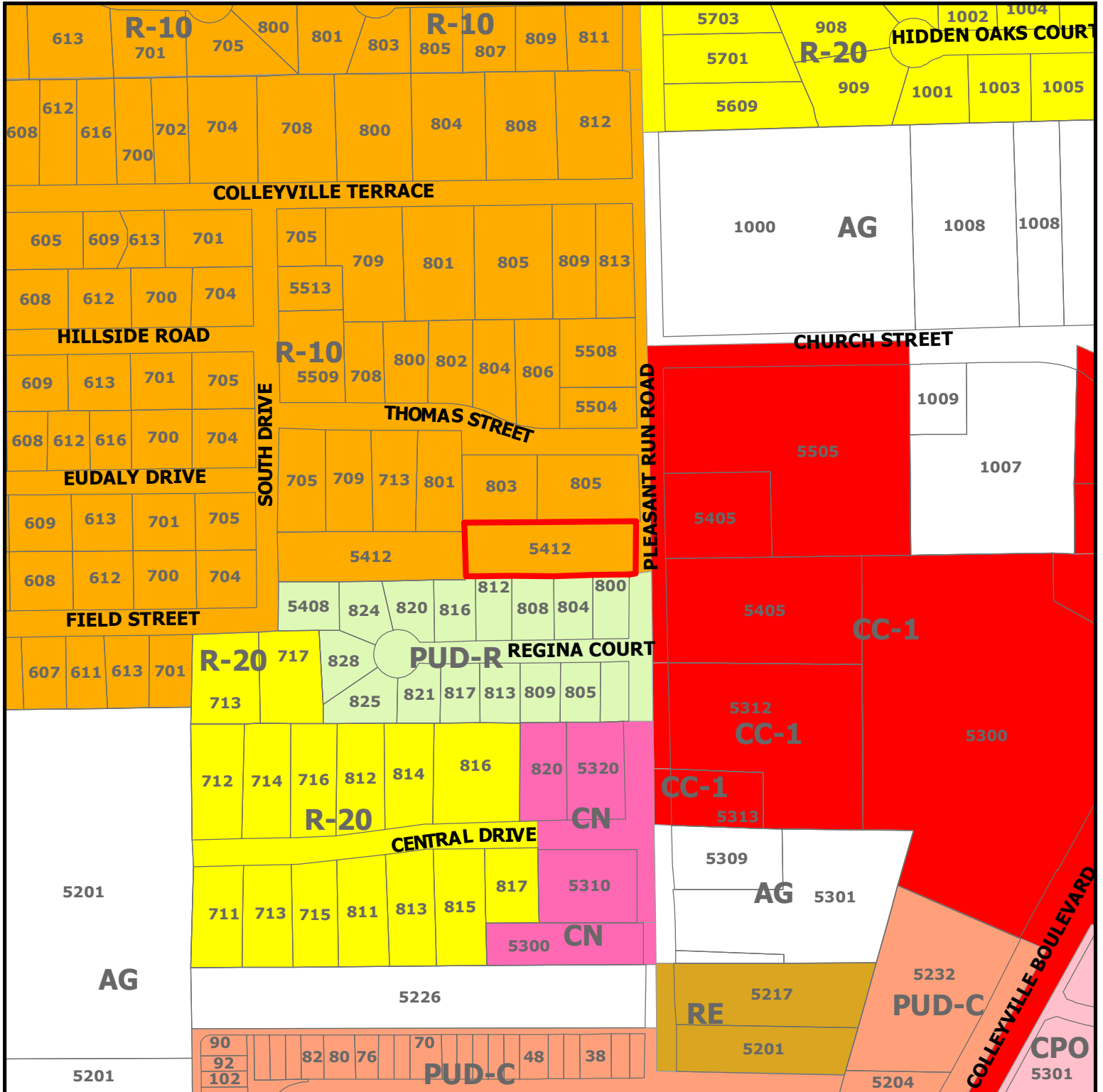
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC22-014

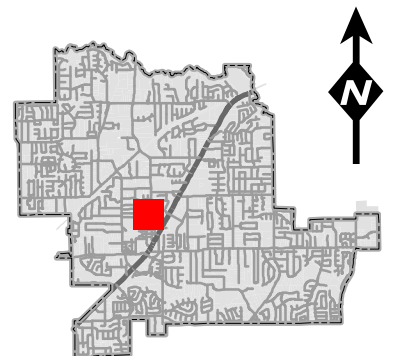
5412 Pleasant Run Road

DISCLAIMER:

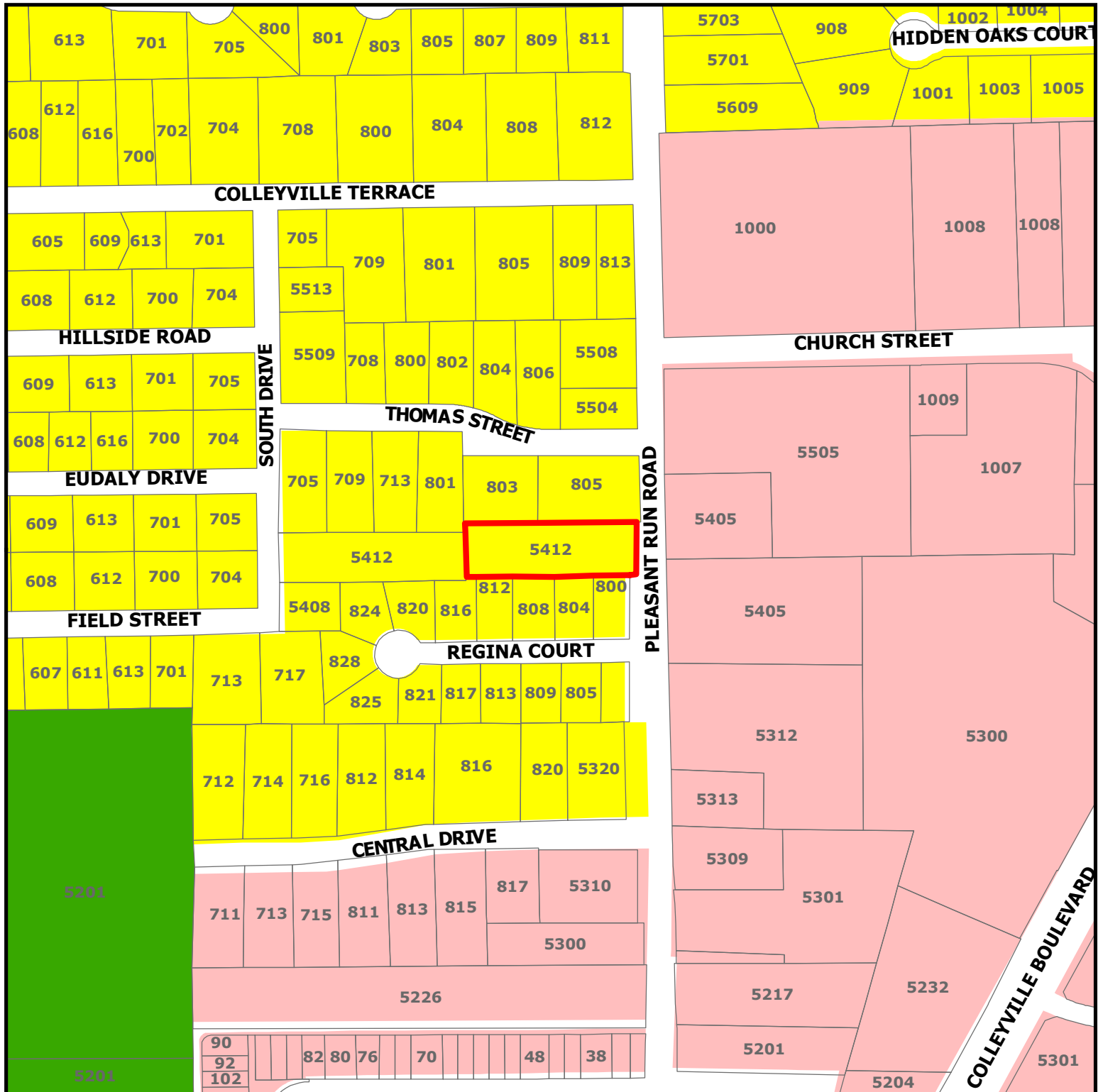
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Subject Property



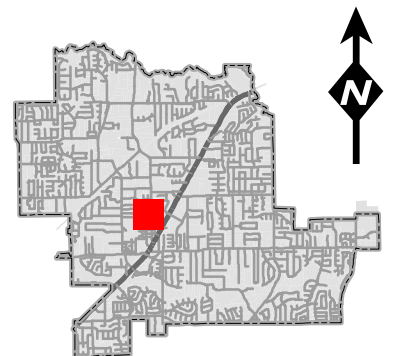
Future Land Use Map



ZC22-014

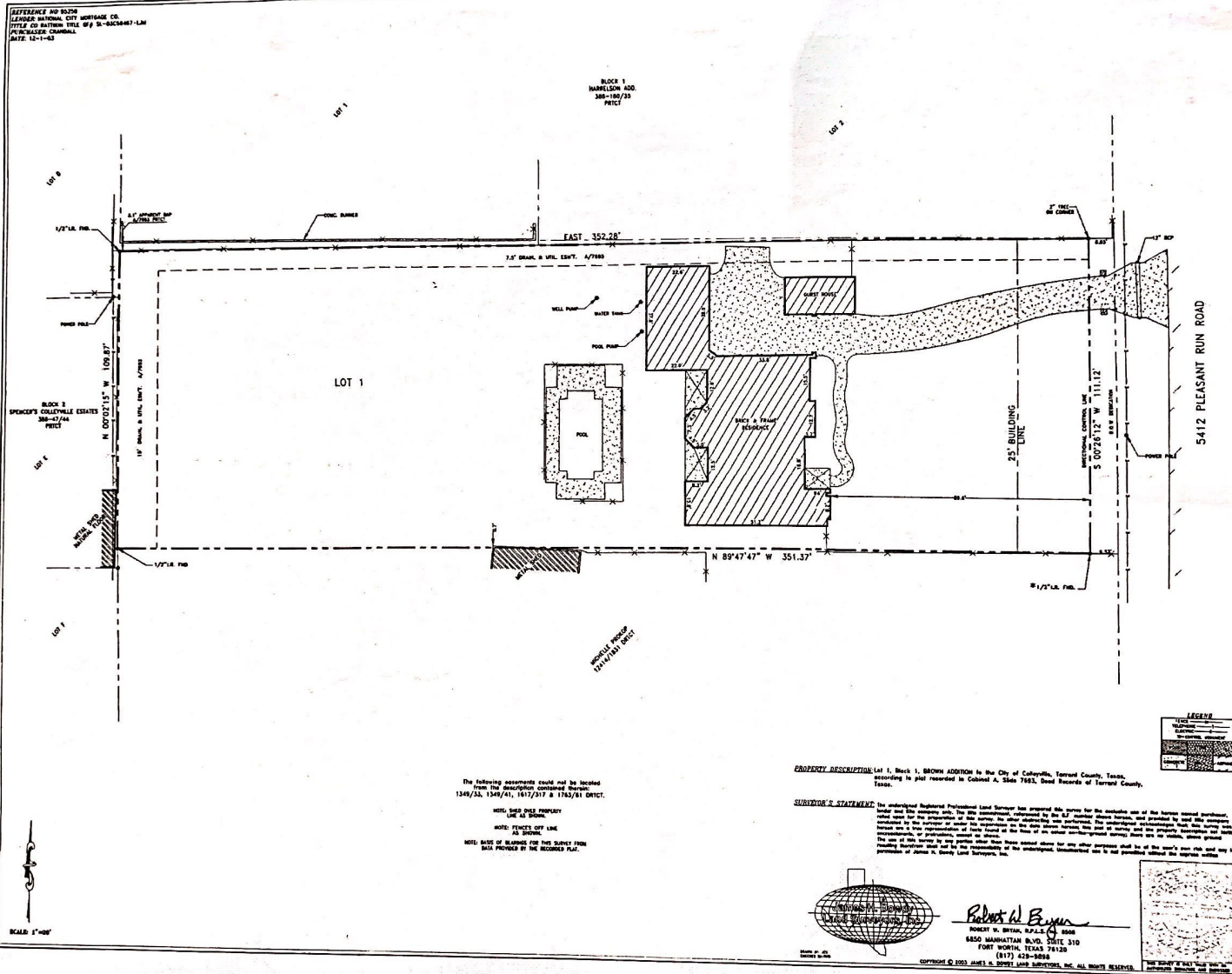
5412 Pleasant Run Road

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



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REFERENCE NO: 80270
LENDER: NATIONAL CITY MORTGAGE CO.
TITLE CO: RATHEN TITLE OF 51-0305467-LM
PURCHASER: CRANDALL
DATE: 12-1-83



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

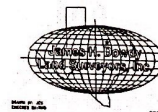
NOTE: SHIELD OVER PROPERLY
LINE AS SHOWN.

NOTE: FENCE'S OFF LINE
AS SHOWN.

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

PROPERTY DESCRIPTION: Lot 1, Block 1, BROWN ADDITION to the City of Colleyville, Tarrant County, Texas, according to plat recorded in Cabinet A, Sheet 7693, 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, and the conveyance only. This title commitment, referenced by the 6.7 number above herein, was obtained by and granted by me, the undersigned, after the proper legal proceedings had been conducted by the surveyor or under his supervision in the public office of the County Clerk of the County of [] State of [] and the proper description of the land surveyed and the property description set forth in the plat, of professional opinion. There are no claims, liens or other encumbrances shown on this survey and the property description set forth in the plat is true and correct. The use of this survey by any parties other than those named above for any other purpose shall be at the user's own risk and the undersigned hereby disclaims any responsibility of the undersigned. Unmentioned use is not permitted without the express written permission of James H. Dwyer Land Surveyors, Inc.



Robert W. Bryan
ROBERT W. BRYAN, R.P.S. # 8808
6850 MANHATTAN BLVD. SUITE 310
FORT WORTH, TEXAS 76120
(817) 429-8888

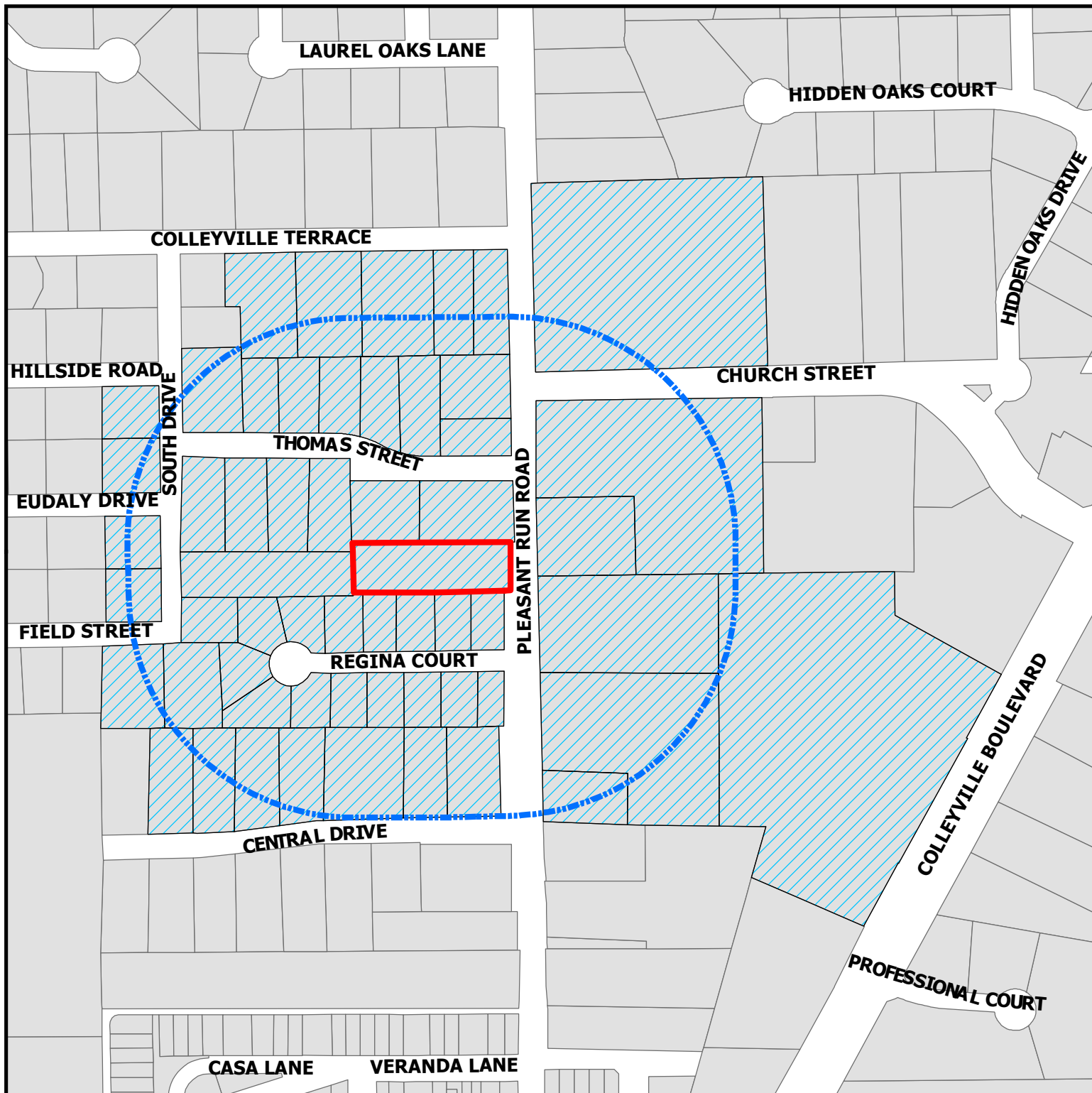
Copyright © 2003 James H. Dowd and Surveyors, Inc. All Rights Reserved.

LEGEND

1. WIRE ——— 1 ———
TELEPHONE ——— 2 ———
ELECTRIC ——— 3 ———
WATER CONTROL ——— 4 ———

5. CONCRETE
6. ASPHALT

Notification Map



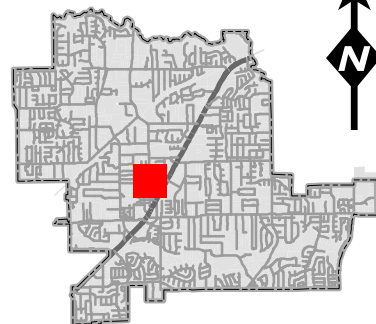
ZC22-014

5412 Pleasant Run Road

DISCLAIMER:

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, 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

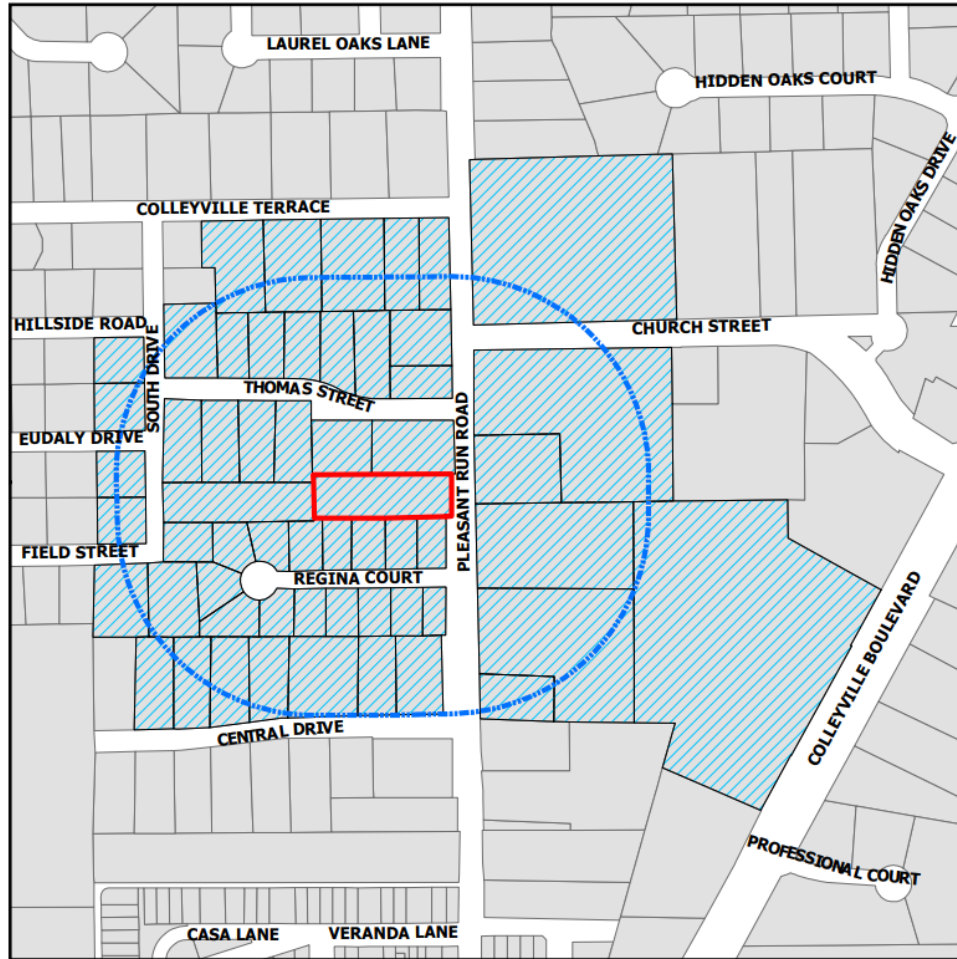
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

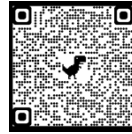
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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. The lot width of approximately 111 feet is recognized;
 2. 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
Brandi Elder, Place 1
George Dodson, Place 4
Callie Rigney, Place 6

_____	Mayor Pro Tem Kathy Wheat	_____
_____	George Bond, Place 2	_____
_____	Chuck Kelley, Place 5	_____

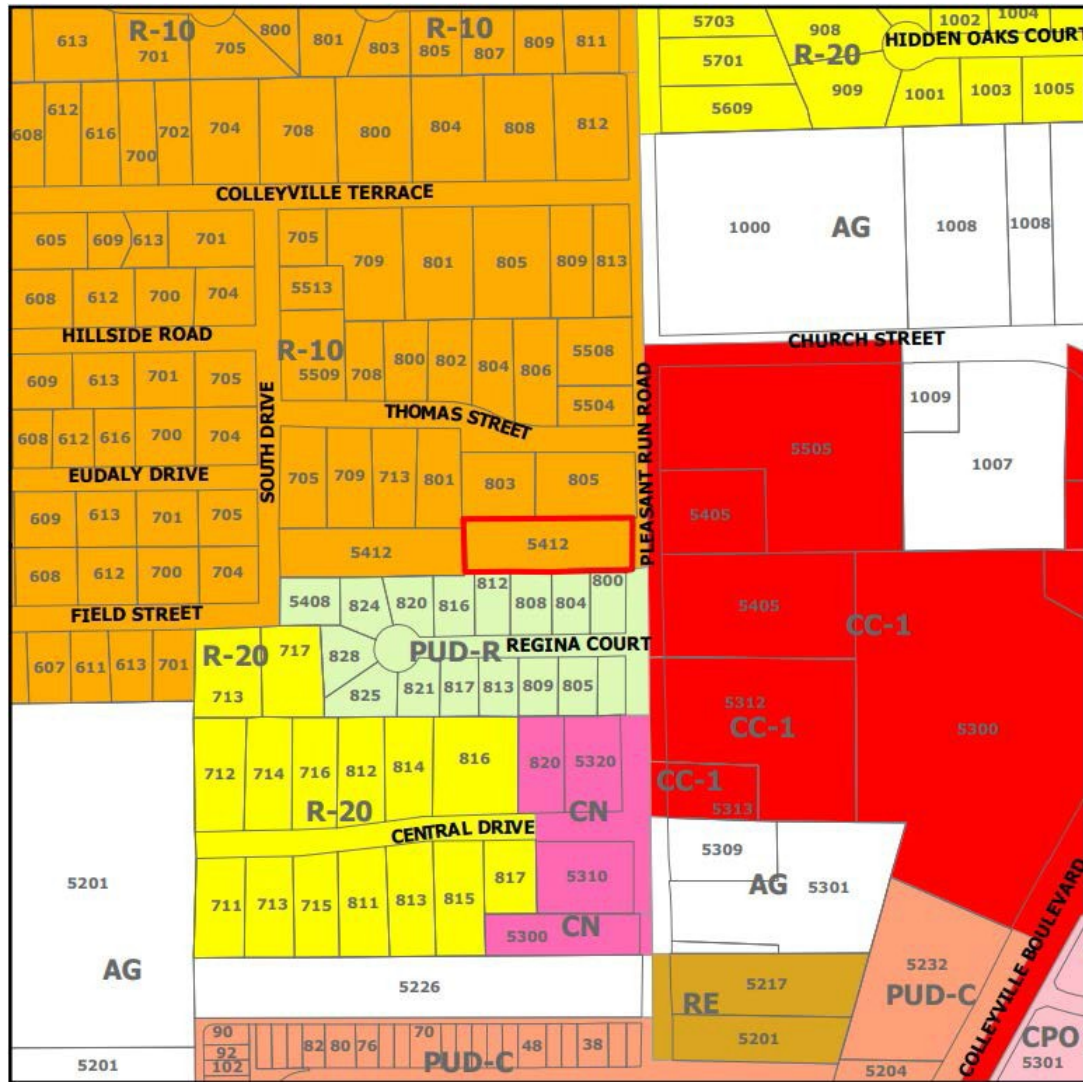
ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC City Secretary	Bobby Lindamood Mayor
---	--------------------------

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Zoning Map



[illegible]



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5b

Agenda Date 6/7/2022

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

Second Reading and Public Hearing

No one came forward to speak on the item during the public hearing. The Council discussed the differences for the uses permitted between the ML district and the CC-1 district.

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

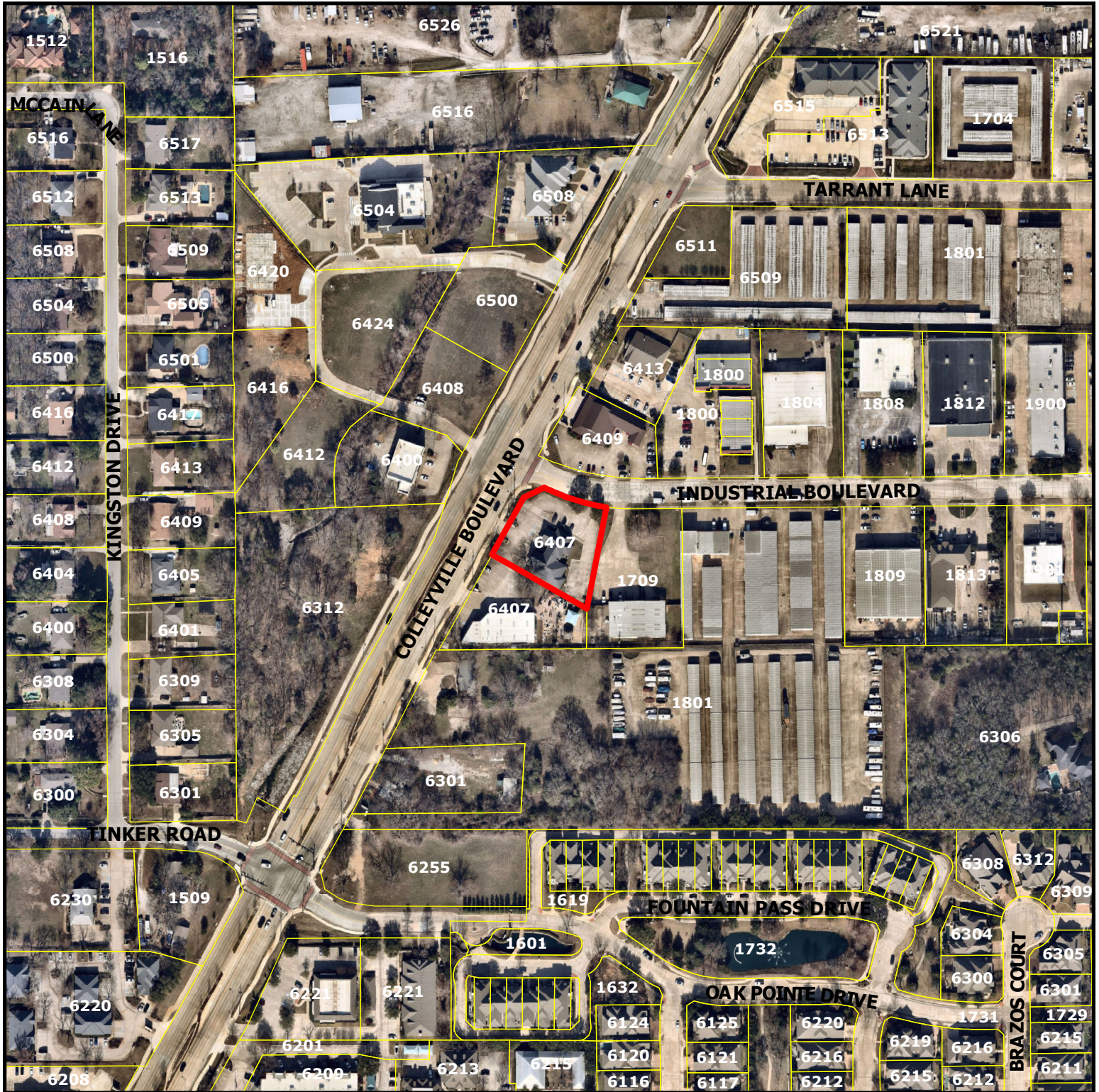
Approve

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



ZC22-017

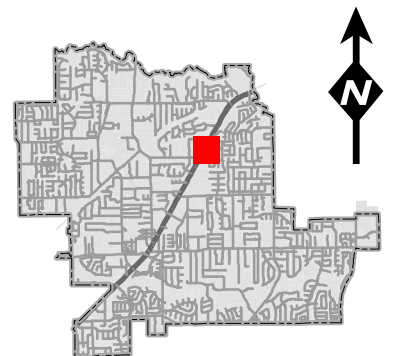
6407 Colleyville Boulevard

DISCLAIMER:

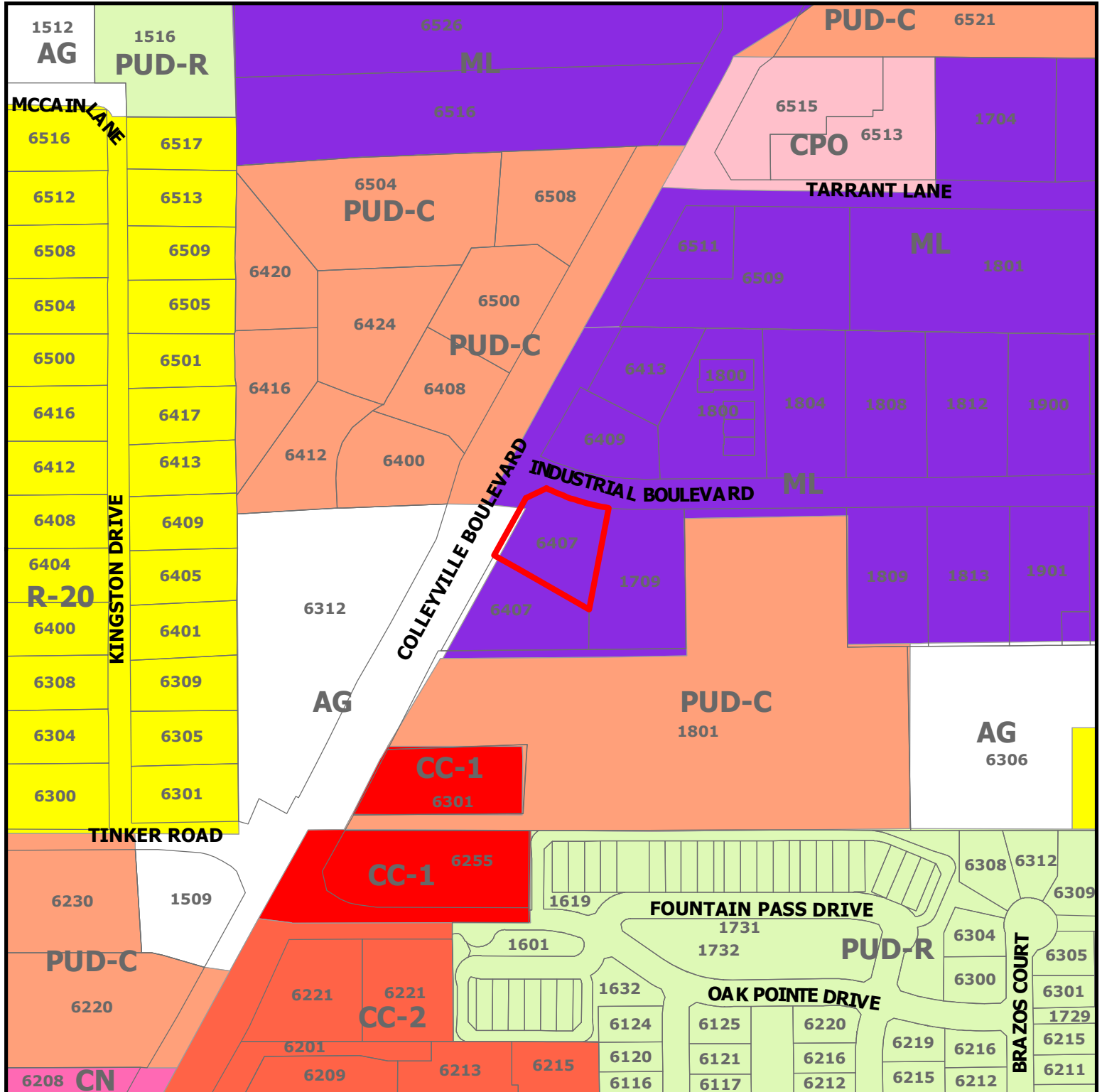
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Subject Property



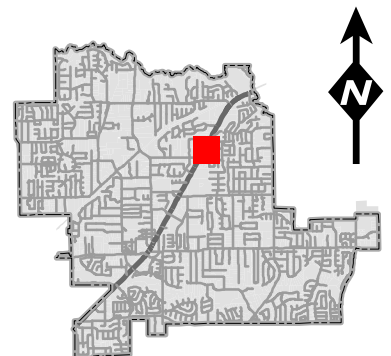
Zoning Map



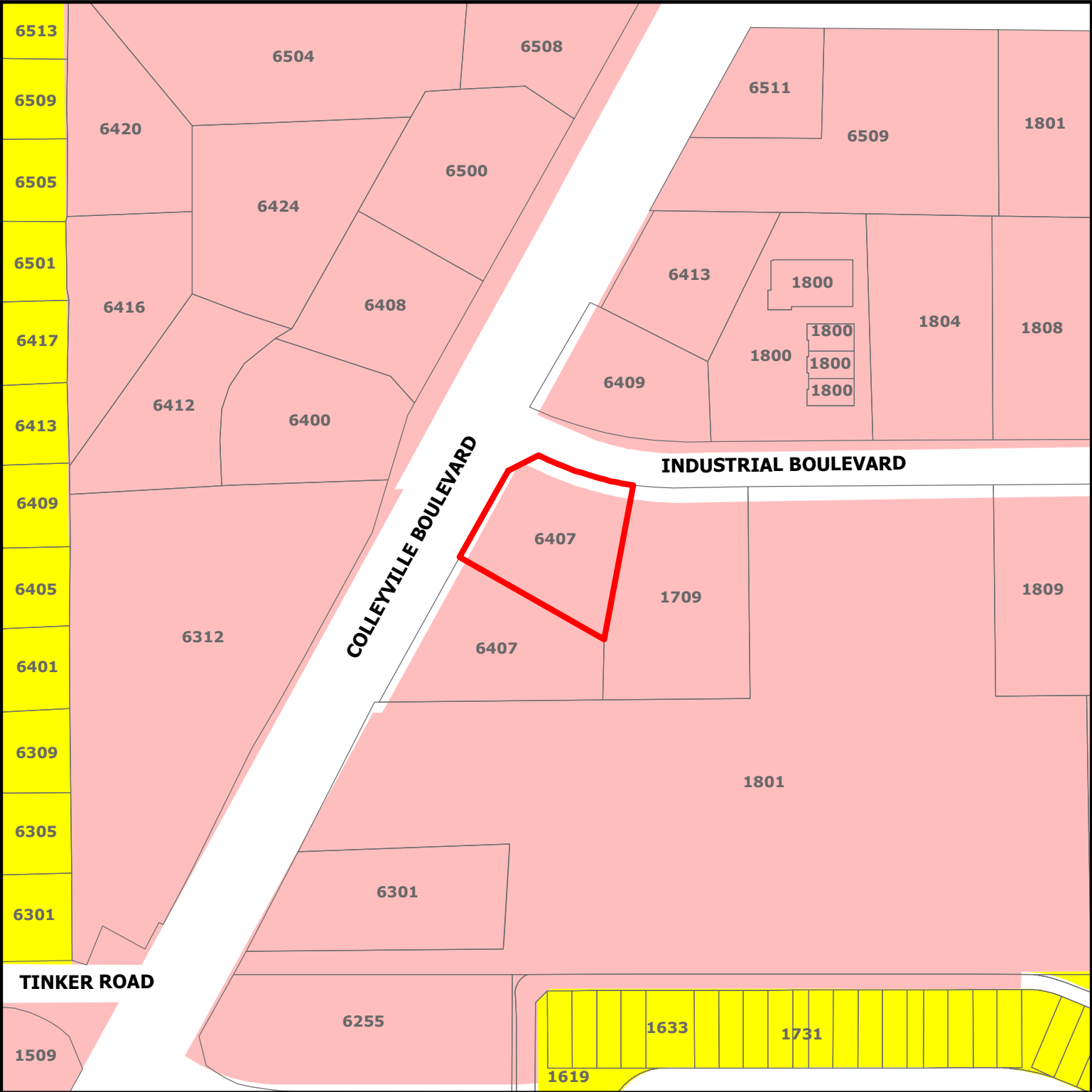
ZC22-017
6407 Colleyville Boulevard

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 Subject Property



Future Land Use Map

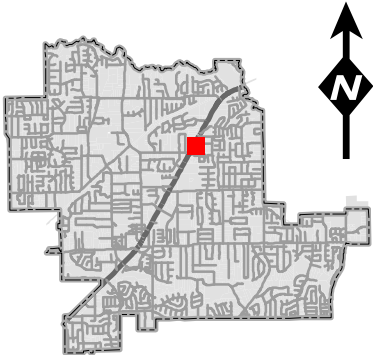


ZC22-017

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. .

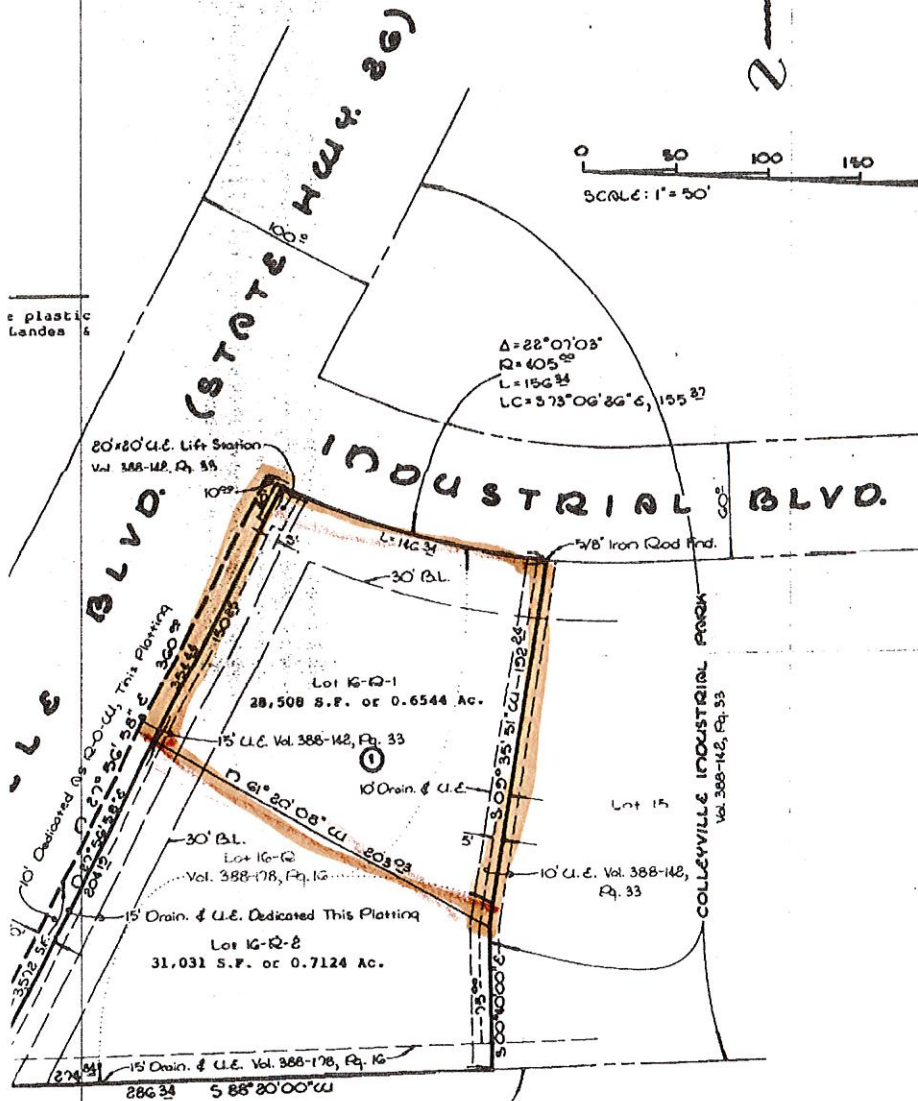
What is Acupuncture?

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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THIS IS
Date:

J.A. REYNOLDS
Vol. 4500, Pg. 467
(Unplatted Land)



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."

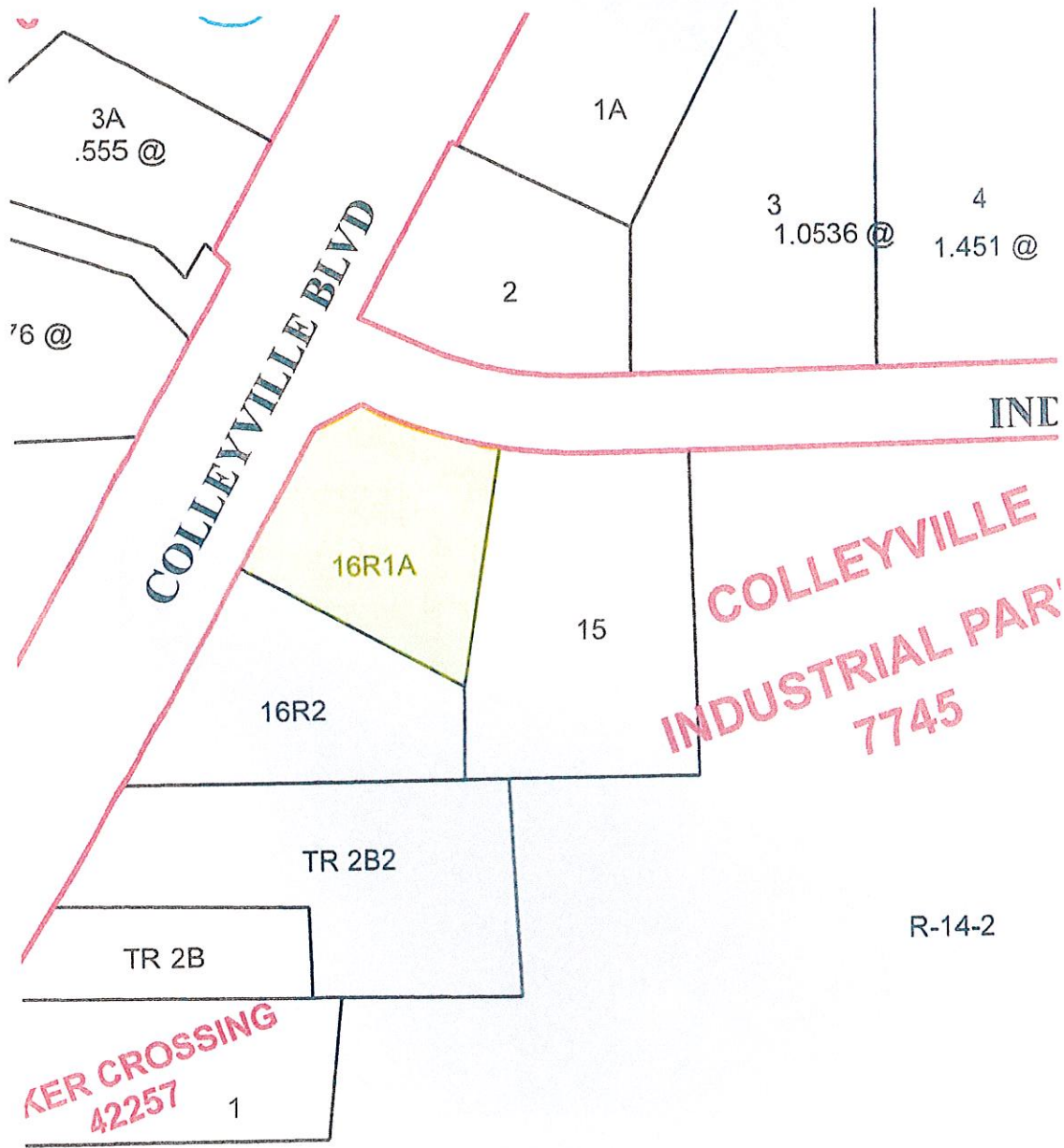
Coy D. Landes
Coy D. Landes, R.P.L.S. #1886

**ATES, INC.
SURVEYORS**

A Replat of
**16-R-1 & 16-R-2,
COLLEYVILLE**

an addition to
being a replat
Industrial Park
Colleyville,
recorded in Vol
of Tarrant Cou

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



PLAT MAP

SUBJECT PROPERTY PHOTOGRAPHS
6407 Colleyville Boulevard

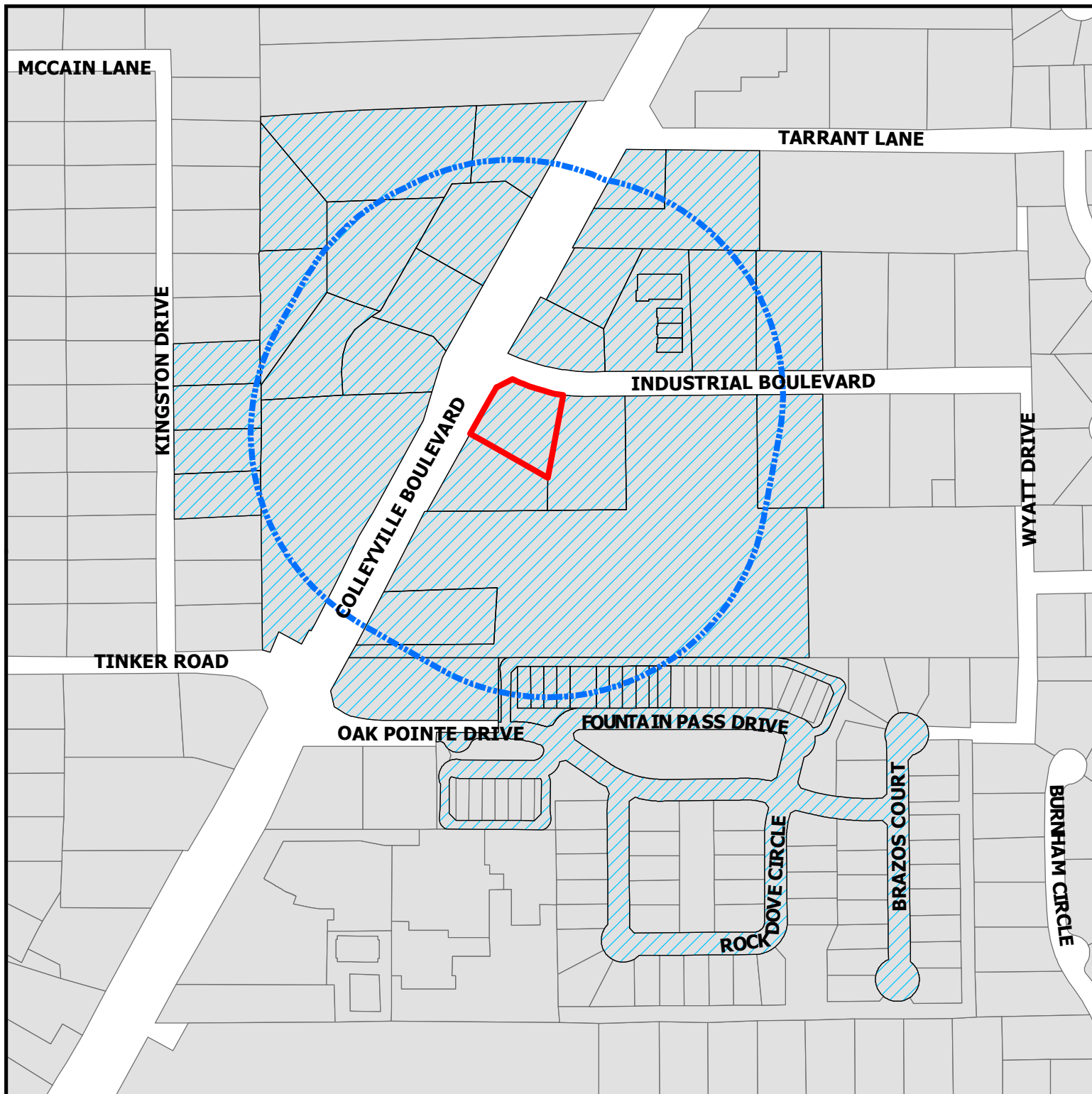


Front View



Rear View

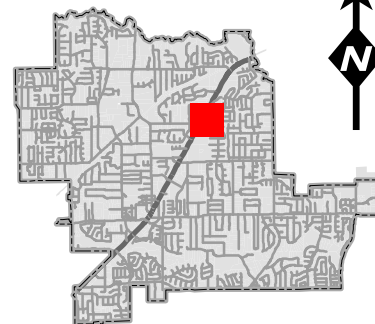
Notification Map



ZC22-017
6407 Colleyville Boulevard

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, 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

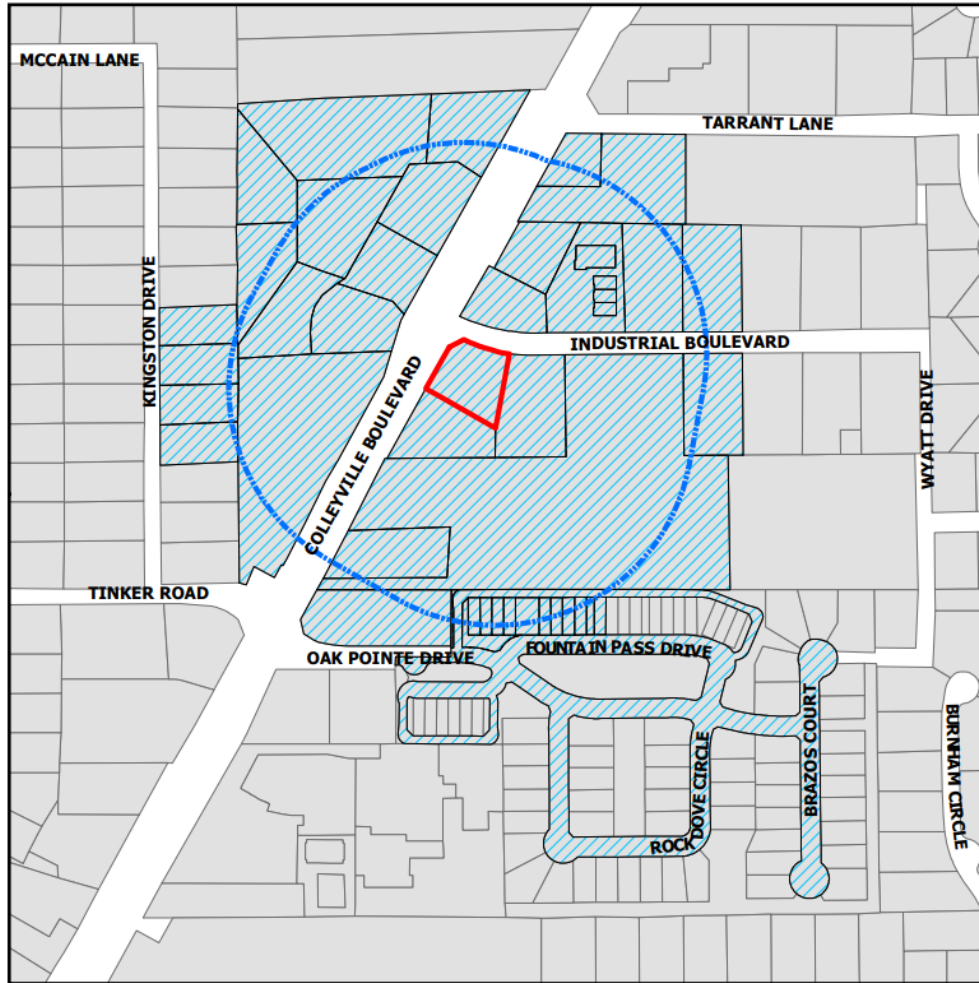
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

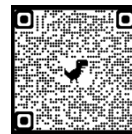
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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
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
Brandi Elder, Place 1
George Dodson, Place 4
Callie Rigney, Place 6

_____	Mayor Pro Tem Kathy Wheat	_____
_____	George Bond, Place 2	_____
_____	Chuck Kelley, Place 5	_____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"- Zoning Map

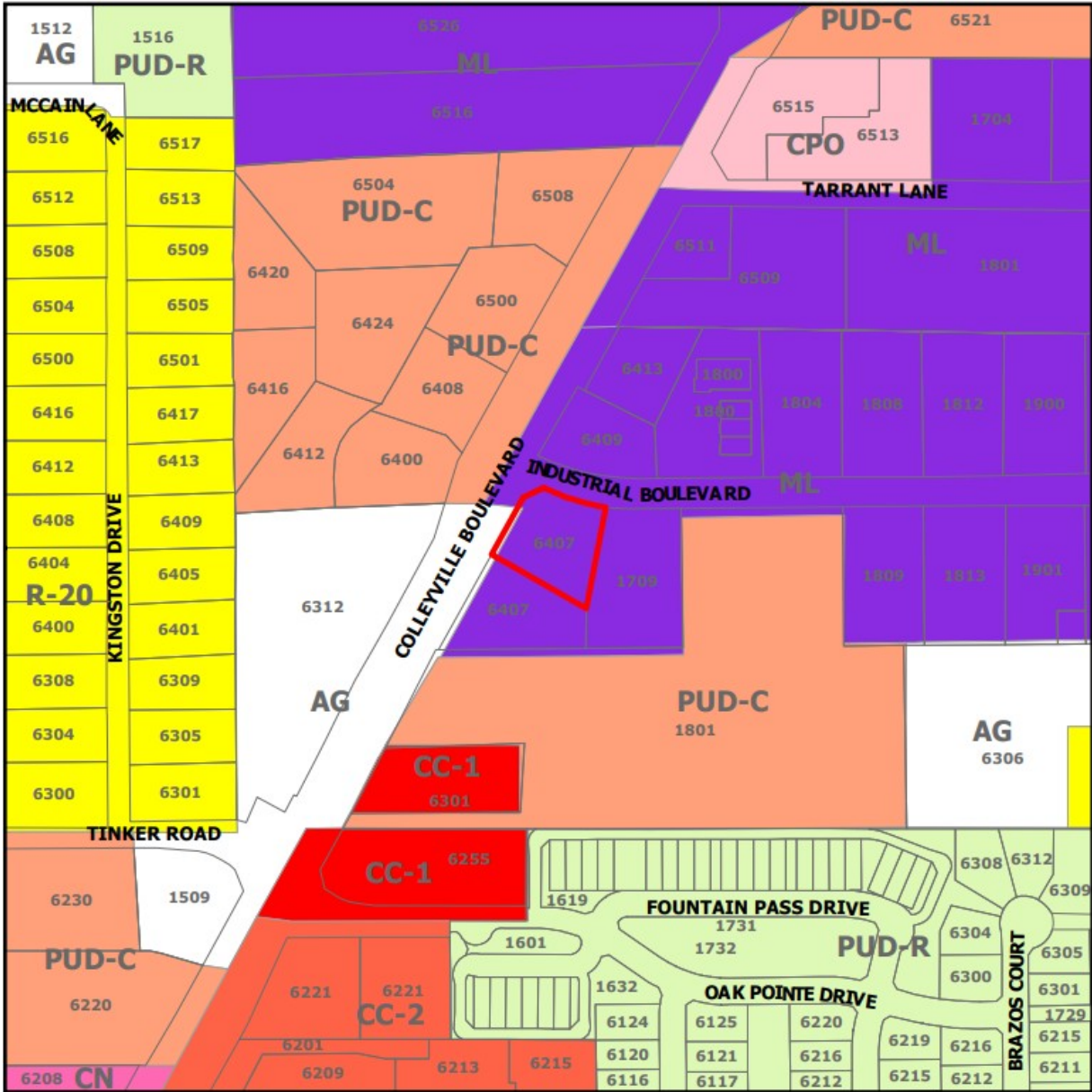
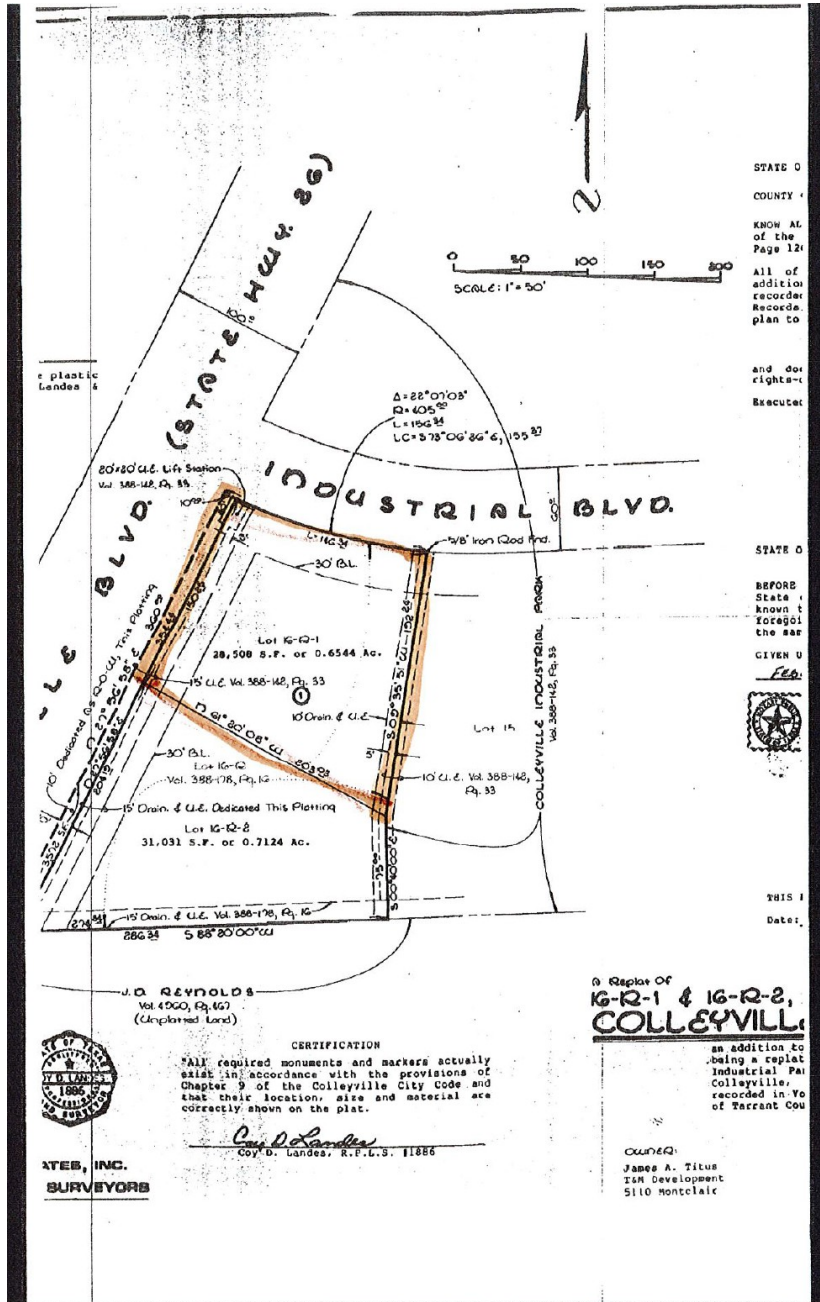
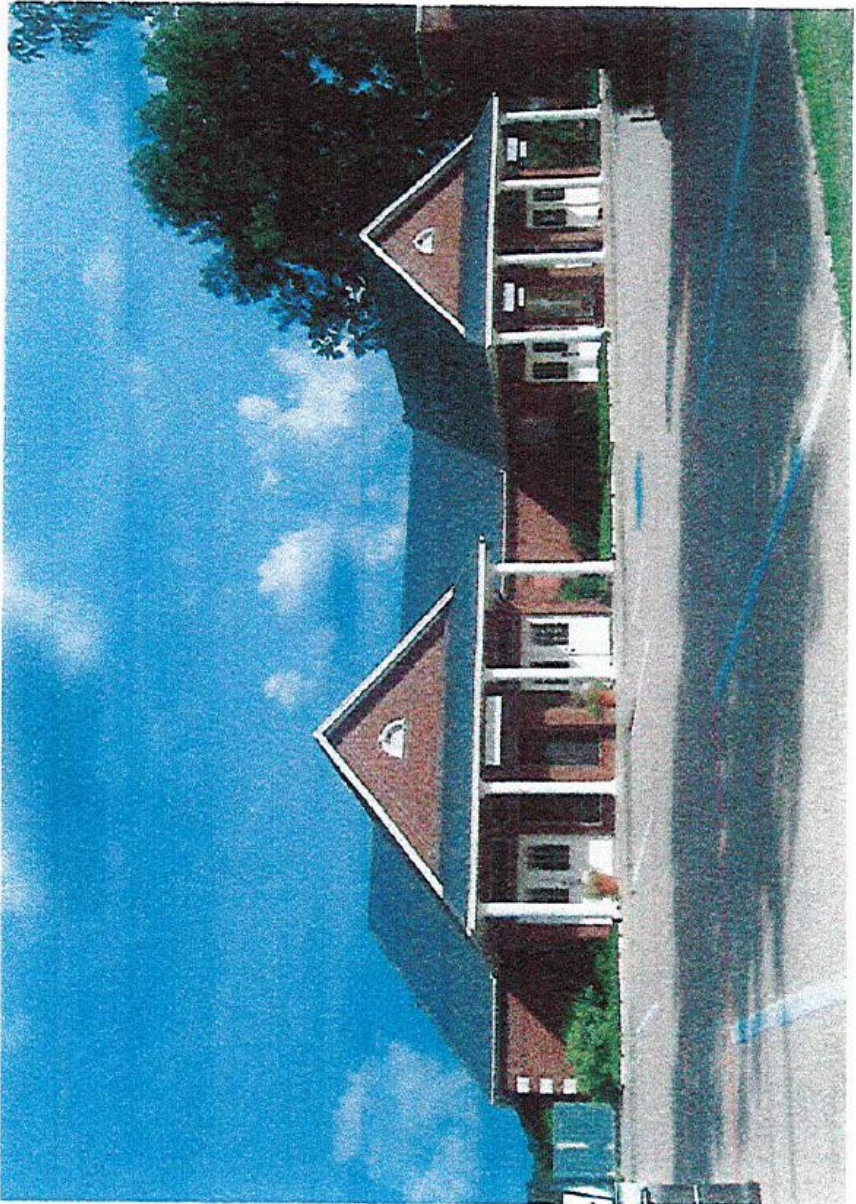


Exhibit "B" - Zoning Exhibit









City of Colleyville City Council Agenda Briefing

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

Agenda Number 5c

Agenda Date 6/7/2022

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

Second Reading and Public Hearing

No one came forward to speak during the public hearing. The applicant has submitted for a Certificate of Occupancy and has passed all reviews required prior to issuance. The Special Use Permit would allow for occupancy of the building for the requested use.

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.

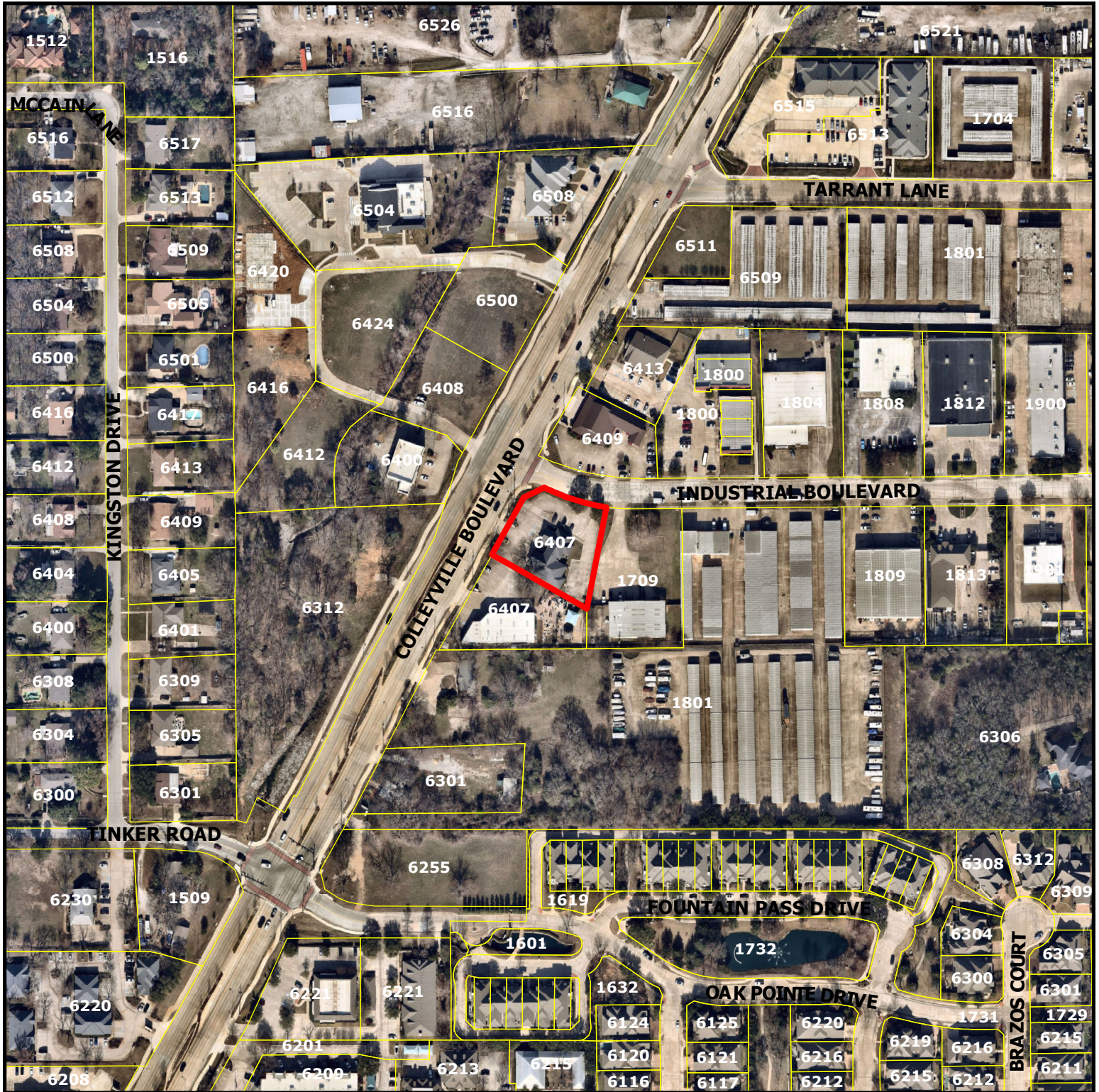
Recommendation

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



ZC22-018

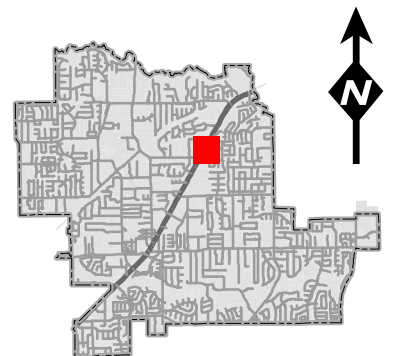
6407 Colleyville Boulevard

DISCLAIMER:

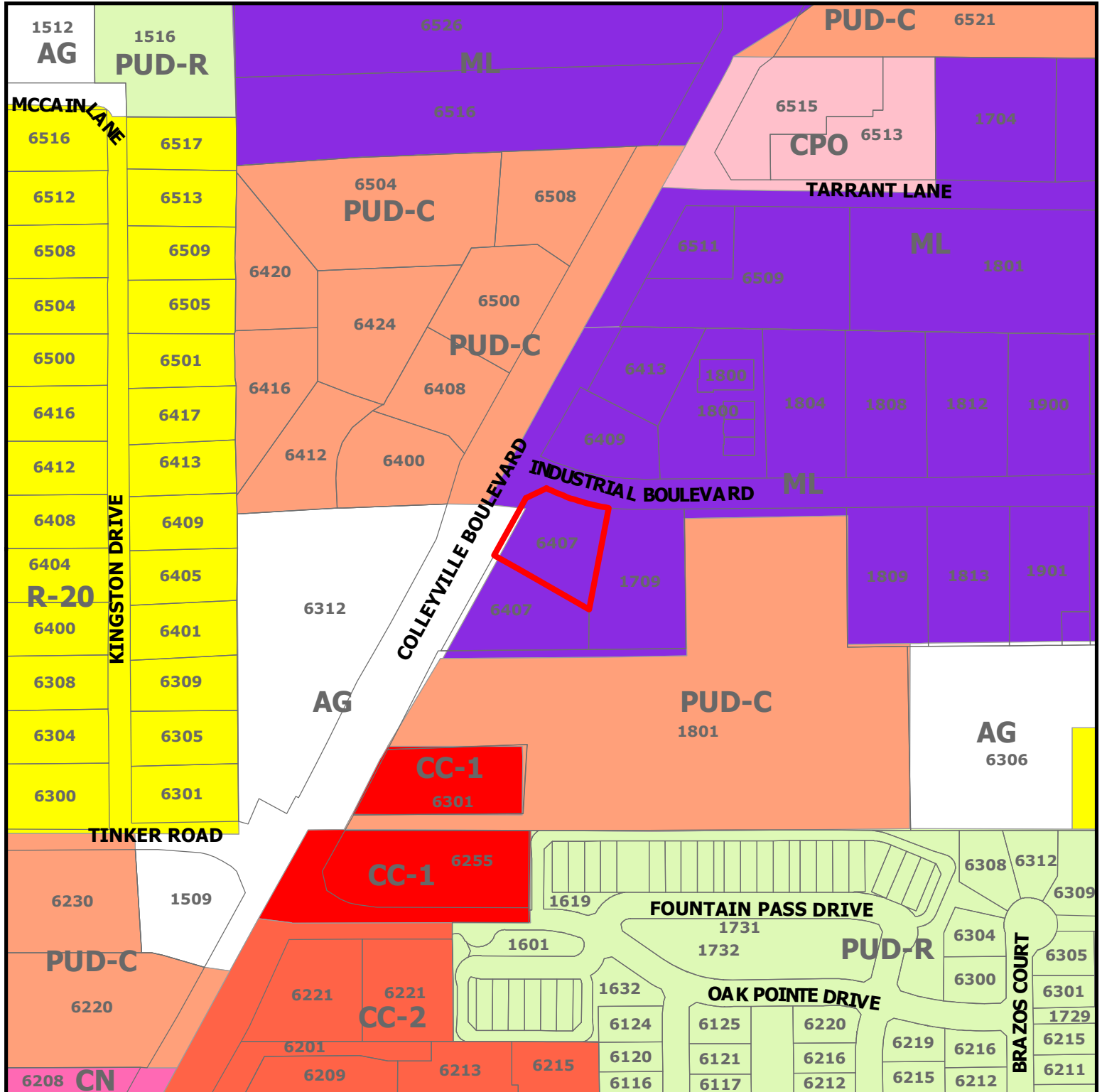
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Subject Property



Zoning Map

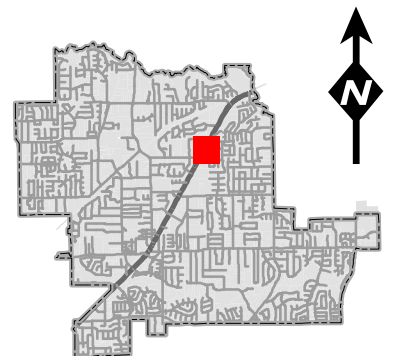


ZC22-018

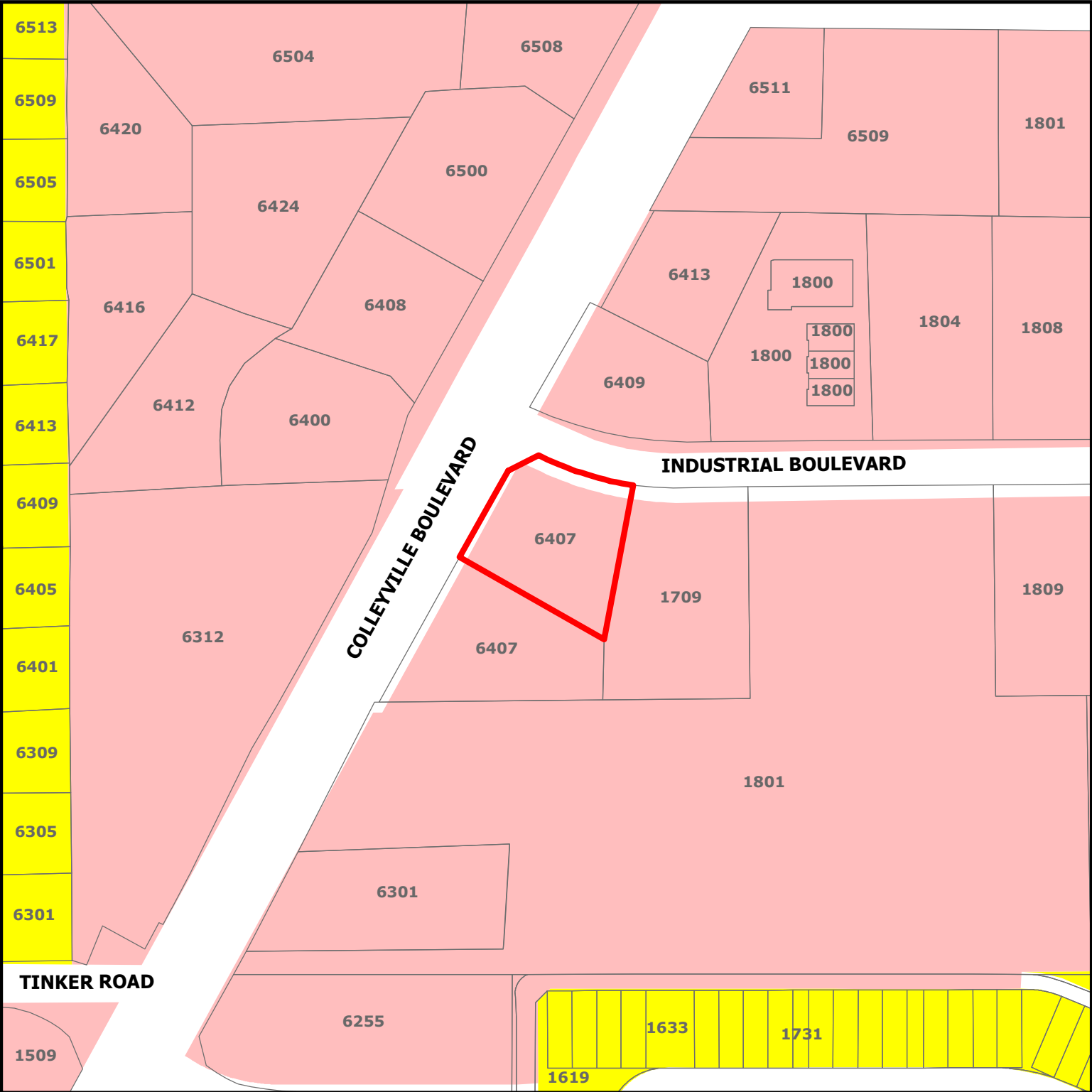
6407 Colleyville Boulevard

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 Subject Property



Future Land Use Map

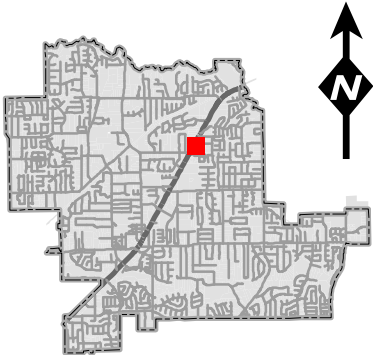


ZC22-018

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. .

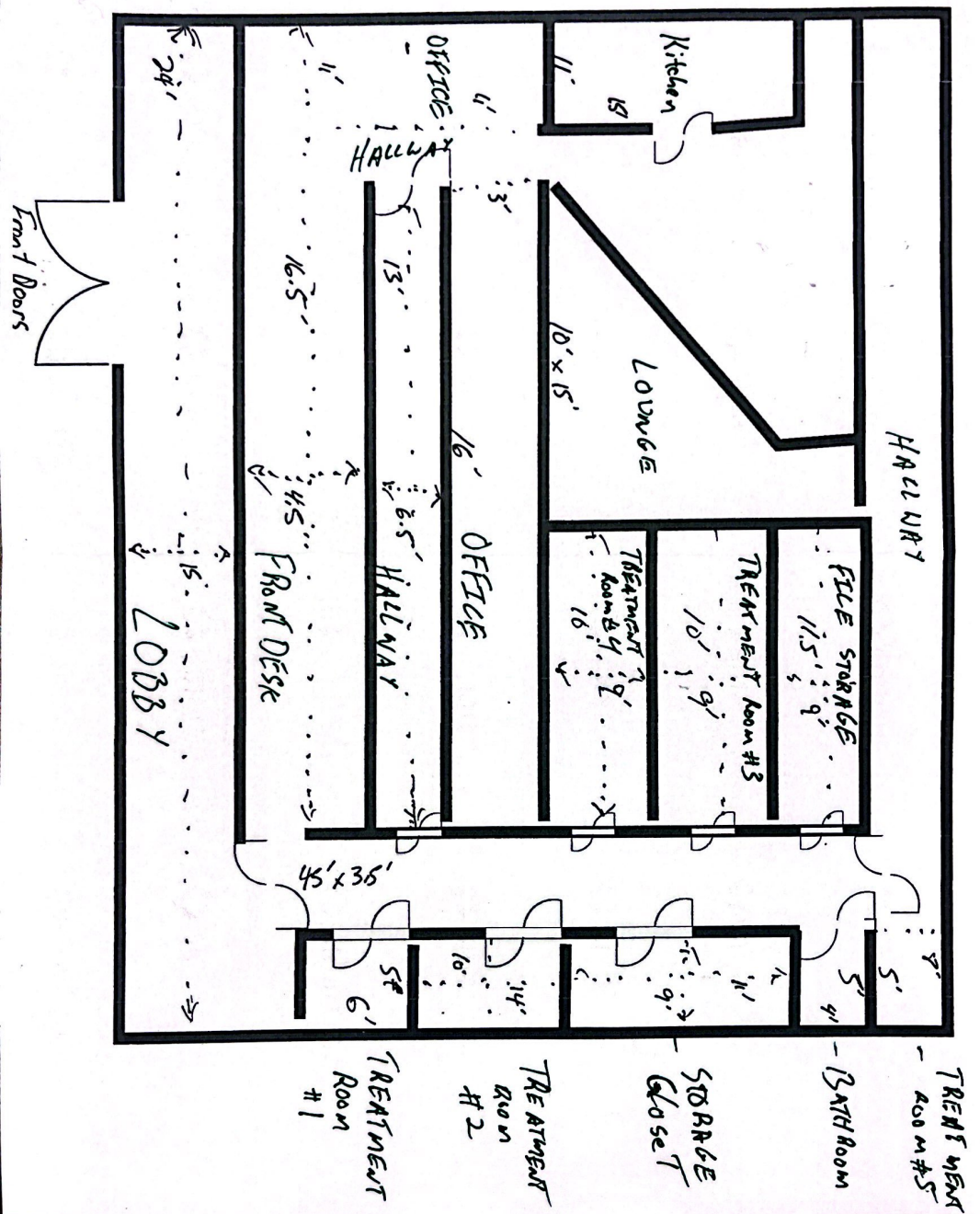
What is Acupuncture?

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.







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?

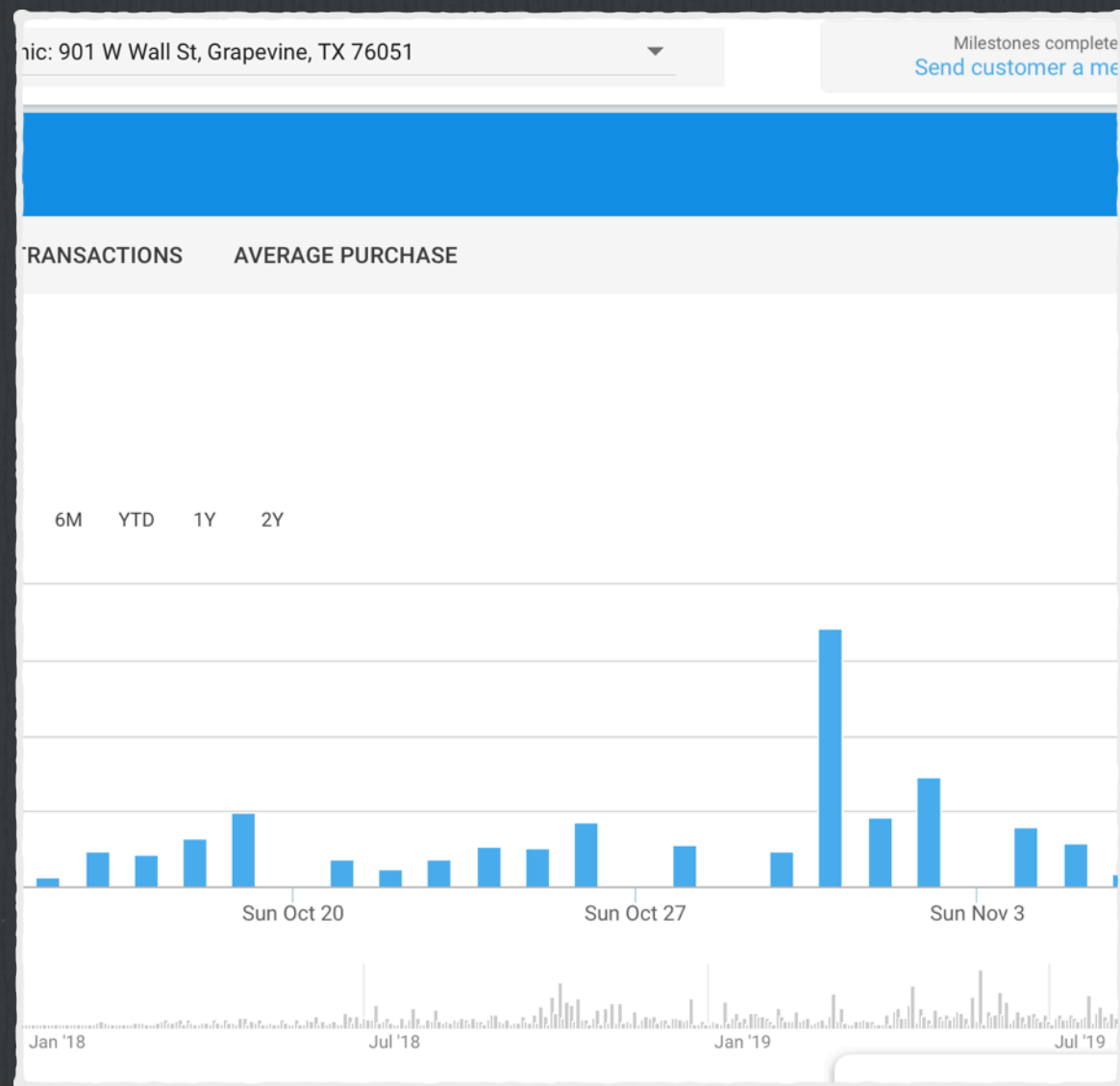


- ☐ **Vitality Wellness Clinic opened its first location on February 13 2018. Within the first year the company broke even!**
- ☐ **2019 2nd quarter revenue has topped the last year's total earnings outperforming projections**

What do the company's financials look like?

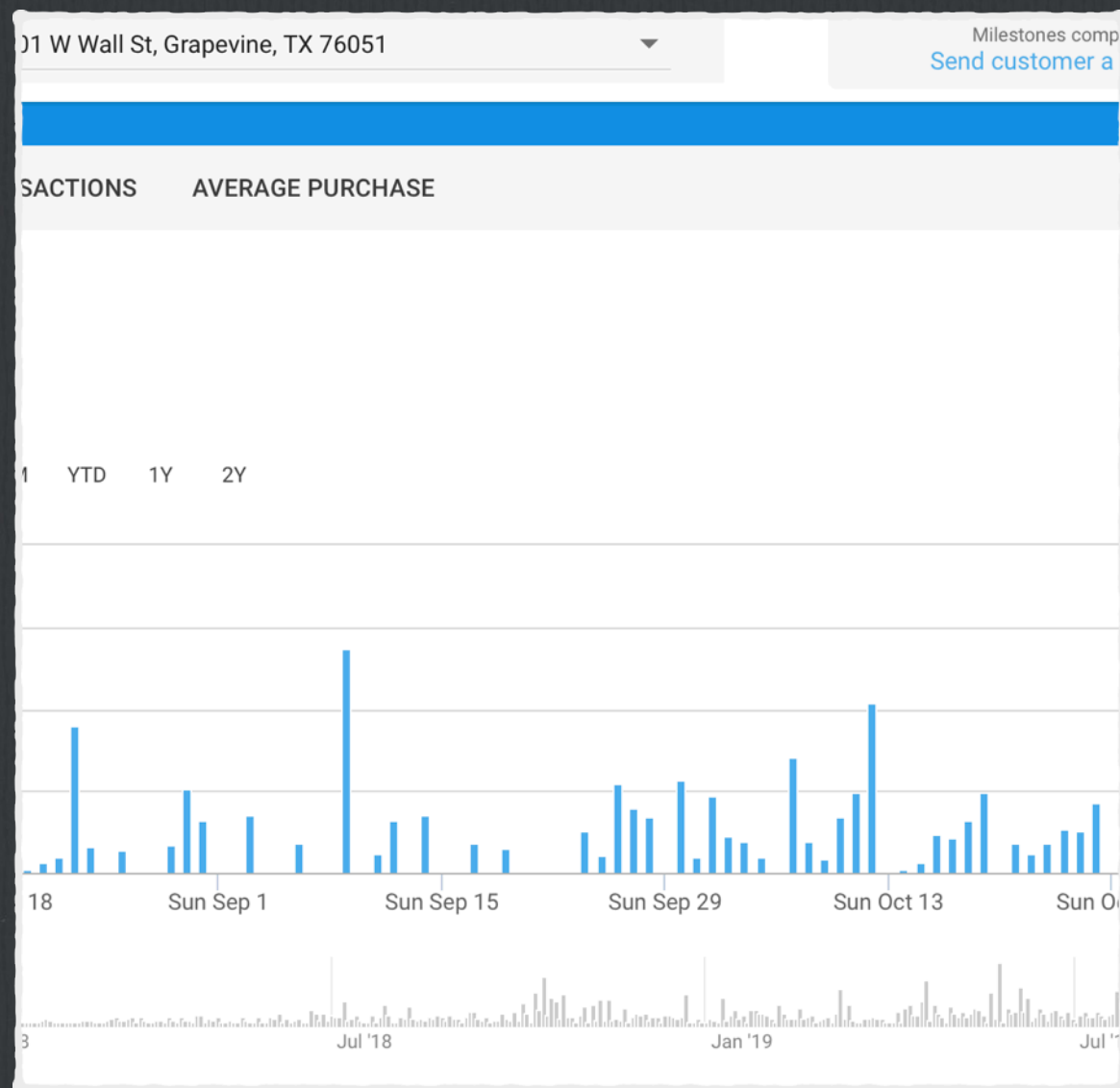
☐ Let's take a closer look

Last 28 days



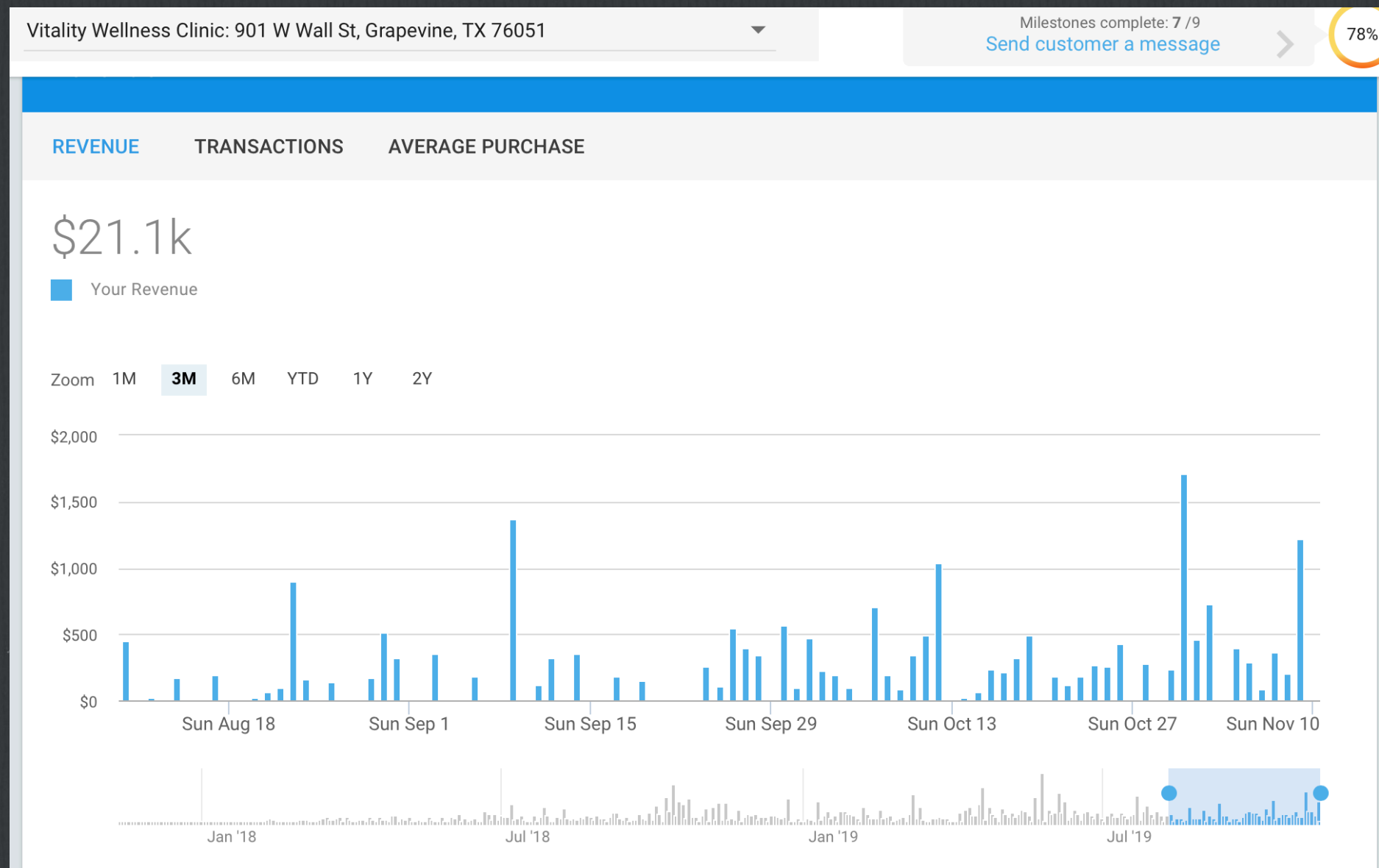
- 77 transactions
- Over \$9000 in gross revenue
- \$126 average sales ticket

3 months- \$31,000 total revenue

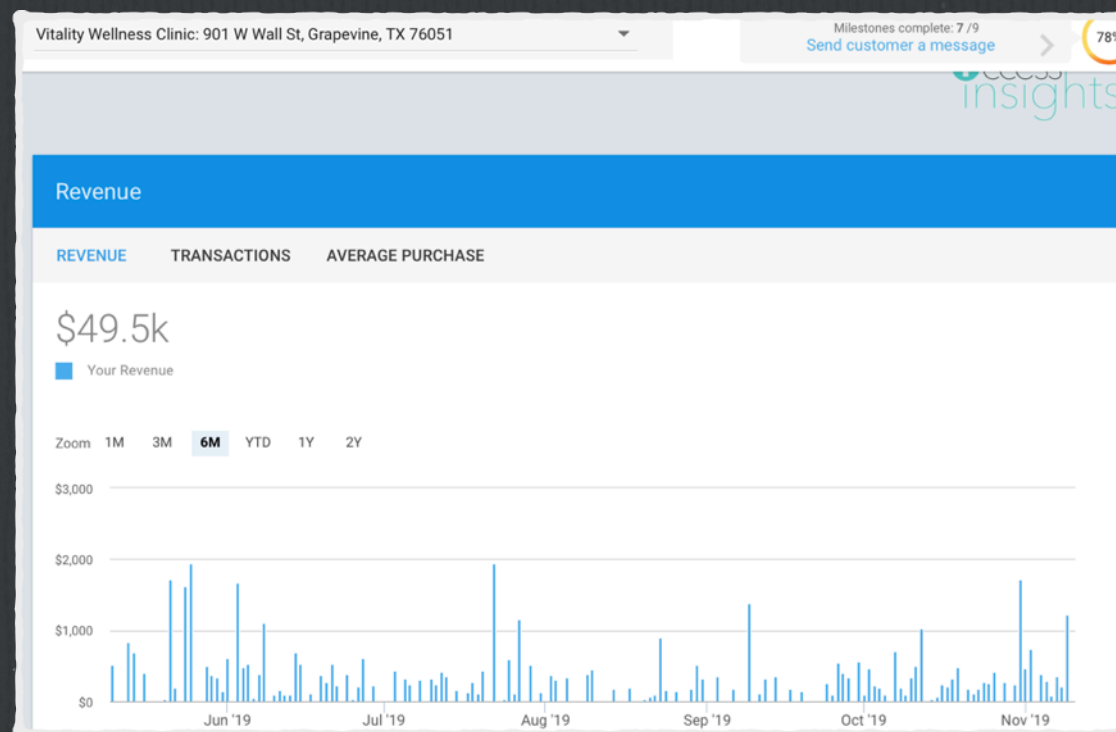


- ☐ \$21,100 in cash revenue
- ☐ \$6000 insurance reimbursement
- ☐ 189 sales purchases
- ☐ \$4000 in products sales

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
<i>On point Acupuncture</i>	Years of experience, Chinese practitioner
<i>Southlake family</i>	Founder of Texas ACUPUNCTURE, training
<i>Chiro & Acupuncture</i>	Customized healthcare solution

Purpose

Sales channels

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

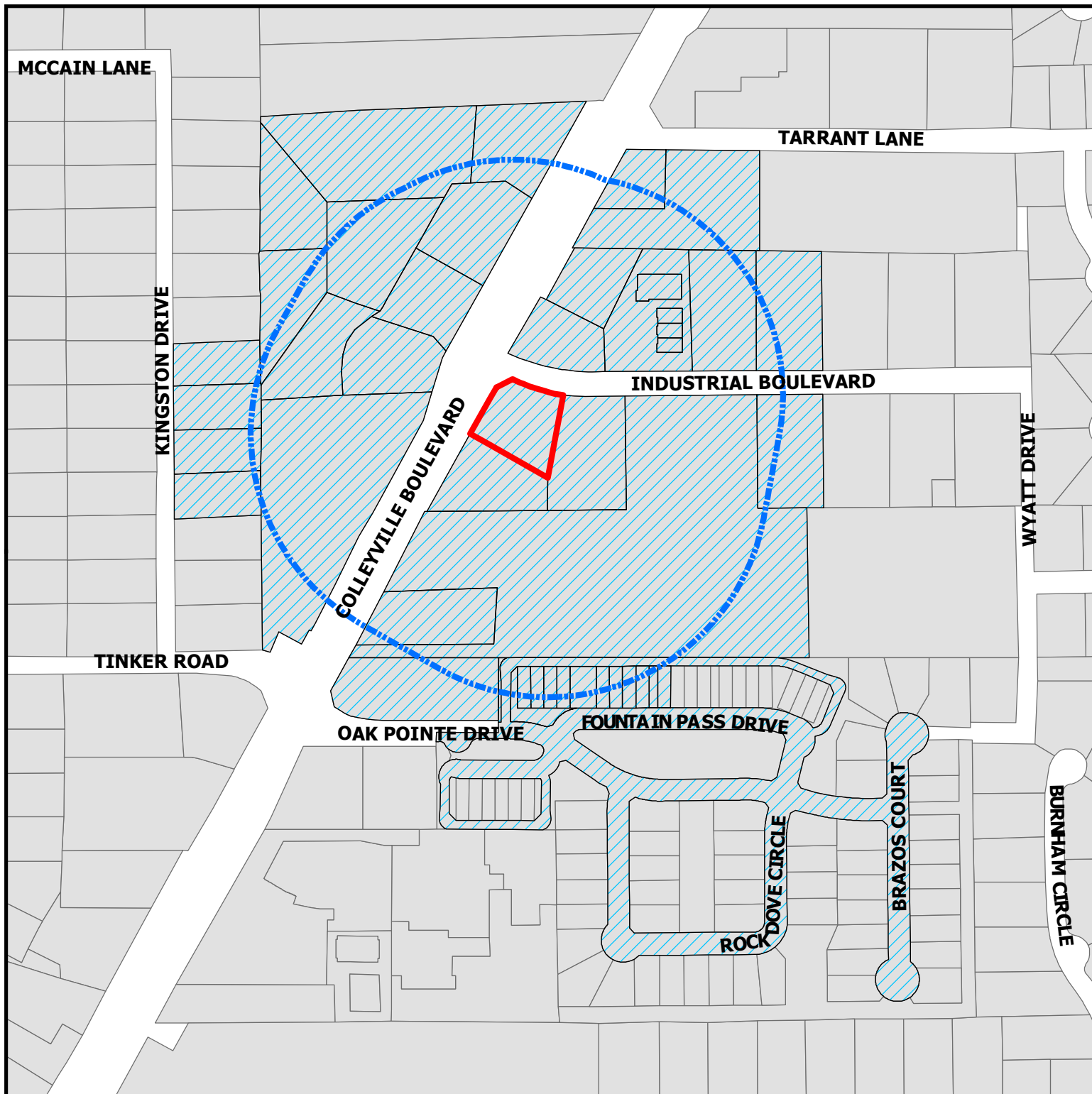
Marketing activities

- 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

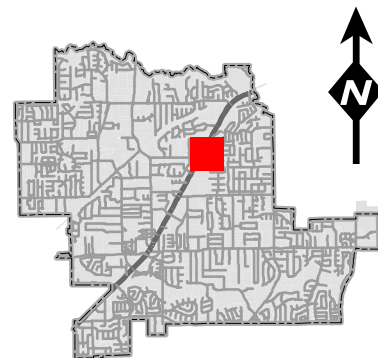
Notification Map



ZC22-018
6407 Colleyville Boulevard

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, 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

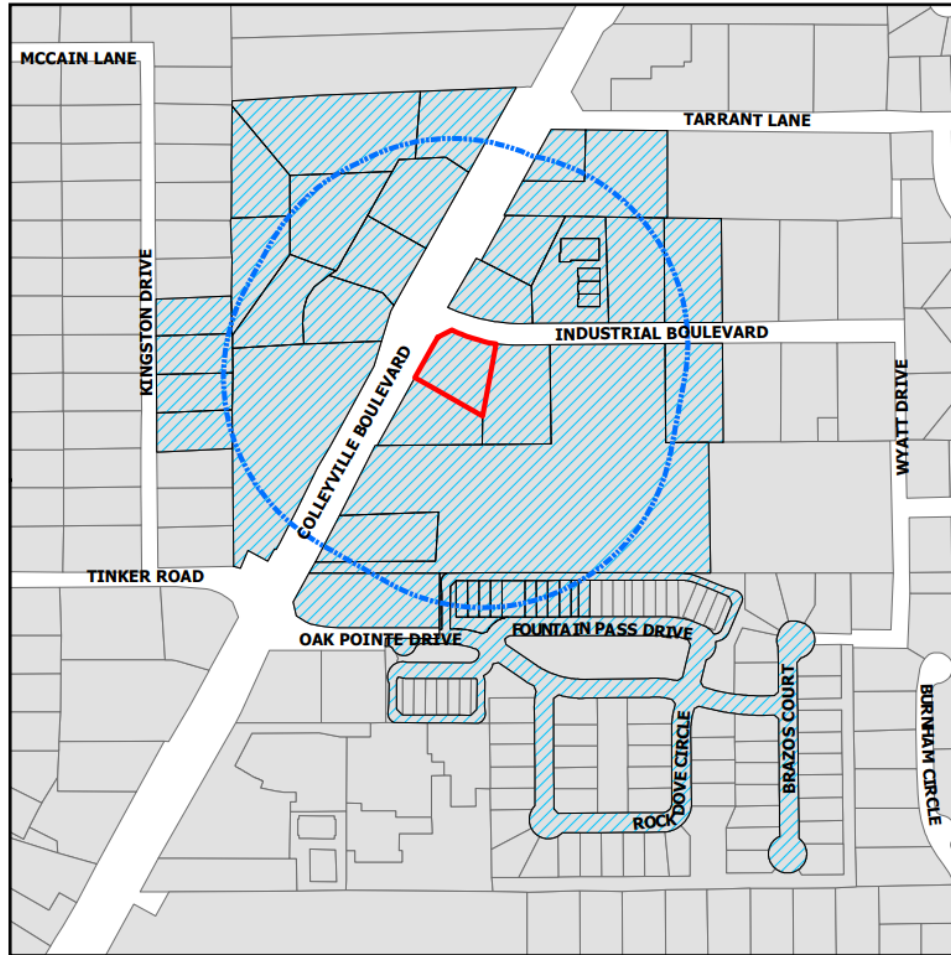
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

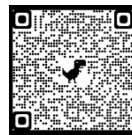
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
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 WELLNESS 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
Brandi Elder, Place 1
George Dodson, Place 4
Callie Rigney, Place 6

_____ Mayor Pro Tem Kathy Wheat	_____
_____ George Bond, Place 2	_____
_____ Chuck Kelley, Place 5	_____
_____	_____

ATTEST:

CITY OF COLLEYVILLE

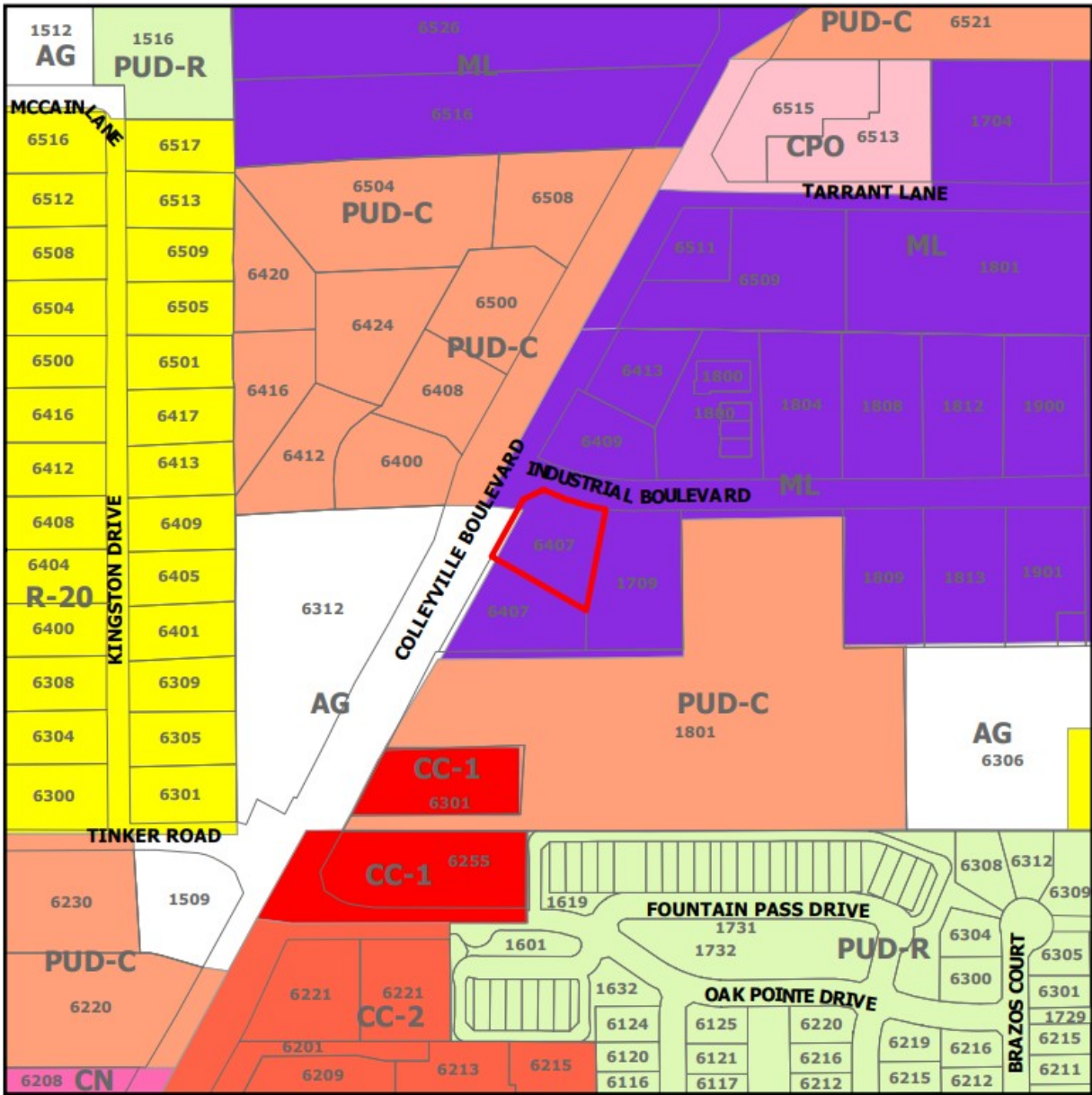
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

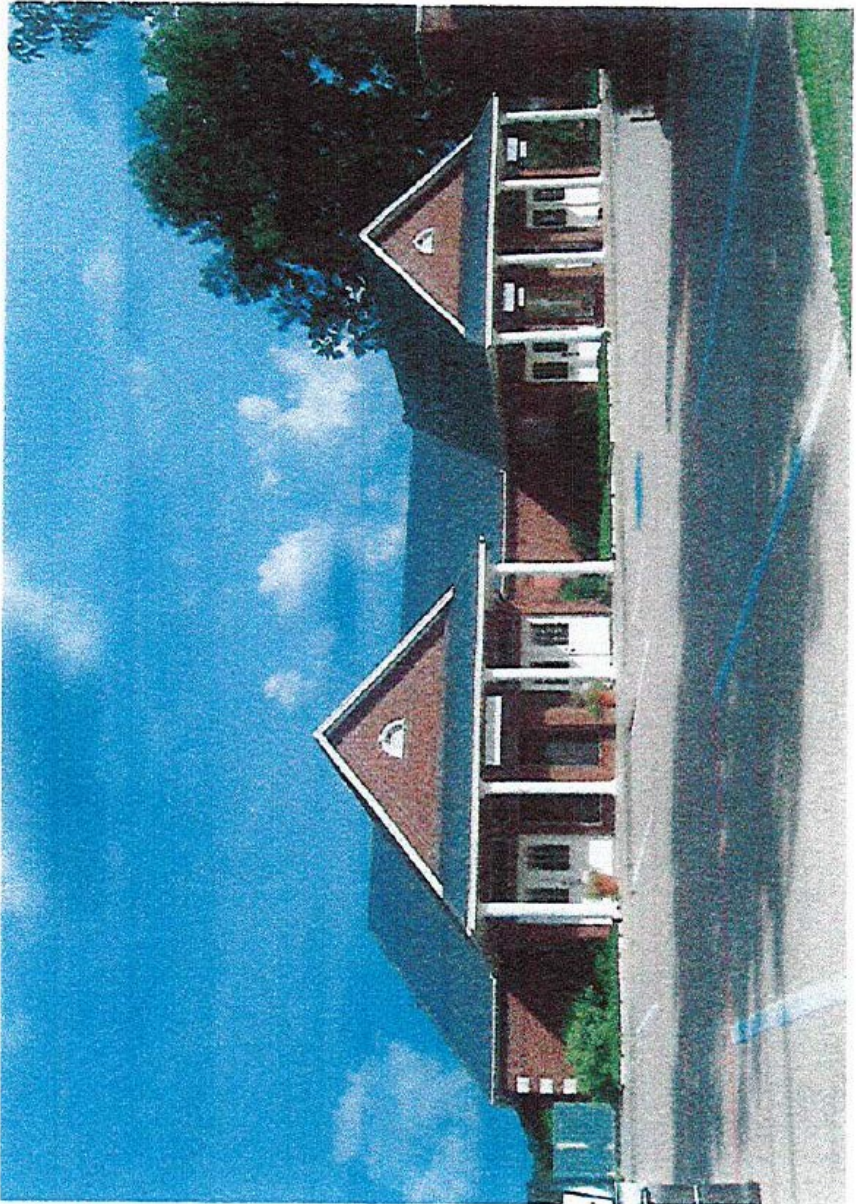
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"- Zoning Map



[illegible]







City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 6/7/2022

Number Ordinance O-22-2204

Type Ordinance

Department Community Development

Title

Consideration 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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

Will Priest, the owner, has submitted a request for a Special Use Permit (SUP) for an accessory building to exceed the maximum lot coverage for accessory buildings and maximum height on Lot 3, Block 5, of Woodbriar Estates Addition, being approximately 0.38 acres, and zoned R-15 Single Family Residential district. The purpose is to allow for an existing accessory building which exceeds the 4% maximum lot coverage and maximum height allowed for accessory buildings.

Existing Conditions/Background: The subject property, 3708 Briarhaven Lane, has R-15 zoning and is located on the west side of Briarhaven Lane south of the intersection with Greenbriar Lane. The subject property has an existing single family home and existing detached accessory building.

On February 8, 2022, a Colleyville building inspector was at 3712 Briarhaven for an inspection and noticed work was being done without a permit on the existing accessory building at 3708 Briarhaven. The inspector spoke with the owner of the property and told him that he needed to apply for a building permit. The property owner applied for a permit on February 11, 2022. The permit was denied and the applicant was informed to apply for a Special Use Permit. There will be double building permit fees assessed upon approval of the building permit.

SUP Request: *Request* – The applicant is requesting an existing 1,545 s.f. detached garage to remain six feet from the side property line and for it to exceed the 4% maximum lot coverage.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory

buildings to be permitted by staff on a residential lot:

"2. Maximum Size and Number of Buildings:

a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. Exemption: Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings."

"3. Setbacks:

d. Detached accessory buildings – A detached accessory building shall comply with the setback lines established for the applicable zoning district, unless the accessory building is located totally behind the rear of the principal building, then it shall not be placed closer than five (5) feet to any side or rear lot line."

"4. Maximum Height: No accessory building shall penetrate a vertical height envelope defined as being a point five feet from a side or rear lot line and extending vertically 8 feet to a point, then extending at a 45o angle to the height of the primary building."

"6. Special Use Permit Provision: Any request for a building permit for an accessory building 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."

The applicant is requesting to allow for an existing 1,545 s.f. detached garage to remain. It was permitted and built in 1992 for 1,188 s.f. A portion of the structure was open and functioned as a carport. Over the years the structure has been enclosed which increased its size.

Analysis: Any request for an accessory building exceeding 4% of the lot area and exceeding the maximum height shall only be authorized after approval of a Special Use Permit by the City Council. The maximum height of the wall allowed at the 6-foot setback is 9 feet tall. The proposed height is 14 feet at the eave and 17 feet at the ridge. The maximum size at the 4% is 740 sq. ft.

Plat Status: The property is platted as Lot 3, Block 5 in the Woodbriar Estates Addition.

DRC Review: The DRC met on April 18, 2022 and offered the applicant the following comment: The addition to the accessory building was completed without a permit and its height exceeds the requirements of the Land Development Code. Staff is recommending denial of the request. The size of the building also exceeds the maximum area allowed for accessory buildings; that being 4% of the lot area. Both conditions will be part of the SUP case.

Drainage: NA

Surrounding Development: The properties to the north, east, south, and west are zoned R-15 Single Family Residential district and contain single family residential development.

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 garage modification due to technical non-compliance with the Land Development Code. The Land Development Code allows for an accessory building which does not meet the Land Development Code criteria to seek an SUP.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the area request for the size of the accessory building, but subject to the height of the roof being brought into compliance at their May 9, 2022 meeting by a vote of 4-3.

Financial Impact

There is no financial impact to the City.

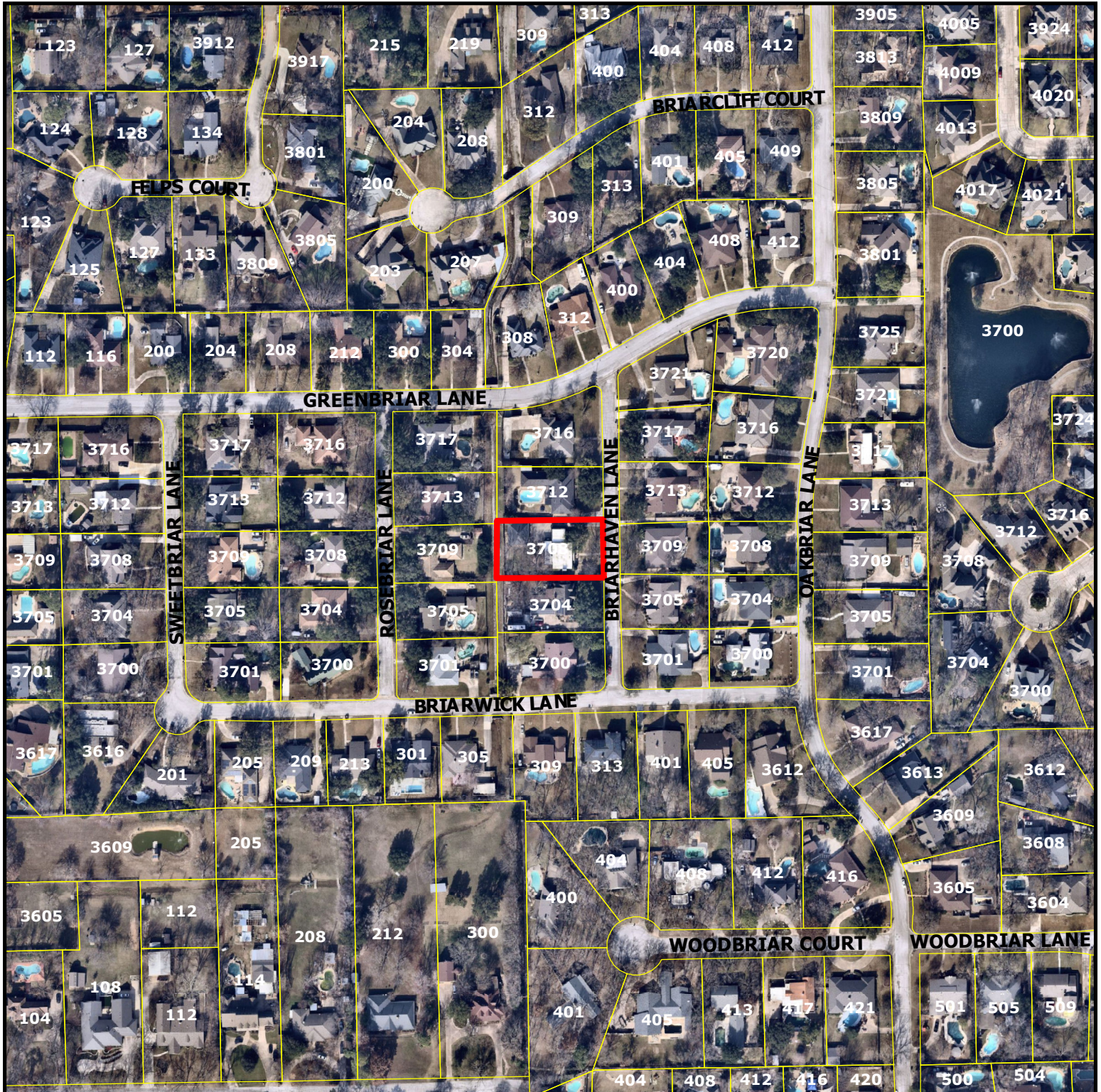
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Woodbriar Estates Plat
5. Survey
6. Original Structure - Aerial
7. Structure Modification 1
8. Structure Modification 2
9. Structure Exhibit - Current
10. Notification Map
11. Notification Letter
12. Notification List
13. Ordinance O-22-2204

Aerial Map



ZC22-013

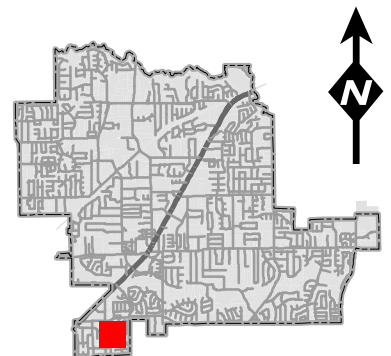
3708 Briarhaven Lane

DISCLAIMER:

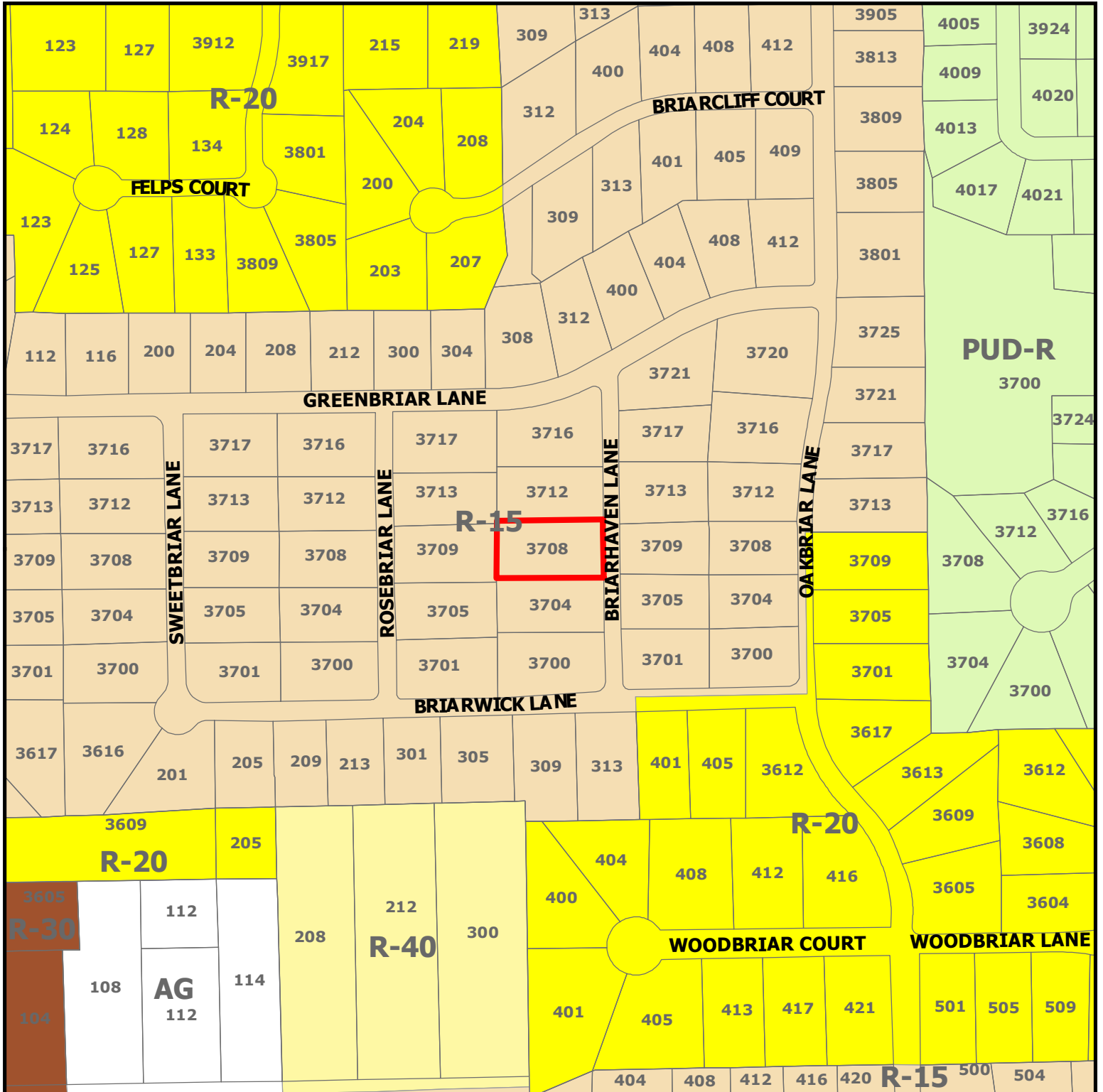
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Subject Property



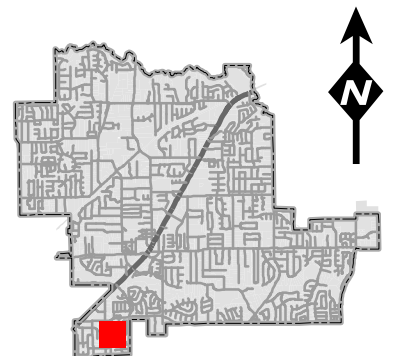
Zoning Map



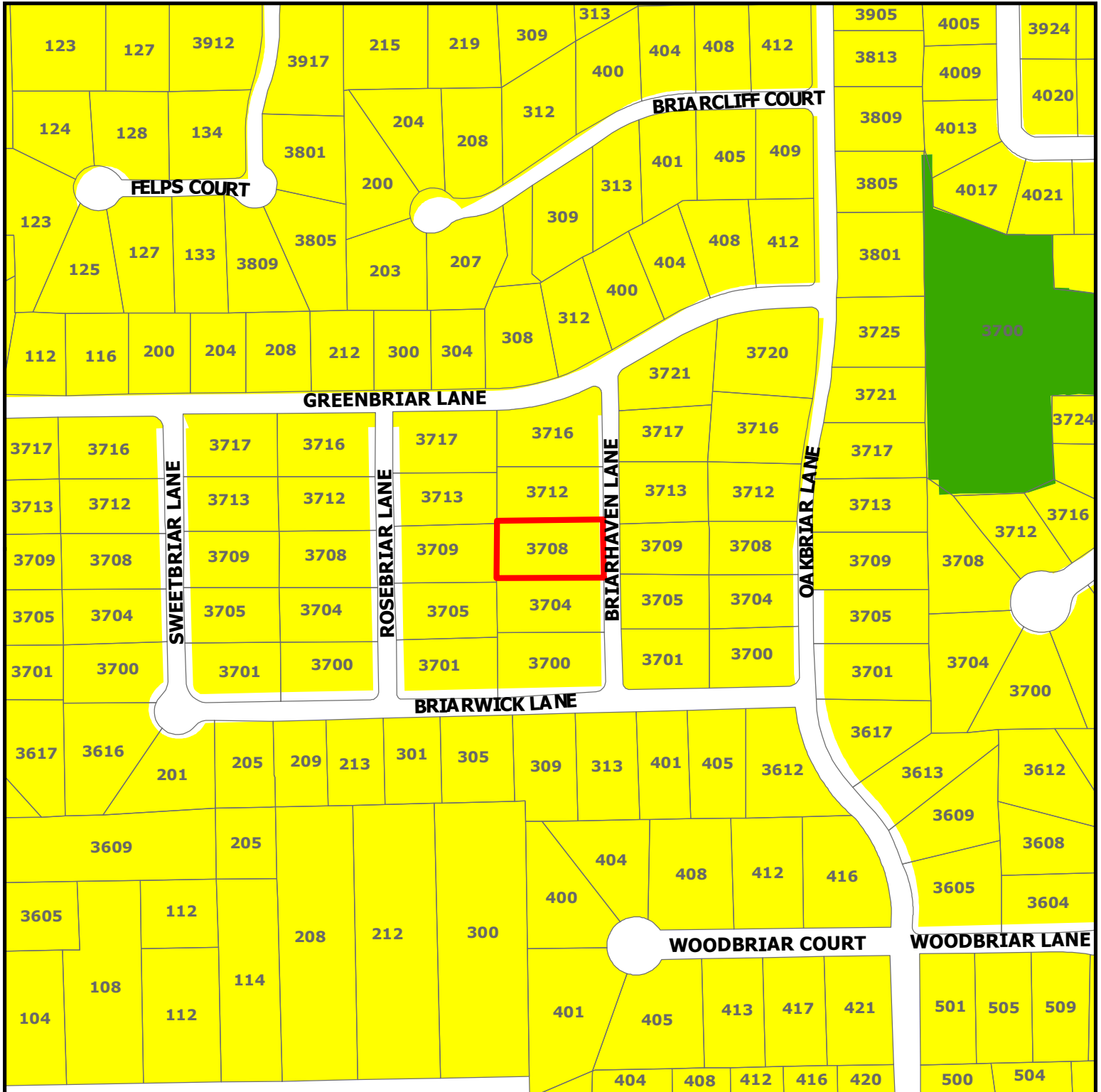
ZC22-013
3708 Briarhaven Lane

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 Subject Property



Future Land Use Map



ZC22-013

3708 Briarhaven Lane

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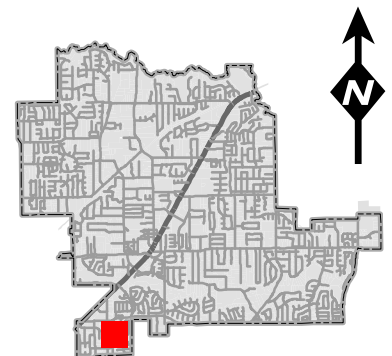


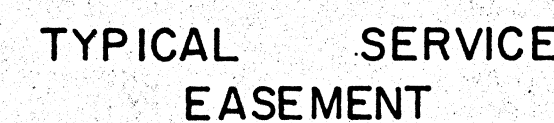
Subject Property

Residential

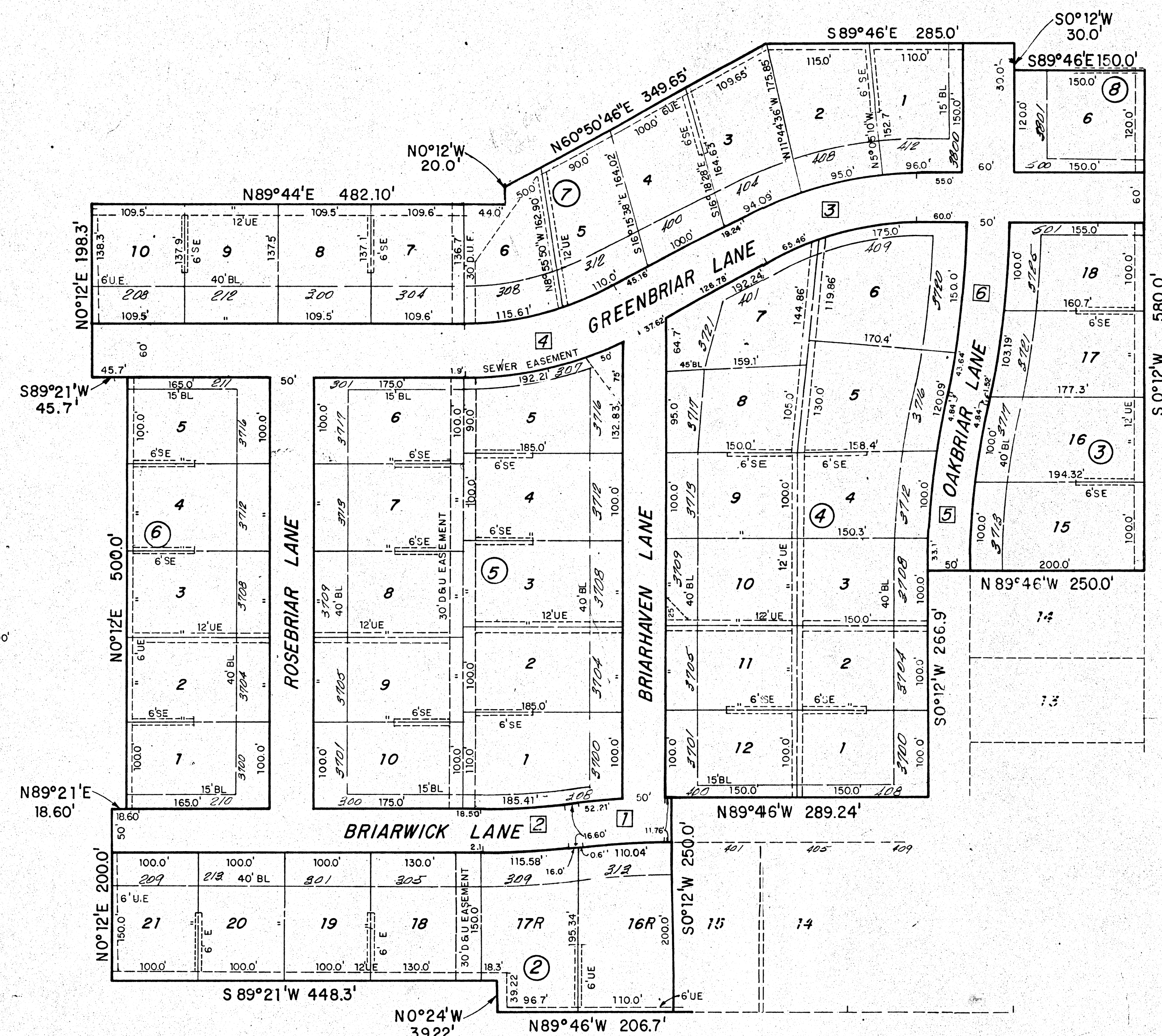


Open Space; Parks





NOTE ALL EASEMENT MARKED 6' S E ARE SERVICE EASEMENT



Q CURVE DATA

NO.	DELTA	RADIUS	TANG.	LENGTH
1	5°06"	1,122.70'	50'	99.93'
2	4°13'	1,358.00'	50'	99.91'
3	29°01'40"	386.20'	100'	195.66'
4	29°05'	385.51'	100'	195.68'
5	12°41'	899.79'	100'	199.18'
6	12°41'	899.79'	100'	199.18'

PLAT OF
WOODBRIAR ESTATES SECTION TWO
& LOTS 16-R & 17-R BLOCK 2,
WOODBRIAR ESTATES SECTION ONE
AN ADDITION TO THE CITY OF
COLLEYVILLE, TARRANT COUNTY,
TEXAS

NOTE :
THIS PLAT INCLUDES A REVISION TO LOTS 16 & 17, BLOCK 2 AND ALL OF BLOCK 4, SECTION 1
THIS PLAT IS TO SUPERSEDE ALL OTHER RECORDED PLATS ON THIS PROPERTY.

STATE OF TEXAS
COUNTY OF HARRIS

That we, NORTHAMPTON UNIVERSITY, the owners of the following described property, do hereby

Being a 1,000-acre tract, it was part of the Jonathan Riley survey, Abstract No. 100, Tarrant County, Texas, and being described as follows:

BEGINNING at a point located at the west northeast corner of Lot 11, Block 3, San Briar Square, Section One, in addition to the City of Belleville, Tarrant County, Texas, according to plat recorded in Volume 241-74, Page 29, 1962 Records, Tarrant County, Texas.

TRINCE North 80 degrees 56 minutes East 174.0 feet;
 TRINCE South 0 degrees 12 minutes East 166.9 feet;
 TRINCE North 85 degrees 16 minutes East 169.24 feet;
 TRINCE South 0 degrees 12 minutes East 170.0 feet;
 TRINCE North 80 degrees 16 minutes East 166.7 feet;
 TRINCE North 0 degrees 14 minutes East 16.23 feet;
 TRINCE South 80 degrees 11 minutes East 148.1 feet;
 TRINCE North 0 degrees 12 minutes East 200.0 feet;
 TRINCE North 40 degrees 17 minutes East 12.4 feet;
 TRINCE South 40 degrees 17 minutes East 12.7 feet;
 TRINCE North 0 degrees 11 minutes East 16.4 feet;
 TRINCE North 40 degrees 17 minutes East 12.10 feet;
 TRINCE North 0 degrees 12 minutes East 20.0 feet;
 TRINCE North 0 degrees 0 minutes 30 seconds East 249.00 feet;
 TRINCE South 80 degrees 11 minutes East 148.0 feet;
 TRINCE South 0 degrees 11 minutes East 10.0 feet;
 TRINCE South 80 degrees 11 minutes East 148.2 feet;
 TRINCE South 0 degrees 11 minutes East 10.0 feet to point of
 BEGINNING AND CONTINUING 24.00 acres or less.

to hereby adopt the attached plat as our plan for subdividing the same, or to known as "Commerce Street, Section Two and Lots One and Two, Block 2, Lee-Bridge Addition, Section No. 1, in addition to the City of Colleton, Garret County, Texas. The location of streets, easements and building lines are to be as shown on attached plat.

J. B. Sandlin
J. B. SANDLIN,
President

STATE OF TEXAS)
COUNTY OF TARRANT)
Before me, the undersigned authority, on this 15th day of November, 1961, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____ 1961.

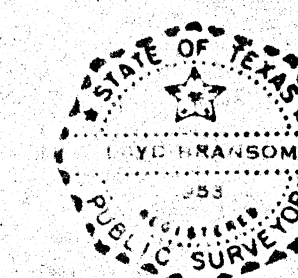
NOVEMBER 15 _____ CITY

C. L. Luper
CHIEF, BUREAU OF THE CHIEF OF POLICE
SAN ANTONIO, TEXAS

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

[Signature]
 CHAIRMAN
 [Signature]
 SECRETARY
 27 APR 72
 DATE

Recorded in Volume 388-80, Page 18
Deed Records Tarrant County, Texas



LOYD BRANSOM
REGISTERED PUBLIC SALESMAN

REGISTERED PUBLIC SURVEYOR
1028 NORTH SYLVANIA AVE.
834-3477 76111

I DO HEREBY CERTIFY THAT THIS MAP IS TRUE
& CORRECT AS SURVEYED ON THE GROUND

DATE 11-10-72

OWNER
NORTHEAST CONSTRUCTION CO.
J.B. SANDLIN, PRESIDENT
5505 DAVIS BLVD.
NORTH RICHLAND HILLS, TEXAS

SURVEYOR
LOYD BRANSOM
3 N. SYLVANIA AVE.
WORTH, TEXAS 76111

ENGINEER

OWEN D. LONG
1615 PRECINCT LINE ROAD, SUITE 106
HURST, TEXAS 76053

TerraCorp

TerraCorp Associates LLC #101850-00
3160 Broadway Blvd.
Suite 216
Garland, TX 75043

www.terraconpurvey.com
enr@terraconpurvey.com
(917) 972-805-4526
(917) 972-805-4527

Marcus Rush
Addison Ranch

16301 Quorum Drive, Suite 1
Addison, TX 75001
Phone 214-445-2936
marcus.rush@lmortgage.com



Mortgage

Property Address:
370B Briarhaven Lane, Colleyville, TX 76034

TerraCorp Order No.:
TX12041176

Client Order Number
CV12635048

Completed Date
04/30/12

Setting Up:
Moose Family Trust; Hexter - Fair First American Title; IMORTGAGE.COM

Legal Description:
LOT 3, BLOCK 5, WOODBRIAR ESTATES, SECTION 14, AN ADDITION TO THE CITY OF COLLETTVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 388-80, PAGE(S) 18, OF THE MAP AND/OR PLAT RECORDS OF TARRANT COUNTY, TEXAS.

1. Bearings shown hereon are based on NAD83(CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the Geoshack "GeoNav" RTK GPS Network.

The convergence/mapping angle is $00^{\circ}43'43''$ with a combined scale factor of 0.999852326.

2. The following items are from Schedule B, Commitment for Title Insurance, First American Title Insurance Company, GF No. CV12635948, issued April 27, 2012.

10c. A heavy foot building line along the front property line as set out on plat recorded in Volume 398-60, Page 18 of the Plats and Records of Tarrant County, Texas.

A sex tool utility easement along the South property line, a fifteen foot drainage and foot utility easement along the West property line and a 3-foot by 75-foot service easement along the North property line as set out on plat recorded in Volume 388-80, Page 15 of the Plat Records of Tarrant County, Texas.

FLOOD NOTE
According to the F.L.R.M. #4439C210K this property does lie in "Zone X" and does not lie within the 100-year flood zone.

LEGEND

A/C	AIR CONDITION
CON	CONTROLLING MONUMENT
DEL	OVERHEAD UTIL LINES
PP	POWER POLE
SPR	STEEL ROD FOUND
PL	PLANT CALLS
WF	WOOD FENCE
WAL	WATER METER
WOF	WOOD FENCE

Scale 1" = 20'

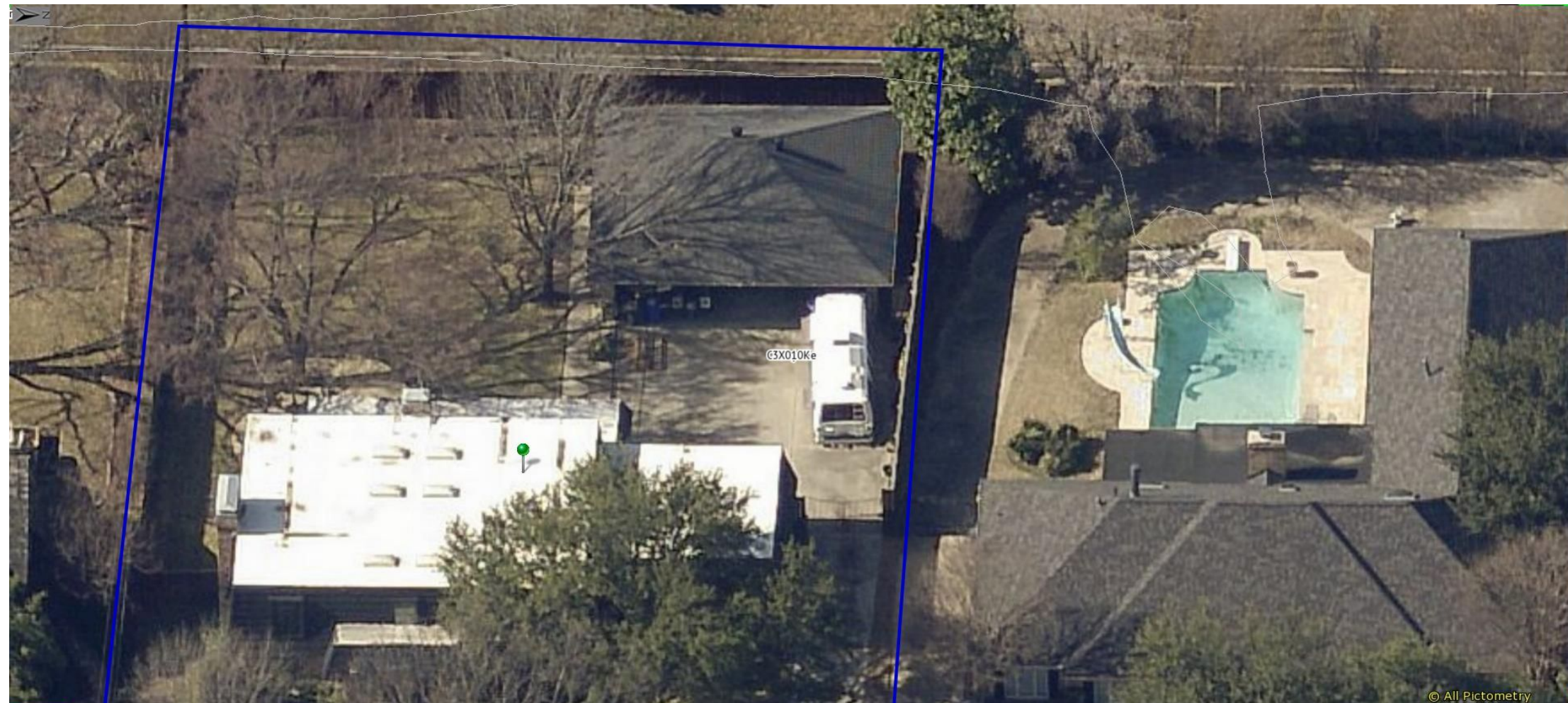
I hereby certify that this plan represents the results of a survey made on the ground on the 30th day of April, 2012.

Signed 30th day of April, 2012

Signed 30th day of April, 2012



Photo

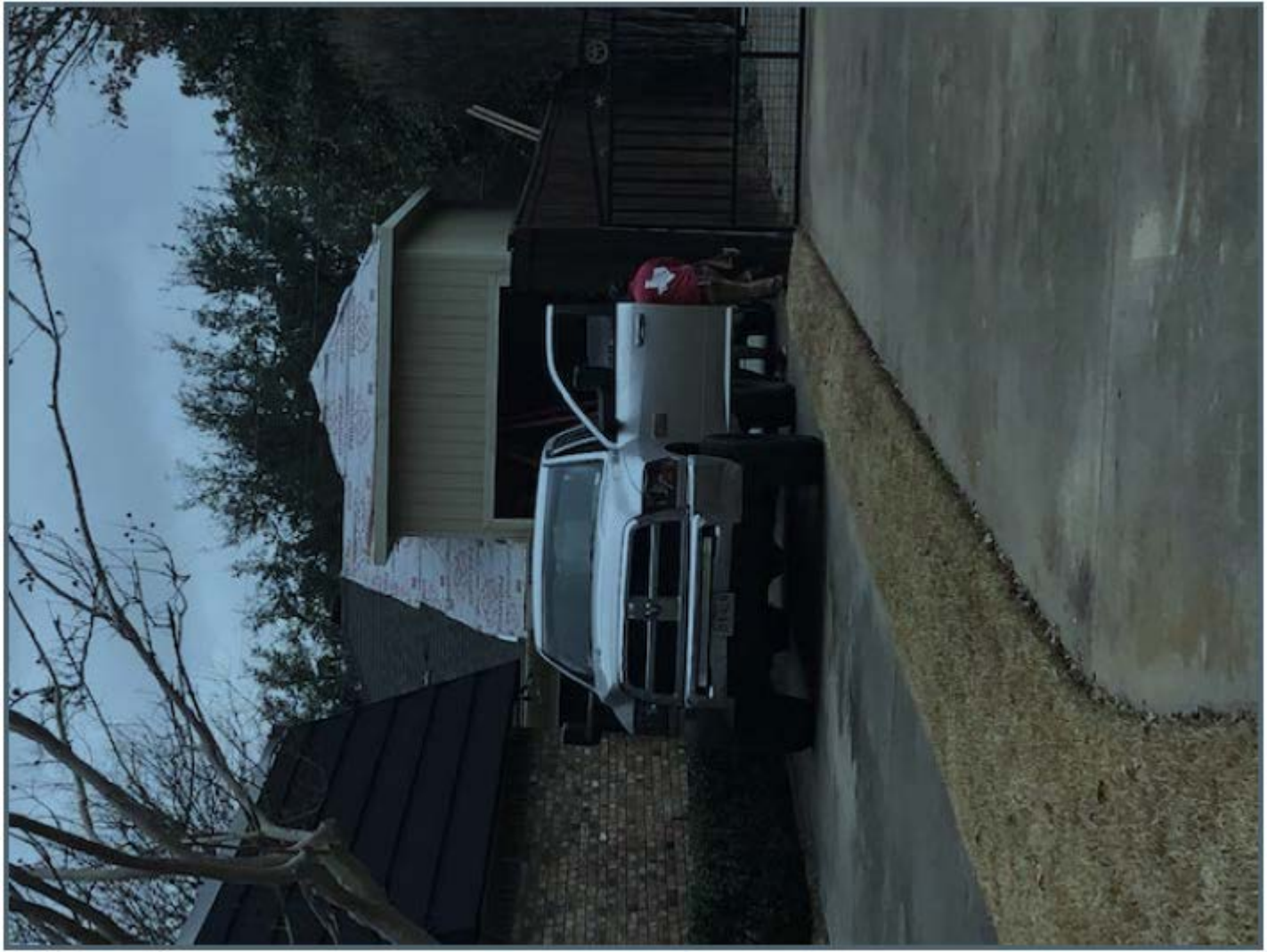


01/12/2021

From: [Les Folse](#)
To: [Les Folse](#)
Date: Tuesday, February 8, 2022 10:06:17 AM



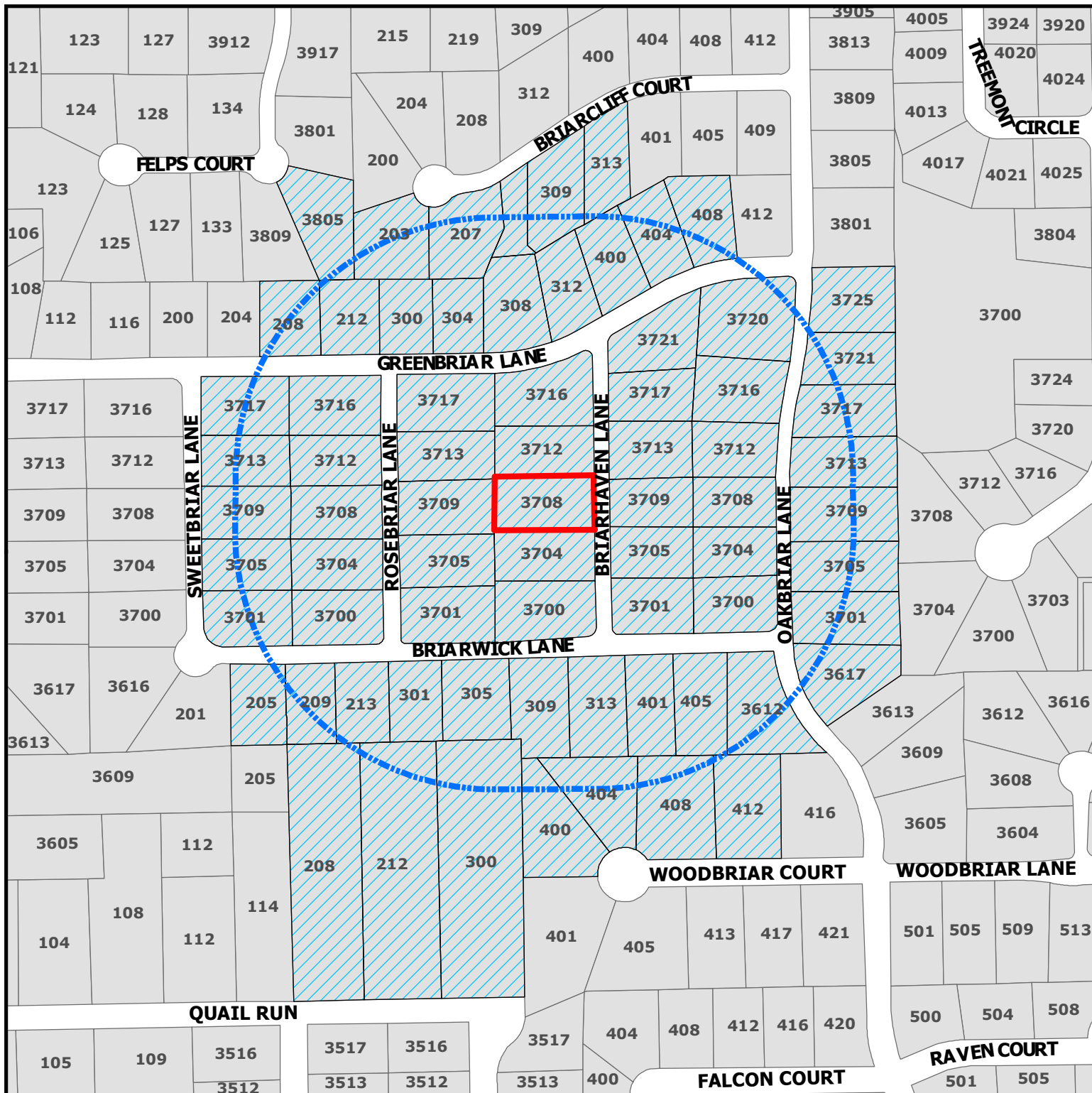
Sent from my iPhone







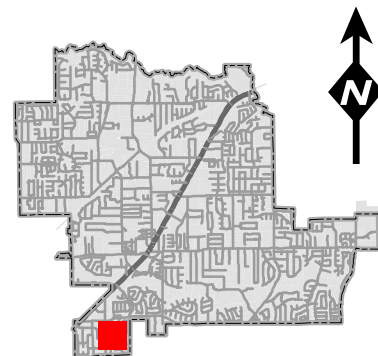
Notification Map



ZC22-013
3708 Briarhaven Lane

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

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner 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, June 7, 2022 & Tuesday, June 21, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an accessory building to exceed the permitted lot coverage for accessory buildings and to exceed the maximum height allowed at a 5-foot setback. The purpose is to allow for an existing, oversized accessory building to remain that was modified with a taller wall and roofline to penetrate the vertical height envelope for accessory buildings. The maximum height of the wall allowed at the 5-foot setback is 8 feet tall. The maximum size for accessory buildings is 4% of the lot area.

Zoning Case: ZC22-013

Applicant: Will Priest

Owner: Will Priest

Location: 3708 Briarhaven Lane

Property Description: Lot 3, Block 5, Woodbriar Estates Addition

Present Zoning: R-15 Single Family Residential

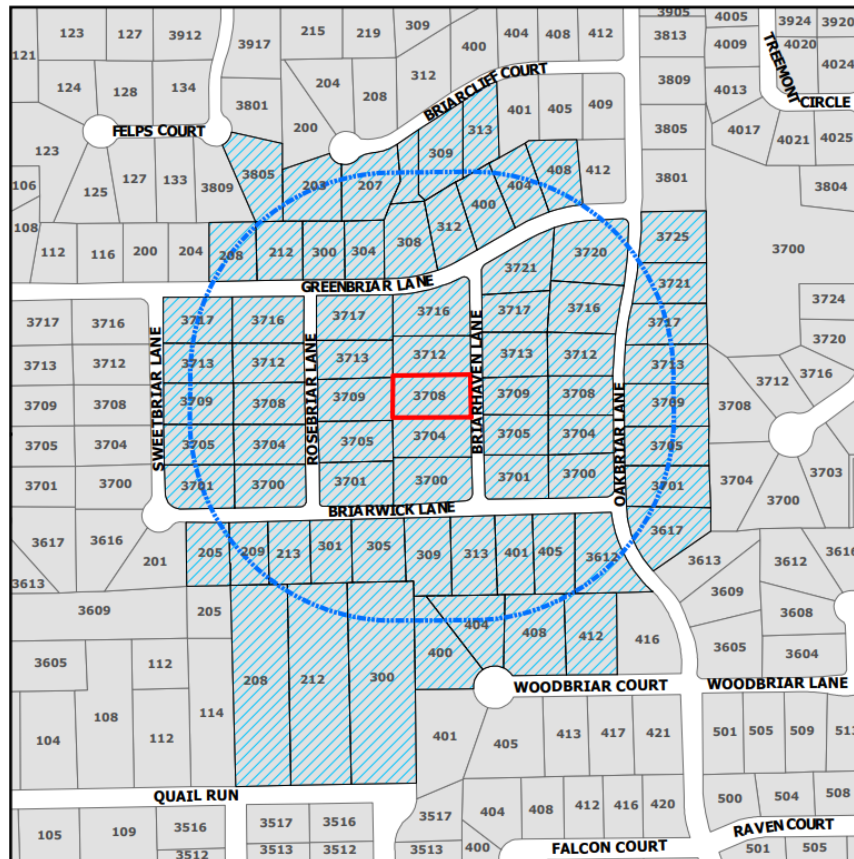
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

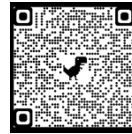
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

NOTICE OF PUBLIC HEARING

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



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



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

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
BELLEFEUILLE, PHIL	3713 ROSEBRIAR LN	COLLEYVILLE, TX
ODOMORE, FRIDAY	313 BRIARWICK LN	COLLEYVILLE, TX
WATTS, JENNINGS R	3717 ROSEBRIAR LN	COLLEYVILLE, TX
MOORE, NICHOLAS	209 BRIARWICK LN	COLLEYVILLE, TX
CEKUTA, CHRISTOPHER	309 BRIARCLIFF CT	COLLEYVILLE, TX
DENYER, STUART	308 GREENBRIAR LN	COLLEYVILLE, TX
HELSTOWSKI, PATRICIA	408 WOODBRIAR CT	COLLEYVILLE, TX
BERNAL, DANIEL	3717 OAKBRIAR LN	COLLEYVILLE, TX
MORAN, JAMES R	3701 SWEETBRIAR LN	COLLEYVILLE, TX
JONES, DAN W	404 GREENBRIAR LN	COLLEYVILLE, TX
ALLRED, JON G	3700 ROSEBRIAR LN	COLLEYVILLE, TX
SIDES, MICHAEL	3705 ROSEBRIAR LN	COLLEYVILLE, TX
CARLSON, SCOTT A	300 QUAIL RUN	COLLEYVILLE, TX
HALCOMB, RANDY	212 GREENBRIAR LN	COLLEYVILLE, TX
HOLLOWAY, LENDON	3709 BRIARHAVEN LN	COLLEYVILLE, TX
EVANS, JON R	313 BRIARCLIFF CT	COLLEYVILLE, TX
INGERSOLL, MICHAEL	3717 SWEETBRIAR LN	COLLEYVILLE, TX
LYNCH, VICKI	3713 BRIARHAVEN LN	COLLEYVILLE, TX
GRIFFITH, CARL D	3700 OAKBRIAR LN	COLLEYVILLE, TX
MCDOUGALL, JASON	PO BOX 1242	BRIDGEPORT, TX
WITT, ROBERT W	3716 ROSEBRIAR LN	COLLEYVILLE, TX
BROWN, MICHELLE	3705 SWEETBRIAR LN	COLLEYVILLE, TX
GLENN, JAMES W	212 QUAIL RUN	COLLEYVILLE, TX
WHITMIRE, DONALD R	205 BRIARWICK LN	COLLEYVILLE, TX
AKSENTOWITZ, J	3708 OAKBRIAR LN	COLLEYVILLE, TX
WARREN, MARY	3700 BRIARHAVEN LN	COLLEYVILLE, TX
LENHART FAMILY LIVING TRUST	412 WOODBRIAR CT	COLLEYVILLE, TX
ROBERTS, SHONNA K	3721 BRIARHAVEN LN	COLLEYVILLE, TX
BERRY, CRAIG	3617 OAKBRIAR LN	COLLEYVILLE, TX
DUGGAN, RICHARD L	3704 ROSEBRIAR LN	COLLEYVILLE, TX
CAMPBELL, CANDACE	3601 SAN BAR LN	COLLEYVILLE, TX
STALLINGS, TERRY A	208 QUAIL RUN	COLLEYVILLE, TX
BASHAM, FRANCINE C	203 BRIARCLIFF CT	COLLEYVILLE, TX
MONTAGUE, JEFFREY	3717 BRIARHAVEN LN	COLLEYVILLE, TX
POWELL, ROBERT L	3712 ROSEBRIAR LN	COLLEYVILLE, TX
CUSICK, LAURANCE A	3701 OAKBRIAR LN	COLLEYVILLE, TX
BUDRI, AZIZ K	400 GREENBRIAR LN	COLLEYVILLE, TX
BRANCH, SONDRRA GAIL	304 GREENBRIAR LN	COLLEYVILLE, TX
MARINO, ROBERT A	3725 OAKBRIAR LN	COLLEYVILLE, TX
GOODSON, TONI	3712 BRIARHAVEN LN	COLLEYVILLE, TX
GRAMLING, M S	208 GREENBRIAR LN	COLLEYVILLE, TX
ZAK, GARY	3705 OAKBRIAR LN	COLLEYVILLE, TX
SCHRAEDER, ROBERT	213 BRIARWICK LN	COLLEYVILLE, TX
GALLEGOS, ELVIS	300 GREENBRIAR LN	COLLEYVILLE, TX
WARMERDAM, BRADLEY	3721 OAKBRIAR LN	COLLEYVILLE, TX
PRIEST, WILLIAM	3708 BRAIRHAVEN LN	COLLEYVILLE, TX
SWAIN, THERESA	301 BRAIRWICK LN	COLLEYVILLE, TX
DASHNER, MELVIN L	3716 OAKBRIAR LN	COLLEYVILLE, TX
LACKEY, DUSTIN	3713 OAKBRIAR LN	COLLEYVILLE, TX
WOLFE, JAMES D	3704 BRIARHAVEN LN	COLLEYVILLE, TX
REEVES, DAVID A	305 BRIARWICK LN	COLLEYVILLE, TX
MURPHY, JAMES F	3709 SWEETBRIAR LN	COLLEYVILLE, TX
TAMAYO, JESSE F	3708 ROSEBRIAR LN	COLLEYVILLE, TX
KAHLER, LEON	401 BRIARWICK LN	COLLEYVILLE, TX

NORTHEAST CONSTR CO INC	5137 DAVIS BLVD	NORTH RICHLAND HILLS, TX
RIZKAL, SAM P	3704 OAKBRIAR LN	COLLEYVILLE, TX
TABORSKY, ANNA	408 GREENBRIAR LN	COLLEYVILLE, TX
KUNEY HAZEL MAY REVOCABLE LIVI	309 BRIARWICK LN	COLLEYVILLE, TX
ALTSCHUL, DANIEL	3701 BRIARHAVEN LN	COLLEYVILLE, TX
THOMAS, STEVE R	312 GREENBRIAR LN	COLLEYVILLE, TX
HODGES, CHEVI	3701 ROSEBRIAR LN	COLLEYVILLE, TX
BARTLETT, DEL W	3805 FELPS CT	COLLEYVILLE, TX
SZAKIN, PETER T	3712 OAKBRIAR LN	COLLEYVILLE, TX
HASKELL, NORMAN E	3709 OAKBRIAR LN	COLLEYVILLE, TX
MATHIS, CECIL S	3709 ROSEBRIAR LN	COLLEYVILLE, TX
BOBBY RAY AND CHERYL VIRGINIA	405 BRIANWICK LN	COLLEYVILLE, TX
DINSER 2004 FAMILY TRUST	3612 OAKBRIAR LN	COLLEYVILLE, TX
HALL, JUDY	400 WOODBRIAR CT	COLLEYVILLE, TX
DOUGHTY, RALPH O	404 WOODBRIAR CT	COLLEYVILLE, TX
WITHROW, KARI	3716 BRIARHAVEN LN	COLLEYVILLE, TX
BENNETT, JERRY LEE	3705 BRIARHAVEN LN	COLLEYVILLE, TX
GARMAN, DONALD J	3720 OAKBRIAR LN	COLLEYVILLE, TX
WOODBRIAR ESTATES ADDITION	3700 SWEETBRIAR	COLLEYVILLE, TX
WOODS OF COLLEYVILLE ADDN, THE	4024 TREEMONT CIRCLE	COLLEYVILLE, TX
WOODBRIAR NORTH ADDITION	3700 SWEETBRIAR	COLLEYVILLE, TX
QUAIL CREST ESTATES	408 FALCON COURT	COLLEYVILLE, TX
HURST EULESS BEDFORD ISD	1849 CENTRAL DR	BEDFORD, TX

ORDINANCE O-22-2204

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.38 ACRES, BEING LOT 3, BLOCK 5, WOODBRIAR ESTATES ADDITION, LOCATED AT 3708 BRIARHAVEN LANE, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING TO EXCEED THE PERMITTED LOT COVERAGE AND HEIGHT FOR ACCESSORY BUILDINGS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for an accessory building to exceed the permitted lot coverage and height for accessory buildings, Case No. ZC22-013; and

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

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

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

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

Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by

authorizing a Special Use Permit for an accessory building to exceed the permitted lot coverage and height for accessory buildings on lot on 0.38 acres, being Lot 3, Block 5, Woodbriar Estates Addition, located at 3708 Briarhaven Lane, as depicted on the attached as Exhibit "A".

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall apply to the existing 1,545 s.f. accessory building to be taller than permitted and exceed the maximum permitted lot coverage.

b. The accessory building shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit "B".

c. The accessory building shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit "C".

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

Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 8. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

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

The second reading and public hearing being conducted on the 21st day of June 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS ON THIS THE 21ST DAY OF JUNE 2022.

Mayor Bobby Lindamood
Brandi Elder, Place 1
George Dodson, Place 4
Callie Rigney, Place 6

_____	Mayor Pro Tem Kathy Wheat	_____
_____	George Bond, Place 2	_____
_____	Chuck Kelley, Place 5	_____

ATTEST:

CITY OF COLLEYVILLE

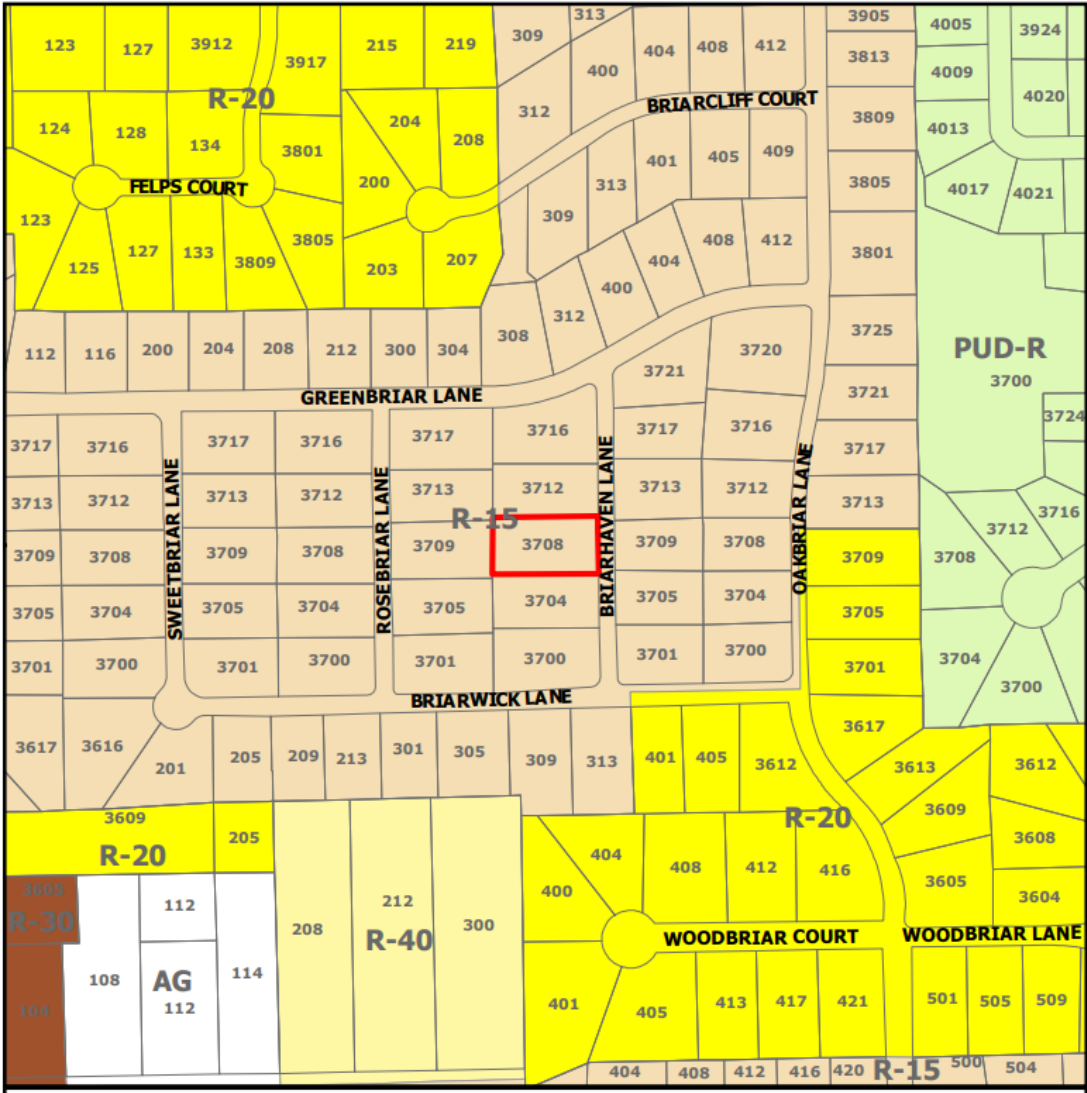
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



Surveyed By:	Ordered By:	Property Address 3701B Northwestern Lane, Caryville, TN 38014	Surveying Date/No. 7/31/2012/1172
TerraCorp 3800 Broadway Blvd. Suite 234 Nashville, TN 37204 760.222.0033 or 760.222.0034 web@terra-corp.com 917.238-4256 917.238-4257	Marcus Rush Address: 3800 Broadway, Suite 234 Nashville, TN 37204 Phone: 214-445-2935 marcus@terra-corp.com imortgage	Client Order Number: CTR323848 Confidential Date: 04/20/12 Certified To: Mick Hunter, 1st, First American Title, MOBILE, AL Local Jurisdiction: LOT 2, BLOCK 2, WOODBINE ESTATES, SECTION 8, AN ADDITION TO THE CITY OF CANTLEWELL, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT OF PLAT TARRANT COUNTY, TEXAS, 44-242, PLAT 14, OF THE SAID AND ORIGIN RECORD OF TARRANT COUNTY, TEXAS.	Surveyor's License No. Surveyor's Name

Exhibit "C" – Elevation







City of Colleyville City Council Agenda Briefing

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

Agenda Number 6b

Agenda Date 6/7/2022

Number Ordinance O-22-2205

Type Ordinance

Department Community Development

Title

Consideration 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

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

First Reading and Public Hearing

John Humphreys, of From Across the Pond, has submitted a request for a Special Use Permit (SUP) to allow alcoholic beverage sales for on-premise consumption at 1101 Cheek-Sparger Road, Suite 110. Alcoholic beverage sales for on-premise consumption are allowed in the CC-1 Village Retail district with the approval of an SUP. The ownership of the business is changing.

Existing Conditions/Background: The subject property is zoned CC-1 and generally located on the south side of Cheek-Sparger Road, east of Bedford Road within the Tara Village development. The subject property is a platted lot and currently developed with a multi-tenant commercial building. Suite 110 has been operating as a restaurant and it is to be under new ownership.

Proposed Special Use Permit: Request – The applicant is requesting approval of an SUP to continue to allow alcoholic beverage sales for on-premise consumption in conjunction with the existing restaurant at this location. The applicant is requesting to sell and serve alcohol as part of the From Across the Pond menu. The applicant proposes the following hours of operation as a component of the SUP request:

Sunday – Thursday: 11:30 a.m. – 9:00 p.m.
Friday and Saturday: 11:30 a.m. – 10:30 p.m.

Ordinance – There are four components of procedure that a business must complete to sell and serve alcohol for on-premises consumption in Colleyville: (1) a Special Use Permit (SUP) approval by the City Council for alcohol sales (on-premises consumption) (2) submission of draft Texas Alcoholic Beverage Commission (TABC) License paperwork to the City Secretary's Office for review and approval, (3) submission of

completed TABC License paperwork to the TABC, (4) the issuance of an Alcoholic Beverage License through the City Secretary's Office.

Section 3.25 of the Land Development Code states that an SUP is to "allow a use not normally allowed in a zoning district which could be of benefit in a particular case to the general welfare, provided adequate development standards, and special requirements are imposed to protect surrounding uses or to preserve the character of the neighborhood." Language is typically added for SUPs to automatically expire upon the abandonment of the business, change in the use, a change in ownership, or upon termination of the Certificate of Occupancy.

Section 6-3 of the Code of Ordinances requires businesses that serve alcoholic beverages to be located at least 300 feet from a church, school, or public hospital. The distance is measured from property line to property line for schools, and from front door to front door along the street front property lines for churches and hospitals.

Section 6-5 of the Code of Ordinances which states that the restaurant's alcohol sales must be incidental and secondary to the sale of food for human consumption (further clarified in the Code as non-alcohol and food sales must comprise at least 40 percent of gross receipts).

Analysis: The requested location is in compliance with the distance requirements of the Code of Ordinances and the applicant is proposing to comply with the 40/60 incidental sales requirements as stated above. 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 a platted property as Lot 3, Block 1, Tara III Addition.

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 south are located in the City of Bedford and developed with single family homes. The property to the north is zoned PUD-R Planned Unit Development - Residential and is improved with single family homes. The property to the west is zoned CC-1 Village Retail and is improved with a day care center. The property to the east is zoned CN Neighborhood Commercial and is improved with office uses.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, identifies the subject property as "commercial" and located within a Sales Tax Preferred Intersection.

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

Staff Recommendation: Staff recommends approval of the Special Use Permit (SUP) to authorize the sale of alcoholic beverages for on-premises consumption for From Across the Pond at 1101 Cheek-Sparger Road, Suite 110. The proposed business should not adversely affect surrounding uses.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request amending the hours of operation for Sunday to Thursday 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. Notification Map
6. Notification Letter
7. Notification List
8. Ordinance O-22-2205

Aerial Map



ZC22-015

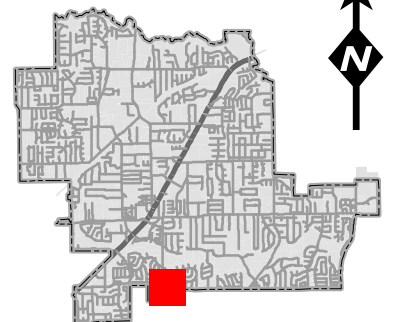
1101 Cheek-Sparger Road, Suite 110

DISCLAIMER:

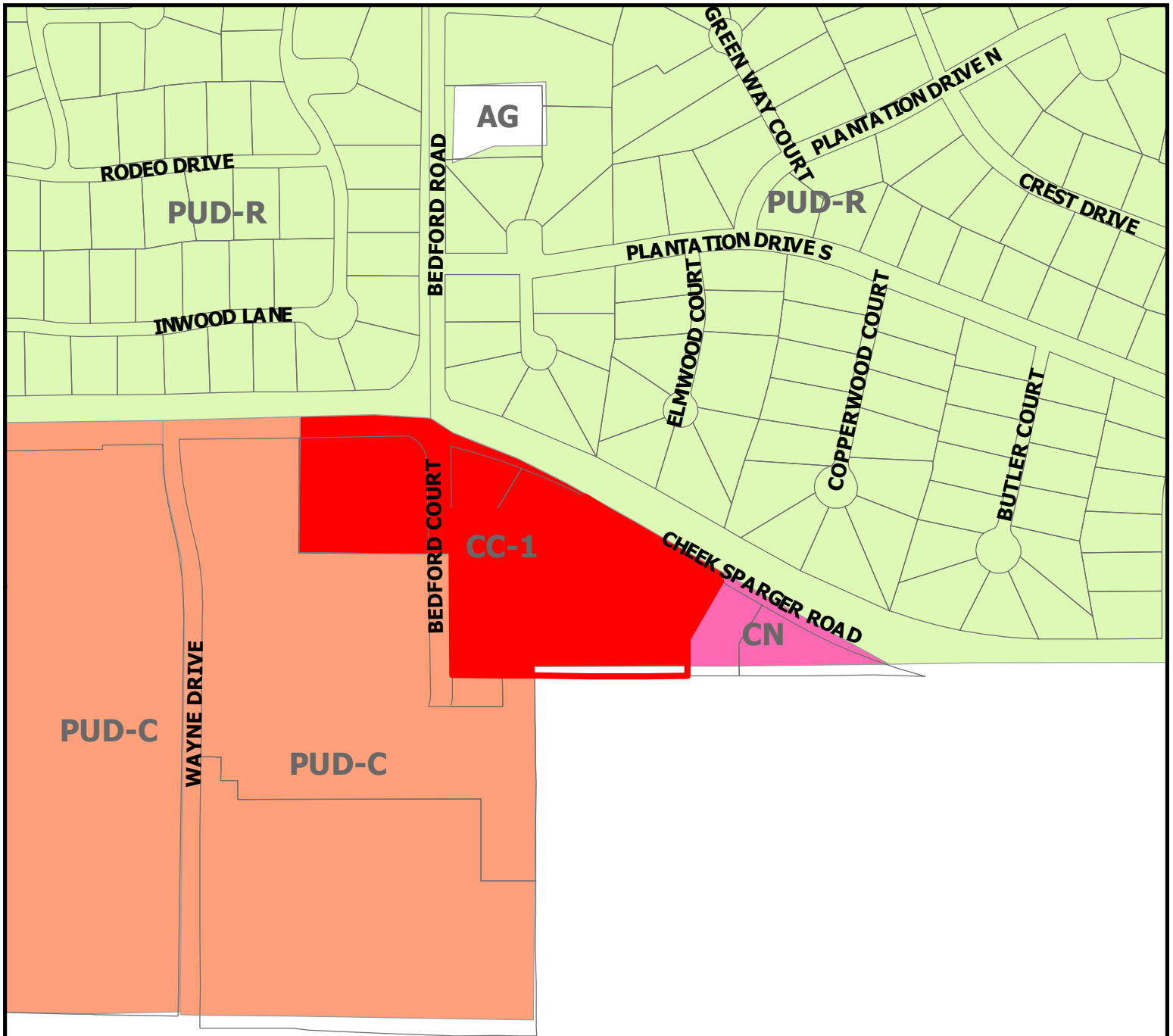
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Subject Property



Zoning Map



ZC22-015

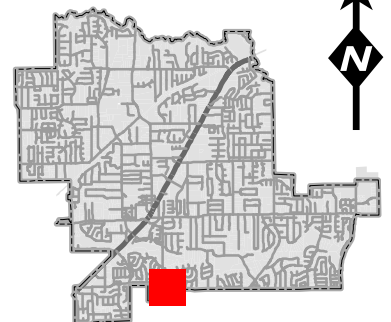
1101 Cheek-Sparger Road, Suite 110

DISCLAIMER:

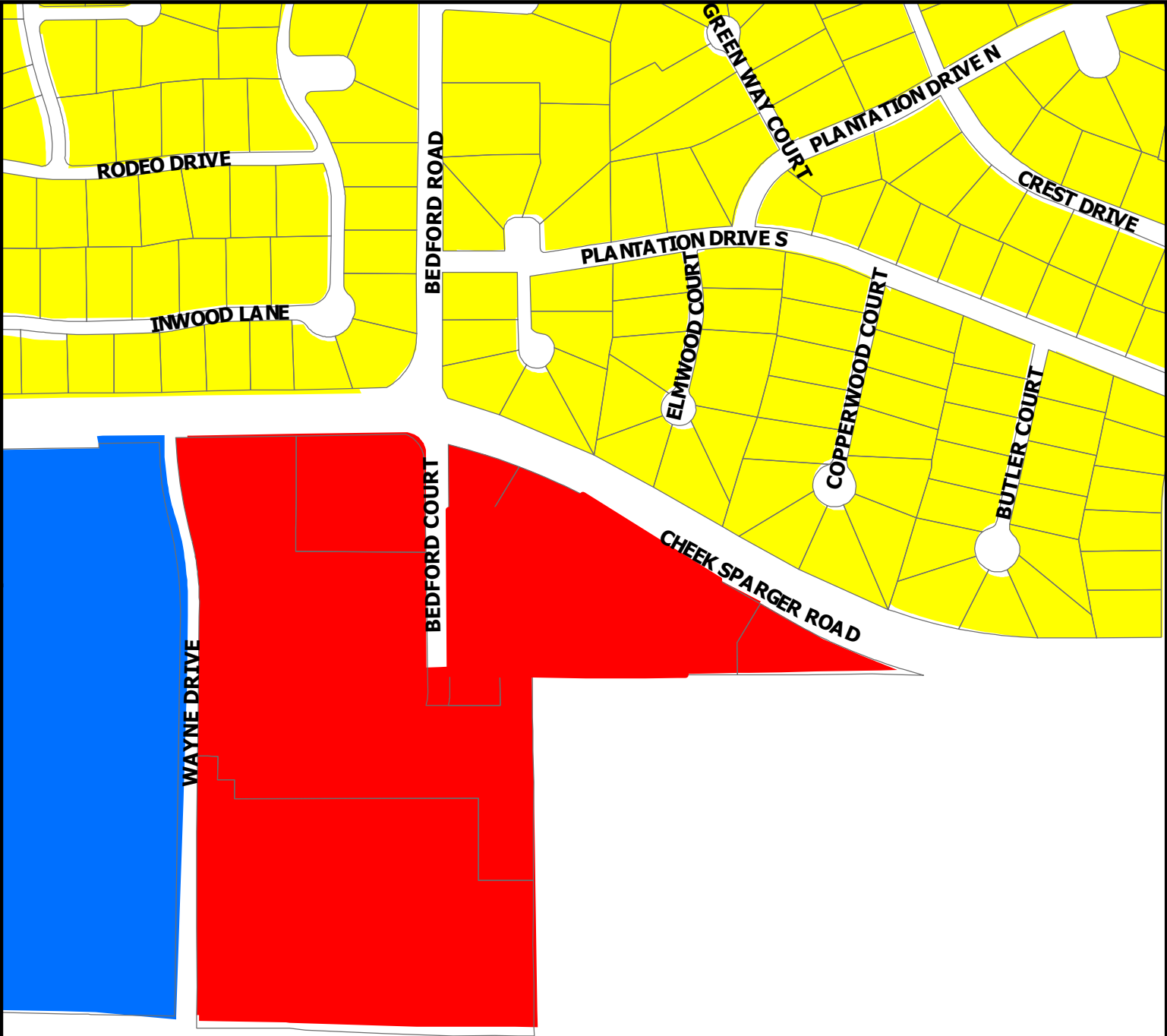
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Subject Property



Future Land Use Map

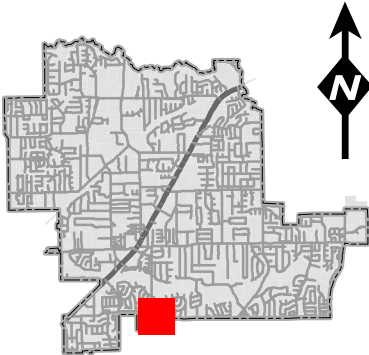


ZC22-015

1101 Cheek-Sparger Road, Suite 110

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-  Subject Property
-  Residential
-  Commercial
-  Institutional



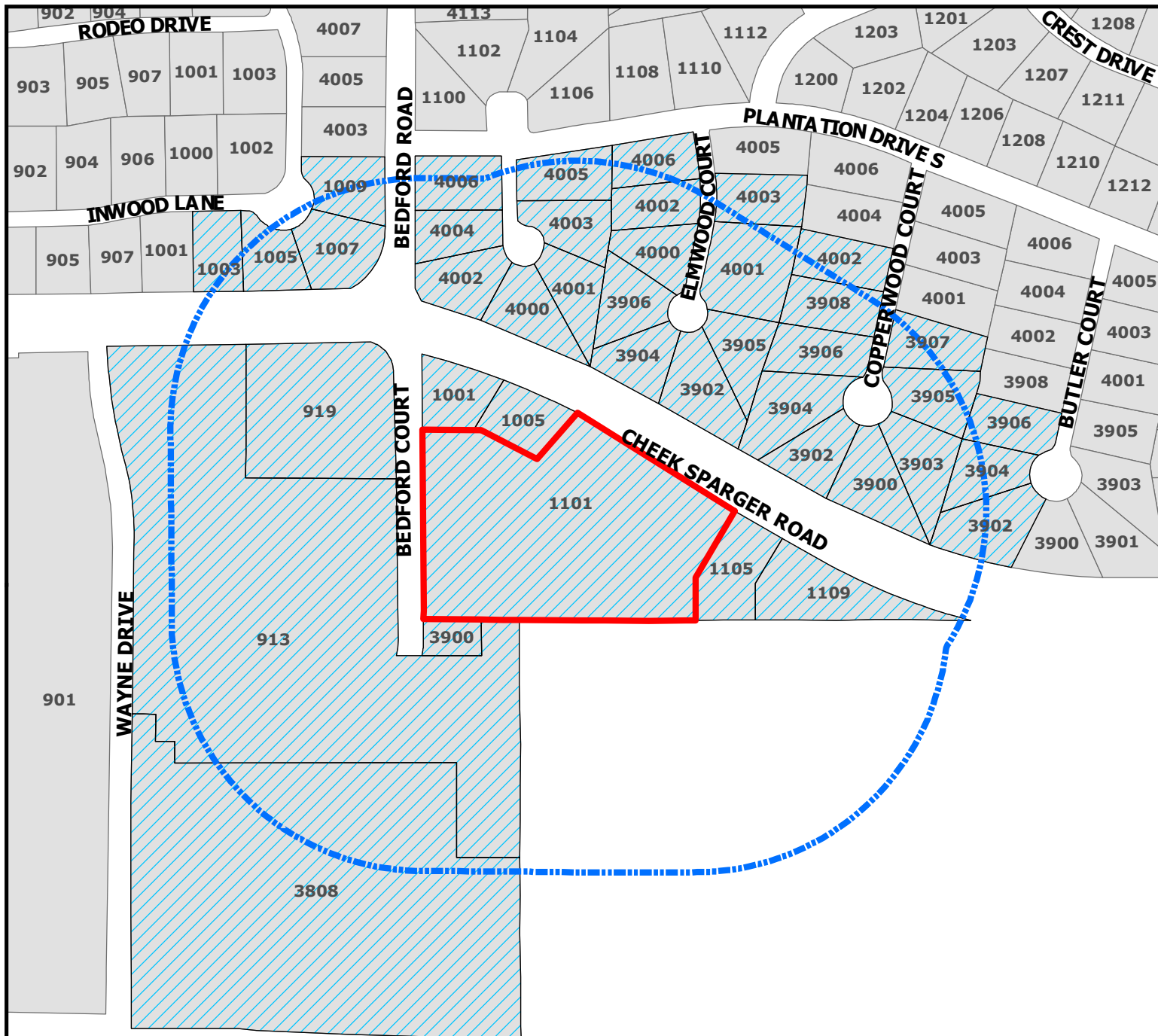
Statement of Planning Objectives

In support of Special Use Permit for Alcohol Sales

John Humphreys is in the process of purchasing the restaurant, *From Across the Pond*, which is located at 1101 Cheek-Sparger Road Ste. 110 in Colleyville. This British-themed restaurant and pub has been offering award-winning cuisine, classic drinks and exceptional service for several years. They have weathered the pandemic without compromising their core values of providing quality even to the extent of being featured on the television show, *Restaurant Impossible*.

The purpose of this SUP application is to allow the continuation of alcohol sales to compliment the fine food and great service that Colleyville has come to expect. John is an enthusiastic military veteran of 25 years, who intends to use his academic degrees and vast experience in management/leadership to carry the business into a thriving future.

Notification Map



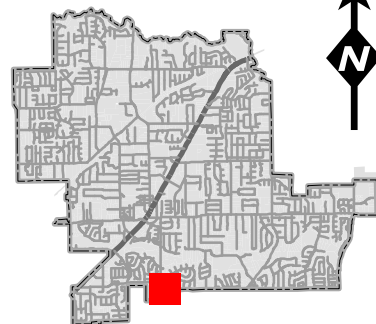
ZC22-015

1101 Cheek-Sparger Road, Suite 110

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, May 9, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, June 7, 2022 & Tuesday, June 21, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for Alcoholic Beverage Sales for On-Premise Consumption. The purpose is to allow for the on-premise consumption of alcohol for an existing restaurant business, From Across the Pond. A change in ownership of the restaurant is prompting the request.

Zoning Case: ZC22-015

Applicant: John Humphreys

Owners: Hal & Kathy Baerg

Location: 1101 Cheek-Sparger Road, Suite 110

Property Description: Lot 3, Block 1, Tara Village

Present Zoning: CC-1 Village Retail

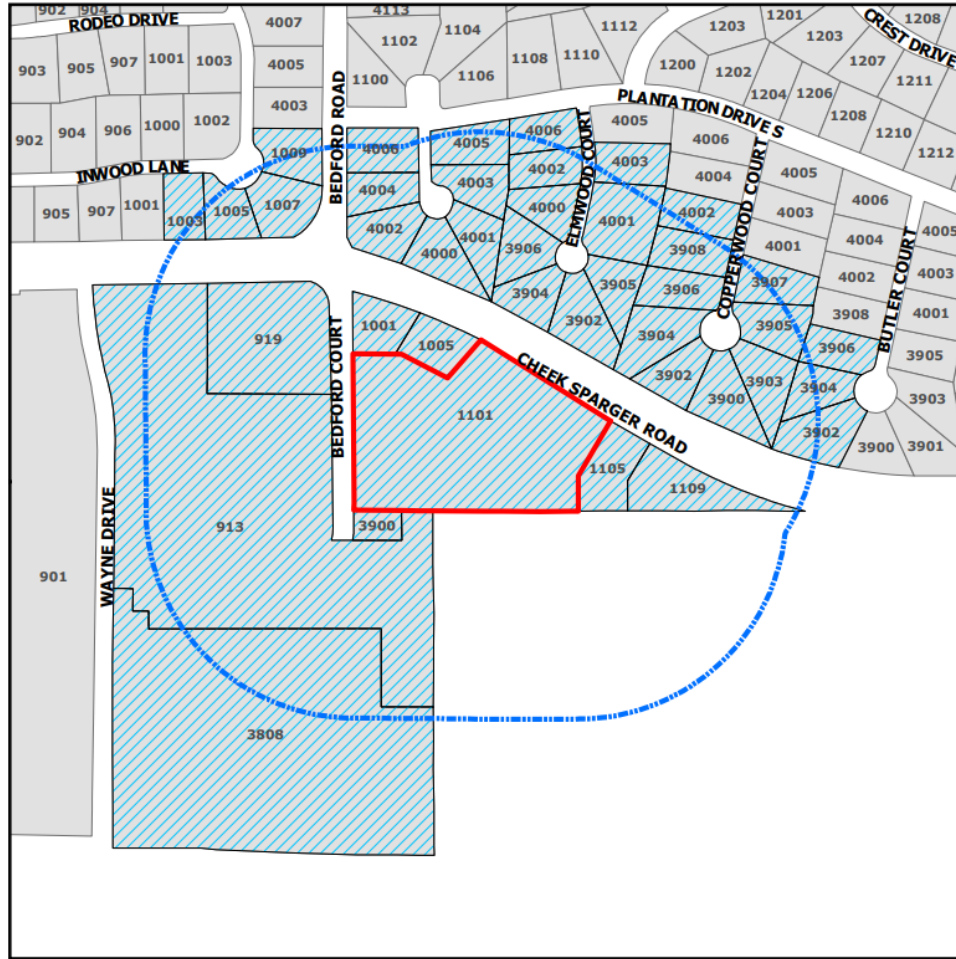
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

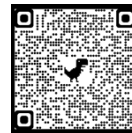
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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
PURSLEY, TEX	4000 ELMWOOD CT	COLLEYVILLE, TX
FOY, STEPHEN	1009 INWOOD LN	COLLEYVILLE, TX
CONATSER, JOSH R	3902 ELMWOOD CT	COLLEYVILLE, TX
MCDOWELL, CHS A	3902 COPPERWOOD CT	COLLEYVILLE, TX
RINGO, CASEY K	3906 ELMWOOD CT	COLLEYVILLE, TX
BAERG, HAROLD J	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA
HUGGINS, SAMUEL E	4000 PLANTATION CT	COLLEYVILLE, TX
GRIFFITH, JAMES C	4002 PLANTATION CT	COLLEYVILLE, TX
ANDREWS, CHARLEY	PO BOX 1853	COLLEYVILLE, TX
DELANEY, JENNIFER	3902 BUTLER CT	COLLEYVILLE, TX
BAERG, HAL	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA
BENNETT, DEREK	3907 COPPERWOOD CT	COLLEYVILLE, TX
FOREMAN, BARBARA R	4006 ELMWOOD CT	COLLEYVILLE, TX
ROJAS, JAMES	4005 PLANTATION CT	COLLEYVILLE, TX
JACKSON, WILLIAM D	1003 INWOOD LN	COLLEYVILLE, TX
ALVAREZ, DAVID	4004 PLANTATION CT	COLLEYVILLE, TX
BORCHARDT, JOHN	4002 ELMWOOD CT	COLLEYVILLE, TX
RHEE, UN YOUNG	4002 COPPERWOOD CT	COLLEYVILLE, TX
BARTON, LEO W	3900 COPPERWOOD CT	COLLEYVILLE, TX
ABBOTT, RHONDA C	3904 BUTLER CT	COLLEYVILLE, TX
IOVINELLI, LUCI	4006 PLANTATION CT	COLLEYVILLE, TX
MONTALVO, RODNEY L	3903 COPPERWOOD CT	COLLEYVILLE, TX
WRIGHT, RYAN ALAN	3906 BUTLER CT	COLLEYVILLE, TX
PECHACEK, JOHN A	3905 COPPERWOOD CT	COLLEYVILLE, TX
MILLER, RAY	3904 ELMWOOD CT	COLLEYVILLE, TX
BAERG, HAL	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA
KENVIN, KEN M	3905 ELMWOOD CT	COLLEYVILLE, TX
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX
TORRES, NOLBERTO	3904 COPPERWOOD CT	COLLEYVILLE, TX
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX
CRAVER, PETE F	3908 COPPERWOOD CT	COLLEYVILLE, TX
COVER-TEK INC	551 SILICON DR STE 100	SOUTHLAKE, TX
BYNO, THOMAS J	3906 COPPERWOOD CT	COLLEYVILLE, TX
CHATELAIN, GARY M	1007 INWOOD LN	COLLEYVILLE, TX
WHITE, JAY	4001 ELMWOOD CT	COLLEYVILLE, TX
TIRHI, GHALEB	4003 ELMWOOD CT	COLLEYVILLE, TX
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX
ALLRED, SHANE	1005 INWOOD LN	COLLEYVILLE, TX
SCF RC FUNDING IV LLC	902 CARNEGIE CENTER BLVD STE 5	PRINCETON, NJ
EDWARDS, SHERIDAN B	4003 PLANTATION CT	COLLEYVILLE, TX
MYERS, DAVID W	7017 OAK HILLS CT	NORTH RICHLAND HILLS, TX
TARA PLANTATION ADDITION	P.O. BOX 565	COLLEYVILLE, TX
SADDLEBROOK ADDITION	P.O. BOX 382	COLLEYVILLE, TX
HURST EULESS BEDFORD ISD	1849 CENTRAL DR	BEDFORD, TX

ORDINANCE O-22-2205

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 4.56 ACRES, BEING LOT 3, BLOCK 1, OF THE TARA VILLAGE SUBDIVISION, LOCATED AT 1101 CHEEK-SPARGER ROAD, SUITE 110, BY AUTHORIZING A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION FOR THE BUSINESS KNOWN AS FROM ACROSS THE POND; 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 the Sale of Alcoholic Beverages for On-Premise Consumption for the business known as From Across the Pond, Case No. ZC22-015; 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 the Sale of alcoholic Beverages for On-Premise Consumption on 4.56 acres, being Lot 3 Block 1, of the Tara Village Subdivision, located at 1110 Cheek-Sparger Road, Suite 110, for the business known as

From Across the Pond, 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 the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant use only.
- b. The name of the business authorized for on-premise consumption by this Special Use Permit shall be called "From Across the Pond".
- c. The hours of operation shall be as follows:
 - Sunday – Thursday 11:30 a.m. – 9:00 p.m.
 - Friday and Saturday 11:30 a.m. – 10:30 p.m.
- d. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- e. All requirements of the Land Development Code shall be met, except where amended herein.

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

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this

ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

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

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

AND IT IS SO ORDERED.

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

The second reading and public hearing being conducted on the 21st day of June 2022.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 21ST DAY OF JUNE 2022.

Mayor Bobby Lindamood
Brandi Elder, Place 1
George Dodson, Place 4
Callie Rigney, Place 6

_____	Mayor Pro Tem Kathy Wheat	_____
_____	George Bond, Place 2	_____
_____	Chuck Kelley, Place 5	_____

ATTEST:

CITY OF COLLEYVILLE

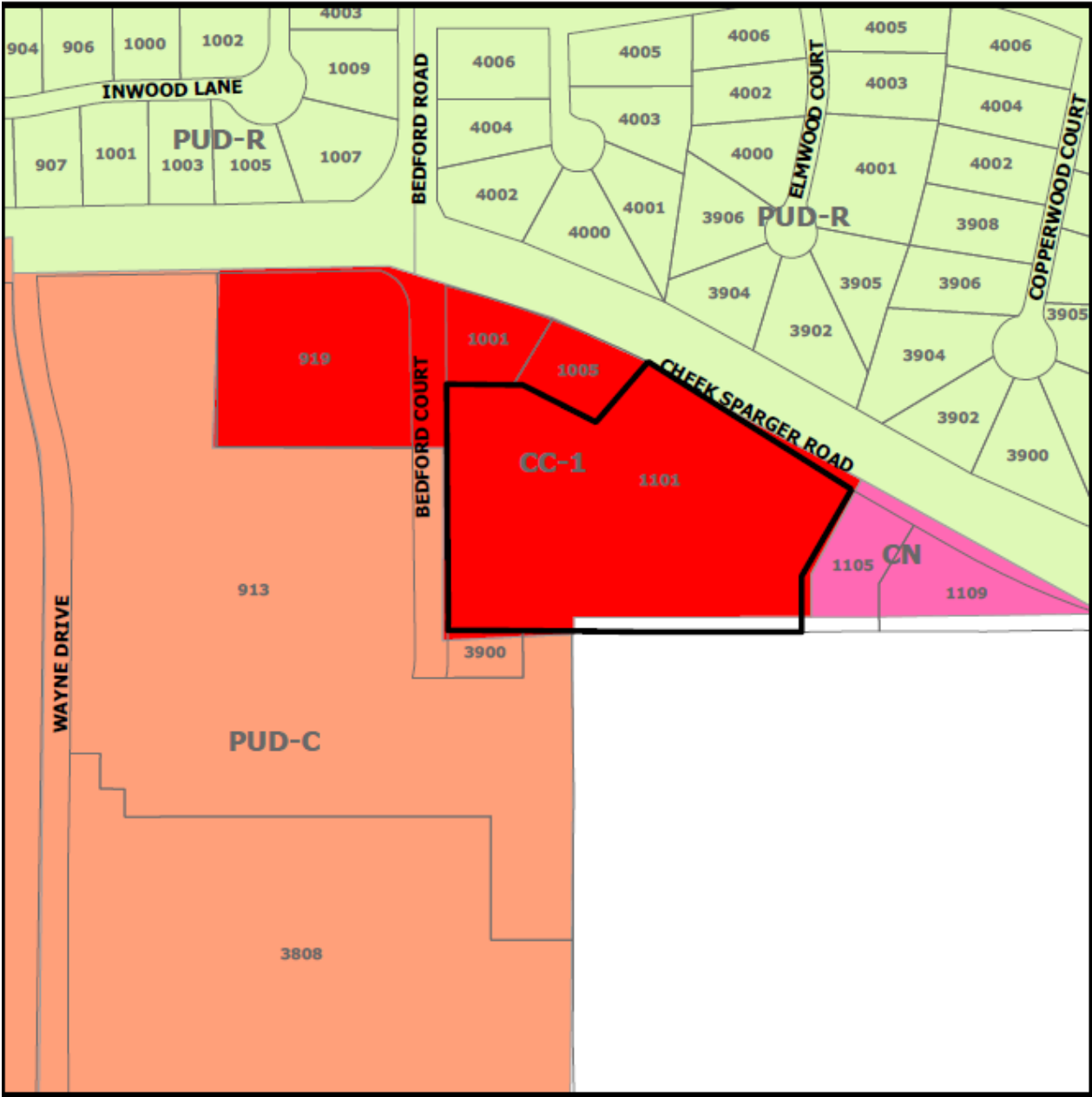
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map







City of Colleyville City Council Agenda Briefing

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

Agenda Number 7a

Agenda Date 6/7/2022

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.

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.

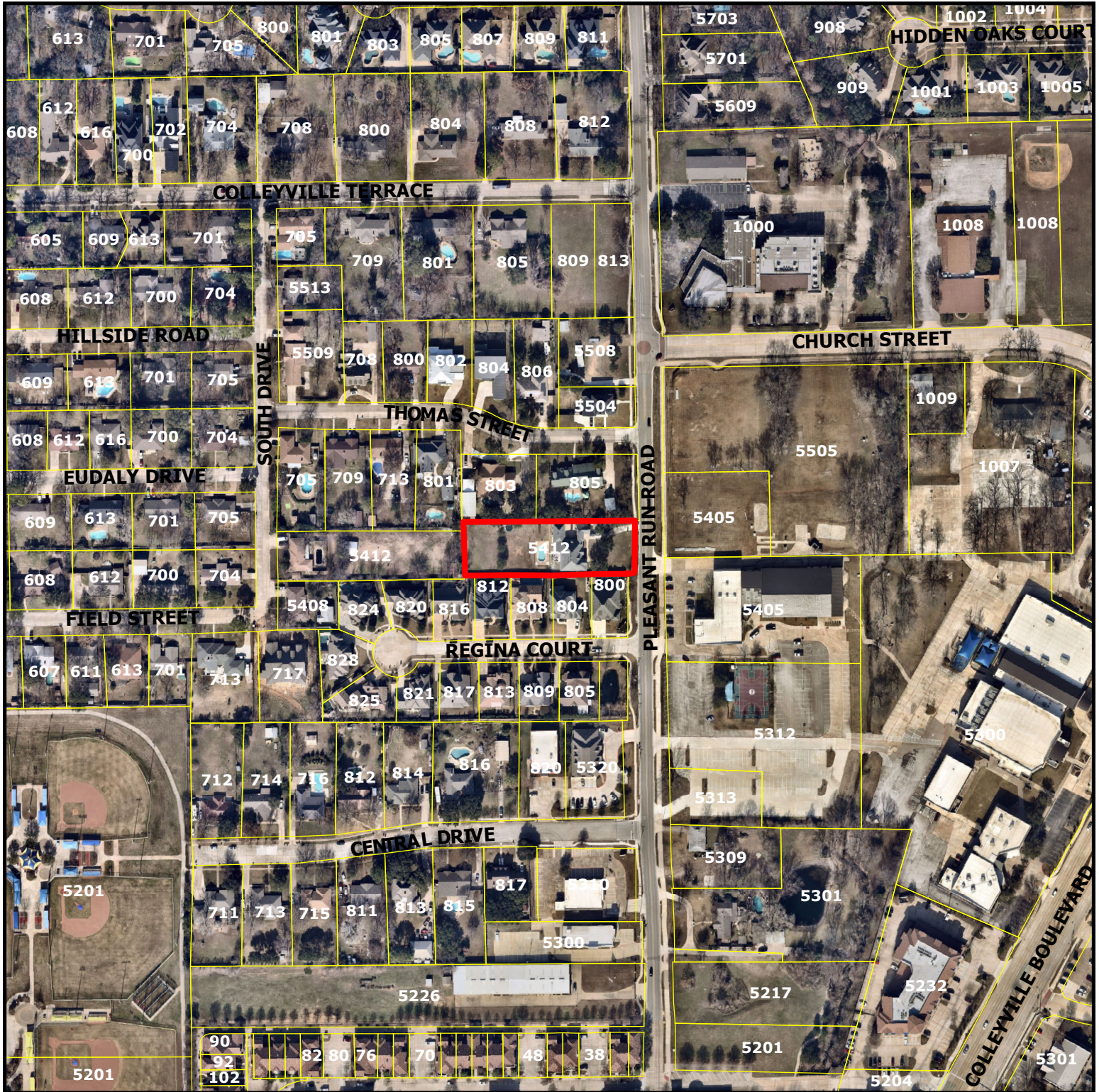
Recommendation

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



ZC22-002

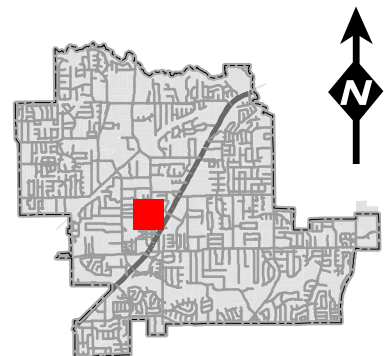
5412 Pleasant Run Road

DISCLAIMER:

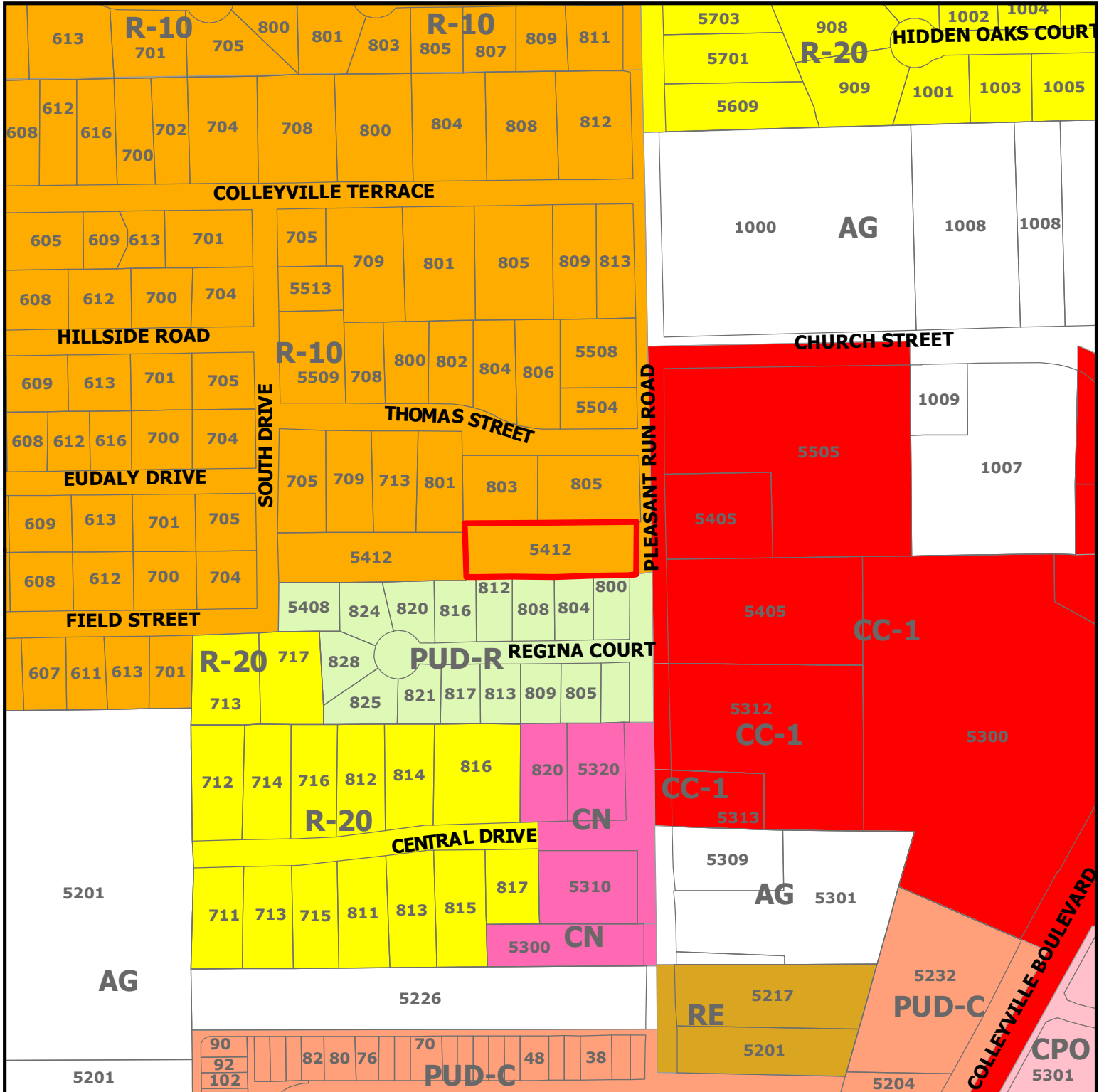
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Subject Property



Zoning Map



ZC22-002

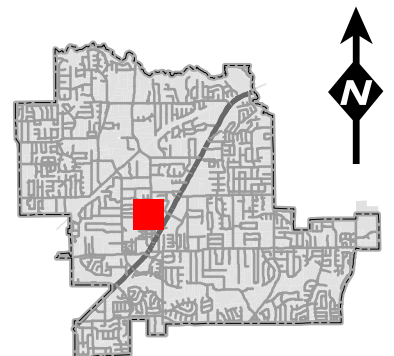
5412 Pleasant Run Road

DISCLAIMER:

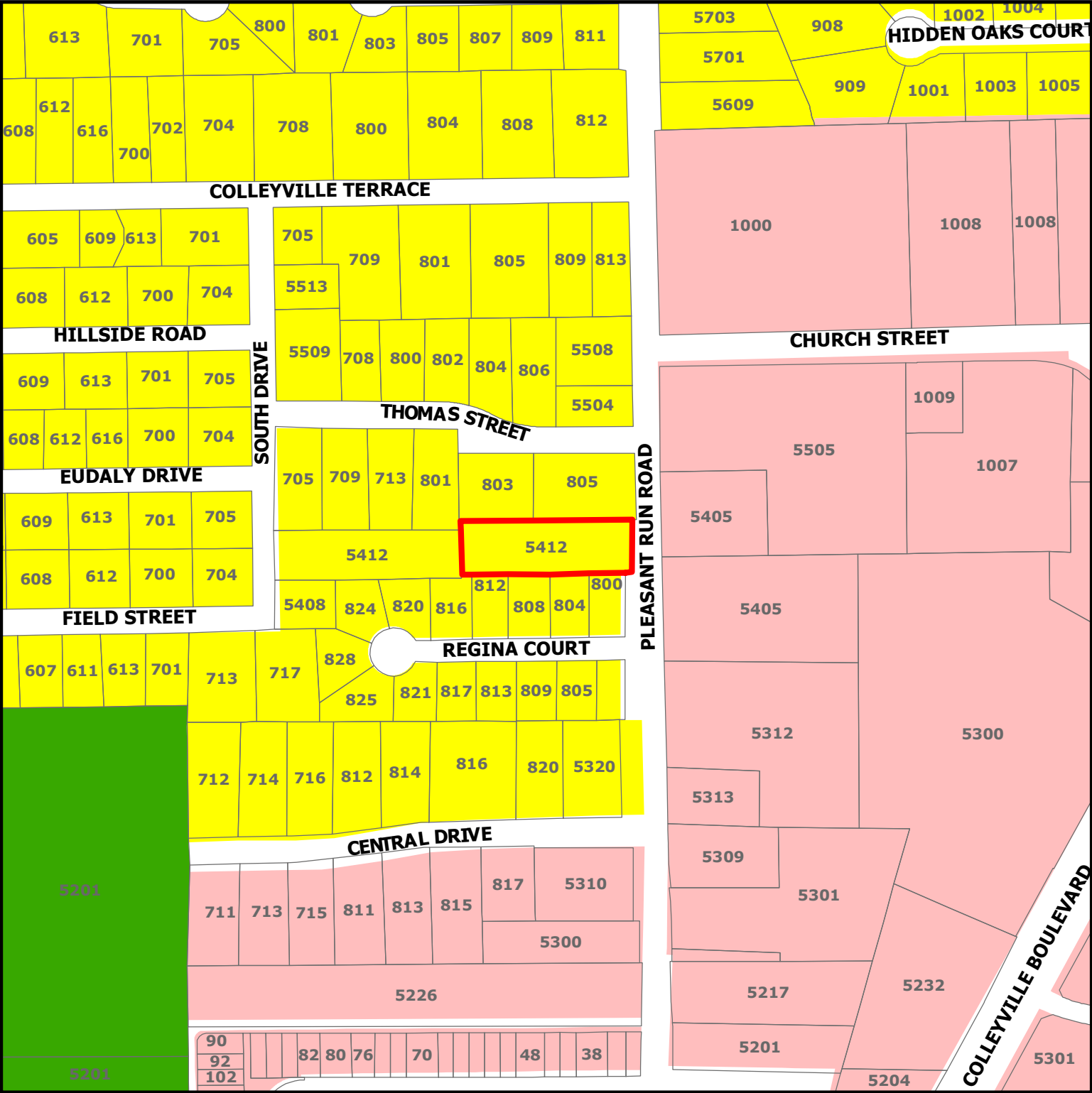
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Subject Property



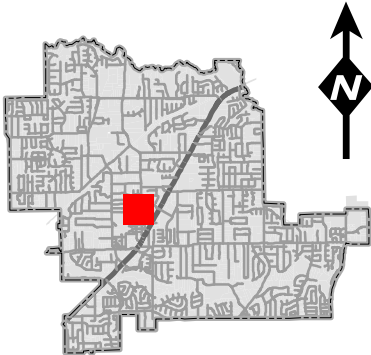
Future Land Use Map



ZC22-002

5412 Pleasant Run Road

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



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REFERENCE NO: 80270
LENDER: NATIONAL CITY MORTGAGE CO.
TITLE CO: RATHEN TITLE OF FL-83C54467-LM
PURCHASER: CRANDALL
DATE: 12-1-83

BLOCK 1
HARRELSON ADD
388-180/33
PRCT

LOT 1

BLOCK 2
SPENCER'S COLLEYVILLE ESTATES
388-47/44

5412 PLEASANT RUN ROAD

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: FENCE'S OFF LINE
AS FENCED

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

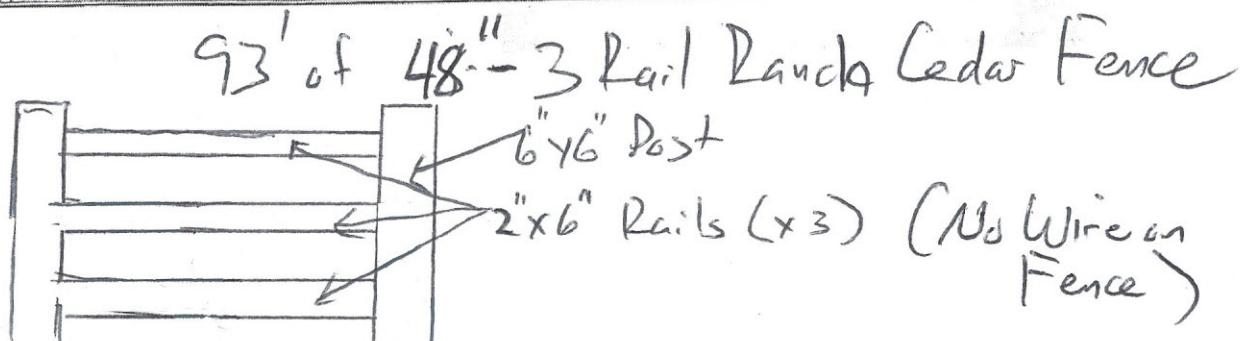
PROPERTY DESCRIPTION: Lot 1, Block 1, BROWN ADDITION to the City of Colleyville, Tarrant County, Texas, according to plat recorded in Cabinet A, Sheet 7663, Deed Records of Tarrant County, Texas.

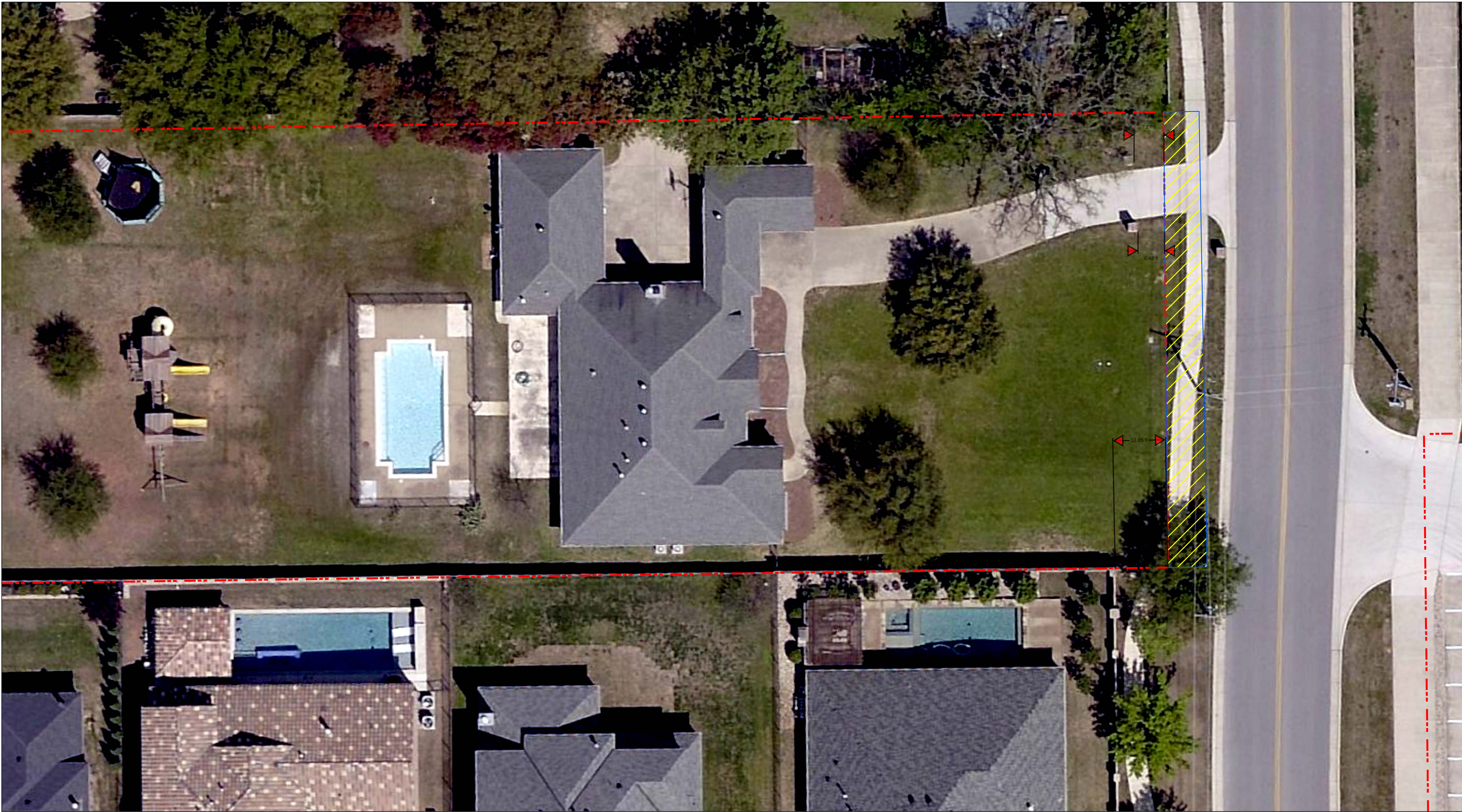
[illegible]

ROBERT W. BRYAN, R.P.S. # 8508
6850 MANHATTAN BLVD. SUITE 31
FORT WORTH, TEXAS 76120

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CUSTOMERS WHO ARE NOT IN THE
UNITED STATES OF AMERICA





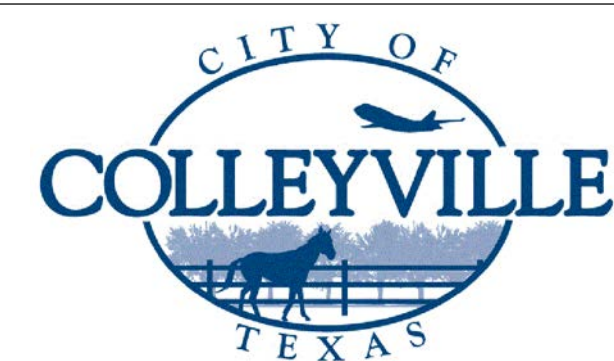
Legend

- Existing Property Boundaries
- Street ROW Dedication

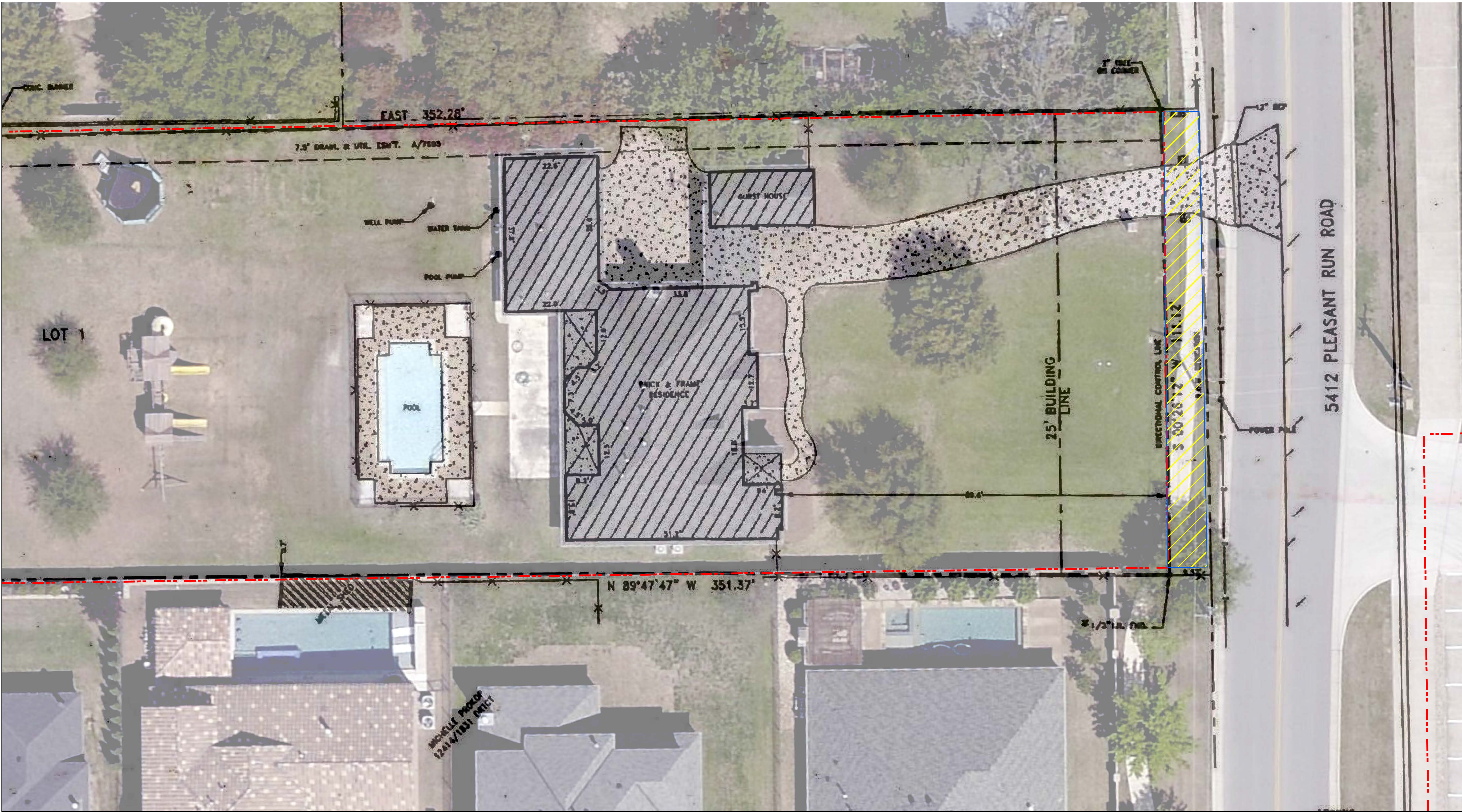


1 inch equals 10 feet
Scaled Page Size: 24 x 36

5412 Pleasant Run Rd Fence Column Exhibit



Caleb Tandy, ISA Certified Arborist (TX-3710A)
Urban Forester, City of Colleyville
Date: 2/22/2022



Legend

- Existing Property Boundaries
- Street ROW Dedication



1 inch equals 10 feet
Scaled Page Size: 24 x 36

5412 Pleasant Run Rd Fence Column Exhibit



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



Google Earth

© 2021 Google

7.04 ft



B&S
FENCE CO.
401-251-1111

B&S
FENCE CO.
401-251-1111



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:
- FL Fence will not obstruct or impede access to public utilities for construction, reconstruction and maintenance by the City or authorized agent
- FL Fence will not obstruct or impede the conveyance of surface runoff in drainage swales or drainage ways
- FL Fence will not be located so as to divert or impede the normal flow of storm water from the platted drainage or utility easement
- FL 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
- FL Fence will not create any encroachment or obstruction of sight distance
- FL 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: Bruce Crandall

STATE OF TEXAS

COUNTY OF TARRANT

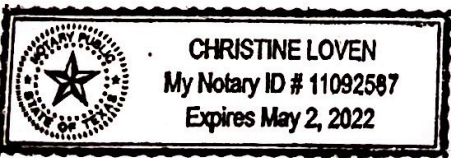
On this 25th day of August, in the year 2021, before me Christine Loven Notary Public, personally appeared BRUCE CRANDALL.

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.

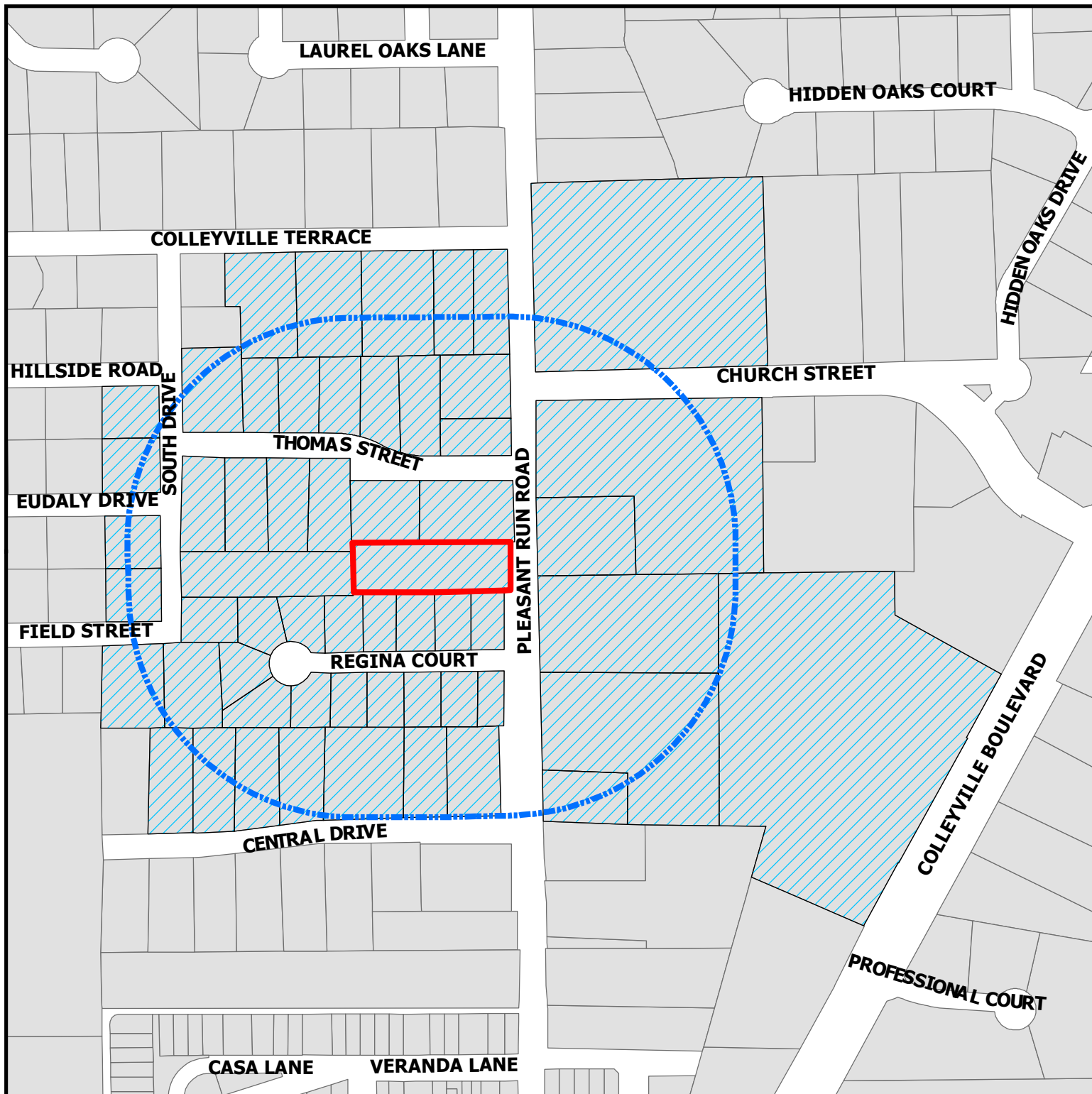
WITNESS my hand and official seal.

Christine Loven
Notary's Signature
Christine Loven
Notary's Name (print)

My commission expires: May 2, 2022



Notification Map



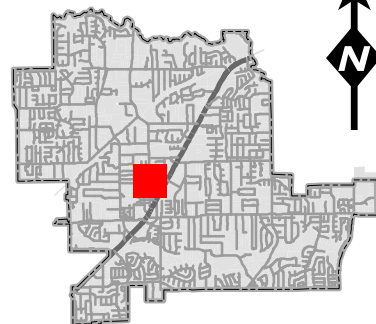
ZC22-002

5412 Pleasant Run Road

DISCLAIMER:

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, 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

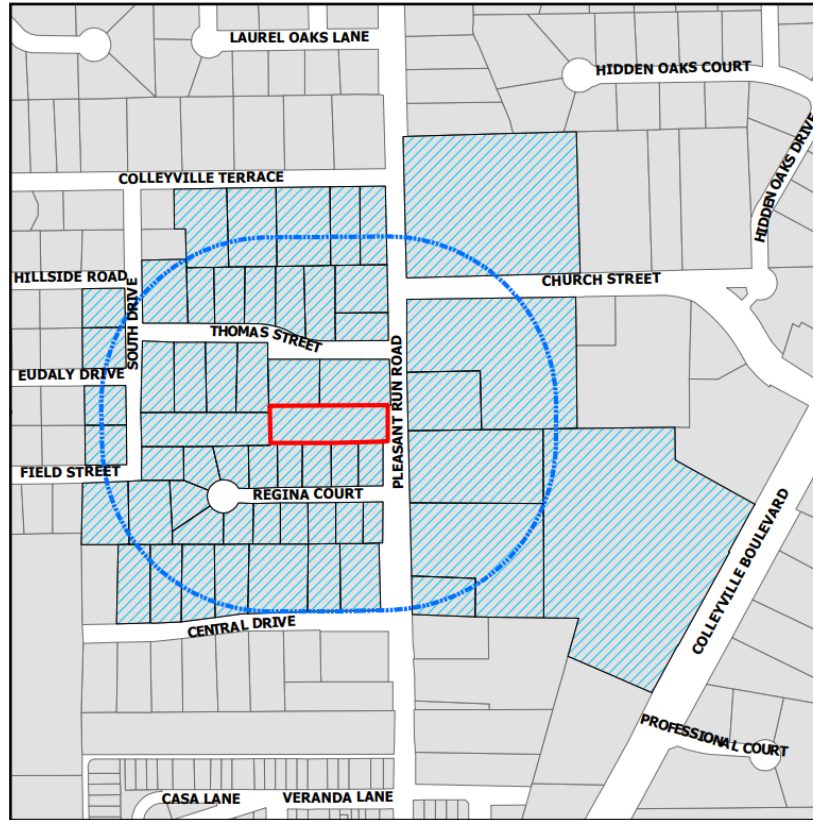
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

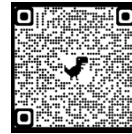
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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 height 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 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
Brandi Elder, Place 1
George Dodson, Place 4
Callie Rigney, Place 6

_____	Mayor Pro Tem Kathy Wheat	_____
_____	George Bond, Place 2	_____
_____	Chuck Kelley, Place 5	_____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

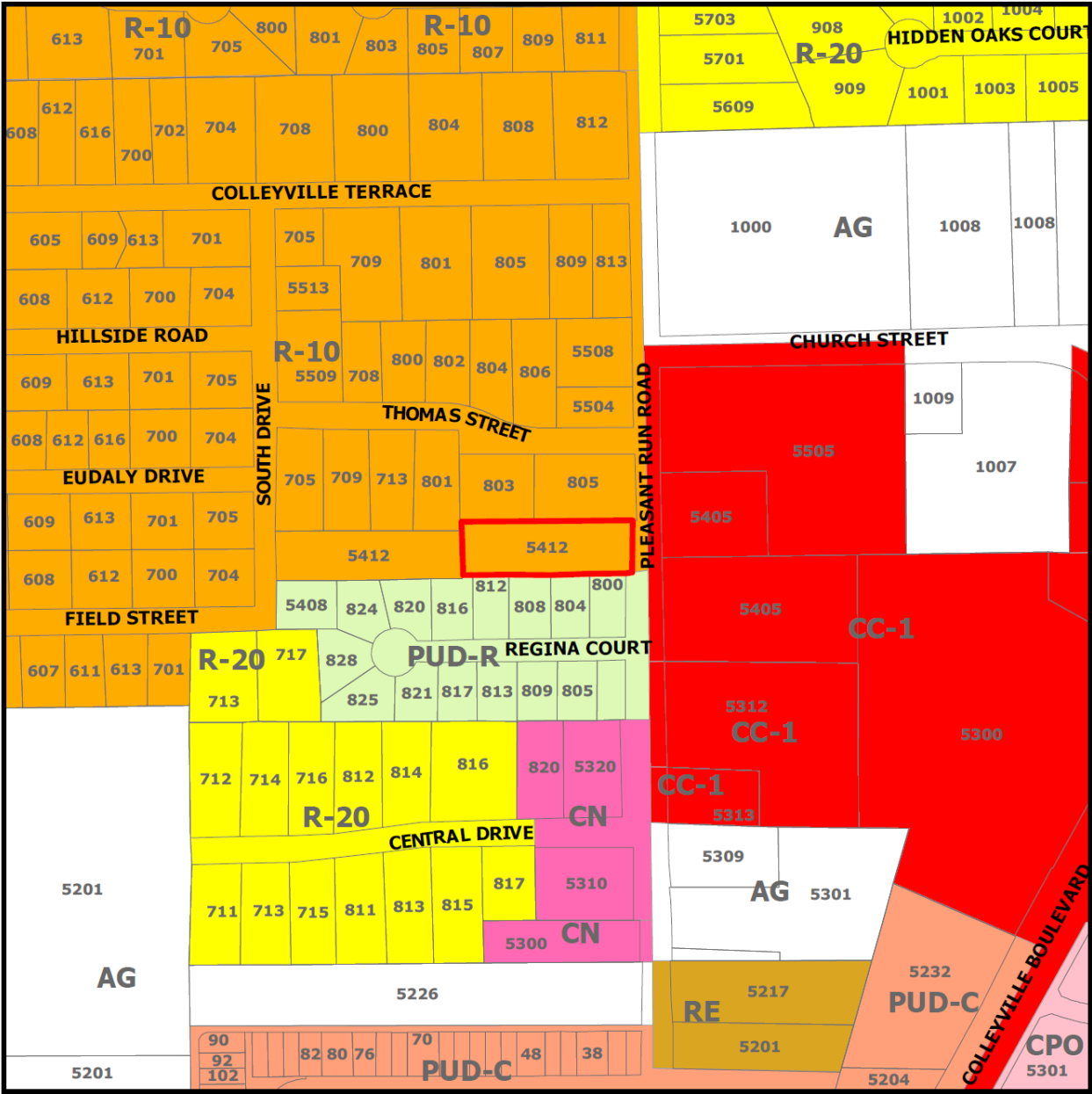
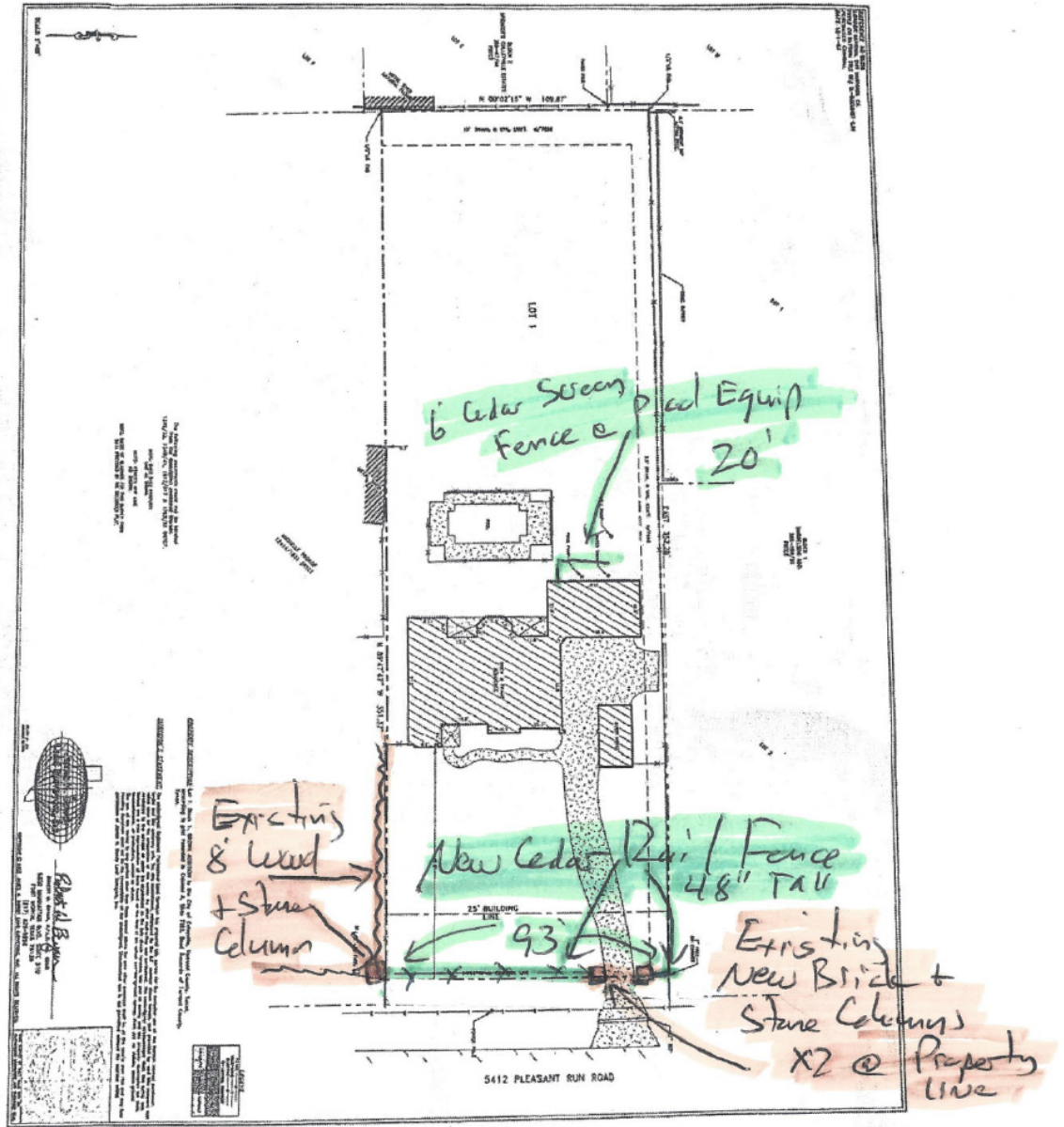
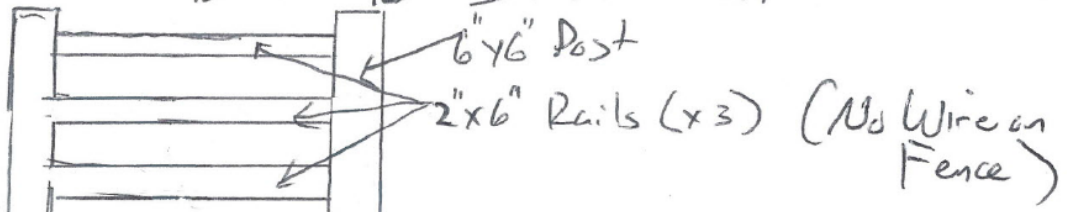
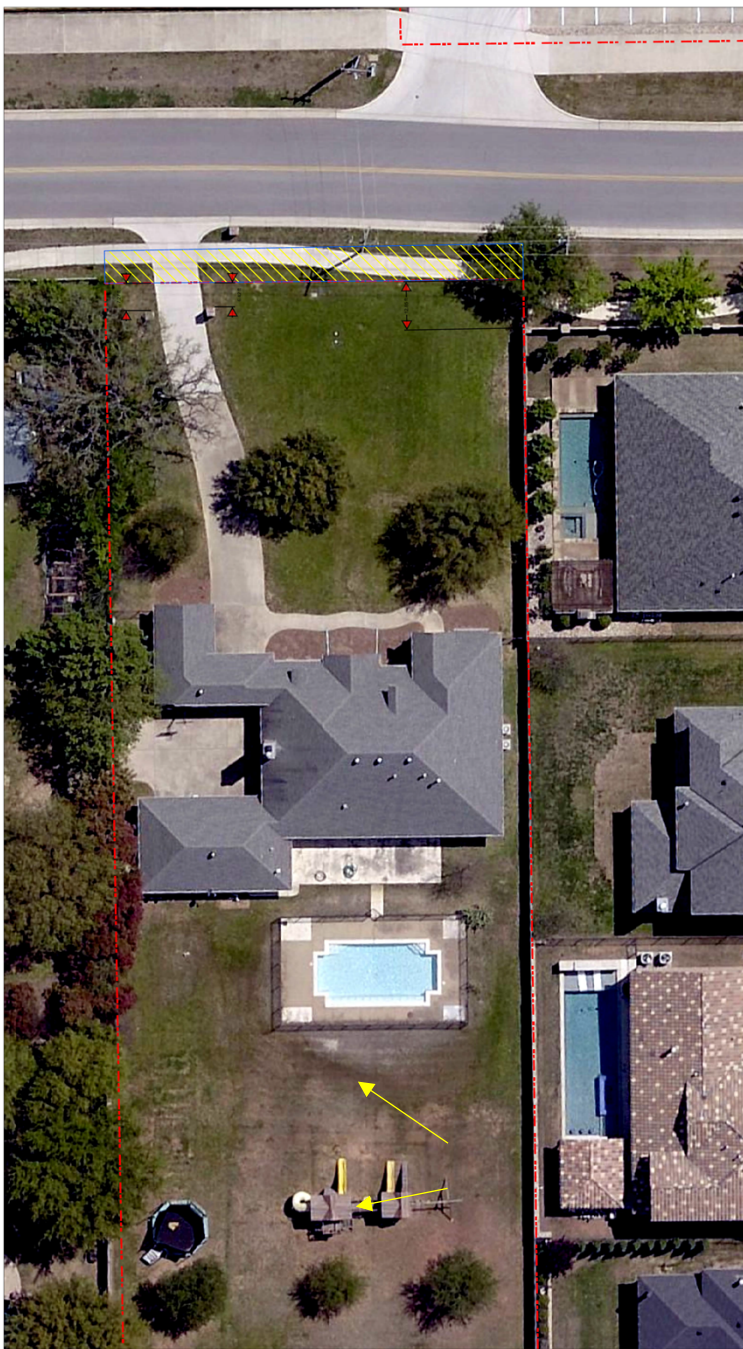


Exhibit "B" – Site Plan



93' of 48"-3 Rail Ranch Cedar Fence





Legend

- Existing Property Boundaries
- Street ROW Dedication

0 20 40 Feet

1 inch equals 10 feet
Scaled Page Size: 24 x 36

5412 Pleasant Run Rd
Fence Column Exhibit

COLLEYVILLE

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

Date: 2/22/2022







City of Colleyville City Council Agenda Briefing

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

Agenda Number 8a

Agenda Date 6/7/2022

Number Resolution R-22-4734

Type Resolution

Department Community Development

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 R-20 Single Family Residential district, for Lot 20, Block 1, Rustic Oaks Addition, located at 5513 Valley View Drive West, Case VC22-006

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Patricia Bauder, 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 R-20 Single Family Residential district. The request is to allow for the lot size of 17,981 (14,846 per TAD) square feet.

Existing Conditions/Background: The subject property, 5513 Valley View Drive West, resides on the west side of Valley View Drive West and south of the intersection of Valley View Drive North and has R-20 zoning. The existing lot area is 17,981 sq. ft., not the required 20,000 sq. ft. There is an existing home which will remain. They plan on building a sunroom attached to the rear of the house.

Requested Variance: The applicant is requesting a variance to the lot size to allow for a new patio cover to be constructed. The existing R-20 zoning requires a minimum of 20,000 sq. ft. for the lot size. The variance would allow for the existing lot size of 17,981 sq. ft.

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

The minimum standards for the R-20 zoning district are as follows:

Minimum Lot Size	20,000 square feet	17,981 s.f.
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%

Plat Status: The property is currently platted as Lot 20, Block 1, Rustic Oaks Addition.

DRC Review: The Development Review Committee (DRC) reviewed the request at their May 23, 2022 meeting, did not offer any comments, and scheduled the request for the City Council meeting on June 7, 2022.

Drainage: NA

Analysis: The subject property is requesting to have a variance to the lot size. The property is zoned R-20 and the lot size is not in compliance. A variance to the lot size would allow the ability to apply for and receive the necessary building permit to build a new patio cover.

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, south, east, and west are zoned R-20 Single Family Residential district and are improved with single family residential homes.

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

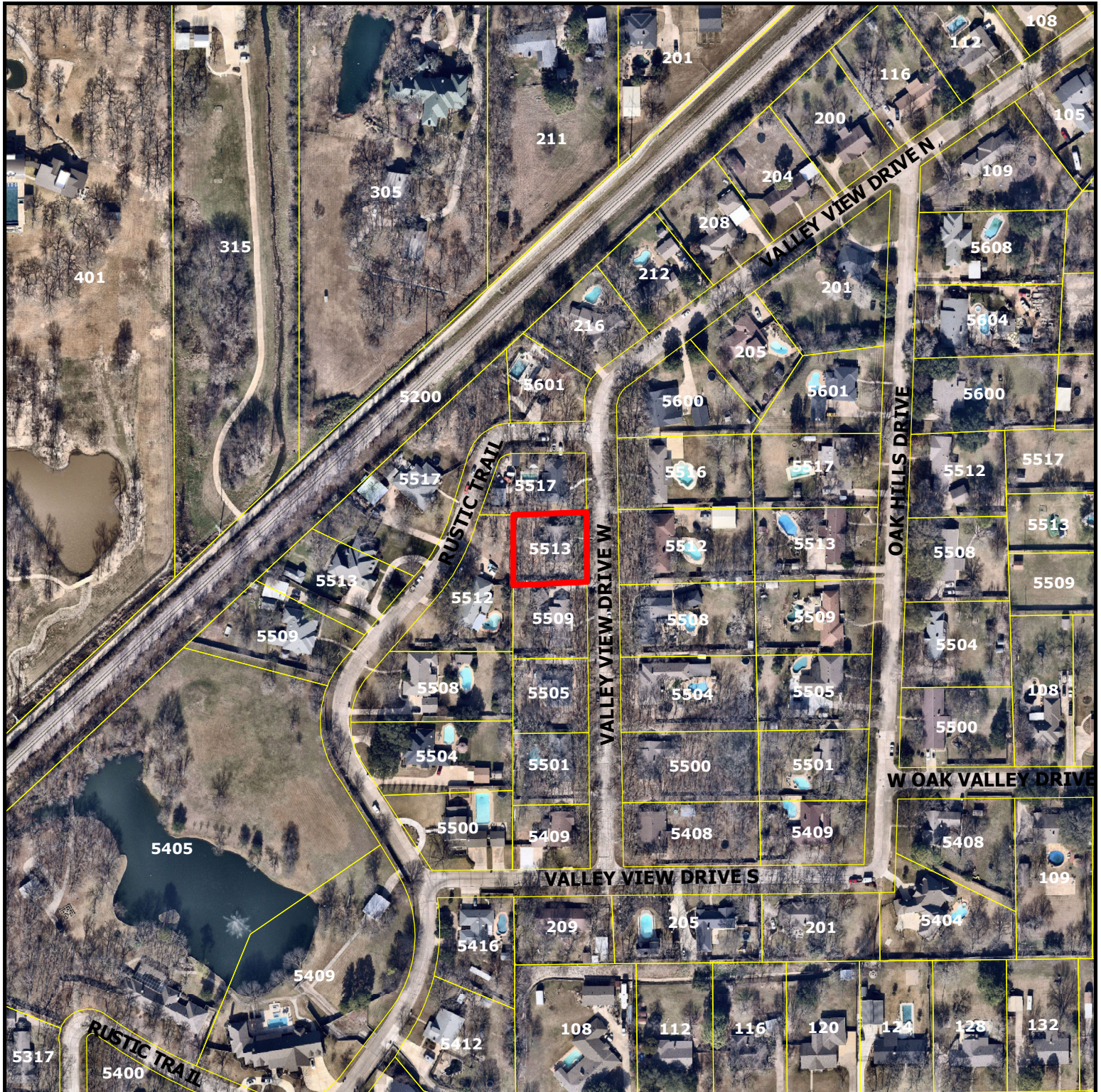
Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan
5. Patio Plan

6. Notification Map
7. Notification Letter
8. Notification List
9. Resolution R-22-4734

Aerial Map



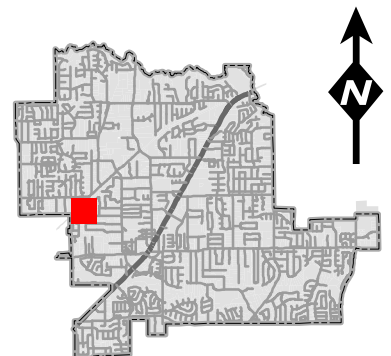
VC22-006

5513 Valley View Drive West

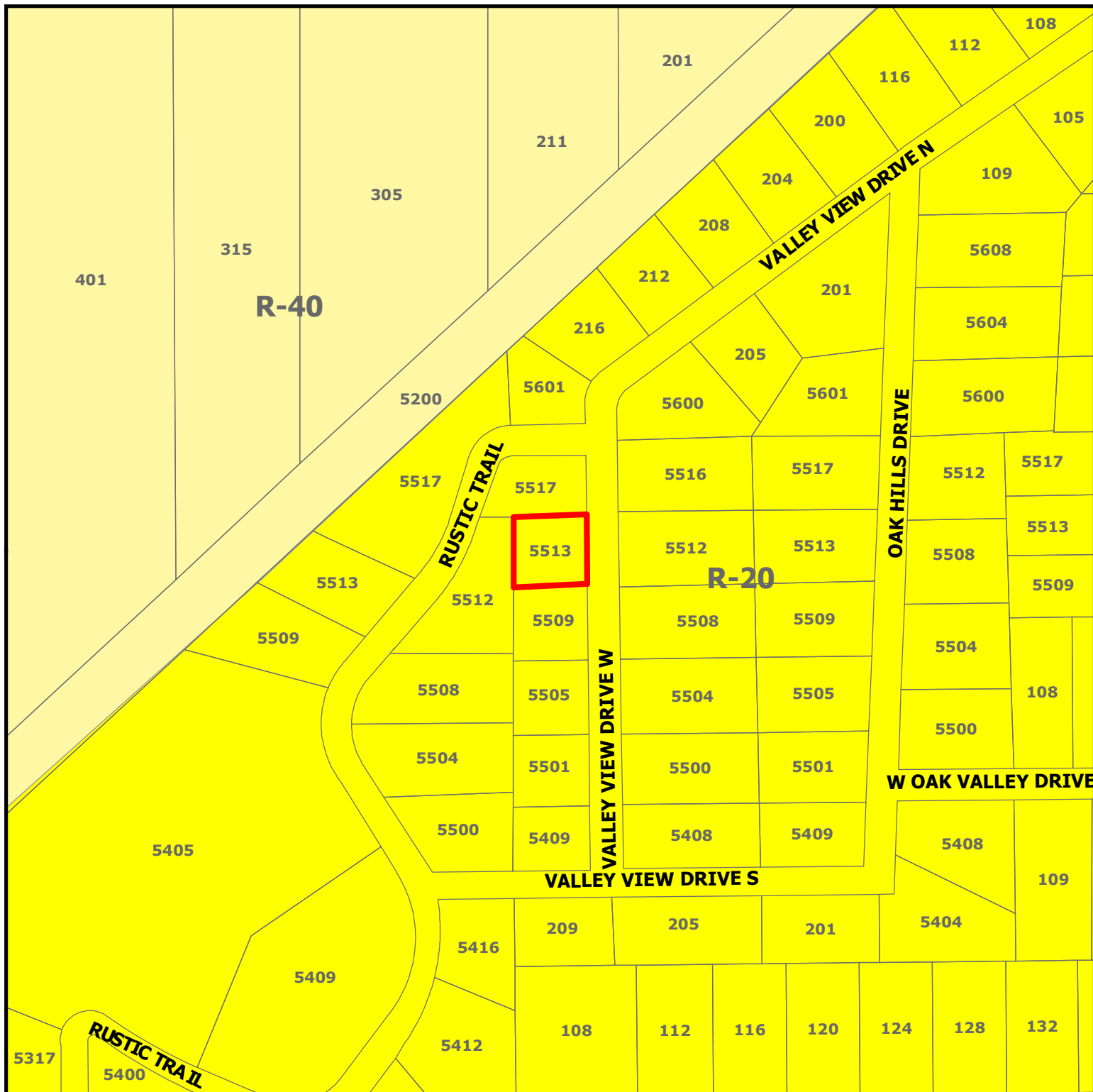
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Subject Property



Zoning Map



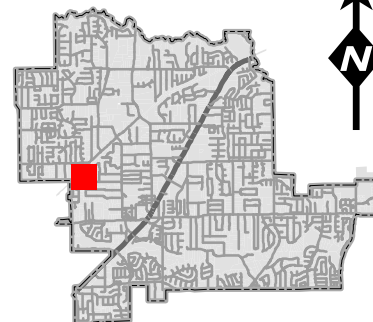
VC22-006
5513 Valley View Drive West

DISCLAIMER:

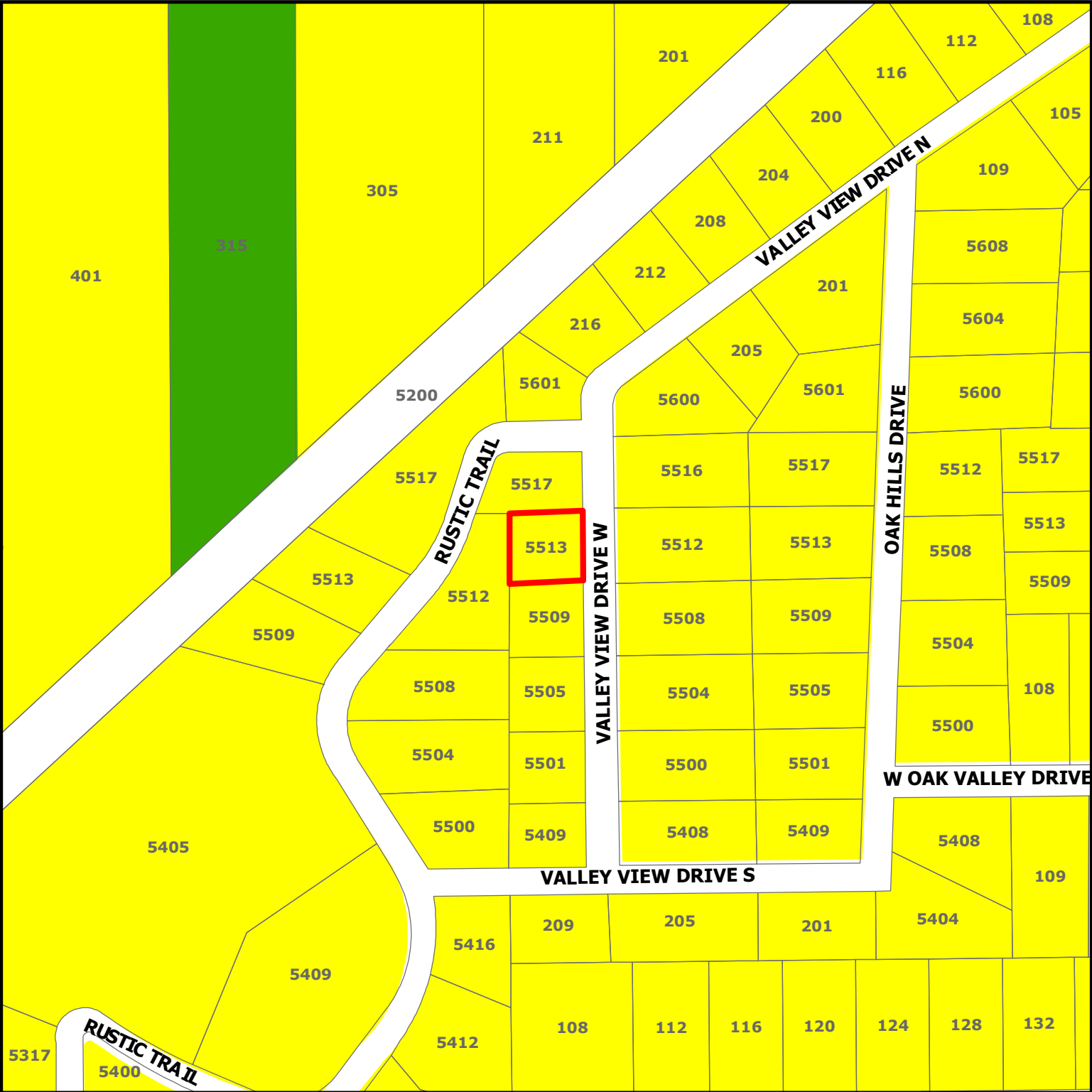
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Subject Property



Future Land Use Map

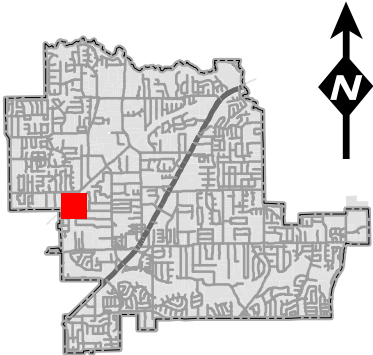


VC22-006

5513 Valley View Drive West

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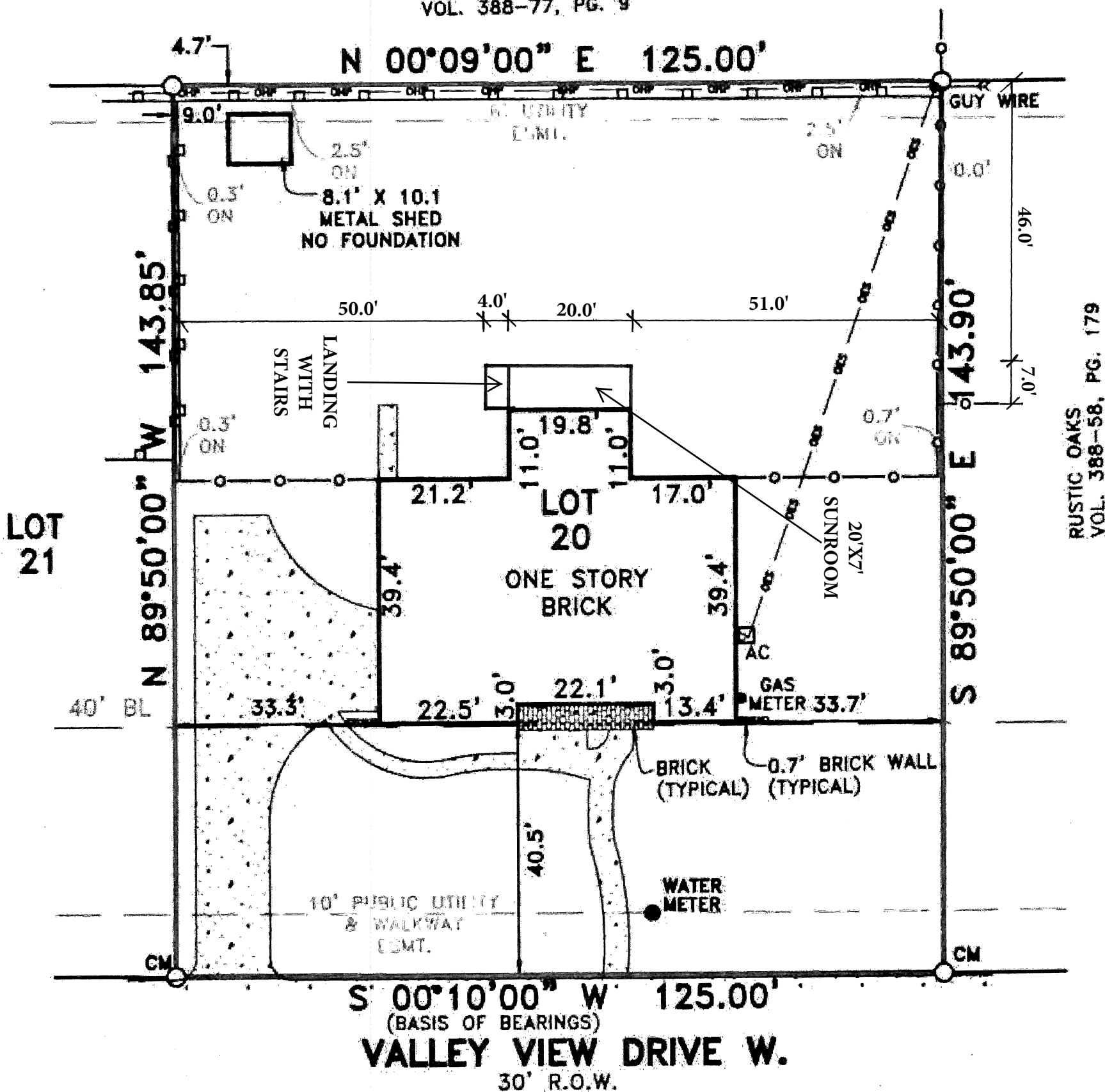
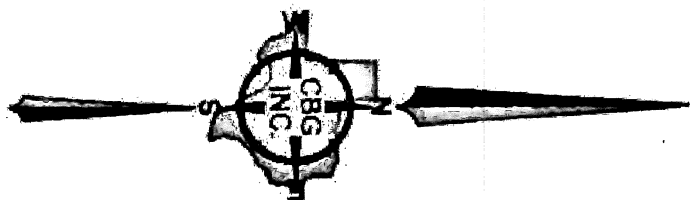
-  Subject Property
-  Residential
-  Open Space; Parks





PROPOSED SITE PLAN

RUSTIC OAKS, PHASE II
VOL. 388-77, PG. 9



RUSTIC OAKS
VOL. 388-58, PG. 179

NOTES:

NOTE: PROPERTY SUBJECT TO TERMS,
CONDITIONS, AND EASEMENTS
CONTAINED IN INSTRUMENTS RECORDED IN
Volume 388-63, Page 30

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT U
OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48439C0095K, this property does
not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Pratt, Ayco
Associates/Texas Title. Use of this survey by any other parties and/or for other
purposes shall be at user's own risk and any loss resulting from other use shall
be the responsibility of the undersigned. This is to certify that I have on this day
made a careful and accurate survey on the ground of the subject property. The
hereon is a correct and accurate representation of the property lines and dimensions
are as indicated; location and type of buildings are as shown; and EXCEPT AS
there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: MARIA





GREAT DAY IMPROVEMENTS, DALLAS
BAUDER RESIDENCE

DRAWING #	DESCRIPTION
1	COVER
2	ELEVATION "B" WALL
3	ELEVATION "A" & "C" WALL
4	DECK PLAN
5	ELECTRICAL PLAN
6	FLOOR PLAN
7	ROOF PLAN
8	STANDARD DECK DETAILS
9	STANDARD DECK DETAILS
10	SYSTEM DETAILS
11	SYSTEM DETAILS

MINIMUM DESIGN LOADS: PER 2018 IRC

SUNROOM CATEGORY I (PER 2018 IRC R301.2.1.1.1
& AAMA / NPEA / NSA 2100)

SNOW LOADS: GROUND SNOW LOAD 5 PSF

ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUSTS

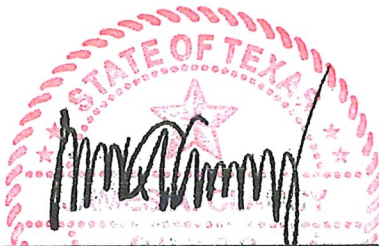
LIVE LOADS:

1. ROOF: 20 PSF
2. FLOOR: 40 PSF

NOTES:

1. ALLVIEW (AVS) SCREEN SUNROOM; SANDSTONE IN COLOR
2. CONSTRUCT SUNROOM ON NEW DECK
3. ELECTRICAL BY GDI
4. ALL CONCRETE TO BE 3000 PSI MINIMUM
5. ALL DECK LUMBER IS PRESSURE TREATED SYP #2 OR BETTER

THIS SUNROOM AND FOUNDATION HAVE BEEN EVALUATED FOR
DESIGN LOADS REQUIRED BY THE IRC CODE. THIS INCLUDES ALL
MATERIALS, COMPONENTS, CONNECTIONS, AND ATTACHMENTS
WHEN CALCULATING THE LOAD REQUIREMENTS.



JAMES A. CLANCY, P.E., L.S.
TX. PROFESS. ENGINEER (TX. LIC. #99908)
601 ASBURY AVENUE
NATIONAL PARK, NJ. 08063
PH. # 856-853-7306

DATE 2/16/22

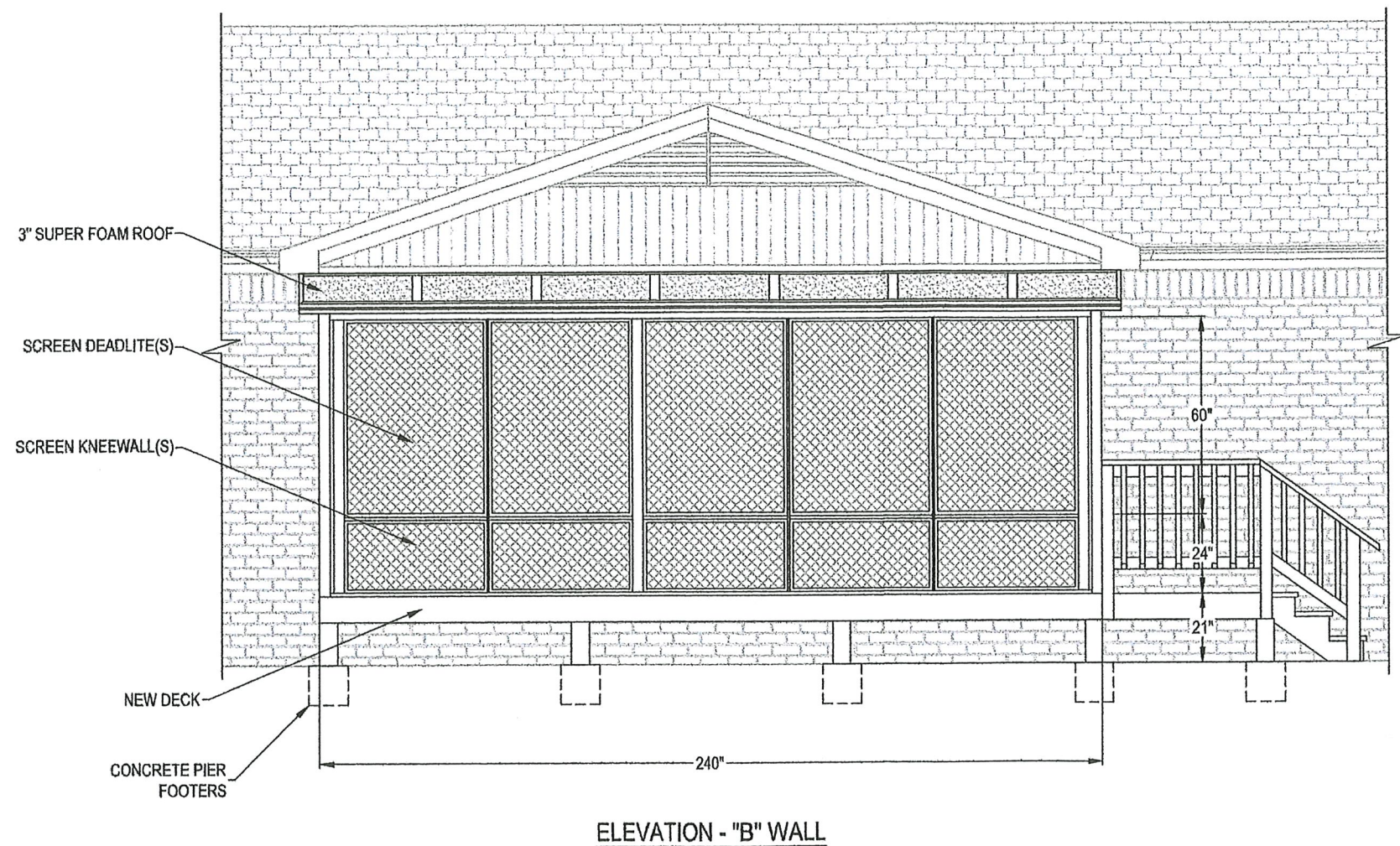
DRAWN AMK

SCALE 1/4" = 1'-0"

SHEET 1 OF 11

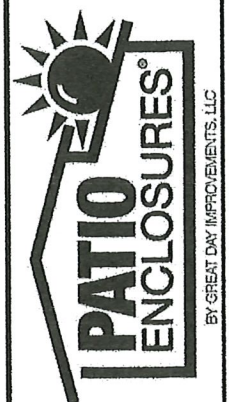
LOCATION	GDI - DALLAS 4544 SUNBELT DRIVE ADDISON, TX 75001 214-600-8901
	PATRICIA BAUDER 5513 VALLEY VIEW DRIVE W COLLEYVILLE, TX 76034 JOB #37543
DATE	2/16/22
DRAWN	AMK
SCALE	1/4" = 1'-0"
SHEET	1 OF 11

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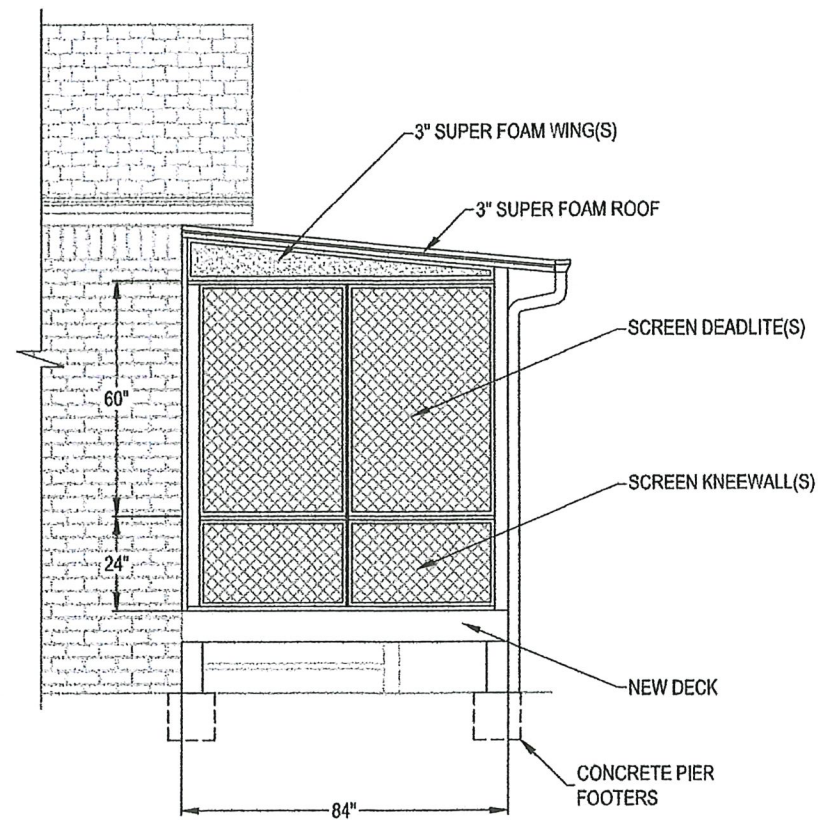
JAMES A. CLANCY, P.E., L.S.
 TX. PROFESS. ENGINEER (TX. LIC. #99908)
 601 ASBURY AVENUE
 NATIONAL PARK, NJ, 08063
 PH. # 856-853-7306

FEB 22 2022

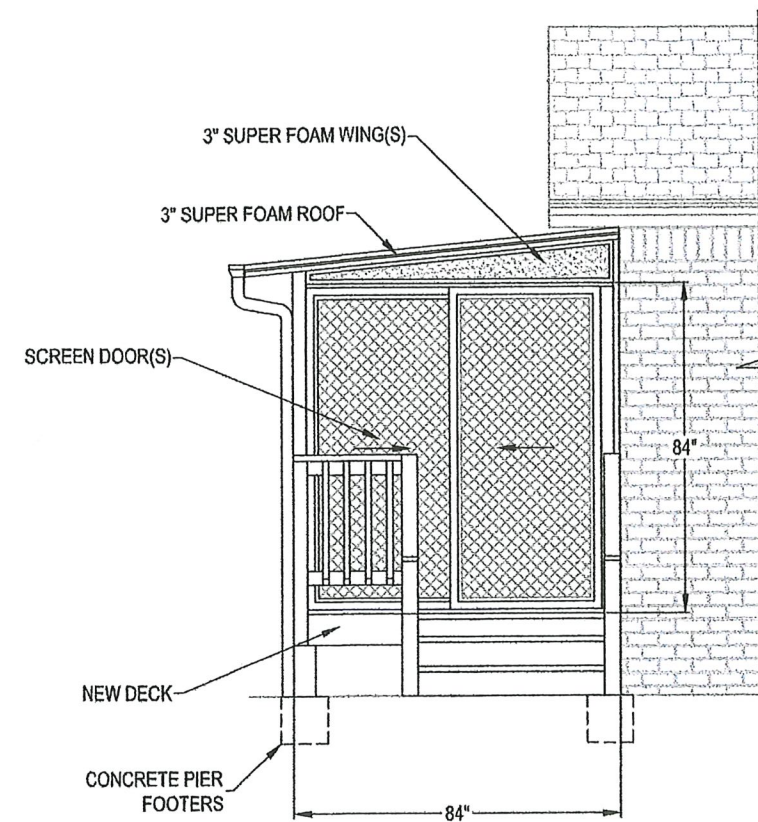


LOCATION	GDI - DALLAS 4544 SUNBELT DRIVE ADDISON, TX 75001 214-600-8901
PATRICIA BAUDER 5513 VALLEY VIEW DRIVE W COLLEYVILLE, TX 76034 JOB #37543	DATE 2/16/22
	DRAWN AMK
	SCALE 1/4" = 1'-0"
	SHEET 2 OF 11

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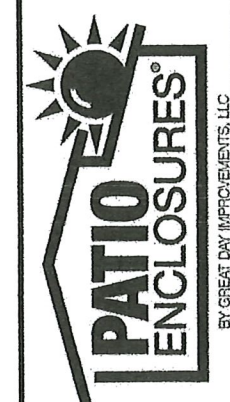
ELEVATION - "A" WALL



ELEVATION - "C" WALL

STATE OF TEXAS
 JAMES A. CLANCY, P.E., L.S.
 TX. PROFESS. ENGINEER (TX. LIC. #99908)
 601 ASBURY AVENUE
 NATIONAL PARK, NJ. 08063
 PH. # 856-853-7306

FEB 22 2022



LOCATION	GDI - DALLAS 4544 SUNBELT DRIVE ADDISON, TX 75001 214-600-8901
PATRICIA BAUDER 5513 VALLEY VIEW DRIVE W COLLEYVILLE, TX 76034 JOB #37543	DATE 2/16/22
	DRAWN AMK
	SCALE 1/4" = 1'-0"
	SHEET 3 OF 11

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2x8 LEDGER BOARD W/ 1/2" DIA. LAG SCREWS
W/ MIN. 1 1/2" THREAD ENGAGEMENT INTO
EXISTING STRUCTURE @ 16" C/C STAGGERED

SIMPSON HUC28-2 CONCEALED FLANGE JOIST
HANGERS (OR EQUIVALENT) @ EACH END

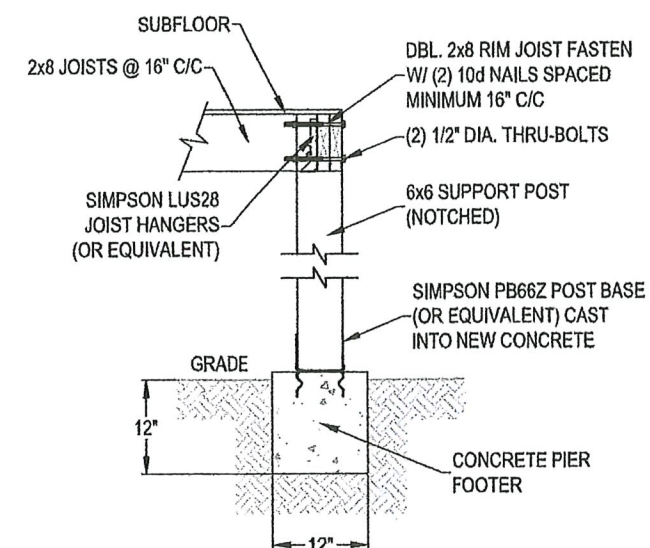
SIMPSON LUS28 JOIST HANGERS
(OR EQUIVALENT) @ EACH END

2x8 JOISTS @ 16" C/C

DBL. 2x8 RIM JOIST

EXISTING

DECK PLAN
SCALE: 1/4" = 1'-0"



LANDING & STAIRS

DBL. 2x8 RIM JOIST

6x6 POST ON 12" DIA. x 12" DEEP CONCRETE
PIER FOOTERS (TOTAL OF 6)

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NATIONAL PARK, NJ, 08063
PH. # 856-853-7306

STATE OF TEXAS
FEB 22 2022



BY GREAT DAY IMPROVEMENTS, LLC

LOCATION

GDI - DALLAS
4544 SUNBELT DRIVE
ADDISON, TX 75001
214-600-8901

PATRICIA BAUDER
5513 VALLEY VIEW DRIVE W
COLLEYVILLE, TX 76034
JOB #37543

DATE
2/16/22

DRAWN
AMK

SCALE
AS NOTED

SHEET
4 OF 11

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LOCATION

GDI - DALLAS
4544 SUNBELT DRIVE
ADDISON, TX 75001
214-600-8901

PATRICIA BAUDER
5513 VALLEY VIEW DRIVE W
COLLEYVILLE, TX 76034
JOB #37543

DATE

2/16/22

DRAWN

AMK

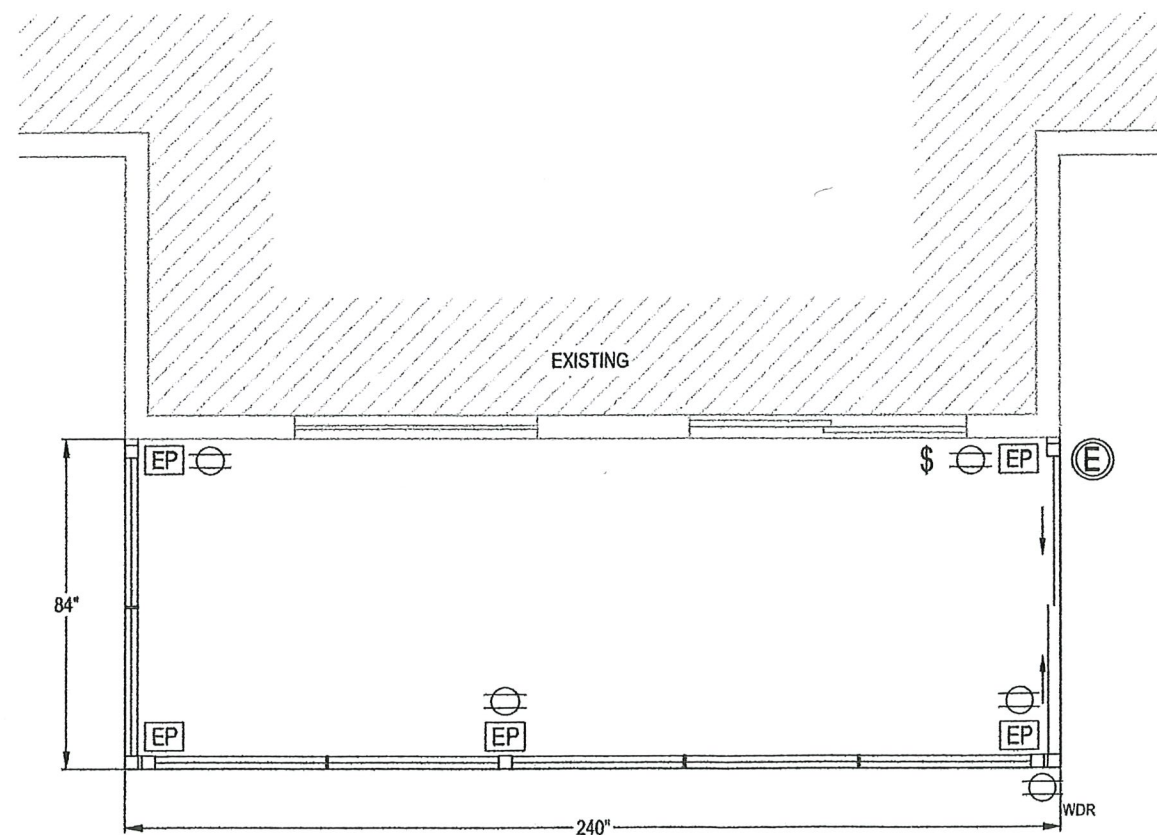
SCALE

1/4" = 1'-0"

SHEET

5 OF 11

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC. AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.

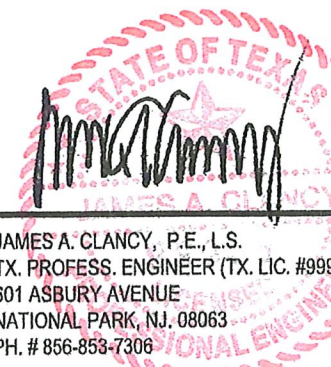


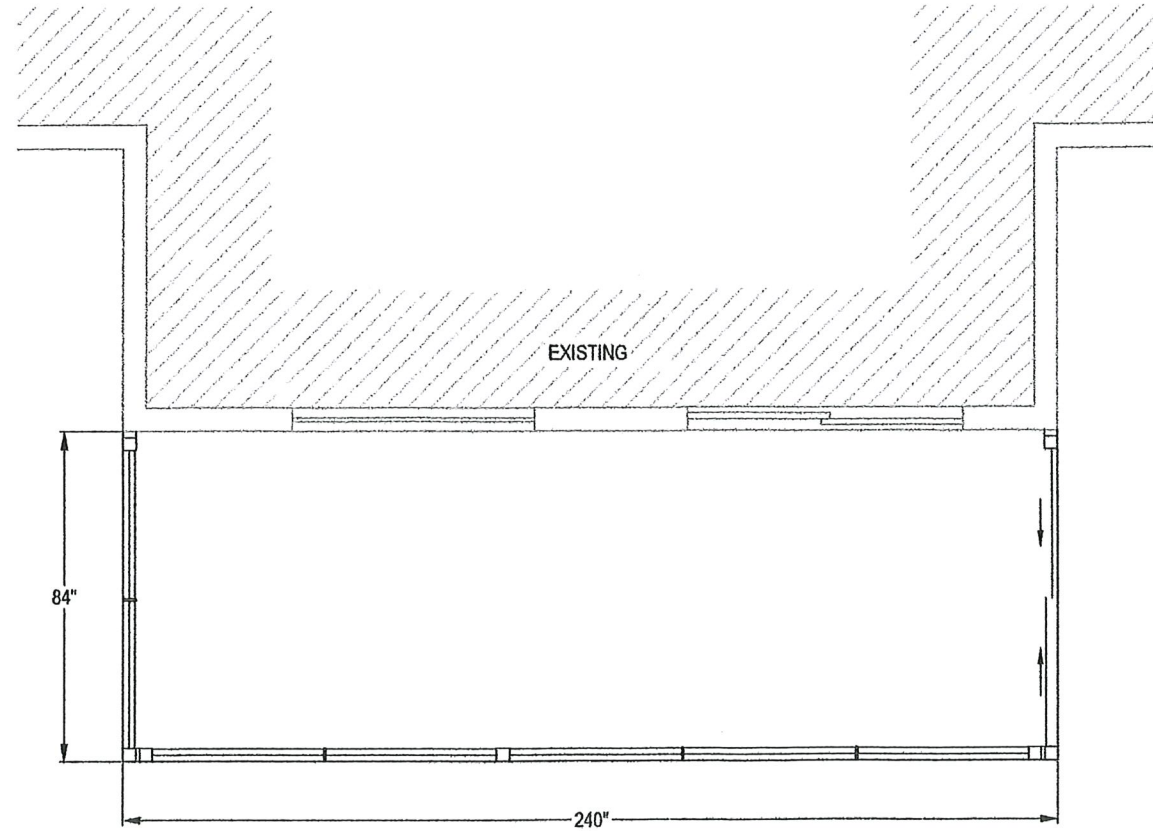
ELECTRICAL PLAN

GDI ELECTRICAL SYMBOL LEGEND

- EP ELECTRICAL RACEWAY POST
- ⊕ DUPLEX RECEPTACLE
- ⊕_{WDR} WEATHERPROOF DUPLEX RECEPTACLE (W/ GFCI)
- ⓔ EXIT LIGHT
- \$ SWITCH

JAMES A. CLANCY, P.E., L.S.
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601 ASBURY AVENUE
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FLOOR PLAN

JAMES A. CLANCY, P.E., L.S.
TX. PROFESS. ENGINEER (TX. LIC. #99908)
601 ASBURY AVENUE
NATIONAL PARK, NJ, 08063
PH. # 856-853-7306

DATE
2/16/22

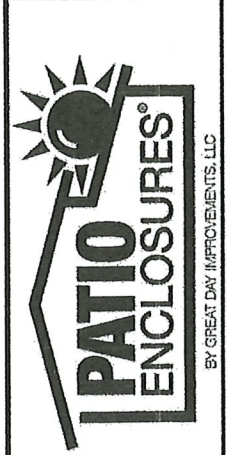
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SCALE
1/4" = 1'-0"

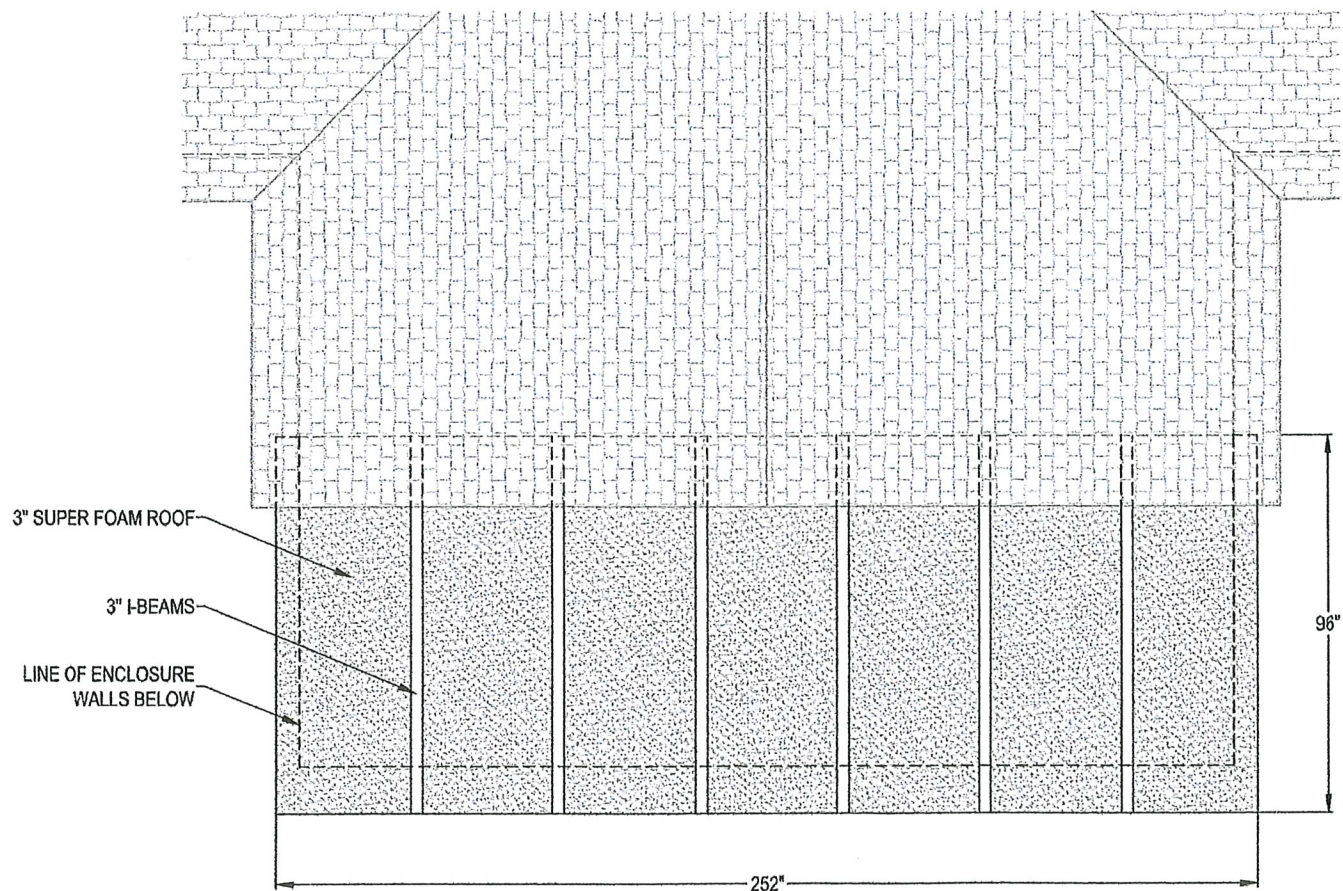
SHEET
6 OF 11

DATE
FEB 22 2022

PATRICIA BAUDER 5513 VALLEY VIEW DRIVE W COLLEYVILLE, TX 76034 JOB #37543	LOCATION GDI - DALLAS 4544 SUNBELT DRIVE ADDISON, TX 75001 214-600-8901
--	---



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ROOF PLAN

JAMES A. CLANCY, P.E., L.S.
 TX, PROFESS. ENGINEER (TX. LIC. #99908)
 601 ASBURY AVENUE
 NATIONAL PARK, NJ. 08063
 PH. # 856-853-7306

DATE 2/18/22
 DRAWN AMK
 SCALE 1/4" = 1'-0"
 SHEET 7 OF 11

FEB 22 2022

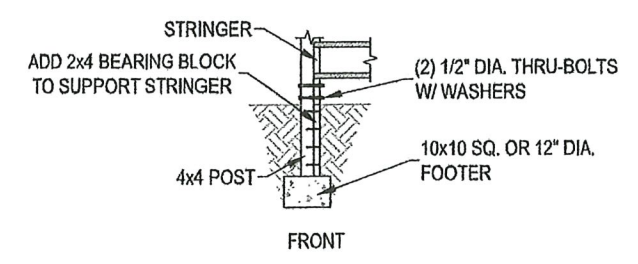
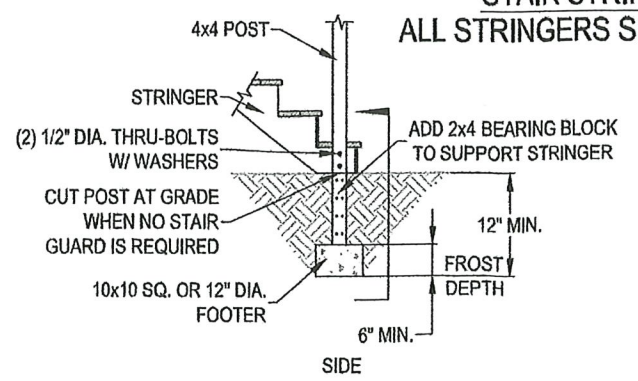
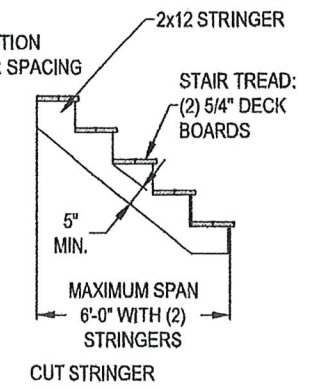
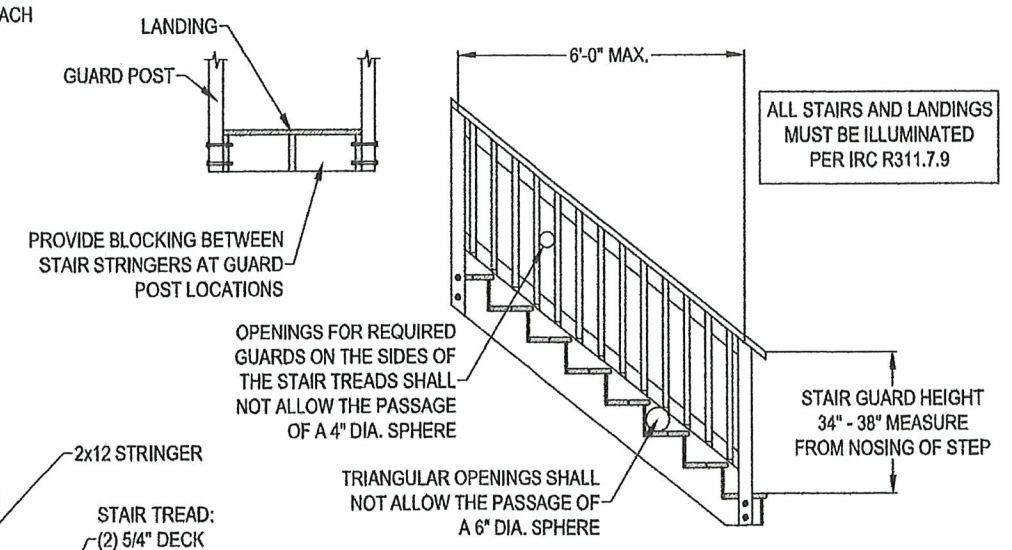
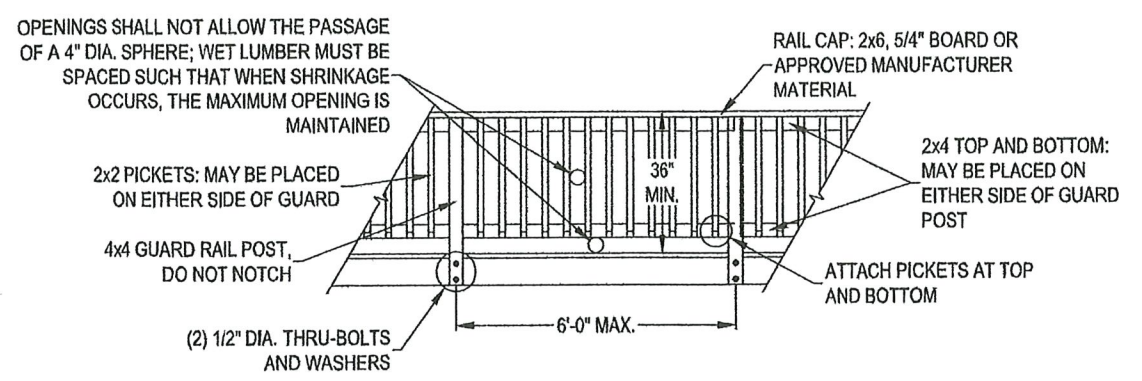
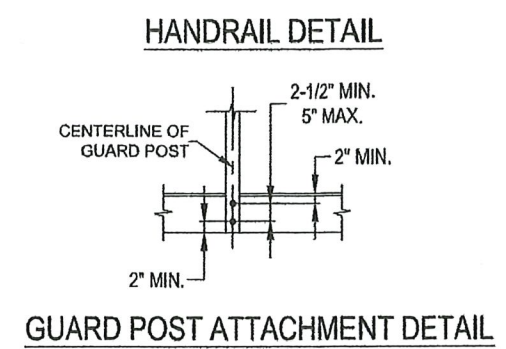
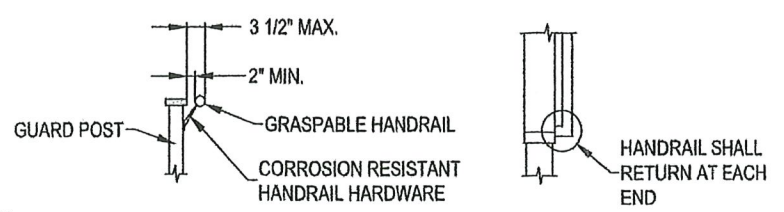
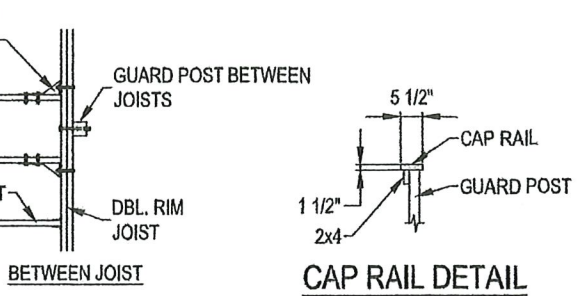
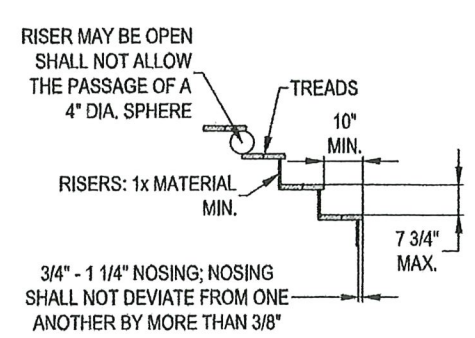
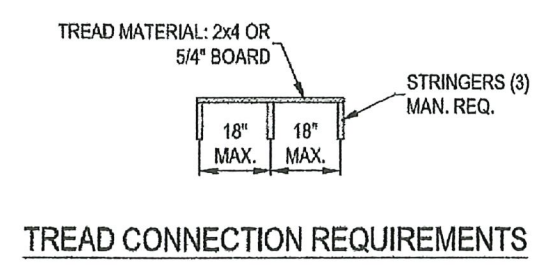
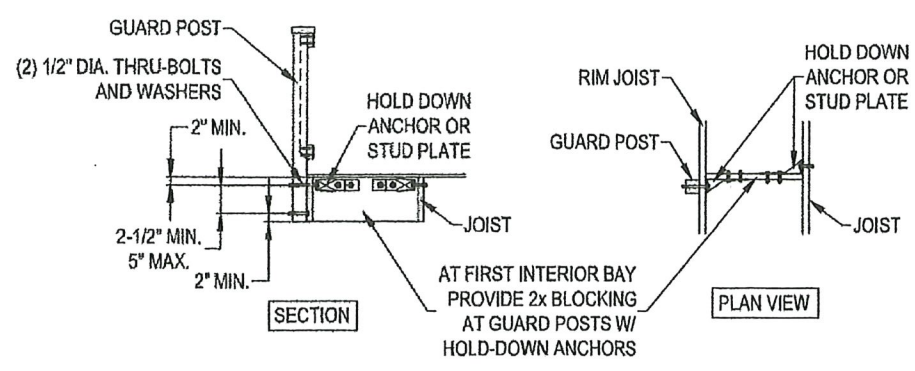
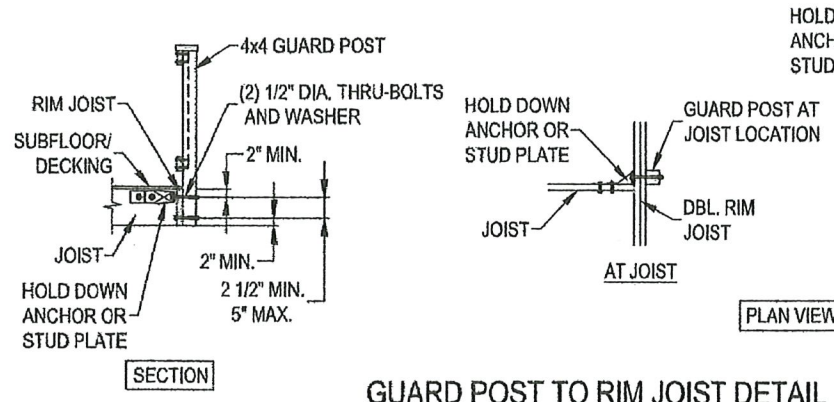
PATRICIA BAUDER
 5513 VALLEY VIEW DRIVE W
 COLLEYVILLE, TX 76034
 JOB #37543

LOCATION
 GDI - DALLAS
 4544 SUNBELT DRIVE
 ADDISON, TX 75001
 214-600-8901



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BY GREAT DAY IMPROVEMENTS, LLC



THESE DETAILS WERE TAKEN FROM THE PRESCRIPTIVE RESIDENTIAL WOOD DECK GUIDE BY THE AMERICAN WOOD COUNCIL.

ALL SCREWS, BOLTS AND NAILS FOR USE WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.

NOTE: THESE PLANS WERE DESIGNED WITH, AND REQUIRED THAT, ALL LUMBER MUST BE MINIMUM RATED SYP #2 OR BETTER PRESSURE TREATED PER AWPA (AMERICAN WOOD PROTECTION ASSOCIATION) STANDARDS.

STAIR STRINGERS SHALL BEAR ON CONCRETE PAD AND NOT COME IN CONTACT WITH THE GROUND.

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
JAMES A. CLANCY, P.E., L.S.
 TX, PROFESS. ENGINEER (TX. LIC. #99908)
 601 ASBURY AVENUE
 NATIONAL PARK, NJ. 08063
 PH. # 856-853-7306

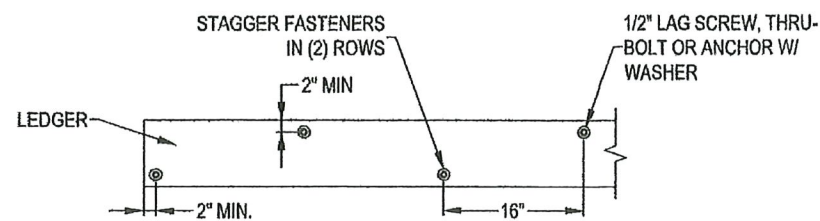


LOCATION
 GDI - DALLAS
 4544 SUNBELT DRIVE
 ADDISON, TX 75001
 214-600-8901

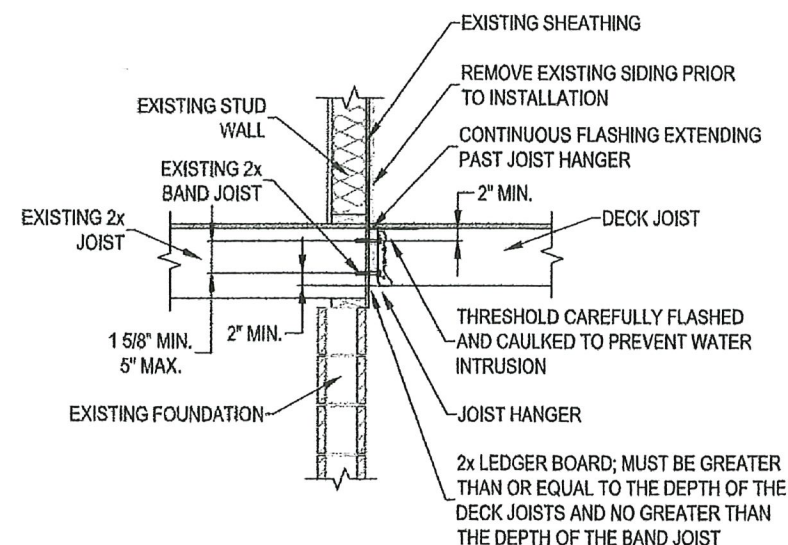
PATRICIA BAUDER
 5513 VALLEY VIEW DRIVE W
 COLLEYVILLE, TX 76034
 JOB #37543

DATE	2/16/22
DRAWN	AMK
SCALE	1/4" = 1'-0"
SHEET	8 OF 11

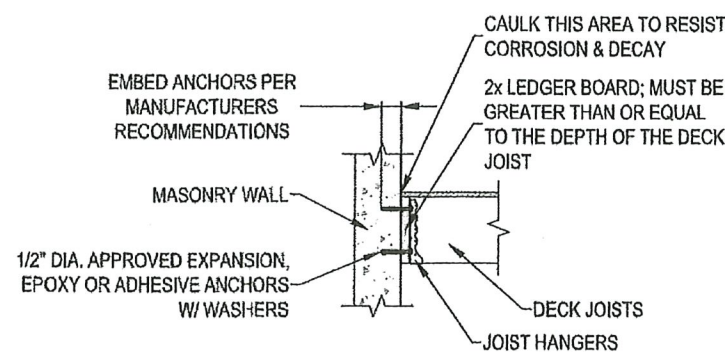
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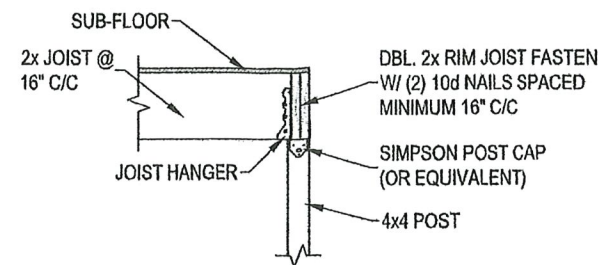
LEDGER BOARD FASTENER SPACING AND CLEARANCE



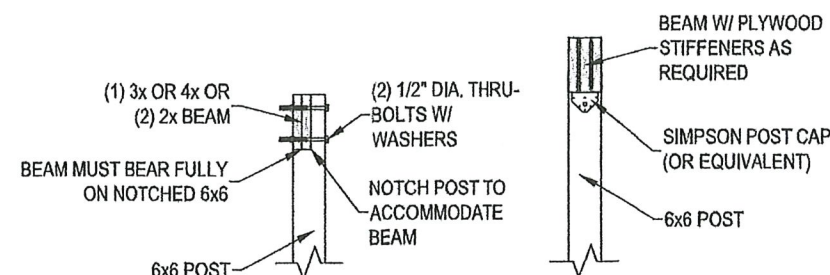
LEDGER BOARD ATTACHMENT DETAIL - BAND JOIST



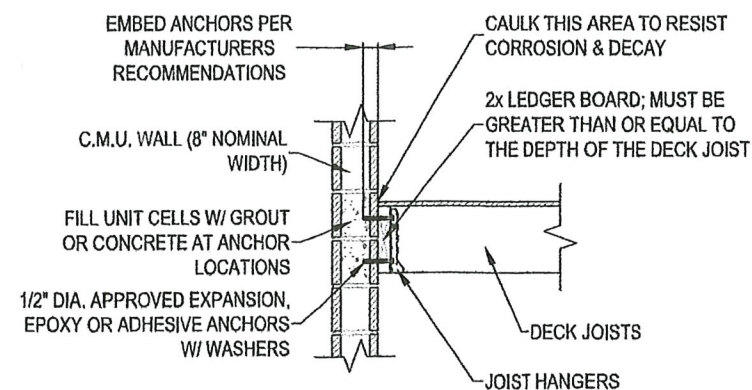
LEDGER BOARD ATTACHMENT DETAIL - CONCRETE OR SOLID MASONRY WALL



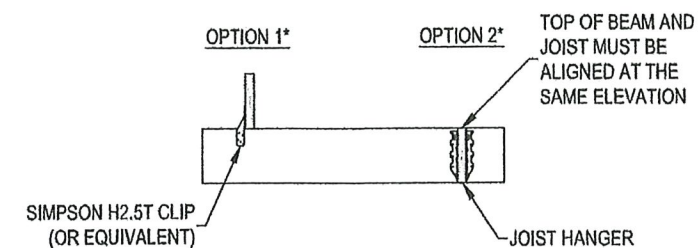
RIM JOIST DETAIL



POST TO BEAM DETAIL

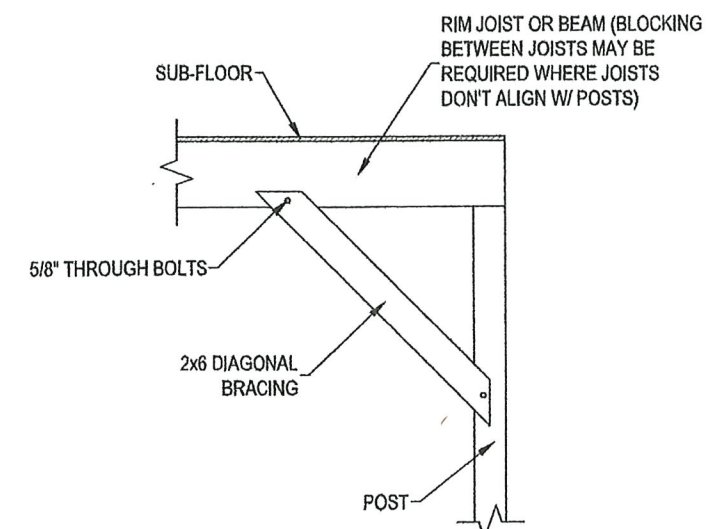


LEDGER BOARD ATTACHMENT DETAIL - HOLLOW MASONRY WALL



JOIST TO BEAM CONNECTION DETAIL

* SEE MANUFACTURERS RECOMMENDATIONS FOR ADDITIONAL REQUIREMENTS



DIAGONAL BRACE DETAIL

STATE OF TEXAS
Professional Engineer
James A. Clancy, P.E., L.S.
 TX. PROFESS. ENGINEER (TX. LIC. #99908)
 601 ASBURY AVENUE
 NATIONAL PARK, NJ. 08063
 PH. # 856-853-7306

DATE 2/16/22
DRAWN AMK
SCALE 1/4" = 1'-0"
SHEET 9 OF 11

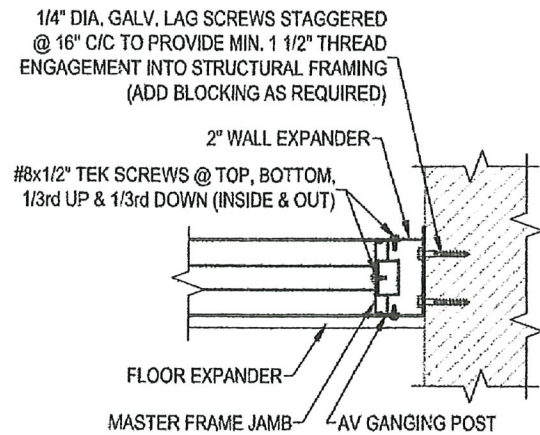
FEB 22 2022



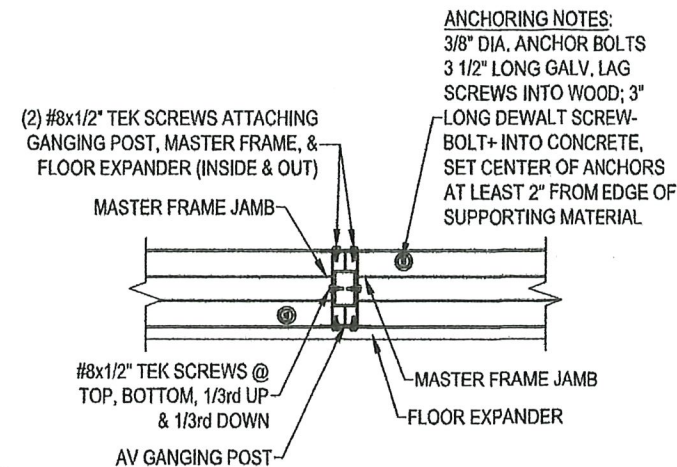
BY GREAT DAY IMPROVEMENTS, LLC

LOCATION GDI - DALLAS 4544 SUNBELT DRIVE ADDISON, TX 75001 214-600-8901	PATRICIA BAUDER 5513 VALLEY VIEW DRIVE W COLLEYVILLE, TX 76034 JOB #37543
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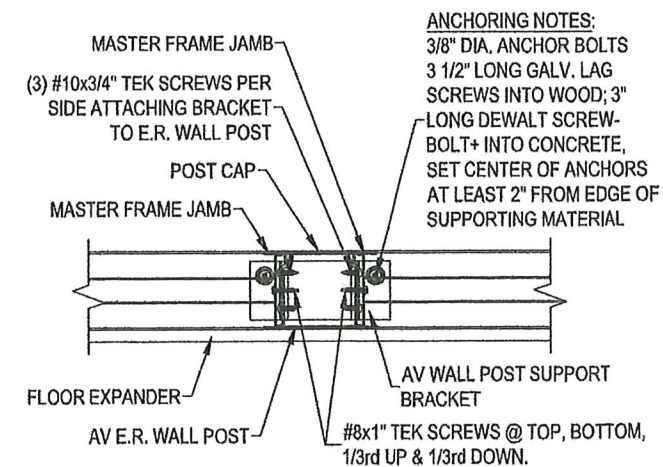
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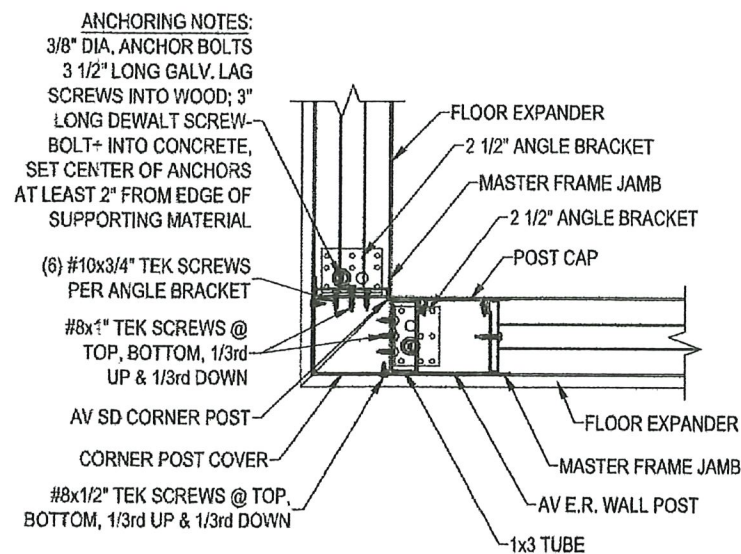
PLAN VIEW OF MASTER FRAME JAMB
CONNECTION @ EXISTING WALL



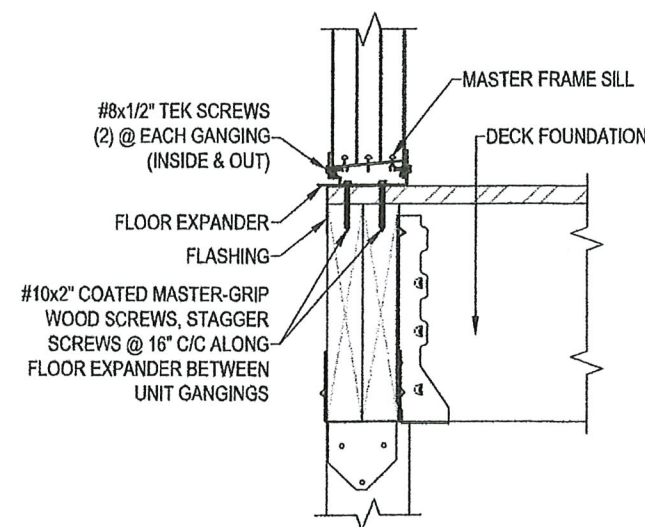
PLAN VIEW OF MASTER FRAME JAMBS
CONNECTION @ GANGING POST



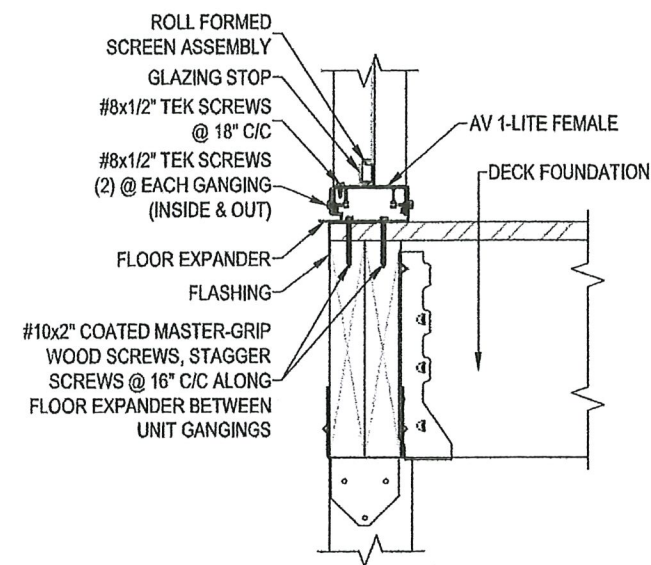
PLAN VIEW OF MASTER FRAME JAMBS
CONNECTION @ AV E.R. WALL POST



PLAN VIEW OF MASTER FRAME JAMBS & AV E.R.
WALL POST CONNECTION @ CORNER POST



SECTION THROUGH MASTER FRAME SILL
CONNECTION @ DECK FOUNDATION



SECTION THROUGH SCREEN KNEEWALL
CONNECTION @ DECK FOUNDATION

STATE OF TEXAS
JAMES A. CLANCY, P.E., L.S.
TX. PROFESS. ENGINEER (TX. LIC. #99908)
601 ASBURY AVENUE
NATIONAL PARK, NJ. 08063
PH. # 856-853-7306

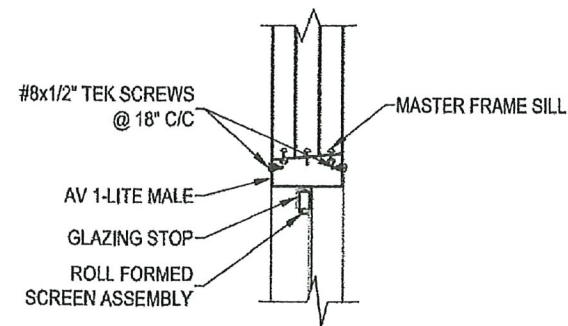


LOCATION
GDI - DALLAS
4544 SUNBELT DRIVE
ADDISON, TX 75001
214-600-8901

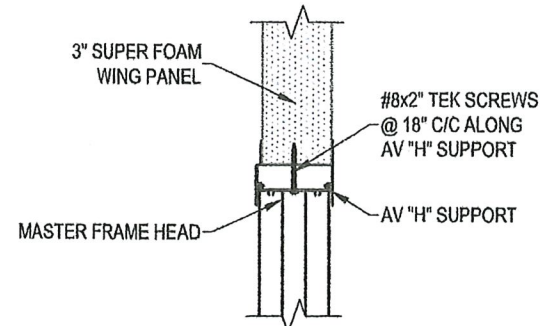
PATRICIA BAUDER
5513 VALLEY VIEW DRIVE W
COLLEYVILLE, TX 76034
JOB #37543

DATE
2/16/22
DRAWN
AMK
SCALE
1 1/2" = 1'-0"
SHEET
10 OF 11

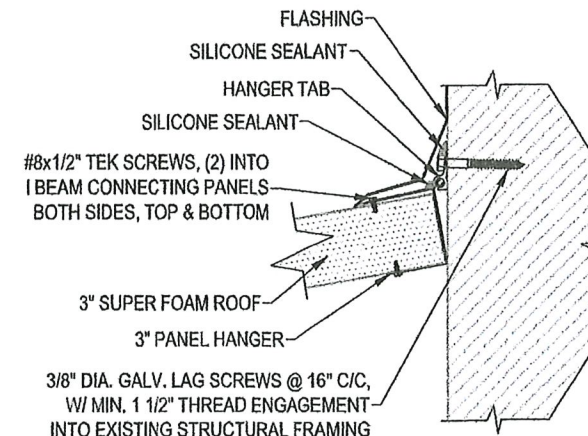
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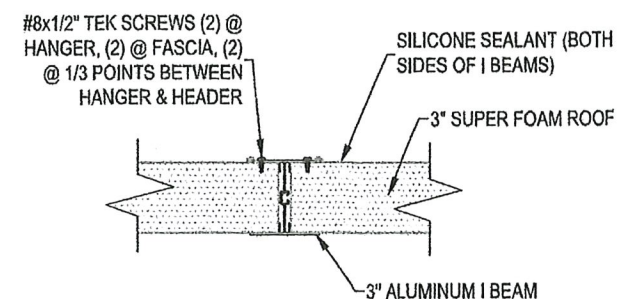
SECTION THROUGH MASTER FRAME SILL
CONNECTION @ SCREEN KNEEWALL



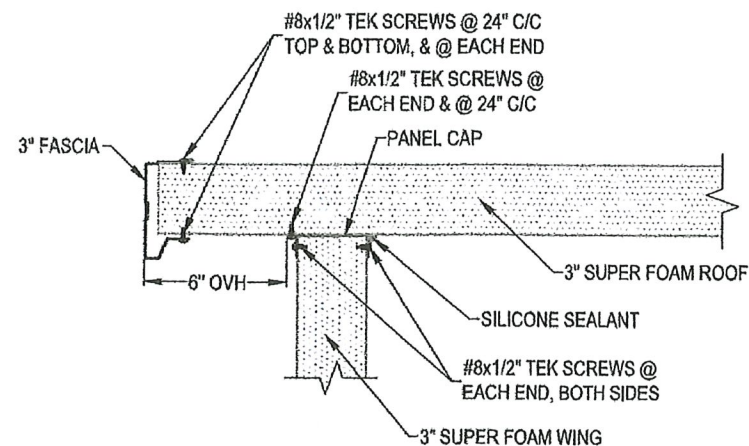
SECTION THROUGH MASTER FRAME
HEAD CONNECTION @ FOAM WING



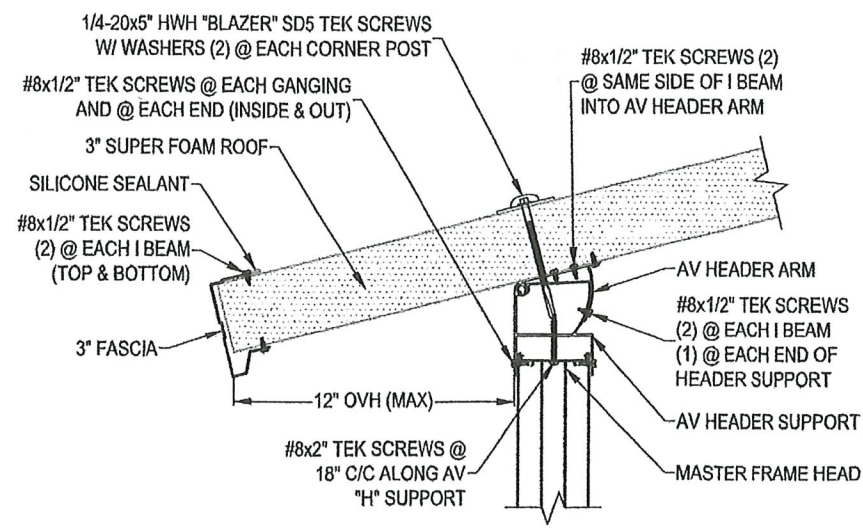
SECTION THROUGH 3" SUPER FOAM ROOF & PANEL
HANGER ASSEMBLY CONNECTION @ EXISTING WALL



SECTION THROUGH 3" ROOF
CONNECTION @ I BEAM



SECTION THROUGH 3" SUPER FOAM ROOF PANEL
CONNECTION @ 3" SUPER FOAM WING PANEL



SECTION THROUGH MASTER FRAME & HEADER
CONNECTION @ 3" SUPER FOAM ROOF

STATE OF TEXAS
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FEB 22 2022

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11 OF 11

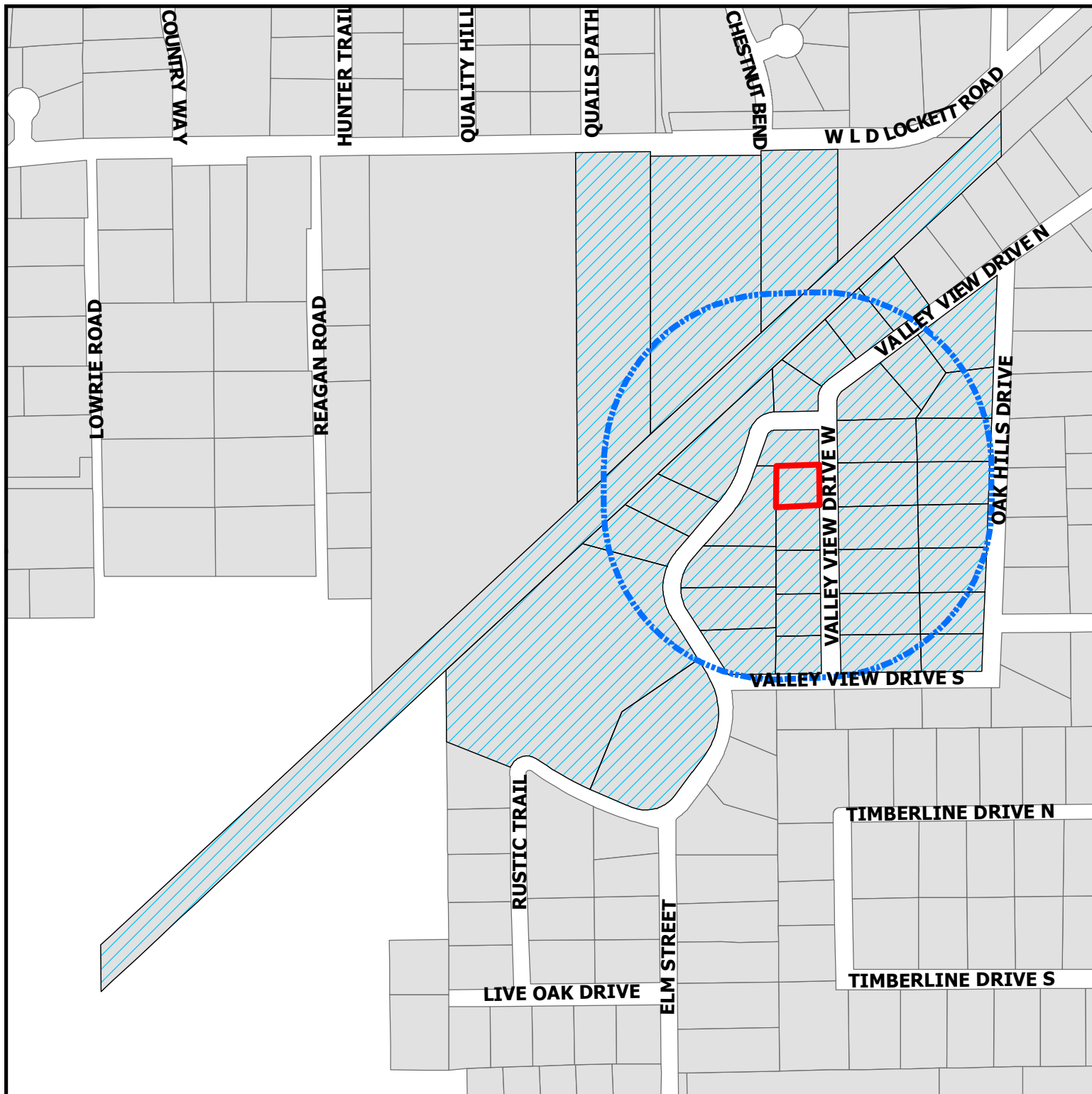
PATRICIA BAUDER
5513 VALLEY VIEW DRIVE W
COLLEYVILLE, TX 76034
JOB #37543

LOCATION
GDI - DALLAS
4544 SUNBELT DRIVE
ADDISON, TX 75001
214-600-8901



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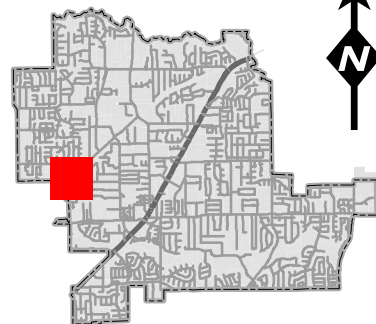
Notification Map



VC22-006
5513 Valley View Drive West

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:

**City Council Meeting: Tuesday, June 7, 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 R-20 Single Family Residential district. The size of a platted lot is smaller than the minimum 20,000 square foot lot size requirement. The variance will allow for the construction of a screened in patio on the lot. The existing house will remain.

Zoning Case: VC22-006

Applicant: Patricia Bauder

Owner: Patricia Bauder

Location: 5513 Valley View Drive West

Property Description: Lot 20, Block 1, Rustic Oaks Addition

Present Zoning: R-20 Single Family Residential

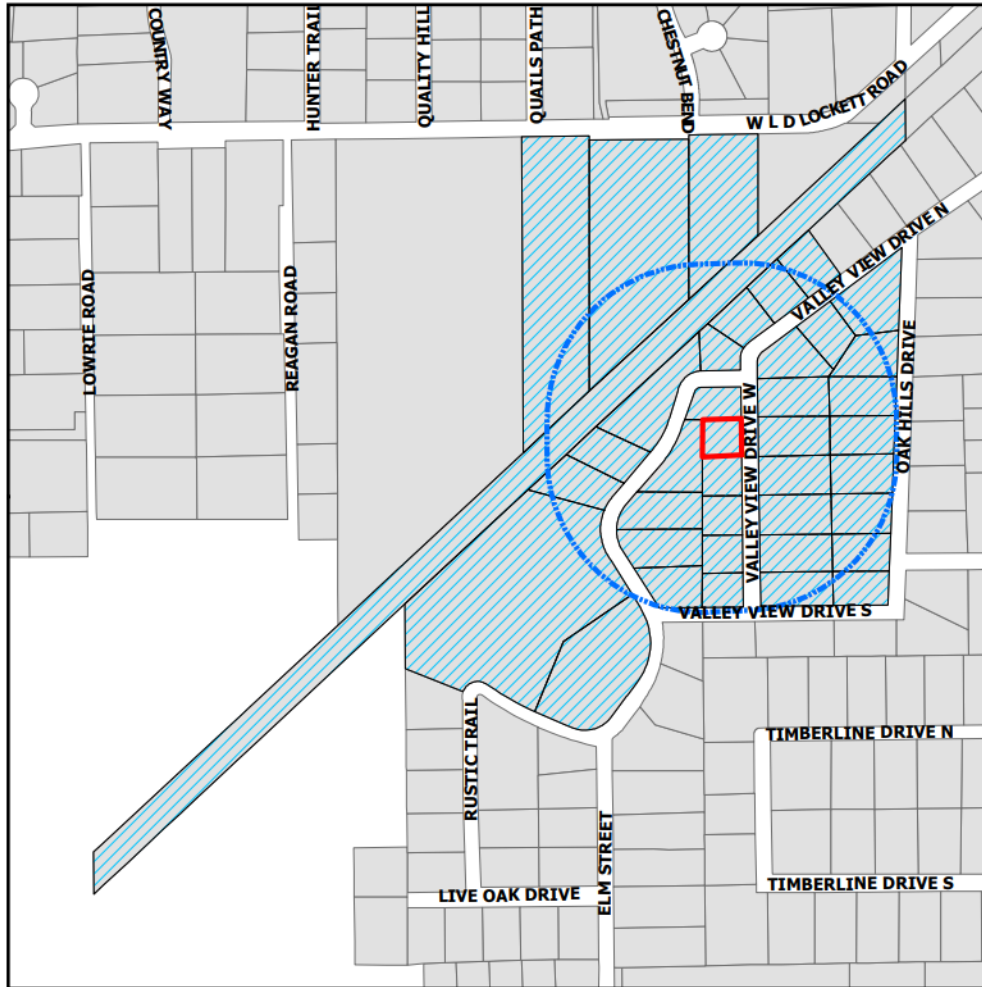
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved City tax roll. Action by the City Council serves as a final action on the request.

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:

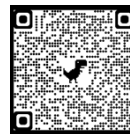
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
ADAMS, AMY N	5409 RUSTIC TR	COLLEYVILLE, TX
ALVARADO, RAMON	5504 RUSTIC TR	COLLEYVILLE, TX
AUTRY, JOHN A	5408 VALLEY VIEW DR W	COLLEYVILLE, TX
BACHHUBER, ENC P	PO BOX 1513	COLLEYVILLE, TX
BAUDER, PATRICIA	5513 VALLEY VIEW	COLLEYVILLE, TX
BROCK, JOHN RAY	5505 OAK HILLS DR	COLLEYVILLE, TX
CAROL BEHRENDT TAYLOR REVOCABL	5517 OAK HILLS DR	COLLEYVILLE, TX
CURIEL, JUAN	5501 OAK HILLS	COLLEYVILLE, TX
EASTERLING, ALFORD G	5500 VALLEY VIEW DR W	COLLEYVILLE, TX
ELLIS, DAVID WILLIAM	5501 VALLEY VIEW DR W	COLLEYVILLE, TX
ELLISON, AMY ADAMS	5409 RUSTIC TR	COLLEYVILLE, TX
FERGUSON, JEFF	5509 VALLEY VIEW DR W	COLLEYVILLE, TX
FRENCH, LAURA	5505 VALLEY VIEW DR W	COLLEYVILLE, TX
GARCIA, CYNTHIA AMARO	5516 VALLEY VIEW DR W	COLLEYVILLE, TX
GAYTAN, CHRISTINE	5601 VALLEY VIEW DR	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
HEAD, MICHAEL K	211 W LD LOCKETT RD	COLLEYVILLE, TX
JOHNSON, DON	5509 RUSTIC TR	COLLEYVILLE, TX
KING, JADE	5517 VALLEY VIEW DR W	COLLEYVILLE, TX
LASTINGER, JOHN	5508 RUSTIC TRL	COLLEYVILLE, TX
LIGHT, PHILLIP	5512 RUSTIC TR	COLLEYVILLE, TX
MCCRARY, MARK	305 W LD LOCKETT RD	COLLEYVILLE, TX
MITCHELL, DANIEL E	1901 SHORELINE DR	FLOWER MOUND, TX
PHILLIPS, GARY W	216 VALLEY VIEW DR N	COLLEYVILLE, TX
PRECHT, MICHAEL L	208 VALLEY VIEW DR N	COLLEYVILLE, TX
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX
REMINGTON PARK ADDITION	5751 KROGER DR	KELLER, TX
RIDINGS, MARILYN	5601 OAK HILLS DR	COLLEYVILLE, TX
SIMON, OSCAR H	5508 VALLEY VIEW DR W	COLLEYVILLE, TX
SMLB LLC	208 WHITE DR	COLLEYVILLE, TX
SNEAD, SHERRY E	5513 OAK HILLS DR	COLLEYVILLE, TX
STANDON, CHERYL	212 VALLEY VIEW DR N	COLLEYVILLE, TX
STEWART, LARRY	5504 VALLEY VIEW DR W	COLLEYVILLE, TX
STEWART, LARRY R	PO BOX 1497	COLLEYVILLE, TX
THOMAS, BILL D	5513 RUSTIC TR	COLLEYVILLE, TX
TRETTER, ANGELA	5500 RUSTIC TR	COLLEYVILLE, TX
TRUONG, HIEU T	3205 FOUNTAIN PKWY	HURST, TX
WEBSTER, BRENDA L	5517 RUSTIC TR	COLLEYVILLE, TX
WEIMHOLT, BRENDAN	5600 VALLEY VIEW DR	COLLEYVILLE, TX
WOOD, JEFFREY K	PO BOX 1033	COLLEYVILLE, TX

RESOLUTION R-22-4734

**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 R-20
SINGLE FAMILY RESIDENTIAL DISTRICT, FOR
LOT 20, BLOCK 1, RUSTIC OAKS ADDITION,
LOCATED AT 5513 VALLEY VIEW DRIVE WEST**

**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 17,981 square feet with the R-20 Single Family Residential zoning district located at 5513 Valley View Drive West (the "Property"), as depicted in Exhibit "A" hereto, is approved.
- Sec. 2. THAT this resolution shall become effective immediately upon passage provided the variance for the Property shall become effective immediately upon the conditions stated herein being fully satisfied.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 7TH DAY OF JUNE 2022.

Mayor Bobby Lindamood
Brandi Elder, Place 1
George Dodson, Place 4
Callie Rigney, Place 6

_____	Mayor Pro Tem Kathy Wheat	_____
_____	George Bond, Place 2	_____
_____	Chuck Kelley, Place 5	_____

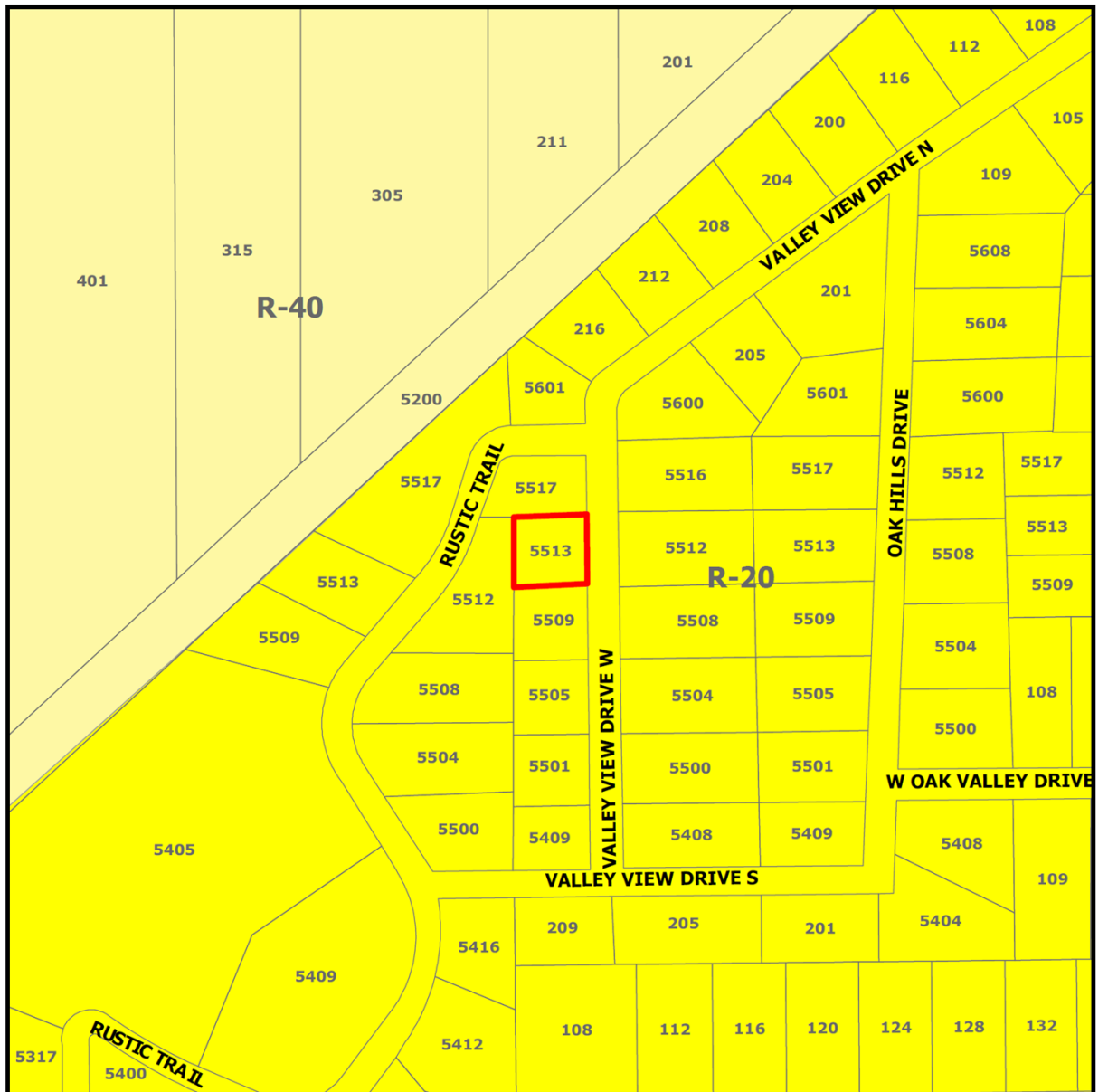
ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

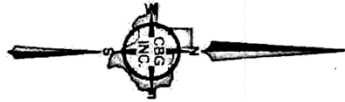
Bobby Lindamood
Mayor

Attachment "A"



Attachment "B"

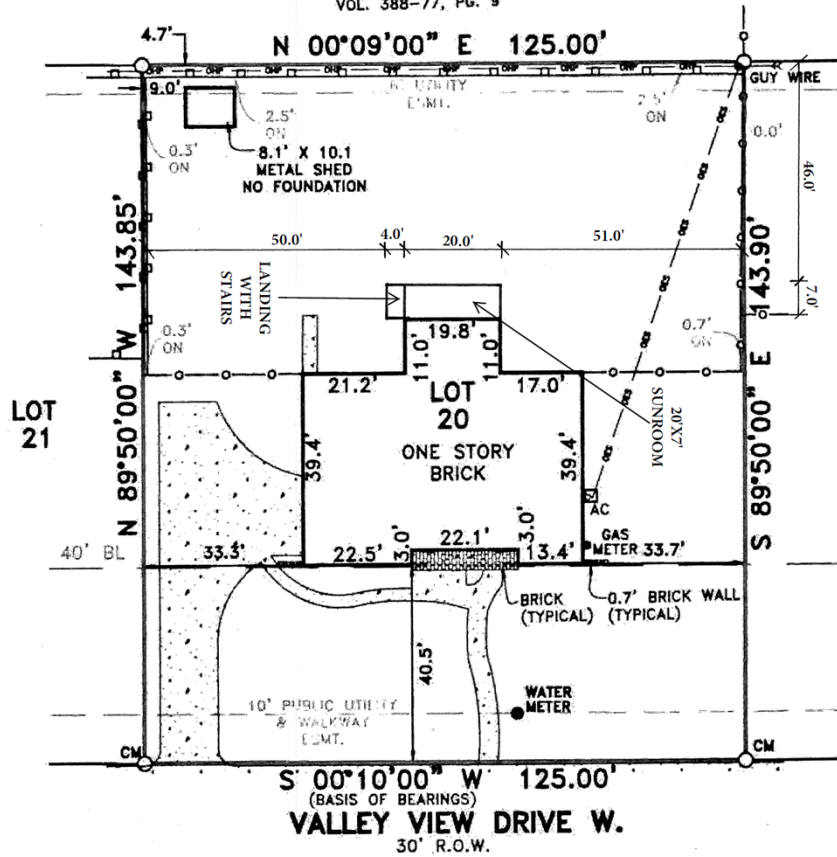
ROD FOUND
 ROD SET
 PE FOUND
 OUND/SET
 IAL FOUND
 E POST
 CORNER
 ROLLING
 IMENT
 IATIONER
 PMENT
 SFORMER
 C COLUMN
 R POLE
 RGROUND
 TRIC
 HEAD
 TRIC
 DHP—
 ID ELECTRIC
 DWER
 DES—
 ID ELECTRIC
 RVICE
 O—
 IN LINK
 FENCE 0.5'
 TYPICAL
 -PI—
 I FENCE
 -X—
 ED WIRE
 F ASPHALT
 F GRAVEL
 NCRETE
 RED AREA



PROPOSED SITE PLAN



RUSTIC OAKS, PHASE II
VOL. 388-77, PG. 9



RUSTIC OAKS
VOL. 388-58, PG. 179

NOTES:

NOTE: PROPERTY SUBJECT TO TERMS,
 CONDITIONS, AND EASEMENTS
 CONTAINED IN INSTRUMENTS RECORDED IN
 Volume 388-63, Page 30

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT 1 OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48439C0095K, this property does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Pratt, Ayco Associates/Texas Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall be the responsibility of the undersigned. This is to certify that I have on this day made a careful and accurate survey on the ground of the subject property. The hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: MARIA





City of Colleyville City Council Agenda Briefing

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

Agenda Number 8b

Agenda Date 6/7/2022

Number Resolution R-22-4735

Type Resolution

Department Community Development

Title

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Greg Chapa, the applicant, has submitted a request for a preliminary/final plat for Lots 2AR-1, 2AR-2, 3,4,5, and 6, Block 1, Shirley Allgood Addition, being Tract 3P1, 3R1, and Tract 6A17, and Tract 6A15, Abstract 328, Simon Cotrail Survey, and Lots 2R1 and 2R2, Block 1, Shirley Allgood Addition, being approximately 6.56 acres, and zoned R-40 Single Family Residential district. The purpose is to plat/replat the property in order to allow for the construction of new single family homes.

Existing Conditions/Background: The subject properties, 1804 and 1900 Tyler Street and 1907 and 1911 Renfro Road, resides on the south side of Renfro Road and north side of Tyler Street and have R-40 zoning.

Lot Dimensions and Setbacks: Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-40 zoning regulations require the following standards:

Minimum Lot Size	40,000 sf.
Minimum Lot Width	150 feet
Minimum Lot Depth	150 feet
Front Building Line	40 feet
Side Building Line	15 feet
Rear Building Line	25 feet
Max. Lot Coverage	20%
Max. Impervious Coverage	50%

As submitted, the lots shown on the proposed plat meets the requirements of the R-40 zoning as described in the Land Development Code.

Surrounding Development: The surrounding area consists of properties zoned R-40 Single Family Residential district to the north, south, east and west and are improved with single family residential homes.

Analysis: The proposed plat creates four new single family residential lots. Two lots are being redesigned and currently have an existing home. This makes for a total of six lots as part of the plat. Access for five lots will be off Tyler Street and one lot's access is along Renfro Street.

Plat Status: The properties are a combination of unplatted and platted land; Tract 3P1, 3R1, and Tract 6A17, and Tract 6A15, Abstract 328, Simon Cotrail Survey, and Lots 2R1 and 2R2, Block 1, Shirley Allgood Addition.

DRC Review: The DRC met on March 22nd and offered the following comments to the applicant:

1. Lot 2AR-2, Block 1 the square footage is incorrect please update.
2. Any of the existing easements that are in the middle of proposed lots cannot be built over without an encroachment agreement. It is best to abandon these where possible and to abandon will require clearance from all utility companies with rights those easements.
3. Any existing buildings over property lines cannot remain and existing buildings with existing utilities serving them should have an easement if that utility crosses onto a proposed adjacent property. Additionally, no accessory building can be on a lot without a primary structure and therefore need to be removed (Lot 6,5, and 2AR-1).
4. Along all the side lot lines provide 7.5' drainage and utility easements and along the rear property lines provide 16' easements.
5. Topography divides these properties into two distinct drainage areas, drainage calculations are needed pre and post development showing no adverse impact, particularly onto 1711/1801 Tyler Street as discharged waters cross directly onto these properties.
6. Some of the lots currently have structures and have paid impact fees, others have not. The City of Colleyville needs guidance on which lots will keep the transference of any impact fees paid to date.
7. Provide the following notes:
Drainage Easements Restriction: No construction or filling, without the written approval of the City of Colleyville, shall be allowed within a drainage easement, and

then only after detailed engineering plans and studies show that no flooding will result, that no obstructions to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year water surface/base flood elevation. The property owner of any permanent storm water management facilities/ponds either HOA/private owner must file an "Operations and Maintenance Plan as required by City Of Colleyville Ordinance O-20-2151 Sec. 42-73. This plan must be filed with the County Deed Office of Tarrant County. This Operations and Maintenance Plan is to be permanently linked to the deed of the land, regardless of changes in ownership.

8. If there will be any grading required or approved with the approval of this plat, an Urban Forestry Plan will be required. Please be aware that the building permit review for each lot will require preservation of 50% of tree canopy outside building footprints, possible tree planting to meet a certain site canopy cover, as well as mitigation for any heritage tree removed (even in building footprints). Between proposed Lots 4 and 5 there are several post oaks and blackjack oaks. Most of those will be classified as heritage trees.

On March 30th the applicant provided an updated plat. The detailed Drainage Plan was still needed.

The revised Drainage Plan was submitted on May 20th and reviewed by the City Engineer. The review determined that the plan is satisfactory and complies with the Land Development Code.

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

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

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

Staff Recommendation: Staff recommends approval of the replat.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the plat with the condition that the westernmost detention pond be completed before any permitting for the lots on Tyler

Street at their May 23, 2022 special meeting by a vote of 4-0.

Financial Impact

There is no financial impact to the City.

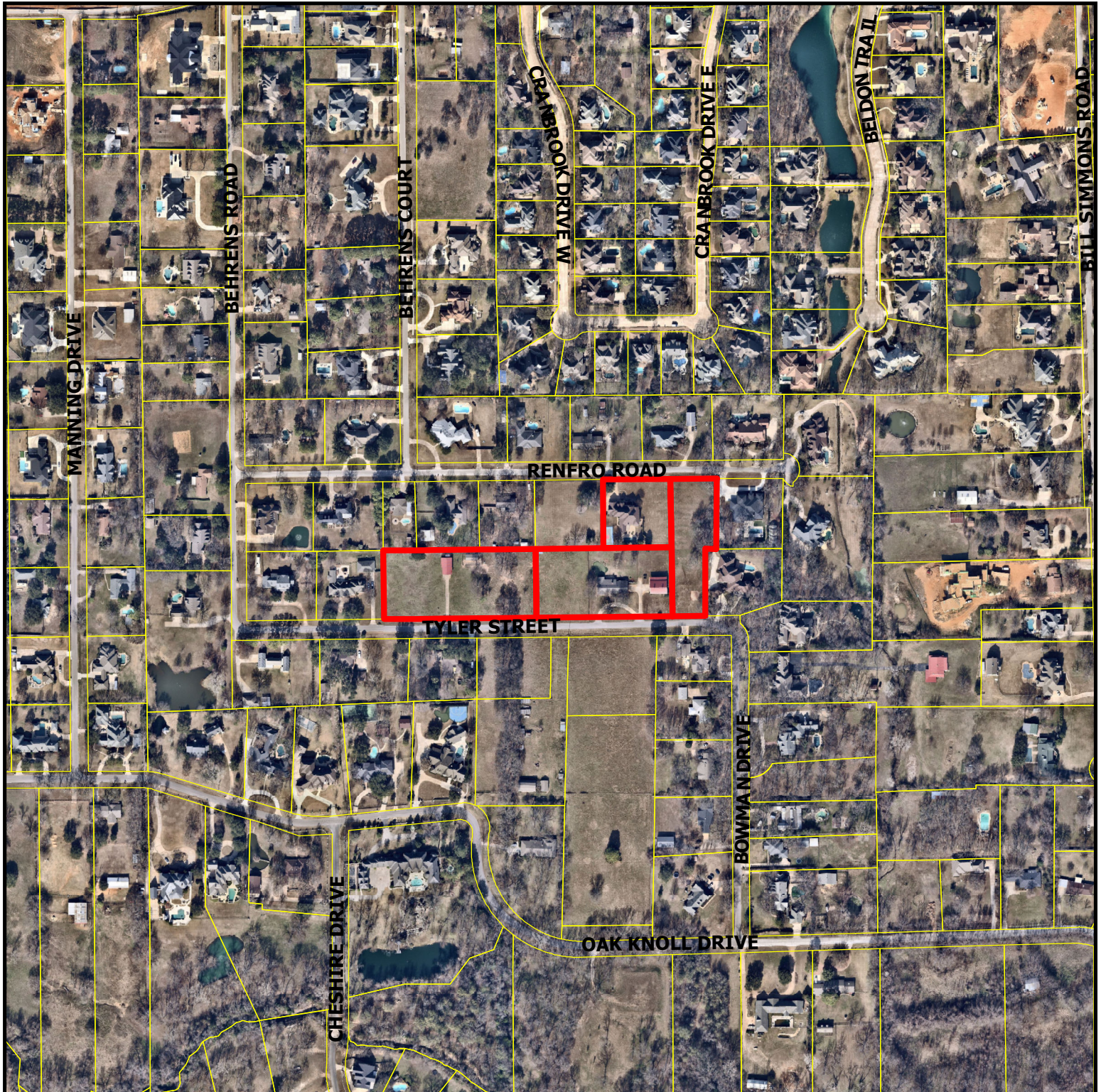
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Preliminary and Final Plat
5. Existing Conditions Exhibit
6. Aerial View
7. Water and Sewer Line Map
8. Drainage Plan
9. Notification Map
10. Notification Letter
11. Notification List
12. Resolution R-22-4735

Aerial Map

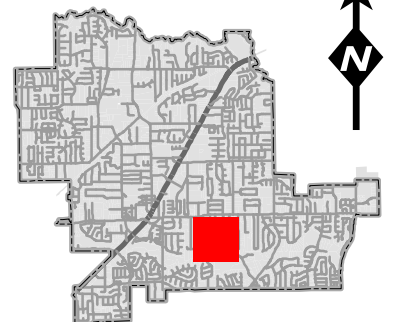


PC22-006
1900 Tyler Street

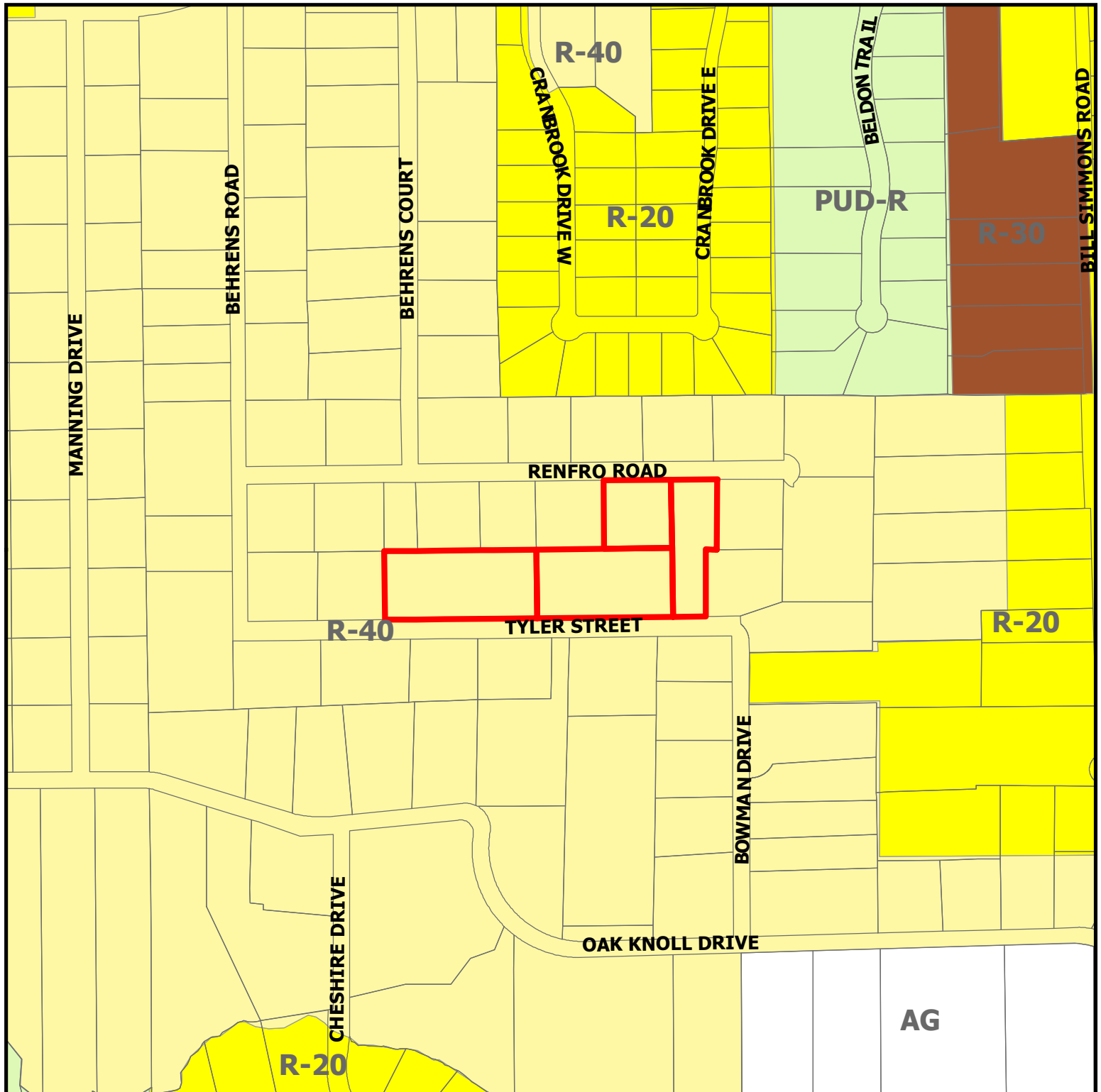
DISCLAIMER:
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Subject Property



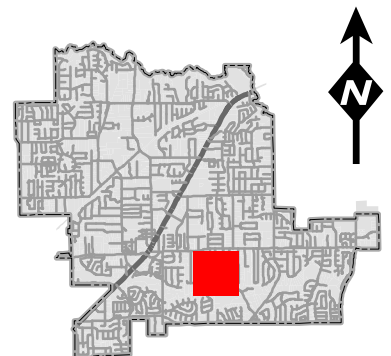
Zoning Map



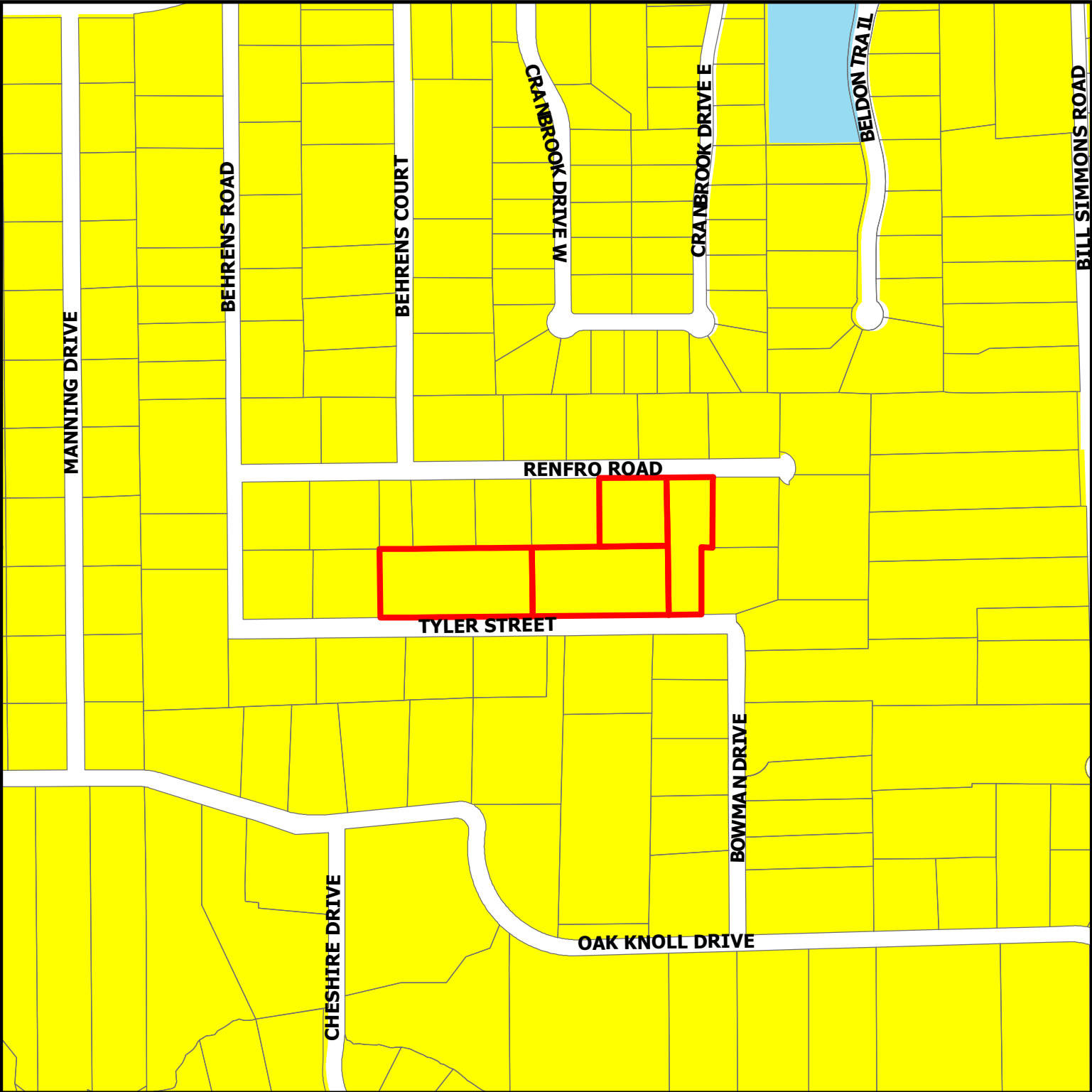
PC22-006
1900 Tyler Street

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 Subject Property



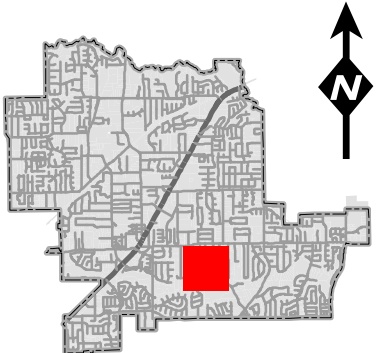
Future Land Use Map

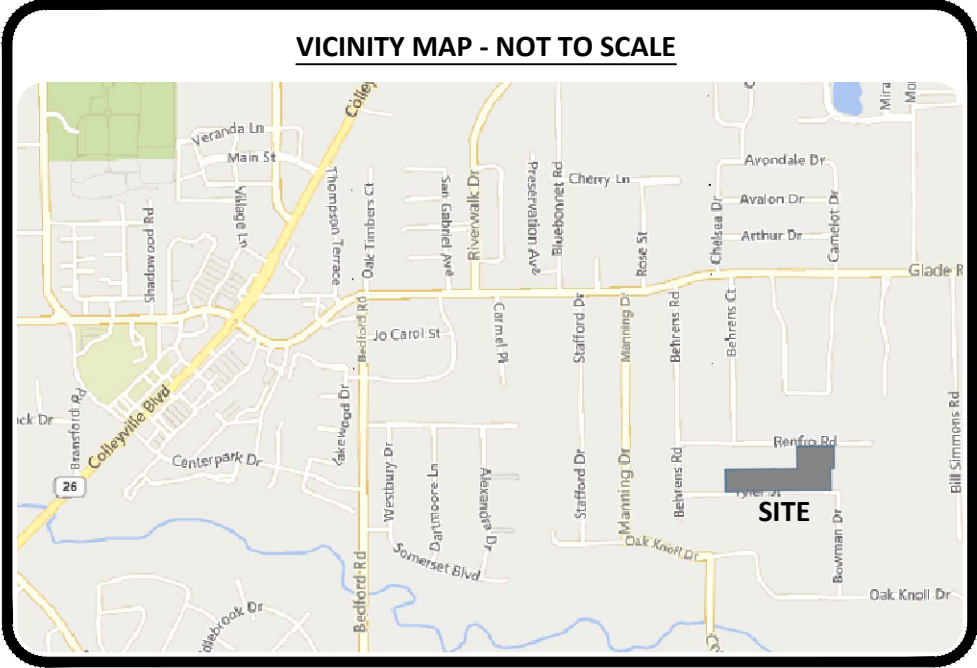


PC22-006
1900 Tyler Street

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-  Subject Property
-  Residential
-  Water Body





- LEGEND OF ABBREVIATIONS
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - DOC.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- The purpose of this plat is to subdivide two existing lots and two tracts of land into six separate lots.

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS GLADE ROAD CAPITAL, LLC, TERRY LYONS AND SUSAN LYONS are the owners of a tract of land out of the Simon Cotrail Survey, Abstract Number 328, in the City of Colleyville, Tarrant County, Texas, and being that same tract of land described by deed to Glade Capital, LLC, as recorded under Document Number D2122102284, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), together with that tract of land described by deed to Terry Lyons and Susan Lyons as recorded under Document Number D212098875, (O.P.R.T.C.T.), and with all of Lot 2R-1 and Lot 2R-2 in Block 1 of Shirley Allgood Addition, an addition in the City of Colleyville, Tarrant County, Texas, according to the plat recorded under Cabinet B, Slide 779, Plat Records, Tarrant County, Texas, (P.R.T.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar for the northwest corner of said Glade Road Capital tract, same being the westernmost northwest corner of the herein described tract;

THENCE North 89 degrees 18 minutes 10 seconds East, with the north line of said Glade Road Capital tract, a distance of 464.40 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set") for the northeast corner thereof;

THENCE South 01 degrees 13 minutes 50 seconds East, with the east line of said Glade Road Capital tract, a distance of 2.07 feet to a capped rebar set at the northwest corner of said Lot 2R-1;

THENCE with the perimeter and to the corners of said Lot 2R-1 and said Lot 2R-2, the following calls:

- North 89 degrees 16 minutes 36 seconds East, a distance of 208.71 feet to a capped rebar set;
 - North 01 degrees 13 minutes 59 seconds West, a distance of 208.72 feet to a point from which a 1 inch iron pipe found bears South 85 degrees West, a distance of 1.23 feet;
 - North 89 degrees 16 minutes 36 seconds East, a distance of 212.66 feet to a 1/2 inch rebar with cap stamped, "VOGT 1928" found for the northeast corner of said Lot 2R-2, same being the northwest corner of said Lyons tract;
- THENCE** with the perimeter and to the corners of said Lyons tract, the following calls:
- North 89 degrees 46 minutes 15 seconds East, a distance of 138.67 feet to a 1/2 inch rebar with cap stamped, "VOGT 1928" found;
 - South 00 degrees 14 minutes 16 seconds East, a distance of 208.13 feet to a 1/2 inch rebar found;
 - South 86 degrees 10 minutes 34 seconds West, a distance of 33.36 feet to a 1/2 inch rebar found in a tree;
 - South 00 degrees 42 minutes 20 seconds East, a distance of 205.85 feet to a MAG nail found in a wood fence;
 - South 89 degrees 54 minutes 05 seconds West, a distance of 99.84 feet to a capped rebar set for the southwest corner of said Lyons tract, same being the southeast corner of said Lot 2R-1;

THENCE South 89 degrees 37 minutes 59 seconds West, with the south line of said Lot 2R-1, a distance of 421.40 feet to a 3/8 inch rebar found for the southwest corner thereof, same being the southeast corner of said Glade Road Capital tract;

THENCE South 89 degrees 09 minutes 10 seconds West, with the south line of said Glade Road Capital tract, a distance of 465.80 feet to a capped rebar set for the southwest corner thereof;

THENCE North 00 degrees 50 minutes 31 seconds West, with the west line of said Glade Road Capital tract, a distance of 207.84 feet to the **POINT OF BEGINNING** and enclosing 6.359 acres (276,978 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That WE, **GLADE ROAD CAPITAL, LLC, TERRY LYONS AND SUSAN LYONS**, do hereby adopt this plat designating the hereinbefore described property as **LOTS 2AR-1, 2AR-2, 3, 4, 5, & 6, BLOCK 1, SHIRLEY ALLGOOD ADDITION**, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness my hand this _____ day of _____, 20____.

Glade Road Capital (authorized agent)

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

Witness my hand this _____ day of _____, 20____.

Terry Lyons

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

Witness my hand this _____ day of _____, 20____.

Susan Lyons

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act. Fieldwork was completed on February 23, 2022.

Date of Plat/Map: **March 13, 2022**

PRELIMINARY

**THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL
SURVEY DOCUMENT March 30, 2022**

John H. Barton III, RPLS# 6737

Date

Planning and Zoning Commission Approval

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this Plat.

Chairman, Planning and Zoning Commission

City Council Approval

WHEREAS The City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this Plat.

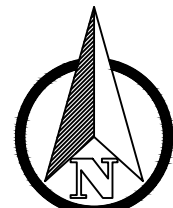
Mayor, City of Colleyville

Attest: City Secretary

Attest: Secretary, Planning and Zoning Commission

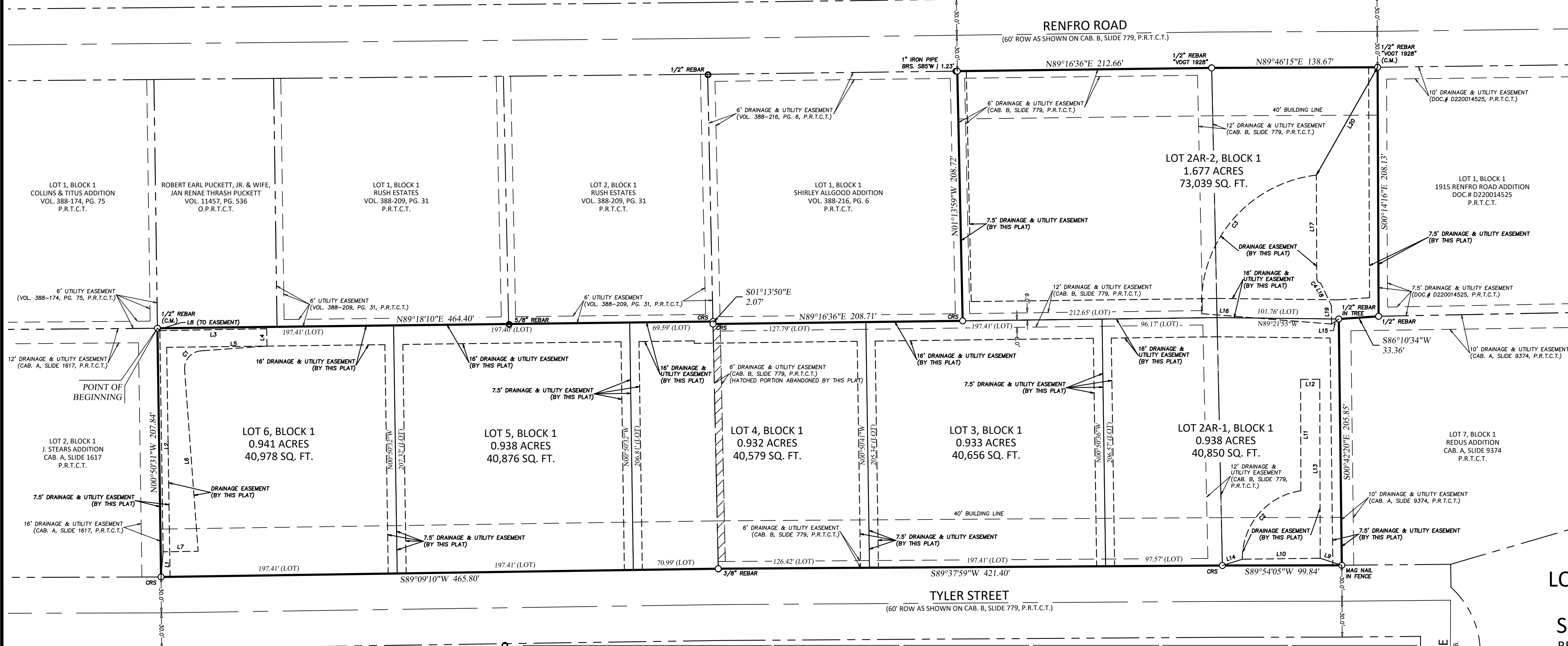
PLAT NOTES:

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- Drainage Easements Restriction: No construction or filling, without the written approval of the City of Colleyville, shall be allowed within a drainage easement, and then only after a detailed engineering plans and studies show that no flooding will result, that no obstructions to the natural flow of water will result, and subject to all owners of the property by affected such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of 2 feet above the 100-year water surface/base flood elevation.
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- Any existing structures within Lots 2AR-1, 3, 4, 5, and 6 will be demolished prior to issuance of building permits by the City of Colleyville.



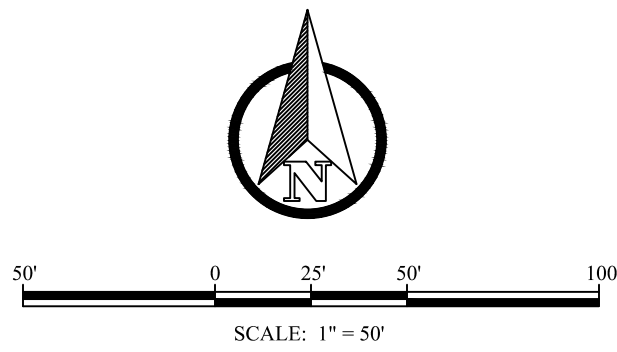
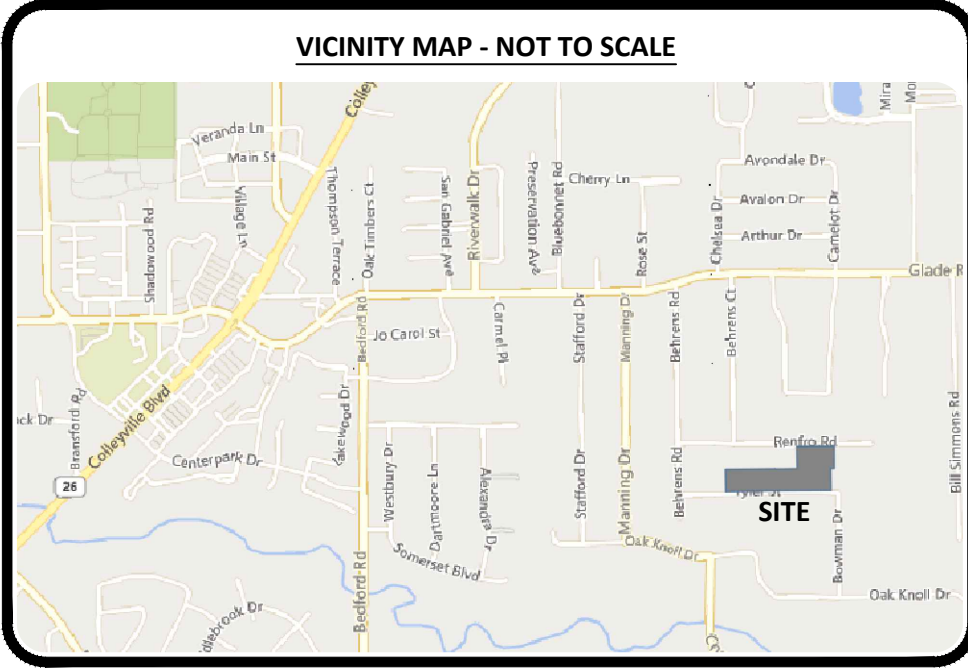
SCALE: 1" = 50'

COMBINATION PRELIMINARY
& FINAL PLAT
**LOTS 2AR-1, 2AR-2, 3, 4, 5, & 6
BLOCK 1
SHIRLEY ALLGOOD ADDITION**
BEING A REPLAT OF LOTS 2R-1 & 2R-2, BLOCK 1,
SHIRLEY ALLGOOD ADDITION
TOGETHER WITH A TWO TRACTS OF LAND OUT OF THE
SIMON COTRAIL SURVEY, ABSTRACT #328
6.359 ACRES
CITY COLLEYVILLE, TARRANT COUNTY, TEXAS
MARCH 2022



Curve Data Table						Line Data Table			Line Data Table			Line Data Table			Line Data Table			Line Data Table		
Curve #	Arc	Radius	Delta	Chord Bearing	Chord	Line #	Distance	Bearing	Line #	Distance	Bearing	Line #	Distance	Bearing	Line #	Distance	Bearing	Line #	Distance	Bearing
C1	23.35'	14.84'	090°08'41"	S40°47'27"W	21.01'	L1	21.10'	N04°35'52"E	L5	55.28'	S85°51'47"W	L9	19.01'	N71°57'57"W	L13	149.61'	S00°08'39"E	L17	86.42'	S00°13'45"E
C2	82.25'	57.07'	082°34'18"	N40°33'43"E	75.31'	L2	184.83'	N00°50'31"W	L6	152.02'	S04°16'54"E	L10	65.12'	S89°17'40"W	L14	17.46'	N72°29'31"E	L18	20.81'	S25°29'40"E
C3	165.95'	108.67'	087°29'48"	N39°35'15"E	150.29'	L3	89.33'	N88°58'55"E	L7	29.31'	S89°09'29"W	L11	93.10'	N00°08'37"W	L15	7.31'	S54°25'46"W	L19	15.36'	S00°42'20"E
C4	5.59'	4.00'	080°00'48"	S40°14'09"E	5.14'	L4	14.48'	S00°50'50"E	L8	2.83'	S45°46'11"E	L12	16.00'	N89°38'29"E	L16	108.93'	N85°26'21"W	L20	103.64'	S29°35'36"W

THIS PLAT RECORDED ON (DATE) _____, IN INSTRUMENT NO. _____.



NOTES:

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- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Improvements shown hereon are existing unless otherwise noted.

LEGEND OF ABBREVIATIONS

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- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
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- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

SURVEYOR



BARTON CHAPA
SURVEYING

5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

OWNER
TERRY LYONS & SUSAN LYONS
1907 RENFRO ROAD
COLLEYVILLE, TX 76034

OWNER
GLADE ROAD CAPITAL, LLC
1804 TYLER STREET
COLLEYVILLE, TX 76034

JOB NO. 2022.132.004

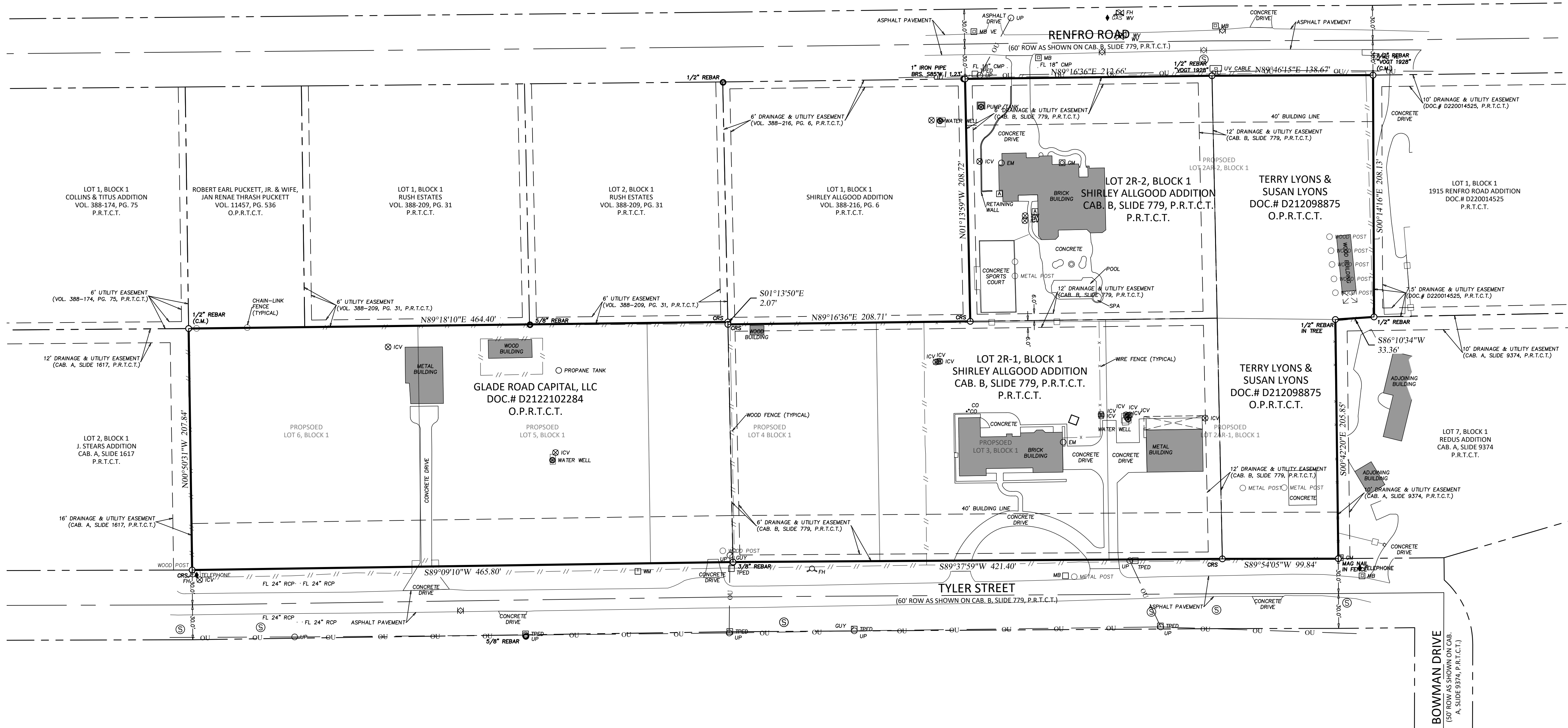
DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY

COLLEYVILLE,
TEXAS



EXISTING CONDITIONS EXHIBIT
LOTS 2AR-1, 2AR-2, 3, 4, 5, & 6
BLOCK 1
SHIRLEY ALLGOOD ADDITION
BEING A REPLAT OF LOTS 2R-1 & 2R-2, BLOCK 1,
SHIRLEY ALLGOOD ADDITION
TOGETHER WITH A TWO TRACTS OF LAND OUT OF THE
SIMON COTRAIL SURVEY, ABSTRACT #328
6.359 ACRES
CITY COLLEYVILLE, TARRANT COUNTY, TEXAS

11/2020

Leatherneck Arms

RED LINE REPRESENTS
AN EXISTING SEWER LINE
LOCATED IN AN EXISTING
12' UTILITY EASEMENT ON
LOT 2R2

Renfro Rd

Renfro Rd

Renfro Rd

Renfro Rd

**ALL SECTIONS
COMBINED WILL BE
TREATED AS ONE PLAT
APPLICATION**

APPX 1907 RENFRO - LOT
2R2 WEST P/L

APPX 1911 RENFRO -
UNPLATTED TRACT WEST
P/L

SURVEY/REPLAT SECTION 1

COMBINE EXISTING LOT 2R2 W/ 1911 RENFRO TRACT TO EAST
EXISTING HOME ON LOT 2R2 TO WILL DEMO'D AND NEW HOME RE-BUILT
NEW HOME WILL BE CONSTRUCTED ENTIRELY ON WEST SIDE OF SEWER LINE
EASEMENT (ON FORMER LOT 2R2)

APPX 1804 TYLER - LOT
2R1 WEST P/L

COMBINE WESTERN PORTION OF LOT 2R1 WITH UN-PLATTED TRACT TO WEST
EXISTING BARN TO REMAIN UNTIL FUTURE DEMO & REBUILD
PLAT INTO 3, R-40 LOTS OF APPX 41,000 SF EACH

SURVEY/REPLAT SECTION 3

LOT ??/
APPX 197'W X 210'D

LOT ??/
APPX 197'W X 210'D

LOT ??/
APPX 197'W X 210'D

COMBINE EXISTING HOME ON LOT 2R1 W/ SOUTH PORTION OF 1911 RENFRO TRACT TO EAST
EXISTING HOME & BARN TO REMAIN UNTIL FUTURE DEMO & REBUILD
DECREASE SIZE OF 2R1 AND ADD LAND TO WEST TRACT RE-PLAT
PLAT INTO 2, R-40 LOTS OF APPX 41,000 SF EACH
SEWER LINE WILL EVENTUALLY NEED TO BE MOVED BUT WILL ASK FOR PROVISION IN ORDINANCE
TO MOVE SEWER LATER ONLY WHEN READY TO BUILD

SURVEY/REPLAT SECTION 2

LOT ??/
APPX 197'W X 210'D

LOT ??/
APPX 197'W X 210'D

HOME TO
REMAIN UNTIL
TIME TO
REBUILD NEW
HOME ON LOT

BARN TO
REMAIN UNTIL
TIME TO
REBUILD NEW
HOME ON LOT

Tyler St

Tyler St

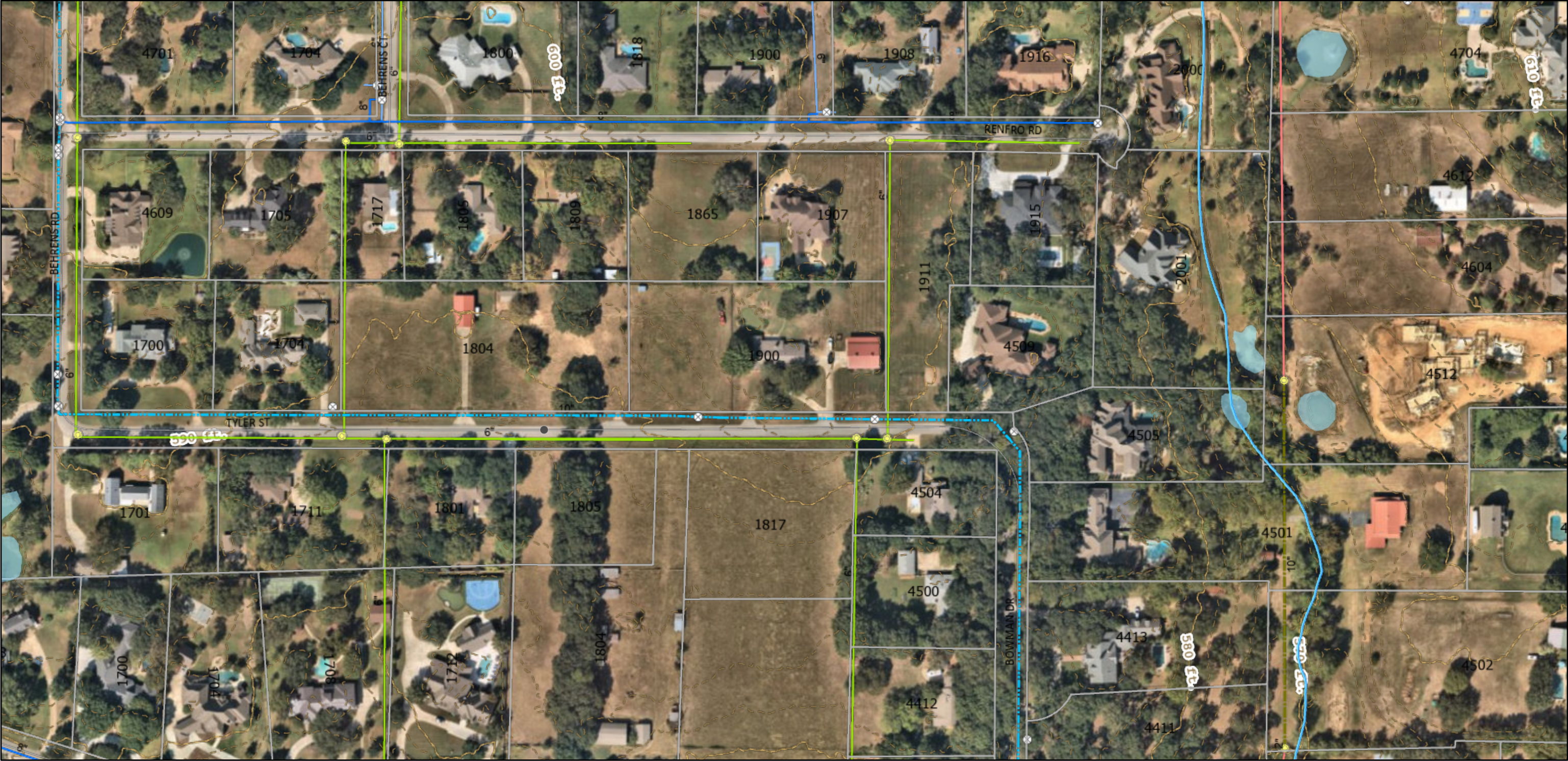
Tyler St

Google Earth

1965

32°52'38.27" N 97°08'27.12" W elev 597 ft eye alt 1518 ft

Colleyville Web Map



12/16/2021 3:42:12 PM

City Limit

Ponds

Streams

Residential / Local

Parcel

Water Line

6"

8"

10"

12"

Other

Water Valve

Flush Valve

Gate Valve

Sewer Line

8"

10"

12"

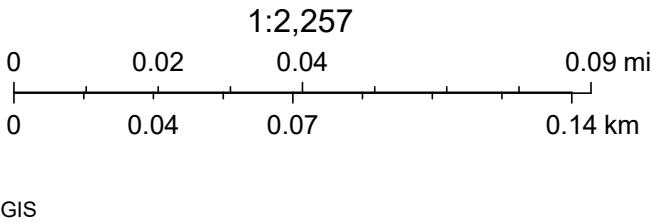
6"

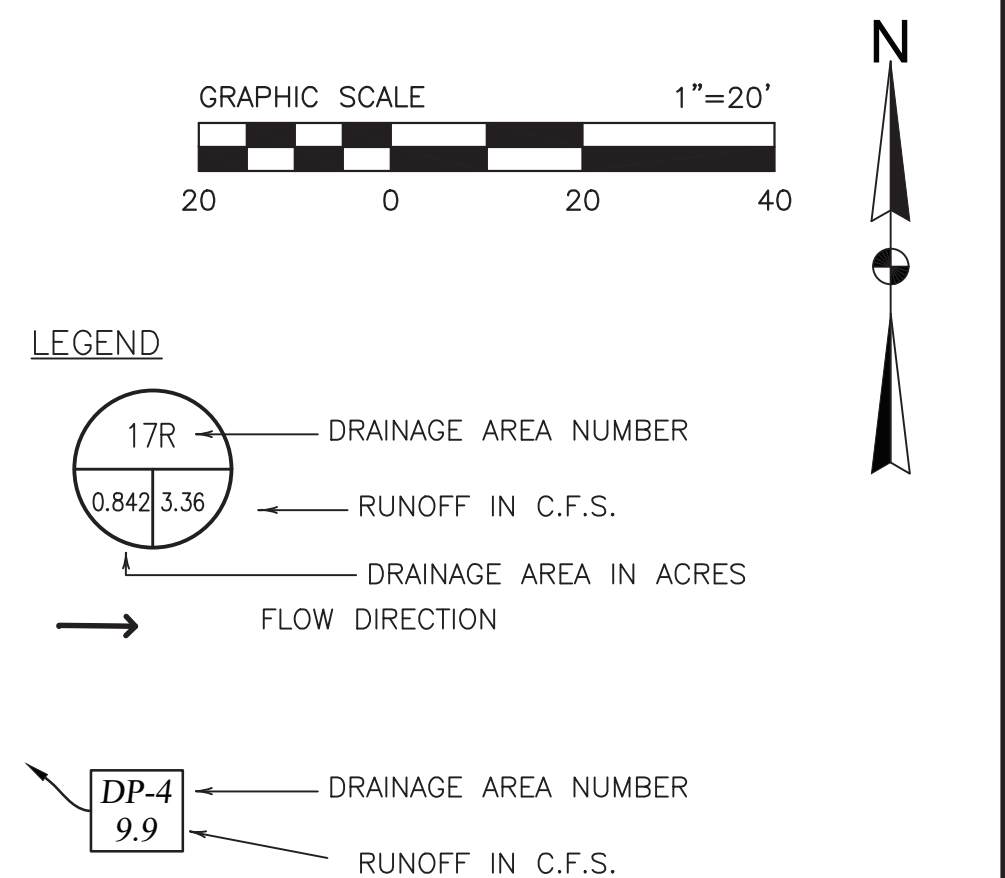
Sewer Manhole

Precast Manhole

Contour_10FT

Contour_2FT





!!CAUTION!!
Contractor to Verify
Exact Location &
Depth of Exist
Facilities Prior to any
Construction Activities

CAUTION!!!
CONTACT: www.texas811.org for
UTILITY LOCATES PRIOR TO CONSTRUCTION
1-800-344-8377

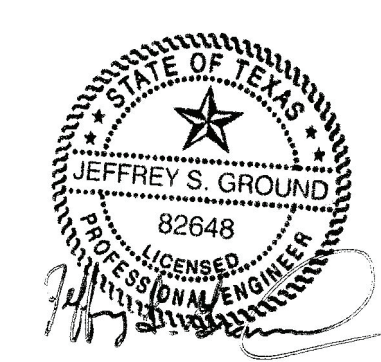
NO.	DATE	REVISIONS	APP.

SHIRLEY ALLGOOD ADDITION
LOTS 2AR-1, 2AR-2, 3, 4, 5 & 6
BLOCK 1
COLLEYVILLE, TARRANT CO., TEXAS

EXISTING CONDITIONS
DRAINAGE AREA MAP

J. S. Ground Engineering, LLC
4108 Dundee Court (817) 320-5330 ph.
Colleyville, Texas 76034
FIRM REGISTRATION NO. F-1276

SCALE: _____ DGN. BY: JSG
DATE: May 19, 2022 DWN. BY: WJW
JSGE NO. _____ DWG. NO. _____



J. S. Ground Engineering, LLC

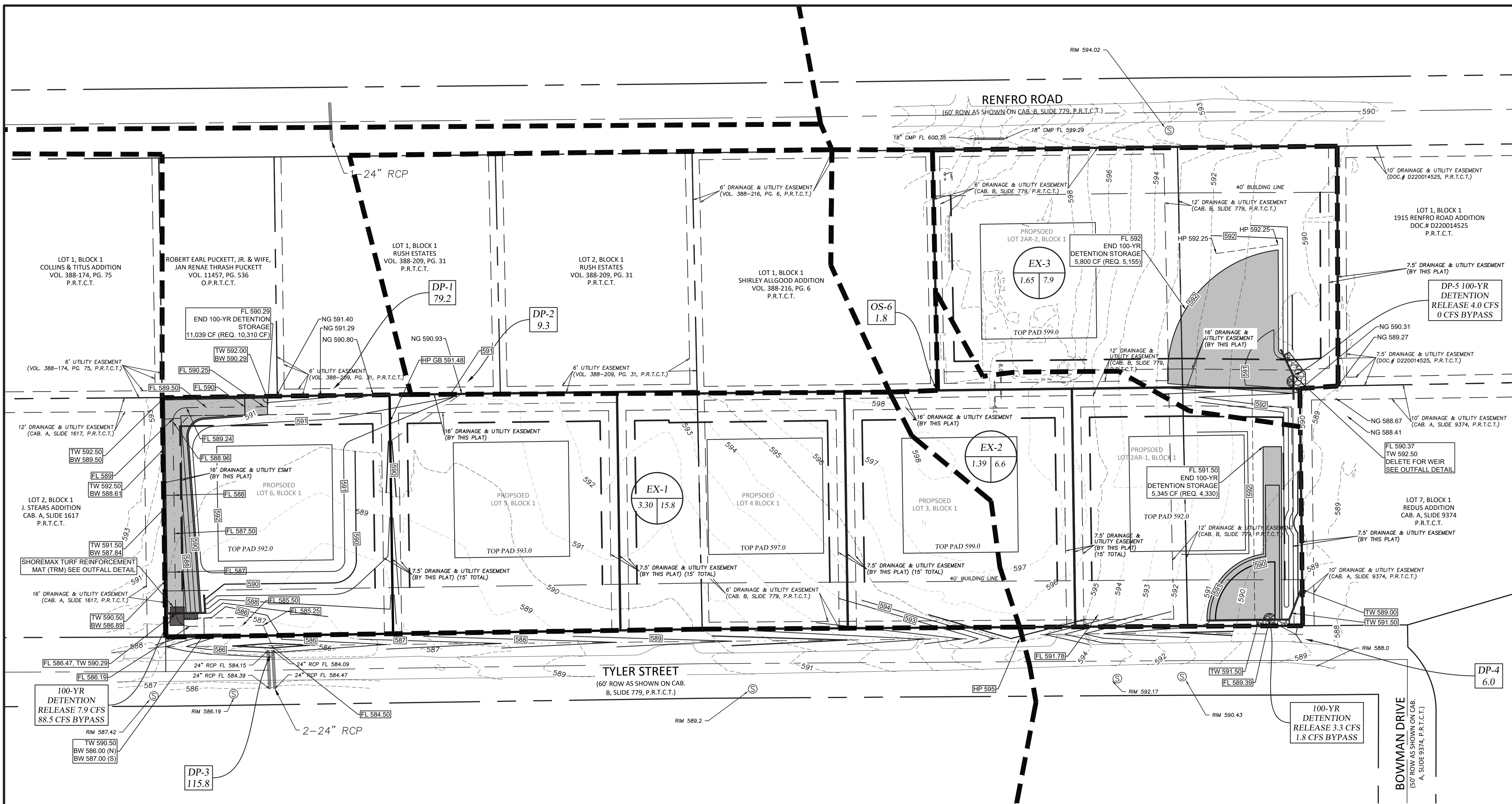
EET NO.

C1

EXISTING CONDITIONS																	
DA	SF	ACRES	C	Tc	i ₂	Q ₂	i ₅	Q ₅	i ₁₀	Q ₁₀	i ₂₅	Q ₂₅	i ₅₀	Q ₅₀	i ₁₀₀	Q ₁₀₀	NOTES
OS-1	659,533	15.14	0.6	15	3.9	35.4	4.86	44.2	5.53	50.2	6.46	58.7	7.2	65.4	7.98	72.5	OFFSITE INFLOW TO OS-2
OS-2	60,576	1.39	0.6	15	3.9	3.3	4.86	4.1	5.53	4.6	6.46	5.4	7.2	6.0	7.98	6.7	
DP-1																79.2	OFFSITE INFLOW TO EX-1
OS-3	84,732	1.95	0.6	15	3.9	4.6	4.86	5.7	5.53	6.5	6.46	7.5	7.2	8.4	7.98	9.3	
DP-2																9.3	OFFSITE INFLOW TO EX-1
DP-1 + DP-2 (BYPASS FLOW THROUGH EX-1)																88.5	COMBINED INFLOW TO EX-1
EX-1	143,934	3.304	0.3	0	3.9	3.9	4.86	4.8	5.53	5.5	6.46	6.4	7.2	7.1	7.98	7.9	PREDEVELOPED DISCHARGE
DP-1 + DP-2 + EX-1 (PRE DEVELOPMENT)																96.4	EX-1 ALLOWABLE DISCHARGE
OS-4	155,475	3.57	0.6	15	3.9	8.4	4.86	10.4	5.53	11.8	6.46	13.8	7.2	15.4	7.98	17.1	
OS-5	21,284	0.49	0.6	15	3.9	1.1	4.86	1.4	5.53	1.6	6.46	1.9	7.2	2.1	7.98	2.3	
DP-3																115.8	DISCHARGE TO TYLER ST. ROW
OS-6	16,133	0.370	0.6	15	3.9	0.9	4.86	1.1	5.53	1.2	6.46	1.4	7.2	1.6	7.98	1.8	OFFSITE INFLOW TO EX-2
BYPASS FLOW THROUGH EX-2																1.8	
EX-2	60,451	1.388	0.3	15	3.9	1.6	4.86	2.0	5.53	2.3	6.46	2.7	7.2	3.0	7.98	3.3	PREDEVELOPED DISCHARGE
OS-6 + EX-2 (PREDEVELOPMENT)																5.1	EX-2 ALLOWABLE DISCHARGE
OS-7	7,998	0.184	0.6	15	3.9	0.4	4.86	0.5	5.53	0.6	6.46	0.7	7.2	0.8	7.98	0.9	
DP-4																6.0	DISCHARGE TO TYLER ST. ROW
EX-3	71,959	1.652	0.3	15	3.9	1.9	4.86	2.4	5.53	2.7	6.46	3.2	7.2	3.6	7.98	4.0	PREDEVELOPED DISCHARGE
DP-5																4.0	DISCHARGE BTWN 1915 & 4509

PREDEVELOPED CONDITIONS																
DA	SF	ACRES	C	Tc	i ₂	Q ₂	i ₅	Q ₅	i ₁₀	Q ₁₀	i ₂₅	Q ₂₅	i ₅₀	Q ₅₀	i ₁₀₀	Q ₁₀₀
EX-1	143,934	3.304	0.30	15	3.9	3.9	4.86	4.8	5.53	5.5	6.46	6.4	7.2	7.1	7.98	7.9
EX-2	60,451	1.388	0.30	15	3.9	1.6	4.86	2.0	5.53	2.3	6.46	2.7	7.2	3.0	7.98	3.3
EX-3	71,959	1.652	0.30	15	3.9	1.9	4.86	2.4	5.53	2.7	6.46	3.2	7.2	3.6	7.98	4.0

I, Jeffrey S. Ground, a Professional Engineer licensed in the State of Texas, have prepared this drainage study and/or plan in compliance with the published requirements and criteria of the City of Colleyville, and have verified that the topographic information used in this study and/or plan is in compliance with said requirements and is otherwise suitable for developing this workable plan of drainage which can be implemented through proper subsequent detailed construction planning.



GRAPHIC SCALE 1"=50'

LEGEND

17R — DRAINAGE AREA NUMBER

0.842 3.36 — RUNOFF IN C.F.S. (C=0.6)

— DRAINAGE AREA IN ACRES

→ FLOW DIRECTION

DETENTION AREA

TOP OF PAD ELEVATIONS MAY BE REVISED WITH AN ENGINEERED GRADING AND DRAINAGE PLAN TO A SPECIFIC SITE LAYOUT PLAN.

!!CAUTION!!
Contractor to Verify
Exact Location &
Depth of Exist
Facilities Prior to any
Construction Activities

CAUTION!!!
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UTILITY LOCATES PRIOR TO CONSTRUCTION
1-800-344-8377

DEVELOPED CONDITIONS																	NOTES
DA	SF	ACRES	C	Tc	i ₂	Q ₂	i ₅	Q ₅	i ₁₀	Q ₁₀	i ₁₅	Q ₁₅	i ₂₀	Q ₂₀	i ₃₀₀	Q ₃₀₀	
OS-1	659,533	15.14	0.6	15	3.9	35.4	4.86	44.2	5.53	50.2	6.46	58.7	7.2	65.4	7.98	72.5	OFFSITE INFLOW TO OS-2
OS-2	60,576	1.39	0.6	15	3.9	3.3	4.86	4.1	5.53	4.6	6.46	5.4	7.2	6.0	7.98	6.7	OFFSITE INFLOW TO EX-1
DP-1 = (OS-1 + OS-2)																79.2	
OS-3	84,732	1.95	0.6	15	3.9	4.6	4.86	5.7	5.53	6.5	6.46	7.5	7.2	8.4	7.98	9.3	OFFSITE INFLOW TO EX-1 COMBINED INFLOW TO EX-1
DP-2																9.3	
DP-1 + DP-2 (BYPASS FLOW THROUGH EX-1)																88.5	PREDEVELOPED DISCHARGE
EX-1	143,934	3.304	0.3	0	3.9	3.9	4.86	4.8	5.53	5.5	6.46	6.4	7.2	7.1	7.98	7.9	
EX-1	#####	3.304	0.6	0	3.9	7.7	4.9	9.6	5.5	11.0	6.46	###	7.2	###	8	15.8	DEVELOPED W/OUT DETENTION
DP-1 + DP-2 + EX-1 (PRE DEVELOPMENT)																96.4	EX-1 ALLOWABLE DISCHARGE
OS-4	155,475	3.57	0.6	15	3.9	8.4	4.86	10.4	5.53	11.8	6.46	13.8	7.2	15.4	7.98	17.1	
OS-5	21,284	0.49	0.6	15	3.9	1.1	4.86	1.4	5.53	1.6	6.46	1.9	7.2	2.1	7.98	2.3	DISCHARGE TO TYLER ST. ROW
DP-3																115.8	
OS-6	16,133	0.370	0.6	15	3.9	0.9	4.86	1.1	5.53	1.2	6.46	1.4	7.2	1.6	7.98	1.8	OFFSITE INFLOW TO EX-2
BYPASS FLOW THROUGH EX-2																1.8	PREDEVELOPED DISCHARGE
EX-2	60,451	1.388	0.3	15	3.9	1.6	4.86	2.0	5.53	2.3	6.46	2.7	7.2	3.0	7.98	3.3	
EX-2	60,451	1.388	0.6	15	3.9	3.2	4.9	4.0	5.5	4.6	6.46	5.4	7.2	6.0	8	6.6	DEVELOPED W/OUT DETENTION
OS-6 + EX-2 (PREDEVELOPMENT)																5.1	EX-2 ALLOWABLE DISCHARGE
OS-7	7,998	0.184	0.6	15	3.9	0.4	4.86	0.5	5.53	0.6	6.46	0.7	7.2	0.8	7.98	0.9	
DP-4																6.0	DISCHARGE TO TYLER ST. ROW
EX-3	71,959	1.652	0.3	15	3.9	1.9	4.86	2.4	5.53	2.7	6.46	3.2	7.2	3.6	7.98	4.0	PREDEVELOPED DISCHARGE
EX-3	71,959	1.652	0.6	15	3.9	3.9	4.9	4.8	5.5	5.5	6.46	6.4	7.2	7.1	8	7.9	DEVELOPED W/OUT DETENTION
DP-5																4.0	DISCHARGE BTWN 1915 & 4509

I, Jeffrey S. Ground, a Professional Engineer licensed in the State of Texas, have prepared this drainage study and/or plan in compliance with the published requirements and criteria of the City of Colleyville, and have verified that the topographic information used in this study and/or plan is in compliance with said requirements and is otherwise suitable for developing this workable plan of drainage which can be implemented through proper subsequent detailed construction planning.

SHIRLEY ALLGOOD ADDITION
LOTS 2AR-1, 2AR-2, 3, 4, 5 & 6
BLOCK 1
COLLEYVILLE, TARRANT CO., TEXAS

DEVELOPED
DRAINAGE AREA MAP

J. S. Ground Engineering, LLC
4108 Dundee Court
Colleyville, Texas 76034
FIRM REGISTRATION NO. F-1276

SCALE: _____ DGN. BY: JSG
DATE: May 19, 2022 DWN. BY: WJW
JSGE NO. _____ DWG. NO. _____

STATE OF TEXAS
JEFFREY S. GROUND
82648
LICENSED PROFESSIONAL ENGINEER

J. S. Ground Engineering, LLC

SHEET NO. C2

5-19-22

EX-1 ₁₀₀						
RAINFALL DURATION T _i	RAINFALL INTENSITY i ₁₀₀	CA (3.304* 0.6)	PEAK RUNOFF RATE Q	STORM RUNOFF VOLUME V _{in}	STORM RUNOFF VOLUME V _{out}	STORM RUNOFF VOLUME V _{req}
5	11.09	1.98	22.0	6,596	4,746	1,850
10	9.24	1.98	18.3	10,991	5,933	5,059
15	7.98	1.98	15.8	14,239	7,119	7,119
20	7.05	1.98	14.0	16,772	8,306	8,467
25	6.33	1.98	12.5	18,824	9,493	9,332
30	5.76	1.98	11.4	20,555	10,679	9,876
35	5.3	1.98	10.5	22,066	11,866	10,200
40	4.91	1.98	9.7	23,363	13,052	10,310
45	4.58	1.98	9.1	24,516	14,239	10,278
50	4.3	1.98	8.5	25,575	15,425	10,150
55	4.06	1.98	8.0	26,562	16,612	9,950
60	3.84	1.98	7.6	27,407	17,798	9,608
120	2.42	1.98	4.8	34,544	32,037	2,507
180	1.81	1.98	3.6	38,755	46,276	(7,521)
360	1.09	1.98	2.2	46,677	88,992	(42,315)
REQUIRED STORAGE VOLUME (MAX. V _{req})						10,310 CF

DETENTION POND EX-1 (100-YR)	
Q ₁₀₀ (PRE) =	96.4 CFS
Q ₁₀₀ (BYPASS) =	88.5 CFS
Q ₁₀₀ (ALLOWABLE) = Q _{PRE} - Q _{BYPASS} =	7.9 CFS
Q ₁₀₀ TO POND:	
AREA = EX-1 =	3.304 ACRES
C =	0.6
i @ T _c = 15 MIN.	7.98 IN/HR
Q ₁₀₀	15.8 CFS

OUTFALL DESIGN	
MAX. RELAEASE RATE =	7.9 CFS
STORAGE REQUIRED =	10,310 CF

DETENTION POND (EX-1) ELEV. VS VOL.		
586.47	POND BOTTOM	
ELEV (FT)	VOL. (CF)	HEAD IN POND (FT)
586.47	0	0
587	141	0.53
588	1,277	1.53
589	3,754	2.53
590	9,495	3.53
590.29	11,039	3.82
(590.29-590) (X-590)		
(11,039-9,495) (10,310-9,495)		
X = 590.15 3.68		

ORIFICE FLOW EQUATION (EX-1; 100-YR)			
QTY	Q=C x A x (2 x g x h) ³		
2	Pipe Dia. 24 IN		
	0 FL		
C	0.6		
A	3.14 SF (ORIFICE OPENING)		
g	32.2 FT/SEC ²		
H	3.68 FT (FL TO WSEL HT.)		
h	2.68 FT (CL TO WSEL HT.)		
49.50	Q 24.75 CFS		

WEIR FLOW EQUATION (EX-1; 100-YR)			
Q=c x L x H ^{3/2}			
L=L'-(0.1 x N x H)			
c	3.2	SHARP CRESTED WEIR (2.6 EARTHEN)	
H	0.66	HEAD (FT)	
L'	20.00	WEIR LENGTH (FT)	
N	2	NUMBER OF END CONTRACTIONS	
L	19.868	EFFECTIVE LENGTH	
Q	34.09	CFS	
Q _{TOTAL}	83.59 CFS (ORIFICE + WEIR)		

EX-1 ₅₀						
RAINFALL DURATION T _i	RAINFALL INTENSITY i ₅₀	CA (3.304* 0.6)	PEAK RUNOFF RATE Q	STORM RUNOFF VOLUME V _{in}	STORM RUNOFF VOLUME V _{out}	STORM RUNOFF VOLUME V _{req}
5	10.18	1.98	20.2	6,055	4,282	1,772
10	8.4	1.98	16.7	9,992	5,353	4,639
15	7.2	1.98	14.3	12,847	6,424	6,424
20	6.33	1.98	12.5	15,060	7,494	7,565
25	5.67	1.98	11.2	16,862	8,565	8,297
30	5.15	1.98	10.2	18,378	9,635	8,743
35	4.72	1.98	9.4	19,651	10,706	8,945
40	4.37	1.98	8.7	20,793	11,776	9,017
45	4.07	1.98	8.1	21,786	12,847	8,939
50	3.82	1.98	7.6	22,720	13,918	8,803
55	3.6	1.98	7.1	23,553	14,988	8,565
60	3.4	1.98	6.7	24,267	16,059	8,208
120	2.13	1.98	4.2	30,405	28,906	1,499
180	1.59	1.98	3.2	34,045	41,753	(7,708)
360	0.95	1.98	1.9	40,682	80,294	(39,612)
REQUIRED STORAGE VOLUME (MAX. V _{req})						9,017 CF

DETENTION POND EX-1 (50-YR)	
Q ₅₀ (PRE) =	87.0 CFS
Q ₅₀ (BYPASS) =	79.8 CFS
Q ₅₀ (ALLOWABLE) = Q _{PRE} - Q _{BYPASS} =	7.1 CFS
Q ₅₀ TO POND:	
AREA = EX-1 =	3.304 ACRES
C =	0.6
i @ T _c = 15 MIN.	7.2 IN/HR
Q ₅₀	14.3 CFS

OUTFALL DESIGN	
MAX. RELAEASE RATE =	7.1 CFS
STORAGE REQUIRED =	9,017 CF

DETENTION POND (EX-1) ELEV. VS VOL.		
586.47	POND BOTTOM	
ELEV (FT)	VOL. (CF)	HEAD IN POND (FT)
586.47	0	0
587	141	0.53
588	1,277	1.53
589	3,754	2.53
590	9,495	3.53
590.29	11,039	3.82
(590-589) (X-589)		
(9,495-3,754) (9,017-3,754)		
X = 589.92 3.45		

ORIFICE FLOW EQUATION (EX-1; 50-YR)			
QTY	Q=C x A x (2 x g x h) ³		
2	Pipe Dia. 24 IN		
	0 FL		
C	0.6		
A	3.14 SF (ORIFICE OPENING)		
g	32.2 FT/SEC ²		
H	3.45 FT (FL TO WSEL HT.)		
h	2.45 FT (CL TO WSEL HT.)		
47.33	Q 23.67 CFS		

WEIR FLOW EQUATION (EX-1; 50-YR)			
Q=c x L x H ^{3/2}			
L=L'-(0.1 x N x H)			
c	3.2	SHARP CRESTED WEIR (2.6 EARTHEN)	
H	0.43	HEAD (FT)	
L'	20.00	WEIR LENGTH (FT)	
N	2	NUMBER OF END CONTRACTIONS	
L	19.914	EFFECTIVE LENGTH	
Q	17.97	CFS	
Q _{TOTAL}	65.30 CFS (ORIFICE + WEIR)		

EX-1 ₂₅						
RAINFALL DURATION T _i	RAINFALL INTENSITY i ₂₅	CA (3.304* 0.6)	PEAK RUNOFF RATE Q	STORM RUNOFF VOLUME V _{in}	STORM RUNOFF VOLUME V _{out}	STORM RUNOFF VOLUME V _{req}
5	9.17	1.98	18.2	5,454	3,842	1,612
10	7.55	1.98	15.0	8,981	4,803	4,178
15	6.46	1.98	12.8	11,527	5,763	5,763
20	5.67	1.98	11.2	13,489	6,724	6,765
25	5.07	1.98	10.1	15,077	7,684	7,393
30	4.6	1.98	9.1	16,416	8,645	7,771
35	4.21	1.98	8.3	17,528	9,606	7,922
40	3.89	1.98	7.7	18,509	10,566	7,943
45	3.62	1.98	7.2	19,378	11,527	7,851
50	3.39	1.98	6.7	20,163	12,487	7,675
55	3.19	1.98	6.3	20,870	13,448	7,423
60	3.02	1.98	6.0	21,554	14,408	7,146
120	1.88	1.98	3.7	26,836	25,935	901
180	1.4	1.98	2.8	29,976	37,461	(7,485)
360	0.83	1.98	1.6	35,543	72,041	(36,498)
REQUIRED STORAGE VOLUME (MAX. V _{req})						7,943 CF

DETENTION POND EX-1 (25-YR)	
Q ₂₅ (PRE) =	78.0 CFS
Q ₂₅ (BYPASS) =	71.6 CFS
Q ₂₅ (ALLOWABLE) = Q _{PRE} - Q _{BYPASS} =	6.4 CFS
Q ₂₅ TO POND:	
AREA = EX-1 =	3.304 ACRES
C =	0.6
i @ T _c = 15 MIN.	6.46 IN/HR
Q ₂₅	12.8 CFS

OUTFALL DESIGN	
MAX. RELAEASE RATE =	6.4 CFS
STORAGE REQUIRED =	7,943 CF

DETENTION POND (EX-1) ELEV. VS VOL.		
586.47	POND BOTTOM	
ELEV (FT)	VOL. (CF)	HEAD IN POND (FT)
586.47	0	0
587	141	0.53
588	1,277	1.53
589	3,754	2.53
590	9,495	3.53
590.29	11,039	3.82
(590-589) (X-589)		
(9,495-3,754) (7,943-3,754)		
X = 589.73 3.26		

ORIFICE FLOW EQUATION (EX-1; 25-YR)			
QTY	Q=C x A x (2 x g x h) ³		
2	Pipe Dia. 24 IN		
	0 FL		
C	0.6		
A	3.14 SF (ORIFICE OPENING)		
g	32.2 FT/SEC ²		
H	3.26 FT (FL TO WSEL HT.)		
h	2.26 FT (CL TO WSEL HT.)		
45.46	Q 22.73 CFS		

WEIR FLOW EQUATION (EX-1; 25-YR)			
Q=c x L x H ^{3/2}			
L=L'-(0.1 x N x H)			
c	3.2	SHARP CRESTED WEIR (2.6 EARTHEN)	
H	0.24	HEAD (FT)	
L'	20.00	WEIR LENGTH (FT)	
N	2	NUMBER OF END CONTRACTIONS	
L	19.952	EFFECTIVE LENGTH	
Q	7.51	CFS	
Q _{TOTAL}	52.96 CFS (ORIFICE + WEIR)		

EX-1 ₁₀						
RAINFALL DURATION T _i	RAINFALL INTENSITY i ₁₀	CA (3.304* 0.6)	PEAK RUNOFF RATE Q	STORM RUNOFF VOLUME V _{in}	STORM RUNOFF VOLUME V _{out}	STORM RUNOFF VOLUME V _{req}
5	8	1.98	15.9	4,758	3,289	1,469
10	6.51	1.98	12.9	7,744	4,111	3,633
15	5.53	1.98	11.0	9,867	4,934	4,934
20	4.83	1.98	9.6	11,491	5,756	5,735
25	4.3	1.98	8.5	12,788	6,578	6,209
30	3.88	1.98	7.7	13,846	7,400	6,446
35	3.55	1.98	7.0	14,780	8,223	6,557
40	3.27	1.98	6.5	15,559	9,045	6,514
45	3.04	1.98	6.0	16,273	9,867	6,406
50	2.84	1.98	5.6	16,891	10,689	6,202
55	2.67	1.98	5.3	17,468	11,512	5,957
60	2.52	1.98	5.0	17,986	12,334	5,652
120	1.55	1.98	3.1	22,125	22,201	(76)
180	1.15	1.98	2.3	24,623	32,068	(7,445)
360	0.68	1.98	1.3	29,120	61,670	(32,550)
REQUIRED STORAGE VOLUME (MAX. V _{req})						6,557 CF

DETENTION POND EX-1 (10-YR)	
Q ₁₀ (PRE) =	66.8 CFS
Q ₁₀ (BYPASS) =	61.3 CFS
Q ₁₀ (ALLOWABLE) = Q _{PRE} - Q _{BYPASS} =	5.5 CFS
Q ₁₀ TO POND:	
AREA = EX-1 =	3.304 ACRES
C =	0.6
i @ T _c = 15 MIN.	5.53 IN/HR
Q ₁₀	11.0 CFS

OUTFALL DESIGN	
MAX. RELAEASE RATE =	5.5 CFS
STORAGE REQUIRED =	6,557 CF

DETENTION POND (EX-1) ELEV. VS VOL.		
586.47	POND BOTTOM	
ELEV (FT)	VOL. (CF)	HEAD IN POND (FT)
586.47	0	0
587	141	0.53
588	1,277	1.53
589	3,754	2.53
590	9,495	3.53
590.29	11,039	3.82
(590-589) (X-589)		
(9,495-3,754) (6,557-3,754)		
X = 589.49 3.02		

ORIFICE FLOW EQUATION (EX-1; 10-YR)			
QTY	Q=C x A x (2 x g x h) ³		
2	Pipe Dia. 24 IN		
	0 FL		
C	0.6		
A	3.14 SF (ORIFICE OPENING)		
g	32.2 FT/SEC ²		
H	3.02 FT (FL TO WSEL HT.)		
h	2.02 FT (CL TO WSEL HT.)		
42.98	Q 21.49 CFS		

ORIFICE FLOW EQUATION (EX-1; 10-YR)			
QTY	Q=C x A x (2 x g x h) ³		
0	Pipe Dia. 15 IN		
	2 FL		
C	0.6		
A	1.23 SF (ORIFICE OPENING)		
g	32.2 FT/SEC ²		
H	1.02 FT (FL TO WSEL HT.)		
h	0.40 FT (CL TO WSEL HT.)		
0.00	Q 3.71 CFS		
Q _{TOTAL}	42.98 CFS (2'-24" ORIFICE, 1'-12" ORIFICE)		

EX-1 ₅						
RAINFALL DURATION T _i	RAINFALL INTENSITY i ₅	CA (3.304* 0.6)	PEAK RUNOFF RATE Q	STORM RUNOFF VOLUME V _{in}	STORM RUNOFF VOLUME V _{out}	STORM RUNOFF VOLUME V _{req}
5	7.08	1.98	14.0	4,211	2,891	1,320
10	5.74	1.98	11.4	6,828	3,613	3,215
15	4.86	1.98	9.6	8,672	4,336	4,336
20	4.23	1.98	8.4	10,063	5,059	5,005
25	3.76	1.98	7.5	11,182	5,781	5,400
30	3.39	1.98	6.7	12,098	6,504	5,594
35	3.1	1.98	6.1	12,906	7,226	5,680
40	2.85	1.98	5.7	13,561	7,949	5,612
45	2.65	1.98	5.3	14,185	8,672	5,514
50	2.47	1.98	4.9	14,691	9,394	5,296
55	2.32	1.98	4.6	15,178	10,117	5,061
60	2.19	1.98	4.3	15,631	10,840	4,791
120	1.34	1.98	2.7	19,128	19,511	(384)
180	0.98	1.98	1.9	20,983	28,183	(7,200)
360	0.057	1.98	0.1	24,441	54,198	(51,757)
REQUIRED STORAGE VOLUME (MAX. V _{req})						5,680 CF

DETENTION POND EX-1 (5-YR)	
Q ₅ (PRE) =	58.7 CFS
Q ₅ (BYPASS) =	53.9 CFS
Q ₅ (ALLOWABLE) = Q _{PRE} - Q _{BYPASS} =	4.8 CFS
Q ₅ TO POND:	
AREA = EX-1 =	3.304 ACRES
C =	0.6
i @ T _c = 15 MIN.	4.86 IN/HR
Q ₅	9.6 CFS

OUTFALL DESIGN	
MAX. RELAEASE RATE =	4.8 CFS
STORAGE REQUIRED =	5,680 CF

DETENTION POND (EX-1) ELEV. VS VOL.		
586.47	POND BOTTOM	
ELEV (FT)	VOL. (CF)	HEAD IN POND (FT)
586.47	0	0
587	141	0.53
588	1,277	

EX-2 ₁₀₀						
RAINFALL DURATION T _i	RAINFALL INTENSITY i ₁₀₀	CA (1.388* 0.6)	PEAK RUNOFF RATE Q	STORM RUNOFF VOLUME V _{in}	STORM RUNOFF VOLUME V _{out}	STORM RUNOFF VOLUME V _{req}
5	11.09	0.83	9.2	2,770	1,993	777
10	9.24	0.83	7.7	4,616	2,492	2,125
15	7.98	0.83	6.6	5,980	2,990	2,990
20	7.05	0.83	5.9	7,044	3,488	3,556
25	6.33	0.83	5.3	7,906	3,987	3,919
30	5.76	0.83	4.8	8,633	4,485	4,148
35	5.3	0.83	4.4	9,267	4,983	4,284
40	4.91	0.83	4.1	9,812	5,482	4,330
45	4.58	0.83	3.8	10,297	5,980	4,317
50	4.3	0.83	3.6	10,741	6,478	4,263
55	4.06	0.83	3.4	11,156	6,977	4,179
60	3.84	0.83	3.2	11,511	7,475	4,035
120	2.42	0.83	2.0	14,508	13,455	1,053
180	1.81	0.83	1.5	16,277	19,435	(3,159)
360	1.09	0.83	0.9	19,604	37,376	(17,772)
REQUIRED STORAGE VOLUME (MAX. V _{req})						4,330 CF

DETENTION POND EX-2 (100-YR)	
Q ₁₀₀ (PRE) =	5.1 CFS
Q ₁₀₀ (BYPASS) =	1.8 CFS
Q ₁₀₀ (ALLOWABLE) = Q _{PRE} - Q _{BYPASS} =	3.3 CFS
Q ₁₀₀ TO POND:	
AREA = EX-1 =	1.388 ACRES
C =	0.60
i @ T _c = 15 MIN.	7.98 IN/HR
Q ₁₀₀	6.6 CFS

OUTFALL DESIGN	
MAX. RELAEASE RATE =	3.3 CFS
STORAGE REQUIRED =	4,330 CF

DETENTION POND (EX-2) ELEV. VS VOL.		
589.39	POND BOTTOM	
ELEV (FT)	VOL. (CF)	HEAD IN POND (FT)
589.39	0	0
590	624	0.61
591	3,360	1.61
591.5	5,345	2.11
(591.50-591)	(X-591)	
(5,345-3,360)	(4,330-3,360)	
X = 591.24	1.85	

ORIFICE FLOW EQUATION (EX-2; 100-YR)

Q=C x A x (2 x g x h) ⁵	
Pipe Dia.	8 IN
	0 FL
C	0.6
A	0.35 SF (ORIFICE OPENING)
g	32.2 FT/SEC ²
H	1.85 FT (FL TO WSEL HT.)
h	1.52 FT (CL TO WSEL HT.)
Q	2.07 CFS

WEIR FLOW EQUATION (EX-2; 100-YR)

Q=c x L x H ^{3/2}	
L=L'-(0.1 x N x H)	
c	3.2 SHARP CRESTED WEIR (2.6 EARTHEN)
H	0.13 HEAD (FT)
L'	8.00 WEIR LENGTH (FT)
N	2 NUMBER OF END CONTRACTIONS
L	7.974 EFFECTIVE LENGTH
Q	1.20 CFS

Q_{TOTAL} 3.26 CFS (ORIFICE + WEIR)

EX-2 ₅₀						
RAINFALL DURATION T _i	RAINFALL INTENSITY i ₅₀	CA (1.388* 0.6)	PEAK RUNOFF RATE Q	STORM RUNOFF VOLUME V _{in}	STORM RUNOFF VOLUME V _{out}	STORM RUNOFF VOLUME V _{req}
5	10.18	0.83	8.5	2,543	1,799	744
10	8.4	0.83	7.0	4,197	2,248	1,948
15	7.2	0.83	6.0	5,396	2,698	2,698
20	6.33	0.83	5.3	6,325	3,147	3,177
25	5.67	0.83	4.7	7,082	3,597	3,485
30	5.15	0.83	4.3	7,719	4,047	3,672
35	4.72	0.83	3.9	8,253	4,496	3,757
40	4.37	0.83	3.6	8,733	4,946	3,787
45	4.07	0.83	3.4	9,150	5,396	3,754
50	3.82	0.83	3.2	9,542	5,845	3,697
55	3.6	0.83	3.0	9,892	6,295	3,597
60	3.4	0.83	2.8	10,192	6,745	3,447
120	2.13	0.83	1.8	12,770	12,140	629
180	1.59	0.83	1.3	14,298	17,536	(3,237)
360	0.95	0.83	0.8	17,086	33,723	(16,637)
REQUIRED STORAGE VOLUME (MAX. V _{req})						3,787 CF

DETENTION POND EX-2 (50-YR)	
Q ₅₀ (PRE) =	4.6 CFS
Q ₅₀ (BYPASS) =	1.6 CFS
Q ₅₀ (ALLOWABLE) = Q _{PRE} - Q _{BYPASS} =	3.0 CFS
Q ₅₀ TO POND:	
AREA = EX-1 =	1.388 ACRES
C =	0.60
i @ T _c = 15 MIN.	7.2 IN/HR
Q ₅₀	6.0 CFS

OUTFALL DESIGN	
MAX. RELAEASE RATE =	3.0 CFS
STORAGE REQUIRED =	3,787 CF

DETENTION POND (EX-2) ELEV. VS VOL.		
589.39	POND BOTTOM	
ELEV (FT)	VOL. (CF)	HEAD IN POND (FT)
589.39	0	0
590	624	0.61
591	3,360	1.61
591.5	5,345	2.11
(591.50-591)	(X-591)	
(5,345-3,360)	(3,360-3,360)	
X = 591.11	1.72	

ORIFICE FLOW EQUATION (EX-2; 50-YR)

Q=C x A x (2 x g x h) ⁵	
Pipe Dia.	8 IN
	0 FL
C	0.6
A	0.35 SF (ORIFICE OPENING)
g	32.2 FT/SEC ²
H	1.72 FT (FL TO WSEL HT.)
h	1.39 FT (CL TO WSEL HT.)
Q	1.98 CFS

EX-2 ₂₅						
RAINFALL DURATION T _i	RAINFALL INTENSITY i ₂₅	CA (1.388* 0.6)	PEAK RUNOFF RATE Q	STORM RUNOFF VOLUME V _{in}	STORM RUNOFF VOLUME V _{out}	STORM RUNOFF VOLUME V _{req}
5	9.17	0.83	7.6	2,291	1,614	677
10	7.55	0.83	6.3	3,772	2,017	1,755
15	6.46	0.83	5.4	4,841	2,421	2,421
20	5.67	0.83	4.7	5,665	2,824	2,841
25	5.07	0.83	4.2	6,332	3,227	3,105
30	4.6	0.83	3.8	6,894	3,631	3,264
35	4.21	0.83	3.5	7,362	4,034	3,327
40	3.89	0.83	3.2	7,774	4,438	3,336
45	3.62	0.83	3.0	8,138	4,841	3,297
50	3.39	0.83	2.8	8,468	5,244	3,224
55	3.19	0.83	2.7	8,765	5,648	3,117
60	3.02	0.83	2.5	9,053	6,051	3,001
120	1.88	0.83	1.6	11,271	10,892	378
180	1.4	0.83	1.2	12,590	15,733	(3,144)
360	0.83	0.83	0.7	14,928	30,257	(15,329)
REQUIRED STORAGE VOLUME (MAX. V _{req})						3,336 CF

DETENTION POND EX-2 (25-YR)	
Q ₂₅ (PRE) =	4.1 CFS
Q ₂₅ (BYPASS) =	1.4 CFS
Q ₂₅ (ALLOWABLE) = Q _{PRE} - Q _{BYPASS} =	2.7 CFS
Q ₂₅ TO POND:	
AREA = EX-1 =	1.388 ACRES
C =	0.60
i @ T _c = 15 MIN.	6.46 IN/HR
Q ₂₅	5.4 CFS

OUTFALL DESIGN	
MAX. RELAEASE RATE =	2.7 CFS
STORAGE REQUIRED =	3,336 CF

DETENTION POND (EX-2) ELEV. VS VOL.		
589.39	POND BOTTOM	
ELEV (FT)	VOL. (CF)	HEAD IN POND (FT)
589.39	0	0
590	624	0.61
591	3,360	1.61
591.5	5,345	2.11
(591-590)	(X-590)	
(3,360-624)	(3,336-624)	
X = 590.99	1.60	

ORIFICE FLOW EQUATION (EX-2; 25-YR)

Q=C x A x (2 x g x h) ⁵	
Pipe Dia.	8 IN
	0 FL
C	0.6
A	0.35 SF (ORIFICE OPENING)
g	32.2 FT/SEC ²
H	1.6 FT (FL TO WSEL HT.)
h	1.27 FT (CL TO WSEL HT.)
Q	1.89 CFS

EX-2 ₁₀						
RAINFALL DURATION T _i	RAINFALL INTENSITY i ₁₀	CA (1.388* 0.6)	PEAK RUNOFF RATE Q	STORM RUNOFF VOLUME V _{in}	STORM RUNOFF VOLUME V _{out}	STORM RUNOFF VOLUME V _{req}
5	8	0.83	6.7	1,998	1,381	617
10	6.51	0.83	5.4	3,252	1,727	1,526
15	5.53	0.83	4.6	4,144	2,072	2,072
20	4.83	0.83	4.0	4,826	2,417	2,409
25	4.3	0.83	3.6	5,371	2,763	2,608
30	3.88	0.83	3.2	5,815	3,108	2,707
35	3.55	0.83	3.0	6,207	3,453	2,754
40	3.27	0.83	2.7	6,535	3,799	2,736
45	3.04	0.83	2.5	6,834	4,144	2,690
50	2.84	0.83	2.4	7,094	4,489	2,605
55	2.67	0.83	2.2	7,337	4,835	2,502
60	2.52	0.83	2.1	7,554	5,180	2,374
120	1.55	0.83	1.3	9,292	9,324	(32)
180	1.15	0.83	1.0	10,342	13,468	(3,127)
360	0.68	0.83	0.6	12,230	25,901	(13,671)
REQUIRED STORAGE VOLUME (MAX. V _{req})						2,754 CF

DETENTION POND EX-2 (10-YR)	
Q ₁₀ (PRE) =	3.5 CFS
Q ₁₀ (BYPASS) =	1.2 CFS
Q ₁₀ (ALLOWABLE) = Q _{PRE} - Q _{BYPASS} =	2.3 CFS
Q ₁₀ TO POND:	
AREA = EX-1 =	1.388 ACRES
C =	0.60
i @ T _c = 15 MIN.	5.53 IN/HR
Q ₁₀	4.6 CFS

OUTFALL DESIGN	
MAX. RELAEASE RATE =	2.3 CFS
STORAGE REQUIRED =	2,754 CF

DETENTION POND (EX-2) ELEV. VS VOL.		
589.39	POND BOTTOM	
ELEV (FT)	VOL. (CF)	HEAD IN POND (FT)
589.39	0	0
590	624	0.61
591	3,360	1.61
591.5	5,345	2.11
(591-590)	(X-590)	
(3,360-624)	(2,754-624)	
X = 590.78	1.39	

ORIFICE FLOW EQUATION (EX-2; 10-YR)

Q=C x A x (2 x g x h) ⁵	
Pipe Dia.	8 IN
	0 FL
C	0.6
A	0.35 SF (ORIFICE OPENING)
g	32.2 FT/SEC ²
H	1.39 FT (FL TO WSEL HT.)
h	1.06 FT (CL TO WSEL HT.)
Q	1.73 CFS

EX-2 ₅						
RAINFALL DURATION T _i	RAINFALL INTENSITY i ₅	CA (1.388* 0.6)	PEAK RUNOFF RATE Q	STORM RUNOFF VOLUME V _{in}	STORM RUNOFF VOLUME V _{out}	STORM RUNOFF VOLUME V _{req}
5	7.08	0.83	5.9	1,769	1,214	555
10	5.74	0.83	4.8	2,868	1,518	1,350
15	4.86	0.83	4.0	3,642	1,821	1,821
20	4.23	0.83	3.5	4,227	2,125	2,102
25	3.76	0.83	3.1	4,696	2,428	2,268
30	3.39	0.83	2.8	5,081	2,732	2,349
35	3.1	0.83	2.6	5,421	3,035	2,386
40	2.85	0.83	2.4	5,695	3,339	2,357
45	2.65	0.83	2.2	5,958	3,642	2,316
50	2.47	0.83	2.1	6,170	3,946	2,224
55	2.32	0.83	1.9	6,375	4,249	2,126
60	2.19	0.83	1.8	6,565	4,553	2,012
120	1.34	0.83	1.1	8,033	8,195	(161)
180	0.98	0.83	0.8	8,813	11,837	(3,024)
360	0.057	0.83	0.0	1,025	22,763	(21,738)
REQUIRED STORAGE VOLUME (MAX. V _{req})						2,386 CF

DETENTION POND EX-2 (5-YR)	
Q ₅ (PRE) =	3.1 CFS
Q ₅ (BYPASS) =	1.1 CFS
Q ₅ (ALLOWABLE) = Q _{PRE} - Q _{BYPASS} =	2.0 CFS
Q ₅ TO POND:	
AREA = EX-1 =	1.388 ACRES
C =	0.60
i @ T _c = 15 MIN.	4.86 IN/HR
Q ₅	4.0 CFS

OUTFALL DESIGN	
MAX. RELAEASE RATE =	2.0 CFS
STORAGE REQUIRED =	2,386 CF

DETENTION POND (EX-2) ELEV. VS VOL.		
589.39	POND BOTTOM	
ELEV (FT)	VOL. (CF)	HEAD IN POND (FT)
589.39	0	0
590	624	0.61
591	3,360	1.61
591.5	5,345	2.11
(591-590) (3,360-624)		(X-590) (2,386-624)
X = 590.64		1.25

EX-3 ₁₀₀						
RAINFALL DURATION T _i	RAINFALL INTENSITY i ₁₀₀	CA (1.652* 0.6)	PEAK RUNOFF RATE Q	STORM RUNOFF VOLUME V _{in}	STORM RUNOFF VOLUME V _{out}	STORM RUNOFF VOLUME V _{req}
5	11.09	0.99	11.0	3,298	2,373	925
10	9.24	0.99	9.2	5,495	2,966	2,529
15	7.98	0.99	7.9	7,119	3,559	3,559
20	7.05	0.99	7.0	8,385	4,153	4,233
25	6.33	0.99	6.3	9,411	4,746	4,665
30	5.76	0.99	5.7	10,276	5,339	4,938
35	5.3	0.99	5.3	11,032	5,932	5,100
40	4.91	0.99	4.9	11,680	6,525	5,155
45	4.58	0.99	4.5	12,257	7,119	5,138
50	4.3	0.99	4.3	12,786	7,712	5,074
55	4.06	0.99	4.0	13,280	8,305	4,975
60	3.84	0.99	3.8	13,702	8,898	4,804
120	2.42	0.99	2.4	17,270	16,017	1,253
180	1.81	0.99	1.8	19,375	23,135	(3,760)
360	1.09	0.99	1.1	23,336	44,491	(21,155)
REQUIRED STORAGE VOLUME (MAX. V _{req})						5,155 CF

DETENTION POND EX-3 (100-YR)	
Q ₁₀₀ (PRE) =	4.0 CFS
Q ₁₀₀ (BYPASS) =	0.0 CFS
Q ₁₀₀ (ALLOWABLE) = Q _{PRE} - Q _{BYPASS} =	4.0 CFS
Q ₁₀₀ TO POND:	
AREA = EX-1 =	1.652 ACRES
C =	0.60
i @ T _c = 15 MIN.	7.98 IN/HR
Q ₁₀₀	7.9 CFS

OUTFALL DESIGN	
MAX. RELAEASE RATE =	4.0 CFS
STORAGE REQUIRED =	5,155 CF

DETENTION POND (EX-3) ELEV. VS VOL.		
590.37	POND BOTTOM	
ELEV (FT)	VOL. (CF)	HEAD IN POND (FT)
590.37	0	0
591	427	0.63
592	5,800	1.63

(592-591)	(X-591)
(5,800-427)	(5,155-427)
X = 591.88	1.51

ORIFICE FLOW EQUATION (EX-3; 100-YR)

Q=C x A x (2 x g x h) ⁵	
Pipe Dia.	10 IN
	0 FL
C	0.6
A	0.55 SF (ORIFICE OPENING)
g	32.2 FT/SEC ²
H	1.51 FT (FL TO WSEL HT.)
h	1.09 FT (CL TO WSEL HT.)
Q	2.74 CFS

WEIR FLOW EQUATION (EX-3; 100-YR)

Q=c x L x H ^{3/2}	
L=L'-(0.1 x N x H)	
c	3.2 SHARP CRESTED WEIR (2.6 EARTHEN)
H	0.12 HEAD (FT)
L'	9.00 WEIR LENGTH (FT)
N	2 NUMBER OF END CONTRACTIONS
L	8.98 EFFECTIVE LENGTH
Q	1.19 CFS

Q_{TOTAL} 3.94 CFS (ORIFICE + WEIR)

EX-3 ₅₀						
RAINFALL DURATION T _i	RAINFALL INTENSITY i ₅₀	CA (1.652* 0.6)	PEAK RUNOFF RATE Q	STORM RUNOFF VOLUME V _{in}	STORM RUNOFF VOLUME V _{out}	STORM RUNOFF VOLUME V _{req}
5	10.18	0.99	10.1	3,027	2,141	886
10	8.4	0.99	8.3	4,996	2,676	2,319
15	7.2	0.99	7.1	6,423	3,211	3,211
20	6.33	0.99	6.3	7,529	3,747	3,782
25	5.67	0.99	5.6	8,430	4,282	4,148
30	5.15	0.99	5.1	9,188	4,817	4,371
35	4.72	0.99	4.7	9,824	5,352	4,472
40	4.37	0.99	4.3	10,395	5,888	4,508
45	4.07	0.99	4.0	10,892	6,423	4,469
50	3.82	0.99	3.8	11,359	6,958	4,401
55	3.6	0.99	3.6	11,775	7,493	4,282
60	3.4	0.99	3.4	12,132	8,028	4,103
120	2.13	0.99	2.1	15,201	14,451	749
180	1.59	0.99	1.6	17,020	20,874	(3,854)
360	0.95	0.99	0.9	20,339	40,142	(19,804)
REQUIRED STORAGE VOLUME (MAX. V _{req})						4,508 CF

DETENTION POND EX-3 (50-YR)	
Q ₅₀ (PRE) =	3.6 CFS
Q ₅₀ (BYPASS) =	0.0 CFS
Q ₅₀ (ALLOWABLE) = Q _{PRE} - Q _{BYPASS} =	3.6 CFS
Q ₅₀ TO POND:	
AREA = EX-1 =	1.652 ACRES
C =	0.60
i @ T _c = 15 MIN.	7.2 IN/HR
Q ₅₀	7.1 CFS

OUTFALL DESIGN	
MAX. RELAEASE RATE =	3.6 CFS
STORAGE REQUIRED =	4,508 CF

DETENTION POND (EX-3) ELEV. VS VOL.		
590.37	POND BOTTOM	
ELEV (FT)	VOL. (CF)	HEAD IN POND (FT)
590.37	0	0
591	427	0.63
592	5,800	1.63

(592-591)	(X-591)
(5,800-427)	(4,508-427)
X = 591.76	1.39

ORIFICE FLOW EQUATION (EX-3; 50-YR)

Q=C x A x (2 x g x h) ⁵	
Pipe Dia.	10 IN
	0 FL
C	0.6
A	0.55 SF (ORIFICE OPENING)
g	32.2 FT/SEC ²
H	1.39 FT (FL TO WSEL HT.)
h	0.97 FT (CL TO WSEL HT.)
Q	2.59 CFS

EX-3 ₂₅						
RAINFALL DURATION T _i	RAINFALL INTENSITY i ₂₅	CA (1.652* 0.6)	PEAK RUNOFF RATE Q	STORM RUNOFF VOLUME V _{in}	STORM RUNOFF VOLUME V _{out}	STORM RUNOFF VOLUME V _{req}
5	9.17	0.99	9.1	2,727	1,921	806
10	7.55	0.99	7.5	4,490	2,401	2,089
15	6.46	0.99	6.4	5,763	2,881	2,881
20	5.67	0.99	5.6	6,744	3,362	3,382
25	5.07	0.99	5.0	7,538	3,842	3,696
30	4.6	0.99	4.6	8,207	4,322	3,885
35	4.21	0.99	4.2	8,763	4,802	3,961
40	3.89	0.99	3.9	9,254	5,282	3,971
45	3.62	0.99	3.6	9,688	5,763	3,925
50	3.39	0.99	3.4	10,080	6,243	3,837
55	3.19	0.99	3.2	10,434	6,723	3,711
60	3.02	0.99	3.0	10,776	7,203	3,573
120	1.88	0.99	1.9	13,416	12,966	450
180	1.4	0.99	1.4	14,987	18,729	(3,742)
360	0.83	0.99	0.8	17,770	36,017	(18,247)
REQUIRED STORAGE VOLUME (MAX. V _{req})						3,971 CF

DETENTION POND EX-3 (25-YR)	
Q ₂₅ (PRE) =	3.2 CFS
Q ₂₅ (BYPASS) =	0.0 CFS
Q ₂₅ (ALLOWABLE) = Q _{PRE} - Q _{BYPASS} =	3.2 CFS
Q ₂₅ TO POND:	
AREA = EX-1 =	1.652 ACRES
C =	0.60
i @ T _c = 15 MIN.	6.46 IN/HR
Q ₂₅	6.4 CFS

OUTFALL DESIGN	
MAX. RELAEASE RATE =	3.2 CFS
STORAGE REQUIRED =	3,971 CF

DETENTION POND (EX-3) ELEV. VS VOL.		
590.37	POND BOTTOM	
ELEV (FT)	VOL. (CF)	HEAD IN POND (FT)
590.37	0	0
591	427	0.63
592	5,800	1.63

(592-591)	(X-591)
(5,800-427)	(3,971-427)
X = 591.66	1.29

ORIFICE FLOW EQUATION (EX-3; 25-YR)

Q=C x A x (2 x g x h) ⁵	
Pipe Dia.	10 IN
	0 FL
C	0.6
A	0.55 SF (ORIFICE OPENING)
g	32.2 FT/SEC ²
H	1.29 FT (FL TO WSEL HT.)
h	0.87 FT (CL TO WSEL HT.)
Q	2.45 CFS

EX-3 ₁₀						
RAINFALL DURATION T _i	RAINFALL INTENSITY i ₁₀	CA (1.652* 0.6)	PEAK RUNOFF RATE Q	STORM RUNOFF VOLUME V _{in}	STORM RUNOFF VOLUME V _{out}	STORM RUNOFF VOLUME V _{req}
5	8	0.99	7.9	2,379	1,644	734
10	6.51	0.99	6.5	3,872	2,055	1,816
15	5.53	0.99	5.5	4,933	2,467	2,467
20	4.83	0.99	4.8	5,745	2,878	2,867
25	4.3	0.99	4.3	6,393	3,289	3,104
30	3.88	0.99	3.8	6,922	3,700	3,223
35	3.55	0.99	3.5	7,389	4,111	3,278
40	3.27	0.99	3.2	7,779	4,522	3,257
45	3.04	0.99	3.0	8,136	4,933	3,202
50	2.84	0.99	2.8	8,445	5,344	3,101
55	2.67	0.99	2.6	8,733	5,755	2,978
60	2.52	0.99	2.5	8,992	6,166	2,826
120	1.55	0.99	1.5	11,061	11,099	(38)
180	1.15	0.99	1.1	12,310	16,032	(3,722)
360	0.68	0.99	0.7	14,558	30,832	(16,273)
REQUIRED STORAGE VOLUME (MAX. V _{req})						3,278 CF

DETENTION POND EX-3 (10-YR)	
Q ₁₀ (PRE) =	2.7 CFS
Q ₁₀ (BYPASS) =	0.0 CFS
Q ₁₀ (ALLOWABLE) = Q _{PRE} - Q _{BYPASS} =	2.7 CFS
Q ₁₀ TO POND:	
AREA = EX-1 =	1.652 ACRES
C =	0.60
i @ T _c = 15 MIN.	5.53 IN/HR
Q ₁₀	5.5 CFS

OUTFALL DESIGN	
MAX. RELAEASE RATE =	2.7 CFS
STORAGE REQUIRED =	3,278 CF

DETENTION POND (EX-3) ELEV. VS VOL.		
590.37	POND BOTTOM	
ELEV (FT)	VOL. (CF)	HEAD IN POND (FT)
590.37	0	0
591	427	0.63
592	5,800	1.63

(592-591)	(X-591)
(5,800-427)	(3,278-427)
X = 591.53	1.16

ORIFICE FLOW EQUATION (EX-3; 10-YR)

Q=C x A x (2 x g x h) ⁵	
Pipe Dia.	10 IN
	0 FL
C	0.6
A	0.55 SF (ORIFICE OPENING)
g	32.2 FT/SEC ²
H	1.16 FT (FL TO WSEL HT.)
h	0.74 FT (CL TO WSEL HT.)
Q	2.26 CFS

EX-3 ₅						
RAINFALL DURATION T _i	RAINFALL INTENSITY i ₅	CA (1.652* 0.6)	PEAK RUNOFF RATE Q	STORM RUNOFF VOLUME V _{in}	STORM RUNOFF VOLUME V _{out}	STORM RUNOFF VOLUME V _{req}
5	7.08	0.99	7.0	2,105	1,445	660
10	5.74	0.99	5.7	3,414	1,806	1,607
15	4.86	0.99	4.8	4,335	2,168	2,168
20	4.23	0.99	4.2	5,031	2,529	2,502
25	3.76	0.99	3.7	5,590	2,890	2,700
30	3.39	0.99	3.4	6,048	3,252	2,797
35	3.1	0.99	3.1	6,453	3,613	2,840
40	2.85	0.99	2.8	6,780	3,974	2,806
45	2.65	0.99	2.6	7,092	4,335	2,756
50	2.47	0.99	2.4	7,345	4,697	2,648
55	2.32	0.99	2.3	7,588	5,058	2,530
60	2.19	0.99	2.2	7,814	5,419	2,395
120	1.34	0.99	1.3	9,563	9,755	(192)
180	0.98	0.99	1.0	10,491	14,090	(3,599)
360	0.057	0.99	0.1	1,220	27,096	(25,876)
REQUIRED STORAGE VOLUME (MAX. V _{req})						2,840 CF

DETENTION POND EX-3 (5-YR)	
Q ₅ (PRE) =	2.4 CFS
Q ₅ (BYPASS) =	0.0 CFS
Q ₅ (ALLOWABLE) = Q _{PRE} - Q _{BYPASS} =	2.4 CFS
Q ₅ TO POND:	
AREA = EX-1 =	1.652 ACRES
C =	0.60
i @ T _c = 15 MIN.	4.86 IN/HR
Q ₅	4.8 CFS

OUTFALL DESIGN	
MAX. RELAEASE RATE =	2.4 CFS
STORAGE REQUIRED =	2,840 CF

DETENTION POND (EX-3) ELEV. VS VOL.		
590.37	POND BOTTOM	
ELEV (FT)	VOL. (CF)	HEAD IN POND (FT)
590.37	0	0
591	427	0.63
592	5,800	1.63

(592-591)	(X-591)
(5,800-427)	(2,840-427)
X = 591.45	1.08

ORIFICE FLOW EQUATION (EX-3; 5-YR)

Q=C x A x (



GRAPHIC SCALE 1"=10'

10 0 10 20

The graphic scale bar is a horizontal bar divided into segments. The top segment is white and labeled '10'. The next segment is black and labeled '0'. The next segment is white and labeled '10'. The final segment is black and labeled '20'. The scale is labeled 'GRAPHIC SCALE' on the left and '1"=10\'' on the right.



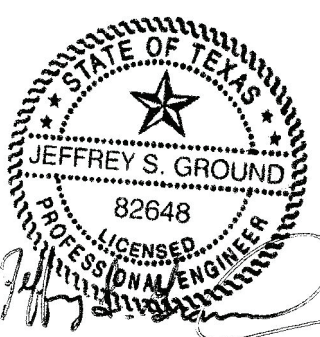
NO.	DATE	REVISIONS	APP.

SHIRLEY ALLGOOD ADDITION
LOTS 2AR-1, 2AR-2, 3, 4, 5 & 6
BLOCK 1
COLLEYVILLE, TARRANT CO., TEXAS

DETENTION POND OUTFALL STRUCTURES

J. S. Ground Engineering, LLC
4108 Dundee Court (817) 320-5330 ph.
Colleyville, Texas 76034
FIRM REGISTRATION NO. F-1276

SCALE: _____ DGN. BY: JSG
DATE: May 19, 2022 DWN. BY: WJW
JSGE NO. _____ DWG. NO. _____



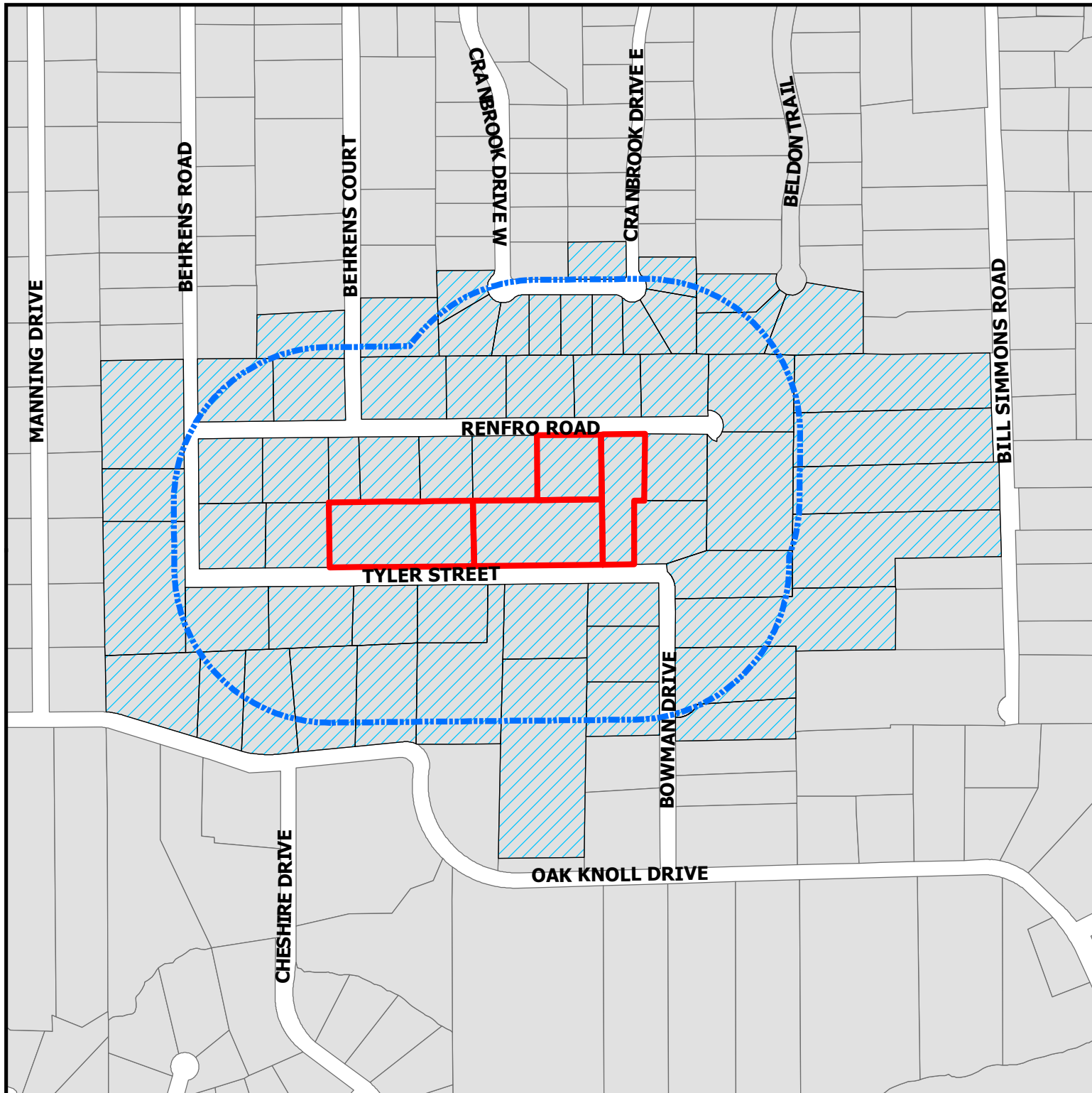
J. S. Ground Engineering, LLC

SHEET NO.

C6

5-19-22

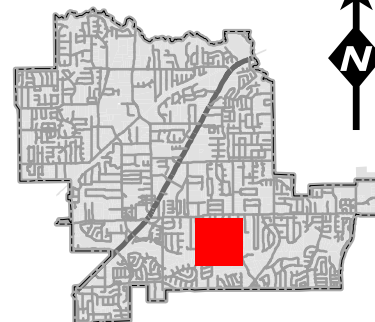
Notification Map



PC22-006
1900 Tyler Street

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, April 11, 2022 at 7:00 p.m.

City Council Meeting: Tuesday, May 3, 2022 at 7:30 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Preliminary and Final Plat for Lots 2AR-1, 2AR-2, 3, 4, 5, & 6, Block 1, Shirley Allgood Addition, being Tract 3P1, 3R1, & 6A17, and Tract 6A15, Abstract 328, Simon Cotrail Survey, and Lots 2R1 and 2R2, Block 1, Shirley Allgood Addition. The purpose of the request is to plat/replat the properties in order to allow for the construction of new single family homes. A total of 6 lots are proposed.

Zoning Case: PC22-006

Applicant: Greg Chapa

Owner: Terry Lyons

Location: 1804 & 1900 Tyler Street and 1907 & 1911 Renfro Road

Property Description: Tract 3P1, 3R1, & 6A17, and Tract 6A15, Abstract 328, Simon Cotrail Survey and Lots 2R1 & 2R2, Block 1, Shirley Allgood Addition

Present Zoning: R-40 Single Family Residential

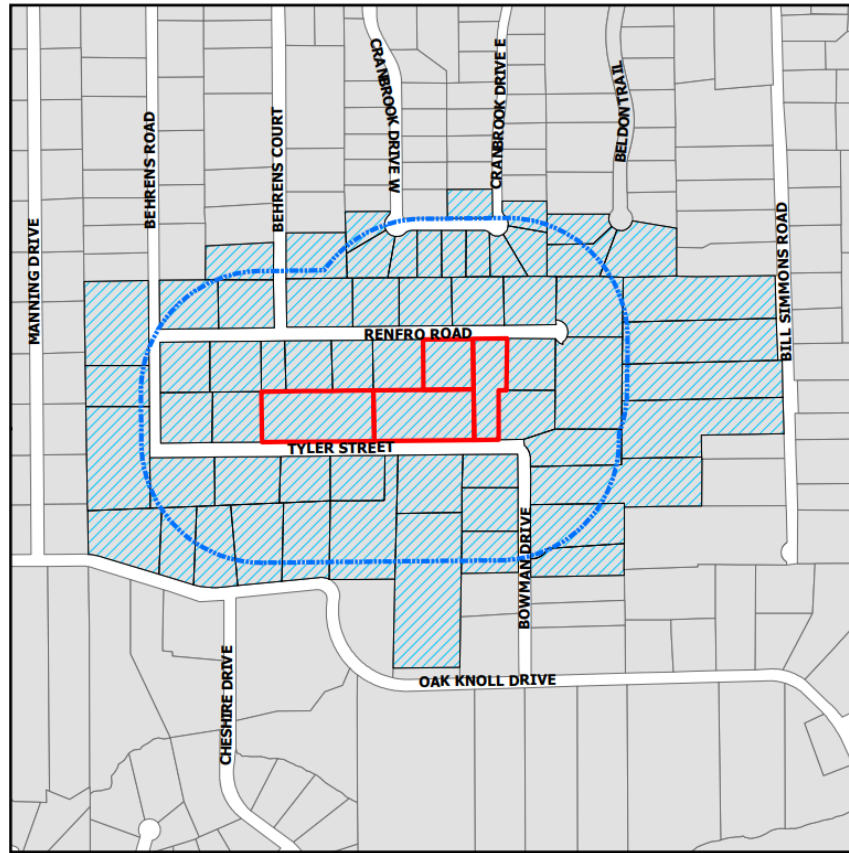
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

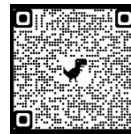
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING

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



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
MAITLAND, DANIEL	1907 CRANBROOK DR S	COLLEYVILLE, TX
STEELE JOE & HELEN IRREVOCABLE	1900 RENFRO RD	COLLEYVILLE, TX
CHAMY, WINSTON	1608 OAK KNOLL DR	COLLEYVILLE, TX
ORAVETZ, CLELL	1818 RENFRO RD	COLLEYVILLE, TX
LYONS, TERRY	1907 RENFRO RD	COLLEYVILLE, TX
TOMPKINS, GARY V	4412 BOWMAN DR	COLLEYVILLE, TX
MIRACLE, GARY R	1805 CRANBROOK DR S	COLLEYVILLE, TX
LYONS, TERRY	PO BOX 1821	COLLEYVILLE, TX
CAHMBERS, REED	1705 RENFRO RD	COLLEYVILLE, TX
BRANDT, STEVEN L	4701 BEHRENS RD	COLLEYVILLE, TX
GLADE ROAD CAPITAL LLC	PO BOX 1821	COLLEYVILLE, TX
VINSON, RUSSELL L	1804 OAK KNOLL DR	COLLEYVILLE, TX
ABITZ FAMILY TRUST	1711 TYLER ST	COLLEYVILLE, TX
LYONS, TERRY L	PO BOX 1821	COLLEYVILLE, TX
BLUME, ROBERT M	4500 BOWMAN DR	COLLEYVILLE, TX
CLARKE, DON H	1708 OAK KNOLL DR	COLLEYVILLE, TX
SHEPHERD, DAVID	1800 RENFRO RD	COLLEYVILLE, TX
PUCKETT, ROBERT E	1717 RENFRO RD	COLLEYVILLE, TX
JORDAN, DEVERICK	2000 RENFRO RD	COLLEYVILLE, TX
LAL, VINIT R	4704 BILL SIMMONS RD	COLLEYVILLE, TX
SKAGGS, L A	4612 BEHRENS RD	COLLEYVILLE, TX
ARFI, TANVIR	4800 BELDON TR	COLLEYVILLE, TX
JOBSON, DEMETRI	1916 RENFRO RD	COLLEYVILLE, TX
STITES, KELYE	4501 BOWMAN DR	COLLEYVILLE, TX
NOORANI, REEMA	4604 BILL SIMMONS RD	COLLEYVILLE, TX
PREWITT, JACKIE	4804 BELDON TRL	COLLEYVILLE, TX
FORSLUND, BRADLEY E	4709 BEHRENS CT	COLLEYVILLE, TX
VIELE, KENDALL C	1704 TYLER ST	COLLEYVILLE, TX
MCGUIRK FAMILY TRUST	1903 S CRANBROOK DR	COLLEYVILLE, TX
POOLE, DONALD W	4609 BEHRENS RD	COLLEYVILLE, TX
SNYDER, ALANA DANIELLE	1801 CRANBROOK DR S	COLLEYVILLE, TX
HOANG, HA	4504 BOWMAN DR	COLLEYVILLE, TX
SMITH, MICHAEL R	1700 TYLER ST	COLLEYVILLE, TX
SLONE, THOMAS R	4801 BELDON TR	COLLEYVILLE, TX
R CORNELIUS WEST LLC	1608 N STATE HIGHWAY 161	GRAND PRAIRIE, TX
GLIDEWELL, MARK W	1908 RENFRO RD	COLLEYVILLE, TX
PETRAS, DONALD	1901 CRANBROOK DR S	COLLEYVILLE, TX
VINSON, RUSSELL L	1804 OAK KNOLL DR	COLLEYVILLE, TX
ABITZ FAMILY TRUST	1711 TYLER ST	COLLEYVILLE, TX
SAKOVICH, STEPHEN	4712 CRANBROOK DR E	COLLEYVILLE, TX
PATEL, MANISH	4512 BILL SIMMONS RD	COLLEYVILLE, TX
HARGROVE, MICHAEL G	1701 TYLER ST	COLLEYVILLE, TX
COWLEY, THOMAS C	4604 BEHRENS RD	COLLEYVILLE, TX
BOSSINAKIS, NICHOLAS	1712 OAK KNOLL DR	COLLEYVILLE, TX
BULLOCH, NANCY A	1704 RENFRO RD	COLLEYVILLE, TX
COWLEY, CHAD	4606 BEHRENS RD	COLLEYVILLE, TX
ANDERSON, PETER	2001 RENFRO RD	COLLEYVILLE, TX
RAJ, PRAVIN	4708 BEHRENS CT	COLLEYVILLE, TX
DIGGIKAR, SHRINIVAS	4509 BOWMAN DR	COLLEYVILLE, TX
VINSON RUSSELL L ETUX WILLIE	1804 OAK KNOLL DR	COLLEYVILLE, TX
VINSON, RUSSELL L	1804 OAK KNOLL DR	COLLEYVILLE, TX
LYONS, TERRY	PO BOX 1821	COLLEYVILLE, TX
TOUSSAINT, RITA L	1809 RENFRO RD	COLLEYVILLE, TX

RESOLUTION R-22-4735

**A RESOLUTION APPROVING A PRELIMINARY/FINAL PLAT
FOR LOTS 2AR-1, 2AR-2, 3, 4, 5, AND 6,
BLOCK 1, SHIRLEY ALLGOOD ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary/Final Plat for Lots 2AR-1, 2AR-2, 3, 4, 5, and 6, Block 1, Shirley Allgood Addition on May 23, 2022.

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

Sec. 1. THAT the Preliminary/Final Plat Lots 2AR-1, 2AR-2, 3, 4, 5, and 6, Block 1, Shirley Allgood Addition on approximately 6.359 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved subject to the following condition:

1. The westernmost detention pond be completed before any permitting for the lots on Tyler Street.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 7TH DAY OF JUNE 2022.

Mayor Bobby Lindamood
Brandi Elder, Place 1
George Dodson, Place 4
Callie Rigney, Place 6

_____	Mayor Pro Tem Kathy Wheat	_____
_____	George Bond, Place 2	_____
_____	Chuck Kelley, Place 5	_____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

[illegible]



City of Colleyville City Council Agenda Briefing

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

Agenda Number 8c

Agenda Date 6/7/2022

Number Resolution R-22-4736

Type Resolution

Department City Manager

Title

Suspension of the June 17, 2022 effective date of Oncor Electric Delivery Company's requested rate change

Strategic Plan

1.1 Actively involve and engage stakeholders

Explanation

Reading and Public Hearing

Oncor Electric Delivery Company ("Oncor" or "the Company") filed an application on or about May 13, 2022 with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about \$251 million or approximately 4.5% over present revenues. The Company asks the City to approve an 11.2% increase in residential rates and a 1.6% increase in street lighting rates. If approved, a residential customer using 1,300 kWh per month would see a bill increase of about \$6.02 per month. Although Oncor has increased rates many times over the past few years, this is the first comprehensive base rate case for the Company since March 2017.

The resolution suspends the June 17, 2022 effective date of the Company's rate increase for the maximum period permitted by law to allow the City, working in conjunction with the Steering Committee of Cities Served by Oncor, to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

The law provides a rate request made by an electric utility cannot become effective until at least 35 days following the filing of the application to change rates. The law permits the City to suspend the rate change for 90 days after the date the rate change would otherwise be effective. If the City fails to take some action regarding the filing before the effective date, Oncor's rate request is deemed administratively approved.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Resolution R-22-4736

RESOLUTION R-22-4736

A RESOLUTION SUSPENDING THE JUNE 17, 2022 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES

WHEREAS, on or about May 13, 2022, Oncor Electric Delivery Company (Oncor), pursuant to PURA §§ 33.001 and 36.001 filed with the City of Colleyville a Statement of Intent to increase electric transmission and distribution rates in all municipalities exercising original jurisdiction within its service area effective June 17, 2022; and

WHEREAS, the City of Colleyville is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee") and will cooperate with the 169 similarly situated city members and other city participants in conducting a review of the Company's application and to hire and direct legal counsel and consultants and to prepare a common response and to negotiate with the Company prior to getting reasonable rates and direct any necessary litigation; and

WHEREAS, PURA § 36.108 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days after the date the rate change would otherwise be effective; and

WHEREAS, PURA § 33.023 provides that costs incurred by Cities in ratemaking proceedings are to be reimbursed by the regulated utility.

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

Sec. 1. THAT the June 17, 2022, effective date of the rate request submitted by Oncor on or about May 13, 2022, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

Sec. 2. THAT as indicated in the City's resolution approving membership in the Steering Committee, the Executive Committee of Steering Committee is authorized to hire and direct legal counsel and consultants, negotiate with the Company, make recommendations regarding reasonable

rates, and to intervene and direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the City or Public Utility Commission.

- Sec. 3. THAT the City’s reasonable rate case expenses shall be reimbursed by Oncor.
- Sec. 4. THAT it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.
- Sec. 5. THAT a copy of this resolution shall be sent to Oncor, Care of Howard V. Fisher, Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 7TH DAY OF JUNE 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number 8d

Agenda Date 6/7/2022

Number Resolution R-22-4737

Type Resolution

Department Engineering

Title

A resolution approving an advanced funding agreement with the Texas Department of Transportation for Green Ribbon funding for the beautification of SH26 from Cheek-Sparger Road to Brown Trail, providing for local funding from the City's capital improvements program fund, and authorizing the City Manager to execute the agreement

Strategic Plan

3.4 Thoroughly plan for future capital investments and associated costs

Explanation

Reading and Public Hearing

Pending the approval of the subject Advanced Funding Agreement (AFA), the Texas Department of Transportation (TxDOT) has approved \$172,000 in Green Ribbon funding reimbursement for eligible expenses related to the beautification of SH26 from Cheek-Sparger Road to Brown Trail to extend the previous SH26 corridor beautification. Project details and plans are currently being finalized and reviewed by TxDOT, with an anticipated bid opening date (project letting) of July 2022.

Description	Total Estimated Cost	Federal Participation		State Participation		Local Participation	
		%	Cost	%	Cost	%	Cost
Engineering (by Local Government)	\$20,000	0%	\$0	0%	\$0	100%	\$20,000
Environmental (by Local Government)	\$10,000	0%	\$0	0%	\$0	100%	\$10,000
Construction (by Local Government)	\$172,000	80%	\$137,600	20%	\$34,400	0%	\$0
Subtotal	\$202,000		\$137,600		\$34,400		\$30,000
Environmental Direct State Costs	\$500	0%	\$0	100%	\$500	0%	\$0
Right of Way Direct State Costs	\$1	0%	\$0	100%	\$1	0%	\$0
Engineering Direct State Costs	\$1,000	0%	\$0	100%	\$1,000	0%	\$0
Utility Direct State Costs	\$1	0%	\$0	100%	\$1	0%	\$0
Construction Direct State	\$12,040	0%	\$0	100%	\$12,040	0%	\$0

Costs							
Indirect State Costs	\$9,635	0%	\$0	100%	\$9,635	0%	\$0
TOTAL	\$225,177		\$137,600		\$57,577		\$30,000

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. SH26 GreenRibbon AFA
2. Resolution R-22-4737

TxDOT:				Federal Highway Administration:	
CSJ #	0363-01-149			CFDA No.	20.205
District #	02	AFA ID	Z00003066	CFDA Title	Highway Planning and Construction
Code Chart 64 #	09100				
Project Name	SH-26; Brown Trail to Cheek Sparger Road			AFA Not Used For Research & Development	

STATE OF TEXAS §

COUNTY OF TRAVIS §

ADVANCE FUNDING AGREEMENT For A Green Ribbon Program On-System

THIS AGREEMENT (Agreement) is made by and between the State of Texas, acting by and through the **Texas Department of Transportation** called the “State”, and the **City of Colleyville**, acting by and through its duly authorized officials, called the “Local Government”. The State and Local Government shall be collectively referred to as “the parties” hereinafter.

WITNESSETH

WHEREAS, federal law establishes federally funded programs for transportation improvements to implement its public purposes, and

WHEREAS, the Texas Transportation Code, Section 201.103 establishes that the State shall design, construct and operate a system of highways in cooperation with local governments, and Section 222.052 authorizes the Texas Transportation Commission to accept contributions from political subdivisions for development and construction of public roads and the state highway system within the political subdivision, and

WHEREAS, federal and state laws require local governments to meet certain contract standards relating to the management and administration of State and federal funds, and

WHEREAS, the Texas Transportation Commission has codified 43 TAC, Rules 15.50-15.56 that describe federal, state, and local responsibilities for cost participation in highway improvement and other transportation projects, and

WHEREAS, the Texas Transportation Commission passed Minute Order Number **116073** authorizing the State to undertake and complete a highway improvement or other transportation project generally described as **Landscape Development**. The portion of the project work covered by this Agreement is identified in the Agreement, Article 3, Scope of Work (Project), and

WHEREAS, the Governing Body of the Local Government has approved entering into this Agreement by resolution, ordinance, or commissioners court order dated _____, which is attached to and made a part of this Agreement as Attachment C, Resolution, Ordinance, or Commissioners Court Order (Attachment C). A map showing the Project location appears in Attachment A, Location Map Showing Project (Attachment A), which is attached to and made a part of this Agreement.

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NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties, to be by them respectively kept and performed as set forth in this Agreement, it is agreed as follows:

AGREEMENT

1. Responsible Parties:

For the Project covered by this Agreement, the parties shall be responsible for the following work as stated in the article of the Agreement referenced in the table below:

1.	N/A	Utilities	Article 8
2.	Local Government	Environmental Assessment and Mitigation	Article 9
3.	Local Government	Architectural and Engineering Services	Article 11
4.	Local Government	Construction Responsibilities	Article 12
5.	N/A	Right of Way and Real Property	Article 14

2. Period of the Agreement

This Agreement becomes effective when signed by the last party whose signing makes the Agreement fully executed. This Agreement shall remain in effect until the Project is completed or unless terminated as provided below.

3. Scope of Work

The scope of work for the Project consists of landscaping improvements; including planting of trees, shrubs and groundcover as well as installation of a bubbler irrigation system along shoulder of State Highway 26 Northbound between Cheek Sparger Road and Brown Trail.

4. Project Sources and Uses of Funds

The total estimated cost of the Project is shown in Attachment B, Project Budget (Attachment B) which is attached to and made a part of this Agreement.

- A. If the Local Government will perform any work under this Agreement for which reimbursement will be provided by or through the State, the Local Government must complete training. If federal funds are being used, the training must be completed before federal spending authority is obligated. Training is complete when at least one individual who is working actively and directly on the Project successfully completes and receives a certificate for the course entitled "Local Government Project Procedures and Qualification for the Texas Department of Transportation" and retains qualification in accordance with applicable TxDOT procedures. Upon request, the Local Government shall provide the certificate of qualification to the State. The individual who receives the training certificate may be an employee of the Local Government or an employee of a firm that has been contracted by the Local Government to perform oversight of the Project. The State in its discretion may deny reimbursement if the Local Government has not

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- continuously designated in writing a qualified individual to work actively on or to directly oversee the Project.
- B. The expected cash contributions from the federal government, the State, the Local Government, or other parties are shown in Attachment B. The State will pay for only those Project costs that have been approved by the Texas Transportation Commission. For projects with federal funds, the State and the federal government will not reimburse the Local Government for any work performed before the federal spending authority is formally obligated to the Project by the Federal Highway Administration (FHWA). After federal funds have been obligated, the State will send to the Local Government a copy of the formal documentation showing the obligation of funds including federal award information. The Local Government is responsible for 100% of the cost of any work performed under its direction or control before the federal spending authority is formally obligated.
 - C. Attachment B shows, by major cost categories, the cost estimates and the party responsible for performing the work for each category. These categories may include but are not limited to: (1) costs of real property; (2) costs of utility work; (3) costs of environmental assessment and remediation; (4) cost of preliminary engineering and design; (5) cost of construction and construction management; and (6) any other local project costs.
 - D. The State will be responsible for securing the federal and State share of the funding required for the development and construction of the local Project. If the Local Government is due funds for expenses incurred, these funds will be reimbursed to the Local Government on a cost basis.
 - E. The Local Government will be responsible for all non-federal or non-State participation costs associated with the Project, unless otherwise provided for in this Agreement or approved otherwise in an amendment to this Agreement. For items of work subject to specified percentage funding, the Local Government shall only in those instances be responsible for all Project costs that are greater than the maximum State and federal participation specified in Attachment B and for overruns in excess of the amount specified in Attachment B to be paid by the Local Government.
 - F. The budget in Attachment B will clearly state all items subject to fixed price funding, specified percentage funding, and the periodic payment schedule, when periodic payments have been approved by the State.
 - G. When the Local Government bears the responsibility for paying cost overruns, the Local Government shall make payment to the State within thirty (30) days from the receipt of the State's written notification of additional funds being due.
 - H. When fixed price funding is used, the Local Government is responsible for the fixed price amount specified in Attachment B. Fixed prices are not subject to adjustment unless (1) differing site conditions are encountered; (2) further definition of the Local Government's requested scope of work identifies greatly differing costs from those estimated; (3) work requested by the Local Government is determined to be ineligible for federal participation; or (4) the adjustment is mutually agreed to by the State and the Local Government.

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- I. Prior to the performance of any engineering review work by the State, the Local Government will pay to the State the amount specified in Attachment B. At a minimum, this amount shall equal the Local Government's funding share for the estimated cost of preliminary engineering performed or reviewed by the State for the Project. At least sixty (60) days prior to the date set for receipt of the construction bids, the Local Government shall remit its remaining financial share for the State's estimated construction oversight and construction cost.
- J. The State will not execute the contract for the construction of the Project until the required funding has been made available by the Local Government in accordance with this Agreement.
- K. Whenever funds are paid by the Local Government to the State under this Agreement, the Local Government shall remit a check or warrant made payable to the "Texas Department of Transportation" or may use the State's Automated Clearing House (ACH) system for electronic transfer of funds in accordance with instructions provided by TxDOT's Finance Division. The funds shall be deposited and managed by the State and may only be applied by the State to the Project.
- L. The State will not pay interest on any funds provided by the Local Government.
- M. If a waiver for the collection of indirect costs for a service project has been granted under 43 TAC §15.56, the State will not charge the Local Government for the indirect costs the State incurs on the Project, unless this Agreement is terminated at the request of the Local Government prior to completion of the Project.
- N. If the Local Government is an Economically Disadvantaged County (EDC) and if the State has approved adjustments to the standard financing arrangement, this Agreement reflects those adjustments.
- O. Where the Local Government is authorized to perform services under this Agreement and be reimbursed by the State, the Local Government is authorized to submit requests for reimbursement by submitting the original of an itemized invoice, in a form and containing all items required by the State, no more frequently than monthly and no later than ninety (90) days after costs are incurred. If the Local Government submits invoices more than ninety (90) days after the costs are incurred and if federal funding is reduced as a result, the State shall have no responsibility to reimburse the Local Government for those costs.
- P. Upon completion of the Project, the State will perform a final accounting of the Project costs for all items of work with specified percentage funding. Any funds due by the Local Government, the State, or the federal government for these work items will be promptly paid by the owing party.
- Q. The state auditor may conduct an audit or investigation of any entity receiving funds from the State directly under this Agreement or indirectly through a subcontract under this Agreement. Acceptance of funds directly under this Agreement or indirectly through a subcontract under this Agreement acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

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- R. Payment under this Agreement beyond the end of the current fiscal biennium is subject to availability of appropriated funds. If funds are not appropriated, this Agreement shall be terminated immediately with no liability to either party.

5. Termination of This Agreement

This Agreement shall remain in effect until the Project is completed and accepted by all parties, unless:

- A. The Agreement is terminated in writing with the mutual consent of the parties;
- B. The Agreement is terminated by one party because of a breach, in which case any costs incurred because of the breach shall be paid by the breaching party;
- C. The Local Government elects not to provide funding after the completion of preliminary engineering, specifications, and estimates (PS&E) and the Project does not proceed because of insufficient funds, in which case the Local Government agrees to reimburse the State for its reasonable actual costs incurred during the Project; or
- D. The Agreement is terminated by the State because the parties are not able to execute a mutually agreeable amendment when the costs for Local Government requested items increase significantly due to differing site conditions, determination that Local government requested work is ineligible for federal or state cost participation, or a more thorough definition of the Local Government's proposed work scope identifies greatly differing costs from those estimated. The State will reimburse Local Government remaining funds to the Local Government within ninety (90) days of termination; or
- E. The Project is inactive for thirty-six (36) consecutive months or longer and no expenditures have been charged against federal funds, in which case the State may in its discretion terminate this Agreement.

6. Amendments

Amendments to this Agreement due to changes in the character of the work, terms of the Agreement, or responsibilities of the parties relating to the Project may be enacted through a mutually agreed upon, written amendment.

7. Remedies

This Agreement shall not be considered as specifying the exclusive remedy for any agreement default, but all remedies existing at law and in equity may be availed of by either party to this Agreement and shall be cumulative.

8. Utilities

The party named in Article 1, Responsible Parties, under AGREEMENT shall be responsible for the adjustment, removal, or relocation of utility facilities in accordance with applicable state laws, regulations, rules, policies, and procedures, including any cost to the State of a delay resulting from the Local Government's failure to ensure that utility facilities are adjusted, removed, or relocated before the scheduled beginning of construction. The Local Government will not be reimbursed with federal or State funds for the cost of required utility work. The Local Government must obtain advance approval for any variance from established procedures. Before a construction contract is

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let, the Local Government shall provide, at the State's request, a certification stating that the Local Government has completed the adjustment of all utilities that must be adjusted before construction is commenced.

9. Environmental Assessment and Mitigation

Development of a transportation project must comply with the National Environmental Policy Act and the National Historic Preservation Act of 1966, which require environmental clearance of federal-aid projects. The party named in Article 1, Responsible Parties, under AGREEMENT is responsible for the following:

- A. The identification and assessment of any environmental problems associated with the development of a local project governed by this Agreement.
- B. The cost of any environmental problem's mitigation and remediation.
- C. Providing any public meetings or public hearings required for the environmental assessment process. Public hearings will not be held prior to the approval of the Project schematic.
- D. The preparation of the NEPA documents required for the environmental clearance of this Project.

If the Local Government is responsible for the environmental assessment and mitigation, before the advertisement for bids, the Local Government shall provide to the State written documentation from the appropriate regulatory agency or agencies that all environmental clearances have been obtained.

10. Compliance with Accessibility Standards

All parties to this Agreement shall ensure that the plans for and the construction of all projects subject to this Agreement are in compliance with standards issued or approved by the Texas Department of Licensing and Regulation (TDLR) as meeting or consistent with minimum accessibility requirements of the Americans with Disabilities Act (P.L. 101-336) (ADA).

11. Architectural and Engineering Services

The party named in Article 1, Responsible Parties, under AGREEMENT has responsibility for the performance of architectural and engineering services. The engineering plans shall be developed in accordance with the applicable State's *Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges* and the special specifications and special provisions related to it. For projects on the State highway system, the design shall, at a minimum conform to applicable State manuals. For projects not on the State highway system, the design shall, at a minimum, conform to applicable American Association of State Highway and Transportation Officials (AASHTO) design standards.

In procuring professional services, the parties to this Agreement must comply with federal requirements cited in 23 CFR Part 172 if the Project is federally funded and with Texas Government Code 2254, Subchapter A, in all cases. Professional contracts for federally funded projects must conform to federal requirements, specifically including the provision for participation by Disadvantaged Business Enterprises (DBEs), ADA, and

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environmental matters. If the Local Government is the responsible party, the Local Government shall submit its procurement selection process for prior approval by the State. All professional services contracts must be reviewed and approved by the State prior to execution by the Local Government.

12. Construction Responsibilities

The party named in Article 1, Responsible Parties, under AGREEMENT is responsible for the following:

- A. Advertise for construction bids, issue bid proposals, receive and tabulate the bids, and award and administer the contract for construction of the Project. Administration of the contract includes the responsibility for construction engineering and for issuance of any change orders, supplemental agreements, amendments, or additional work orders that may become necessary subsequent to the award of the construction contract. In order to ensure federal funding eligibility, projects must be authorized by the State prior to advertising for construction.
- B. If the State is the responsible party, the State will use its approved contract letting and award procedures to let and award the construction contract.
- C. If the Local Government is the responsible party, the Local Government shall submit its contract letting and award procedures to the State for review and approval prior to letting.
- D. If the Local Government is the responsible party, the State must concur with the low bidder selection before the Local Government can enter into a contract with the vendor.
- E. If the Local Government is the responsible party, the State must review and approve change orders.
- F. Upon completion of the Project, the party responsible for constructing the Project will issue and sign a "Notification of Completion" acknowledging the Project's construction completion and submit certification(s) sealed by a professional engineer(s) licensed in the State of Texas.
- G. For federally funded contracts, the parties to this Agreement will comply with federal construction requirements cited in 23 CFR Part 635 and with requirements cited in 23 CFR Part 633, and shall include the latest version of Form "FHWA-1273" in the contract bidding documents. If force account work will be performed, a finding of cost effectiveness shall be made in compliance with 23 CFR 635, Subpart B.

13. Project Maintenance

The Local Government shall be responsible for maintenance of locally owned roads and locally owned facilities after completion of the work. The State shall be responsible for maintenance of the State highway system after completion of the work if the work was on the State highway system, unless otherwise provided for in existing maintenance agreements with the Local Government.

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14. Right of Way and Real Property

The party named in Article 1, Responsible Parties, under AGREEMENT is responsible for the provision and acquisition of any needed right of way or real property.

15. Insurance

If this Agreement authorizes the Local Government or its contractor to perform any work on State right of way, before beginning work, the entity performing the work shall provide the State with a fully executed copy of the State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the Certificate of Insurance for all persons and entities working on State right of way. This coverage shall be maintained until all work on the State right of way is complete. If coverage is not maintained, all work on State right of way shall cease immediately, and the State may recover damages and all costs of completing the work.

16. Notices

All notices to either party shall be delivered personally or sent by certified or U.S. mail, postage prepaid, addressed to that party at the following address:

Local Government:	State:
City of Colleyville ATTN: City Manager 100 Main Street Colleyville, TX 76034	Texas Department of Transportation ATTN: Director of Contract Services 125 E. 11 th Street Austin, TX 78701

All notices shall be deemed given on the date delivered in person or deposited in the mail, unless otherwise provided by this Agreement. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that notices shall be delivered personally or by certified U.S. mail, and that request shall be carried out by the other party.

17. Legal Construction

If one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions and this Agreement shall be construed as if it did not contain the invalid, illegal, or unenforceable provision.

18. Responsibilities of the Parties

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party, and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

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19. Ownership of Documents

Upon completion or termination of this Agreement, all documents prepared by the State shall remain the property of the State. All data and information prepared under this Agreement shall be made available to the State without restriction or limitation on their further use. All documents produced or approved or otherwise created by the Local Government shall be transmitted to the State, in the format directed by the State, on a monthly basis or as required by the State. The originals shall remain the property of the Local Government. .

20. Compliance with Laws

The parties to this Agreement shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any manner affecting the performance of this Agreement. When required, the Local Government shall furnish the State with satisfactory proof of this compliance.

21. Sole Agreement

This Agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings or written or oral agreements respecting the Agreement's subject matter.

22. Cost Principles

In order to be reimbursed with federal funds, the parties shall comply with the cost principles established in 2 CFR 200 that specify that all reimbursed costs are allowable, reasonable, and allocable to the Project.

23. Procurement and Property Management Standards

The parties to this Agreement shall adhere to the procurement and property management standards established in 2 CFR 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and to the Texas Uniform Grant Management Standards. The State must pre-approve the Local Government's procurement procedures for purchases to be eligible for state or federal funds.

24. Inspection of Books and Records

The parties to this Agreement shall maintain all books, documents, papers, accounting records, and other documentation relating to costs incurred under this Agreement and shall make such materials available to the State, the Local Government, and, if federally funded, the FHWA and the U.S. Office of the Inspector General or their duly authorized representatives for review and inspection at its office during the Agreement period and for seven (7) years from the date of final reimbursement by FHWA under this Agreement or until any impending litigation or claims are resolved. Additionally, the State, the Local Government, and the FHWA and their duly authorized representatives shall have access to all the governmental records that are directly applicable to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

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25. Civil Rights Compliance

The parties to this Agreement are responsible for the following:

- A. Compliance with Regulations: Both parties will comply with the Acts and the Regulations relative to Nondiscrimination in Federally-assisted programs of the U.S. Department of Transportation (USDOT), the Federal Highway Administration (FHWA), as they may be amended from time to time, which are herein incorporated by reference and made part of this Agreement.
- B. Nondiscrimination: The Local Government, with regard to the work performed by it during the Agreement, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The Local Government will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the Agreement covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.
- C. Solicitations for Subcontracts, Including Procurement of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the Local Government for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier will be notified by the Local Government of the Local Government's obligations under this Agreement and the Acts and Regulations relative to Nondiscrimination on the grounds of race, color, or national origin.
- D. Information and Reports: The Local Government will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and facilities as may be determined by the State or the FHWA to be pertinent to ascertain compliance with such Acts, Regulations or directives. Where any information required of the Local Government is in the exclusive possession of another who fails or refuses to furnish this information, the Local Government will so certify to the State or the FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.
- E. Sanctions for Noncompliance: In the event of the Local Government's noncompliance with the Nondiscrimination provisions of this Agreement, the State will impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:
 1. withholding of payments to the Local Government under the Agreement until the Local Government complies and/or
 2. cancelling, terminating, or suspending of the Agreement, in whole or in part.
- F. Incorporation of Provisions: The Local Government will include the provisions of paragraphs (A) through (F) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The Local Government will take such action with respect to any subcontract or procurement as the State or the FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Local Government becomes involved in, or is threatened with, litigation with a subcontractor or supplier because of such

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direction, the Local Government may request the State to enter into such litigation to protect the interests of the State. In addition, the Local Government may request the United States to enter into such litigation to protect the interests of the United States.

26. Pertinent Non-Discrimination Authorities

During the performance of this Agreement, each party, for itself, its assignees, and successors in interest agree to comply with the following nondiscrimination statutes and authorities; including but not limited to:

- A. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- B. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of federal or federal-aid programs and projects).
- C. Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), as amended, (prohibits discrimination on the basis of sex).
- D. Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.) as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27.
- E. The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age).
- F. Airport and Airway Improvement Act of 1982, (49 U.S.C. Chapter 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex).
- G. The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the federal-aid recipients, subrecipients and contractors, whether such programs or activities are federally funded or not).
- H. Titles II and III of the Americans with Disabilities Act, which prohibits discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38.
- I. The Federal Aviation Administration’s Nondiscrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex).
- J. Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations.

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- K. Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, the parties must take reasonable steps to ensure that LEP persons have meaningful access to the programs (70 Fed. Reg. at 74087 to 74100).
- L. Title IX of the Education Amendments of 1972, as amended, which prohibits the parties from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq.).

27. Disadvantaged Business Enterprise (DBE) Program Requirements

If federal funds are used:

- A. The parties shall comply with the Disadvantaged Business Enterprise Program requirements established in 49 CFR Part 26.
- B. The Local Government shall adopt, in its totality, the State's federally approved DBE program.
- C. The Local Government shall incorporate into its contracts with subproviders an appropriate DBE goal consistent with the State's DBE guidelines and in consideration of the local market, project size, and nature of the goods or services to be acquired. The Local Government shall submit its proposed scope of services and quantity estimates to the State to allow the State to establish a DBE goal for each Local Government contract with a subprovider. The Local Government shall be responsible for documenting its actions.
- D. The Local Government shall follow all other parts of the State's DBE program referenced in TxDOT Form 2395, Memorandum of Understanding Regarding the Adoption of the Texas Department of Transportation's Federally-Approved Disadvantaged Business Enterprise by Entity, and attachments found at web address http://ftp.dot.state.tx.us/pub/txdot-info/bop/dbe/mou/mou_attachments.pdf.
- E. The Local Government shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any U.S. Department of Transportation (DOT)-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. The Local Government shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure non-discrimination in award and administration of DOT-assisted contracts. The State's DBE program, as required by 49 CFR Part 26 and as approved by DOT, is incorporated by reference in this Agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this Agreement. Upon notification to the Local Government of its failure to carry out its approved program, the State may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).
- F. Each contract the Local Government signs with a contractor (and each subcontract the prime contractor signs with a sub-contractor) must include the following assurance: *The contractor, sub-recipient, or sub-contractor shall not*

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discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this Agreement, which may result in the termination of this Agreement or such other remedy as the recipient deems appropriate.

28. Debarment Certifications

If federal funds are used, the parties are prohibited from making any award at any tier to any party that is debarred or suspended or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549, "Debarment and Suspension." By executing this Agreement, the Local Government certifies that it and its principals are not currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549 and further certifies that it will not do business with any party, to include principals, that is currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549. The parties to this Agreement shall require any party to a subcontract or purchase order awarded under this Agreement to certify its eligibility to receive federal funds and, when requested by the State, to furnish a copy of the certification.

If state funds are used, the parties are prohibited from making any award to any party that is debarred under the Texas Administrative Code, Title 34, Part 1, Chapter 20, Subchapter G, Rule §20.585 and the Texas Administrative Code, Title 43, Part 1, Chapter 9, Subchapter G.

29. Lobbying Certification

If federal funds are used, in executing this Agreement, each signatory certifies to the best of that signatory's knowledge and belief, that:

- A. No federal appropriated funds have been paid or will be paid by or on behalf of the parties to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
- B. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with federal contracts, grants, loans, or cooperative agreements, the signatory for the Local Government shall complete and submit the Federal Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- C. The parties shall require that the language of this certification shall be included in the award documents for all sub-awards at all tiers (including subcontracts,

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subgrants, and contracts under grants, loans, and cooperative agreements) and all sub-recipients shall certify and disclose accordingly. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Title 31 U.S.C. §1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

30. Federal Funding Accountability and Transparency Act Requirements

If federal funds are used, the following requirements apply:

- A. Any recipient of funds under this Agreement agrees to comply with the Federal Funding Accountability and Transparency Act (FFATA) and implementing regulations at 2 CFR Part 170, including Appendix A. This Agreement is subject to the following award terms: <http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22705.pdf> and <http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22706.pdf>.
- B. The Local Government agrees that it shall:
 1. Obtain and provide to the State a System for Award Management (SAM) number (Federal Acquisition Regulation, Part 4, Sub-part 4.11) if this award provides more than \$25,000 in federal funding. The SAM number may be obtained by visiting the SAM website whose address is: <https://www.sam.gov/portal/public/SAM/>
 2. Obtain and provide to the State a Data Universal Numbering System (DUNS) number, a unique nine-character number that allows federal government to track the distribution of federal money. The DUNS may be requested free of charge for all businesses and entities required to do so by visiting the Dun & Bradstreet (D&B) on-line registration website <http://fedgov.dnb.com/webform>; and
 3. Report the total compensation and names of its top five executives to the State if:
 - i. More than 80% of annual gross revenues are from the federal government, and those revenues are greater than \$25,000,000; and
 - ii. The compensation information is not already available through reporting to the U.S. Securities and Exchange Commission.

31. Single Audit Report

If federal funds are used:

- A. The parties shall comply with the single audit report requirements stipulated in 2 CFR 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.
- B. If threshold expenditures of \$750,000 or more are met during the fiscal year, the Local Government must submit a Single Audit Report and Management Letter (if applicable) to TxDOT's Compliance Division, 125 East 11th Street, Austin, TX 78701 or contact TxDOT's Compliance Division by email at singleaudits@txdot.gov.
- C. If expenditures are less than the threshold during the Local Government's fiscal year, the Local Government must submit a statement to TxDOT's Compliance

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- Division as follows: "We did not meet the \$_____ expenditure threshold and therefore, are not required to have a single audit performed for FY _____."
- D. For each year the Project remains open for federal funding expenditures, the Local Government will be responsible for filing a report or statement as described above. The required annual filing shall extend throughout the life of the Agreement, unless otherwise amended or the Project has been formally closed out and no charges have been incurred within the current fiscal year.

32. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this Agreement on behalf of the entity represented.

Each party is signing this Agreement on the date stated under that party's signature.

THE STATE OF TEXAS

Signature

Kenneth Stewart

Typed or Printed Name

Director of Contract Services

Typed or Printed Title

Date

THE LOCAL GOVERNMENT

Signature

Jerry Ducay

Typed or Printed Name

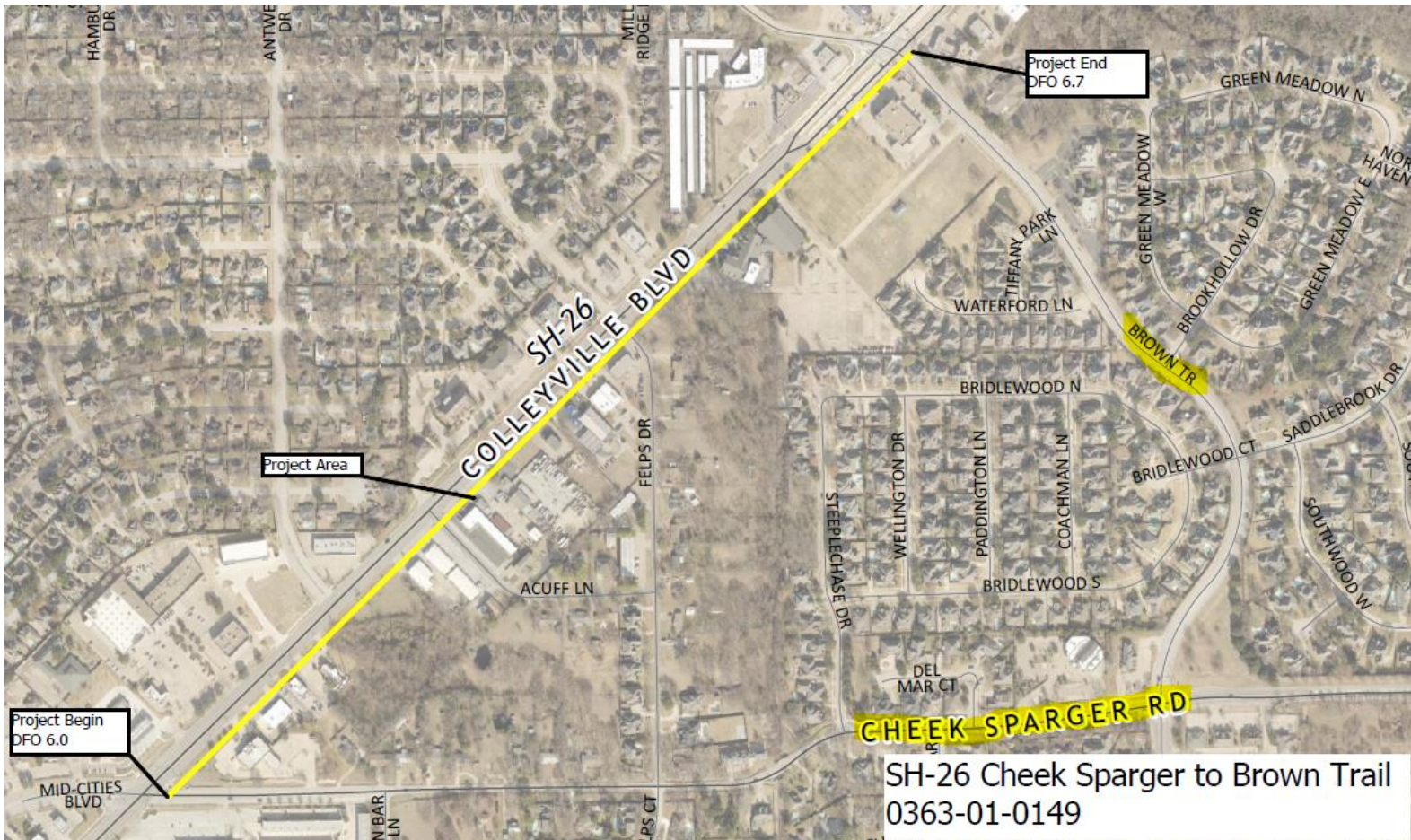
City Manager

Typed or Printed Title

Date

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ATTACHMENT A LOCATION MAP SHOWING PROJECT



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ATTACHMENT B PROJECT BUDGET

Costs will be allocated based on 80% Federal funding and 20% State funding until the federal funding reaches the maximum obligated amount. The Local Government will then be responsible for 100% of the costs.

Description	Total Estimated Cost	Federal Participation		State Participation		Local Participation	
		%	Cost	%	Cost	%	Cost
Engineering (by Local Government)	\$20,000	0%	\$0	0%	\$0	100%	\$20,000
Environmental (by Local Government)	\$10,000	0%	\$0	0%	\$0	100%	\$10,000
Construction (by Local Government)	\$172,000	80%	\$137,600	20%	\$34,400	0%	\$0
Subtotal	\$202,000		\$137,600		\$34,400		\$30,000
Environmental Direct State Costs	\$500	0%	\$0	100%	\$500	0%	\$0
Right of Way Direct State Costs	\$1	0%	\$0	100%	\$1	0%	\$0
Engineering Direct State Costs	\$1,000	0%	\$0	100%	\$1,000	0%	\$0
Utility Direct State Costs	\$1	0%	\$0	100%	\$1	0%	\$0
Construction Direct State Costs	\$12,040	0%	\$0	100%	\$12,040	0%	\$0
Indirect State Costs	\$9,635	0%	\$0	100%	\$9,635	0%	\$0
TOTAL	\$225,177		\$137,600		\$57,577		\$30,000

Initial payment by the Local Government to the State: \$0.00

Payment by the Local Government to the State before construction: \$0.00

Estimated total payment by the Local Government to the State \$0.00

This is an estimate.

The final amount of Local Government participation will be based on actual costs.

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ATTACHMENT C
RESOLUTION, ORDINANCE, OR COMMISSIONERS COURT ORDER

RESOLUTION NO. 22-XXX

**A RESOLUTION APPROVING AN ADVANCED FUNDING AGREEMENT
WITH TEXAS DEPARTMENT OF TRANSPORTATION FOR GREEN
RIBBON FUNDING FOR THE BEAUTIFICATION OF SH26 FROM
CHEEK SPARGER ROAD TO BROWN DRIVE; PROVIDING FOR LOCAL
FUNDING FROM THE CITY'S CAPITAL IMPROVEMENTS PROGRAM
FUND; AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE
AGREEMENT.**

WHEREAS, the City Council finds it in the best interest of the City and its citizens to utilize public grant programs to maintain and enhance quality of the City's streets and public highways; and

WHEREAS, the City of Colleyville, Texas ("City") submitted a request to the Texas Department of Transportation ("TxDOT") for state participation in the form of Green Ribbon funding to pay a portion of the costs for the beautification of SH26 from Cheek Sparger Road to Brown Drive (the "Project"); and

WHEREAS, the City Council hereby authorizes the City Manager, or his designee, to execute the attached Advanced Funding Agreement (the "Agreement") with TxDOT, providing for the state's participation in the Project through Green Ribbon grant funding, as more particularly described in the Agreement; and

WHEREAS, the City will be responsible for cost overruns for the Project as set forth in the Agreement; and

WHEREAS, upon final execution of the Agreement, the City Council authorizes the commitment of local matching funds, to the extent required, to be funded from available funding in the City's Capital Improvements Program.

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

Sec. 1 THAT the City Council authorizes the City Manager to execute the Advance Funding Agreement for Green Ribbon funding for the beautification of SH-26 from Cheek Sparger Road to Brown Drive, by and between the City of Colleyville and the Texas Department of Transportation.

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ATTACHMENT C
RESOLUTION, ORDINANCE, OR COMMISSIONERS COURT ORDER

Sec. 2 THAT the City's portion of the Project funding required under the Agreement shall come from the City's Capital Improvements Program fund.

Sec. 3 THAT this Resolution shall become effective immediately upon passage.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF __ AYES, __ NAYS ON THIS THE __ 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

RESOLUTION R-22-4737

APPROVING AN ADVANCED FUNDING AGREEMENT WITH TEXAS DEPARTMENT OF TRANSPORTATION FOR GREEN RIBBON FUNDING FOR THE BEAUTIFICATION OF SH26 FROM CHEEK-SPARGER ROAD TO BROWN TRAIL, PROVIDING FOR LOCAL FUNDING FROM THE CITY'S CAPITAL IMPROVEMENTS PROGRAM FUND, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

WHEREAS, the City Council finds it in the best interest of the City and its citizens to utilize public grant programs to maintain and enhance quality of the City's streets and public highways; and

WHEREAS, the City of Colleyville, Texas ("City") submitted a request to the Texas Department of Transportation ("TxDOT") for state participation in the form of Green Ribbon funding to pay a portion of the costs for the beautification of SH26 from Cheek-Sparger Road to Brown Trail (the "Project"); and

WHEREAS, the City Council hereby authorizes the City Manager, or his designee, to execute the attached Advanced Funding Agreement (the "Agreement") with TxDOT, providing for the state's participation in the Project through Green Ribbon grant funding, as more particularly described in the Agreement; and

WHEREAS, the City will be responsible for cost overruns for the Project as set forth in the Agreement; and

WHEREAS, upon final execution of the Agreement, the City Council authorizes the commitment of local matching funds, to the extent required, to be funded from available funding in the City's Capital Improvements Program.

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

Sec. 1 THAT the City Council authorizes the City Manager to execute the Advance Funding Agreement for Green Ribbon funding for the beautification of SH26 from Cheek-Sparger Road to Brown Trail, by and between the City of Colleyville and the Texas Department of Transportation.

Sec. 2 THAT the City's portion of the Project funding required under the Agreement shall come from the City's Capital Improvements Program fund.

Sec. 3 THAT this Resolution shall become effective immediately upon passage.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 7TH DAY OF JUNE 2022.

Mayor Bobby Lindamood
Brandi Elder, Place 1
George Dodson, Place 4
Callie Rigney, Place 6

____ Mayor Pro Tem Kathy Wheat
____ George Bond, Place 2
____ Chuck Kelley, Place 5

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

RESOLUTION R-22-4738

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
JUNE 7, 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 7TH DAY OF JUNE 2022.

Mayor Bobby Lindamood
Brandi Elder, Place 1
George Dodson, Place 4
Callie Rigney, Place 6

_____	Mayor Pro Tem Kathy Wheat	_____
_____	George Bond, Place 2	_____
_____	Chuck Kelley, Place 5	_____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor