



City of Colleyville City Council Agenda

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

Tuesday, July 19, 2022

WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM - THIRD FLOOR

CALL TO ORDER

- WS-1** Discussion of the Central Fire Station Signage
- WS-2** Discussion of Fire shift changes
- WS-3** Discussion of the implementation of the Drainage Utility Fees
- WS-4** Discussion of the City's signs and electioneering regulations
- WS-5** Discussion of the July 19, 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 551.074 - Personnel - Deliberate the appointment, employment, evaluation, and duties of the Public Works Director

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: Amy Goble, Children's Pastor,
Bear Valley Community Church**

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

- 2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-22-4749**
- 3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**
Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition
- 4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-22-4750**
 - 4a** Approval of the minutes of the regular City Council meeting of July 6, 2022
 - 4b** Authorizing the City Manager to approve an easement and right of way for a 1,021 square foot (0.023 acre) tract of land situated in the S.C.H. Witten Survey, Abstract No. 1740, City of Colleyville, Tarrant County, Texas; said tract being part of Lot 1, Block 1 of Pleasant Glade Assembly of God Addition, an addition to the City of Colleyville, recorded in Cabinet A, Slide 179 of the Official Public Records of Tarrant County, Texas, to Oncor Electric Delivery Company, LLC; in conjunction with the Senior Center Renovation Project
 - 4c** Approval of the first amended and restated contract with Community Waste Disposal for an additional three year term
 - 4d** Appointing _____ Chair, and _____ Vice Chair of the Tax Increment Finance District Board of Directors for the 2022-2023 year
- 5. ITEMS NOT FOR CITY COUNCIL ACTION**
 - 5a** Monthly Financial Report - June 2022

6. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**6a Ordinance O-22-2209**

Approval of the Fiscal Year 2023 Colleyville Crime Control and Prevention District budget

6b Ordinance O-22-2210

Approval of the Roadway, Water, and Wastewater Land Use Assumptions, Capital Improvement Plans, and Impact Fees in accordance with Chapter 395 of the Texas Local Government Code

6c Ordinance O-22-2211

Consideration of a zoning change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Westcoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

7. ORDINANCE(S): SECOND READING AND PUBLIC HEARING**7a Ordinance O-22-2206**

Consideration of a zoning change from AG Agricultural to R-40 Single Family Residential zoning district for Tract 1B and 1G, Abstract 798, Joseph H. Harrell Survey, located at 805 Murphy Road, Case ZC22-021

7b Ordinance O-22-2207

Consideration of a zoning change from R-40 Single Family Residential to R-30 Single Family Residential zoning district for Lots 2 and 3, Block 3, Stafford Heights Subdivision, located at 4801 and 4809 Manning Drive, Case ZC22-023

7c Ordinance O-22-2208

Consideration of a zoning change from R-40 Single Family Residential to R-30 Single Family Residential zoning district for Lot 15 W1/2, Block 1, Wescoat Place Addition, located at 6105 Bettinger Drive, Case ZC22-024

8. RESOLUTION(S): READING AND PUBLIC HEARING**8a Resolution R-22-4751**

A resolution adopting the City Council Rules of Procedure

9. TABLED RESOLUTION(S): READING AND PUBLIC HEARING**9a Resolution R-22-4745**

Consideration of a replat with a plat waiver for lot size for Lot 15R1, Block 1, Wescoat Place Addition, being Lot 15 W1/2, Block 1, Wescoat Place Addition, located at 6105 Bettinger Drive, Case PC22-008

10. CITIZEN COMMENTS**11. REPORTS**

Planning and Zoning Commission Minutes - June 13, 2022

Sign Board of Appeals Minutes - June 14, 2022

Planning and Zoning Commission Worksession Minutes - June 27, 2022

12. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, JULY 19, 2022 - READING AND PUBLIC HEARING - RESOLUTION R-22-4752**13. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, July 15, 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
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Agenda Number WS-1

Agenda Date 7/19/2022

Type Worksession

Department City Manager

Title

Discussion of the Central Fire Station Signage

Explanation

On June 21, 2022, City Council approved naming the Central Fire Station the Richard Newton Central Fire Station and adding the language to the current signage to reflect the change. Staff worked with Mesa, the design consultant responsible for the existing Central Fire Station sign design, on the attached proposal design to incorporate the new text.

Attachments

1. Central Fire Station Signage

RICHARD NEWTON
CENTRAL FIRE STATION





City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-2

Agenda Date 7/19/2022

Type Worksession

Department Fire

Title

Discussion of Fire shift changes

Explanation

This agenda item provides for a presentation regarding the change from a 24/48 to 48/96 shift for the Fire Department.

Attachments

1. Fire Department Shift Changes Presentation

Discussion of Fire Department Shift Changes

City Council Worksession
July 19, 2022

Mark Cantrell
Fire Chief

24/48 vs 48/96



Current Schedule October 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						A
B	C	A	B	C	A	B
C	A	B	C	A	B	C
A	B	C	A	B	C	A
B	C	A	B	C	A	B
C	A					

48/96 Schedule October 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						A
A	B	B	C	C	A	A
B	B	C	C	A	A	B
B	C	C	A	A	B	B
C	C	A	A	B	B	C
C	A					

Department Comparison

- Local departments on 48/96
 - Bedford
 - Grapevine (August 2022)
 - Hurst
 - Haltom City
 - Keller
 - Richland Hills
 - Roanoke (June 2022)
 - Trophy Club
 - Watauga
- A 95% approval rating after one year has been reported by departments who made the switch to 48/96
- Internally, the one on one discussion with all personnel regarding the proposed 48/96 had a greater than 95% approval

Fatigue

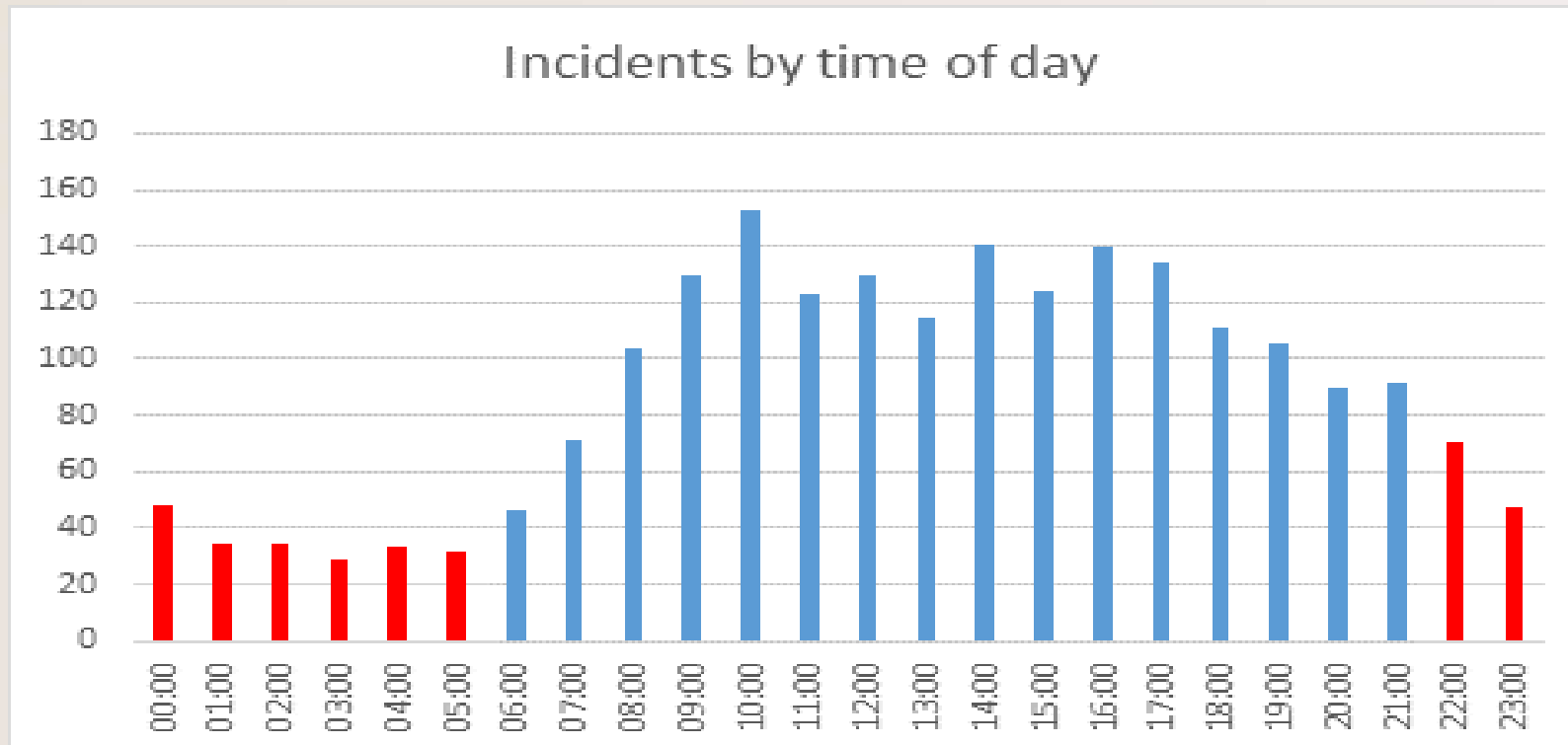


Short Term

- Issues arise in departments that average three or more call outs per person between 10 p.m. and 6 a.m.
- Less than one incident per shift between those hours

Long Term

- Able to normalize sleep patterns during the 96 hour home period.
- Both shifts have a 24 hour recovery period—after which 72 hours of “normal”



- More consistent rest
- More quality family time
 - 25 complete weekends per year vs 17 on current schedule
 - 50% mornings at home vs 33% mornings at home on current schedule
- Reduce drive time by 50%

Community Impact



- No change to service level
- Requires no additional funding
- Enhanced continuity
 - Citizen interaction and workflow
- Firefighters work the same hours
 - 2920 annually
 - 112.3 hours per pay period (average)
 - 56 hours per week (average)



City of Colleyville City Council Agenda Briefing

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Agenda Number WS-3

Agenda Date 7/19/2022

Type Worksession

Department Public Works

Title

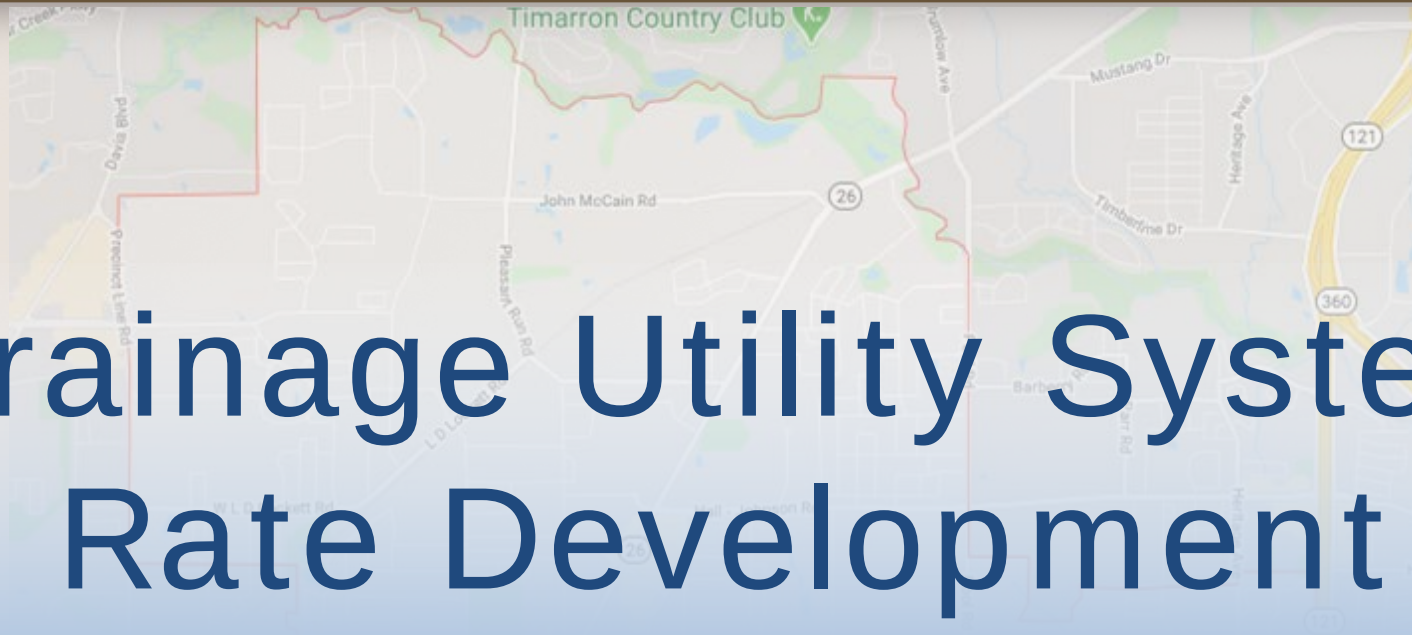
Discussion of the implementation of the Drainage Utility Fees

Explanation

This item will discuss the implementation of the drainage utility fee utilizing an impervious area methodology.

Attachments

1. Presentation



Drainage Utility System Rate Development

July 19, 2022

Drainage Utility Recap



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



Our Neighbors



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

Establishing a Baseline-Residential



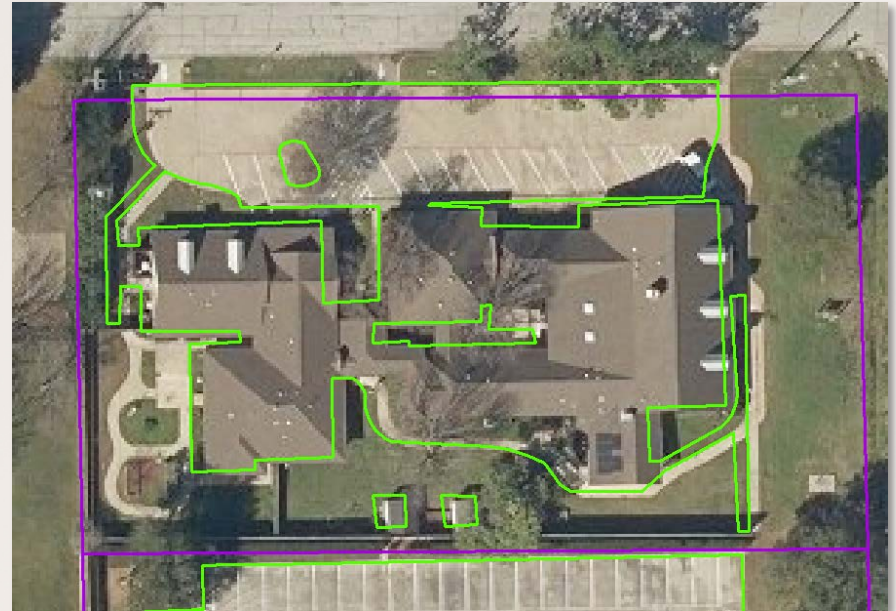
- The average residential impervious area (IA) is 7,674 sf.
- Set baseline rate at \$7.00 for 7,674 sf of impervious area.
- Equivalent to \$0.91 per 1,000 sf.
- Residential fees change from a \$7.00 flat rate to a fee set at \$0.91 per 1,000 sf of IA.



Establishing a Baseline- Non-residential



- Non-residential fees change from variable rate based on land use and acreage to a fee based on impervious area and percentage of impervious cover.
- Average IA for residential 32%.
- Average IA for non-residential 55%.
- Non-residential IA percentage is, on average, 70% higher than residential.
- Set non-residential fee 70% higher than residential
= \$11.90 for 7,674 sf (\$1.55 per 1,000 sf).





Revenue Goals



- Storm Water CIP Revenue Goal of \$1,000,000
- Residential (R) base rate of \$0.91 per 1,000 sf. $\$0.91 + \$0.41 = \$1.32/1,000sf.$
- Non-residential (NR) base rate of \$1.55 per 1,000 sf. $\$1.55 + \$0.70 = \$2.25/1,000sf.$
- Every \$0.10/\$0.17 of rate increase will increase revenue by \$125,327.

Increase Base Rates by	Increase in Revenue	Total Revenue	Less O&M	CIP Budget
\$0.00	\$135,562	\$1,141,160	\$650,000	\$491,160
\$0.10/\$0.17	\$260,888 R = \$86,475 NR = \$38,852	\$1,266,486	\$650,000	\$616,486
\$0.20/\$0.34	\$386,215 R = \$86,475 NR = \$38,852	\$1,391,813	\$650,000	\$741,813
\$0.41/\$0.70	\$649,401 R = \$181,598 NR = \$81,598	\$1,654,999	\$650,000	\$1,004,999
\$0.60/\$1.02	\$887,522 R = \$164,268 NR = \$73,819	\$1,893,120	\$650,000	\$1,243,120
\$1.00/\$1.70	\$1,388,830 R = \$345,828 NR = \$155,408	\$2,394,428	\$650,000	\$1,744,428

Example Residential Conversion to Revenue Goal



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

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

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





Example Nonresidential Conversion to Revenue Goal



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



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



Possible Rate Revision Implementation Options



- ✓ **Option 1 Maintain the current flat fee structure and increase fee**
 - Flat fee does not account for property impervious areas and disparity among classes of property
 - Current fee of \$7.00 was set in 1998, adjusted for inflation it would be \$12.55 in 2022 dollars, no rate increase in approximately 24 years.
 - To generate \$1 million for Capital Improvements the fee would be \$10.15
- ✓ **Option 2 Implement impervious fee (baseline) rate and add the new revenue fee later i.e. 6, 9 or 12 months...**
 - Added administration and citizen confusion due to multiple bill changes
 - Average 7674 sq. ft. impervious house would stay at \$7.00 and then increase to \$10.15 (6, 9 12 months...)
 - Smaller impervious area lots would decrease and if total impervious area was below 5295 sq. ft., they would remain also below \$7.00 even after new revenue increase
- ✓ **Option 3 Implement the impervious fee (baseline) rate and new revenue rate at the same time**
 - Generates additional drainage capital improvement fund revenue immediately
 - \$3.15 fee increase on the average impervious house monthly
 - \$37.80 increase on average impervious house annually



Next Steps



1

- Receive City Council direction on fees and revenues

2

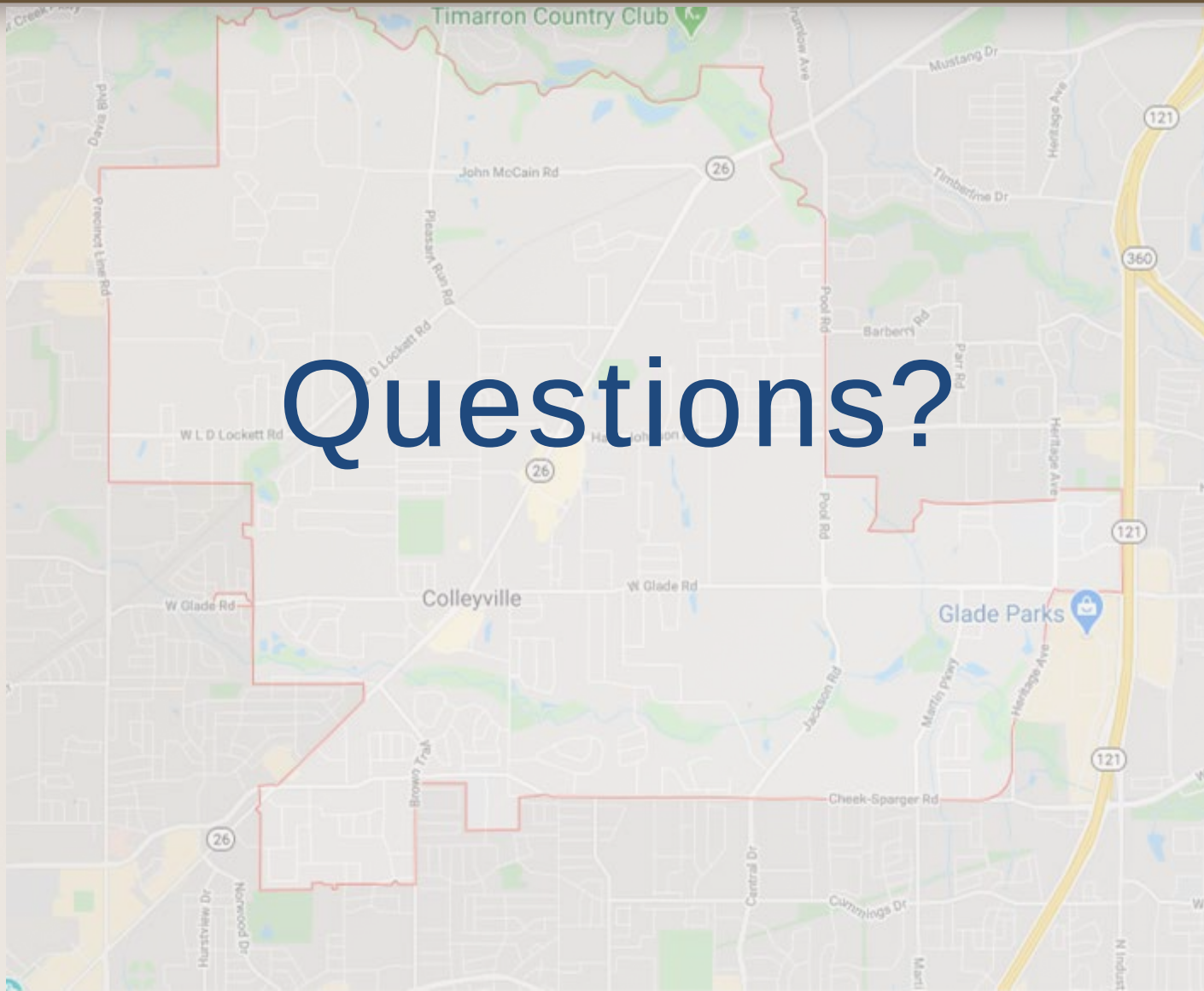
- Communicate fee purpose and methodology to public.

3

- Implement rate change via Council (ordinance).

4

- Adopt Storm Water Master Plan; Update Storm CIP Plan base on new revenue.



Questions?



City of Colleyville City Council Agenda Briefing

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Agenda Number WS-4

Agenda Date 7/19/2022

Type Worksession

Department City Attorney

Title

Discussion of the City's signs and electioneering regulations

Explanation

The City Attorney and staff will provide an update on the City's current sign and electioneering regulations, including current regulations governing electioneering at the City Hall polling place.

Attachments



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number WS-5

Agenda Date 7/19/2022

Type Worksession

Department City Secretary

Title

Discussion of the July 19, 2022, City Council regular agenda items



City of Colleyville City Council Agenda Briefing

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Agenda Number 1

Agenda Date 7/19/2022

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

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Attachments

RESOLUTION R-22-4749

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF JULY 19, 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 19TH DAY OF JULY 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-22-4750

APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF JULY 19, 2022

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

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

- Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:
- a. Approval of the minutes of the regular City Council meeting of July 6, 2022
 - b. Authorizing the City Manager to approve an easement and right of way for a 1,021 square feet (0.023 acre) tract of land situated in the S.C.H. Witten Survey, Abstract No. 1740, City of Colleyville, Tarrant County, Texas; said tract being part of Lot 1, Block 1 of Pleasant Glade Assembly of God Addition, an addition to the City of Colleyville, recorded in Cabinet A, Slide 179 of the Official Public Records of Tarrant County, Texas, to Oncor Electric Delivery Company, LLC; in conjunction with the Senior Center Renovation Project
 - c. Approval of the first amended and restated contract with Community Waste Disposal for an additional three year term
 - d. Appointing _____ Chair, and _____ Vice Chair of the Tax Increment Finance District Board of Directors for the 2022-2023 year

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 19TH DAY OF JULY 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 Minutes - Draft

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Wednesday, July 6, 2022

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Wednesday, July 6, 2022, at 5:47 p.m.

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

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Police Chief Michael Miller, Assistant Police Chief Hillary Wreay, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, Interim Public Works Director/City Engineer Larry Wright, Finance Director Kyle Lester, Assistant City Secretary Angela Larson, City Attorney Nicole Corr, and City Secretary Christine Loven.

WS-1 Discussion of the FY2023-2027 Draft CIP

Interim Public Works Director/City Engineer Larry Wright presented this item and provided a review of the purpose and benefits of a Capital Improvement Program (CIP), criteria when projects are considered for funding in the CIP and FY22 CIP highlights. Director/Engineer Wright then presented projects for FY23 to include drainage, facilities, information technology, parks and recreation, studies, streets, trails, sidewalks, and equipment.

Finance Director Kyle Lester reviewed the funding summaries and projected ending balances of all CIP funding sources.

WS-2 Discussion of updates to fees/charges

Finance Director Kyle Lester reviewed the proposed changes to the City's fees and charges, which includes removing the City's library late fees and alarm fees, and increases to Colleyville Center Saturday weekend rate and Friday/Sunday rates, and increasing the non-profit discount rate.

There was general discussion regarding Colleyville non-profits receiving credit for their community support and the impact it would have on rental of Colleyville Center.

Councilmember Dodson noted he thought permit fees and inspection fees should be reviewed. City Manager Jerry Ducay stated when a new building official is hired; he will have the building official evaluate the need.

WS-3 Discussion and review of the City Council Rules of Procedures

City Secretary Christine Loven presented suggested changes to the City Council Rules of Procedure. Most of the changes were minor and provided for clarification. The process for appointing members to City Boards, Commissions, and Committees was reviewed, a new section for the appointment of City Council Liaisons was added, and the City Council will plan to begin the regular City Council Meetings at 7:00 p.m. instead of 7:30 p.m. beginning in October to coincide with the new fiscal year.

City Council will conduct a Worksession to discuss moving the agenda to a consent agenda at some future date.

WS-4 Discussion of the July 6, 2022, City Council regular agenda items

There was no discussion of this item.

Mayor Lindamood adjourned the Worksession at 6:47 p.m. and called the Executive Session to order.

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

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

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

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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 Lindamood adjourned Executive Session at 7:17 p.m.

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

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

INVOCATION: Pastor Josh Anderson, Colleyville Presbyterian

PLEDGE OF ALLEGIANCE: City Attorney Nicole Corr

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-22-4743

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Announcements of civic and charitable events

Presentation of calendar events and updates

Announcements of awards and recognition

Mayor Lindamood and the City Council made the following announcements.

Firefighters Deployed to Palo Pinto County – Three Colleyville Fire Department personnel deployed on Friday the 24th as part of a Wildland Fire Support Package with Texas Emergency Medical Task Force. Engineer Brian Wallace, Battalion Chief Nick Cushing, and Battalion Chief Clint Mercer traveled to Palo Pinto County, near Possum Kingdom Lake, with other area first responders to form a medical group specifically tasked with caring for firefighters assigned to the Dempsey Fire. The blaze consumed over 10,000 acres before being hindered by rain showers on the evening of the 26th. The group will likely be deployed around seven days as crews work to assure the massive blaze is completely extinguished.

Building Inspector Kudos – This week, we received a nice note from a resident complimenting the work of Building Inspector Richard Clark.

I am writing to tell you what a good employee you have in Richard Clark. I had to finish a project my late son started at our home. Richard contacted me and said he would help me finish the project.

Richard spent a lot of time helping me sort thru the codes and regulations. He made the whole experience less painful. I feel I have made a good friend.

Sincerely, Carl Mitcham

Department Looks to Replace Duty Weapons – The Colleyville Police Department is looking to transition from the existing .40 caliber to 9mm duty weapons. The department has reviewed research conducted by the FBI and additional features offered in the new weapons and determined it is appropriate to undertake a replacement at this time.

Laser Technology Used to Improve Crossing Safety – The Cottonbelt Trail has many bicyclists who do not stop for the crossing of Bransford Road. They also do not use the button to activate the crossing warning for motorists. This has created more than a few near-miss accidents at that intersection. In an effort to provide early warning in an automatic fashion, the Traffic Advisory Committee has directed the installation of laser technology along the trail. The new technology activates the crossing notification when the laser light is broken by a passing bicyclist or walker. Once tested, this technology may be used other challenging crossings. While this technology will improve safety, we continue to encourage all walkers and bicyclists to stop at every road crossing before entering the intersection.

Stars & Guitars Wrap Up - The City of Colleyville held its annual Stars & Guitars celebration on Friday, June 24. Thousands braved the heat and came out to participate in the attractions, enjoy the food, listen to some music, and watch Colleyville's largest fireworks show to date. This year, country artist Joe Nichols performed a variety of hits while residents enjoyed multiple family-oriented activities and tasty food options. Thank you to so many who volunteered to make this event a great success. Ronni Orr, event planner, and her team did an outstanding job.

Tarrant County Accepting Small Business Grant Applications – At the June 14th meeting, Tarrant County Commissioners Court voted unanimously to allocate \$25 million in federal funds to help small businesses adversely affected by the pandemic. Approval of the Small Business Workforce Recovery Grant Program is intended to help businesses with workforce recovery, retention, recruitment, and training and development.

The grant application process opens at noon, July 11 and runs through August 31, or until funds are depleted. Grants of up to \$27,500 will be awarded to businesses and nonprofits based on eligibility and the number of employees. For more information about the Small Business Workforce Recovery Grant Program, visit www.tarrantcounty.com/recovery.

Gift Cards in the Mail, Again! – This weekend, a second (red colored) \$35 gift card will begin arriving in your mailbox. These \$35 cards are provided to residents for use at local participating businesses (a list of which is available on the City's website). This economic development program allows residents to show support for their favorite local businesses while allowing our business community the chance to expand business relationships with our residents. When presented at time of purchase, the \$35 card value will be credited to the transaction. Business owners will present the card to the City for reimbursement at the conclusion of the program.

Utility Team Answers the Call – This week, the following email was received by Mayor Lindamood complimenting the responsiveness of our utility department team. It is so great to hear stories like this from our residents. Great job utility team!

Hi there Mayor Bobby (and former neighbor on Jim Mitchell). I just wanted to give a shout out to your utility crew. Long story short, our meter at the street sprung a leak late yesterday. The meter-reading guy (Jordan) stopped and put in a work ticket for me and helped my husband get the water turned off and start digging up where the meter is located. I called a plumber knowing it was on our side. Turns out both sides were leaking. Your after-hours team arrived so quickly. Sadly, I didn't get his name. Whoever was on call last night was our hero. He got things repaired (in the dark!) and got our water back on. Great team! I love Colleyville!

Sincerely, Kelly and Don Swingle

Recognition of Exceptionalism

Mayor Lindamood asked Public Works Team Members, DJ Jordan and James Beard and Field Operations Manager Jon Escamilla to join him as he wished to recognize DJ and James for an exceptional job on the Sparger Park Pedestrian Bridge. Mayor Lindamood provided the following information and thanked DJ and James for their work.

Our Public Works Drainage Division was tasked to make repairs to the pedestrian bridge at Sparger Park. During the initial inspection, staff noticed severe erosion issues around the bridge supports and creek embankment. The concrete around the bridge supports was missing due to severe erosion. If repairs were not made immediately the bridge could fail.

DJ and James Beard were assigned to work on this project. DJ and James determined that it was necessary to reinforce the bridge supports with concrete and to rebuild the creek embankment to help prevent future erosion. DJ and James formed the area around the bridge supports are poured concrete in tiered sections. They poured over 12 yards of concrete and re-enforced the embankment with rip-rap. In addition to these repairs, DJ and James reached out to the Parks

Department and recommended that we add additional fencing to the entrance of the bridge to prevent children and pets from falling into the creek area. The Parks Department agreed, and we added the additional fencing. We also removed approximately 25 feet of asphalt leading up to the bridge and replaced it with concrete to provide a smooth transition to the bridge approach.

DJ and James completed this job safely and efficiently. Performing this work in-house saved the City \$40,000.

Presentation of the Texas Municipal Clerks Award of Excellence to the Colleyville City Secretary's Office - Mayor Lindamood and City Secretary Christine Loven and Assistant City Secretary Angela Larson

Mayor Lindamood and City Manager Jerry Ducay presented City Secretary Christine Loven and Assistant City Secretary Angela Larson with the Texas Municipal Clerk's Office Achievement of Excellence Award, which recognizes excellence in the effective and efficient management of resources in a Municipal Clerk's Office and is awarded by the Texas Municipal Clerk's Association.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-22-4744

- 4a** Approval of the minutes of the regular City Council meeting of June 21, 2022
- 4b** Approval to amend the Interlocal Agreement with the City of Grapevine for the installation of an additional pipe between the Grapevine Public Safety Building and the Colleyville Public Safety Building, and authorizing the Mayor to execute the agreement
- 4c** Approval of a Colleyville Police Department weapon transition program from .40 caliber to 9mm, in an amount not to exceed \$77,913
- 4d** Approval of Professional Services Agreement with Dunaway Associates, LLC, in an amount not to exceed \$95,500 for the design of the culvert widening and road straightening along John McCain Road near Monticello Parkway, and authorizing the City Manager to execute the agreement
- 4e** Approval of Professional Services Agreement with J. S. Ground Engineering, LLC, in an amount not to exceed \$28,240 for preparation of revised construction documents and construction support services for the Bransford Road Shared and Use Path Project, and authorizing the City Manager to execute the agreement

Mayor Lindamood read Resolution R-22-4744 in its entirety.

Information System GIS P.A. Eddie Tangadunrat presented item 4b. There were no questions regarding this item.

Police Chief Michael Miller presented item 4c. There were no questions regarding this item.

Interim Public Works Director/City Engineer Larry Wright presented items 4d and 4e. In answering when the work would begin on item 4d, Director/Engineer Wright stated it would be approximately a year from design to bid letting. City Manager Jerry Ducay provided a recap of item 4e.

Mayor Lindamood opened the public hearing.

Kathy Hadley, 204 Timberline Drive North, spoke in opposition to item 4c.

There were no other speakers and Mayor Lindamood closed the public hearing.

Councilmember Kelley made a motion to approve Resolution R-22-4744, 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.

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

5a Ordinance O-22-2206

Consideration of a zoning change from AG Agricultural to R-40 Single Family Residential zoning district for Tract 1B and 1G, Abstract 798, Joseph H. Harrell Survey, located at 805 Murphy Road, Case ZC22-021

Mayor Lindamood read the caption of Ordinance O-22-2206.

Community Development Director Ben Bryner presented this item, which is a request to approve a change of zoning from AG to R-40, zoning at 805 Murphy Road, located along Murphy Road on the south side of the street and east of Herbert Road. The property is not platted and there is an existing home, which will be demolished. The applicant is requesting the zoning change in order to build two new homes on the property. The dimensional requirements of the proposed lots meet all of the requirements of the R-40 zoning district.

Councilmember Dodson requested a topographical map.

The applicant, Ashley Vice for Manorstead, LLC, stated the only opposition they received was to not construct or change the back 150 feet of the property, which

has a natural tree buffer. Ms. Vice stated the back 150-200 feet would be maintained in its current condition. Mayor Pro Tem Wheat asked if there was a fence on the property and Ms. Vice stated yes.

Mayor Lindamood opened and closed the public hearing without anyone speaking.

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

5b Ordinance O-22-2207

Consideration of a zoning change from R-40 Single Family Residential to R-30 Single Family Residential zoning district for Lots 2 and 3, Block 3, Stafford Heights Subdivision, located at 4801 and 4809 Manning Drive, Case ZC22-023

Mayor Lindamood read the caption of Ordinance O-22-2207.

Community Development Director Ben Bryner presented this request to approve a change of zoning from R-40 to R-30 zoning. He stated the existing lot areas are 38,063 sq. ft., not the required 40,000 sq. ft. for the R-40 district. Director Bryner noted both lots are platted, and have existed in the current configuration since 1962. There is a home, which crosses the lot line between the two lots.

Director Bryner stated the properties were scheduled with the Zoning Board of Adjustment in May for consideration of a variance approval of the substandard lot size. There was a motion to approve the variance; however, it failed by a vote of three ayes to two nays, as four affirmative votes are required for a motion to pass. Due to the failure of the variance request, a rezoning to the R-30 district would allow the applicant to apply for and receive the necessary building permits to build two new single family homes.

Director Bryner stated work has begun on amendments to the Land Development Code which would provide for an administrative variance process for applicants seeking smaller variances (suggest 5-15%) on existing platted lots.

Mayor Lindamood stated he agrees the administrative variance process is needed, as there are many lots, which are under the R-40 requirements. Mayor Lindamood asked the applicant to come forward.

Mayor Lindamood asked applicant Michelle Bahjat, 409 Timberline Drive South, would agree to table this item until the Land Development Code amendments come forward.

Ms. Bahjat agreed and thanked the Council for their consideration.

Mayor Lindamood opened and closed the public hearing without anyone speaking.

This was a first reading; therefore, no action was taken, however, the ordinance will not be brought back until the Land Development Code amendments are complete.

5c Ordinance O-22-2208

Consideration of a zoning change from R-40 Single Family Residential to R-30 Single Family Residential zoning district for Lot 15 W1/2, Block 1, Wescoat Place Addition, located at 6105 Bettinger Drive, Case ZC22-024

Mayor Lindamood read the caption of Ordinance O-22-2208.

Community Development Director Ben Bryner presented this request for a change of zoning from R-40 to the R-30 zoning as the property is compatible with the R-40 zoning district except for the lot area, which is 30,355 sq. ft. Director Bryner noted this request is related to item 7a on this agenda, a replat for the same property. As a component of the replat, a plat waiver for lot size is being requested. If the zoning is approved then the plat waiver would not be necessary. If the zoning is not approved then the plat waiver would be necessary.

The City Council agreed the R-30 zoning is appropriate for this property.

Mayor Lindamood opened and closed the public hearing without anyone speaking.

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

6. TABLED ORDINANCE(S): 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

Mayor Lindamood made a motion to remove Ordinance O-22-2204 from the table, seconded by Councilmember Elder.

The motion passed by the following vote:

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

Mayor Lindamood read the caption of Ordinance O-22-2204.

Community Development Director Ben Bryner presented this request for a Special Use Permit for an accessory building to exceed the maximum lot coverage for accessory buildings and maximum height, to allow for an existing accessory

building which exceeds the 4% maximum lot coverage and maximum height allowed for accessory buildings. Director Bryner stated the applicant is requesting to allow an existing 1,545 sq. ft. detached garage to remain. It was permitted and built in 1992 for 1,188 sq. ft. A portion of the structure was open and functioned as a carport. Over the years the structure has been enclosed which increased its size.

Mayor Lindamood asked the applicant to come forward to answer questions.

Applicant Will Priest, 3708 Briarhaven Lane came forward. Mayor Lindamood asked Mr. Priest if he had the estimates the City Council had requested for lowering the roof.

Mr. Priest stated he contacted six contractors, two refused to quote, one has quoted, and he is waiting on the others. Mayor Lindamood asked for the quote he has received. Mr. Priest provided a quote for \$73,000, and noted he is still waiting on others.

Mayor Lindamood stated he had tried to fine the contractor who did the work for Mr. Priest, only to find the contractor was not registered with the City, meaning they lied to everyone. Mayor Lindamood stated he asked to review Mr. Priest's financials on this project and Mr. Priest complied.

For the record Mayor Lindamood stated when you hire a contractor, you must have due diligence, be careful, check with the City, seek out recommendations, do your homework.

Addressing Mr. Priest, Mayor Lindamood stated I heard your request for grace at the last meeting. I asked for your financials, you provided those, the contractor took advantaged of you and now we know he lied, I talked with your neighbors, and they are very happy with the structure and prefer it compared to before.

Mayor Pro Tem Wheat stated she agreed with Mayor Lindamood's perspective, and asked Mayor Lindamood if he is okay with the building as it is. Mayor Lindamood stated he is fine with the building.

Councilmember Dodson stated there is a significant difference in the color of the building and the house. Mr. Priest stated he is looking to change the house color.

Mayor Lindamood stated he is inclined to vote in favor of the request, but noted this is a unique circumstance and this is not an option to others. There are codes in place for a reason and must be followed. Councilmembers Elder, Dodson, and Rigney stated they agree with Mayor Lindamood.

Mayor Lindamood opened the public hearing.

Kathy Hadley, 204 Timberline Drive North, spoke in opposition to this item.

There were no others wishing to speak and Mayor Lindamood closed the public hearing.

Councilmember Dodson made a motion to approve Ordinance O-22-2204, seconded by Councilmember Rigney.

The motion to approve passed by the following vote:

Ayes: 6 – Mayor Lindamood, Mayor Pro Tem Wheat, and Councilmembers Elder, Bond, Dodson, and Rigney.

Nays: 1 – Councilmember Kelley

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-22-4745

Consideration of a replat with a plat waiver for lot size for Lot 15R1, Block 1, Wescoat Place Addition, being Lot 15 W1/2, Block 1, Wescoat Place Addition, located at 6105 Bettinger Drive, Case PC22-008

Mayor Pro Tem Wheat made a motion to table Resolution R-22-4745 due to the pending vote on Ordinance O-22-2208, seconded by Councilmember Elder.

The motion to table passed by the following vote:

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

7b Resolution R-22-4746

Consideration of a replat for Lots 1-R and 3, Block 1, Dotti Addition, being Lot 1, Block 1, Dotti Addition, located at 1310 Tinker Road, Case PC22-009

Mayor Lindamood read Resolution R-22-4746 in its entirety.

Community Development Director Ben Bryner reviewed the request for a replat, and stated the proposed Lots 1-R and three are compatible with the existing R-20 zoning district. One new lot is proposed and no plat waivers are being requested. This property was previously discussed as the owners sought to create a lot for family members wishing to build a new home. The placement of the new lot with frontage on Tinker addresses the flag lot concerns of the previous discussion and brings all properties into compliance.

The applicant, Dr. Mike Dotti, 1310 Tinker Road, thanked the City Council for working with them to bring the property into the correct zoning.

Mayor Lindamood opened and closed the public hearing without anyone speaking.

Councilmember Kelley made a motion to approve Resolution R-22-4746, 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.

7c Resolution R-22-4747

Appointment of a member to the Planning and Zoning Commission to fill an unexpired term

Mayor Lindamood read Resolution R-22-4747 in its entirety appointing Scotty Richardson, to the unexpired Planning and Zoning term of November 2023.

There were no other nominations and Mayor Lindamood read Mr. Richardson's resume of service and stated he will serve the City well.

Mayor Lindamood opened and closed the public hearing without anyone speaking.

Councilmember Dodson made a motion to approve Resolution R-22-4747, seconded by Councilmember Rigney.

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. CITIZEN COMMENTS

Kathy Hadley, 204 Timberline Drive South asked Council to save the bridge on Jackson Road and not remove any of the trees. She noted the Heritage Bridge needs landscaping, and suggested code enforcement should lighten up on mowing requirements during the heat.

Mrs. Hadley repeated her objections to the Police Department weapon transition program and told Council to curb the spending and save tax money.

Mrs. Hadley thanked the City Council for their service and expressed her appreciation and love of Colleyville.

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR WEDNESDAY, JULY 6, 2022 - READING AND PUBLIC HEARING - RESOLUTION R-22-4748

This resolution was not needed.

10. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 9:21 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 19TH DAY OF JULY 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 4b

Agenda Date 7/19/2022

Number Resolution R-22-4750

Type Resolution

Department Parks and Recreation

Title

Authorizing the City Manager to approve an easement and right of way for a 1,021 square foot (0.023 acre) tract of land situated in the S.C.H. Witten Survey, Abstract No. 1740, City of Colleyville, Tarrant County, Texas; said tract being part of Lot 1, Block 1 of Pleasant Glade Assembly of God Addition, an addition to the City of Colleyville, recorded in Cabinet A, Slide 179 of the Official Public Records of Tarrant County, Texas, to Oncor Electric Delivery Company, LLC; in conjunction with the Senior Center Renovation Project

Strategic Plan

1.4 Communicate thoroughly and strategically

5.3 Provide attractive facilities for leisure and recreation

Explanation

Reading and Public Hearing

This item provides for approving an easement and right of way agreement with Oncor Electric Delivery Company to bore under the Senior Center parking lot, to provide underground electric supply and communication lines. These lines are currently located overhead, relocation to underground is part of the original Senior Center Renovation project.

Financial Impact

This item was approved as part of the original Senior Center Renovation Project scope.

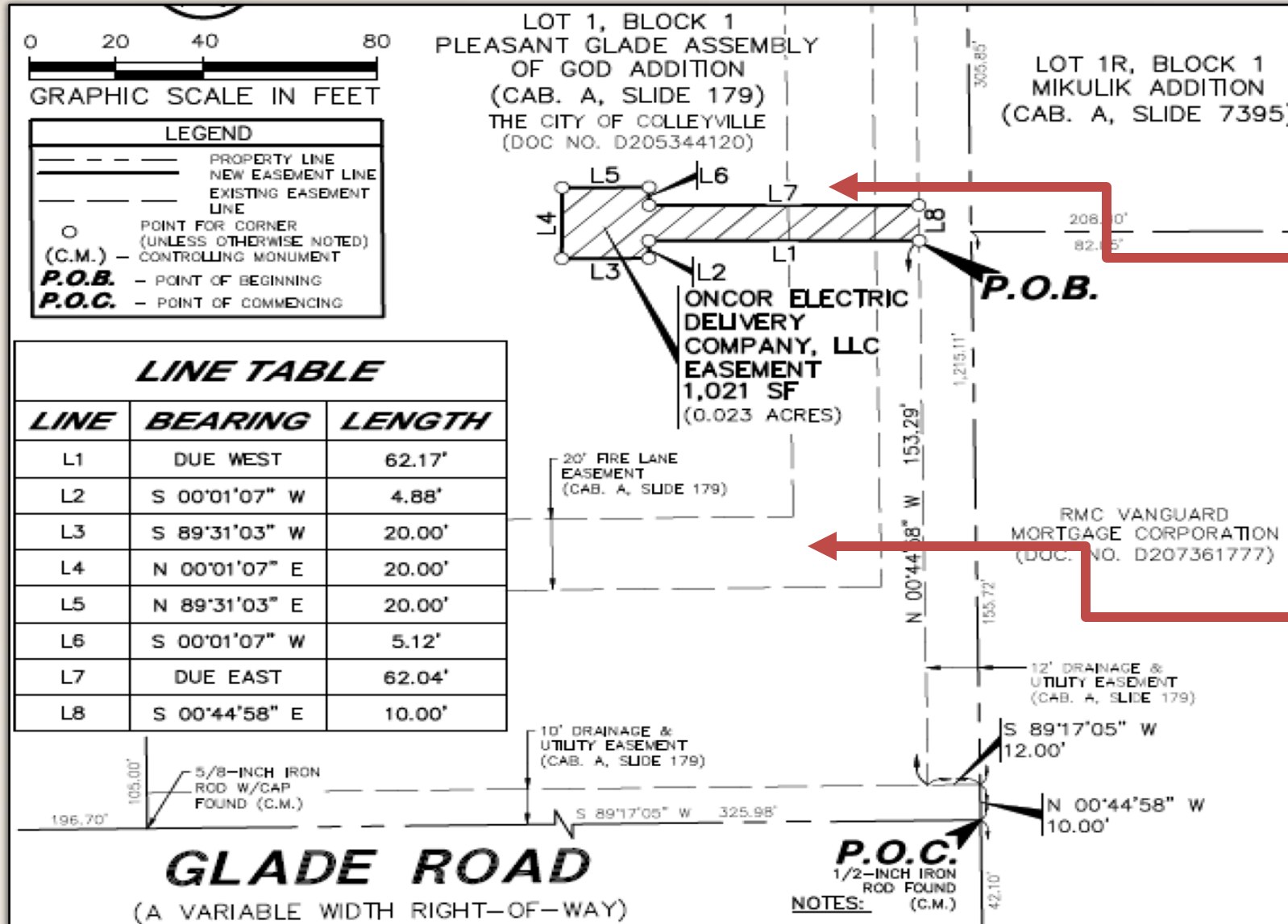
Recommendation

Approve

Attachments

1. 4b. Oncor Easement and Right of Way

4b. Easement and right of way at Colleyville Senior Center



The utility will run down a pole, go underground, up until the transformer pad, where it bends up into a surface pad mounted transformer.

The only modifications to the existing fire lanes are for utility trenches, one for the Oncor line and the other for the proposed water lines. Both small sections of sawcut pavement will be replaced and fire access will remain the same as before on site.



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4c

Agenda Date 7/19/2022

Number Resolution R-22-4750

Type Resolution

Department City Manager

Title

Approval of the first amended and restated contract with Community Waste Disposal for an additional three year term

Strategic Plan

Explanation

Reading and Public Hearing

This agenda item provides for approval of the first amended and restated contract with Community Waste Disposal. The contract exercises the first of two available three year renewal terms. Residential and commercial rates will increase due to the increased costs related to labor, fuel, landfill charges, and the Consumer Price Index. The attached presentation includes a comparison of current and proposed rates, which would be effective on November 1, 2022.

Financial Impact

Recommendation

Approve

Attachments

1. CWD Renewal

Solid Waste and Recycling Contract: Renewal with CWD

City Council
July 19, 2022

Current Contract



- Current contract with Community Waste Disposal (CWD)
 - Initial term of five years, ending October 31, 2022
-

Residential Service:

- 2x / week garbage collection (citizen provided cart or bag)
 - Unlimited bagged trash; unlimited bundled brush
 - 4 cubic yards bulk trash or loose brush
- 1x / week recycling collection (CWD provided cart)
 - Only what is in the cart is recycled
- Door-side HHW collection, call to schedule
- 4x / year Seasonal leaf recycling added at no cost mid-contract



Contract Updates



- Changes the formula for future rate adjustment calculations to be based on CNG natural gas prices rather than diesel fuel (more reflective of the type of trucks running in Colleyville)
- Added language that contract includes an annual Leaf Recycling Program (original contract did not include this; it was an added service at no additional cost mid-contract)
 - Provide for at least six annual leaf recycling collections (up from current four)
 - State that leaves may be placed in any bag (brown Kraft or plastic) for recycling
- Added language to include an optional recycling cart wash 1x per year
- This contract is the first of two optional three-year renewals to the original five-year contract

Rate History



Monthly Residential Garbage and Recycling Rate

(does not include HHW and taxes)

As of November 1, 2017	\$12.63
As of November 1, 2018	\$13.63
As of January 1, 2020 (delayed to January; reflects closure of DFW Landfill)	\$14.46
As of November 1, 2020	No change
As of November 1, 2021 (CURRENT)	\$16.14

Rate Proposed for Nov. 1, 2022



Current vs. Proposed Rates (does not include taxes)

	Current Rate	Proposed Rate
Residential garbage and recycling, monthly charge	\$16.14	\$19.48
Door-side HHW collection, monthly charge	\$0.62	\$0.74
Additional 95 gallon recycling cart, monthly charge	\$3.62	\$4.37

Increased costs related to:

- Labor
- Fuel
- CPI
- Landfill charges

*Residential and commercial rates both include the same percent increase of 20.72%

Questions and Discussion



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4d

Agenda Date 7/19/2022

Number Resolution R-22-4750

Type Resolution

Department City Secretary

Title

Appointing _____ Chair, and _____ Vice Chair of the Tax Increment Finance District Board of Directors for the 2022-2023 year

Strategic Plan

1.4 Communicate thoroughly and strategically

Explanation

Reading and Public Hearing

The Tax Increment Finance District (TIF) bylaws state, "Section 1. Titles and Term of Office. The officers of the Zone shall consist of a chairman, a vice chairman, a secretary, and such other officers as the Board of Directors may, from time to time, elect or appoint; provided, however, that the City Council may, on an annual basis, appoint the chairman whose term shall begin on January 1. One person may hold more than one office, except that the chairman shall not hold the office of secretary. Terms of office for officers, other than the chairman, shall not exceed two years."

On June 21, 2022, by Resolution R-22-4740, Mayor Bobby Lindamood was appointed to the Tax Increment Finance Board of Directors, to fill the vacancy of the previous Chair, former Mayor Richard Newton. A chair and vice chair were not appointed at that time.

This item provides for appointment by City Council of a Chair and Vice Chair of the Tax Increment Finance Board of Directors, which is scheduled to meet Thursday, July 21, 2022.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a

Agenda Date 7/19/2022

Number 5

Type Report

Department Finance

Title

Monthly Financial Report - June 2022

Explanation

General Fund

Through June, the General Fund has collected \$23.8 million in revenue and spent 74%, or over \$18.5 million, of its budgeted expenditures. From a cash-flow standpoint, the General Fund is in a similar position as last year, driven primarily by the higher revenue from franchise taxes, ambulance revenues and other service charges, and insurance/settlement payments recorded as miscellaneous revenue. Sales tax continues to do well, with 9.8% growth over the previous year. Expenses are up significantly from last June, mostly due to one extra pay period in June of 2022.

Sales tax revenue

The City's latest sales tax collections were a continuation of high gains, with a 15% increase over June of 2021. To date, this puts the City's total gain at 9.8%, or almost \$600,000, over the previous fiscal year. Furthermore, administrative audit adjustments were minimal, meaning this increase is reflective of continued growth in economic activity as opposed to adjustments from the comptroller's office. Cities across the state, DFW, and locally showed similar results, with destination-based economies like Grapevine, Southlake, and Hurst continuing their sizeable turnaround from their pandemic lows. With four months left in the fiscal year, Colleyville looks to finish strong.

Utility Fund

Through June, the Utility Fund has collected 68% of its budgeted revenue and spent 57% of its budgeted expenditures, yielding a stronger surplus than this time last year. This is due in part to the suspension of late fees and penalties in FY21. The City's direct revenues have come in above its expenses, while our operational relationship with the Trinity River Authority accounts for most of the \$2.1 million surplus. The City received its annual true-up from the Trinity River Authority in April, resulting in about \$1 million in costs refunded to the City. Prior to that, the Authority artificially lowered its invoices to the City in October and November of this fiscal year, resulting in additional savings. As is the case with every fiscal year, any savings will go directly

into the City's cash-funded Capital Improvement Program to prevent any future debt issues as well as reduce any needed rate increases in the coming year.

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

Drainage Fund

To date, the Drainage Utility Fund has received 76% of its budgeted revenue and spent 64% of its expenditures. This fund's cash flow is stronger than the previous year, with a surplus of \$342,000, led by lower spending on debt service. The fund paid off its remaining municipal revenue bond in FY21, resulting in annual savings of almost \$130,000. Some savings are also due to a vacancy. As for revenue, the fund is on track to collect over one million dollars in fee revenue through the end of the fiscal year. As with our other operating funds, any year-end surplus in this fund will be moved to the Drainage Capital Fund for use on the City's Capital Improvement Plan.

Hotel Fund

COVID-related economic disruptions obviously took a toll on any travel-related revenues in the last few years, but the Hotel Occupancy Tax Fund has kept a strong fund balance. Fortunately, travel activities are on the rise and revenue in this fund is making a comeback. While revenue still isn't quite as strong as we've seen prior to COVID, it has nevertheless more than doubled from FY21. Last year's ending fund balance came to \$245,000, and the current balance is just over \$136,000. Costs funded include personnel related directly to advertising the City as well as Colleyville Center costs and some special events. The cash position throughout this year has improved significantly over last year.

Debt Service Fund

Being predominately funded through property taxes, the Debt Service fund has received most of its revenue this year. Cash-flow for this fund is very predictable, as most revenues are recognized in December/January and debt service payments occur twice annually, with lease payments also occurring throughout the year. As of the June figures, the fund is running a deficit of about \$185,000 after its first scheduled bond payment and some lease payments this year. It should be noted that our updated property tax forms necessitate a planned spend down of fund balance by \$194,000 this year. With Colleyville's current debt service schedule, all bonded debt is on track to be paid off by FY27.

Attachments

1. Report Presentation June 2022
2. June 2022 MFR



Agenda Item - Items not for council action

Monthly Financial Report June 2022

City Council Meeting
July 19, 2022

General Fund

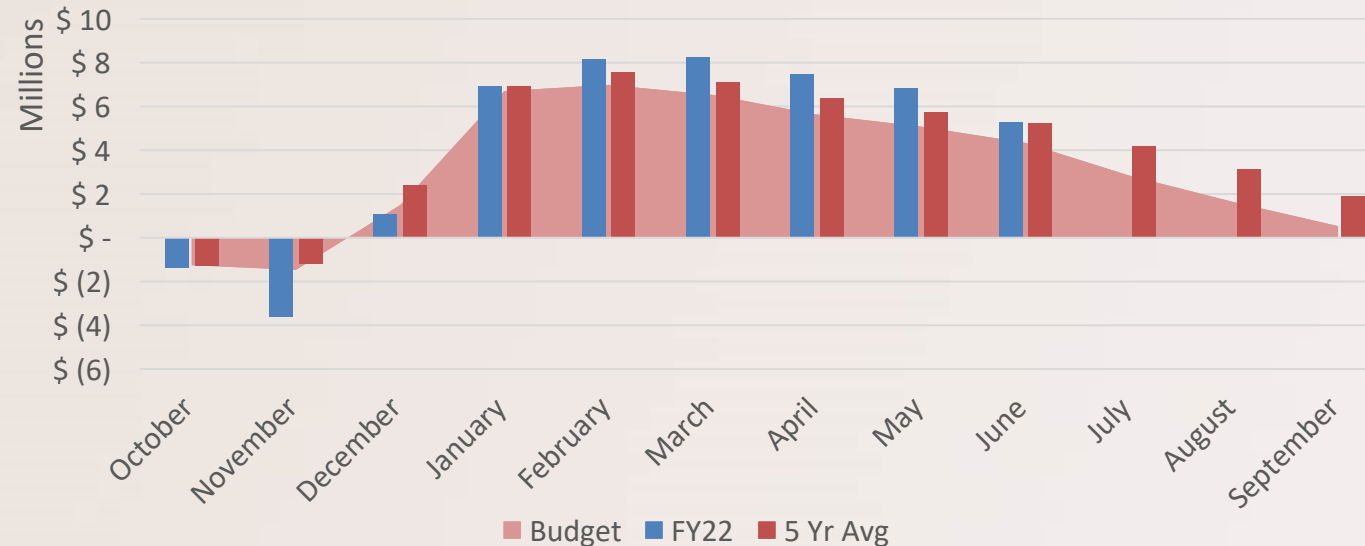


General Fund

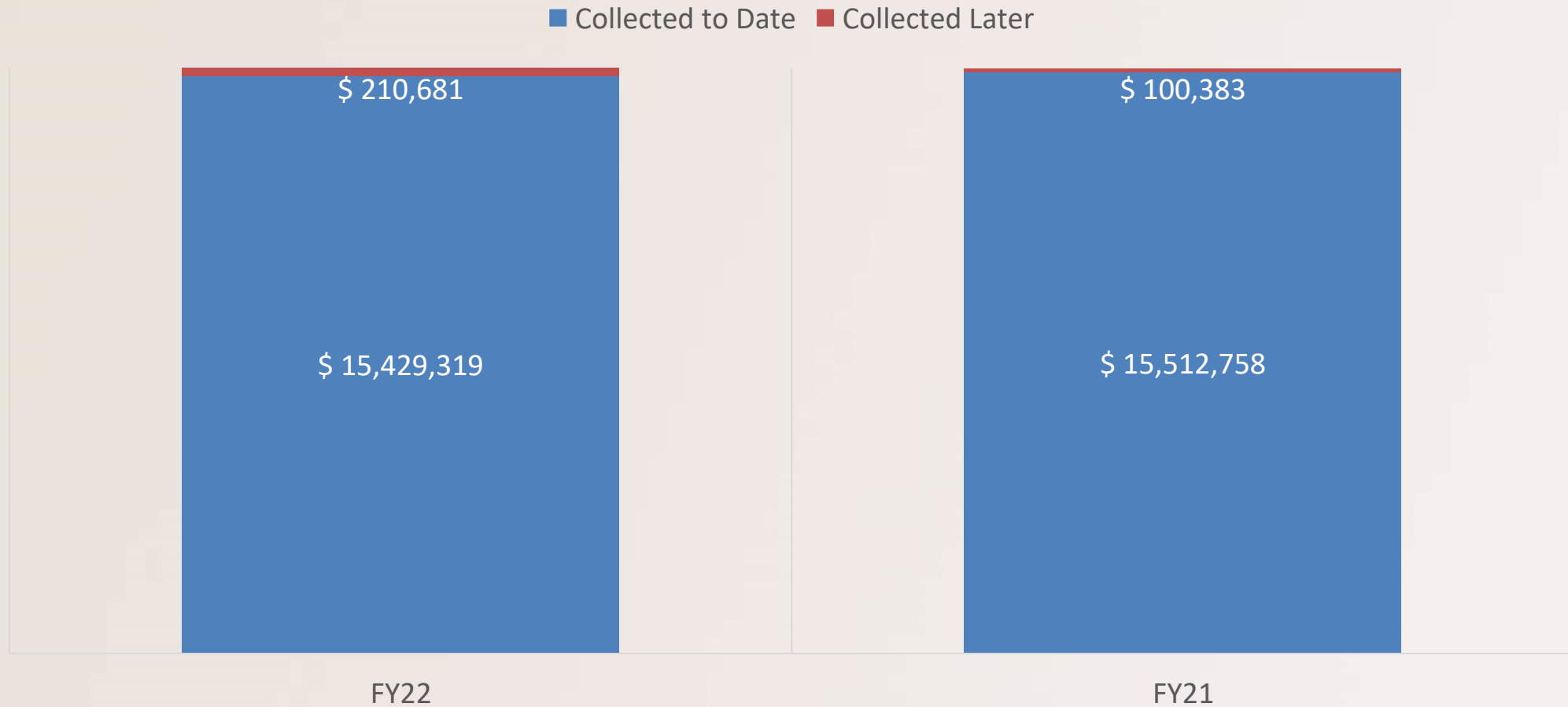
	FY22 Budget		FY22 YTD		% of Budget	FY21 YTD		FY21 % of Budget
Revenues	\$	25,659,689	\$	23,846,931	93%	\$	22,944,079	91%
Expenditures	\$	25,130,144	\$	18,558,344	74%	\$	17,690,811	67%
	\$	529,545	\$	5,288,587		\$	5,253,268	

*75% of the year is completed

General Fund Cash Flow



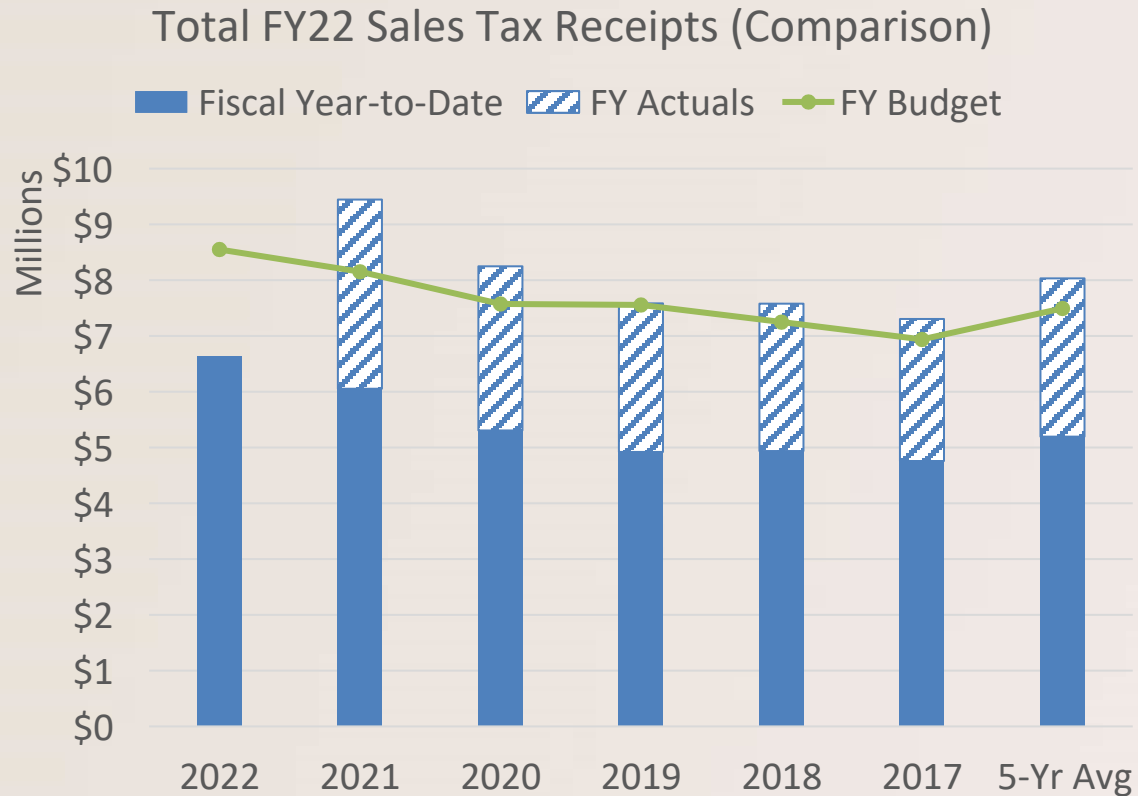
Property Tax Highlight



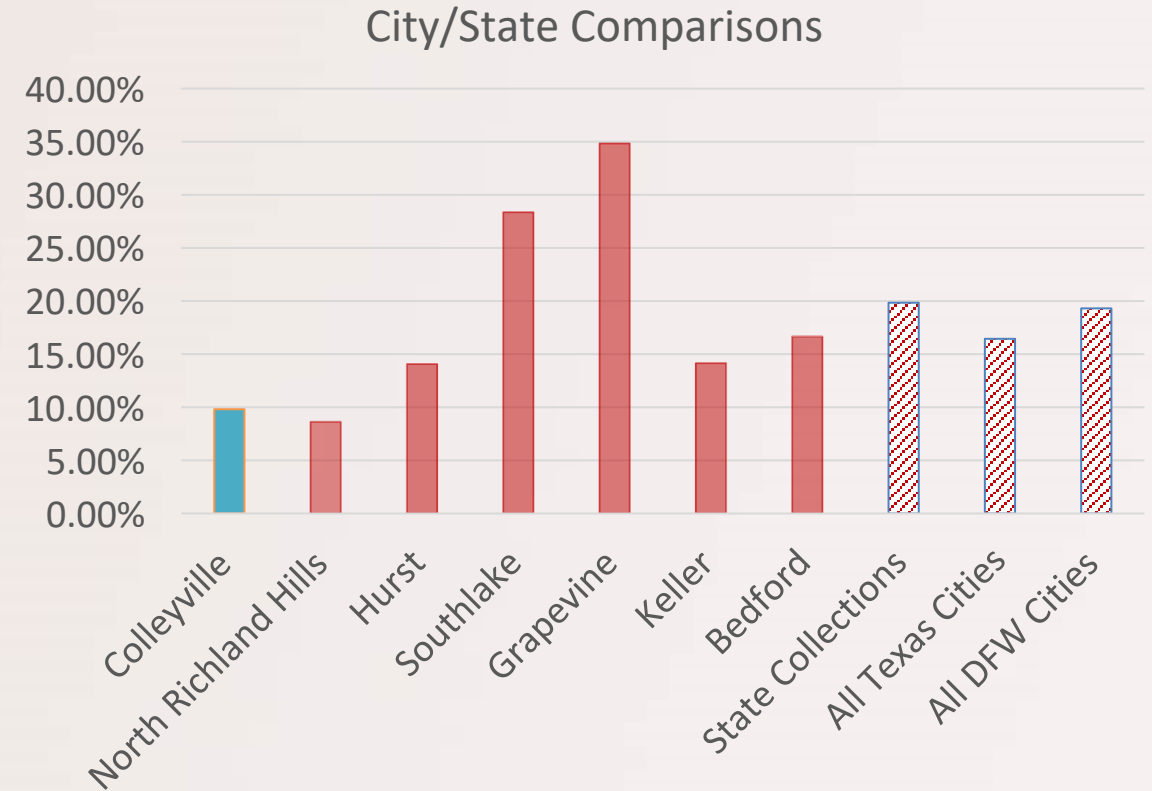
Sales Tax Highlight



FY22 YTD Receipts compared to Previous Years



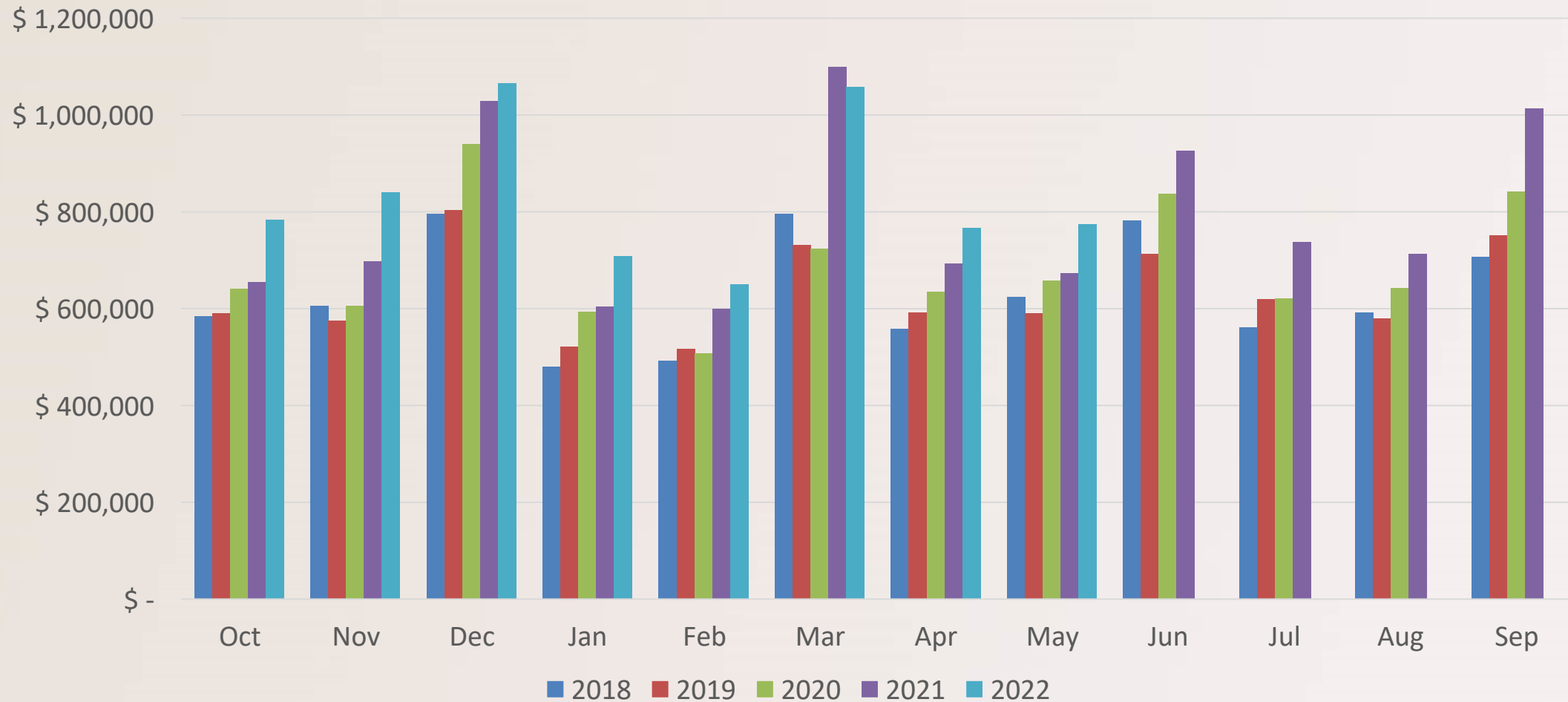
City/State Comparisons



Sales Tax Highlight



Month over Month Collections



Utility Fund



Utility Fund					
	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21 % of Budget
Revenues	\$ 18,088,176	\$ 12,388,358	68%	\$ 10,814,112	62%
Expenditures	\$ 18,088,176	\$ 10,256,201	57%	\$ 9,254,989	53%
	\$ -	\$ 2,132,157		\$ 1,559,123	

*75% of the year is completed

TRA Revs/Exps		
	FY22 Budget	FY22 YTD
Revenues	\$ 14,359,032	\$ 9,650,696
Expenditures	\$ 13,909,032	\$ 7,541,623
	\$ 450,000	\$ 2,109,073

City Revs/Exps		
	FY22 Budget	FY22 YTD
Revenues	\$ 3,729,144	\$ 2,737,662
Expenditures	\$ 3,729,144	\$ 2,714,578
	\$ -	\$ 23,084

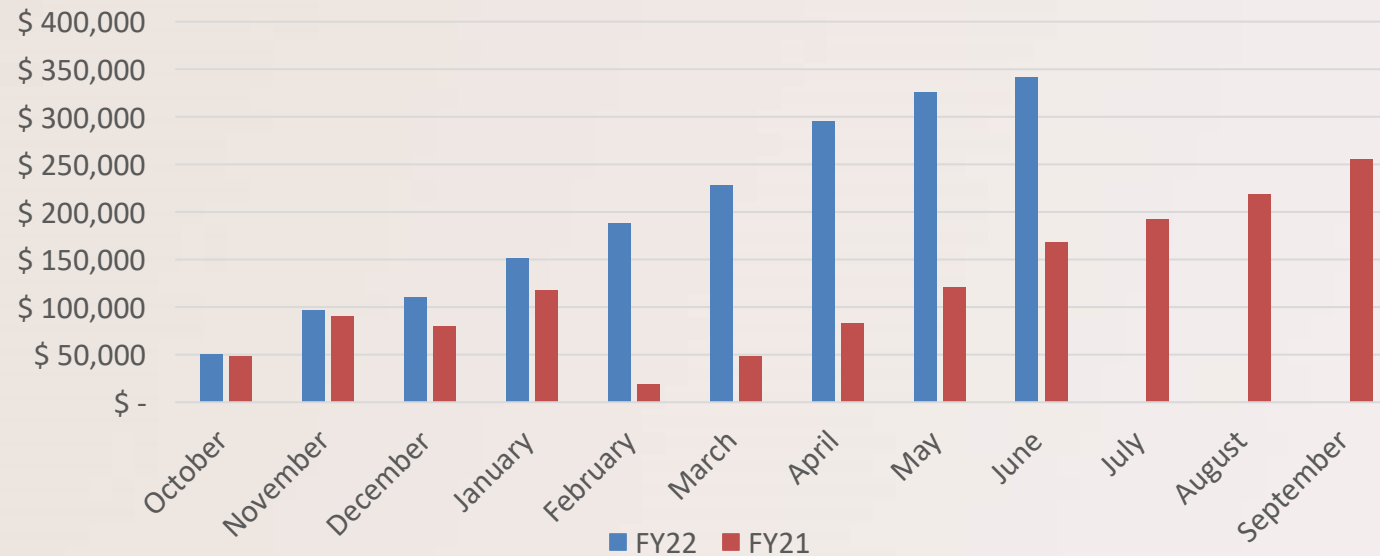
Drainage Fund



Drainage Fund					
	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21 % of Budget
Revenues	\$ 1,030,868	\$ 783,546	76%	\$ 695,019	71%
Expenditures	\$ 694,205	\$ 442,055	64%	\$ 588,742	73%
	\$ 336,663	\$ 341,491		\$ 106,277	

*75% of the year is completed

FY22 vs. FY21 Cash Flow



Hotel Fund

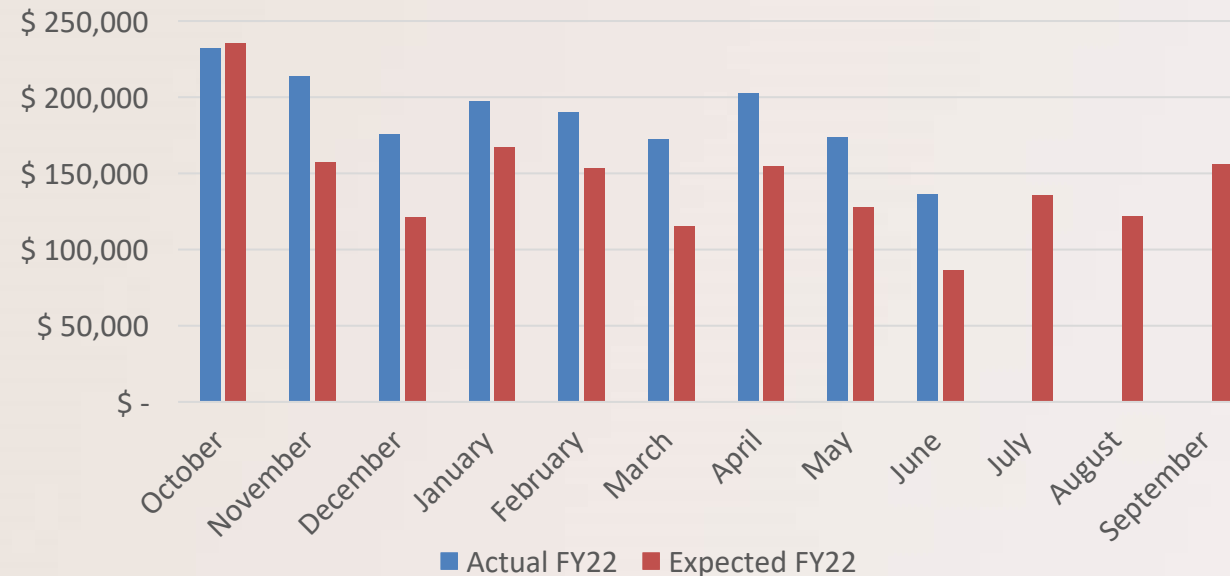


Hotel Fund

	FY22 Budget		FY22 YTD		% of Budget	FY21 YTD
Revenues	\$	252,500	\$	100,260	40%	\$ 42,302
Expenditures	\$	247,822	\$	209,410	85%	\$ 249,249
	\$	4,678	\$	(109,150)		\$ (206,947)

*75% of the year is completed

Expected vs. Actual Fund Balance (by month)



Debt Service Fund



Debt Service Fund						
	FY22 Budget		FY22 YTD		% of Budget	
Revenues	\$	627,500	\$	611,768	97%	\$ 800,019 102%
Expenditures	\$	821,898	\$	796,223	97%	\$ 832,396 102%
	\$	(194,398)	\$	(184,455)		\$ (32,377)

*75% of the year is completed

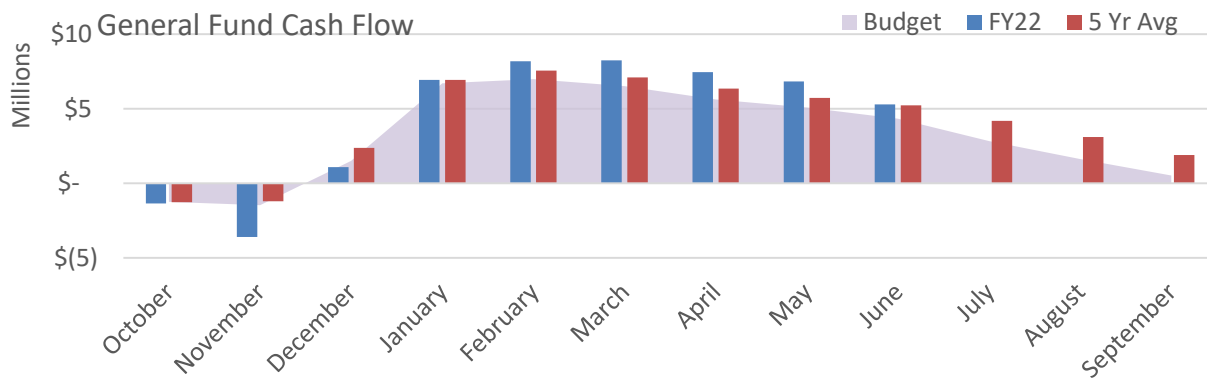


Monthly Financial Report - June 2022

General Fund % of year Completed 75%
 % of Budget Spent 74%

	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21% of Budget
Revenues	\$ 25,659,689	\$ 23,846,931	93%	\$ 22,944,079	91%
Expenditures	\$ 25,130,144	\$ 18,558,344	74%	\$ 17,690,811	67%
	\$ 529,545	\$ 5,288,587		\$ 5,253,268	

Through June, the General Fund has collected \$23.8m in revenue and spent 74%, or over \$18.5m, of its budgeted expenditures. From a cash-flow standpoint, the General Fund is in a similar position as last year, driven primarily by the higher revenue from Franchise Taxes, ambulance revenues and other service charges, and insurance/settlement payments recorded as miscellaneous revenue. Sales tax continues to be a bright spot as well, with 9.8% growth over the previous year. Expenses are up significantly from last June, mostly due to one extra pay period in June of 2022.



General Fund Highlights

Revenue (FY22/FY21)

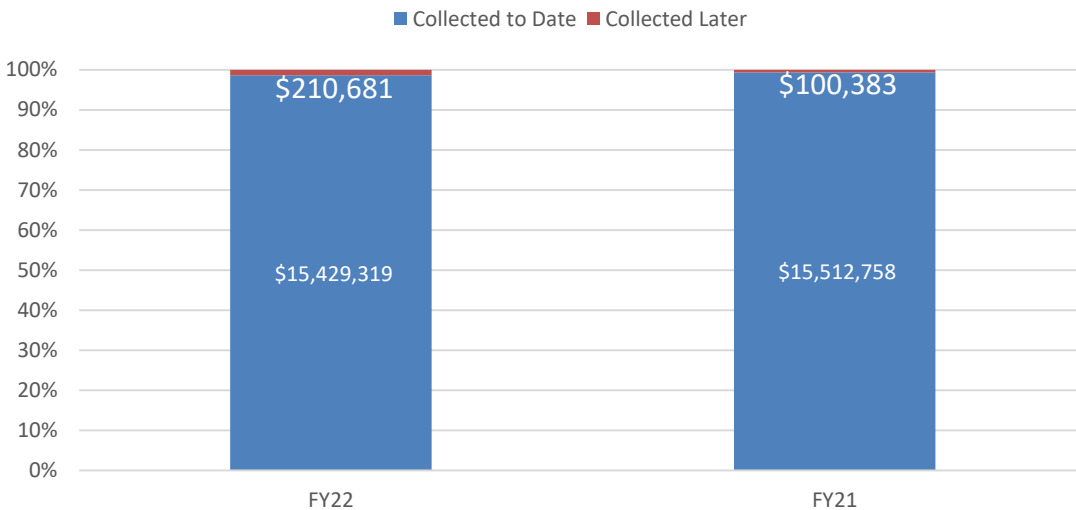
Property Tax	- \$83k	Sales Tax	+ \$243k	Franchise Tax	+ \$149k
	↓		↑		↑
Licenses	+ \$13k	Other Revenue	+ \$574k	Total Rev	+ \$896k
	↑		↑		↑

Expenditures (FY22/21)

Personnel	+ \$936k	Contractual	- \$40k	Supplies	- \$42k
	↑		↓		↓
Capital	+ \$13k	Transfers	\$ 0k	Total Exp	+ \$868k
	↑		→		

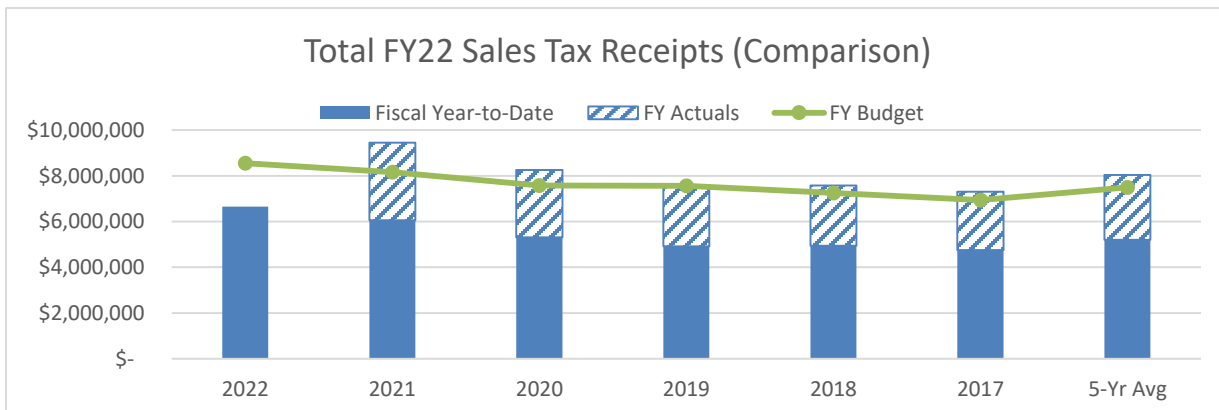
Monthly Financial Report - June 2022

Revenue Highlight: Property Tax



Colleyville is planning to receive \$15.64m in General Fund property tax this year, which makes for a small increase over actual FY21 property tax receipts. It should be noted that this increase comes from taxes off of new property, as opposed to increased taxes on existing property inside the City. As with last fiscal year, Colleyville's FY22 budget has been balanced using the no-new-revenue tax rate.

Revenue Highlight: Sales Tax



MTD Increase

↑15.1%

YTD Increase

↑9.8%

The City's latest sales tax collections were a continuation of high gains, with a 15% increase over May of 2021. To date, this puts the City's total gain at 9.8%, or almost \$600,000, over the previous fiscal year. Furthermore, administrative audit adjustments were minimal, meaning this increase is reflective of continued growth in economic activity as opposed to adjustments from the comptroller's office. Cities across the state, DFW, and locally showed similar results, with destination-based economies like Grapevine, Southlake, and Hurst continuing their sizeable turnaround from their pandemic lows. With 4 months left in the fiscal year, Colleyville looks to finish strong.

Monthly Financial Report - June 2022

% of year Completed 75%

Water/Sewer Utility Fund

% of Budget Spent 57%

	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21% of Budget
Revenues	\$ 18,088,176	\$ 12,388,358	68%	\$ 10,814,112	62%
Expenditures	\$ 18,088,176	\$ 10,256,201	57%	\$ 9,254,989	53%
	\$ -	\$ 2,132,157		\$ 1,559,123	

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

*TRA Revenue/Expense Summary			City Revenue/Expense Summary		
	FY22 Budget	FY22 YTD		FY22 Budget	FY22 YTD
Revs	\$ 14,359,032	\$ 9,650,696	Revs	\$ 3,729,144	\$ 2,737,662
Exps	\$ 13,909,032	\$ 7,541,623	Exps	\$ 3,729,144	\$ 2,714,578
Net	\$ 450,000	\$ 2,109,073	Net	\$ -	\$ 23,084

Through June, the Utility Fund has collected 68% of its budgeted revenue and spent 57% of its budgeted expenditures, yielding a stronger surplus than we saw this time in the previous year. This is due in part to the suspension of late fees and penalties in FY21. As summary above shows, the City's direct revenues have come in above its expenses, while our operational relationship with the Trinity River Authority accounts for most of the \$2.1m surplus. The City received its annual true-up from the Trinity River Authority in April, resulting in about \$1 million in costs refunded to the City. Prior to that, the Authority artificially lowered its invoices to the City in October and November of this fiscal year, resulting in additional savings. As is the case with every fiscal year, any savings will go directly into the City's cash-funded capital improvement program to prevent any future debt issues as well as reduce any needed rate increases in the coming year.

Annual Trinity River Authority True-Up

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

Expenditures (FY22/21)

Mostly TRA costs ↓

Personnel	+ \$19k	Contractual	\$1,001k	Supplies	-\$53k
Capital	+ \$12k	Transfers	+ \$23k	Total Exp	+ \$1001k

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

Monthly Financial Report - June 2022

% of year Completed

75%

Drainage Utility Fund

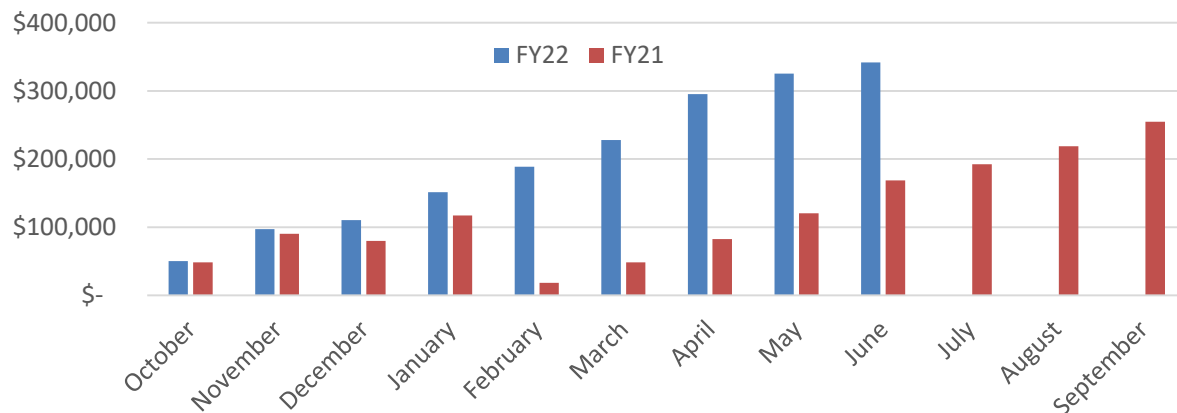
% of Budget Spent

64%

	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21% of Budget
Revenues	\$1,030,868	\$ 783,546	76%	\$ 695,019	71%
Expenditures	\$ 694,205	\$ 442,055	64%	\$ 588,742	73%
	\$ 336,663	\$ 341,491		\$ 106,277	

To date, the Drainage Utility Fund has received 76% of its budgeted revenue and spent 64% of its expenditures. This fund's cash flow is stronger than the previous year, with a surplus of \$342,000, led by lower spending on debt service. The fund paid off its remaining municipal revenue bond in FY21, resulting in annual savings of almost \$130,000. Some savings are also due to one vacancy here. As for revenue, the Fund is on track to collect over one million dollars in fee revenue through the end of the fiscal year. As with our other operating funds, any year-end surplus in this fund will be moved to the Drainage Capital Fund for use on the City's capital improvement plan.

FY22 vs. FY21 Cash Flow



Drainage Fund Operation Highlights

Revenue - Drainage Fees

FY22/FY21 0.2%

FY22/5-Yr Avg 1.9%

Expenditures (FY22/21)

Personnel	- \$9k
Supplies	- \$12k
Debt Service	- \$126k

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

Contractual	+ \$1k
Capital/Xfers	\$0k
Total Exp.	- \$147k

Monthly Financial Report - June 2022

Hotel Tax Fund

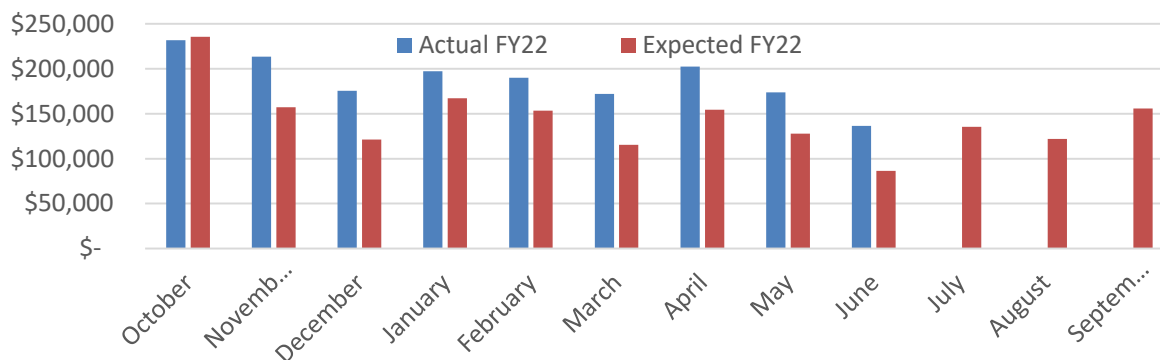
% of year Completed 75%

% of Budget Spent 85%

	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD
Revenues	\$ 252,500	\$ 100,260	40%	\$ 42,302
Expenditures*	\$ 247,822	\$ 209,410	85%	\$ 249,249
	\$ 4,678	\$ (109,150)		\$ (206,947)

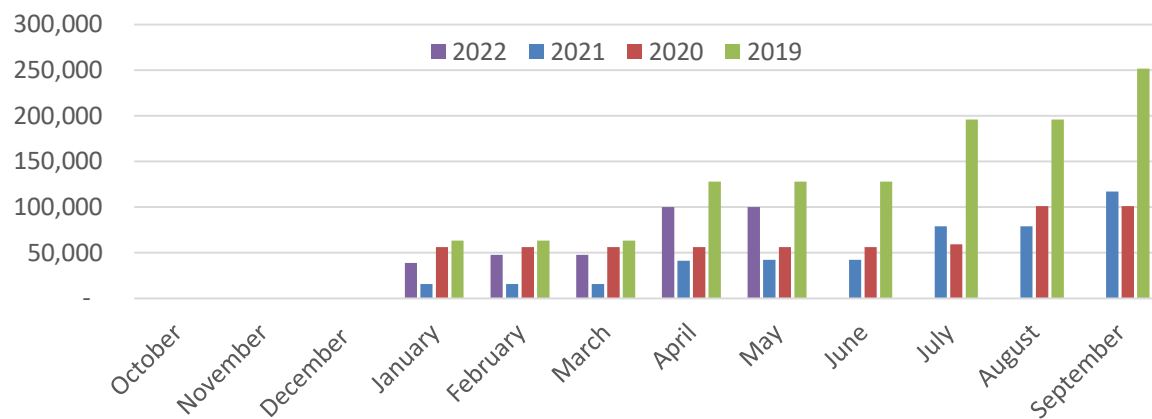
COVID-related economic disruptions obviously took a toll on any travel-related revenues in the last few years, but the Hotel Occupancy Tax Fund has kept a strong fund balance. Fortunately, travel activities are on the rise and revenue in this fund is making a comeback. While our revenue still isn't quite as strong as we've seen prior to COVID, it has nevertheless more than doubled from FY21. Last year's ending fund balance came to \$245,000, and the current balance is sitting at just over \$136,000. Costs funded out of here include personnel related directly to advertising the city as well as Colleyville Center costs and some special events. The cash position throughout this year has improved significantly over last year.

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



Hotel Tax Performance

FY22 Revenue vs. History



Monthly Financial Report - June 2022

Debt Service Fund % of year Completed 75%
 % of Budget Spent 97%

	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21% of Budget
Revenues	\$ 627,500	\$ 611,768	97%	\$ 800,019	102%
Expenditures*	\$ 821,898	\$ 796,223	97%	\$ 832,396	102%
	\$ (194,398)	\$ (184,455)		\$ (32,377)	

Being predominately funded through property taxes, the Debt Service fund has received most of its revenue this year. Cash-flow for this fund is very predictable, as most revenues are recognized in December/January and debt service payments occur twice annually, with lease payments also occurring throughout the year. As of the June figures, the fund is running a deficit of about \$185,000 after its first scheduled bond payment and some lease payments this year. It should be noted that our updated property tax forms necessitate a planned spend down of fund balance by \$194,000 this year. With Colleyville's current debt service schedule, all bonded debt is on track to be paid off by FY27.



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

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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 7/19/2022

Number Ordinance O-22-2209

Type Ordinance

Department Police

Title

Approval of the Fiscal Year 2023 Colleyville Crime Control and Prevention District budget

Strategic Plan

2.4 Demonstrate stewardship of public resources

2.1 Provide responsive, efficient city services

Explanation

First Reading and Public Hearing

In accordance with Chapter 363 of the Local Government Code, the Colleyville Crime Control and Prevention District (CCCPD) Board, must hold a public hearing on the proposed annual budget at least 100 days before the start of the fiscal year and adopt a budget at least 80 days before the start of the fiscal year. The CCCPD Board held a public hearing on the proposed FY 2023 CCCPD budget on June 21, 2022, and advertised this public hearing in the *Fort Worth Star-Telegram*. On July 6, 2022, the Board approved the proposed FY 2023 CCCPD budget.

Upon Board approval, the CCCPD budget must be submitted to the City Council for approval or rejection within ten days. Per Sec. 363.205(d) of the Local Government Code, the governing body may not amend the budget submitted by the Board. If the governing body rejects the budget submitted by the Board, the governing body and the Board shall meet and together amend and approve the budget before the beginning of the fiscal year. This agenda item allows for City Council consideration of the CCCPD budget. The July 19, 2022 City Council agenda item for the first reading of the CCCPD budget ordinance will also serve as the required public hearing by the governing body and was advertised in the *Fort Worth Star-Telegram*.

During the discussion of the FY 2023 proposed CCCPD budget on June 21, 2022, staff presented a complete FY 2023 budget proposal and a five-year forecast based on current information. No changes to the FY 2023 proposed CCCPD budget were requested.

Financial Impact

The attached proposed budget provides estimated fund balances and revenues, as well

as a detailed list of proposed expenditures.

Recommendation

Approve

Attachments

1. CCCPD Budget Presentation
2. Proposed FY2023 CCCPD Budget
3. Ordinance O-22-2209

6a. Ordinance O-22-2209

**Approval of the Fiscal Year 2023 Colleyville
Crime Control Prevention District Budget**

Creation & Authorization

- The CCCPD was first established in 1999 by local voters for an initial five year period
- In 2003, voters renewed the District for an additional 20 year period
- The District will be eligible for renewal again in 2023

District Powers

- Local Government Code Chapter 363, Section 363.151

“The district may finance all the costs of a crime control and crime prevention program, including the costs for personnel, administration, expansion, enhancement, and capital expenditures.”

Updates on Previous FY Initiatives

Funding for CAD/RMS System Replacement Approved for FY21 / FY22

- Consortium of Colleyville, Southlake, and Keller selected a CAD and RMS vendor (CentralSquare) and began implementation in 2021. We are going live on the new system on June 27th.
 - Funding approved for FY21 was \$550,000 (est. implementation costs)
 - Keller received a grant for \$338,757 which lowered our actual costs
 - Actual costs are \$124,880 over FY21 and FY22

CALEA Accreditation

- The department achieved national accreditation through CALEA in November 2021 culminating a 3 ½ year effort where every policy and procedure was reviewed and updated to align with national best practices. The department was re-recognized as an accredited agency in Texas in 2019 and this recognition goes through 2023. We are only one of 6 agencies in Texas to hold both state and national accreditation.

Mobile Field Force Training

- We now have multiple personnel trained as Mobile Field Force instructors who will provide ongoing and regular department-wide training on crowd-control techniques and strategies.

Justice Center Security Enhancements

- Last FY, you approved security enhancements to the building/grounds to better protect Police and Court personnel and equipment. Included replacement of chain link fence with brick wall similar to what's already built in the front, rolling metal panel gates, covered parking structures, protective bollards, mirrored film on glass for offices backing up to pedestrian walking trail. This project has been ongoing since the first of the year and is near completion.

New Funding Request for FY23

New FY23 Funding Request



Addition of up to 6 School Resource Officers

- Currently have 3 FT SRO's assigned to:
 - Colleyville Heritage High School
 - Colleyville Middle School
 - Heritage Middle School
- These schools are currently covered on a part time basis by SRO's above:
 - Colleyville Elementary School
 - Bransford Elementary School
 - OC Taylor Elementary School
 - Glenhope Elementary School
 - Liberty Elementary School (Keller ISD)
 - Bridges Accelerated Learning / Vista Alternative Learning Center

New FY23 Funding Request



Addition of up to 6 School Resource Officers

- Estimated Costs
 - New FT SRO Salary & Benefits (FY22) - \$86,824 per year
 - New FT SRO Salary & Benefits (FY23) - \$90,529 per year
 - Estimated Total Salary & Benefits (FY23) for 6 Additional SRO's - \$543,174
- Timeframe
 - Once approved, will take 12-18 months to hire and train new SROs

Ongoing Initiatives:

- Funding of Salary and Benefits for thirteen (13) sworn officer positions
 - We are currently authorized for 44 sworn city-wide
- Funding for a part-time Accreditation Coordinator position
- Funding for 2 part-time Public Service Officer positions
- Records Management System software (CRIMES) and maintenance
- Crime Reports Analytical Mapping Software
- Various software maintenance agreements
- Participation in the Metroport Teen Court Program at one-quarter of the regional costs

FY 23 Proposed Budget



Ongoing Initiatives (cont):

- All Police Department vehicles funded through CCCPD budget
 - Utilizing Enterprise for all fleet needs city-wide.
- Continuation of weapons replacement schedule
- Funding for SWAT training and equipment. We fill up to 3 slots on the Northeast Tarrant SWAT Team. This line item sets aside funding for all the necessary equipment and training for our members of the team.
- Funding for safety equipment and on going replacement, these items include collapsible rubber base traffic cones for each patrol unit
- Funding for Early Warning System / Internal Affairs System Annual Subscription

FY 23 Proposed Budget



Ongoing Initiatives (cont):

- License Plate Reader camera annual licensing costs
- Funding for Crime Scene Response
- Funding for annual training for de-escalation / crisis intervention and leadership development training

CCCPD Fund 5-Year Projections



- 5-Year projection allows for longer term planning and forecasting
- Current expenditures funded by the CCCPD are projected to continue
- Certain equipment replacement, capital, and facility needs vary from year to year
- As of FY20, the CCCPD remains debt-free

Questions and Discussion

COLLEYVILLE CRIME CONTROL DISTRICT FY 2022 THROUGH FY 2027 PROJECTION
--

FISCAL YEAR	ADOPTED FY 2022	PROJECTED FY 2022	PROJECTED FY 2023	PROJECTED FY 2024	PROJECTED FY 2025	PROJECTED FY 2026	PROJECTED FY 2027
BEGINNING FUND BALANCE	\$2,623,196	\$2,623,196	\$2,966,813	\$2,711,664	\$2,484,666	\$2,235,853	\$1,952,076
REVENUES:							
1/2 CENT SALES TAX REVENUE	\$2,000,000	\$2,458,287	\$2,400,000	\$2,448,000	\$2,509,200	\$2,565,657	\$2,616,970
INTEREST INCOME	\$1,200	\$3,000	\$3,200	\$3,360	\$3,394	\$3,428	\$3,462
TOTAL REVENUES	<u>\$2,001,200</u>	<u>\$2,461,287</u>	<u>\$2,403,200</u>	<u>\$2,451,360</u>	<u>\$2,512,594</u>	<u>\$2,569,085</u>	<u>\$2,620,432</u>
EXPENDITURES:							
ADMINISTRATIVE BOARD/AUDIT EXPENSES:	\$1,850	\$1,850	\$1,850	\$1,906	\$1,963	\$2,022	\$2,082
SOFTWARE:							
ANNUAL MAINTENANCE CONTRACT	\$49,500	\$49,500	\$49,500	\$49,500	\$49,500	\$49,500	\$49,500
EARLY WARNING/INTERNAL AFFAIRS	\$6,177	\$5,949	\$6,424	\$6,745	\$7,082	\$7,437	\$7,808
ONLINE SCHEDULING (PLANIT POLICE)	\$2,075	\$0	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075
ANNUAL LICENSE PLATE READER CAMERA LICENSES	\$9,000	\$9,000	\$9,000	\$9,450	\$9,923	\$10,419	\$10,940
INVESTIGATIVE TOOL	\$9,750	\$9,750	\$9,750	\$9,750	\$9,750	\$9,750	\$9,750
CRIME REPORTS ANALYTICAL CRIME MAPPING	\$5,730	\$5,730	\$5,730	\$5,730	\$5,730	\$5,730	\$5,730
RECRUITING AND HIRING PROCESS	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
TRAINING - LEADERSHIP DEVELOPMENT	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
TRAINING - DE-ESCALATION & CRISIS INTERVENTION	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
MOBILE FIELD FORCE TRAINING	\$10,000	\$10,000	\$0	\$0	\$0	\$0	\$0
CRIME SCENE RESPONSE UNIT	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
NETMOTION WIRELESS MAINTENANCE AGREEMENT	\$3,219	\$3,219	\$3,219	\$3,219	\$3,219	\$3,219	\$3,219
DETECTIVE SAFEGUARDING PROGRAM (CHILD ABUSE CASES)	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600
WELLNESS PROGRAM EXPANSION	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
IN-CAR VIDEO SYSTEM SERVER MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFF-DUTY WEBSITE ANNUAL FEES/MAINTENANCE	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
TICKET WRITER REPLACEMENT	\$4,700	\$4,700	\$4,700	\$4,700	\$4,700	\$4,700	\$4,700
CALEA ACCREDITATION	\$16,825	\$16,825	\$17,750	\$17,750	\$17,750	\$17,750	\$17,750
PERSONNEL:							
13 OFFICERS, 2 PT PUBLIC SAFETY OFFICERS, 1 PT ACCREDITATION COORDINATOR	\$1,446,129	\$1,349,033	\$1,581,401	\$1,640,280	\$1,701,391	\$1,768,719	\$1,838,923
6 NEW SCHOOL RESOURCE OFFICERS	\$0	\$0	\$545,300	\$565,603	\$586,675	\$609,891	\$634,099
TEEN COURT	\$33,750	\$33,750	\$33,750	\$33,750	\$33,750	\$33,750	\$33,750
EQUIPMENT:							
ANNUAL WEAPONS REPLACEMENT	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
SWAT EQUIPMENT AND TRAINING	\$6,150	\$6,150	\$6,150	\$6,150	\$6,150	\$6,150	\$6,150
SAFETY EQUIPMENT AND REPLACEMENT	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
NEW SUPPLIES: SCHOOL RESOURCE OFFICERS	\$0	\$0	\$60,000	\$0	\$0	\$0	\$0
TWO RADAR SIGNS- LICENSES	\$3,000	\$3,000	\$0	\$0	\$0	\$0	\$0
VEHICLES:							
REPLACEMENT - PATROL VEHICLE AND EQUIPMENT	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000
ANNUAL REPLACEMENT FUNDING	\$262,650	\$262,650	\$262,650	\$262,650	\$262,650	\$262,650	\$262,650
TRANSFERS:							
CAPITAL EQUIPMENT REPLACEMENT FUND - IN-CAR MOBILE DIGITAL COMPUTER SYSTEM	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
CAPITAL -							
REPLACE CAD/RMS SYSTEM	\$37,464	\$37,464	\$0	\$0	\$0	\$0	\$0
REIMBURSE CAPITAL FUND FOR JUSTICE CTR. COSTS	\$250,000	\$250,000	\$0	\$0	\$0	\$0	\$0
FUTURE CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$2,217,069</u>	<u>\$2,117,670</u>	<u>\$2,658,349</u>	<u>\$2,678,358</u>	<u>\$2,761,407</u>	<u>\$2,852,861</u>	<u>\$2,948,226</u>
EXCESS REVENUES OVER EXPENDITURES ^^	-\$215,869	\$343,617	-\$255,149	-\$226,998	-\$248,813	-\$283,776	-\$327,794
ENDING FUND BALANCE	<u>\$2,407,327</u>	<u>\$2,966,813</u>	<u>\$2,711,664</u>	<u>\$2,484,666</u>	<u>\$2,235,853</u>	<u>\$1,952,076</u>	<u>\$1,624,283</u>

ORDINANCE O-22-2209

ADOPTING AN ANNUAL BUDGET FOR FISCAL YEAR 2023 FOR THE COLLEYVILLE CRIME CONTROL AND PREVENTION DISTRICT, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 THROUGH SEPTEMBER 30, 2023, A COPY OF SAME BEING ON FILE IN THE OFFICE OF THE CITY SECRETARY, TO BECOME EFFECTIVE UPON PASSAGE BY THE CITY COUNCIL

WHEREAS, the laws of the State of Texas require the Board of Directors of the Colleyville Crime Control and Prevention District to adopt a budget of projected revenues and proposed expenditures, cash on hand at the start of the year, the amount of money received during the prior year, the tax rate, and the projected ending fund balance; and

WHEREAS, on July 6, 2022, the Board of Directors of the Colleyville Crime Control and Prevention District approved the following budget; and

WHEREAS, the City Council determines that the passage of this Ordinance is in the best interests of the health, safety, and welfare of the public.

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

Sec. 1. THAT the budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 for the Colleyville Crime Control and Prevention District, a copy of which is on file in the office of the City Secretary, is hereby made a part of this Ordinance by reference and is hereby approved and adopted by the City Council of the City of Colleyville, Texas, as the official budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 and that the City Manager is authorized to execute all contracts and agreements approved as a part of the budget.

Sec. 2. THAT the budget of the fiscal year beginning October 1, 2022, and ending September 30, 2023, for the Colleyville Crime Control and Prevention District with a sales and use tax rate of .5%, is hereby fixed as follows:

Projected Revenue Received in Fiscal Year 2022	\$2,461,287
Projected Cash on Hand as of October 1, 2022	\$2,966,813
Revenues	\$2,403,200
Expenditures	\$2,658,349
Projected Ending Fund Balance at September 30, 2022	\$2,711,664

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 19th day of July 2022.

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

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 2ND DAY OF AUGUST 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

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6b

Agenda Date 7/19/2022

Number Ordinance O-22-2210

Type Ordinance

Department Engineering

Title

Approval of the Roadway, Water, and Wastewater Land Use Assumptions, Capital Improvement Plans, and Impact Fees in accordance with Chapter 395 of the Texas Local Government Code

Strategic Plan

3.4 Thoroughly plan for future capital investments and associated costs

Explanation

First 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 by new development.

Background: 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.

Summary of CIAC Recommendations: The State regulations require a recommendation from the Capital Improvements Advisory Committee (CIAC) ((the Planning and Zoning Commission fulfills this role in Colleyville)). The CIAC met on September 27, 2021 to review and approve the Kimley-Horn and Associates, Inc. study as well as recommend the rate at which the impact fees should be assessed. The CIAC voted unanimously to recommend the maximum for both roadway service areas and 50% for both water and wastewater.

Presentation to the City Council: The impact fee study and the recommendations of the CIAC were presented to City Council at the October 19, 2021, Worksession by the

consultant, April Escamillia, PE, Kimley-Horn. The City Council requested Kimley-Horn review the Highway 26 corridor, especially the land purchased by the City to insure it was taken into account properly in the commercial computations, and to also review the property belonging to Trinity Broadcasting as an example of how the residential computations were performed.

At the June 7, 2022, City Council Worksession, Ms. Escamillia led the City Council through the analysis and recommendations and reviewed the timetable for advertising dates and approvals. The proposed ordinance provides for approval of the City assessing the maximum for both roadway service areas and 50% for both water and wastewater.

Service Units: The “service unit” is a measure of consumption or use of the capital facilities by new development. 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. In Colleyville, there are two service areas for roadway impact fees. Service Area 1 is the portion of the community located on the east side of SH26 and Service Area 2 is located on the west side of SH26. State law limited the size of the service areas during the initial adoption of impact fees in 1990. The service area limitation is only applicable to the roadway impact fee calculation.

The service unit for water and wastewater impact fees is based on the size of the individual 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 ¾-inch meter.

Capital Improvement Plan: The City and project staffs have identified the Roadway, Water, and Wastewater projects needed to accommodate the projected growth over the next ten (10) years within the City. 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.

Maximum Assessable Impact Fee Calculations and Comparison to 2012 Update: 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. 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 ten-year window. This calculation is performed for each service area individually. The 2022 maximum impact fee allowable by law for each service area is shown in the following table:

Impact Fee	2012		2022	
	Maximum Assessable	Adopted (% of Max.)	Maximum Assessable	CIAC Recommended (% of Max.)
Roadway Service Area 1	\$2,360	\$1,222 (51.8%)	\$1,406	\$1,406 (100%)
Roadway Service Area 2	\$2,446	\$1,223 (50%)	\$2,183	\$2,183 (100%)
Water Per Service Unit (3/4-inch meter)	\$6,100	\$2,491 (40.8%)	\$10,932	\$5,466 (50%)
Wastewater Per Service Unit (3/4-inch meter)	\$2,521	\$643 (25.5%)	\$2,965	\$1,483 (50%)

Financial Impact

The financial impact of this item is dependent upon the final fees approved by the City Council. However, these fees provide for future infrastructure costs that are eligible to be funded by impact fees.

Recommendation

Approve

Attachments

1. Roadway, Water and Wastewater Impact Fee Presentation
2. Exhibit A Roadway, Water, and Wastewater Impact Fee Study
3. Exhibit B Land Development Code Chapter 13
4. CIAC Minutes
5. Ordinance O-22-2210

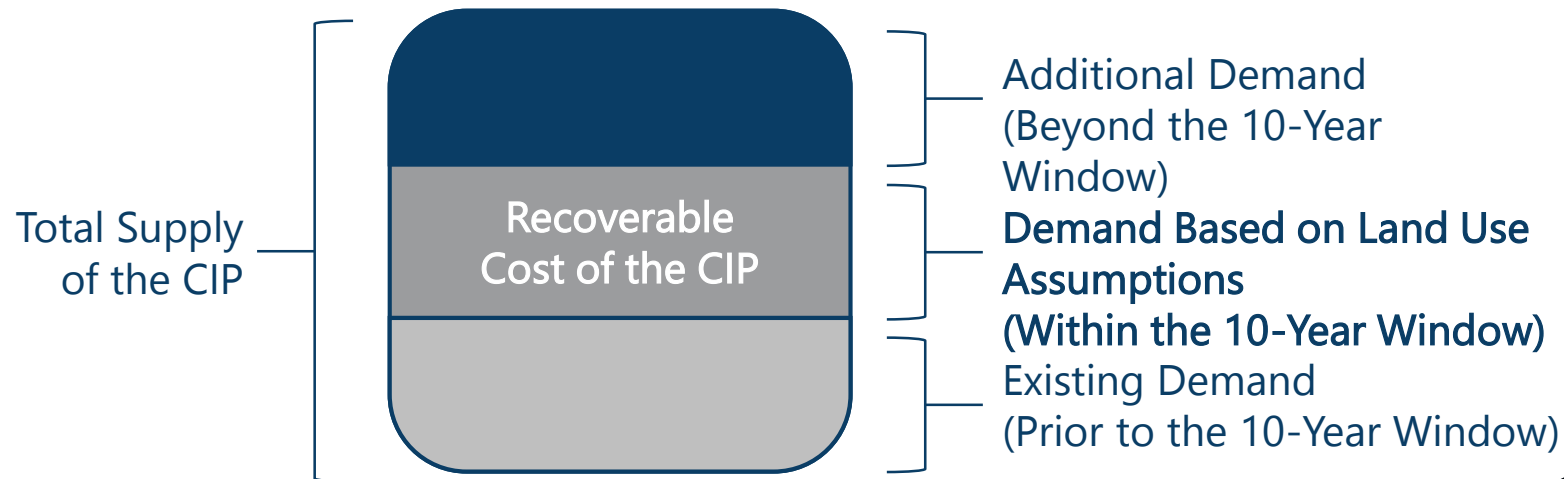


Impact Fee Study and Comparisons

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)	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 Impact Fee Calculation*

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

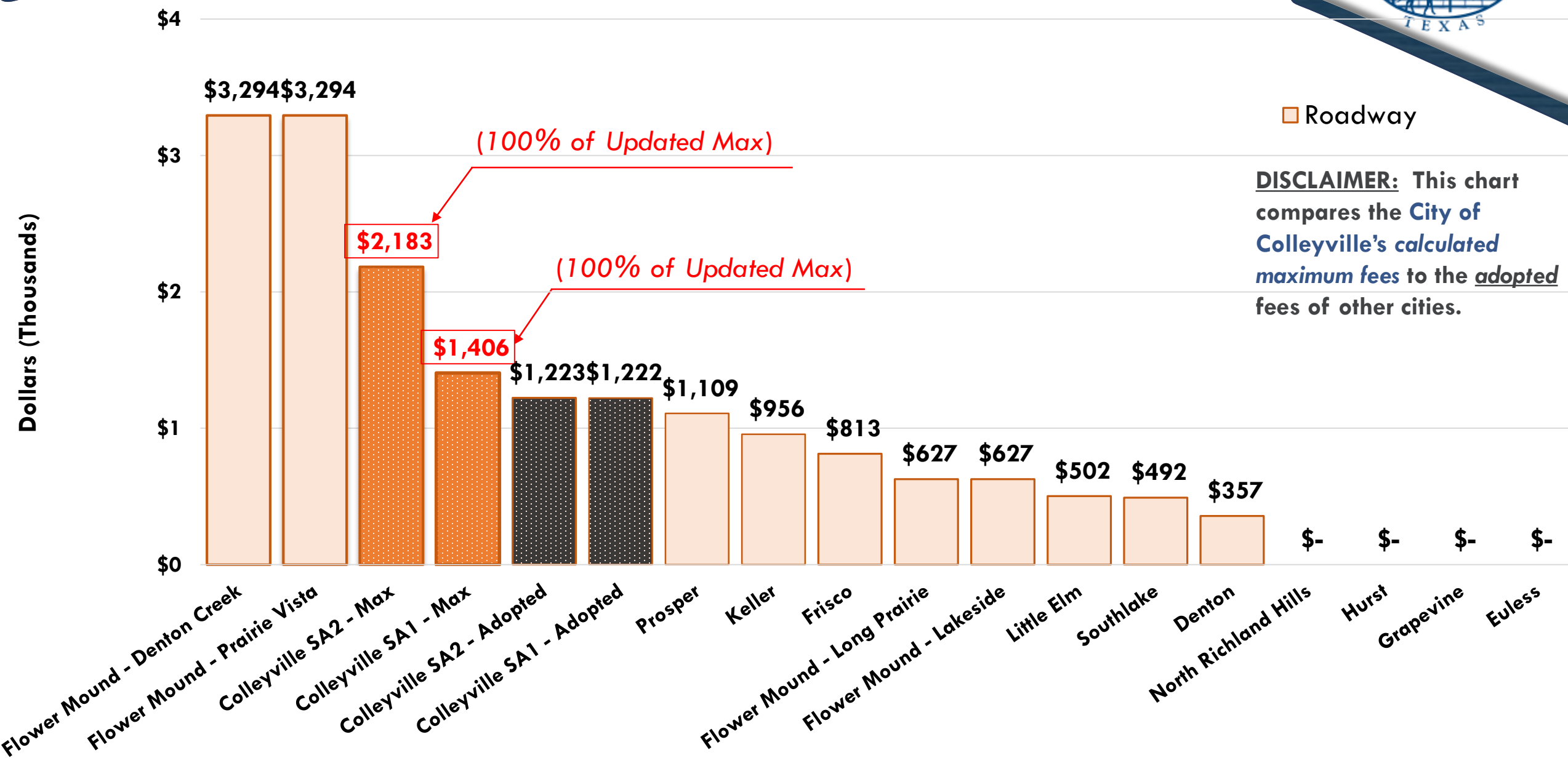
Service Area (10-Year Growth)	Water	Wastewater
Total Impact Fee CIP	\$11,627,893	\$1,926,073
Total Recoverable Cost of Impact Fee CIP Attributable to Growth	\$5,404,564	\$1,495,858
Credit for Ad Valorem Taxes	(\$36,943)	(\$10,581)
Total Recoverable Cost of Impact Fee CIP Attributable to Growth - Ad Valorem 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 and Adopted Impact Fee Comparison

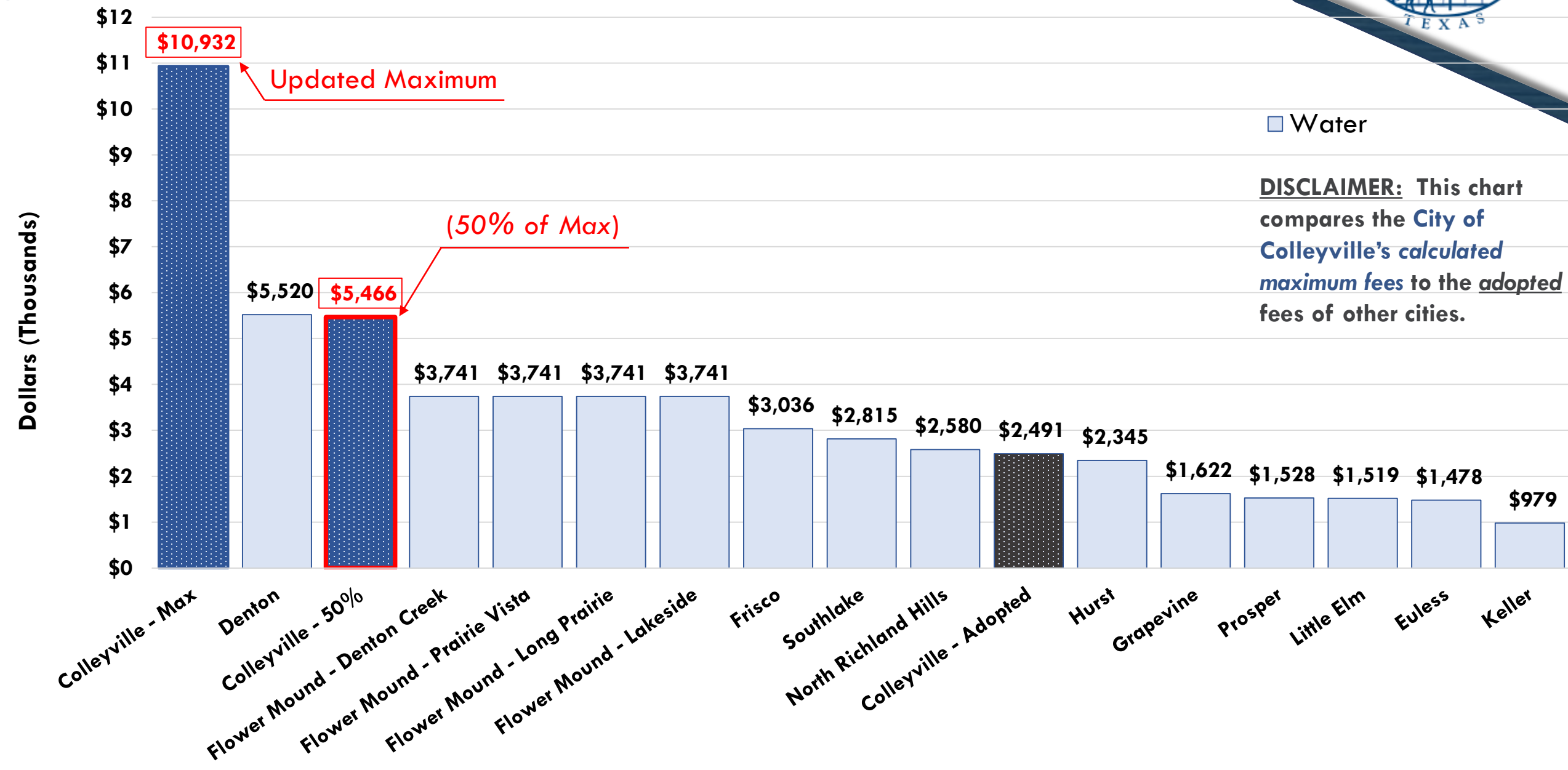
Impact Fee	2006		2012		2022		
	Maximum Assessable	Adopted (% of Max.)	Maximum Assessable	Adopted (% of Max.)	Maximum Assessable	Applied CIAC Recommendation	Adopted (% of Max.)
Roadway Service Area 1	\$1,843	\$542 (29.4%)	\$2,360	\$1,222 (51.8%)	\$1,406	100% of Max	TBD
Roadway Service Area 2	\$2,165	\$541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

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

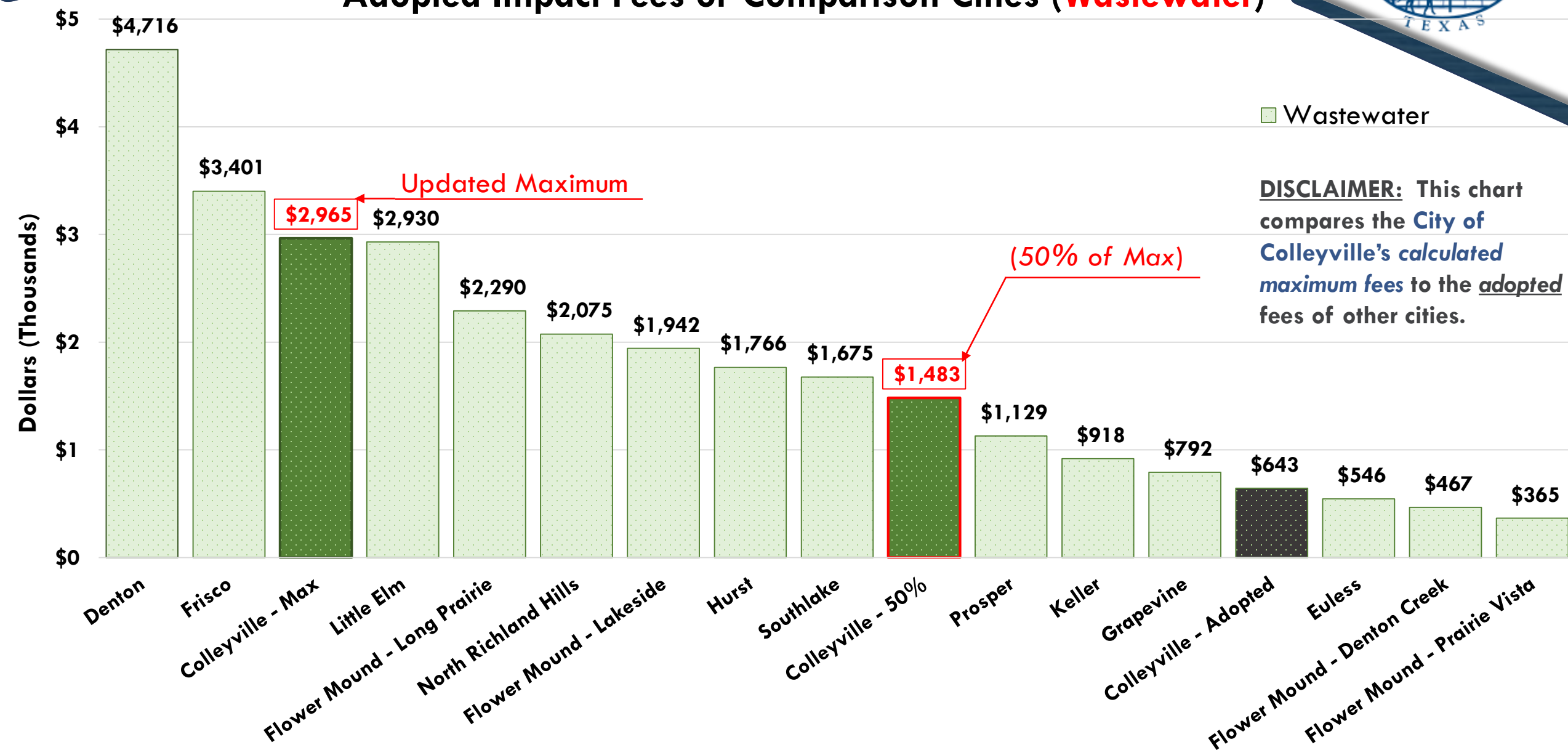




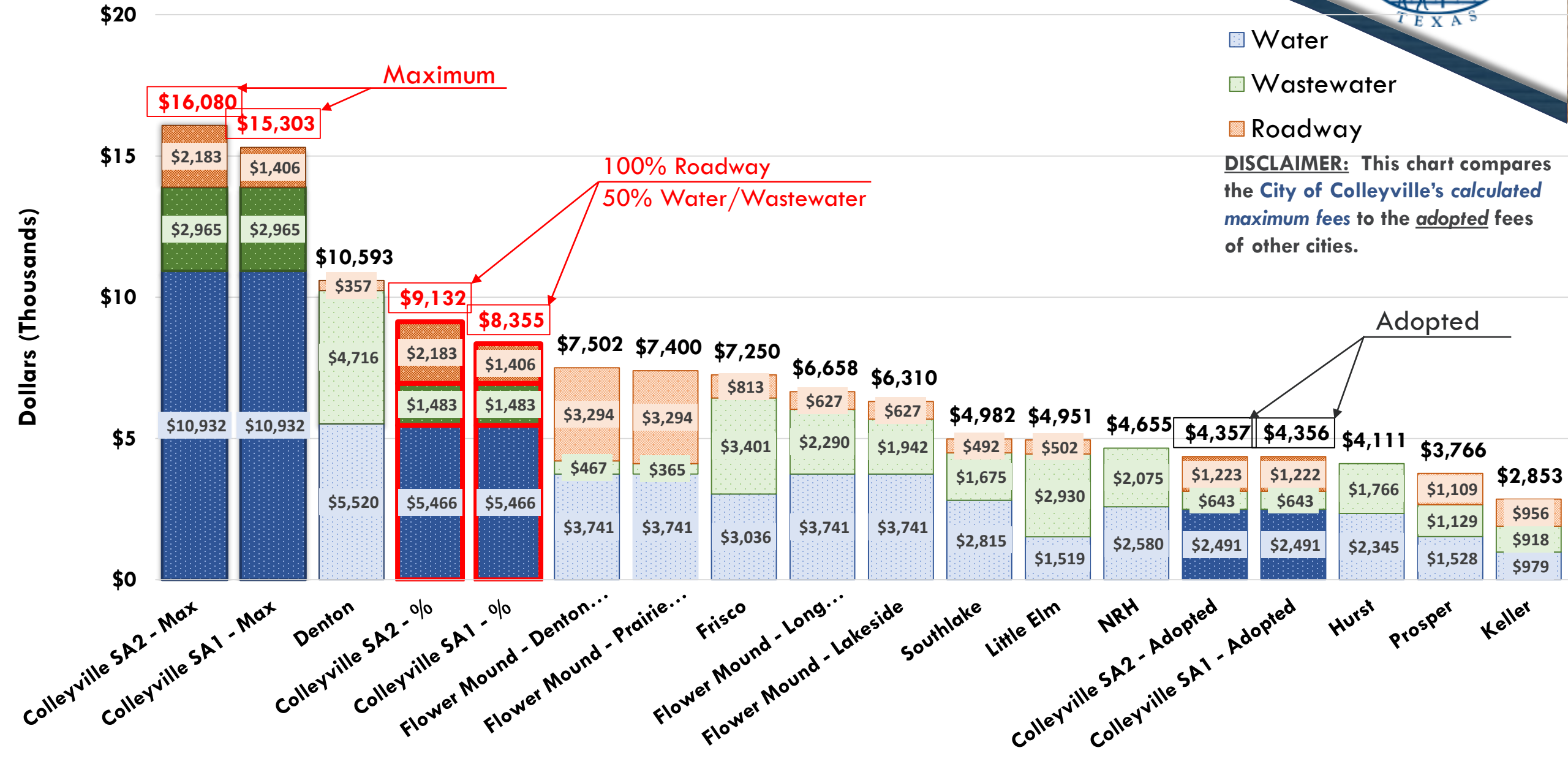
City of Colleyville Maximum Assessable Impact Fees and Adopted Impact Fees of Comparison Cities (**Water**)



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



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



Impact Fee Update Schedule

	Date	Meetings
✓	09/27/2021	Capital Improvements Advisory Committee (CIAC) Work Session on Land Use Assumptions, Impact Fee Capital Improvements Plan, and Impact Fees
✓	10/19/2021	City Council Work Session #1 on Land Use Assumptions, Impact Fee Capital Improvements Plan, and Impact Fees
✓	03/02/2022	City Council Work Session #2 on Land Use Assumptions, Impact Fee Capital Improvements Plan, and Impact Fees
✓	06/07/2022	Council Meeting to Set Public Hearing Date for Impact Fee Study
✓	07/12/2022	CIAC Submit Written Comments to Council (before this date)
●	07/19/2022	Council Public Hearing and Approval with 1 st Reading to Amend Impact Fee Ordinance
●	08/02/2022	Council Meeting for 2 nd Reading to Amend Impact Fee Ordinance



Questions

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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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:

Kimley-Horn and Associates, Inc.

801 Cherry Street, Unit 11, Suite 1300

Fort Worth, TX 76102

Phone 817 335 6511

TBPE Firm Registration Number: F-928

Project Number: 061063055

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

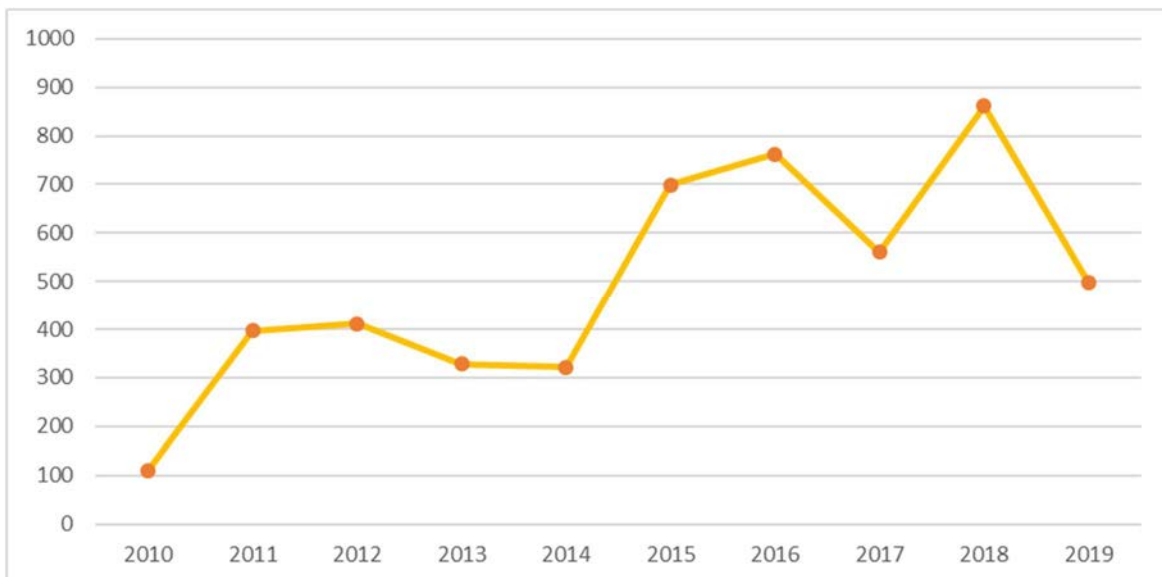
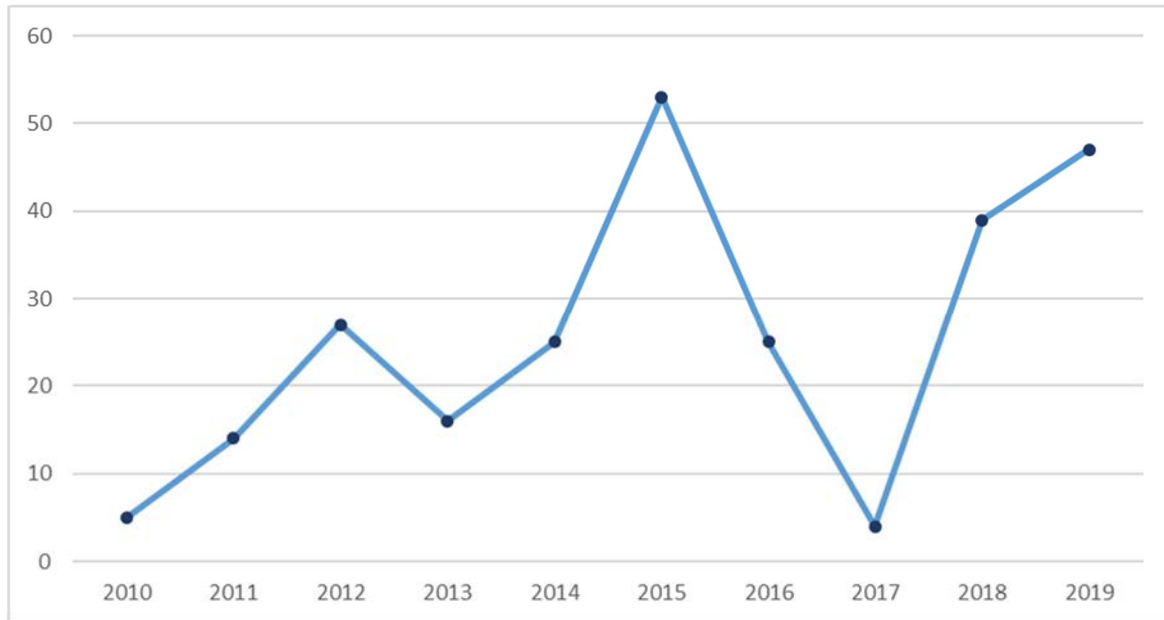


Figure 1.2 Historic Commercial Building Permits



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.

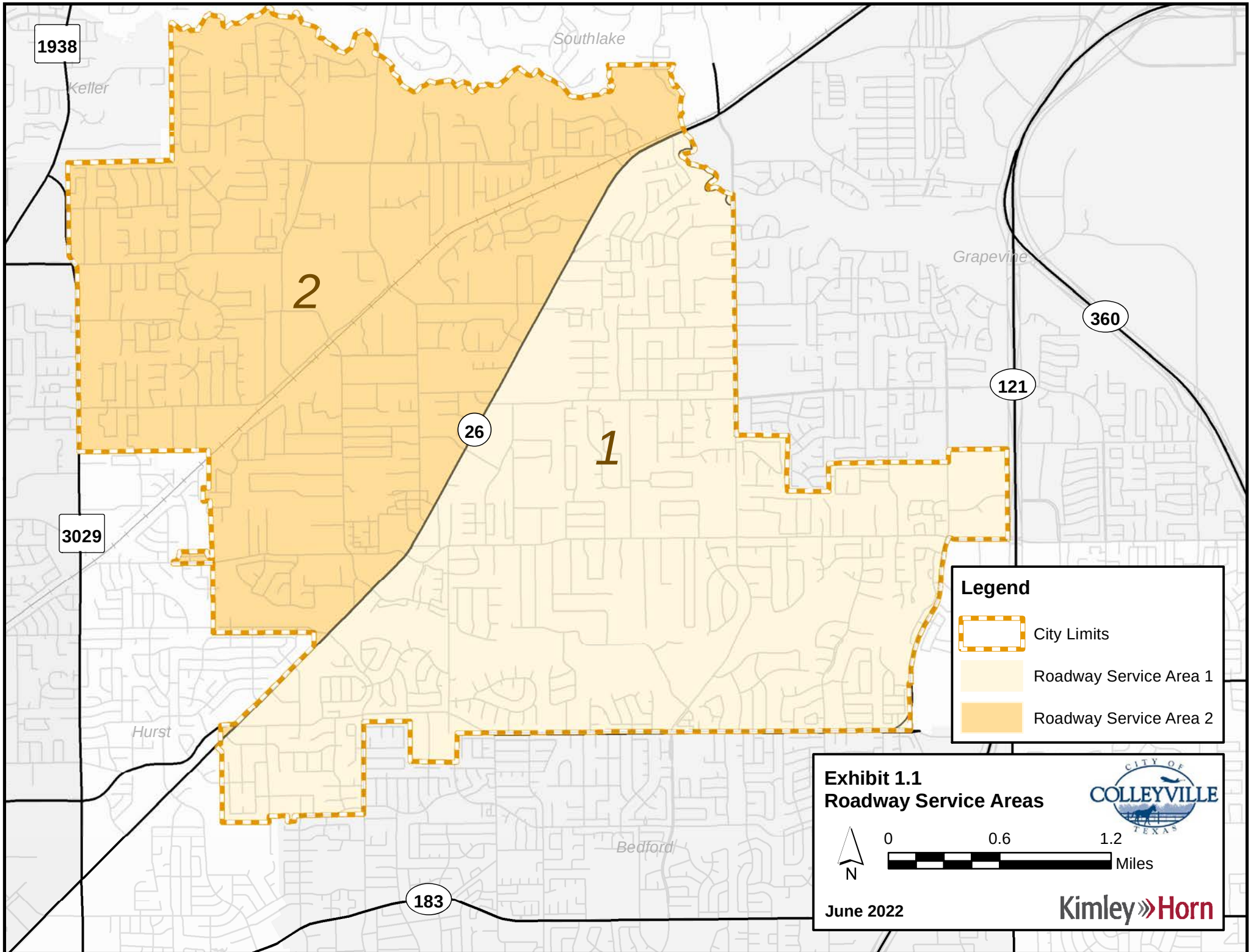
ROADWAY IMPACT FEE SERVICE AREAS

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).



1938

Keller

Southlake

Grapevine

360

121

26

3029

Hurst

Bedford

183

Legend



City Limits

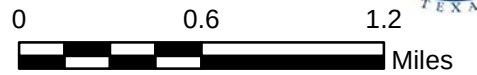


Roadway Service Area 1



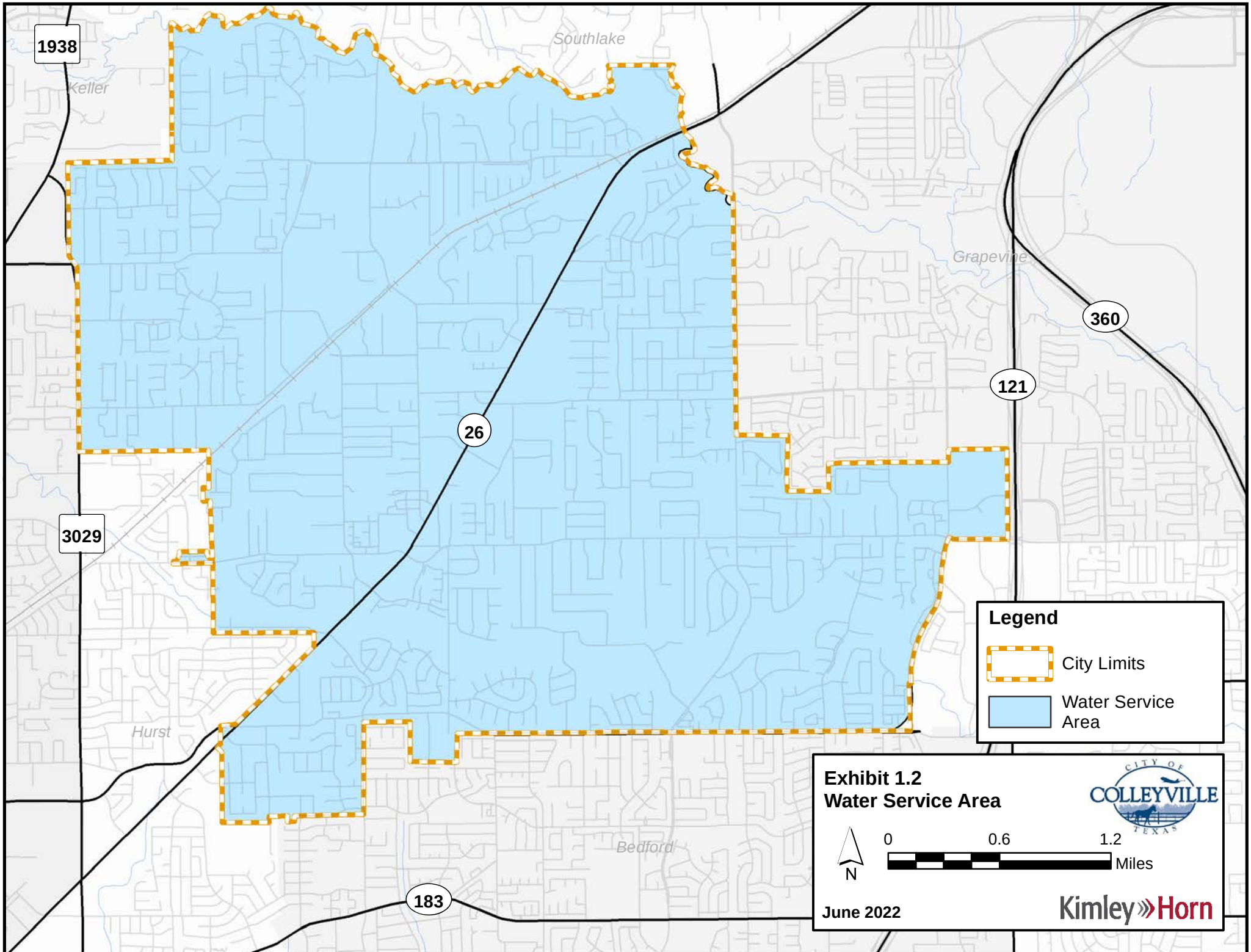
Roadway Service Area 2

**Exhibit 1.1
Roadway Service Areas**



June 2022

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1938

Keller

Southlake

Grapevine

360

121

26

3029

Hurst

183

Bedford

Legend



City Limits



Water Service Area

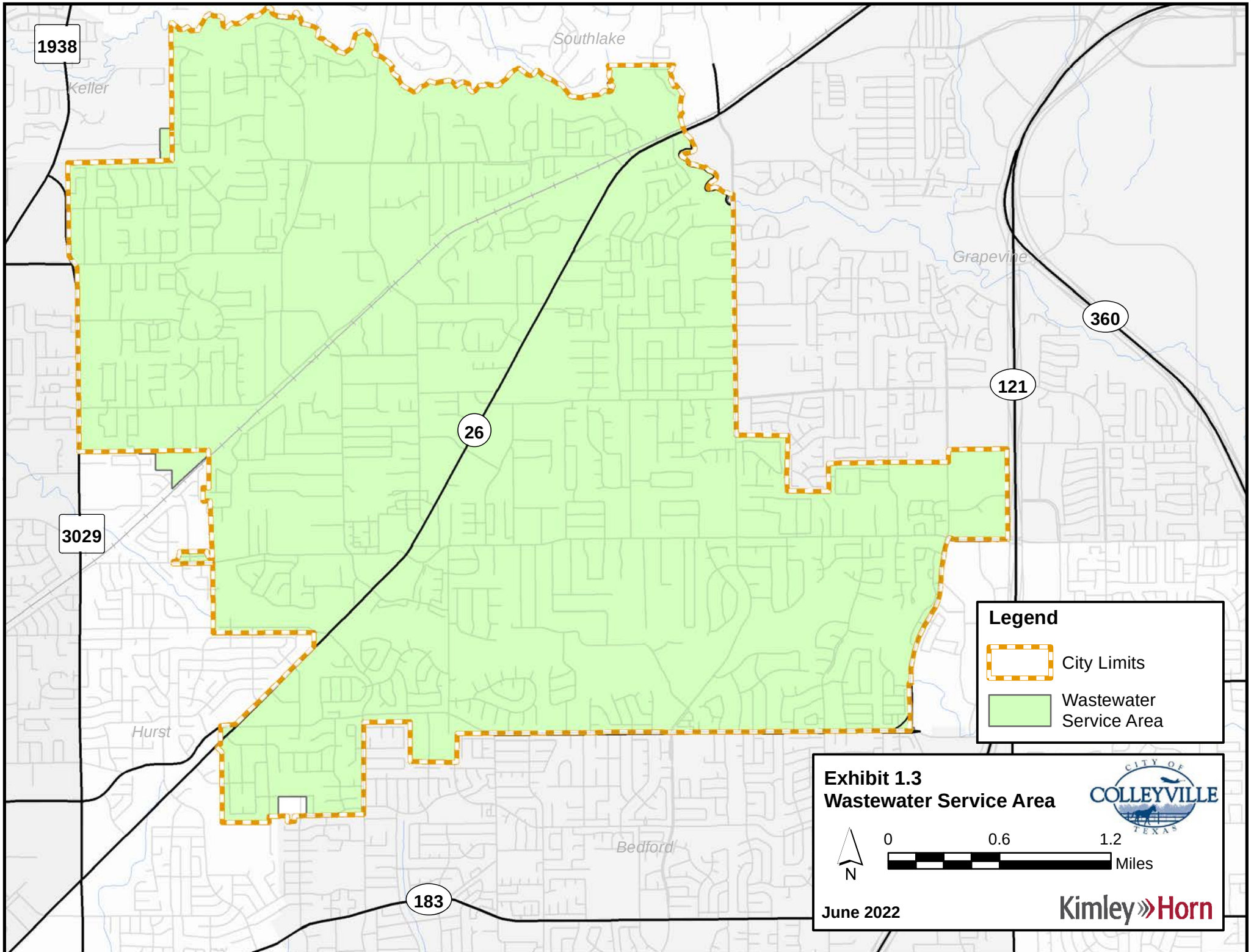
**Exhibit 1.2
Water Service Area**



0 0.6 1.2 Miles

June 2022

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1938

Keller

Southlake

Grapevine

360

121

26

3029

Hurst

Bedford

183

Legend

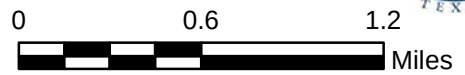


City Limits



Wastewater
Service Area

**Exhibit 1.3
Wastewater Service Area**



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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:

Kimley-Horn and Associates, Inc.

801 Cherry Street, Unit 11, Suite 1300

Fort Worth, TX 76102

Phone 817 335 6511

TBPE Firm Registration Number: F-928

Project Number: 061063055

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

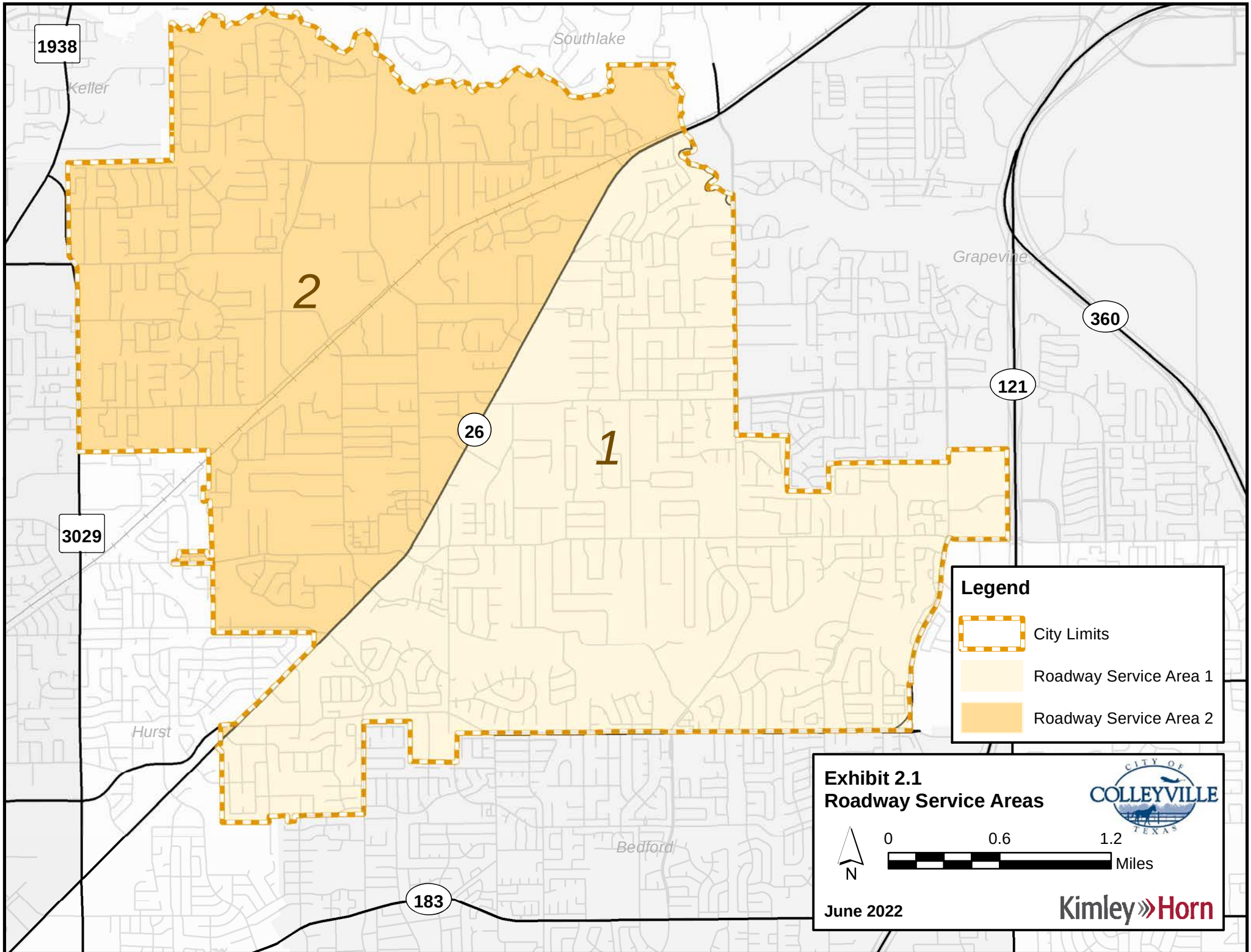
Service Area	Residential Units	Employment Units		
	Single Family	Basic Sq Ft	Service Sq Ft	Retail Sq Ft
1	379	23,000	123,000	97,000
2	274	40,000	337,000	250,000
City Total	653	63,000	460,000	347,000

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.



Legend

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

Exhibit 2.1
Roadway Service Areas



 0 0.6 1.2 Miles

June 2022

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2.3 ROADWAY IMPACT FEE CAPITAL IMPROVEMENTS PLAN

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

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

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

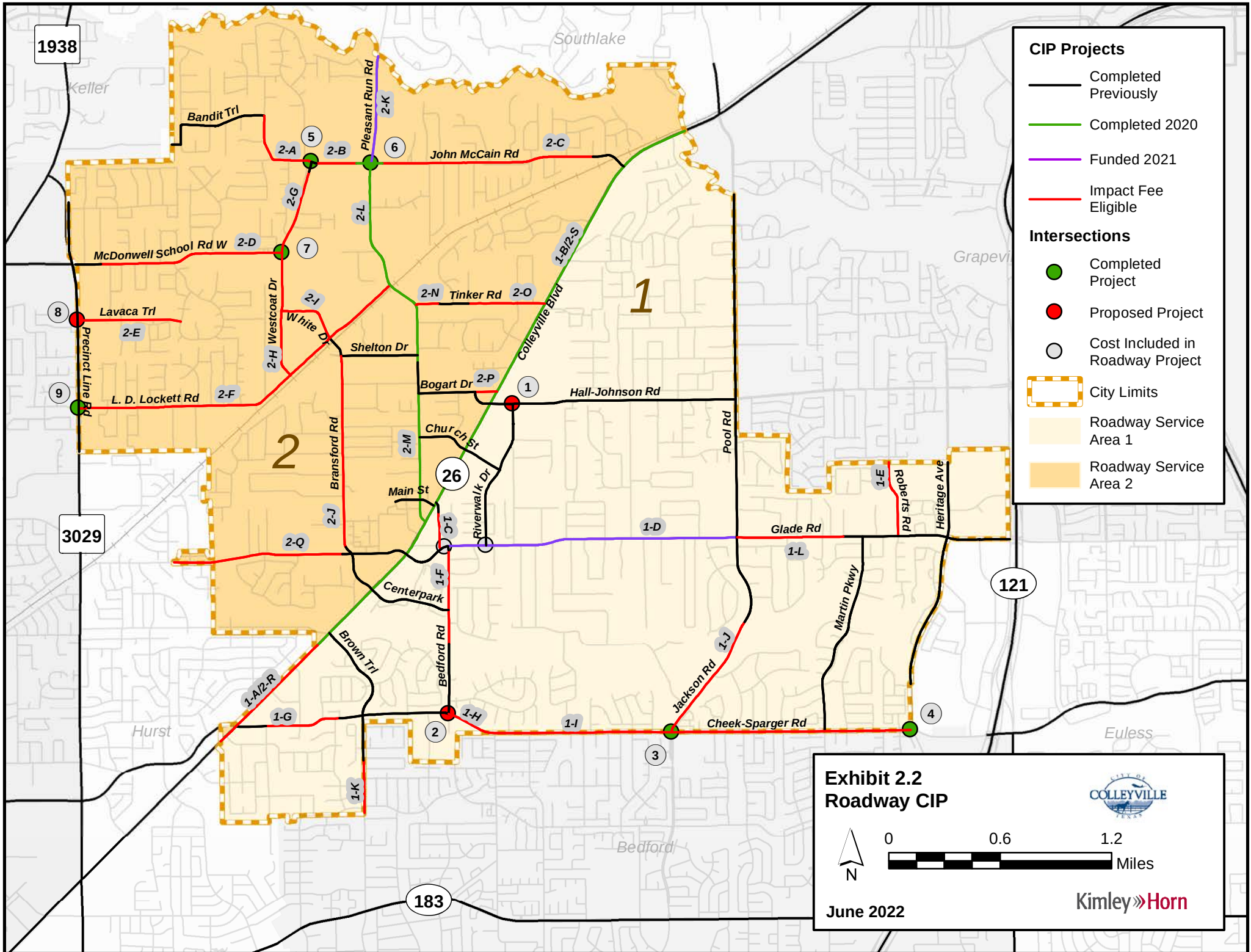
The proposed RIF CIP is listed in Tables 2.2 – 2.3 and mapped in Exhibit 2.2. The tables show the length of each project as well as the facility's Thoroughfare Plan classification. The RIF CIP was developed in conjunction with input from City of Colleyville staff and represents projects that will be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

City of COLLEYVILLE, TEXAS

0 0.6 1.2 Miles

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
	1-1	Intersection	Hall Johnson Rd & Riverwalk Dr	Intersection Improvements		100%	\$ 1,000,000	\$ 1,000,000
	1-2	Intersection	Bedford Rd & Cheek-Sparger Rd	Intersection Improvements		100%	\$ 1,000,000	\$ 1,000,000
	1-3	Intersection	Jackson Rd & Cheek-Sparger Rd	Intersection Improvements		50%	\$ 1,931,523	\$ 965,761
	1-4	Intersection	Heritage Ave & Cheek-Sparger Rd	Intersection Improvements		50%	\$ 250,000	\$ 125,000
	Service Area Project Cost Subtotal							\$ 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 Rd to Westcoat Dr	0.99	100%	\$ 5,025,000	\$ 5,025,000
	2-E	C2U	Lavaca Trl	Precinct Line Rd (City Limits) to Mustang Tr	0.56	100%	\$ 2,837,000	\$ 2,837,000
	2-F	C2U	L. D. Lockett Rd	Precinct Line Rd (City Limits) to Pleasant Run Rd	1.93	100%	\$ 9,803,000	\$ 9,803,000
	2-G	C2U	Westcoat Dr	300' S of John McCain Rd to McDonwell School Rd	0.46	100%	\$ 2,343,000	\$ 2,343,000
	2-H	C2U	Westcoat Dr	McDonwell School Rd to L D Lockett Rd	0.68	100%	\$ 3,454,000	\$ 3,454,000
	2-I	C2U	White Dr	Westcoat Dr to L D Lockett Rd	0.35	100%	\$ 1,781,000	\$ 1,781,000
	2-J	C2U	Bransford Rd	Shelton Dr to 220' N of Glade Rd	1.03	100%	\$ 5,244,000	\$ 5,244,000
	2-K	C2U	Pleasant Run Rd	3,080' N of John McCain Rd (City Limits) to John McCain Rd	0.58	100%	\$ 3,328,000	\$ 3,328,000
	2-L	C2U	Pleasant Run Rd	John McCain Rd to 200' S of Shelton Dr	1.17	100%	\$ 4,769,000	\$ 4,769,000
	2-M	C2U	Pleasant Run Rd	Bogart Dr to Colleyville Blvd	0.70	100%	\$ 231,000	\$ 231,000
	2-N	C2U	Tinker Rd	Pleasant Run Rd to 645' E of Pleasant Run Rd	0.12	100%	\$ 626,000	\$ 626,000
	2-O	C2U	Tinker Rd	Caldwell Hughes Rd to Colleyville Blvd	0.41	100%	\$ 2,092,000	\$ 2,092,000
	2-P	C2U	Bogart Dr	Hall Johnson Rd to Colleyville Blvd	0.12	100%	\$ 599,000	\$ 599,000
	2-Q	M4U (1/2)	Glade Rd	5,100' W of Bransford Rd (City Limits) to 265' W of Bransford Rd	0.91	100%	\$ 3,586,000	\$ 3,586,000
	1-A/2-R	P6D	Colleyville Blvd	475' S of Brown Trl (City Limits) to 600' S of Cheek Sparger Rd	0.74	50%	\$ 1,219,200	\$ 609,600
	1-B/2-S	P6D	Colleyville Blvd	2,030' N of John McCain Rd (City Limits) to 475' S of Brown Trl	3.46	50%	\$ 5,070,000	\$ 2,535,000
	1-5	Intersection	John McCain Rd & Westcoat Dr	Intersection Improvements		100%	\$ 1,142,907	\$ 1,142,907
	1-6	Intersection	John McCain Rd & Pleasant Run Rd	Intersection Improvements		50%	\$ 753,196	\$ 376,598
	1-7	Intersection	McDonwell School Rd & Westcoat Dr	Intersection Improvements		100%	\$ 1,452,805	\$ 1,452,805
	1-8	Intersection	Precinct Line Rd & Lavaca Trl	Intersection Improvements		50%	\$ 750,000	\$ 375,000
	1-9	Intersection	L.D. Lockett Rd & Precinct Line Rd	Intersection Improvements		50%	\$ 310,000	\$ 155,000
	Service Area Project Cost Subtotal							\$ 61,560,910
	2020 Roadway Impact Fee Update Cost Per Service Area							\$ 27,550
	Total Cost in SERVICE AREA 2							\$ 61,588,460

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

SERVICE UNIT CALCULATION

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

The growth in vehicle-miles from 2020 to 2030 is based upon projected changes in residential units and employment for the period. These growth projections are discussed in Chapter 1: Land Use Assumptions for the 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	2,808
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	4,496
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)
---	---	---

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

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

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

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

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

5	<i>Total Cost of the RIF CIP within the Service Area</i>	The total cost of the roadway projects within each service area (from Table 2.6 – 2.7: 10-Year RIF CIP with Conceptual Level Cost Opinions)
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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 pro 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
	From Table 2.12 [Land Use – Vehicle-Mile Equivalency Table] 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)
	From Table 2.11, Line 20 [Maximum Assessable Fee Per Service Unit] 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
	From Table 2.12 [Land Use – Vehicle-Mile Equivalency Table] 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)
	From Table 2.11, Line 20 [Maximum Assessable Fee Per Service Unit] 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.

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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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.

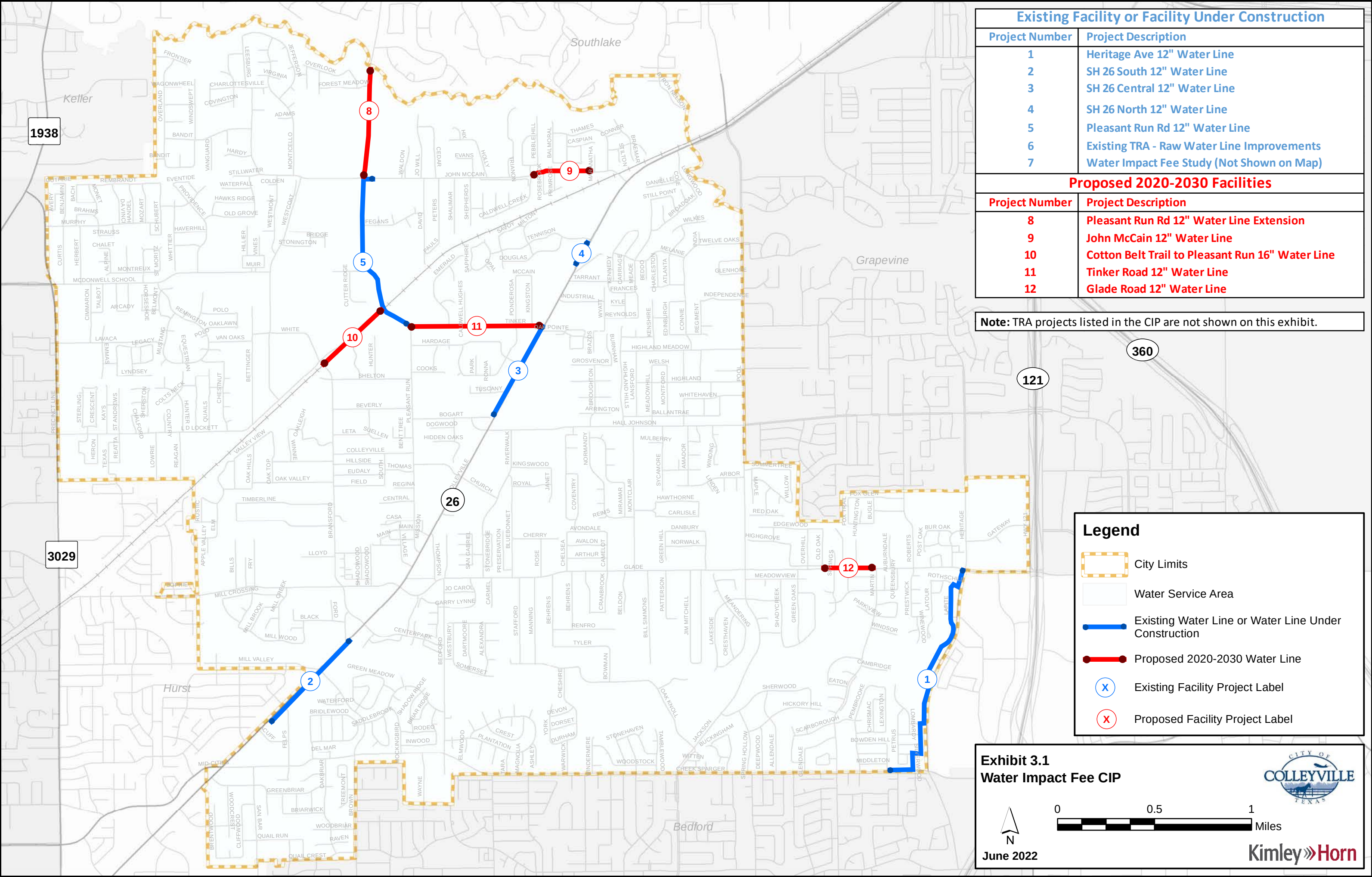
Seven (7) existing projects and five (5) proposed projects are determined eligible for recoverable cost through impact fee over the next 10 years. The City of Colleyville's total cost of these projects is \$11,627,893. The projected total recoverable through impact fees is \$5,404,564. After financing 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.

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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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).

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

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

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

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

(7) *plan for awarding:*

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

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

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

The study process was comprised of four tasks:

A. LAND USE ASSUMPTIONS

The development of land use assumptions included the following:

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

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

B. EVALUATION OF THE WASTEWATER SYSTEM MASTER PLAN

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

C. IMPACT FEE CAPITAL IMPROVEMENT PLAN

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

D. IMPACT FEE ANALYSIS AND REPORT

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

4.2 DESIGN CRITERIA

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

A. SEWER TRUNK LINES (INTERCEPTORS)

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

B. LIFT STATION PUMPING CAPACITY

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

C. LIFT STATION WET WELL CAPACITY

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

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

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

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

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

D. FORCE MAINS

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

4.3 IMPACT FEE CAPITAL IMPROVEMENTS PLAN

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

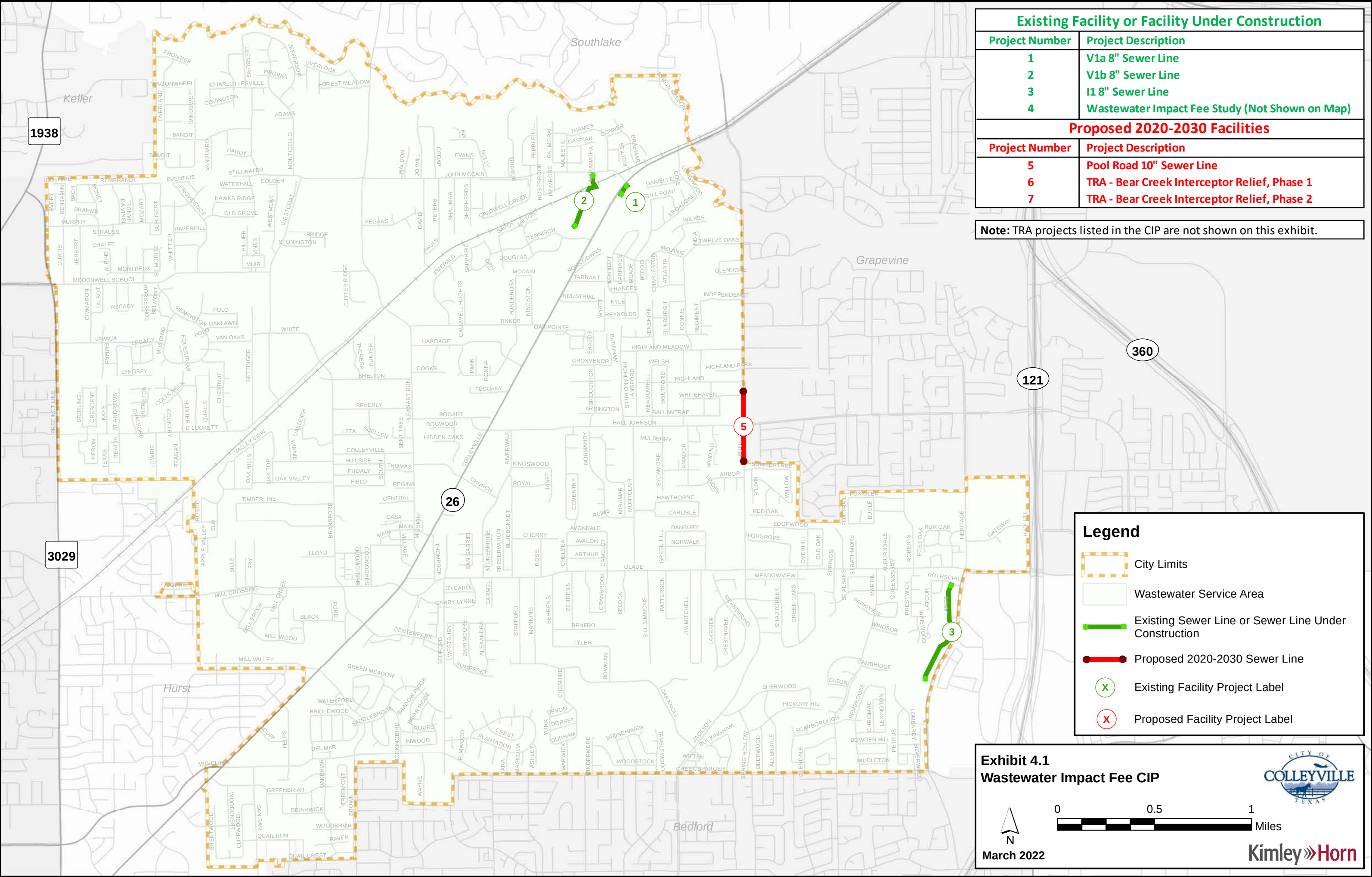
Four (4) existing projects and three (3) proposed projects are determined eligible for recoverable cost through impact fee over the next 10 years. The City of Colleyville's total cost of these projects is \$1,926,073. The projected total recoverable through impact fees is \$1,495,858. After the credit 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

Exhibit 4.1
Wastewater Impact Fee CIP

N

00.51

Miles

March 2022



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.

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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	None Anticipated		6%	\$ 212,241
	Traffic Control			0%	\$ -
√	Pavement Markings/Markers	Standard Internal System		3%	\$ 106,121
√	Roadway Drainage			25%	\$ 884,339
√	Illumination			6%	\$ 212,241
	Special Drainage Structures	None Anticipated		0%	\$ -
√	Water	Minor Adjustments		6%	\$ 212,241
√	Sewer	Minor Adjustments		4%	\$ 141,494
√	Establish Turf / Erosion Control			3%	\$ 106,121
√	Basic Landscaping			3%	\$ 106,121
	Other:			\$0	\$ -
**Allowances based on % of Paving Construction Cost Subtotal				Allowance Subtotal:	\$ 1,980,920
Paving and Allowance Subtotal:					\$ 5,518,278
Construction Contingency:				15%	\$ 827,742
Mobilization:				6%	\$ 49,664
Construction Cost TOTAL:					\$ 6,396,000

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

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

Kimley-Horn and Associates, Inc.

updated:

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:	to 475' S of Brown Trl			
Ultimate Class:	P6D			
Length (lf):	P6D			
Service Area(s):	18,283			
	1, 2			

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

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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-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

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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-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

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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-E
Name:	Roberts Rd	This project consists of the reconstruction of an existing two-lane undivided facility to a two-lane undivided collector facility.		
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.	1-F
Name:	Bedford Rd	This project consists of the reconstruction of an existing two-lane undivided facility to a two-lane undivided collector facility.		
	115' S of Glade Rd to Little Bear Creek			
Limits:				
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:			
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.	1-K
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.		
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		6%	\$	121,471	
✓ Traffic Control	Construction Phase Traffic Control	5%	\$	101,226	
✓ Pavement Markings/Markers		3%	\$	60,736	
✓ Roadway Drainage	Standard Internal System	25%	\$	506,129	
✓ Illumination		6%	\$	121,471	
Special Drainage Structures	None Anticipated	0%	\$	-	
✓ Water	Minor Adjustments	6%	\$	121,471	
✓ Sewer	Minor Adjustments	4%	\$	80,981	
✓ Establish Turf / Erosion Control		3%	\$	60,736	
✓ Basic Landscaping		3%	\$	60,736	
Other:		\$0	\$	-	
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$	1,234,956
Paving and Allowance Subtotal:				\$	3,259,474
Construction Contingency:				15%	\$ 488,921
Mobilization:				6%	\$ 29,335
Construction Cost TOTAL:				\$	3,778,000

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

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

Kimley-Horn and Associates, Inc.

updated: 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-O
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	Construction Phase Traffic Control		6%	\$ 14,450
✓	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

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.	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

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.
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	Construction Phase Traffic Control		6%	\$ 212,241
√	Traffic Control			5%	\$ 176,868
√	Pavement Markings/Markers			3%	\$ 106,121
	Roadway Drainage	None Anticipated		0%	\$ -
√	Illumination	None Anticipated		6%	\$ 212,241
	Special Drainage Structures			0%	\$ -
	Water			0%	\$ -
	Sewer	None Anticipated		0%	\$ -
√	Establish Turf / Erosion Control			3%	\$ 106,121
√	Basic Landscaping			3%	\$ 106,121
	Other:			\$0	\$ -
**Allowances based on % of Paving Construction Cost Subtotal				Allowance Subtotal:	\$ 919,713
Paving and Allowance Subtotal:					\$ 4,457,070
Construction Contingency:				15%	\$ 668,561
Mobilization:				6%	\$ 40,114
Construction Cost TOTAL:					\$ 5,166,000

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

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

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

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

Kimley-Horn and Associates, Inc.

updated:

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.

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	\$5,367,621	\$1,485,277
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

EXHIBIT B

Colleyville, Texas, Land Development Code

Chapter 13 Impact Fees

Rev. ~~11/15/2013~~07/02/2022

Section 13 – 100 Purpose of this Chapter

The purpose of this Chapter is to establish regulations for the collection of impact fees to pay for the costs for new development.

Section 13 – 105 Authorization for Adoption of this Chapter

The regulations contained in this Chapter are adopted under the authorization of *Chapter 395 – Local Government Code* and *Article VI of the Charter of the City of Colleyville*.

Section 13 – 110 Waivers and Appeals

An applicant requesting a waiver of a requirement contained in this Chapter may seek relief from the City Council by using the procedure described in Section 190 of this Chapter this Land Development Code.

Section 13 – 115 Definitions

The definitions unique to this Chapter are found in *Chapter 2 – Definitions* of this Land Development Code.

Section 13 – 120 Master Plan and Capital Improvements Plan Adopted

- A. Master Plan – The City of Colleyville, ~~Texas Master 2015 Comprehensive~~ Plan, "~~Destination Colleyville,~~" approved by Ordinance O-~~04-148317-2005~~ on ~~October 19, 2004~~~~February 21, 2017~~, be and the same is hereby adopted and designated as the ~~Master Comprehensive~~ Plan for the City of Colleyville for impact fees.
- B. Land Use Assumptions – The land use assumptions used in the development of the impact fees are contained in the document titled Water, Wastewater, and Roadway Impact Fee Update, dated ~~May 2012~~ June 2022, prepared by Kimley-Horn and Associates, are adopted for the purpose of compliance with Chapter 395 of the Texas Local Government Code regarding impact fees and referenced in Exhibit - 13.A – Table of Land Use Assumptions.
- C. Water and Wastewater Capital Improvements Plans – The document titled Water, Wastewater, and Roadway Impact Fee Update, dated ~~May 2012~~ June 2022, prepared by Kimley-Horn and Associates, is adopted as the Water and Wastewater Capital Improvements Plan for the City of Colleyville for the purpose of compliance with Chapter 395 of the Texas Local Government Code regarding impact fees.
- D. Roadway Capital Improvements Plan – The document titled Water, Wastewater, and Roadway Impact Fee Update, dated ~~May 2012~~ June 2022, and prepared by Kimley-Horn and Associates is adopted as the Roadway Capital Improvements Plan for the City of Colleyville for the purpose of compliance with Chapter 395 of the Texas Local Government Code regarding impact fees.

Section 13 – 125 Applicability of Impact Fees

- A. This Chapter shall be uniformly applicable to new development which occurs within the water, wastewater and roadway service areas.

- B. No new development shall be exempt from the assessment of impact fees as defined in this Chapter.

Section 13 – 130 Impact Fees as Conditions of Development Approval

No final plat for new development shall be approved within the service area without assessment of impact fees pursuant to this Chapter, and no water and wastewater tap shall be issued and no building permit shall be issued unless the applicant has paid the impact fees imposed by and calculated as provided herein.

Section 13 – 135 Establishment of Service Areas

- A. The water, wastewater and roadway service areas are established as shown on the Service Area Map, attached as Exhibit -13-B – Service Area Map. The service areas shall be established consistent with any facility service area established in the CIP for each utility.
- B. The boundaries of the water, wastewater and roadway service areas may be amended from time to time, and new service areas may be delineated, pursuant to the procedures in Chapter 395 of the Texas Local Government Code.

Section 13 – 140 Service Units

- A. Service units are established in accordance with generally accepted engineering and planning standards.
- B. For water and wastewater impact fees, service units shall be calculated in accordance with the attached Exhibit -13-C – Table of Water and Wastewater Service Unit Equivalencies, as determined by the size of the water meter(s) for the development, or alternatively, as approved the City Engineer as a result of an engineering report prepared by a qualified professional engineer licensed to perform such professional engineering services in the State of Texas, which demonstrates that the number of service unit equivalents (SUE's) for the new development will be different than those indicated by the size of the water meter.
- C. If the Director of Public ~~Services-Works~~ determines that the water pressure in the City's transmission main is significantly higher or lower than standard pressure such that the size of the water meter is not indicative of actual service demand, the Director may adjust the number of (SUE's) based on a smaller or larger sized meter which more accurately reflects the flow rate and the system pressure conditions.
- D. If a fire demand meter (tap) is purchased for a property, the meter size utilized to calculate the number of (SUE's) shall be the dimension of the portion of the fire demand meter which reflects the meter size which would provide only domestic service to the property. Said reduced meter size shall then be utilized to calculate the number of (SUE's).
1. The meter types used to calculate the number of (SUE's) shall be either simple or compound meters.
 2. If the fire protection capacity of the fire demand meter is routinely utilized for domestic purposes as evidenced by the registration of consumption recorded on the City's meter-reading and billing systems, the then-owner of the property shall be assessed the then current fee for the fire protection capacity which has been converted to domestic capacity by its routine usage as domestic capacity.
 3. To avoid the use of fire flow volumes for domestic usage, the owner of any property for which a fire demand meter is purchased shall be required to execute a restrictive covenant on a form approved by the City Attorney, which covenant shall acknowledge the right of the City to assess such fees to subsequent owners of the property. Said covenant shall be executed prior to the purchase of the fire demand meter and shall be filed in the deed records of the County.
 4. No fees shall be collected for the purchase of taps which shall be utilized to provide only fire protection capacity.
- E. Upon wastewater tap purchase for lots for which no water meter has been purchased, service units shall

be established by a professional engineer licensed in the State of Texas, shall be reviewed by the Engineer and shall be presented to Council, which shall designate the appropriate number of service units.

- F. For roadways, service units shall be calculated in accordance with Exhibit - 13.D – Table of Vehicle-Mile Equivalencies.
- G. The City Council may revise the service unit equivalency tables according to the procedure set forth in Chapter 395 of the Texas Local Government Code and its successors.

Section 13 – 145 Maximum Assessable Impact Fees Per Service Unit

- A. Calculation Method – The maximum assessable impact fee per service unit for each service area shall be computed by dividing the growth-related capital construction cost of service in the service area identified in the capital improvements plan for that category of capital improvements, by the total number of projected service units anticipated within the service area which are necessitated by and attributable to new development, based on the land use assumptions for that service area.
- B. Utility or Ad Valorem Tax Credits – The maximum assessable impact fee is determined by applying a credit back to the development community based on the utility revenues or ad valorem taxes that are allocated for paying a portion for future capital improvements. The maximum assessable water impact is ~~72.9-99.3~~ percent of the Pre-Credit Recoverable Costs. The maximum assessable wastewater impact fee is ~~76.499.3~~ percent of the Pre-Credit Recoverable Costs. The maximum roadway impact fee is ~~93.594.3~~ percent for Service Area One and ~~95.494.3~~ percent for Service Area Two of the Pre-Credit Recoverable Costs.
- C. Maximum Assessable Water and Wastewater Impact Fees – The maximum assessable impact fees per service unit for water and wastewater facilities after applying the utility or ad valorem tax credits is contained in Exhibit -13-E – Table of Maximum Assessable Water and Wastewater Impact Fees.
- D. Maximum Assessable Roadway Impact Fees – The maximum assessable impact fees per service unit for roadway facilities after applying the utility or ad valorem tax credits is contained in Exhibit -13-F – Table of Maximum Assessable Roadway Impact Fees.

Section 13 – 150 Assessment of Impact Fees

- A. The assessment of an impact fee for any new development shall be made in accordance with the provisions of this Section.
- B. Assessment of the impact fee for any new development shall be made on occurrence of the following events:
 - 1. For new development which is submitted for approval pursuant to the City's subdivision regulations after June 20, 1987, or for which re-platting results in an increase in the number of service units after such date, assessment shall be at the time of final subdivision plat approval, and shall be the amount of the impact fee per service unit, as provided in the Schedule of Impact Fees to be Collected that is in effect at the time of subdivision plat approval.
 - 2. For new development which has received final plat approval prior to June 20, 1987, and for which no re-platting is necessary prior to the issuance of a building permit, assessment shall be upon the issuance of a building permit, and shall be the amount of the impact fee per service unit set forth in the Schedule of Impact Fees to be Collected that is in effect at the time of building permit application.
 - 3. For new development which occurs or is proposed to occur without platting, assessment shall be upon the issuance of a building permit or water or sewer tap purchase (whichever occurs first), and shall be the amount of the impact fee per service unit set forth in the Schedule of Impact Fees to be Collected that is in effect at the time of building permit application.

4. For water and wastewater facilities, fees shall not be assessed to a development for which taps previously were purchased and which development does not result in an increase in the number of living unit equivalents as determined by the service unit equivalency table. If the exchange of said taps will result in an increase in the number of (SUE's), impact fees for the increase in the number of (SUE's) shall be assessed in accordance with the Schedule of Impact Fees to be Collected that is in effect at the time of subdivision plat approval.
 5. Because fire protection is of critical concern to the community as a whole, water demand related solely to fire protection is not subject to assessment or collection of a water or wastewater impact fee. However, if the fire protection capacity of the fire demand meter is routinely utilized for domestic purposes as evidenced by the registration of consumption recorded on the City's meter-reading and billing systems, the current owner of the property shall be assessed the impact fees currently in effect at the time such conversion is established by the City for the fire protection capacity which has been converted to domestic capacity by its routine usage as domestic capacity.
- C. Following assessment of the impact fee above, no additional impact fees or increases thereof shall be assessed against that development unless the number of service units increases.
- D. Following the lapse or expiration of approval for a plat, a new assessment must be performed at the time a new application for such development is filed.

Section 13 – 155 Schedule of Actual Impact Fees Collected

- A. Water Impact Fee Schedule – The actual water impact fee collection rate which is to be paid by each new development shall be ~~40.850~~% of the maximum allowed. This rate is incorporated into Exhibit 13-G – Schedule of Actual Water and Wastewater Impact Fees to be Collected, which shall become effective on ~~August 22, 2012~~ August 2, 2022.
- B. Residential Irrigation Meter Exemption – The payment of the water impact fee shall not be required by an existing residential customer for the installation of a meter to serve a separate lawn irrigation system provided all of the following requirements are met:
1. The lawn irrigation meter does not exceed the $\frac{3}{4}$ " ~~x $\frac{5}{8}$ "~~ standard basic meter size,
 2. The lawn irrigation shall be located on the same property as the residential meter,
 3. the residential property must be owner-occupied and be in possession of a valid certificate of occupancy, and
 4. The lawn irrigation meter only serves the lawn irrigation system.
 5. The upgrade of a $\frac{3}{4}$ " x $\frac{5}{8}$ " lawn irrigation meter to a 1" meter shall require payment of a water impact fee based on the difference between the base meter size and the water impact fee for a 1" meter applicable at the time of upgrade.
 6. No exemption or pro-rata credit shall apply for any meter size exceeding 1" for a lawn irrigation meter.
- C. Wastewater Impact Fee Schedule – The actual wastewater impact fee collection rate which is to be paid by each new development shall be ~~25.550~~% of the maximum allowed by this Chapter. This rate is incorporated into Exhibit 13-G – Schedule of Actual Water and Wastewater Impact Fees to be Collected, which shall become effective on ~~August 22, 2012~~ August 2, 2022.
- D. Roadway Impact Fee Schedule – The actual impact fees per service unit equivalent for roadway facilities is shown in Exhibit 13-H – Schedule of Actual Roadway Impact Fees to be Collected, which incorporates the following collection rate percentages
1. Service Area 1: The actual Roadway Impact Fee collection rate shall be ~~51.8100~~% of the maximum assessable impact fee allowed for all uses, except retail and office uses, ~~which shall include a 65% credit of the actual fee collected,~~ which shall become effective on ~~August 22, 2012~~ August 2, 2022.

2. Service Area 2: The actual Roadway Impact Fee collection rate shall be ~~50.0100%~~ of the maximum allowed by this Chapter for all uses, except retail and office uses, ~~which shall include a credit of 65% of the actual fee collected,~~ which shall become effective on ~~August 22, 2012~~ August 2, 2022.
3. For land uses not specifically listed, refer to Trip Generation, published by the Institute of Transportation Engineers.

Section 13 – 160 Payment and Collection of Impact Fees

- A. Tap or Building Permit – No water or wastewater tap or building permit shall be issued until all impact fees have been paid to the City, except as provided otherwise by contract.
- B. Payment with Building Permit – Water, wastewater and roadway impact fees shall be paid at the time of the issuance of a building permit, unless a provision in this Chapter provides for another time for collection of impact fee.
- C. Conversion from Existing Private Facilities – For new development converting to the City water utility from a water well or to the City wastewater utility from a septic tank or individual waste disposal system, the City may allow the fee-payer to pay impact fees in the form of a monthly assessment in the same manner as monthly assessments for related tap fees, if such an extended payment program for tap fees is currently in effect.
- D. Contract Specifying Time and Method of Payment – The City may, at its sole discretion, enter into a contract with the owner of a tract of land for which the plat has been recorded to establish a different time and method of payment of impact fees than those provided in this Section.
- E. Notification Due to Increased Service Units – Whenever a property owner proposes to increase the number of service units for a development previously assessed, the additional impact fees to be collected on such service units shall be determined in accordance with the Schedule of Impact Fees to be Collected that is in effect at the time of building permit application .
- F. Roadway Impact Fees for Exempt Non-Residential Uses – For roadway impact fees, in circumstances where non-residential uses may be exempt from payment of fees based upon prospective generation of sales tax revenues, such fees may be paid as provided in Section 13-173, subject to rebate pursuant to this Chapter, upon demonstration that more than 50% of the floor area of the structure for which a building permit is issued will be utilized by a business generating city sales tax revenues.

Section 13 – 163 Offsets and Credits Against Impact Fees

- A. System Related Facilities – The City shall offset the reasonable value of any system-related facilities, pursuant to rules established in this Section, which have been dedicated to and have been received by the City, including the value of rights-of-way or capital improvements constructed pursuant to an agreement with the City, against the amount of the impact fee due for that category of capital improvement, subject to administrative guidelines established by the City.
- B. Credit for Impact, Pro-Rata, Acreage of Lot Fees – The City shall credit impact, pro rata, acreage or lot fees which have been paid pursuant to the subdivision regulations contained in this Land Development Code prior to the effective date of this amendatory ordinance against the amount of an impact due for that category of capital improvement, subject to administrative guidelines established by the City.
- C. Limitations for Offsets and Credits – All offsets and credits against impact fees shall be subject to the following limitations and shall be granted based on this Chapter and additional standards promulgated by the City, which may be adopted as administrative guidelines.
 1. No offset or credit shall be given for the dedication or construction of site-related facilities, except where credit is provided in this Chapter, or for any capital improvement which is not identified within

the applicable capital improvements plan, unless the City agrees that such improvement supplies capacity to new developments other than the development paying the impact fee and provisions for offsets are incorporated into an agreement for capital improvements.

2. Any construction of, contributions to, or dedications of off-site roadway facilities agreed to or required by the City as a condition of development approval shall be credited against roadway impact fees otherwise due from the development.
 3. The unit costs used to calculate the offsets shall not exceed those assumed for the capital improvements included in the capital improvements plan for the category of facility within the service area for which the impact fee is imposed.
 4. An offset or credit created pursuant to prior impact fee ordinances shall expire no later than ten (10) years after the effective date of this amendatory ordinance, unless a different expiration date has been agreed to by the City by contract or certificate. Offsets or credits created after the effective date of this amendatory ordinance shall expire within ten (10) years from the date the offset or credit was created, unless otherwise prescribed by contract.
 5. In no event will the City reimburse the property owner or developer for an offset or credit when no impact fees for the new development can be collected pursuant to this Chapter or for any value exceeding the total impact fees due for the development for that category of capital improvement, unless otherwise agreed to by the City.
 6. Offsets or credits created after the effective date of this amendatory ordinance for a development which has received final plat approval prior to the effective date hereof shall be discounted to take into account the number of service units in the development which will utilize the facility for which the offset or credit was given.
- D. Application for Offset or Credit – An applicant for new development must apply for an offset or credit against impact fees due for the development either at or before the time of plat recordation, unless the City agrees to a different time. The applicant shall file a petition for offsets or credits with the City on a form provided for such purpose. The contents of the petition shall be established by administrative guidelines. The City must provide the applicant, in writing, with a decision on the offset or credit request, including the reasons for the decision. The decision shall specify the maximum value of the offset or credit which may be applied against an impact fee, which value and the date of the determination shall be associated with the plat for the new development.
- E. Manner of Offset or Credit Application – The available offset or credit associated with the plat shall be applied against an impact fee in the following manner:
1. Such offset or credit shall be prorated proportionally among all service units, or for roadway facilities, among all units of trip generation, as calculated from the applicable service unit equivalency table, and shall remain applicable to such service units, to be applied at time of filing and acceptance of an application for a building permit, against impact fees due.
 2. If the total number of service units used by the City in the original offset or credit calculation described in subsection (1) is eventually exceeded by the number of total service units realized by the actual development, the City may, at its sole discretion, collect the full impact fee exclusive of any associated offset or credits for the excess service units.
 3. At its sole discretion, the City may authorize alternative credit or offset agreements upon petition by the owner in accordance with guidelines promulgated by the City.

Section 13 – 165 Establishment of Accounts and Records

- A. The City shall establish separate interest-bearing accounts, in a bank authorized to receive deposits of City funds, for each major category of capital facility for which an impact fee is imposed pursuant to this Chapter.

- B. Interest earned by each account shall be credited to that account and shall be used solely for the purposes specified for funds authorized in the Capital Improvements Plan.
- C. The City shall establish adequate financial and accounting controls to ensure that impact fees disbursed from the account are utilized solely for the purposes authorized in the CIP. Disbursement of funds shall be authorized by the City at such times as are reasonably necessary to carry out the purposes and intent of this Chapter; provided, however, that any fee paid shall be expended within a reasonable period of time, but not to exceed ten (10) years from the date the fee is deposited into the account.
- D. The City shall maintain and keep adequate financial records for each such account, which shall show the source and disbursement of all revenues, which shall account for all monies received, and which shall ensure that the disbursement of funds from each account shall be used solely and exclusively for the provision of uses specified in the capital improvements program as system-related capital projects. The City Finance Department shall also maintain such records as are necessary to ensure that refunds are appropriately made under the provisions of this Chapter, and such other information as may be necessary for the proper implementation of this Chapter.

Section 13 – 168 Use of Proceeds of Impact Fee Accounts

- A. Permitted Uses of Fees – The impact fees collected pursuant to this Chapter may be used to finance or to recoup capital construction costs of service. Impact fees may also be used to pay the principal sum and interest and other finance costs on bonds, notes or other obligations issued by or on behalf of the City to finance such capital improvements or facilities expansions.
- B. Prohibited Uses of Fees – Impact fees collected pursuant to this Chapter shall not be used to pay for any of the following expenses:
 - 1. Construction, acquisition or expansion of capital improvements or assets other than those identified in the associated capital improvements plans;
 - 2. Repair, operation, or maintenance of existing or new capital improvements or facilities expansions;
 - 3. Upgrading, expanding or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental or regulatory standards;
 - 4. Upgrading, expanding or replacing existing capital improvements to provide better service to existing development; provided however, that impact fees may be used to pay the costs of upgrading, expanding or replacing existing capital improvements in order to meet the need for new capital improvements generated by new development; or
 - 5. Administrative and operating costs of the City.

Section 13 – 170 Appeals

- A. The property owner or applicant for new development may appeal the following decisions to the City Manager or designee:
 - 1. The applicability of an impact fee to the development;
 - 2. The value of the impact fee due;
 - 3. The availability or the value of an offset or credit;
 - 4. The application of an offset or credit against an impact fee due,
 - 5. The amount of the refund due, if any; or

6. The alternative determination by the City Engineer concerning the size of the water meter which is to be converted to service units.
- B. The burden of proof shall be on the appellant to demonstrate that the value of the fee or the value of the offset or credit was not calculated according to the applicable impact fee schedule or the ordinance provisions and guidelines established for determining offsets and credits.
- C. The appellant may appeal the decision of the City Manager to the City Council. A notice of appeal to the Council must be filed by the applicant with the City Secretary within thirty (30) days following the City Manager's decision. If the notice of appeal is accompanied by a bond or other sufficient surety satisfactory to the City Attorney in an amount equal to the original determination of the impact fee due, the development application or tap purchase or building permit issuance may be processed while the appeal is pending.

Section 13 – 173 Refunds

- A. Time Limit Prior to Refund – Any impact fee or portion thereof collected pursuant to this Chapter which has not been expended within ten (10) years from the date of payment, shall be refunded, upon application, to the record owner of the property at the time the refund is paid, or, if the impact fee was paid by another governmental entity, to such governmental entity, together with interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Article 1.03, Title 79, Revised Statutes (Article 5069-1.03, Vernon's Texas Civil Statutes), or any successor statute.
- B. Pro-Rated Refund – If a refund is due, the City shall pro-rate the same by dividing the difference between the amount of expenditures and the amount of the fees collected by the total number of service units assumed within the service area for the period to determine the refund due per service unit. The refund to the record owner or governmental entity shall be calculated by multiplying the refund due per service unit by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.
- C. Determination of Excess Fees Upon Completion of Improvements – Upon completion of all the capital improvements or facilities expansions identified in the capital improvements plan upon which the fee was based, the City shall recalculate the maximum impact fee per service unit using the actual costs for the improvements or expansions. If the maximum impact fee per service unit based on actual cost is less than the impact fee per service unit paid, the City shall refund the difference, if such difference exceeds the impact fee paid by more than ten percent (10%). The refund to the record owner or governmental entity shall be calculated by multiplying such difference by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.
- D. Request of Refund Fees - Upon the request of an owner of the property on which an impact fee has been paid, the City shall refund such fees if:
 1. Existing service is available and service is denied; or
 2. Service was not available when the fee was collected and the City has failed to commence construction of facilities to provide service within two years of fee payment; or
 3. Service was not available when the fee was collected and has not subsequently been made available within a reasonable period of time considering the type of capital improvement or facility expansion to be constructed, but in any event later than five years from the date of fee payment.
- E. Proportional Refund Due to Downsizing Meter – The City shall refund an appropriate proportion of impact fee payments in the event that a previously purchased unused water meter is replaced with a smaller meter, based on the SUE differential of the two meter sizes and the per-SUE fee at the time of the original fee payment, less an administrative charge of \$50.
- F. Procedure for Petitioning of Refund – Petition for refunds shall be submitted to the Director of Public Services on a form provided by the City for such purpose. Within one month of the date of receipt of a petition for refund, the Director must provide the petitioner, in writing, with a decision on the refund

request, including the reasons for the decision. If a refund is due to the petitioner, the Director shall notify the Finance Director and request that a refund payment be made to the petitioner. The petitioner may appeal the determination to the City Manager and Council, as set forth in this Land Development Code.

- G. Rebate of Roadway Impact Fees for Expired Permit – The City shall rebate the roadway impact fees to the owner on which a building permit has been issued, for which such permit has expired without construction.

Section 13 – 175 Updates to Plan and Revision of Fees

The City shall review the land use assumptions and capital improvements plan for water, wastewater and roadway facilities at least every five years, the first five year period which shall commence from the date of adoption of the capital improvements plan referenced herein. The City Council shall accordingly then make a determination of whether changes to the land use assumptions, capital improvements plan or impact fees are needed and shall, in accordance with the procedures set forth in Chapter 395 of the Texas Local Government Code, or any successor statute, either update the fees or make a determination that no update is necessary.

Section 13 – 178 Functions of Advisory Committee

- A. The functions of the Advisory Committee are those set forth in Chapter 395 of the Texas Local Government Code, or any successor statute, and shall include the following:
1. Advise and assist the City in adopting land use assumptions;
 2. Review the capital improvements plan regarding water, wastewater and roadway capital improvements and file written comments thereon;
 3. Monitor and evaluate implementation of the capital improvements program;
 4. Advise the City of the need to update or revise the land use assumptions, capital improvements program and impact fees; and
 5. File a semiannual report evaluating the progress of the City in achieving the capital improvements plans and identifying any problems in implementing the plans or administering the impact fees.
- B. The City shall make available to the Advisory Committee any professional reports prepared in the development or implementation of the capital improvements plan.
- C. The City Council shall adopt procedural rules for the committee to follow in carrying out its duties.

Section 13 – 180 Agreement for Capital Improvements

- A. The City Council may approve the owner of a new development to construct or finance some of the public improvements identified in the CIP. In the case of such approval, the property owner must enter into an agreement with the City prior to fee collection. The agreement shall be on a form approved by the City, and shall establish the estimated cost of improvement, the schedule for initiation and completion of the improvement, a requirement that the improvement shall be completed to City standards, and any other terms and conditions the City deems necessary. The Engineer shall review the improvement plan, verify costs and time schedules, determine if the improvement is contained in the CIP, and determine the amount of the applicable credit for such improvement to be applied to the otherwise applicable impact fee before submitting the proposed agreement to the Council for approval.
- B. The City and such owner either may agree that the costs incurred or funds advanced will be credited against the impact fees otherwise due from the new development, or they may agree that the City shall reimburse the owner for such costs from impact fees paid from other new developments which will use

such capital improvements or facility expansions.

Section 13 – 183 Use of Other Financing Mechanisms

- A. The City may finance water, wastewater and roadway capital improvements or facilities expansions designated in the capital improvements plan through the issuance of bonds, through the formation of public improvement districts or other assessment districts, or through any other authorized mechanism, in such manner and subject to such limitations as may be provided by law, in addition to the use of impact fees.
- B. Except as herein otherwise provided, the assessment and collection of an impact fee shall be additional and supplemental to, and not in substitution of, any other tax, fee, charge or assessment which is lawfully imposed on and due against the property.

Section 13 – 188 Impact Fees as Additional and Supplemental Regulation

- A. Impact fees established by this Chapter are additional and supplemental to, and not in substitution of, any other requirements imposed by the City on the development of land or the issuance of building permits or the sale of water or wastewater taps. Such fees are intended to be consistent with and to further the policies of City's Comprehensive Plan, capital improvements plan, zoning ordinance, subdivision regulations and other City policies, ordinances and resolutions by which the City seeks to ensure the provision of adequate public facilities in conjunction with the development of land.
- B. This Chapter shall not affect, in any manner, the permissible use of property, density of development, design, and improvement standards and requirements, or any other aspect of the development of land or provision of public improvements subject to the zoning and subdivision regulations or other regulations of the City, which shall be operative and remain in full force and effect without limitation with respect to all such development.

Section 13 – 190 Relief Procedures

- A. Any person who has paid an impact fee or an owner of land upon which an impact fee has been paid may petition the Council to determine whether any duty required by this ordinance has not been performed within the time so prescribed. The petition shall be in writing and shall state the nature of the unperformed duty and request that the act be performed within sixty (60) days of the request. If the Council determines that the duty is required pursuant to the ordinance and is late in being performed, it shall cause the duty to commence within sixty (60) days of the date of the request and to continue until completion.
- B. The Council may grant a variance or waiver from any requirement of this ordinance, upon written request by a developer or owner of property subject to the ordinance, following a public hearing, upon finding that a strict application of such requirement would, when regarded as a whole, result in confiscation of the property.

Section 13.29 Amendments to This Chapter

Reserved for listing of amendments to this Chapter.

Ord. Number	Date	Subject
O-00-1218	06/20/00	Established 35% collection rate on church, office and retail uses
O-00-1261	12/19/00	Expanded roadway impact fee schedule
O-02-1367	10/01/02	Revised impact fee schedules per S.B 243
O-04-1453	04/16/04	Residential irrigation meter exemption
O-06-1581	08/02/06	Comprehensive revision and adoption of new fee schedules
O-09-1711	03/03/09	Impact Fee Update – Roadway Capital Improvements Plan
O-12-1846	08/21/12	Five year update and adoption of new fee schedules
O-13-1901	11/15/13	Remove automatic rebate provisions for sales tax generating businesses
<u>O-22-2210</u>	<u>08/02/22</u>	<u>Five Year Update and adoption of new fee schedules</u>

Exhibit – 13-A
Table of Land Use Assumptions

Population and Non-Residential Facilities by Service Area

Service Area	Year	Population	Dwelling Units	Square Feet			
				Basic	Service	Retail	Total
1	2012	14,315	4,836	30,417	2,288,308	1,004,025	3,322,750
	2022	15,795	5,336	33,936	2,514,622	1,344,891	3,893,449
	Build Out	15,795	5,336	33,936	2,514,622	1,344,891	3,893,449
2	2012	10,102	3,413	41,805	1,091,014	267,142	1,399,961
	2022	11,583	3,913	46,642	1,348,009	400,483	1,795,134
	Build Out	11,583	3,913	46,642	1,348,009	400,483	1,795,134
Total 2012		24,417	8,249	72,222	3,379,322	1,271,167	4,722,711
Total 2022		27,378	9,249	80,578	3,862,631	1,745,374	5,688,583
Total Build Out		27,378	9,249	80,578	3,862,631	1,745,374	5,688,583

**Exhibit — 13-B—
Service Area Map**

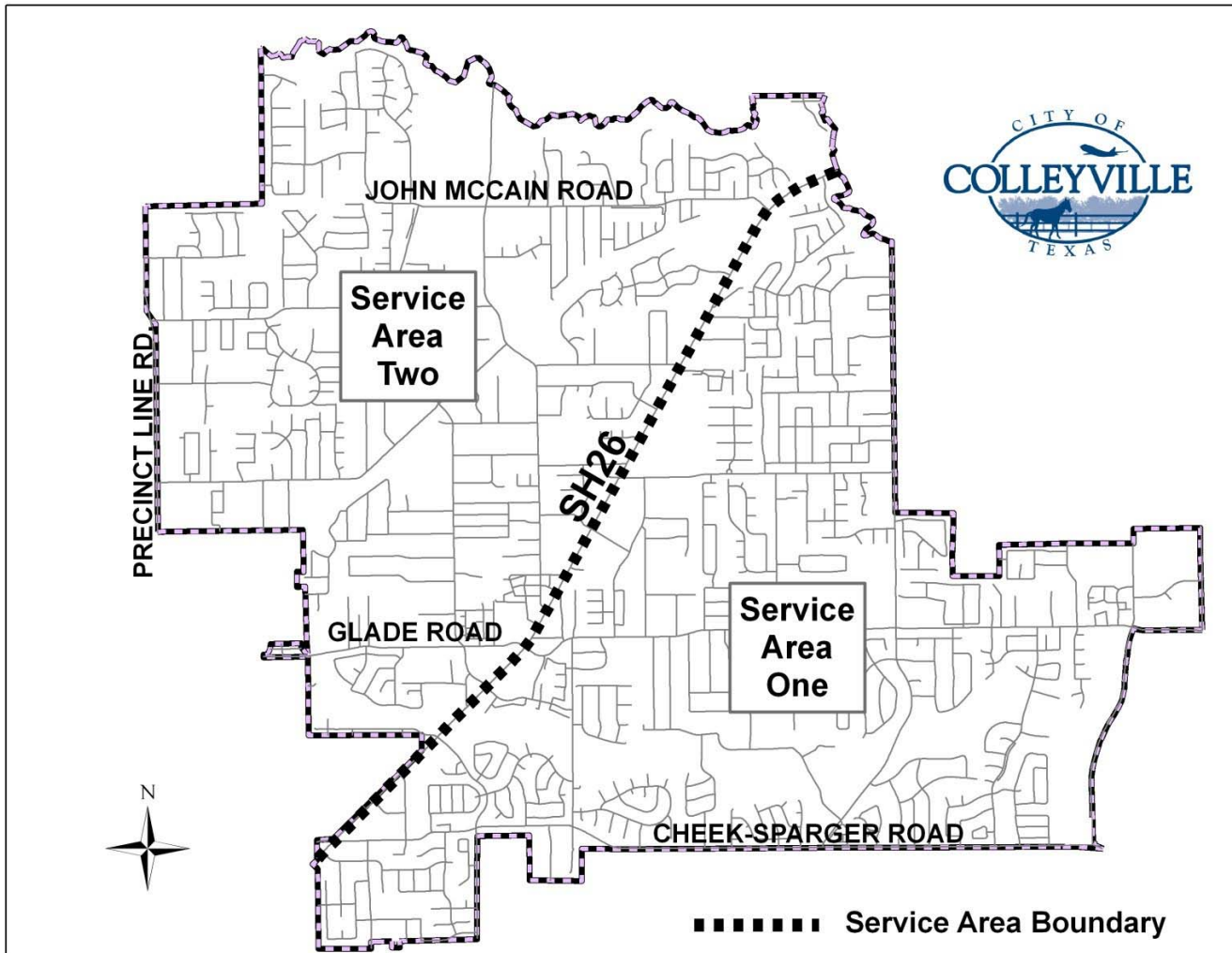


Exhibit 13 – C Table of Water and Wastewater Service Unit Equivalencies		
Meter Size*	Maximum Continuous Operating Capacity– (GPM)	Service Unit Equivalent
5/8" x 3/4" PD	10	1
3/4" PD	15	1.5
1" PD	25	2.5
1 1/2" PD	50	5
2" PD	80	8
2" Compound	80	8
2" Turbine	100	10
3" Compound	160	16
3" Turbine	240	24
4" Compound	250	25
4" Turbine	420	42
6" Compound	500	50
6" Turbine	920	92
8" Compound	800	80
8" Turbine	1,600	160
10" Turbine	2,500	250

*PD = Positive Displacement Meter (Typical residential meter)

Exhibit 13-D Table of Vehicle Mile Equivalencies

Land Use Category	ITE Land Use Code	Development Unit	Vehicle-Mile-Per Dev-Unit
PORT AND TERMINAL			
Truck Terminal	030	Acre	26.20
INDUSTRIAL			
General Light Industrial	110	1,000 SF GFA	3.88
General Heavy Industrial	120	1,000 SF GFA	2.72
Industrial Park	130	1,000 SF GFA	3.44
Warehousing	150	1,000 SF GFA	1.28
Mini-Warehouse	151	1,000 SF GFA	1.04
RESIDENTIAL			
Single-Family Detached Housing	210	Dwelling Unit	4.04
Apartment/Multi-family	220	Dwelling Unit	2.48
Residential Condominium/Townhome	230	Dwelling Unit	2.08
Mobile Home Park / Manufactured Housing	240	Dwelling Unit	2.36
Senior Adult Housing-Detached	251	Dwelling Unit	1.08
Senior Adult Housing-Attached	252	Dwelling Unit	0.64
Assisted Living	254	Beds	0.88
LODGING			
Hotel	310	Room	1.90
Motel / Other Lodging Facilities	320	Room	1.51
RECREATIONAL			
Golf Driving Range	432	Tee	4.03
Golf Course	430	Acre	0.97
Recreational Community Center	495	1,000 SF GFA	4.67
Ice Skating Rink	465	1,000 SF GFA	7.60
Miniature Golf Course	431	Hole	1.06
Multiplex Movie Theater	445	Screens	43.92
Racquet / Tennis Club	491	Court	10.79
INSTITUTIONAL			
Church	560	1,000 SF GFA	1.16
Day-Care Center	565	1,000 SF GFA	14.66
Primary/Middle School (1-8)	522	Students	0.34
High School	530	Students	0.27
Junior / Community College	540	Students	0.25
University / College	550	Students	0.44

(Continued on next page)

Exhibit 13-D – Table of Vehicle Mile Equivalencies – Continued

Land Use Category	ITE Land Use Code	Development Unit	Veh-Mi Per Dev Unit
MEDICAL			
Clinic	630	1,000 SF GFA	19.58
Hospital	610	Beds	4.95
Nursing Home	620	Beds	0.83
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	12.47
OFFICE			
Corporate Headquarters Building	714	1,000 SF GFA	5.60
General Office Building	710	1,000 SF GFA	5.96
Medical-Dental Office Building	720	1,000 SF GFA	13.84
Single Tenant Office Building	715	1,000 SF GFA	6.92
Office Park	750	1,000 SF GFA	5.92
COMMERCIAL			
Automobile-Related			
Automobile Care Center	942	1,000 SF Occ. GLA	6.54
Automobile Parts Sales	843	1,000 SF GFA	10.98
Gasoline/Service Station	944	Vehicle Fueling Position	4.82
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Position	3.53
Gasoline/Service Station w/ Conv Market and Car Wash	946	Vehicle Fueling Position	3.68
New Car Sales	841	1,000 SF GFA	6.67
Quick Lubrication Vehicle Shop	941	Servicing Positions	10.01
Self-Service Car Wash	947	Stall	1.99
Tire Store	848	1,000 SF GFA	9.63
Dining			
Fast Food Restaurant with Drive Thru Window	934	1,000 SF GFA	40.61
Fast Food Restaurant without Drive Thru Window	933	1,000 SF GFA	31.39
High Turnover (Sit Down) Restaurant	932	1,000 SF GFA	15.26
Quality Restaurant	931	1,000 SF GFA	10.06
Coffee/Donut Shop with Drive Thru Window	937	1,000 SF GFA	30.91
Other Retail			
Free Standing Discount Store	815	1,000 SF GFA	11.27
Nursery (Garden Center)	817	1,000 SF GFA	8.57
Home Improvement Superstore	862	1,000 SF GFA	3.96
Pharmacy/Drugstore w/o Drive Thru Window	880	1,000 SF GFA	12.75
Pharmacy/Drugstore w/ Drive Thru Window	881	1,000 SF GFA	17.00
Shopping Center	820	1,000 SF GLA	7.93
Supermarket	850	1,000 SF GFA	21.64
Toy/Children's Superstore	864	1,000 SF GFA	11.24
Department Store	875	1,000 SF GFA	4.03
Video Rental Store	896	1,000 SF GFA	21.90
SERVICES			
Walk-In Bank	911	1,000 SF GFA	12.38
Drive-In Bank	912	Drive-in Lanes	24.70
Hair Salon	918	1,000 SF GLA	1.73

Exhibit 13—E Table of Maximum Assessable Water and Wastewater Impact Fees			
Meter Size*	Service Unit Equivalent	Maximum-Assessable-Water Impact Fee	Maximum-Assessable Wastewater Impact Fee
5/8" x 3/4" PD	1	\$6,100	\$2,521
3/4" PD	1.5	\$9,150	\$3,782
1" PD	2.5	\$15,250	\$6,303
1 1/2" PD	5	\$30,500	\$12,605
2" PD	8	\$48,800	\$20,168
2" Compound	8	\$48,800	\$20,168
2" Turbine	40	\$61,000	\$25,210
3" Compound	16	\$97,600	\$40,336
3" Turbine	24	\$146,400	\$60,504
4" Compound	25	\$152,500	\$63,025
4" Turbine	42	\$256,200	\$105,882
6" Compound	50	\$305,000	\$126,050
6" Turbine	92	\$561,200	\$231,932
8" Compound	80	\$488,000	\$201,680
8" Turbine	160	\$976,000	\$403,360
10" Turbine	250	\$1,525,000	\$630,250

*PD = Positive Displacement Meter (Typical residential meter)

Exhibit 13-F
Table of Maximum Assessable Roadway Impact Fees

Land Use Description	Development Unit	Veh-Mi Per Dev-Unit	Maximum Impact Fee Per Development-Unit	
			Service Area-1	Service Area-2
PORT AND TERMINAL				
Truck Terminal	Acre	26.20	\$61,832	\$64,085
INDUSTRIAL				
General Light Industrial	1,000-SF-GFA	3.88	\$9,157	\$9,490
General Heavy Industrial	1,000-SF-GFA	2.72	\$6,419	\$6,653
Industrial Park	1,000-SF-GFA	3.44	\$8,118	\$8,414
Warehousing	1,000-SF-GFA	1.28	\$3,021	\$3,131
Mini-Warehouse	1,000-SF-GFA	1.04	\$2,454	\$2,544
RESIDENTIAL				
Single-Family Detached Housing	Dwelling Unit	4.04	\$9,534	\$9,882
Apartment/Multi-family	Dwelling Unit	2.48	\$5,853	\$6,066
Residential Condominium/Townhome	Dwelling Unit	2.08	\$4,909	\$5,088
Mobile Home Park / Manufactured Housing	Dwelling Unit	2.36	\$5,570	\$5,773
Senior Adult Housing-Detached	Dwelling Unit	1.08	\$2,549	\$2,642
Senior Adult Housing-Attached	Dwelling Unit	0.64	\$1,510	\$1,565
Assisted Living	Beds	0.88	\$2,077	\$2,152
LODGING				
Hotel	Room	1.90	\$4,484	\$4,647
Motel / Other Lodging Facilities	Room	1.51	\$3,564	\$3,693
RECREATIONAL				
Golf Driving Range	Tee	4.03	\$9,511	\$9,857
Golf Course	Acre	0.07	\$2,289	\$2,373
Recreational Community Center	1,000-SF-GFA	4.67	\$11,021	\$11,423
Ice Skating Rink	1,000-SF-GFA	7.60	\$17,936	\$18,590
Miniature Golf Course	Hole	1.06	\$2,502	\$2,593
Multiplex Movie Theater	Screens	43.92	\$103,651	\$107,428
Racquet / Tennis Club	Court	10.79	\$25,464	\$26,392
INSTITUTIONAL				
Church	1,000-SF-GFA	1.16	\$2,738	\$2,837
Day-Care Center	1,000-SF-GFA	14.66	\$34,598	\$35,858
Primary/Middle School (1-8)	Students	0.34	\$802	\$832
High School	Students	0.27	\$637	\$660
Junior / Community College	Students	0.25	\$590	\$612
University / College	Students	0.44	\$1,038	\$1,076
MEDICAL				
Clinic	1,000-SF-GFA	19.58	\$46,209	\$47,893
Hospital	Beds	4.95	\$11,682	\$12,108
Nursing Home	Beds	0.83	\$1,959	\$2,030
Animal Hospital/Veterinary Clinic	1,000-SF-GFA	12.47	\$29,429	\$30,502

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Exhibit 13-F
Table of Maximum Assessable Roadway Impact Fees—Continued

Land Use Description	Development Unit	Veh-Mi Per Dev-Unit	Maximum-Impact Fee Per Development-Unit	
			Service Area-1	Service Area-2
OFFICE				
Corporate Headquarters Building	1,000 SF GFA	5.60	\$13,216	\$13,698
General Office Building	1,000 SF GFA	5.96	\$14,066	\$14,578
Medical-Dental Office Building	1,000 SF GFA	13.84	\$32,662	\$33,853
Single-Tenant Office Building	1,000 SF GFA	6.92	\$16,331	\$16,926
Office Park	1,000 SF GFA	5.92	\$13,971	\$14,480
COMMERCIAL				
Automobile-Related				
Automobile Care Center	1,000 SF Occ-GLA	6.54	\$15,434	\$15,997
Automobile Parts Sales	1,000 SF GFA	10.98	\$25,913	\$26,857
Gasoline/Service Station	Vehicle-Fueling-Position	4.82	\$11,375	\$11,790
Gasoline/Service Station-w/ Conv-Market	Vehicle-Fueling-Position	3.53	\$8,331	\$8,634
Gasoline/Service Station-w/ Conv-Market and Car Wash	Vehicle-Fueling-Position	3.68	\$8,685	\$9,001
New Car Sales	1,000 SF GFA	6.67	\$15,741	\$16,315
Quick Lubrication Vehicle Shop	Servicing Positions	10.01	\$23,624	\$24,484
Self-Service Car Wash	Stall	1.99	\$4,696	\$4,868
Tire Store	1,000 SF GFA	9.63	\$22,727	\$23,555
Dining				
Fast Food Restaurant with Drive-Thru Window	1,000 SF GFA	40.61	\$95,840	\$99,332
Fast Food Restaurant without Drive-Thru Window	1,000 SF GFA	31.39	\$74,080	\$76,780
High Turnover (Sit-Down) Restaurant	1,000 SF GFA	15.26	\$36,014	\$37,326
Quality Restaurant	1,000 SF GFA	10.06	\$23,742	\$24,607
Coffee/Donut Shop with Drive-Thru Window	1,000 SF GFA	30.91	\$72,948	\$75,606
Other Retail				
Free-Standing Discount Store	1,000 SF GFA	11.27	\$26,597	\$27,566
Nursery (Garden Center)	1,000 SF GFA	8.57	\$20,225	\$20,962
Home Improvement Superstore	1,000 SF GFA	3.96	\$9,346	\$9,686
Pharmacy/Drugstore w/o Drive-Thru Window	1,000 SF GFA	12.75	\$30,090	\$31,187
Pharmacy/Drugstore w/ Drive-Thru Window	1,000 SF GFA	17.00	\$40,120	\$41,582
Shopping Center	1,000 SF GLA	7.93	\$18,715	\$19,397
Supermarket	1,000 SF GFA	21.64	\$51,070	\$52,931
Toy/Children's Superstore	1,000 SF GFA	11.24	\$26,526	\$27,493
Department Store	1,000 SF GFA	4.03	\$9,511	\$9,857
Video Rental Store	1,000 SF GFA	21.90	\$51,684	\$53,567
SERVICES				
Walk-In Bank	1,000 SF GFA	12.38	\$29,217	\$30,281
Drive-In Bank	Drive-in Lanes	24.70	\$58,292	\$60,416
Hair Salon	1,000 SF GLA	1.73	\$4,083	\$4,232

Exhibit 13—G			
Schedule of Actual Water and Wastewater Impact Fees to be Collected			
Meter Size*	Service Unit Equivalent	Water Impact Fee (40.8% of Max)	Wastewater Impact Fee (25.5% of Max)
5/8" x 3/4" PD	4	\$2,494	\$643
3/4" PD	4.5	\$3,736	\$965
1" PD	2.5	\$6,227	\$1,608
1 1/2" PD	5	\$12,455	\$3,215
2" PD	8	\$19,928	\$5,144
2" Compound	8	\$19,928	\$5,144
2" Turbine	40	\$24,910	\$6,430
3" Compound	16	\$39,856	\$10,288
3" Turbine	24	\$59,784	\$15,432
4" Compound	25	\$62,275	\$16,075
4" Turbine	42	\$104,622	\$27,006
6" Compound	50	\$124,550	\$32,150
6" Turbine	92	\$229,172	\$59,156
8" Compound	80	\$199,280	\$51,440
8" Turbine	160	\$398,560	\$102,880
10" Turbine	250	\$622,750	\$160,750

Exhibit 13 – H
Schedule of Actual Roadway Impact Fees to be Collected

Land Use Description	Development Unit	Veh-Mi Per Dev-Unit	Impact Fee Per Development Unit	
			Service Area 1 (51.8% of MAX)	Service Area 2 (50.0% of MAX)
PORT AND TERMINAL				
Truck Terminal	Acre	26.20	\$14,181	\$14,181
INDUSTRIAL				
General Light Industrial	1,000 SF GFA	3.88	\$2,122	\$2,122
General Heavy Industrial	1,000 SF GFA	2.72	\$1,472	\$1,472
Industrial Park	1,000 SF GFA	3.44	\$1,862	\$1,862
Warehousing	1,000 SF GFA	1.28	\$1,277	\$1,277
Mini-Warehouse	1,000 SF GFA	1.04	\$563	\$563
RESIDENTIAL				
Single-Family Detached Housing	Dwelling Unit	4.04	\$4,941	\$4,941
Apartment/Multi-family	Dwelling Unit	2.48	\$3,033	\$3,033
Residential Condominium/Townhome	Dwelling Unit	2.08	\$2,544	\$2,544
Mobile Home Park / Manufactured Housing	Dwelling Unit	2.36	\$2,886	\$2,886
Senior Adult Housing Detached	Dwelling Unit	1.08	\$1,321	\$1,321
Senior Adult Housing Attached	Dwelling Unit	0.64	\$783	\$783
Assisted Living	Beds	0.88	\$1,076	\$1,076
LODGING				
Hotel	Room	1.90	\$1,028	\$1,028
Motel / Other Lodging Facilities	Room	1.51	\$817	\$817
RECREATIONAL				
Golf Driving Range	Tee	4.03	\$2,176	\$2,176
Golf Course	Acre	0.97	\$520	\$520
Recreational Community Center	1,000 SF GFA	4.67	\$2,852	\$2,852
Ice-Skating Rink	1,000 SF GFA	7.60	\$4,108	\$4,108
Miniature Golf Course	Hole	1.06	\$574	\$574
Multiplex Movie Theater	Screens	43.92	\$23,734	\$23,734
Racquet / Tennis Club	Court	10.79	\$5,829	\$5,829
INSTITUTIONAL				
Church	1,000 SF GFA	1.16	\$752	\$752
Day Care Center	1,000 SF GFA	14.66	\$14,982	\$14,982
Primary/Middle School (1-8)	Students	0.34	\$173	\$173
High School	Students	0.27	\$157	\$157
Junior / Community College	Students	0.25	\$135	\$135
University / College	Students	0.44	\$238	\$238
MEDICAL				
Clinic	1,000 SF GFA	19.58	\$10,581	\$10,581
Hospital	Beds	4.95	\$2,658	\$2,658
Nursing Home	Beds	0.83	\$449	\$449
Animal Hospital/Veterinary Clinic	1,000 SF GFA	12.47	\$7,357	\$7,357

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Exhibit 13 – H
Schedule of Actual Roadway Impact Fees to be Collected – Continued

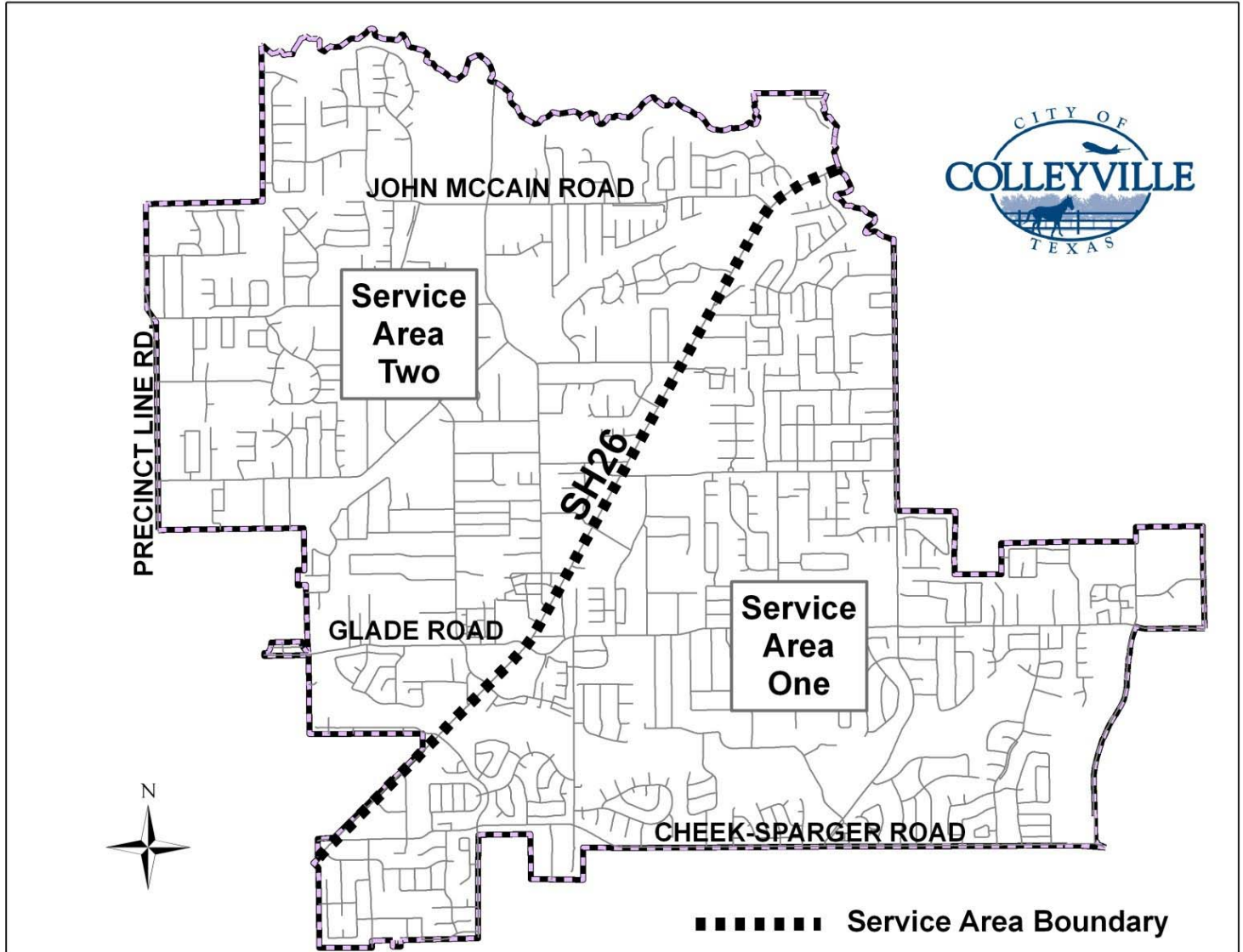
Land Use Description	Development Unit	Veh-Mi Per Dev-Unit	Impact Fee Per Development Unit	
			Service Area 1 (51.8% of MAX)	Service Area 2 (50.0% of MAX)
OFFICE				
Corporate Headquarters Building	1,000 SF GFA	5.60	\$1,061	\$1,061
General Office Building	1,000 SF GFA	5.96	\$779	\$779
Medical/Dental Office Building	1,000 SF GFA	13.84	\$2,819	\$2,819
Single Tenant Office Building	1,000 SF GFA	6.92	\$1,311	\$1,311
Office Park	1,000 SF GFA	5.92	\$1,137	\$1,137
COMMERCIAL				
Automobile Related				
Automobile Care Center	1,000 SF Occ-GLA	6.54	\$3,529	\$3,529
Automobile Parts Sales	1,000 SF GFA	10.98	\$5,932	\$5,932
Gasoline/Service Station	Vehicle Fueling Position	4.82	\$2,609	\$2,609
Gasoline/Service Station w/ Conv Market	Vehicle Fueling Position	3.53	\$1,911	\$1,911
Gasoline/Service Station w/ Conv Market and Car Wash	Vehicle Fueling Position	3.68	\$1,905	\$1,905
New Car Sales	1,000 SF GFA	6.67	\$3,675	\$3,675
Quick Lubrication Vehicle Shop	Servicing Positions	10.01	\$5,418	\$5,418
Self-Service Car Wash	Stall	1.99	\$1,077	\$1,077
Tire Store	1,000 SF GFA	9.63	\$6,300	\$6,300
Dining				
Fast Food Restaurant with Drive Thru Window	1,000 SF GFA	40.61	\$7,858	\$7,858
Fast Food Restaurant without Drive Thru Window	1,000 SF GFA	31.39	\$5,931	\$5,931
High Turnover (Sit-Down) Restaurant	1,000 SF GFA	15.26	\$2,825	\$2,825
Quality Restaurant	1,000 SF GFA	10.06	\$1,904	\$1,904
Coffee/Donut Shop with Drive Thru Window	1,000 SF GFA	30.91	\$7,514	\$7,514
Other Retail				
Free-Standing Discount Store	1,000 SF GFA	11.27	\$2,158	\$2,158
Nursery (Garden Center)	1,000 SF GFA	8.57	\$1,620	\$1,620
Home Improvement Superstore	1,000 SF GFA	3.96	\$1,044	\$1,044
Pharmacy/Drugstore w/o Drive Thru Window	1,000 SF GFA	12.75	\$3,099	\$3,099
Pharmacy/Drugstore w/ Drive Thru Window	1,000 SF GFA	17.00	\$2,677	\$2,677
Shopping Center	1,000 SF GLA	7.93	\$1,508	\$1,508
Supermarket	1,000 SF GFA	21.64	\$4,073	\$4,073
Toy/Children's Superstore	1,000 SF GFA	11.24	\$2,127	\$2,127
Department Store	1,000 SF GFA	4.03	\$980	\$980
Video Rental Store	1,000 SF GFA	21.90	\$4,141	\$4,141
SERVICES				
Walk-In Bank	1,000 SF GFA	12.38	\$6,386	\$6,386
Drive-In Bank	Drive-in Lanes	24.70	\$6,004	\$6,004
Hair Salon	1,000 SF GLA	1.73	\$421	\$421

Colleyville, Texas, Land Development Code
Exhibit – 13-A
Table of Land Use Assumptions

Residential and Employment Land Use Assumptions Growth Projections (2020-2030)

<u>Service Area</u>	<u>Residential</u>	<u>Square Feet</u>			
	<u>Single Family</u>	<u>Basic</u>	<u>Service</u>	<u>Retail</u>	<u>Total</u>
<u>1</u>	<u>379</u>	<u>23,000</u>	<u>123,000</u>	<u>97,000</u>	<u>243,000</u>
<u>2</u>	<u>274</u>	<u>40,000</u>	<u>337,000</u>	<u>250,000</u>	<u>627,000</u>
<u>City Total</u>	<u>653</u>	<u>63,000</u>	<u>460,000</u>	<u>347,000</u>	<u>870,000</u>

Exhibit – 13-B
Service Area Map



<u>Exhibit 13 – C</u> <u>Table of Water and Wastewater</u> <u>Service Unit Equivalencies</u>		
<u>Meter Size*</u>	<u>Maximum Continuous</u> <u>Operating Capacity</u> <u>(GPM)</u>	<u>Service Unit</u> <u>Equivalent</u>
<u>5/8" x 3/4" PD</u>	<u>10</u>	<u>0.67</u>
<u>3/4" PD</u>	<u>15</u>	<u>1.00</u>
<u>1" PD</u>	<u>25</u>	<u>1.67</u>
<u>1 1/2" PD</u>	<u>50</u>	<u>3.33</u>
<u>2" PD</u>	<u>80</u>	<u>5.33</u>
<u>2" Compound</u>	<u>80</u>	<u>5.33</u>
<u>2" Turbine</u>	<u>100</u>	<u>6.67</u>
<u>3" Compound</u>	<u>175</u>	<u>11.67</u>
<u>3" Turbine</u>	<u>220</u>	<u>14.67</u>
<u>4" Compound</u>	<u>300</u>	<u>20.00</u>
<u>4" Turbine</u>	<u>420</u>	<u>28.00</u>
<u>6" Compound</u>	<u>675</u>	<u>45.00</u>
<u>6" Turbine</u>	<u>865</u>	<u>57.67</u>
<u>8" Compound</u>	<u>900</u>	<u>60.00</u>
<u>8" Turbine</u>	<u>2,400</u>	<u>160.00</u>
<u>10" Turbine</u>	<u>3,500</u>	<u>233.33</u>

***PD = Positive Displacement Meter (Typical residential meter)**

Exhibit 13-D - Table of Vehicle Mile Equivalencies

<u>Land Use Category</u>	<u>ITE Land Use Code</u>	<u>Development Unit</u>	<u>Vehicle- Mile Per Dev Unit</u>
<u>PORT AND TERMINAL</u>			
<u>Truck Terminal</u>	<u>030</u>	<u>1,000 SF GFA</u>	<u>7.48</u>
<u>INDUSTRIAL</u>			
<u>General Light Industrial</u>	<u>110</u>	<u>1,000 SF GFA</u>	<u>2.52</u>
<u>Industrial Park</u>	<u>130</u>	<u>1,000 SF GFA</u>	<u>1.60</u>
<u>Warehousing</u>	<u>150</u>	<u>1,000 SF GFA</u>	<u>0.76</u>
<u>Mini-Warehouse</u>	<u>151</u>	<u>1,000 SF GFA</u>	<u>0.68</u>
<u>RESIDENTIAL</u>			
<u>Single-Family Detached Housing</u>	<u>210</u>	<u>Dwelling Unit</u>	<u>3.96</u>
<u>Apartment/Multi-family</u>	<u>220</u>	<u>Dwelling Unit</u>	<u>2.24</u>
<u>Residential Condominium/Townhome</u>	<u>230</u>	<u>Dwelling Unit</u>	<u>2.24</u>
<u>Senior Adult Housing-Detached</u>	<u>251</u>	<u>Dwelling Unit</u>	<u>1.20</u>
<u>Senior Adult Housing-Attached</u>	<u>252</u>	<u>Dwelling Unit</u>	<u>1.04</u>
<u>Assisted Living</u>	<u>254</u>	<u>Beds</u>	<u>1.04</u>
<u>LODGING</u>			
<u>Hotel</u>	<u>310</u>	<u>Room</u>	<u>1.93</u>
<u>Motel / Other Lodging Facilities</u>	<u>320</u>	<u>Room</u>	<u>1.22</u>
<u>RECREATIONAL</u>			
<u>Golf Course</u>	<u>430</u>	<u>Acre</u>	<u>110</u>
<u>Miniature Golf Course</u>	<u>431</u>	<u>Hole</u>	<u>1.30</u>
<u>Golf Driving Range</u>	<u>432</u>	<u>Tee</u>	<u>4.91</u>
<u>Multiplex Movie Theater</u>	<u>445</u>	<u>Screens</u>	<u>54.92</u>
<u>Ice Skating Rink</u>	<u>465</u>	<u>1,000 SF GFA</u>	<u>5.23</u>
<u>Racquet / Tennis Club</u>	<u>491</u>	<u>Court</u>	<u>15.01</u>
<u>Recreational Community Center</u>	<u>495</u>	<u>1,000 SF GFA</u>	<u>9.08</u>
<u>INSTITUTIONAL</u>			
<u>Church</u>	<u>560</u>	<u>1,000 SF GFA</u>	<u>1.96</u>
<u>Day Care Center</u>	<u>565</u>	<u>1,000 SF GFA</u>	<u>10.87</u>
<u>Primary/Middle School (1-8)</u>	<u>522</u>	<u>Students</u>	<u>0.30</u>
<u>High School</u>	<u>530</u>	<u>Students</u>	<u>0.24</u>
<u>Junior / Community College</u>	<u>540</u>	<u>Students</u>	<u>0.44</u>
<u>University / College</u>	<u>550</u>	<u>Students</u>	<u>0.60</u>

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Exhibit 13-D - Table of Vehicle Mile Equivalencies - Continued

<u>Land Use Category</u>	<u>ITE Land Use Code</u>	<u>Development Unit</u>	<u>Veh-Mi Per Dev- Unit</u>
MEDICAL			
<u>Clinic</u>	<u>630</u>	<u>1,000 SF GFA</u>	<u>13.12</u>
<u>Hospital</u>	<u>610</u>	<u>Beds</u>	<u>3.88</u>
<u>Nursing Home</u>	<u>620</u>	<u>Beds</u>	<u>0.88</u>
<u>Animal Hospital/Veterinary Clinic</u>	<u>640</u>	<u>1,000 SF GFA</u>	<u>9.88</u>
OFFICE			
<u>Corporate Headquarters Building</u>	<u>714</u>	<u>1,000 SF GFA</u>	<u>2.40</u>
<u>General Office Building</u>	<u>710</u>	<u>1,000 SF GFA</u>	<u>4.60</u>
<u>Medical-Dental Office Building</u>	<u>720</u>	<u>1,000 SF GFA</u>	<u>13.84</u>
<u>Single Tenant Office Building</u>	<u>715</u>	<u>1,000 SF GFA</u>	<u>6.84</u>
<u>Office Park</u>	<u>750</u>	<u>1,000 SF GFA</u>	<u>4.28</u>
COMMERCIAL			
<u>Automobile Related</u>			
<u>Automobile Care Center</u>	<u>942</u>	<u>1,000 SF Occ. GLA</u>	<u>2.40</u>
<u>Automobile Parts Sales</u>	<u>843</u>	<u>1,000 SF GFA</u>	<u>4.60</u>
<u>Gasoline/Service Station</u>	<u>944</u>	<u>Vehicle Fueling Position</u>	<u>13.84</u>
<u>Gasoline/Service Station w/ Conv Market</u>	<u>945</u>	<u>Vehicle Fueling Position</u>	<u>6.84</u>
<u>New Car Sales</u>	<u>840</u>	<u>1,000 SF GFA</u>	<u>4.28</u>
<u>Quick Lubrication Vehicle Shop</u>	<u>941</u>	<u>Servicing Positions</u>	<u>2.40</u>
<u>Self-Service Car Wash</u>	<u>947</u>	<u>Stall</u>	<u>4.60</u>
<u>Tire Store</u>	<u>848</u>	<u>1,000 SF GFA</u>	<u>13.84</u>
<u>Dining</u>			
<u>Fast Food Restaurant with Drive-Thru Window</u>	<u>934</u>	<u>1,000 SF GFA</u>	<u>46.06</u>
<u>Fast Food Restaurant without Drive-Thru Window</u>	<u>933</u>	<u>1,000 SF GFA</u>	<u>39.96</u>
<u>High Turnover (Sit-Down) Restaurant</u>	<u>932</u>	<u>1,000 SF GFA</u>	<u>15.70</u>
<u>Quality Restaurant</u>	<u>931</u>	<u>1,000 SF GFA</u>	<u>12.32</u>
<u>Coffee/Donut Shop with Drive-Thru Window</u>	<u>937</u>	<u>1,000 SF GFA</u>	<u>36.70</u>
<u>Other Retail</u>			
<u>Free-Standing Discount Store</u>	<u>815</u>	<u>1,000 SF GFA</u>	<u>9.47</u>
<u>Nursery (Garden Center)</u>	<u>817</u>	<u>1,000 SF GFA</u>	<u>13.60</u>
<u>Home Improvement Superstore</u>	<u>862</u>	<u>1,000 SF GFA</u>	<u>3.78</u>
<u>Pharmacy/Drugstore w/o Drive-Thru Window</u>	<u>880</u>	<u>1,000 SF GFA</u>	<u>11.20</u>
<u>Pharmacy/Drugstore w/ Drive-Thru Window</u>	<u>881</u>	<u>1,000 SF GFA</u>	<u>14.69</u>
<u>Shopping Center</u>	<u>820</u>	<u>1,000 SF GLA</u>	<u>7.04</u>
<u>Supermarket</u>	<u>850</u>	<u>1,000 SF GFA</u>	<u>16.56</u>
<u>Toy/Children's Superstore</u>	<u>864</u>	<u>1,000 SF GFA</u>	<u>9.80</u>
<u>Department Store</u>	<u>875</u>	<u>1,000 SF GFA</u>	<u>3.82</u>
SERVICES			
<u>Walk-In Bank</u>	<u>911</u>	<u>1,000 SF GFA</u>	<u>16.19</u>
<u>Drive-In Bank</u>	<u>912</u>	<u>Drive-in Lanes</u>	<u>39.27</u>
<u>Hair Salon</u>	<u>918</u>	<u>1,000 SF GLA</u>	<u>3.25</u>

Exhibit 13 – E
Table of Maximum Assessable
Water and Wastewater Impact Fees

<u>Meter Size</u>	<u>Maximum Continuous Operating Capacity (GPM)*</u>	<u>Service Unit Equivalent</u>	<u>Maximum Assessable Water Impact Fee</u>	<u>Maximum Assessable Wastewater Impact Fee</u>
<u>5/8"x 3/4" PD</u>	<u>10</u>	<u>0.67</u>	<u>\$7,288</u>	<u>\$1,977</u>
<u>3/4" PD</u>	<u>15</u>	<u>1.00</u>	<u>\$10,932</u>	<u>\$2,965</u>
<u>1" PD</u>	<u>25</u>	<u>1.67</u>	<u>\$18,220</u>	<u>\$4,942</u>
<u>1 1/2" PD</u>	<u>50</u>	<u>3.33</u>	<u>\$36,440</u>	<u>\$9,883</u>
<u>2" PD</u>	<u>80</u>	<u>5.33</u>	<u>\$58,304</u>	<u>\$15,813</u>
<u>2" Compound</u>	<u>80</u>	<u>5.33</u>	<u>\$58,304</u>	<u>\$15,813</u>
<u>2" Turbine</u>	<u>100</u>	<u>6.67</u>	<u>\$72,880</u>	<u>\$19,767</u>
<u>3" Compound</u>	<u>175</u>	<u>11.67</u>	<u>\$127,540</u>	<u>\$34,592</u>
<u>3" Turbine</u>	<u>220</u>	<u>14.67</u>	<u>\$160,336</u>	<u>\$43,487</u>
<u>4" Compound</u>	<u>300</u>	<u>20.00</u>	<u>\$218,640</u>	<u>\$59,300</u>
<u>4" Turbine</u>	<u>420</u>	<u>28.00</u>	<u>\$306,096</u>	<u>\$83,020</u>
<u>6" Compound</u>	<u>675</u>	<u>45.00</u>	<u>\$491,940</u>	<u>\$133,425</u>
<u>6" Turbine</u>	<u>865</u>	<u>57.67</u>	<u>\$630,412</u>	<u>\$170,982</u>
<u>8" Compound</u>	<u>900</u>	<u>60.00</u>	<u>\$655,920</u>	<u>\$177,900</u>
<u>8" Turbine</u>	<u>2,400</u>	<u>160.00</u>	<u>\$1,749,120</u>	<u>\$474,400</u>
<u>10" Turbine</u>	<u>3,500</u>	<u>233.33</u>	<u>\$2,550,800</u>	<u>\$691,833</u>

PD = Positive Displacement Meter (Typical Residential Meter)

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

Exhibit 13-F
Table of Maximum Assessable Roadway Impact Fees

<u>Land Use Description</u>	<u>Development Unit</u>	<u>Veh-Mi Per Dev-Unit</u>	<u>Maximum Impact Fee Per Development Unit</u>	
			<u>Service Area 1</u>	<u>Service Area 2</u>
PORT AND TERMINAL				
Truck Terminal	Acre	7.48	\$10,517	\$16,329
INDUSTRIAL				
General Light Industrial	1,000 SF GFA	2.52	\$3,543	\$5,501
Industrial Park	1,000 SF GFA	1.60	\$2,250	\$3,493
Warehousing	1,000 SF GFA	0.76	\$1,069	\$1,659
Mini-Warehouse	1,000 SF GFA	0.68	\$956	\$1,484
RESIDENTIAL				
Single-Family Detached Housing	Dwelling Unit	3.96	\$5,568	\$8,645
Apartment/Multi-family	Dwelling Unit	2.24	\$3,149	\$4,890
Residential Condominium/Townhome	Dwelling Unit	2.24	\$3,149	\$4,890
Senior Adult Housing-Detached	Dwelling Unit	1.2	\$1,687	\$2,620
Senior Adult Housing-Attached	Dwelling Unit	1.04	\$1,462	\$2,270
Assisted Living	Beds	1.04	\$1,462	\$2,270
LODGING				
Hotel	Room	1.93	\$2,714	\$4,213
Motel / Other Lodging Facilities	Room	1.22	\$1,715	\$2,663
RECREATIONAL				
Golf Course	Acre	1.10	\$154,660	\$240,130
Miniature Golf Course	Hole	1.30	\$1,828	\$2,838
Golf Driving Range	Tee	4.91	\$6,903	\$10,719
Multiplex Movie Theater	Screens	54.92	\$77,218	\$119,890
Ice Skating Rink	1,000 SF GFA	5.23	\$7,353	\$11,417
Racquet / Tennis Club	Court	15.01	\$21,104	\$32,767
Recreational Community Center	1,000 SF GFA	9.08	\$12,766	\$19,822
INSTITUTIONAL				
Church	1,000 SF GFA	1.96	\$2,756	\$4,279
Day Care Center	1,000 SF GFA	10.87	\$15,283	\$23,729
Primary/Middle School (1-8)	Students	0.30	\$422	\$655
High School	Students	0.24	\$337	\$524
Junior / Community College	Students	0.44	\$619	\$961
University / College	Students	0.60	\$844	\$1,310
MEDICAL				
Clinic	1,000 SF GFA	13.12	\$18,447	\$28,641
Hospital	Beds	3.88	\$5,455	\$8,470
Nursing Home	Beds	0.88	\$1,237	\$1,921
Animal Hospital/Veterinary Clinic	1,000 SF GFA	9.88	\$13,891	\$21,568

(Continued on next page)

Exhibit 13-F
Table of Maximum Assessable Roadway Impact Fees – Continued

<u>Land Use Description</u>	<u>Development Unit</u>	<u>Veh-Mi Per Dev-Unit</u>	<u>Maximum Impact Fee Per Development Unit</u>	
			<u>Service Area 1</u>	<u>Service Area 2</u>
OFFICE				
<u>Corporate Headquarters Building</u>	<u>1,000 SF GFA</u>	<u>2.40</u>	<u>\$3,374</u>	<u>\$5,239</u>
<u>General Office Building</u>	<u>1,000 SF GFA</u>	<u>4.60</u>	<u>\$6,468</u>	<u>\$10,042</u>
<u>Medical-Dental Office Building</u>	<u>1,000 SF GFA</u>	<u>13.84</u>	<u>\$19,459</u>	<u>\$30,213</u>
<u>Single Tenant Office Building</u>	<u>1,000 SF GFA</u>	<u>6.84</u>	<u>\$9,617</u>	<u>\$14,932</u>
<u>Office Park</u>	<u>1,000 SF GFA</u>	<u>4.28</u>	<u>\$6,018</u>	<u>\$9,343</u>
COMMERCIAL				
<u>Automobile Related</u>				
<u>Automobile Care Center</u>	<u>1,000 SF Occ. GLA</u>	<u>4.15</u>	<u>\$5,835</u>	<u>\$9,059</u>
<u>Automobile Parts Sales</u>	<u>1,000 SF GFA</u>	<u>6.23</u>	<u>\$8,759</u>	<u>\$13,600</u>
<u>Gasoline/Service Station</u>	<u>Vehicle Fueling Position</u>	<u>4.88</u>	<u>\$6,861</u>	<u>\$10,653</u>
<u>Gasoline/Service Station w/ Conv Market</u>	<u>Vehicle Fueling Position</u>	<u>3.69</u>	<u>\$5,188</u>	<u>\$8,055</u>
<u>Gasoline/Service Station w/ Conv Market and Car Wash</u>	<u>Vehicle Fueling Position</u>	<u>5.44</u>	<u>\$7,649</u>	<u>\$11,876</u>
<u>New Car Sales</u>	<u>1,000 SF GFA</u>	<u>6.47</u>	<u>\$9,097</u>	<u>\$14,124</u>
<u>Quick Lubrication Vehicle Shop</u>	<u>Servicing Positions</u>	<u>1.99</u>	<u>\$2,798</u>	<u>\$4,344</u>
<u>Self-Service Car Wash</u>	<u>Stall</u>	<u>6.38</u>	<u>\$8,970</u>	<u>\$13,928</u>
<u>Tire Store</u>	<u>1,000 SF GFA</u>	<u>4.15</u>	<u>\$5,835</u>	<u>\$9,059</u>
Dining				
<u>Fast Food Restaurant with Drive-Thru Window</u>	<u>1,000 SF GFA</u>	<u>46.06</u>	<u>\$64,760</u>	<u>\$100,549</u>
<u>Fast Food Restaurant without Drive-Thru Window</u>	<u>1,000 SF GFA</u>	<u>39.96</u>	<u>\$56,184</u>	<u>\$87,233</u>
<u>High Turnover (Sit-Down) Restaurant</u>	<u>1,000 SF GFA</u>	<u>15.7</u>	<u>\$22,074</u>	<u>\$34,273</u>
<u>Quality Restaurant</u>	<u>1,000 SF GFA</u>	<u>12.32</u>	<u>\$17,322</u>	<u>\$26,895</u>
<u>Coffee/Donut Shop with Drive-Thru Window</u>	<u>1,000 SF GFA</u>	<u>36.7</u>	<u>\$51,600</u>	<u>\$80,116</u>
Other Retail				
<u>Free-Standing Discount Store</u>	<u>1,000 SF GFA</u>	<u>9.47</u>	<u>\$13,315</u>	<u>\$20,673</u>
<u>Nursery (Garden Center)</u>	<u>1,000 SF GFA</u>	<u>13.6</u>	<u>\$19,122</u>	<u>\$29,689</u>
<u>Home Improvement Superstore</u>	<u>1,000 SF GFA</u>	<u>3.78</u>	<u>\$5,315</u>	<u>\$8,252</u>
<u>Pharmacy/Drugstore w/o Drive-Thru Window</u>	<u>1,000 SF GFA</u>	<u>11.2</u>	<u>\$15,747</u>	<u>\$24,450</u>
<u>Pharmacy/Drugstore w/ Drive-Thru Window</u>	<u>1,000 SF GFA</u>	<u>14.69</u>	<u>\$20,654</u>	<u>\$32,068</u>
<u>Shopping Center</u>	<u>1,000 SF GLA</u>	<u>7.04</u>	<u>\$9,898</u>	<u>\$15,368</u>
<u>Supermarket</u>	<u>1,000 SF GFA</u>	<u>16.56</u>	<u>\$23,283</u>	<u>\$36,150</u>
<u>Toy/Children's Superstore</u>	<u>1,000 SF GFA</u>	<u>9.80</u>	<u>\$13,779</u>	<u>\$21,393</u>
<u>Department Store</u>	<u>1,000 SF GFA</u>	<u>3.82</u>	<u>\$5,371</u>	<u>\$8,339</u>
SERVICES				
<u>Walk-In Bank</u>	<u>1,000 SF GFA</u>	<u>16.19</u>	<u>\$22,763</u>	<u>\$35,343</u>
<u>Drive-In Bank</u>	<u>Drive-in Lanes</u>	<u>39.27</u>	<u>\$55,214</u>	<u>\$85,726</u>
<u>Hair Salon</u>	<u>1,000 SF GLA</u>	<u>3.25</u>	<u>\$4,570</u>	<u>\$7,095</u>

Exhibit 13 – G			
Schedule of Actual Water and Wastewater Impact Fees to be Collected			
<u>Meter Size*</u>	<u>Service Unit Equivalent</u>	<u>Water Impact Fee (50% of Max)</u>	<u>Wastewater Impact Fee (50% of Max)</u>
<u>5/8" x 3/4" PD</u>	<u>0.67</u>	<u>\$3,644</u>	<u>\$989</u>
<u>3/4" PD</u>	<u>1.00</u>	<u>\$5,466</u>	<u>\$1,483</u>
<u>1" PD</u>	<u>1.67</u>	<u>\$9,110</u>	<u>\$2,471</u>
<u>1 1/2" PD</u>	<u>3.33</u>	<u>\$18,220</u>	<u>\$4,942</u>
<u>2" PD</u>	<u>5.33</u>	<u>\$29,152</u>	<u>\$7,907</u>
<u>2" Compound</u>	<u>5.33</u>	<u>\$29,152</u>	<u>\$7,907</u>
<u>2" Turbine</u>	<u>6.67</u>	<u>\$36,440</u>	<u>\$9,884</u>
<u>3" Compound</u>	<u>11.67</u>	<u>\$63,770</u>	<u>\$17,296</u>
<u>3" Turbine</u>	<u>14.67</u>	<u>\$80,168</u>	<u>\$21,744</u>
<u>4" Compound</u>	<u>20.00</u>	<u>\$109,320</u>	<u>\$29,650</u>
<u>4" Turbine</u>	<u>28.00</u>	<u>\$153,048</u>	<u>\$41,510</u>
<u>6" Compound</u>	<u>45.00</u>	<u>\$245,970</u>	<u>\$66,713</u>
<u>6" Turbine</u>	<u>57.67</u>	<u>\$315,206</u>	<u>\$85,491</u>
<u>8" Compound</u>	<u>60.00</u>	<u>\$327,960</u>	<u>\$88,950</u>
<u>8" Turbine</u>	<u>160.00</u>	<u>\$874,560</u>	<u>\$237,200</u>
<u>10" Turbine</u>	<u>233.33</u>	<u>\$1,275,400</u>	<u>\$345,917</u>

Exhibit 13 – H
Schedule of Actual Roadway Impact Fees to be Collected

<u>Land Use Description</u>	<u>Development Unit</u>	<u>Veh-Mi Per Dev-Unit</u>	<u>Impact Fee Per Development Unit</u>	
			<u>Service Area 1 (100% of MAX)</u>	<u>Service Area 2 (100.0% of MAX)</u>
PORT AND TERMINAL				
<u>Truck Terminal</u>	<u>Acre</u>	<u>7.48</u>	<u>\$10,517</u>	<u>\$16,329</u>
INDUSTRIAL				
<u>General Light Industrial</u>	<u>1,000 SF GFA</u>	<u>2.52</u>	<u>\$3,543</u>	<u>\$5,501</u>
<u>General Heavy Industrial</u>	<u>1,000 SF GFA</u>	<u>1.6</u>	<u>\$2,250</u>	<u>\$3,493</u>
<u>Industrial Park</u>	<u>1,000 SF GFA</u>	<u>0.76</u>	<u>\$1,069</u>	<u>\$1,659</u>
<u>Warehousing</u>	<u>1,000 SF GFA</u>	<u>0.68</u>	<u>\$956</u>	<u>\$1,484</u>
<u>Mini-Warehouse</u>	<u>1,000 SF GFA</u>	<u>2.52</u>	<u>\$3,543</u>	<u>\$5,501</u>
RESIDENTIAL				
<u>Single-Family Detached Housing</u>	<u>Dwelling Unit</u>	<u>3.96</u>	<u>\$5,568</u>	<u>\$8,645</u>
<u>Apartment/Multi-family</u>	<u>Dwelling Unit</u>	<u>2.24</u>	<u>\$3,149</u>	<u>\$4,890</u>
<u>Residential Condominium/Townhome</u>	<u>Dwelling Unit</u>	<u>2.24</u>	<u>\$3,149</u>	<u>\$4,890</u>
<u>Mobile Home Park / Manufactured Housing</u>	<u>Dwelling Unit</u>	<u>1.2</u>	<u>\$1,687</u>	<u>\$2,620</u>
<u>Senior Adult Housing-Detached</u>	<u>Dwelling Unit</u>	<u>1.04</u>	<u>\$1,462</u>	<u>\$2,270</u>
<u>Senior Adult Housing-Attached</u>	<u>Dwelling Unit</u>	<u>1.04</u>	<u>\$1,462</u>	<u>\$2,270</u>
<u>Assisted Living</u>	<u>Beds</u>	<u>3.96</u>	<u>\$5,568</u>	<u>\$8,645</u>
LODGING				
<u>Hotel</u>	<u>Room</u>	<u>1.93</u>	<u>\$2,714</u>	<u>\$4,213</u>
<u>Motel / Other Lodging Facilities</u>	<u>Room</u>	<u>1.22</u>	<u>\$1,715</u>	<u>\$2,663</u>
RECREATIONAL				
<u>Golf Course</u>	<u>Tee</u>	<u>1.10</u>	<u>\$154,660</u>	<u>\$240,130</u>
<u>Miniature Golf Course</u>	<u>Acre</u>	<u>1.3</u>	<u>\$1,828</u>	<u>\$2,838</u>
<u>Golf Driving Range</u>	<u>1,000 SF GFA</u>	<u>4.91</u>	<u>\$6,903</u>	<u>\$10,719</u>
<u>Multiplex Movie Theater</u>	<u>1,000 SF GFA</u>	<u>54.92</u>	<u>\$77,218</u>	<u>\$119,890</u>
<u>Ice Skating Rink</u>	<u>Hole</u>	<u>5.23</u>	<u>\$7,353</u>	<u>\$11,417</u>
<u>Racquet / Tennis Club</u>	<u>Screens</u>	<u>15.01</u>	<u>\$21,104</u>	<u>\$32,767</u>
<u>Recreational Community Center</u>	<u>Court</u>	<u>9.08</u>	<u>\$12,766</u>	<u>\$19,822</u>
INSTITUTIONAL				
<u>Church</u>	<u>1,000 SF GFA</u>	<u>1.96</u>	<u>\$2,756</u>	<u>\$4,279</u>
<u>Day Care Center</u>	<u>1,000 SF GFA</u>	<u>10.87</u>	<u>\$15,283</u>	<u>\$23,729</u>
<u>Primary/Middle School (1-8)</u>	<u>Students</u>	<u>0.30</u>	<u>\$422</u>	<u>\$655</u>
<u>High School</u>	<u>Students</u>	<u>0.24</u>	<u>\$337</u>	<u>\$524</u>
<u>Junior / Community College</u>	<u>Students</u>	<u>0.44</u>	<u>\$619</u>	<u>\$961</u>
<u>University / College</u>	<u>Students</u>	<u>0.60</u>	<u>\$844</u>	<u>\$1,310</u>
MEDICAL				
<u>Clinic</u>	<u>1,000 SF GFA</u>	<u>13.12</u>	<u>\$18,447</u>	<u>\$28,641</u>
<u>Hospital</u>	<u>Beds</u>	<u>3.88</u>	<u>\$5,455</u>	<u>\$8,470</u>
<u>Nursing Home</u>	<u>Beds</u>	<u>0.88</u>	<u>\$1,237</u>	<u>\$1,921</u>
<u>Animal Hospital/Veterinary Clinic</u>	<u>1,000 SF GFA</u>	<u>9.88</u>	<u>\$13,891</u>	<u>\$21,568</u>

(Continued on next page)

Exhibit 13 – H
Schedule of Actual Roadway Impact Fees to be Collected - Continued

<u>Land Use Description</u>	<u>Development Unit</u>	<u>Veh-Mi Per Dev-Unit</u>	<u>Impact Fee Per Development Unit</u>	
			<u>Service Area 1 (100% of MAX)</u>	<u>Service Area 2 (100% of MAX)</u>
OFFICE				
<u>Corporate Headquarters Building</u>	<u>1,000 SF GFA</u>	<u>2.40</u>	<u>\$3,374</u>	<u>\$5,239</u>
<u>General Office Building</u>	<u>1,000 SF GFA</u>	<u>4.60</u>	<u>\$6,468</u>	<u>\$10,042</u>
<u>Medical-Dental Office Building</u>	<u>1,000 SF GFA</u>	<u>13.84</u>	<u>\$19,459</u>	<u>\$30,213</u>
<u>Single Tenant Office Building</u>	<u>1,000 SF GFA</u>	<u>6.84</u>	<u>\$9,617</u>	<u>\$14,932</u>
<u>Office Park</u>	<u>1,000 SF GFA</u>	<u>4.28</u>	<u>\$6,018</u>	<u>\$9,343</u>
COMMERCIAL				
<u>Automobile Related</u>				
<u>Automobile Care Center</u>	<u>1,000 SF Occ. GLA</u>	<u>4.15</u>	<u>\$5,835</u>	<u>\$9,059</u>
<u>Automobile Parts Sales</u>	<u>1,000 SF GFA</u>	<u>6.23</u>	<u>\$8,759</u>	<u>\$13,600</u>
<u>Gasoline/Service Station</u>	<u>Vehicle Fueling Position</u>	<u>4.88</u>	<u>\$6,861</u>	<u>\$10,653</u>
<u>Gasoline/Service Station w/ Conv Market</u>	<u>Vehicle Fueling Position</u>	<u>3.69</u>	<u>\$5,188</u>	<u>\$8,055</u>
<u>Gasoline/Service Station w/ Conv Market and Car Wash</u>	<u>Vehicle Fueling Position</u>	<u>5.44</u>	<u>\$7,649</u>	<u>\$11,876</u>
<u>New Car Sales</u>	<u>1,000 SF GFA</u>	<u>6.47</u>	<u>\$9,097</u>	<u>\$14,124</u>
<u>Quick Lubrication Vehicle Shop</u>	<u>Servicing Positions</u>	<u>1.99</u>	<u>\$2,798</u>	<u>\$4,344</u>
<u>Self-Service Car Wash</u>	<u>Stall</u>	<u>6.38</u>	<u>\$8,970</u>	<u>\$13,928</u>
<u>Tire Store</u>	<u>1,000 SF GFA</u>	<u>4.15</u>	<u>\$5,835</u>	<u>\$9,059</u>
Dining				
<u>Fast Food Restaurant with Drive-Thru Window</u>	<u>1,000 SF GFA</u>	<u>46.06</u>	<u>\$64,760</u>	<u>\$100,549</u>
<u>Fast Food Restaurant without Drive-Thru Window</u>	<u>1,000 SF GFA</u>	<u>39.96</u>	<u>\$56,184</u>	<u>\$87,233</u>
<u>High Turnover (Sit-Down) Restaurant</u>	<u>1,000 SF GFA</u>	<u>15.70</u>	<u>\$22,074</u>	<u>\$34,273</u>
<u>Quality Restaurant</u>	<u>1,000 SF GFA</u>	<u>12.32</u>	<u>\$17,322</u>	<u>\$26,895</u>
<u>Coffee/Donut Shop with Drive-Thru Window</u>	<u>1,000 SF GFA</u>	<u>36.70</u>	<u>\$51,600</u>	<u>\$80,116</u>
Other Retail				
<u>Free-Standing Discount Store</u>	<u>1,000 SF GFA</u>	<u>9.47</u>	<u>\$13,315</u>	<u>\$20,673</u>
<u>Nursery (Garden Center)</u>	<u>1,000 SF GFA</u>	<u>13.6</u>	<u>\$19,122</u>	<u>\$29,689</u>
<u>Home Improvement Superstore</u>	<u>1,000 SF GFA</u>	<u>3.78</u>	<u>\$5,315</u>	<u>\$8,252</u>
<u>Pharmacy/Drugstore w/o Drive-Thru Window</u>	<u>1,000 SF GFA</u>	<u>11.2</u>	<u>\$15,747</u>	<u>\$24,450</u>
<u>Pharmacy/Drugstore w/ Drive-Thru Window</u>	<u>1,000 SF GFA</u>	<u>14.69</u>	<u>\$20,654</u>	<u>\$32,068</u>
<u>Shopping Center</u>	<u>1,000 SF GLA</u>	<u>7.04</u>	<u>\$9,898</u>	<u>\$15,368</u>
<u>Supermarket</u>	<u>1,000 SF GFA</u>	<u>16.56</u>	<u>\$23,283</u>	<u>\$36,150</u>
<u>Toy/Children's Superstore</u>	<u>1,000 SF GFA</u>	<u>9.80</u>	<u>\$13,779</u>	<u>\$21,393</u>
<u>Department Store</u>	<u>1,000 SF GFA</u>	<u>3.82</u>	<u>\$5,371</u>	<u>\$8,339</u>
SERVICES				
<u>Walk-In Bank</u>	<u>1,000 SF GFA</u>	<u>16.19</u>	<u>\$22,763</u>	<u>\$35,343</u>
<u>Drive-In Bank</u>	<u>Drive-in Lanes</u>	<u>39.27</u>	<u>\$55,214</u>	<u>\$85,726</u>
<u>Hair Salon</u>	<u>1,000 SF GLA</u>	<u>3.25</u>	<u>\$4,570</u>	<u>\$7,095</u>



City of Colleyville Capital Improvement Advisory Committee MINUTES

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

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

Executive Conference Room
Third Floor, City Hall

Call Meeting to Order

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

Roll Call

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

Absent: Matt Koch, George Bond, and Andrew Wayne

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

Also Present: Councilmember George Dodson

2. REGULAR AGENDA ITEMS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

All Committee members unanimously agreed on the recommendation.

3. ADJOURNMENT

The meeting adjourned at 7:45 p.m.

Minutes were written and prepared by:



Dakari Hill
Planning Technician

ORDINANCE 0-22-2210

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, ADOPTING THE WATER, WASTEWATER, AND ROADWAY IMPACT FEE UPDATE STUDY AND AMENDING CHAPTER 13 - IMPACT FEES, TO IMPOSE WATER, WASTEWATER, AND ROADWAY IMPACT FEES ON NEW DEVELOPMENT; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND AUTHORIZING PUBLICATION

WHEREAS, Chapter 395, as amended, of the Texas Local Government Code provides procedures for municipalities to enact and amend impact fees; and

WHEREAS, the City of Colleyville Capital Improvements Advisory Committee has reviewed the Land Use Assumptions and Water, Wastewater,, and Roadway Capital Improvements Plan study dated June 2022, prepared for the City of Colleyville by the engineering consulting firm of Kimley-Horn and Associates, Inc. of Fort Worth, Texas; and

WHEREAS, the City Council has reviewed the Land Use Assumptions and Water, Wastewater and Roadway Capital Improvements Plans and adopted an order setting a public hearing date to discuss adoption of said document and imposition of impact fees as required by the Texas Local Government Code; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville in accordance with the publication requirements of Chapter 395, Texas Local Government Code.

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

- Sec 1. THAT the document attached as Exhibit "A" and titled Water, Wastewater, and Roadway Impact Fee Update, dated June 2022, and prepared by Kimley-Horn and Associates, is hereby adopted as the study required by Chapter 395 of the Texas Local Government Code for the imposition of impact fees.
- Sec 2. THAT *Chapter 13 - Impact Fees*, of the Land Development Code, is hereby amended in its entirety to read as shown in the attached Exhibit "B".

- Sec. 3. THAT Ordinance 0-13-1901, the Land Development Code of the City of Colleyville, as amended, shall remain in effect, except where amended by this ordinance.
- 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 it is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.
- Sec. 6. THAT 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.
- Sec. 8. THAT the City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternate method of publication provided by law.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 19th day of July 2022.

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

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 2ND DAY OF AUGUST 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 L. Wyatt
City Attorney



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6c

Agenda Date 7/19/2022

Number Ordinance O-22-2211

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Westcoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

Kosse Maykus, the applicant, has submitted a request to rezone the 59.47 acre property located at 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive from AG Agricultural and RE Single-Family 'Estate' Residential district to a PUD-R Planned Unit Development-Residential district. The purpose is to rezone in order to allow for the development of a new 56 lot single family residential subdivision.

Existing Conditions/Background: The subject property is a combination of platted and unplatted lots.

Proposed Zoning Change: *Request* – The request is to rezone from the AG Agricultural and RE Single Family 'Estate' Residential to the PUD-R Planned Unit Development-Residential district. The request is to construct a new 56 lot detached single family subdivision to be known as Greystone Manor.

Purpose - The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential, and mixed use developments by encouraging creative, efficient and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development which will be of special benefit to the property owners or to the community.

Analysis – Per proposed the PUD, this project is requesting to create a new 56 detached single family subdivision. The applicant is proposing private, gated streets which is required to be approved by the City Council. There are two proposed street connections along Westcoat Drive serving as the entrances and exits to the subdivision. The lots range from R-20 in size up to R-40. The average lot size is 38,000 s.f. The minimum home size will be 4,500 s.f. Along the northern border, a 15' landscape easement with four inch shade trees on each lot is proposed to serve as a buffer. Adjacent to the eastern border of the subdivision will be a 30' landscaping easement along with the planting of four inch shade trees.

Plat Status: The subject property is a combination of unplatted and platted lots as Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Westcoat Estates, And Lots 1A2, 1B, And 1C, Block 1, Hilley Addition.

DRC Review: This request was reviewed during the May 23, 2022 DRC meeting and determined the application may be scheduled for the next available Planning and Zoning Commission meeting. The DRC provided a number of comments, which included information related to the open space, net density per acre, providing a preliminary drainage plan using accurate C-factors, and providing more dimensions regarding the proposed streets and cul-de-sacs.

Drainage: A Preliminary Drainage Plan has been provided and it is using incorrect C-factors of 0.35 pre-developed (existing) and 0.45 post-developed (proposed). The guidelines set in Chapter 14 of the Colleyville Land Development Code indicate the C-factors for pre-developed (existing) to be 0.30 and post-developed to be 0.60.

Surrounding Development: Property to the north is zoned PUD-R Planned Unit Development-Residential and has developed with single family homes. Property to the south has R-20 Single Family Residential, R-40 Single Family Residential, and AG Agricultural zoning and has developed with single family homes. The property to the east has RE Single Family 'Estate' Residential, R-40 Single Family Residential, and AG Agricultural zoning and has been developed with single family homes. The property to the west has R-10 Single Family Residential, RE Single Family 'Estate' Residential, and PUD-R Planned Unit Development-Residential and has been developed with single family homes.

Comprehensive Plan: The City's Comprehensive Plan, *Destination Colleyville*, designates the subject property and most of the property near this location along Westcoat as planned for residential use. The proposed rezoning request does comply with the residential land use designation stated in the comprehensive plan. One of the goals for this area, as outlined in *Destination Colleyville*, is to preserve high-quality, established neighborhoods with an emphasis on large lots and natural settings with a "country feel". As open space areas are encouraged to be provided, staff strongly encourages maintaining the density of the larger area.

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

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

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

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations and Independent School Districts within 1,000 feet of the subject property. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff is neutral on this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their June 13, 2022 meeting by a vote of 5-0.

Financial Impact

There is no financial impact to the City.

Recommendation

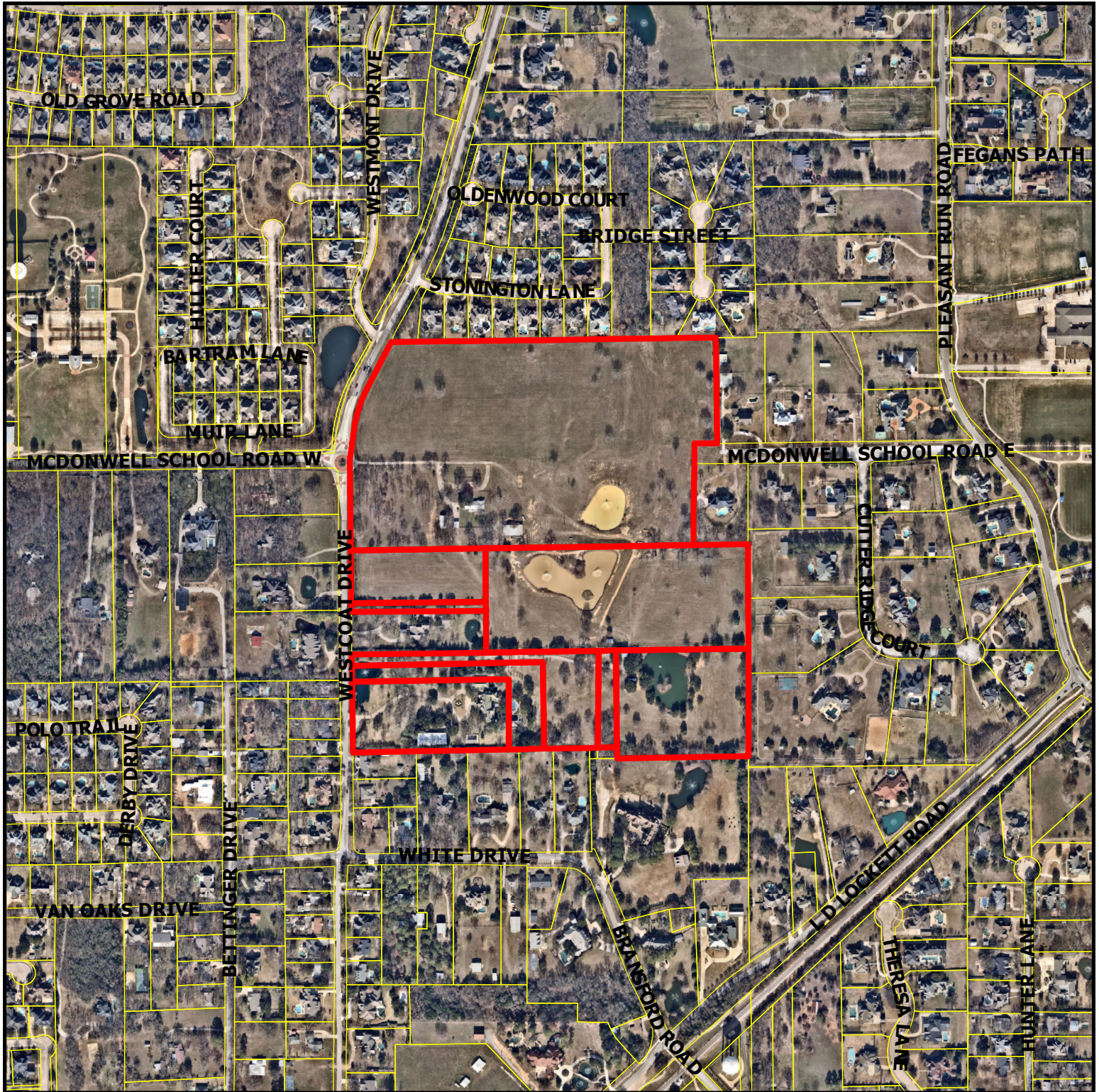
None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Development Plan
6. Development Plan - Aerial
7. Cul De Sac Exhibit
8. Drainage and Utility Plan
9. Frontage Landscape Screening and Plantings
10. Landscape Easement Plantings - North
11. Landscape Easement Plantings - East
12. Notification Map
13. Notification Letter

14. Notification List
15. Letter of Interest
16. Letters of Support
17. Letters of Opposition
18. Ordinance O-22-2211

Aerial Map



ZC22-020

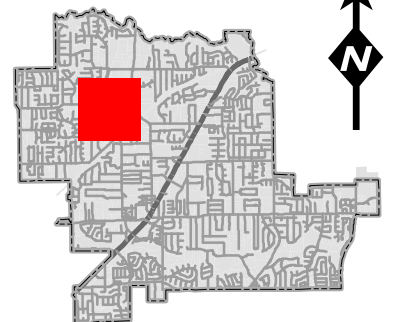
6605 Westcoat Drive

DISCLAIMER:

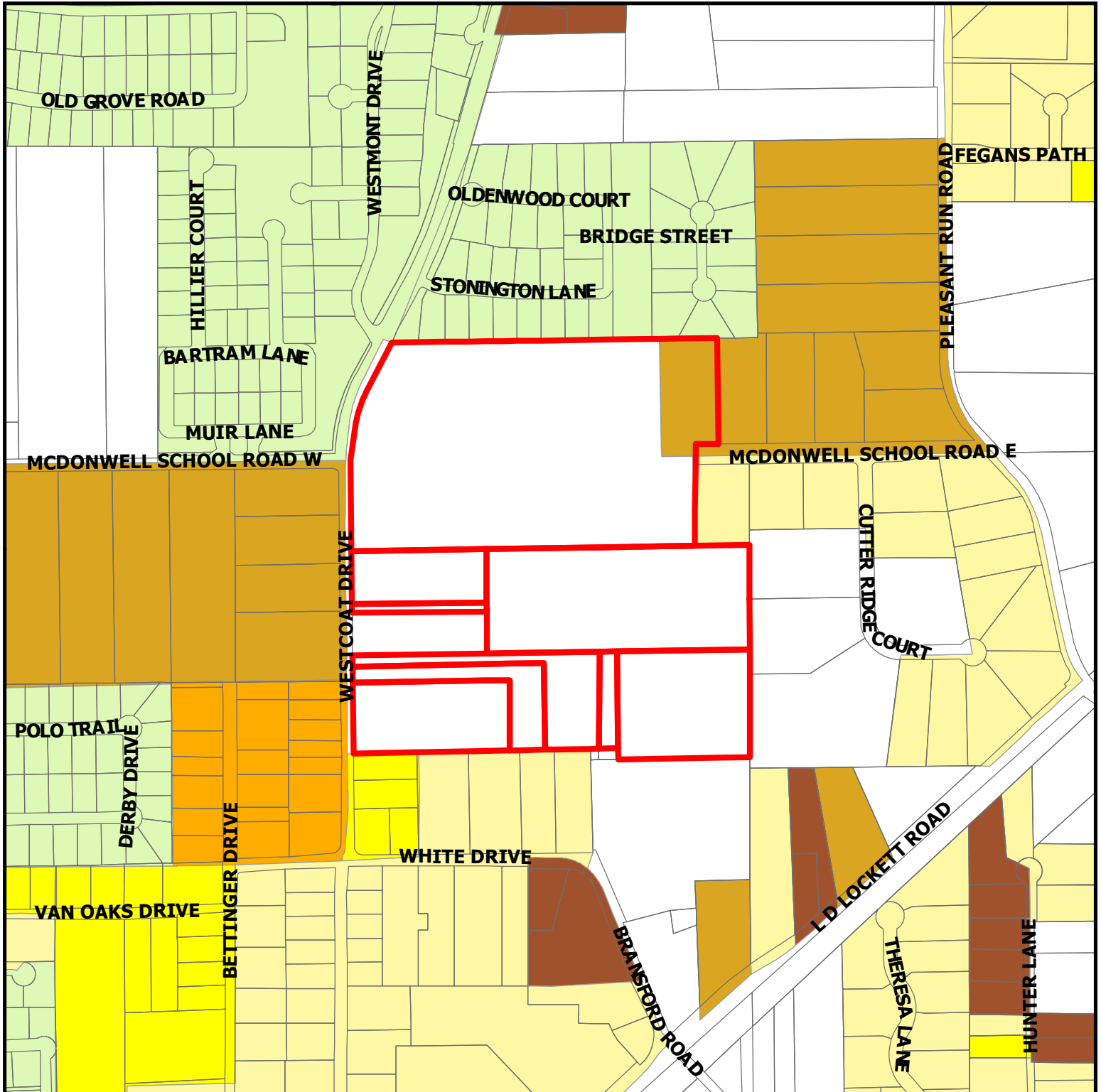
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Subject Property



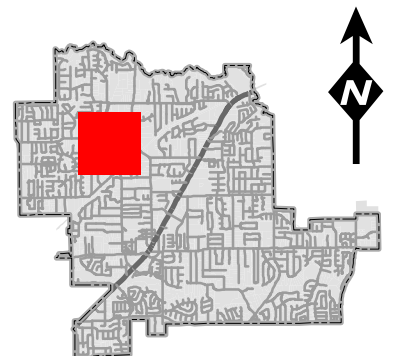
Zoning Map



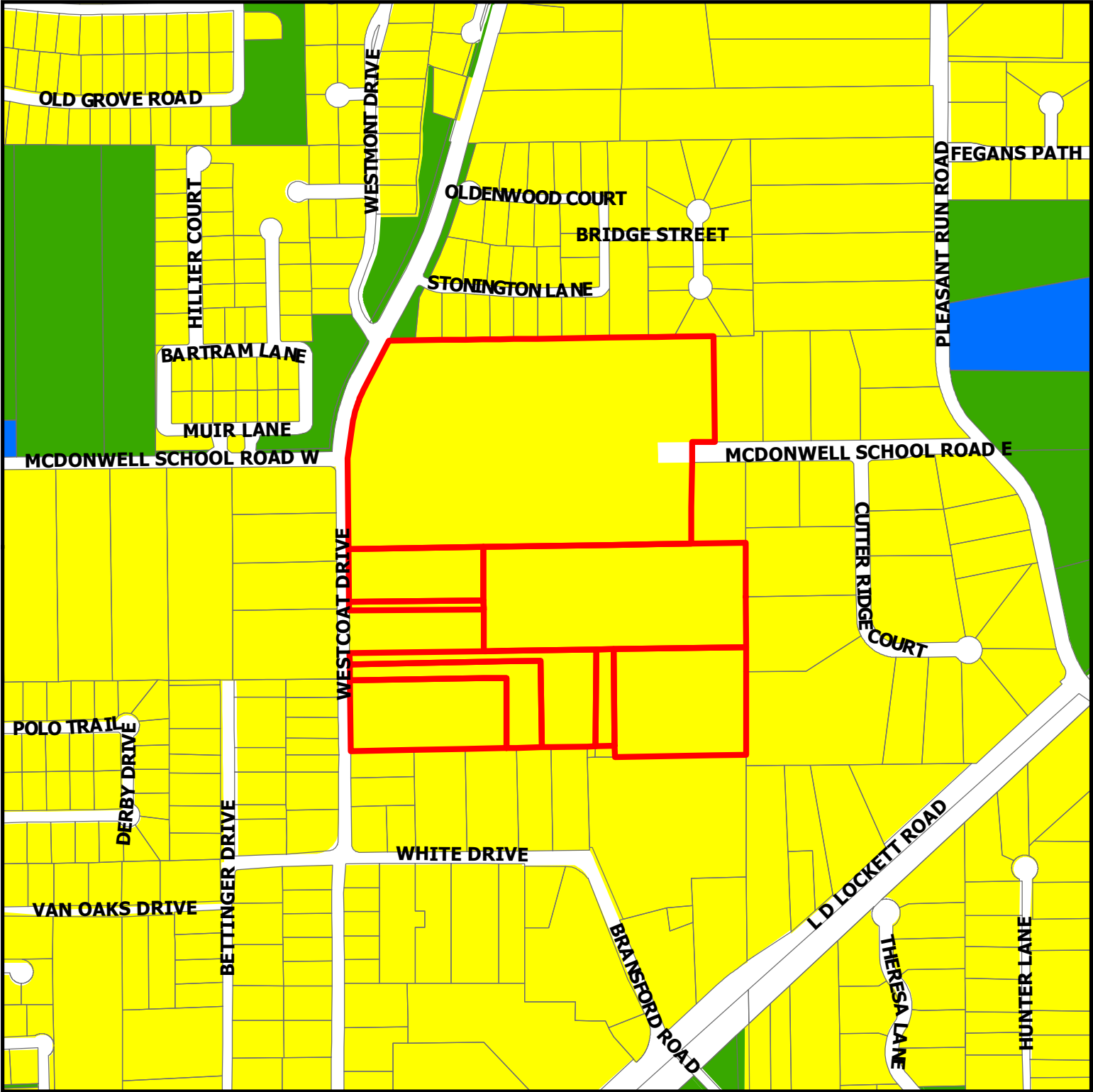
ZC22-020
6605 Westcoat Drive

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 Subject Property



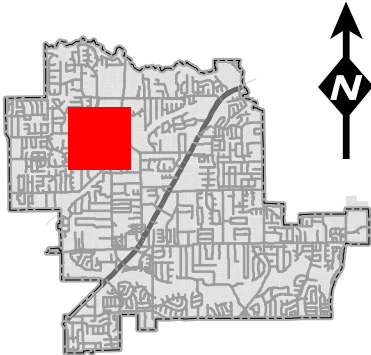
Future Land Use Map



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ZC22-020
6605 Westcoat Drive

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



Greystone Manor

Colleyville, Texas

Zoning Narrative –25 APR 2022

Hat Creek Development, Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

Greystone Manor is a proposed residential neighborhood to be developed by Hat Creek Development, under the PUD-R Residential District regulations for residential development in the City of Colleyville. The 59.47 acre property is located on the east side of Westcoat Drive, just east of the new roundabout at the corner of Westcoat and McDonwell School Rd.

Adjacencies: The property is west of the acre+ lot Cutter Ridge neighborhood, south of the adjacent Oakbrook Hills neighborhood (a PUD-R of 16,500+ sf lots) and across Westcoat from “Westmont,” (a PUD-R of 13,000-20,000+ sf lots)- north of McDonwell School Road, and multi acre lots south of McDonwell School Road. To the south of the property are also multi-acre lots.

The property is currently designated AG (Agriculture), so this would be the initial “development” zoning requested. The intent here is to rezone the entire property to PUD-R, unifying the property into one cohesive, master planned residential development of the highest quality. There are currently two occupied single-family homes on the consolidated properties that make up this proposal. The main home will be worked into the plan; the remaining structures will be removed.

The proposed plan responds to, and in many ways reflects the neighborhoods and properties we are adjacent to. Where we are adjacent to the PUD-R’s to the north and northwest- composed primarily of 1/3 acre lots- we are proposing larger lots of 20,000 sf and up, and then transitioning, internally, to 30,000 sf lots, and then to 40,000 sf lots along the entire eastern and southern boundaries. The main home will be on a 9.6 acre lot, also along the southern boundary of the property. In summary, we have designed the project to be compatible and in harmony with our adjacent neighbors and to be consistent with the city’s Future Land Use Plan. Overall density is 0.94 lots per acre.

Quality and compatibility with the adjacent residential, as well as the rest of Colleyville is essential, and we have designed this proposal with those goals in mind.

Access: To the east, the ROW of the existing McDonwell School Road extends to the edge of this property. In the past, McDonwell was shown on the Thoroughfare Plan as extending through this property to connect to where it currently intersects with Westcoat. Several years ago, the city removed this extension from the T-Plan, because of the sensitivity of nearby residents to through traffic. We intend to honor this decision, and- after speaking with some of those who would be affected- in fact are not even proposing a connection, on the east, to McDonwell. Fortunately, Westcoat Drive borders the property along the entire western edge, and we are proposing two entry access points

there- each several hundred feet to the north and the south of the fairly new roundabout built by the city at the Westcoat/ McDonwell School intersection. We feel that more subdued project entries away from the hustle and bustle of the- at times- heavily trafficked roundabout will be more conducive to the high quality, luxury home atmosphere we are hoping to create in Greystone Manor. In addition, we are proposing a bermed, heavily landscaped buffer along the Westcoat frontage. Internally, we are proposing a network of gently undulating streets, meant to invoke a peaceful, calming streetscape, highlighted by landscaped medians at each intersection, and inside the cul-de-sac turnaround at the SE corner.

The residences planned for Greystone Manor will be very upscale, with selling prices estimated to start at around \$2.5 million. Each home will be required to be architecturally authentic, and go through a rigorous design review process.

Greystone Manor will be proposed as a gated community with private streets. We propose to build the normal Colleyville street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project, except for the main divided entry road. The southern, gated entry will be the main resident, guest and delivery entry. The northern entry will be for residents only, and- early on- for construction traffic.

There will be a requirement of at least two street trees for every residential lot to be installed by the home builders, adjacent to the street rights of way, unless there are already existing trees there that are saved. We have worked with our closest neighboring homes, to the north, to provide a landscape buffer between the existing homes and the future home sites within Greystone Manor. We have included a detail of that buffer in our submittal.

The existing and fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. The property generally drains to the north, and there will be two ponds constructed along the northern boundary- in a landscaped setting, each of which will double as a storm detention facility, to the extent it is necessary.

To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot.

The scale and orientation of the development has been designed to have an inviting visual flow with the existing neighborhoods and surrounding uses. The design criteria of the homes will create high quality designed homes in keeping with both the immediate neighborhood and Colleyville as a whole.

Development Schedule

Greystone Manor will most likely be developed in one phase, with development commencing upon the successful completion of the zoning and platting and the subsequent approval of the final plat and engineering plans. Construction of homes is anticipated to start immediately upon completion of the subdivision's infrastructure.

Economic Development Information

Greystone Manor will have a total of fifty-six (56) homes (55 new homes), each with an estimated average value upon completion of \$3,000,000, resulting in an overall tax base of over \$170,000,000. At the current tax rate of 2.2221%, the total taxes generated from the development are projected to be \$3,775,700, with over \$520,000 generated directly for the City at buildout.

Development Standards

Permitted Land Use:	Single Family Residential Detached
Minimum House Size:	4,500 square feet.
Minimum Lot Area:	20,086 s.f. (Average about 38,781 s.f.)
Minimum Lot Width:	One Hundred feet (100') measured at the building setback line, except pie-shaped cul-de-sac lots 43-46, in which case the minimum shall be as shown on the Development Plan.
Front Yard Setbacks:	Thirty feet (30') back of the property line
Rear Yard Setbacks:	Twenty Five feet (25')
Side Yard Setbacks:	Ten feet (10').
Street-facing Side Yard:	Side yard setbacks on the street side of a corner lot, fronting on another street, shall be 20', except for "key" lots which shall match the front setback of adjacent lots, as shown on the Development Plan.
Street Standards:	The streets within Greystone Manor are proposed to be private streets with restricted access (gated). All undivided sections will be built to the standard street section of 31' b/b paving, in a 50' Private Street ROW. The divided entry shall have a minimum width of 18', on each side.
Minimum Roof Pitch:	Minimum of a 10:12 roof pitch, unless architecturally required to vary, based on home style.
Garage Standard:	Minimum of a three car garage with wood-like, architecturally enhanced doors.

Masonry Requirement: The dominant exterior vertical wall area of each structure, exclusive of doors and windows, shall be masonry (brick, stone, or stucco over CMU block) or other material solely determined by the Committee. No more than 20% of the exterior vertical wall to be authentic lath and stucco application over wood framing. Dryvit systems or Styrofoam products are not acceptable. The exterior of chimney flues shall be of masonry material acceptable to the Committee. Installation of all types of exterior items and surfaces such as address numbers or external ornamentation, lights, mail chutes, mailboxes, roofing materials and exterior paint or stain, shall be subject to the approval of the Committee as to size, design, materials color, manufacturer and location.

Additional Elevation Requirements: All plans will be reviewed by the Greystone Manor Architectural Review Committee, and will comply with a set of Design Guidelines which will be developed to ensure structures and site features of the highest quality. Elevations will have a hierarchy of plate dominance featuring custom front doors and entrances; balanced architectural features and interests with natural tones for paint and exterior finishes. The elevations on all “four sides” shall be addressed in the design to present a finished appearance. Roofing will match the architectural style. Slate, tile or standing seam metal are examples. Each elevation should add interest to the entire streetscape.

Windows: No aluminum windows allowed in the subdivision, only windows of higher quality and energy efficiency will be allowed. All windows will be insulated glass with a “low-e” specification.

Fencing: Wood fencing between lots is not permitted. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lots adjacent to a Common Open Space shall be open style fencing of decorative metal, and/or Masonry.

Where lots back to existing residential lots with fences, the existing fence shall be kept, maintained or improved in coordination with each owner, as shown in the diagram on the Development Plan and associated detailed diagrams. Where open space lots border adjacent properties, either the existing fence will be maintained or improved, or a decorative masonry or metal fence will be installed, all in cooperation with the adjacent property owner, according to the detailed plans submitted with zoning.

Streetscape Standards:	Minimum of two (2) three-inch (3") caliper trees per front yard, unless quality existing trees are present and saved. Fully landscaped and sprinklered front and rear yard within sixty days of completing a house.
Open Space Maintenance:	The open space lots within the subdivision shall be maintained in a consistent, uniform manner by the Greystone Manor Homeowners Association through dues collected from the individual homeowners. Membership in the Homeowner's Association is mandatory.
Street Design Standards:	
Right of Way:	Fifty feet (50') (Undivided), Thirty Two, one half feet (32.5') (each side of divided entry road)
Travel Lane Width:	Thirty-one feet (31'), back of curb to back of curb (undivided) Nineteen feet (19'), back of curb to back of curb (divided)
Turning Radii:	Fifteen feet (15')
Open Space Standards:	All Common Open Space shall be fully landscaped and irrigated with a combination of trees and shrubbery pursuant to an approved landscape plan. The Common Open Space shall be owned, operated and maintained by Greystone Manor Homeowners Association which shall have a mandatory membership of all homeowners and shall collect dues in amounts satisfactory to maintain the Common Open Space. The Association shall have fine and lien rights as permitted by law to enforce compliance with the rules of the association.
Signage:	A monument sign identifying the subdivision shall be built at the gated entries from Westcoat Drive.

Legend

80' x 80' Building Pad

Lot - 20k25 Lots

Lot - 30k9 lots

Lot - 40k22 lots

Site Data Summary Chart

Single Family Residential Lots		56
Common Areas		12
Residential Lots	83.87%	49.856 ac.
Open Space	5.08%	3.02 ac.
R.O.W.	11.05%	6.59 ac.
Res. Gross Acreage	100.00%	59.47 ac.

Site Data

Gross Acreage	59.47 ac.
Gross Density (lots / acre)	0.94

Existing Zoning:	AG / RE
Proposed Zoning:	PUD-R
Existing Use:	Residential / AG
Proposed Use:	S.F. Residential

Lot Summary

Residential Lots	55
Minimum Building Lot Area	20,086 s.f.
Average Building Lot Area	38,781 s.f.
Common Areas	12

Owner:
Julianna Garrison
6401 Westcoat Drive
Colleyville, TX 76034
Phone: 214-502-5606

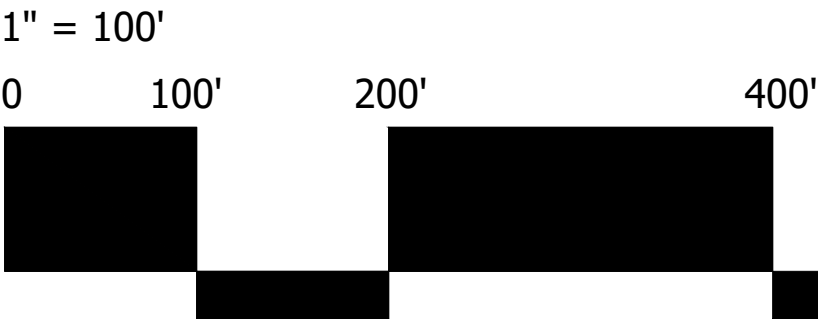
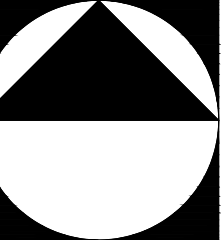
Applicant:
Hat Creek Development
PO Box 92747
Southlake, TX 76092
817-329-3854
Contact: Kosse Maykus



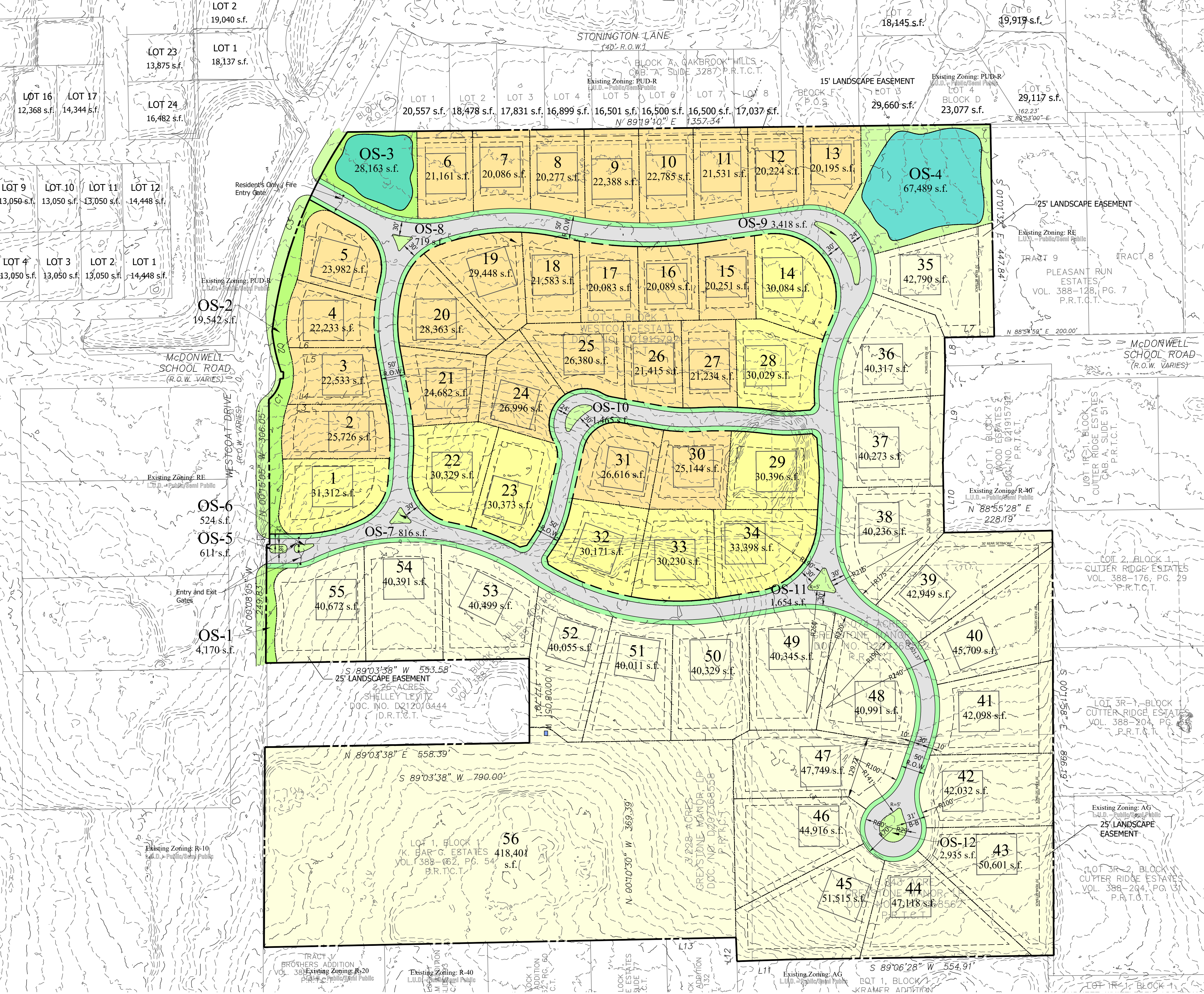
Planner: SAGE GROUP, INC.

Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

3 JUN 22



Development Plan



Wall / Fence Diagram

Legend

8' wood Fence with Cap

6' Ornamental Iron Fence

6' Masonry Wall

Notes:
-Front Setbacks are 30'
-Rear Setbacks are 25'
-Side Setbacks are 10', corner side setbacks are 15'
-There will be no outside storage onsite
-Open space lots & landscape easements will be maintained by the Homeowners Association (HOA).

Greystone Manor

Colleyville, Tarrant County, Texas

Site Data Summary Chart

Single Family Residential Lots		56
Common Areas		12
Residential Lots	83.87%	49.856 ac.
Open Space	5.08%	3.02 ac.
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Gross Acreage	59.47 ac.
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Existing Use:	Residential / AG
Proposed Use:	S.F. Residential

Lot Summary

Residential Lots	55
Minimum Building Lot Area	20,086 s.f.
Average Building Lot Area	38,781 s.f.
Common Areas	12

Owner:

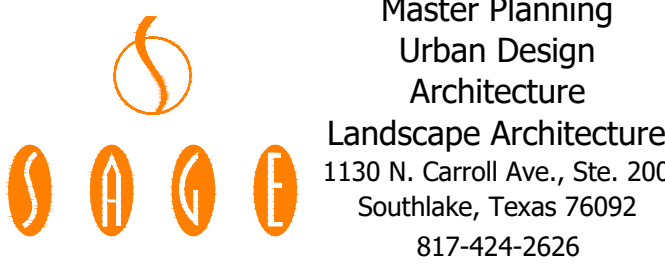
Julianna Garrison
6401 Westcoat Drive
Colleyville, TX 76034
Phone: 214-502-5606

Applicant:

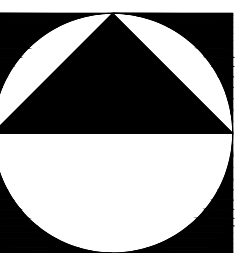
Hat Creek Development
PO Box 92747
Southlake, TX 76092
817-329-3854
Contact: Kosse Maykus



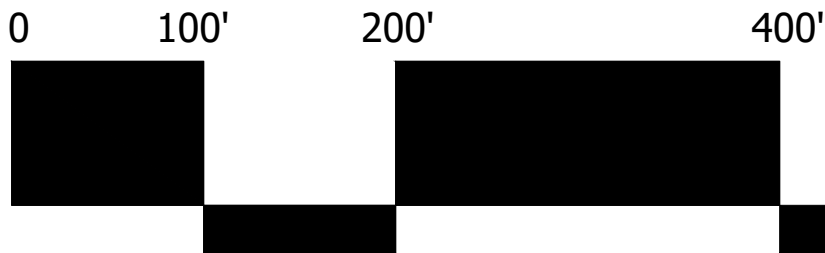
Planner: SAGE GROUP, INC.



3 JUN 22



1" = 100'



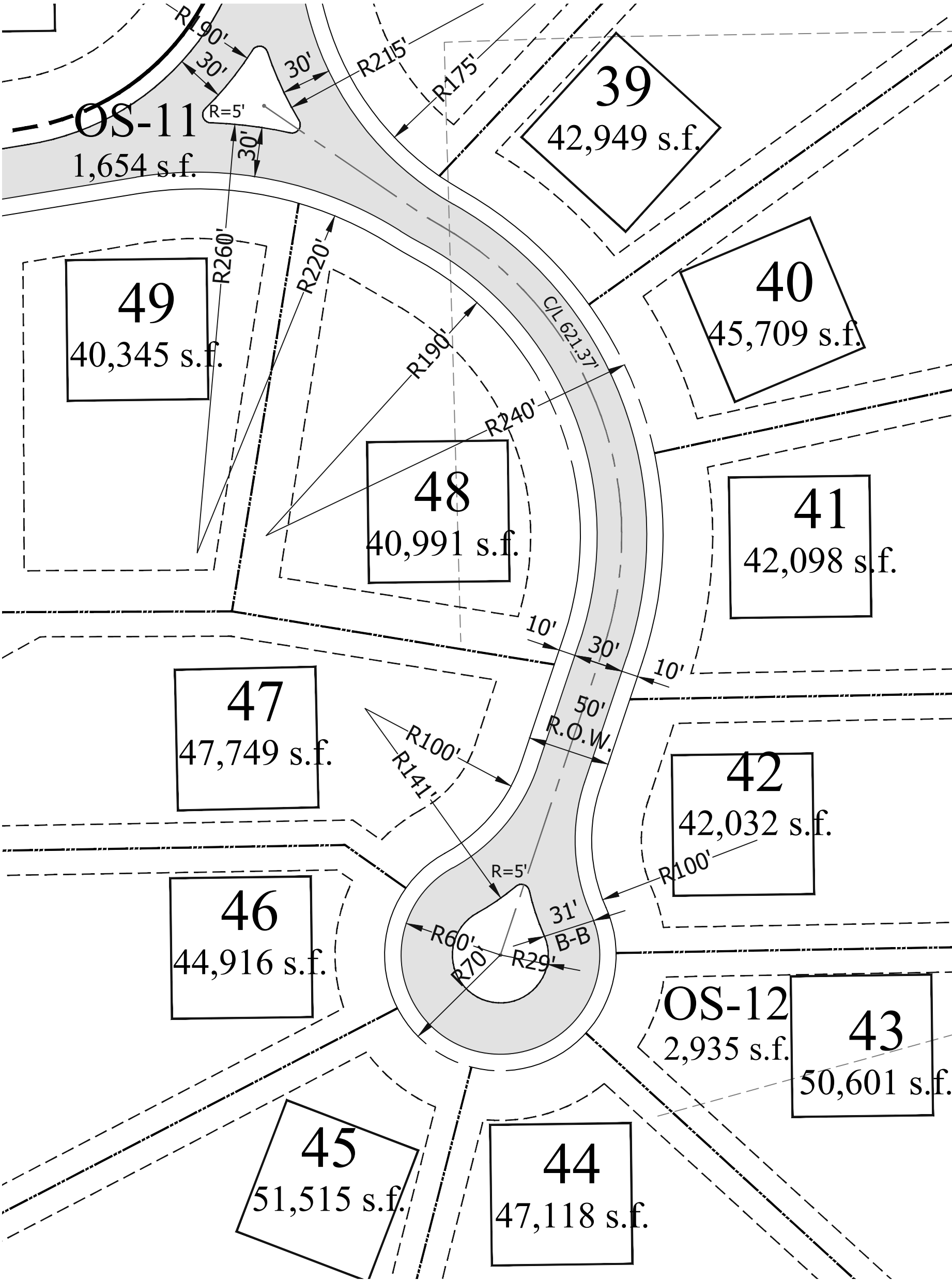
Legend

- 8' wood Fence with Cap
- 6' Ornamental Iron Fence
- 6' Masonry Wall

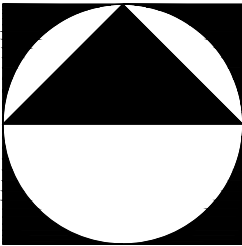


Greystone Manor

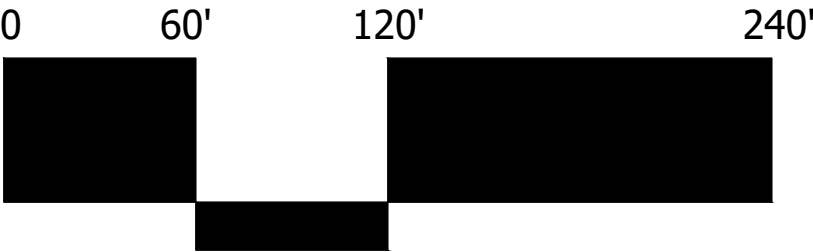
Colleyville, Tarrant County, Texas

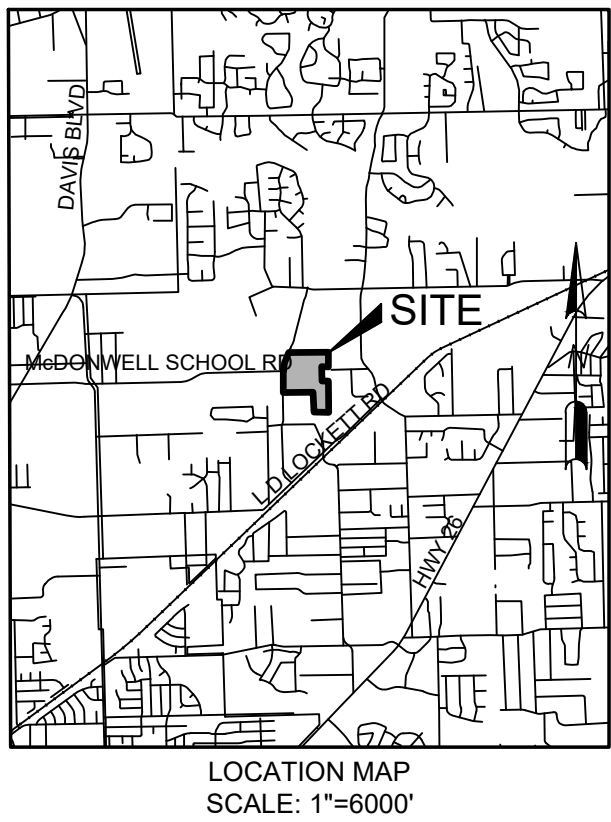
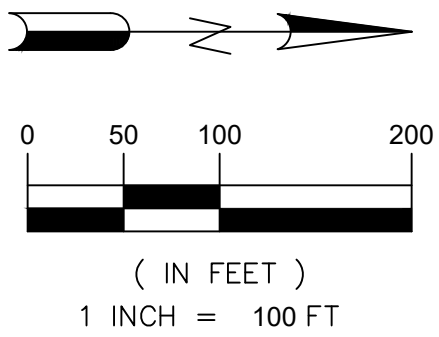
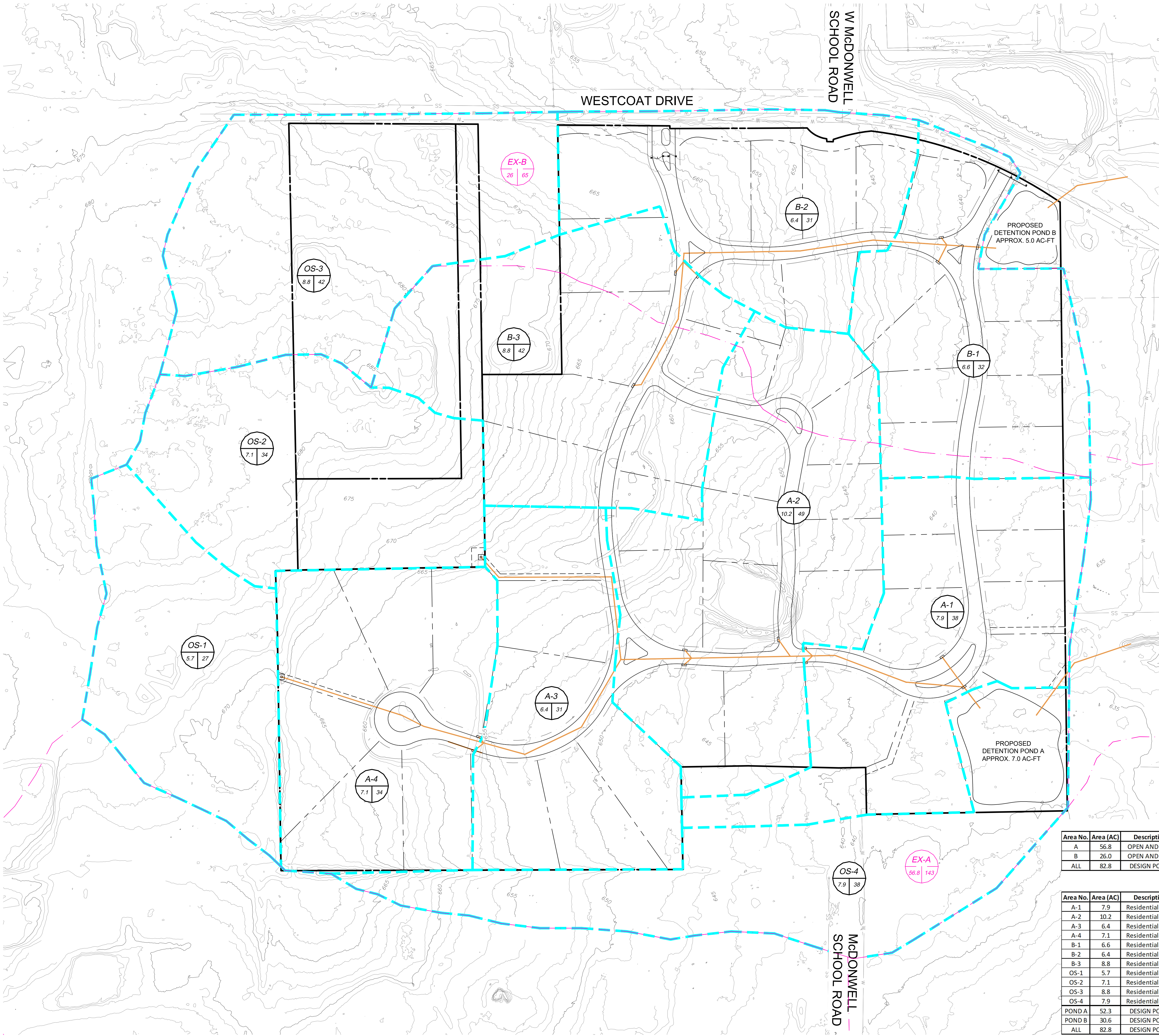


3 JUN 22



1" = 60'





LEGEND

- NAME**
AC Q100
- FLOW ARROW (POST-PROJECT)
- PROPOSED DRAINAGE DIVIDE
- EXISTING DRAINAGE DIVIDE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR

- NOTES:
- ULTIMATE CONFIGURATION AND SIZING OF PROPOSED IMPROVEMENTS MAY CHANGE SLIGHTLY IN FINAL DESIGN.
 - TOPOGRAPHY OBTAINED THROUGH TEXAS NATURAL RESOURCE INFORMATION SERVICE (TNRIS), 2019, NAVD 88 VERTICAL DATUM.
 - DETENTION CALCULATIONS ARE PRELIMINARY AND WILL BE FINALIZED WITH THE CONSTRUCTION PLAN SET.

Rational Method Runoff Calculations (EXISTING)

Area No.	Area (AC)	Description	'C' Value	Tc (Min)	I1 (IN/HR)	Q1 (CFS)	I5 (IN/HR)	Q5 (CFS)	I100 (IN/HR)	Q100 (CFS)
A	56.8	OPEN AND 1 AC	0.35	20	2.9	58	4.08	81	7.18	143
B	26.0	OPEN AND 1 AC	0.35	20	2.9	26	4.08	37	7.18	65
ALL	82.8	DESIGN POINT	0.35	20	3.32	96	5.53	160	7.18	208

Rational Method Runoff Calculations (PROPOSED)

Area No.	Area (AC)	Description	'C' Value	Tc (Min)	I1 (IN/HR)	Q1 (CFS)	I5 (IN/HR)	Q5 (CFS)	I100 (IN/HR)	Q100 (CFS)
A-1	7.9	Residential (1ac)	0.60	15	3.23	15	4.55	22	8.02	38
A-2	10.2	Residential (1ac)	0.60	15	3.23	20	4.55	28	8.02	49
A-3	6.4	Residential (1ac)	0.60	15	3.23	12	4.55	17	8.02	31
A-4	7.1	Residential (1ac)	0.60	15	3.23	14	4.55	19	8.02	34
B-1	6.6	Residential (1ac)	0.60	15	3.23	13	4.55	18	8.02	32
B-2	6.4	Residential (1ac)	0.60	15	3.23	12	4.55	17	8.02	31
B-3	8.8	Residential (1ac)	0.60	15	3.23	17	4.55	24	8.02	42
OS-1	5.7	Residential (1ac)	0.60	15	3.23	11	4.55	16	8.02	27
OS-2	7.1	Residential (1ac)	0.60	15	3.23	14	4.55	19	8.02	34
OS-3	8.8	Residential (1ac)	0.60	15	3.23	17	4.55	24	8.02	42
OS-4	7.9	Residential (1ac)	0.60	15	3.23	15	4.55	22	8.02	38
POND A	52.3	DESIGN POINT	0.60	15	3.23	101	4.55	143	8.02	251
POND B	30.6	DESIGN POINT	0.60	15	3.23	59	5.55	102	8.02	147
ALL	82.8	DESIGN POINT	0.60	15	3.23	160	4.55	226	8.02	398

DEOTTE, INC.
CIVIL ENGINEERING | TRB No. F-003116
140 Johnson Road, Suite 303 | Keller, Texas 76248
817-337-8899 (Office) | 817-337-5131 (Fax)
PREPARED FOR: MAYKUS CUSTOM HOMES

PRELIMINARY DRAINAGE
AREA MAP
GARRISON PARK
COLLEYVILLE, TX

BENCHMARKS:

BM1

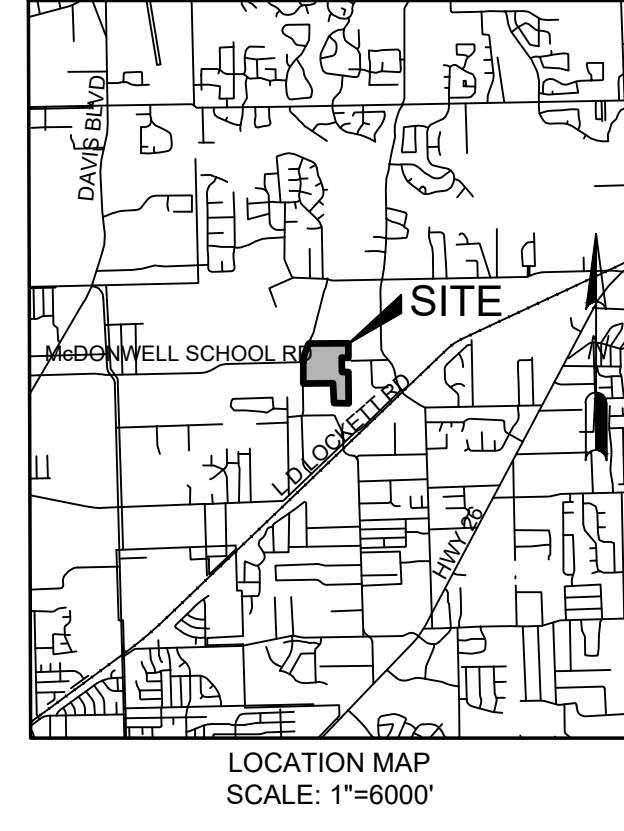
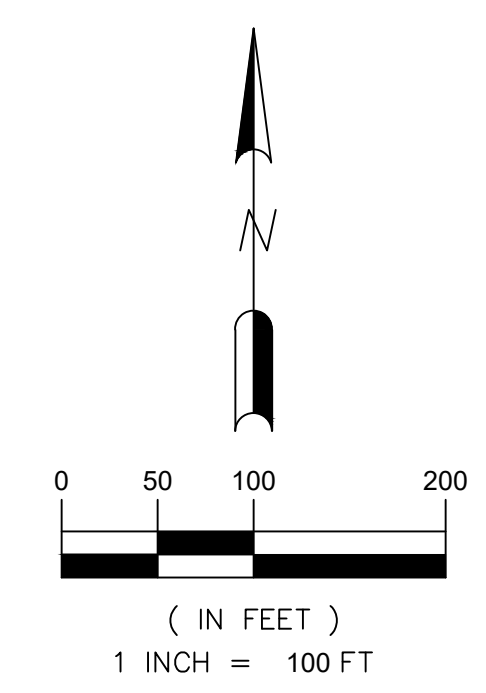
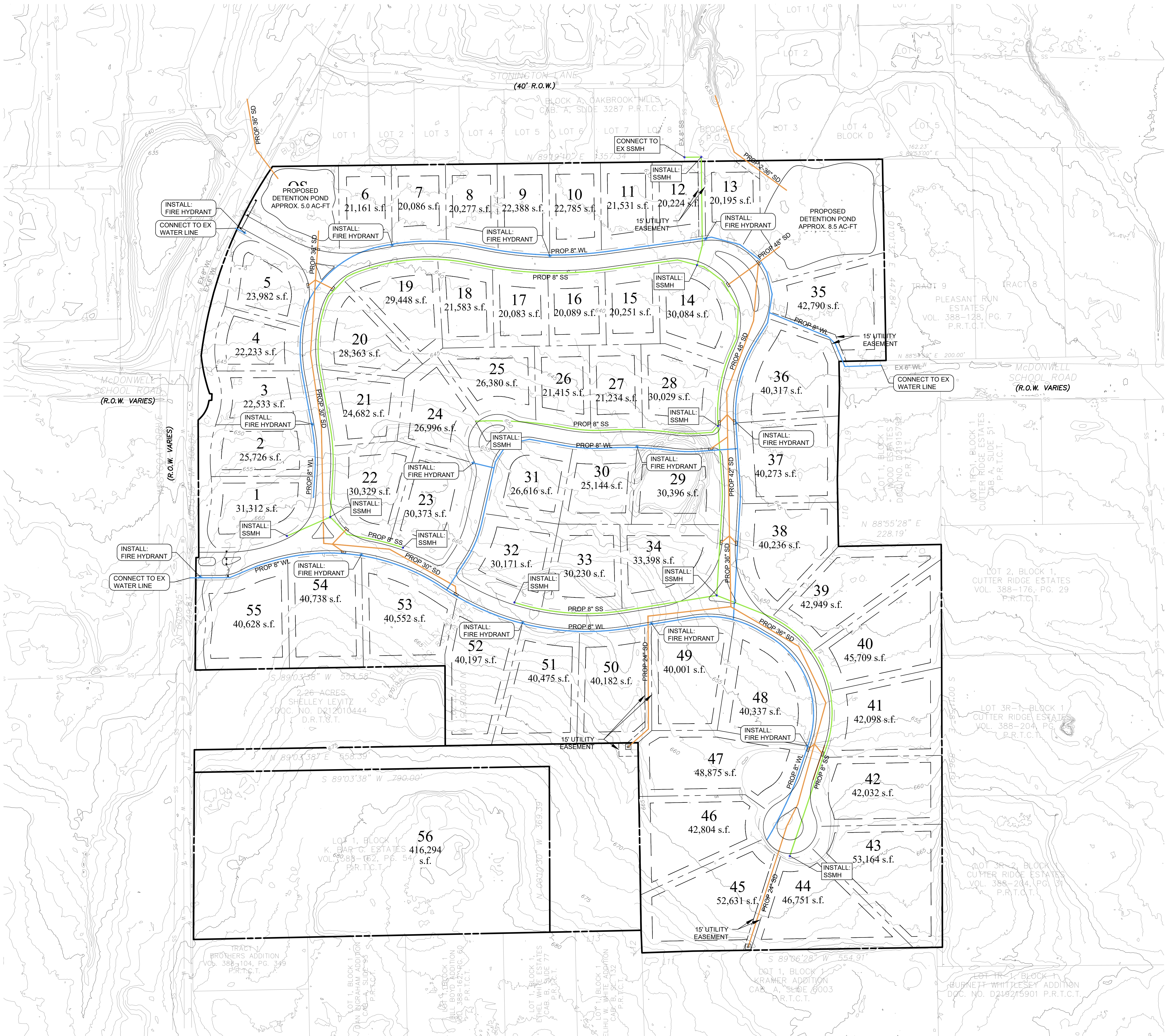
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THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING OR PERMITTING PURPOSES.
DESIGNED BY: DEOTTE, INC.
Reg. No.: 126044
Firm No.: F-3116(TX)
Date: 6/1/2022

DOI No. 202111100



- NOTES:**
1. ALL SEWER LINE SHALL BE SDR-35 PVC.
 2. ALL WATER PIPE SHALL BE SDR-18 C-900.
 3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE GOVERNING BODY'S STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
 4. ALL SEWER SERVICES ARE PUBLIC UP TO THE LOT LINE.
 5. ALL WATER SERVICES ARE PRIVATE FROM THE BUILDING TO THE METER AND PUBLIC FROM THE METER TO THE WATER MAIN.
 6. ALL WATERLINE SHALL HAVE A MINIMUM 2' VERTICAL CLEARANCE FROM DRAINAGE STRUCTURES AND SEWER SERVICES.
 7. ALL WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 42" UNLESS OTHERWISE NOTED OR EXPLICITLY APPROVED BY THE CITY ENGINEER.
 8. THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. DETERMINE IF ANY CONFLICTS EXIST AND NOTIFY THE ENGINEER OF ANY SUCH CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

DEOTTE, INC.

CIVIL ENGINEERING | TREE No. F-00316
420 Johnson Road, Suite 305 | Keller, Texas 76248
PREPARED FOR: MAYKUS CUSTOM HOMES

PRELIMINARY UTILITY PLAN
GARRISON PARK
COLLEYVILLE, TX

BENCHMARKS:	
BM1	

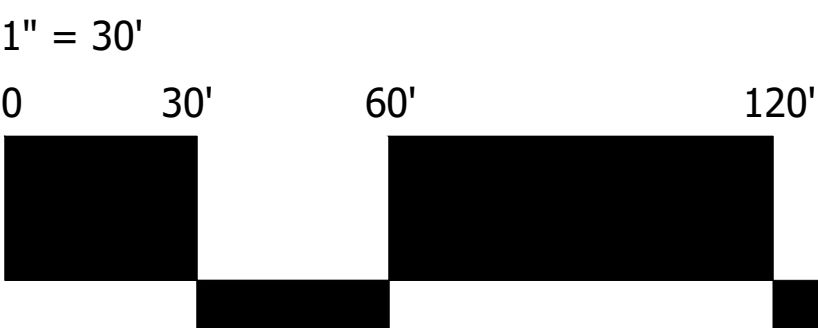
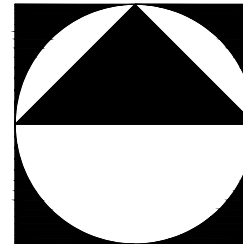
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING OR PERMITS PURPOSES.
BY: [Signature] PROJECT NO. 22044
Reg. No.: 126044
Firm No.: F-3116(TX)
Date: 6/1/2022

DOI No. 202111100



Planner: SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

3 JUN 22



15' LANDSCAPE EASEMENT

4 SHADE TREES ON EACH LOT - LIVE OAKS WITHIN LANDSCAPE EASEMENT

Northern Boundary Landscape Easement -
Landscape Specifications

SHADE TREES				
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Live Oak <i>Quercus virginiana</i>	28	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth

Greystone Manor

Colleyville, Tarrant County, Texas



Eastern Boundary Lots 35, 36 & 37
Landscape Specifications

SHADE TREES				
PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS	
Live Oak <i>Quercus virginiana</i>	13	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth, 30' O.C.	
Cedar Elm <i>Ulmus crassifolia</i>	6	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth, 30' O.C.	

LANDSCAPE EASEMENT - 30'
4" CAL. SHADE TREES ON LOTS 35, 36 AND 37 - LIVE OAKS
WITHIN REAR BUILDING SETBACK - 30' O.C.

Eastern Boundary Lots 39, 40 & 41
Landscape Specifications

SHADE TREES				
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Live Oak <i>Quercus virginiana</i>	15	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth, 30' O.C.

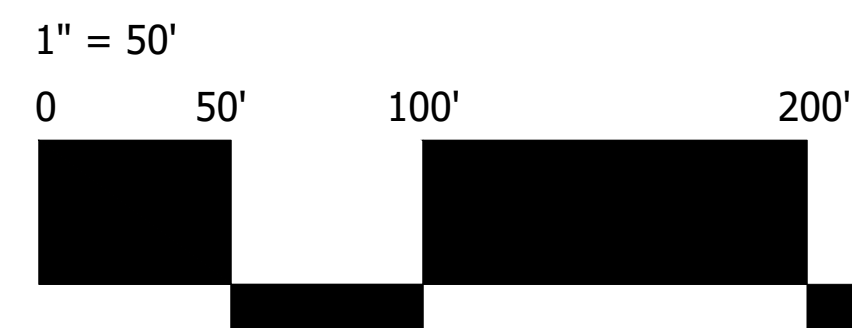
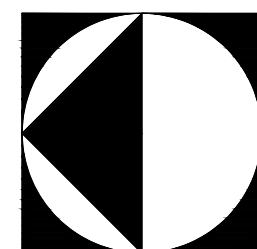
LANDSCAPE EASEMENT - 30'
4" CAL. SHADE TREES ON LOTS 39, 40 AND 41 - LIVE OAKS WITHIN
REAR BUILDING SETBACK - 30' O.C.



Planner: SAGE GROUP, INC.



3 JUN 22

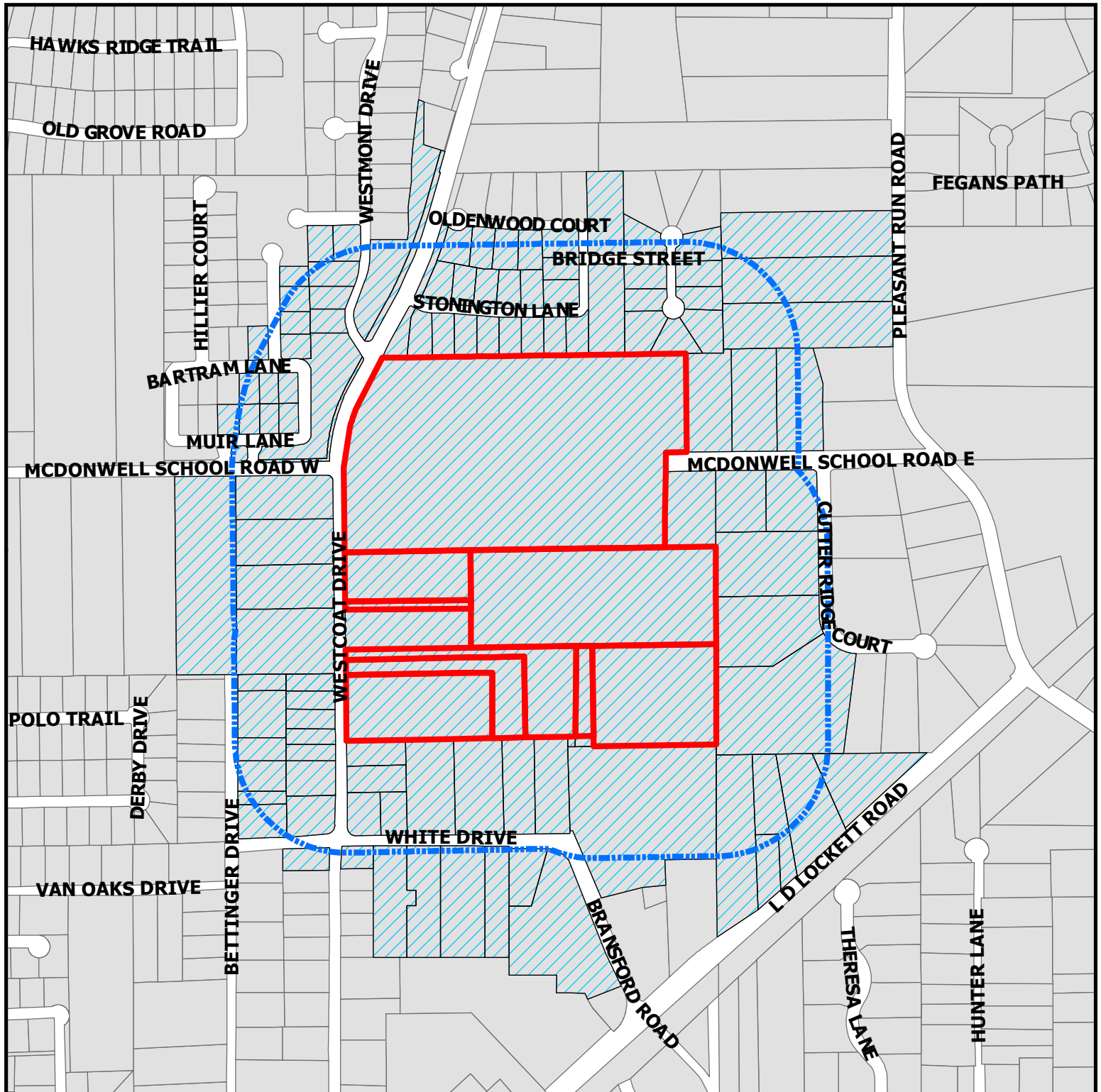


Landscape Easement Plantings - EAST

Greystone Manor

Colleyville, Tarrant County, Texas

Notification Map

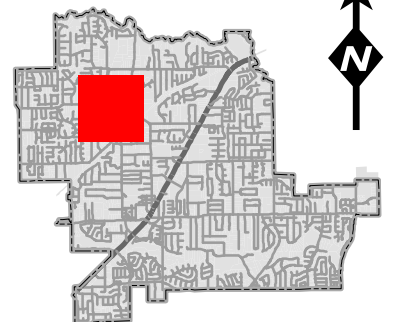


ZC22-020

6605 Westcoat Drive

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, June 13, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, July 5, 2022 & Tuesday, July 19, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from the AG Agricultural and RE Single Family 'Estate' Residential districts to the PUD-R Planned Unit Development - Residential district. The request is to rezone the property to allow for a new 56 lot private and gated subdivision, Greystone Manor. It proposes lot sizes ranging from approximately 20,000 sq.ft. up to 50,000 sq.ft., the average being approximately 38,800 sq. ft.

Zoning Case: ZC22-020

Applicant: Kosse Maykus

Owner: Julianna Garrison

Location: 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive

Property Description: Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Wescoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition

Present Zoning: AG Agricultural and RE Single Family 'Estate' Residential

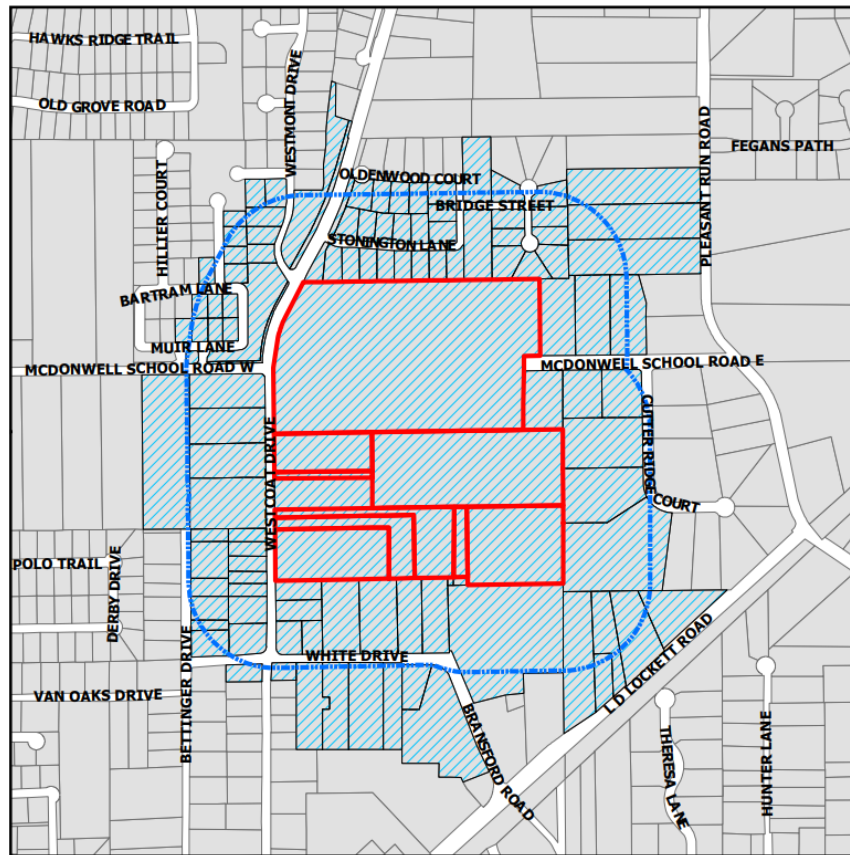
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

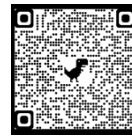
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
77 LEGACY LLC	6214 LD LOCKETT RD	COLLEYVILLE, TX
A BETTER PLACE LLC	3008 CANTON ST	DALLAS, TX
ALBERTINI, RAE	114 BARTRAM LN	COLLEYVILLE, TX
ALIANNE ESTATES	6201 THERESA LN	COLLEYVILLE, TX
BAILEY, COLLEEN	111 W MCDONWELL SCHOOL RD	COLLEYVILLE, TX
BAJEMA, BRYAN	6303 BETTINGER DR	COLLEYVILLE, TX
BARFIELD, MARK	113 BARTRAM LN	COLLEYVILLE, TX
BARGY, TODD M	6304 LD LOCKETT RD	COLLEYVILLE, TX
BATESON FAMILY TRUST	209 WHITE DR	COLLEYVILLE, TX
BEALMEAR, ALLEN D	300 STONINGTON LN	COLLEYVILLE, TX
BLOCKER, DOROTHY J	6313 BETTINGER DR	COLLEYVILLE, TX
BOLTON, JOHNNY L	6713 VINES CT	COLLEYVILLE, TX
BRASWELL FAMILY TRUST	6512 WESTCOAT DR	COLLEYVILLE, TX
BROWN, WHITNEY C	308 WHITE DR	COLLEYVILLE, TX
BRUMMETT, CLAUDIA M	6800 FALLBROOK CT	COLLEYVILLE, TX
BRUNDAGE, JEFFREY	6508 WESTCOAT DR	COLLEYVILLE, TX
CALHOON, CHRISTOPHER	6308 WESTCOAT DR	COLLEYVILLE, TX
CAMPBELL, TOM	501 MCDONWELL SCHOOL RD E	COLLEYVILLE, TX
CEPAK, BENNETT	6301 BETTINGER DR	COLLEYVILLE, TX
CHILD, QUINN	6701 VINES CT	COLLEYVILLE, TX
COBB, CHRISTOPHER	305 STONINGTON LN	COLLEYVILLE, TX
COOK, STANLEY D	6500 CUTTER RIDGE CT	COLLEYVILLE, TX
CORBETT, CHRISTOPHER	200 WHITE DR	COLLEYVILLE, TX
CUTTER RIDGE ESTATES ADDITION	6404 CUTTER RIDGE CT	COLLEYVILLE, TX
DAVID AND JENNIFER SCOTT FAMIL	6704 PLEASANT RUN RD	COLLEYVILLE, TX
DODSON, EDWARD GINO	213 WHITE DR	COLLEYVILLE, TX
DOODY, KEVIN J	401 W LD LOCKETT RD	COLLEYVILLE, TX
DUPUY, VICTOR	6807 FALLBROOK CT	COLLEYVILLE, TX
FICK, GARY	504 MCDONWELL SCHOOL RD	COLLEYVILLE, TX
FITZGERALD, B J	201 WHITE DR	COLLEYVILLE, TX
FITZGERALD, MARILYN S	205 WHITE DR	COLLEYVILLE, TX
FITZHUGH, BRYAN	6708 WESTMONT DR	COLLEYVILLE, TX
FONSECA, LUIS M	305 OLDENWOOD CT	COLLEYVILLE, TX
GAGE, FREDDIE	313 STONINGTON LN	COLLEYVILLE, TX
GALLATIN, FRED A S	121 BARTRAM LN	COLLEYVILLE, TX
GARRISON, JULIANNA	6401 WESTCOAT DR	COLLEYVILLE, TX
GRANTLAND, GARY M	201 FREMONT CT	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX
GRIDIRON REALTY LLC	1450 POST PADDOCK ST N	GRAND PRAIRIE, TX
HALLEN, PAUL R	7100 DAVID LN	COLLEYVILLE, TX
HANCE, KEATH E	6504 CUTTER RIDGE CT	COLLEYVILLE, TX
HANNO, GREGORY	213 STONINGTON LN	COLLEYVILLE, TX
HARRIS, MICKEY A	109 W MCDONWELL SCHOOL RD	COLLEYVILLE, TX
HEATH, H DARRYL	6200 BRANSFORD RD	COLLEYVILLE, TX
HELDOORN, DEBBEE D	205 STONINGTON LN	COLLEYVILLE, TX
HELLMAN, DONALD	201 E GLADE APT RD 7208	GRAPEVINE, TX
HOAG, RICK	6309 BETTINGER DR	COLLEYVILLE, TX
HONGOLA, MICHAEL	6704 WESTMONT DR	COLLEYVILLE, TX
HUGHES, THOMAS	411 MCDONWELL SCHOOL RD	COLLEYVILLE, TX
HUSAIN, MUSTAFA	6811 FALLBROOK CT	COLLEYVILLE, TX
HUTCHINSON, JOHN T	6816 FALLBROOK CT	COLLEYVILLE, TX
HYDE, R W	202 WHITE DR	COLLEYVILLE, TX
IRWIN, WAYNE ALLEN	301 OLDENWOOD CT	COLLEYVILLE, TX

JEDRUSIAK, NAOMI	305 WHITE DR	COLLEYVILLE, TX
JOHANN, MELISSA	6316 WESTCOAT DR	COLLEYVILLE, TX
JOINT REVOCABLE TRUST OF DANIE	312 WHITE DR	COLLEYVILLE, TX
JOLISSAINT, STEPHEN	6705 VINES CT	COLLEYVILLE, TX
JOSEPH AND NANCY KORKMAS REVOC	108 MUIR LN	COLLEYVILLE, TX
KAMPINE, JOHN	304 STONINGTON LN	COLLEYVILLE, TX
KOETHER, PAUL O	6808 MYSTIC WOODS LN	COLLEYVILLE, TX
LABRECQUE, JIMMY	6214 LD LOCKETT RD	COLLEYVILLE, TX
LAFORNARA, LEWIS	6305 BETTINGER DR	COLLEYVILLE, TX
LANGHAM, KEVIN	6405 BETTINGER DR	COLLEYVILLE, TX
LARSEN, MATTHEW L	6808 FALLBROOK CT	COLLEYVILLE, TX
LEDBETTER, HAROLD C	6700 PLEASANT RUN RD	COLLEYVILLE, TX
LEVITZ, SHELLEY	6403 WESTCOAT DR	COLLEYVILLE, TX
LUKE, FRANK	116 MUIR LN	COLLEYVILLE, TX
MARKLE, CHAD	301 STONINGTON LN	COLLEYVILLE, TX
MARLING, TIMOTHY	308 STONINGTON LN	COLLEYVILLE, TX
MCDONALD, RICHARD L	212 STONINGTON LN	COLLEYVILLE, TX
MCKIBBEN, BENJAMIN	205 OLDENWOOD CT	COLLEYVILLE, TX
MCNAMARA, SHANNON L	309 OLDENWOOD CT	COLLEYVILLE, TX
MELENDEZ, HENRY	6208 L D LOCKETT RD	COLLEYVILLE, TX
MERCER, CHIP	6504 WESTCOAT DR	COLLEYVILLE, TX
MILLER, KENEISHA	6812 FALLBROOK CT	COLLEYVILLE, TX
MORGAN, PAIGE	208 WHITE DR	COLLEYVILLE, TX
MOTKIN, IGOR	209 STONINGTON LN	COLLEYVILLE, TX
OAKBROOK HILLS ADDITION	204 STONINGTON LN	COLLEYVILLE, TX
OAKBROOK HILLS MAINT ASSN INC	4004 GATEWAY DR STE 110	COLLEYVILLE, TX
OLD GROVE ADDITION	PO BOX 1481	COLLEYVILLE, TX
PEKURNEY, BROOKE	204 WHITE DR	COLLEYVILLE, TX
REICH, GEORGE E	204 STONINGTON LN	COLLEYVILLE, TX
REMINGTON PARK ADDITION	5751 KROGER DR	KELLER, TX
REMLEY, VALERIE	6803 FALLBROOK CT	COLLEYVILLE, TX
REPP, ED	6303 WESTCOAT DR	COLLEYVILLE, TX
REPP, JENNIFER	6313 WESTCOAT DR	COLLEYVILLE, TX
RHODES, JAMES	6213 WESTCOAT DR	COLLEYVILLE, TX
RIVERA, PAUL	6712 WESTMONT DR	COLLEYVILLE, TX
ROBERTS, CORY	6314 WESTCOAT DR	COLLEYVILLE, TX
ROSHAMI, MEHNAZ	205 FREMONT CT	COLLEYVILLE, TX
ROYBAL, ROBERT E	PO BOX 893	COLLEYVILLE, TX
SCHARFFENBERGER, STUART	112 MUIR LN	COLLEYVILLE, TX
SMITH, RICHARD S	6709 VINES CT	COLLEYVILLE, TX
STEWART, GLENN	6408 CUTTER RIDGE CT	COLLEYVILLE, TX
THE NORTON FAMILY TRUST	6304 WESTCOAT DR	COLLEYVILLE, TX
THOMPSON, ANN	117 BARTRAM LN	COLLEYVILLE, TX
VANSELOUS, HEATHER	6412 CUTTER RIDGE CT	COLLEYVILLE, TX
WALTON, KIMBERLY A	6320 WESTCOAT DR	COLLEYVILLE, TX
WARDEN, MALINDA HARBIN	508 MCDONWELL SCHOOL RD	COLLEYVILLE, TX
WASHBURN, GARY D	6815 FALLBROOK CT	COLLEYVILLE, TX
WEST, JOHN	208 STONINGTON LN	COLLEYVILLE, TX
WESTMONT ADDITION	5751 KROGER DR	KELLER, TX
WESTMONT MAINTENANCE ASSOC INC	PO BOX 935	KELLER, TX
WILBANKS, CODY	120 MUIR LN	COLLEYVILLE, TX
WILFRED J CAMERON REVOCABLE TR	309 STONINGTON LN	COLLEYVILLE, TX
WORKMAN, DAVID J	201 STONINGTON LN	COLLEYVILLE, TX
YARRISH, JAMES	6216 L D LOCKETT RD	COLLEYVILLE, TX

COMMENTS SUBMITTED PRIOR TO PUBLIC HEARING
BY RESIDENTS AFFECTED BY
ZONING CASE ZC22-020

The undersigned landowners (signatures attached in Exhibit A hereto) located within the 200 foot notification area demarked in the Notice of Public Hearing (attached as Exhibit B hereto) hereby submit the attached comments regarding the proposed zoning change request described in the Notice. We request that these comments be made a part of the public record. These comments do not constitute a protest of the zoning request at this time. The undersigned landowners are in discussions with the developer regarding these points, and reserve the right to file a formal protest prior to the July 5 and/or July 19 meetings of the City Council referenced in the Notice of Public Hearing if the attached concerns are not satisfactorily addressed in development plans prior to these City Council meetings.

Points of objection or concern raised by the undersigned landowners include, but may not be limited to, the points outlined below. These comments will be provided to the Community Development Department of the City of Colleyville prior to the Planning and Zoning Commission Meeting on Monday, June 13, 2022 at 7 PM.

- The development plan should provide for at least a 30 foot buffer with landscaping primarily consisting of trees, between the residences on Stonington Lane and the proposed development. The current plan provides for only a 15 foot buffer of undetermined type in some areas.
- The proposed fencing on the Stonington Lane side of the development should be uniformly masonry or iron. The plans appear to call for wooden fencing for part of this segment.
- Plans for drainage should ensure that the proposed development does not drain into the Oakbrook Hills subdivision.
- Landowners need to be certain that the proposed access to the development north of the Westcoat/McDonwell School roundabout will be for emergency/fire access only, as the current plan suggests. Having this access available for day-to-day use would cause significant problems for both developments in exiting onto an already congested Westcoat Dr.
- The smallest proposed lots back up to Stonington, resulting in 8 lots backing up to Stonington. One or two lots should be taken from the Stonington side and reallocated to other sides of the proposed development, so as to more equitably equalize lot sizes backing up to the various existing developments.
- Landowners need to be certain that, in connection with the proposed zoning change, the City of Colleyville will require the proposed development to implement every element put forward in the development plan (i.e., the developer will not have the flexibility to alter any of the above items, or other elements of the current development plan, without obtaining a further zoning change).

Attached as Exhibit C are the developer's most recent responses to the above issues. Our understanding is that the development plan will soon be amended to reflect these responses.

Please contact Wilf Cameron at 904-377-1287 and/or wilf.cameron@gmail.com, or Matt Larsen at 214-725-9166 and/or matt.larsen@bakerbotts.com with any questions regarding these comments.

EXHIBIT A

SIGNATURES OF IMPACTED LANDOWNERS

Name Kencisha Miller
Address 6812 Fairbrook Ct.
Signature 
Date 6/10/22

Name _____
Address _____
Signature _____
Date _____

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EXHIBIT B
NOTICE OF PUBLIC HEARING



NOTICE OF PUBLIC HEARING

LARSEN, MATTHEW L
6808 FALLBROOK CT
COLLEYVILLE, TX 76034

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

Planning and Zoning Commission Meeting: Monday, June 13, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, July 5, 2022 & Tuesday, July 19, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from the AG Agricultural and RE Single Family 'Estate' Residential districts to the PUD-R Planned Unit Development - Residential district. The request is to rezone the property to allow for a new 56 lot private and gated subdivision, Greystone Manor. It proposes lot sizes ranging from approximately 20,000 sq. ft. up to 50,000 sq. ft., the average being approximately 38,800 sq. ft.

Zoning Case: ZC22-020

Applicant: Kosse Maykus

Owner: Julianna Garrison

Location: 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive

Property Description: Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Wescoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition

Present Zoning: AG Agricultural and RE Single Family 'Estate' Residential

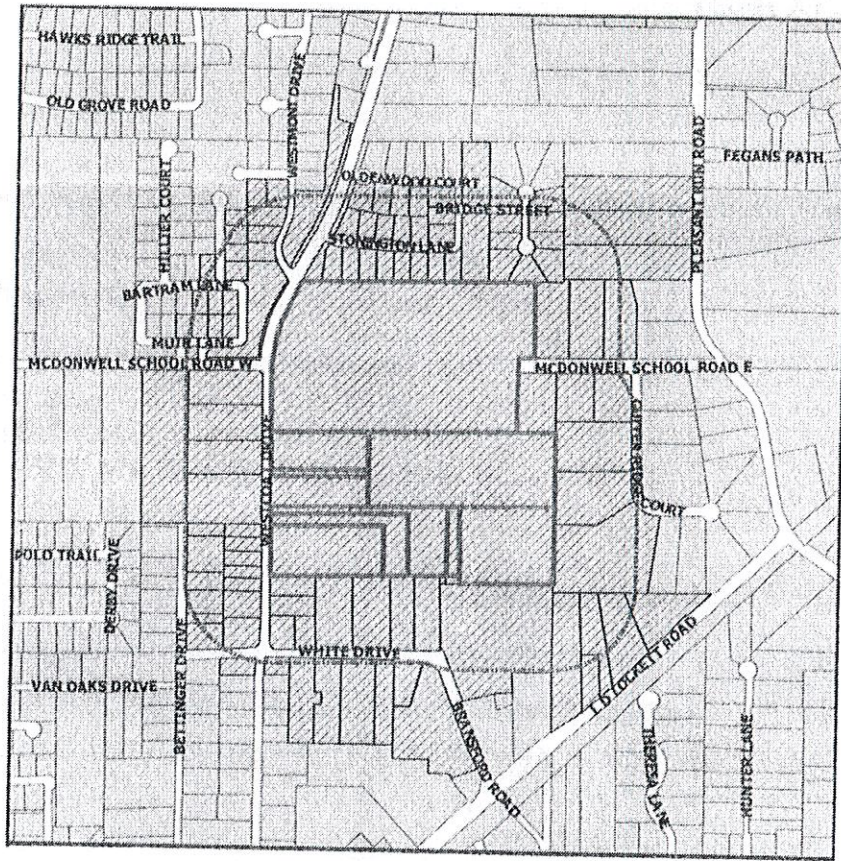
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

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 Reyer

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

9th - Tens
Nelson

EXHIBIT C

DEVELOPER RESPONSES TO LANDOWNER ISSUES

Oakbrook Hills- Questions and Concerns:

In an effort to address the questions and concerns residents of Oakbrook Hills have about the development of Greystone Manor, and document our responses and commitments, we have put together this summary, issue by issue. Several of these were first discussed when we all met 8 weeks ago. We took your input seriously and incorporated all of the Oakbrook concerns into our submission. We are also willing to address more recent comments.

- 1) **ENTRY LOCATION:** Oakbrook Hills requested that we move the primary Greystone Manor entry further from the Oakbrook entry, ideally south of the roundabout:

RESPONSE: We agreed with your suggestion to not have our primary access near your neighborhood and north of the traffic circle, so we moved it south of the traffic circle. However, the neighborhood is required to have 2 points of access- in case of emergency. We will agree, if allowed by the city, to make the northern entry for emergency access only, which should alleviate your concerns.

- 2) **GREENBELT/ LANDSCAPE BUFFER:** The proposed Landscape Easement of 15' is less than you had hoped for.

RESPONSE: The proposal we submitted to the city calls for a 15' landscape easement that included an 8' tall opaque wood fence (where a new lot would back to an existing lot), and a 6' Iron Fence (where there is open space on one side or the other), and Live Oak trees, at a rate of 4 per lot, planted with home construction. This is consistent with what we discussed 8 weeks ago. However, in recent discussions, we have been informed that the adjacent neighbors would prefer a consistent Iron Fence along the entire boundary, and we are good with that and will commit to install it at one time with the development. Since an Iron fence is not opaque, we will also commit our builders to planting a screening hedge between the trees, with an evergreen material such as Burford Hollies. We will also agree to increase the landscape easement to 30'.

A "Landscape Easement" is defined as, in addition to containing normal landscape and garden elements, such as those mentioned above and stepping stones, benches, etc., would be an area prohibited from including any vertical structures- such as a gazebo or pool house, concrete paving, pools and related elements such as pool slides.

There was some mention of creating a separately owned "greenbelt behind the Oakbrook neighbors and our homes to your south," but we believe that could be problematic. It's an area that will be impossible to deny access to or from the public. Our belief is a landscape buffer is more effective and manageable than a greenbelt.

- 3) **DRAINAGE:** The Oakbrook Hills neighbors along the south side of Stonington reported to us that they are having issues with drainage collecting along their rear property line and were concerned that new development might make the situation worse.

RESPONSE: On the contrary, we believe we can- as a part of the new development, improve and/or fix the situation completely. Currently, the Greystone Manor property generally drains to the north, toward Oakbrook Hills, with nothing to stop it. In addition, the rear yards of the Oakbrook Hills lots drains back toward the boundary. Both of these situations are what is causing the problem. We will fix it, and have

a multifaceted plan to address it, including catching the majority of what now drains across our property toward your lots in the streets paralleling our northern boundary. As well, we are installing surface inlets on each of the lots adjacent to you to accept anything coming from your lots draining onto us, and what comes off the rear of our lots. That drainage will then be piped to the 2 large detention areas we are building. We are willing to make our drainage engineer available to walk you through the solution and would be happy to have him coordinate his plans with any 3rd party engineer you would like to analyze our drainage plan for you.

- 4) **LOT SIZE/DENSITY:** Do the lot sizes and density meet the requirements of the Comprehensive Land Use Plan of Colleyville.

RESPONSE: Yes, our plan meets all of the requirements of the Colleyville Plan. We desire to be compatible and complementary with neighboring subdivisions, and have designed our plan to do so. Our "half-acre" lots on average are 25% larger than the adjacent Oakbrook Hills lots, and are larger than all of the existing neighborhoods along Westcoat Dr. and McDonwell School Road, including Westmont, Whittier Heights, Old Grove, Remington Park and Clairmont. In addition, we transition across the plan to include 30,000 and 40,000 sf lots, bringing our overall density down to less than one lot per acre. We don't believe the city would desire to impose lot sizes that are out of place in a neighborhood.

- 5) **PUD-R ZONING?** Why is Greystone manor requesting PUD-R zoning, instead of straight zoning?

RESPONSE: PUD-R zoning was originally implemented to allow for developments with lots smaller than 20,000 sf, in return for added amenities such as open space. Oakbrook Hills, Westmont, Whittier Heights, Old Grove and Remington Park all have PUD-R zoning, because they contain lots smaller than 20,000 sf. We are not proposing any lots smaller than 20,000 sf, and could have applied for straight R-20, R-30 & R-40 zoning. However, a PUD-R submittal contains many advantages to the city, and adjacent neighbors- mainly that it fixes the plan and other promised elements (such as the landscape buffer) as a part of the official zoning ordinance, thereby allowing the city to make sure we do everything we promise. Colleyville has a history of making sure they enforce everything contained in the PUD-R ordinance, including the master plan, and all landscaped areas and easements. There is no way we can go back on anything we promise in the zoning.

In addition, we intend to impose a comprehensive set of Deed Restrictions and Design Guidelines onto the property, which will regulate the use, design and activity on all lots. These regulations will regulate and prohibit objectional issues we have learned from our many years of doing this, including lighting spillover, noisy Pickleball courts, short-term rentals, etc. All will be able to be enforced in perpetuity by the mandatory Homeowners Association. We also invite our Oakbrook neighbors to attend or watch via the city's meeting live video (available at Colleyville.com), our public meetings, starting with the P&Z meeting Monday night. We will be giving a presentation on the comprehensive Design Standards and Guidelines which will be guiding all development in Greystone Manor. There will also be two City Council meetings after the P&Z, where you will be able to give input.

We hope we have addressed your comments and concerns, in full, and would very much like to represent to the city that we have talked, negotiated, and come to an agreement. Please let me know if you have any additional thoughts.

Michael & Brenda Capps

6116 Legacy Trail
Colleyville, TX 76034

June 10, 2022

City of Colleyville
Planning and Zoning Commission
100 Main Street
Colleyville, TX 76034

RE: Case ZC22-020 Hat Creek Development, Greystone Manor

My wife and I had the opportunity to purchase a property in The Legacy subdivision developed (another Hat Creek Development) back in 2017 and continually have been impressed by the professionalism and solid work performed by the Maykus family. In 2019 I had the opportunity to become the first HOA President with many of the neighborhood homes under construction and if we ever had a challenge with one of the builders or a question about the subdivision, I saw firsthand that Mr. Maykus and his staff ensured that the challenge or question was immediately addressed and cleared. When they developed Legacy North, I saw that again with him working with the neighboring subdivisions making sure their questions were answered and bringing continuity to Lavaca Trail.

The impressive homes that are being built in that subdivision by solid builders shows how he ensures prime builders are only chosen. I believe, he takes pride and care of his subdivisions long after the streets are in, and the lots have been sold.

Even though we do not live directly beside the proposed subdivision, based on his reputation and the designs presented, I would suggest that this is the best option for that land and the City of Colleyville.

Should you have any questions, please do not hesitate to reach out.

Thank you.

Michael Capps

Michael Capps

Brad and Renee Follis
5608 Texas Trl
Colleyville, Texas 76034

June 10, 2022

City of Colleyville
Planning and Zoning Commission
100 Main St
Colleyville, Tx 76034

RE: Case ZC22-020 Hat Creek Development, Greystone Manor

I'm writing to the commission in regards to a proposed subdivision near my home. As a 12 year resident of the Reatta subdivision, we have seen many changes in the area and want to make sure things continue in a favorable path.

We have had first-hand experience in dealing with Hat Creek Development and Mr. Maykus when he developed the Herron Pond subdivision. As a homeowner we of course had concerns regarding what would be occurring and who would we be dealing with considering our property backs up to the property line. What I found was that Mr. Maykus and company did an incredible job of communicating and working with us as neighbors. Not only was the experience favorable, but the product and enhancements to the community were extremely positive. I also witnessed this same process in the Legacy and Legacy North areas which are extremely close to us as well.

Based on what I have experienced, and the quality and design of homes and subdivisions the company has completed, I feel this project would be correct choice for the City of Colleyville.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brad Follis', with a stylized, cursive script.

Brad Follis

NOTICE OF SUPPORT FOR ZONING AND PUD

Zoning Case: ZC22-020

An application has been filed for consideration of a zoning change to allow for the development of Greystone Manor, a Planned Unit Development within the City of Colleyville.

As nearby property owners affected by the proposed development, the undersigned do hereby **SUPPORT** the request, and ask that the city grant the zoning change and approve the Greystone Manor development IN ITS CURRENT AND ORIGINAL design. We reserve the right to withdraw support if key and substantial design elements change, including points of ingress and egress.

Thank you.

Name / Signature

Address

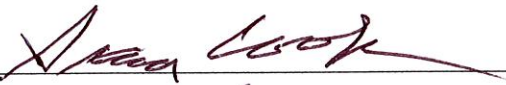
Tom and Heidi Hughes <i>[Signature]</i>	411 McDONWELL School Rd. Colleyville
Marianne T. Adkins <i>[Signature]</i>	6505 Cutter Ridge Ct
Jeremy and Heidi Vanschaas <i>[Signature]</i>	6412 Cutter Ridge Cr Colleyville, TX
Malinda Warden <i>[Signature]</i>	508 McDONWELL School Rd Colleyville
Beeley Cast <i>[Signature]</i>	504 McDONWELL School Rd. Colleyville
Drew Diaz / <i>[Signature]</i>	6466 Cutter Ridge Ct. Colleyville, TX 76034
Lophie Tel Diaz <i>[Signature]</i>	6406 Cutter Ridge Ct.

NOTICE OF SUPPORT FOR ZONING AND PUD CONTINUED

Case: ZC22-020

Name/Signature

Address

	6508 Pleasant Run Collegeville, TX 76034
 CHRIS CANTRELL	6600 PLEASANT RUN CR COLLEGEVILLE, TX 76034
A Better Place, LLC 	4411 McDowell School Road
Barbara Cook	6500 Cutter Ridge Court
 Anna Cook	" " "
Bryan + Lauren Grant	6504 Cutter Ridge Ct
Orly + Eliy Alcantar	6403 Cutter Ridge Ct
John Campbell	501 McDowell School Rd

Dakari Hill

From: Ben Bryner
Sent: Monday, June 13, 2022 8:07 AM
To: Dakari Hill
Subject: FW: Greystone Manor

And another...

From: Mallie Story <[REDACTED]>
Sent: Sunday, June 12, 2022 12:53 PM
To: Ben Bryner <BBryner@colleyville.com>; Jackie Reyff <JReyff@colleyville.com>
Subject: Greystone Manor

Hi all,

We are in full support of the Greystone Manor development done by Maykus. My husband and I purchased our first home here in Colleyville in 2018 and appreciate all of the work our city has done to make us continual fall further in love. The previous projects in the community that Maykus' has done have only added value and beauty to our city. We hope to be new residents in the Greystone Manor development.

Mallie and Trevor Story

Ben Bryner

Subject: RE: Garrison property

From: debbee heldoorn < >

Sent: Monday, June 27, 2022 1:39:42 PM

To: Bobby Lindamood

Subject: Garrison property

We support the project that Kosse Maykus is submitting to the city.

Fred and Debbie Heldoorn
205 Stonington Lane
Colleyville Tx 76034

Ben Bryner

To: Jerry Ducaj
Subject: RE: Greystone meeting

From: Heidi Hughes < >

Sent: Thursday, July 7, 2022 11:35 PM

To: Jerry Ducaj <JDucaj@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>
Subject: Greystone meeting

Greetings!

My name is Heidi Hughes, and I am writing on behalf of the residents who live on the East side of the newly proposed PUD, Greystone Manor. As I'm sure you are aware, there are twenty households who have signed a letter in support of the development, and we plan to be at the council meeting on July 19th to share our thoughts about why it's critical we get this right.

We are in a unique situation because this development has the potential to adversely affect our households and property values, most specifically, the homes on McDonwell School Rd. E.

Unlike other communities to the north, where the Greystone entrance is currently designed 1100+ feet from their STREET, that same entrance, if put on the East, would be around 200 feet from our FRONT DOOR. It's essential to make that distinction. Further, I believe the developer Mr. Makus, will also tell you how creating the entrance from the East would be a mistake.

I also believe that in a low-density community like Greystone, people on the west side and north of the traffic circle would not even notice a difference in traffic. The number of additional cars simply wouldn't be great enough. Comparatively, the homes on the east would see a substantial change, as the Greystone entry and traffic would literally be out our front windows.

Communities like Westmont and Oakbrook will see their property values go up with Greystone Manor down the street from them. In contrast, if there is an East entry, the property values on McDonwell School Rd. will undoubtedly go down.

We see this PUD as an opportunity to do something wonderful on that land. If we let this pass us by, and a high-end developer like Kosse Maykus walks away, we must prepare ourselves for what comes next. I personally know that Julianna Garrison spends 1M+ a year in taxes and maintenance on empty land. It is not sustainable, or smart for her to continue paying high dollar amounts to provide neighboring homes a great view out their back windows.

We understand that there will be city staff and some council members meeting with our northern neighbors on July 11th to discuss concerns and answer questions from residents. Are households from the east able to attend that meeting or would you prefer to meet with us separately?

We value our community and respect our neighbors. We all want what's best for Colleyville and look forward to sharing our thoughts and concerns with you.

Thank you,
Heidi Hughes
411 McDonwell School Rd. E.

June 8, 2022

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

RE: Zoning Case ZC22-020
6401, 6405, 6409, 6417, 6501, 6507 and 6605 Westcoat Drive, Colleyville

We would like to express our opinions on the zoning change request on the referenced property. We understand there is a request to rezone the referenced property to allow for 56 new houses. 56 houses at 2.5 cars per house equals 140 cars traveling in and out of an area (Westcoat and McDonwell School Road) that is already overwhelmed with traffic! The roundabout at Westcoat and McDonwell School Road CANNOT handle any additional traffic, nor can Westcoat! We expressed our concern and attended a meeting prior to the construction of the roundabout and our concerns then are now a grim reality. Any time we leave our addition (Oakbrook Hills) we are faced with having to wait for numerous cars to drive by and many times it is nearly impossible to get out of our addition onto Westcoat. We initially thought the traffic congestion would only be at peak times in the morning and early evening but we have sadly experienced that it can be all hours of the day and night. At times we have thought about getting out of our car at Stonington and Westcoat, hitting the pedestrian crosswalk button in hopes cars will stop, so we can get out of our addition. But even with the crosswalk flashing, very seldom do cars stop! People do not obey laws! On Tuesday and Thursday mornings when I return from workout, I have a terrible time even entering the south entry of the roundabout. Last Tuesday I had to wait on Westcoat for 23 cars traveling from McDonwell before I could even enter the roundabout and that was at 6:10AM! I finally (at risk) entered the roundabout and when I turned on my signal to turn onto Stonington into our addition, the driver of the car behind me almost hit me when I slowed down and then swerved into the other lane so he wouldn't have to wait for me to turn. WHAT will happen with 140 more cars traveling this area?

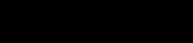
We think 56 new houses in this area is a bit overzealous and feel the zoning should remain as is! Plus, instead of ending at the McDonald School Road and Westcoat roundabout, why can't McDonald School Road be continued through to Pleasant Run to help alleviate the already overly congested traffic on Westcoat? If the 56 new houses are approved, why does the entry and exit have to be from and onto Westcoat? The entry and exit should be via Pleasant Run.

We appreciate your time in reading our concerns and respectfully hope you take them into consideration when considering a zoning change from AG Agricultural and RE Single Family 'Estate' Residential to the PUD-R Planned Unit Development - Residential.

Quoted from Colleyville.com: Colleyville, Texas is a unique community in the heart of the D/FW Metroplex. Residents say they move here for its **rural feel** and the proximity to modern luxuries including a variety of shops, restaurants and service. Colleyville started as a community of neighborhoods and **continues that quiet, friendly, and charming atmosphere** as a municipality, despite being just minutes away from D/FW Airport.

We, along with many other residents, moved to Colleyville for that “rural feel” and “quiet, friendly and charming atmosphere.” If this zoning request is approved, we will continue to lose that atmosphere. We have already been suffering watching cars zoom by (our once nice and quiet neighborhood) since the McDonwell/Westcoat roundabout was constructed and the addition of 56 new houses immediately south of us is going to have an extremely negative effect on our quality of life and probably the value of our house.

Respectfully submitted,

 
Allen and Christina Bealmear
300 Stonington Lane, Colleyville


Dakari Hill

From: Ben Bryner
Sent: Friday, June 10, 2022 9:45 AM
To: Dakari Hill
Subject: FW: Zoning Case ZC22-020

FYI...

From: David Scott <[REDACTED]>
Sent: Friday, June 10, 2022 9:45 AM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Zoning Case ZC22-020

I wish to protest this re-zoning request.
I will attend the P&Z Commission Meeting 06/13/2022 in order to amplify my concerns if needed.

Please reply that you have received my request.

Thank You for your consideration,

David A Scott

Gregory & Katherine Hanno

213 Stonington Lane
Colleyville, TX 76034

City of Colleyville
100 Main Street
Colleyville, Texas 76034

Attn:
Colleyville Planning and Zoning Commission
Colleyville City Council
Mayor Bobby Lindamood

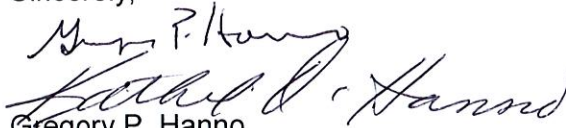
Dear Fellow Colleyville Residents

We respectfully submit the attached important items to be considered when deciding upon the proposed zoning change defined as:

Consideration of a Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Your thoughtful and deliberate review of the impact of this proposed change on the immediate neighborhoods and the overall direction of Colleyville is very much appreciated.

Sincerely,



Gregory P. Hanno
Katherine O. Hanno

encl.

This document is intended to provide a basis for the City of Colleyville and Residents thoughtful consideration of a Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, **Case ZC22-020**

While there may be consideration on all sides for or against the proposed change, it is expected that any decision will be based on the City of Colleyville Comprehensive Plan that outlines the following guidance:

The goal for Colleyville's homes and neighborhoods is to preserve the high-quality, large lot, natural setting neighborhoods while improving connections and amenities. The plan encourages enhancing neighborhood-level amenities such as pocket parks, and sidewalks and trails. It also requires new residential developments to contribute to the city's "rural feel."

The strategy for regulating the city's growth is to maintain a 1.8 dwelling units per net acre maximum density.

The proposed zoning change cited above does not adhere to these guiding principles.

Furthermore, newly elected Mayor Bobby Lindamond was clear in his vision for Colleyville stating that he plans to *"continue to protect the integrity of existing neighborhoods and ensure Colleyville continues to keep our desired larger lots" "I hope to maintain not only the country-style charm but the friendly nature of our highly desired community"*

The proposed zoning change cited above is not consistent with Mayor Lindamond's vision for Colleyville.

If the land is permitted to be developed, consideration should be given to preserving the Comprehensive Plan and the Mayor's vision by maintaining the zoning for RE Single Family Estate Residential consistent with most property in the area with minimum lot sizes of 1 acre.

Further items related to this proposed change and its significant impact on Colleyville that we respectfully request the Planning and Zoning Commission to carefully and thoughtfully consider include:

1. The change proposed and the land use proposed will remove any possibility of connecting East McDonwell School Road and West McDonwell School Road. Current roads in the area are over utilized with neighborhoods egressing to Westcoat Road having difficulty entering traffic flow. The extension of McDonwell School Road will facilitate traffic flow, reduce use of current roads to improve flow, and allow for enhanced fire and police access.
2. Alternatively, the proposed land use plan should give consideration to remove traffic entering onto Westcoat Road and use the East McDonwell School Road to Pleasant Run Road for egress. Westcoat Road is currently overloaded for much of the day.

3. Drainage is an issue with the current Oakbrook Hills residences backing up to the proposed zoning change and must be addressed.
4. The current plan proposed for the land use is absent parks, green areas, bike and walking paths and other amenities consistent with the Comprehensive Plan. This should be addressed.
5. If the land use plan is approved, an appropriate and significant buffer is requested to preserve the integrity and neighborhood of the homes in the Oakbrook Hills subdivision that will have houses constructed directly opposite their backyard. Heavy landscaping and perhaps a more creative way to establish the buffer needs to occur.
6. For example, this area (if allowed to be developed) has no walking paths and a consideration is to create the buffer with the Oakbrook Hills neighborhood to include trails with connections to existing walking and bike trails to connect McDonnell Park and the Colleyville Soccer Park enhancing residents walkability and utilization of the park system.
7. In a meeting with the developer, it was not made clear what perimeter treatment and fencing would be installed. Some mention was made of wooden fencing but this is not consistent with other Colleyville neighborhoods with masonry fencing and significant perimeter fencing. There needs to be consistency and proper monuments, entrances, fencing, and signage.

While the above is not all inclusive, and more items may be identified as this project progresses, it is our hope that careful consideration will be given to these factors and a decision is made consistent with what Colleyville Residents expect, the Mayor promises, and that supports the Colleyville Comprehensive Plan.

Thank you for your consideration.

Ben Bryner

To: Jerry Duca
Subject: RE: Oakbrook Hills/Maykus Development

From: Sophie Bradford <>

Sent: Wednesday, June 29, 2022 3:10 PM

To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Duca <JDuca@colleyville.com>

Subject: Oakbrook Hills/Maykus Development

Good afternoon,

I am a Colleyville homeowner in the Oakbrook Hills neighborhood. Recently, you were made aware of Oakbrook Hills residents' concerns over the potential development of the land that backs up to our neighborhood. I share the same concerns that many have probably already addressed, but wanted to be sure you heard from us as well.

As it stands right now, Westcoat is already experiencing alot of traffic congestion. I can not imagine how Westcoat could serve another neighborhood at this point. Westcoat currently serves as the entry for 2 neighborhoods, Oakbrook Hills and Westmont. Leaving the neighborhood by car is difficult if turning right (going with traffic) and turning left is just down right dangerous (against traffic). People ignore the speed limit and this makes it difficult to come and go, especially during peak hours. We have two small children (age 7 and 10) who attend Colleyville Elementary School. Their school bus stop is at Westcoat and Stonington, across the street from the neighborhood. Our children must cross this busy street each morning to catch the bus. They should be old enough to walk to the stop on their own, but a parent has to take them due the heavy traffic in the mornings. We have a very hard time crossing, despite the fact that there is a crosswalk with a lit sign. Albeit, the sign's lights are hard to see during the day. Most people just do not want to stop. I have had to hold my hand up to motion for cars to let us cross. This is a big concern and I am also getting in touch with GCISD Transportation about these concerns. It is my understanding that the bus can not enter our neighborhood since there is no outlet. That said, adding an additional neighborhood to Westcoat would only exacerbate the problem.

I hope you will consider other suggestions that have been made, such as relocating the entry/exit to Pleasant Run vs Westcoat. If nothing else, please consider making that an alternate entry/exit. We purchased our home in 2020, during the creation of the roundabouts at John McCain and McDonwell. While the roundabouts likely helped traffic congestion some, the amount of traffic seems to have increased and continues to serve all of the surrounding neighborhoods from Colleyville and Keller, and as mentioned previously makes it difficult to get in and out of Oakbrook Hills. I hope you will consider the existing Homeowners and our needs as you review the Maykus proposal.

Thanks for your consideration and thanks for serving our City.

Sincerely,

Sophie & Carter Bradford

312 Oldenwood Ct, Colleyville, Texas 76034

Ben Bryner

Subject: RE: Oakbrook Hills Feedback regarding potential development with Maykus Homes & Neighborhoods

From: wilfred cameron < >

Sent: Monday, June 27, 2022 3:18 PM

To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>

Cc: wilfred cameron < >; Chad Markle < >; matthew Larsen < >; Tassie Cameron () < >; Igor M. < >

Subject: Oakbrook Hills Feedback regarding potential development with Maykus Homes & Neighborhoods

My wife (Anastasia Cameron) and I (Wilfred Cameron) live at 309 Stonington Lane , a property directly abutting home lots on the proposed Greystone Manor.

Our top of mind issue is one of privacy with our neighbors to be. Kosse Maykus has been working to meet our needs with a proposed 30 foot landscape barrier. He has also agreed to let our neighborhood participate in the landscape design. We have yet to reach a consensus on an optimum approach.

We also resonate with Kelly Miller regarding existing traffic congestion. Ingress/egress from the neighborhood is already a challenge. If there is a way to “share the burden” with other neighborhoods ,it should be fully visited.

Regarding drainage I believe Kosse has done a lot of planning for Greystone Manor with a view to ensure drainage is not an issue for Oakbrook Hills. I would ask that the city validate his plans. In addition drainage from the Greystone Manor northeast settling pond will flow through our neighborhood. I would ask that the city confirm this will nor result in unforeseen problems during heavy rainfall periods.

Respectfully

Wilfred and Anastasia Cameron

Ben Bryner

Subject: RE: Protest To Proposed Greystone Manor Development Plan

From: Victor Dupuy <>

Sent: Wednesday, July 13, 2022 1:02 PM

To: Jerry Duca <JDuca@colleyville.com>

Cc: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>;

Subject: Protest To Proposed Greystone Manor Development Plan

Jerry,

Thank you for the productive conversation we had yesterday in our discussion about the proposed Greystone Manor. Your in depth knowledge of the issues and history of Colleyville is a very positive development and reassures us in Oakbrook Hills that care and attention to detail are very important to you and the city leaders on the Council.

We discussed three main areas of Oakbrook Hills concerns which we want addressed:

- Drainage from Greystone Manor and existing drainage issues when heavy downpours occur
 - o Historical flows in and around Oakbrook Hills and from the new development
 - o Flows in the area including how dry creek beds and other conduits significantly affect drainage
 - o Flooding on Westcoat when the rains occur
 - o Proposed retention ponds in Greystone are likely inadequate for the additional flows which will occur
 - o An expert flow analysis is required to ensure adequate and reserve capacity is engineered to accommodate higher drainage levels
- Concerns for Westcoat traffic flows for existing neighborhoods, through traffic and the new development
 - o How many entrances and exits will exist on Westcoat and their placement from Greystone
 - o Feasibility of another limited access entry/exit from Greystone to the east
 - o Increased traffic flows post pandemic from the west during AM rush/school pickups and PM school drop offs/rush - while many work from home, traffic flows have increased - some neighbors have expressed safety concerns especially for children navigating Westcoat for bus pickups/drop offs
 - o At times just exiting Oakbrook Hills is already challenging due to heavy traffic
 - o As discussed, a traffic flow analysis and study must occur which measures current traffic flows and projects future flows based on overall area growth including contiguous towns which use McDonwell, Westcoat and John McCain to move east and west through the area
- General privacy concerns for Oakbrook Hills residents but especially our neighbors on the south side of Stonington and the residents who at the southwest side of Fallbrook Court
 - o In general, lot sizes in Greystone - especially abutting Oakbrook Hills lots
 - o An appropriate buffer including thicker shrubbery such as Skyrocket Junipers and 3-4 inch caliper trees for appropriate level of privacy between both neighborhoods

- You mentioned that it may be a city requirement to have a wall erected between Oakbrook Hills and Greystone Manor which I believe would be suitable to our residents assuming high quality execution of said wall
- o Neighborhood aesthetics - our assumption is these homes will all be executed by custom builders with a mandated minimum square footage requirement and individual/customized features that are not duplicated such as exterior colors/materials, unique rooflines and materials on each house and the like
- o You assure me that the council takes the above seriously and will not permit substandard or inadequate planning as it relates to Colleyville development aesthetics

I've written you and the council before and would like that original note and this one to be placed in the record so we can discuss at the upcoming City Council meeting 7/19. I have attached that note below for reference with the exception of noting drainage does not flow back to the open property from Bridge Street. However, we are concerned about where the wash will flow from the open area in the proposed development. Have also included a subsequent note on the same subject.

Jerry, I really appreciate the time you took with me to discuss my concerns and have communicated your candor and professionalism to other Oakbrook Hills residents who have expressed same. While I couldn't make the meeting Monday, I understand the meeting was generally very positive. Looking forward to meeting you and the rest of the Council next week, thanks.

Vic.

Some internal notes to Oakbrook Hills Board Members which you and I discussed yesterday:

When I was on the board at Mill Creek we were building out extensively and had major drainage issues. The runoff which parallels the eastern edge of our neighborhood begins drainage from somewhere near Cutter Ridge and the properties which are immediately south and east of Oakbrook Hills. From an aerial view, you can make out the trench which runs from McDonwell School Road East and then behind 6 properties on Pleasant Run until it curves behind 6815. That house has had multiple fence replacements from damage over the years when large runoff occurs.

6819, 6824 and 6820 essentially have moats in front of those houses to manage drainage which is more intense when hard rains come. That water continues to drain around 6816 and go through a culvert on Bridge street. ~~It appears to continue behind the houses on the west side of Fallbrook until it washes into the Maykus property.~~ (that water flows to the north as noted above through a subterranean conduit) That water will go somewhere so our concerns are not idle - this comment still applies since water will from Greystone Manor will feed that flow when heavy rains occur.

I'm not an engineer but from my experience with Mill Creek buildout, sizable drainage will be required to manage additional flows from the new development. **An independent expert needs to do a flow analysis to ensure house in current and the new development have proper drainage.**

Original Note to you and the Council:

From: Victor Dupuy < >
Sent: Wednesday, July 6, 2022 3:35:39 PM

To: Bobby Lindamood; Kathy Wheat; Callie Rigney; Jerry Ducay; Brandi Elder; George Bond; George Dodson; Chuck Kelley
Cc: Kelly Miller; LaJaynes Dupuy
Subject: Maykus Westcoat Development

To: Colleyville City Council & City Manager

Re: Maykus Planned Neighborhood near Oakbrook Hills in Northwest Colleyville

From: Victor & LaJaynes Dupuy
6807 Fallbrook Court
Colleyville, TX 76034

I write this as a homeowner with past experience as Chairman of the Architectural Committee of Mill Creek when it built out in the 90's. We were able to develop one of the first quality neighborhoods south of Glade and west of 26. We paid attention to details like lot sizes and quality of chimney and fencing materials facing subdivision streets. We also changed the neighborhood covenants to ensure consistency as Mill Creek matured over the years. The changes also included minimum house square footage which necessitated larger lots to adequately site a new home and that the homes were custom built so designs weren't replicated with similar roof lines, exterior materials, style of house, etc. Due to the existing housing in this area, we expect that any new development will have custom built housing by only custom builders. I submit my suggestions from that level of experience.

We are concerned about the amount of additional traffic that will occur when a new subdivision is initiated immediately south of The Oak Hills neighborhood we've lived in for almost 23 years.

- * Our understanding is the proposed neighborhood will have one entry and exit point. That will dramatically increase traffic on Westcoat which is not built for high volumes of traffic.
- * While the rotaries at Westcoat and McDonnell School Road have helped with traffic flow, they have also increased throughput.
- * This has resulted in challenging exits at various times during the day but especially early mornings and from school dismissals through evening rush from Oakbrook Hills. Another much larger neighborhood than Oakbrook's 38 homes with many more properties will dramatically add to that volume.
- * Neighbors have already expressed concerns for the potential of accidents with children catching morning buses or exiting them in the afternoons.
- * One way to alleviate additional traffic is to have two entries, one on Westcoat and one on McDonnell School Road east of the proposed development. If they are gated, no one could get through the neighborhoods without being a resident. If not, circuitous street design and dead end cul-de-sacs would prevent through traffic, especially if a 30 MPH universal speed limit is established with enough stop signs and other methods like speed bumps.
- * Two entries would be appealing to new residents, especially ones with children attending CES and CMS since they could exit the new development and head east dramatically shortening the drive. Otherwise, far higher traffic will need to flow south on Westcoat, White and Bransford to get to either school instead of Pleasant run.

Another concern is drainage. We already experience heavy drainage when significant rainfall occurs. Little Bear Creek which runs behind my property and drains through Oak Brook Hills has grown substantially since development has occurred in NW Colleyville. It is likely to get significantly higher runoff since it will be adjacent to the new neighborhood and Oakbrook Hills.

- * A city sponsored drainage study should ensure that there are adequate conduits and extra engineered drainage to handle additional flows from streets, sidewalks, concrete driveways, street drainage and the new housing built
- * Improved drainage for Oakbrook Hills since the additional runoff will affect existing structures abutting the new development or in the drainage path of Little Bear Creek
- * Improved drain tile or a 6 foot minimum concrete conduit for Little Bear Creek to keep the dry river bed from the continuing expansion and depth it has reached since we've lived in this neighborhood.
- * Like Oakbrook Hills, we would expect all utilities to be buried for a variety of aesthetic, safety and weather related reasons. These measures also increase volume of water runoff.

When we bought from the developer we specifically didn't choose a lot on the south side of Stonington since those lots back-up to the open property in question. Also some of those lots are smaller than many others in our development. So while it's desirable to us to request acre lot sizes of the properties in the new subdivision it may not be doable even though attractive to Oakbrook Hills. We'd like to discuss but anticipating the Council's position, we also suggest the following:

* A minimum 30 foot buffer plus lot sizes no smaller than 1/2 acre, preferably larger. The buffer should include skyrocket junipers or other thicker evergreen hedge spaced no more than 4 feet apart and large enough so a privacy shield will grow between the properties.

* For other lots depending on configuration, lot sizes should be .6 to at least .75 an acre. Surely if cul-de-sac lots are included, a significant number of those should be at least an acre as is the case in Oakbrook Hills.

* The mix of lots will ensure houses are spaced and will maintain high property values enjoyed by residents of Westmont, Oakbrook Hills and the planned new development.

Looking forward to hearing from you. I know my neighbors are very concerned as we are and know you'll make good decisions as our city continues to build out with quality, custom built homes suitable to our area, thanks.

Victor Dupuy

Ben Bryner

Subject: RE: Maykus Westcoat Development

From: Victor Dupuy < >

Sent: Wednesday, July 6, 2022 3:36 PM

To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>

Cc: Kelly Miller < >; LaJaynes Dupuy < >

Subject: Maykus Westcoat Development

To: Colleyville City Council & City Manager

Re: Maykus Planned Neighborhood near Oakbrook Hills in Northwest Colleyville

From: Victor & LaJaynes Dupuy
6807 Fallbrook Court
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- For other lots depending on configuration, lot sizes should be .6 to at least .75 an acre. Surely if cul-de-sac lots are included, a significant number of those should be at least an acre as is the case in Oakbrook Hills.
- The mix of lots will ensure houses are spaced and will maintain high property values enjoyed by residents of Westmont, Oakbrook Hills and the planned new development.

Looking forward to hearing from you. I know my neighbors are very concerned as we are and know you'll make good decisions as our city continues to build out with quality, custom built homes suitable to our area, thanks.

Victor Dupuy

Ben Bryner

Subject: RE: Greystone Manor

From: [frank gabriel](#) < >

Sent: Wednesday, June 29, 2022 11:08 AM

To: Colleyville <colleyville@colleyville.com>

Subject: Greystone Manor

To: Honorable Mayor and City Council Members:

I am writing regarding the Greystone Manor development. I live in the Westmont subdivision and am very concerned about additional traffic coming in to our area. I would request that you ask the developer to do an exit on the back side of the property to Pleasant Run or somehow figure how to alleviate traffic in this area.

Thank you for your consideration in this matter and thank you for making a city a great place in which to live.

Sincerely,

Frank Gabriel

6703 Hillier CT

Colleyville 76034

Ben Bryner

Subject: RE: Greystone Manor development

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

From: **Jeffrey Haithcock** < >

Date: Tue, Jul 5, 2022 at 10:09 AM

Subject: Greystone Manor development

To: Kathy Wheat < >

Hi Kathy:

I hope this email finds you well. I was reaching out to you about the planned proposal for the Greystone Manor development. I hope that the Colleyville City Council reconsiders the proposal, as having the traffic inflow and outflow towards Pleasant Run Rd. (via McDonwell) would be a much better situation for the residents of Westmont and Oak Hills subdivisions.

During the weekday morning and afternoon commute throughout the academic year, there is very heavy traffic on Westcoat Drive, which will likely be even worse this coming Fall due to the new traffic pattern at Bandit Drive and Davis Blvd. (no left turn onto Bandit from Davis Blvd).

I would be curious to know your thoughts too, and I am curious to know what the likelihood of this planned development being altered due to the concerns of the neighbors in this area.

Thanks for your time, hope that all is well with you and the family.

Thanks Kathy,

Jeff

Ben Bryner

Subject: RE: Protest/Objection to Proposed City of Colleyville Zoning Change Case ZC22-020

From: Greg Hanno < >

Sent: Thursday, July 14, 2022 9:20 AM

To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>

Subject: Protest/Objection to Proposed City of Colleyville Zoning Change Case ZC22-020

Importance: High

Dear Mayor Lindamood, Mayor Pro Tem Wheat, Councilmembers Elder, Bond, Dodson, Kelley, Rigney and City Manager Ducay,

Previously we provided notification by mail to the City of Colleyville offices of our formal protest of and objection to the proposed Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01 and 2A01B, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, and Lots 1A, 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

With continued discussions and recent meetings, we wish to reaffirm our stance and maintain the protest and objection to the above proposed zoning change as we approach the July 19th City Council meeting to begin review of this zoning change and the accompanying PUD development plans.

The development plan as proposed is inconsistent with other Colleyville neighborhoods in the area and seems counter in some regards to the City of Colleyville Comprehensive Plan, and the City of Colleyville Land Development Code. Please carefully and thoughtfully consider the following items to preserve the integrity and character of Colleyville that all citizens appreciate:

Alignment and consistency with other neighborhoods – The Maykus development as proposed, lacks typical Colleyville neighborhood characteristics such as open space, walking trails, interior features, structures, monuments, unique perimeter treatment, and privacy provisions such as green space barriers between neighboring lots. A walk in Westmont, Whittier Heights, Oakbrook Hills, The Preserve, The Overlook and Oak Alley brings these deficiencies to light and exposes the proposed development plan as less than creative and very inconsistent with typical Colleyville neighborhoods and non-compliant with the City of Colleyville Comprehensive Plan. Also reference attached Oak Alley Master Plan for comparison.

Open Space Requirements – When questioned at the Planning and Zoning Commission meeting, the developer acknowledged the plan proposed would require a variance (and P&Z agreed) to City of Colleyville Open Space requirements. Reference the City of Colleyville Land Development Code, chapter 11, section 11.5B, item 2a. This deficiency and non-compliance must not be allowed and should be corrected.

Density and Lot Size – Neighboring homes have enjoyed the open land for years but realistically expected development at some point. However, the indication was always that any development would be estate lots and home sites. We request consideration be given to preserving the Comprehensive Plan and the Mayor's

vision by requiring minimum lot sizes of 1 acre. This also helps to maintain the open feel of the area and an atmosphere more similar to what exists.

Traffic and Road Development - Current roads in the area are over utilized with neighborhoods egressing to Westcoat Road having difficulty entering traffic flow. Alternatively, the proposed land use plan should give consideration to remove traffic entering onto Westcoat Road and use the East McDonwell School Road to Pleasant Run Road for egress. Westcoat Road is currently overloaded for much of the day. Improvements to the under-used and dysfunctional East McDonwell School Road would be beneficial. Proper traffic studies must be conducted to arrive at a suitable egress plan for the development and to consider reasonable compromises.

Drainage – This is an issue with the current Oakbrook Hills residences backing up to the proposed zoning change property and must be addressed. City Engineering review and input is requested.

Oakbrook Hills Buffer Area - An appropriate and significant buffer is requested to preserve the integrity and neighborhood of the homes in the Oakbrook Hills subdivision that have houses proposed to be constructed directly opposite their backyard. Heavy landscaping and perhaps a more creative way to establish the buffer needs to occur than what is proposed (an easement for landscaping on the new home lot). Reference the included City of Colleyville Land Development Code, chapter 4, section 4.6, item J.

Perimeter Treatments - It is unclear what perimeter treatment and fencing would be installed. Some mention was made of wooden fencing but this is not consistent with other Colleyville neighborhoods with masonry fencing and significant perimeter fencing. There needs to be consistency and proper monuments, entrances, fencing, and signage aligning with the other area neighborhoods.

Your consideration and attention to these matters to preserve the quality of life that Colleyville residents appreciate currently, is appreciated.

Sincerely,

Greg Hanno
Katherine Hanno
213 Stonington Lane
Colleyville, TX 76034

Ben Bryner

Subject: RE: Greystone Manor concerns

From: Tom Hardeman < >

Sent: Saturday, June 25, 2022 12:05 PM

To: Bobby Lindamood; Callie Rigney; Chuck Kelley; George Dodson; Kathy Wheat; George Bond; Brandi Elder

Subject: Greystone Manor concerns

Dear City Council members,

Kosse Maykus has submitted a request for a zoning change for Greystone Manor on approximately 59.40 acres which is currently zoned AG Agricultural district.

The request is to rezone the property from AG agricultural district to PUD-R Planned Unit Development Residential District to allow for a new 56-lot single-family detached subdivision.

As a resident of the Westmont subdivision which is situated West of Westcoat Drive and North of McDonwell School Road I am very concerned about the increased traffic coming into our area especially at rush hour in the morning and evening. I understand that Mr. Maykus has agreed to move the entrance to Greystone Manor south of the roundabout on Westcoat Drive. That would be better than the original proposal which was just south of one on the entrances to our subdivision.

Since I live on Reverchon Court, a single street subdivision in which the exit is very close to the roundabout of Westcoat Dr and John McCain, currently in the mornings I can hardly exit our subdivision now due to backed up traffic. The addition of 56 new homes will make this traffic situation an intolerable mess. Under no circumstances should an addition be added that allows primary entry and exit onto the already overcrowded Westcoat Drive. A better solution would be to develop an exit on the back side of the property and exit onto Pleasant Run.

I would like to be able to have a discussion with all concerned residents, our city council members and Mr. Maykus to see if we can resolve many of the concerns.

Thanks for your consideration in trying to keep the small town country feel to our city.

Tom and KayLane Hardeman

7012 Reverchon Court

Colleyville, TX 76034

Ben Bryner

Subject: RE: IMPORTANT update regarding potential development Fwd: Oakbrook Hills Feedback regarding potential development with Maykus...

From: patty heenan <>

Sent: Tuesday, June 28, 2022 6:38 PM

To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>

Cc: 'Patrick/Terri Heenan' <>

Subject: IMPORTANT update regarding potential development Fwd: Oakbrook Hills Feedback regarding potential development with Maykus...

Dear Sirs / Madams,

Unfortunately we were traveling when the June 16th meeting occurred with Mr. Maykus. After learning of the details from that meeting we are writing to personally express our grave concern with the approach being taken with this proposed new development.

We would like to echo and expand on the statements provided below as this is not something the City of Colleyville should be approving without extreme due diligence, which my assumption is, this is already taking place as we speak.

PROPOSED DEVELOPMENT GATE INGRESS / EGRESS:

We were shocked to learn of the proposed entry for this new development to be directly on Westcoat Drive. This would invite a myriad of problems and make a bad situation worse. I would strongly encourage any of you to visit this area during the a.m. and p.m. commuting time frames – it's ridiculous. It's already extremely unsafe with the increased traffic from McDonwell School Rd with all those vehicles using it as a cut through, mostly to Colleyville Blvd. Especially for the children who have to cross the street to get the bus. Clearly, Pleasant Run would be the most logical entrance / exit for this new development for the reasons outlined below. It is a bit concerning that there were no traffic studies conducted or in process and this had to be initiated by one of the Oakbrook Hills residents.

DRAINAGE:

Again, as stated below this is a major concern and we can speak from direct experience having levied several complaints to the City of Colleyville regarding the run off drainage issues already occurring. This new proposed development will only exacerbate the situation. The maintenance required to continually dredge the run off area located between our house and the cul-de-sac is out of control. The City is responsible for ensuring there is a clear flow run off from the street drains to the engineered run off area. However, this is already not being maintained, so I can only conclude the situation will get substantially worse.

The homeowner's of Oakbrook Hills and the surrounding neighborhoods want to thank you in advance for your commitment to keeping Colleyville safe. We look forward to your assurance that any new development such as this one proposed by Mr. Maykus, will not simply get rubber stamped, but rather will be deeply analyzed to ensure current residents are not gravely, adversely affected. If this proposed development is permitted to proceed as outlined, it will make current situations worse, not better, and that would be a tragedy.

Your leadership and due diligence is much appreciated.

Regards,

Patrick Heenan
Terri Heenan
6824 Fallbrook Court
Colleyville, TX 76034

Ben Bryner

Subject: RE: Concerns Regarding Colleyville Development

From: John Hutchinson < >

Sent: Wednesday, July 6, 2022 6:49 PM

To: Jerry Ducay <JDucay@colleyville.com>

Subject: Concerns Regarding Colleyville Development

July 6, 2022

Dear Mr. Ducay:

We recently moved into our home at 6816 Fallbrook Ct. in the Oakbrook neighborhood here in Colleyville. We are writing to express our view with regard to the proposed development between Pleasant Run and Westcoat, at McDonwell School Road. We have two primary concerns related to the proposed development:

1. **Traffic:** The traffic on Westcoat during the peak morning and evening rush hours is already stressing the recently constructed round-about at Westcoat and John McCain, and limits access onto Westcoat from Stonington Ln. I believe a reasonable modification to the current development plan would be to include another development access to Pleasant Run Rd in order to share the burden of the increased traffic flow.
2. **Density:** The current proposal calls for building lot sizes substantially smaller than those in the immediate vicinity, which would put significantly more pressure on the already stressed traffic infrastructure as previously mentioned, and I fear will also have a negative economic impact on surrounding property values due to the change in the nature of the community character. I believe requiring lot sizes more in line with those in surrounding neighborhoods even if they vary in size (from a half acre to an acre for example) could be a possible solution.

We are supportive of a development plan that takes into consideration the needs of the community so that we can continue to enjoy the character of Colleyville, which is one of the main reasons we relocated to this city.

Thank you for your consideration,

John and Sharon Hutchinson

Ben Bryner

Subject: RE: Feedback regarding potential development with Makus Homes & Neighborhoods

From: Wayne Irwin < >

Sent: Saturday, June 25, 2022 10:38 AM

To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Duca <JDuca@colleyville.com>

Subject: Feedback regarding potential development with Makus Homes & Neighborhoods

All,

My family lives in the Oakbrook Hills neighborhood just north of the proposed new development - we were one of the first homes built in the subdivision and are one of the few original homeowners in Oakbrook Hills. The reason I think that is important is that we have experienced the change over the years and have a good perspective on the additional impacts this proposed development could bring.

We want to maintain the beauty of this area and the City of Colleyville (City) overall. While we'd hope that the property in question was left in its current state, we understand that development will occur, therefore, we need to ensure what is developed provides the best outcome for the residents of Oakbrook Hill and the surrounding area.

I attended the June 13th, Planning & Zoning meeting where Mr. Maykus outlined the plans for the development and the adjustments he was willing to make to the original plans based on feedback he had received. The key changes that were critical to our support of the proposal were:

- Establishment of a single entrance into the neighborhood SOUTH of the traffic circle at the corner of Westcoat and McDonnell School road. The other entrance, north of the traffic circle would be for emergency use only. This would mimic the set up we have in Oakbrook Hills where there is an emergency-only gate at the west end of Oldenwood Ct.
 - o This is important for a variety of reasons, but the primary reason is traffic congestion. Since the City terminated any plans to have the 2 portions of McDonnell School Road to connect, the main traffic flow coming from our neighboring cities (North Richland Hills, Keller, etc.) flows to John McCain. This flow causes considerable congestion for our neighborhood. While having the entrance south of this traffic circle won't stop people from the new neighborhood to turn right while exiting and continuing to John McCain for access to Colleyville Blvd, it may have a portion of the traffic to turn left to avoid the already congested path.
- Appropriate setback (30') and greenspace along the north side of the proposed neighborhood abutting the south side of Oakbrook Hills. This greenspace would provide a level of privacy for the homes on Stonington Lane with both lower-height shrubs and a type of tree that is more evergreen (Live Oak). This would not only provide privacy but also help maintain the country feel of the area.
- Drainage. There has always been a level of drainage challenges with property due to natural drainage flows. Mr. Maykus committed to including appropriate drainage and catch ponds so that the Oakbrook Hills neighbors are not impacted with additional water heading our way given the additional concrete and less natural use of the land.

To ensure that the developer adheres to the commitments made and agreed upon, we ask that they be codified in the current PUD-R. While Mr. Maykus seems like a trustworthy developer, we also trusted David Bagwell who made a number of commitments to the City and the residents of Oakbrook Hills that

weren't codified and he subsequently modified his plans, negatively impacting the residents of Oakbrook Hills and the City in general.

Thank you for your service to the City and your commitment to keeping Colleyville a special place in the DFW area.

Respectfully,

Wayne & Lori Irwin

301 Oldenwood Ct.

Colleyville, TX 76034

Ben Bryner

Subject: RE: Feedback on Proposed Greystone Manor Development

From: Jennifer Johnson <>

Sent: Monday, July 11, 2022 6:00 PM

To: Jerry Ducay <JDucay@colleyville.com>

Cc: Kathy Wheat <KWheat@colleyville.com>

Subject: Feedback on Proposed Greystone Manor Development

Thank you for facilitating the meeting today. It was helpful to hear an overview, and have the chance to participate in providing feedback. If you could please pass this email along to all City Council Members for their consideration as they hear detail on the proposal on July 19, we would appreciate it.

Of the four primary areas of concern - Traffic, Drainage, Density and Aesthetics, they all closely impact each other, but my husband, Mark and I are primarily concerned with the volume of traffic this will add to an already extremely busy Westcoat drive. Over the past few years, as we have had many road improvement projects, traffic patterns have increased traffic on Westcoat. Most recently, with the restrictions added on Bandit/Davis, we have noticed the largest increase. Exiting our Westmont subdivision, especially making a left/North turn has become very difficult. A couple of times, to ease my stress, I have turned right, and then used the roundabout to then be able to head North. Adding 55 homes, and 110-150 more cars will make this a solid line of traffic.

Ideally, we would like to see the primary entrance moved to E McDonwell School Rd, where quick access to Pleasant Run, LD Lockett and Tinker can be used to disperse traffic. At a minimum, we would want to see a second entrance/exit on E McDonwell School Rd, to pull some of the traffic of Westcoat. Since this is proposed as a gated community, it would not be used as a cut through, so the only traffic generated on E McDonwell would be from Greystone Manor.

Jennifer and Mark Johnson
203 Colden Ct
Westmont Subdivision

Stan Jordan

6809 Westmont Dr.

Colleyville, Tx

6/26/22

Response to : Zoning case ZC22-020

Dear City Council members,

Kosse Maykus has submitted a request for a zoning change for Greystone Manor on approximately 59.40 acres which is currently zoned AG Agricultural district.

The request is to rezone the property from AG agricultural district to PUD-R Planned Unit Development Residential District to allow for a new 56-lot single-family detached subdivision.

As a resident of the Westmont subdivision which is situated West of Westcoat Drive and North of McDonwell School Road I am very concerned about the increased traffic coming into our area especially at rush hour in the morning and evening. I understand that Mr. Maykus has agreed to move the entrance to Greystone Manor south of the roundabout on Westcoat Drive. That would be better than the original proposal which was just south of one on the entrances to our subdivision. A better solution would be to develop an exit on the back side of the property and exit onto Pleasant Run.

I do not think Mr. Maykus has begun to address the drainage issue in the overall area. Although he mentions Oakbrook and the new lots, nothing

has been discussed as to how he will handle all the additional drainage as it leaves the subdivision. Currently all drainage from the south, west and east drains into a small drainage ditch in Westmont. This drainage is currently beyond it's ability to handle the existing drainage. The water regularly goes out of the ditch and floods the common area that runs behind the houses on Westmont. A detailed engineering study should address this issue. I don't see that here.

I would further like to address the traffic issue. The addition of at least 100 cars on to Westcoat or Mcdonwell road is a bad idea. These roads are nearly impossible during certain times of the day to enter. There have been several accidents or near accidents involving cars speeding through the turnabout and crashing into the back of traffic waiting to turn onto Westmont drive. I can't see how any plan to add that much additional traffic to these roads would be prudent decision. I don't see any reason why some of this could not be addressed by an exit to the east. A road and an easement already exists.

I would like to be able to have a discussion with all concerned residents, our city council members and Mr. Maykus to see if we can resolve many of the concerns.

Thanks for your consideration.

Stan Jordan

Ben Bryner

Subject: RE: Grestone Manor Development Concerns

From: Diana Light < >

Sent: Monday, June 27, 2022 3:32 PM

To: Brandi Elder; George Bond; Bobby Lindamood; Kathy Wheat; George Dodson; Chuck Kelley; Callie Rigney

Cc: Kirk Light

Subject: Grestone Manor Development Concerns

Dear City Council members,

Kosse Maykus has submitted a request for a zoning change for Greystone Manor on approximately 59.40 acres which is currently zoned AG Agricultural district. The request is to rezone the property from AG agricultural district to PUD-R Planned Unit Development Residential District to allow for a new 56-lot single-family detached subdivision.

We are homeowners in the Westmont subdivision which is situated West of Westcoat Drive and North of McDonwell School Road. We are deeply concerned about the increased traffic coming into our area especially at rush hour in the morning and evening. During those heavy traffic times, and often throughout the day, Westcoat carries a large amount of traffic as the path from Colleyville Blvd, through John McCain, down Westcoat to McDonwell School Road is the only legitimate pass through from Colleyville Blvd to Precinct Line Road. This is obviously understood as the more recent roundabouts put in along Westcoat were necessary to help provide a more consistent traffic flow. The problem for our neighborhood is that under the current traffic situation it can be very difficult to enter or exit at any time of the day, and most especially during heavy traffic times in the morning and evening. Our main concern then with the development of Greystone Manner is the intent to add the neighborhood entrance right near the roundabout at Westcoat and McDonwell School Road. We understand that Mr. Maykus has agreed to move the entrance south of the roundabout on Westcoat Drive. That would be better than the original proposal which was just south of one on the entrances to our subdivision, and would result in an effective (but not official) 4 way stop between the two neighborhoods. A better solution would be to develop an exit on the back side of the property and exit onto Pleasant Run. Pleasant Run is not as heavily trafficked as Westcoat, as it is not a pass through street.

We also would like to better understand the landscaping plans for the property that lines up to the Westcoat road. Looking at the plan maps, it would appear that where our entrance into Westmont currently views the gorgeous green space property, we will now see the back sides of the smaller homes in the new subdivision. Would it be possible to consider green space or

landscaping along that line? We are concerned with decreasing our property values as well as the ability to maintain the country feel of our community.

We would like to be able to have a discussion with all concerned residents, our city council members and Mr. Maykus to see if we can resolve many of the concerns. Thanks for your consideration in trying to help keep all residents safe and all property values stable.

Kirk and Diana Light

6905 Westmont Dr



Ben Bryner

Subject: RE: IMPORTANT update regarding potential development Fwd: Oakbrook Hills
Feedback regarding potential development with Maykus...

From: Kelly Miller < >

Subject: Oakbrook Hills Feedback regarding potential development with Maykus...

Date: June 23, 2022 at 3:37:54 PM CDT

To: blindamood@colleyville.com, kwheat@colleyville.com, belder@colleyville.com, gbond@colleyville.com,
gdodson@colleyville.com, ckelley@colleyville.com, crigney@colleyville.com, jducay@colleyville.com

Cc:

Oakbrook Hills Feedback regarding potential development with Maykus Homes & Neighborhoods

At the recent June 13, Planning and Zoning meeting, a number of Oakbrook Hills' neighbors signed a comments document advising the zoning committee of several concerns we were discussing with Mr. Maykus regarding his proposed development.

A group of neighbors met with Mr. Maykus on June 16, to further discuss these concerns. Our understanding is that many residents are dissatisfied with how these discussions are progressing partly due to Mr. Maykus's disrespectful and angry approach toward us at the June 16, meeting whenever the idea of one acre lots and a second entrance were mentioned. His behavior was way out of line, unprofessional and unnecessary.

We would like to request a meeting with Colleyville City Council members to ask questions to best understand the circumstances of the potential development, what's permissible, what are the views of our city council representatives, etc,... under the city council's guidelines and policies, of course, of what is allowed in order to have an informal meeting with our city representatives.

This email is intended to serve as a high level "umbrella" to provide council members with some background information and our overall views as a neighborhood. We anticipate that individual residents will soon be emailing, as well, expressing in more detail their personal views, expectations, and wants regarding the potential neighborhood development.

We are looking at this from a viewpoint of what is the very best for Colleyville now and in the future. Ideally, we want to preserve the larger plots of land/lots and maintain the small town feel that is rare and somewhat unique to Colleyville both of which are main reasons we all love Colleyville and what has also helped make Colleyville so desirable to all of us. We do not want to lose either, especially to a developer who does not seem to have the same values and ideals as we do for Colleyville.

As you all know there are not many pieces of land like this remaining in Colleyville. In the last several years 2 similar pieces of land were developed with the Oak Alley and Oak Leigh neighborhoods and before that under our old city council the high density neighborhood of Overlook, which is connected to Monticello. If we're not careful with development decisions before we know it Colleyville will be a small town with a lot of neighborhood developments with less than one acre lots. There was a time not too long ago when Colleyville approved no less than an acre lot size.

I'd also like to mention that in my opinion one acre lots in a neighborhood are very desirable and very hard to find. That may not be what best benefits Mr. Maykus financially, but if a development is inevitable I think it is what is best for Colleyville and the best way to maintain the larger pieces of land while attempting to continue the small town feel we all enjoy.

This is a very important decision with many factors involved and we want to be as informed and knowledgeable as possible, so we truly appreciate your help as our council members and fellow Colleyville citizens!

As of now the concerns fall collectively into 4 main areas. The key issues and concerns are

1. **Traffic Congestion:** The current proposal is a gated sole ingress/egress off of Westcoat Drive (south of the McDonwell School Road roundabout). The alternative preferred option is to either move the entrance to a gated entrance off of Pleasant Run or at least add a second entrance off of Pleasant Run so that Westcoat doesn't bear the burden of ALL of the new traffic. Traffic is already a major issue for Oakbrook Hills residents with high volume from McDonwell School Road going east via the roundabout toward John McCain in the mornings and the reverse in the evenings. Since Westcoat has two existing communities in close proximity off of Westcoat, Oakbrook Hills and Westmont, we think sharing the traffic pain with our neighbors to the east by having an additional entrance on Pleasant Run just makes sense overall. This will also help avoid the potential need for widening Westcoat in the future. Currently, Westcoat is used as a cut through for so many coming from the North Richland Hills, Keller areas and will most likely only increase in the future. Also, if I'm a resident in the proposed neighborhood being right down the street from our neighborhood schools, CES and CMS, via Pleasant Run would be not only very appealing but much more convenient. The Pleasant Run entrance would only pass by a handful of homes in Cutter Ridge as you enter/exit. Unless you're going to McDonwell School Road the Pleasant Run entrance makes much more sense and has access to a number of avenues to 26, such as, Tinker, Hardage, Hall Johnson, John McCain and even to 114 from Pleasant Run/White's Chapel. Coming around from Westcoat doesn't seem as logical or logistically savvy.
1. **Privacy:** Oakbrook Hills has a significant number of homes, which will directly abut to a new development. The current proposal has 1/2 acre lots abutting to Stonington Lane and Oldenwood by the new development with a 30 ft. buffer included in the 20,000 sf lots. The alternative strongly preferred would be one acre lot minimums with a 30 ft. buffer to ensure privacy. We would want to do this within the current PUD-R zoning in order to ensure that Mr. Maykus is in compliance with all aspects of the development plan presented to residents.
1. **Drainage:** Oakbrook Hills has faced significant drainage issues in the past. To ensure that any Maykus proposal includes a well engineered drainage plan we would ask that the city conduct an engineering study. We want to make certain that his proposed plans do not adversely effect Oakbrook residents downstream from the settling ponds that are in the current plan.
1. **Lot size:** One acre lots only is extremely important for many of the reasons previously mentioned regarding doing our very best to help preserve and maintain what makes Colleyville so great and so special!

Thank you all for your service to Colleyville and your genuine desire to keep Colleyville great!

On behalf of Oakbrook Hills Homeowners
Respectfully,

Kelly Miller
6820 Fallbrook Ct.
Colleyville "The best small town in Texas"

Ben Bryner

Subject: RE: IMPORTANT update regarding potential development Fwd: Oakbrook Hills Feedback regarding potential development with Maykus...

From: Igor Motkin <>

Sent: Friday, June 24, 2022 2:33 PM

To: Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Brandi Elder <BElder@colleyville.com>; George Bond <GBond@colleyville.com>; George Dodson <GDodson@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>

Cc:

Subject: Fwd: IMPORTANT update regarding potential development Fwd: Oakbrook Hills Feedback regarding potential development with Maykus...

Ladies and Gents:

My name is Igor Motkin and my wife's name is Volha Ramanouskaya. We live in Oakbrook Hills Neighborhood at 209 Stonington Ln, Colleyville 76034.

Both my wife and I are completely agree with all issues/concerns expressed by Kelly Miller in her email below.

The only thing I would add is our personal expectations from the City of Colleyville and developers who City of Colleyville considers/allows for zoning developments. Honestly, I don't know much about city procedures, behind the scene work on zoning and developments, etc — this is my first time being involved in something like that (I attended the recent June 13, Planning and Zoning meeting and that was my first experience).

Anyway, my biggest surprise was that at all meetings with Mr. Maykus (both with city and with Oakbrook Hills community) wasn't able to answer a lot of our questions in a direct way. Most of his answers sounded like "*I think this option is the best for everybody*". And when we asked WHY — he would just repeat "*In my opinion this is the best.*" Another surprise to me was his message he repeated several times — it sounded like "*This is done deal — you can protest but it doesn't matter.*"

Mr. Maykus didn't say anything about alternatives he looked at, or what researches/studies were done to prove the option he suggested are the best. It sounded like "*This is best for me and that's it*" and I can't remember he ever said something like "*This is best for you and Colleyville and here is why.*"

Let's use entrance/exit as an example. It's only my guess but I believe what he did within the last months was this:

Mr. Maykus talked to all neighbors on the Pleasant Run side and told them "*You need to support my plan or the entrance will be off of Pleasant Run*" — that's how he collected supporting votes. I have never heard about any open discussions on WHY the entrance/exit should be on our side.

Important: we are not talking about another street that would connect Pleasant Run and Waistcoat to allow a straightforward traffic. Mr. Maykus is developing a gated community which (if set up right) doesn't allow any straightforward traffic to begin with. If there are still concerns about straightforward traffic — there is a simple solution — they can add an Emergency gate in the middle of the community.

This option of splitting traffic 50/50 is fair to everybody. Unfortunately we haven't heard any true explanations/factors/study results that are opposite to this solution.

Also I can't remember city representatives said anything on why Mr. Maykus's plan is the ***Best for Colleyville*** during the recent June 13, Planning and Zoning meeting. They only confirmed that most of the items on his plan are in line with city rules (except for larger open zoning on his land, if I'm not mistaken). But to me '*being in line with rules*' is very different from '*being best*'.

Again, I'm not familiar with such meetings and know nothing about procedures — maybe this is not something that we should expected at all. But I strongly believe that city should have a meeting with us and:

- explain if City is OK with everything proposed by Mr. Maykus and is not going to look at any alternatives and listen to our ideas and concerns, and this is a truly done deal
- explain WHY THIS IS BEST FOR COLLEYVILLE in their opinion

Thank you for your time!

*Sincerely,
Igor Motkin*

ORDINANCE O-22-2211

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 59.47 ACRES TRACT 1B, ABSTRACT 1487, O C STURM SURVEY, TRACTS 2A01, 2A01B, 2A07A, AND 2A07A1, ABSTRACT 1748, JAMES E. WEATHERS SURVEY, LOTS 1 AND 1A, BLOCK 1, K BAR G ESTATES ADDITION, LOT 1A, BLOCK 1, WESTCOAT ESTATES, AND LOTS 1A2, 1B, AND 1C, BLOCK 1, HILLEY ADDITION, LOCATED AT 6401, 6405, 6409, 6417, 6501, 6507, AND 6605 WESTCOAT DRIVE FROM THE AG AGRICULTURAL AND RE SINGLE FAMILY 'ESTATE' RESIDENTIAL DISTRICT TO THE PUD-R PLANNED UNIT DEVELOPMENT-RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC22-020; and

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

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

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

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

Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 59.47 acres, being Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Westcoat Estates, and Lots 1A2, 1B, And 1C, Block 1, Hilley Addition, located at 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive from the AG Agricultural and RE Single Family 'Estate' Residential zoning district to the PUD-R Planned Unit Development-Residential zoning district, as depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 3. THAT the official zoning map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-R is to allow for a single family residential development of detached dwelling units.
- b. The property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

2. CONCEPTUAL PLAN AND PLATTING

- a. The street layout and arrangement of lots of the subdivision shall be generally consistent with the Conceptual Site Plan, labeled as Exhibit "C", which shall not be considered the preliminary plat. The actual street and lot arrangement may differ from that shown on Exhibit "C" to accommodate topographic, drainage, engineering design limitations or other conditions.
- b. The developer shall submit and receive approval from the City a Preliminary and Final Plat in accordance with the requirements of the Land Development Code prior to development of this PUD-R.

3. PERMITTED USES

- a. Single family residences, detached; limited to no more than 56 lots as shown on the attached Development Plan.
- b. Common open space areas.

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

Single family detached residential lot requirements and setbacks shall comply with the following R-20 zoning district and subject to the following provisions:

- | | |
|----------------------------|--|
| a. Minimum Lot Size | 25 lots of 20,000 s.f. (average about 38,781 s.f.); nine lots of 30,000 s.f.; and 22 lots of 40,000 s.f. |
| b. Minimum Lot Width | 100 feet, measured at building setback line, except pie-shaped cul-de-sac lots 43-46, in which case the minimum shall be as shown on the Development Plan. |
| c. Front Building Line | 30 feet back of property line. |
| d. Side Building Line | 10 feet. |
| e. Rear Building Line | 25 feet. |
| f. Street-facing Side Yard | Side yard setbacks on the street side of a corner lot, fronting on another street, shall be 20', except for "key" lots which shall match the front setback of adjacent lots, as shown on the Development Plan. |
| g. Minimum House Size | 4,500 square feet. |

5. Open Space

- a. This development shall provide not less than 5.18% common open space, which shall generally be configured as shown on Exhibit "C". All open space areas shall be landscaped and maintained by the Homeowner's Association.

- b. All amenities within the open space areas shall be maintained by the Homeowner's Association.

6. SCREENING

- a. Perimeter fencing and screening shall be in compliance with the Wall/Fence Diagram included and shown on the Development Plan, labeled as Exhibit "C".
- b. Wood fencing between lots is not permitted. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lots adjacent to a Common Open Space shall be open style fencing of decorative metal, and/or Masonry.
- c. Where lots back to existing residential lots with fences, the existing fence shall be kept, maintained or improved in coordination with each owner, as shown in the diagram on the Development Plan and associated detailed diagrams. Where open space lots border adjacent properties, either the existing fence will be maintained or improved, or a decorative masonry or metal fence will be installed, all in cooperation with the adjacent property owner, according to the detailed plans submitted with zoning.

7. ARCHITECTURAL FEATURES

- a. The dominant exterior vertical wall area of each structure, exclusive of doors and windows, shall be masonry (brick, stone, or stucco over CMU block) or other material solely determined by the Committee. No more than 20% of the exterior vertical wall to be authentic lath and stucco application over wood framing. Dryvit systems or Styrofoam products are not acceptable.
- b. Garage Standard – Minimum of a three-car garage with wood-like, architecturally enhanced doors.
- c. Minimum Roof Pitch – Minimum of a 10:12 roof pitch unless architecturally required to vary, based on home style.

- d. Windows – No aluminum windows allowed in the subdivision, only windows of higher quality and every efficiency will be allowed. All windows will be insulated glass with a “low-e” specification.

8. OTHER

- a. A minimum of two (2) three-inch (3”) caliper trees shall be planted within the front yard of each lot by the homebuilder upon construction of a new home, unless quality existing trees are present and saved.
- b. Street Design Standards:
 - Right-Of-Way: Fifty feet (50’) (Undivided)
 - Travel Lane Width: Thirty-two, one half feet (32.5’), back of curb to back of curb
 - Turning Radii: Fifteen feet (15’)

- Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 19th day of July 2022.

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

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

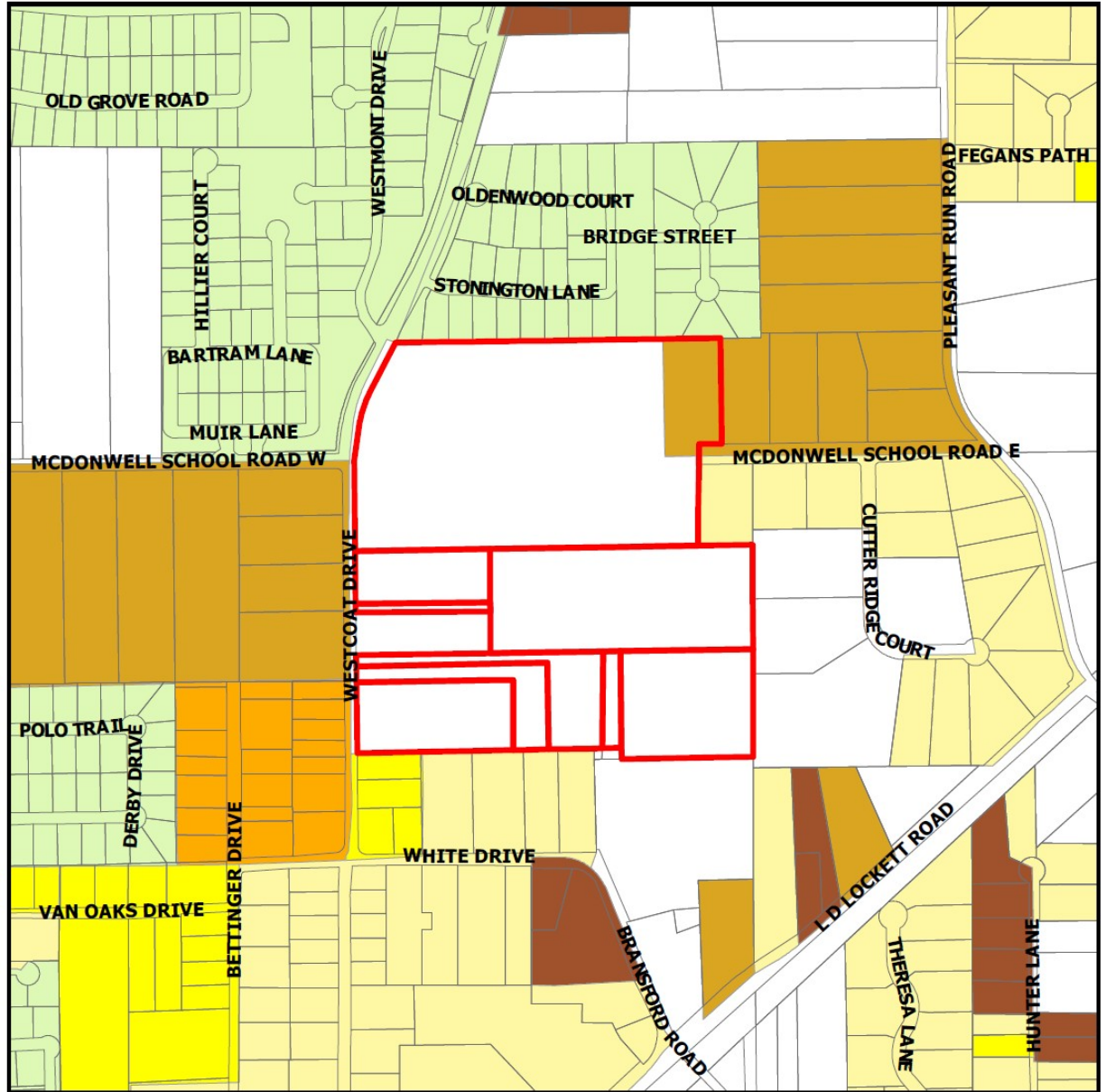


Exhibit "B" – Statement of Planning Objectives

Statement of Planning Objectives

Greystone Manor is a proposed residential neighborhood to be developed by Hat Creek Development, under the PUD-R Residential District regulations for residential development in the City of Colleyville. The 59.47 acre property is located on the east side of Westcoat Drive, just east of the new roundabout at the corner of Westcoat and McDonwell School Rd.

Adjacencies: The property is west of the acre+ lot Cutter Ridge neighborhood, south of the adjacent Oakbrook Hills neighborhood (a PUD-R of 16,500+ sf lots) and across Westcoat from "Westmont," (a PUD-R of 13,000-20,000+ sf lots)- north of McDonwell School Road, and multi acre lots south of McDonwell School Road. To the south of the property are also multi-acre lots.

The property is currently designated AG (Agriculture), so this would be the initial "development" zoning requested. The intent here is to rezone the entire property to PUD-R, unifying the property into one cohesive, master planned residential development of the highest quality. There are currently two occupied single-family homes on the consolidated properties that make up this proposal. The main home will be worked into the plan; the remaining structures will be removed.

The proposed plan responds to, and in many ways reflects the neighborhoods and properties we are adjacent to. Where we are adjacent to the PUD-R's to the north and northwest- composed primarily of 1/3 acre lots- we are proposing larger lots of 20,000 sf and up, and then transitioning, internally, to 30,000 sf lots, and then to 40,000 sf lots along the entire eastern and southern boundaries. The main home will be on a 9.6 acre lot, also along the southern boundary of the property. In summary, we have designed the project to be compatible and in harmony with our adjacent neighbors and to be consistent with the city's Future Land Use Plan. Overall density is 0.94 lots per acre.

Quality and compatibility with the adjacent residential, as well as the rest of Colleyville is essential, and we have designed this proposal with those goals in mind.

Access: To the east, the ROW of the existing McDonwell School Road extends to the edge of this property. In the past, McDonwell was shown on the Thoroughfare Plan as extending through this property to connect to where it currently intersects with Westcoat. Several years ago, the city removed this extension from the T-Plan, because of the sensitivity of nearby residents to through traffic. We intend to honor this decision, and- after speaking with some of those who would be affected- in fact are not even proposing a connection, on the east, to McDonwell. Fortunately, Westcoat Drive borders the property along the entire western edge, and we are proposing two entry access points

there- each several hundred feet to the north and the south of the fairly new roundabout built by the city at the Westcoat/ McDonwell School intersection. We feel that more subdued project entries away from the hustle and bustle of the- at times- heavily trafficked roundabout will be more conducive to the high quality, luxury home atmosphere we are hoping to create in Greystone Manor. In addition, we are proposing a bermed, heavily landscaped buffer along the Westcoat frontage. Internally, we are proposing a network of gently undulating streets, meant to invoke a peaceful, calming streetscape, highlighted by landscaped medians at each intersection, and inside the cul-de-sac turnaround at the SE corner.

The residences planned for Greystone Manor will be very upscale, with selling prices estimated to start at around \$2.5 million. Each home will be required to be architecturally authentic, and go through a rigorous design review process.

Greystone Manor will be proposed as a gated community with private streets. We propose to build the normal Colleyville street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project, except for the main divided entry road. The southern, gated entry will be the main resident, guest and delivery entry. The northern entry will be for residents only, and- early on- for construction traffic.

There will be a requirement of at least two street trees for every residential lot to be installed by the home builders, adjacent to the street rights of way, unless there are already existing trees there that are saved. We have worked with our closest neighboring homes, to the north, to provide a landscape buffer between the existing homes and the future home sites within Greystone Manor. We have included a detail of that buffer in our submittal.

The existing and fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. The property generally drains to the north, and there will be two ponds constructed along the northern boundary- in a landscaped setting, each of which will double as a storm detention facility, to the extent it is necessary.

To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot.

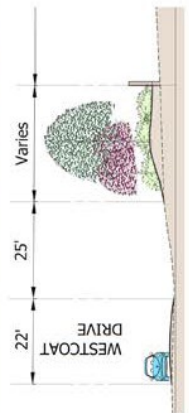
The scale and orientation of the development has been designed to have an inviting visual flow with the existing neighborhoods and surrounding uses. The design criteria of the homes will create high quality designed homes in keeping with both the immediate neighborhood and Colleyville as a whole.

Greystone Manor.

Development Plan



Exhibit "D" – Landscaping Plans



NOTE:
PLANTINGS AND BERMS ALONG FRONTAGE FOR SCREENING
PURPOSES

Had Creek DEVELOPMENT
Planner: SAGE GROUP, INC.
25 APR 22
1" = 40'
1" = 10'

Eastern Boundary Lots 35, 36 & 37
Landscape ~~Setback~~ Plantings

LANDSCAPE EASEMENT - 3'-0"
4" CAL. SHADE TREES ON LOTS 35, 36 AND 37 - LIVE OAKS
WITHIN REAL BUILDING SETBACK - 30' O.C.

Eastern Boundary Lots 39, 40 & 41
Landscape ~~Setback~~ Plantings

LANDSCAPE EASEMENT - 3'-0"
4" CAL. SHADE TREES ON LOTS 39, 40 AND 41 - LIVE OAKS WITHIN
REAL BUILDING SETBACK - 30' O.C.



Landscape Easement Plantings - EAST

Greystone Manor

10 MAY22

Colleyville, Tarrant County, Texas



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7a

Agenda Date 7/19/2022

Number Ordinance O-22-2206

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from AG Agricultural to R-40 Single Family Residential zoning district for Tract 1B and 1G, Abstract 798, Joseph H. Harrell Survey, located at 805 Murphy Road, Case ZC22-021

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Second Reading and Public Hearing

A representative for the applicant was present and spoke in favor of the request. No one else came forward to speak. Contour exhibits have been included in the report as requested.

First Reading and Public Hearing

Ann Yerifor, the applicant, has submitted a request for a zoning change on Tract 1B and 1G, Abstract 798, Joseph H. Harrell Survey, being approximately 3.14 acres, and zoned AG Agricultural. The purpose is to rezone from the AG Agricultural district to the R-40 Single Family Residential district, and to build two new single family homes on two lots.

Existing Conditions/Background: The subject property, 805 Murphy Road, is located along Murphy Road on the south side of the street and east of Herbert Road. The property has never been platted and there is an existing home, which will be demolished.

Proposed Zoning: Request – The applicant requests to rezone the property from AG to R-40 zoning. The minimum standards for the R-40 zoning district are as follows:

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%

Analysis: The applicant is requesting the zoning change in order to build two new homes on the property. The dimensional requirements of the lot meets all of the requirements of the R-40 zoning district. A Minor Plat would be the next step if the rezoning is approved by City Council.

Plat Status: The property is currently unplatted as Tracts 1B and 1G, Abstract 798, Joseph H. Harrell Survey.

DRC Review: The DRC met on May 23rd and determined the case be scheduled for the June 13, 2022 Planning and Zoning Commission.

Drainage: NA

Surrounding Development: The properties to the north and west are zoned Planned Unit Development - Residential and are improved with single family homes. The properties located to the south are zoned R-20 Single Family Residential and are improved with single family homes. Property to the east is zoned R-40 and improved with a single family home.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, identifies the subject property for single family residential development. The proposed R-40 zoning does not conflict with any portion of the comprehensive plan.

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

Staff Recommendation: Staff recommends approval of the Rezoning from AG Agricultural district to R-40 Single Family Residential district.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their June 13, 2022 meeting by a vote of 5-0.

Financial Impact

There is no financial impact to the City.

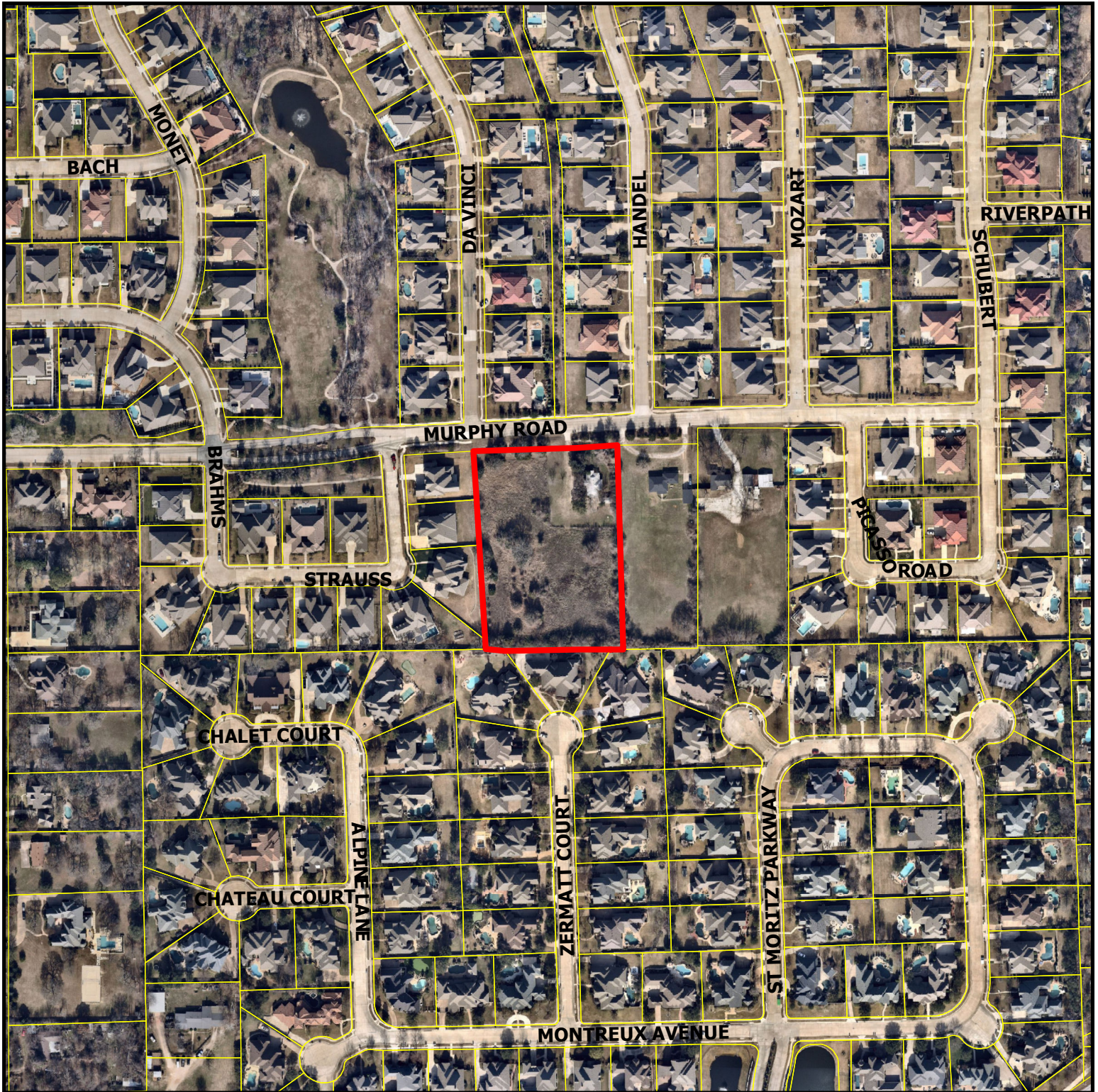
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statment of Planning Objectives
5. Survey
6. Zoning Exhibit
7. Contour Maps
8. Notification Map
9. Notification Letter
10. Notification List
11. Letter of Opposition
12. Ordinance O-22-2206

Aerial Map

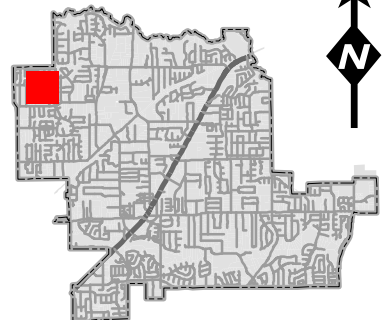


ZC22-021
805 Murphy Road

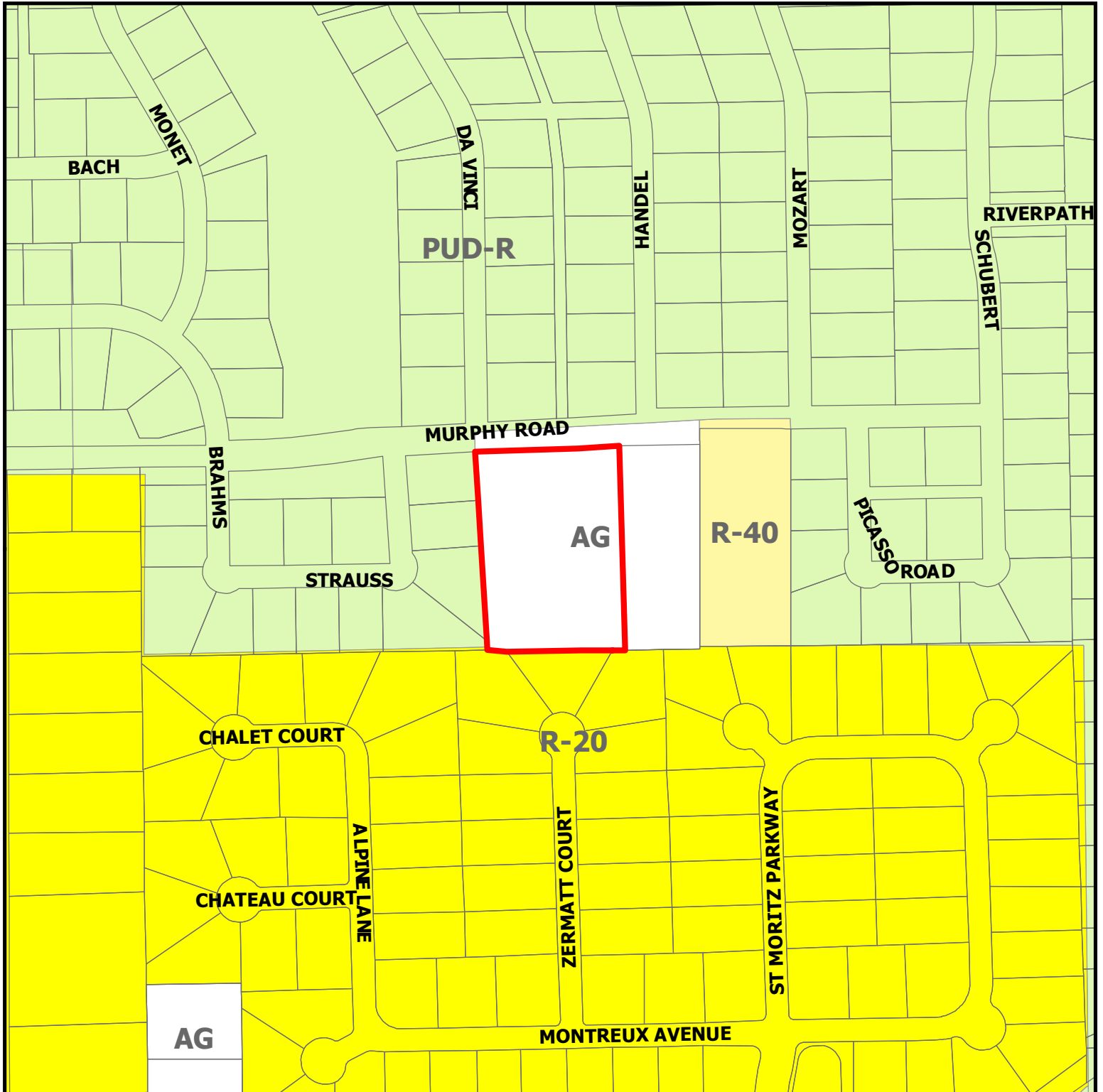
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Subject Property



Zoning Map

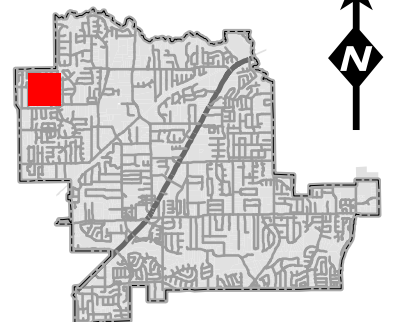


ZC22-021
805 Murphy Road

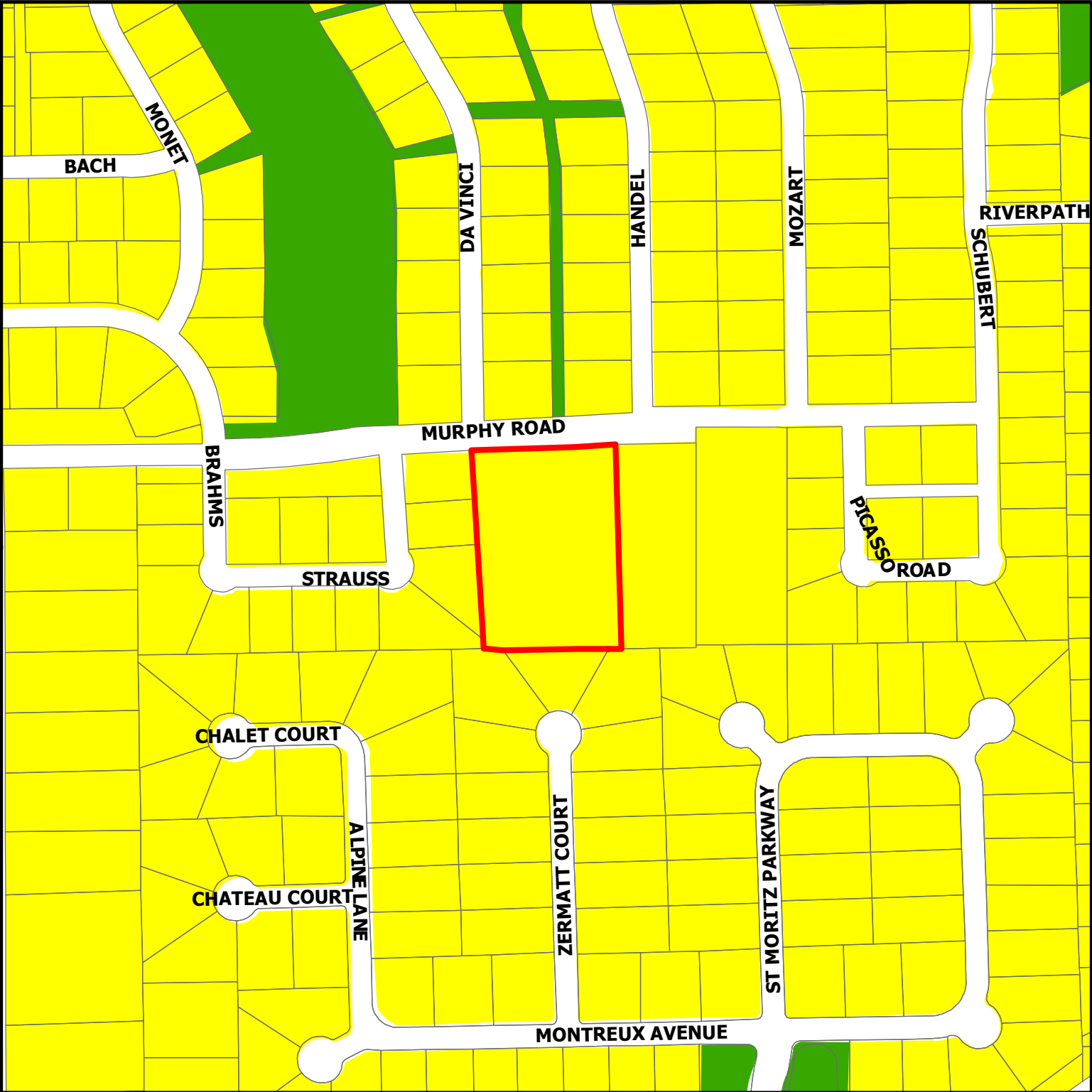
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Subject Property



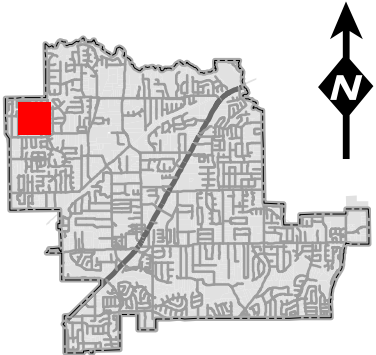
Future Land Use Map



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ZC22-021
805 Murphy Road

-  Subject Property
-  Residential
-  Open Space; Parks



ZONING EXHIBIT FOR ZONING CHANGE

REQUEST FROM AG TO R40.

Applicant:

Manorstead LLC

Ann Yerifor

469.386.0334

Ann.Yerifor@manorstead.com

Statement of Planning Objectives

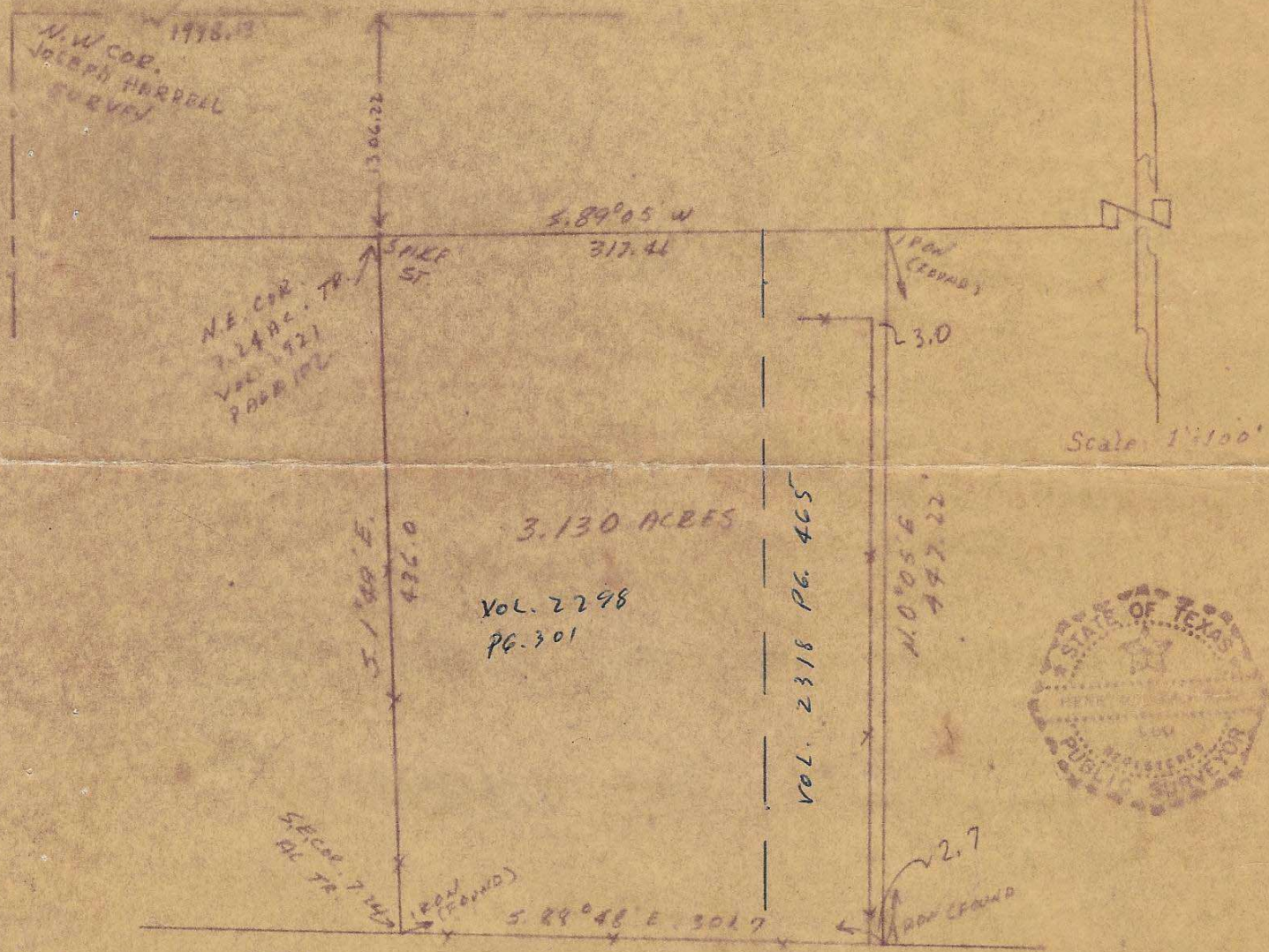
Applicant is requesting a zoning change from AG to R40 for the purpose of subdividing the lot into 2 lots for single family residential construction. The existing structure shown on the Zoning Exhibit will be demolished. We are seeking R40 and conforming to the 150 foot lot width requirement to create a 2 large residential lots.

Development Schedule

Two new homes are currently in the design phase with an estimated construction start of early fall.

Traffic

No traffic impact analysis will be required for the residential lots.



FIELD NOTES OF 3.130 ACRES OF LAND OUT OF THE
JOSEPH HARRELL SURVEY IN TARRANT COUNTY, TEXAS.

BEGINNING at a spike 1998.13 ft. East and 1306.22 ft. South of the N. W. corner of the Joseph Harrell Survey. Said spike being the N. E. corner of a 7.24 acre tract of land as shown in Vol. 2921 Page 102 Deed Records of Tarrant County, Texas.

THENCE S. 1° 49' E. with the East line of said 7.24 acre tract and fence line 436.0 ft. an iron pin the S. E. corner of said 7.24 acre tract.

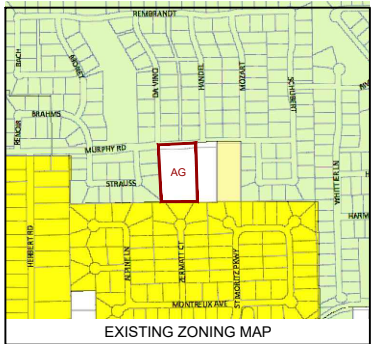
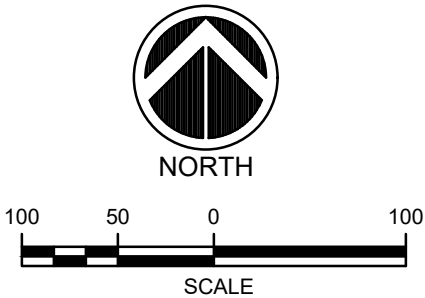
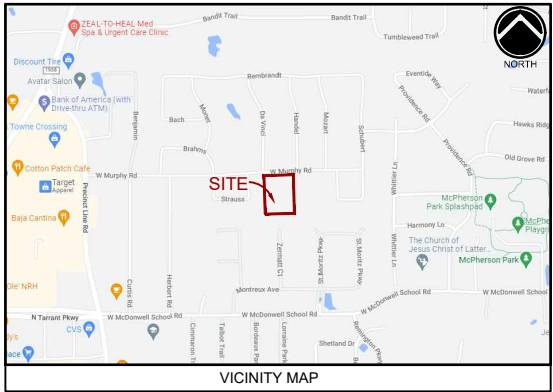
THENCE S. 89° 48' E. with fence line at 225.7 ft. the S. E. corner of a 10 acre tract deeded to Alvis W. Holder as shown in Vol. 2298 Page 301 and the S. W. corner of a tract of land deeded to Alvis W. Holder as shown in Vol. 2318 Page 465 Deed Records of Tarrant County, Texas, in all with fence line 301.7 ft. an iron pin the S. E. corner of said tract as shown in Vol. 2318 Page 465.

THENCE North 0° 05' E. with the East line of said tract ~~xxxxxxx~~ 447.22 ft. an iron pin the N. E. corner of said tract as shown in Vol. 2318 Page 465.

THENCE S. 89° 05' W. 317.46 ft. to the place of beginning.

NOTE: THE EAST FENCE LINE IS SET 2.7 ft. West at S. E. cor. and 3.0 ft. West near N. E. cor.

HENRY M. DICKSON JR.
REGISTERED PUBLIC SURVEYOR #980
COUNTY SURVEYOR TARRANT COUNTY, TEX.



SITE NOTES

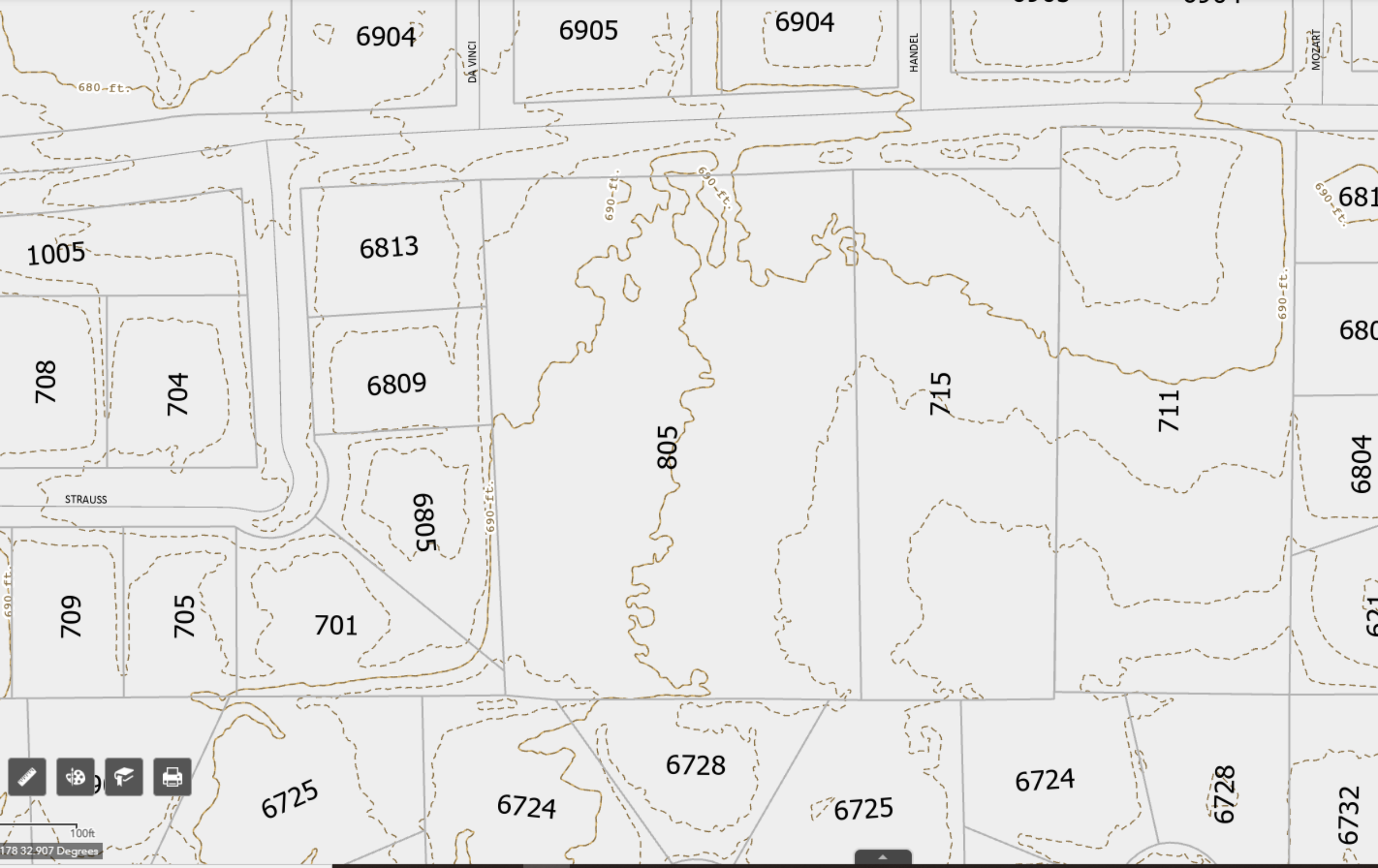
EXISTING ZONING:	AG
PROPOSED USE:	R-40
LEGAL DESCRIPTION:	JOSEPH H HARRELL SURVEY ABSTRACT 798 TRACT 1B & 1G
OWNER::	IRENE EST MASON 435 W 1ST STREET JUSTIN, TX 76247
APPLICANT:	MANORSTEAD LLC ANN YERIFOR 469.386.0334 ANN.YERIFOR@MANORSTEAD.COM
ENGINEER:	ASHLEY BICE, PE 501.593.1298 ASHLEY.BICE@MANOSTEAD.COM
TOTAL LOT AREA:	136778 SF 3.13 AC
PROPOSED LOT 1:	69319 SF 1.59 AC
PROPOSED LOT 2:	67033.32 SF 1.54 AC

METES AND BOUNDS
TRACT, OUT OF THE JOSEPH H HARRELL SURVEY,
BEGINNING AT THE NORTHWEST PROPERTY,
THENCE S1°49'E 436.0' TO THE SOUTHWEST PROPERTY CORNER,
THENCE S88°48'E 301.7' TO THE SOUTHEAST PROPERTY CORNER,
THENCE N0°05' 447.22' TO THE NORTHEAST PROPERTY CORNER,
THENCE S89°05'W 317.46' TO THE NORTHWEST PROPERTY
CORNER, THE POINT OF BEGINNING,
CONTAINING 3.13 ACRES OF LAND MORE OR LESS.

FLOODPLAIN INFORMATION
According to the Federal Emergency Management
Agency (FEMA) Flood Insurance Rate Map (FIRM) Map
No. 48439C0095K, with the effective date of September
25, 2009, the property is located in Flood Zone "X".
Areas determined to be outside of the regulated
floodway. All Floodplain information noted in the plat
reflects the status per the FEMA FIRM map that is
effective at the time this drawing was created. Floodplain
and Floodway status is subject to change as FEMA
FIRM maps are updated.

ZONING EXHIBIT
805 MURPHY RD
COLLEYVILLE, TEXAS 76034

ZONING EXHIBIT FOR ZONING CHANGE REQUEST FROM AG TO R-40



6904

6905

6904

DA VINCI

HANDEL

MOZART

680-ft.

690-ft.

690-ft.

690-ft.

690-ft.

690-ft.

1005

6813

708

704

6809

STRAUSS

5089

805

715

711

680

6804

621

709

705

701

6728

6724

6725

6724

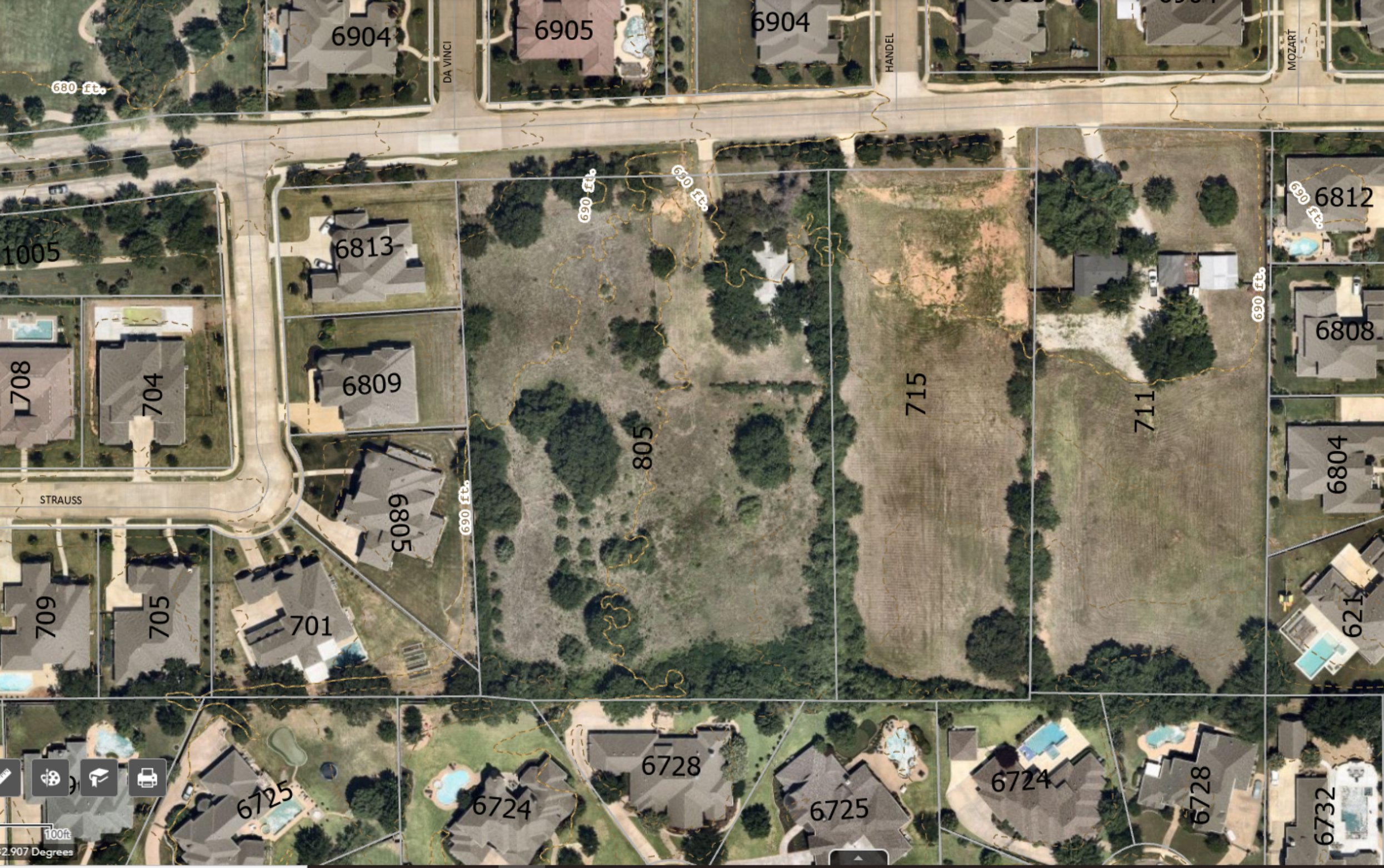
6728

6732

6725

100ft

178 32.907 Degrees



6904

6905

6904

DA VINCI

HANDEL

MOZART

680 ft.

690 ft.

690 ft.

690 ft.

1005

6813

6812

708

6808

704

6809

STRAUSS

5089

715

711

6804

709

705

701

621

805

6728

6725

6724

6728

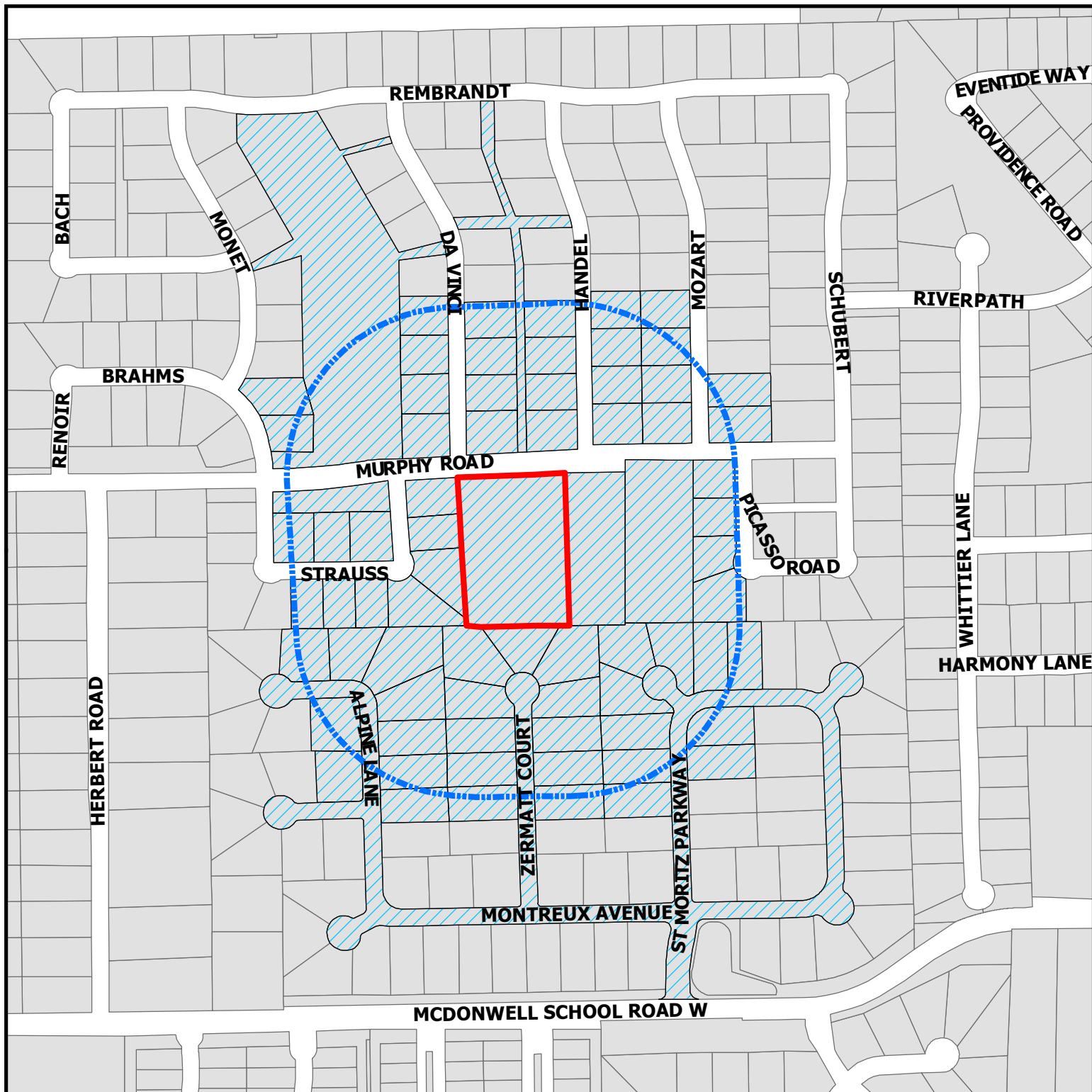
6732

6725

6724

100ft
2.907 Degrees

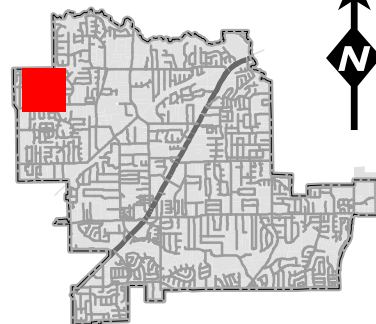
Notification Map



ZC22-021
805 Murphy Road

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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, June 13, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, July 5, 2022 & Tuesday, July 19, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from the AG Agricultural district to the R-40 Single Family Residential district. The request is to allow for the construction of two new single family homes on two new lots.

Zoning Case: ZC22-021

Applicant: Ann Yerifor

Owner: Phillip Travis Mason

Location: 805 Murphy Road

Property Description: Tract 1B and 1G, Abstract 798, Joseph H. Harrell Survey

Present Zoning: AG Agricultural

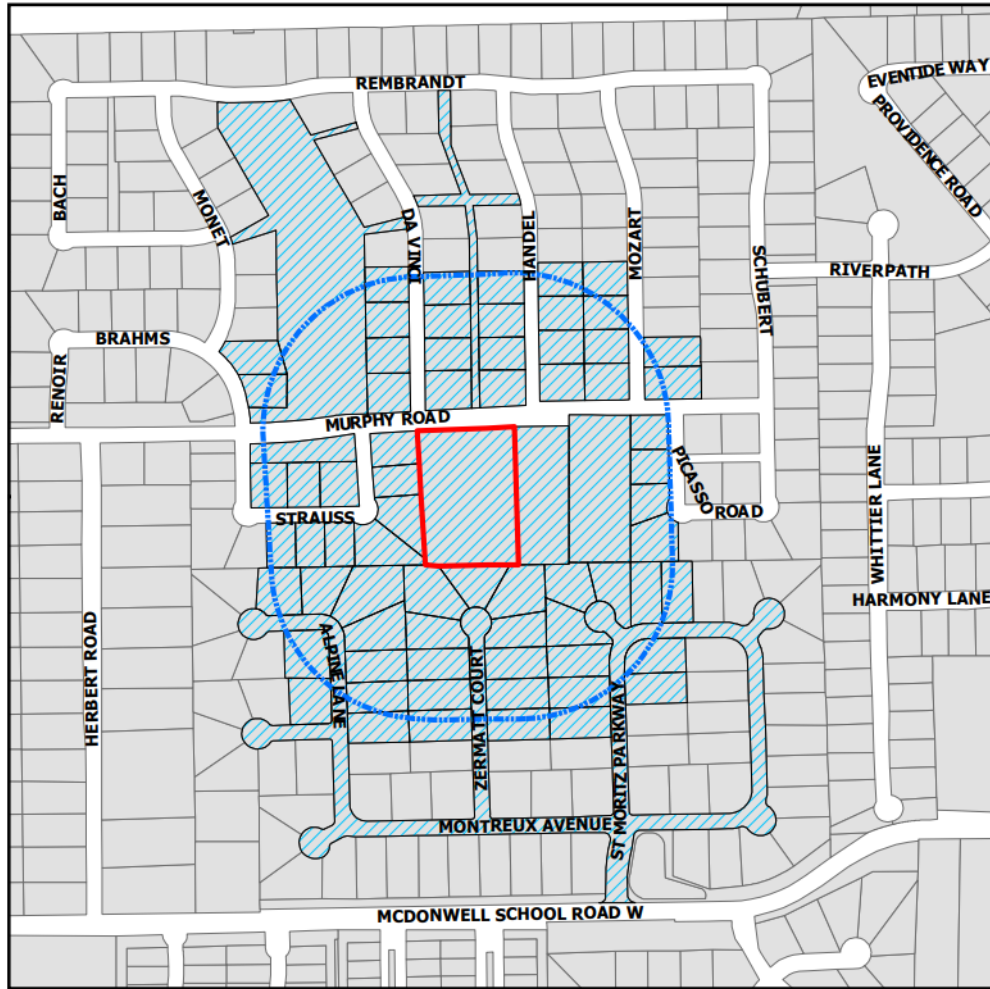
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

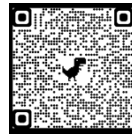
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
ANDREWS, JIJI	6808 PICASSO	COLLEYVILLE, TX
ARMIJO, JORGE	6908 DA VINCI	COLLEYVILLE, TX
BABIONE REVOCABLE TRUST	6713 ST MORITZ PKWY	COLLEYVILLE, TX
BACHMANN, MATTHEW	6717 ZERMATT CT	COLLEYVILLE, TX
BAMGBELU, OLUKAYODE	6813 STRAUSS	COLLEYVILLE, TX
BEACH, SCOTT D	6912 DA VINCI	COLLEYVILLE, TX
BURGES, BRENDA S	712 STRAUSS	COLLEYVILLE, TX
CANIZARO, JEFFREY W	6736 ST MORITZ PKWY	COLLEYVILLE, TX
CLAIREMONT ADDITION	8528 DAVIS BLVD #172	N RICHLAND HILLS, TX
DEININGER, CHRISTOPHER G	6913 HANDEL	COLLEYVILLE, TX
DEPTULA, JOHN P	6904 DA VINCI	COLLEYVILLE, TX
DOLAN, DAVID	705 STRAUSS	COLLEYVILLE, TX
FAIRLESS, JUSTIN	6917 DA VINCI	COLLEYVILLE, TX
FLEIGLE, DANIEL H	PO BOX 573	COLLEYVILLE, TX
FORREST O. MOORE III AND LAURA	6720 ZERMATT CT	COLLEYVILLE, TX
FOUT, KIMBERLY	6905 MOZART	COLLEYVILLE, TX
FOWLER, STEVE	6909 MOZART	COLLEYVILLE, TX
GATAMANENI, UMA	701 STRAUSS	COLLEYVILLE, TX
GIRGIS, SILAS	6708 ZERMATT CT	COLLEYVILLE, TX
GONDALIYA, RAJNIKANT	6908 MOZART	COLLEYVILLE, TX
HALL, DAVID W	901 CHALET CT	COLLEYVILLE, TX
HART, HEATH	6708 ST MORITZ PKWY	COLLEYVILLE, TX
HARVEY, STEVEN	6805 STRAUSS	COLLEYVILLE, TX
JONES, DANIEL	709 STRAUSS	COLLEYVILLE, TX
JONES, TINA	6728 ZERMATT CT	COLLEYVILLE, TX
KADOKO, ROBERT	621 PICASSO	COLLEYVILLE, TX
KELLER ISD	350 KELLER PKWY	KELLER, TX
KEY, JEFFERY	900 CHALET CT	COLLEYVILLE, TX
KIER, EVERETT	6717 ST MORITZ PKWY	COLLEYVILLE, TX
KISER, KEITH E	6713 ZERMATT CT	COLLEYVILLE, TX
LAGON, ROBERT M	6725 ALPINE LN	COLLEYVILLE, TX
LEFHOLZ, K J	6912 HANDEL	COLLEYVILLE, TX
LEGER FAMILY TRUST	6725 ZERMATT CT	COLLEYVILLE, TX
LICYGIEWICZ, ARTHUR P	713 STRAUSS	COLLEYVILLE, TX
LOH STEVE AND ANN FAMILY REVOC	6909 BRAHMS	COLLEYVILLE, TX
MASON, IRENE EST	435 W 1ST ST	JUSTIN, TX
MAUNG, WAI	6916 MOZART	COLLEYVILLE, TX
MAY, WILLIAM E	900 CHATEAU CT	COLLEYVILLE, TX
MCGREW, SHARON KAY	715 W MURPHY RD	COLLEYVILLE, TX
MCINTIRE, DEBRA D	6716 ZERMATT CT	COLLEYVILLE, TX
MCQUARTERS, QUINTON L	6904 HANDEL	COLLEYVILLE, TX
MEADOWS, CHRISTINE M	6905 HANDEL	COLLEYVILLE, TX
METROPLEX PROPERTIES LLC	PO BOX 820309	N RICHLAND HILLS, TX
MICKLE, CLINTON	6917 HANDEL	COLLEYVILLE, TX
MILLER, VAN	6712 ZERMATT CT	COLLEYVILLE, TX
MOORE, SEAN	6912 MOZART	COLLEYVILLE, TX
MURALI, BALA	6913 DA VINCI	COLLEYVILLE, TX
NARINIAN, ARMEN	6721 ZERMATT CT	COLLEYVILLE, TX
O'BRIEN, MARK	6728 ST MORITZ PKWY	COLLEYVILLE, TX
OTT, BRIAN	6804 PICASSO	COLLEYVILLE, TX
PAULSON, MARK K	6709 ZERMATT CT	COLLEYVILLE, TX
POWELL, ROBERT	6905 DA VINCI	COLLEYVILLE, TX
RAMIREZ, PETER B	6916 HANDEL	COLLEYVILLE, TX
RESERVE AT COLLEYVILLE RESIDEN	2557 SW GRAPEVINE PKWY #100	GRAPEVINE, TX

June 13, 2022

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

To Whom it May Concern,

I am writing in reference to the public hearing on June 13, 2022, regarding Zoning Case ZC22-021 at 805 Murphy Road. My wife Tina and I reside at 6728 Zermatt Court in the Clairemont subdivision. Our home abuts the rear of the property, and we have a few comments/concerns relating to the future development of the property located at 805 Murphy Road.

There is approximately 10 feet of trees/brush at the rear of the property that acts as a natural border to both properties. In addition to adding beauty and providing privacy, this "green" area is home to many wonderful birds and animals. As an example, just yesterday, a red fox was foraging for food right behind the fence line. In addition to many of the more common birds (robins, cardinals, blue birds, etc.), hawks and owls regularly visit or live in the green area. In addition to rabbits and squirrels, there is also a surprising amount of "wildlife". Frequent visitors include coyotes, rabbits, armadillos, skunks, foxes and even a family of bob cats.

A concern is that if the trees/brush in this area are removed, it will destroy the habitat of these animals. Another concern is that by removing the trees and brush that make up this green area, the wildlife will be forced to relocate and possibly end up in populated neighborhoods. This would potentially endanger not only those animals, but domestic pets and humans.

Hopefully the new owners would see the benefits of the maintaining the green area for the beauty/privacy reasons referenced above. However, if the intent is to remove, is there a way to regulate by statute that the future developers keep this green area intact? If this is not possible, is there a way to get a commitment by the homeowners to keep the green area intact as a condition to development?

We recognize that it is inevitable that new homes will be built on the few remaining lots in Colleyville. That said, hopefully the Colleyville Development Department recognizes the importance of preserving natural beauty and wildlife habitat of Colleyville whenever possible. Thank you for your attention to this matter.

Respectfully,


Joseph and Tina Bogan
6728 Zermatt Court
Colleyville, TX 76034
214-797-6504 (Joe cell)
jbogan@provd.com (email)

ORDINANCE O-22-2206

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 3.14 ACRES, BEING TRACTS 1B AND 1G, ABSTRACT 798, JOSEPH H. HARRELL SURVEY, LOCATED AT 805 MURPHY ROAD, FROM THE AG AGRICULTURAL DISTRICT TO THE R-40 SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a change in zoning on 3.14 acres, being Tracts 1B and 1G, Abstract 798, Joseph H. Harrell Survey, located at 805 Murphy Road, from AG Agricultural district to R-40 Single Family Residential district under Case No. ZC22-021; 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 on 3.14 acres, being Tracts 1B and 1G, Abstract 798, Joseph H Harrell Survey, located at 805 Murphy Road, from AG Agricultural district to R-40 Single

Family Residential district from as depicted on the attached as Exhibit "A".

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of July 2022.

The second reading and public hearing being conducted on the 19th day of July 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 19TH DAY OF JULY 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

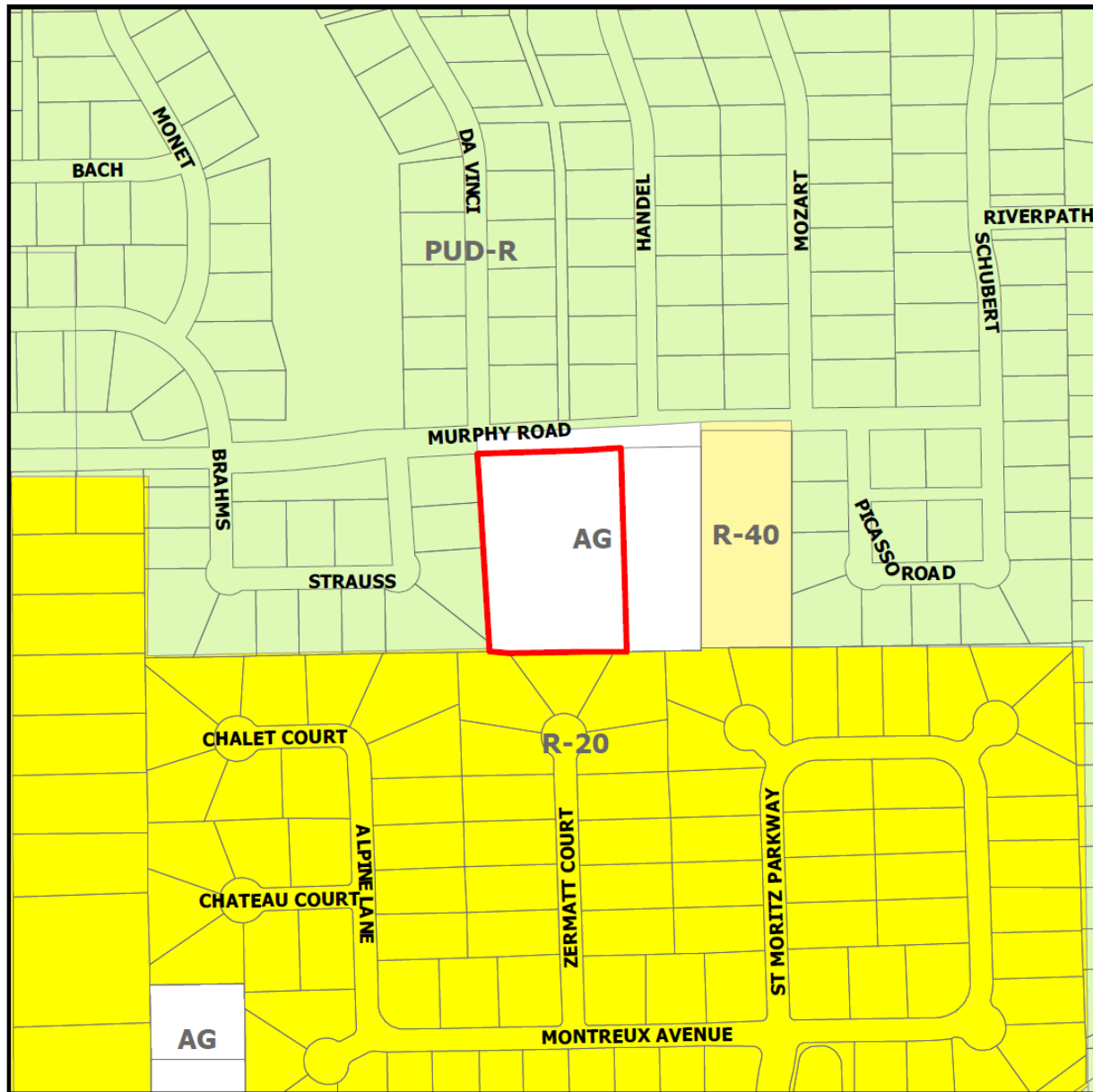
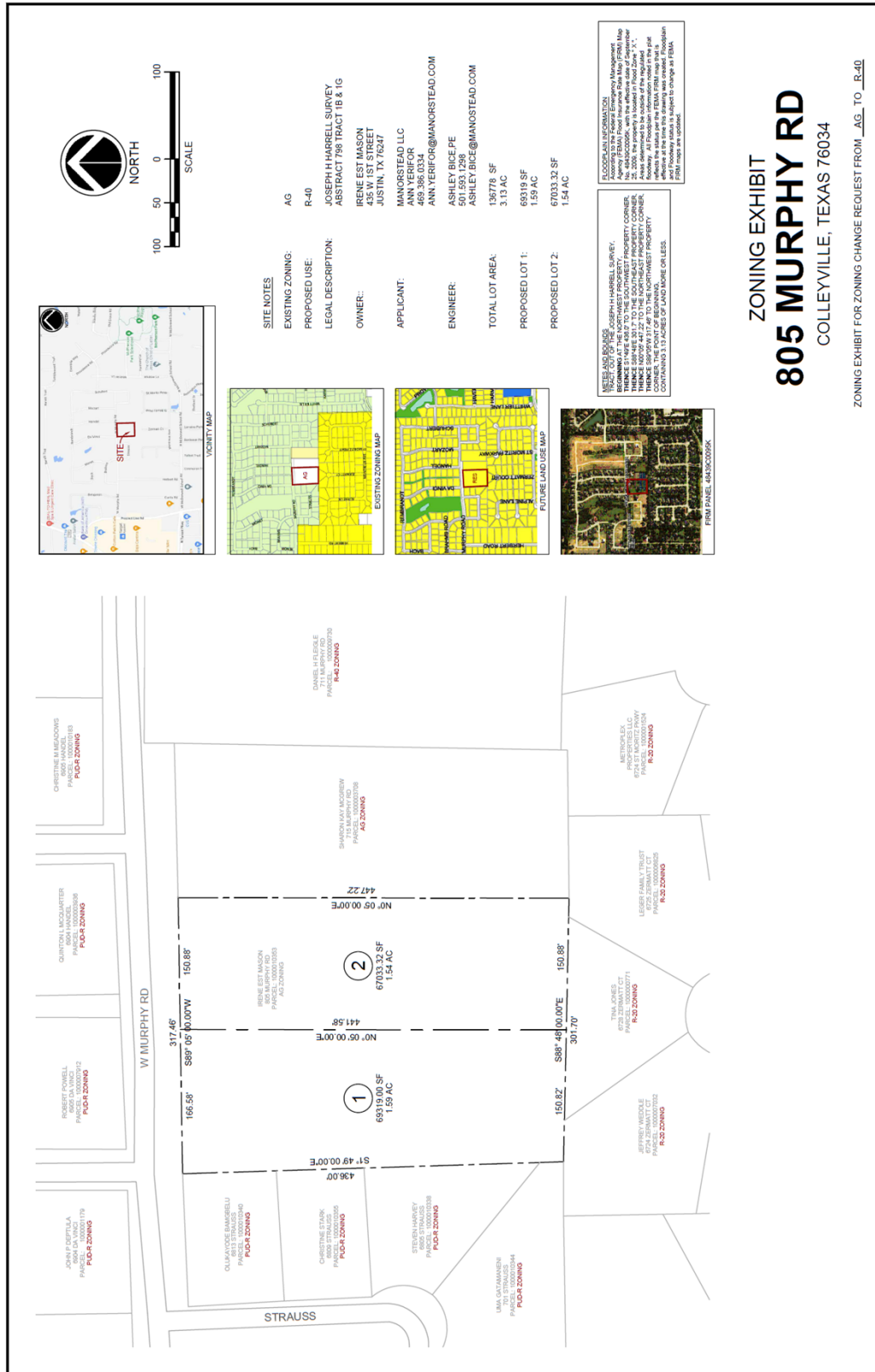


Exhibit “B”- Zoning Exhibit





City of Colleyville City Council Agenda Briefing

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

Agenda Number 7b

Agenda Date 7/19/2022

Number Ordinance O-22-2207

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from R-40 Single Family Residential to R-30 Single Family Residential zoning district for Lots 2 and 3, Block 3, Stafford Heights Subdivision, located at 4801 and 4809 Manning Drive, Case ZC22-023

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Second Reading and Public Hearing

The applicant was present and spoke in favor of tabling the item until the Land Development Code amendment worked its way through the approval process. The amendment would grant an administrative variance approval for platted lots that are just shy of the minimum area and dimensional requirements for the zoning district.

First Reading and Public Hearing

Gridiron Realty, LLC, the applicant, has submitted a request for a zoning change on Lots 2 and 3, Block 3, Stafford Heights Subdivision, being approximately 1.77 acres, and zoned R-40 Single Family Residential district. The purpose is to rezone from the R-40 Single Family Residential district to the R-30 Single Family Residential district to allow for the construction of two new single family homes on two existing platted lots. There are no new lots proposed.

Existing Conditions/Background: The subject properties, 4801 and 4809 Manning Drive, reside on the east side of Manning Drive south of the intersection with Glade Road and have R-40 zoning. The existing lot areas are 38,063 sq. ft., not the required 40,000 sq. ft. There is an existing home, which was built over the lot line that will be demolished.

Proposed Zoning: Request – The applicant requests to rezone the property from R-40 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

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 subject properties are requesting to be rezoned due to the lot size not in compliance with the current R-40 zoning. Both lots are platted and have existed in this manner since 1962. The properties were scheduled with the Zoning Board of Adjustment in May for consideration of a Variance Appeal of the substandard lot size. There was a motion to approve the Variance; however, it failed by a vote of three ayes to two nays (four affirmative votes at ZBA are required for a motion to pass). Therefore, a rezoning to the lot size would allow for the ability to apply for and receive the necessary building permits to build two new single family homes.

Plat Status: The properties are platted as Lots 2 and 3, Block 3, Stafford Heights Addition.

DRC Review: The DRC reviewed the request during their May 23, 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, south, east, and west are zoned R-40 Single Family Residential district and are improved with single family residential homes.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, identifies the subject properties as residential. 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 June 13, 2022 meeting by a vote of 5-0.

Financial Impact

There is no financial impact to the City.

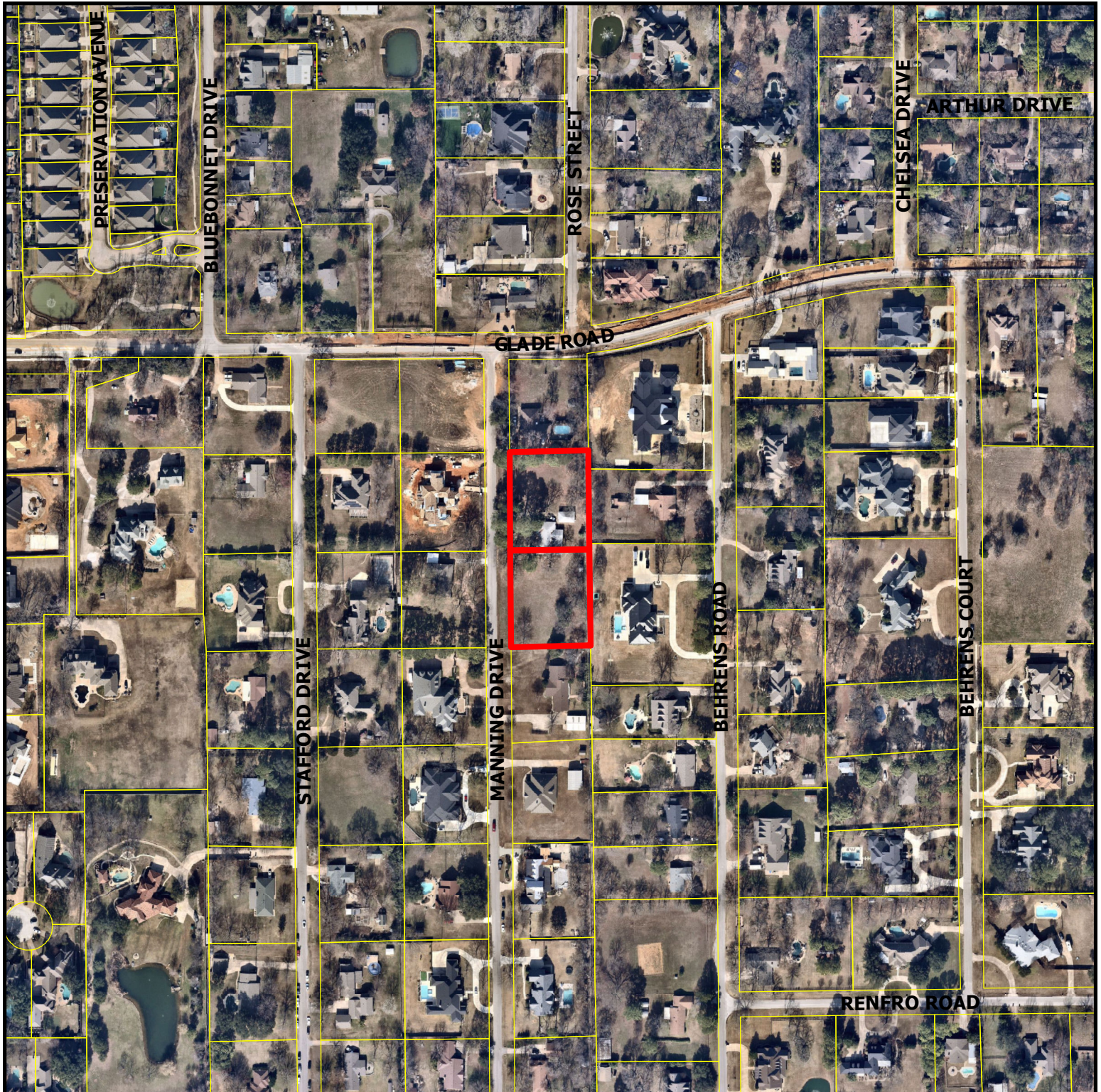
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Stafford Heights Plat
6. Survey Plat
7. Notification Map
8. Notification Letter
9. Notification List
10. Letter of Opposition
11. Ordinance O-22-2207

Aerial Map



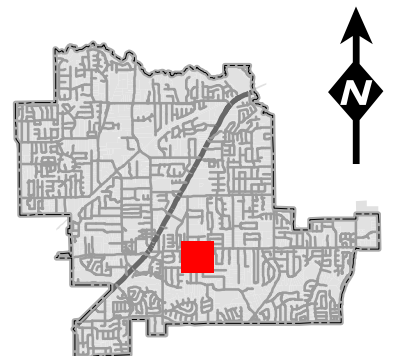
ZC22-023

4801 & 4809 Manning Drive

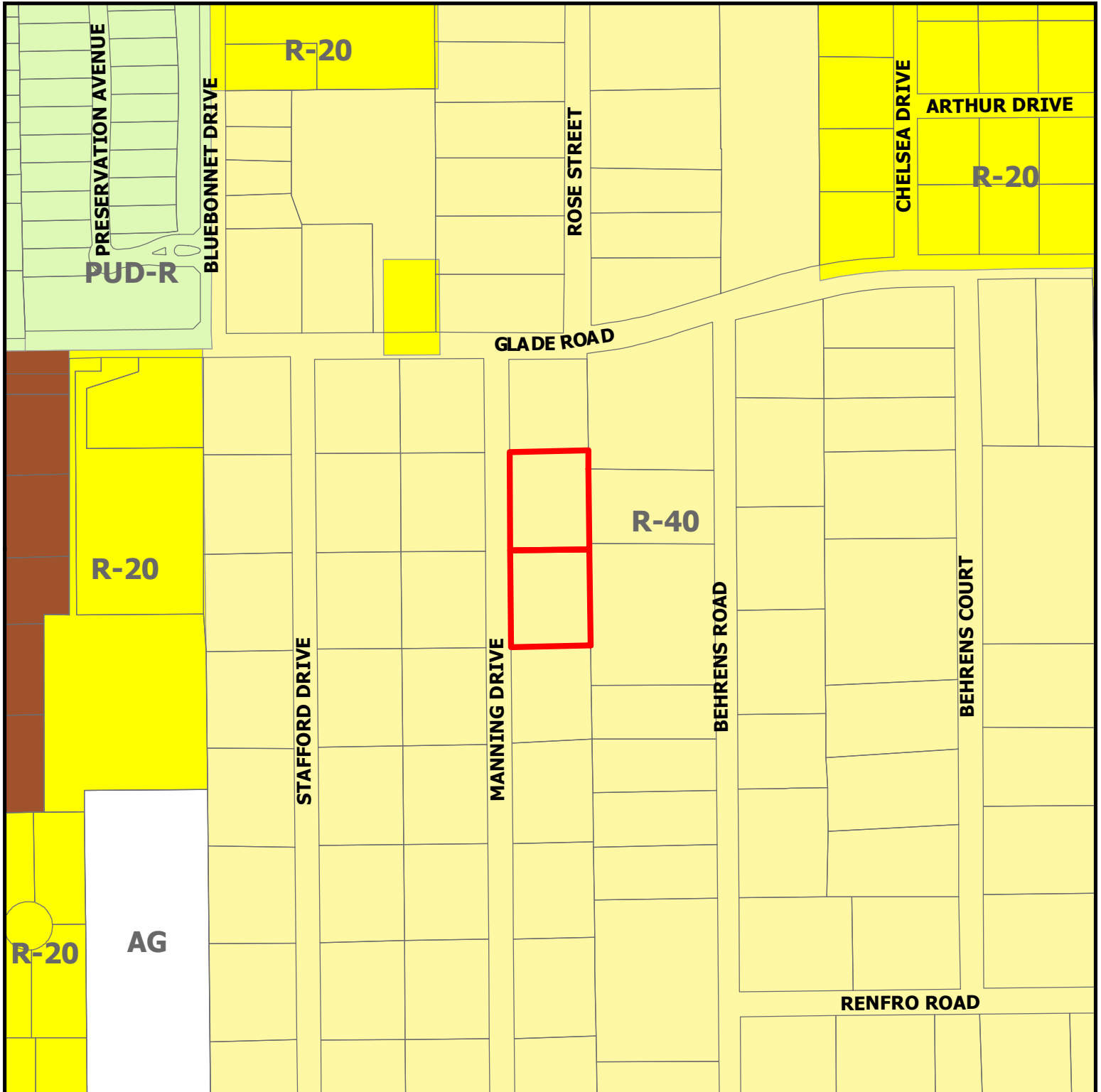
DISCLAIMER:
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Subject Property



Zoning Map



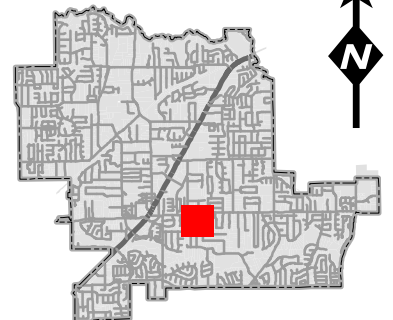
ZC22-023
4801 & 4809 Manning Drive

DISCLAIMER:

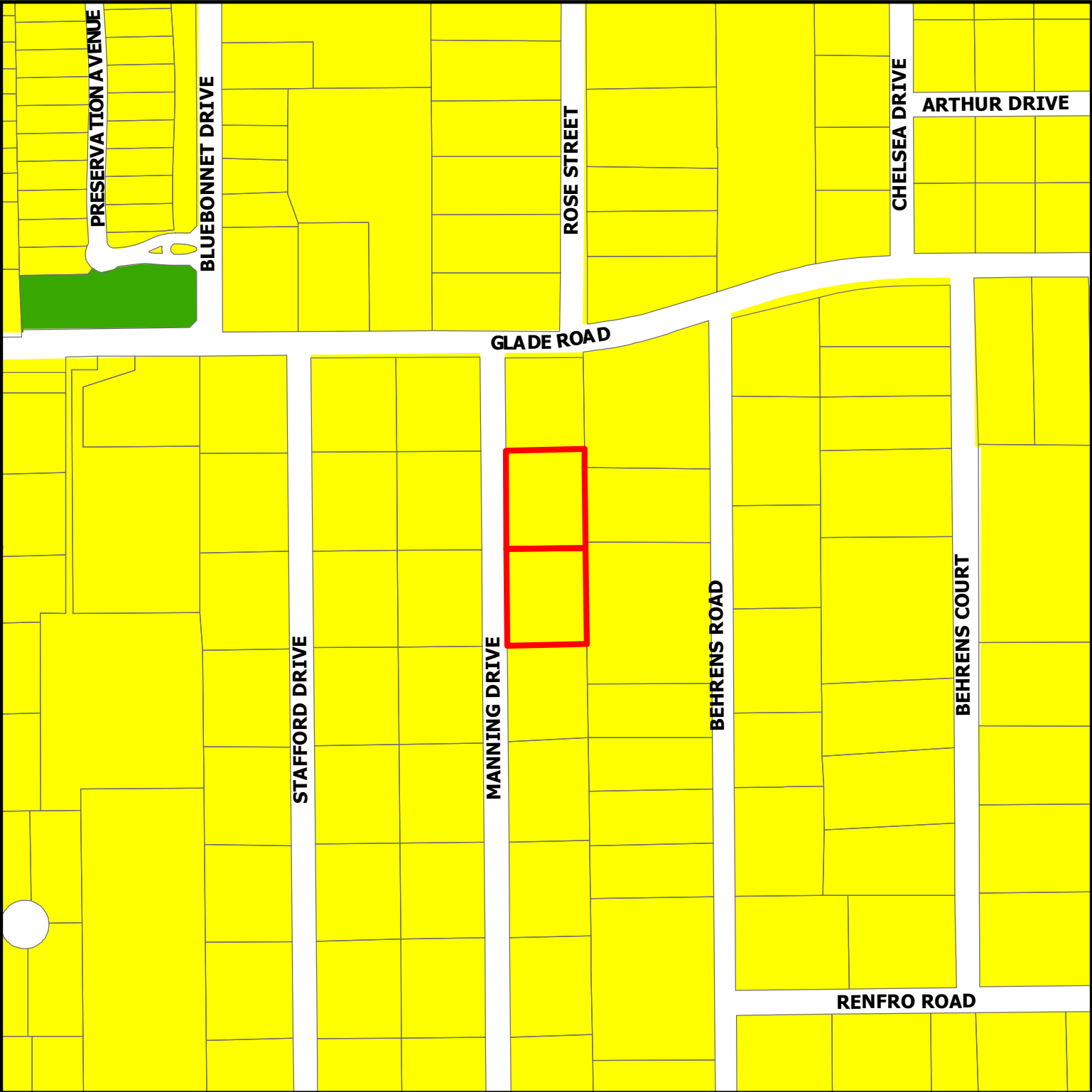
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Subject Property



Future Land Use Map

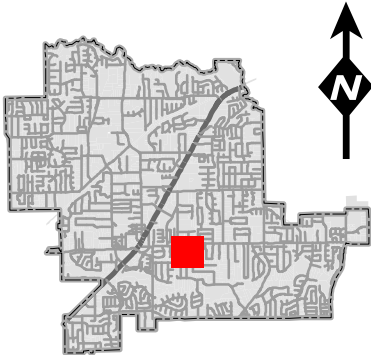


ZC22-023

4801 & 4809 Manning Drive

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-  Subject Property
-  Residential
-  Open Space; Parks



Proposed Planning Objectives for

4801/4809 Manning Dr., Colleyville TX 76034

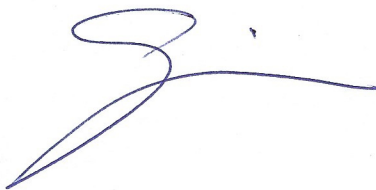
A unique situation occurs with this property that was not a result of our actions.

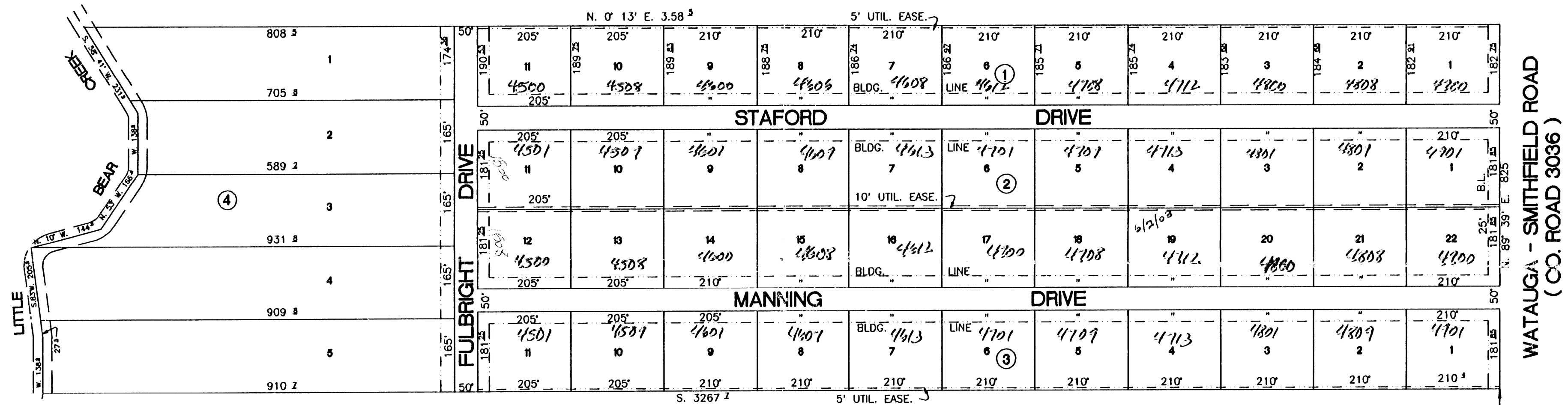
GridIron Realty LLC, a partnership owned by Sib Bahjat and Nick Bossinakis, purchased the property in December 2021 from the Seller, Mr. John Henning. Mr. Henning built the existing home and lived in the home for over 40 years. The home sits in the middle of the lot of 1.746 acres. The home was originally built to exceed the individual plat of .87 acre lot of 4801 Manning, crossing over to 4809 Manning by about three feet. As a result, the sale of the property included both 4801 and 4809 Manning as one property. Because the lots are addressed separately and platted separately, they are considered two lots at approximately .87 acre each.

We are seeking approval from the City of Colleyville to demolish the existing home to allow us to have two individual R40 lots as shown on the current Survey and plat attached. Future use consideration is for a residential home to be built on each lot.

Please let me know if you have any questions or need further information.

Respectfully,
Michelle Bahjat
817.917.5482 (c)



BEGIN 25' S. FROM N.E./C G.W. TEETER SURV. & BEING N.W./C BESSIE V. BEHRENS TRACK AS REC. IN VOL. 3609, PG. 358, D.R.T.C.T.

I, David C. Moak DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND AUGUST, 1962.

SUBDIVISION APPROVAL
Town of Colleyville
Tarrant Co. - Texas

DATE: Aug. 14, 1962
BY: E. R. Eudaly, Mayor
BY: Mrs. J. O. Bailey

CHECKED
BY: Herm. W. M. F.

PLAT OF
STAFORD HEIGHTS
A SUB'D. 60 AC. OUT G.W. TEETER SURV. COLLEYVILLE, TARRANT COUNTY, TEXAS



David C. Moak
REG. PUBLIC SURVEYOR
334E HURST BLVD.
HURST TEXAS

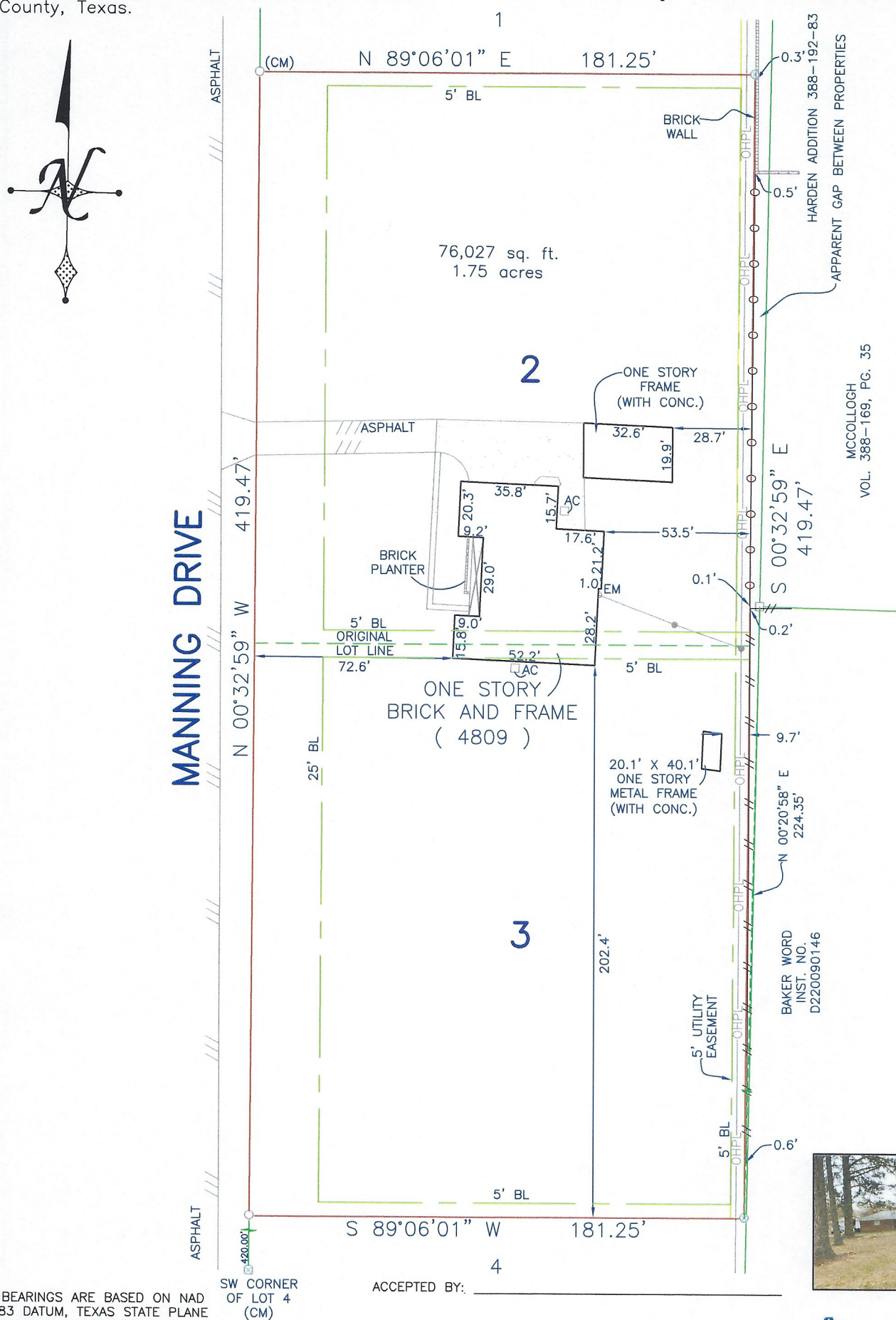
REG. PUBLIC SURVEYOR
BU2-5587 BU2-5855
TEXAS

Date: 8-23-62

2785

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 4801 & 4809 MANNING DRIVE, in the City of COLLEYVILLE Texas. Being Lots 2 and 3, in Block 3, STAFORD HEIGHTS an Addition to the City of Colleyville, Tarrant County, Texas according to the Plat thereof recorded in Volume 388-32, Page 12, of the Plat Records of Tarrant County, Texas.



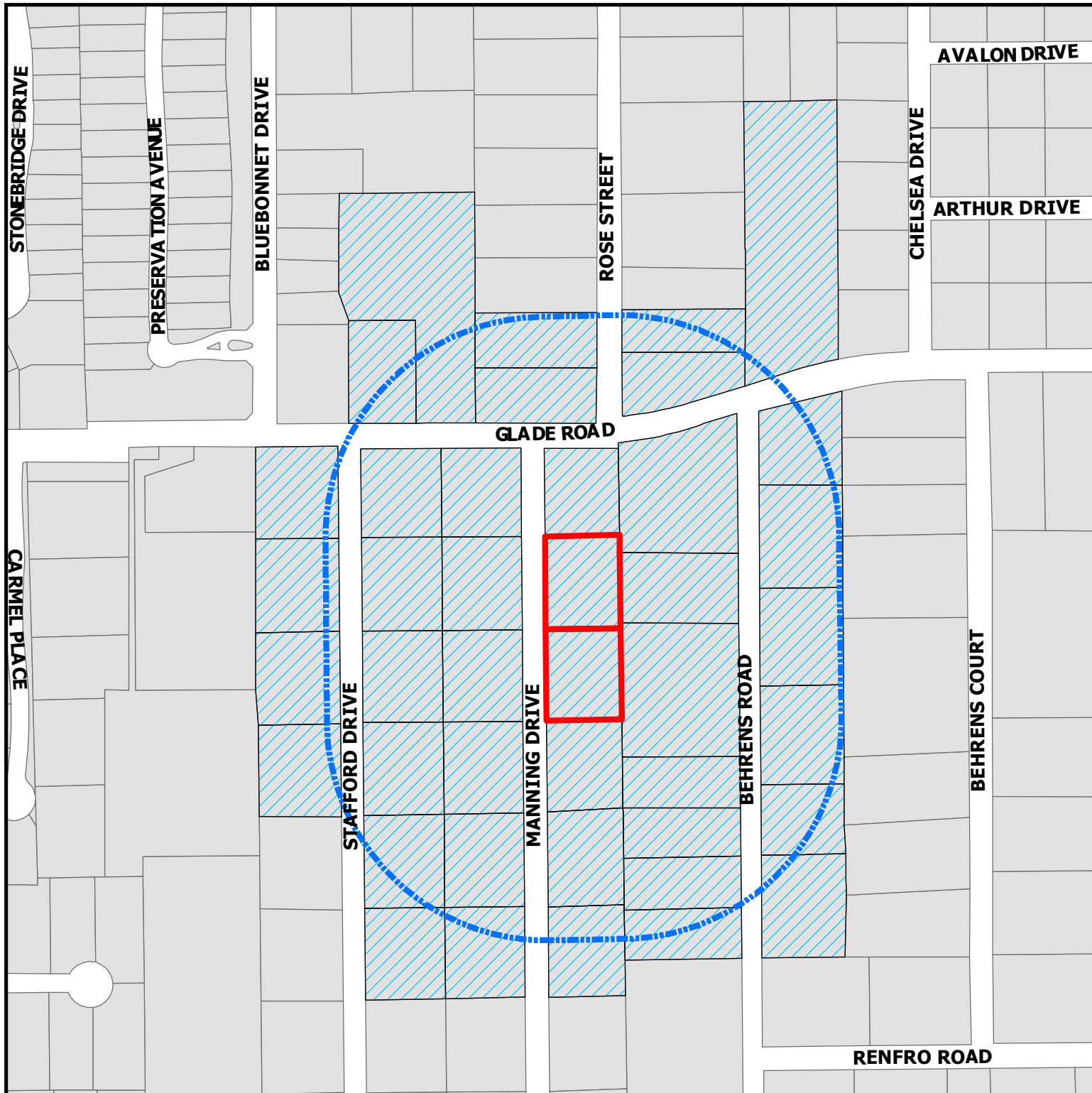
BEARINGS ARE BASED ON NAD
83 DATUM, TEXAS STATE PLANE
COORDINATE SYSTEM. NORTH
CENTRAL ZONE

SW CORNER
OF LOT 4
(CM)

ACCEPTED BY:



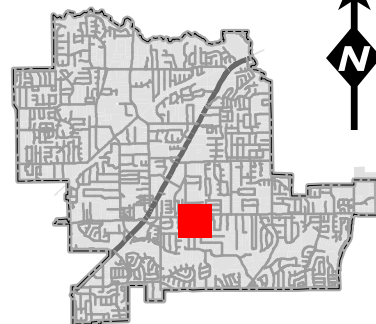
Notification Map



ZC22-023
4801 & 4809 Manning Drive

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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City Council Meetings: Tuesday, July 5, 2022 & Tuesday, July 19, 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-40 Single Family Residential district to the R-30 Single Family Residential district. The request is to rezone the property to allow for two new single family homes on two existing platted lots.

Zoning Case: ZC22-023

Applicant: Gridiron Realty LLC

Owners: Sib Bahjat and Nick Bossinakis

Location: 4801 and 4809 Manning Drive

Property Description: Lots 2 and 3, Block 3, Stafford Heights Subdivision

Present Zoning: R-40 Single Family Residential

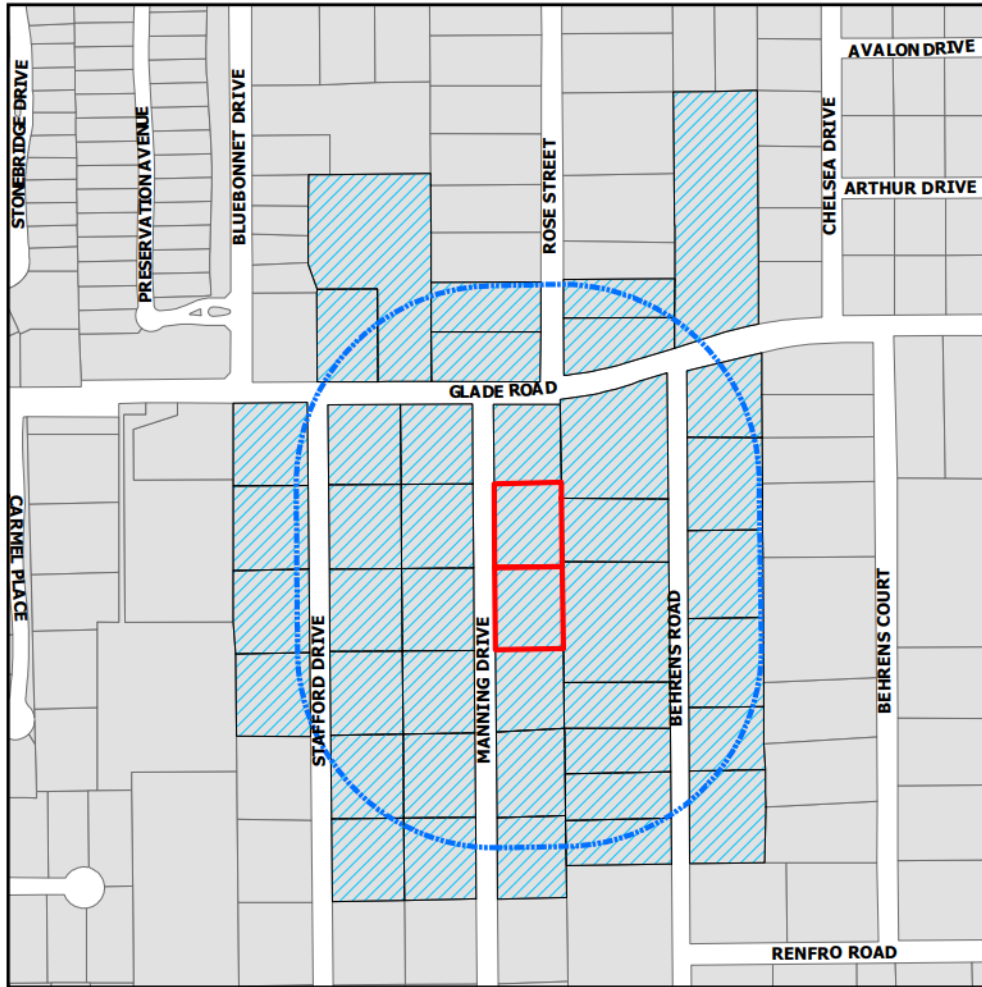
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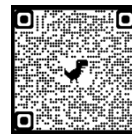
Community Development Department
City of Colleyville
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Colleyville, TX 76034

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
ALBERT, JOHN M	5004 ROSE ST	COLLEYVILLE, TX
BABIN, CHRISTOPHER	1504 GLADE RD	COLLEYVILLE, TX
BACA, RICHARD	4713 BEHRENS RD	COLLEYVILLE, TX
BENNIE, JAMES	2051 HUGHES RD	GRAPEVINE, TX
BURRIS, RACHEL	4809 STAFFORD DR	COLLEYVILLE, TX
CAPPA, ROBERT	4800 STAFFORD DR	COLLEYVILLE, TX
CASILIO LIVING TRUST	1705 AVALON DR	COLLEYVILLE, TX
CHELSEA PARK ADDITION	1816 AVONDALE DR	COLLEYVILLE, TX
COPLON, MAHLON	4905 BEHRENS RD	COLLEYVILLE, TX
COX, NORMAN LLOYD	4901 BEHRENS RD	COLLEYVILLE, TX
CUMMINGS, WILLIAM C	4800 BEHRENS RD	COLLEYVILLE, TX
DAVID AND KECIA MALDONADO REVO	1701 GLADE RD	COLLEYVILLE, TX
DAVIDSON, MARK	4708 BEHRENS RD	COLLEYVILLE, TX
DODSON, DAVID	4701 STAFFORD DR	COLLEYVILLE, TX
DUCIC, YADRANKO	1700 GLADE RD	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GRIDIRON REALTY LLC	1450 POST AND PADDOCK ST	GRAND PRAIRIE, TX
GRIFFIN, JOHN	1813 AVALON DR	COLLEYVILLE, TX
HENNING, JOHN B	4809 MANNING DR	COLLEYVILLE, TX
HERRING, CANDY	1600 GLADE RD	COLLEYVILLE, TX
HUGGINS, WILLIAM S	PO BOX 1047	COLLEYVILLE, TX
KEEFE, ALEX	4713 MANNING DR	COLLEYVILLE, TX
LAKES OF SOMERSET	1104 CHATSWORTH CT W	COLLEYVILLE, TX
LUTRICK, THOMAS M	4701 MANNING DR	COLLEYVILLE, TX
LYNCH, JOHN M	4700 MANNING DR	COLLEYVILLE, TX
MAHAN, ROY	4712 STAFFORD DR	COLLEYVILLE, TX
MCCOLLOUGH JOYCE B	4912 BEHRENS RD	COLLEYVILLE, TX
MILLS, DONALD	4801 STAFFORD DR	COLLEYVILLE, TX
NGUYEN, HAI	3933 FRESHWATER DR	CARROLLTON, TX
PHILLIPS, VANICE	4713 STAFFORD DR	COLLEYVILLE, TX
PHILLIPS, WILLIAM C	4712 MANNING DR	COLLEYVILLE, TX
POMROY, PAUL R	4712 BEHRENS RD	COLLEYVILLE, TX
PRESERVATION	106 N DENTON TAP RD #210-375	COPPELL, TX
RICKS, GREGORY A	8808 QUEENS CT	COLLEGE STATION, TX
SMITH, RICHARD	4901 MANNING DR	COLLEYVILLE, TX
SNYDER, JOHN JOSEPH	1701 ROYAL LN APT 1202	FARMERS BRANCH, TX
SPROUSE, MARY G	4704 BEHRENS RD	COLLEYVILLE, TX
THE PENCE COMPANY LLC	3428 BROWN TRL	BEDFORD, TX
VEACH, GARY E	4709 MANNING DR	COLLEYVILLE, TX
WEISS, SABRINA	4709 BEHRENS RD	COLLEYVILLE, TX
WINSWORTH, LLOYD	4900 STAFFORD DR	COLLEYVILLE, TX
WORD, RAMIE	4900 BEHRENS RD	COLLEYVILLE, TX

4900 Behrens Road
Colleyville, TX 76034

June 01, 2022

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



RE: Zoning Case ZC22-023

I am opposed to the Rezoning Case referenced at 4801 & 4809 Manning Drive, from the existing R-40 to accommodate two R-30 lot sizes.

There has NEVER been a house or other building on the address listed as 4801 Manning Drive, (Denied Variance case, VC 22-003). The land at 4801 Manning Drive in the Tarrant Appraisal District is listed at 35,571 square feet; 0.8165 acre.

The house address for 4809 Manning Drive, (Denied Variance case, VC 22-004) is listed in the Tarrant Appraisal District is listed at 36,127 square feet; 0.8293 acre.

Our home is at 4900 Behrens Road, directly behind both the referenced properties. If you look at the map, our land is much wider and deeper at 76,286 square feet; a little over 1.75 acres.

The 4809 and 4801 Manning Drive property was zoned R-40 in 12/2021 when Gridiron Realty purchased it as a single property.

This is a lovely area and was intended by Master Plan to remain R40 as the minimum lot size. Attempts to cherry-pick to R-30 have failed multiple times in recent years and historically.

As the applicant is a real estate investor/speculator, they do not have the same interest in keeping it this way.


Ramie Word
4900 Behrens RD
Colleyville, TX 76034
(817) 657-2981

ORDINANCE O-22-2207

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 1.77 ACRES, AND BEING, LOTS 2 AND 3, BLOCK 3, STAFFORD HEIGHTS ADDITION, LOCATED AT 4801 AND 4809 MANNING DRIVE, FROM THE R-40 SINGLE FAMILY RESIDENTIAL TO THE R-30 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning of the properties from R-40 Single Family Residential to R-30 Single Family Residential district for Case No. ZC22-023; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to 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-40 Single Family Residential district to R-30 zoning district on 1.77 acres, being Lots 2 and 3, Block 3, Stafford Heights Addition at 4801 and 4809 Manning Drive as depicted on the attached as Exhibit "A".

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of July 2022.

The second reading and public hearing being conducted on the 19th day of July 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 19TH DAY OF JULY 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

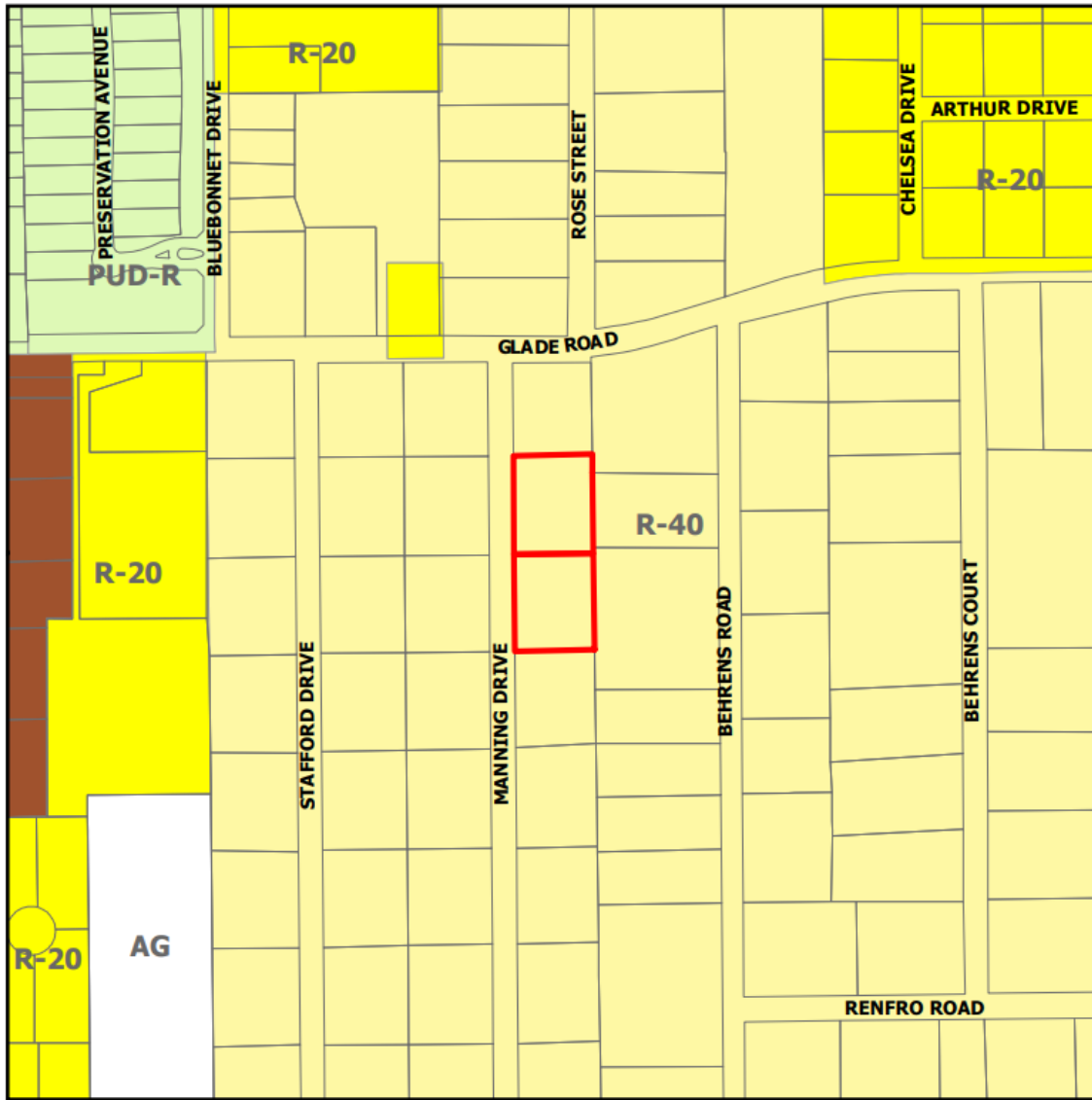
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

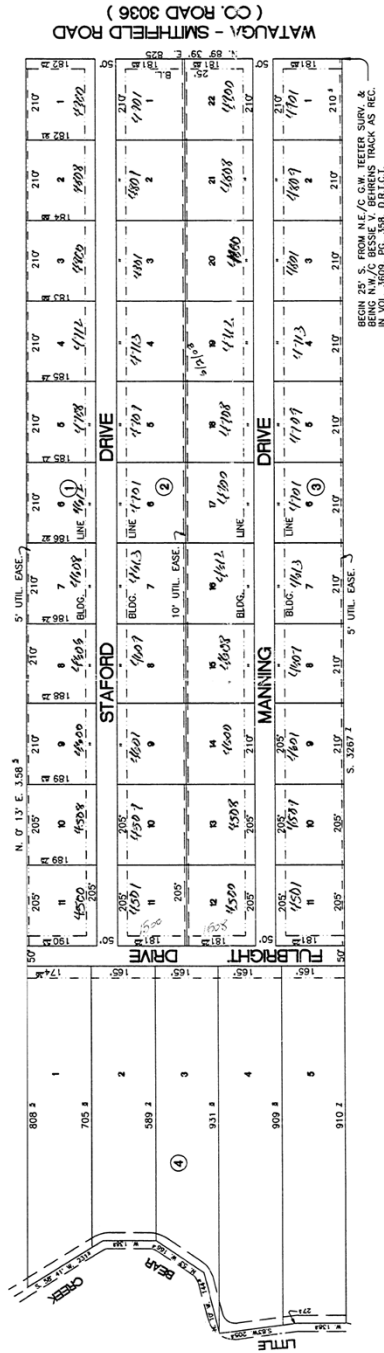
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"- Zoning Map



PLAT RECORD VOLUME 388 32



I, David C. Moak DO HEREBY CERTIFY THAT
THIS PLAY IS TRUE AND CORRECT AS SURVEYED
ON THE GROUND AUGUST, 1962.

PLAT OF
STAFORD HEIGHTS

A SUB'D. 60 AC. OUT G.W. TEETER SURV. COLLEYVILLE, TARRANT COUNTY, TEXAS

SUBDIVISION APPROVAL
Town of Colleyville
Tarrant Co. -- Texas

DATE: Aug. 14, 1962
BY: E. R. Eudaly, Mayor
BY: Mrs. J. O. Bailey

CHECKED
BY: Herm. W. M. F.



David C. Moak
SURVEYOR
BUI2-5587 BUI2-5855
TEXAS

REG. PUBLIC
334E HURST BLVD.
HURST

Oct.- 9, 21, 23, 27, 29, 31, 1962

2795



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7c

Agenda Date 7/19/2022

Number Ordinance O-22-2208

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from R-40 Single Family Residential to R-30 Single Family Residential zoning district for Lot 15 W1/2, Block 1, Wescoat Place Addition, located at 6105 Bettinger Drive, Case ZC22-024

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Second Reading and Public Hearing

The applicant was present and spoke in favor of the request. No one else came forward to speak. Contour exhibits have been included in the report as requested.

First Reading and Public Hearing

Sam Noel, the applicant, has submitted a request for a zoning change on Lot 15 W1/2, Block 1, Wescoat Place Addition, being approximately 0.69 acres, and zoned R-40 Single Family Residential district. The purpose is to rezone the R-40 Single-Family Residential district to the R-30 Single Family Residential district to allow for the construction of one new single-family home. There are no new lots proposed.

Existing Conditions/Background: The subject property, 6105 Bettinger Drive, resides on the east side of Bettinger Drive south of the intersection of White Drive. The subject property has R-40 zoning and is currently undeveloped.

Proposed Zoning: Request – The applicant requests to rezone the property from R-40 to the R-30 district. The minimum standards for the R-30 zoning district are as follows:

Minimum Lot Size	30,000 square feet	30,355 SF
Minimum Lot Width	125 feet	±152 feet
Minimum Lot Depth	125 feet	±200 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 property is compatible with the R-40 zoning district except for the lot size, which is 30,355 sq. ft. and R-40 requires 40,000 sq. ft. The property is concurrently going through the replat process. As a component of the replat, a plat waiver for lot size is being requested. If the waiver is approved, then the rezoning would not be necessary. If the plat waiver is not approved, then the property would need to be rezoned to the R-30 Single Family Residential zoning district.

Plat Status: The property is a platted lot existing as Lot 15 W1/2 , Block 1, Wescoat Place Addition.

DRC Review: The DRC reviewed the request during their May 23, 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, south and east are zoned R-40 Single Family Residential district and are improved with single family homes. The property to the west is zoned R-20 Single Family Residential district and is improved with a single family home.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject properties as residential.

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 June 13, 2022 meeting by a vote of 5-0.

Financial Impact

There is no financial impact to the City.

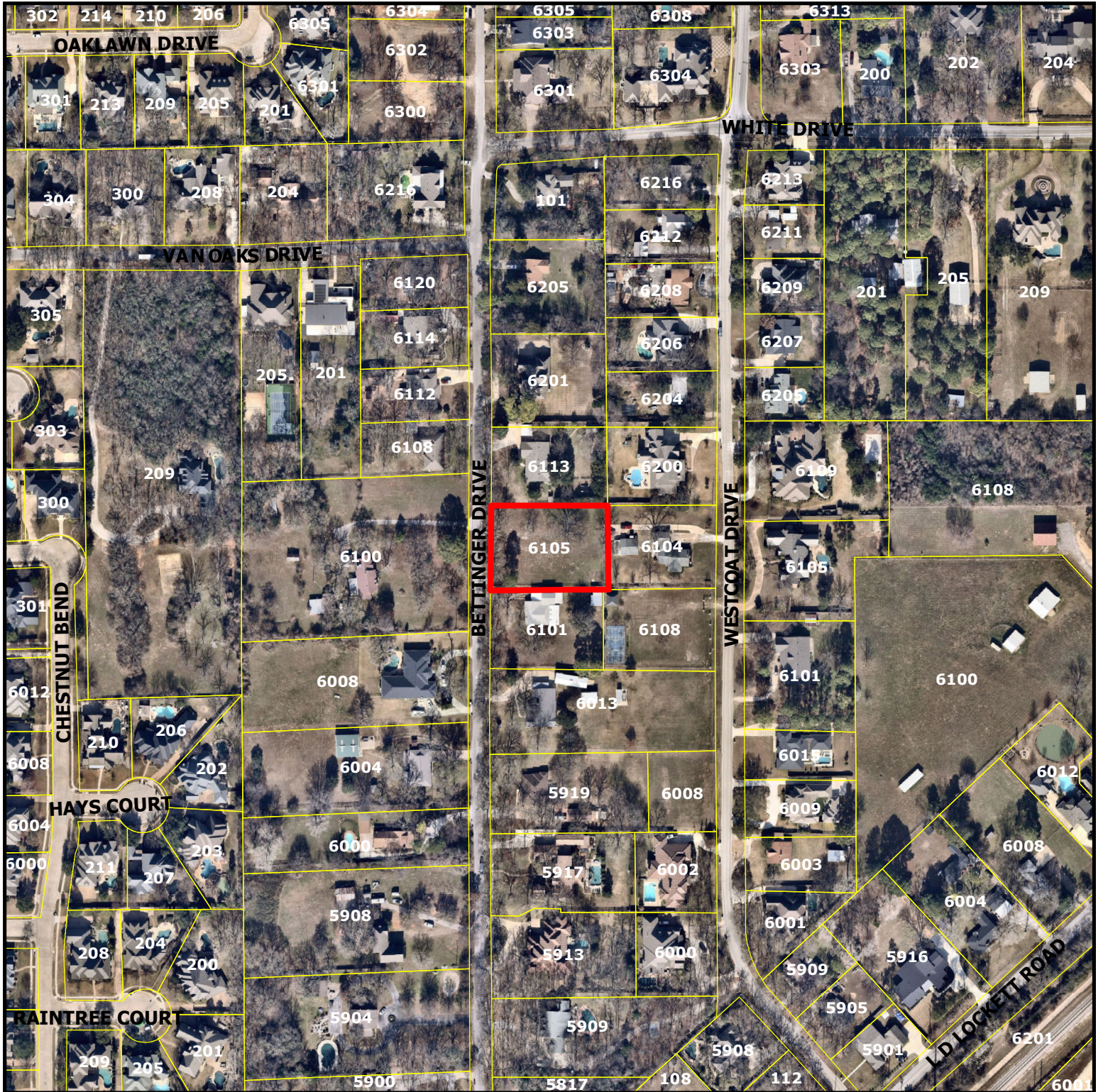
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Replat
6. Site Plan
7. Contour Maps
8. Notification Map
9. Notification Letter
10. Notification List
11. Ordinance O-22-2208

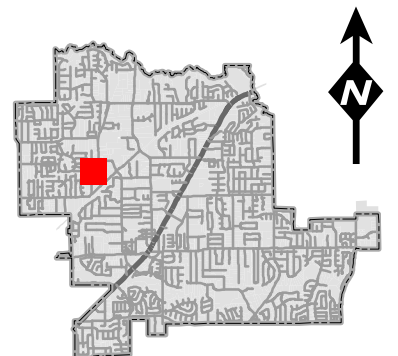
Aerial Map



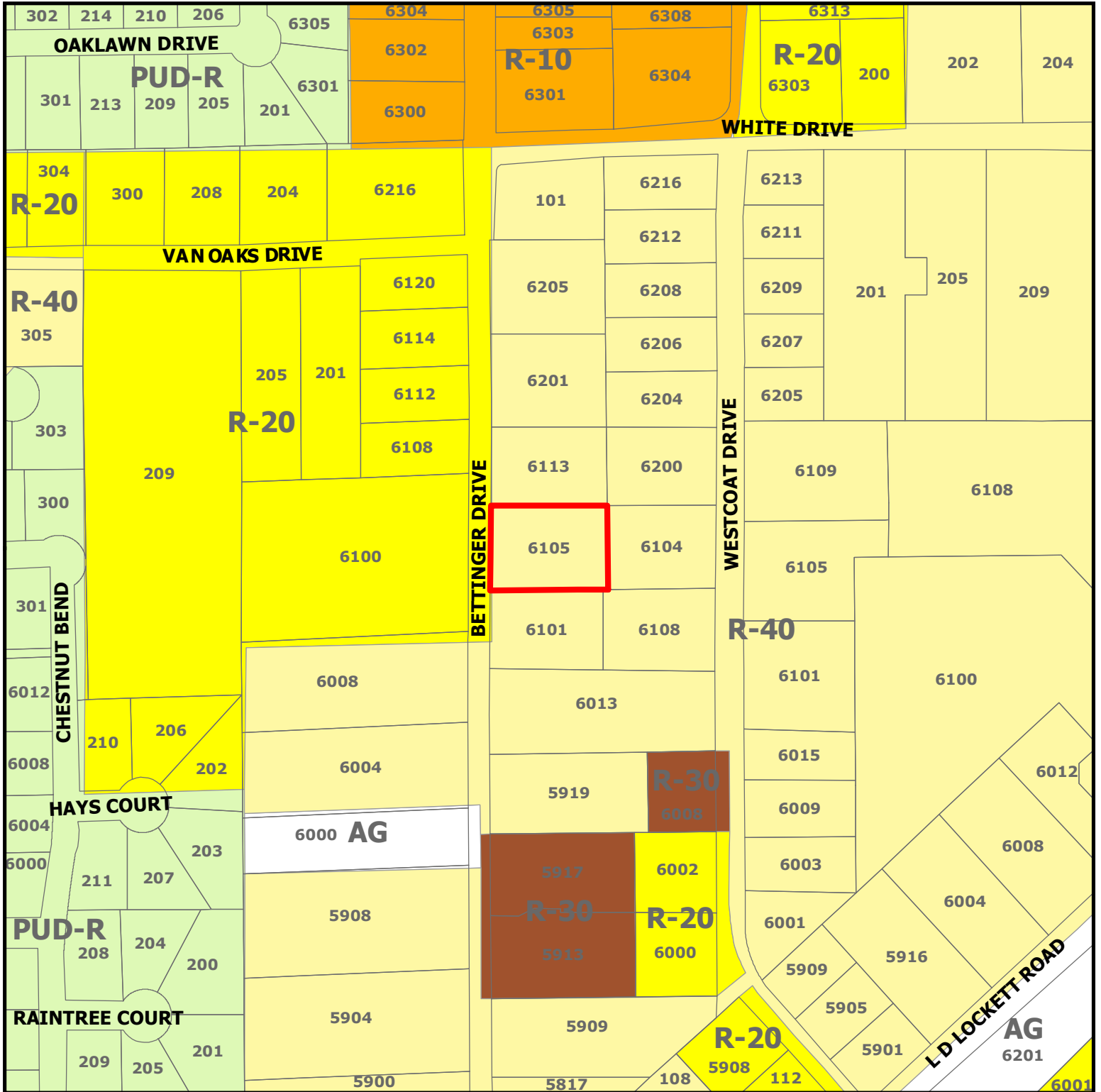
ZC22-024
6105 Bettinger Drive

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



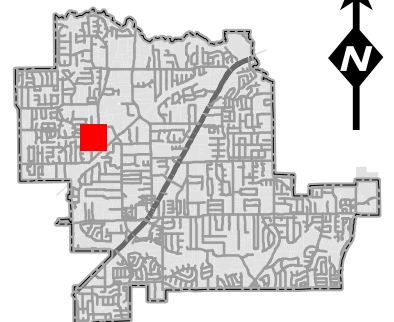
ZC22-024
6105 Bettinger Drive

DISCLAIMER:

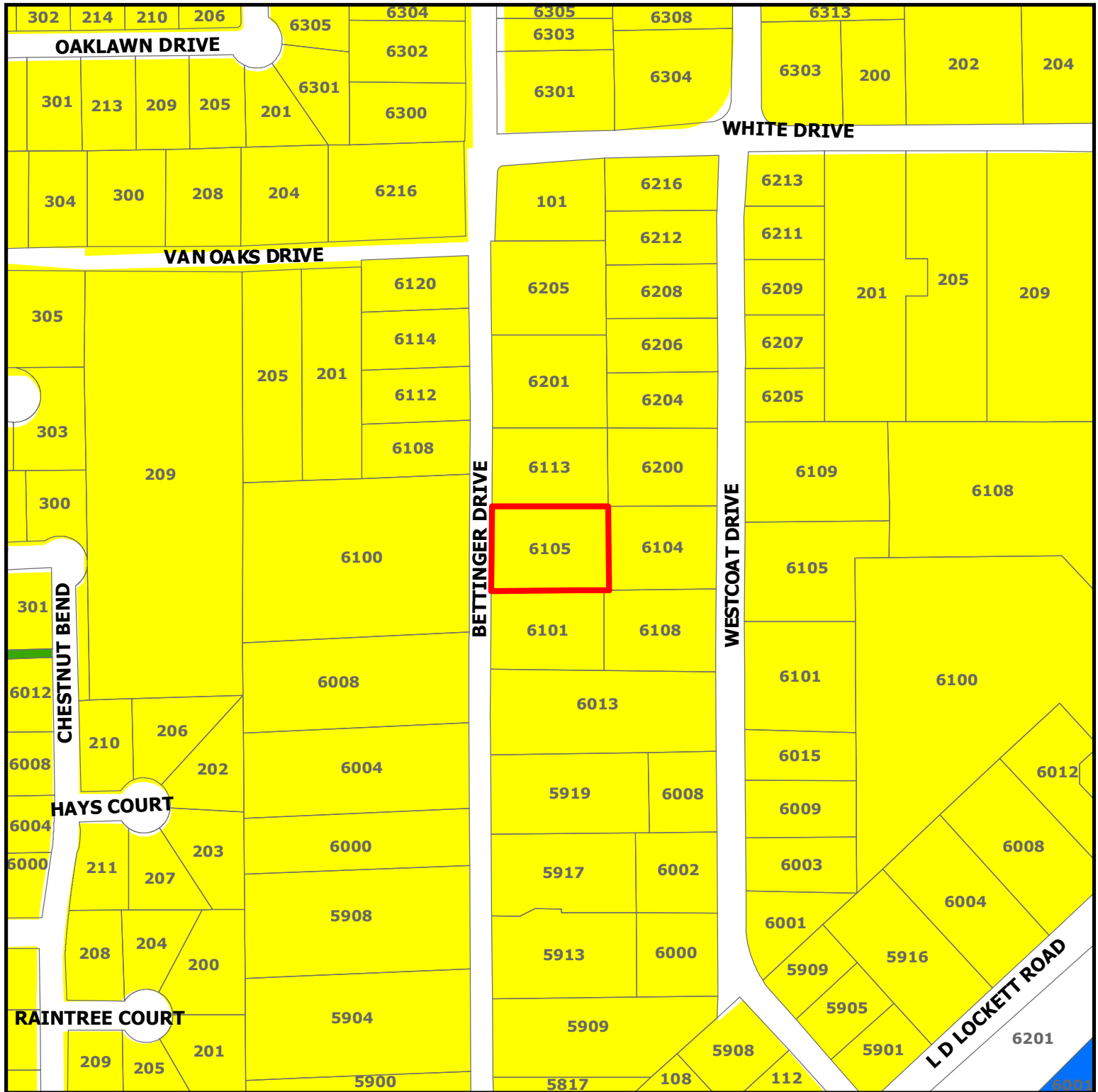
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Subject Property

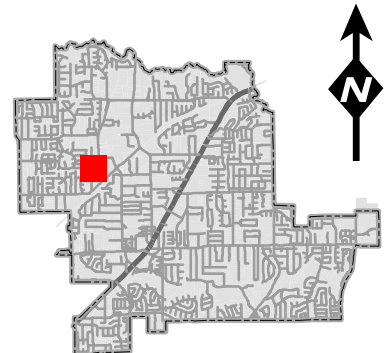


Future Land Use Map



ZC22-024 6105 Bettinger Drive

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



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May 16, 2022

City of Colleyville
 Planning and Zoning

Subject: Zoning Change for 6105 Bettinger Drive from R-40 to R-30.

Statement of Objectives:

This existing Property on Bettinger Drive encloses 30,355 square feet which meets the R-30 Zoning Requirements and does not meet the R-40 Requirements.

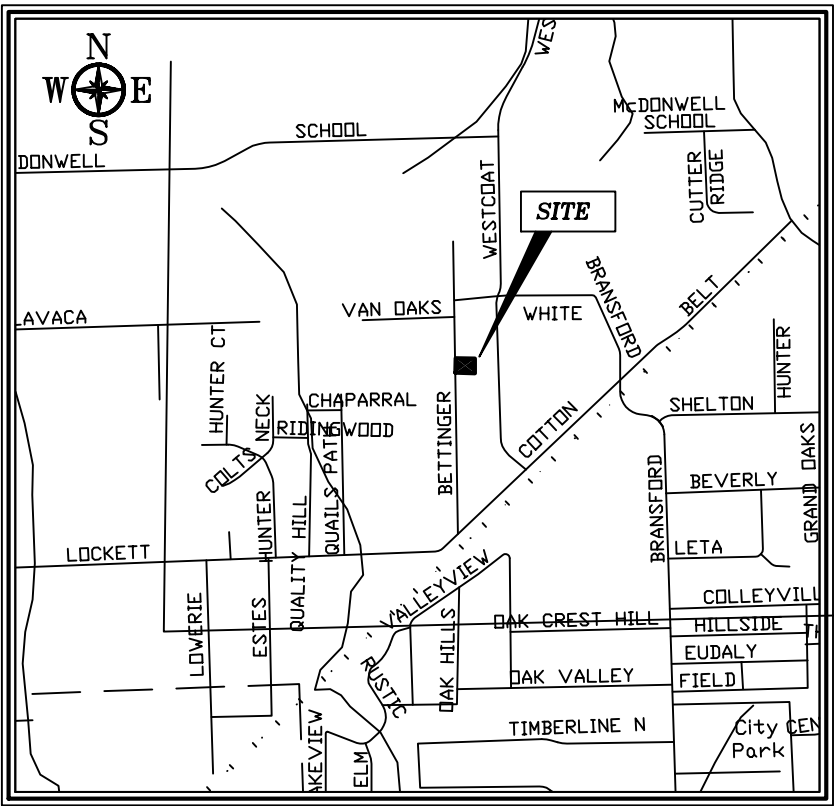
The Property under R-30 Zoning allows for 25% Lot Coverage which is more in-align with other Properties along Bettinger Drive. To Zone the Lot R-40 penalizes the Lot to a maximum Lot Coverage of 20% of a 30,000 square foot Lot, making it unfairly Restrictive. An R-40 Lot would have a minimum area of 40,000 square feet with 20% coverage.

R-40 Lot: 40,000 square feet times 20% allows 8,000 square feet of Lot Coverage with the Residence.

R-40 Lot requirements on a 30,000 square foot Lot allows only 20% of 30,000 square feet for a total footprint of 6,000 square feet.

R-30 Lot requirements on a 30,000 square foot Lot allows 25% of 30,000 square feet for a total footprint of 7,500 square feet.

Another example of where this was applied in Colleyville was Montclair Drive. The first couple of Lots off Hall Johnson as you turn South onto Montclair Drive are zoned R-20. The next Lot to the South was allowed to be Zoned R-30 due to its size. Then as you continue south on Montclair Drive the larger lots are zoned R-40.



VICINITY MAP
SCALE 1" = 2000'

OWNER:
CLINT VAN DEVENTER
INST. NO. D272199316
D.R.T.C.T.

ZONED R-20

OWNER:
PAULA HESTER
INST. NO. D23463918
D.R.T.C.T.

LOT 1-R
JOHN GILMORE SUBDIVISION
CABINET B, SLICE 862
P.R.T.C.T.

OWNER:
ROBERT HICKS et ux VICTORIA TIERNEY-HICKS
CLERK'S FILE NO. D238240227
D.R.T.C.T.

LOT 14
WEST HALF

ZONED R-40

S 89°34'22" E 199.89'

LOT 15R1
BLOCK 1

WESCOAT PLACE ADDITION
VOLUME 388-N, PAGE 26
P.R.T.C.T.

0.697 ACRE
30,355 square feet

OWNER:
JACK HICKERSON et ux KATHY HICKERSON
CLERK'S FILE NO. D219121115
D.R.T.C.T.

ZONED R-40

GREAT WESTERN MORTGAGE CORPORATION
VOLUME 10488, PAGE 1152
D.R.T.C.T.

LOT 16
WEST HALF

ZONED R-40

OWNER:
ROSS G. HIGGINS
CLERK'S FILE NO. D216153160
D.R.T.C.T.

LOT 14
EAST HALF

ZONED R-40

OWNER:
DEAN WILLIAM SCHAEFERS
CLERK'S FILE NO. D217145260
D.R.T.C.T.

LOT 15
EAST HALF

ZONED R-40

OWNER:
GEORGE A. ONDARZA et ux MARITZA ONDARZA
CLERK'S FILE NO. D209246899
D.R.T.C.T.

LOT 16
EAST HALF

ZONED R-40

LEGEND

WHEN USED, THE ABBREVIATIONS LISTED BELOW HAVE THE FOLLOWING MEANING	
AC	= AIR CONDITIONER
AD	= AREA DRAIN
BOLM	= BURIED CABLE MARKER
BOLM	= BURIED GAS LINE MARKER
BOLL	= METAL BOLLARD
CL	= CENTERLINE
CLT	= CHAIN LINK FENCE
CONC	= CONCRETE
D.R.T.C.T.	= DEED RECORDS TARRANT COUNTY, TEXAS.
EM	= ELECTRIC METER
FM	= FIRE HYDRANT
GEN	= GENERAL TELEPHONE
GW	= DOWN GUY & ANCHOR
HCS	= HANDICAP PARKING SIGN
LI	= LANDSCAPE LIGHTS
MH	= MANHOLE
MKB	= MARKER
M.R.T.C.T.	= MAP/PLAT RECORDS TARRANT COUNTY, TX.
PP	= POWER POLE
RCP	= REINFORCED CONCRETE PIPE
RP	= REFLECTOR POST
RW	= RETAINING WALL
SD	= STORM DRAIN INLET
SW	= SIDEWALK
SS	= STREET SIGN
SSMH	= SANITARY SEWER MANHOLE
SF	= STEEL ROD FOUND
SRS	= STEEL ROD SET
SWMB	= SOUTHWESTERN BELL TELEPHONE MANHOLE
TP	= TOP OF BANK
TP	= TELEPHONE PEDSTAL
TYP	= TYPICAL
TRANS	= TRANSFORMER
TS	= TRAFFIC SIGN
TU	= TEXAS UTILITIES COMPANY
WM	= WATER METER
WV	= WATER VALVE
W	= BUILDING HEIGHT MEAS. LOCATION

STATE OF TEXAS {}

COUNTY OF TARRANT {}

WHEREAS, we John Hickerson and wife Kathy Hickerson are the owners of the west 1/2 of Lot 15, Block 1, Wescoat Place, an addition to the City of Colleyville, Tarrant County, Texas as recorded in Volume 388-N, at Page 26 of the Plat Records of Tarrant County, Texas as evidenced by the Deed recorded under Clerk's File No. D219121115 of the Deed Records of Tarrant County, Texas, Texas and being more fully described as follows:

BEING a description of a 0.697 acre or 30,355 square foot tract of land situated in the Joseph White Survey Abstract No. 1692, in the City of Colleyville, Tarrant County, Texas and being (by deed call) the west 1/2 of Lot 15, in Block 1 of Wescoat Place addition on addition to the City of Colleyville as shown on the Plat recorded in Volume 388-N, at Page 26 of the Plat Records of Tarrant County, Texas, Said 0.697 acre tract being more fully described as follows:

BEGINNING at a 5/8-inch steel rod found for corner in the present east right-of-way line of Bettinger Road (a called 45 foot wide right-of-way formerly known as County Project No. 3126) said steel rod being the west common corner between said Lot 15 and Lot 14, in Block 1 of Wescoat Addition as recorded in Volume 388-N, at Page 26 of the Plat Records of Tarrant County, Texas;

THENCE South 89 deg. 34 min. 22 sec. East, departing said present east right-of-way line and along the common line between said Lots 14 and 15, a distance of 199.89 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE South 00 deg. 09 min. 56 sec. West, a distance of 152.59 feet to a 1/2-inch metal pipe found for corner on the common line between said Lot 15 and Lot 16 in said Wescoat Addition;

THENCE North 88 deg. 51 min. 31 sec. West, along the common line between said Lots 15 and 16, a distance of 201.30 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner on the previously mentioned east right-of-way line of Bettinger Road;

THENCE North 00 deg. 41 min. 34 sec. East, departing said Lot 16 and along said east right-of-way line, a distance of 150.08 feet to the POINT OF BEGINNING and containing 0.697 acre or 30,355 square feet of land more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That we, John Hickerson and Kathy Hickerson, Owners, do hereby adopt this plat designating the heretofore described property as WESCOAT PLACE REVISED, 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 plating ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2022.

John Hickerson
(owner)

Kathy Hickerson
(owner)

Planning and Zoning Commission Approval

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this day of _____, 2022, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

STATE OF TEXAS {}
COUNTY OF TARRANT {}

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2022.

Notary Public, in and for Tarrant County, Texas.

My commission expires _____

Printed Name: _____

STATE OF TEXAS {}
COUNTY OF TARRANT {}

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2022.

Notary Public, in and for Tarrant County, Texas.

My commission expires _____

Printed Name: _____

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael Dale Linke, a Registered Professional Land Surveyor licensed in 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 of the most current Professional Land Surveying Practices act.

Michael Dale Linke
Registered Professional Land Surveyor No. 4808

Notes:

- 1) The purpose of this replat is to create a Lot out of a portion of a previously platted property.
- 2) CM—indicates controlling monument.
- 3) The basis of bearings for this survey is the northwest line of Lot 1R, in Block 1 of Wescoat Place as recorded in Cabinet A, at Page 650S of the Plat Records of Tarrant County, Texas.
- 4) No construction or filing, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of 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 flood elevation.
- 5) Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

City Council Approval

WHEREAS The City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2022 to approve this Plat.

Mayor, City of Colleyville

Attest: City Secretary

REPLAT LOT 15R1, BLOCK 1 WESCOAT PLACE REVISED

AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, BEING A REPLAT OF THE WEST 1/2 OF LOT 15, BLOCK 1, OF WESCOAT PLACE ACCORDING TO THE PLAT RECORDED IN VOLUME 388-N, AT PAGE 26 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, SITUATED IN THE O. C. STURM SURVEY ABSTRACT NO. 1487, IN THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS.

ONE LOT- 0.697 ACRE

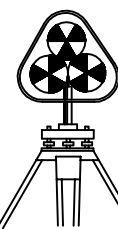
PREPARED: MAY 26, 2022

OWNER/DEVELOPER

JAKE AND KATHY HICKERSON
2504 HIGHLAND PARK COURT
COLLEYVILLE, TEXAS 76034
(214) 819-7741
CONTACT: JAKE HICKERSON
EMAIL: jhickerson@gnttransportation.com

PRISM SURVEYS, INC.

FIRM NO. 101325-00



COMMERCIAL, RESIDENTIAL,
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS
3533 BELL DRIVE
HURST, TEXAS 76053
(817) 540-8048
(817) 283-1148 (FAX)
EMAIL: mike@prism-surveys.com

Flood Statement
By graphic scaling only from the Flood Insurance Rate Maps for Tarrant County, Texas, and Incorporated Areas, no portion of this property is located in a special flood hazard area. The property appears in Zone X (unshaded), Community Panel No. 48439C0095K, Map Revised: September 25, 2009.

THIS PLAT RECORDED IN DOCUMENT NO. _____ DATE: _____

SCALE 1" = 30'

DATE OF SURVEY: APRIL 26, 2022

DRAWN BY: MDL

PROJECT NO. 22-1235

SHEET 1 of 1

199.89' S89°34'22"E

7.5' D.U.E.

10' B.L.

28'-0"

152.58' S00°09'56"W

7.5' D.U.E.

25' B.L.

10' B.L.

7.5' D.U.E.

201.30' N88°51'31"W

35' B.L.

14'-0"

40'-0"

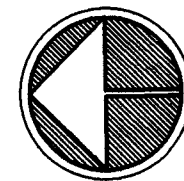
150.08' N00°41'34"E

NEW RESIDENCE

6105 BETTINGER

LOT = 30,355 SQ. FT.
RESIDENCE = 6,241 SQ. FT.
(20.56% OF LOT COVERAGE)

LOT: 15R1 BLOCK: 1
WESCOAT PLACE ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS



SITE PLAN
SCALE: 1"=10'-0"

BLAKE ARCHITECTS
1202 S. White Chapel Blvd.
Southlake, Texas 76092 • 817-488-9397
Suite A

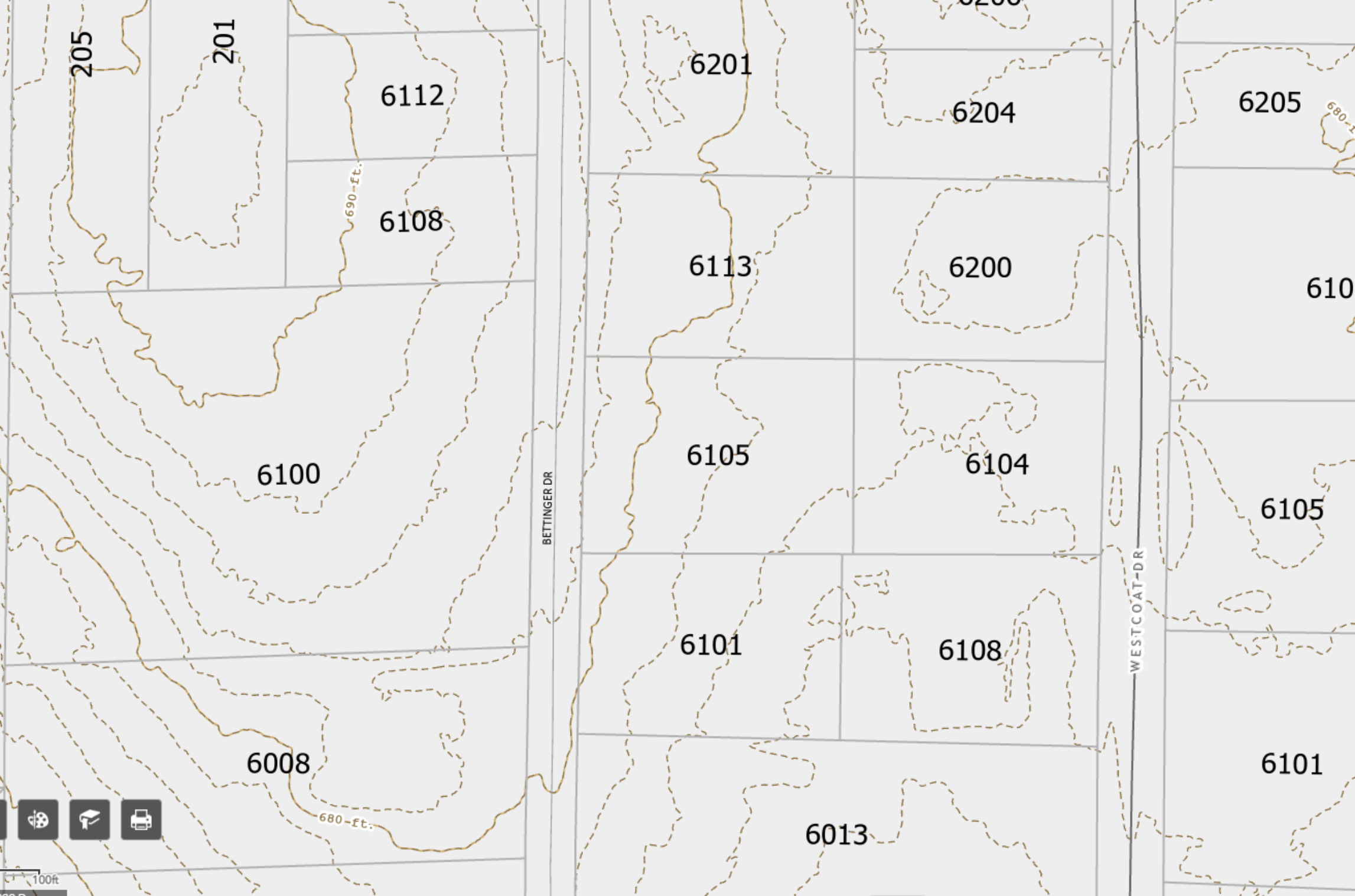
HICKERSON RESIDENCE
6105 BETTINGER DRIVE COLLEYVILLE, TEXAS

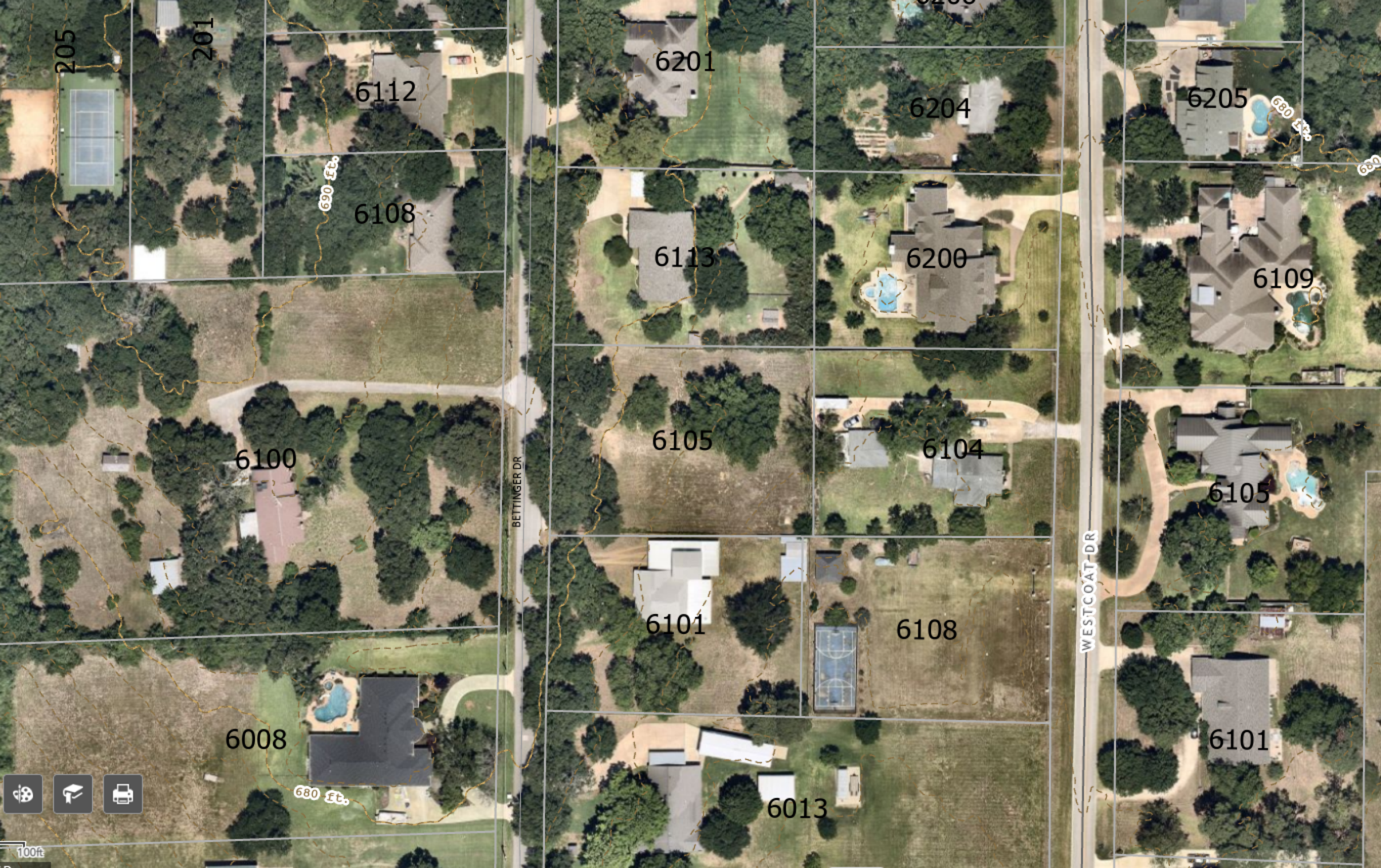
SHEET
1 OF 50 SHEETS

JOB #2225

NOT FOR
REGULATORY
APPROVAL
PERMITTING OR
CONSTRUCTION

FILE NAME: 2225-61TE_A (02-26-2022).JN





205

201

6112

6108

690 ft.

6100

6008

680 ft.

6201

6113

6105

6101

6013

6204

6200

6104

6108

6205

6109

6105

6101

680 ft.

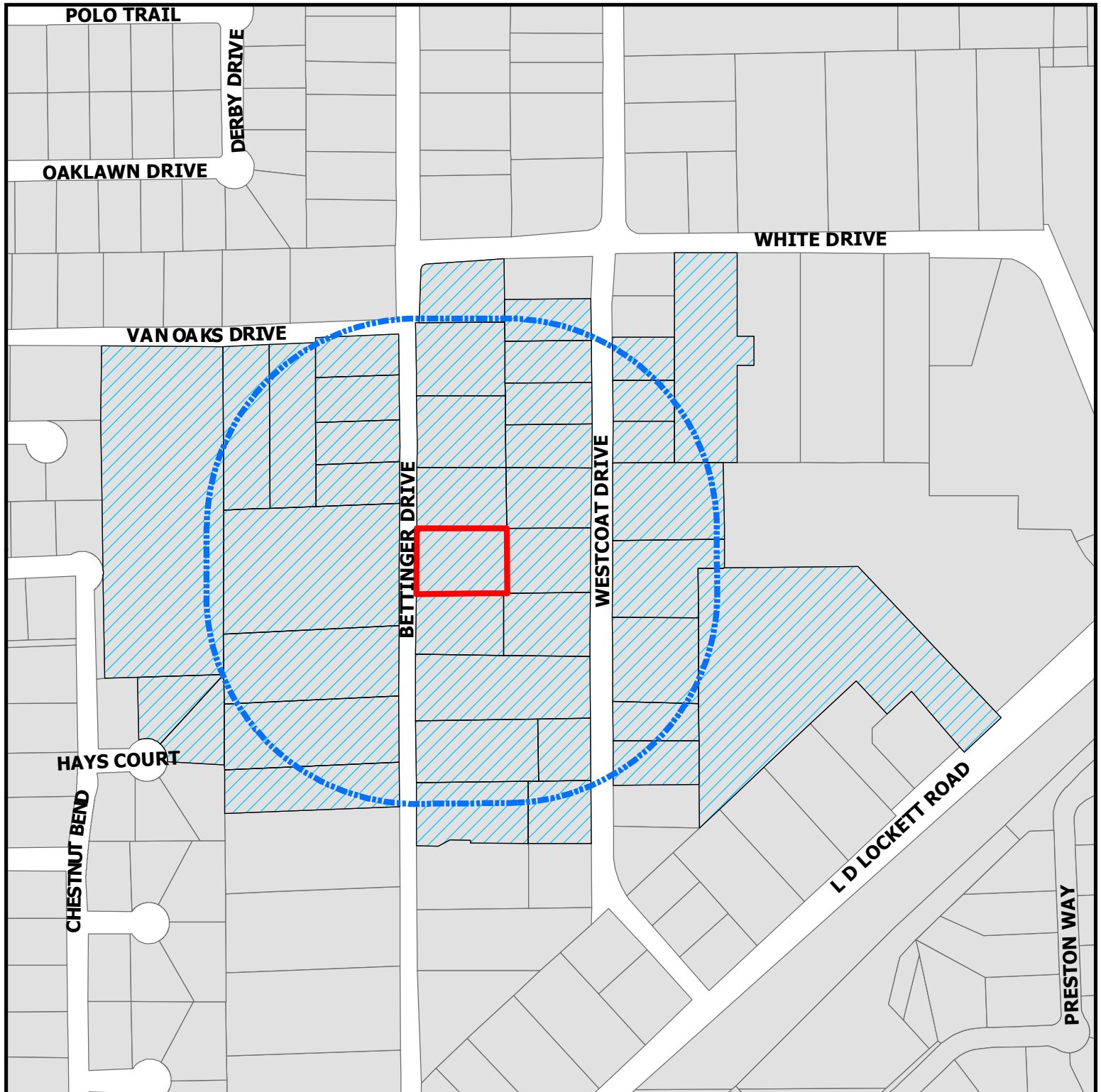
620

BETTINGER DR

WESTCOAT DR

100ft

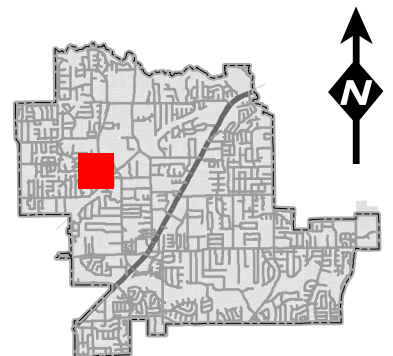
Notification Map



ZC22-024
6105 Bettinger Drive

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, June 13, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, July 5, 2022 & Tuesday, July 19, 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-40 Single Family Residential district to the R-30 Single Family Residential district. The request is to rezone the property to allow for one new single family home on one lot.

Zoning Case: ZC22-024

Applicant: Sam Noel

Owner: John Hickerson

Location: 6105 Bettinger Drive

Property Description: Lot 15 W1/2, Block 1, Wescoat Place Addition

Present Zoning: R-40 Single Family Residential

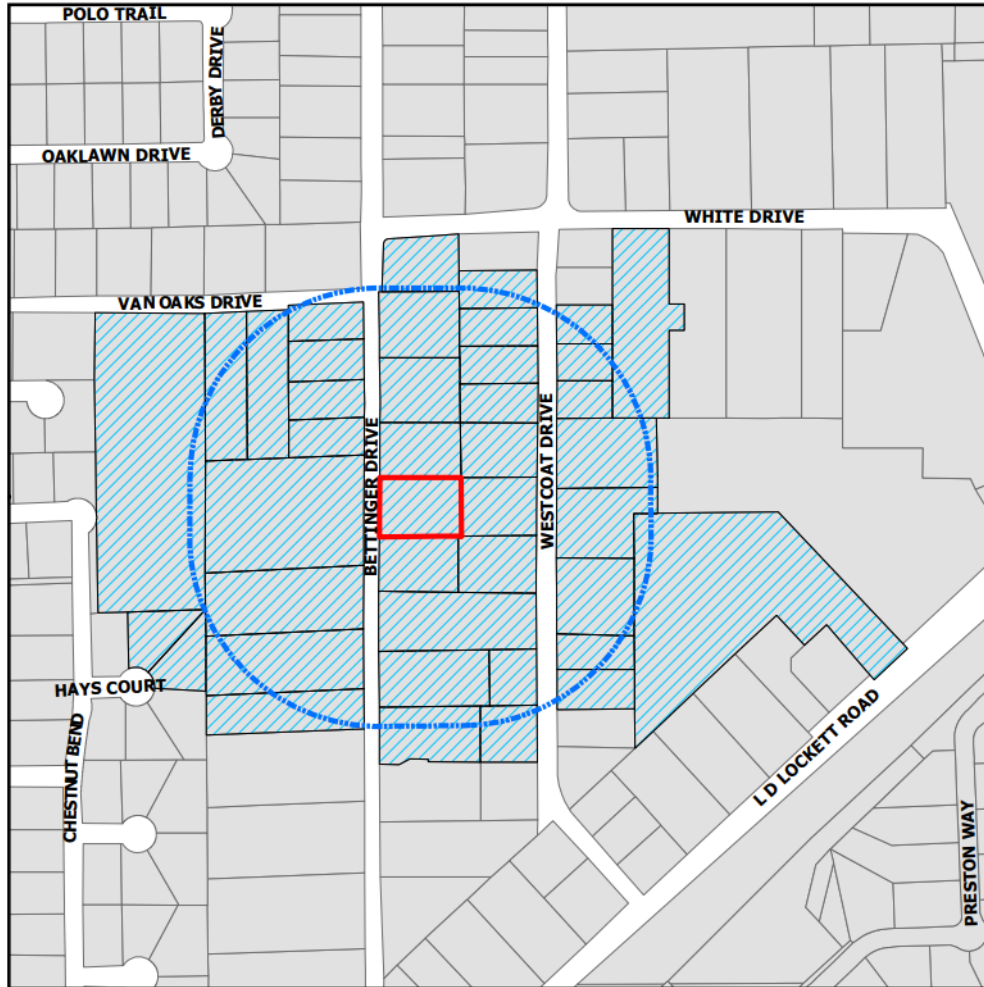
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

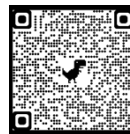
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
BARRY, HENRY L	6207 WESTCOAT DR	COLLEYVILLE, TX
BEARDEN, GAY L	6000 BETTINGER DR	COLLEYVILLE, TX
BRABON, TERRY W	6101 BETTINGER DR	COLLEYVILLE, TX
BRADLEY, GERARD W	101 WHITE DR	COLLEYVILLE, TX
BREWER, MARY B	6208 WESTCOAT DR	COLLEYVILLE, TX
CAMERON, MARK J	6002 WESTCOAT DR	COLLEYVILLE, TX
CAMP, MITZI M EST	202 HAYS CT	COLLEYVILLE, TX
CHURCH, GUY	205 VAN OAKS DR	COLLEYVILLE, TX
DAVIS, KERI K	6201 BETTINGER DR	COLLEYVILLE, TX
DOODY, KEVIN J	401 W LD LOCKETT RD	COLLEYVILLE, TX
FITZGERALD, B J	201 WHITE DR	COLLEYVILLE, TX
GASTON FAMILY TRUST	6112 BETTINGER DR	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
HANKINS, TRACEY	6206 WESTCOAT DR	COLLEYVILLE, TX
HAWKINS, VINCENT	206 HAYS CT	COLLEYVILLE, TX
HESTER, PAULA D	6008 BETTINGER DR	COLLEYVILLE, TX
HICKERSON, JOHN T	2504 HIGHLAND PARK CT	COLLEYVILLE, TX
HICKS, ROBERT	6113 BETTINGER DR	COLLEYVILLE, TX
HOUGLAND, STACI	6200 WESTCOAT DR	COLLEYVILLE, TX
HUDSON, LESLEY	6015 WESTCOAT DR	COLLEYVILLE, TX
JESSE K BRAY LIVING TRUST	6108 LOCKETT RD	COLLEYVILLE, TX
JOHN & WANDA BENNETT TRUST	6013 BETTINGER DR	COLLEYVILLE, TX
KIDD, WALTER EST	304 AZALEA DR	GRAPEVINE, TX
LOVE, BETTY L	6108 BETTINGER DR	COLLEYVILLE, TX
MOLOVICH, JOHN	6205 BETTINGER DR	COLLEYVILLE, TX
MOSCHEL, JEFFREY	6209 WESTCOAT DR	COLLEYVILLE, TX
ONDARZA, GEORGE	232 ROYAL VISTA DR	CEDAR HILL, TX
REMINGTON PARK ADDITION	5751 KROGER DR	KELLER, TX
SCHAEFERS, DEAN W	6104 WESTCOAT DR	COLLEYVILLE, TX
SIMPLER, RUSSELL	6205 WESTCOAT DR	COLLEYVILLE, TX
SIMPSON, GREGORY	209 W VAN OAKS DR	COLLEYVILLE, TX
SMITH, TRACE C	6004 BETTINGER DR	COLLEYVILLE, TX
SOLIDAY, JON P	5917 BETTINGER DR	COLLEYVILLE, TX
STOUT, JONATHAN	6101 WESTCOAT DR	COLLEYVILLE, TX
TATE, ARVEL	6683 FM 2264	RHOME, TX
THORESON, JEFFRY	6009 WESTCOAT DR	COLLEYVILLE, TX
THRASHER, MARSHALL	5919 BETTINGER DR	COLLEYVILLE, TX
ULLRICH, ADAM	6109 WESTCOAT DR	COLLEYVILLE, TX
VAN DEVENTER, CLINT R ETAL	2803 RIVERSIDE PKWY APT 6005	GRAND PRAIRIE, TX
VENNER, WILLIAM	6105 WESTCOAT DR	COLLEYVILLE, TX
WEBSTER, LUCINDA	6114 BETTINGER DR	COLLEYVILLE, TX
WOLFE, THERESA	6120 BETTINGER DR	COLLEYVILLE, TX

ORDINANCE O-22-2208

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.69 ACRES, AND BEING, LOT 15 W1/2, BLOCK 1, WESCOAT PLACE ADDITION, LOCATED AT 6105 BETTINGER DRIVE, FROM THE R-40 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-40 Single Family Residential to R-30 Single-Family Residential district for Case No. ZC22-024; 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-40 Single Family Residential district to R-30 Single Family Residential zoning district on 0.69 acres, being Lot 15 W1/2, Block 1, Wescoat Place Addition at 6105 Bettinger Drive as depicted on the attached as Exhibit "A".

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of July 2022.

The second reading and public hearing being conducted on the 19th day of July 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE
19TH DAY OF JULY 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

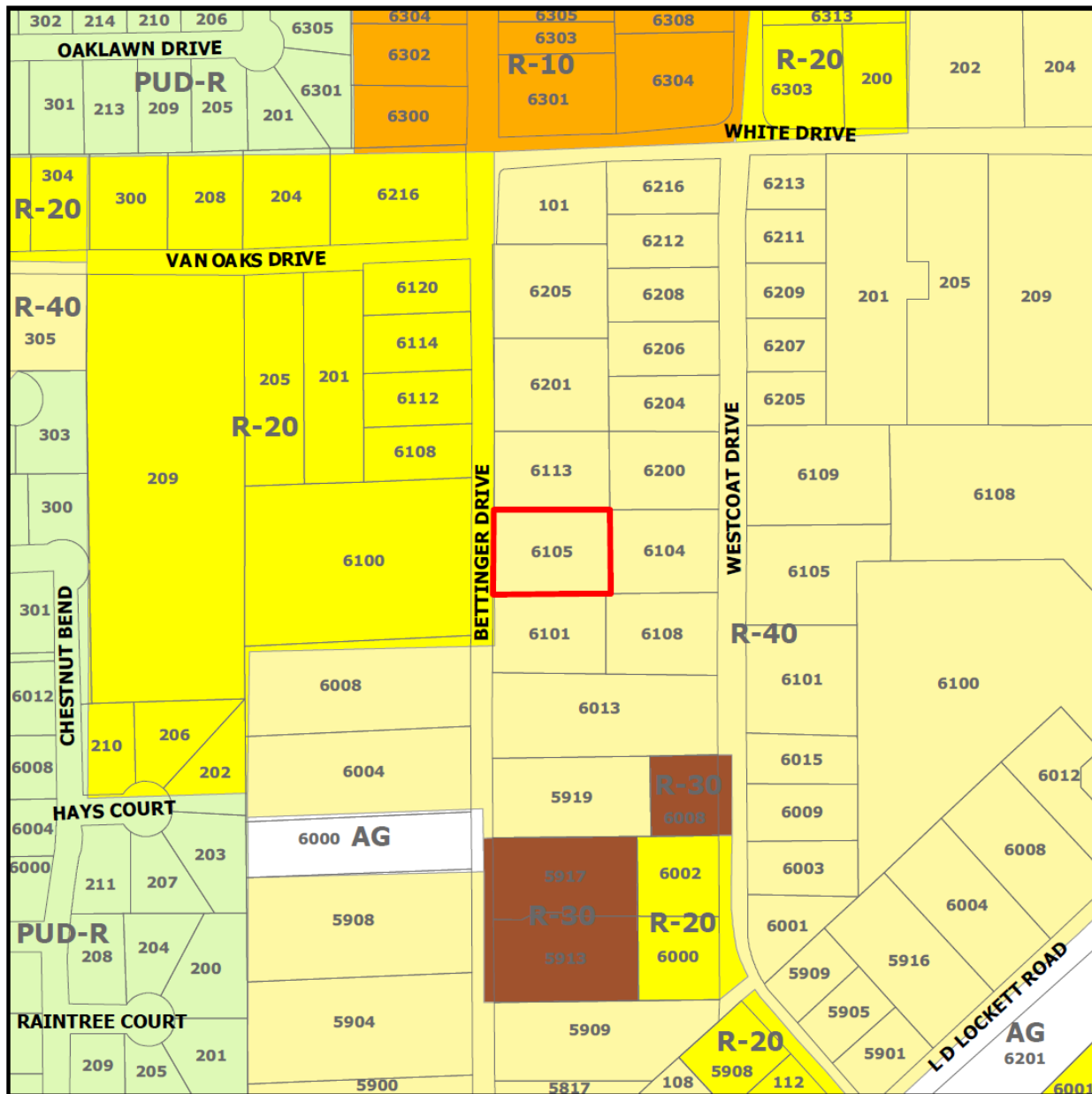
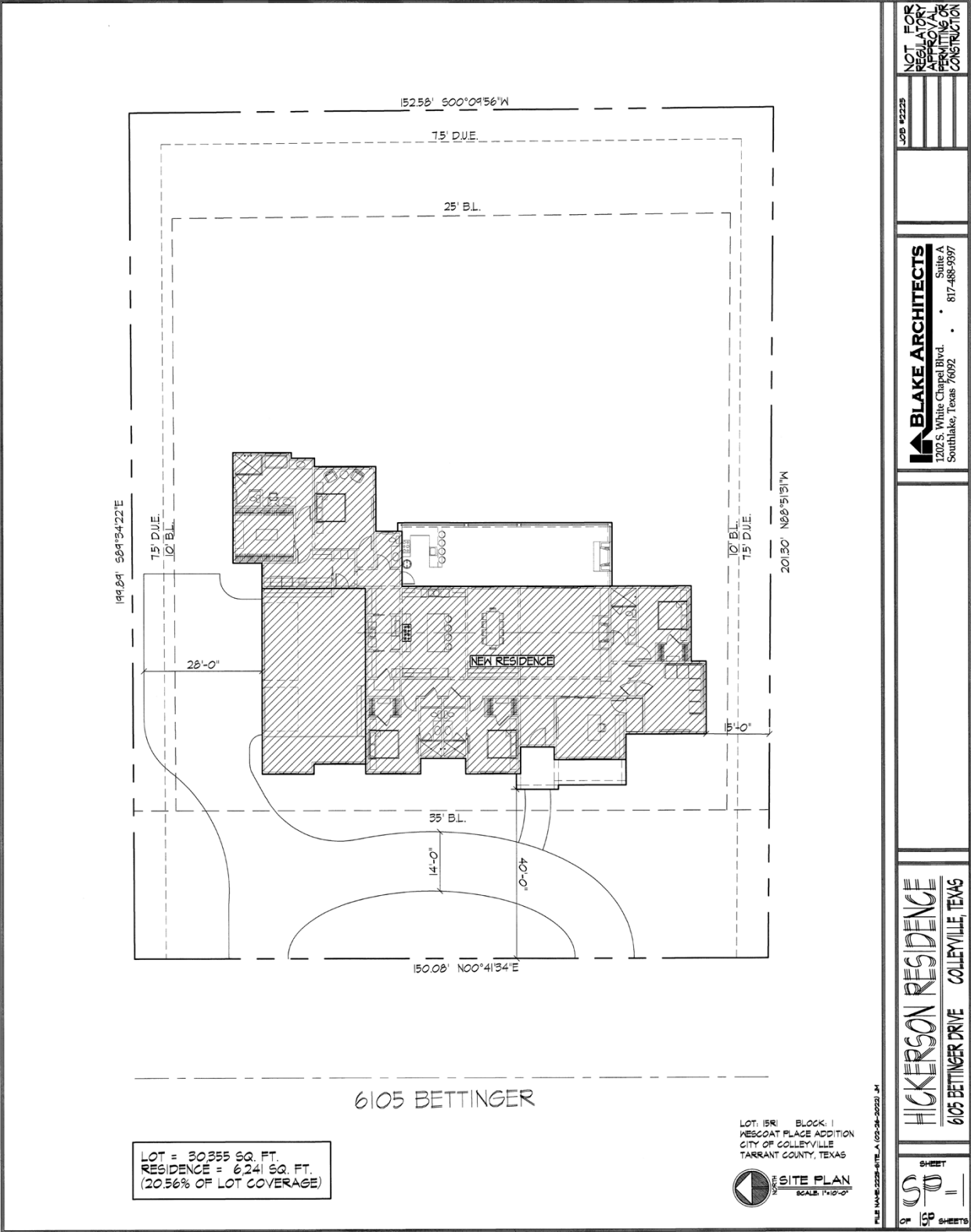
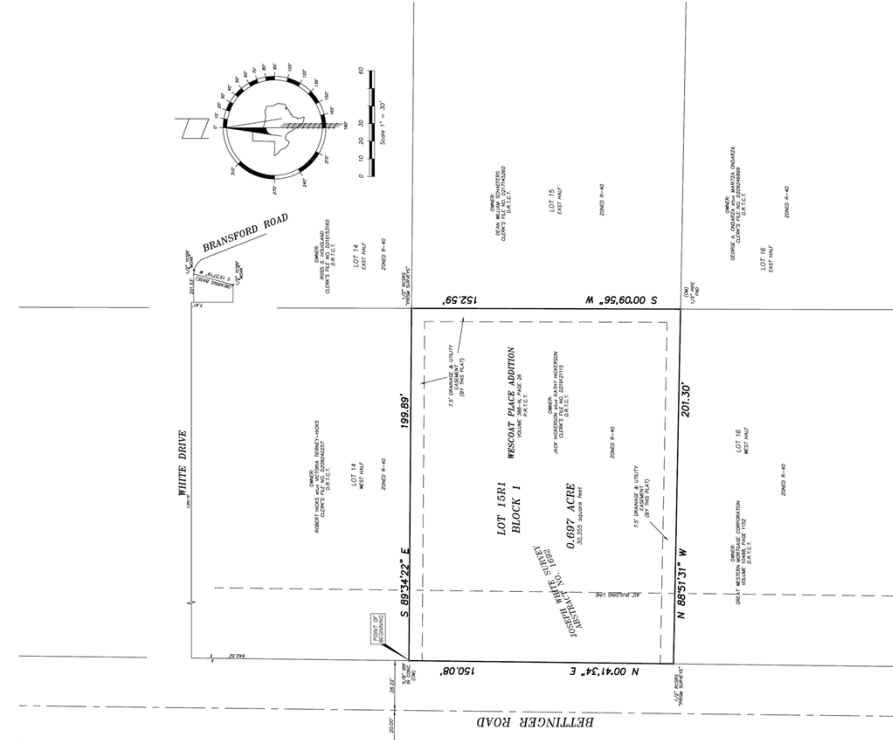


Exhibit "B"- Zoning Exhibit





RECORDING INFORMATION	RECORDING INFORMATION
1. RECORDING OFFICE: TARRANT COUNTY, TEXAS	2. RECORDING OFFICE: TARRANT COUNTY, TEXAS
3. RECORDING OFFICE: TARRANT COUNTY, TEXAS	4. RECORDING OFFICE: TARRANT COUNTY, TEXAS
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97. RECORDING OFFICE: TARRANT COUNTY, TEXAS	98. RECORDING OFFICE: TARRANT COUNTY, TEXAS
99. RECORDING OFFICE: TARRANT COUNTY, TEXAS	100. RECORDING OFFICE: TARRANT COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF TARRANT)
BEFORE me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

WITNESS my hand and seal of office on this day of _____, 2022.

My commission expires _____.

Notary Public, State of Texas, Tarrant County, Texas.

PRISM SURVEYS, INC.
FIRM NO. 101325-00
COMMERCIAL, RESIDENTIAL,
INDUSTRIAL, AGRICULTURAL,
CONSTRUCTION SURVEYS
HARVEY, TEXAS 76063
(937) 281-4444 (FAX)
EMAIL: info@prism-surveys.com

PRISM SURVEYS, INC.
FIRM NO. 101325-00
COMMERCIAL, RESIDENTIAL,
INDUSTRIAL, AGRICULTURAL,
CONSTRUCTION SURVEYS
HARVEY, TEXAS 76063
(937) 281-4444 (FAX)
EMAIL: info@prism-surveys.com

OWNER/DEVELOPER
JAMES AND JANE HICKSON
3505 AND JANE HICKSON
COLLETTVILLE, TEXAS 76034
CONTACT: JANE HICKSON
EMAIL: johickson@prism-surveys.com

DATE OF SURVEY: APRIL 26, 2022 DRAWN BY: MDL PROJECT NO. 22-1235 SHEET 1 OF 1
SCALE: 1" = 30'

THIS PLAT RECORDED IN DOCUMENT NO. _____ DATE: _____

DATE OF SURVEY: APRIL 26, 2022 DRAWN BY: MDL PROJECT NO. 22-1235 SHEET 1 OF 1
SCALE: 1" = 30'



City of Colleyville City Council Agenda Briefing

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

Agenda Number 8a

Agenda Date 7/19/2022

Number Resolution R-22-4751

Type Resolution

Department City Secretary

Title

A resolution adopting the City Council Rules of Procedure

Strategic Plan

1.4 Communicate thoroughly and strategically

Explanation

Reading and Public Hearing

Section 3.09 of the City Charter states the City Council "shall determine its own rules and order of business." The Rules of Procedure was last updated in October 2021. At the July 6, 2022, City Council Worksession, staff and City Council reviewed the Rules of Procedure and directed the following changes.

The attached redline copy of the City Council Rules of Procedure provides for the following changes.

Section 2.1 – adding “and Councilmember Orientation/Training/Goals and Objectives Visioning”

Section 3.1 and 5.1D – consider changing the regular City Council Meeting start time to 7:00 p.m.

Section 4.1 – adding “by last name alphabetical order”

Section VII. – change to “Applications for Boards, Commissions, and Committees are accepted two months prior to the appointment term. Ex: March appointments will be advertised and applications for appointment accepted January through February.

Section VIII. – add APPOINTMENT OF CITY COUNCIL LIAISONS

At the discretion of the Mayor or by call of three (3) Councilmembers, a Councilmember or Councilmembers may be appointed as a liaison, representing the City, to a City Board, Commission, or Committee, the Chamber of Commerce, Independent School District, or other organizations.

Regarding the Regular City Council Meeting start time moving to 7:00 p.m. from 7:30 p.m., City Council directed this change will be effective with the beginning of Fiscal

Year 2023, with the October 3, 2022 City Council Meeting. All other amendments will take place upon approval of the resolution.

The City Council directed staff to prepare a worksession item for continued discussion of moving to a consent agenda.

Approval of Resolution R-22-4751 provides for the adoption of the Rules of Procedure, as updated by the City Council.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Redline of proposed updates to the City Council Rules of Procedure - July 2022
2. Resolution R-22-4751
3. City Council Rules of Procedure



CITY COUNCIL

RULES OF PROCEDURE

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SECTION I. AUTHORITY

- 1.1 Charter. Section 3.09B of the Charter of the City of Colleyville provides that "the Council shall determine its own rules and order of business..." Further, Section 2.01 of the Charter provides that the City Council shall have the powers, functions, rights, privileges and immunities of every name and nature, that are now or hereafter, may be granted to a Home Rule City by the Constitution and State law, together with all implied powers necessary to carry into execution all such powers granted." In order to provide the framework for the execution of these powers and authority, the following set of rules shall be in effect upon their adoption by the City Council, and until such times as they are amended or new rules adopted in the manner provided for by these rules.
- 1.2 Councilmember Orientation/Training/Goals and Objectives Visioning: Within 60 days of the General Election, the Mayor will call a worksession for Councilmember Orientation/Training/Goals and Objectives/Visioning, for which all Councilmembers will be required to attend. The worksession will be posted in compliance with the Texas Open Meetings Act, however minutes or recording will not be required.
- 1.3 Annual Review. Following the municipal elections each year, City Council may review these rules in accordance with the Charter. In the event no annual review occurs, the standing rules will continue in effect. This does not limit the City Council's right and ability to amend these rules at any other time during the year, in accordance with the Charter.
- 1.4 Amendments. These rules may be amended or new rules adopted by a majority vote of the members of the City Council present.

SECTION II. GENERAL RULES

- 2.1 Meetings to be Public. All meetings of the City Council shall be open to the public, with the exception of Executive Session and Councilmember Orientation/Training/Goals and Objectives Visioning.
- 2.2 City Council. For purposes of these rules, the collective membership of the Mayor and City Councilmembers shall be known as the City Council. Individually, each shall be referred to as Mayor, Mayor Pro Tem, or Councilmember.

- 2.3 Quorum. Four (4) voting members of the City Council shall constitute a quorum.
- 2.4 Minutes of Meetings. An account of all proceedings of the City Council shall be kept by the City Secretary and shall be entered in a book constituting the official record of the City Council. The Official City Council Minutes are action minutes and provide the action taken by the City Council and a summary of subjects discussed.
- 2.5 Questions to Contain One Subject. All questions submitted for a vote shall contain only one subject. If two or more points are involved, any Councilmember may require a division, if the question reasonably admits of a division. Division shall be required only on the affirmative vote of three (3) Councilmembers. If no division is so requested and approved, or the questions do not reasonably admit of a division, the question shall be submitted as originally framed.
- 2.6 City Manager. The City Manager shall attend all City Council meetings unless expressly excused. The City Manager may make recommendations to the City Council and take part in all discussions of the City Council, but shall have no vote.
- 2.7 City Attorney. The City Attorney shall attend all regular meetings of the City Council unless expressly excused and, shall upon request give an opinion, either written or oral, on questions of law during the meeting. The City Attorney shall act as the City Council's Parliamentarian. The City Attorney shall give an opinion, either written or oral, on questions of law to the City Manager or designated representative, during the course of daily affairs of the City. The City Attorney may make recommendations to the City Council and take part in all discussions of the City Council, but shall have no vote. The City Attorney shall confer and discuss with a Councilmember or the Mayor regarding a question of law pertaining to the affairs of the City. In such event, the City Attorney shall advise the City Manager of the question posed and information provided. The City Manager shall forward the information to the full City Council as soon as reasonably practical.
- 2.8 City Secretary. The City Secretary shall attend all meetings of the City Council unless expressly excused, and shall keep the official minutes and perform such other duties as may be requested by the City Council.
- 2.9 Employees. Any employee of the City, when requested by the City Manager, shall attend any meeting of the City Council and, if requested to do so by the

City Manager, such employee may present information relating to matters before the City Council. The City Manager will determine the staff spokesperson for providing information, for a particular agenda item, at the City Council meeting.

- 2.10 Suspension of Rules. Any provisions of these rules not governed by State law, the City Charter, or City Code may be temporarily suspended by a majority vote of all Councilmembers present and eligible to vote.
- 2.11 Executive Session. All matters discussed in Executive Session, as authorized by the Texas Open Meetings Act, may be deemed confidential and by law, participants authorized to attend Executive Sessions are not required to make public disclosure concerning the matters discussed in Executive Session. It shall be the policy of the City Council, that the Mayor, individual Councilmembers, the City Manager, City Attorney, City Secretary, and others who are authorized to attend Executive Sessions shall not make selective disclosure of confidential matters, where the disclosure of the information has not been released to the general public and/or where such disclosure provides an unfair advantage to the recipient or would be detrimental to the City and its citizens. For the opening and closing of an Executive Session, the Mayor shall do such at the location as noted on the official agenda notice posted in compliance with the Texas Open Meetings Act, and all of this information must be included in the certified agenda. (Tex. Gov't Code §551.103) For purposes of regular agenda meeting postings, the opening and closing of an Executive Session shall be done in the Executive Conference Room of City Hall.

SECTION III. TYPES OF MEETINGS

- 3.1 Regular Meetings. The City Council shall meet in the City Hall on the first and third Tuesday of each month at 7:~~30~~00 p.m. unless otherwise officially established by the City Council. The City Council shall take a vote at 12:00 a.m. on whether or not to continue a meeting for additional time if further items are on the agenda and have not been considered. The call for and conduct of all meetings of the City Council, both regular and special as provided in Section 3.2 hereof, shall be in accordance with State law.
- 3.2 Special Meetings. Special meetings may be held on the call of the Mayor or four (4) members of the City Council at the place within the City of Colleyville designated in the public notice. In accordance with State law, the notice to the public of an emergency meeting must be posted at least two hours before the meeting is scheduled to begin. An emergency meeting exists only if immediate action is required of a governmental body because of an "imminent threat to public health and safety" or a "reasonably unforeseeable situation".

- 3.3 Recessed Meetings. Any meeting of the City Council may be recessed to a later time provided that no recess shall be for a longer period than until the next regularly scheduled City Council meeting.
- 3.4 Worksession Meetings. Worksession meetings may be called by the Mayor, any three (3) Councilmembers, or the City Manager for the purpose of discussing in depth, investigating, or exploring matters of interest to the City, without formal action being taken thereon by the City Council. The time, place, and purpose of such worksession meeting shall be stated in a notice complying with the Texas Open Meetings Act. Such worksession meetings may be held in any appropriate location outside the City Hall upon concurrence by any three (3) Councilmembers or as determined by the City Manager. Such worksession meetings may include, but shall not be limited to, meetings with neighboring governmental bodies or agencies, meetings with one of the City's appointed boards, commissions, or committees, civic organizations, or a meeting for Councilmembers to research, evaluate, explore, investigate or discuss any matter of interest or possible action affecting the City, subject to compliance with the provisions of the Texas Open Meetings Act.

No official action shall be taken at any worksession meeting, unless a regular or special meeting is called as provided for in these Rules.

SECTION IV. CONDUCT OF MEETINGS

- 4.1 Presiding Officer. The Mayor, if present, shall preside at all meetings of the City Council. In the absence of the Mayor, the Mayor Pro Tem shall preside. In the absence of both Mayor and Mayor Pro Tem, the most senior tenured Councilmember, by last name alphabetical order, shall preside.
- 4.2 Call to Order. The meetings of the City Council shall be called to order by the Mayor, or in the Mayor's absence, by the Mayor Pro Tem. In the absence of both the Mayor and Mayor Pro Tem, the meeting shall be called to order by the City Secretary.
- 4.3 Preservation of Order. The Mayor shall preserve order and decorum, prevent clash of personalities or the impugning of Councilmembers' motives to occur and confine Councilmembers in debate to the question under discussion.
- 4.4 Points of Order. The Mayor shall determine all points of order, subject to the right of any Councilmember to appeal to the City Council. If any appeal is taken, the question shall be "Shall the decision of the Mayor be sustained?"

- 4.5 Questions to be stated. The Mayor shall state all questions submitted for a vote and announce the result.
- 4.6 Substitution for Mayor. The Mayor may call the Mayor Pro Tem, or in the Mayor Pro Tem's absence, any other Councilmember to take the Mayor's place in the chair, such substitutions not to continue beyond adjournment.
- 4.7 Amendment to the Minutes. Amendments to the Minutes are made by a motion during the item to consider approval of the minutes. The Minutes are action minutes and provide the action taken by City Council and a summary of subjects discussed. If a Councilmember desires that certain information be included in the minutes, the Councilmember shall state prior to the information, "For the record". If it is a lengthy statement, a written copy shall be provided to the City Secretary.
- 4.8 Written Correspondence. A citizen's request in the reading of a statement into the public record as part of a City Council agenda item is at the sole discretion of any member or all of the governing body. The City Council is not obligated to provide for a reading of correspondence into the public record on behalf of an absent individual as part of a City Council public hearing. The City Council, any or all Councilmembers, may elect to provide for a reading of the correspondence, make reference indicating the general position of the correspondence, or pass over the correspondence. The correspondence is provided to City Council and is included in the City Council agenda packet.

SECTION V. AGENDA

5.1 Preparation of Agenda.

- A. The order of business of each meeting shall be as contained in the City Council agenda compiled and prepared by the City Secretary and approved by the City Manager. The agenda shall be a listing by topic of subjects to be considered by the City Council, and, in the case of regular meetings, shall be delivered to the City Council not less than 72 hours proceeding the Tuesday evening meeting to which it pertains. An item shall be placed on the agenda when requested by the Mayor or any two members of the City Council at the next regularly scheduled meeting of the City Council.
- B. Any member of the City Council desiring to present a subject for City Council consideration shall advise in writing to the City Manager of the fact not later than 4:30 p.m. on Wednesday preceding regular City

Council meetings. Subject matter will be accompanied by a summary regarding the purpose for the inclusion of this subject on the agenda.

- C. Items Omitted from Agenda. Any item not appearing on the agenda shall not be taken up for discussion as a matter of City Council business during a regular meeting unless it is of an emergency nature and comes to the City's attention too late to appear on the agenda. Such special, urgent, or emergency issues shall be posted in compliance with the Texas Open Meetings Act and the City Charter and may be added as a supplemental item to the regular agenda.
- D. The regular agenda items shall be generally considered in the following order:
 - a. Worksession Items
 - b. Executive Session – Executive Conference Room
 - c. Call to Order - 7:~~30~~00 p.m. - Council Chambers
 - d. Invocation
 - e. Pledge of Allegiance
 - f. Resolution action on Executive Session item(s)
 - g. Announcements, Proclamations and Presentations
 - h. Consent Items
 - i. Items not for City Council action
 - j. Public Hearings
 - Ordinance(s), Tabled Ordinance(s), Resolution(s), Tabled Resolution(s)
 - k. Citizen Comments
 - l. Reports of Boards, Commissions, and Committees
 - m. Resolution approving City Council action not otherwise approved
 - n. Adjournment
- E. The general order of a Public Hearing shall be:
 - a. Staff presentation
 - b. Applicant introductory presentation – five minutes
 - c. City Council discussion
 - d. Open Public Hearing
 - e. Citizen comments - five minutes each (Large groups supporting the same position may be asked to select a representative to speak for the group)
 - f. Close public hearing
 - g. City Council discussion and vote

h. In the alternative, the item may be tabled or continued to a future meeting of the City Council.

1. If the City Council wishes to consider additional public testimony, the public hearing shall be reopened and the public hearing and item shall be continued to a date certain.
2. If the Public Hearing is not reopened and continued to a date certain, the City Council may only conduct an additional public hearing upon publication of notice in accordance with Chapter 211 of the Local Government Code.

F. The City Manager, through the City Secretary, shall provide the City Council with a written analysis of and recommendation of items to be acted on by the City Council at its meetings. These communications shall be generally referred to as agenda packets. The agenda packets for all regular meetings shall be delivered to the City Council by the Friday preceding the Tuesday regular meeting to which it pertains, unless an emergency condition makes it necessary to deliver the communication on a subsequent day.

G. The City Secretary shall post notices of all City Council meetings in order to afford compliance with the Texas Open Meetings Act.

5.2 Consent Agenda. In preparing the consent agenda, the City Manager shall give consideration to the number and degree of complexity of items to be considered by the City Council for the purpose of conserving the City Council's time in meetings. Items, which are anticipated to be routine and require little or no discussion by the City Council shall be listed under the agenda category, styled "Consent Items". Prior to taking up the Consent Agenda, the Mayor shall determine if there are any items thereon which should be removed from the Consent Agenda for discussion. Any Councilmember may, upon request, remove any item from the Consent Agenda for discussion and separate action. Thereafter, all remaining Consent Agenda items may be acted upon by a single motion approving the Consent Agenda. Items removed from the Consent Agenda shall be considered on the ending Resolution, which is for action not otherwise approved.

5.3 Citizen Participation at Meetings.

- a. Presentations by citizens must be confined to the agenda item being considered and any questions will be directed to the Mayor. Citizens wishing to speak shall be allowed to speak, provided prior to the

consideration of the item; said person completes and delivers to the City Secretary a Speaker's Card providing name, address, and topic. Presentation(s) by citizens shall be limited to a period of not more than five (5) minutes with two (2) additional minutes to conclude, at the option of the Mayor or the consent of the City Council, for each speaker. Any time spent by the City Council will not be counted against the citizen's time allotment. No person shall speak more than the time limits provided herein on any subject. That privilege shall not be accorded unless there is an exception supported by a majority of those eligible to vote. The Mayor shall not be obligated to recognize a speaker for a second comment on a subject until all others have spoken and there is unused time available.

- b. Following a request by a Councilmember, the Mayor may request the City Council suspend the rules to allow citizens to speak after the public hearing has been closed.
- c. To maintain decorum, the Mayor shall recognize persons who have completed a Speaker Card indicating a desire to address the City Council.
- d. As a rule, citizens may not participate in discussions of the City Council except when recognized by the Mayor and during citizen presentations, public hearings, and as otherwise provided for in these Rules.
- e. Citizens may speak on items under the item "Citizen Comments". The presentation time period is as listed herein Section 5.3 a.

SECTION VI. DECORUM AND DEBATE

6.1 Decorum and Debate

- a. These rules are intended to serve as a statement of intent as to how this City Council endeavors to conduct itself during City Council meetings. It is the intent of the City Council that all members shall act based on a consistent level of information, with the goal being to act fully informed on all matters. Accordingly, when a Councilmember obtains material relevant to a matter before the City Council, which has not otherwise been disclosed to the City Council, such Councilmember shall promptly provide such material to the City Manager and City Secretary for dissemination to the City Council. All such information will

be disseminated and disclosed to the full City Council, prior to the case being presented.

- b. When a measure is presented for consideration to the City Council, the Mayor shall recognize the Councilmember(s) to present the case, as needed. When two or more Councilmembers wish to speak, the presiding officer shall name the Councilmember who is to speak first. No member of the City Council shall interrupt another while speaking except to make a point of order or to make a point of personal privilege.
- c. The Mayor shall not be obligated to recognize any Councilmember for a second comment on the subject or amendment until every Councilmember wishing to speak has been allowed a first comment.
- d. Questions from speakers to the City Council with request for an immediate answer, except the applicants and persons representing applicants on platting or zoning cases, shall be prohibited. A Councilmember's questions to speakers should be to specific individuals and the Mayor should explain to those individuals beforehand that they may come to the podium and answer if they choose to.
- e. Any Councilmember desiring to speak shall be recognized by the Mayor, and shall confine remarks to the subject under discussion or to be discussed. No Councilmember shall be allowed to speak more than once on any one subject until every Councilmember wishing to speak shall have spoken.
- f. No Councilmember shall be permitted to indulge in personalities, use language personally offensive, impugn motives of Councilmembers, charge deliberate misrepresentation, or use language tending to hold a member of the City Council, the public, or City staff up to contempt.
- g. The Mayor shall not permit unrecognized speaker's comments or allow a member of the audience to indulge in personalities, use language tending to hold the City Council, the public, or City staff up to contempt.
- h. If a Councilmember is transgressing the rules of the City Council, through speech or otherwise, the Mayor shall, or any Councilmember may, call him/her to order in which case he/she shall immediately be quiet unless permitted to explain. The City Council shall, if appealed to, decide the case without debate. If the decision is in favor of the Councilmember called to order, he/she shall be at liberty to proceed,

but not otherwise, and if the case occurs, he/she shall be liable to censure or such punishment as the City Council deems proper, consistent with City Ordinances, Resolutions, and Charter.

- i. Any individual of the public who shall disrupt the City Council proceedings or disregard the Mayor shall first be warned of such offense and be requested that they refrain from disrupting the proceedings and/or disregarding the instructions of the Mayor. Any individual of the public failing to honor the first warning of the Mayor for order shall receive a second and final warning prior to expulsion and/or citation for disturbing a public meeting pursuant to State law. When the Mayor fails to maintain order and decorum, the Councilmembers may compel the Mayor to enforce this provision following due parliamentary procedure, which affirms such compulsion by a majority vote of the City Council.

SECTION VII. PROCEDURES FOR CITY COUNCIL APPOINTMENTS

Applications for Boards, Commissions, and Committees are accepted ~~all year long~~ and are valid for one year two months prior to the appointment term. Ex: March Appointments will be advertised and applications for appointment accepted January through February. The appointment periods are:

March appointments:

Colleyville Center Advisory Committee
Parks and Recreation Advisory Board

June appointments:

Colleyville Economic Development Corporation
Tax Increment Finance District
Audit Committee
Municipal Judge Review and Selection Committee

November Appointments:

Colleyville Library Board
Metroport Teen Court Advisory Board
Planning and Zoning Commission
Zoning Board of Adjustment/ Sign Board of Appeals.

The applications for appointment, listing of Boards, Commissions, and Committees, the charge, and a roster of members are maintained on the City's website on the City Secretary page. The City Secretary contacts members whose terms will expire to advise they may reapply. Two months prior to the expiring terms, the City

Secretary requests an announcement to be made in the *City E-News*, seeking applicants for those Boards, Commissions, and Committees with expiring terms.

Upon receipt of a spreadsheet and the applications for appointment distributed by the City Secretary to the Mayor and City Council prior to the Council meeting where the Mayor and Council will appoint members by resolution, the appointments can be discussed during the Worksession item – Discussion of the regular agenda items.

If during discussion of the appointments, the Mayor and City Council wish to appoint by slate, per resolution, the Mayor will read the resolution, inserting the names of those to be appointed. There will be discussion as needed however, if the Council agrees with the resolution as read, the motion, second, and vote, will consider the appointments made, without seeking individual nominations from the City Council.

If City Council has not determined a slate of appointees to be read into the resolution, the Mayor shall open the floor for nominations and if there are no nominations, the Mayor will call on each Councilmember for a nomination. After each Councilmember has had an opportunity to make a nomination or defer to make a nomination, the Mayor will take a vote on the slate of nominees by asking each Councilmember to state the name of the nominee the Councilmember votes to appoint to the position under consideration. This process will repeat for the next position to be filled until all positions are filled.

If no applications are received or fewer applications than open positions are received, the City Council may fill positions from the floor or request the City Secretary to advertise the open position(s). In the event of a vacancy other than an expiring term, the City Council may fill the position by a majority vote of the City Council. The appointee shall serve the unexpired term.

SECTION VIII. APPOINTMENT OF CITY COUNCIL LIAISONS

At the discretion of the Mayor or by call of three (3) Councilmembers, a Councilmember or Councilmembers may be appointed as a liaison or liaisons, representing the City, to a City Board, Commission or Committee, the Chamber of Commerce, Independent School District or other organizations.

IX. - MEMORIALS

89.1 Memorials. The following procedures are for honoring deceased current or former City elected officials, sitting board, commission or committee members and community volunteers.

- A. Recognition of the death of a current or former City elected official. When the City is notified of the death of a current or former elected

official, flowers or a plant will be sent to the memorial service, or a donation to an organization specified by the family (in an amount not to exceed \$150.00), and a sympathy card will be sent to the family.

- B. At the family's request and with City Manager approval, members of the Colleyville Police and Fire Department Honor Guard may attend the funeral of a current or former City elected official as representatives of the City.
- C. Recognition of the death of a sitting board, commission, or committee member. When the City is notified of the death of a sitting board, commission, or committee member, the City Manager's Office will forward a sympathy card to the family.
- D. Recognition of the death of community volunteers. Due to the significant number of community volunteers assisting a multitude of organizations across the City of Colleyville, it will not be the practice of the City to recognize these individuals in a formal capacity. During a City Council meeting, elected officials may at their discretion, verbally recognize the efforts of these individuals and their service to Colleyville during the agenda item for Announcements, Proclamations, and Presentations.

89.2 Recognition by lowering of the United States Flag. The City is not at liberty to proclaim the Flag of the United States be flown at half-staff in recognition of a City official. Per the United States Code, only the President of the United States or the State Governor can order the flag lowered to half-staff.

89.3 Use of City equipment and personnel. At no time will City equipment be used to carry the casket in a funeral procession of a deceased, current, or former City elected official, board, commission, or committee member, or community volunteer. City equipment and vehicles may be used in a funeral procession, as authorized by the Department Director, for City employees who have died in the line of duty.

History of Adoption and Amendments

Resolution Number	Adoption/Amendment Date	Subject
R-88-387	8/18/88	Adopted Rules of Procedure
R-90-610	7/3/90	Amended to adopt the procedure for appointing committees as established by ordinance
R-90-612	7/17/90	None noted
R-91-654	1/22/91	Amended regular meeting language; subjects for City Council consideration; preparation of agenda
R-94-999	4/19/94	Provided suspension of rules by $\frac{3}{4}$ majority
R-95-1122	6/6/95	Amended Councilmembers presenting subjects for City Council consideration
R-03-2268	6/5/03	Members presenting subjects for City Council consideration
R-05-2599	9/20/05	Citizen comments
R-06-2721	7/5/06	Regular agenda items; Pre Council and Executive Session posted meeting times; public hearing order; process for continuing public hearings; memorials
R-07-2859	7/17/07	Robert's Rules of Order removed
R-08-2980	6/17/08	Resolutions
R-09-3183	12/15/09	Types of meetings; agenda sections; preparation of agendas; memorials
R-11-3308	1/4/11	Memorials
R-12-3520	8/7/12	Types of meetings & special meetings
R-13-3645	6/18/13	Grammatical updates
R-16-4023	8/16/16	Executive session (certified agendas) and start time; removal of paragraphs relative to the establishment of worksessions; order of the regular agenda items; general order of public hearings; removal of oral presentations by city manager; addition of speaker card submittal prior to the close of the public hearing; removal of the offering of unsolicited input; addition of language to City Councilmembers transgressing the rules of procedure; & addition of \$100 for memorial donations
R-17-4162	8/1/17	Updated Section 7.1(B) lettering, and included an application and financial disclosure forms be provided by applicants filling a vacancy.
R-17-4210	12/5/2017	Updated Section 1.2, 1.3, and 1.4 to call for Councilmember orientation/training/goal setting and visioning.
R-21-4658		Grammatical, policy, and legislative updates. Minor updates to Sections 1.2, 4.1, Section V. Preparation of Agenda clarified City Secretary role and added power of the Mayor or two City Councilmembers may request an item be placed on the agenda; 5.1 D. and F. updated to include general order of business and process; 5.3 a. and d. policy update; Section VII. New Procedures of City Council Appointments; Section VIII. Memorials A. removal of proclamation and book; 8.3 updated policy.

RESOLUTION R-22-4751

A RESOLUTION REPLACING RESOLUTION R-21-4658 ADOPTING RULES OF PROCEDURE AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City Charter of the City of Colleyville authorizes the City Council to determine its own rules and order of business; and

WHEREAS, the City Council has been elected by the public to represent all the citizens on their behalf; and

WHEREAS, orderly City Council meetings providing reasonable City Council and citizen input, foster good government, and honor the democratic process; and

WHEREAS, unlimited discussion and input can project a perspective inconsistent with the majority will and beyond the right of the minority regarding matters of public policy.

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

- Sec. 1. THAT all matters stated herein above are found to be true and correct and incorporated herein by reference as if copied in their entirety.
- Sec. 2. THAT Resolution R-21-4658, is hereby replaced in its entirety and as provided for herein.
- Sec. 3. THAT Section 3.09B of the Charter of the City of Colleyville provides that "the Council shall determine its own rules and order of business...". Further, Section 2.01 of such Charter provides that the "City Council shall have the powers, functions, rights, privileges and immunities of every name and nature, that are now or hereafter may be granted to a Home Rule City by the Constitution and State law, together with all implied powers necessary to carry into execution all such powers granted".
- Sec. 4. THAT in order to provide the framework for the execution of these powers and authority, the Rules of Procedure set forth in the attached Exhibit "A" are hereby adopted.

Sec. 5 THAT the adoption of these Rules of Procedure shall be in effect upon their approval by the City Council, and until such times as they are amended, or new rules adopted in the manner provided for by these rules.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 19TH DAY OF JULY 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

EXHIBIT "A"
RESOLUTION R-22-4751



CITY COUNCIL
RULES OF PROCEDURE

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SECTION I.AUTHORITY

- 1.1 Charter. Section 3.09B of the Charter of the City of Colleyville provides that "the Council shall determine its own rules and order of business..." Further, Section 2.01 of the Charter provides that the City Council shall have the powers, functions, rights, privileges and immunities of every name and nature, that are now or hereafter, may be granted to a Home Rule City by the Constitution and State law, together with all implied powers necessary to carry into execution all such powers granted." In order to provide the framework for the execution of these powers and authority, the following set of rules shall be in effect upon their adoption by the City Council, and until such times as they are amended or new rules adopted in the manner provided for by these rules.
- 1.2 Councilmember Orientation/Training/Goals and Objectives Visioning. Within 60 days of the General Election, the Mayor will call a worksession for Councilmember Orientation/Training/Goals and Objectives/Visioning, for which all Councilmembers will be required to attend. The worksession will be posted in compliance with the Texas Open Meetings Act, however minutes or recording will not be required.
- 1.3 Annual Review. Following the municipal elections each year, City Council may review these rules in accordance with the Charter. In the event no annual review occurs, the standing rules will continue in effect. This does not limit the City Council's right and ability to amend these rules at any other time during the year, in accordance with the Charter.
- 1.4 Amendments. These rules may be amended or new rules adopted by a majority vote of the members of the City Council present.

SECTION II.GENERAL RULES

- 2.1 Meetings to be Public. All meetings of the City Council shall be open to the public, with the exception of Executive Session and Councilmember Orientation/Training/Goals and Objectives Visioning.
- 2.2 City Council. For purposes of these rules, the collective membership of the Mayor and City Councilmembers shall be known as the City Council. Individually, each shall be referred to as Mayor, Mayor Pro Tem, or Councilmember.
- 2.3 Quorum. Four (4) voting members of the City Council shall constitute a quorum.

- 2.4 Minutes of Meetings. An account of all proceedings of the City Council shall be kept by the City Secretary and shall be entered in a book constituting the official record of the City Council. The Official City Council Minutes are action minutes and provide the action taken by the City Council and a summary of subjects discussed.
- 2.5 Questions to Contain One Subject. All questions submitted for a vote shall contain only one subject. If two or more points are involved, any Councilmember may require a division, if the question reasonably admits of a division. Division shall be required only on the affirmative vote of three (3) Councilmembers. If no division is so requested and approved, or the questions do not reasonably admit of a division, the question shall be submitted as originally framed.
- 2.6 City Manager. The City Manager shall attend all City Council meetings unless expressly excused. The City Manager may make recommendations to the City Council and take part in all discussions of the City Council, but shall have no vote.
- 2.7 City Attorney. The City Attorney shall attend all regular meetings of the City Council unless expressly excused and, shall upon request; give an opinion, either written or oral, on questions of law during the meeting. The City Attorney shall act as the City Council's Parliamentarian. The City Attorney shall give an opinion, either written or oral, on questions of law to the City Manager or designated representative, during the course of daily affairs of the City. The City Attorney may make recommendations to the City Council and take part in all discussions of the City Council, but shall have no vote. The City Attorney shall confer and discuss with a Councilmember or the Mayor regarding a question of law pertaining to the affairs of the City. In such event, the City Attorney shall advise the City Manager of the question posed and information provided. The City Manager shall forward the information to the full City Council as soon as reasonably practical.
- 2.8 City Secretary. The City Secretary shall attend all meetings of the City Council unless expressly excused, and shall keep the official minutes and perform such other duties as may be requested by the City Council.
- 2.9 Employees. Any employee of the City, when requested by the City Manager, shall attend any meeting of the City Council and, if requested to do so by the City Manager, such employee may present information relating to matters before the City Council. The City Manager will determine the staff spokesperson

for providing information, for a particular agenda item, at the City Council meeting.

- 2.10 Suspension of Rules. Any provisions of these rules not governed by State law, the City Charter, or City Code may be suspended by a majority vote of all Councilmembers present and eligible to vote.
- 2.11 Executive Session. All matters discussed in Executive Session, as authorized by the Texas Open Meetings Act, may be deemed confidential and by law, participants authorized to attend Executive Sessions are not required to make public disclosure concerning the matters discussed in Executive Session. It shall be the policy of the City Council, the Mayor, individual Councilmembers, City Manager, City Attorney, City Secretary, and others who are authorized to attend Executive Sessions shall not make selective disclosure of confidential matters; where the disclosure of the information has not been released to the general public and/or where such disclosure provides an unfair advantage to the recipient or would be detrimental to the City and its citizens. For the opening and closing of an Executive Session, the Mayor shall do such at the location as noted on the official agenda notice posted in compliance with the Texas Open Meetings Act, and all of this information must be included in the certified agenda. (Tex. Gov't Code §551.103) For purposes of regular agenda meeting postings, the opening and closing of an Executive Session shall be done in the Executive Conference Room of City Hall.

SECTION III. TYPES OF MEETINGS

- 3.1 Regular Meetings. The City Council shall meet in City Hall on the first and third Tuesday of each month at 7:00 p.m. unless otherwise officially established by the City Council. The City Council shall take a vote at 12:00 a.m. on whether or not to continue a meeting for additional time if further items are on the agenda and have not been considered. The call for and conduct of all meetings of the City Council, both regular and special as provided in Section 3.2 hereof, shall be in accordance with State law.
- 3.2 Special Meetings. Special meetings may be held on the call of the Mayor or four (4) members of the City Council at the place within the City of Colleyville designated in the public notice. In accordance with State law, the notice to the public of an emergency meeting must be posted at least two hours before the meeting is scheduled to begin. An emergency meeting exists only if immediate action is required of a governmental body because of an "imminent threat to public health and safety" or a "reasonably unforeseeable situation".

- 3.3 Recessed Meetings. Any meeting of the City Council may be recessed to a later time provided that no recess shall be for a longer period than until the next regularly scheduled City Council meeting.
- 3.4 Worksession Meetings. Worksession meetings may be called by the Mayor, any three (3) Councilmembers, or the City Manager for the purpose of discussing in depth, investigating, or exploring matters of interest to the City, without formal action being taken thereon by the City Council. The time, place, and purpose of such worksession meeting shall be stated in a notice complying with the Texas Open Meetings Act. Such worksession meetings may be held in any appropriate location outside the City Hall upon concurrence by any three (3) Councilmembers or as determined by the City Manager. Such worksession meetings may include, but shall not be limited to, meetings with neighboring governmental bodies or agencies, meetings with one of the City's appointed boards, commissions, or committees, civic organizations, or a meeting for Councilmembers to research, evaluate, explore, investigate or discuss any matter of interest or possible action affecting the City, subject to compliance with the provisions of the Texas Open Meetings Act.

No official action shall be taken at any worksession meeting, unless a regular or special meeting is called as provided for in these Rules.

SECTION IV.CONDUCT OF MEETINGS

- 4.1 Presiding Officer. The Mayor, if present, shall preside at all meetings of the City Council. In the absence of the Mayor, the Mayor Pro Tem shall preside. In the absence of both Mayor and Mayor Pro Tem, the most senior tenured Councilmember, by last name alphabetical order, shall preside.
- 4.2 Call to Order. The meetings of the City Council shall be called to order by the Mayor, or in the Mayor's absence, by the Mayor Pro Tem. In the absence of both the Mayor and Mayor Pro Tem, the meeting shall be called to order by the City Secretary.
- 4.3 Preservation of Order. The Mayor shall preserve order and decorum, prevent clash of personalities or the impugning of Councilmembers' motives to occur and confine Councilmembers in debate to the question under discussion.
- 4.4 Points of Order. The Mayor shall determine all points of order, subject to the right of any Councilmember to appeal to the City Council. If any appeal is taken, the question shall be "Shall the decision of the Mayor be sustained?"

- 4.5 Questions to be stated. The Mayor shall state all questions submitted for a vote and announce the result.
- 4.6 Substitution for Mayor. The Mayor may call the Mayor Pro Tem, or in the Mayor Pro Tem's absence, any other Councilmember to take the Mayor's place in the chair, such substitutions not to continue beyond adjournment.
- 4.7 Amendment to the Minutes. Amendments to the Minutes are made by a motion during the item to consider approval of the minutes. The Minutes are action minutes and provide the action taken by City Council and a summary of subjects discussed. If a Councilmember desires that certain information be included in the minutes, the Councilmember shall state prior to the information, "For the record". If it is a lengthy statement, a written copy shall be provided to the City Secretary.
- 4.8 Written Correspondence. A citizen's request in the reading of a statement into the public record as part of a City Council agenda item is at the sole discretion of any member or all of the governing body. The City Council is not obligated to provide for a reading of correspondence into the public record on behalf of an absent individual as part of a City Council public hearing. The City Council, any or all Councilmembers, may elect to provide for a reading of the correspondence, make reference indicating the general position of the correspondence, or pass over the correspondence. The correspondence is provided to City Council and is included in the City Council agenda packet.

SECTION V. AGENDA

5.1 Preparation of Agenda.

- A. The order of business of each meeting shall be as contained in the City Council agenda compiled and prepared by the City Secretary and approved by the City Manager. The agenda shall be a listing by topic of subjects to be considered by the City Council, and, in the case of regular meetings, shall be delivered to the City Council not less than 72 hours proceeding the Tuesday evening meeting to which it pertains. An item shall be placed on the agenda when requested by the Mayor or any two members of the City Council at the next regularly scheduled meeting of the City Council.
- B. Any member of the City Council desiring to present a subject for City Council consideration shall advise in writing to the City Manager of the fact no later than 4:30 p.m. on Wednesday preceding regular City

Council meetings. Subject matter will be accompanied by a summary regarding the purpose for the inclusion of this subject on the agenda.

- C. Items Omitted from Agenda. Any item not appearing on the agenda shall not be taken up for discussion as a matter of City Council business during a regular meeting unless it is of an emergency nature and comes to the City's attention too late to appear on the agenda. Such special, urgent, or emergency issues shall be posted in compliance with the Texas Open Meetings Act and the City Charter and may be added as a supplemental item to the regular agenda.
- D. The regular agenda items shall be generally considered in the following order:
 - a. Worksession Items
 - b. Executive Session – Executive Conference Room
 - c. Call to Order - 7:00 p.m. - Council Chambers
 - d. Invocation
 - e. Pledge of Allegiance
 - f. Resolution action on Executive Session item(s)
 - g. Announcements, Proclamations and Presentations
 - h. Consent Items
 - i. Items not for City Council action
 - j. Public Hearings
 - Ordinance(s), Tabled Ordinance(s), Resolution(s),
Tabled Resolution(s)
 - k. Citizen Comments
 - l. Reports of Boards, Commissions, and Committees
 - m. Resolution approving City Council action not otherwise approved
 - n. Adjournment
- E. The general order of a Public Hearing shall be:
 - a. Staff presentation
 - b. Applicant introductory presentation – five minutes
 - c. City Council discussion
 - d. Open Public Hearing
 - e. Citizen comments - five minutes each (Large groups supporting the same position may be asked to select a representative to speak for the group)
 - f. Close public hearing
 - g. City Council discussion and vote

h. In the alternative, the item may be tabled or continued to a future meeting of the City Council.

1. If the City Council wishes to consider additional public testimony, the public hearing shall be reopened and the public hearing and item shall be continued to a date certain.
2. If the Public Hearing is not reopened and continued to a date certain, the City Council may only conduct an additional public hearing upon publication of notice in accordance with Chapter 211 of the Local Government Code.

F. The City Manager, through the City Secretary, shall provide the City Council with a written analysis of and recommendation of items to be acted on by the City Council at its meetings. These communications shall be generally referred to as agenda packets. The agenda packets for all regular meetings shall be delivered to the City Council by the Friday preceding the Tuesday regular meeting to which it pertains, unless an emergency condition makes it necessary to deliver the communication on a subsequent day.

G. The City Secretary shall post notices of all City Council meetings in order to afford compliance with the Texas Open Meetings Act.

5.2 Consent Agenda. In preparing the consent agenda, the City Manager shall consider the number and degree of complexity of items to be considered by the City Council for the purpose of conserving the City Council's time in meetings. Items, which are anticipated to be routine and require little or no discussion by the City Council shall be listed under the agenda category, styled "Consent Items". Prior to taking up the Consent Agenda, the Mayor shall determine if there are any items thereon which should be removed from the Consent Agenda for discussion. Any Councilmember may, upon request; remove any item from the Consent Agenda for discussion and separate action. Thereafter, all remaining Consent Agenda items may be acted upon by a single motion approving the Consent Agenda. Items removed from the Consent Agenda shall be considered on the ending Resolution, which is for action not otherwise approved.

5.3 Citizen Participation at Meetings.

- a. Presentations by citizens must be confined to the agenda item being considered and any questions will be directed to the Mayor. Citizens wishing to speak shall be allowed to speak, provided prior to the

consideration of the item; said person completes and delivers to the City Secretary a Speaker's Card providing name, address, and topic. Presentation(s) by citizens shall be limited to a period of not more than five (5) minutes with two (2) additional minutes to conclude, at the option of the Mayor or the consent of the City Council, for each speaker. Any time spent by the City Council will not be counted against the citizen's time allotment. No person shall speak more than the time limits provided herein on any subject. That privilege shall not be accorded unless there is an exception supported by a majority of those eligible to vote. The Mayor shall not be obligated to recognize a speaker for a second comment on a subject until all others have spoken and there is unused time available.

- b. Following a request by a Councilmember, the Mayor may request the City Council suspend the rules to allow citizens to speak after the public hearing has been closed.
- c. To maintain decorum, the Mayor shall recognize persons who have completed a Speaker Card indicating a desire to address the City Council.
- d. As a rule, citizens may not participate in discussions of the City Council except when recognized by the Mayor and during citizen presentations, public hearings, and as otherwise provided for in these Rules.
- e. Citizens may speak on items under the item "Citizen Comments". The presentation time period is as listed herein Section 5.3 a.

SECTION VI.DECORUM AND DEBATE

6.1 Decorum and Debate

- a. These rules are intended to serve as a statement of intent as to how this City Council endeavors to conduct itself during City Council meetings. It is the intent of the City Council that all members shall act based on a consistent level of information, with the goal being to act fully informed on all matters. Accordingly, when a Councilmember obtains material relevant to a matter before the City Council, which has not otherwise been disclosed to the City Council, such Councilmember shall promptly provide such material to the City Manager and City Secretary for dissemination to the City Council. All such information will be disseminated and disclosed to the full City Council, prior to the case being presented.

- b. When a measure is presented for consideration to the City Council, the Mayor shall recognize the Councilmember(s) to present the case, as needed. When two or more Councilmembers wish to speak, the presiding officer shall name the Councilmember who is to speak first. No member of the City Council shall interrupt another while speaking except to make a point of order or to make a point of personal privilege.
- c. The Mayor shall not be obligated to recognize any Councilmember for a second comment on the subject or amendment until every Councilmember wishing to speak has been allowed a first comment.
- d. Questions from speakers to the City Council with request for an immediate answer, except the applicants and persons representing applicants on platting or zoning cases, shall be prohibited. A Councilmember's questions to speakers should be to specific individuals and the Mayor should explain to those individuals beforehand that they may come to the podium and answer if they choose to.
- e. Any Councilmember desiring to speak shall be recognized by the Mayor, and shall confine remarks to the subject under discussion or to be discussed. No Councilmember shall be allowed to speak more than once on any one subject until every Councilmember wishing to speak shall have spoken.
- f. No Councilmember shall be permitted to indulge in personalities, use language personally offensive, impugn motives of Councilmembers, charge deliberate misrepresentation, or use language tending to hold a member of the City Council, the public, or City staff up to contempt.
- g. The Mayor shall not permit unrecognized speaker's comments or allow a member of the audience to indulge in personalities, use language tending to hold the City Council, the public, or City staff up to contempt.
- h. If a Councilmember is transgressing the rules of the City Council, through speech or otherwise, the Mayor shall, or any Councilmember may, call him/her to order in which case he/she shall immediately be quiet unless permitted to explain. The City Council shall, if appealed to, decide the case without debate. If the decision is in favor of the Councilmember called to order, he/she shall be at liberty to proceed, but not otherwise, and if the case occurs, he/she shall be liable to

censure or such punishment as the City Council deems proper, consistent with City Ordinances, Resolutions, and Charter.

- i. Any individual of the public who shall disrupt the City Council proceedings or disregard the Mayor shall first be warned of such offense and be requested that they refrain from disrupting the proceedings and/or disregarding the instructions of the Mayor. Any individual of the public failing to honor the first warning of the Mayor for order shall receive a second and final warning prior to expulsion and/or citation for disturbing a public meeting pursuant to State law. When the Mayor fails to maintain order and decorum, the Councilmembers may compel the Mayor to enforce this provision following due parliamentary procedure, which affirms such compulsion by a majority vote of the City Council.

SECTION VII. PROCEDURES FOR CITY COUNCIL APPOINTMENTS

Applications for Boards, Commissions, and Committees are accepted two months prior to the appointment term. Ex: March Appointments will be advertised and applications for appointment accepted January through February. The appointment periods are:

March appointments:

Colleyville Center Advisory Committee
Parks and Recreation Advisory Board

June appointments:

Colleyville Economic Development Corporation
Tax Increment Finance District
Audit Committee
Municipal Judge Review and Selection Committee

November appointments:

Colleyville Library Board
Metroport Teen Court Advisory Board
Planning and Zoning Commission
Zoning Board of Adjustment/ Sign Board of Appeals

The applications for appointment, listing of Boards, Commissions, and Committees, and their responsibilities, and a roster of members are maintained on the City's website on the City Secretary page. The City Secretary contacts members whose terms will expire to advise they may reapply. Two months prior to the expiring terms, the City Secretary requests an announcement to be made in the *City E-News*,

seeking applicants for those Boards, Commissions, and Committees with expiring terms.

Upon receipt of a spreadsheet and the applications for appointment distributed by the City Secretary to the Mayor and City Council prior to the Council meeting where the Mayor and Council will appoint members by resolution, the appointments can be discussed during the Worksession item – Discussion of the regular agenda items.

If during discussion of the appointments, the Mayor and City Council wish to appoint by slate, per resolution, the Mayor will read the resolution, inserting the names of those to be appointed. There will be discussion as needed however, if the Council agrees with the resolution as read, the motion, second, and vote, will consider the appointments made, without seeking individual nominations from the City Council.

If City Council has not determined a slate of appointees to be read into the resolution, the Mayor shall open the floor for nominations and if there are no nominations, the Mayor will call on each Councilmember for a nomination. After each Councilmember has had an opportunity to make a nomination or defer to make a nomination, the Mayor will take a vote on the slate of nominees by asking each Councilmember to state the name of the nominee the Councilmember votes to appoint to the position under consideration. This process will repeat for the next position to be filled until all positions are filled.

If no applications are received or fewer applications than open positions are received, the City Council may fill positions from the floor or request the City Secretary to advertise the open position(s). In the event of a vacancy other than an expiring term, the City Council may fill the position by a majority vote of the City Council. The appointee shall serve the unexpired term.

SECTION VIII.APPOINTMENT OF CITY COUNCIL LIAISONS

8.1 Procedures for appointment of City Council Liaison. At the discretion of the Mayor or by call of three (3) Councilmembers, a Councilmember or Councilmembers may be appointed as a liaison or liaisons, representing the City, to a City Board, Commission, or Committee, the Chamber of Commerce, Independent School District or other organizations.

SECTION IX. MEMORIALS

9.1 Memorials. The following procedures are for honoring deceased current or former City elected officials, sitting board, commission or committee members and community volunteers.

- A. Recognition of the death of a current or former City elected official. When the City is notified of the death of a current or former elected official, flowers or a plant will be sent to the memorial service, or a donation to an organization specified by the family (in an amount not to exceed \$150.00), and a sympathy card will be sent to the family.
- B. At the family's request and with City Manager approval, members of the Colleyville Police and Fire Department Honor Guard may attend the funeral of a current or former City elected official as representatives of the City.
- C. Recognition of the death of a sitting board, commission, or committee member. When the City is notified of the death of a sitting board, commission, or committee member, the City Manager's Office will forward a sympathy card to the family.
- D. Recognition of the death of community volunteers. Due to the significant number of community volunteers assisting a multitude of organizations across the City of Colleyville, it will not be the practice of the City to recognize these individuals in a formal capacity. During a City Council meeting, elected officials may at their discretion, verbally recognize the efforts of these individuals and their service to Colleyville during the agenda item for Announcements, Proclamations, and Presentations.

9.2 Recognition by lowering of the United States Flag. The City is not at liberty to proclaim the Flag of the United States be flown at half-staff in recognition of a City official. Per the United States Code, only the President of the United States or the State Governor can order the flag lowered to half-staff.

9.3 Use of City equipment and personnel. At no time will City equipment be used to carry the casket in a funeral procession of a deceased, current, or former City elected official, board, commission, or committee member, or community volunteer. City equipment and vehicles may be used in a funeral procession, as authorized by the Department Director, for City employees who have died in the line of duty.

History of Adoption and Amendments

Resolution Number	Adoption/ Amendment Date	Subject
R-88-387	8/18/88	Adopted Rules of Procedure
R-90-610	7/3/90	Amended to adopt the procedure for appointing committees as established by ordinance
R-90-612	7/17/90	None noted
R-91-654	1/22/91	Amended regular meeting language; subjects for City Council consideration; preparation of agenda
R-94-999	4/19/94	Provided suspension of rules by ¾ majority
R-95-1122	6/6/95	Amended Councilmembers presenting subjects for City Council consideration
R-03-2268	6/5/03	Members presenting subjects for City Council consideration
R-05-2599	9/20/05	Citizen comments
R-06-2721	7/5/06	Regular agenda items; Pre Council and Executive Session posted meeting times; public hearing order; process for continuing public hearings; memorials
R-07-2859	7/17/07	Robert's Rules of Order removed
R-08-2980	6/17/08	Resolutions
R-09-3183	12/15/09	Types of meetings; agenda sections; preparation of agendas; memorials
R-11-3308	1/4/11	Memorials
R-12-3520	8/7/12	Types of meetings & special meetings
R-13-3645	6/18/13	Grammatical updates
R-16-4023	8/16/16	Executive session (certified agendas) and start time; removal of paragraphs relative to the establishment of worksessions; order of the regular agenda items; general order of public hearings; removal of oral presentations by city manager; addition of speaker card submittal prior to the close of the public hearing; removal of the offering of unsolicited input; addition of language to City Councilmembers transgressing the rules of procedure; & addition of \$100 for memorial donations
R-17-4162	8/1/17	Updated Section 7.1(B) lettering, and included an application and financial disclosure forms be provided by applicants filling a vacancy.
R-17-4210	12/5/2017	Updated Section 1.2, 1.3, and 1.4 to call for Councilmember orientation/training/goal setting and visioning.
R-21-4658		Grammatical, policy, and legislative updates. Minor updates to Sections 1.2, 4.1, Section V. Preparation of Agenda clarified City Secretary role and added power of the Mayor or two City Councilmembers may request an item be placed on the agenda; 5.1 D. and F. updated to include general order of business and process; 5.3 a. and d. policy update; Section VII. New Procedures of City Council Appointments; Section VIII. Memorials A. removal of proclamation and book; 8.3-updated policy.
R-22-4751	07/19/2022	Updated Section 2.1, Changed Section 3.1, and 5.1D, changing the regular meeting time to 7:00 p.m. from 7:30 p.m. to become effective October 3, 2022, updated Section 4.1, updated Section VII, added Section VIII – Appointment of City Council Liaisons, renumbered previous Section VIII, to Section IX.



City of Colleyville City Council Agenda Briefing

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

Agenda Number 9a

Agenda Date 7/19/2022

Number Resolution R-22-4745

Type Resolution

Department Community Development

Title

Consideration of a replat with a plat waiver for lot size for Lot 15R1, Block 1, Wescoat Place Addition, being Lot 15 W1/2, Block 1, Wescoat Place Addition, located at 6105 Bettinger Drive, Case PC22-008

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

John Hickerson, the applicant, has submitted a request for a replat with a plat waiver for lot size on Lot 15R1, Block 1, Wescoat Place Addition; being approximately 0.697 acres; and zoned R-40 Single Family Residential. The purpose is to replat the property in order to create one lot for the construction of a new single family home.

Existing Conditions/Background: The subject property, 6105 Bettinger Drive, resides on the east side of Bettinger Drive south of the intersection of White Drive. The subject property has R-40 zoning and is currently undeveloped.

Proposed Zoning: Request – The applicant requests to replat the property and maintain the R-40 Single Family zoning district. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 sf.	30,355 SF
Minimum Lot Width	150 feet	±152 feet
Minimum Lot Depth	150 feet	±200 feet
Front Building Line	40 feet	
Side Building Line	15 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Analysis: The proposed replat is compatible with the R-40 zoning district except for the lot area which is 30,355 sq.ft, and requires a plat waiver. If the plat waiver is not approved, then the property would need to be rezoned to the R-30 Single Family Residential zoning district. A request to rezone the property to the R-30 Single Family

Residential district is also being processed. If the zoning is approved, then the plat waiver is no longer needed, as the lot will comply with all R-30 dimensional standards.

Surrounding Development: The properties to the north, south, and east are zoned R-40 Single Family Residential district and are improved with single family homes. The property to the west is zoned R-20 Single Family Residential district and is improved with a single family home.

Plat Status: The property is identified as Lot 15 W1/2, Block 1, Wescoat Place Addition.

DRC Review: The DRC met on May 23rd and offered the following comments to the applicant:

1. Rename Ballinger Road to Bettinger Road.
2. Provide an accurate date of preparation.
3. Update all the calls and the square footage to be accurate.
4. Provide a 16' drainage and utility easement along the back property line.

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

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

Public Notification: Staff mailed notices to all property owners within 500 feet 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 replat with a plat waiver for lot size.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the replat at their June 13, 2022 meeting by a vote of 5-0.

Financial Impact

There is no financial impact to the City.

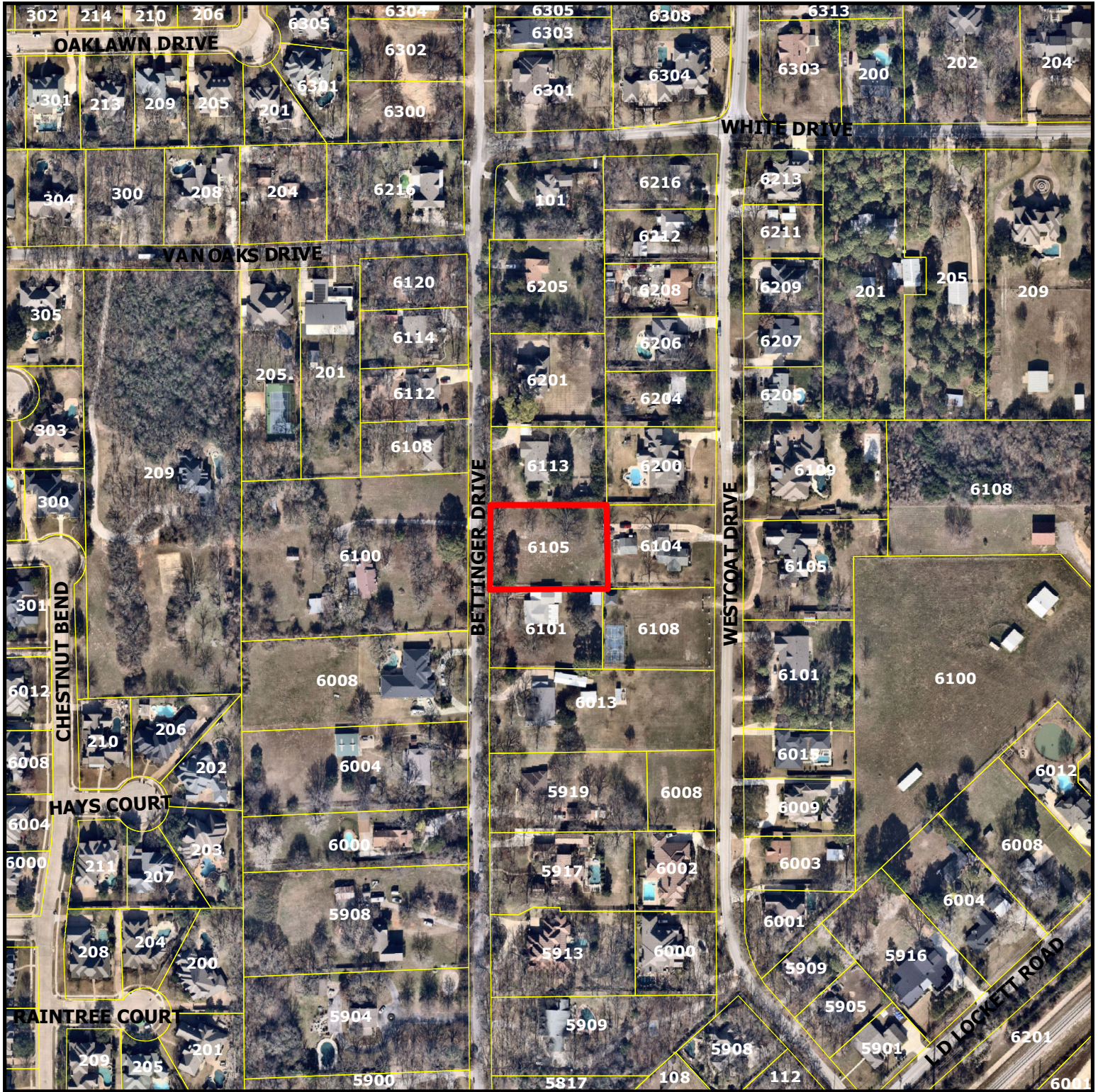
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Replat
5. Topographic and Tree Survey
6. Notification Map
7. Notification Letter
8. Notification List
9. Resolution R-22-4745
10. Resolution R-22-4745 - No Plat Waiver

Aerial Map



PC22-008

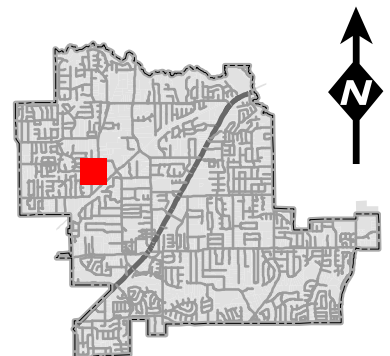
6105 Bettinger Drive

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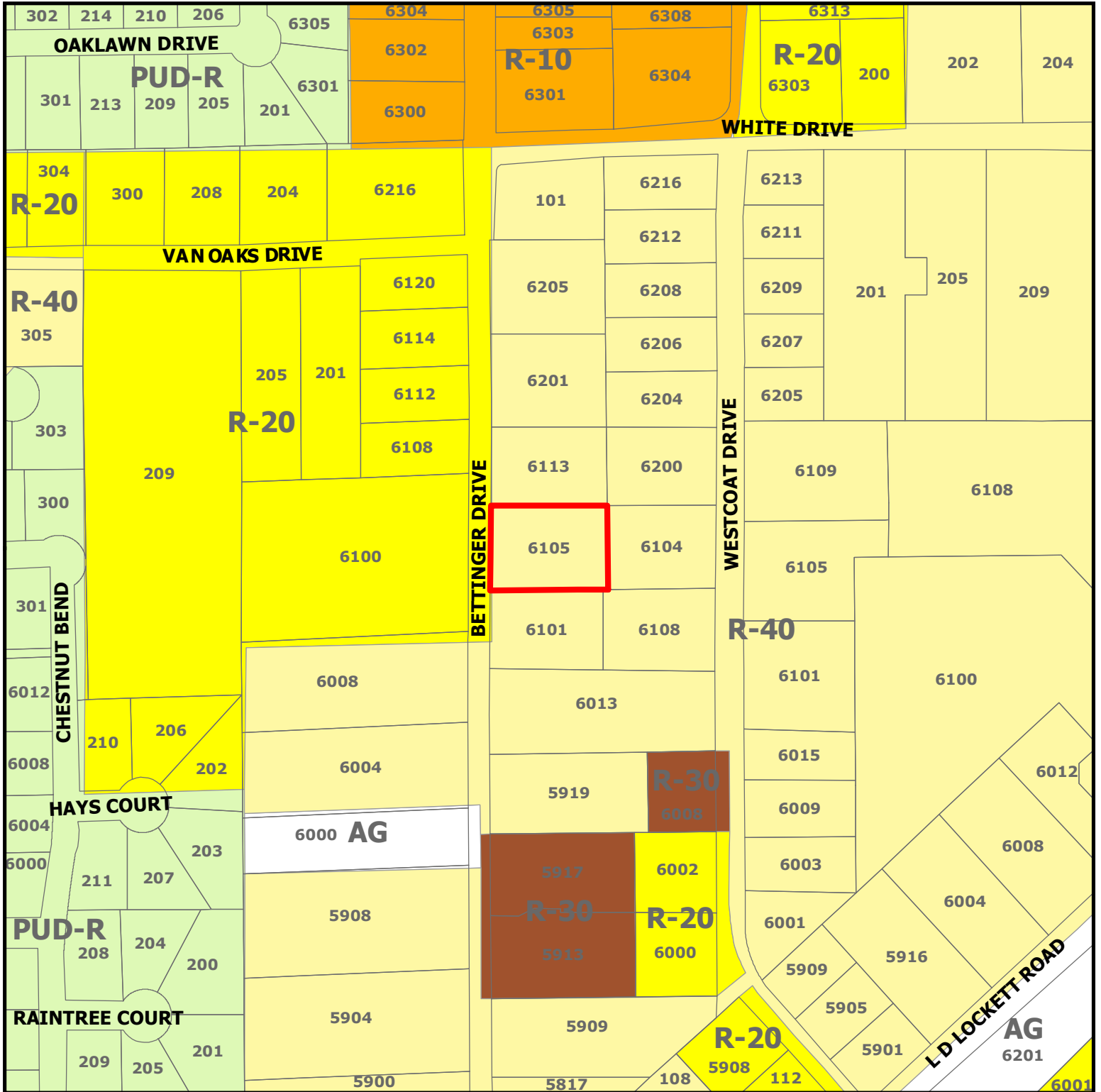
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Subject Property



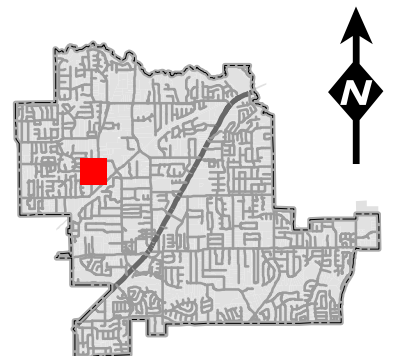
Zoning Map



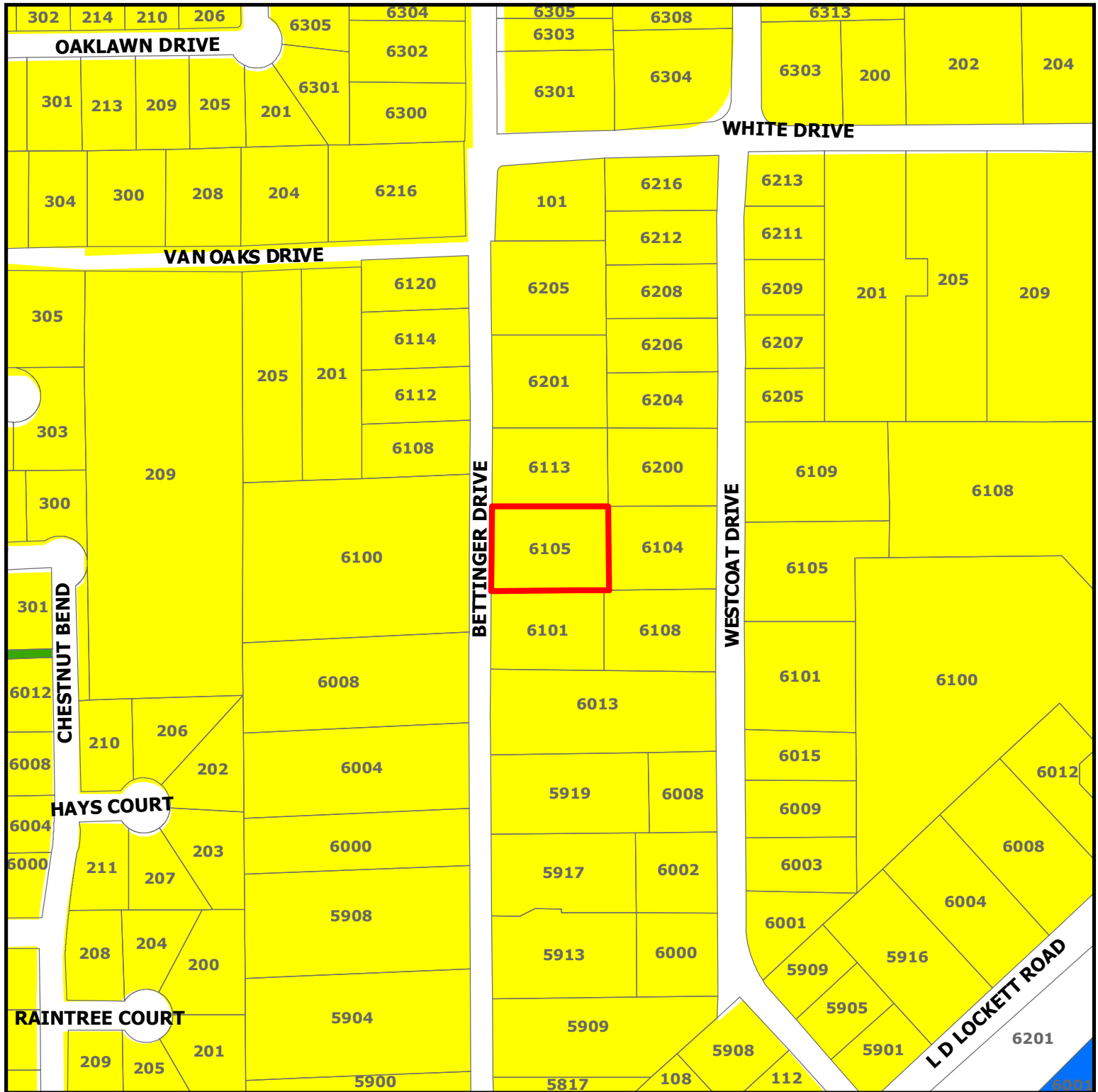
PC22-008
6105 Bettinger Drive

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 Subject Property



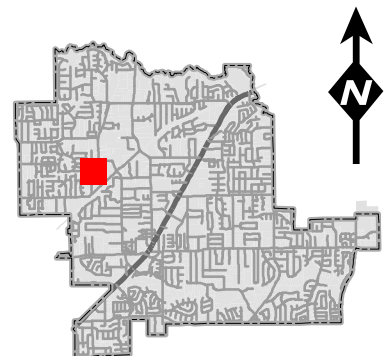
Future Land Use Map



PC22-008

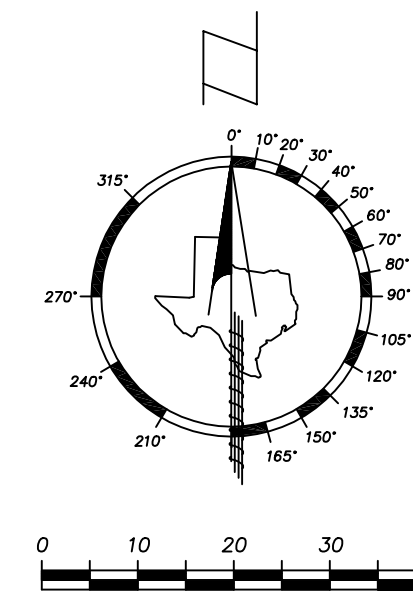
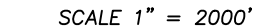
6105 Bettinger Drive

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



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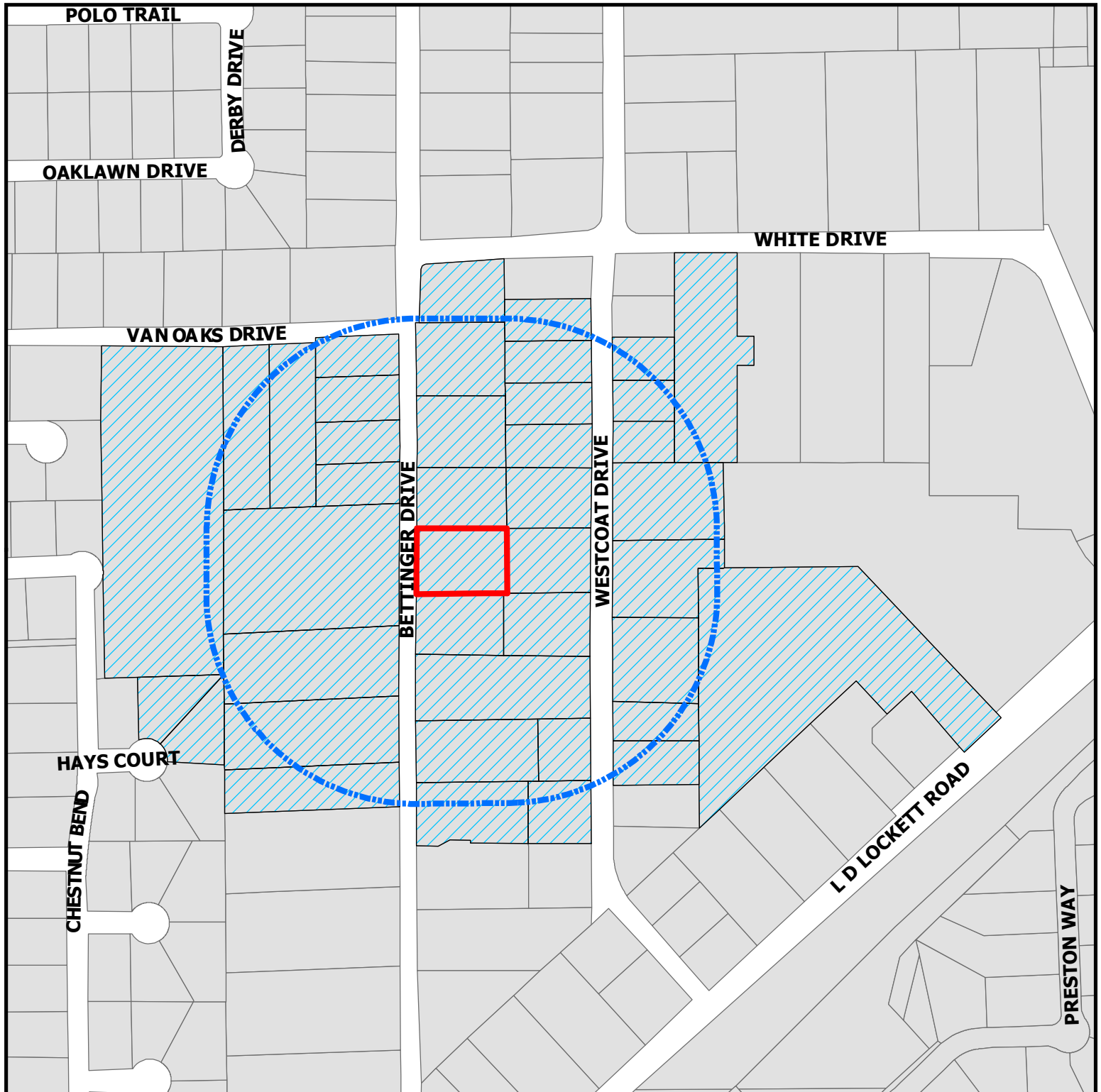


Date of Survey: April 18, 2022.

SITE BENCHMARK NO. 1:
A chiseled "X" cut in the southwest corner of a concrete collar surrounding a sanitary sewer manhole located in Ballinger Street. The benchmark is located approximately 31.8 feet west of and 7.7 feet south of the northwest corner of this property. Elevation: 685.13 feet.

Flood Statement
By graphic scaling only from the Flood Insurance Rate Maps for Tarrant County, Texas, and Incorporated Areas, no portion of this property is located in a special flood hazard area. The property appears in Zone X (unshaded). Community Panel No. 48439C0095K, Map Revised: September 25, 2009.

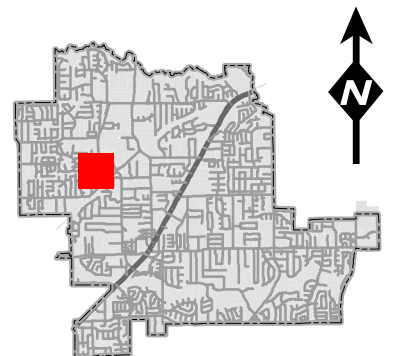
Notification Map



PC22-008
6105 Bettinger Drive

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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, June 13, 2022 at 7:00 p.m.

City Council Meeting: Tuesday, July 5, 2022 at 7:30 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Replat with a plat waiver for lot size for Lot 15R1, Block 1, Wescoat Place Addition. The purpose is to replat the property in order to allow for the construction of a new single-family home.

Zoning Case: PC22-008

Applicant: John Hickerson

Owner: John Hickerson

Location: 6105 Bettinger Drive

Property Description: Lot 15 W1/2, Block 1, Wescoat Place Addition

Present Zoning: R-40 Single Family Residential

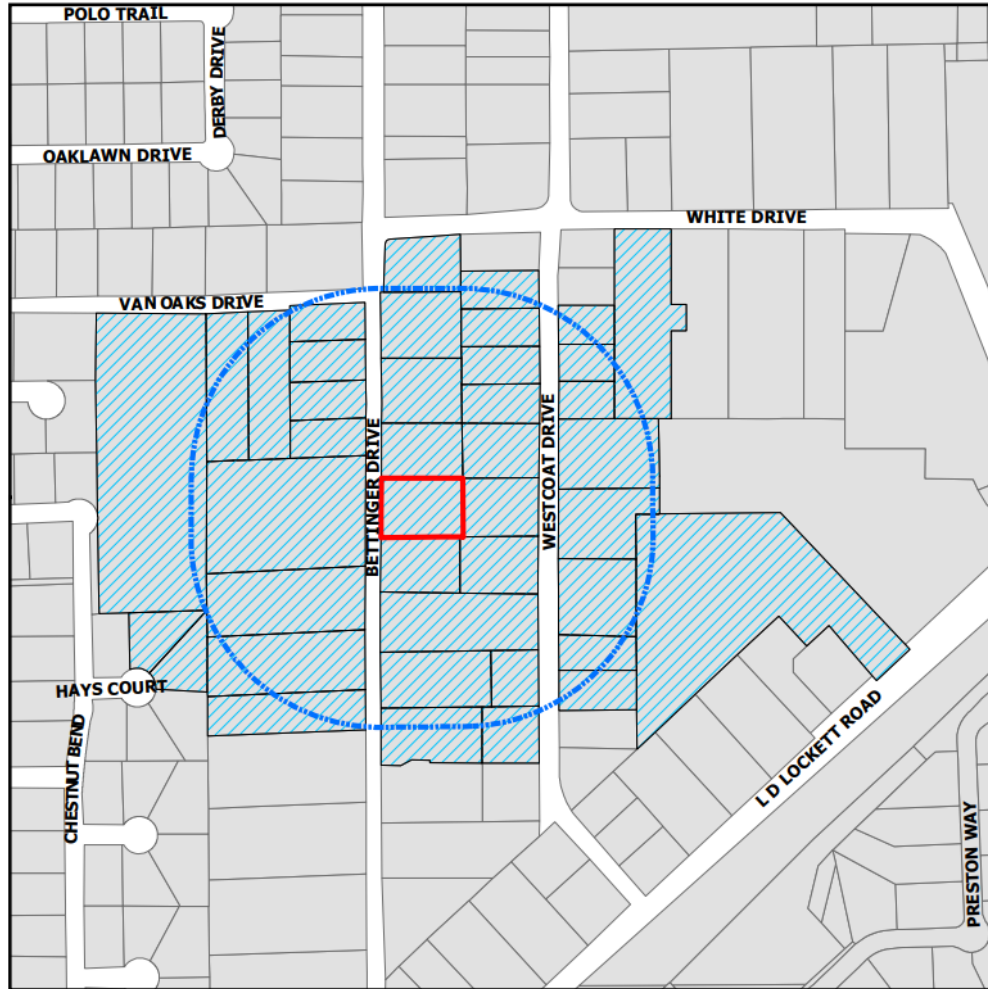
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

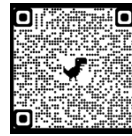
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
BARRY, HENRY L	6207 WESTCOAT DR	COLLEYVILLE, TX
BEARDEN, GAY L	6000 BETTINGER DR	COLLEYVILLE, TX
BRABON, TERRY W	6101 BETTINGER DR	COLLEYVILLE, TX
BRADLEY, GERARD W	101 WHITE DR	COLLEYVILLE, TX
BREWER, MARY B	6208 WESTCOAT DR	COLLEYVILLE, TX
CAMERON, MARK J	6002 WESTCOAT DR	COLLEYVILLE, TX
CAMP, MITZI M EST	202 HAYS CT	COLLEYVILLE, TX
CHURCH, GUY	205 VAN OAKS DR	COLLEYVILLE, TX
DAVIS, KERI K	6201 BETTINGER DR	COLLEYVILLE, TX
DOODY, KEVIN J	401 W LD LOCKETT RD	COLLEYVILLE, TX
FITZGERALD, B J	201 WHITE DR	COLLEYVILLE, TX
GASTON FAMILY TRUST	6112 BETTINGER DR	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
HANKINS, TRACEY	6206 WESTCOAT DR	COLLEYVILLE, TX
HAWKINS, VINCENT	206 HAYS CT	COLLEYVILLE, TX
HESTER, PAULA D	6008 BETTINGER DR	COLLEYVILLE, TX
HICKERSON, JOHN T	2504 HIGHLAND PARK CT	COLLEYVILLE, TX
HICKS, ROBERT	6113 BETTINGER DR	COLLEYVILLE, TX
HOUGLAND, STACI	6200 WESTCOAT DR	COLLEYVILLE, TX
HUDSON, LESLEY	6015 WESTCOAT DR	COLLEYVILLE, TX
JESSE K BRAY LIVING TRUST	6108 LOCKETT RD	COLLEYVILLE, TX
JOHN & WANDA BENNETT TRUST	6013 BETTINGER DR	COLLEYVILLE, TX
KIDD, WALTER EST	304 AZALEA DR	GRAPEVINE, TX
LOVE, BETTY L	6108 BETTINGER DR	COLLEYVILLE, TX
MOLOVICH, JOHN	6205 BETTINGER DR	COLLEYVILLE, TX
MOSCHEL, JEFFREY	6209 WESTCOAT DR	COLLEYVILLE, TX
ONDARZA, GEORGE	232 ROYAL VISTA DR	CEDAR HILL, TX
REMINGTON PARK ADDITION	5751 KROGER DR	KELLER, TX
SCHAEFERS, DEAN W	6104 WESTCOAT DR	COLLEYVILLE, TX
SIMPLER, RUSSELL	6205 WESTCOAT DR	COLLEYVILLE, TX
SIMPSON, GREGORY	209 W VAN OAKS DR	COLLEYVILLE, TX
SMITH, TRACE C	6004 BETTINGER DR	COLLEYVILLE, TX
SOLIDAY, JON P	5917 BETTINGER DR	COLLEYVILLE, TX
STOUT, JONATHAN	6101 WESTCOAT DR	COLLEYVILLE, TX
TATE, ARVEL	6683 FM 2264	RHOME, TX
THORESON, JEFFRY	6009 WESTCOAT DR	COLLEYVILLE, TX
THRASHER, MARSHALL	5919 BETTINGER DR	COLLEYVILLE, TX
ULLRICH, ADAM	6109 WESTCOAT DR	COLLEYVILLE, TX
VAN DEVENTER, CLINT R ETAL	2803 RIVERSIDE PKWY APT 6005	GRAND PRAIRIE, TX
VENNER, WILLIAM	6105 WESTCOAT DR	COLLEYVILLE, TX
WEBSTER, LUCINDA	6114 BETTINGER DR	COLLEYVILLE, TX
WOLFE, THERESA	6120 BETTINGER DR	COLLEYVILLE, TX

RESOLUTION R-22-4745

**A RESOLUTION APPROVING A REPLAT WITH A PLAT WAIVER FOR
LOT SIZE FOR LOT 15R1, BLOCK 1, WESCOAT ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the replat with a plat waiver for lot size for Lot 15R1, Block 1, Wescoat Addition, on June 13, 2022.

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

Sec. 1. THAT the replat with a plat waiver for lot size for 15R1, Block 1, Wescoat Addition on approximately 0.697 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 19TH DAY OF JULY 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]

RESOLUTION R-22-4745

**A RESOLUTION APPROVING A REPLAT FOR LOT 15R1, BLOCK 1,
WESCOAT ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lot 15R1, Block 1, Wescoat Addition, on June 13, 2022.

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

Sec. 1. THAT the Replat for 15R1, Block 1, Wescoat Addition on approximately 0.697 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 19TH DAY OF JULY 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 11

Agenda Date 7/19/2022

Type Report

Department City Secretary

Title

Planning and Zoning Commission Minutes - June 13, 2022

Sign Board of Appeals Minutes - June 14, 2022

Planning and Zoning Commission Worksession Minutes - June 27, 2022

Attachments

1. Planning and Zoning Commission Minutes - June 13, 2022
2. Sign Board of Appeals Minutes - June 14, 2022
3. Planning and Zoning Commission Worksession Minutes - June 27, 2022



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, June 13, 2022

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on June 13, 2022, at 6:15 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Tim Raine, Jim Linn, and Claudia Bevill

Absent: Sayeda Syed

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

Also Present: Attorney, Nicole Corr

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

Chair Bevill adjourned the Planning and Zoning Commission Meeting at 6:56 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on June 13, 2022, at 7:05 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Tim Raine, Jim Linn, and Claudia Bevill

Absent: Sayeda Syed

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

Also Present: Attorney, Nicole Corr

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes – May 9, 2022
Planning and Zoning Commission Worksession Minutes – May 23, 2022
Planning and Zoning Commission Special Meeting Minutes – May 23, 2022

Commissioner Raine made a motion to approve the May 9, 2022 Planning and Zoning Commission Meeting Minutes, the May 23, 2022 Planning and Zoning Commission Worksession Minutes, and the May 23, 2022 Planning and Zoning Commission Special Meeting Minutes. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Raine, Linn, and Bevill

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Special Use Permit for a Fence to encroach into the front yard setback and for a Fence to encroach into the street side yard setback on Lot 35, Block 3, Monticello Addition Colleyville, located at 7607 Monticello Parkway, Case ZC22-003, TABLED FROM THE MAY 9, 2022 PLANNING AND ZONING COMMISSION MEETING

Commissioner Linn made a motion to remove Case ZC22-003 from the table. Commissioner Williamson seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Raine, Linn, and Bevill

Nay: 0

Commissioner Groves made a motion to table Case ZC22-003 to the December 12, 2022 Planning and Zoning Commission Meeting. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Raine, Linn, and Bevill

Nay: 0

- 2b** Consideration of a Special Use Permit for outdoor display of merchandise on Lot 3A1A, 3A2A, 3B1, and 4A, Block 2, Andy Felts Addition, located at 4201 Colleyville Boulevard, Case ZC22-019, REQUEST BY THE APPLICANT TO TABLE TO THE AUGUST 8, 2022 PLANNING AND ZONING COMMISSION MEETING

Commissioner Williamson made a motion to table Case ZC22-019 to the August 8, 2022 Planning and Zoning Commission Meeting. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Raine, Linn, and Bevill

Nay: 0

- 2c** Consideration of a Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Westcoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

Ben Bryner presented the item and briefed the Commission.

The applicant, Kosse Maykus, 604 East Northwest Highway #102, Grapevine, TX, came forward and expressed to the Commission that the development proposal centered on quality, new lots matching adjacent existing lots, and PUD-R zoning that will hold the developers accountable to their promises.

Angela Hough, 6005 Colts Neck Drive, Colleyville, TX, came forward and expressed to the Commission the development goals and architectural standards for the proposed development.

The public hearing was open at 7:54 p.m

Gary Fick, 504 McDonwell School Road East, Colleyville, TX, came forward and spoke in support of the case. Mr. Fick expressed that the development would prevent the connection of McDonwell School Road.

Nicholas Patroff, 410 McDonwell School Road East, Colleyville, TX, came forward and spoke in support of the case. Mr. Patroff expressed support of where the proposed access points would be located.

Heidi Hughes, 411 McDonwell School Road East, Colleyville, TX, came forward and spoke in support of the case. Ms. Hughes expressed that the residents to the east of the proposed development were in favor of the project.

Christopher Corbett, 200 White Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Corbett expressed concerns that the proposed development would increase traffic and the water pressure for surrounding residents.

Corey Roberts, 6314 Westcoat Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Roberts expressed concerns that the proposed development would increase traffic and the water flow for surrounding residents.

With no one wishing to speak, the public hearing was closed at 8:10 p.m.

Mr. Maykus came forward and answered questions of the Commission regarding the traffic and water pressure impact the proposed development would have on surrounding residents.

Larry Wright, City Engineer, came forward and answered questions of the Commission regarding the drainage system of the proposed development.

Mr. Maykus came forward and answered questions of the Commission regarding the location of an emergency exit and the open space required in a PUD.

The public hearing was reopened at 8:39 p.m.

Kathy Hadley, 204 Timberline Drive North, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Hadley expressed concerns regarding the proposed development potentially diminishing Colleyville's country feel and drainage.

Volha Ramanouskaya, 209 Stonington Lane, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Ramanouskaya expressed concerns regarding the potential of increased traffic and lack of open space.

Carol Montgomery, 202 West L.D. Lockett Road, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Montgomery expressed concern regarding the potential of increased traffic.

Mr. Maykus came forward and expressed that the property will be sold and developed, the proposed development will be high quality, and the open space

being incorporated into the lots.

The Commission adjourned into an executive session at 8:56 p.m. The Commission reopened the meeting at 9:15 p.m.

Commissioner Raine made a motion to approve Case ZC22-020. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Raine, Linn, and Bevill

Nay: 0

2d Consideration of a Zoning Change from AG Agricultural to R-40 Single Family Residential zoning district for Tract 1B and 1G, Abstract 798, Joseph H. Harrell Survey, located at 805 Murphy Road, Case ZC22-021

Ben Bryner presented the item and briefed the Commission.

An associate of the applicant, Ashley Bice, 15 Red Birch Cove, Little Rock, AR, came forward and answered questions of the Commission regarding the reasoning for the zoning change and how the development will preserve wildlife.

The public hearing was open at 9:24 p.m.

With no one wishing to speak, the public hearing was closed at 9:24 p.m.

Commissioner Williamson made a motion to approve Case ZC22-021. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Raine, Linn, and Bevill

Nay: 0

2e Consideration of a Zoning Change from R-20 Single Family Residential to CN Neighborhood Commercial zoning district for Lots 4 and 25A, Block 2, Fair Way Addition, located at 6606 Curtis Road and 8304 Precinct Line Road, Case ZC22-022

Ben Bryner presented the item and briefed the Commission.

The applicant, Robert Wai, 6115 Waller Lane, Colleyville, TX, came forward and answered questions of the Commission regarding access onto Curtis Road, a

desired use for the property, and matching the residential look.

The public hearing was open at 9:37 p.m.

Jonathan Bernstein, 6603 Curtis Road, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Bernstein expressed concern regarding child safety, the appropriateness of a commercial use on the property, and potentially comprising the integrity of the existing neighborhood.

Crystal Arnold, 6610 Curtis Road, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Arnold expressed concern regarding the property potentially having access onto Curtis Road.

Anthony Briley, 6601 Curtis Road, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Briley expressed concern regarding the property potentially having access onto Curtis Road.

Frank Cox, 6608 Curtis Road, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Cox expressed concern regarding the appropriateness of a commercial use on the property.

Len Nichols, 1017 Murphy Road, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Nichols expressed concern regarding potentially compromising the integrity of the existing neighborhood, safety issues exiting the development onto Precinct Line Road, and the appropriateness of a commercial use on the property.

Robert Barnhouse, 6704 Curtis Road, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Barnhouse expressed concern regarding the appropriateness of a commercial use on the property.

Steve Gordon, 6808 Herbert Road, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Gordon expressed concern regarding quality of life with the proposed development and the appropriateness of a commercial use on the property.

Mark LaPrade, 6605 Curtis Road, Colleyville, TX, came forward and spoke in opposition to the case. Mr. LaPrade expressed concern regarding the potential for increased traffic.

Sammie Bolling, 6712 Curtis Road, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Bolling expressed concern regarding a buffer between the development and residential properties and drainage.

Mark Nuttall, 6606 Herbert Road, Colleyville, TX, came forward and spoke in

opposition to the case. Mr. Nuttall expressed concern regarding the expansion of commercial development near the existing residential neighborhood.

With no one wishing to speak, the public hearing was closed at 10:13 p.m.

Mr. Wei came forward and answered questions of the Commission regarding potential access onto Curtis Road, the flow of the property's water, and the appropriateness of a commercial use on the property.

Commissioner Groves made a motion to deny Case ZC22-022. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Raine, Linn, and Bevill

Nay: 0

2f Consideration of a Zoning Change from R-40 Single Family Residential to R-30 Single Family Residential zoning district for Lots 2 and 3, Block 3, Stafford Heights Subdivision, located at 4801 and 4809 Manning Drive, Case ZC22-023

Ben Bryner presented the item and briefed the Commission.

The applicant, Michelle Bahjat, 409 Timberline Drive South, Colleyville, TX, came forward and answered questions of the Commission regarding the hardship of the proposal.

The public hearing was open at 10:29 p.m.

Linda Baker, 4900 Behrens Road, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Baker expressed concerns regarding the applicant not doing their due diligence researching the property and staff's recommendation for approval.

Kathy Hadley, 204 Timberline Drive North, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Hadley expressed concerns regarding the preservation of large lots.

With no one wishing to speak, the public hearing was closed at 10:37 p.m.

Staff answered questions of the Commission regarding whether the lot met the dimensional requirements for R-40 zoning.

Mrs. Bahjat came forward and answered questions of the intent to build one

home on each lot.

Commissioner Williamson made a motion to approve Case ZC22-023. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Raine, Linn, and Bevill

Nay: 0

2g Consideration of a Zoning Change from R-40 Single Family Residential to R-30 Single Family Residential zoning district for Lot 15 W1/2, Block 1, Wescoat Place Addition, located at 6105 Bettinger Drive, Case ZC22-024

Ben Bryner presented the item and briefed the Commission.

The applicant, Sam Noel, 5805 Bettinger Drive, Colleyville, TX, came forward and answered questions of the Commission regarding the proposed zoning change.

The public hearing was open at 10:51 p.m.

Robert Hicks, 6113 Bettinger Drive, Colleyville, TX, came forward and spoke in support of the case. Mr. Hicks expressed that the properties should already be zoned R-30.

With no one wishing to speak, the public hearing was closed at 10:53 p.m.

Staff answered questions of the Commission regarding the zoning of the current zoning of the property.

Commissioner Raine made a motion to approve Case ZC22-024. Commissioner Williamson seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Raine, Linn, and Bevill

Nay: 0

2h Consideration of a Replat with a plat waiver for lot size for Lot 15R1, Block 1, Wescoat Place Addition, being Lot 15 W1/2, Block 1, Wescoat Place Addition, located at 6105 Bettinger Drive, Case PC22-008

Ben Bryner presented the item and briefed the Commission.

The applicant, Sam Noel, 5805 Bettinger Drive, Colleyville, TX, came forward and answered questions of the Commission regarding the proposed replat.

The public hearing was open at 10:59 p.m.

With no one wishing to speak, the public hearing was closed at 10:59 p.m.

Commissioner Groves made a motion to approve Case PC22-008. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

**Aye: 5 – Groves, Williamson, Raine, Linn, and Bevill
Nay: 0**

2i Consideration of a Replat for Lots 1-R and 3, Block 1, Dotti Addition, being Lot 1, Block 1, Dotti Addition, located at 1310 Tinker Road, Case PC22-009

Ben Bryner presented the item and briefed the Commission.

The applicant, Gasten Schoonover, 1310 Tinker Road, Colleyville, TX, came forward and answered questions of the Commission regarding the intent for the property.

Staff answered questions of the Commission regarding existing buildings on the property and the replat's compliance with code.

The public hearing was open at 11:03 p.m.

With no one wishing to speak, the public hearing was closed at 11:03 p.m.

Commissioner Williamson made a motion to approve Case PC22-009. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

**Aye: 5 – Groves, Williamson, Raine, Linn, and Bevill
Nay: 0**

3. CITIZEN COMMENTS

The public hearing was open at 11:04 p.m.

Kathy Hadley, 204 Timberline Drive North, Colleyville, TX, came forward and expressed concern regarding newer, larger homes creating drainage issues for smaller, older homes.

With no one wishing to speak, the public hearing was closed at 11:08 p.m.

4. AJOURNMENT

The meeting adjourned at 11:08 p.m.

The minutes were written and prepared by:



Dakari Hill
Planner

The meeting minutes were approved on July 11, 2022 by a vote of 4-0.



City of Colleyville Sign Board of Appeals Minutes

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

Tuesday, June 14, 2022

City Council Chambers

Call to Order

The Sign Board of Appeals Meeting of the City of Colleyville was called to order by Chair Carroll on June 14, 2022 at 7:00 p.m.

Roll Call

Present: Richard Vallario, Dan Shadle, Frank Carroll, Mary Dede, and Eric Holland

Staff Present: Ben Bryner and Dakari Hill

1. APPROVAL OF MINUTES

- 1a Board Member Shadle made a motion to approve the April 12, 2022 minutes. Board Member Vallario seconded the motion.**

The motion was carried by the following vote:

Aye: 5 – Vallario, Shadle, Carroll, Dede, and Holland
Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Request for variances to the provisions of Section 7-150, Permanent Freestanding Signs – Sign Classifications and Regulations of the Land Development Code, on Lot 1R, Block 1, Southgate Addition Colleyville, located at 919 Cheek-Sparger Road, Case SC22-002

Ben Bryner presented the case and briefed the Board.

An associate of the applicant, Geren Anderson, 25331 Estancia Circle, San Antonio, TX came forward and answered questions of the Board regarding the quality of the sign, the sign's connection to the brand of the learning center, and the its fit within the existing neighborhood.

An associate of the applicant, Nancy McCord, 2043 Pine Knot Drive, Heartland, TX, came forward and answered questions of the Board regarding the materials that will be used for sign, the lifespan of the plastic used on the sign, and the location of the proposed sign.

The public hearing was opened at 7:15 p.m.

With no one wishing to speak, the public hearing was closed at 7:15 p.m.

Chair Carroll made a comment regarding concern with the plastic deteriorating in a short span of time.

Board Member Shadle made a motion to approve Case SC22-002. Alternate Dede seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Vallario, Shadle, Carroll, Dede, and Holland

Nay: 0

3. ADJOURNMENT

The meeting adjourned at 7:16 p.m.

The minutes were written and prepared by:



Dakari Hill
Planner

The meeting minutes were approved on July 12, 2022 by a vote of 5-0.



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, June 27, 2022

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on June 27, 2022, at 6:15 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Tim Raine, Jim Linn, and Claudia Bevill

Absent: Sayeda Syed

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

Also Present: Attorney, Nicole Corr

2. WORKSESSION AGENDA ITEMS

- 2a** Presentation and discussion of a Special Use Permit for a Fence to be located beyond the front façade of the primary dwelling on Lot 2, Block A, Park View Estate, located at 717 Field Street, Case ZC22-025

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the distance between the proposed fence and neighboring property, the property's existing fencing, and whether neighboring residences have fences in the front of their property.

- 2b** Presentation and discussion of amendments to Chapter 3 of the Land Development Code to not require a variance for non-conforming lots of record where the deviation is not more than fifteen percent (15%) of a dimensional regulation, specifically amending Section 3.7.B Non-conforming Lots of Record, Case GC22-008

Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the details of the amendment, the most appropriate percentage, and the reasoning for the amendment.

3. AJOURMENT

The meeting adjourned at 6:41 p.m.

The minutes were written and prepared by:

A handwritten signature in black ink, appearing to be 'DH' or 'Dakari Hill', written on a light blue background.

Dakari Hill
Planner

The meeting minutes were approved on July 11, 2022 by a vote of 4-0.

RESOLUTION R-22-4752

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
JULY 19, 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 19TH DAY OF JULY 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