



CITY OF COLLEYVILLE
CITY COUNCIL AGENDA
100 Main Street, Colleyville, Texas, 76034

TUESDAY, NOVEMBER 21, 2023

EXECUTIVE SESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR

CALL TO ORDER

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

Section 551.071 - Legal - Consultation with the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

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
7:00 P.M.
CITY COUNCIL CHAMBERS

INVOCATION: Pastor Josh Anderson, Colleyville Presbyterian Church

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-23-4895

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

- 4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-23-4896**
- 4a** Approval of the minutes of the regular City Council meeting of November 8, 2023
 - 4b** Approval of an Interlocal Agreement and funding for the Metroport Teen Court Program
 - 4c** Casting ____ ballots for the election of _____ to the Tarrant Appraisal District Board of Directors
 - 4d** Approval of a Construction Services Agreement with LD Tebben for the Recreation Center roof repairs, in an amount not to exceed \$259,000 and a contingency amount not to exceed \$25,000, and authorizing the City Manager to execute the agreement
 - 4e** Approval of an agreement between the City of Colleyville and the Village Owners Association terminating that certain Public Park and Open Space Maintenance Agreement, dated August 22, 2017
 - 4f** Approval of additional funding in the amount of \$150,000 to the allocated funding of \$349,477.83 for the City's Neighborhood Grant Program, bringing the FY2024 Neighborhood Grant Program funding to an amount not to exceed \$500,000
 - 4g** Changing the regularly scheduled 2024 City Council Meeting of Tuesday, January 2, to Wednesday, January 3, Tuesday, September 3, to Wednesday, September 4, Tuesday, October 1, to Wednesday, October 2, and Tuesday, November 5, to Wednesday, November 6, 2024, to accommodate New Years, Labor Day, National Night Out, and Election Day
 - 4h** Appointing members to the Colleyville Economic Development Corporation, Library Board, Metroport Teen Court Advisory Board, Parks and Recreation Advisory Board, Planning and Zoning Commission, and the Zoning Board of Adjustment/Sign Board of Appeals
- 5. ITEMS NOT FOR CITY COUNCIL ACTION**
- 5a** Monthly Financial Report - October 2023
- 6. ORDINANCE(S): SECOND READING AND PUBLIC HEARING**
- 6a Ordinance O-23-2269**
Consideration of a change of zoning from a PUD-C Planned Unit Development – Commercial district to a PUD-C Planned Unit Development – Commercial district, for Lot 1, Block 1, San Bar Square Addition, located at 105 Cheek-Sparger Road, Case ZC23-006

6b Ordinance O-23-2270

Request to appeal the decision by the Planning and Zoning Commission for the consideration of a Planned Unit Development – Commercial Amendment for Lot 2R, Atlantic Oil and Gas Addition, located at 7970 Precinct Line Road, Case ZC23-028

6c Ordinance O-23-2271

Consideration of a Special Use Permit for a carport on Lot 1, Block 1, of the Howard Place Addition, located at 6113 Bransford Road, Case ZC23-030

7. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**7a Ordinance O-23-2266**

Consideration of a Special Use Permit to allow for a fence for Lot 1, Block B, Legacy North, located at 812 Sawyer Drive, Case ZC23-024

8. RESOLUTION(S): READING AND PUBLIC HEARING**8a Resolution R-23-4897**

Consideration of a variance to the street side yard setback for Lot 1, Block 2, of the Windview Addition, located at 1903 Ashton Court, Case VC23-006

9. TABLED RESOLUTION(S): READING AND PUBLIC HEARING:**9a Resolution R-23-4883**

Consideration of a variance to lot size, lot coverage, and side yard setbacks for lot 27, Community Home Addition, located at 1611 Cherry Lane, Case VC23-004

10. CITIZEN COMMENTS**11. REPORTS**

Colleyville Center Advisory Committee Minutes - August 21, 2023

Planning and Zoning Commission Minutes - October 9, 2023

Planning and Zoning Commission Special Meeting Minutes - October 23, 2023

Planning and Zoning Commission Worksession Minutes - October 23, 2023

12. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, NOVEMBER 21, 2023 - READING AND PUBLIC HEARING - RESOLUTION R-23-4898

13. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, November 17, 2023* 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 817.503.1130, and reasonable accommodations will be made to assist you.



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 1
Type Executive Session
Department City Secretary

Agenda Date 11/21/2023

Title

Section 551.071 - Legal - Consultation with the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

Attachments

RESOLUTION R-23-4895

A RESOLUTION APPROVING COUNCIL ACTION REGARDING
EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL
MEETING OF NOVEMBER 21, 2023

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 21ST DAY OF
NOVEMBER 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
Scotty Richardson, Place 3	_____	Ben Graves, Place 4	_____
Chuck Kelley, Place 5	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

RESOLUTION R-23-4896

APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF NOVEMBER 21, 2023

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 November 8, 2023
 - b. Approval of an Interlocal Agreement and funding for the Metroport Teen Court Program
 - c. Casting ____ ballots for the election of _____ to the Tarrant Appraisal District Board of Directors
 - d. Approval of a Construction Services Agreement with LD Tebben for the Recreation Center roof repairs, in an amount not to exceed \$259,000 and a contingency amount not to exceed \$25,000, and authorizing the City Manager to execute the agreement
 - e. Approval of an agreement between the City of Colleyville and the Village Owners Association terminating that certain Public Park and Open Space Maintenance Agreement, dated August 22, 2017
 - f. Approval of additional funding in the amount of \$150,000 to the allocated funding of \$349,477.83 for the City's Neighborhood Grant Program, bringing the FY2024 Neighborhood Grant Program funding to an amount not to exceed \$500,000
 - g. Changing the regularly scheduled 2024 City Council Meeting of Tuesday, January 2, to Wednesday, January 3, Tuesday, September 3, to Wednesday September 4, Tuesday, October 1 to Wednesday, October 2, and Tuesday, November 5, to Wednesday, November 6, 2024, to accommodate New Years, Labor Day, National Night Out, and Election Day

- h. Appointing members to the Colleyville Economic Development Corporation, Library Board, Metroport Teen Court Advisory Board, Parks and Recreation Advisory Board, Planning and Zoning Commission, and the Zoning Board of Adjustment/Sign Board of Appeals

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 21ST DAY OF NOVEMBER 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
Scotty Richardson, Place 3	_____	Ben Graves, Place 4	_____
Chuck Kelley, Place 5	_____		

ATTEST: CITY OF COLLEYVILLE

Christine Loven, TRMC City Secretary	Bobby Lindamood Mayor
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CITY OF COLLEYVILLE
CITY COUNCIL MINUTES
100 Main Street, Colleyville, Texas, 76034

WEDNESDAY, NOVEMBER 8, 2023

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Wednesday, November 8, 2023, at 5:30 p.m.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Callie Rigney, and Councilmembers Brandi Elder, George Bond, Scotty Richardson, Ben Graves, and Chuck Kelley.

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Community Development Director Ben Bryner, Public Works Director Amber Beard, Community Relations and Event Specialist Hailey Waldon, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Discussion of the 2024 Christmas Tree Lighting Celebration

Assistant City Manager presented this item. Following discussion the City Council agreed to separate the Christmas Tree Lighting event and the Christmas Celebration event beginning in 2024.

Manager Lothery also presented the 2023 Colleyville Christmas ornament which will be on sale at the Christmas Tree Lighting.

WS-2 Discussion of 2024 Stars & Guitars Artists

Community Relations and Event Specialist Hailey Waldon presented this item and reviewed past entertainers for the Stars and Guitars event and sought City Council direction on possible artists for the 2024 Stars and Guitars.

WS-3 Discussion of the 2024 City Council Meeting Calendar

City Secretary Christine Loven reviewed possible conflicts to the regular 2024 City Council meeting dates. Following review, City Council directed staff to bring forth a resolution at the next meeting changing the regularly scheduled 2024 City Council Meeting of Tuesday, January 2, to Wednesday, January 3, Tuesday, September 3, to Wednesday, September 4, Tuesday, October 1, to Wednesday, October 2, and Tuesday, November 5, to Wednesday, November 6, 2024, to accommodate New Years, Labor Day, National Night Out, and Election Day.

WS-4 Discussion of the November 8, 2023, City Council regular agenda items

Mayor Lindamood stated he will move agenda item 7c before 7b.

Mayor Lindamood adjourned the Worksession at 6:00 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 the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

Section 551.071(1)(A) - Legal - Consultation with the City Attorney regarding litigation

- Cause No. 352-323927-21; TAP Realty, LLC, et al v. Neighborhood management, Inc. et al; 352nd Judicial District, Tarrant County, Texas

Section 551.071(2) - Update on Short Term Rentals (STRs)

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

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There was no action taken and Mayor Lindamood adjourned Executive Session at 6:58 p.m.

Mayor Lindamood called the regular meeting of the City Council to order at 7:07 p.m. and called the roll.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Callie Rigney, and Councilmembers Brandi Elder, George Bond, Scotty Richardson, Ben Graves, and Chuck Kelley.

INVOCATION: Rabbi Robert Jacobs, Congregation Beth Israel

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-23-4889

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Mayor Lindamood and the City Council made announcements regarding City and community events.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-23-4890

4a Approval of the minutes of the regular City Council meetings of October 4, 2023 and October 17, 2023

4b Approval to provide written agreement for the First Renewal Term of a Lease Agreement with Tarrant County 9-1-1 for facility space at the Colleyville Justice Center

4c Approval to purchase a Bobcat Skid-Steer Loader from Bobcat of North Texas, a BuyBoard approved vendor, in an amount not to exceed \$63,055.17, and authorizing the City Manager to execute the purchase

4d Approval of a construction contract with Fransen Pittman for the Recreation Center gymnasium remodel, in an amount not to exceed \$989,728.00 and a contingency amount not to exceed \$50,000.00, and authorizing the City Manager to execute the contract

4e Approval of rejecting all bids for the 2024 Manhole Rehabilitation Project

4f Approval of rejecting all bids for the Tree Trimming Contract

4g Approval of an amendment to the Professional Services Agreement with Garver, LLC, amending the design parameters for Preston Manor Pressure Project in an amount not to exceed \$35,463.00, and authorizing the City Manager to execute the amendment

Department Directors presented each of their respective items. There were no questions.

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

Mayor Pro Tem Rigney made a motion to approve Resolution R-23-4890, seconded by Councilmember Bond.

The motion was approved by the following vote:

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

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

5a Ordinance O-23-2269

Consideration of a change of zoning from a PUD-C Planned Unit Development – Commercial district to a PUD-C Planned Unit Development – Commercial district, for Lot 1, Block 1, San Bar Square Addition, located at 105 Cheek-Sparger Road, Case ZC23-006

Mayor Lindamood read the caption of Ordinance O-23-2269.

Community Development Director Ben Bryner presented this request to change zoning to the PUD-C district to allow for two medical and general office with the base zoning being CPO Professional Office district.

There was discussion regarding this being an updated plan from that which was presented to the Planning and Zoning Commission and City Council wanting to ensure this plan still meets with their approval. There was discussion regarding adding an emergency gate, curbs, and based on citizen comments during the public hearing, convening the staff Traffic Safety Advisory Committee to review the need for stop signs in the area.

Mayor Lindamood opened the public hearing.

Mark and Sharon Dowdey, 200 Greenbriar Lane, spoke in opposition to the item.

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

This was a first reading and no action was taken.

5b Ordinance O-23-2270

Request to appeal the decision by the Planning and Zoning Commission for the consideration of a Planned Unit Development – Commercial Amendment for Lot 2R, Atlantic Oil and Gas Addition, located at 7970 Precinct Line Road, Case ZC23-028

Mayor Lindamood read the caption of Ordinance O-23-2270.

Community Development Director Ben Bryner presented this item to appeal the Planning and Zoning Commission denial to amend the existing PUD-C (Planned

Unit Development – Commercial) ordinance which was approved in 2000 and the approved site plan exhibit showed one drive-thru restaurant building. The applicant desires to amend the ordinance to allow a Tommy's Express carwash development.

There was discussion of tree preservation, hours of operation, the land use if the restaurant use remained, minimum distance from parking to homes, a conservation easement, and the noise study.

Applicant Tanner Grant provided a presentation on the background and operations of a Tommy's Express, and requested the operating hours be allowed to remain at 7 a.m. to 8 p.m. to provide for the car wash to be used by morning commuters.

Ryan Scout, PE, esi engineering, reviewed the findings of the noise study and answered questions of the City Council.

Mayor Lindamood opened the public hearing.

Those who did not speak, but wished to register opposition were: Kathy Nelson, 5700 Heron Drive East, Scott and Lindsey Podednik, 5736 Heron Drive West, Dan Lockard, 1004 Heron Drive East, Richard and Shannon Berquist, 5721 Heron Drive East, Bryan and Denise White, 5613 Heron Drive East, Bonita Davis, 5616 Heron Drive East, Thomas Daniell, 5616 Heron Drive East, Stine Goodwin and Alanna Agustin, Bear Creek Academy, 7900 Precinct Line Road, John C. Bay, 1005 Heron Drive East, Nancy Hanson, 1008 Heron Drive West, Leslie Gracey, 5724 Heron Drive West.

Speaking in opposition were Robin Kuntz, 1008 Heron Drive East, who stated she is representing 34 of the 48 home owners, Hallye Fletcher, Laura Keefe, Kayla Sutton, representing Bear Valley Academy, 7900 Precinct Line Road, Jeff Mills, 5728 Heron Drive West, and Sayeda Sayed, 6705 Sapphire Circle North.

Those who did not speak, but wished to register support were: Nick Smith, 7219 Oak Alley Drive and Laura Miller, 703 Marie Drive. Speaking in support were Sridhar Kantramsetty, 8735 Large Canyon Road, Irving.

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

The applicant, Mr. Tanner addressed questions regarding the sale of the property being contingent on the passage of the amended ordinance, stated Precinct Line Road is a state highway, and advised the City Council if they desire the wall to be 10' instead of the 8' wall required, he will agree to it.

This was a first reading and no action was taken.

Mayor Lindamood declared a recess at 9:20 p.m. and reconvened at 9:34 p.m.

5c Ordinance O-23-2271

Consideration of a Special Use Permit for a carport on Lot 1, Block 1, of the Howard Place Addition, located at 6113 Bransford Road, Case ZC23-030

Mayor Lindamood read the caption of Ordinance O-23-2271.

Community Development Director Ben Bryner presented this item. He noted the original approval was for an addition to the house, and during the time of construction the owner wanted to add a carport, which was constructed without a permit. Director Bryner noted the carport exceeded the dimensions allowed in the Land Development Code by a minimal amount, but does match the house and meets all other requirements.

There was discussion regarding if the area was a patio or a portion was used as a patio and the other as a carport, if it would be allowed under the permit. Director Bryner and City Manager Jerry Ducay noted an SUP would be needed for any portion of the carport and the resident would be better served by going forward with the SUP.

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

This was a first reading and no action was taken.

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

6a Ordinance O-23-2265

Consideration of a Special Use Permit to allow for a fence for Lot 4, Block C, Legacy North, located at 703 Marie Drive, Case ZC23-023

Councilmember Elder made a motion to remove Ordinance O-23-2265 from the table, seconded by Mayor Lindamood.

The motion was approved by the following vote:

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

Mayor Lindamood read the caption of Ordinance O-23-2265.

Community Development Director Ben Bryner presented this item and stated additional photos had been provided by the applicant.

There was discussion regarding the fence location, trees, and why the fence was built without a permit.

Applicant Laura Miller, 703 Marie, reviewed the events which led to the fence being built in a manner to protect trees, the timing of the change in regulations for the construction of the fence, and her desire to have the fence for an area where her children could play.

Mayor Lindamood opened the public hearing.

Speaking in support of this item were: Nick Smith, the builder, 7219 Oak Alley, and Dennis Looney, 1412 Manchester Court.

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

There was discussion regarding the City Council revisiting these regulations.

Mayor Lindamood made a motion to approve Ordinance O-23-2265 and charge the applicant with a small fine for building the fence without a permit, at staff's discretion, seconded by Mayor Pro Tem Rigney.

The motion was approved by the following vote:

Ayes: 6 – Mayor Lindamood, Mayor Pro Tem Rigney, and Councilmembers Elder, Bond, Richardson, and Graves.

Nays: 1 – Councilmember Kelley

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-23-4891

Consideration of a replat for Lot 16R1, Block 3, Highland Acres Addition, being a portion of Lot 15 and a portion of Lot 16, Block 3, Highland Acres Addition, located at 105 Timberline Drive South, Case PC23-005

Mayor Lindamood read Resolution R-23-4891 in its entirety.

Community Development Director Ben Bryner presented this item and noted the replat will recognize two partial lots becoming one platted lot.

There was no discussion and Mayor Lindamood opened and closed the public hearing without anyone speaking.

Councilmember Bond made a motion to approve Resolution R-23-4891, seconded by Councilmember Richardson.

The motion was approved by the following vote:

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

Mayor Lindamood stated he is going to change the order and place item 7c. before 7b.

7b Resolution R-23-4892

Consideration of a Preliminary/Final Plat for the Park Place Subdivision, being Lot 1, Block 1, Crisp Addition and a portion of Lot 1R, Block 1, Wiggins Addition, located at 5305 Bluebonnet Drive, Case PC23-006

As Resolution R-23-4893 was approved, this resolution was not needed.

7c Resolution R-23-4893

Consideration of a Preliminary/Final Plat for the Park Place Subdivision, being Lot 1, Block 1, Crisp Addition and a portion of Lot 1R, Block 1, Wiggins Addition, located at 5305 Bluebonnet Drive, Case PC23-007

Mayor Lindamood read Resolution R-23-4893 in its entirety. He noted there was a lot of discussion at the Planning and Zoning Commission regarding this item and Resolution R-23-4892 and it appeared Resolution R-23-4893 met the desires of the Planning and Commission and residents.

Community Development Director Ben Bryner presented this item, a request for a Preliminary/Final Plat with Plat Waivers for the number of lots on a cul-de-sac, right-of-way, and pavement widths for the Park Place Addition. He stated the Planning and Zoning Commission recommended connection to Janet Lane be provided through an emergency access easement, to include the standard fire lane and a gate and the applicant has provided updated plans showing this connection. Director Bryner stated with this plan, the plat waiver requests are no longer required for approval of this layout.

Curtis Young, the applicant, was present to answer questions of the City Council and noted this layout brings the development into compliance with the Land Development Code.

City Fire Marshal Rob McKeown stated a concrete fire lane and key access to the emergency gate is required.

Mayor Lindamood opened the public hearing.

Speaking in support of this item were: Joe Stout, 5505 Janet Lane, President of Kingswood HOA, stated the residents are in favor of this plan, Craig Richards, 5212 Coventry Court, and Katie McCaughey, 5403 Jane Lane.

Not speaking, but registering support were: Suzanne Severide, 5405 Janet Lane and Amy Campbell, 1502 Kingswood.

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

Councilmember Graves made a motion to approve Resolution R-23-4893, seconded by Councilmember Elder.

The motion was approved by the following vote:

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

8. TABLED RESOLUTION(S): READING AND PUBLIC HEARING

8a Resolution R-23-4883

Consideration of a variance to lot size, lot coverage, and side yard setbacks for lot 27, Community Home Addition, located at 1611 Cherry Lane, Case VC23-004

This item remained tabled.

9. CITIZEN COMMENTS

Sayed Syed, 6705 Sapphire Circle North, spoke regarding speed limits on Tension, and conducting a joint Planning and Zoning Commission/City Council meeting.

Nancy Rogers, 1612 Cherry Lane, discussed the approved cul-de-sac development which her properties backs up to.

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR WEDNESDAY, NOVEMBER 8, 2023 - READING AND PUBLIC HEARING - RESOLUTION R-23-4894

This resolution was not needed.

11. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 10:43 p.m.

APPROVED BY A VOTE OF AYES, NAYS, ON THIS THE 21ST DAY OF NOVEMBER 2023.

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4b

Agenda Date 11/21/2023

Number Resolution R-23-4896

Type Resolution

Department Municipal Court

Title

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

Explanation

Reading and Public Hearing

Since 1994, the City of Colleyville has participated in the Metroport Teen Court program with the cities of Grapevine and Southlake. Fiscal Year 2011 was the first year the City of Keller participated in the program.

Attached is the proposed Interlocal Agreement for the Metroport Teen Court for Fiscal Year 2024, for an annual cost of \$36,000. The cost of the program is split equally between the four participating cities.

Per the attached memo, in Fiscal Year 2023, there were 69 Colleyville referrals to Metroport Teen Court program, down from 117 in FY2022.

Approval will provide for the City's continuation in the Interlocal Agreement.

Financial Impact

Funding in the amount of \$33,000 was approved in the Fiscal Year 2024 Colleyville Crime Control and Prevention District budget. The remaining \$3,000 is funded out of the Court Building Security Fund for bailiff security services provided during teen court sessions.

Recommendation

Approve

Attachments

1. Metroport Teen Court Presentation
2. Colleyville Interlocal Agreement Memo FY24
3. FY24 Metroport Teen Court Interlocal Agreement

Metroport Teen Court



- Volunteer Program for juvenile misdemeanor offenders
- Offers an alternative to the criminal justice system
- Offenders assume responsibility through community services and judicial process
 - Offenders face jury of their peers/the community
 - Focus is on education on the judicial system and on their offense
- In turn, offenses are not recorded

Metroport Teen Court

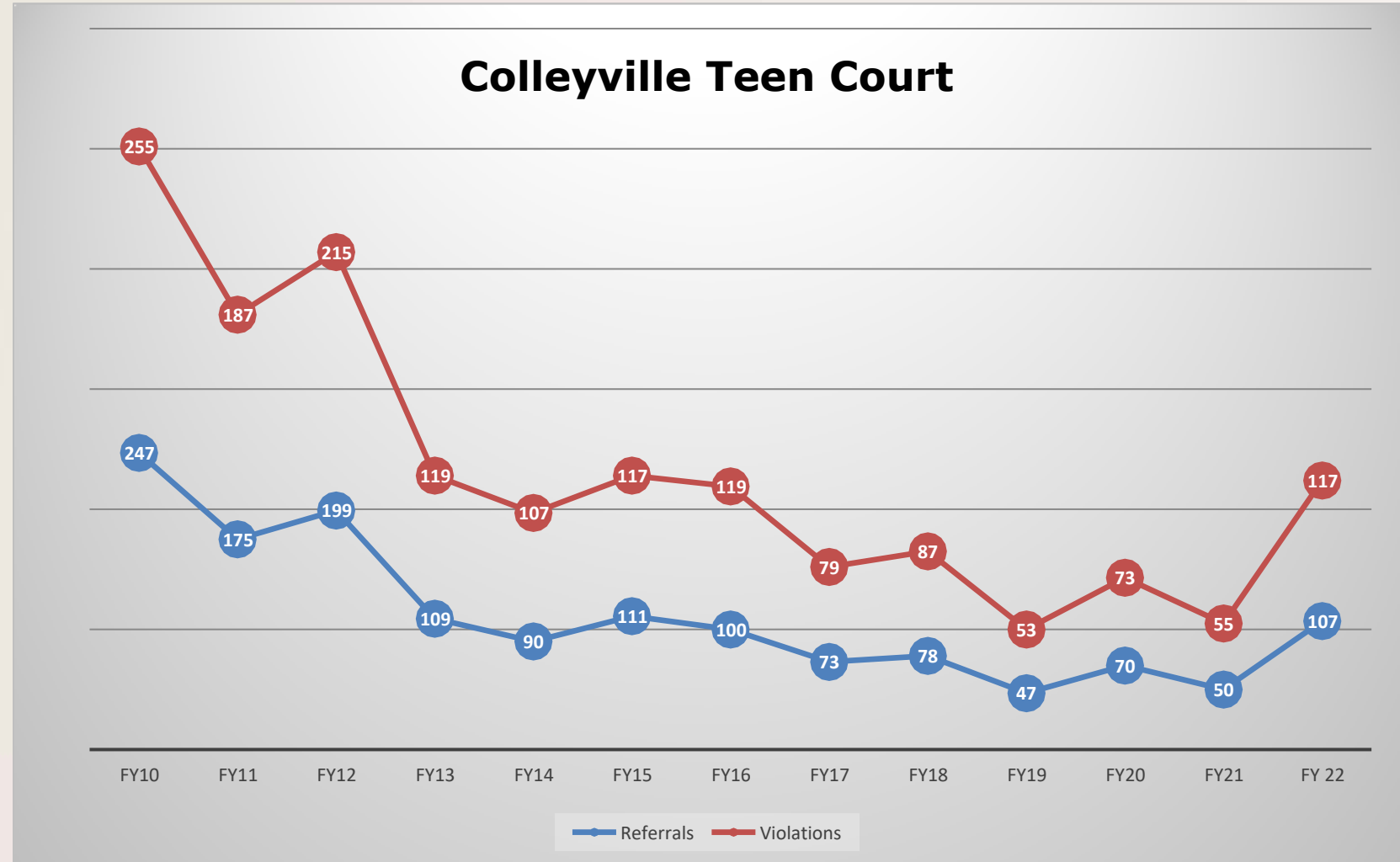


- Est. in 1994
- Currently involves the cities of Grapevine, Southlake, and Keller
- City of Southlake is responsible for:
 - Office Space
 - Staffing
 - Collecting an equal share in cost from participating cities

Metroport Teen Court



Fiscal Year	Referrals	Violations
FY10	247	255
FY11	175	187
FY12	199	215
FY13	109	119
FY14	90	107
FY15	111	117
FY16	100	119
FY17	73	79
FY18	78	87
FY19	47	53
FY20	70	73
FY21	50	55
FY 22	107	117



MEMORANDUM

October 1, 2023

TO: Karen Hines, Colleyville Finance Manager

FROM: Dana Kirkland, Metroport Teen Court Supervisor

SUBJECT: Interlocal Agreement for funding of the Teen Court Program

The attached FY 2024 Interlocal Agreement outlines the Metroport Teen Court Program, as well as the appointment process for the Metroport Teen Court Advisory Board. The City of Southlake is grateful for Colleyville's contribution of \$36,000 and its continued support of the Metroport Teen Court program. The agreement defines the duties of Board members and authorizes the City of Southlake to employ Teen Court staff. Also discussed in the contract is the City of Southlake's responsibility to provide office space for staff and collect an equal share in cost from the other participating Cities for program maintenance.

Metroport Teen Court has a success rate of 92%. Listed below is the requested data of Teen Court referrals for the City of Colleyville:

- FY 2023: 69 case referrals from the City of Colleyville
- FY 2023: 437 Total Referrals for the cities of Colleyville, Grapevine, Keller, and Southlake

Historical Data of Metroport/Colleyville Referrals:

<u>Year</u>	<u>Total Referrals</u>	<u>Colleyville Referrals</u>
FY 2010	1064	255
FY 2011	1024	187
FY 2012	1062	215
FY 2013	914	119
FY 2014	773	107
FY 2015	760	117
FY 2016	761	119
FY 2017	717	79
FY 2018	638	87
FY 2019	550	74
FY 2020	481	73
FY 2021	386	55
FY 2022	499	117

Metroport Teen Court would like to thank the City of Colleyville for its long-standing and continued support and look forward to a lasting relationship. Should you need any further information and/or data, please feel free to contact Dana Kirkland at (817) 748-8346.

INTERLOCAL AGREEMENT

AMONG

CITY OF COLLEYVILLE, CITY OF GRAPEVINE, CITY OF KELLER, AND CITY OF SOUTHLAKE

This Interlocal Agreement (“Agreement”), entered into effective on the 1st day of October, 2023, by and among the City of Colleyville, the City of Grapevine, City of Keller, and the City of Southlake, all municipal corporations of the State of Texas (herein called “Cities” or “each participating City”), the parties acting herein under the authority and pursuant to the terms of Chapter 791, INTERLOCAL COOPERATION CONTRACTS, Texas Government Code, **WITNESSETH THAT:**

WHEREAS, the City Councils of the Cities of Colleyville, Grapevine, Keller, and Southlake jointly find that it will be in the publics’ best interest to enter into this Agreement for the purposes set forth herein below.

NOW, THEREFORE, it is mutually agreed between each participating City that:

1. Teen Court is a volunteer program which allows juvenile misdemeanor offenders an alternative to the criminal justice system while allowing them also to assume responsibility for their own actions through their involvement in the judicial process and community services in order that their offenses will not be recorded as a conviction on their driving record. Bringing juvenile offenders to a jury of their peers and to the community for constructive punishment will provide the juveniles with an understanding of the judicial system and a realization of their roles and responsibilities in the community.

2. The community will benefit from this interaction in that, through Teen Court, the community is afforded a unique opportunity to become involved in the education of juvenile offenders and will benefit from the community services provided to the community by the juvenile offenders.

3. A Teen Court Advisory Board shall be appointed by the respective governing bodies comprised of two (2) members at large from each participating City and one (1) city council member from each participating City as each so chooses all of whom are voting members. The role and duties of the Teen Court Advisory Board shall be established by the Municipal Court

Judges in the participating Cities.

4. The name of the program established by this Agreement shall be the “METROPORT Teen Court Program.” The City of Southlake shall employ teen court staff to administer and coordinate the activities of the METROPORT Teen Court Program, under the direction of the Southlake Municipal Court Manager.

5. This Agreement shall be executed in separate counterparts for each participating city, which counterparts shall be valid and binding as if the original. Each participating city, as its contribution for participating in the METROPORT Teen Court Program, shall pay to the City of Southlake \$36,000.00 (“Service Fee”) upon such participating City’s execution of this Agreement. It is expressly agreed that such payment fairly compensates the City of Southlake for the performance of services contemplated under this Agreement. Each participating City shall make this payment from current revenues available to that City.

6. The scope of responsibilities of the Teen Court Staff shall be established by the City of Southlake.

7. The term of this Agreement shall be for a period of (12) twelve months beginning October 1, 2023, and ending September 30, 2024. If the parties have failed to adopt a new Agreement by the expiration date of this Agreement, this Agreement shall be deemed to continue on the same terms and conditions until such time as the new Agreement is adopted for the ensuing year, unless any party terminates its participation in this Agreement as provided below. In such event, this Agreement shall continue in effect until either the City of Southlake or all other participating Cities have terminated this Agreement. Upon renewal or continuation of this Agreement, each participating City shall pay the Service Fee to the City of Southlake for the ensuing year.

8. Any party hereto may terminate its participation in this Agreement without recourse or liability upon thirty (30) days written notice to the other party.

9. By execution of this Agreement, each party represents to the other that:

- a. In performing its duties and obligations hereunder, it will be carrying out one or more governmental functions or services which it is

authorized to perform; and

- b. The undersigned officer or agent of the party has been properly authorized by that party's governing body to execute this Agreement and that any necessary resolutions extending such authority have been duly passed and are now in effect.

- 11. This Agreement is made pursuant to Chapter 791 and Subchapter E, Chapter 418, Texas Government Code. It is agreed that in the execution of this Agreement, no party waives any immunity or defense that would otherwise be available to it, against claims arising from the exercise of governmental powers and functions.

ATTEST:

_____ City Secretary, City of Colleyville	_____ Date	_____ Mayor, City of Colleyville	_____ Date
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_____ City Secretary, City of Grapevine	_____ Date	_____ Mayor, City of Grapevine	_____ Date
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_____ City Secretary, City of Keller	_____ Date	_____ Mayor, City of Keller	_____ Date
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_____ City Secretary, City of Southlake	_____ Date	_____ Mayor, City of Southlake	_____ Date
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Approved as to form and legality:

_____ City Attorney, City of Colleyville	_____ City Attorney, City of Grapevine
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_____ City Attorney, City of Keller	_____ City Attorney, City of Southlake
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CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4c
Type Resolution
Department City Council

Agenda Date 11/21/2023

Number Resolution R-23-4896

Title

Casting ____ ballots for the election of ____ to the Tarrant Appraisal District Board of Directors

Explanation

Reading and Public Hearing

This item provides for the City of Colleyville to cast their 17 ballots to one or more candidates for the Tarrant Appraisal District Board. This resolution is required to be forwarded to the Interim Chief Appraiser not later than December 15, 2023. The votes will be tallied and the new terms begin January 1, 2024.

Nominees are:

Alan Blaylock
Rich DeOtte
Gary Losada
Jerald Miller
Gloria Pena
Vince Puente, Sr.
Jacob Wurman

Financial Impact

There is no financial impact to the City.

Recommendation

Attachments

1. Tarrant Appraisal District Official Ballot



OFFICIAL BALLOT

ELECTION OF MEMBERS TO THE BOARD OF DIRECTORS TARRANT APPRAISAL DISTRICT

Following are the candidates for appointment to the five (5) voting positions on the Board, listed alphabetically with the taxing unit(s) that timely submitted the nominations for each.

Please indicate your taxing unit's vote(s) by entering the number of votes to the left of your candidate(s) of choice.

VOTES FOR	Nominees
	Mr. Alan Blaylock
	Mr. Rich DeOtte
	Mr. Gary Losada
	Mr. Jerald Miller
	Ms. Gloria Pena
	Mr. Vince Puente, Sr.
	Mr. Jacob Wurman

IMPORTANT: This ballot must be returned **before December 15, 2023** to William Durham, Interim Chief Appraiser, Tarrant Appraisal District, **P. O. Box 185579, Fort Worth, Texas, 76181-0579**, by mail or by email to jwooddell@tad.org.

Please attach this ballot to the resolution passed by your taxing unit authorizing this vote.



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4d

Agenda Date 11/21/2023

Number Resolution R-23-4896

Type Resolution

Department Parks and Recreation

Title

Approval of a Construction Services Agreement with LD Tebben for the Recreation Center roof repairs, in an amount not to exceed \$259,000 and a contingency amount not to exceed \$25,000, and authorizing the City Manager to execute the agreement

Explanation

Reading and Public Hearing

This item seeks the approval of a Construction Services Agreement contract with LD Tebben for the Recreation Center roof repairs, in an amount not to exceed \$259,000 and a contingency amount not to exceed \$25,000. The project was authorized in the FY2024-2028 Capital Improvement Program by Resolution R-23-4876 in an amount of \$600,000, consists of repairs to the roof system at the Recreation Center. The work involves repairs to the modified bitumen roofing, coating system at the standing seam on the metal roof, flashing repairs at curbs, removal of exiting skylights, and installation of a new roof access hatch.

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on October 1, 8, 15, and 22, 2023. The notice to bidders and bid packet were posted on CivCast for free downloading and distributed to the Dodge Lead Center, BlueBook Building and Construction Network, and Construct Connect, which includes ISqFt, CMD, CDC, and Bid Clerk. Additionally, staff directly notified a list of local contractors who may be interested in the bid opportunity. The project had 38 plan holders, of which were 2 architects, 20 general contractors, 1 manufacturer, 3 other, 4 plan rooms, 5 sub-contractors and 3 suppliers.

The City received seven sealed bids, which were opened and publicly read aloud on October 26, 2023.

Staff recommends award of the contact to LD Tebben.

Financial Impact

The funding source for this project is the Capital Projects Fund.
Form 1295 - Acknowledged by City

Recommendation

Approve

Attachments

1. Bid Tabulation
2. LD Tebben Construction Services Agreement
3. Form 1295

City of Colleyville- Roof Repairs at Colleyville Recreation Center 5008 Roberts Road
ID: BSV-2024-001

Item	Description	Unit	Quantity	DSA Contractors	Total	LD Tebben	Total	MRB Contractors	Total	J Reynolds - A Tecta America Company	Total	LBK Roofing, LLC	Total	Texas Roof Management INC	Total	Jr Jones Roofing and waterproofing	Total
Base Bid																	
GENERAL																	
1	Provide Scope of Work in accordance with the project Drawings and Specifications	LS	1.00	\$192,700.00	\$192,700.00	\$259,000.00	\$259,000.00	\$263,355.97	\$263,355.97	\$289,905.50	\$289,905.50	\$309,044.00	\$309,044.00	\$317,993.00	\$317,993.00	\$473,830.00	\$473,830.00
2	Owner Construction Contingency; for the sum of: Twenty Five Thousand Dollars	LS	1.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
Sub Totals					\$217,700.00		\$284,000.00		\$288,355.97		\$314,905.50		\$334,044.00		\$342,993.00		\$498,830.00
Grand Total					\$217,700.00		\$284,000.00		\$288,355.97		\$314,905.50		\$334,044.00		\$342,993.00		\$498,830.00
Alternate 1																	
ALTERNATE																	
1	Removal and replacement of modified bitumen membrane and application of coating to repaired area	SQ FT	150.00	\$14.00	\$2,100.00	\$7.50	\$1,125.00	\$5.43	\$814.50	\$10.00	\$1,500.00	\$10.00	\$1,500.00	\$8.50	\$1,275.00	\$30.00	\$4,500.00
2	Removal and replacement of wet insulation at repair areas	SQ FT	20.00	\$50.00	\$1,000.00	\$0.84	\$16.80	\$3.97	\$79.40	\$12.00	\$240.00	\$17.50	\$350.00	\$7.50	\$150.00	\$180.00	\$3,600.00
3	Removal and replacement of sealant joints	LF	120.00	\$9.00	\$1,080.00	\$1.17	\$140.40	\$20.00	\$2,400.00	\$8.00	\$960.00	\$10.00	\$1,200.00	\$7.25	\$870.00	\$5.50	\$660.00
Sub Totals					\$4,180.00		\$1,282.20		\$3,293.90		\$2,700.00		\$3,050.00		\$2,295.00		\$8,760.00
Grand Total					\$4,180.00		\$1,282.20		\$3,293.90		\$2,700.00		\$3,050.00		\$2,295.00		\$8,760.00

CONSTRUCTION SERVICES AGREEMENT
ROOF REPAIRS AT COLLEYVILLE RECREATION CENTER
(Bid #BSV-2024-001)

This CONSTRUCTION SERVICES AGREEMENT ("Agreement") is made as of the Effective Date by and between **LD Tebben Company, Inc.**, a Texas Corporation, hereinafter called "Contractor", and the **City of Colleyville, Texas**, hereinafter called "City".

RECITALS

WHEREAS, City desires Contractor to perform certain work and services set forth in Section 1, below; and

WHEREAS, Contractor has expressed a willingness to perform said work and services, hereinafter referred to only as "services", specified in the Contract Documents and Section 1 of this Agreement.

NOW, THEREFORE, for and in consideration of the covenants and promises made one to the other herein, City and Contractor agree as follows:

Section 1. Scope of Services

Upon issuance of a written notice to proceed by City, Contractor agrees to provide to City the necessary services, labor, materials, equipment, and supplies to perform the Roof Repairs at Colleyville Recreation Center (the "Project"), such services being more fully described herein and pursuant to the plans and specifications identified in the Contract Documents (defined below).

Section 2. Term of Agreement

The term of this Agreement shall begin on the last date of execution hereof (the "Effective Date") and shall continue until Contractor completes the services required herein to the satisfaction of City and has been paid in full by City, unless sooner terminated in conformance with this Agreement.

Section 3. Contract Documents

- (a) This Agreement is a part of the "Contract Documents", which include:
- (1) This Agreement, including all exhibits and addenda hereto;
 - (2) City's plans, specifications, and all other contract documents for the Project contained in City's Bid #BSV-2024-001;
 - (3) City's written notice(s) to proceed to the Contractor;
 - (4) Properly authorized change orders;
 - (5) Contractor's Bid Proposal ("Proposal" and/or "Response"); and
 - (6) Any other materials distributed by the City that relate to the Project.

In the event there exists a conflict between any term, provision, and/or interpretation of the Contract Documents, the documents shall take precedent and control in the order listed above in this section (which shall supersede any conflicting provision concerning priority of contract documents contained in the Bid Packet). If discrepancies are found that may impact Contractor's performance of the services for the Project, it shall be the Contractor's obligation to seek clarification as to which requirements or provisions control before undertaking any work on that component of the Project. Should the Contractor fail or refuse to seek a clarification of such conflicting or inconsistent requirements or provisions prior to any work on that component of the Project, the Contractor shall be solely responsible for the costs and expenses - including additional time - necessary to cure, repair and/or correct that component of the Project.

Section 4. Contractor Obligations

(a) Performance of Services. To the extent reasonably necessary for Contractor to perform the services under this Agreement, Contractor shall be authorized to engage the services of any agents, assistants, persons, or corporations that Contractor may deem proper to aid or assist in the performance of the services under this Agreement with the prior written approval of City. The cost of such personnel and assistance shall be a reimbursable expense to Contractor only if authorized in writing in advance by City. Unless otherwise agreed, Contractor shall provide and pay for all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and all water, light, power, fuel, transportation and all other facilities necessary for the execution and completion of the Project.

(b) Quality Materials. Contractor shall be responsible for the professional quality, technical accuracy, and the coordination of all materials, construction, installation and other services furnished by Contractor under this Agreement. Unless otherwise specified in writing by City, all materials shall be new and both workmanship and materials shall be of a good quality. Contractor shall, if required, furnish satisfactory evidence as to the kind and quality of materials. Materials or work described in the Contract Documents that, so applied, have well known, technical or trade meaning shall be held to refer to such recognized standards. Contractor shall, without additional compensation, correct or revise any errors or deficiencies in the installation and construction of the Project components to conform as shown in the Project drawings and specifications.

(c) Additional Services. All minor details of the work not specifically mentioned in the Contract Documents but obviously necessary for the proper completion of the work, such as the proper connection of new work to old, shall be considered as incidental to and a part of the work for which the prices are set forth in this Agreement. Contractor will not be entitled to any additional compensation therefor unless specifically stated otherwise. Should City require additional services not included under this Agreement, Contractor shall make reasonable effort to provide such additional services at mutually agreed charges or rates, and within the time schedule prescribed by City, and without decreasing the effectiveness of the performance of services required under this Agreement. The terms "extra work" and "additional services" as used in this Agreement shall be understood to mean and include all work that may be required by City to be done by Contractor to accomplish any alteration or addition to the work as shown on the Project plans and drawings. It is agreed that Contractor shall perform all extra work under the direction of the City's representative when presented with a written work/change order signed by the City's representative, subject, however, to the right of Contractor to require written confirmation of such extra work order by City. No claims for extra services, additional services or changes in the services whatsoever, including any change in pricing or time for performance related to the services will be made by Contractor without first obtaining the City's written agreement and approval of a work/change order reflecting the same.

(d) Independent Contractor. It is understood and agreed by and between the parties that Contractor, while performing under this Agreement, is acting independently, and that City assumes no responsibility or liabilities to any third party in connection with Contractor's acts or omissions. All services to be performed by Contractor pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of City. Contractor shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. There is no intended third-party beneficiary to this Agreement.

(e) Inspection of Records. Contractor grants City and its designees the right to audit, examine, or inspect, at City's election, all of Contractor's Records relating to the performance of services under this Agreement, during the term of the Agreement and any retention period herein. City's audit, examination, or inspection of Contractor's Records may be performed by a City designee, which may include its internal auditors or an outside representative engaged by City. Contractor agrees to retain Contractor's Records for a minimum of four (4) years following termination of the Agreement, unless there is an ongoing dispute under the contract; then, such retention period shall extend until final resolution of the dispute.

"Contractor's Records" shall include any and all information, materials and data of every kind and character generated as a result of the services under this Agreement. City agrees that it will exercise its right to audit, examine or inspect Contractor's Records only during regular business hours unless City has provided advance written notice of an alternate time. Contractor agrees to allow City and its designees access to all of Contractor's Records, Contractor's facilities and the current or former employees of Contractor, deemed necessary by City or its designee(s), to perform such audit, inspection, or examination.

(f) Certification of No Conflicts. Contractor hereby warrants to the City that Contractor has made full disclosure in writing of any existing or potential conflicts of interest related to Contractor's services under this Agreement. In the event that any conflicts of interest arise after the Effective Date of this Agreement, Contractor hereby agrees immediately to make full disclosure to the City in writing.

(g) No Waiver of City's Rights. Neither City's review, approval or acceptance of, nor payment for any of the materials or services required under this Agreement, shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement, and Contractor shall be and remain liable to City in accordance with applicable law for all damages to City caused by Contractor's negligent performance of any of the services furnished under this Agreement.

(h) Rights-of-Access. City will endeavor to provide such rights of access on any project site as may be reasonably necessary for Contractor to perform any required preliminary site studies, surveys, tests, or other necessary investigations prior to mobilization for the Project. Contractor will take all necessary and reasonable precautions to minimize damage to all personal and real property in the performance of such surveys, tests, studies and investigations.

(i) Storm Water Management. When performing or delivering services at or upon any property owned, leased, or managed by the City, or in performance of any services or other acts on behalf of, or at the direction of the City (regardless of location), Contractor shall at all times comply with (i) the City's Storm Water Management and Discharge Control provisions codified in Chapter 42 of the Colleyville Municipal Code, as amended, (ii) all applicable Minimum Best Management Practice requirements, as defined by the Texas Commission on Environmental Quality, and (iii) any Storm Water Pollution Prevention Plan (SWPPP) applicable to the worksite. Regardless of the applicability of the foregoing regulations, CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR IMPLEMENTING SUCH CONTROLS AS MAY BE REASONABLY NECESSARY TO MINIMIZE ANY NEGATIVE IMPACT TO THE STORM WATER COLLECTION SYSTEM OR ENVIRONMENT AND SHALL FOLLOW ALL STATE AND LOCAL ILLICIT DISCHARGE REPORTING PROCEDURES IN THE EVENT OF AN OCCURRENCE OR DISCHARGE.

(j) Compliance with Laws. Contractor shall comply with all laws, ordinances, rules, policies, orders, directives, and other regulations governing Contractor's performance of this Agreement.

Section 5. Payment

(a) Compensation. City agrees to pay Contractor for all services authorized in writing and properly performed by Contractor in a total amount not to exceed TWO HUNDRED AND EIGHTY-FOUR THOUSAND DOLLARS (\$284,000.00) ("Contract Price"), subject to additions or deletions for change orders and/or extra work agreed upon in writing.

(b) Method of Payment. Unless otherwise agreed by the parties in writing, payment to Contractor shall be monthly based on a monthly progress report and detailed monthly itemized statement for services submitted by Contractor that shows the names of the Contractor's employees, agents, or subcontractors performing the services, the time worked, the actual services performed, and the rates charged for such services, in a form acceptable to City. City shall pay such monthly statements within thirty (30) days after receipt of a completed submission and City's verification of the services performed.

(c) Deductions; Withholding. City may deduct from any amounts due or to become due to Contractor any sum or sums owing by Contractor to City. In the event of any breach by Contractor of any provision or obligation of this Agreement, or in the event of the assertion by any third-party of a claim or lien against City, or the City's premises, arising out of Contractor's performance under this Agreement, City shall have the right to retain out of any payments due or to become due to Contractor an amount sufficient to completely protect the City from any and all loss, damage or expense therefrom, until the breach, claim, or lien has been satisfactorily remedied by Contractor. Additionally, City may, on account of subsequently discovered evidence, withhold the whole or part of any payment to such extent as may be necessary to protect itself from loss on account of:

- (1) defective work not remedied;
- (2) claims filed or reasonable evidence indicating possible filing of claims;
- (3) failure of Contractor to make payments promptly to subcontractors or for material or labor which City may pay as an agent for the Contractor; or
- (4) damages to another contractor or subcontractor.

When the above grounds are removed, or Contractor provides a letter of credit, or similar guaranty satisfactory to City (to be determined in City's sole discretion) which will protect City in the amount withheld because of said grounds, City will release the amounts withheld.

Section 6. Performance Schedule

(a) Time for Performance. Contractor shall perform all services as provided for under this Agreement in a proper, efficient, timely, and professional manner in accordance with City's requirements. The time for performance under this Agreement is eighteen (18) calendar days. Accordingly, Contractor shall complete all work related to the Project on or before eighteen (18) calendar days following the date of City's written notice to proceed to Contractor.

(b) Extensions; Written Request Required. No allowance of any extension of time, for any cause whatever (including an event of Force Majeure), shall be claimed by or granted to Contractor, unless (i) Contractor shall have made written request to City for such extension within forty-eight (48) hours after the cause for such extension occurred, and (ii) City and Contractor have agreed in writing that such additional time shall be granted. As used in this section, the term "Force Majeure" shall mean that Contractor's performance of the services under this Agreement is prevented or delayed, in whole or in part, to such an extent that Contractor would not be able to complete the services (or any partial component thereof) within the time for performance set forth herein by reason of or through work strikes, stoppage of labor, riot, fire, flood, acts of war, insurrection, court judgment, act of God, pandemic, or other specific cause reasonably beyond Contractor's control and not attributable to its malfeasance, neglect or nonfeasance. Should Contractor timely request an extension of time due to an event of force majeure under this section, City and Contractor may agree in writing to suspend Contractor's performance until such disability to perform (other than a payment obligation) is removed; provided, that Contractor shall use commercially reasonable efforts to remove any such causes and resume performance of the services under this Agreement as soon as reasonably practicable.

(c) Costs of Delay. Contractor understands and agrees that time is of the essence of this contract, and that for each day of delay beyond the number of calendar days agreed upon for the completion of the work herein specified and contracted for (after due allowance for such extension of time as may otherwise be provided for extension of time herein), the Owner may withhold permanently from the Contract Price an amount equal to \$2,000.00 per day, which the parties agree represents a reasonable estimation of the actual costs that would be incurred by the City in the event of such delay. In the event Contractor's performance under this Agreement is delayed or interfered with, regardless of reason, Contractor shall not be entitled to any increase in fee or price, or to damages or additional compensation as a consequence of such delays.

Section 7. Ownership of Project; Bill of Sale; No Liens

(a) Title of Ownership. Contractor warrants that title to all services, including all equipment and materials incorporated into the Project, will pass to City no later than the time of final payment. Contractor further warrants that upon payment by City, all services for which payments have been received from City shall be free and clear of liens, claims, security interests or other encumbrances in favor of Contractor or any other person or entity whatsoever.

(b) Assignment; Bill of Sale. Contractor agrees, no later than the time of completion of the Project, to assign to City all manufacturer's warranties relating to equipment, materials and labor used in the Project and further agrees it will at all times perform the services in a manner that will, to the greatest extent possible, preserve all manufacturer's warranties. If necessary as a matter of law, Contractor may retain the right to enforce directly any such manufacturers' warranties during the one year period following the date of acceptance of the Project by City; provided, that City's rights related to the same shall not be subordinate to Contractor's enforcement rights.

CONTRACTOR AGREES TO INDEMNIFY, DEFEND, AND SAVE CITY HARMLESS FROM ALL CLAIMS RELATED TO ANY DEMANDS OF SUBCONTRACTORS, LABORERS, WORKMEN, MECHANICS, MATERIALMEN, AND SUPPLIERS OF MACHINERY AND PARTS THEREOF, EQUIPMENT, POWER TOOLS, ALL SUPPLIES ARISING OUT OF THE PERFORMANCE OF THIS AGREEMENT. CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE THAT ALL OBLIGATIONS DESCRIBED HEREIN HAVE BEEN PAID, DISCHARGED OR WAIVED UPON CITY'S WRITTEN REQUEST.

Section 8. Default; Termination; Abandonment

(a) Default; Notice to Cure. A party shall be deemed in default under this Agreement if the party is in breach of a material provision of this Agreement and said breach is not cured within ten (10) days written notice of default by the other party. In the event the breaching party has notified the other party in writing that it is diligently working to cure the breach and has provided reasonable evidence in support of the same, the breaching party shall not be deemed in default until the thirtieth (30th) day following the non-breaching party's notice of default.

(b) Default by Contractor. In addition to default under Section 7(a) above, Should Contractor fail to comply with any term or condition this Agreement applicable to Contractor, or become disabled and unable to comply with any provisions of this Agreement related to the quality or character of the services or time of performance, Contractor shall be deemed in default of this Agreement. If such default is not corrected within ten (10) days after written notice by City to Contractor, City may, at its sole discretion and without prejudice to any other right or remedy:

- (1) terminate this Agreement and be relieved of any further payment or consideration to Contractor except for all services determined by City to be satisfactorily completed prior to such termination. Payment for work satisfactorily completed shall be for actual costs incurred and non-refundable, including reasonable salaries and travel expenses of Contractor to and from meetings called by City at which Contractor is required to attend, but shall not include any loss of profit of Contractor. City may further proceed to complete the services in any manner deemed proper by City, either by the use of its own forces or by resubletting to others; or
- (2) City may, without terminating this Agreement or taking over the services, furnish the necessary materials, equipment, supplies and/or help necessary to remedy the situation, at Contractor's sole expense.

(b) Suspension or Termination by City. City may suspend or terminate this Agreement for cause or without cause at any time by giving written notice to Contractor. In the event suspension or termination is without cause, payment to Contractor, in accordance with the terms of this Agreement, will be made based on services reasonably determined by City to be satisfactorily performed as of the date of suspension or termination. Such payment will become payable upon delivery of all instruments of service to City and City's acceptance of the same. If City requires a modification of the services under this Agreement, and in the event City and Contractor fail to agree upon such modification(s), City shall have the option of terminating this Agreement and Contractor's services hereunder at no additional cost other than the payment to Contractor in accordance with the terms of this Agreement for the services reasonably determined by City to be properly performed prior to such termination date.

(c) Abandonment. If Contractor should abandon and fail or refuse to resume work within ten (10) days after written notification from the City, or if Contractor fails to timely comply with the orders of the City, when such orders are consistent with the Contract Documents, then, and in that case, where a performance bond(s) exists, the surety on the bond(s) may be notified in writing by City and directed to complete the work (at City's sole discretion), and a copy of said notice shall be delivered to Contractor. After receiving said notice of abandonment, Contractor shall not remove from the work any machinery, equipment, tools, materials or supplies then on the job, but the same, together with any materials and equipment under contract for the work, may be held for use on the work by the City or the surety on the performance bond, or another Contractor in completion of the work; and Contractor shall not receive any rental or credit therefor, having hereby acknowledged that the use of such equipment and materials will ultimately reduce the cost to complete the work and be reflected in the final settlement. In the event a surety fails to comply with City's written notice provided for herein, then the City may provide for completion of the work in either of the following elective manners:

- (1) the City may employ such labor and use such machinery, equipment, tools, materials and supplies as said City may deem necessary to complete the work and charge the expense of such labor, machinery, equipment, tools, materials and supplies to Contractor, which shall be deducted and paid by City out of such amounts as may be due, or that may thereafter at any time become due to the Contractor under this Agreement. In case such expense is less than the sum which would have been payable under this Agreement if the same had been completed by the Contractor, then Contractor shall receive the difference. In case such expense is greater than the sum which would have been payable under this Agreement if the same had been completed by said Contractor, then the Contractor and/or its surety (ies) shall pay the amount of such excess to the City; or
- (2) the City may (under sealed bids when and in the manner required by law) let the contract to another Contractor for the completion of the work under substantially the same terms and conditions which are provided in this Agreement. In the case of any increase in cost to the City under the new contract as compared to what would have been the cost under this Agreement, such increase shall be charged to the Contractor and its surety (ies) shall be and remain bound therefor. However, should the cost to complete any such new contract prove to be less than what would have been the cost to complete under this Agreement, the Contractor and/or its surety (ies) shall be credited therewith.

(d) Remedies Cumulative. The remedies in this section are cumulative and nothing herein shall be deemed a waiver of any other remedy available to the City under this Agreement, including its remedies upon default provided herein above.

Section 9. Insurance

Contractor shall during the term hereof maintain in full force and effect all policies of insurance reasonably required by City and in compliance with the Contract Documents. Contractor's obligation to provide acceptable certificates of insurance is a material condition of this Agreement, and services under

this Agreement shall not commence until certificates of insurance have been received, reviewed, and accepted by City. The minimum coverages and limits of liability for the policies of insurance required under this Agreement are maintained by and accessible through the City's purchasing department.

Section 10. Indemnification

(a) Release of liability. CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF CONTRACTOR PURSUANT TO THIS AGREEMENT. CONTRACTOR HEREBY WAIVES ALL CLAIMS AGAINST CITY, ITS OFFICIALS, OFFICERS, EMPLOYEES, OR AGENTS (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CITY") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE (OTHER THAN THE GROSS NEGLIGENCE OF CITY, IN WHICH CASE CONTRACTOR SHALL WAIVE ALL CLAIMS TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO CONTRACTOR AND/OR ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION).

(b) Contractor's Indemnity Obligation. CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS CITY FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, REASONABLE ATTORNEYS' FEES AND COSTS OF INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY CONTRACTOR'S PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION ON THE PART OF CONTRACTOR, ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE, IN WHOLE OR IN PART, FROM OR ARE ATTRIBUTED TO THE GROSS NEGLIGENCE OF CITY, IN WHICH CASE CONTRACTOR SHALL INDEMNIFY CITY ONLY TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO CONTRACTOR AND/OR ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION).

(c) Notice of Claim(s). Contractor shall promptly advise City in writing of any claim or demand against the City, related to or arising out of Contractor's acts or omissions under this Agreement and shall see to the investigation and defense of such claims or demand at Contractor's sole cost and expense; provided, that City, at its option and at its own expense, may participate in such defense without relieving Contractor of any of its obligations hereunder.

CONTRACTOR'S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY CONTRACTOR UNDER THIS AGREEMENT. THE PROVISIONS OF THIS SECTION 10 SHALL SURVIVE TERMINATION OF THIS AGREEMENT.

Section 11. Notice

All notices required by this Agreement shall be in writing and addressed to the parties at the addresses set forth on the signature page(s) of this Agreement (or to such other address that may be designated by the receiving party from time to time in accordance with this section). All notices shall be delivered by (a) personal delivery, (b) certified or registered mail (in each case, return receipt requested, postage prepaid), (c) nationally recognized overnight courier (with all fees pre-paid), or (d) email of a pdf

document containing the required notice. Such notice or document shall be deemed to be delivered or given, whether actually received or not, (i) when received if delivered or given in person, (ii) if sent by United States mail, three (3) business days after being deposited in the United States mail as set forth above, (iii) on the next business day after the day the notice or document is provided to a nationally recognized carrier to be delivered as set forth above, or (iv) if sent by email, the next business day. A confirmation of delivery report which reflects the time that the email was delivered to the recipient's last notified email address is prima facie evidence of its receipt by the recipient, unless the sender receives a delivery failure notification, indicating that the email has not been delivered to the recipient.

Section 12. Sales and Use Taxes

Contractor understands and acknowledges that City is a governmental entity and exempt from the payment of sales and use taxes for certain materials and equipment conveyed to City as part of this Project or otherwise incorporated into the Project. City agrees to provide Contractor such documentation as may otherwise be required by state law to allow Contractor to avoid payment of sales and uses taxes for materials and equipment with respect to the Project to the extent allowed by law.

Section 13. Texas Government Code Verifications

Contractor's execution of this Agreement shall serve as its acknowledgement and written verification that: (i) the requirements of Subchapter J, Chapter 552, Government Code, apply to this Agreement and Contractor agrees that the Agreement can be terminated if Contractor knowingly or intentionally fails to comply with a requirement of that subchapter; (ii) pursuant to Texas Government Code Chapter 2270, that Contractor's organization does not presently boycott Israel and will not boycott Israel during the term of this Agreement; and (iii) pursuant to Texas Government Code Chapter 2251, that Contractor's organization does not current discriminate against firearm and ammunition industries and will not for the term of the contract. Discriminating means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with the firearm or ammunition industry or with a person or entity doing business in the firearm or ammunition industry, but does not include an action made for ordinary business purposes.

Section 14. Miscellaneous

(a) Contractor shall not assign or sublet this Agreement, in whole or in part, without the prior written consent of City. (b) Contractor shall comply with all federal, state, county and municipal laws, ordinances, resolutions, regulations, rules, policies, orders, and directives applicable to the services under this Agreement. (c) The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the state district courts of Tarrant County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said courts. (d) This Agreement contains the entire understanding of the parties with respect to the subject matter hereof and there are no oral understandings, statements or stipulations bearing upon the meaning or effect of this Agreement which have not been incorporated herein. (e) The exhibits attached hereto, if any, are incorporated herein and made a part hereof for all purposes. (f) Unless expressly provided otherwise herein, this Agreement may only be modified, amended, supplemented or waived by a mutual written agreement of the parties. (g) In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it. (h) Any of the representations and obligations of the parties, as well as any rights and benefits of the parties pertaining to a period of time following the termination of this Agreement shall survive termination. (i) This Agreement may be executed by the parties in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the parties. (j) Each party represents

that it has full capacity and authority to grant all rights and assume all obligations granted and assumed under this Agreement. (k) Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the Effective Date.

For City:

For Contractor:

CITY OF COLLEYVILLE, TEXAS

LD TEBBEN COMPANY, INC.

By: _____

Jerry Ducay
City Manager

By: _____

Lucas Dillard
Waco Branch Manager

Date: _____

Date: _____

Notice Address:

City of Colleyville
Attn: City Manager
100 Main Street, 3rd Floor
City of Colleyville, Texas 76034
E: jducay@colleyville.com

Notice Address:

LD Tebben Company, Inc.
Attn: John Theologos, Service Manager
720 Venture Dr
Waco, Texas 76712
E: jtheologos@ldtebben.com

ATTEST:

By: _____

Christine Loven
City Secretary

Date: _____

GovDox Colleyville Contract ID:
CSA_ED_November 21, 2023_Rev20230112

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2023-1094715

Date Filed:
11/15/2023

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

LD Tebben
Waco, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Colleyville

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

BSV-2024-001
Roof Recovery Service

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.



6 UNSWORN DECLARATION

My name is John Theologos, and my date of birth is 10/23/1962.

My address is 1025 Plano Ln. Leander Tx 78641.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in McLennan County, State of Texas, on the 15th day of November 2023.
(month) (year)

John Theologos
Signature of authorized agent of contracting business entity
(Declarant)

JURAT WITH AFFIANT STATEMENT

State of Texas } ss.
County of McLennan

- ☒ See Attached Document (Notary to cross out lines 1-7 below)
☐ See Statement Below (Lines 1-7 to be completed only by document signer[s], not Notary)

1
2
3
4
5
6

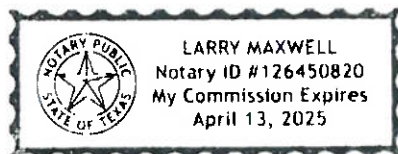
7 John Theologos
Signature of Document Signer No. 1

N/A
Signature of Document Signer No. 2 (if any)

Subscribed and sworn to (or affirmed) before me

this 15th day of November, 2023, by
Date Month Year

John James Theologos II
Name of Signer No. 1



Place Notary Seal/Stamp Above

N/A
Name of Signer No. 2 (if any)
[Signature]
Signature of Notary Public

N/A
Any Other Required Information
(Residence, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Certificate of Interested Parties Form 1295
Document Date: 15th November 2023 Number of Pages: 1
Signer(s) Other Than Named Above: N/A



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4e

Agenda Date 11/21/2023

Number Resolution R-23-4896

Type Resolution

Department City Manager

Title

Approval of an agreement between the City of Colleyville and the Village Owners Association terminating that certain Public Park and Open Space Maintenance Agreement, dated August 22, 2017

Explanation

Reading and Public Hearing

The City Attorney will present this item.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4f

Agenda Date 11/21/2023

Number Resolution R-23-4896

Type Resolution

Department City Manager

Title

Approval of additional funding in the amount of \$150,000 to the allocated funding of \$349,477.83 for the City's Neighborhood Grant Program, bringing the FY2024 Neighborhood Grant Program funding to an amount not to exceed \$500,000

Explanation

Reading and Public Hearing

The Neighborhood Beautification Grant Program remains highly successful. Since October 1, 2023, when the second round of applications opened, 34 neighborhoods have received grants totaling \$349,477.83, and have invested over \$1.088 million in improvements which enhance the appeal of the City. There are also four applications pending approval.

This item seeks additional funding in the amount of \$150,000 for the 2024 Neighborhood Grant Program and would bring the total amount of funding allocated to \$500,000.

Financial Impact

Funding for this program is from the TIF and General Fund.

Recommendation

Approve

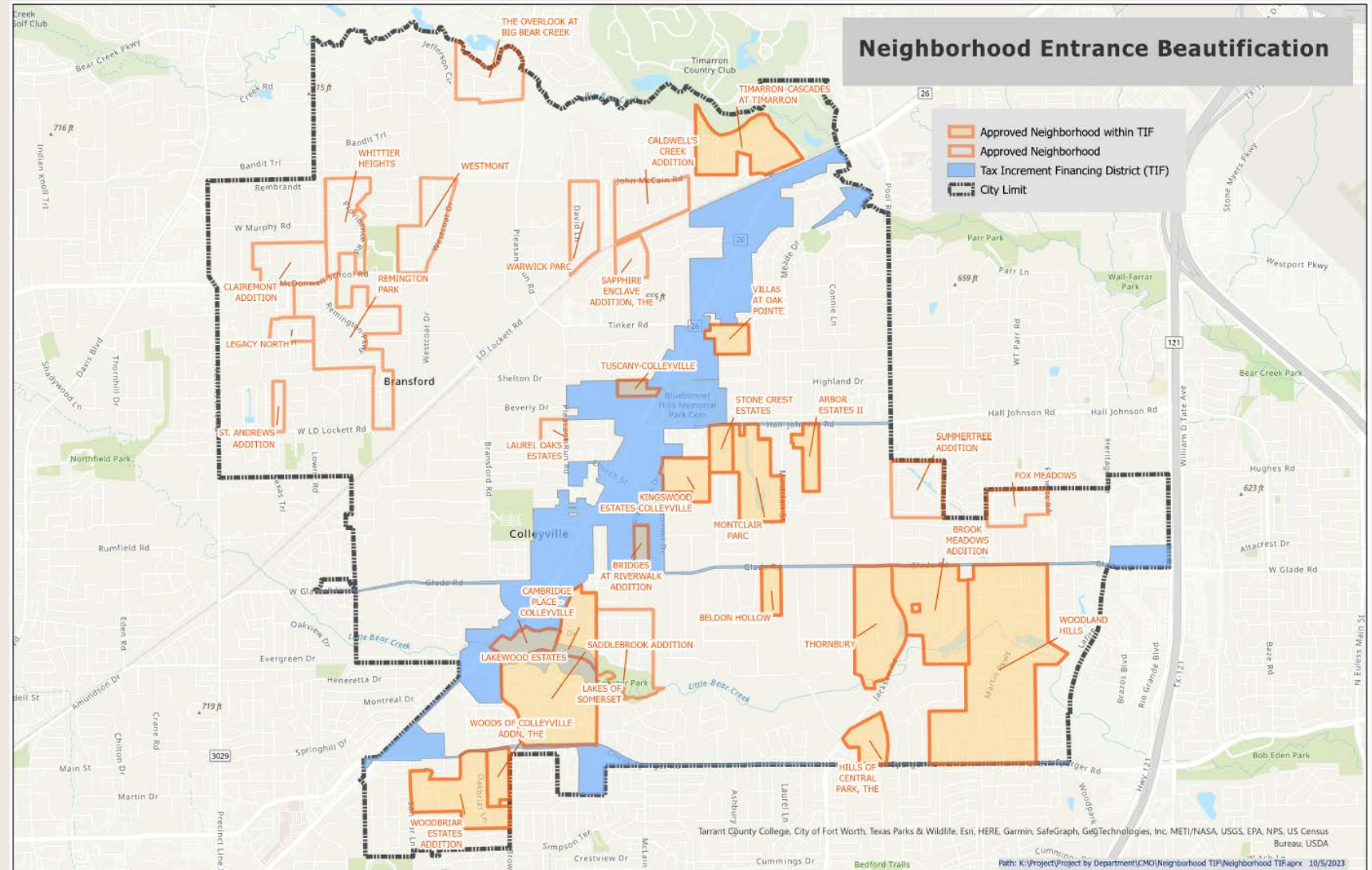
Attachments

1. Neighborhood Entrance Beautification Program

Neighborhood Entrance Beautification Grant Program

Beautification Grant Program

- 34 neighborhoods have received a grant
- \$349,000 in grants; \$1.088 million in improvements
- Four applications pending additional funding
- Seeking additional funding of \$150,000





CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4g

Agenda Date 11/21/2023

Number Resolution R-23-4896

Type Resolution

Department City Secretary

Title

Changing the regularly scheduled 2024 City Council Meeting of Tuesday, January 2, to Wednesday, January 3, Tuesday, September 3, to Wednesday, September 4, Tuesday, October 1, to Wednesday, October 2, and Tuesday, November 5, to Wednesday, November 6, 2024, to accommodate New Years, Labor Day, National Night Out, and Election Day

Explanation

Reading and Public Hearing

At the November 8, 2023 City Council Worksession, staff presented the annual 2024 calendar and discussed with Council, the holidays and events which would potentially conflict with the regular 2024 City Council Meeting dates.

At City Council direction, approval of this item will change the 2024 City Council Meeting dates as follows: Tuesday, January 2, to Wednesday, January 3, due to New Years Day, Tuesday, September 3, to Wednesday, September 4, due to Labor Day, Tuesday, October 1, to Wednesday, October 2, due to National Night Out, and Tuesday, November 5, to Wednesday, November 6, 2024, to accommodate Election Day.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4h

Agenda Date 11/21/2023

Number Resolution R-23-4896

Type Resolution

Department City Secretary

Title

Appointing members to the Colleyville Economic Development Corporation, Library Board, Metroport Teen Court Advisory Board, Parks and Recreation Advisory Board, Planning and Zoning Commission, and the Zoning Board of Adjustment/Sign Board of Appeals

Explanation

Reading and Public Hearing

The following Boards, Commissions, and Committees have terms expiring November 2023. Staff notified members with expiring terms and advertised the application period. The applications for appointment, and rosters for each are attached.

CEDC Expiring Terms	CEDC Applicants
Vacant, Unexpired Term	Brandon Arnold
	Frank Carroll
	George Dodson
	Jerry Savoie
	Rick Ramirez

Library Board Expiring Terms	Library Board Applicants
Kay Newton, Place 1	Kay Newton
Pat Jones, Place 3	Al Cain
Wanda Cotter, Place 5	Wanda Cotter
Joe Stout, Alternate 1	Joe Stout
Alternate 2, Vacant	Susan Baum
	Jerome Obinabo

Metroport Teen Court Expiring Terms	Metroport Teen Court Applicants
Vacant, Unexpired Term	None

Parks and Recreation Advisory Board Expiring Terms	Parks and Recreation Advisory Board Applicants
Place 2 Vacant, Unexpired Term	Jerome Obinabo

P&Z Expiring Terms	P&Z Applicants
Jim Linn, Place 5	Brandon Arnold
Claudia Bevill, Place 6	Claudia Bevill
Jerome Obinabo, Place 7	Jerome Obinabo
	Frank Carroll
	Jerry Savoie
	Joe Stout
	Rick Ramirez
	Tony Pistilli

ZBA/SBA Expiring Terms	ZBA/SBA Applicants
Frank Carroll, Place 4	Frank Carroll
Mic Deakin, Place 5	Mic Deakin
Eric Holland, Alternate 1	Rick Ramirez
Alternate 2, Vacant	Susan Baum
	Tony Pistilli

This item provides for the appointment of members to each of the Boards, Commissions, and Committees. All terms are a two-year appointment, expiring November 2025.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Rosters - Expiring Terms
2. 2023 CEDC Applications
3. 2023 Library Board Applications
4. 2023 Parks and Recreation Advisory Board Applications
5. 2023 Planning and Zoning Applications
6. 2023 ZBA.SBA Applications

COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION

DIRECTOR**Brandi Elder**

(817) 706-6090

belder@colleyville.com

TERM: June 2022-June 2024

DIRECTOR**Callie Rigney**

(682) 651-5495

crigney@colleyville.com

TERM: June 2022-June 2024

DIRECTOR**Ralph Hunkins**

(972) 268-3331

rhunkins@real-revenue.com

TERM: June 2022-June 2024

DIRECTOR**Bobby Lindamood**

(214) 232-8147

blindamood@colleyville.com

TERM: June 2022-June 2024

DIRECTOR**Scotty Richardson**

(817) 676-2120

srichardson@colleyville.com

TERM: June 2022-June 2024

DIRECTOR**John Terhoeve**

(817) 999-5629

jinterhoeve@gmail.com

TERM: June 2022-June 2024

DIRECTOR**VACANT**

TERM: June 2022-June 2024

FINANCE MANAGER**Kyle Lester**

(817) 503-1014

klester@colleyville.com**GENERAL MANAGER****Jerry Ducay**

(817) 503-1116

jducay@colleyville.com**SECRETARY****Christine Loven**

(817) 503-1133

cloven@colleyville.com

LIBRARY BOARD

PLACE 1

Kay Newton

(817) 421-0139

gksafig@aol.com

TERM: Nov 2021 – Nov 2023

PLACE 2

Gary McPherson

(972) 742-5778

McPherson7@verizon.net

TERM: Nov 2022 – Nov 2024

PLACE 3

Pat Jones

(817) 994-4880

Patjones102@gmail.com

TERM: Nov 2021 – Nov 2023

PLACE 4

Molly Skinner

(214) 536-7219

mollyskinn@aol.com

TERM: Nov 2022 – Nov 2024

PLACE 5

Wanda Cotter

(806) 886-3661

Pleiades1972@gmail.com

TERM: Nov 2021 – Nov 2023

PLACE 6

Joan Roberts

(817) 571-5721

jroberts52@gmail.com

TERM: Nov 2022 – Nov 2024

PLACE 7

Joy Fulton Lee

(817) 907-9293

joyfultonlee@gmail.com

TERM: Nov 2022 – Nov 2024

ALTERNATE 1

Joseph Stout

(817) 988-9488

josephstout@yahoo.com

TERM: Nov 2021 – Nov 2023

ALTERNATE 2

VACANT

**EX-OFFICIO – Library
Foundation**

Denise Light

(817) 319-6608

dflight16@yahoo.com

**EX-OFFICIO – Friends of the
Library**

Merry Graves

(817) 637-3077

jmgravess3@verizon.net

METROPORT TEEN COURT

VACANT

TERM: Nov 2022 – Nov 2024

Sayed Syed

(817) 913-0474

sbilqees@gmail.com

TERM: Nov 2022 – Nov 2024

Metroport Teen Court**Coordinator****Dana Kirkland**

(817) 748-8346

dkirkland@ci.southlake.tx.us

Colleyville City Council Liaison**George Bond****Councilmember**

(817) 313-2222

gbond@colleyville.com

PARKS AND RECREATION ADVISORY BOARD

PLACE 1

Julie George

(214) 202-4671

juliefgeorge@gmail.com

TERM: March 2023 – March 2025

PLACE 2

VACANT

TERM: March 2022 – March 2024

PLACE 3

John Hillebrand - Vice Chair

(817) 798-0112

hille@sbcglobal.net

TERM: March 2023 – March 2025

PLACE 4

Dustan Goodell

(214) 533-7041

dgoodell59@gmail.com

TERM: March 2022 – March 2024

PLACE 5

Amy Ackermann

(817) 600-8838

AmyATX99@gmail.com

TERM: March 2023 – March 2025

PLACE 6

James Poettcker

(817) 313-9344

jpoett@sbcglobal.net

TERM: March 2022 – March 2024

PLACE 7

Eric Presson - Chair

(817) 733-3121

ewpresson@protonmail.com

TERM: March 2023 – March 2025

PLACE 8

Joe Stout

(817) 988-9488

josephstout@yahoo.com

TERM: March 2022 – March 2024

CITY COUNCIL LIAISON

Callie Rigney

(682) 651-5495

crigney@colleyville.com

GCISD LIAISON

Tammy Nakamura

tammy.nakamura@gcisd.net

YOUTH SPORT ASSOCIATIONS LIAISONS

Colleyville Baseball Association

Mike Wang

cvbbpresident@gmail.com

Colleyville Soccer Association

Hector Rodriguez

president@ColleyvilleSoccer.net

Colleyville Softball Association

Russell Rinn

russellrinn2007@yahoo.com

PLANNING AND ZONING COMMISSION

PLACE 1

David Groves

(817) 689-9532

David.groves11@gmail.com

TERM: Nov 2022 – Nov 2024

CITY COUNCIL LIAISON

Chuck Kelley

(817) 235-7883

ckelley@colleyville.com

PLACE 2

Mark Alphonso

(214) 929-6446

mark@montclairdfw.com

TERM: Nov 2022 – Nov 2024

PLACE 3

Sayed Syed

(817) 913-0474

sbilqees@gmail.com

TERM: Nov 2022 - Nov 2024

PLACE 4

Tim Raine

(817) 360-6119

Timraine25@gmail.com

TERM: Nov 2022 - Nov 2024

PLACE 5

Jim Linn

(817) 229-0147

jimlinn@sbcglobal.net

TERM: March 2022 – Nov 2023

PLACE 6

Claudia Bevill

(817) 849-1360

ckbevill@hotmail.com

TERM: Nov 2021 – Nov 2023

PLACE 7

Jerome Obinabo

(214) 499-4464

jerome.obinabo.pz@gmail.com

TERM: Nov 2021 – Nov 2023

SIGN BOARD OF APPEALS

PLACE 1

Richard Vallario

(817) 605-8008

ricscharval@aol.com

TERM: Nov 2022 – Nov 2024

CITY COUNCIL LIAISON

George Bond

(817) 313-2222

gbond@colleyville.com

PLACE 2

Dee Kamerman

(817) 416-2277

deekamerman@hotmail.com

TERM: Nov 2022 – Nov 2024

PLACE 3

Dan Shadle

(817) 689-7205

dshadle@ghn-mci.com

TERM: Nov 2022 – Nov 2024

PLACE 4

Frank Carroll - Chair

(817) 577-3002

frankcarroll1917@gmail.com

TERM: Nov 2021 – Nov 2023

PLACE 5

Mic Deakin

(817) 399-9885

michaeldeakin@sbcglobal.net

TERM: Nov 2021 – Nov 2023

ALTERNATE 1

Eric Holland

(972) 983-9055

ericholland1974@yahoo.com

TERM: Nov 2021 – Nov 2023

ALTERNATE 2

VACANT

ZONING BOARD OF ADJUSTMENT

PLACE 1**Richard Vallario**

(817) 605-8008

ricsharval@aol.com

TERM: Nov 2022 – Nov 2024

CITY COUNCIL LIAISON**George Bond**

(817) 313-2222

gbond@colleyville.com**PLACE 2****Dee Kamerman**

(817) 416-2277

deekamerman@hotmail.com

TERM: Nov 2022 – Nov 2024

PLACE 3**Dan Shadle**

(817) 689-7205

dshadle@ghn-mci.com

TERM: Nov 2022 – Nov 2024

PLACE 4**Frank Carroll - Chair**

(817) 577-3002

frankcarroll1917@gmail.com

TERM: Nov 2021 – Nov 2023

PLACE 5**Mic Deakin**

(817) 399-9885

michaeldeakin@sbcglobal.net

TERM: Nov 2021 – Nov 2023

ALTERNATE 1**Eric Holland**

(972) 983-9055

ericholland1974@yahoo.com

TERM: Nov 2021 – Nov 2023

ALTERNATE 2**VACANT**



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. Download the financial disclosure form here. **Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)**

1. PLANNING AND ZONING COMMISSION
2. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION
3. ADHOC: GENERAL FUND CIP FEE ADVISORY COMMITTEE

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Brandon M Arnold

Address: 6402 Kenshire Court, Colleyville, TX 76034

Phone: 817-271-2181 E-mail Address: brandonmarnold@gmail.com

How long have you been a Colleyville resident? 6 years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

I have served on various committees and boards through my involvement in Colleyville Chamber of Commerce, Smithfield Masonic Lodge, Glenhope Elementary Dad's Club, Green Valley Elementary PTA and

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

I perceive the role to include educating yourself on the situation by written and oral input both prepared and offered, advising and/or making decisions based on your understanding of the situation and the role requirements of the position.

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

Colleyville's policy of fiscal responsibility/financial transparency is well implemented. I like the program of giving \$35 gift cards to Colleyville residents to support Colleyville businesses. This program is financially beneficial to the businesses while encourages the residents to be a part of their community. Assets doing well include the Police and Fire, our roads are in good repair, parks and rec are great.

4. **What are some issues in Colleyville which may require change?**

Burial of power lines along 26 would go a long way toward beautifying and modernizing the look of our city.

5. **If you could influence the City in just one way, what would that be?**

Continue the current trajectory. Support City and Staff in their endeavors to grow economic development and stay current on legislature and build relationships with more citizens and business owners.

6. **Please share your vision for the City of Colleyville.**

My vision for the city of Colleyville revolves around fostering a strong, close-knit community and promoting its growth and well-being.

All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

For Office Use

Date Received: 10/17/23

Recorded/Printed:

Acknowledged By: AL



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) **Select Board, Commission, or Committee Applying For Below:** (preference 1, 2, 3)

1. ZONING BOARD OF ADJUSTMENT/SIGN BOARD OF APPEALS
2. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION
3. PLANNING AND ZONING COMMISSION

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Wm. Frank Carroll

Address: 1304 Alexandra Court

Phone: 817-781-7086 E-mail Address: frankcarroll1917@gmail.com

How long have you been a Colleyville resident? 25 years

☒ I understand attendance and active support is required for each appointee. ☒ I understand I am required to comply with the Texas Open Meetings Act training. ☒ I understand I must bring my own device to meetings to view packet information. ☒ I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

City Council, Planning and Zoning Commission, Chair and Vice Chair Zoning Board of Adjustment, President Crime Control Commission, Sign Board of Appeals

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

Continue to serve as Chair of ZBA and Sign Board of Appeals. Insure that the City Ordinances are followed, that everyone is given a full and fair hearing, and that variances are granted only in accordance with the requirements of the City Ordinances and Texas law.

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

City is well managed. Effective tax rates have been lowered the last two years and there has been no reduction in services. Police and fire departments are exemplary. Road repairs are being conducted in a logical and financially appropriate manner. The City has done what it can to ameliorate the impact of the Highway 26 construction on local businesses.

4. **What are some issues in Colleyville which may require change?**

Continued improvements to roads. The traffic is only going to get worse and traffic lights and roundabouts may need to replace stop and yield signs. Also, increasing the speed limit to 35 may be necessary.

5. **If you could influence the City in just one way, what would that be?**

Help maintain Colleyville as it currently is-an oasis of quiet, rural and safe living among the other cities of the metroplex.

6. **Please share your vision for the City of Colleyville.**

To continue to progress by attracting appropriate businesses thereby increasing our tax base while maintaining rural feel and safe atmosphere for the City.

All information provided is public pursuant to the Texas Public Information Act.
Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; cloven@colleyville.com and kseiger@colleyville.com

For Office Use

Date Received:

Recorded/Printed:

Acknowledged By:



Board, Commission, and Committee Application for Appointment

List Board, Commission, or Committee applying for below: (preference 1, 2, 3 - See back for Board, Commission, and Committee Information)

1. CEDC
2. _____
3. _____

Name: ___ Ms. ___ Mrs. X Mr. GEORGE DODSON

Address: 7309 BALMORAL DR., COLLEYVILLE

Phone: 817-937-3198 E-mail Address: GEORGEWDODSON@GMAIL.COM

Length of residency in Colleyville: 36

- ☒ I understand attendance and active support is required for each appointee.
- ☒ I understand I am required to comply with the Texas Open Meetings Act training.
- ☒ I understand I must bring my own device to meetings to view packet information.
- ☒ I consent to the City's use and release of all information provided in this application.
- ☐ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

Colleyville CITY COUNCILMAN
PLANNING & ZONING CHAIR

2. What do you perceive your role will be in serving on a board, commission, or committee?

Provide counsel on the CEDC

3. In your opinion, what policies/programs/assets of Colleyville are working well?

all are working great

4. What are some issues in Colleyville which may require change?

none

5. If you could influence the City in just one way, what would that be?

none

6. Please share your vision for the City of Colleyville.

All information provided is public pursuant to the Texas Public Information Act.
Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034
Office: 817.503.1130 Fax: 817.503.1139; cloven@colleyville.com and kseiger@colleyville.com

For Office Use

Date Received: 11/2/23

Recorded/Printed:

Acknowledged By: AL



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. Download the financial disclosure form here. **Select Board, Commission, or Committee Applying For Below:** (preference 1, 2, 3)

1. CLICK HERE TO MAKE SELECTION Planning and Zoning Commission
2. CLICK HERE TO MAKE SELECTION Colleyville Economic Development Corporation
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Gerald (Jerry) W SAVOIE II

Address: 3305 Cambridge Ct Colleyville Texas 76034

Phone: 214-578-9377 E-mail Address: SAVOIE.Jerry@gmail.com

How long have you been a Colleyville resident? 5 years

☐ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

30 years in Development and General Construction - Managing project - currently the Vice President of Design and Construction of a large firm

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

Being a knowledgeable member with experience in codes, conduct and professionalism

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

I am not familiar with all of the programs.

4. **What are some issues in Colleyville which may require change?**

the amount of traffic and speeding in the school zones.

5. **If you could influence the City in just one way, what would that be?**

More conservative values within the city schools

6. **Please share your vision for the City of Colleyville.**

I would love to see the local downtown transformed into a local hot spot for dining, strolling, meeting up with family and friends.

All information provided is public pursuant to the Texas Public Information Act.
Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

For Office Use

Date Received: 10/18/23

Recorded/Printed:

Acknowledged By: AL



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. PLANNING AND ZONING COMMISSION
2. SIGN BOARD/ZONING BOARD OF ADJUSTMENT/SIGN BOARD OF APPEALS
3. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION

▼

▼

▼

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Ricardo Ramirez(Rick)

Address: 5812 Quality Hill Road

Phone: 682-402-3808 E-mail Address: rjramirez5@gmail.com

How long have you been a Colleyville resident? ~5 years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

Top 20 Business School graduate with a Double Major in Marketing and Entrepreneurship. National Association of REALTORS Member, MetroTex Association of REALTORS Member, Certified Project Manager, Certified Supply Chain Manager, member of Waypoint Montessori's Building and Ground Committee, under active consideration for membership in the Board of Directors at Waypoint Montessori.

2. What do you perceive your role will be in serving on a board, commission, or committee?

I am adept at strategic planning, communication, marketing and sales. I am also a big Colleyville advocate through my profession and personal life.

3. In your opinion, what policies/programs/assets of Colleyville are working well?

I believe that we are doing a great job of holding contractors accountable (referring specifically to the Senior Center and Gateway Project contractors). I am also a huge fan of our Library events and City-sponsored events. Lastly, I believe that the mental and physical health as well as the overall happiness of our first responders should continue to be a priority. Citizens also love the frequent Gift Cards and I love the city's commitment to our local businesses.

4. What are some issues in Colleyville which may require change?

I believe that we can do more to attract visitors to our city and our city's businesses. I believe that we can continue to look for tax relief options for our citizens. I'd also like to coordinate the planting of fruit trees and plants that benefit our ecosystem and clean our air. Lastly, I am confident that we can do more to beautify our incredible city, including more landscaping efforts, building walking trails and/or coordinated roadway trash pickup, among others.

5. If you could influence the City in just one way, what would that be?

I will always look to unify our citizens and foster Colleyville pride through community events, the creation of unique committees and more.

6. Please share your vision for the City of Colleyville.

I moved to Colleyville because of it's large lots, mature natural setting and high-quality lifestyle. I agree with the city's current vision to preserve these, while improving connections and amenities.

All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:

817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

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Acknowledged By: AL



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. Library Board
2. CLICK HERE TO MAKE SELECTION
3. CLICK HERE TO MAKE SELECTION

Name: ☒ Ms. ☐ Mrs. ☐ Mr. Alvin Cain

Address: 1103 Emerald Ct Colleyville, TX 76034

Phone: (516) 510-1769 E-mail Address: alcain55@gmail.com

How long have you been a Colleyville resident? 9 years 10 months

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

I have no previous library board experience. I served on the Utah Governor's Board on the Hiring of those with Disabilities, and was President of the Salt Lake City chapter of the Society for Human Resource Management (SHRM) with more than 300 members. Retired USAF, with MS degree in HR Management.

2. What do you perceive your role will be in serving on a board, commission, or committee?

As a member of the board, to use my previous experience on boards and leading a 501(c)3 organization in supporting library planning and programming, and long range planning, to the benefit of the City of Colleyville and its citizens. Assisting in the development of policies and procedures for recommendation to City Council.

3. In your opinion, what policies / programs / assets of Colleyville are working well?

The library is a well-run operation that supports the City both with its facilities as well as its hard assets (books, magazines, other media). The support given to youth reading programs is outstanding and could be used as a benchmark for other cities to emulate. The facility itself is an example of how government facilities should be maintained.

4. What are some issues in Colleyville which may require change?

With more and more readers moving towards electronic devices, there needs to be an analysis made to ensure the library/city is supporting this trend. The library's current involvement with PressReader is a prime example of forward thinking. There may be other opportunities that can be found that support this effort.

5. If you could influence the City in just one way, what would that be?

To find and support/utilize the talent currently available within the city limits. We need to find ways to both highlight and challenge our citizenry to support the arts. With the plans to open the new recreation center, make use of these facilities to present plays/music/art/readings for the benefit of the community.

6. Please share your vision for the City of Colleyville.

The City of Colleyville is home. We should be a location for those that appreciate a "community feel" while still being close to the resources we have available within Tarrant County. Our growth should support this vision. All functions should first be viewed through the lens of community.

All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

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Acknowledged By: AL



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. Download the financial disclosure form here. Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. PLANNING AND ZONING COMMISSION
2. PARKS AND RECREATION ADVISORY BOARD
3. LIBRARY BOARD

☐

☐

☐

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Jerome Obinabo

Address: 6904 Meade Drive

Phone: 214-499-4464 E-mail Address: jerome.obinabo.pz@gmail.com

How long have you been a Colleyville resident? ~13

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:
Currently serving on the Planning and Zoning Commission. Members of CPAAA and CLC. Experience: IT
2. What do you perceive your role will be in serving on a board, commission, or committee?
3. In your opinion, what policies/programs/assets of Colleyville are working well?
4. What are some issues in Colleyville which may require change?
5. If you could influence the City in just one way, what would that be?
6. Please share your vision for the City of Colleyville.

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Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

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Date Received: 10/3/23

Recorded/Printed:

Acknowledged By: AL



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) **Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)**

1. LIBRARY BOARD
2. PLANNING AND ZONING COMMISSION
3. CLICK HERE TO MAKE SELECTION



Name: ☐ Ms. ☐ Mrs. ☒ Mr. Joseph W. Stout

Address: 5505 Janet Lane, Colleyville, TX 76034

Phone: 817-988-9488 E-mail Address: josephstout@yahoo.com

How long have you been a Colleyville resident? 8 years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**
Colleyville Library Board, 2 years; Chair, Saginaw Animal Services Advisory Board, 1 year; Big Thought, Executive Board member, Dallas, 5 years; Fort Worth Public Relations Society of America, Board member; Junior Achievement Fort Worth, Board member; Fort Worth Local Emergency Planning Committee, Lockheed Martin representative; president, Mid-Cities Community Cats, animal welfare organization; 5 years as Lockheed Martin Employees Political Action Committee (PAC) membership coordinator in Grand Prairie and Orlando, Fla.; led 40-person department as Director of Communications at Lockheed Martin, 8 years
2. **What do you perceive your role will be in serving on a board, commission, or committee?**
To carry out policies and strategies of the City Council, and to do leg work and offer recommendations to the City Council. It is understood that Board and Commission members serve at the pleasure of the City Council.
3. **In your opinion, what policies/programs/assets of Colleyville are working well?**
Colleyville has an impressive record of budget management and successfully funding necessary programs and amenities, such as roads, public buildings and parks, for the benefit of our citizens. City leaders have done a great job of ensuring that Colleyville retains its attractive features while also growing and keeping its assets up to date. Colleyville government seems very responsive to citizen inputs, more so than other cities where I have lived.
4. **What are some issues in Colleyville which may require change?**
There is a need to attract vital businesses to the downtown area that surrounds the City Hall and Library complex. The area has great potential to be a center for commerce, dining and living but needs to be revitalized.
5. **If you could influence the City in just one way, what would that be?**
If I could have influence in just one way, my goal would be to help protect the outstanding quality of life that Colleyville has today, while also ensuring that Colleyville can attract younger families and continue to be a vital community 5 or 10 years in the future. For example, we should benchmark newer suburbs in other parts of the metroplex and state and ensure that we are doing the right things to keep Colleyville attractive as a hometown for the young professionals of the future.
6. **Please share your vision for the City of Colleyville.**
My vision: In 2030 and beyond, Colleyville will be home to a new generation of families that will choose our city as a great place to live, work (perhaps at home), and raise their children to become well educated, happy, and contributing adults. The city will be fiscally sound based on real estate values and commerce, including retail and restaurant spending both by residents and people coming to enjoy Colleyville from other

parts of the metroplex.

All information provided is public pursuant to the Texas Public Information Act.

***Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.***

For Office Use

Date Received: 10/30/23

Recorded/Printed:

Acknowledged By: AL

Rev. 11/2021



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) **Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)**

1. LIBRARY BOARD
2. CLICK HERE TO MAKE SELECTION
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☒ Mrs. ☐ Mr. Kay Newton

Address: 6002 Meadowhill Dr, Colleyville, TX 76034

Phone: 817-308-6400

E-mail Address: gksafig@aol.com

How long have you been a Colleyville resident? 33 yrs

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**
Past Library Board Member, Colleyville Garden Club, Library Volunteer since 2003, Masters in Education, Treasurer of Friends of the Colleyville Library, Church organizations
2. **What do you perceive your role will be in serving on a board, commission, or committee?**
Help analyze problems or issues that come up with library procedures, activities and budgeting. Be a dedicated member by attending meetings and actively participate.
3. **In your opinion, what policies/programs/assets of Colleyville are working well?**
No fees policy was well accepted by the public even though it took revenue away from the library. Staying current with the latest software for book returns streamlines the process for both patrons and staff.
4. **What are some issues in Colleyville which may require change?**
The library is built out. There is no room for expansion. Meeting rooms are at a premium and the meeting rooms upstairs are often at capacity during events. Space for storage and display of books is in short supply.
5. **If you could influence the City in just one way, what would that be?**
Encourage the City to start planning for a place for a new Library. That would leave the existing Library space available for the City to enlarge space for its departments.
6. **Please share your vision for the City of Colleyville.**
Colleyville is unique as a "bedroom" community with amenities. Continue helping businesses to thrive and enticing new opportunities to move in. Our Police and Fire Departments are top notch but they also need funding to stay that way. Continue to keep property taxes as low as possible.

All information provided is public pursuant to the Texas Public Information Act.
Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

For Office Use

Date Received: 10/31/23

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Acknowledged By: AL



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. LIBRARY BOARD
2. SIGN BOARD/ZONING BOARD OF ADJUSTMENT/SIGN BOARD OF APPEALS
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☒ Mrs. ☐ Mr. Susan Baum

Address: 1809 Prince Meadow Dr

Phone: 817-455-2949 E-mail Address: susan.baum@compass.com

How long have you been a Colleyville resident? since 2009

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

I have served my community through PTA, cheer booster club, football booster club, middle school athletics booster, National Charity League and other organizations. I have been involved in local elections.

2. What do you perceive your role will be in serving on a board, commission, or committee?

To attend meetings, read applicable city codes or regulations, apply city codes to various situations, work in the best interest of Colleyville citizens

3. In your opinion, what policies/programs/assets of Colleyville are working well?

I believe Colleyville is a well-run city with competent leaders, staff and employees. All seems to be running well - parks dept., city services, capital improvement, business development.

4. What are some issues in Colleyville which may require change?

unsure

5. If you could influence the City in just one way, what would that be?

Much like our current council, I would maintain our small town community feel while providing great services and a high quality of life

6. Please share your vision for the City of Colleyville.

see above!

All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

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Date Received: 9/27/23

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Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. Library Board

_____ 2.
_____ 3.

Name: ☒ X Ms. ☐ Mrs. ☐ Mr. Wanda Cotter

Address: 5601 Oak Top Drive Phone: 806-886-3661 E-mail Address:
pleiades1972@gmail.com How long have you been a Colleyville
resident? 5+ years

WNC I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

I have served on the Library Board for four years and look forward to continuing that service. I'm a graduate of the 2022 Citizens Police Academy as well. I am a retired English/literature teacher with three decades of experience, including at the secondary and community college level. I've worked at libraries in the past, and I am a passionate reader and life-long-learner.

2. What do you perceive your role will be in serving on a board, commission, or committee?

Now that I've had four years on the Board, listening and learning, I feel that I can be more productive on the board. I love libraries and want to be able to give back to my community through this service by extending and strengthening the library's role in the community.

3. In your opinion, what policies/programs/assets of Colleyville are working well?

I've loved living in this community and watching the dedication to improvement. Since I live right off of 26/Glade, I watched as the traffic tangle of construction progressed from a daily frustration to the beautiful roads and medians that resulted. I'm really excited about using the renovated Senior Center. Also, I learned a lot about the police department by attending the 2022 Citizens Police Academy and being so impressed by the level of law enforcement excellence in Colleyville. Also, I enjoy the area around City Hall and the library because it's so peaceful to sit out there and read. The special programs that the city holds for holidays and other events are excellent.

4. What are some issues in Colleyville which may require change?

I'm glad to see the focus on improving pedestrian mobility by building sidewalks, especially along Bransford. I walk each day and look forward to easier, safer navigation on that particular stretch of road. I'd love to see the area around Main Street become more frequented and pedestrian-friendly with shops that appeal to residents. Also, I'd like to see more city parks and recreation areas appropriate for school-aged children like my grandsons, ages 5 and 8.

5. If you could influence the City in just one way, what would that be?

I'd choose to make the library equivalent to the best libraries in surrounding communities with extended hours on weekends and evenings.

6. Please share your vision for the City of Colleyville.

My vision for the city would be to retain the wonderful rural feeling that exists in the area of Colleyville where I live and, at the same time, keep the high level of services that city residents enjoy. Each day when I travel around town, the Colleyville roadway are like a beautiful, peaceful country drive.

All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034

Office: 817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

_____ **For Office Use** _____ Date Received: 10/23/23 Recorded/Printed: Acknowledged By:AL



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. Download the financial disclosure form here. Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. PLANNING AND ZONING COMMISSION
2. PARKS AND RECREATION ADVISORY BOARD
3. LIBRARY BOARD

☐

☐

☐

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Jerome Obinabo

Address: 6904 Meade Drive

Phone: 214-499-4464 E-mail Address: jerome.obinabo.pz@gmail.com

How long have you been a Colleyville resident? ~13

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:
Currently serving on the Planning and Zoning Commission. Members of CPAAA and CLC. Experience: IT
2. What do you perceive your role will be in serving on a board, commission, or committee?
3. In your opinion, what policies/programs/assets of Colleyville are working well?
4. What are some issues in Colleyville which may require change?
5. If you could influence the City in just one way, what would that be?
6. Please share your vision for the City of Colleyville.

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Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

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Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. Download the financial disclosure form here. **Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)**

1. PLANNING AND ZONING COMMISSION
2. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION
3. ADHOC: GENERAL FUND CIP FEE ADVISORY COMMITTEE

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Brandon M Arnold

Address: 6402 Kenshire Court, Colleyville, TX 76034

Phone: 817-271-2181

E-mail Address: brandonmarnold@gmail.com

How long have you been a Colleyville resident? 6 years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

I have served on various committees and boards through my involvement in Colleyville Chamber of Commerce, Smithfield Masonic Lodge, Glenhope Elementary Dad's Club, Green Valley Elementary PTA and

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

I perceive the role to include educating yourself on the situation by written and oral input both prepared and offered, advising and/or making decisions based on your understanding of the situation and the role requirements of the position.

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

Colleyville's policy of fiscal responsibility/financial transparency is well implemented. I like the program of giving \$35 gift cards to Colleyville residents to support Colleyville businesses. This program is financially beneficial to the businesses while encourages the residents to be a part of their community. Assets doing well include the Police and Fire, our roads are in good repair, parks and rec are great.

4. **What are some issues in Colleyville which may require change?**

Burial of power lines along 26 would go a long way toward beautifying and modernizing the look of our city.

5. **If you could influence the City in just one way, what would that be?**

Continue the current trajectory. Support City and Staff in their endeavors to grow economic development and stay current on legislature and build relationships with more citizens and business owners.

6. **Please share your vision for the City of Colleyville.**

My vision for the city of Colleyville revolves around fostering a strong, close-knit community and promoting its growth and well-being.

All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

For Office Use

Date Received: 10/17/23

Recorded/Printed:

Acknowledged By: AL



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) **Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)**

1. Planning and Zoning Commission
2. CLICK HERE TO MAKE SELECTION
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☒ Mrs. ☐ Mr. Claudia Bevill

Address: 119 Cheek Sparger Rd. Colleyville TX 76034

Phone: 817-849-1360 E-mail Address: ckbevill@hotmail.cm

How long have you been a Colleyville resident? 20 years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

Locally active in Colleyville, familiar with procedures, codes and staff. Currently serving on the P&Z Commission. Previously served on the Charter Review Committee and Waste Water Committee. Police Academy graduate 5/2019. Strong communication skills, even temperament, as well as strong technology and research skills.

2. What do you perceive your role will be in serving on a board, commission, or committee?

I understand the responsibility of a commission member is to be dependable; to work well with others; be sensitive and responsive to citizens; have a good understanding of City policies and procedures as well as the Land Development Code; support the goals of City Management as well as elected officials; have a strong sense of confidentiality and be committed to serve in the best interest of all.

3. In your opinion, what policies/programs/assets of Colleyville are working well?

Our current City leadership is one of our strongest assets. The recent community activities are serving to create a stronger sense of community by bringing citizens together. The open door policy that enables citizens to access city staff as well as elected officials is something for which we should all be thankful.

4. What are some issues in Colleyville which may require change?

Some of the older areas are not kept in compliance with safety and health codes. Code enforcement is lacking in many areas. I have addressed this issue with our current leadership.

5. If you could influence the City in just one way, what would that be?

For citizens to take care of one another. With the current busy lifestyle of so many families, we sometimes forget about others in need. We need to listen better and love more.

6. Please share your vision for the City of Colleyville.

I would like to see Colleyville continue to develop to its fullest potential in the area of commercial businesses, contributing to a strong tax base. I would also like to see the southern end of Highway 26 enhanced in the future. (understanding that part of that plan would include Hurst)

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Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

For Office Use

Date Received: 10/5/23

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Acknowledged By: AL



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) **Select Board, Commission, or Committee Applying For Below:** (preference 1, 2, 3)

1. ZONING BOARD OF ADJUSTMENT/SIGN BOARD OF APPEALS
2. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION
3. PLANNING AND ZONING COMMISSION

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Wm. Frank Carroll

Address: 1304 Alexandra Court

Phone: 817-781-7086 E-mail Address: frankcarroll1917@gmail.com

How long have you been a Colleyville resident? 25 years

☒ I understand attendance and active support is required for each appointee. ☒ I understand I am required to comply with the Texas Open Meetings Act training. ☒ I understand I must bring my own device to meetings to view packet information. ☒ I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

City Council, Planning and Zoning Commission, Chair and Vice Chair Zoning Board of Adjustment, President Crime Control Commission, Sign Board of Appeals

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

Continue to serve as Chair of ZBA and Sign Board of Appeals. Insure that the City Ordinances are followed, that everyone is given a full and fair hearing, and that variances are granted only in accordance with the requirements of the City Ordinances and Texas law.

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

City is well managed. Effective tax rates have been lowered the last two years and there has been no reduction in services. Police and fire departments are exemplary. Road repairs are being conducted in a logical and financially appropriate manner. The City has done what it can to ameliorate the impact of the Highway 26 construction on local businesses.

4. **What are some issues in Colleyville which may require change?**

Continued improvements to roads. The traffic is only going to get worse and traffic lights and roundabouts may need to replace stop and yield signs. Also, increasing the speed limit to 35 may be necessary.

5. **If you could influence the City in just one way, what would that be?**

Help maintain Colleyville as it currently is-an oasis of quiet, rural and safe living among the other cities of the metroplex.

6. **Please share your vision for the City of Colleyville.**

To continue to progress by attracting appropriate businesses thereby increasing our tax base while maintaining rural feel and safe atmosphere for the City.

All information provided is public pursuant to the Texas Public Information Act.
Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; cloven@colleyville.com and kseiger@colleyville.com

For Office Use

Date Received:

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Acknowledged By:



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. Download the financial disclosure form here. Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. PLANNING AND ZONING COMMISSION
2. PARKS AND RECREATION ADVISORY BOARD
3. LIBRARY BOARD

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Name: ☐ Ms. ☐ Mrs. ☒ Mr. Jerome Obinabo

Address: 6904 Meade Drive

Phone: 214-499-4464 E-mail Address: jerome.obinabo.pz@gmail.com

How long have you been a Colleyville resident? ~13

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:
Currently serving on the Planning and Zoning Commission. Members of CPAAA and CLC. Experience: IT
2. What do you perceive your role will be in serving on a board, commission, or committee?
3. In your opinion, what policies/programs/assets of Colleyville are working well?
4. What are some issues in Colleyville which may require change?
5. If you could influence the City in just one way, what would that be?
6. Please share your vision for the City of Colleyville.

All information provided is public pursuant to the Texas Public Information Act.
Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

For Office Use

Date Received: 10/3/23

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Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. PLANNING AND ZONING COMMISSION
2. SIGN BOARD/ZONING BOARD OF ADJUSTMENT/SIGN BOARD OF APPEALS
3. AUDIT COMMITTEE

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▼

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Name: ☐ Ms. ☐ Mrs. ☒ Mr. Tony Pistilli

Address: 5912 Chestnut Bend

Phone: 763-228-1867 E-mail Address: tonypistilli@att.net

How long have you been a Colleyville resident? 2 years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

I have served on several boards and commissions. I was elected to the city council, president of the EDA, chair of the planning commission. audit committee and was appointed twice to the Metropolitan Council by the governor of Minnesota. Also served on professional boards and commissions and volunteered.

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

Show up to every meeting prepared to participate and provide insightful perspective of a resident from my life experiences.

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

I believe everything within Colleyville that I am aware of are working well. Colleyville is a well-organized community with thoughtful planning and a happy citizenry.

4. **What are some issues in Colleyville which may require change?**

Accommodations for lower priced housing, sewer and storm water drainage infrastructure, arterial road reconstruction

5. **If you could influence the City in just one way, what would that be?**

To be as efficient as possible providing the needed services to satisfy the residents

6. **Please share your vision for the City of Colleyville.**

Colleyville should remain a suburban area with a rural feel. Safe community, well maintained streets, engaged residents with a strong community spirit

All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

For Office Use

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Application for Appointment

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1. PLANNING AND ZONING COMMISSION
2. SIGN BOARD/ZONING BOARD OF ADJUSTMENT/SIGN BOARD OF APPEALS
3. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION

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Name: ☐ Ms. ☐ Mrs. ☒ Mr. Ricardo Ramirez(Rick)

Address: 5812 Quality Hill Road

Phone: 682-402-3808 E-mail Address: rjramirez5@gmail.com

How long have you been a Colleyville resident? ~5 years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

Top 20 Business School graduate with a Double Major in Marketing and Entrepreneurship. National Association of REALTORS Member, MetroTex Association of REALTORS Member, Certified Project Manager, Certified Supply Chain Manager, member of Waypoint Montessori's Building and Ground Committee, under active consideration for membership in the Board of Directors at Waypoint Montessori.

2. What do you perceive your role will be in serving on a board, commission, or committee?

I am adept at strategic planning, communication, marketing and sales. I am also a big Colleyville advocate through my profession and personal life.

3. In your opinion, what policies/programs/assets of Colleyville are working well?

I believe that we are doing a great job of holding contractors accountable (referring specifically to the Senior Center and Gateway Project contractors). I am also a huge fan of our Library events and City-sponsored events. Lastly, I believe that the mental and physical health as well as the overall happiness of our first responders should continue to be a priority. Citizens also love the frequent Gift Cards and I love the city's commitment to our local businesses.

4. What are some issues in Colleyville which may require change?

I believe that we can do more to attract visitors to our city and our city's businesses. I believe that we can continue to look for tax relief options for our citizens. I'd also like to coordinate the planting of fruit trees and plants that benefit our ecosystem and clean our air. Lastly, I am confident that we can do more to beautify our incredible city, including more landscaping efforts, building walking trails and/or coordinated roadway trash pickup, among others.

5. If you could influence the City in just one way, what would that be?

I will always look to unify our citizens and foster Colleyville pride through community events, the creation of unique committees and more.

6. Please share your vision for the City of Colleyville.

I moved to Colleyville because of it's large lots, mature natural setting and high-quality lifestyle. I agree with the city's current vision to preserve these, while improving connections and amenities.

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817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

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Date Received: 9/28/23

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Acknowledged By: AL



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. Download the financial disclosure form here. **Select Board, Commission, or Committee Applying For Below:** (preference 1, 2, 3)

1. CLICK HERE TO MAKE SELECTION Planning and Zoning Commission
2. CLICK HERE TO MAKE SELECTION Colleyville Economic Development Corporation
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Gerald (Jerry) W SAVOIE II

Address: 3305 Cambridge Ct Colleyville Texas 76034

Phone: 214-578-9377 E-mail Address: SAVOIE.Jerry@gmail.com

How long have you been a Colleyville resident? 5 years

☐ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

30 years in Development and General Construction - Managing project - currently the Vice President of Design and Construction of a large firm

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

Being a knowledgeable member with experience in codes, conduct and professionalism

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

I am not familiar with all of the programs.

4. **What are some issues in Colleyville which may require change?**

the amount of traffic and speeding in the school zones.

5. **If you could influence the City in just one way, what would that be?**

More conservative values within the city schools

6. **Please share your vision for the City of Colleyville.**

I would love to see the local downtown transformed into a local hot spot for dining, strolling, meeting up with family and friends.

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Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

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Date Received: 10/18/23

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Acknowledged By: AL



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) **Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)**

1. LIBRARY BOARD
2. PLANNING AND ZONING COMMISSION
3. CLICK HERE TO MAKE SELECTION



Name: ☐ Ms. ☐ Mrs. ☒ Mr. Joseph W. Stout

Address: 5505 Janet Lane, Colleyville, TX 76034

Phone: 817-988-9488 E-mail Address: josephstout@yahoo.com

How long have you been a Colleyville resident? 8 years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**
Colleyville Library Board, 2 years; Chair, Saginaw Animal Services Advisory Board, 1 year; Big Thought, Executive Board member, Dallas, 5 years; Fort Worth Public Relations Society of America, Board member; Junior Achievement Fort Worth, Board member; Fort Worth Local Emergency Planning Committee, Lockheed Martin representative; president, Mid-Cities Community Cats, animal welfare organization; 5 years as Lockheed Martin Employees Political Action Committee (PAC) membership coordinator in Grand Prairie and Orlando, Fla.; led 40-person department as Director of Communications at Lockheed Martin, 8 years
2. **What do you perceive your role will be in serving on a board, commission, or committee?**
To carry out policies and strategies of the City Council, and to do leg work and offer recommendations to the City Council. It is understood that Board and Commission members serve at the pleasure of the City Council.
3. **In your opinion, what policies/programs/assets of Colleyville are working well?**
Colleyville has an impressive record of budget management and successfully funding necessary programs and amenities, such as roads, public buildings and parks, for the benefit of our citizens. City leaders have done a great job of ensuring that Colleyville retains its attractive features while also growing and keeping its assets up to date. Colleyville government seems very responsive to citizen inputs, more so than other cities where I have lived.
4. **What are some issues in Colleyville which may require change?**
There is a need to attract vital businesses to the downtown area that surrounds the City Hall and Library complex. The area has great potential to be a center for commerce, dining and living but needs to be revitalized.
5. **If you could influence the City in just one way, what would that be?**
If I could have influence in just one way, my goal would be to help protect the outstanding quality of life that Colleyville has today, while also ensuring that Colleyville can attract younger families and continue to be a vital community 5 or 10 years in the future. For example, we should benchmark newer suburbs in other parts of the metroplex and state and ensure that we are doing the right things to keep Colleyville attractive as a hometown for the young professionals of the future.
6. **Please share your vision for the City of Colleyville.**
My vision: In 2030 and beyond, Colleyville will be home to a new generation of families that will choose our city as a great place to live, work (perhaps at home), and raise their children to become well educated, happy, and contributing adults. The city will be fiscally sound based on real estate values and commerce, including retail and restaurant spending both by residents and people coming to enjoy Colleyville from other

parts of the metroplex.

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***Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.***

For Office Use

Date Received: 10/30/23

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Acknowledged By: AL

Rev. 11/2021



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. LIBRARY BOARD
2. SIGN BOARD/ZONING BOARD OF ADJUSTMENT/SIGN BOARD OF APPEALS
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☒ Mrs. ☐ Mr. Susan Baum

Address: 1809 Prince Meadow Dr

Phone: 817-455-2949 E-mail Address: susan.baum@compass.com

How long have you been a Colleyville resident? since 2009

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

I have served my community through PTA, cheer booster club, football booster club, middle school athletics booster, National Charity League and other organizations. I have been involved in local elections.

2. What do you perceive your role will be in serving on a board, commission, or committee?

To attend meetings, read applicable city codes or regulations, apply city codes to various situations, work in the best interest of Colleyville citizens

3. In your opinion, what policies/programs/assets of Colleyville are working well?

I believe Colleyville is a well-run city with competent leaders, staff and employees. All seems to be running well - parks dept., city services, capital improvement, business development.

4. What are some issues in Colleyville which may require change?

unsure

5. If you could influence the City in just one way, what would that be?

Much like our current council, I would maintain our small town community feel while providing great services and a high quality of life

6. Please share your vision for the City of Colleyville.

see above!

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Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

For Office Use

Date Received: 9/27/23

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Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) **Select Board, Commission, or Committee Applying For Below:** (preference 1, 2, 3)

1. ZONING BOARD OF ADJUSTMENT/SIGN BOARD OF APPEALS
2. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION
3. PLANNING AND ZONING COMMISSION

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Wm. Frank Carroll

Address: 1304 Alexandra Court

Phone: 817-781-7086 E-mail Address: frankcarroll1917@gmail.com

How long have you been a Colleyville resident? 25 years

☒ I understand attendance and active support is required for each appointee. ☒ I understand I am required to comply with the Texas Open Meetings Act training. ☒ I understand I must bring my own device to meetings to view packet information. ☒ I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

City Council, Planning and Zoning Commission, Chair and Vice Chair Zoning Board of Adjustment, President Crime Control Commission, Sign Board of Appeals

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

Continue to serve as Chair of ZBA and Sign Board of Appeals. Insure that the City Ordinances are followed, that everyone is given a full and fair hearing, and that variances are granted only in accordance with the requirements of the City Ordinances and Texas law.

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

City is well managed. Effective tax rates have been lowered the last two years and there has been no reduction in services. Police and fire departments are exemplary. Road repairs are being conducted in a logical and financially appropriate manner. The City has done what it can to ameliorate the impact of the Highway 26 construction on local businesses.

4. **What are some issues in Colleyville which may require change?**

Continued improvements to roads. The traffic is only going to get worse and traffic lights and roundabouts may need to replace stop and yield signs. Also, increasing the speed limit to 35 may be necessary.

5. **If you could influence the City in just one way, what would that be?**

Help maintain Colleyville as it currently is-an oasis of quiet, rural and safe living among the other cities of the metroplex.

6. **Please share your vision for the City of Colleyville.**

To continue to progress by attracting appropriate businesses thereby increasing our tax base while maintaining rural feel and safe atmosphere for the City.

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Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; cloven@colleyville.com and kseiger@colleyville.com

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Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. SIGN BOARD/ZONING BOARD OF ADJUSTMENT
2. SIGN BOARD/ZONING BOARD OF ADJUSTMENT/SIGN BOARD OF APPEALS
3. SIGN BOARDZONING BOARD OF ADJUSTMENT/SIGN BOARD OF APPEALS

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Name: ☐ Ms. ☐ Mrs. ☒ Mr. Michael "Mic" Deakin

Address: 4828 Lakeside Dr

Phone: 714-348-4074 E-mail Address: michaeldeakin@sbcglobal.net

How long have you been a Colleyville resident? 23 years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

Currently I am on the Sign Board of Adjustment and the Sign Board of Appeals, President the the Colleyville Citizens Police Academy Alumni Association, a member of the CCFAAA and sit on the Board of the Colleyville Executive Assoc. I have a degree in Political Science, 50 years experience in sales and sales

2. What do you perceive your role will be in serving on a board, commission, or committee?

The role of anyone serving on these committees is to be a good representative of the city and to make decisions based on the ordinances and codes of the city and state laws regardless of my personal beliefs. Also most importantly to use common sense for what is right for the city and citizens of the Colleyville.

3. In your opinion, what policies/programs/assets of Colleyville are working well?

Personally I believe that the city staff, Police, Fire etc. and involvement of the various organizations that support all aspects of Colleyville life is our greatest asset. Another asset/programs that are working well to the city and residents is the expansion of community events that gets people our and working together.

4. What are some issues in Colleyville which may require change?

I still see that the greatest hurdle for the city is business development and how to sustain those businesses and attract the right businesses for Colleyville. Service and food bussinesses have a very hard time surviving and to make that not happen. We need to find office, production type businesses that can use food and service type businesses and then everyone benefits and succeeds

5. If you could influence the City in just one way, what would that be?

Inclusion and Diversity. While everyone might not agree, everyone should have a voice and be heard. That way the right decisions are made for sustained growth and development.

6. Please share your vision for the City of Colleyville.

Again, I have enjoyed my tneure on these boards and from that I have been able to grow into other organizations and get deeper involved in helping the city grow.

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Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

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Date Received: 10/3/2023

Recorded/Printed:

Acknowledged By: AL



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. PLANNING AND ZONING COMMISSION
2. SIGN BOARD/ZONING BOARD OF ADJUSTMENT/SIGN BOARD OF APPEALS
3. AUDIT COMMITTEE

▼

▼

▼

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Tony Pistilli

Address: 5912 Chestnut Bend

Phone: 763-228-1867 E-mail Address: tonypistilli@att.net

How long have you been a Colleyville resident? 2 years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

I have served on several boards and commissions. I was elected to the city council, president of the EDA, chair of the planning commission. audit committee and was appointed twice to the Metropolitan Council by the governor of Minnesota. Also served on professional boards and commissions and volunteered.

2. What do you perceive your role will be in serving on a board, commission, or committee?

Show up to every meeting prepared to participate and provide insightful perspective of a resident from my life experiences.

3. In your opinion, what policies/programs/assets of Colleyville are working well?

I believe everything within Colleyville that I am aware of are working well. Colleyville is a well-organized community with thoughtful planning and a happy citizenry.

4. What are some issues in Colleyville which may require change?

Accommodations for lower priced housing, sewer and storm water drainage infrastructure, arterial road reconstruction

5. If you could influence the City in just one way, what would that be?

To be as efficient as possible providing the needed services to satisfy the residents

6. Please share your vision for the City of Colleyville.

Colleyville should remain a suburban area with a rural feel. Safe community, well maintained streets, engaged residents with a strong community spirit

All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

For Office Use

Date Received: 10/2/23

Recorded/Printed:

Acknowledged By: AL



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. PLANNING AND ZONING COMMISSION
2. SIGN BOARD/ZONING BOARD OF ADJUSTMENT/SIGN BOARD OF APPEALS
3. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION

▼

▼

▼

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Ricardo Ramirez(Rick)

Address: 5812 Quality Hill Road

Phone: 682-402-3808 E-mail Address: rjramirez5@gmail.com

How long have you been a Colleyville resident? ~5 years

☒ I understand and consent to the following: 1. attendance and active support is required for each appointee; 2. I am required to comply with the Texas Open Meetings Act training; 3. I must bring my own device to meetings to view packet information; 4. I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

Top 20 Business School graduate with a Double Major in Marketing and Entrepreneurship. National Association of REALTORS Member, MetroTex Association of REALTORS Member, Certified Project Manager, Certified Supply Chain Manager, member of Waypoint Montessori's Building and Ground Committee, under active consideration for membership in the Board of Directors at Waypoint Montessori.

2. What do you perceive your role will be in serving on a board, commission, or committee?

I am adept at strategic planning, communication, marketing and sales. I am also a big Colleyville advocate through my profession and personal life.

3. In your opinion, what policies/programs/assets of Colleyville are working well?

I believe that we are doing a great job of holding contractors accountable (referring specifically to the Senior Center and Gateway Project contractors). I am also a huge fan of our Library events and City-sponsored events. Lastly, I believe that the mental and physical health as well as the overall happiness of our first responders should continue to be a priority. Citizens also love the frequent Gift Cards and I love the city's commitment to our local businesses.

4. What are some issues in Colleyville which may require change?

I believe that we can do more to attract visitors to our city and our city's businesses. I believe that we can continue to look for tax relief options for our citizens. I'd also like to coordinate the planting of fruit trees and plants that benefit our ecosystem and clean our air. Lastly, I am confident that we can do more to beautify our incredible city, including more landscaping efforts, building walking trails and/or coordinated roadway trash pickup, among others.

5. If you could influence the City in just one way, what would that be?

I will always look to unify our citizens and foster Colleyville pride through community events, the creation of unique committees and more.

6. Please share your vision for the City of Colleyville.

I moved to Colleyville because of it's large lots, mature natural setting and high-quality lifestyle. I agree with the city's current vision to preserve these, while improving connections and amenities.

All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:

817.503.1130 Fax: 817.503.1139; CSOffice@colleyville.com.

For Office Use

Date Received: 9/28/23

Recorded/Printed:

Acknowledged By: AL



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number

Agenda Date 11/21/2023

Type Report

Department Finance

Title

Monthly Financial Report - October 2023

Explanation

Staff will present the October financial report which is the first month of the 2024 budget.

Attachments

1. October Financial Report Presentation

5a- Items not for council action



Monthly Financial Report October 2023

City Council Meeting
November 21, 2023

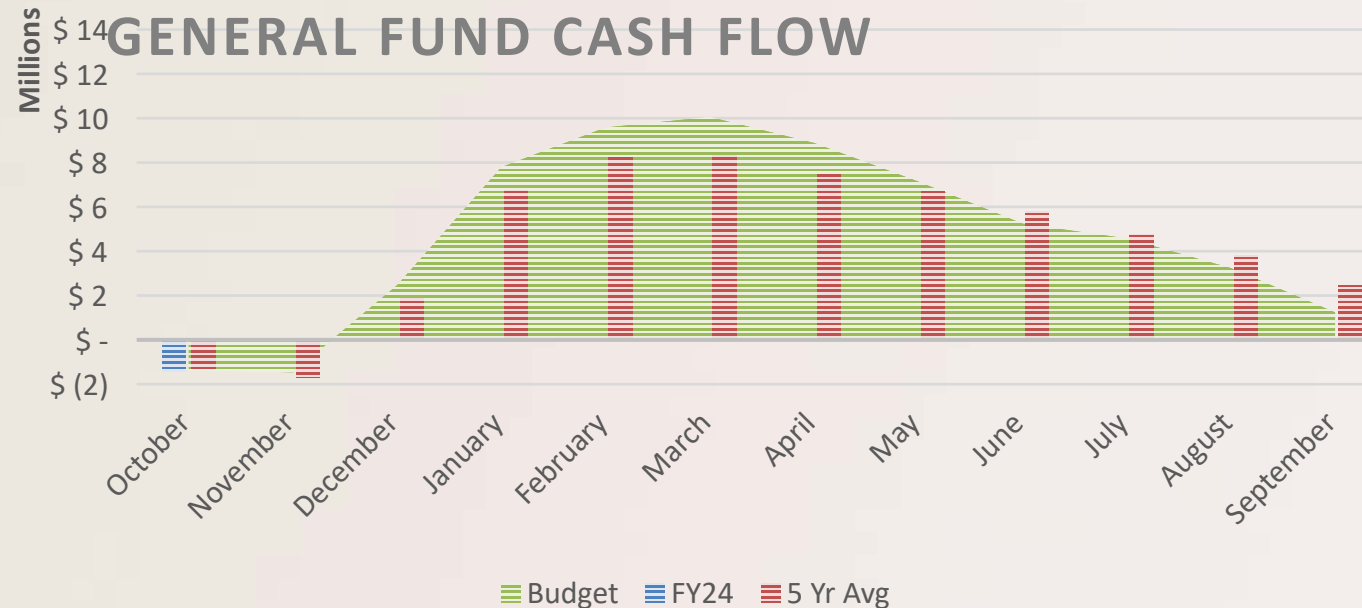
General Fund



General Fund

	FY24 Budget		FY24 YTD		% of Budget	FY23 YTD		FY23 % of Budget
Revenues	\$	28,554,942	\$	198,121	1%	\$	249,533	1%
Expenditures	\$	27,263,762	\$	1,630,276	6%	\$	1,469,738	6%
	\$	1,291,180	\$	(1,432,155)		\$	(1,220,204)	

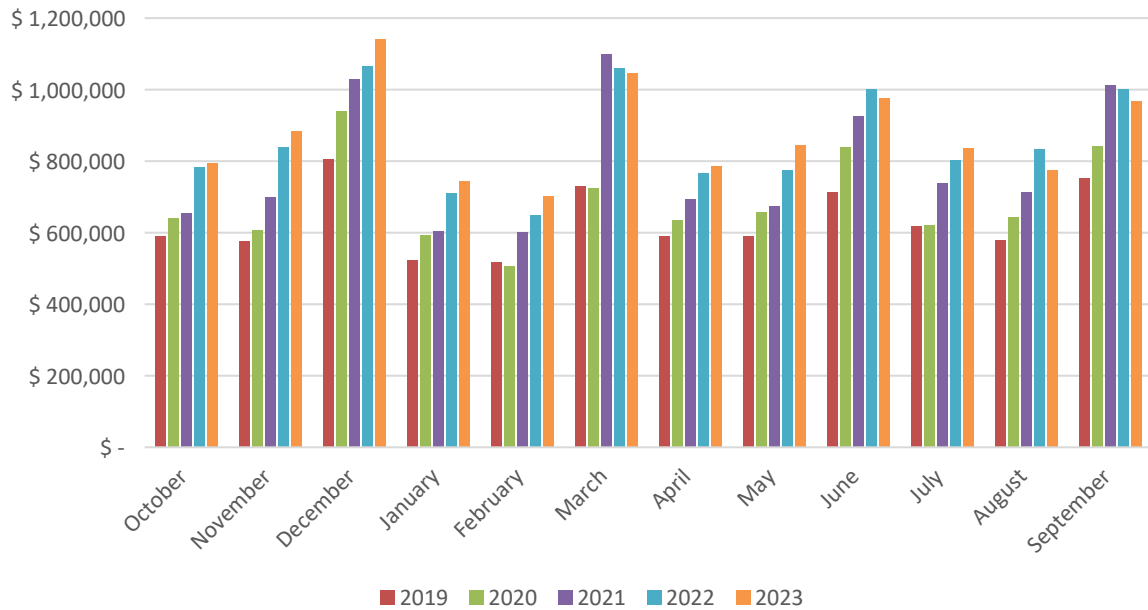
*8% of the year is completed



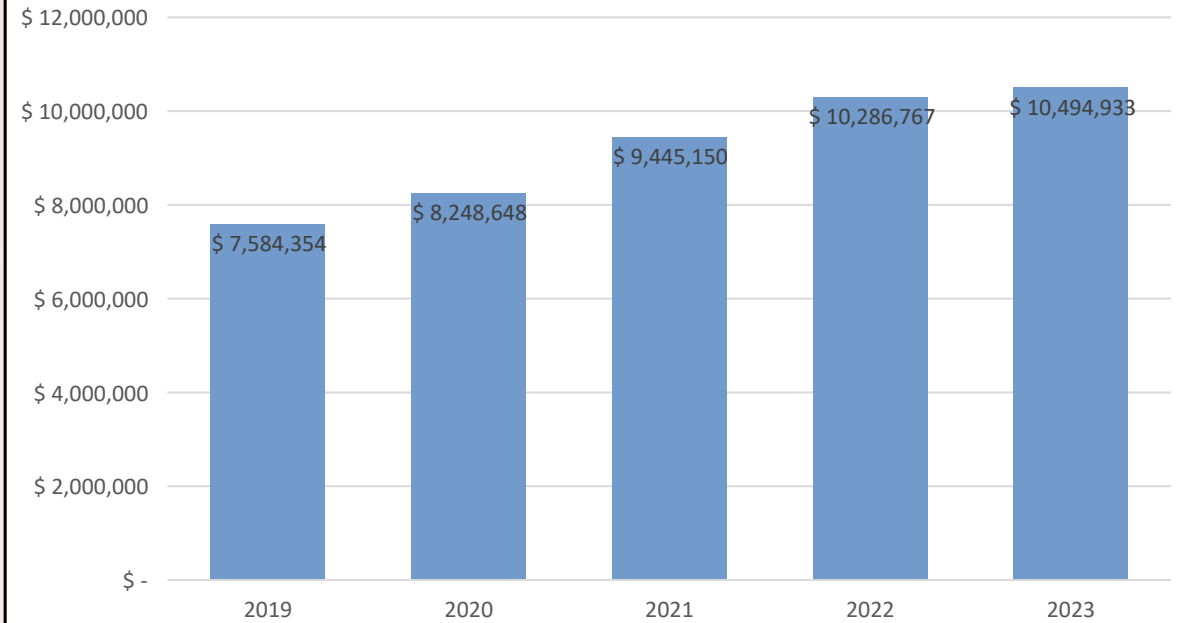
Sales Tax Highlight



Sales Tax Month-over-Month



Total Sales Tax



Utility Fund



Utility Fund					
	FY24 Budget	FY24 YTD	% of Budget	FY23 YTD	FY23 % of Budget
Revenues	\$ 24,552,616	\$ 2,260,930	9%	\$ 2,110,024	11%
Expenditures	\$ 24,552,616	\$ 1,634,121	7%	\$ 1,362,391	7%
	\$ -	\$ 626,809		\$ 747,633	

*8% of the year is completed

TRA Revs/Exps			
	FY24 Budget		FY24 YTD
Revenues	\$	20,339,768	\$ 1,900,524
Expenditures	\$	19,889,768	\$ 1,309,650
	\$	450,000	\$ 590,874

City Revs/Exps			
	FY24 Budget		FY24 YTD
Revenues	\$	4,212,848	\$ 360,406
Expenditures	\$	4,212,848	\$ 324,471
	\$	-	\$ 35,935

Drainage Fund

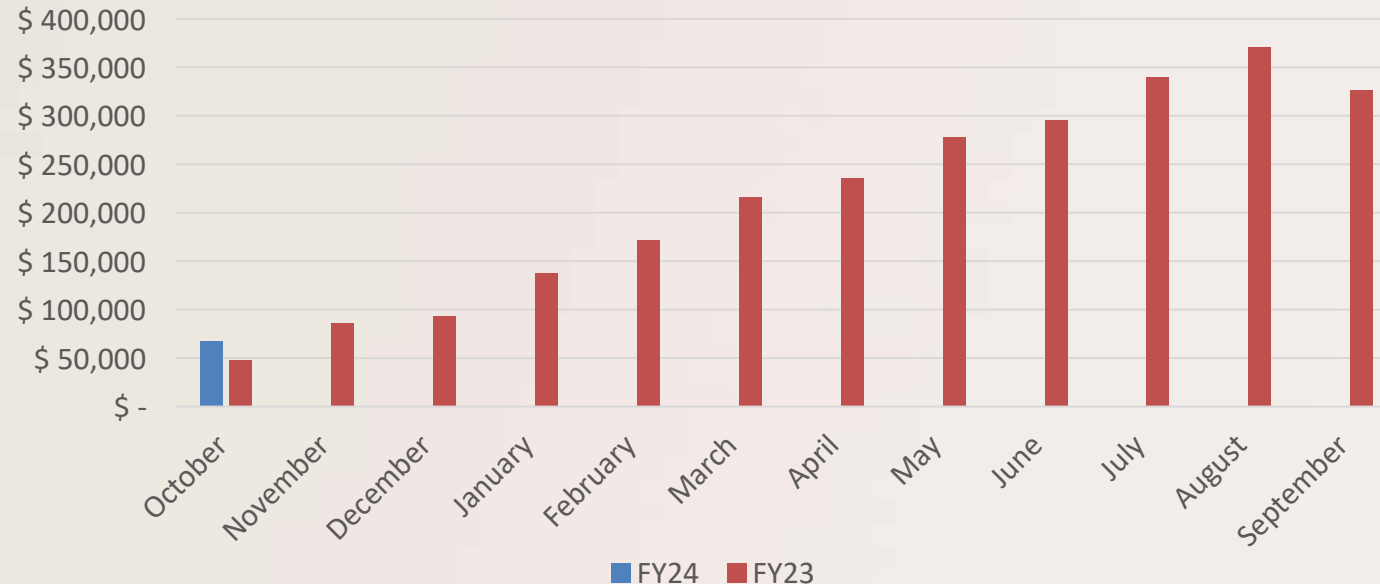


Drainage Fund

	FY24 Budget	FY24 YTD	% of Budget	FY23 YTD	FY23 % of Budget
Revenues	\$ 1,482,143	\$ 121,227	8%	\$ 86,360	8%
Expenditures	\$ 738,386	\$ 53,590	7%	\$ 37,159	5%
	\$ 743,757	\$ 67,637		\$ 49,201	

*8% of the year is completed

FY23 vs. FY22 Cash Flow



Hotel Fund

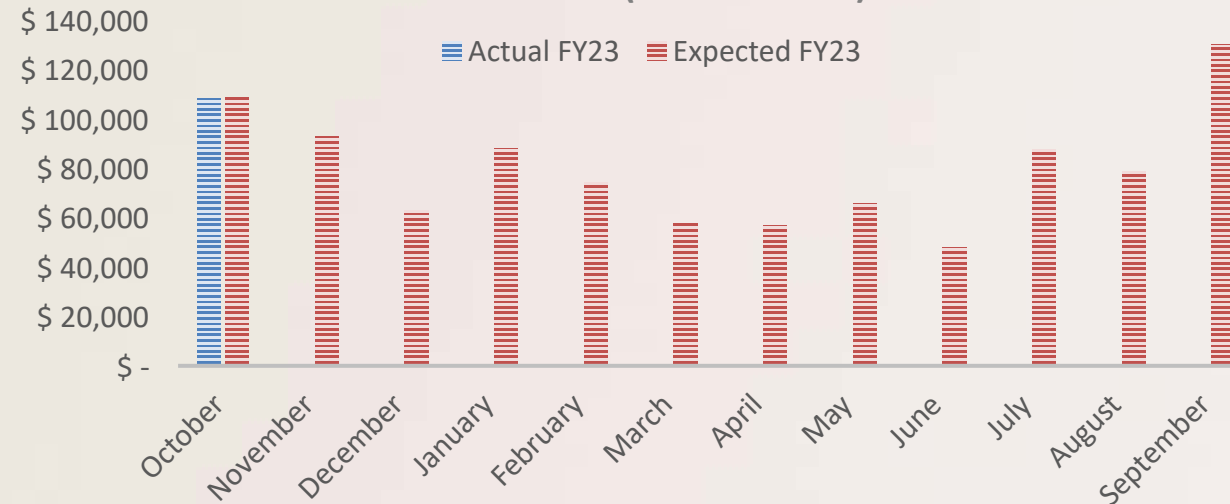


Hotel Fund

	FY24 Budget		FY24 YTD		% of Budget	FY23 YTD
Revenues	\$	202,000	\$	-	0%	\$ 277
Expenditures	\$	188,532	\$	8,612	5%	\$ 10,801
	\$	13,468	\$	(8,612)		\$ (10,525)

*8% of the year
is completed

EXPECTED FUND BALANCE VS. ACTUAL FUND
BALANCE (BY MONTH)



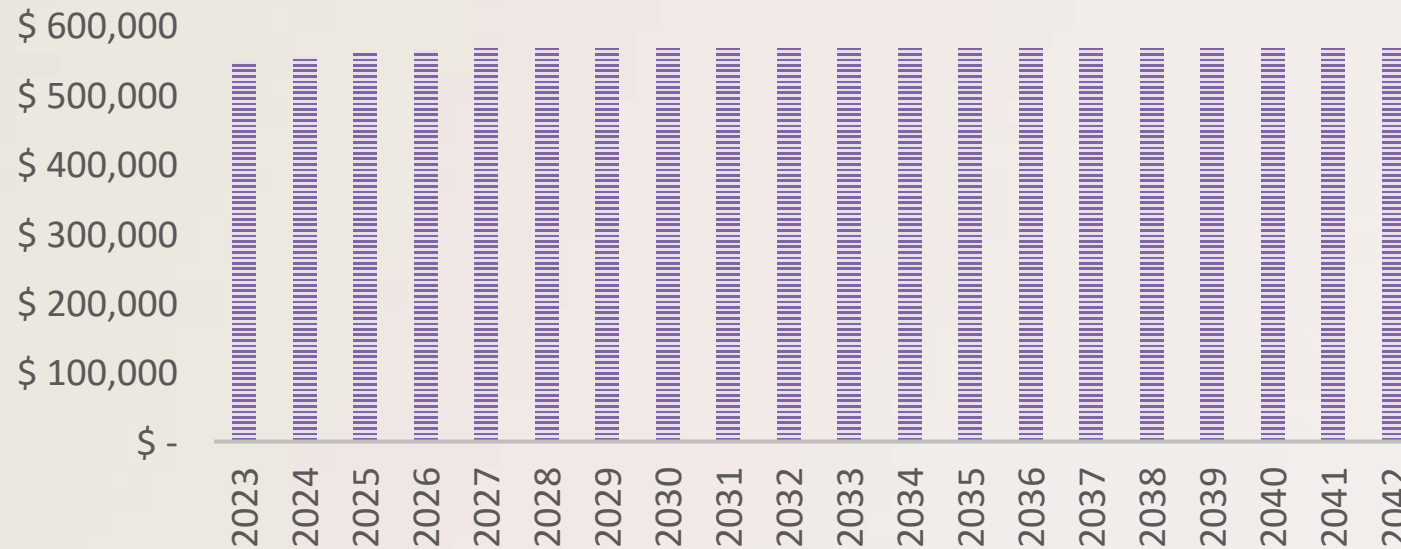
Debt Service Fund



Debt Service Fund						
	FY24 Budget		FY24 YTD		% of Budget	
Revenues	\$	1,238,871	\$	-	0%	
Expenditures	\$	1,235,460	\$	168,485	14%	
	\$	3,411	\$	(168,485)		

*8% of the year
is completed

PROPERTY TAX BACKED DEBT SERVICE (BONDS AND PUBLIC SAFETY VEHICLE LEASES)





CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 6a

Agenda Date 11/21/2023

Number Ordinance O-23-2269

Type Ordinance

Department Community Development

Title

Consideration of a change of zoning from a PUD-C Planned Unit Development – Commercial district to a PUD-C Planned Unit Development – Commercial district, for Lot 1, Block 1, San Bar Square Addition, located at 105 Cheek-Sparger Road, Case ZC23-006

Explanation

Second Reading and Public Hearing

The applicant was present and answered questions from the City Council. Concerns about traffic affecting their neighborhood were expressed during the public hearing which will be reviewed by the Traffic Advisory Committee.

First Reading and Public Hearing

Robert Johnson, the applicant, has submitted a request to rezone from PUD-C Planned Unit Development – Commercial district to PUD-C Planned Unit Development – Commercial district for the property known as Lot 1, Block 1, San Bar Addition, being approximately 1.94 acres, and addressed as 105 Cheek-Sparger Road. The purpose is to allow for new commercial offices (medical and general) with a compounding pharmacy use in Building 1.

Existing Conditions/Background: The subject property is currently platted as 1.94 acres known as Lot 1, Block 1, San Bar Square Addition. The applicant proposes to construct two buildings.

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 which 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 the community.

Proposed PUD-C Ordinance: *Request* – The applicant requests to change zoning to the PUD-C district to allow for two medical and general office buildings (Building 1: 6,200 s.f., to include compounding pharmacy; and, Building 2: 6,300 s.f. medical and general office). The base zoning shall be the CPO Professional Office district.

Analysis: The subject property complies with most of the minimum physical requirements described for the requested PUD-C designation. This request fits into a recent trend of commercial development along and adjacent to the Colleyville Boulevard Corridor. Approval of this PUD would mean the approval of two, one-story office buildings for this property.

The following regulations from the proposed PUD-C ordinance are proposed and would differ from the requirements of the Land Development Code:

- Pharmacy use as a permitted use in Building 1.
- No drive-thru businesses permitted.

Plat Status: The property is platted as Lot 1, Block 1, San Bar Square Addition.

Drainage: The proposed drainage meets the requirements of the Land Development Code.

DRC Review: The Development Review Committee reviewed the request at their March 20, 2023 meeting and the following comments were provided to the applicant:

1. City Manager's Office: better define the land uses and if the development is expected to be phased please explain; the façade materials appear to be siding, brick and stucco. Could stone also be incorporated? Please provide a color rendering or provide the color of the materials on the façade drawing.
2. Provide the following information on the Site Plan: provided and required parking spaces; location, size and arrangement of lighting; and current land uses and zoning district of the adjacent properties.
3. Dimension the elevation drawings for the length and the height of the building articulation.
4. Provide a Landscape Plan.
5. Provide a Drainage Plan.
6. Provide an Urban Forestry Plan.
7. Provide a sidewalk on Cheek-Sparger Road.

Updated exhibits have been provided and the comments have been addressed.

Urban Forestry/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.

Surrounding Development: Properties immediately to the north and east have R-20 Single Family Residential zoning and has developed with residential uses. Property to the south has R-15 Single Family Residential zoning and has developed with Single Family residential uses. Property to the west has PUD-C Planned Unit Development - Commercial zoning and is improved with a commercial use.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, designates the subject property and the property along Colleyville Boulevard as part of the Colleyville Boulevard Corridor for future commercial use. The proposed rezoning request complies with the commercial land use designation stated in the comprehensive plan.

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

Staff Recommendation: Staff is neutral on the request.

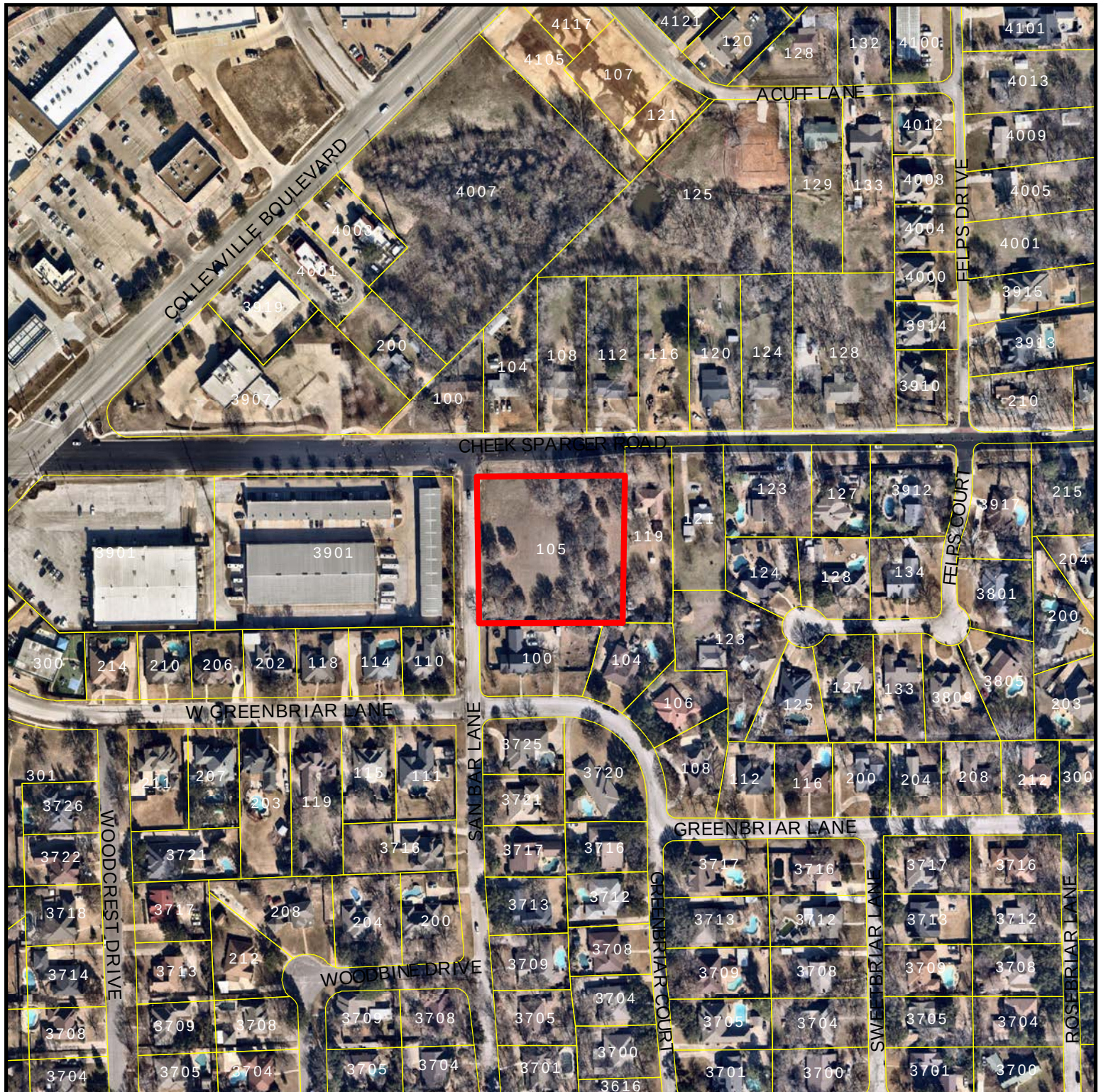
Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the zoning request at their October 9, 2023 meeting by a vote of 5-1.

Recommendation
None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Ordinance O-85-600
5. Previous Zoning Request Plan
6. Site Plan
7. Building Elevations
8. Building 1 Floor Plan
9. Landscape Plan
10. Tree Survey
11. Urban Forestry Plan
12. Drainage Plan
13. Notification Map
14. Notification List
15. Property Owner Notification Letter
16. Letters Recieved
17. Ordinance O-23-2269

Aerial Map



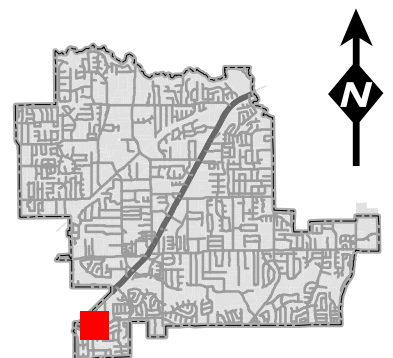
ZC23-006

105 Cheek-Sparger Road

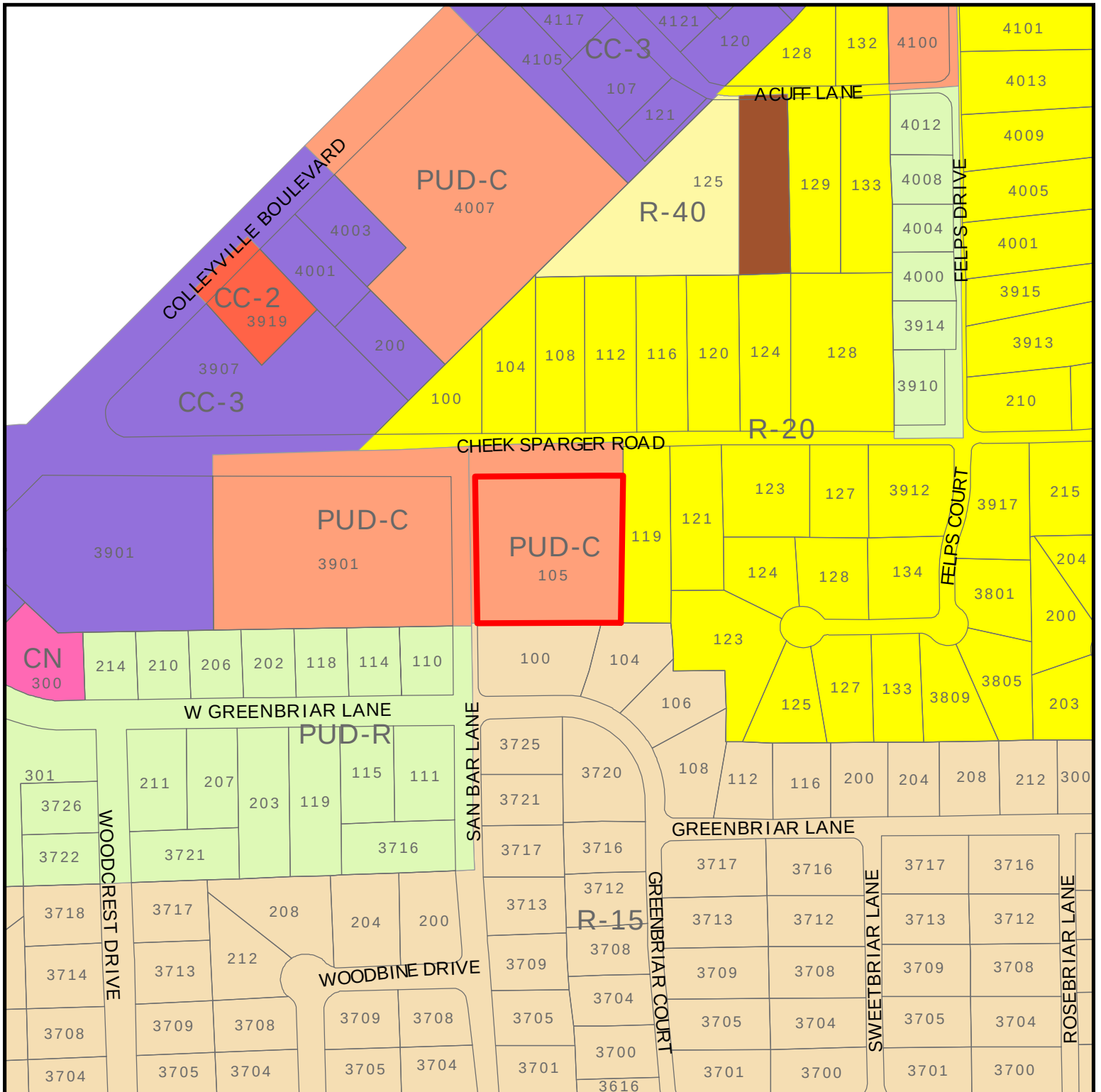
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Subject Property



Zoning Map



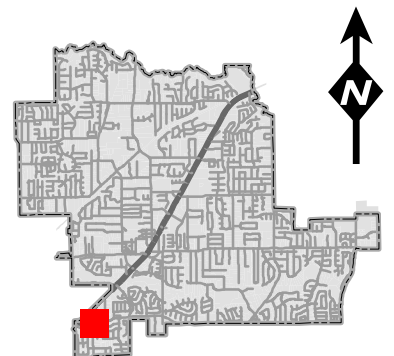
ZC23-006
105 Cheek-Sparger Road

DISCLAIMER:

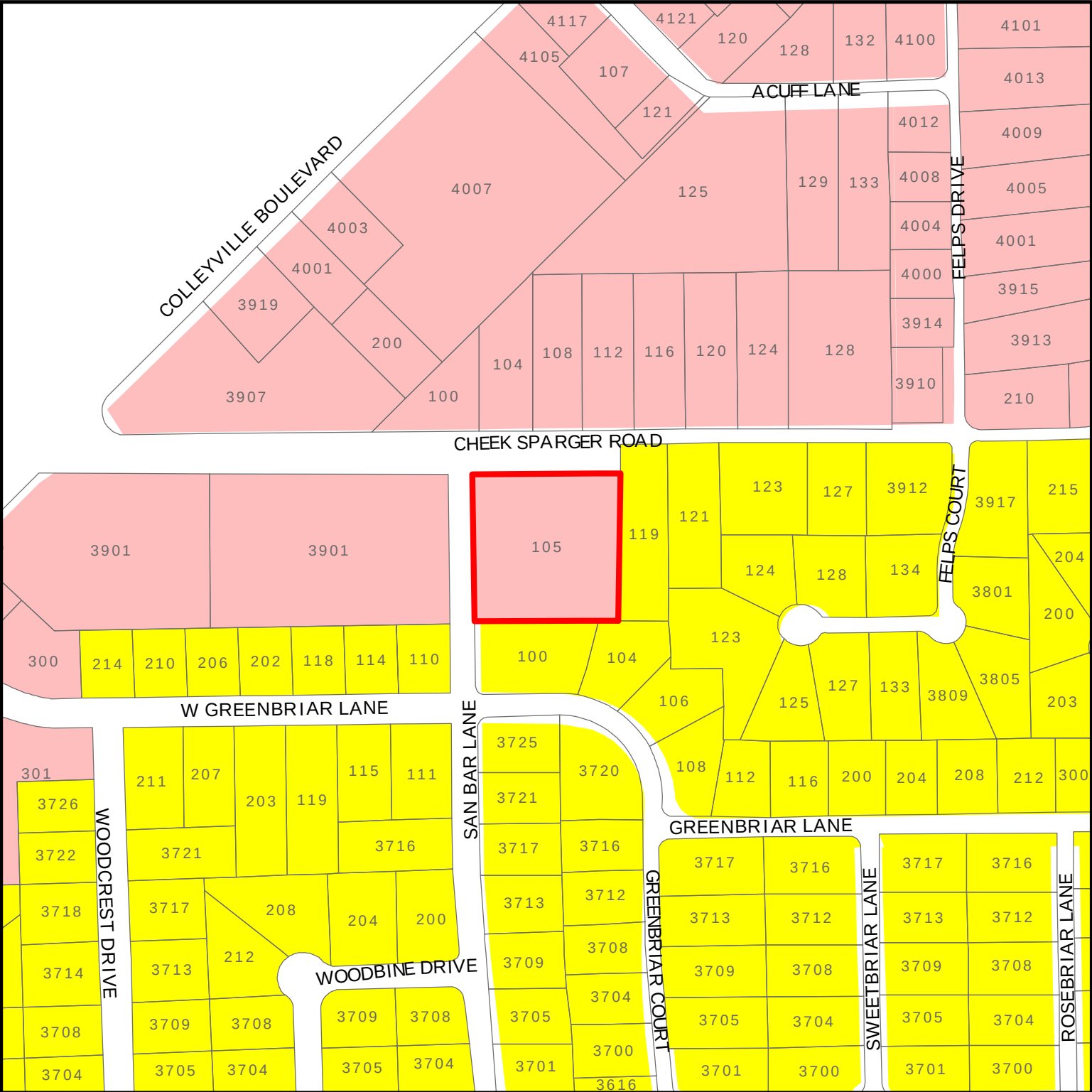
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Subject Property



Future Land Use Map

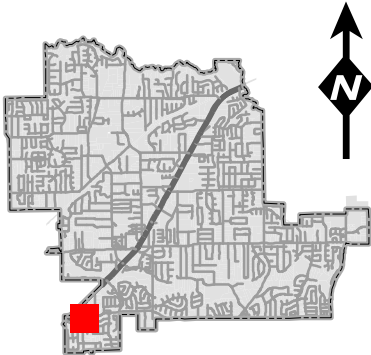


ZC23-006

105 Cheek-Sparger Road

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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



ORDINANCE 0-85-600 ✓✓✓

Posted
12-13-85
4:30 P.M.
by

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF A TRACT OF LAND SITUATED IN THE JONATHON RILEY SURVEY, ABSTRACT 1356, TRACT 3G AND WOODBRIAR ESTATES ADDITION, BLOCK 7, LOTS 20,21, AND 22 TO THE CITY OF COLLEYVILLE, TEXAS FROM R-15 AND R-20 TO PUD-C; PROVIDING A PENALTY AND AUTHORIZING PUBLICATION.

WHEREAS, an application for zoning change was filed by C. M. Bollinger, Inc. , October 22, 1985 under Case No. Z-85-547; and,

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 10 days before such hearing; and,

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing; and,

WHEREAS, notices were posted on the subject land as provided by the zoning ordinance; and,

WHEREAS, public hearings to change the zoning on the property herein described were held before both the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation concerning the zone change; and,

WHEREAS, the City Council is of the opinion that the zone change herein effectuated furthers the purpose of zoning as set forth in the Zoning Ordinance and is in the best interest of the citizens of the City of Colleyville;

NOW, THEREFORE,

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

Sec. 1. THAT Zoning Ordinance of the City of Colleyville, Texas, and the accompanying Zoning Map are hereby amended insofar as they relate to certain land located in Colleyville, Tarrant County, Texas, and described as follows:

BEING a tract of land in the JONATHON RILEY SURVEY, Abstract NO. 1356, City of Colleyville, Tarrant County, Texas, as surveyed by C.K. Vermillion, Registered Public Surveyor No. 552, in August 1966, and being more particularly described as follows:

BEGINNING at an iron pin in the South line of Cheek-Sparger Road, said point being 202.0 feet east and 15.0 feet south of the most westerly NW corner of said Riley survey;

Thence East 100.00 feet along the south line of said Cheek-Sparger Road to an iron pin;

Thence S 00° 23' E, 325.9 feet to an iron pin;

Thence S 89° 42' W, 100.0 feet to an iron pin;

Thence N 89° 36' W, 173.4 feet to an iron pin;

Thence N 00° 06' E, 300.00 feet to a point;

Thence S 89° 36' E, 173.4 feet to a point;

Thence N 00° 06' W, 23.60 feet to the point of beginning and containing 1.943 acres of land.

by changing the zoning thereof from R-15 and R-20 to PUD-C. **

Sec. 2. Any person, firm or corporation violating any of the provisions of this ordinance as read together with the Zoning Ordinance of the City of Colleyville and accompanying official Zoning Map thereto shall be guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Hundred Dollars (\$200.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such.

Sec. 3. The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the
day of December, 1985.
The second reading and public hearing being conducted on the
day of January, 1986.
The third reading and public hearing being conducted on the
day of January, 1986.

ATTEST:

CITY OF COLLEYVILLE

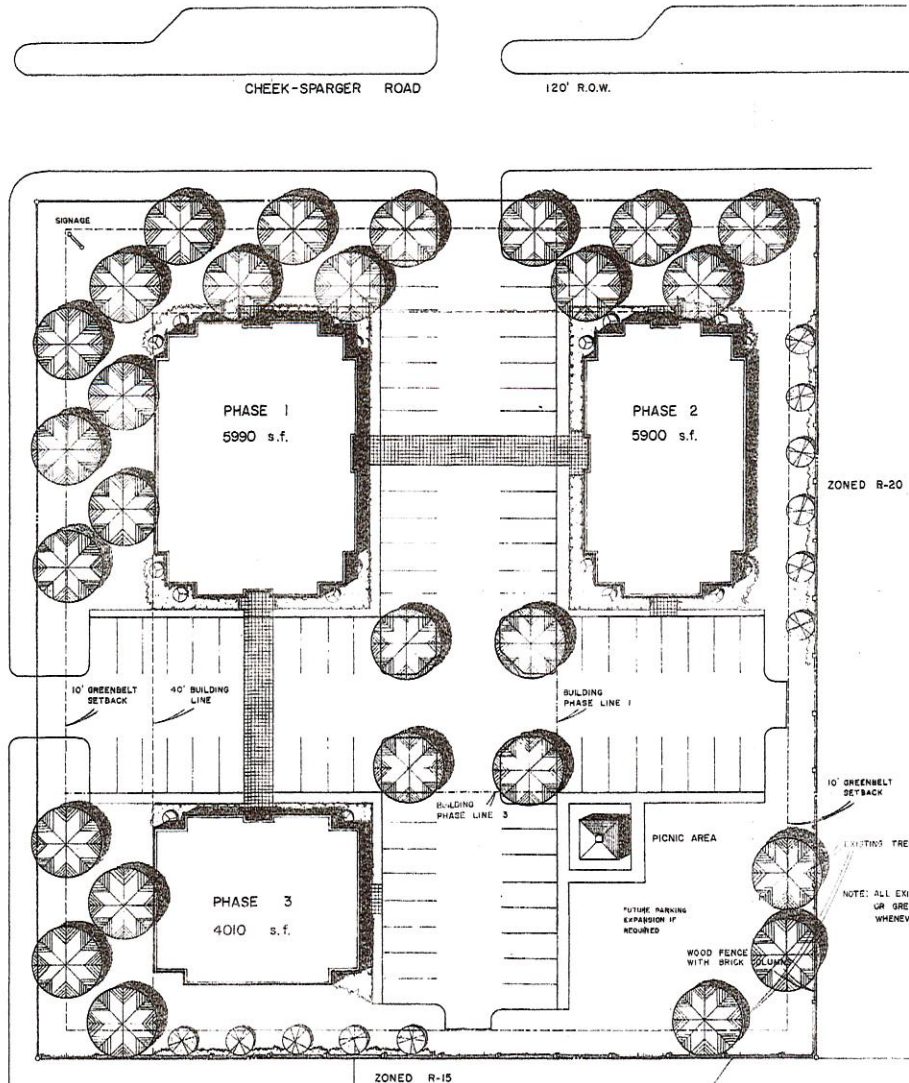
Lavada Johnson
City Secretary

J.R. "Buck" Hubbard
Mayor

Approved as to Form and Legality:

Ross T. Foster
Ross T. Foster, City Attorney

**together with all site plans, supporting documents,
and other conditions and restrictions imposed by
and approved by the Council, which are incorporated
herein by reference.



SITE INFORMATION

PHASE 1	
BUILDING AREA	5990 sq.ft.
PARKING REQ'D.	20 spaces
PARKING PRVD.	46 spaces
PHASE 2 (CUMULATIVE)	
BUILDING AREA	11890 sq.ft.
PARKING REQ'D.	40 spaces
PARKING PRVD.	62 spaces
PHASE 3 (CUMULATIVE)	
BUILDING AREA (19%)	15900 sq.ft.
PARKING REQ'D.	53 spaces
PARKING PRVD.	78 spaces
R.O.W. DEDICATION	3492 sq.ft.
LANDSCAPED AREA	29732 sq.ft.
TOTAL AREA	1.86 acres

DESCRIPTION

Being a tract of land in the JONATHAN RILEY SURVEY, Abstract No. 1356, City of Colleyville, Tarrant County, Texas, as surveyed by C. E. Harrison, Registered Public Surveyor No. 550, in August 1946, and being more particularly described as follows:

Beginning at an iron pin in the south line of Cheek-Sparger Road, said point being 202.0 feet east and 25.0 feet south of the most westerly NW corner of said Riley survey;

Thence east 100.0 feet along the south line of said Cheek-Sparger Road to an iron pin;

Thence S 00° 23' E, 325.9 feet to an iron pin;

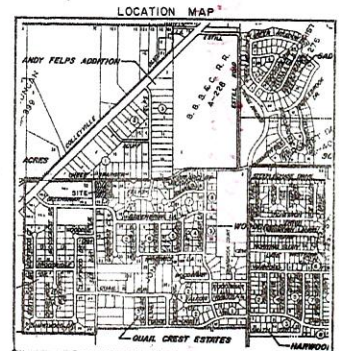
Thence S 89° 42' W, 100.0 feet to an iron pin;

Thence N 89° 36' W, 173.4 feet to an iron pin;

Thence N 00° 06' E, 300.00 feet to a point;

Thence S 89° 36' E, 173.4 feet to a point;

Thence N 00° 06' W, 25.00 feet to the point of beginning and containing 1.993 acres of land.



ZONING REQUEST EXHIBIT

CITY OF COLLEYVILLE, TEXAS

EXISTING ZONING
PROPOSED ZONING

R-15/R-20
PUD-C

DEVELOPER: BOLLINGER C.M. INC.
3301 AIRPORT FRWY. SUITE 112
BEDFORD, TX 76021
(817) 571-1944

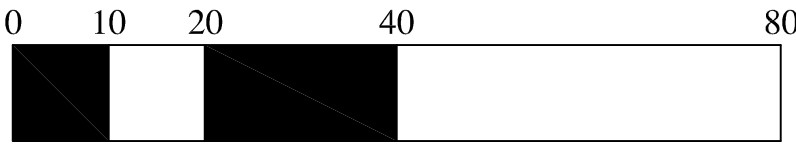
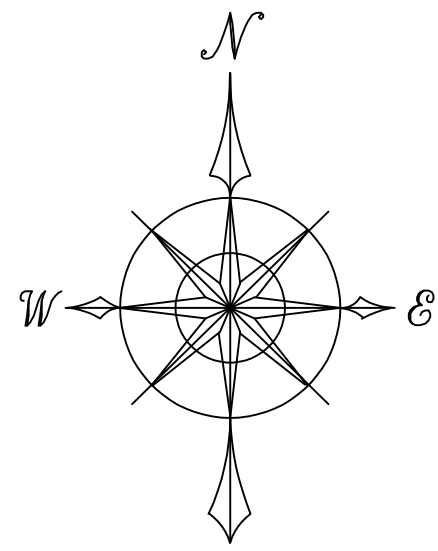
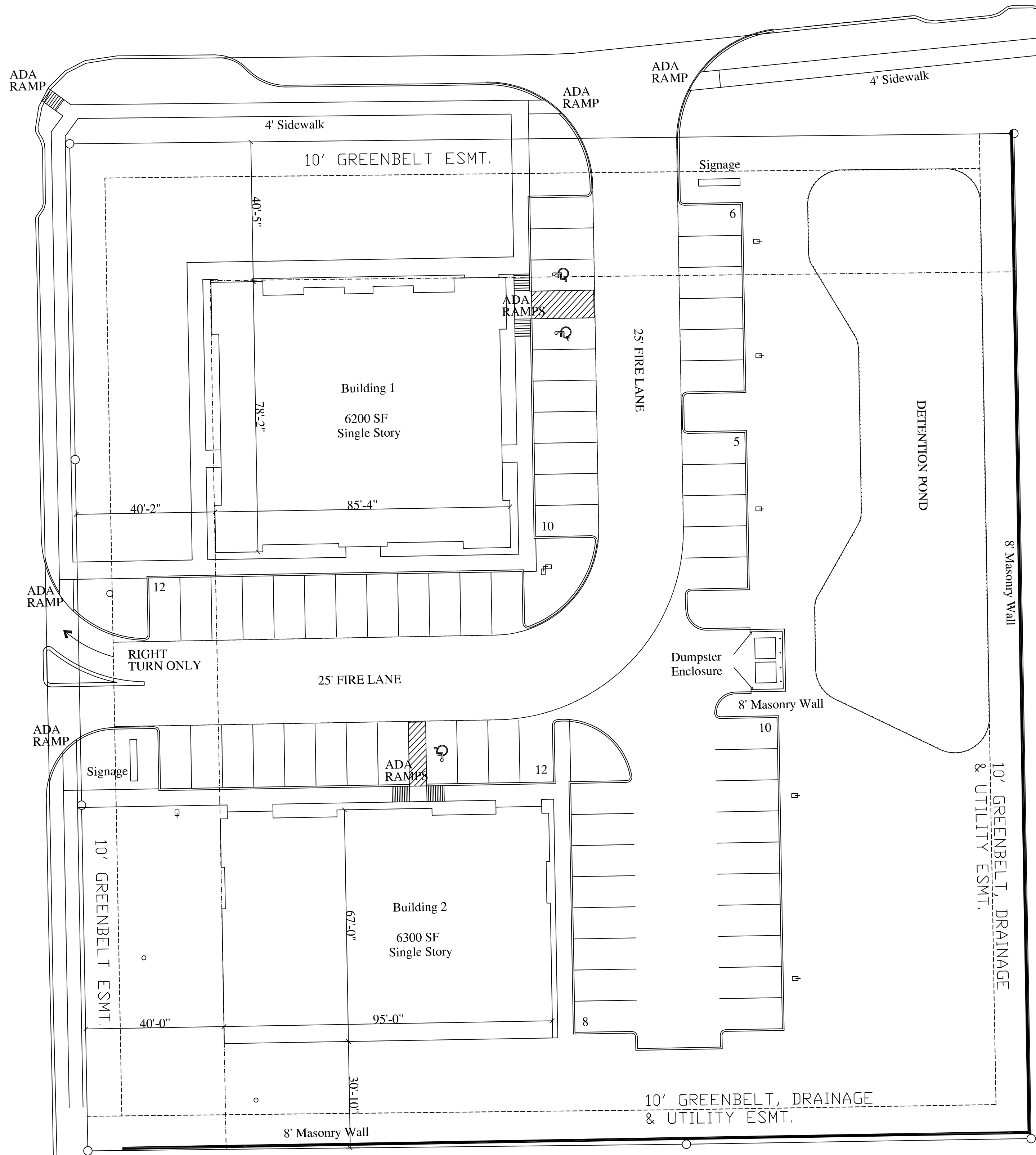
OWNER: DR. JERRY MILLS
1801 CENTRAL DR.
BEDFORD, TX 76021
(817) 283-4671



WASHINGTON/WALLACE, INC.
ENGINEERS • PLANNERS • SURVEYORS
800 GRAPEVINE HWY. SUITE 315
FURST, TEXAS 76044 (817) 486-0707

Cheek Sparger Road

San Bar Lane



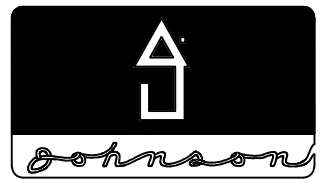
-E- 25'-30' LED POLE LIGHT (EXACT HEIGHT AND LOCATIONS TO BE DETERMINED BY PHOTOMETRIC)

* ADDITIONAL WALL PACK LIGHTING TO BE DETERMINED BY PHOTOMETRIC.

105 CHEEK SPARGER - LOT COVERAGE %						
TOTAL LOT FOOTAGE	BUILDING SF	BUILDING %	PAVING SF	PAVING %	GREEN SPACE	GREEN SPACE %
79492 SF	12500	15.7 %	24387	30.7 %	42605	53.6 %

PARKING SUMMARY		REQUIRED	PROVIDED
BUILDING ONE (6200 SF)	1 PER 200 SQ. FT.	31	63
BUILDING TWO (6300 SF)	1 PER 200 SQ. FT.	32	
TOTAL SPACES		63	63
ACCESSIBLE	1 PER 25 PARKING SPACES	3	3*

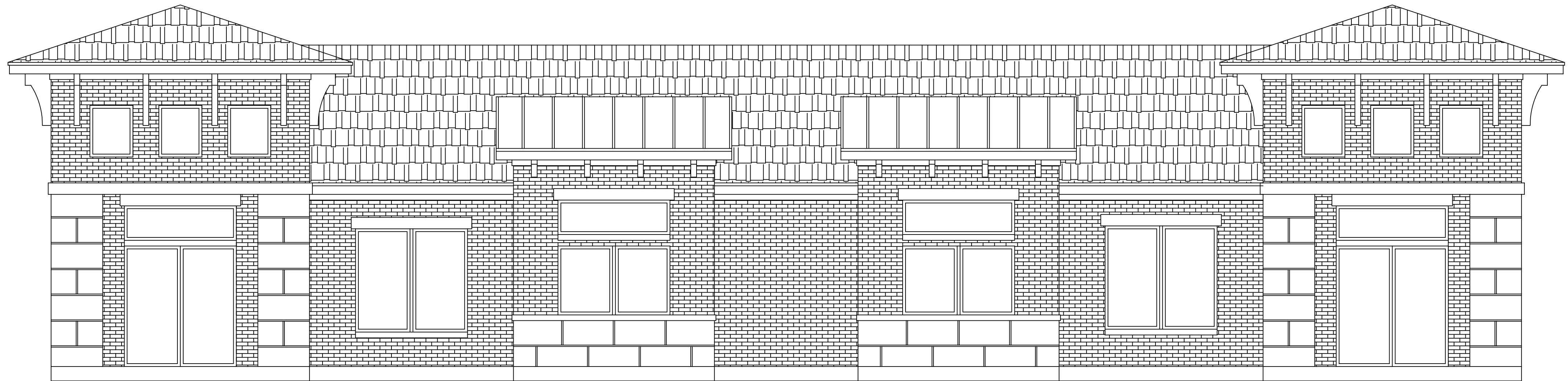
* 2 ADA SPACES ARE VAN ACCESSIBLE



Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTHLAKE, TEXAS 76092
(817) 251-4646

105 Cheek-Sparger Rd.

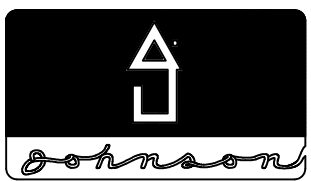
SCALE: AS SHOWN	PLAN #: Office Park	PAGE: Site Plan
DATE: Rev: 15 Nov 23		



North Elevation - Building One



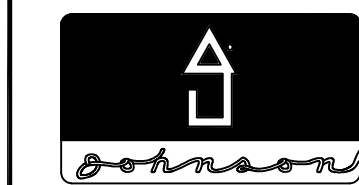
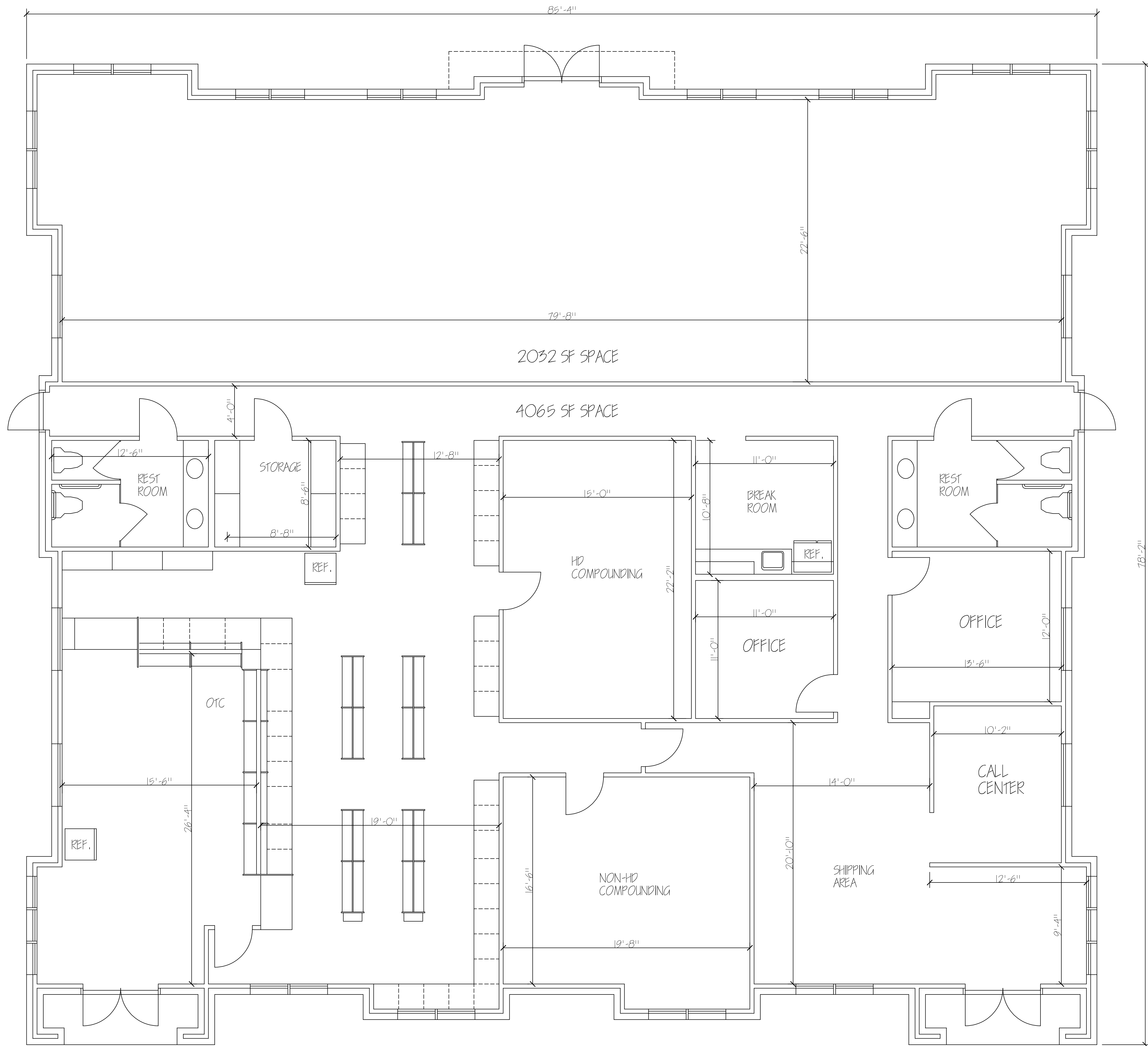
North Elevation - Building Two



Robert Johnson Designs
 845 ENTERPRISE PLACE - SUITE B
 SOUTHLAKE, TEXAS 76092
 (817) 251-4646

105 Cheek-Sparger Rd.

SCALE:	NTS	PLAN #:	PAGE:
DATE:	Rev: 17 October 23	Office Park	Building Elevations



Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTHLAKE, TEXAS 76092
(817) 251-4646

105 Cheek-Sparger Rd.

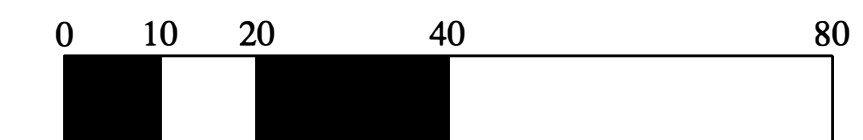
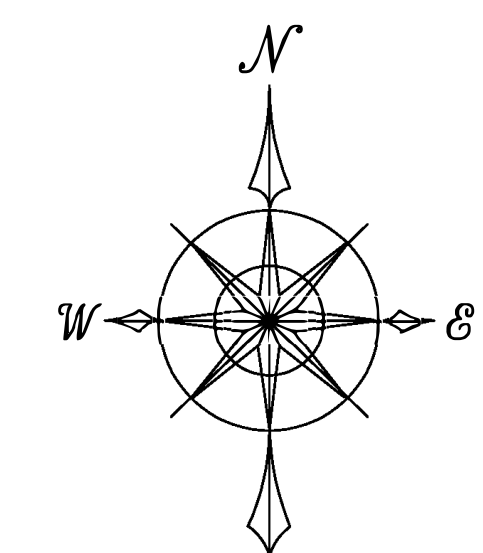
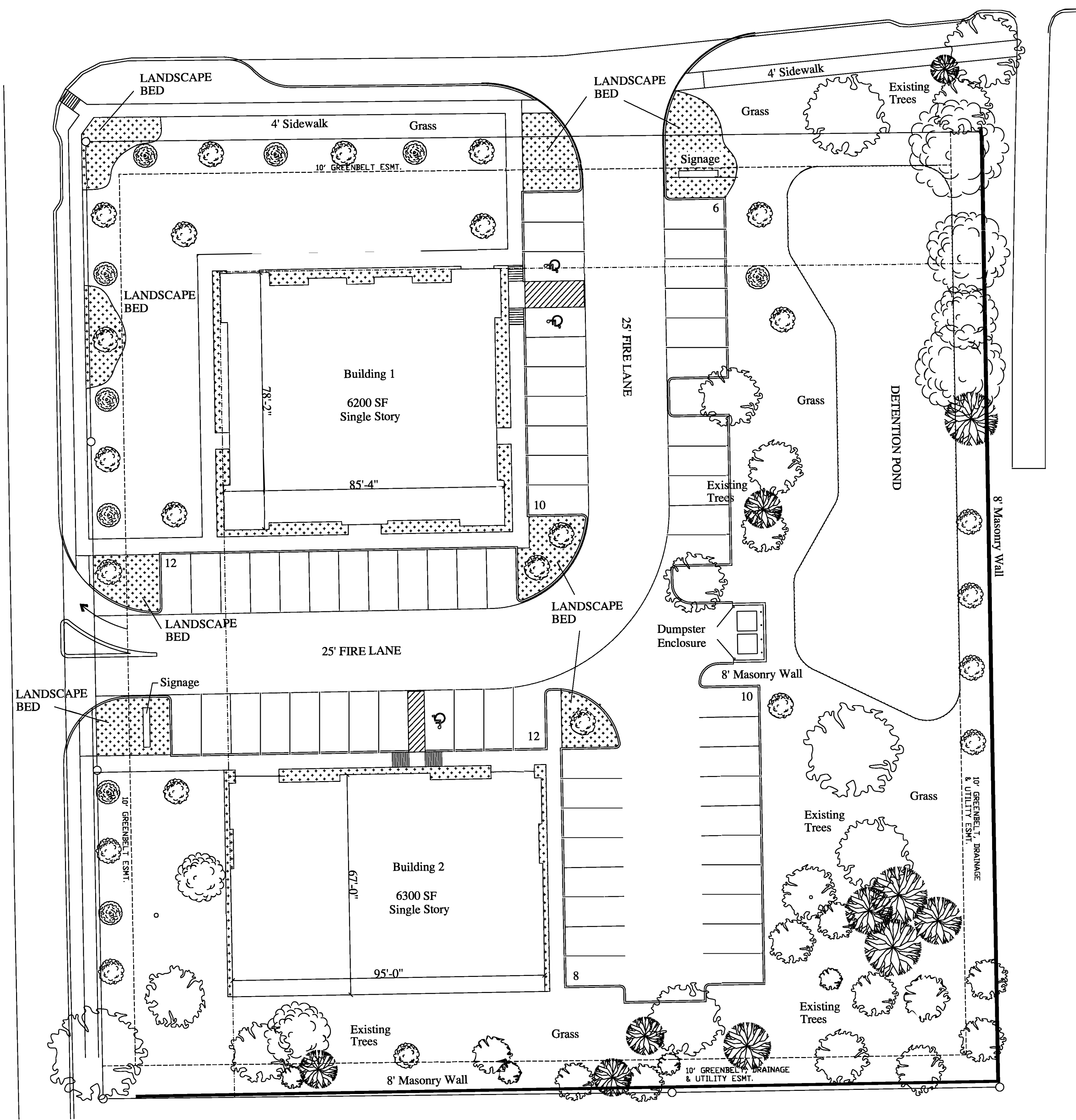
SCALE: NTS
DATE: Rev: 17 October 23

PLAN #:
Office Park

PAGE: Building 1
Concept Floor Plan

Cheek Sparger Road

San Bar Lane



- Bald Cypress - *Taxodium distichum*
- Red Oak - *Quercus shumardii*
- Crape Myrtle - *Langerstroemia indica*
- Nandina - *Nandina domestica*
- Purple Sage - *Leucophyllum frutescens*
- Juniper - *Juniperus chinensis*

PLANT LIST		
QUANTITY	MATERIAL	SIZE
9	BALD CYPRESS	3"
23	RED OAK	3"
64	CAPE MYRTLE	10 GAL.
160	NANDINA	5 GAL.
160	PURPLE SAGE	5 GAL.
160	JUNIPER	5 GAL.

BERMUDA HYDROMULCH ON ALL LANDSCAPED AREAS
FULLY AUTOMATIC IRRIGATION SYSTEM ON ALL LANDSCAPED AREAS

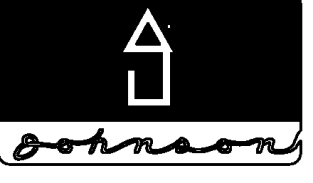
MANDATORY REQUIREMENTS

SITE TREES
(1) 3" CALIPER TREE PER EACH 40 FT OF STREET FRONTAGE
495 FT OF STREET FRONTAGE; 495 LF / 40 = 13 TREES
17 TREES PROVIDED ON STREET FRONTAGE

SITE SHRUBS
(1) 18" IN HEIGHT OR 5 GAL PLANT FOR EACH 5 LF OF PUBLIC RIGHT OF WAY
ADJACENT TO THE PROPERTY
495 FT OF STREET FRONTAGE; 495 LF / 5 = 99 SHRUBS
101 TREES PROVIDED ON STREET FRONTAGE

20 % OF THE TOTAL LAND AREA SHALL BE LANDSCAPED
AT LEAST 50 % OF THE TOTAL LANDSCAPED AREA SHALL BE LOCATED IN
THE STREET YARDS

105 CHEEK SPARGER - LOT COVERAGE %						
TOTAL LOT FOOTAGE	BUILDING SF	BUILDING %	PAVING SF	PAVING %	GREEN SPACE	GREEN SPACE %
79492 SF	12500	15.7 %	24387	30.7 %	42605	53.6 %

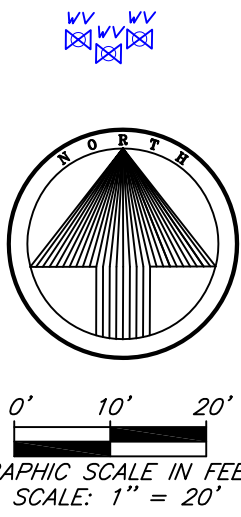


Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTHLAKE, TEXAS 76092
(817) 251-4646

105 Cheek-Sparger Rd.

SCALE: AS SHOWN	PLAN #: Office Park	PAGE: Landscape Plan
DATE: Rev: 15 Nov 23		

Z:\MBO_RPLS7\105 Cheek Sparger Rd\Working Trees Survey.dwg modified by RPLS7 at Mar 01, 2023 - 8:42am



Bearings are based on NAD 83,
North Central Texas Zone 4202.

Cheek Sparger Road

San Bar Lane

VACANT
LOT

Lot 1
Block 2

San Bar Square
Vol.388-203,Pg.69
PRTCT

James H. Bevill &
Claudia M. Bevill
D217297591
OPRTCT

I prepared this drawing from an actual and accurate survey of the land per the
rules and regulations of the Texas Board of Professional Engineers & Land
Surveyors

Michael B H Davis, Registered Professional Land Surveyor
Texas Resignation Number 5094 - Signed March 1, 2023
Firm Registration Certificate Number: 10135300



LAND SURVEYOR:
ALPHA LAND SURVEYING, INC.
969 ELKIN LANE
KELLER, TEXAS 76262-4941
PH 817-614-8017
FAX 817-379-5696
CONTACT: MIKE B DAVIS
mbd7@gte.net

TREE SURVEY

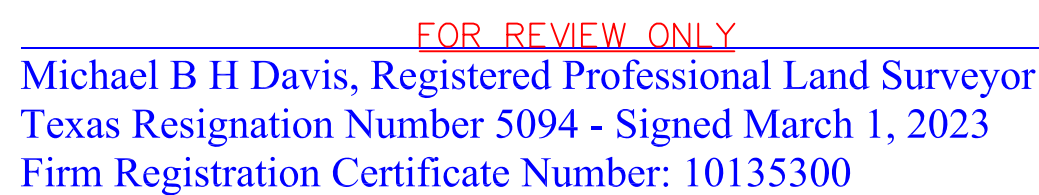
Lot 1, Block 2
San Bar Square
an addition to the
City of Colleyville, Texas
recorded in
Volume 388-203, Page 69
Plat Records, Tarrant County, Texas
105 Cheek Sparger Road

Field Surveyed: January 18, 2023 Sheet 1 of 1

LEGEND			
	SANITARY SEWER CLEANOUT		POWER POLE
	SANITARY SEWER MANHOLE		ELECT. TRANSFORMER
	FIRE HYDRANT		PROPERTY LINE
	WATER VALVE		CAPPED IRON ROD FOUND as Noted
	WATER METER		OVER HEAD POWERLINE
	BACK FLOW VALVE		CABLE TV BOX
	IRRIGATION CONTROL VALVE		DEED RECORDS TARRANT COUNTY, TEXAS
	GAS METER		TELEPHONE PEDESTAL
	DUMPSTER		SIGN AS DESCRIBED
			FIRE LANE STRIPING
			Critical Root Zone

505 13"Blackjack Oak
506 11"Blackjack Oak
507 10"Blackjack Oak
508 10"Blackjack Oak
509 9"Blackjack Oak
510 14"Blackjack Oak
511 10"Blackjack Oak
513 18"Post Oak*
515 6"Blackjack Oak
516 8"Blackjack Oak
517 9"Post Oak
518 7"Blackjack Oak
519 8"Blackjack Oak
520 10"Blackjack Oak
521 12"Blackjack Oak
522 11"Blackjack Oak
523 7"Blackjack Oak
524 7"Blackjack Oak
525 9"Blackjack Oak
526 12"Blackjack Oak
527 9"Blackjack Oak
528 11"Blackjack Oak
529 16"Burr Oak
530 17"Post Oak
531 15"Post Oak
532 26"Post Oak*
533 15"Post Oak*
534 14"Blackjack Oak
535 14"Blackjack Oak
536 14"Blackjack Oak
537 12"Blackjack Oak
538 22"Blackjack Oak*
539 13"Blackjack Oak
541 8"Post Oak
542 11"Burr Oak
543 6"Burr Oak
544 11"Post Oak
545 10"Blackjack Oak
549 12"Post Oak
550 11"Post Oak
551 9"Blackjack Oak
553 13"Blackjack Oak
554 21"Blackjack Oak*
555 12"Post Oak
556 10"Post Oak
557 12"Post Oak
558 11"Blackjack Oak
559 12"Post Oak
560 13"Post Oak
561 13"Blackjack Oak

562 11"Post Oak
563 14"Blackjack Oak
564 11"Post Oak
565 19"Blackjack Oak*
567 10"Post Oak
568 12"Blackjack Oak
569 10"Blackjack Oak
570 7"Blackjack Oak
571 16"Blackjack Oak*
572 8"Blackjack Oak
573 8"Blackjack Oak
574 14"Post Oak
575 24"Elm
576 15"Elm
577 20"Elm
578 18"Elm
579 10"Blackjack Oak
580 6"Post Oak
581 8"Post Oak
582 7"Post Oak
583 14"Blackjack Oak
584 12"Blackjack Oak
585 14"Blackjack Oak
586 12"Post Oak
587 11"Blackjack Oak
588 11"Blackjack Oak
589 15"Blackjack Oak*
590 11"Blackjack Oak
591 14"Blackjack Oak
592 15"Blackjack Oak*
593 16"Post Oak*
594 13"Pecan
595 10"Pecan
596 8"Pecan
597 13"Pecan
598 11"Pecan
599 12"Pecan
600 10"Post Oak
601 7"Post Oak
602 6"Pecan
603 13"Blackjack Oak
604 11"Post Oak
605 16"Blackjack Oak*
606 8"Blackjack Oak
607 15"Blackjack Oak*
* Heritage Tree



Per Texas Administrative Code, TBPLS RULE §663.18:
 Certification – Preliminary, this document shall not be
 recorded for any purpose and shall not be used or
 viewed or relied upon as a final survey document.
 Registered Professional Land Surveyor 5094
 Firm Registration Certificate number: 10135300

FOR REVIEW ONLY

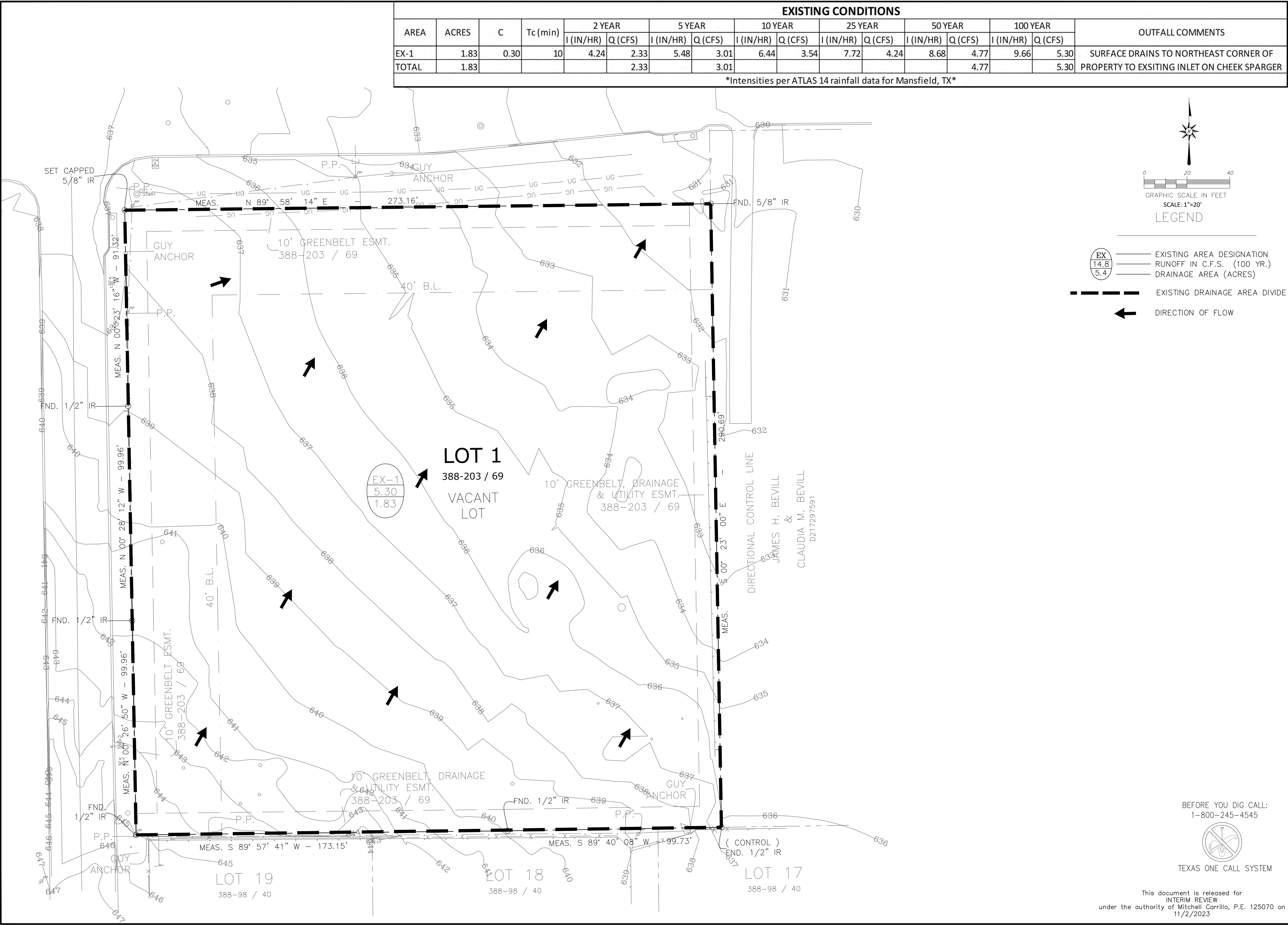
Davis, Registered Professional Land Surveyor
 License Number 5094 - Signed March 1, 2023
 License Certificate Number: 10135300

Removed

LAND SURVEYOR:
ALPHA LAND SURVEYING, INC.
969 ELKIN LANE
KELLER, TEXAS 76262-4941
PH 817-614-8017
FAX 817-379-5696
CONTACT: MIKE B DAVIS
mbd7@gte.net

Field Surveyed: January 18, 2023 Sheet 1 of 1
Revised: April 27, 2023

Date: Nov 02, 2023, 8:59am User: JG - Cameron Sides
File: N:\Land Development\ENG 2023\30,100988 - Colleyville Office Park - Robert Johnson\3 - CAD\Plans\Construction Plans\C1 EXISTING DRAINAGE AREA MAP.dwg



GRAPHIC SCALE IN FEET
SCALE: 1"=20'

LEGEND

EX

14.8

5.4

EXISTING AREA DESIGNATION

RUNOFF IN C.F.S. (100 YR.)

DRAINAGE AREA (ACRES)

EXISTING DRAINAGE AREA DIVIDE

DIRECTION OF FLOW

BEFORE YOU DIG CALL:
1-800-245-4545

TEXAS ONE CALL SYSTEM

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INTERIM REVIEW
under the authority of Mitchell Carrillo, P.E. 125070 on
11/2/2023

F-324

ARCH/ENG SEAL:

LYNNENGINEERING

dba HICKMAN CONSULTING ENGINEERS

1705 WEST NW HWY. STE. 255

GRAPEVINE, TEXAS 76051

PH: (469) 283-2625

COLLEYVILLE OFFICE PARK
105 CHEEK SPARGER RD
COLLEYVILLE, TX 76034

EXISTING DAM

PROJECT NAME:

CUSTOMER NAME:

PROJECT INFO:

NAME

DRAWN BY: JSS

CHECKED BY: CGS

DESIGNED BY: JSS

JOB NO.

30.100988

PRINTED

DATE

REMARKS

00/00/00

PRELIMINARY

00/00/00

PERMIT

00/00/00

FOR CONSTRUCTION

REVISIONS

NO.

REMARKS

00/00/00

REVISION

1

00/00/00

REVISION

2

00/00/00

REVISION

3

00/00/00

REVISION

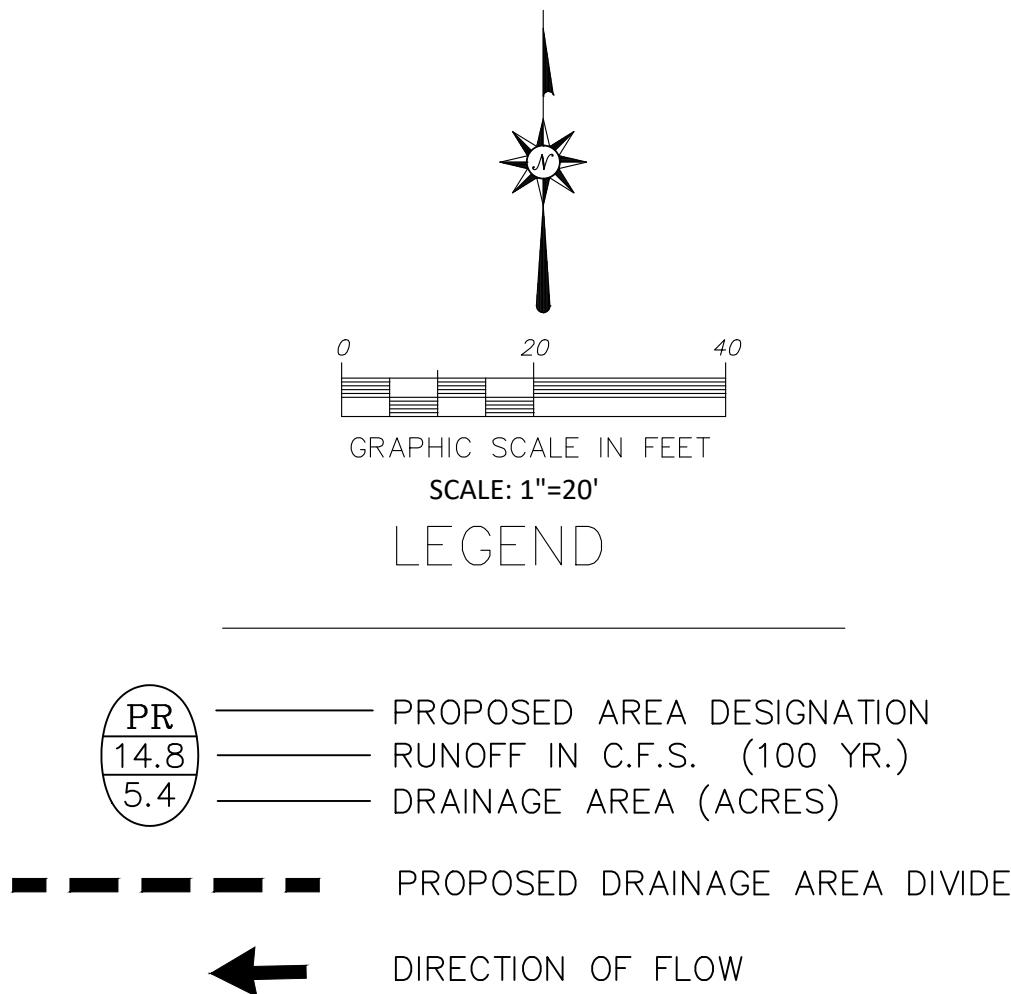
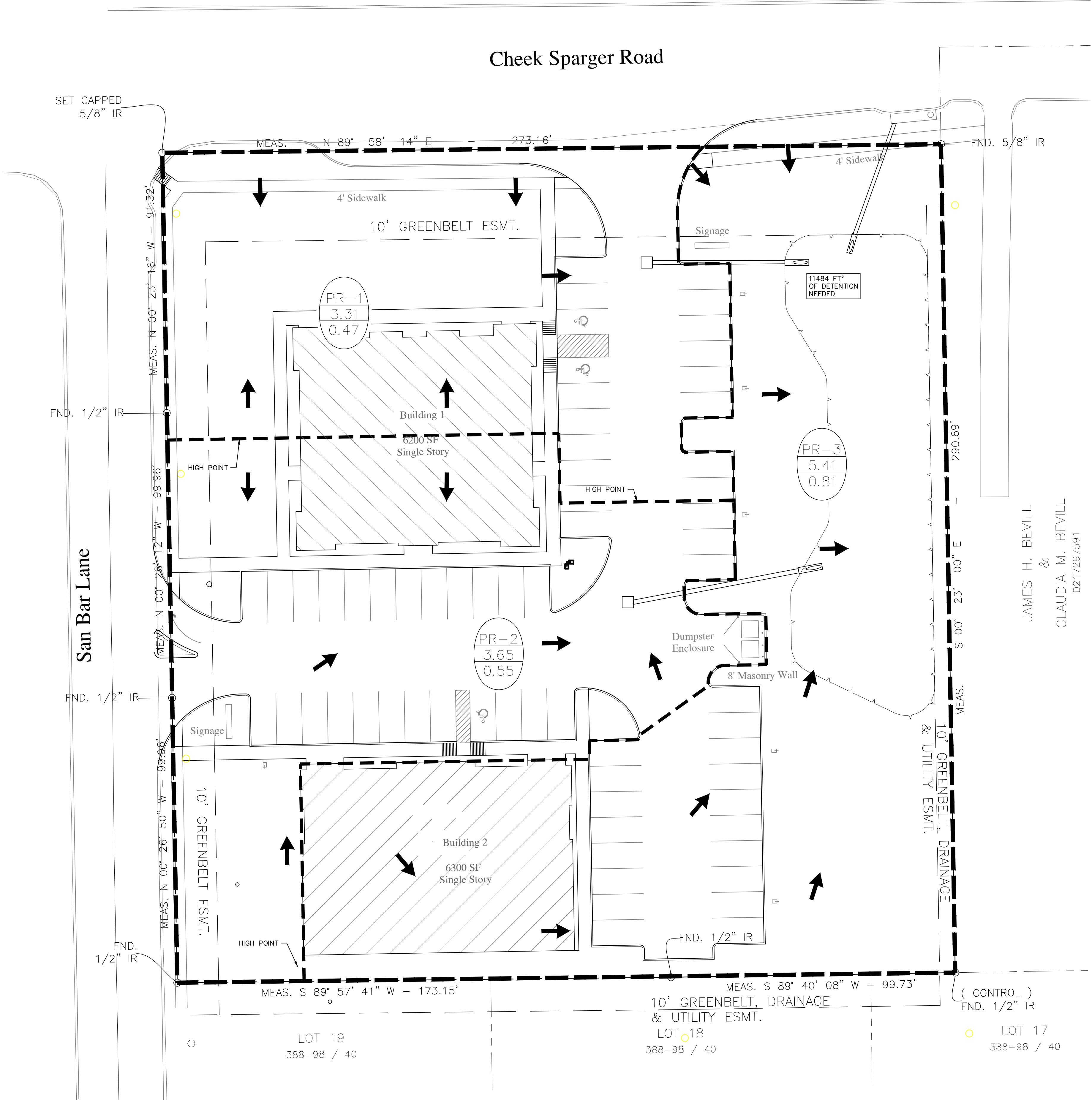
4

PAGE NO:

C1 OF ###

Date: Nov 02, 2023, 8:59am User ID: Cameron.Sides
File: N:\Land Development\ENG 2023\30,100988 - Colleyville Office Park - Robert Johnson\3 - CAD\Plans\Construction Plans\C2 PROPOSED DRAINAGE AREA MAP.dwg

PROPOSED CONDITIONS																
AREA	ACRES	C	Tc (min)	2 YEAR		5 YEAR		10 YEAR		25 YEAR		50 YEAR		100 YEAR		OUTFALL COMMENTS
				I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	
PR-1	0.47	0.70	10	4.24	1.39	5.48	1.80	6.44	2.12	7.72	2.54	8.68	2.86	9.66	3.18	DRAINS TO GRATE INLET NEAR CHEEK SPARGER DRIVEWAY
PR-2	0.55	0.70	10	4.24	1.63	5.48	2.11	6.44	2.48	7.72	2.97	8.68	3.34	9.66	3.72	DRAINS TO GRATE INLET NEAR POND
PR-3	0.81	0.70	10	4.24	2.40	5.48	3.11	6.44	3.65	7.72	4.38	8.68	4.92	9.66	5.48	SURFACE DRAINS TO DETENTION POND ON EAST SIDE OF PROPERTY
TOTAL	1.83				5.43		7.02		8.25		9.89		11.12		12.37	
Intensities per ATLAS 14 rainfall data for Colleyville, TX																
SCS Type III 24HR Storm Used for Design																



F-324

ARCH/ENG SEAL:

LYNNENGINEERING

dba HICKMAN CONSULTING ENGINEERS

1705 WEST NW HWY. STE. 255

GRAPEVINE, TEXAS 76051

PH: (469) 283-2625

COLLEYVILLE OFFICE PARK

105 CHEEK SPARGER RD

COLLEYVILLE, TX 76034

PROPOSED DAM

CUSTOMER NAME:

PROJECT INFO:

NAME	JSS
DRAWN BY:	JSS
CHECKED BY:	CGS
DESIGNED BY:	JSS
JOB NO.	30.100988

PRINTED

DATE	REMARKS
00/00/00	PRELIMINARY
00/00/00	PERMIT
00/00/00	FOR CONSTRUCTION

REVISIONS

NO.	REMARKS
00/00/00	REVISION 1
00/00/00	REVISION 2
00/00/00	REVISION 3
00/00/00	REVISION 4

PAGE NO:

C2 OF ###

BEFORE YOU DIG CALL:

1-800-245-4545

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DETENTION POND

PROJECT NAME:

CUSTOMER NAME:

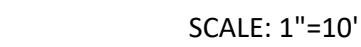
PROJECT INFO.:
NAME
DRAWN BY: JSS
CHECKED BY: CGS
DESIGNED BY: JSS
JOB NO.
30.100988

DATE	REMARKS
00/00/00	PRELIMINARY
00/00/00	PERMIT
00/00/00	FOR CONSTRUCTION

NO.	REMARKS
00/00/00	REVISION 1
00/00/00	REVISION 2
00/00/00	REVISION 3
00/00/00	REVISION 4

PAGE NO

C3 OF ###



SCALE: 1"=10'

EXISTING	PROPOSED
----------	----------

EXISTING	PROPOSED
●	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
◐	IRON PIPE FOUND
▲	NAIL FOUND
◑	COMPUTED POINT
P.O.B.	MONUMENT FOUND
●	POINT OF BEGINNING
(XXX)	BENCHMARK
☆	RECORD INFORMATION
⚡	LIGHT POLE
⚡	POWER POLE
↓	DOWN GUY
⚡	FIRE HYDRANT
⚡	WATER VALVE
⚡	WATER METER
⚡	GAS METER
⚡	GAS VALVE
⚡	WOOD FENCE
⚡	CHAIN LINK FENCE
⚡	WIRE FENCE
EMH	ELECTRICAL MANHOLE
WMH	WASTE WATER MANHOLE
SMH	STORMSEWER MANHOLE
WTR	WATER MANHOLE
CO	CLEAN OUT
⚡	DRAINAGE INLET
⚡	CURB INLET
⚡	CURB & GUTTER
⚡	FIRE LANE
⚡	HANDICAPPED PARKING SPACE
⚡	SIGN
⚡	ELECTRIC METER
⚡	ELECTRIC TRANSFORMER
⚡	TELEPHONE PEDESTAL
⚡	BOLLARD
-OE-	OVER HEAD ELEC. LINE
-OT-	OVER HEAD TELEPHONE
-SS-	STORM SEWER LINE
-W-	WATER LINE
-WW-	WASTEWATER LINE
-FM-	FORCE MAIN
-UE-	UNDERGROUND ELECTRIC
-UT-	UNDERGROUND TELEPHONE
-G-	GAS LINE
-678-	PROPERTY LINE
+704	CONTOUR
⚡	SPOT ELEVATION
⚡	CUT/FILL SLOPES
⚡	FLOW DIRECTION
⚡	CONCRETE SURFACE

The standard orifice equation used is:

$$Q = C_o * A * \sqrt{\frac{2 * g * d}{k}} * N_b$$

Where:

$$Q = (\text{discharge}) [\text{allowable}]$$
$$A = \text{(actual flow area)}$$
$$d = (\text{gutter to orifice centroid dist.})$$
$$N_b = (\# \text{ of barrels/orifices}) = 1$$
$$C_o = \text{(orifice coefficient)}$$
$$K = (\text{constant}) = 1$$

g = (gravity)

OUTFALL RESTRICTED WITH (1) 9" DIA. ORIFICE.
ORIFICE ELEVATION 629.0 AT POND OUTFALL
INTO (1) 15" RCP PIPE

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1-800-245-4545



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Standard Office Eqtn. 2yr WSE		Standard Office Eqtn. 5yr WSE		Standard Office Eqtn. 10yr WSE	
Variable	Values at 2yr WSE	Variable	Values at 5yr WSE	Variable	Values at 10yr WSE
WSE =	630.54	WSE =	631.01	WSE =	631.37
C ₀ =	0.60	C ₀ =	0.60	C ₀ =	0.60
A _g =	0.44	A _g =	0.44	A _g =	0.44
g =	32.16	g =	32.16	g =	32.16
d =	1.17	d =	1.64	d =	1.99
Q =	2.30	Q =	2.72	Q =	3.00
Standard Office Eqtn. 25yr WSE		Standard Office Eqtn. 50yr WSE		Standard Office Eqtn. 100yr WSE	
Variable	Values at 25yr WSE	Variable	Values at 50yr WSE	Variable	Values at 100yr WSE
WSE =	631.82	WSE =	632.14	WSE =	632.46
C ₀ =	0.60	C ₀ =	0.60	C ₀ =	0.60
A _g =	0.44	A _g =	0.44	A _g =	0.44
g =	32.16	g =	32.16	g =	32.16
d =	2.44	d =	2.77	d =	3.08
Q =	3.32	Q =	3.54	Q =	3.73

Date: Nov 02, 2023, 8:59pm User ID: Cameron.Sides
File: N:\Land Development\ENG 2023\30_100988 - Colleyville Office Park - Robert Johnson\3 - CAD\Plans\Construction Plans\C3 DETENTION POND PLAN.dwg

Pond Report

Hydrology Studio v 3.0.0.27 08-03-2023 Project Name:

Dry Pond Stage-Storage-Discharge Summary

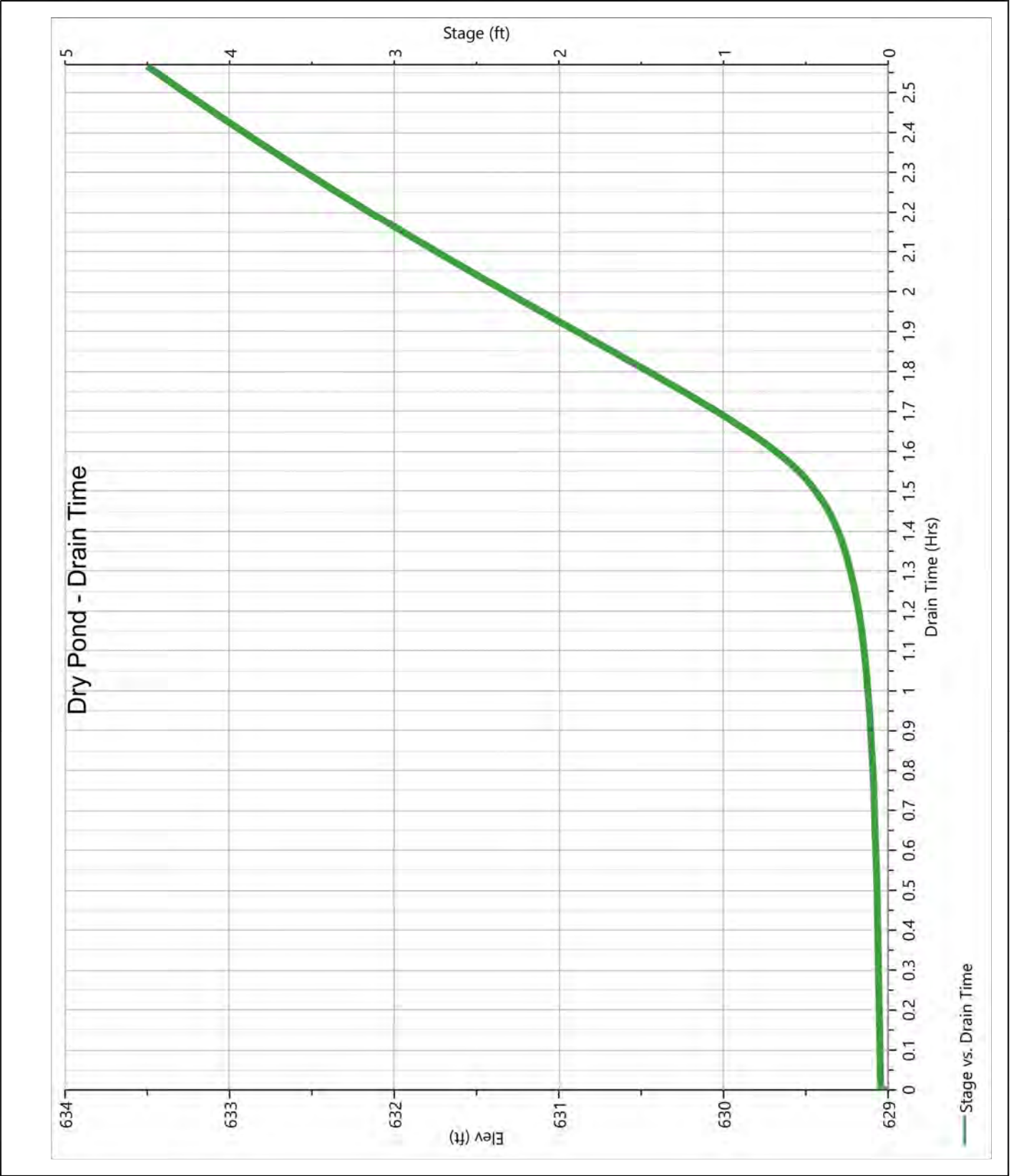
Stage (ft)	Elev. (ft)	Storage (cuft)	Culvert (cfs)	Orifices, cfs			Riser (cfs)	Weirs, cfs			Pf Riser (cfs)	Exfil (cfs)	User (cfs)	Total (cfs)
				1	2	3		1	2	3				
0.00	629.00	0.000	0.000					0.000						0.000
0.23	629.23	235	0.180 ic					0.000						0.180
0.45	629.45	497	0.633 ic					0.000						0.633
0.68	629.68	787	1.172 ic					0.000						1.172
0.90	629.90	1,107	1.541 ic					0.000						1.541
1.13	630.13	1,459	1.842 ic					0.000						1.842
1.35	630.35	1,843	2.100 ic					0.000						2.100
1.58	630.58	2,261	2.330 ic					0.000						2.330
1.80	630.80	2,716	2.539 ic					0.000						2.539
2.03	631.03	3,207	2.732 ic					0.000						2.732
2.25	631.25	3,737	2.912 ic					0.000						2.912
2.48	631.48	4,307	3.082 ic					0.000						3.082
2.70	631.70	4,919	3.243 ic					0.000						3.243
2.93	631.93	5,574	3.396 ic					0.000						3.396
3.15	632.15	6,273	3.543 ic					0.000						3.543
3.38	632.38	7,018	3.684 ic					0.000						3.684
3.60	632.60	7,811	3.820 ic					0.000						3.820
3.82	632.83	8,652	3.951 ic					0.000						3.951
4.05	633.05	9,544	4.077 ic					0.000						4.077
4.27	633.28	10,487	4.200 ic					0.000						4.200
4.50	633.50	11,484	4.320 ic					0.000						4.320

Suffix key: ic = inlet control, oc = outlet control, s = submerged weir

Pond Report

Hydrology Studio v 3.0.0.27 08-03-2023 Project Name:

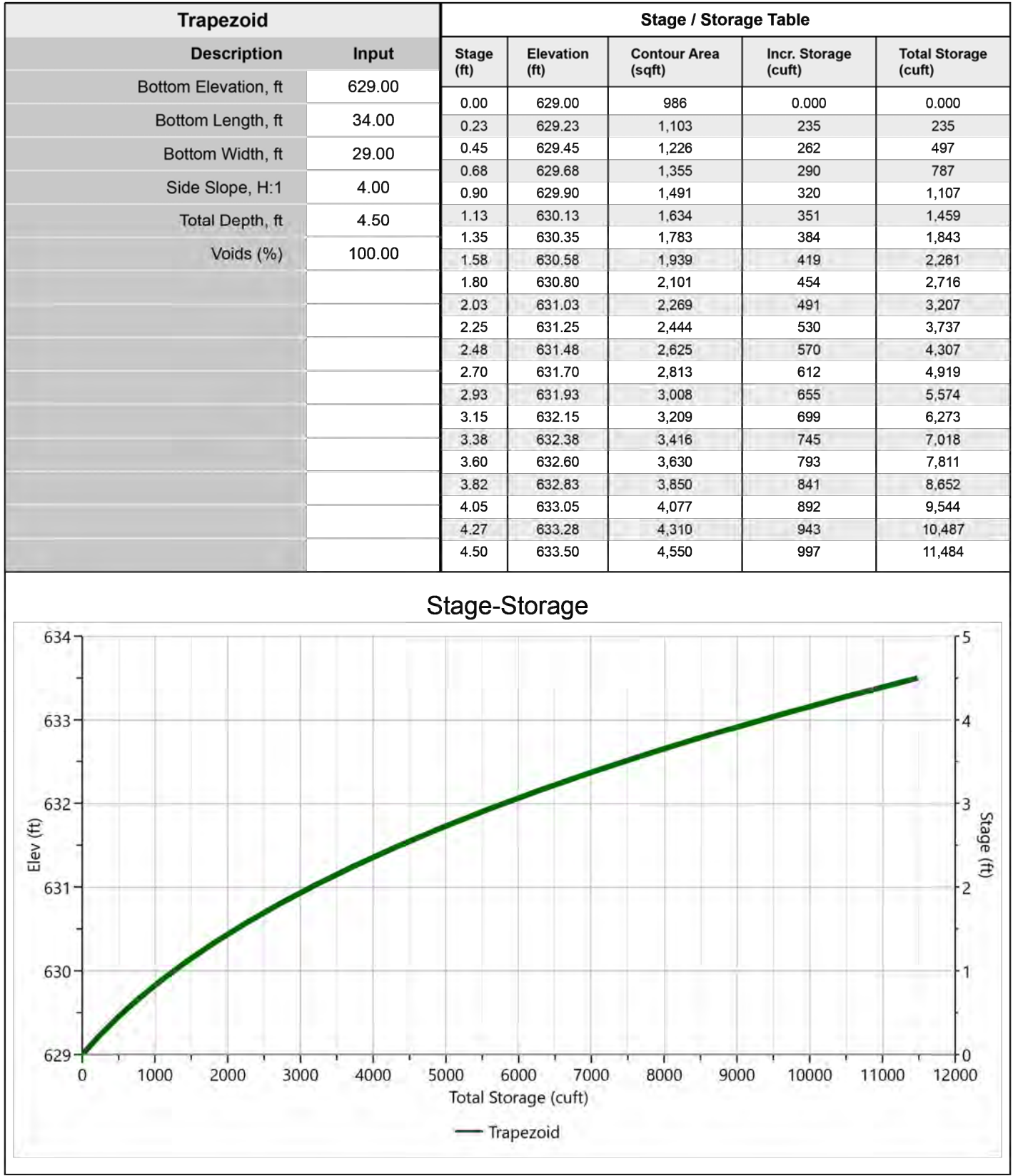
Dry Pond Pond Drawdown



Pond Report

Hydrology Studio v 3.0.0.27 08-03-2023 Project Name:

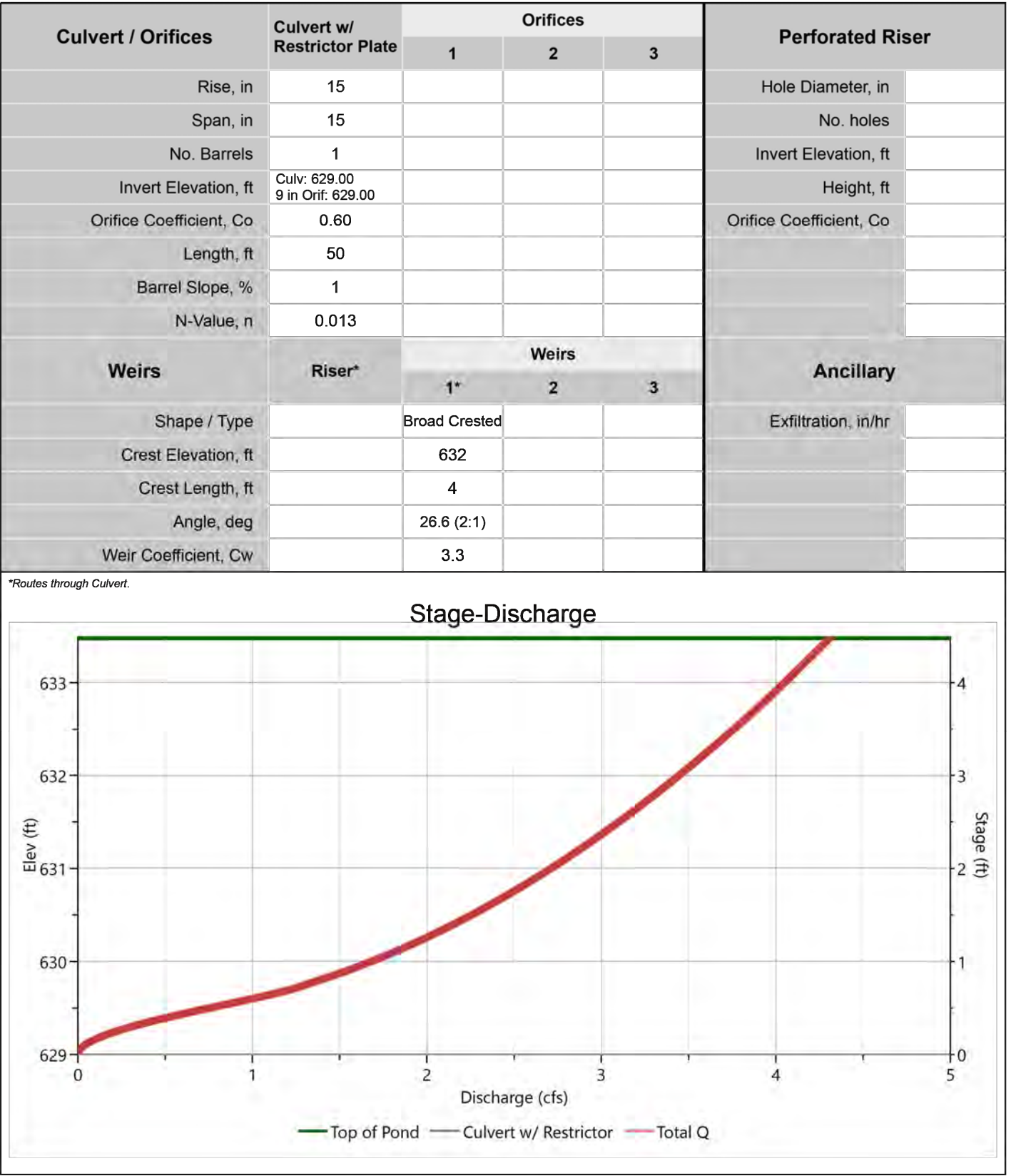
Dry Pond Stage-Storage



Pond Report

Hydrology Studio v 3.0.0.27 08-03-2023 Project Name:

Dry Pond Stage-Discharge



The standard orifice equation used is:

$$Q = C_o * A * \sqrt{\frac{2 * g * d}{k}} * N_b$$

Where:
Q = (discharge) [allowable]
A = (actual flow area)
d = (gutter to orifice centroid dist.)
N_b = (# of barrels/orifices) = 1
C_o = (orifice coefficient)
K = (constant) = 1
g = (gravity)

OUTFALL RESTRICTED WITH (1) 9" DIA. ORIFICE.
ORIFICE ELEVATION 629.0 AT POND OUTFALL
INTO (1) 15" RCP PIPE

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ARCH/ENG SEAL

LYNN ENGINEERING

dba HICKMAN CONSULTING ENGINEERS

1705 WEST NW HWY. STE. 255
GRAPEVINE, TEXAS 76051
PH: (469) 283-2625



COLLEYVILLE OFFICE PARK
105 CHEEK SPARGER RD
COLLEYVILLE, TX 76034

POND CALCULATIONS

PROJECT NAME:

CUSTOMER NAME:

PROJECT INFO:	NAME	DRAWN BY: JSS	CHECKED BY: CGS	DESIGNED BY: JSS	JOB NO.
					30.100988

PRINTED

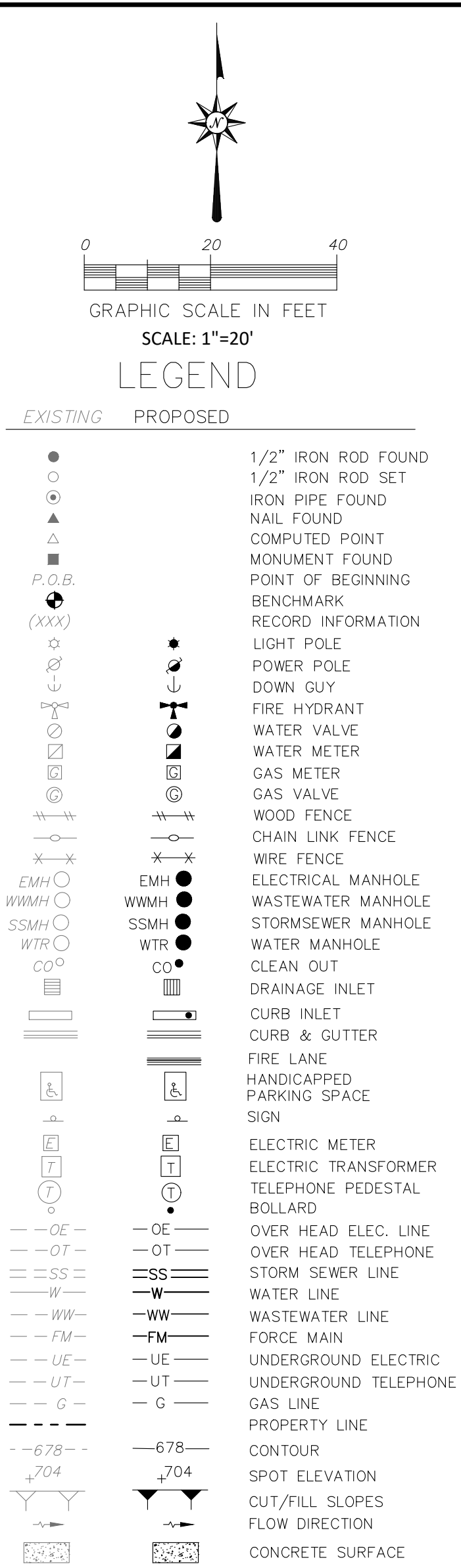
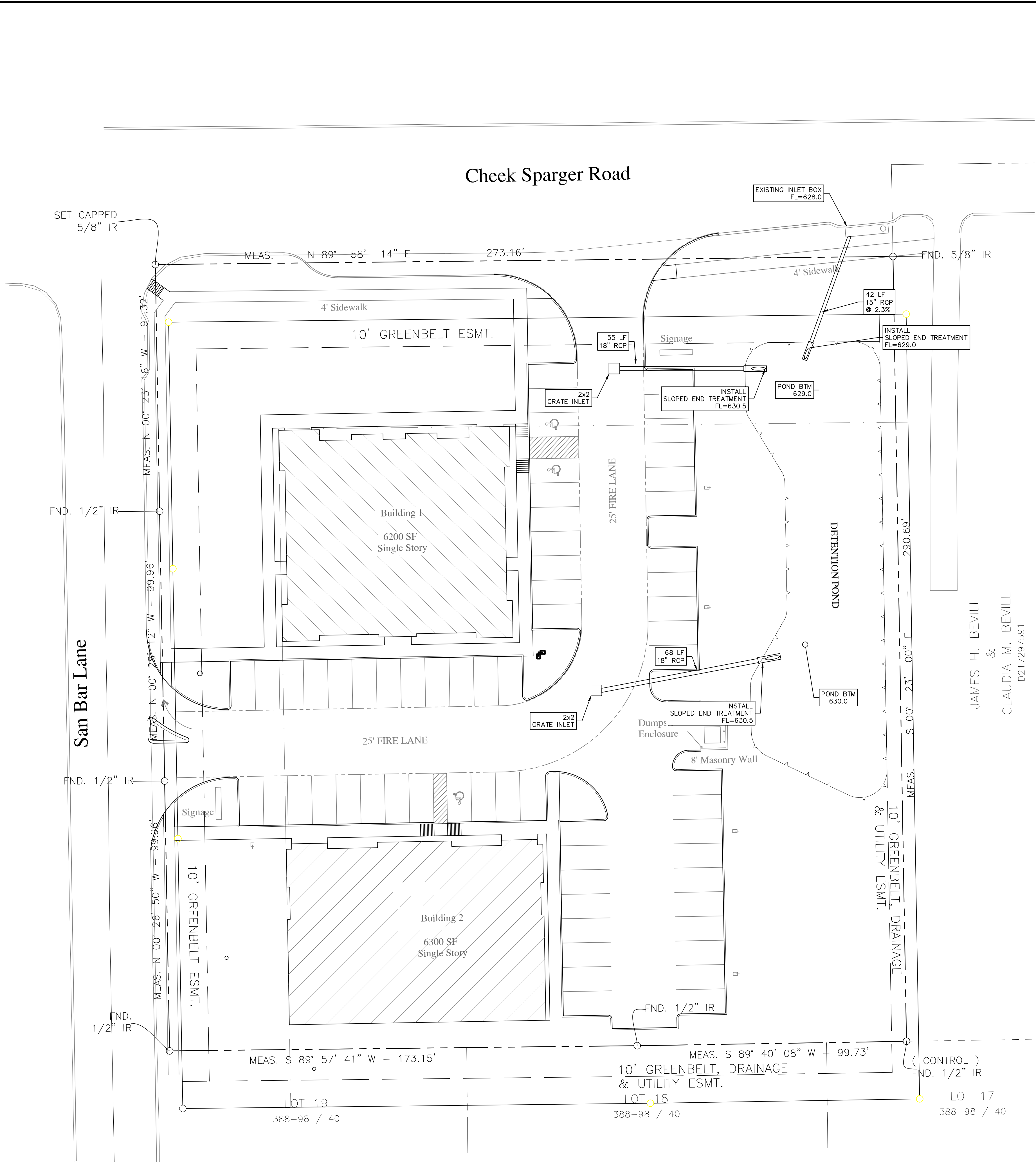
DATE	REMARKS
00/00/00	PRELIMINARY
00/00/00	PERMIT
00/00/00	FOR CONSTRUCTION

REVISIONS

NO.	REMARKS
00/00/00	REVISION 1
00/00/00	REVISION 2
00/00/00	REVISION 3
00/00/00	REVISION 4

PAGE NO:

Date: Nov 02, 2023, 9:00pm User ID: Cameron.Sides
File: N:\Land Development\ENG 2023\30,100988 - Colleyville Office Park - Robert Johnson\3 - CAD\Plans\Construction Plans\C6 STORM PLAN.dwg



BEFORE YOU DIG CALL:
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11/2/2023

F-324

ARCH/ENG SEAL:

LYNNENGINEERING

dba HICKMAN CONSULTING ENGINEERS

1705 WEST NW HWY. STE. 255

GRAPEVINE, TEXAS 76051

PH: (469) 283-2625

COLLEYVILLE OFFICE PARK

105 CHEEK SPARGER RD

COLLEYVILLE, TX 76034

PROJECT NAME:

CUSTOMER NAME:

PROJECT INFO:	NAME	DRAWN BY: JSS	CHECKED BY: CGS	DESIGNED BY: JSS	JOB NO.
					30.100988

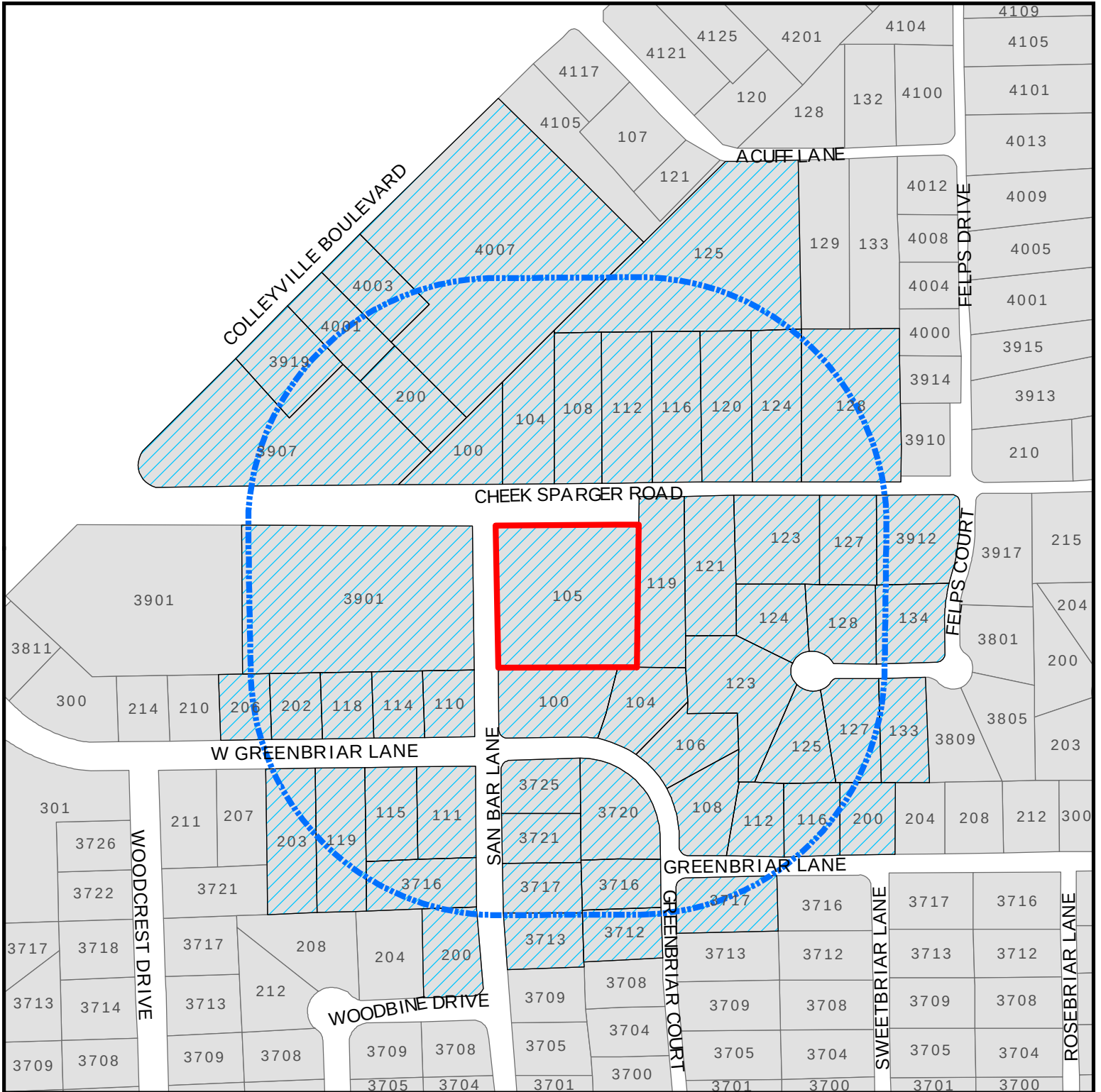
PRINTED	
DATE	REMARKS
00/00/00	PRELIMINARY
00/00/00	PERMIT
00/00/00	FOR CONSTRUCTION

REVISIONS	
NO.	REMARKS
00/00/00	REVISION 1
00/00/00	REVISION 2
00/00/00	REVISION 3
00/00/00	REVISION 4

PAGE NO:

C6 OF ###

Notification Map

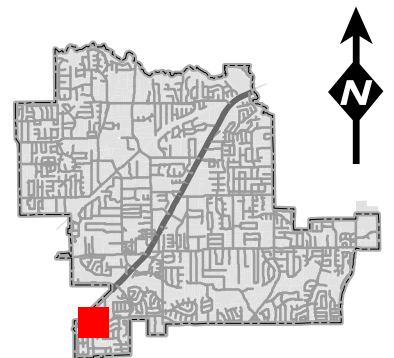


ZC23-006

105 Cheek-Sparger Road

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

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



Owner Name	Owner Address	Owner City	Owner Zip
A & S COLLEYVILLE LLC	11445 EMERALD ST STE 112	DALLAS, TX	75229
ARYAL, SUBHASH	206 W GREENBRIAR LN	COLLEYVILLE, TX	76034
BEVILL JAMES RLT	119 CHEEK SPARGER RD	COLLEYVILLE, TX	76034
BLESSING, LANE GRANER	6808 HILLIER CT	COLLEYVILLE, TX	76034
BOYER, PHILIP	133 FELPS CT	COLLEYVILLE, TX	76034
BRAND, NETA FAY	121 CHEEK SPARGER RD	COLLEYVILLE, TX	76034
BURNS, EDWARD H	7713 LEXUS DR	FORT WORTH, TX	76137
BURSON, THOMAS WARREN	3720 GREENBRIAR CT	COLLEYVILLE, TX	76034
CALLAWAY, CURTIS L	124 FELPS CT	COLLEYVILLE, TX	76034
CAMPBELL, H P	203 W GREENBRIAR LN	COLLEYVILLE, TX	76034
CLARK FAMILY TRUST	115 W GREENBRIAR LN	COLLEYVILLE, TX	76034
CLEGHORN, MAURICE M	108 GREENBRIAR LN	COLLEYVILLE, TX	76034
CURTIS, JERRY M	128 FELPS CT	COLLEYVILLE, TX	76034
CURTIS, PEGGY ELAINE	3712 GREENBRIAR CT	COLLEYVILLE, TX	76034
DAVILA, MICHAEL	100 GREENBRIAR LN	COLLEYVILLE, TX	76034
DE LA HOZ, JOSE M	112 GREENBRIAR LN	COLLEYVILLE, TX	76034
DOBSON FAMILY TRUST	3725 SAN BAR LN	COLLEYVILLE, TX	76034
DOWDEY, MARK C	200 GREENBRIAR LN	COLLEYVILLE, TX	76034
EPCM REALTY INC	2008 N 1 35	CARROLLTON, TX	75006
EVANS, TONI	112 CHEEK SPARGER RD	COLLEYVILLE, TX	76034
FIRST CV LLC	6871 FOUR SIXES RANCH RD	NORTH RICHLAND HILLS, TX	76182
FLYNN, ANGELA	3912 FELPS CT	COLLEYVILLE, TX	76034
FORRESTER, JENNETTE	202 W GREENBRIAR LN	COLLEYVILLE, TX	76034
GRAGG, CHRISTINA	3716 GREENBRIAR CT	COLLEYVILLE, TX	76034
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051
GRUBBS, JONATHON M	111 W GREENBRIAR LN	COLLEYVILLE, TX	76034
GUEST, ELIZABETH V	106 GREENBRIAR LN	COLLEYVILLE, TX	76034
HAHN, EDWARD	7500 WINDSWEPT TR	COLLEYVILLE, TX	76034
HART, RODNEY D	116 GREENBRIAR LN	COLLEYVILLE, TX	76034
HIBERNIA NATIONAL BANK	275 BROADHOLLOW RD	MELVILLE, NY	11747
HOWELL, DEAN G	104 CHEEK SPARGER RD	COLLEYVILLE, TX	76034
HURST EULESS BEDFORD ISD	1849 CENTRAL DR	BEDFORD, TX	76022
JOHNSON, MARK S	3716 SAN BAR LN	COLLEYVILLE, TX	76034
JOHNSON, ROBERT	845 ENTERPRISE PL STE B	SOUTHLAKE, TX	76092
J-W 777 REVOCABLE FAMILY TRUST	4109 PADDINGTON LN	COLLEYVILLE, TX	76034
LACEY, KATHERINE	3713 SAN BAR LN	COLLEYVILLE, TX	76034
MCDOWELL, TOMMY N	128 CHEEK SPARGER RD	COLLEYVILLE, TX	76034
MCWILLIAMS, LANCE	3060 OLD MILL RUN	GRAPEVINE, TX	76051
MOREFIELD, JEANNY	134 FELPS CT	COLLEYVILLE, TX	76034
MORRISON, PAMELA M	123 FELPS CT	COLLEYVILLE, TX	76034
PHAN, KHANH D	108 SILVERWOOD RANCH	SHENANDOAH, TX	77384
PHELPS, RODNEY	119 W GREENBRIAR LN	COLLEYVILLE, TX	76034
PODSEDNIK, ADRIAN	125 FELPS CT	COLLEYVILLE, TX	76034
RHODES, GREGORY	114 W GREENBRIAR LN	COLLEYVILLE, TX	76034
ROBERTS, MICHAEL	3717 SAN BAR LN	COLLEYVILLE, TX	76034
SKINNER, FLOYD DAVID	110 W GREENBRIAR LN	COLLEYVILLE, TX	76034
SKOOG, FREDERICK H	127 CHEEK SPARGER RD	COLLEYVILLE, TX	76034
SNYDER, REGAN	200 WOODBINE DR	COLLEYVILLE, TX	76034
STAR SELF STOR OF COLLEYVILLE	5605 TYLER ST	PEARLAND, TX	77581
SWANN, SCOTT C	3717 GREENBRIAR CT	COLLEYVILLE, TX	76034
TRACY, SUZANNE C	3721 SAN BAR LN	COLLEYVILLE, TX	76034
TRAN, CHAU D	620 WARWICK BLVD	LEWISVILLE, TX	75056
UHLENHAKER, RONNIE R	PO BOX 1705	COLLEYVILLE, TX	76034
ULERY, RICHARD G	123 CHEEK SPARGER RD	COLLEYVILLE, TX	76034
VELASQUEZ, DAISY	1869 CHRIS CRAFT DR	GRAPEVINE, TX	76051
WALLACE, DAVID A	104 GREENBRIAR LN	COLLEYVILLE, TX	76034
WALTON, GERALD WAYNE	127 FELPS CT	COLLEYVILLE, TX	76034
WOODBRIAR ESTATES ADDITION	3700 SWEETBRIAR	COLLEYVILLE, TX	76034



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, April 10, 2023 at 7:00 p.m.
City Council Meetings: Tuesday, May 2, 2023 & Tuesday, May 16, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a change of zoning from a PUD-C Planned Unit Development – Commercial district to a PUD-C Planned Unit Development – Commercial district, specifically for new commercial offices. The request is for medical and general office uses.

Zoning Case: ZC23-006

Applicant: Robert Johnson

Owner: Preyesh Kumar

Location: 105 Cheek-Sparger Road

Property Description: Lot 1, Block 1, San Bar Square Addition

Present Zoning: Planned Unit Development – Commercial

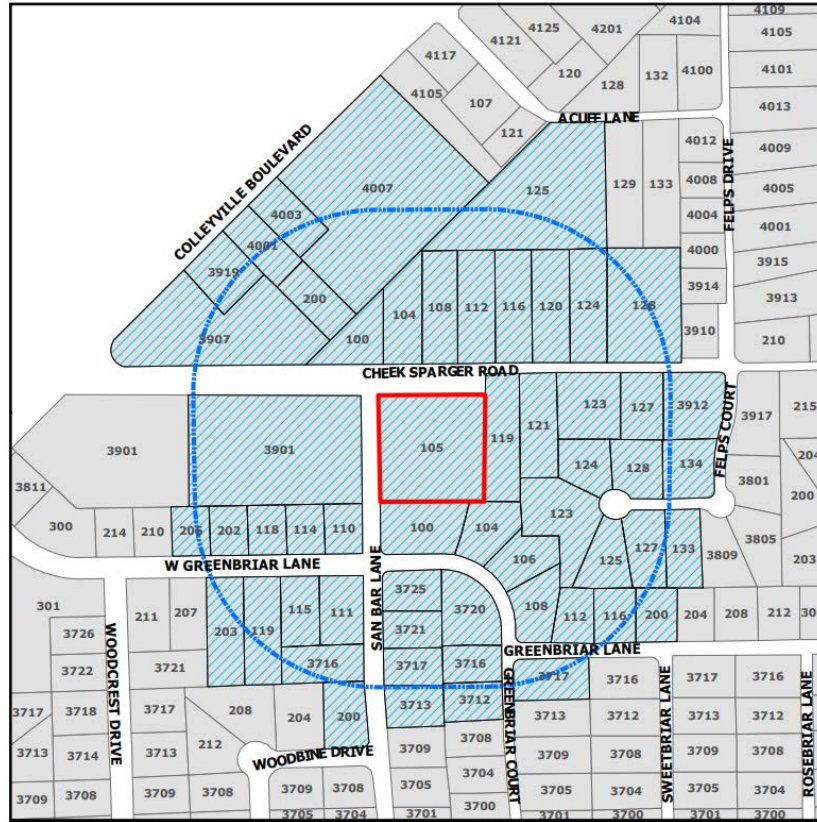
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

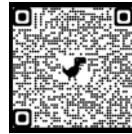
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

To: Colleyville Zoning Board and Colleyville City Council
Case #ZC23-006

Date: 5-8-23

The City of Colleyville has before it a request for zoning change to build a compounding pharmacy and 2 additional commercial office buildings for a total of 3 buildings and 85 parking spaces with entrance/exit points being placed on both Cheek Sparger and San Bar Lane. A commercial business park of this nature, once built and fully occupied, would have a direct impact on our neighborhood. This project will negatively impact our community with unnecessary increased traffic, including additional cut-through traffic through many of our streets, noise pollution, lack of green space, and the general safety of our neighborhood families and children. This project poses a significant threat to the character, safety, and livability of our small community.

The undersigned residents of Woodbriar Estates and surrounding residents, strongly oppose the construction of the Commercial Office Park at 105 Cheek Sparger Road.

We believe that this development is not in the best interests of our community, and we request that the project be stopped, immediately. We urge the local officials to take action to protect our neighborhood and preserve its unique character and livability.

Therefore, we, the undersigned, hereby petition against the construction of the Commercial Office Park at 105 Cheek Sparger Road and request that our voices be heard in this matter.

We understand this property has been zoned commercial since the mid 1980's. However, for the safety and livability of our community having a commercial park of this magnitude that also includes an entrance/exit on San Bar Lane is not in the best interest of our neighborhood.

received
8/8/23 2:29 PM

Signature	Printed Name	Address
<i>Michael Roberts</i>	Michael Roberts	3717 San Bar Lane
<i>Katie Lacey</i>	Katie Lacey	3713 San Bar Ln
<i>Paul Myers</i>	Paul Myers	3604 Cliffwood Ln
<i>Jane Ellis</i>	Jane Ellis	3613 San Bar Ln
<i>Terry Ellis</i>	Terry Ellis	3613 San Bar Ln
<i>Jeff D. Constanza</i>	Jeff D. Constanza	3704 San Bar Ln
<i>Monica Johnson</i>	Monica Johnson	3716 San Bar Lane
<i>Thomas Snyder</i>	Thomas Snyder	200 Woodbine Dr
<i>Bill Stevenson</i>	BILL STEVENSON	3709 SAN BAR
<i>Christopher Ha Hom</i>	Christopher Ha Hom	3700 San Bar
<i>John Covey</i>	John Covey	3608 San Bar
<i>James Stephens</i>	JAMES STEPHENS	3604 San Bar
<i>Sean Kizicki</i>	SEAN KIZICKI	3512 SAN BAR
<i>Courtney Atwood</i>	Courtney Atwood	3609 San Bar Lane
<i>Taylor Atwood</i>	Taylor Atwood	3609 San Bar Lane
<i>ILKNUR GRUBBS</i>	ILKNUR GRUBBS	111 W. Greenbriar Ln
<i>Jonathan Grubbs</i>	Jonathan Grubbs	111 W. Greenbriar Ln
<i>JEFF CLARK</i>	JEFF CLARK	115 W Greenbriar Ln
<i>Jane Clark</i>	Jane Clark	115 W Greenbriar Ln
<i>Barb Campbell</i>	Barb Campbell	203 W. Greenbriar Ln
<i>Wendee Davis</i>	Wendee DAVIS	211 W. Greenbriar Lane
<i>William Gilchrist</i>	William Gilchrist	214 W. Greenbriar Ln.
<i>Rodney Phelps</i>	Rodney Phelps	119 W. Greenbriar Ln.
<i>Beth Rhodes</i>	Beth Rhodes	114 W. Greenbriar Lane
<i>Tom Burson</i>	TOM BURSON	3720 Greenbriar Ct.
<i>Alan Esten</i>	Alan Esten	3716 Sweetbriar
<i>Dennis Golden</i>	Dennis Golden	3700 Sweetbriar Ln
<i>Regina Swann</i>	Regina Swann	3717 Greenbriar Ct
<i>Suzanne Tracy</i>	Suzanne Tracy	3721 San Bar Ln.

LETTER OF OPPOSITION

Ben Bryner
Director of Community Development
City of Colleyville

RE: ZC 023-006 PUD-C to include a compounding pharmacy

As a tax paying citizen of Colleyville and property owner with (300 feet of my property) adjacent to the above referenced proposed development, I am in opposition for a number of reasons.

- This property may be designated as commercial on the Future Zoning Map for Colleyville, but I believe this is inappropriate, as this parcel anchors two residential neighborhoods i.e. Andy Felps Addition and Oak Briar Addition.
- A pharmacy in a Commercial Neighborhood Districts requires a special use permit (compounding pharmacy doesn't have its own designation, but it should) so under a PUD, will this SUP requirement apply?
- Drainage issues
- Loss of heritage trees
- The applicant requests to modify new Cheek Sparger Rd for access to his property
- Proposed undeveloped pad sites implies ongoing construction noise (need to place restrictions on future uses)
- The residents of these neighborhoods have just endured 2 years of Cheek Sparger Road construction, silt fences and port-a-potties
- There are already 4 compounding pharmacies within 5 miles of this location (not needed)
- San Bar residents are opposed to this development which will increase traffic at this already busy intersection.

And finally an approval of this request should dictate a construction of a screening wall for the privacy of my family prior to/during construction.

Please deny this request.

Respectfully



James Bevill

Zoning Case ZC23-006

Mike Davila
100 Greenbriar Lane
Colleyville Texas

I am highly opposed to a Zoning change ZC23-006 all this is going to cause more traffic through our neighborhood. I have two small children who like to play outside and walk their dog, and we are now just being able to do that again from the construction on Cheek Sparger. And we all know everyone going to and from these businesses will be cutting through our neighborhood. Once again, I oppose the zoning change ZC23-006.

Mike Davila


From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Kristopher Potts](#); [Christopher Pham](#)
Subject: FW: Change in zoning
Date: Monday, October 2, 2023 8:06:37 AM

From: Rebecca Schraeder <[REDACTED]>
Sent: Sunday, October 1, 2023 4:36 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Change in zoning

I am very against a pharmacy or any other building plus 60 parking places on the corner of San Bar and Cheek Sparger.

Such heavy traffic that this will generate will have a very negative impact on the homeowners of Woodbriar Estates property values and cause major traffic issues in our neighborhood. In addition, the fact that the proposal is for one building now and two others later is very worrisome...who is to say what the other two buildings will be...they could be a smoke shop or beer barn!!!

Please do not approve this!!

Rebecca Schraeder
213 Briarwick Lane
Colleyville
[REDACTED]

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Kristopher Potts](#); [Christopher Pham](#)
Subject: FW: Zoning Request San Bar / Cheeks Barger
Date: Monday, October 2, 2023 8:06:06 AM

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

From: Dallasbobgrant [REDACTED] >
Sent: Sunday, October 1, 2023 5:04 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Zoning Request San Bar / Cheeks Barger

Hello Ben,

Bob Grant, 3616 Sweetbriar Lane.

My wife Steph and I were at the last, rescheduled zoning meeting, supporting the concern our neighborhood has at the requested zoning change.

My perspective is :

- 1: I see no justification to move from one building to two or three. Suggest no change to the original zoning.
- 2: The business owner and contractor I sensed were very fluid on business plans and timing.
- When asked about clientele for their compounding business, it sounded weak her response that most business would be Colleyville driven.
- 3: Reinforce keeping the original zoning. Don't see any plans nor argument to change.

Regards,
Bob and Stephanie Grant

[REDACTED]

Sept. 26, 2023
Dear City Council members
and Planning and Zoning
Committee,

I'm a resident of Woodbriar
Estates in Colleyville. My
family has lived at
3609 Oakbriar Lane for over
twenty years. This is a
family oriented neighborhood
in old Colleyville known
for its wide, tree lined
streets. These streets are
often occupied by families
walking their children and
dogs, children playing and
riding bikes, and neighborhood
gatherings. For these reasons
I oppose the proposed zoning
change from a PUD-C Planned
Unit Development - Commercial
District - to a PUD-C Planned Unit
Development - Commercial district,
for commercial offices including
a compounding pharmacy on
San Ben and Creek Sparger.
Such businesses will generate
a traffic flow that will
negatively impact this
neighborhood much like the
recent construction on
Creek Sparger did over the

last many months. In addition the developers plans to build out the buildings in phases. with no accountability for what those businesses might be, further confirms my opposition to the proposed changes.

Thank you for registering my opposition.

Sincerely,

John Dewhurst

From: [Christine Johnson](#)
To: [Jackie Reyff](#); [Ben Bryner](#)
Cc: [Christopher Pham](#)
Subject: FW: Feedback for Colleyville, TX
Date: Tuesday, October 3, 2023 1:08:45 PM

From: Colleyville, TX <feedback@colleyville.com>
Sent: Monday, October 2, 2023 9:33 AM
To: Colleyville <colleyville@colleyville.com>
Subject: Feedback for Colleyville, TX

You have received this feedback from Cheryl Montague [REDACTED] for the following page:

<https://www.colleyville.com/government/departments-a-l/city-secretary/boards-commissions-committees/planning-and-zoning-commission-p-z>

I live in at 3717 Briarhaven Colleyville. During the Cheeks Sparge road construction our neighborhood was like a freeway! No one wants a compounding pharmacy in the area. There are plenty of open buildings ! Please do not let this happen!

From: [Ray Hebert](#)
To: [Callie Rigney](#); [Jackie Reyff](#)
Cc: [Brandi Elder](#); [George Bond](#); [Scotty Richardson](#); [Ben Graves](#); [Chuck Kelley](#); [Ben Bryner](#); [Kristopher Potts](#)
Subject: REALLY ??? Commercial project at corner of San Bar and Cheek Sparger?
Date: Tuesday, September 12, 2023 8:17:17 PM

Madame Mayor Pro Tem,

My neighbors are VERY concerned about the effect a commercial development on the corner of San Bar and Cheek Sparger would have on our neighborhood and its residents.

In evaluating the traffic issue in particular we should all be reminded that ***we've just lived through an inordinately long phase of construction on Cheek Sparger***

- during which access to our neighborhood on BOTH ends via Cheek Sparger was severely impacted
- during which heavy traffic flow from Cheek Sparger was routed THROUGH our neighborhood
 - with NO regard for
 - our children's safety
 - our property security
 - our own right of enjoyment of our property
- ***and NO PART OF THAT PROJECT DESIGN supported OR EVEN ADDRESSED the possibility of, or consequences associated with, a commercial development at the corner of San Bar and Cheek Sparger***

It is also unlikely many of you are aware that our neighborhood was treated like unwanted stepchildren when we were RELEGATED TO LAST to be served by the previous bond issue for road improvement EVEN THOUGH our streets were in the worst shape of ANY in the city! THEN when finally getting around to the promised upgrade for which the bond issue was passed nearly ten years earlier

- the City used inferior material compared to that used in other areas of the city
- the City created a safety hazard for our children by narrowing the streets nearly SIX FEET in width
- the City did NOT implement the promised drainage improvements
 - of which I have first hand knowledge, as water puddles in front of my mailbox EVERY time it rains
 - and leaves in its wake slippery green slime
 - making it VERY tricky for me given my medical condition which affects standing balance, walking, and stamina doing so.

SO NOW, having willfully constricted our access to our very residences WITHIN the neighborhood during the street project, the City plans to make the very neighborhood itself NEARLY inaccessible by creating a traffic flow bottleneck at it's entrance?

REALLY?

Additionally one might also question why the city believes it ***profitable EVEN FOR THE CITY*** for a compounding pharmacy (or for that matter ANY PROFITABLE business) to be located

- OFF the adjacent major thoroughfare
- WITHOUT any visibility or presence whatsoever ON the major thoroughfare
- especially when there are SO many suitable commercial "see thru retail" vacancies ALL ALONG

the major thoroughfare

- AND knowing that THIS section of that major thoroughfare CANNOT EVEN SUSTAIN popular QSR franchises like Wendy's, Dickey's, or Wingstop.
- especially a compounding pharmacy! ... since **prescribed** medications, packaged with or without FDA Drug Panel, are EXEMPT FROM STATE AND LOCAL SALES TAX thus not contributing to City coffers.
 - [Sales Tax Exemptions for Healthcare Items \(texas.gov\)](http://www.texas.gov)

1. *Please urge the council to NOT approve the commercial project AS PROPOSED for the corner of San Bar and Cheek Sparger*
2. *We also strongly recommend that Planning and Community Development initiate RE-zoning of the corner parcel to residential status consistent with that of the adjacent parcel and all others in Colleyville along that stretch of Cheek Sparger, and compensate the owner/developer if required.*
3. *Please include this email in the packet for EVERY city meeting addressing ANY aspect of the topic of commercial development at the corner of San Bar and Cheek Sparger*

Respectfully,

Raymond Albert Hebert, Jr.
3616 Greenbriar Court
Colleyville, TX 76034
[REDACTED]

P.S.: My lovely and talented spouse and I have resided at THIS address since November 1997. it is our homestead and we intend to remain until we just medically can't

P.P.S.: Lest anyone copied here "suggest" that "perhaps" I have an uninformed and unsophisticated "opinion" about matters of zoning and city services *that therefore maybe could be ignored just because* I'm a physically and medically challenged curmudgeonly septuagenarian retired from a long career in I.T., consider this:

- I held an active Texas Real Estate Broker license for over 20 years;
- I served as a MUD District President for five years on the outskirts of Austin;
- I am only a few hours and dissertation short of a Ph.D. in Finance majoring in Real Estate, thesis topic: Application of Monte Carlo Theory to REIT Management
 - long story short, all my advisors in the Real Estate department, even the Department Head, got hired away to manage real estate portfolios for Solomon Brothers, Prudential, Citigroup, etc. and the only "professor" left in Real Estate was a Professional Appraiser with no doctorate and no experience whatsoever in my topic
- during which time I also served as a Teaching and Research Assistant for a Centennial Professor of Marketing whose initial claim to fame was the specification of the first profitable locations of the Taco Bell franchise
 - thus my involvement with his graduate course entitled Location Theory, which taught employment of advanced statistical methods to determine optimum locations for (or near) various enterprises
 - besides teaching the lab sections and maintaining the PC lab, I was also charged with helping his Masters candidates whose thesis topics required this sort of effort
- "meanwhile" I also taught two sections of Intro to Real Estate (~90 students in each) lecturing/testing/grading junior level undergraduates in their first subject matter requirement for Finance majors pursuing a Real Estate concentration

P.P.P.S.: I know a "bad" location when I see one...

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Kristopher Potts](#); [Christopher Pham](#)
Subject: FW: ZC23-006 Letter Oposing
Date: Monday, October 2, 2023 4:54:36 PM

From: Cyndi Wallace <[REDACTED]>
Sent: Monday, October 2, 2023 4:53 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: ZC23-006 Letter Oposing

I mailed this letter as well.

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

RE: Zoning Case #ZC23-006

Dear City Council of Colleyville,

My name is Cyndi Wallace. I live at 104 Greenbriar Lane which backs up to the property at 105 Cheek Sparger Road. We have lived here for 12 years now. We moved here because we love the City of Colleyville. We love this neighborhood for the character of the homes, the quietness and country-like feel, and size of the lots. It's not a cookie-cutter neighborhood. There are mature trees and beautiful scenery you don't see in newer neighborhoods. In the last 12 years, we've seen so many changes in our neighborhood. We have quite a mix of residents ranging from elderly to younger families. We don't have sidewalks, which means residents must use the streets for our daily walks for exercise or for walking the dog. Our children use the streets to ride their bikes to get to the nearby parks or get to their friends' houses.

While construction was happening on Cheek Sparger, we saw a huge increase in through traffic. I live on the main thoroughfare through our neighborhood and I spend a great deal of time outside so it was immediately noticeable to me when increased traffic began. In the 2-3 years when construction was going on, I saw multiple vehicles speeding through our neighborhood, running stop signs and driving erratically - squealing tires, loud music blaring, and generally causing disruption in our mostly quiet neighborhood. Our neighborhood streets are winding and sometimes have blind corners - these pass-through drivers have nearly run over people, pets, and bikers. If you speed through, you don't have time to make corrections on our winding streets. I find it very sad and heartbreaking that our new neighbors moving in with younger children might not get to experience the same safe neighborhood that my children grew up in. If you let this pharmacy and Lord knows what else they are going to build on that lot go through, we will not have the same neighborhood that has been a foundation for Colleyville since the 1970's.

At the last council meeting, one member asked "why this location?" which I think is a great question. That question was never answered with factual, data inclusive information. No supporting data backing up why this specific location was rendered a good fit for this type of business. I plead with the council to require the petitioners to submit that specific data because their answer to this question was so vague, it made me believe they simply thought Colleyville would be a great city to take advantage of. I mean, if I'm opening up a business, I have a specific demographic that I'm catering to and I'm going to know and have specific research that backs up why I'm opening in the spot I'm opening. Otherwise, how do I know I will make money? The reply from the petitioner was "pediatric to elderly" so no specific demographic - and they will sell online and in-person with no

specific business model. They avoided every opportunity to be specific, which makes me question every bit of what they have presented.

The last point I'd like to make is the green space. One thing I've always loved about Colleyville is their commitment to the environment and green space. 2 buildings totaling over 13k square feet, 65 parking spots, plus driveways is a lot of concrete. How much green space is being saved here? Not to mention the water runoff from all that concrete is going to significantly impact all properties down stream. I realize they have a water retention pond in their plans, but given they haven't had any specific data for any other question raised, I would be highly suspect that this retention pond is adequate to handle the amount of water runoff that all this additional concrete will cause.

I, like every other neighbor I've talked to about this project, absolutely oppose this project and pray the council will make the right decision for our neighborhood and for the City of Colleyville.

Sincerely,

Cynthia "Cyndi" Wallace
104 Greenbriar Lane
Colleyville, TX 76034

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Jackie Reyff](#)
Subject: Zoning Case: ZC23-006
Date: Wednesday, September 20, 2023 10:53:47 AM

Dear Ms. Reyff:

This letter is in response to the public notice to change the zoning for the new development of a commercial office for medical and general use at 105 Cheek-Sparger Road.

As a resident of this specific neighborhood for the past 26 years and one of the first to live on West Greenbriar after it was developed by Mr. John Barfield, we have enjoyed the quiet and friendly location of Colleyville. We chose to live here specifically because it had promise for new residential developments to contribute to the city's "rural feel." We raised our children here as they attended GCISD schools and rode the bus to school up until the time they could drive themselves.

In the early 2000's, a Walmart Neighborhood grocery store was proposed to be built on the corner of Hwy 26 and Cheek-Sparger, with ingress and egress off Cheek-Sparger, before modifications were made to widen it. As you know, the store was eventually built in a shopping center off Glade Road, which has ample parking and doesn't interfere with school bus traffic. A perfect solution.

When Cheek-Sparger was under construction for over a year, the residents of our street, many of which have small children, took extra steps to ensure child safety as motorists used West Greenbriar as a "cut-through" to Hwy 26. Please note, we do not have sidewalks on either side that lead to Woodbriar Park, so, to enjoy that space, we *have* to walk on the street.

With this proposal, the buildings and 75+ parking spaces that will accommodate businesses will create additional traffic and "cut-through" drivers on Cheek-Sparger and impact the safety of our kids. Both HEB and GCISD run buses on Cheek-Sparger and West Greenbriar, requiring multiple bus stops with students waiting in the street.

Please consider moving this type of development to an alternate location as it does not contribute to the "rural feel" outlined by the city's comprehensive plan. More traffic caused by new businesses will only increase the risk of child safety, which is and should be our top priority.

Sincerely,

Jane D. Clark
115 West Greenbriar Lane
Colleyville, TX 76034

From: [REDACTED]
To: [Ben Bryner](#); [Jackie Reyff](#)
Subject: OPPOSITION FOR REZONING OF 105 CHEEKSPARGER CASE ZC23-006
Date: Wednesday, October 4, 2023 6:15:07 AM

I, Jennifer Priest, oppose the rezoning of 105 CheekSparger for these reasons:

1. We already have a compounding pharmacy located at Harwood and Brown Trail.
- 2 A phased development would mean construction and cut through traffic for an extended time period.
- 3 We already many empty buildings nearby...if this is not successful it becomes a trouble magnet and eyesore.

Jennifer Priest
3608 Briarhaven Lane

Sent from my iPhone

From: [REDACTED]
To: [Ben Bryner](#); [Jackie Reyff](#)
Subject: Proposed Zoning change - Cheeksparger and San Bar
Date: Wednesday, October 4, 2023 11:22:46 AM

We oppose the rezoning request for the property at 105 Cheek Sparger for the following reasons:

1. Another compounding pharmacy is located at Harwood and Brown Trail
2. A phased development would mean construction and neighborhood traffic for an extended length of time
- 3 There are already many empty buildings in the area. If this is not successful it could become another property inviting trouble
4. The requested wall and additional lighting in the parking lot would disrupt the normal function of the bordering houses

N. Johnstone

L. Holloway

3709 Briarhaven Lane

76034

From: [REDACTED]
To: [Kristopher Potts](#)
Cc: [Jackie Reyff](#)
Subject: OPPOSE PROPOSED ZONING CHANGE AT CORNER OF CHEEK SPARGER AND SAN BAR
Date: Wednesday, October 4, 2023 1:31:48 PM

**4 OCTOBER 2023
WEDNESDAY
of Colleyville]**

To Mrs. Reyff [817.503.1056 @ City

MRS. REYFF :

I am Ernest Reynolds II. Since 1995 my wife and I have owned and resided in a home at 413 Woodbriar Court, Colleyville, which is in the Woodbriar area of town. This past weekend we attended a meeting of our HOA and to our horror we learned that someone [who apparently is not a Colleyville resident] has acquired the lot at the corner of San Bar and Cheek Sparger Road, and now wants to redevelop it with a building to house a compounding pharmacy, and wants to take down trees and build some sort of fortress like wall and to install some sort of big lights [apparently to try to deter the types of bad actors who might be anticipated to want to come at night to rob drugs from the pharmacy building], and wants to put in a large number of parking spaces, and wants to have the option to construct two other business buildings for presently unspecified purposes [what will they house? maybe a cannabis dispensary? of a liquor store, or bar? or massage parlor? or some other type of business none of us who were present at the HOA meeting would want....?]. Nobody at the HOA meeting favored this proposed project, or wanted the P and Z to approve it. Nobody.

Everyone recalled how parts of our neighborhood turned into a sort of small scale "speedway" when traffic was diverted due to prolonged [now completed] renovation work on Cheek Sparger. Nobody wanted to see that sort of thing again, and I and my wife surely do not.

Apparently these people who want to build this monstrosity at corner of Cheek Sparger and San Bar also want to have motor vehicle entrances on both Cheek Sparger and San Bar. That will

cause lots of traffic and lots of opportunities for traffic accidents as motor vehicles enter [and later exit] the property from Cheek Sparger and from San Bar. Sooner or later this could [and most likely will] cause serious personal injury, or even death, especially since there is often a good bit of traffic on Cheek Sparger [which at times is like a mini-highway], and San Bar feeds directly into a residential area [so this proposed project really should not be approved or permitted].

Also, if this project is approved one result of it will end up being that its existence will depress property values in Woodbriar and probably up and down Cheek Sparger in other residential areas all the way through Colleyville and into Bedford; and when that happens, since Colleyville depends heavily upon property taxes for a significant portion of revenue collected by the City, the depressed values will translate into less taxable revenue collection in Colleyville, which will hurt everyone in Colleyville.

I ask that P and Z not approve or permit this to happen. Please deny the request to change zoning at corner of Cheek Sparger and San Bar.

Thank you for your consideration of this, and please forward it through appropriate channels to the P and Z before the meeting of 9 October 2023, when P and Z is currently scheduled to consider this matter.

Ernest (Skip) Reynolds III

[REDACTED]

=====

October 2, 2023

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

Dear Community Development Department,

My name is Rodney Hart and I live at 116 Greenbriar Lane. I would like to formally protest the proposed zoning change for 105 Cheek-Sparger Road, Zoning Case ZC23-006.

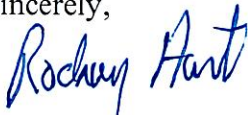
My main concern is a substantial increase in traffic on Greenbriar. I primarily work from home and look out at Greenbriar everyday. There is a lot of pedestrian and bike traffic; walkers, young and old, runners, and bicyclists. Geographically, Greenbriar is the furthest north thru street in Woodbriar Estates. It is well traveled by people who walk/run/ride through the Woodbriar Estates neighborhood. Increased traffic increases the safety risk for everyone.

My concerns are not based on assumptions. Woodbriar Estates, particularly Greenbriar Lane, persevered through two years of traffic being diverted down Greenbriar while construction was done on Cheek-Sparger, March 2021 through February 2023. I was appalled at how many cars went down my street and practically all at a high rate of speed. It was easy to tell when the stop light at Mid-Cities and Cheek-Sparger turned green. Car after car, one right behind the other, would speed down my street. The Colleyville Police did put out a speed indicator sign to show cars how fast cars were going but it was not a deterrent at all.

There are other concerns as well. Strangers in the neighborhood, increased noise, increased nighttime lighting, not to mention what this zoning change would do to the value of our homes.

I urge you to deny the proposed zoning request.

Sincerely,



Rodney Hart

From: [REDACTED]
To: [Ben Bryner](#); [Jackie Reyff](#)
Subject: 105 Cheek Sparger Rd. Case ZC23-006
Date: Wednesday, October 4, 2023 8:35:39 PM

105 Cheek Sparger Rd. Case ZC23-006

We are blessed to have built our home at 400 Briarcliff Court, Woodbriar Estates, Colleyville, over 46 years ago. During this time, we have seen the growth in our homeowners and businesses. We have appreciated the great work and consideration our Colleyville City personnel have helped to make Colleyville **THE** place to live.

I am very concerned about the zoning request ZC23-006, for 105 Cheek Sparger Road. That is a corner lot at San Bar and Cheek Sparger, with parts of each lot next to a Colleyville Homeowner. With the new and wonderfully completed street construction on Cheek Sparger from Blvd. 26 on to Brown Trail, the traffic has continued to increase. With construction of the new buildings at 105 Cheek Sparger Road, it will be more congestive than ever, making it dangerous for homeowners to get in and out of their driveways and for regular traffic to flow.

There are several 'compounding' pharmacies near and around the HEB area and several that have gone out of business. What happens if the business or rental is not successful at 105 Cheek Sparger Road?

105 Cheek Sparger Road, has **many** beautiful trees. This would make a good 'walking park'. And Colleyville is known for caring about keeping nature at its finest.

I respectfully request that Case ZC23-006 be **removed** from allowing buildings as described in this Case. Colleyville deserves better.

Thank you again for your time and concern for Colleyville and for helping keep it a GREAT place to call home.

Ann B. Kelley
400 Briarcliff Court
Colleyville, TX
[REDACTED]

From: [Charlene Alba](#)
To: [Ben Bryner](#)
Cc: [Jackie Reyff](#)
Subject: 105 Cheek Sparger Rd- Case ZC23-0062
Date: Thursday, October 5, 2023 11:40:05 AM

We recently purchased our home at 3809 Oakbriar Ln, Woodbriar Estates, Colleyville, moving to the area from El Paso, Tx. We love the neighborhood and our newly adopted city of Colleyville. We are proud to be members of the homeowners association and support our local businesses.

We are concerned about the zoning request ZC23-006 for 105 Cheek Sparger Road which is the corner lot of San Bar and Cheek Sparger with parts of each lot next to a Woodbriar Estates homeowner.

We are concerned about the increase in traffic not only on Cheek Sparger but inevitably through the adjoining neighborhoods. It would seem to us that there are many more desirable uses for that property that would not require the removal of the trees or destruction of the natural surroundings. One of the highlights of the area that we loved immediately were the beautiful trees and lovely neighborhoods.

We do respectfully request that rezoning of the specified lot be disallowed and that Case ZC23-006 be denied.

Respectfully,
Ron and Charlene Gillis
Woodbriar Estates Homeowners
and Registered Voters

Sent from my iPad

From: [Christina Gragg](#)
To: [Jackie Reyff](#)
Subject: Case ZC23-006
Date: Thursday, October 5, 2023 12:42:12 PM

Good afternoon,

We live at 3716 Greenbriar Ct, Colleyville. I wasn't able to attend the public hearing for Case ZC23-006 but as a resident in the neighborhood by the lot on the case I wanted to petition that my family is OPPOSED to the zoning change. We have small children and we like to take walks and making this a commercial office practically within a neighborhood with a compound pharmacy would increase traffic to the area making it unsafe. I hope that this email and others opinions opposed to this rezoning are taken into consideration before a decision is made.

Thank you!
Christina Gragg

From: [Lindsey Reyes](#)
To: [Ben Bryner](#); [Jackie Reyff](#)
Subject: Opposition to rezoning of 105 Cheek Sparger
Date: Thursday, October 5, 2023 12:50:47 PM

To Whom It May Concern,

We moved into our new home on San Bar Lane in Colleyville in late August, and we have only recently become aware of the zoning concerns right down the street from our new home (investment). After much thoughtful consideration and research, I oppose the rezoning of 105 Cheek Sparger.

We moved from our previous home due to an irresponsible and inconsiderate building plan close to the residential areas. I was disappointed to discover that we moved from one issue to a very similar one even closer to our residence.

As a mother of 3, small business owner, and wife of a firefighter who works on 24-hour shifts, the safety of my home is THE single most important thing to me.

My concerns regarding the zoning proposal for multi-use and the phased building of a compounding pharmacy and medical offices are as follows:

1. We are all aware of the current medical prescription addiction and abuse that plague our country. Will this new pharmacy attract unwanted crime/addicts to our neighborhood based on what they will be selling?
2. Will this snowball into much more than just a pharmacy that sells compounded prescriptions?
3. The owner does not have a primary residence in Colleyville. Do they truly care about the devaluation and unsafe traffic this build will bring to our quiet neighborhood? I have met with other residents and researched what the construction on Cheek Sparger alone did to the traffic on our streets when people used them to bypass the construction. We have children who play outside. With the road construction alone, stop signs started being run, cars sped through the neighborhood without care, and there are no speed bumps, gates at our community entrances, or patrols to avoid this.
4. With only 60 parking spaces, will the overflow cars be parking in front of our home on 3725 San Bar Lane? The safety of my children is my top priority. By allowing a business without adequate space for parking and traffic to be built, it will bring strangers who are not accountable to our neighborhood safety into an area that we should feel safe being in.
5. There is a compounding pharmacy 1.4 miles from the current proposed site. Will this end up being an empty building (like so many others I have seen in the area) within the first few years due to a business failure? I did not grow up here, but my husband did. From what everyone has told me, Colleyville is a desirable place to live. I would love to see it stay that way. Can incentives be provided for businesses to utilize currently empty buildings, like the building/land for sale at 3907 Colleyville Blvd?
6. With the lights and security, I am aware that has been proposed for such a business, the wonderful feel of our safe and quiet neighborhood would be eliminated, even with an 8-foot wall (which our neighbors are all opposed to as well).
7. Is Colleyville a city that will find a way to innovate and grow as well as protect the wonderful residential community it has become known for?

8. With past proposed businesses, such as the small assisted living center, and the bridge that was not built for heavy trucks/traffic on Cheek Sparger, why is a business that supposedly will be very busy be approved to be built in the same area where lesser businesses have been denied?
9. What type of business could meet both the safety/traffic concerns the immediate residents have and be successful for the owners? This pharmacy, I don't believe, is the answer. Everything I am researching and finding out points to a higher safety risk for my family, a decrease in property value for the residents, and a decline in the beautiful and quiet history of the neighborhood we so thoughtfully chose to invest in.
10. Is gating off our community entrances an option if this build goes through to protect us and our families from the ramifications of this choice?

Thank you for your time and consideration in hearing a concerned resident's thoughts over this issue. I look forward to attending the meeting on Monday.

Warmly,

Lindsey Reyes



From: [Susan Szakin](#)
To: [Ben Bryner](#); [Jackie Reyff](#)
Subject: Rezoning of 105 Cheek Sparger
Date: Thursday, October 5, 2023 1:20:39 PM

This email is regarding the rezoning of 105 Cheek Sparger.

We are residents of Woodbriar Estates. Having just endured two plus years of endless traffic speeding down our streets, the last thing we are interested in is something else that will create a similar hazardous situation.

We are not against the property being developed. We are against a plan that leaves itself open for businesses that could create large volumes of traffic. The current plan allows for a significant number of parking spaces thus inviting ongoing traffic issues that would once again create a hazardous environment for the families of this subdivision.

Please reconsider.

Thank you.

Susan and Pete Szakin
3712 Oakbriar Lane



From: [jollynngolden](#)
To: [Ben Bryner](#); [Jackie Reyff](#)
Subject: Opposition to rezoning request ZC23-006
Date: Thursday, October 5, 2023 5:10:53 PM

My opposition to this rezoning request is based on several parts of the request.

1. The "phased approach" to building the 3 buildings referenced. This would mean ongoing construction and disruptions of traffic flow on CheekSparger. We have just endured 18 months of construction and the tremendous increase of cut through traffic in our neighborhood. This has really become an issue with increased numbers of young families in our neighborhood because the cut through traffic speeds down Oakbriar, Greenbriar, and Briarwick.

2 Another compounding pharmacy? There is one at the corner of Harwood and Brown Trail. Is she bringing existing clientele with her? What if the business does not succeed? It will be another empty building that will attract trouble.

3. Not appropriate for a residential area No benefit or enhancement for the tax paying residents. Green belt, park, walking track?

I have many more concerns but hope the board?will consider these enough to deny the request

Thank you

Jo Lynn Golden

3700 Sweetbriar Ln

President

Woodbriar Estates Homeowner's Association

Sent from my Galaxy

From: [Judy Hall](#)
To: [Jackie Reyff](#)
Cc: [Judy Hall](#)
Subject: Rezoning Woodbriar Estates
Date: Thursday, October 5, 2023 11:50:30 PM

Judy Hall

400 Woodbriar Ct.
Colleyville, TX 76034



October 5, 2023

Colleyville City Council
Rezoning Planning Meeting
Re: Woodbriar Estates
Case: 105 CHEEKSPARGER ZC23-006

Dear Council Members,

I'm in opposition to the rezoning of 105 CheekSparger. The last thing we need is more traffic in our beautiful neighborhood. Dangerous traffic running stop signs and driving too fast; because of diverting traffic through our neighborhood, from the construction on Cheek Sparger. A Pharmacy would intensify these dangers and our neighborhood would no longer be residential.

This sets a precedent for more depreciation in our homes and for Colleyville!

Last Saturday, September 30 was the first I learned about this zoning change for Woodbriar Estates at our annual homeowners meeting. There was only 1 sign on Greenbriar St.

It is not in our best interests please refuse this rezoning change.

Sincerely yours,

Judy Hall

From: [Ben Bryner](#)
To: [Jackie Reyff](#)
Subject: FW: 105 Cheek Sparger Rd. Case ZC 23-006
Date: Friday, October 6, 2023 8:10:29 AM

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

From: JD Shipp [REDACTED]
Sent: Thursday, October 5, 2023 8:45 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: 105 Cheek Sparger Rd. Case ZC 23-006

Sent from my iPhone

I am not in favor of the zoning change
at 105 Cheek Sparger Rd.

After completion of a lengthy period of much needed road work, traffic is now moving very well on that section of
Cheek Sparger Rd.

New construction at 105 would
cause congestion again on the heavily traveled road.

With numerous empty retail spaces available nearby, new retail construction at that site does not seem beneficial to
our city.

Thank you for your consideration in this matter.

Sandra Shipp
901 Inwood Lane
Colleyville, Tx

Director of Community Development
City of Colleyville

5 October 2023

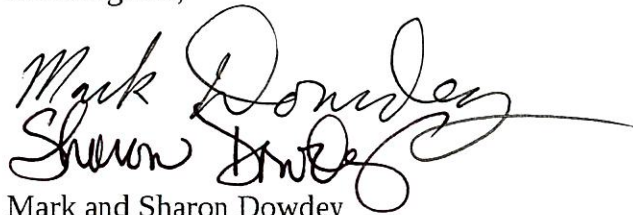
RE: ZC 023-006-PUD-C

This letter is to state our opposition to the compounding pharmacy and two other business buildings being proposed in ZC 023-006 PUD-C. As owners of a home in the Oakbriar neighborhood directly adjacent to the proposed development, we would be negatively affected by these businesses. Our objections stem from the following reasons:

- Three businesses and the accompanying 60 to 80 parking spots is too much to place in the available space. The density of these proposed businesses will require the removal of almost all the existing trees on the property and also cause possible drainage issues.
- These businesses will drive increased cut-through traffic in the Oakbriar neighborhood, especially if an access to the businesses from San Bar road is provided.
- We will be required to endure another round of construction noises and traffic delays, just after the Cheeks Sparger widening project was completed.
- The location is not likely to support a compounding pharmacy, since there are also competing pharmacies (Walgreens, CVS, and Deliver It Pharmacy) serving the area. We are concerned that the business will fail and then sit vacant (like the vacant bank on the corner of Cheeks Sparger and Colleyville Blvd).
- Compounding pharmacies keep classes of drugs on premise that are prone to theft and require high-security storage. The cameras and security lighting required to discourage or prevent break-ins after hours would be a nuisance to homes in the adjacent neighborhoods.

Because of all the short-term construction-related problems (dust, noise and traffic obstructions) and the long-term impacts to neighborhood pass-through traffic and devaluation of our properties, we respectfully request that this zoning change be denied.

Best Regards,

Handwritten signatures of Mark and Sharon Dowdey in black ink. The signature of Mark is on top, and Sharon's is below it, both written in a cursive style.

Mark and Sharon Dowdey
200 Greenbriar Lane
Colleyville, TX 76034

From: [Suzie Solmon](#)
To: [Jackie Reyff](#)
Subject: 105 Cheeksparger
Date: Monday, October 9, 2023 10:03:05 AM

Hello, I truly do not understand the need for a business in this location.
When you drive down 26 there are plenty of empty places this company can put the pharmacy
additionally empty lots all along 26.
The people wanting to add this business do not live in Colleyville.

Leaving our neighborhood is hard enough without adding a business in this area.

Have you done a traffic study for this road and the amount of people that use thus intersection
to access highway 26?

Suzie Solmon
3517 Greenbriar court
Colleyville tx, 76034

From: [REDACTED]
To: [Jackie Reyff](#)
Subject: Proposed Zoning Change at San Bar Lane and Cheek-Sparger Road Intersection
Date: Monday, October 9, 2023 10:35:05 AM

My wife Margie Horn and I have lived at 3605 San Bar Lane since January 1, 1980. We have seen many changes along San Bar Lane during the last 43 years. One constant change has been the increased traffic volume and excessive speeding along San Bar between Cheek-Sparger and Quail Run. Coming out of our driveway has become very hazardous over the years. We strongly oppose the addition of any commercial business site exits onto San Bar Lane such as the one being proposed on the empty lot on Cheek-Sparger. We would favor adding 4-way stops at the intersection of San Bar and Greenbriar as well as the intersection of San Bar and Quail Run. Commercial entrances and exits should be off of Cheek-Sparger not San Bar which is a residential feeder street. Please register our opposition to the proposed site development plan.

Howard Richard Horn Jr and Margie M. Horn
3605 San Bar Lane
Colleyville, TX 76034

From: [Courtney Atwood](#)
To: [Jackie Reyff](#); ckelly@colleyville.com
Cc: david.groves11@gmail.com; mark@montclairdfw.com; sbilgees@gmail.com; timraine25@gmail.com; jimlinn@sbcglobal.net; ckbevill@hotmail.com; jerome.obinabo.pz@gmail.com
Subject: Opposition to Item 2a. 105 Cheek-Sparger Road Lot 1 Block 1 San Bar Square Addition
Date: Monday, October 9, 2023 3:24:12 PM

Jackie and Chuck,

Good afternoon! I wanted to voice my opposition regarding the development on 105 Cheek-Sparger Road. My family and I live at 3609 San Bar Lane Colleyville, Texas. I am concerned about the lack of infrastructure on both San Bar Lane and Cheek-Sparger to handle additional traffic turning and cutting through our neighborhood. We experienced a tremendous amount of cut through traffic during the construction that took place on Cheek-Sparger. Has there been a traffic study conducted? In addition, I have concerns regarding office buildings, medical buildings, and compounding pharmacy in our neighborhood. What economical impact will it have on my property value if the office buildings are vacant? It would make sense for something of this nature to be on highway 26 that can naturally handle traffic. However with the large number of For Sale, For Lease signs that are all over Colleyville. How would the owner and builder (which are not Colleyville residents) ensure stable tenants? Would compounding pharmacy and medical buildings generate more money than property taxes and if the answer is no, how does not then benefit Colleyville and its residents?

Lastly, the plan to cut down all the mature trees on the lot is disappointing. The mature oak trees is a charming characteristic of our neighborhood and portion of Colleyville. While we might be off Mountclair or neighborhood like Thornbury but we are just as important.

Most kind regards,
Courtney Atwood

ORDINANCE O-23-2269

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, REZONING FROM PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL TO PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL DISTRICT ON LOT 1, BLOCK 1, SAN BAR SQUARE ADDITION LOCATED AT 105 CHEEK-SPARGER ROAD; BEING APPROXIMATELY 1.94 ACRES, 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 to change the zoning from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial district, Case No. ZC23-006; 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 purpose of this ordinance is to amend the base zoning for the real property described as Lot 1, Block 1, San Bar Square Addition, commonly known as 105 Cheek-Sparger Road (the "Property"), and to further provide for a PUD-C overlay district to allow for a compounding pharmacy and medical and general office uses.

Sec. 2. THAT the zoning for the Property is hereby amended as follows:

1. GENERAL

- a. The Property shall further be subject to a PUD-C overlay district (the "Overlay District") upon the effective date of this ordinance. The Overlay District shall be subject to all CPO Professional Office base zoning district regulations, except as expressly provided otherwise in this ordinance.

2. DEVELOPMENT OF THE PROPERTY

- a. The Property shall be developed with two office buildings (Compounding Pharmacy in Building 1; medical office and general office in Building 2) generally consistent with the Statement of Planning Objectives and Site Plan, which are attached hereto as Exhibit "B" and Exhibit "C", respectively.
- b. The buildings erected on the Property shall be consistent with the elevations, materials, and articulation as depicted in Exhibit "D", unless expressly provided otherwise in this ordinance.

3. PUD-C OVERLAY DISTRICT REGULATIONS

The following PUD-C Overlay District regulations shall apply to the Property while the Overlay District is in effect:

a. Permitted Uses.

1. The permitted uses shall be those listed for the CPO Professional Office Commercial base zoning district. The following uses shall be permitted by right:
 - a. A Pharmacy including compounding shall be allowed in Building 1.

The permitted land uses shall be allowed on the subject properties per the use designations labeled on the buildings shown in Exhibit "C".

b. Lighting.

1. All lighting including parking lot, building and security lighting shall be directed away from residential areas and shall provide a maximum candle illumination of 0.5 foot candles as measured from the residential property line.

c. Landscaping.

1. All required landscaping shall meet the minimum requirements of Chapter 4 - Landscaping and Buffering in the Land Development Code.

d. Building Design.

1. All building designs shall be generally consistent within the elevations shown in Exhibit "D".
2. Building designs shall meet the minimum articulation requirements of Chapter 6 - Building Design in the Land Development Code.
3. There shall be no drive-thrus.

4. Building(s):

- a) Building 1: one-story, 6,200 s.f.; and, Building 2; one story, 6,300 s.f.
- b) Development shall generally conform to the Conceptual Site Plan.

e. Fencing and Screening.

A minimum eight (8) foot masonry fence shall be constructed along the south and east property line adjacent to existing residential properties prior to the issuance of any certificate of occupancy.

f. Parking.

The number of parking spaces provided shall be 63 spaces.

- Sec. 3. THAT the Property 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. All requirements of the Land Development Code shall be met, except as expressly amended herein.
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 8th day of November 2023.

The second reading and public hearing being conducted on the 21st day of November 2023.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 21ST DAY OF NOVEMBER 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
Scotty Richardson, Place 3	_____	Ben Graves, Place 4	_____
Chuck Kelley, Place 5	_____		

ATTEST: CITY OF COLLEYVILLE

Christine Loven, TRMC	Bobby Lindamood
City Secretary	Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

The map displays the following zoning districts and their locations:

- CC-2** (Purple): Located in the upper left, near Colleyville Boulevard.
- CC-3** (Purple): Located in the upper left and center, near Colleyville Boulevard and Cheek Sparger Road.
- PUD-C** (Orange): Located in the upper center, middle center, and lower center.
- R-40** (Yellow): Located in the upper right, near Cheek Sparger Road.
- R-20** (Yellow): Located in the center right, near Cheek Sparger Road.
- PUD-R** (Green): Located in the lower left, near Woodbine Drive.
- CN** (Pink): Located in the lower left, near Woodbine Drive.
- R-15** (Light Green): Located in the lower center, near Woodbine Drive.

The map also shows the following streets:

- Colleyville Boulevard**: Running diagonally from the top left.
- Cheek Sparger Road**: Running horizontally across the middle.
- Woodbine Drive**: Running horizontally at the bottom.
- Woodcrest Drive**: Running vertically on the left side.
- Acuff Lane**: Running vertically in the upper right.
- Felps Drive**: Running vertically on the right side.
- Felps Court**: Running vertically on the right side.
- Greenbriar Lane**: Running horizontally in the lower right.
- Sweetbriar Lane**: Running vertically in the lower right.
- Rosebriar Lane**: Running vertically on the far right.
- San Bar Lane**: Running vertically in the lower center.
- Greenbriar R Court**: Running vertically in the lower center.

Lot numbers are visible throughout the map, including 4101, 4013, 4009, 4005, 4001, 3915, 3913, 210, 3907, 4003, 4001, 200, 100, 104, 108, 112, 116, 120, 124, 128, 125, 129, 133, 4012, 4008, 4004, 4000, 3914, 3910, 215, 204, 200, 203, 3801, 3805, 3809, 212, 300, 3725, 3721, 3717, 3716, 3713, 3709, 3705, 3701, 3616, 3718, 3714, 3708, 3704, 211, 207, 203, 119, 115, 111, 3721, 3716, 208, 204, 200, 212, 3709, 3708, 3705, 3704, 3709, 3708, 3705, 3704, 3701, 3700, 3616, 3717, 3716, 3713, 3712, 3709, 3708, 3705, 3704, 3701, 3700, 3717, 3716, 3713, 3712, 3709, 3708, 3705, 3704, 3701, 3700.

Exhibit “B” – Statement of Program Objectives

1. Standard operations of the compound pharmacy - The pharmacy will be compounding both non-sterile and sterile compounds. The pharmacy will also be providing immunization, counselling, point of care testing service to the community. There will also be dispensing of legend medications along with over-the-counter area for applicable medications.
2. Will there be any required outside or inside gases? - There will not be any gas required for operations of the pharmacy. Are you referring to gas for heating? - then, yes.
3. Anticipated number of customers per day - The pharmacy will be providing delivery service and also store pick up so number of customers will vary from day to day
4. Number of employees - It will be determined based on the business growth but initially the pharmacy will be employed with about 10 employees.
5. Will there be any retail products sold? - Yes, over the counter medications, Durable medical equipment etc.

Exhibit "C" – Site Plan

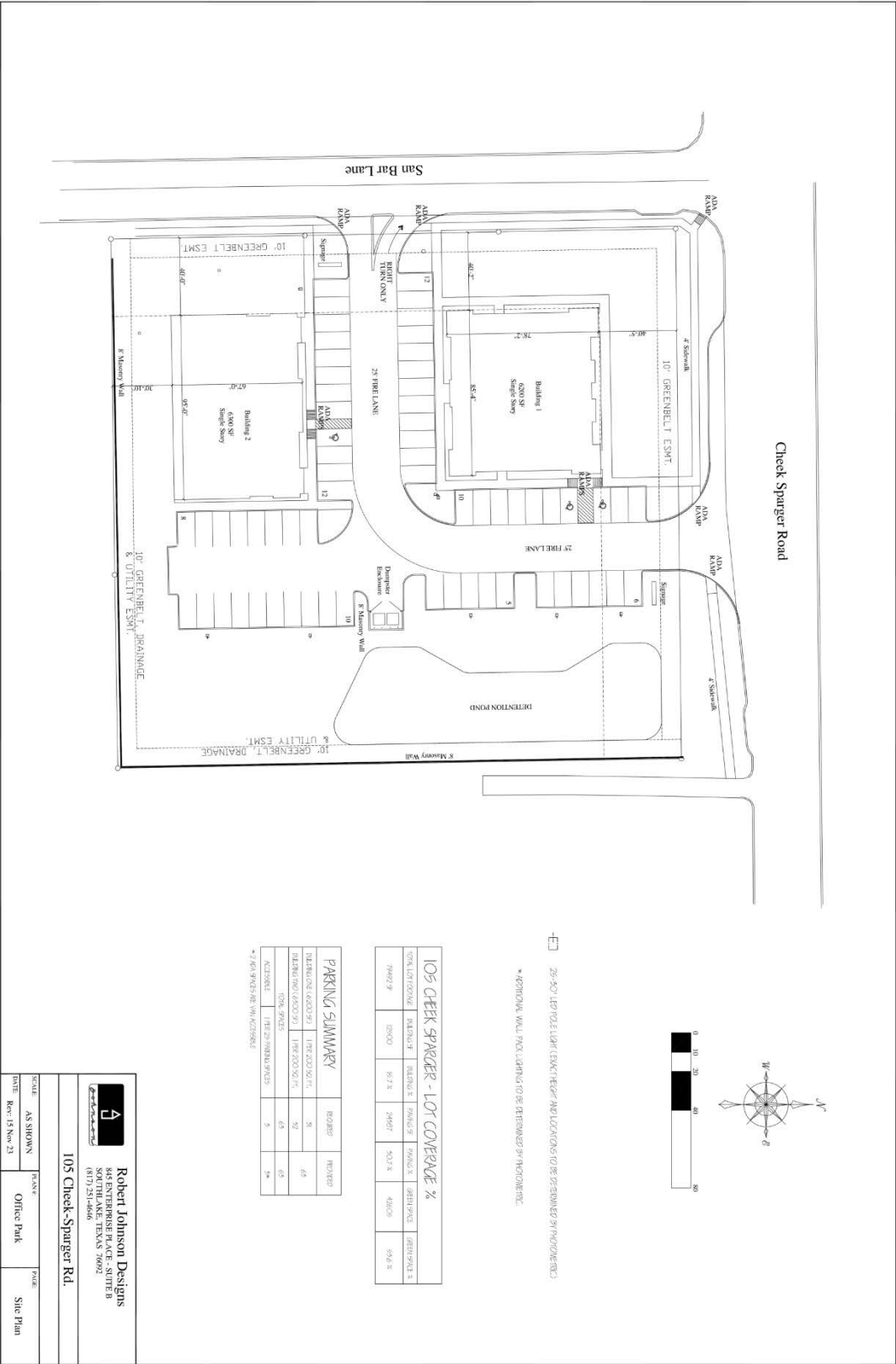
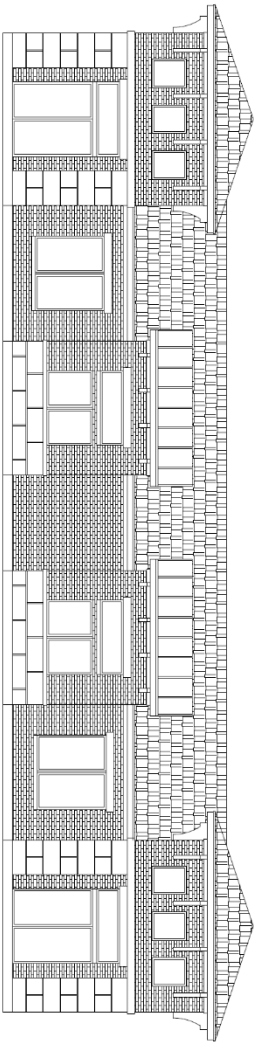
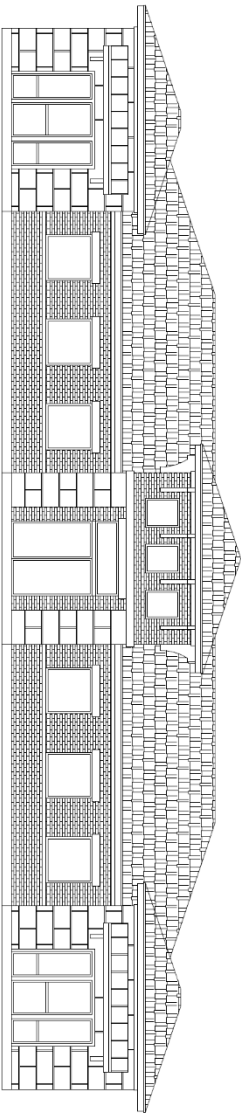


Exhibit “D” – Building Elevations, Landscape Plan, and Tree Survey

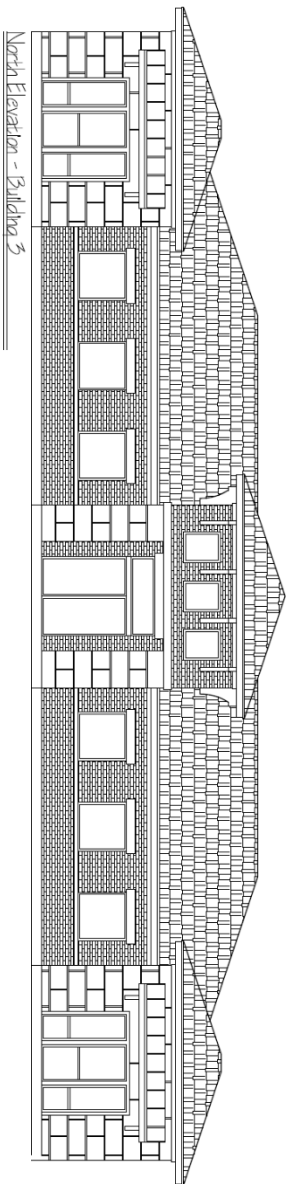


North Elevation - Building One



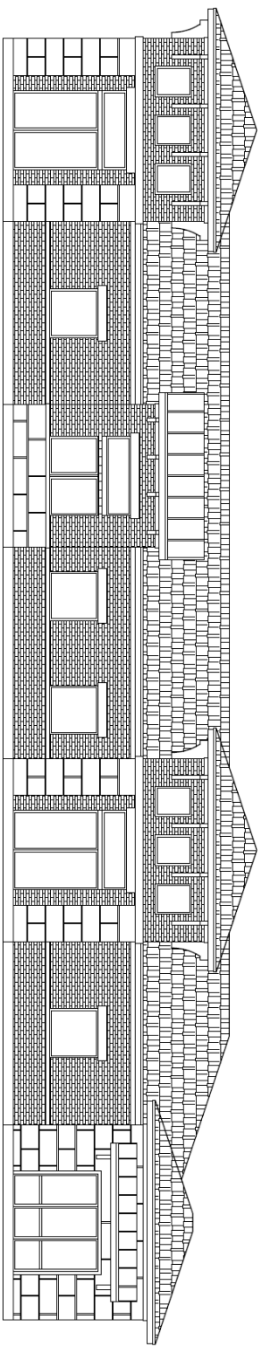
North Elevation - Building Two

 Robert Johnson Designs ARCHITECTS 105 Cheek-Sparger Rd. SOUTH LAKE, TEXAS 76092 (817) 251-4666			
105 Cheek-Sparger Rd.			
SCALE		PLANT	PAGE
DATE: Rev: 17 October 21		Office Park	Building Elevations



North Elevation - Building 3

◆ EXISTING FACADE TO BE OVERLAIN BY MASONRY



West Elevation - Building 2

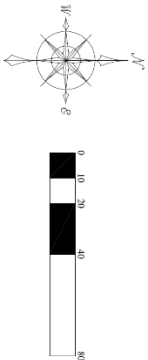
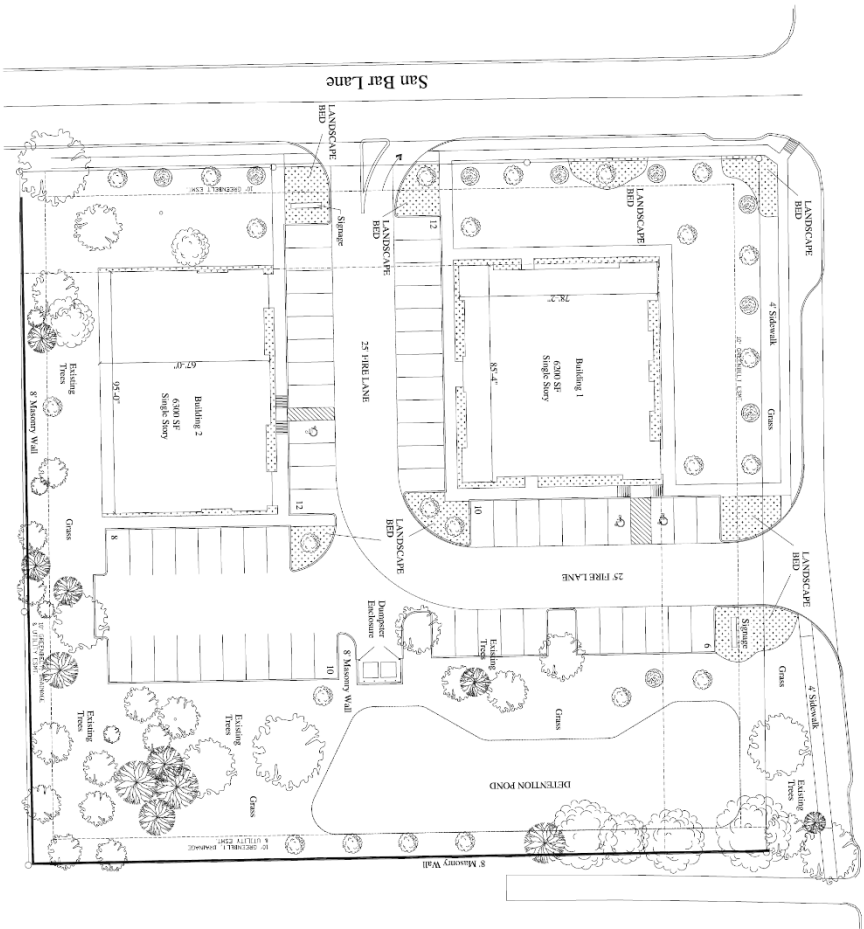


Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTH LAKE, TEXAS 76092
(817) 251-4666

105 Creek-Sparger Rd.

SCALE:	NTS	PLANE:	PAGE:
DATE:	25 April 23	Office Park	Building 2&3 Front Elevations

Cheek Sparger Road



- Bald Cypress - Taxodium distichum
- Red Oak - Quercus shumardii
- Crepe Myrtle - Lagerstroemia indica
- Nandina - Nandina domestica
- Purple Sage - Leucophyllum frutescens
- Juniper - Juniperus chinensis

QUANTITY	MATERIAL	SIZE
----------	----------	------

9	BALD CYPRESS	3"
64	RED OAK	10 GAL.
100	CREPE MYRTLE	5 GAL.
100	NANDINA	5 GAL.
100	PURPLE SAGE	5 GAL.
100	JUNIPER	5 GAL.

PERMANENT IRRIGATION ON ALL LANDSCAPED AREAS
FULLY AUTOMATIC IRRIGATION SYSTEM ON ALL LANDSCAPED AREAS
MANDATORY REQUIREMENTS

SITE TREES
(1) 2" CALIBER TREE PER EACH 40 FT OF STREET FRONTAGE
400 FT OF STREET FRONTAGE, 400 FT / 40 = 10 TREES
10 TREES PROVIDED ON STREET FRONTAGE

SITE SHRUBS
(1) 5 GAL PLANT FOR EACH 5 FT OF PUBLIC RIGHT OF WAY
ADJACENT TO THE PROPERTY
400 FT OF STREET FRONTAGE, 400 FT / 5 = 80 SHRUBS
100 TREES PROVIDED ON STREET FRONTAGE

20% OF THE TOTAL LAND AREA SHALL BE LANDSCAPED
AT LEAST 80% OF THE TOTAL LANDSCAPED AREA SHALL BE LOCATED IN
THE STREET YARDS

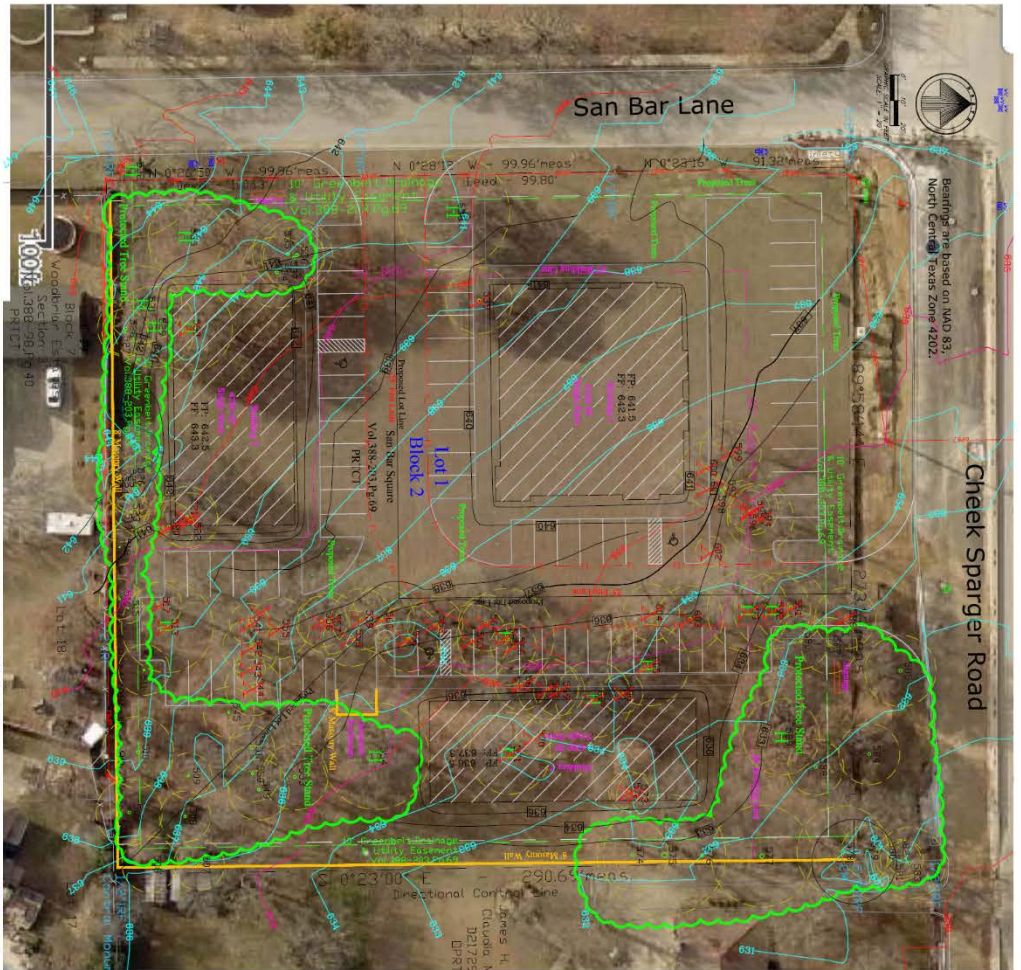
105 CHEEK SPARGER - LOT COVERAGE %

105 CHEEK SPARGER - LOT COVERAGE %	3.12%	5.17%	24.55%	50.17%	45.00%	54.6%
79492 SF	15000	15170	24550	50170	45000	54600

Robert Johnson Designs
845 ENTERPRISE PLACE, SUITE B
SOUTHLAKE, TEXAS 76092
(817) 251-4646

105 Cheek-Sparger Rd.

SCALE	PLAN #	PAUSE
AS SHOWN	Office Park	Landscape Plan
DATE	Rev: 15 Nov 23	



505_13	Blackjack Oak	Removed	567_10	Post Oak	Removed
506_11	Blackjack Oak	Removed	568_12	Blackjack Oak	Removed
507_10	Blackjack Oak	Removed	569_10	Blackjack Oak	Removed
508_10	Blackjack Oak	Removed	570_7	Blackjack Oak	Removed
509_9	Blackjack Oak	Removed	571_16	Blackjack Oak*	Removed
510_14	Blackjack Oak	Removed	572_8	Blackjack Oak	Removed
511_10	Blackjack Oak	Removed	573_8	Blackjack Oak	Removed
513_18	Post Oak*	Removed	574_14	Post Oak	Removed
515_6	Blackjack Oak	Removed	575_24	Elm	Removed
516_8	Blackjack Oak	Removed	576_15	Elm	Removed
517_9	Post Oak	Removed	577_20	Elm	Removed
518_7	Blackjack Oak	Removed	578_18	Elm	Removed
519_8	Blackjack Oak	Removed	579_10	Blackjack Oak	Removed
520_10	Blackjack Oak	Removed	580_6	Post Oak	Removed
521_12	Blackjack Oak	Removed	581_8	Post Oak	Removed
522_11	Blackjack Oak	Removed	582_7	Post Oak	Removed
523_7	Blackjack Oak	Removed	583_14	Blackjack Oak	Removed
524_7	Blackjack Oak	Removed	584_12	Blackjack Oak	Removed
525_9	Blackjack Oak	Removed	585_14	Blackjack Oak	Removed
526_12	Blackjack Oak	Removed	586_12	Post Oak	Removed
527_9	Blackjack Oak	Removed	587_11	Blackjack Oak	Removed
528_11	Blackjack Oak	Removed	588_11	Blackjack Oak	Removed
529_16	Burr Oak	Removed	589_15	Blackjack Oak*	Removed
530_17	Post Oak	Removed	590_11	Blackjack Oak	Removed
531_15	Post Oak	Removed	591_14	Blackjack Oak	Removed
532_26	Post Oak*	Removed	592_15	Blackjack Oak	Removed
533_15	Post Oak*	Removed	593_16	Post Oak*	Removed
534_14	Blackjack Oak	Removed	594_13	Pecan	Removed
535_14	Blackjack Oak	Removed	595_10	Pecan	Removed
536_14	Blackjack Oak	Removed	596_8	Pecan	Removed
537_12	Blackjack Oak	Removed	597_13	Pecan	Removed
538_22	Blackjack Oak*	Removed	598_11	Pecan	Removed
539_13	Blackjack Oak	Removed	599_12	Pecan	Removed
541_8	Post Oak	Removed	600_10	Post Oak	Removed
542_11	Burr Oak	Removed	601_7	Post Oak	Removed
543_6	Burr Oak	Removed	602_6	Pecan	Removed
544_11	Post Oak	Removed	603_13	Blackjack Oak	Removed
545_12	Blackjack Oak	Removed	604_11	Post Oak	Removed
549_12	Post Oak	Removed	605_16	Blackjack Oak*	Removed
550_11	Post Oak	Removed	606_8	Blackjack Oak	Removed
551_9	Blackjack Oak	Removed	607_15	Blackjack Oak*	Removed
553_13	Blackjack Oak	Removed			
554_21	Blackjack Oak*	Removed			
555_12	Post Oak	Removed			
556_10	Post Oak	Removed			
557_12	Post Oak	Removed			
558_11	Blackjack Oak	Removed			
559_19	Post Oak	Removed			
560_13	Post Oak	Removed			
561_13	Blackjack Oak	Removed			
562_11	Post Oak	Removed			
563_14	Blackjack Oak	Removed			
564_11	Post Oak	Removed			
565_19	Blackjack Oak*	Removed			

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[illegible]

URBAN FORESTRY PLAN

LAND SURVEYING, INC.
ALPHA, LAND SURVEYING, INC.
969 ELKIN LANE
KELLER, TEXAS 75562-1941
PH 817-614-8017
FAX 817-379-8666
CONTACT: MIKE B DAVIS
Tribal/Designated

City of Coleville, Texas
Recorded in
Volume 388-203, Page 69
Plat Records, Tarrant County, Texas
105 Cheek Spangley Road
January 18, 2023 Sheet 1 of
Field Surveyed
Revised: April 22, 2023



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 6b

Agenda Date 11/21/2023

Number Ordinance O-23-2270

Type Ordinance

Department Community Development

Title

Request to appeal the decision by the Planning and Zoning Commission for the consideration of a Planned Unit Development – Commercial Amendment for Lot 2R, Atlantic Oil and Gas Addition, located at 7970 Precinct Line Road, Case ZC23-028

Explanation

Second Reading and Public Hearing

The applicant was present and answered questions from the City Council. The sound engineer who performed the noise study presented his findings and answered questions. It was recommended to increase the height of the wall along the eastern boundary to 10 feet. During the public hearing, concerns about noise, traffic, and car wash use were expressed.

First Reading and Public Hearing

Tanner Brandt, the applicant, has submitted a request for an amendment to the existing PUD-C (Planned Unit Development – Commercial) ordinance for a Tommy's Express carwash development, being approximately, 2.59 acres. The purpose is to amend the PUD-C's ordinance in order to allow for a new 5,243 s.f. carwash to be located at 7970 Precinct Line Road.

The Planning and Zoning Commission made a motion to approve the request at their October 9, 2023 meeting. However, the motion failed by a vote of 2-5. A failed motion is considered a recommendation for denial. When the Planning and Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Additionally, no change of zoning where exists a protest against such change, signed by owners of 20 percent or more of either the area of lots or land included in such proposed change, or lots or land immediately adjoining same and extending 200 feet therefrom, filed with the City Secretary, shall be passed except by a favorable vote of three-fourths (3/4) of all members of the City Council. The opposition registered for this item is approximately 49%.

Existing Conditions/Background: The subject property consists of one open lot for new commercial construction. This property was rezoned in 2000 to allow for a new restaurant with a drive-thru, which was never built.

Proposed Amendment: *Request* – The applicant requests to amend the PUD-C ordinance to allow for a new 5,243 s.f. carwash.

Analysis: The previous ordinance was approved in 2000 and the approved site plan exhibit showed one drive-thru restaurant building. The applicant desires to develop the site with a 5,243 s.f. carwash. The site is proposed to have 18 parking spaces with vacuums. There shall be an 8-foot masonry screening fence adjacent to the residential subdivision to the east. To change the approved site plan of the PUD-C ordinance from a drive-thru restaurant building to a carwash requires an amendment to Ordinance O-00-1258. The applicant has provided additional information regarding the cleaning products, sound study, updated landscape plan, and fencing.

Plat Status: The property is platted as Lot 2R, Atlantic Oil and Gas Addition.

DRC Review: The DRC reviewed the request during their August 22, 2023 meeting and provided the following comments to the applicant:

1. Refer to Land Development Code, Chapter 6 Commercial Design Standards and provide updated exhibits based on these standards. Also, provide façade elevations including the building materials and their percentages.

2. Engineering comments:

Utility Plan:

1. Install sanitary sewer cleanout at easement line after connection to public sewer main.

Drainage Plan:

2. Drainage analysis for downstream impact in form of a note is insufficient. Onsite detention will be required to be provided for this development. A detailed drainage plan is required for review.

Drainage: The drainage meets the Land Development Code for the proposed project.

Surrounding Development: The property to the north is zoned PUD-C and has developed as a gas station and liquor store. The property to the south has R-40 Single Family zoning and is improved as a church. The property to the east is zoned PUD-R, Planned Unit Development – Residential, and is developed as single-family residential. The property to the west is located in the City of North Richland Hills.

Comprehensive Plan: The City's Comprehensive Plan, *Destination Colleyville*, identifies the subject property for commercial development and is located in the Colleyville Boulevard Corridor. The proposed change to the PUD-C ordinance does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well

as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff is neutral on this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission made a motion to approve the request at their October 9, 2023 meeting. However, the motion failed by a vote of 2-5. A failed motion is considered a recommendation for denial. When the Planning and Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Recommendation

None

Attachments

1. Request to Appeal
2. Aerial
3. Zoning
4. Future Land Use Map
5. Ordinance O-00-1258
6. Statement of Planning Objectives
7. Standards of Operation Guide
8. Tommy's Procedures
9. Economic Development Information
10. Development Schedule
11. Legal Description
12. Site Plan
13. Landscaping Plan
14. Fence Elevation
15. Elevations
16. Renderings
17. Existing Drainage Plan
18. Proposed Drainage Plan
19. Grading Plan
20. Utility Plan
21. Car Wash Noise Control
22. Noise Study
23. Chemical Information
24. Detergent information
25. Notification Map
26. Notification List
27. Notification Letter
28. Community Meeting Request

-
29. Letters Received
 30. Ordinance O-23-2270

Ben Bryner

Subject: RE: City Council Meeting 11.8.23

From: Tanner Brandt <tanner@christiansoncompanies.com>

Sent: Friday, October 13, 2023 9:09 AM

To: Jackie Reyff <JReyff@colleyville.com>

Cc: Ben Bryner <BBryner@colleyville.com>

Subject: RE: City Council Meeting 11.8.23

We would like to appeal the decision of the Planning and Zoning Commission on 10/9/23 and be heard by the City Council on 11/8/2023.

Thank you,

Tanner Brandt

Christianson Companies

701-499-3936 O

518-487-1119 C

New Address: 4609 33rd Avenue S. Suite 400 Fargo, ND 58104

Aerial Map

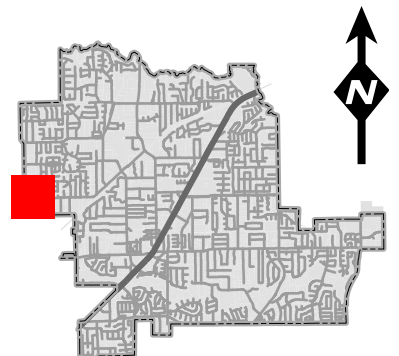


ZC23-028

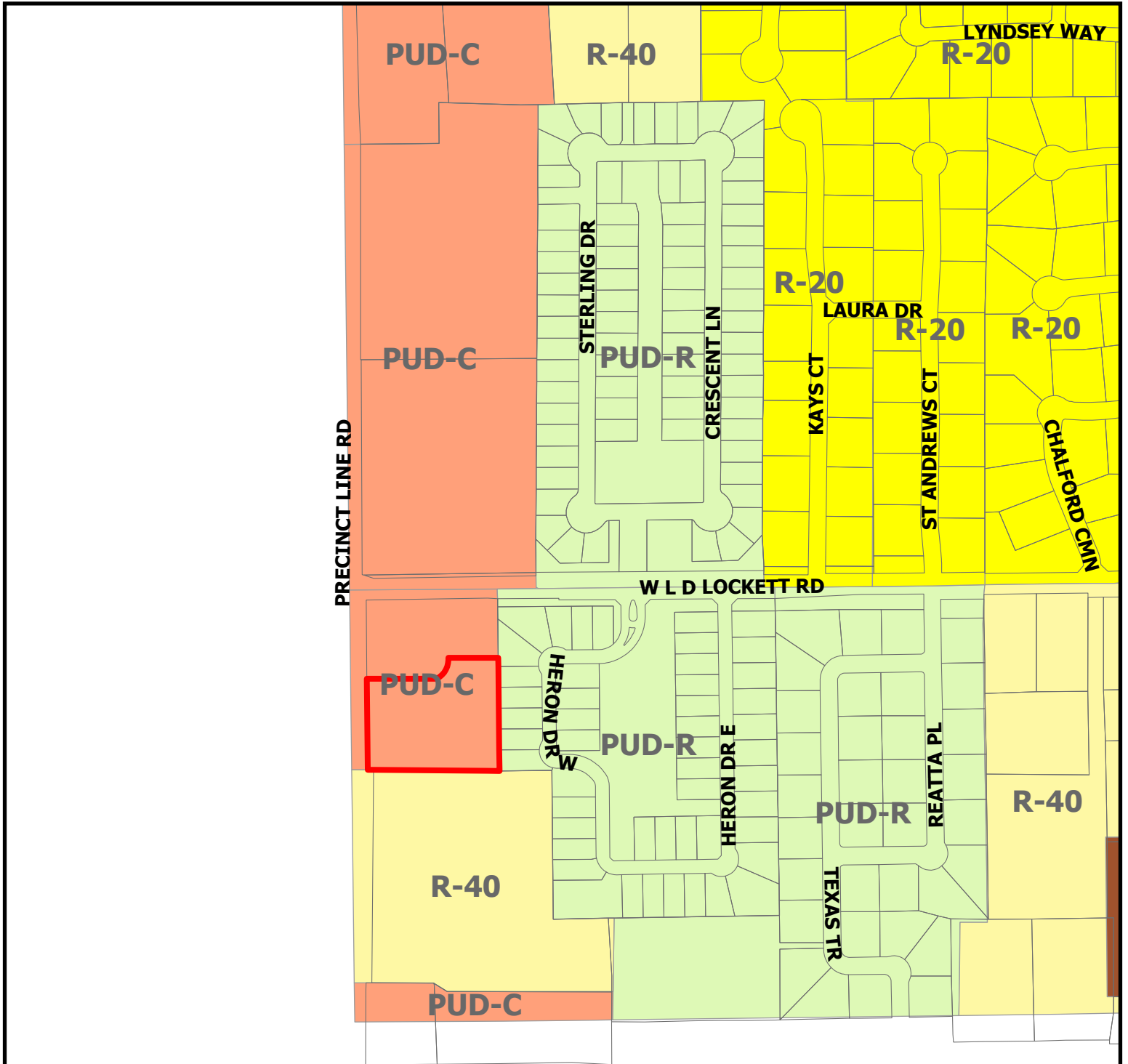
7970 Presinct Line Rd.

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

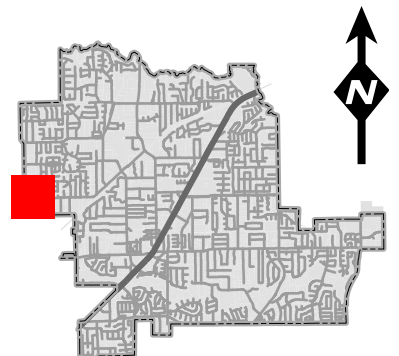


ZC23-028

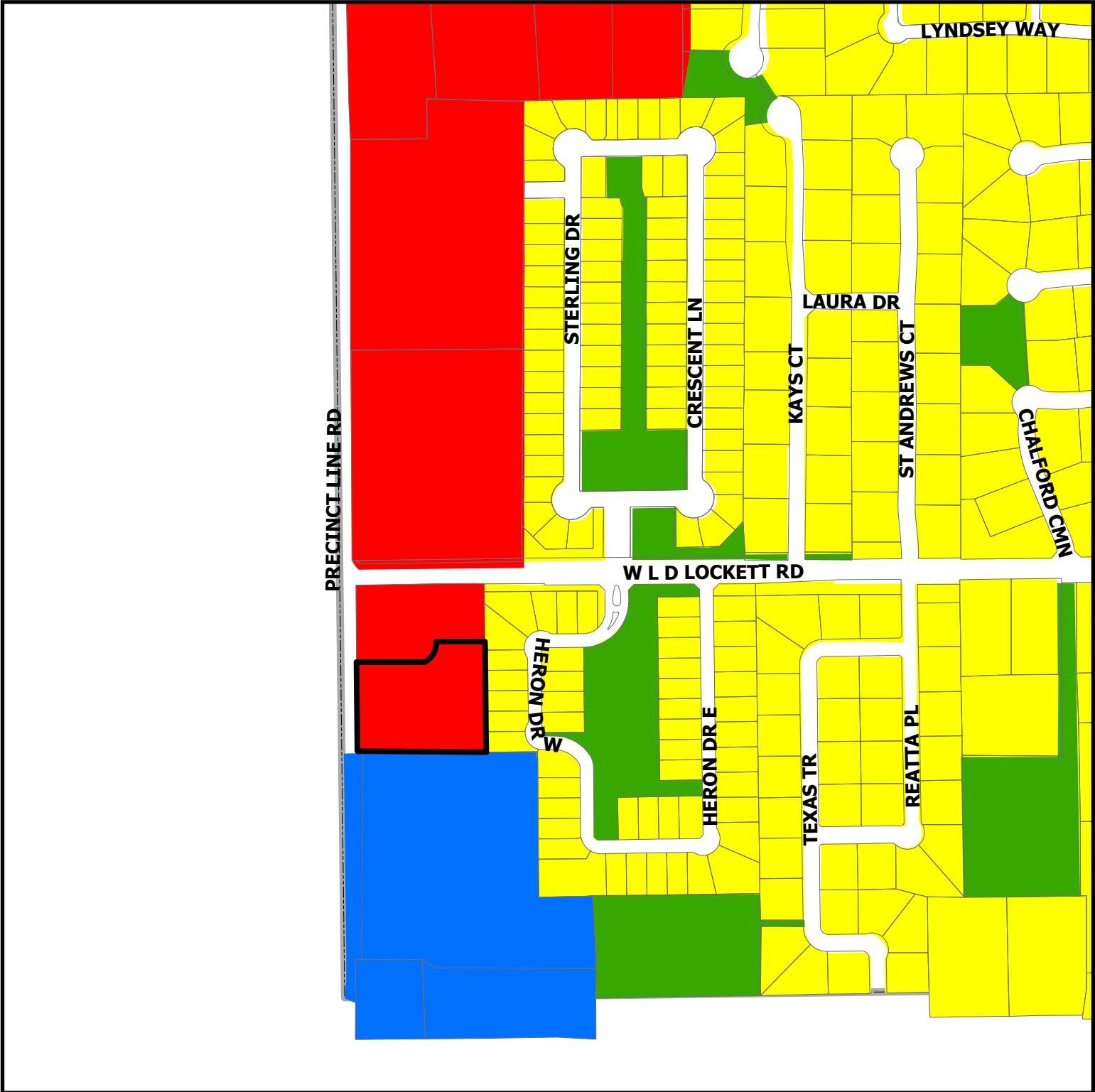
7970 Presinct Line Rd.

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 Subject Property



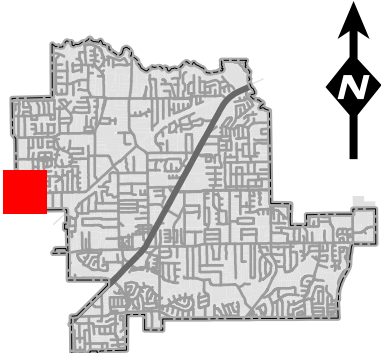
Future Land Use Map



ZC23-028
7970 Presinct Line Rd.

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



ORDINANCE O-00-1258

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND AMENDING ORDINANCES O-96-1053 AND O-99-1146 CONDITIONS, AND AUTHORIZING A RESTAURANT WITH DRIVE-THROUGH SERVICE; PROVIDING FOR A PENALTY FOR VIOLATIONS AND AUTHORIZING PUBLICATION

WHEREAS, an application to amend Ordinances O-96-1053 and O-99-1146 conditions was filed by Awad Eskander representing Perry Mulubhoy on September 29, 2000, under Case No. Z-00-073; and

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 10 days before such hearing; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing; and

WHEREAS, notices were posted on the subject land as provided by the zoning ordinance; and

WHEREAS, public hearings to change the zoning and the Master Plan on the property herein described were held before the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation; and

WHEREAS, the City Council is of the opinion that the zoning change herein made furthers the purpose of zoning as set forth in the *Land Development Code* and is in the best interest of the citizens of the City of Colleyville.

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

Sec. 1. THAT the Master Plan, the *Land Development Code* of the City of Colleyville, Texas, and the accompanying Zoning Map (Exhibit A) are hereby amended insofar as they relate to certain land located in Colleyville, Texas, described as Lot 3, Atlantic Oil & Gas Addition, by amending the special conditions for Ordinances O-96-1053 and O-99-1146 to allow a restaurant with drive-through service, together with the conceptual site plan (Exhibit B) and subject to the following conditions:

- a. The building shall be constructed as the new prototype buildings, provided the City's existing building design, landscaping, signage and other critical site standards are met.

- b. The drive-through window shall be located at the rear of the building, as shown in Exhibit B.

Sec. 2. THAT any person, firm or corporation violating any of the provisions of this ordinance as read together with the Land Development Code of the City of Colleyville shall be guilty of a misdemeanor and upon conviction thereof shall be fined a sum not to exceed Two Thousand Dollars (\$2,000.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such.

Sec. 3 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 5th day of December 2000.

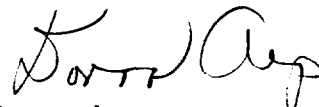
The second reading and public hearing being conducted on the 19th day of December 2000.

ATTEST:



Cynthia Singleton
City Secretary

CITY OF COLLEYVILLE:

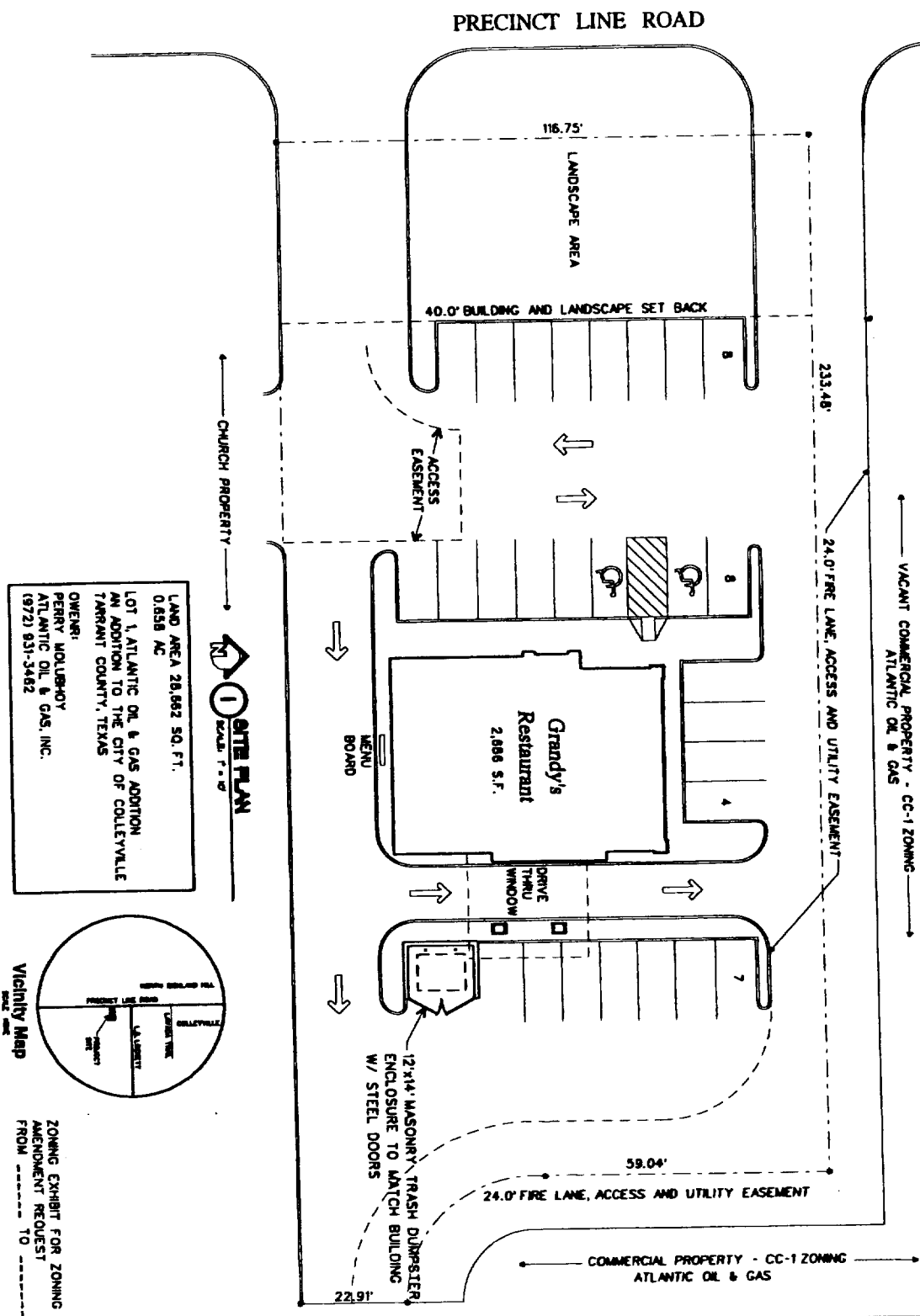


Donna Arp
Mayor

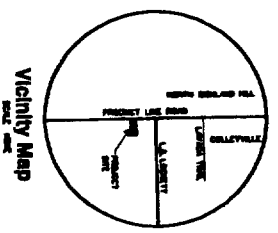
APPROVED AS TO FORM AND LEGALITY:



Ross T. Foster
City Attorney



LAND AREA 28,662 SQ. FT.
0.658 AC
LOT 1, ATLANTIC OIL & GAS ADDITION
AN ADDITION TO THE CITY OF COLEYVILLE
TARRANT COUNTY, TEXAS
OWNER:
PERRY MOLUBHOY
ATLANTIC OIL & GAS, INC.
(872) 831-3462



ZONING EXHIBIT FOR ZONING
AMENDMENT REQUEST
FROM TO

A101

Site Plan



PRECINCT LINE RD
• L.D. LOCKETT
COLEYVILLE

Grandy's
Coleyville

PARADIGM
CONSULTING



CHRISTIANSON

C O M P A N I E S

Monday, August 7, 2023

City of Colleyville

RE: PUD Amendment Statement of Planning Objectives

Tommy's Express Car Wash- 7970 Precinct Line Road

To whom it may concern,

Christianson Companies and PWS Holdings 23, LLC are requesting the approval of a Planned Unit Development Amendment for a car wash project located at 7970 Precinct Line Road. This property is currently zoned PUD-C and we are requesting an amendment to the PUD to allow a car wash use to be built at this location.

Tommy's Express is one of the largest and fastest growing franchises in the country. Our business model includes individual washes as well as a monthly TommyClub membership that gives customers unlimited washes, access to the TommyClub express lane, and allows them to update their membership on the Tommy's Express Mobile App. Our car wash is also environmentally friendly. We utilize a water reclamation system that reuses 30% of the water used per wash and our clear acrylic roof system allows for daylight harvesting so no lighting is required during most operational hours. In our express wash, customers never get out of their car or enter the building. They are in their car during the wash and then they can park in the vacuum stalls in the parking lot to use the vacuums. The only reason a customer would enter the building is to use the public restroom. The hours of operation are 7AM-9PM Monday-Sunday.

For these reasons, we sincerely ask the Planning Commission and City Council to approve our request for a PUD Amendment at this location. Tommy's Express offers the best car wash on the market and holds its franchises to the highest standards of training, efficiency, and professionalism. We would love to provide a valuable service to the citizens of Colleyville, and partner with the community to be a benefit to all who live there.

Sincerely,

Tanner Brandt

Christianson Companies/PWS Holdings 23, LLC



Standards of Operations Guide

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- 1.9 PH Test
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Section 6: Brand Compliance

- 6.1 Brand Compliance

Section 1: Procedures

1.1 Loading Procedure

Standard

Loader is present at the appropriate times:

- During the first 30 days open
 - When the wash stack is full
 - First time guest that needs assistance
 - If the Entrance Module is non operational
 - To load dually trucks
- Loader is using the correct arm motions and is making eye contact with the guest
 - Loader is smiling
 - Loader is verifying the guest is in neutral
 - Loader is standing in the proper position based on volume

Critical

- Loader is not standing in the proper position for production execution (exception for dually trucks)
- Loader is not present when the Entrance Module is not working
- Loading is not using proper arm motions or making eye contact with guests



1.2 Shift Running & Positioning

Standard

- Team Members are talked into and out of position by the shift/site leader
- Shift/site leader gives direction and feedback to the staff
- Shift/site leader is not locked into a position
- Position chart is filled out and Team Members on shift know their responsibilities
- Team Member assigned to the Flight Deck 2 position is in the 3x3 square

Critical

- Site cannot meet service standards due to staffing shortages
- No shift leader is available or on site
- A Team Member is not present on the Flight Deck
- A Team Member is not monitoring the Wash Tunnel while a vehicle is in it

Position Chart Date:

	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9
Flight Deck 1																
Flight Deck 2																
Wash Tech																
Vac Con																
Loader																
Leader																

Notes:



1.3 Safety Program

Standard

- SDS sheets are available, accessible and updated to their most current version on all detergents and cleaning products
- All cleaning products are used as described by the manufacturer
- All detergents and cleaning products are properly labelled and kept in an approved container
- All equipment meets local code
- First Aid Kit is available and stocked
- Certified Cut-Proof gloves are available and used when handling sharp objects or performing capable of harming hands
- Safety Glasses are available for detergent handling
- All Team Members are wearing non slip shoes
- Ear plugs are available and used when working in the Wash Bay for longer than 15 minutes.
- All Bay Gun and Fire Hoses are put away in a non hazardous manner
- Lock Out Tag Out is in use (if appropriate)
- All Blower Inspections are complete and recorded in the manger app
- Team Members are not in the Blower Room while the Blowers are running
- Lock out tag out hung and stocked in the Dry Back Room

Critical

- Safety Glasses or gloves are not available for detergent handling
- Cut proof gloves are not available
- SDS sheets are not available for 1 or more detergents or cleaning products
- Lock Out Tag Out not in use while performing a maintenance procedure
- Team Members are in the Blower Room while the Blowers are running
- Blower Inspections are not being completed and recorded in the manager app
- Bay Gun is being used while the was is running
- A hose extension of a length that risks entanglement in the wash equipment is added to the bay gun



1.4 Training Program

Standard

- Current Tommy's Express approved training program is in place
- A Team Member is trained in the position they are working independently in
- Team Members are knowledgeable of the wash packages and TommyClub
- All Team Members are entered into Tommy University Online
- Previously employed Team Members are removed from Tommy University Online

Critical

- A Team Member is independently working the cashier window and does not know the wash packages or cannot speak to how the TommyClub works.
- A Team Member is not Tommy University Team Member, FD1 and FD2 certified in the allotted time. (7 days for full time team members. 14 days for part time team members.)



1.5 Franchise Signage

Standard

- All signage is to franchise standard
- All building colors meet corporate specifications (where applicable)
- All signage and exterior lighting is turned on prior to dark or inclement weather
- All signs and lights properly illuminate with no burnt out bulbs
- Building signs meet the corporate specifications including registration marks
- Sign faces are clean and in good repair
- A decal about site ownership and operation is displayed
- Franchise signage is not faded or yellowed
- Signage is properly placed based on current signage placement map
- Signage is free of bird nests and spider webs

Critical

- All signs are off at dark or during inclement weather
- Handwritten signs are posted in view of guests

1.6 Checklists

Standard

- Opening and closing procedures are being properly documented in the manager app
- Preventative maintenance is being documented in the manager app
- 7-Day cleaning list is being used and properly documented in the manager app

1.7 Hourly Inspection

Standard

- Hourly inspection is being properly performed
- Back to back hourly inspections are not missed in a single day
- Hourly inspections are being recorded in the manager app

Critical

- 4 or more hourly inspections are missed in a single day
- Repeating issue(s) continue to show up on hourly inspection and no action is taken to correct the issue(s)



1.8 Detergents



Standard

- Detergents are being stored in the proper location designated by the site however not in more than one single location
- Detergents are pumped over 30 gallons at a time
- Detergents are transported to and from their storage location in a way that does not cause a safety hazard, poor guest experience or interrupt wash production
- Safety Glasses and gloves are used when handling detergents

Critical

- No safety gloves or glasses are worn when handling detergents
- Detergents are cross contaminated
- Detergent tote(s) are empty and no replacement detergent available on site

1.9 PH Tests

Standard

- Pre Soak is at a target PH above 10
- Combo 2 leg 1 is at a target PH of 7 or lower
- When testing a vehicle the PH is at a neutral 7



1.10 P&L Statements

Standard (Non Scored)

- P&L statements are reported to the Tommy's Express Franchise



Section 2: Wash Quality

2.1 Tire Gloss

Standard

- Tire Gloss is applied evenly to each tire
- Each tire has a "wet" look
- Tire Gloss is not applied to the rim or wheel

Critical

- Excessive amounts of Tire Gloss are present on rim or Rocker
- Tire Gloss is spotty, not evenly distributed on tire, or not present on tire



2.2 Drying Properly

Standard

- Tops and sides of vehicle are virtually dry
- Vehicle should be at least 85% dry
- No detergent residue on windshield

Critical

- Striping on windshield
- Less than 85% dry

2.3 Spot Free Rinse

Standard

- Water is beading / breaking properly
- Nozzles are clean and not clogged
- Nozzles are spraying at the correct angle
- Mirrors and fuel door are free of spotting

Critical

- Excessive spotting on guest vehicle



Section 3: Equipment

3.1 Voice Commander

Standard

- Voice Commander is audible when guest loads onto the belt
- Voice Commander is activating at the correct time
- Voice Commander is loud enough for guests to hear the commands while in their vehicle

Critical

- Voice Commander is not operational and no action has been taken



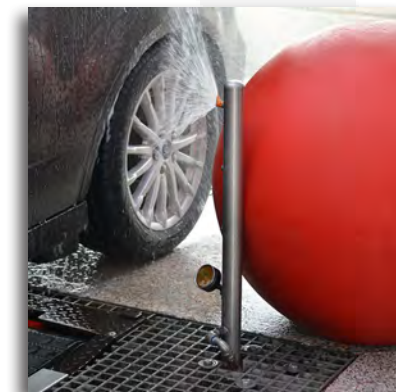
3.2 Pre Blaster and Bug Spray

Standard

- Pre-Blast is working and activating at the correct time
- Pre-Blast is installed, functional, and operational
- Pre-Blast is angled in a fashion as to not spray the windshield of a guest's vehicle
- The Bug Spray Applicator is working and activating at the correct time unless turned off to coincide with seasonal needs
- The Bug Spray Applicator is evenly coating the front bumper and is not over spraying onto the windshield

Critical

- Pre-Blast is not functioning, and no action has been taken
- Pre-Blast is not turned on during appropriate time
- The Bug Spray Applicator is not functioning and no action is being taken



3.3 Entrance Module

Standard

- Entrance Module is activating at the correct time
- Entrance Module is changing images at the correct time
- Entrance Module is displaying the correct image

Critical

- Entrance Module is not working, and no action has been taken
- Entrance Module image turns back to “Please Pull Forward” image at the wrong time



3.4 Pre Soak Arch

Standard

- Pre Soak Arch is activating at the correct time
- Front Pre Soak is spraying the windshield only, and scent is being dispensed
- CTA 1 and 2 are activating at the correct time
- CTA 2 is foaming correctly
- All Nozzles are clean and free of debris
- Pre Soak Rope Light is functioning correctly

Critical

- Any function on the Pre Soak Arch is not functioning and no action has been taken
- Pre Soak Rope Light is not working



3.5 Bumper Blaster

Standard

- Bumper Blaster is activating at the correct time
- Nozzles are set to the correct angle for coverage on all vehicle types
- Nozzles are clean and free of debris

3.6 Rainbow Coat

Standard

- Rainbow Coat is activating at the correct time, so the entire vehicle is being covered
- Rainbow Coat is foaming properly and Rain Bar is not clogged
- Rainbow Coat Rope Light and LED Light Bar is functioning properly

Critical

- Rainbow Coat Arch is not functioning and no action has been taken
- Rainbow Coat Rope Light or LED Light Bar is not functioning properly

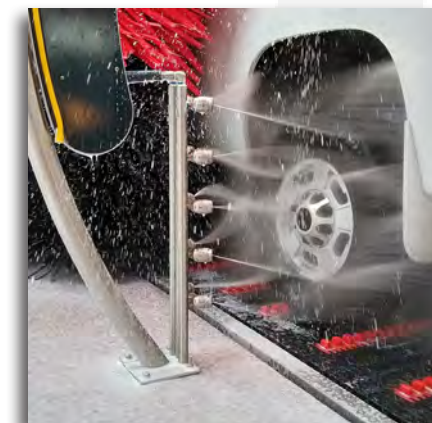
3.7 Wheel Blasters

Standard

- Wheel Blasters are activating at the proper time
- All Nozzles are functioning properly

Critical

- Wheel Blasters are not functioning and no action has been taken



3.8 All-In-One Combo

Standard

- All Brushes, Mitters, and Rockers are being properly lubricated
- All Nozzles and Foaming Heads are clean, free of debris, and activation timing is correct
- Mitter Basket is functioning properly, rotating correctly, and secure
- All Brushes and Rockers are spinning in the proper direction
- All Brushes, Rockers, and Mitters are set to the proper RPMs
- Combo Brushes, Rockers, and Mitters are activating at the proper time
- Rockers are set at a ten-degree angle away from vehicle
- Wrap retract function is operating correctly so the Wrap contacts the front and rear of the vehicle
- Bump Stops are in correct position and are not damaged
- Wrap weight is appropriate for back end cleaning
- Wrap Shocks are in working order and installed in the correct direction
- All-In-One Combo is providing a "Soapy" product for guest satisfaction

Critical

- Any piece of All-In-One Combo equipment is broken and no action is taken

3.9 Underbody Flush

Standard

- Nozzles are clean and free of debris
- Underbody Flush is activating at the correct time



3.10 Red Hot Cleanser

Standard

- Red Hot Cleanser is activating at the correct time
- Red Hot Cleanser is evenly covering the entire guest vehicle
- Red Hot Cleanser is foaming properly and applying in a flowing sheet
- Red Hot Cleanser Rope Light and LED Light Bar is functioning properly

Critical

- Red Hot Cleanser is consistently not covering the entire vehicle
- Red Hot Cleanser is not activating and no action has been taken
- Red Hot Cleanser Rope Light or LED Light Bar is not functioning properly

3.11 Ceramic Body Wax

Standard

- Pre Rinse Rain Bar is clean and activating at the proper time
- Pre Rinse Rain Bar is operating correctly
- Nozzles on Ceramic Body Wax are clean and free of debris
- Ceramic Body Wax is activating at the proper time
- Foamer inserts are clean and free of debris
- Ceramic Body Wax Rope Light and LED Light Bar is functioning properly

Critical

- Ceramic Body Wax is not activating and no action has been taken
- Pre Rinse Rain Bar is not functioning and no action has been taken
- Ceramic Body Wax is not foaming correctly
- Ceramic Body Wax is not consistently covering entire vehicle
- Ceramic Body Wax Rope Light and LED Light Bar is not functioning properly



3.12 High Pressure Rinse

Standard

- Nozzles are clean and free of debris
- High Pressure Rinse is activating at the correct time
- Rain Bar is clean and flowing properly
- High Pressure Rinse Rope Light is functioning properly

Critical

- High Pressure Rinse is not activating and no action has been taken
- High Pressure Rinse Rope Light is not functioning properly



3.13 Tommy Guard

Standard

- Nozzles are clean and free of debris
- Tommy Guard is activating at the proper time
- Tommy Guard Rope Light is functioning properly
- Tommy Guard Arch is applying Tommy Guard in a frothy/milky consistency
- K-Nozzles are installed on the Tommy Guard Arch

Critical

- Tommy Guard is not activating and no action has been taken
- Tommy Guard Rope Light is not functioning properly



3.14 Drying Agent

Standard

- Nozzles are clean and free of debris
- Drying Agent is activating at the proper time

Critical

- Drying Agent is not activating



3.15 Spot Free Rinse

Standard

- Water is beading / breaking at application site
- Nozzles are positioned at the correct angle
- Mirrors and rear end of vehicle are rinsed fully
- Nozzles are clean and not clogged

Critical

- Nozzles are missing or incorrect Nozzles are being used as defined by the Field Team Manual
- Spot Free Rinse Arch is not working and no action is being taken



3.16 Blowers

Standard

- Blowers are activating at the correct time
- Blast Gates are opening and closing at the correct time
- First blower is activating properly and water is forming a v pattern
- Heated Blowers are activating and properly working
- Blowers are set to the proper angle for best drying results
- No Blowers have excessive vibrations or are producing excessive noises beyond normal function
- Blower ramp down speeds are gradual

Critical

- Any blower is not functioning, and no action has been taken
- Either Heated Blower is not functioning, and no action has been taken
- Blower 1 is clogged
- More than 3 Blowers are clogged with leaves or debris
- Blowers have excessive vibrations or are producing excessive noises beyond normal function
- Blower ramp down speeds are not gradual



3.17 Exit Module

Standard

- Exit Module is activating at the correct time
- Exit Module is displaying the correct image
- Exit Module is changing images at the correct time
- Exit Module is clean

Critical

- Exit Module is not working and no action has been taken
- Exit Module is not installed



3.18 Dry Huggers

Standard

- Dry Huggers release is programmed to only come in on the vehicle's side mirror
- Dry Huggers are dry slightly damp

Critical

- Dry Huggers are excessively wet causing the vehicle to become wet
- Dry Huggers release is programmed to come in on the vehicle and dry any portion of the vehicle other than the side mirrors



3.19 Relax/Go Tower

Standard

- Both Relax/Go Can Light are functioning properly
- Both Relax/Go Can Lights illuminate at the proper time
- Relax/Go stickers on the Can Lights are well in tact and are not ripped or missing

Critical

- The Relax/Go Tower is not functioning and no actions are being taken



3.20 Tire Gloss

Standard

- Tire Gloss is extending at the proper time, so the front tire is making contact with entire Brush
- Nozzles are clean and activating at the correct time
- Tire Gloss is activating for 2 - 4 seconds
- Tire Gloss is covering the entire Brush
- Tire Gloss Nozzles are spraying the Brush

Critical

- Tire Gloss is not extending, and no action has been taken
- Two or more Tire Gloss Nozzles are clogged
- Tire Gloss is activating or spraying for less than 2 seconds or more than 4 seconds



3.21 Pulse Sensor

Standard

- Pulse Sensor is functioning properly
- All flags on Pulse Sensor are attached and secure

Critical

- Any 1 Pulse Sensor flag is missing or misaligned



3.22 All-In-One Pump Station

Standard

- All pumps are working properly
- Grundfos pump is at 200 PSI
- No leaks are present
- Pressure gauges are working properly
- Water temp at Grundfos pump is 80 or above (depending on volume)

Critical

- Any pump is not functioning and no action has been taken



3.23 Reclaim System

Standard

- Reclaim System is functioning properly
- No faults present on the Reclaim System
- Reclaim Basket is emptied and cleaned once a day
- Reclaim Ozone Generator is working properly
- Water pressure is 15-55 PSI
- Mesh screens on fans are clean and free of debris

Critical

- Reclaim System is running in bypass mode and no Ozone is being produced. No actions being taken



3.24 RO System

Standard

- RO System is functioning properly
- TDS levels are at or below 25
- Chlorine levels are being tested monthly
- RO unit is not on city bypass mode
- Purified and Reject water tanks do not have algae buildup within

Critical

- RO System is not functioning
- RO System is in bypass mode and no action has been taken



3.25 MCC Cabinet

Standard

- MCC cabinet is closed and locked
- MCC air cooling fans and air filters are clean and free of debris

Critical

- Foreign objects inside MCC Cabinet

3.26 Air Compressors

Standard

- Air Compressors are functioning properly
- Air Compressors are at 100-150 PSI

Critical

- Both Air Compressors are not working and no action has been taken



3.27 Boilers

Standard

- Boilers are functioning properly
- Boilers are set to 120 degrees or higher

Critical

- Boilers are not working and no action has been taken.
- Boilers are leaking



3.28 Detergent/Maintenance Pod

Standard

- All detergents are drawing properly and there are no air bubbles lodged in draw lines near Metering Tips or VersaDial connections
- Detergent POD detergents are stocked adequately for business volume
- All totes have lids that are securely tightened
- Water pressure at the POD is at 200 PSI when the wa
- Master air regulator is between 80PSI – 100PSI
- All air regulators are functioning properly
- No water leaks are present at POD



Critical

- Detergents are not drawing
- Water PSI is under 150 PSI
- Air pressure is under 65 PSI or over 115 PSI (2020 model 2 air regulators)

3.29 Belt/Pit Flush

Standard

- Belt Flush is working properly and Nozzles are clean and not plugged
- Under rollers are working properly
- Transfer plates are tight and in good condition
- Take up drum is functioning properly
- Guide rollers are in place, free of debris, and in good condition
- All under roller U bolts are double bolted, in place, and in good condition

Critical

- Missing any U bolts or under rollers and no action has been taken
- Belt is not functioning, and no action has been taken



3.30 Mat Washers

Standard

- Mat Washers are not leaking
- Mat Washers are set to 100 seconds for run time
- Mat Washers are set for seasonal use of water

Critical

- Both Mat Washers are not functioning and no action has been taken
- Team Members are power washing floor mats in the Wash Bay for guests



3.31 Vacuums

Standard

- Vacuums are functioning properly
- Vacuum suction is adequate for cleaning a guest's vehicle
- Vacuum Nozzles are clean and free of debris
- Vacuum hoses are clean and not clogged
- 5% or less of Vacuums may be clogged, but must be cleared within time frame of site consultation
- Vacuum Nozzles are free of conditions that could potentially snag or scratch upholstery

Critical

- One or more Vacuums are not functioning, and no action has been taken
- More than 5% of Vacuums are clogged
- Less than 5% of Vacuum hoses are clogged and no action has been taken to clear clogged hoses



3.32 Vending

Standard

- Vending Machines are stocked
- All Vending Machines are online and operational

Critical

- More than 2 Vending Machines are out Detail Kits
- More than 2 of the card readers are not operational/offline



3.33 POS and Computer Equipment

Standard

- POS is operational and in good condition
- Register area is clean and free of open drinks
- Each iPad screen and exterior casing is clean
- Proper cleaning methods are used as defined by Tommy Car Wash Systems Technical Support
- GWC is on and functioning properly
- Back up ISP is working properly or ready to be operational

Critical

- POS is not operational and no action has been taken
- GWC is down and no action has been taken
- A backup ISP service is not installed or readily available in the event of standard ISP connection loss

3.34 Camera System

Standard

- All cameras are working and in good condition

Critical

- A camera is not functioning or is broken and no action has been taken



3.35 Hydraulic Tanks

Standard

- Flow divider is in good condition
- Tank has proper amount of Hydraulic Fluid
- Speed control valve is set correctly (Wraps & Reverse Huggers 60-85RPM, Rockers 100-120RPM, Mitters 48-52RPM)
- Hydraulic Oil is correct color as defined by oil manufacture specifications
- Hydraulic Tanks are free of water

Critical

- Hydraulic Tanks are leaking and no action is taken
- Any Hydraulic Hose or Hydraulic Connection is leaking and no action is taken
- Leaks and loss of fluid are present and no replacement Hydraulic Fluid is available on site

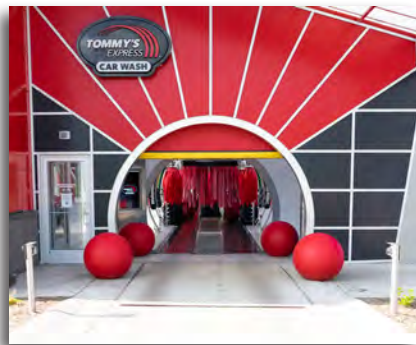
3.36 Wash Bay Red Balls

Standard

- Four wash bay Red Balls are present (two in front of Pre Blasters, two outside by entrance door)
- Red Balls are positioned so the ball helps center the guest on the belt (edge of Red Ball is lined up with inside edge of Rub Rail)

Critical

- Missing one or more red ball



Section 4: Guest Experience

4.1 Atmosphere of Site

Standard

- Team Members are courteous and friendly to all guests and other Team Members.
- All Team Members frequently smile at the guests and make eye contact
- Team Members are attentive to guest's needs
- Team Members warmly answer the phone and introduce themselves
- Site opens and closes at approved and posted times
- Music in the Vac area and Flight Deck is loud enough to add to the experience, but not so much that it is a disturbance.
- Energy level of team is positive and upbeat

Critical

- Team Member or leader is rude or argumentative with a guest
- Music is extremely loud. Loud enough to cause a guest to not return
- Profanity is heard on any music being played and no action is taken
- Site willfully opens late or closes early



4.2 Team Uniform

Standard

- All Team Members and leaders are in proper uniform per the uniform guidelines
- All Team Members and leaders are wearing non-slip shoes
- All Team Members and leaders practice good personal hygiene and are groomed properly
- Headsets are being worn and in use by all Team Members and leaders

Critical

- Headsets are not being worn by any Team Member
- One or more Team Members are wearing nonapproved apparel including but not limited to; sweatshirts (hoodies) over or underneath uniform shirts, hats not provided by Tommy's Express, and non-slip shoes

4.3 Team Conduct

Standard

- Smoking, (Tobacco or Vape products) drinking (non alcoholic / non impairment beverages), and eating are done in designated areas.
- Site business is never discussed within hearing range of guests

Critical

- Team Member uses profanity, crude gestures, tells an inappropriate or potentially offensive joke to guests or other Team Members
- Team Members argue with each other within guests' hearing range
- The use of Tobacco products (including Chewing Tobacco), E-Cigarettes (Vapes) is done in view of guests or not in the designated area
- Alcohol is consumed on site



4.4 Vacuum Concierge

Standard

- Team Member is interacting with guests in a friendly manner
- Team Member is checking vehicles for wash quality
- Team Member is speaking with guests about Tommy Club
- Team Member is helping guests when appropriate
- Team Member is smiling and making eye contact with guests
- Team Member is actively cleaning Vacuums and emptying trash

Critical

- Team Member is not interacting with guests
- Team Member cannot answer guests' basic questions

4.5 Window Dialogue

Standard

- Team Members acknowledge guests as they pull up to the window
- Team Members offer suggestions and accurately describe all products offered
- Team Members appropriately interact with guests and hit the five points of the window dialogue
- Team Members recognize first time guests and take their time explaining our offerings and Tommy Club option

Critical

- Guests are not acknowledged as they pull up to the window
- Team Member remains silent when a guest pulls up to the window
- Three or more of the five steps for guest dialogue are missed



4.6 Guest Assistance Bells

Standard

- Guest Assistance Bells are functioning properly
- Team reacts to a Guest Bell in an appropriate amount of time
- Guest Assistance Bells are placed so that they are accessible to all guests

Critical

- Team Members not react to a guest's needs in a timely manner
- Any Guest Assistance Bell is not functioning



4.7 POS / Lane Controller / Dashboard Knowledge

Standard

- Team Members and leaders know how to properly ring up guests on the POS
- Team Members and leaders know how to look up a guest / change plate on Dashboard
- Team Members and leaders know what to do if an error message appears on POS
- Team Members and leaders know how to properly reset the Lane Controller
- Team Members and leaders know how to add, delete, and modify vehicles in stack

Critical

- A Team Member independently working on the POS / Lane Controller / Dashboard does not know how to properly use them



Section 5: Cleanliness

5.1 Parking lot / Vacuums / Walks

Standard

- Parking lot, Vacuum Area, and walks are in good repair free of potholes
- Parking lot and Vacuum Areas are plowed and free of ice buildup
- Walks are shovelled and free from ice buildup
- Walks and Vacuum Area are clean and free of stains, litter, gum, and cigarette butts
- Vacuum Area stripes and handicapped symbols are painted yellow, blue, or white, and are in good condition
- Handicapped symbols are clearly marked
- There are no weeds or grass growing through the parking lot, Vacuum Area, walks, or curbs
- Trash cans are emptied and not overflowing
- Red Balls are clean and placed properly
- Curbs are kept clean and free of debris

Critical

- Trash in the Vacuum Area is overflowing
- Ice exists on walks and no action is taken



5.2 Landscaping

Standard

- Landscaping and grounds are free of litter and debris
- Landscaping mulch is well maintained with no bare spots greater than 2' x 2'
- Grass is green and mowed, and free of weeds, wilted, or dead areas (seasonal)
- Trees, plants, and flowers are healthy, trimmed, and well groomed
- All fencing and retaining walls surrounding the property are in good condition with damage or no peeling paint

Critical

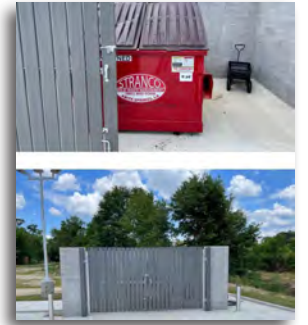
- Landscaping and grounds are heavily soiled with litter and debris
- Landscaping mulch is decayed with large bare spots greater than 5x5
- Grass is missing, or full of weeds (seasonal)
- Trees, plants, and flowers are dead
- Fencing and retaining walls surrounding the property are broken or severely damaged



5.3 Dumpster Area

Standard

- Enclosure gate is not in need of repainting
- Dumpster enclosure is clean and in good repair
- Gates are closed
- The area inside and around the dumpster is clean, free of debris, and stains
- Pad is in good condition, without potholes or crumbling concrete
- Dumpster lid is closed



Critical

- There are extreme amounts of trash and debris littered around the dumpster that are visible to guests

5.4 Vacuums / Vending

Standard

- Vacuums are clean and polished
- Vacuum filters are clean and free of buildup
- Vacuum filter bag is clean and free of buildup
- Vacuum filter and bag are securely attached
- Vending Machines have the proper stickers and display proper pricing
- Vending Machines are clean, polished, and in good repair

Critical

- Vacuum filters are excessively dirty and clogged
- Vacuums are full and have not been emptied
- Vending Machine stickers are missing
- Vending Machine stickers display incorrect pricing
- Vending Machines are covered in dirt and grime



5.5 Mat Washers

Standard

- Mat Washers have the brand standard stickers and display proper pricing
- Mat Washers are clean, polished, and in good repair

Critical

- Mat Washer stickers are missing
- Mat Washer stickers display incorrect pricing
- Mat Washers are covered in dirt and grime

5.6 Cashier / App Lanes

Standard

- Cashier and App Lanes are clean and free of stains
- Gates are working properly
- Cashier and App Lanes are free of snow and ice (where applicable)
- Cashier window ledge is clean and in good condition

Critical

- Cashier and App Lanes are dirty and have large stains
- Cashier and App Lanes have excessive amount of snow and ice
- A gate is not operational



5.7 Restrooms

Standard

- Floor is clean and free of debris
- Ceiling tiles and vents are clean and in good repair
- Walls, baseboards, and doors are clean and in good repair
- Restroom sign is present
- Ceiling tiles and vents are not missing
- All light bulbs are working and light covers are in place
- Trash cans are present, lined, and clean
- Toilet paper and paper towels are stocked
- Trash is not overflowing
- No offensive odor and smells fresh
- Soap dispenser is stocked
- All fixtures are clean and in good repair

Critical

- Trash can is overflowing or non existent
- Toilet is out of order and no action has been taken
- There is no running water



5.8 Flight Deck

Standard

- Windows are clean and free of fingerprints
- Walls are clean and in good repair
- Floors are clean and in good repair
- Ceiling tiles are clean and in good repair
- No ceiling tiles are missing
- All lights are clean, in good repair, and no bulbs burnt out
- Counters are clean, neat, and in good repair
- Toys and trinkets are not left in the Flight Deck

Critical

- From the guest's point of view, food and drink is visible
- Walls, floors, doors, or ceiling is damaged, and no action has been taken to repair

5.9 Owners Suite / Training Area

Standard

- Counters and tables are clean and organized
- Floor is clean and free of debris



5.10 Wash Bay Red Balls

Standard

- Red Balls are clean and free of debris
- Red Balls are not faded
- Red Balls are not excessively scratched

Critical

- Red Balls are excessively dirty or scratched



5.11 Wash Pit / Grates / Rub Rails

Standard

- Wash Pit is clean and free of any buildup
- Rub Rails are clean and in good repair
- V Troughs are clean and free of debris
- Pit Grates are clean and in good repair

Critical

- An excessive amount of mud or dirt measuring 1" thick or greater is built up anywhere in the pit



5.12 Wash Bay Detergent/Maintenance Pod

Standard

- Detergent/Maintenance PODs are clean and polished
- POD lids are closed when not in use
- Maintenance POD is organized, and tools are stored properly
- Trash is emptied and not overflowing

5.13 Wash Bay Lighting and Ceiling

Standard

- All tunnel lighting is working properly
- Wash Bay ceiling is clean and in good repair
- Ceiling vents are functioning properly and in good repair

5.14 Wash Bay All-In-One Combo

Standard

- All Brushes, Mitters, and Rockers are clean, free of dirt buildup, and in good condition

Critical

- Any Brush, Mitter, or Rocker is overly dirty and is contaminating vehicles with dirt or debris.
- Any Brush, Mitter, or Rocker is overly dirty and is coated in dirt buildup, algae or slimy films
- Any Brush, Mitter, or Rocker is dirty to the point of replacement due to affects on wash quality and no action has been taken



5.15 Wash Bay Tunnel Arches

Standard

- Tunnel Arches are clean and polished
- All Nozzles are clean, in good repair, and free of debris
- Tunnel Arches are free of debris and in good repair
- All Foamers are clean and in good repair
- Rain Bars are clean and in good repair
- Wash bay signage including arch signage is clean and in good condition
- Signage is not faded, cracked, broken, stained or missing



5.16 Wash Bay Entrance / Exit Doors

Standard

- Entrance and Exit doors are clean and free of debris
- Entrance and Exit doors are in good repair with no tears
- Entrance and Exit door motor cage is clean and in good repair



5.17 Wash Bay Floors / Windows / Walls

Standard

- Floors are clean and in good repair
- All wall trim is present and secure
- Windows and ledges are clean and free of buildup
- Walls are clean and free of buildup
- Floors are free of a buildup and debris

Critical

- Wash Bay floors, windows, or walls are excessively dirty present lack of cleanliness to guests

5.18 Wash Bay Mirrors

Standard

- Mirror is clean and in good repair
- Mirror is polished and has correct signage
- LED Rope Light is clean and able to shine brightly (if applicable)



5.19 Blowers

Standard

- Blowers are clean, free of debris, and in good condition
- Blower Housings are clean and not overly stained
- Heated Blowers are clean and free of debris



5.20 Wash Bay Tire Gloss

Standard

- Tire Gloss Shield is clean
- Tire Gloss Arm and components are clean and free of buildup
- Tire Gloss Brush is clean and free of buildup



5.21 Dry Back Room

Standard

- Dry backroom is clean, organized, and free of debris
- Mop, Brooms, and Brushes are hung and organized
- Tools and workbench are clean and organized
- Salt stock is adequate for water softener



5.22 Storage Tower

Standard

- Storage Tower is clean and organized, floor free of debris
- Mops, Brooms, and Brushes are hung and organized
- Detergents are organized
- Proper amount of detergents is on hand
- Proper amount of spare parts is on hand and organized
- Eye wash station is clean, unobstructed, and operational (if applicable)



5.23 Relax/Go Tower

Standard

- Relax/Go tower is clean and free of dirt and grime

5.24 Approved/Go Tower and Gates

Standard

- Approved/Go tower is clean and free of dirt and grime
- All gates are clean and free of dirt and spider webs



5.25 Building Exterior

Standard

- Exterior of the building is clean and free of dust, grime and dirt buildup
- All building ledges are free of dust, grime and dirt buildup
- Exterior windows are clean
- Exterior of the building is free of spider webs
- Exterior of the building is not damaged
- Canopies and awnings are clean and in good repair

Critical

- Exterior of the building is excessively dirty
- Exterior of the building is damaged with no action taken to make repair



6.1 Brand Compliance

NC: -340

Intentional continued operation outside of Tommy's Express standards including but not limited to:

- Providing a laundered towel service
- Providing a pressured air service
- Operating with non standard wash equipment
- Operating with non standard wash detergents
- Prepping vehicles
- Using square reader without reporting square sales
- Intentionally opening late or closing early without approval by FBC or Tommy's Express corporate leadership
- Operating for 90 days or more and no online training courses have been completed
- Posting non approved signage
- Providing bug spray prep stations to guests
- Selling unapproved products



(a) fail to keep the Tommy's Business open for business during the hours required by TOMMY's (whether pursuant to the Confidential Operations Manual or otherwise) or the lease for the Premises;

(b) are absent from the Tommy's Business for more than five (5) consecutive days or for more than thirty (30) days in any consecutive ninety (90) day period, or abandon the Premises; or

(c) die or become incapacitated, which shall be defined as the inability to operate the Tommy's Business for a period of thirty (30) consecutive days, and your heirs or personal representatives have not yet, or do not, assume control of the business of the Tommy's Business by means of an assignment (with our approval) pursuant to Sections 15.2 and 15.7 hereof, then, unless and until we terminate this Agreement pursuant to Article 12 or Section 15.7 hereof, we shall be entitled to enter onto the Premises and to operate and manage the business associated with the Tommy's Business for your (or your estate's) account until the franchise hereunder is terminated, assigned to a party acceptable to TOMMY's or until you resume control over the business associated with the Tommy's Business and operate it in accordance herewith. In the event that we so operate the business associated with the Tommy's Business, we shall account to you (or your estate) for all net income from such operation, less our reasonable expenses incurred in, and a reasonable management fee not to exceed twenty percent (20%) of Gross Sales for, our operation of the Tommy's Business.

15.7 Step-In Rights

If we determine in our sole judgment that the operation of your business is in jeopardy, or if a default occurs, then in order to prevent an interruption of the Franchised Business which would cause harm to the System and thereby lessen its value, you authorize TOMMY's to operate your Franchised Business for as long as we deem necessary and practical, and without waiver of any other rights or remedies which we may have under this Agreement. In our sole judgment, we may deem you incapable of operating the Franchised Business if, without limitation, you are absent or incapacitated by reason of illness or death; you have failed to pay when due or have failed to remove any and all liens or encumbrances of every kind placed upon or against your Franchised Business; or we determine that operational problems require that we operate your Franchised Business for a period of time that we determine, in our sole discretion, to be necessary to maintain the operation of the business as a going concern.

We shall keep in a separate account all monies generated by the operation of your Franchised Business, less the expenses of the Franchised Business, including reasonable compensation and expenses for our representatives. In the event of our exercise of the Step-In Rights, you agree to hold harmless TOMMY's and our representatives for all actions occurring during the course of such temporary operation. You agree to pay all of our reasonable attorneys' fees and costs incurred as a consequence of our exercise of the Step-In Rights. Nothing contained herein shall prevent TOMMY's from exercising any other right which we may have under this Agreement, including, without limitation, termination pursuant to Article 12 above.

15.8 Transfer Upon Death or Incapacity

For the purposes of this Section 15.8, "you" shall include the controlling equity holder of a corporate entity. If you die or become incapacitated (which shall be deemed to include, in our reasonable opinion, your inability, by reason of physical or mental illness or disability, to operate the business of the Tommy's Business in the ordinary course for a period of thirty (30) days or more in any consecutive ninety (90) day period) so that you (or, in the case of your incapacity only, the Manager(s)) are not able to devote full time and attention to the operation of the business of the Tommy's Business, then the rights granted hereunder may be transferred to your heirs or personal representatives, if our prior written consent is obtained, within twelve (12) months from the beginning of the disability or from the date of death. In no

Economic Development Information

1. Total Square Footage of Building Area	5,724
2. Estimated Sales per Square Foot	\$ 436.76
3. Estimated Sales Per Year	\$ 2,500,000.00
4. Estimated Ad Valorum Taxes per Year	Unknown

Development Schedule

8/14/2023 Submit for PUD Amendment
9/11/2023 P&Z Meeting
10/4/2023 City Council Meeting 1
10/17/2023 City Council Meeting 2
11/1/2023 Finalize Civil and Building Plans
11/6/2023 Submit for Building Permit
12/20/2023 Receive Building Permit
1/5/2024 Receive and approve Construction Bids
10/15/2024 Finish Construction
10/30/2024 Open Car Wash

BEING a 2.593 acre tract of land situated in the I Carodine Survey, Abstract Number 356, Tarrant County, Texas, being all of Lot 2R of Atlantic Oil and Gas Addition, an addition to the City of Colleyville, as recorded in Cabinet A, Page 10912, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" Cut found for the northwest corner of said Lot 2R, same being the southwest corner of Lot 1 of Atlantic Oil and Gas Addition, an addition to the City of Colleyville, as recorded in Cabinet A, Page 5455, Plat Records, Tarrant County, Texas and lying on the east right-of-way line of Precinct Line Road (Variable Width right-of-way);

THENCE North 89 degrees 05 minutes 34 seconds East, departing the east right-of-way line of said Precinct Line Road, with the south line of said Lot 1, a distance of 232.41 feet to an "X" Cut found for corner and being the beginning of a curve to the left with a radius of 60.00 feet, a central angle of 64 degrees 49 minutes 43 seconds and a chord bearing and distance of North 31 degrees 30 minutes 21 seconds East, a distance of 64.32 feet;

THENCE with said curve to the left, an arc length of 67.89 feet to an "X" Cut found for corner;

THENCE North 00 degrees 54 minutes 26 minutes West, with an east line of said Lot 1, a distance of 6.08 feet to an "X" Cut set for corner;

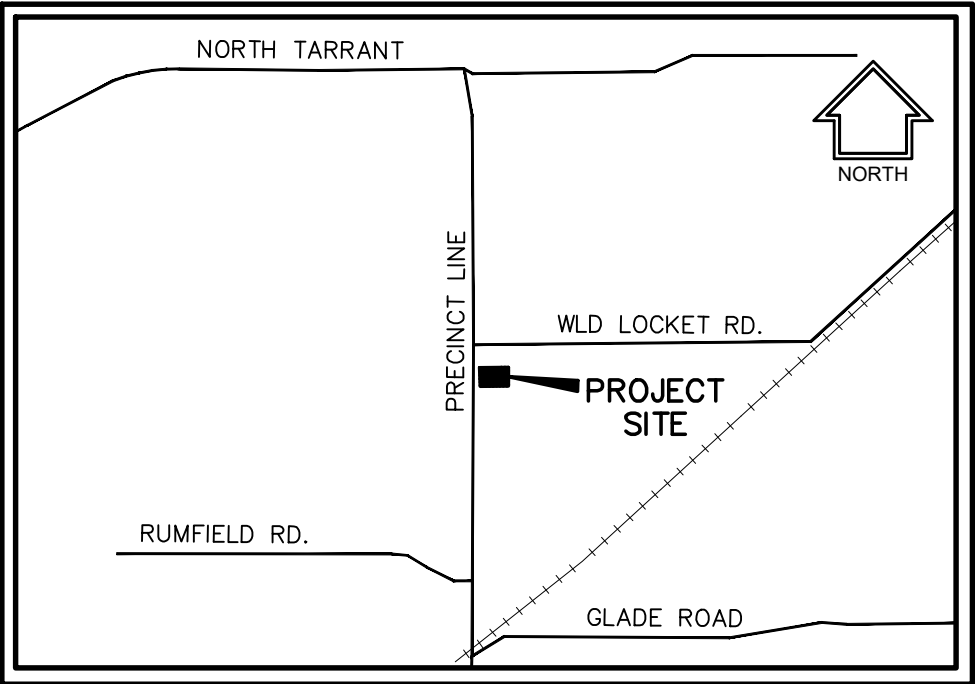
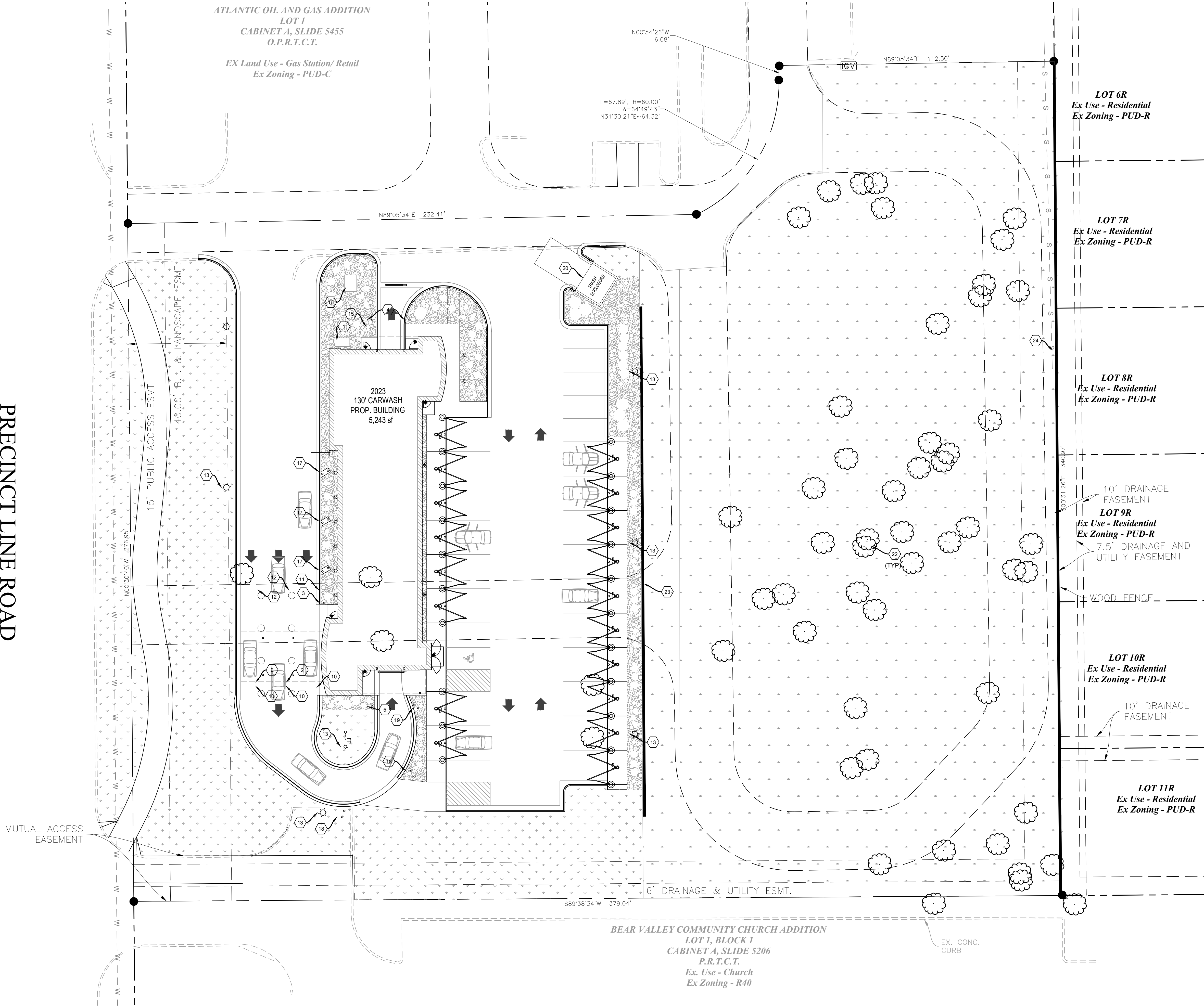
THENCE North 89 degrees 05 minutes 34 seconds East, with a south line of said Lot 1, a distance of 112.50 feet to a point for corner from which a 5/8 inch rebar capped found bears North 06 degrees 58 minutes 22 seconds East, a distance of 0.90 feet;

THENCE South 00 degrees 31 minutes 26 seconds East, with a west line of Block A of Heron Pond, an addition to the City of Colleyville, as recorded in Instrument Number D215136248, Plat Records, Tarrant County, Texas, a total distance of 340.97 feet to a point for the northeast corner of Lot 1, Block 1 of Bear Valley Community Church Addition, an addition to the City of Colleyville, as recorded in Cabinet A, Page 5206, Plat Records, Tarrant County, Texas from which a 5/8 inch rebar found bears South 30 degrees 56 minutes 54 seconds West, a distance of 1.33 feet;

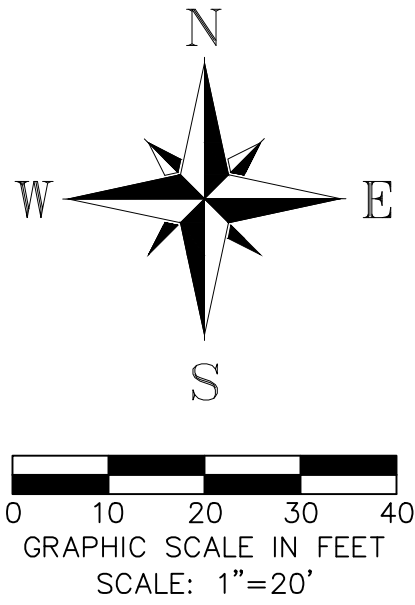
THENCE South 89 degrees 38 minutes 34 seconds West, with the north line of said Bear Valley tract, a distance of 379.04 feet to an "X" Cut found for the northwest corner of said Bear Valley tract and lying on the east right-of-way line of said Precinct Line Road;

THENCE North 00 degrees 30 minutes 40 seconds West, with the east lie of said Precinct Line Road, a distance of 276.95 feet to THE POINT OF BEGINNING and containing 112,964 square feet or 2.593 acres of land, more or less.

PRECINCT LINE ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)



LOCATION MAP
NOT TO SCALE



SITE DATA FOR CHRISTIANSON CAR WASH

LOT AREA	112,964 SF; 2.593 AC
BUILDING HEIGHT	1 STORIES; 21'-0"
BUILDING AREAS (2)	5,243 SF
FLOOR AREA RATIO	0.075
TOTAL IMPERVIOUS AREA	41,783 SF (37.0% COVERAGE)
LANDSCAPED AREA	71,181 SF (63.0% COVERAGE)
EXISTING ZONING	PUD-C
PROPOSED USAGE	CAR WASH
REQUIRED PARKING	10 SPACES (1/500 SF)
PROVIDED PARKING	18 CAR VAC SPACES

KEY NOTES

- AIR CONDITIONING CONDENSING UNIT. 3' X 18" CONCRETE PAD. TOP OF CONCRETE TO MATCH FINISH GRADE.
- APPROVE / GO LIGHT PROVIDED BY OTHERS, INSTALLED BY E.C. ANCHORED TO CONCRETE ISLAND.
- BOLLARD. S.D.: 15/A100
- CAMERA POLE PROVIDED BY OTHERS, INSTALLED BY E.C. 18" X 2" DEEP SONOTUBE BY CONC. SUB. - TOP OF CONCRETE TO MATCH FINISH GRADE.
- CAMERA POLE PROVIDED BY OTHERS, INSTALLED BY E.C. ANCHOR TO CONCRETE WALK.
- DIRECTIONAL "CLEAN CAR / VACUUM" SIGN AND CONC. BASE BY OTHERS.
- DIRECTIONAL "ENTRANCE" SIGN BY OTHERS AND CONC. BASE BY OTHERS
- DIRECTIONAL "EXIT" SIGN BY OTHERS AND CONC. BASE BY OTHERS.
- NOT USED
- GATE ARM ASSEMBLY PROVIDED BY OTHERS. INSTALLED AND ANCHORED TO CONC. BY E.C.
- LICENSE PLATE READER PROVIDED BY OTHERS, INSTALLED AND ANCHORED TO CONC. BY E.C. 18" X 2" DEEP SONOTUBE BY CONC. SUB. TOP OF CONCRETE TO MATCH FINISH GRADE.
- LICENSE PLATE READER PROVIDED BY OTHERS, INSTALLED AND ANCHORED TO CONC. ISLAND BY E.C.
- LIGHT POLE - COORDINATE WITH SITE ELECTRICAL PLAN.
- PYLON SIGN (20' TALL) PROVIDED AND INSTALLED BY OTHERS.
- RELAX / GO SIGN PROVIDED BY OTHERS, INSTALLED BY E.C. 10" X 2" DEEP SONOTUBE BY CONC. SUB. - TOP OF CONCRETE TO MATCH FINISH GRADE
- TRANSFORMER PAD. COORDINATE SIZE AND EXACT LOCATION WITH THE ELECTRICAL CONTRACTOR.
- U-SHAPED SNAP SIGN (9 SF) PROVIDED BY OTHERS, INSTALLED BY CARPENTRY SUB. 2' X 4.5' CONCRETE PAD BY CONC. SUB., 8" THICK AT 60 DEGREE ANGLE FROM BACK OF CURB. S.D. D14.
- U-SHAPED SNAP SIGN (9 SF) PROVIDED BY OTHERS, INSTALLED BY CARPENTRY SUB. 2' X 4.5' CONCRETE PAD BY CONC. SUB., 8" THICK S.D. D14.
- U-SHAPED SNAP SIGN (9 SF) PROVIDED BY OTHERS, INSTALLED BY CARPENTRY SUB.TO CONC. WALK S.D. D14. (SIM.)
- TRASH ENCLOSURE. COORDINATE WITH ARCHITECTURE PLANS
- 8' HIGH MASONRY WALL.
- EXISTING TREES TO REMAIN
- MASONRY WALL - OPTION 1 LOCATION
- MASONRY WALL - OPTION 2 LOCATION

SITE PLAN
for
TOMMY'S EXPRESS CAR WASH
7970 Precinct Line Road
Lots 2R
2.593 Acres
out of the
Atlantic Oil And Gas Addition
I. Caroline Survey, Abst. No. 356
in the
City of Colleyville, Tarrant County, Texas

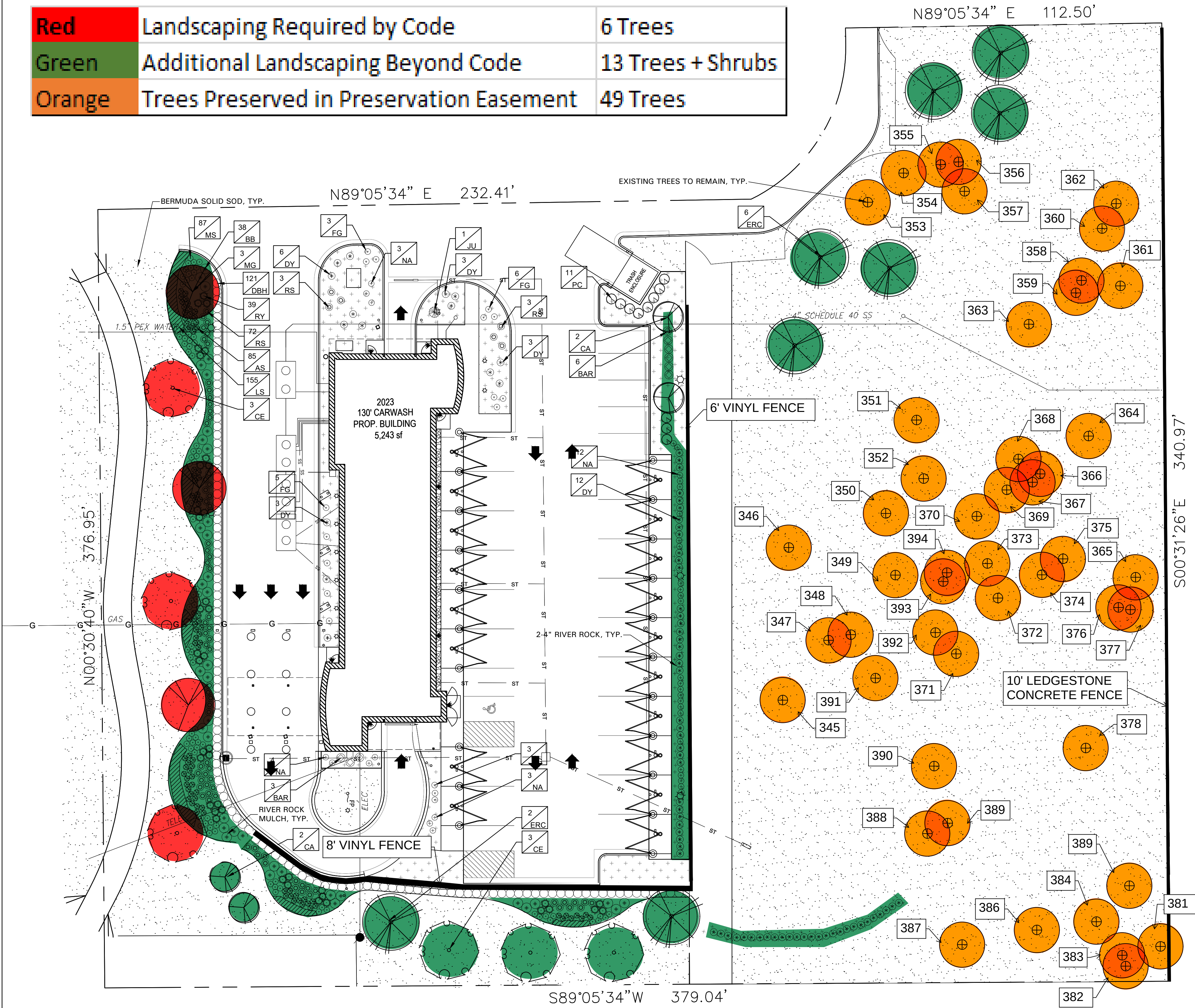
Date: 08/10/2023

OWNER: PRECINCT PARTNERS, LLC
3301 MINNOW ROAD
COPPELL, TEXAS 75019
PHONE: (214) 335-3998
CONTACT: RAVIKANTH MANTENA

APPLICANT: PWS HOLDINGS 23, LLC
4609 33RD AVENUE S., SUITE 400
FARGO, ND. 58104
PHONE: (701) 499-3936
CONTACT: TANNER BRANDT

ENGINEER: DOG ENGINEERING, INC.
1688 KELLER PARKWAY, SUITE 100
KELLER, TEXAS 76248
PHONE: (817) 874-2941
CONTACT: DAVID C. GREGORY, P.E.
ENGINEERING FIRM REGISTRATION NUMBER F-21947

Red	Landscaping Required by Code	6 Trees
Green	Additional Landscaping Beyond Code	13 Trees + Shrubs
Orange	Trees Preserved in Preservation Easement	49 Trees



GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER, REMOVE ALL DIRT CLOUDS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
- SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
- LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
- TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
- SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
- SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
- FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONVEY" OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TERRO-TACK ONE", AS MANUFACTURED BY GROVERS, INC OR APPROVED EQUAL.
- HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
- USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER GRAY.
- IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS for COLLEYVILLE, TX SITE LANDSCAPING

- A minimum of twenty (20%) percent of the total land area shall be landscaped. At least fifty (50%) percent shall be located in the streetyard.
- Shrubs shall be provided such that one 18" in height plant or 5 gallon plant shall be planted on site for each five linear feet of public street rights of way located adjacent to the property.
- Trees shall be planted, (1) three inch caliper tree for every forty (40) feet of street frontage.

Site area = 112,935 s.f.

REQUIRED	PROVIDED
22,587 s.f. (20%)	66876 s.f. (59%)
11,294 s.f. (50%)	11,300 s.f.

Precinct Line Road = 243 l.f.

REQUIRED	PROVIDED
49 shrubs (18" or 5 gal.)	49 shrubs (5 gal.)
6 trees, 3" cal.	6 trees, 3" cal.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
6	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	12' ht., 4' spread, matching
8	ERC	Blue Eastern Red Cedar	<i>Juniperus virginiana 'Glaucu'</i>	6' ht.	3' spread min., full to base
3	MG	Southern Magnolia	<i>Magnolia grandiflora</i>	3" cal.	12' ht., 4' spread
ORNAMENTAL TREES					
4	CA	Prairiefire Crabapple	<i>Malus x 'Prairiefire'</i>	30 gal.	8' ht. 3' spread, matching
SHRUBS					
85	AS	Autumn Sage	<i>Salvia greggii</i>	3 gal.	full, 24" o.c.
9	BAR	Red Leaf Japanese Barberry	<i>Berberis thunbergii 'Atropurpurea'</i>	5 gal.	full, 20" sprd, 36" o.c.
38	BB	Butterfly Bush	<i>Buddleja davidii</i>	5 gal.	full, 24" spread, 36" o.c.
121	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	3" ht.	full, 20" spread, 36" o.c.
27	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	5 gal.	full, 24" sprd, 30" o.c.
17	FG	Fairy Tails Fountain Grass	<i>Pennisetum x 'Fairy tails'</i>	3 gal.	full, 20" sprd, 24" o.c.
1	JU	Savin Juniper	<i>Juniperus sabina</i>	7 gal.	4' ht. 48" o.c.
87	MS	May Night Salvia	<i>Salvia x sylvestris 'May Night'</i>	3 gal.	full, 24" o.c.
22	NA	Compact Nandina	<i>Nandina domestica 'Compacta'</i>	3 gal.	full, 20" sprd, 24" o.c.
11	PC	Purple Chokecherry	<i>Photinia floribunda</i>	7 gal.	full, 30" sprd, 40" o.c.
78	RS	Russian Sage	<i>Perovskia atriplicifolia</i>	5 gal.	full, 24" sprd, 30" o.c.
39	RY	Red Yucca	<i>Hesperaloe parvifolia</i>	5 gal.	full, 24" sprd, 30" o.c.
GROUND COVER/VINES/GRASS					
155	LS	New Gold Lantana/Black Eyed Susan Mix	<i>Lantana x hybrida 'New Gold' / Rudbeckia l.</i>	gal.	full, 18" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		
		River Rock - Color to be selected by owner			2-4" river rock

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
- EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE. SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
- CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

- STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL. LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
- RIVER ROCK SHALL BE ARIZONA RIVER ROCK. 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FIBER.
- DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DO SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.
- BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED. APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

PRUNING AND TRIMMING NOTES

- CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
- ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
- DO NOT TOP OR HEAD TREES.
- IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
- REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
- CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
- CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
- CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION. CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

CAR WASH

7970 PRECINCT LINE ROAD
COLLEYVILLE, TEXAS



Project Number: 23136

Drawn By: AWR

Checked By: AWR

Issue Date: 8-14-23

Revisions

Sheet Title:

LANDSCAPE
PLAN

Sheet Number:

L1.01





**TOMMY EXPRESS
CAR WASH SYSTEMS**

7970 PRECINCT LINE ROAD
COLLEYVILLE, TX
PROJECT NO. 23-015

VIEW FROM NORTH EAST OF SITE

DESIGN RESOURCES GROUP
WWW.DRGTEAM.COM
PH: 701-499-0212



4609 33rd Avenue S
Suite 400
FARGO, ND 58104



**TOMMY EXPRESS
CAR WASH SYSTEMS**

7970 PRECINCT LINE ROAD
COLLEYVILLE, TX
PROJECT NO. 23-015

VIEW FROM NORTH WEST OF SITE

DESIGN RESOURCES GROUP
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Suite 400
FARGO, ND 58104



**TOMMY EXPRESS
CAR WASH SYSTEMS**

7970 PRECINCT LINE ROAD
COLLEYVILLE, TX
PROJECT NO. 23-015

VIEW FROM SOUTH EAST OF SITE

DESIGN RESOURCES GROUP

WWW.DRGTEAM.COM

PH: 701-499-0212



**4609 33rd Avenue S
Suite 400
FARGO, ND 58104**



**TOMMY EXPRESS
CAR WASH SYSTEMS**

7970 PRECINCT LINE ROAD
COLLEYVILLE, TX
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SOUTH VIEW FROM SIDEWALK AT BEAR VALLEY ACADEMY



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Suite 400
FARGO, ND 58104**



**TOMMY EXPRESS
CAR WASH SYSTEMS**

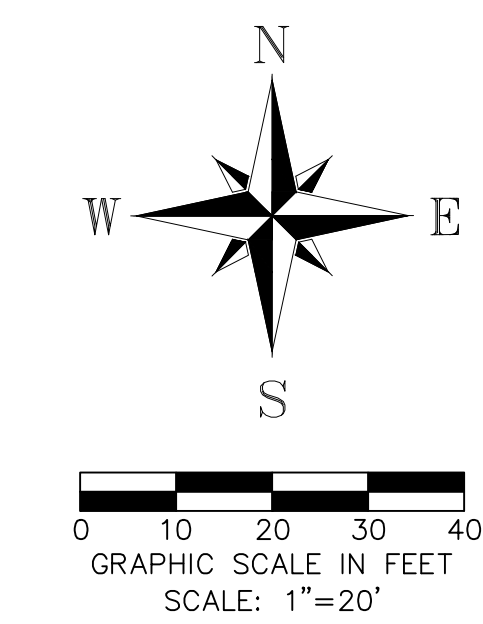
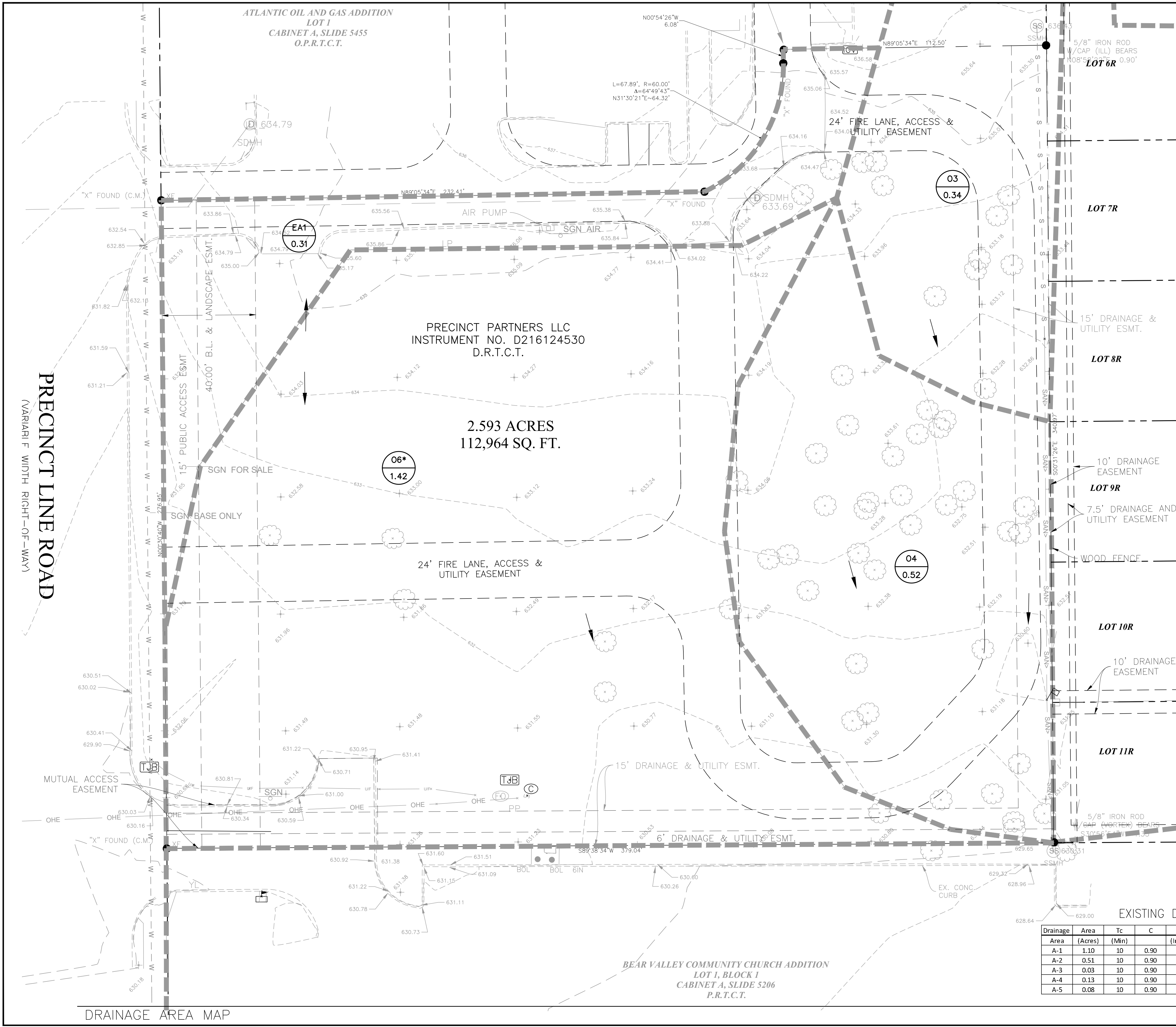
7970 PRECINCT LINE ROAD
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SOUTH EAST VIEW FROM SIDEWALK AT BEAR VALLEY ACADEMY

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Suite 400
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LEGEND	
	DRAINAGE DESIGNATION DRAINAGE AREA ACRES
	FLOW ARROW
	INLET/CURB OPENING DESIGNATION

EXISTING DRAINAGE AREAS SHOWN MATCH THE DRAINAGE AREAS SHOWN IN THE SITE CONSTRUCTION PLANS OF HERON POND AS PREPARED BY HAMILTON DUFFY. PLANS DATED 07/07/2015.

DRAINAGE AREA 06* HAS BEEN TRUNCATED TO SHOW THE PORTION OF THE DRAINAGE BASIN ON THE SUBJECT SITE. THE REMAINING PORTION OF 06* IS THE CHURCH PROPERTY TO THE SOUTH OF THE SUBJECT SITE.

DRAINAGE FACILITIES DOWNSTREAM HAVE BEEN DESIGNED TO HANDLE FULLY DEVELOPED CONDITIONS UPSTREAM (ENCLUSIVE OF SUBJECT PROPERTY).

EXISTING DRAINAGE AREA CALCULATIONS

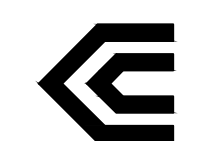
Drainage Area	Area (Acres)	Tc (Min)	C	I5 (in/Hr)	Q5 (cfs)	I25 (in/Hr)	Q25 (cfs)	I100 (in/Hr)	Q100 (cfs)	Comments
A-1	1.10	10	0.90	6.2	6.14	8.1	8.02	12.2	12.08	Sheet flow to Southwest
A-2	0.51	10	0.90	6.2	2.85	8.1	3.72	12.2	5.60	Sheet Flow South
A-3	0.03	10	0.90	6.2	0.17	8.1	0.22	12.2	0.33	Sheet flow North
A-4	0.13	10	0.90	6.2	0.73	8.1	0.95	12.2	1.43	Sheet flow Southwest
A-5	0.08	10	0.90	6.2	0.45	8.1	0.58	12.2	0.88	Sheet flow Northeast



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1668 Keller Parkway, Suite 100
Keller, Tx 76248
Phone: (817) 874-2941 or (817) 201-4477
www.dcgengineering.com
Engineering Firm Registration Number F-21947

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: DAVID C. GREGORY
P.E. No. 89296 Date: 08/10/2023



CHRISTIANSON
COMPANIES

TOMMY'S EXPRESS
CAR WASH

7970 PRECINCT LINE ROAD
COLLEYVILLE, TEXAS

CAR WASH

EXISTING
DRAINAGE
AREA MAP

C6.1

SCALE 1" = 20'

PLOT DATE:



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Engineer DAVID C. GREGORY
P.E. No. 89296 Date 08/10/2023

JOB NO: 1080-0

CHRISTIANSON
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CAR WASH

7970 PRECINT LINE ROAD
COLLEYVILLE, TEXAS

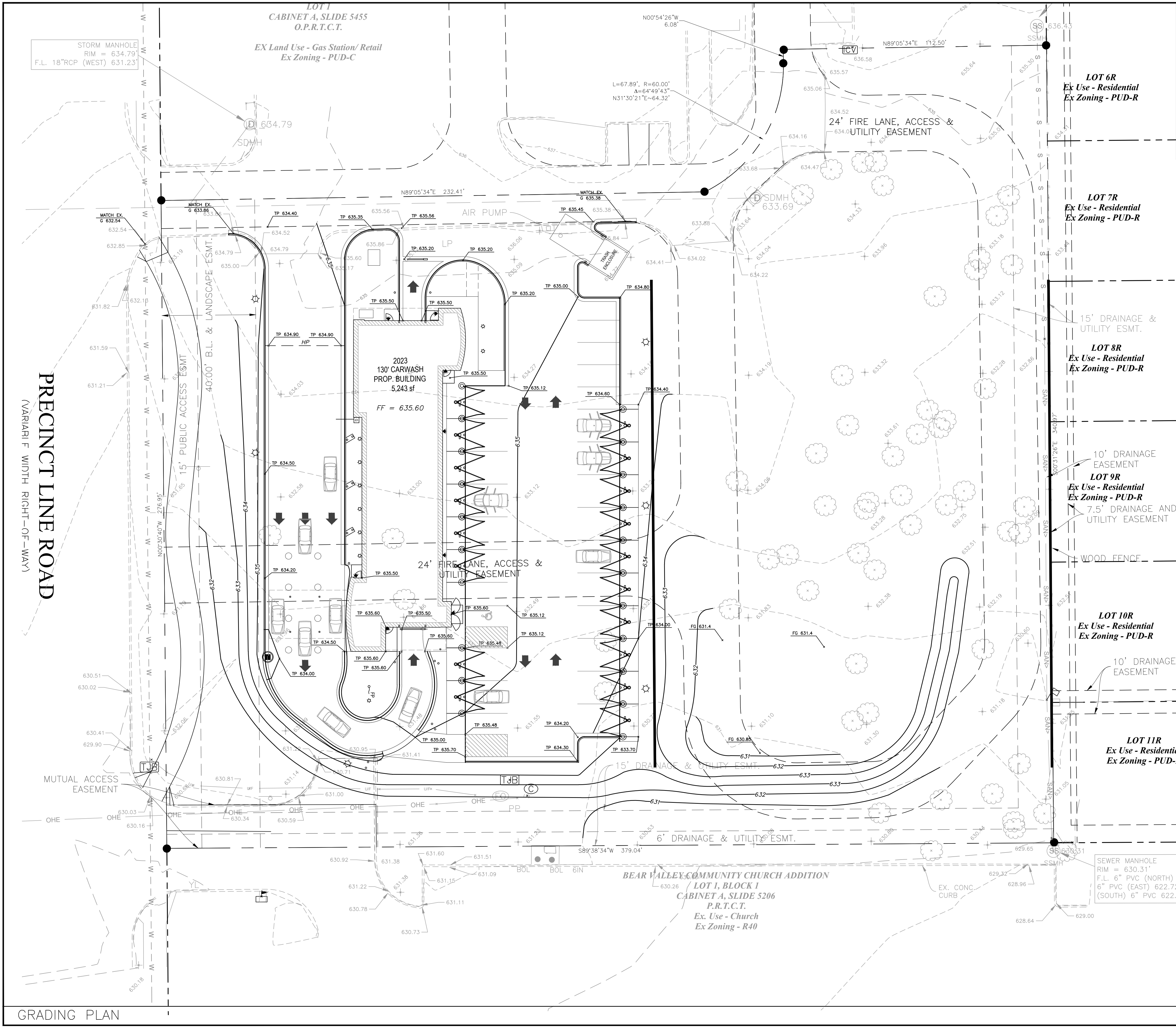
CAR WASH

PROPOSED DRAINAGE AREA MAP C6.2

PLOT DATE:

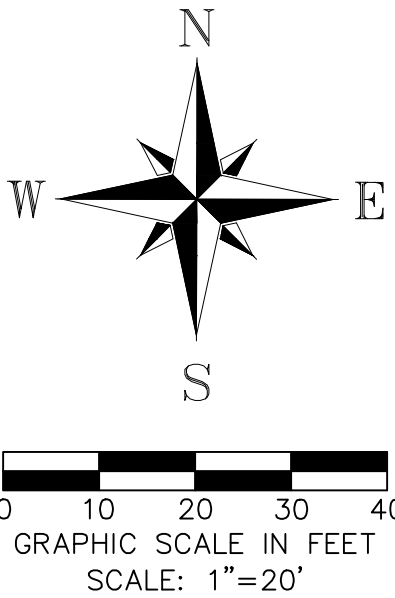
Drainage Area	Area (Acres)	Tc (Min)	C	I5 (in / hr)	Q5 (cfs)	I25 (in / hr)	Q25 (cfs)	I100 (in / hr)	Q100 (cfs)	Comments
A-1	0.08	10	0.90	5.74	0.41	7.55	0.54	9.24	0.67	Sheet flow to Precinct
A-2	0.10	10	0.35	5.74	0.20	7.55	0.26	9.24	0.32	Sheet flow to Precinct
A-3	0.12	10	0.35	5.74	0.24	7.55	0.32	9.24	0.39	Sheet flow to Precinct
B-1	2.04	10	0.90	5.74	10.54	7.55	13.86	9.24	16.96	Flow into Pr System
B-2	0.18	10	0.55	5.74	0.57	7.55	0.75	9.24	0.91	Sheet flow to South
C-1	0.08	10	0.90	5.74	0.41	7.55	0.54	9.24	0.67	Flow to SD system

SCALE 1" = 20'



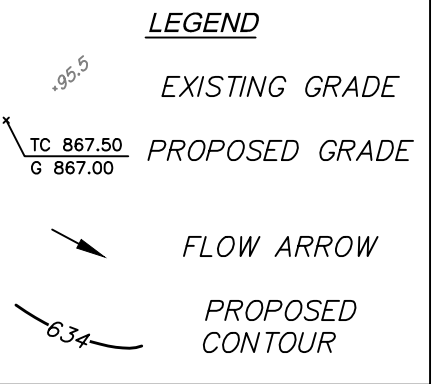
GENERAL NOTES

- BUILDING FOUNDATION HAS BEEN DESIGNED USING EXTERIOR GRADE BEAMS AS STIPULATED IN THE GEOTECHNICAL REPORT. BUILDING PAD SHALL BE IN ACCORDANCE TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
- SELECT FILL SHALL BE USED TO BRING PAD TO PROPOSED GRADE. SELECT FILL SHALL MEET SPECIFICATIONS SET IN T.
- SELECT FILL SHALL BE PLACED IN LIFTS AND DENSITIES MEETING GEOTECHNICAL SPECIFICATIONS. ANY LIFTS THAT DO NOT MEET COMPACTION STANDARDS SHALL BE REMOVED, AND REWORKED AT THE CONTRACTOR'S EXPENSE.
- SPOILS SHALL BE REMOVED AND DISPOSED OFF-SITE.



NOTES:

- ALL SPOT GRADES ARE TO GUTTER UNLESS STATED OTHERWISE.
- STANDARD 6" CURB SHALL BE USED UNLESS OTHERWISE NOTED.
- HC STALLS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- ADA PATH FROM HC STALLS TO DOORS SHALL NOT HAVE GREATER THAN 2% CROSS SLOPE OR 5% STRAIGHT SLOPE.
- GRADES BY DOORS SHALL NOT EXCEED 2% IN ANY DIRECTION FOR A 60" ZONE IN FRONT OF THE DOOR.

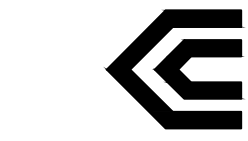


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CHRISTIANSON
COMPANIES

TOMMY'S EXPRESS
CAR WASH
7970 PRECINCT LINE ROAD
COLLEYVILLE, TEXAS

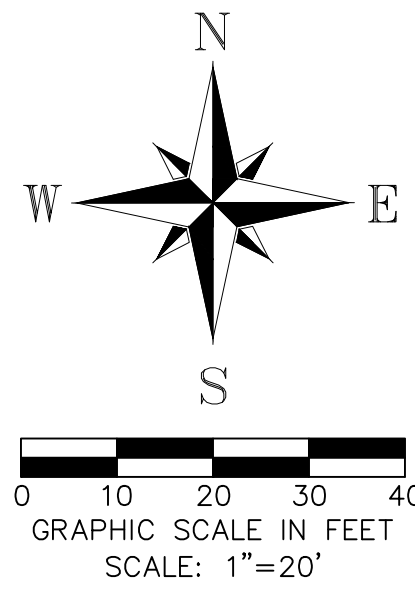
CAR WASH

PRELIMINARY
GRADING PLAN

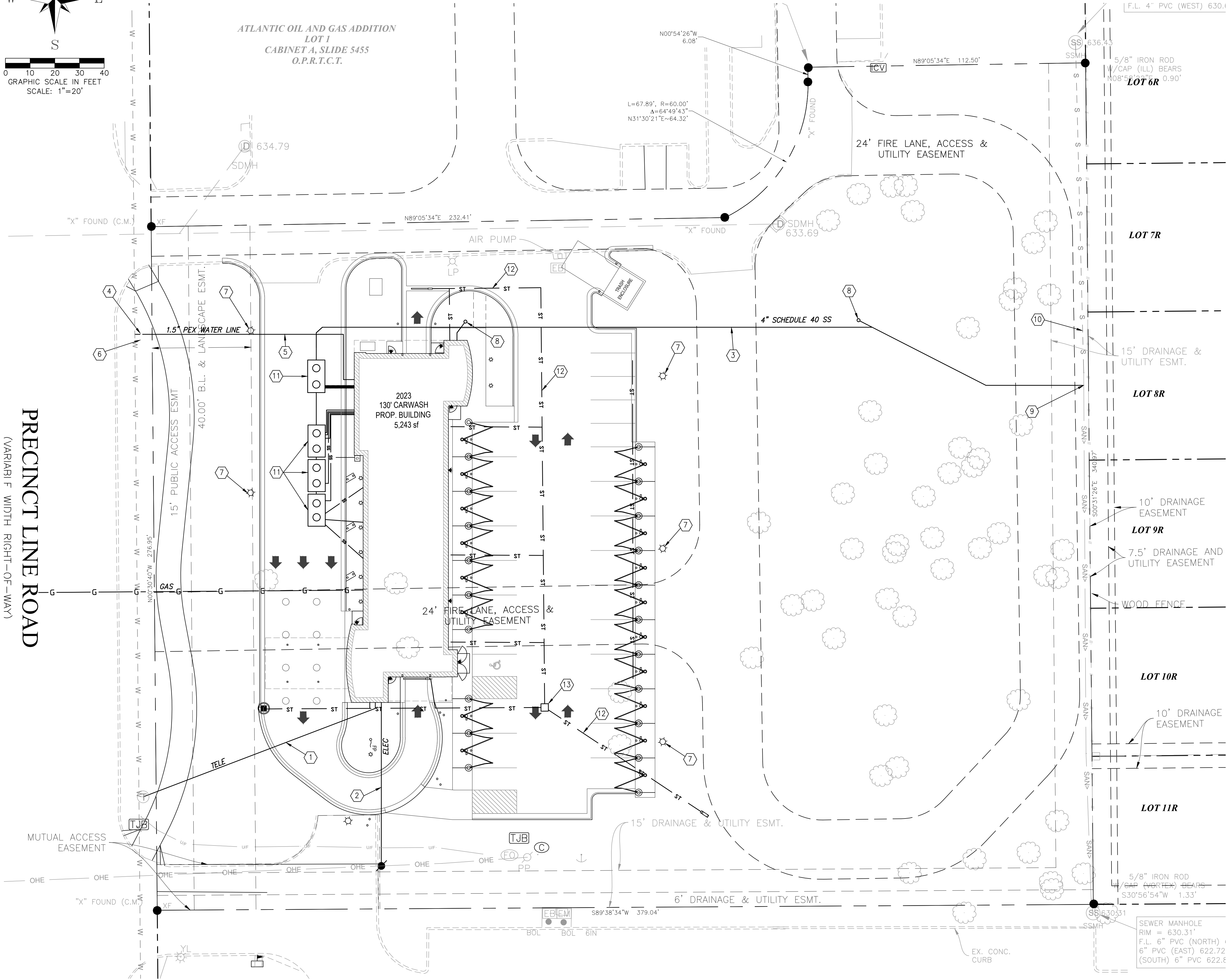
C5

PLOT DATE:

SCALE 1" = 20'



PRECINCT LINE ROAD
(VARIABLY WIDTH RIGHT-OF-WAY)



UTILITY PLAN NOTES

1. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATIONS SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. COMPACTION SHALL BE FORMED IN 8 INCH LOOSE LIFTS COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE PROPER SHORING AND TRENCH PROTECTION IN ACCORDANCE WITH ALL STATE AND LOCAL SAFETY CODES AND ORDINANCES.
3. THE INTENT OF THIS PLAN IS A COMPLETED JOB. ANY MATERIALS OR WORK NOT SPECIFICALLY LISTED AS A PAY ITEM IS CONSIDERED TO BE INCIDENTAL AND IS TO BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS FOR PAYMENT. THE CONTRACTOR SHALL, UPON REVIEW OF THE PLANS, AND PRIOR TO SUBMITTING THE BID NOTIFY THE ENGINEER AND OWNER OF ANY SPECIFIC NON-PAY ITEM TO BE BID.
4. VERIFY SIZE OF WATER LINE AND SPECIFIC METERING REQUIREMENTS WITH BOTH CITY & COUNTY AND LOCAL UTILITY COMPANY. NOTE: A MIN. OF 42" COVER IS REQUIRED.
5. MINIMUM 4" SANITARY SEWER. VERIFY MATERIAL AND CONNECTION REQUIREMENTS WITH BOTH CITY & COUNTY AND OR LOCAL SEWER JURISDICTION PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
7. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
8. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE GOVERNING AUTHORITY.
9. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. OWNER /DEVELOPER AND ENGINEER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

LEGEND

<u>GAS</u>	PROP. GAS LINE
<u>G</u>	EX. GAS LINE
<u>UNDERGROUND TELEPHONE</u>	PROP. UNDERGROUND TELEPHONE LINE
<u>OHT</u>	EX. OVERHEAD TELEPHONE LINE
<u>UNDERGROUND ELECTRIC</u>	PROP. ELECTRIC LINE
<u>OHE</u>	EX. OVERHEAD ELECTRIC LINE
<u>1 1/2" WATER</u>	PROP. WATER LINE
<u>8"W</u>	EX. WATER LINE
<u>6" SEWER</u>	PROP. SANITARY SEWER
<u>8"SS</u>	EX. SANITARY SEWER
<u>18" STORM DRAIN</u>	PROP STORM DRAIN
<u>EX. STORM DRAIN</u>	EX. STORM DRAIN

SSMH	EX. SANITARY SEWER MANHOLE
SL	SITE LIGHT FIXTURE
WM	EX. WATER METER
WV	EX. WATER VALVE
PP	EX. POWER POLE

KEYNOTES

1. G.C. TO VERIFY TELEPHONE SERVICE AND CONNECTION REQUIREMENTS WITH PHONE COMPANY.
2. BURIED ELECTRICAL SERVICE FROM POLE MOUNTED TRANSFORMER TO BUILDING AS PER LOCAL UTILITY CO. REQUIREMENTS. CC SHALL PROVIDE WORK AND MATERIALS FOR 2-4" PVC CONDUITS, CONNECT TO EXISTING CONDUIT
3. INSTALL 6" SANITARY SEWER SERVICE. SERVICE SHALL BE CONSTRUCTED OF PVC ASTM 3034, SDR-35.
4. INSTALL NEW 1" METER FOR DOMESTIC SERVICE.
5. INSTALL 108 LF OF 1-1/2" WATER LINE. WATERLINE SHALL BE ENDDOT/ENDCO TRACE AWWA C901 HDPE TUBING-TRACEABLE. ALL WORK AND MATERIALS BY G.C.
6. INSTALL NEW 1" METER FOR IRRIGATION SERVICE.
7. SITE LIGHT(S) W/UNDERGROUND ELEC. SERVICE. RE: SITE ELECTRICAL PLAN
8. INSTALL SANITARY SEWER CLEANOUT(S)
9. CONNECT TO EXISTING SANITARY SEWER SERVICE. PLUMBING CONTRACTOR SHALL VERIFY DEPTH OF CONNECTION PRIOR TO PLACEMENT OF ANY LINES.
10. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LINE.
11. SAND/OIL RECLAMATION SYSTEM INTERCEPTOR TANK
12. 12" STORM LINE PER CITY STANDARDS & SPECIFICATIONS.
13. 2' X 2' JUNCTION BOX PER CITY STANDARDS & SPECIFICATIONS.

DCG ENGINEERING

DCG Engineering, Inc.
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Keller, Tx 76248
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www.dcgengineering.com
Engineering Firm Registration Number F-21947

**PRELIMINARY
FOR REVIEW ONLY**
Not for Construction or Permit Purposes

Engineer **DAVID C. GREGORY**
P.E. No. **89296** Date **08/10/2023**

**CHRISTIANSON
COMPANIES**

**TOMMYS EXPRESS
CAR WASH**
7970 PRECINCT LINE ROAD
COLLEYVILLE, TEXAS

CAR WASH

**PRELIMINARY
UTILITY PLAN**

C8

PLOT DATE:

UTILITY PLAN

SCALE 1" = 20'



October 6, 2023

Mr. Tanner Brandt
Christianson Companies
4609 33rd Avenue S., Suite 400
Fargo, ND 58104

Subject: Summary Report for
Car Wash Noise Control
Tommy's Express Car Wash – Colleyville, Texas

Dear Mr. Brandt:

We understand you are in the process of developing a new Tommy's Express Car Wash in Colleyville, Texas. The proposed site is near the southeast corner of Precinct Line Road and W L.D. Lockett Road (see Figure 1). Noise levels from the car wash sources must meet the City of Colleyville Code requirements at the nearest receivers. ESI Engineering was asked to prepare calculations to evaluate car wash equipment noise levels, and if necessary, develop recommendations to meet the Code requirements. The following is a summary of our analysis results and recommendations.

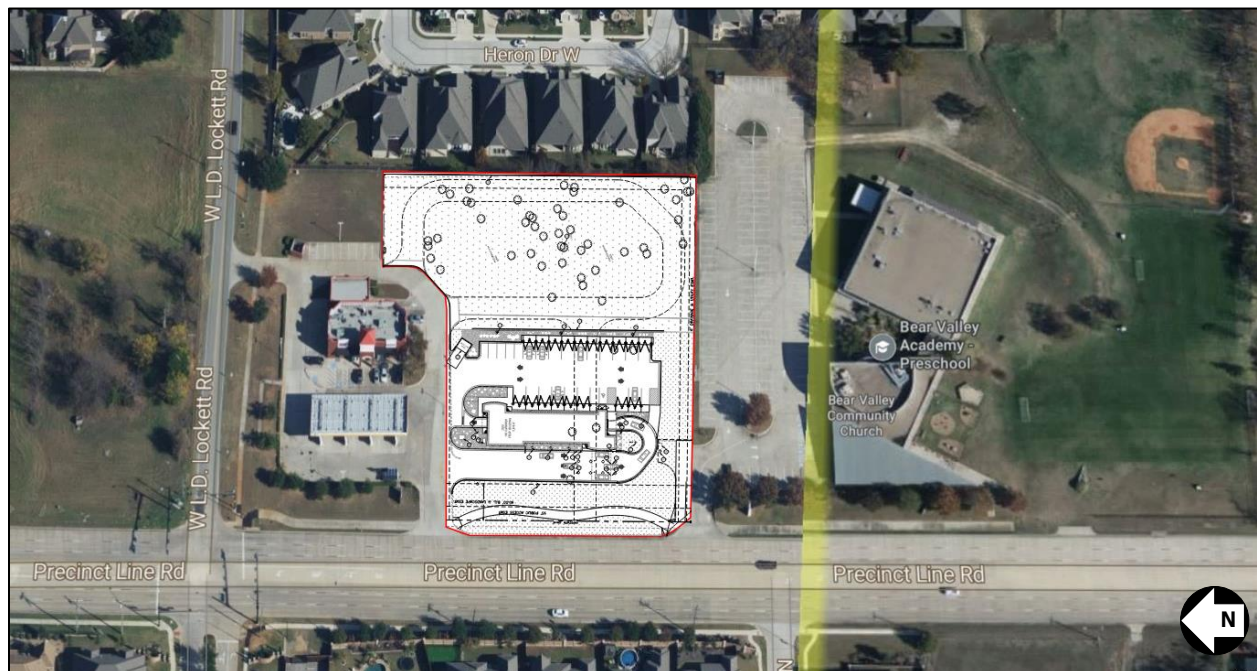


Figure 1 – Aerial image overlaid with the Tommy's Express Car Wash project site plan.

Site Conditions

The proposed project site is a vacant lot at 7970 Precinct Line Road in Colleyville, Texas. As shown in Figure 1, the site has residential neighbors to the east and west, a gas station to the north, and a church with preschool to the south. The current project layout has the car wash building located near the west side of the lot with the car wash entrance facing south and the exit facing north. Eighteen vacuums are shown at the head of parking stalls on the east side of the car wash building.

The east half of the lot has existing trees. We understand the City of Colleyville is requiring that these trees remain. The City is also requiring the project to include an 8' tall, solid barrier along the east property line that is shared with the residential neighbors. The length of this property line is 340'.

Ambient Noise Measurements

On Thursday, September 21, 2023, Mr. Ryan Skoug of ESI Engineering visited the project site to make observations and perform ambient noise measurements. Noise monitoring equipment was set up at Location A in Figure 2 to log noise levels over a 24-hour period. The monitoring period was from noon on September 21st to noon on September 22nd. Additional ten minute measurements were made between 3:00 PM and 4:00 PM on September 21st at locations B, C, D and E in Figure 2. Data sheets showing the measurement results are provided in Attachments A and B. The dominant noise sources at each measurement location were vehicular traffic on Precinct Line Road.



Figure 2 – Aerial image showing the noise measurement locations.

For each measurement location, Table 1 shows the measured average (L_{Aeq} ¹) noise as an overall A-weighted decibel level, or dBA². The results for locations B through E are the levels that were from 10 minute measurements. The result for Location A is the average for the hours when the Tommy's car wash will be open (7:00 AM to 9:00 PM). However, after listening to audio events that were recorded by the monitoring system, we determined that birds in nearby trees produced unusually loud sound levels during the 7:00 PM hour (see Figure 3). Because bird sounds are not typically considered as "noise", this hour was omitted from the Location A average result.

Table 1 – Project Site Ambient Noise Measurement Results

Location	Start Time	End Time	Evaluated Quatity of Time	Measured L_{Aeq} Noise Level
A	9/21/23, 12:00 PM	9/22/23, 12:00 PM	13 hours	55 dBA
B	9/21/23, 3:06 PM	9/21/23, 3:16 PM	10 minutes	63 dBA
C	9/21/23, 3:20 PM	9/21/23, 3:30 PM	10 minutes	66 dBA
D	9/21/23, 3:31 PM	9/21/23, 3:41 PM	10 minutes	64 dBA
E	9/21/23, 3:52 PM	9/21/23, 4:02 PM	10 minutes	54 dBA

¹ L_{Aeq} , or equivalent A-weighted sound pressure level, is the average overall A-weighted sound level measured in pascals during a particular time period that is then converted to decibels.

² As defined in ANSI S12:60, "*A-weighted sound level*. Sound pressure level measured with a conventional frequency weighting that roughly approximates how the human ear hears different frequency components of sounds at typical listening levels for speech. The A-weighting (see IEC 61672-1) attenuates the low-frequency (or low-pitch) content of a sound. A-weighted sound level is expressed in decibels, unit symbol dB[A]."

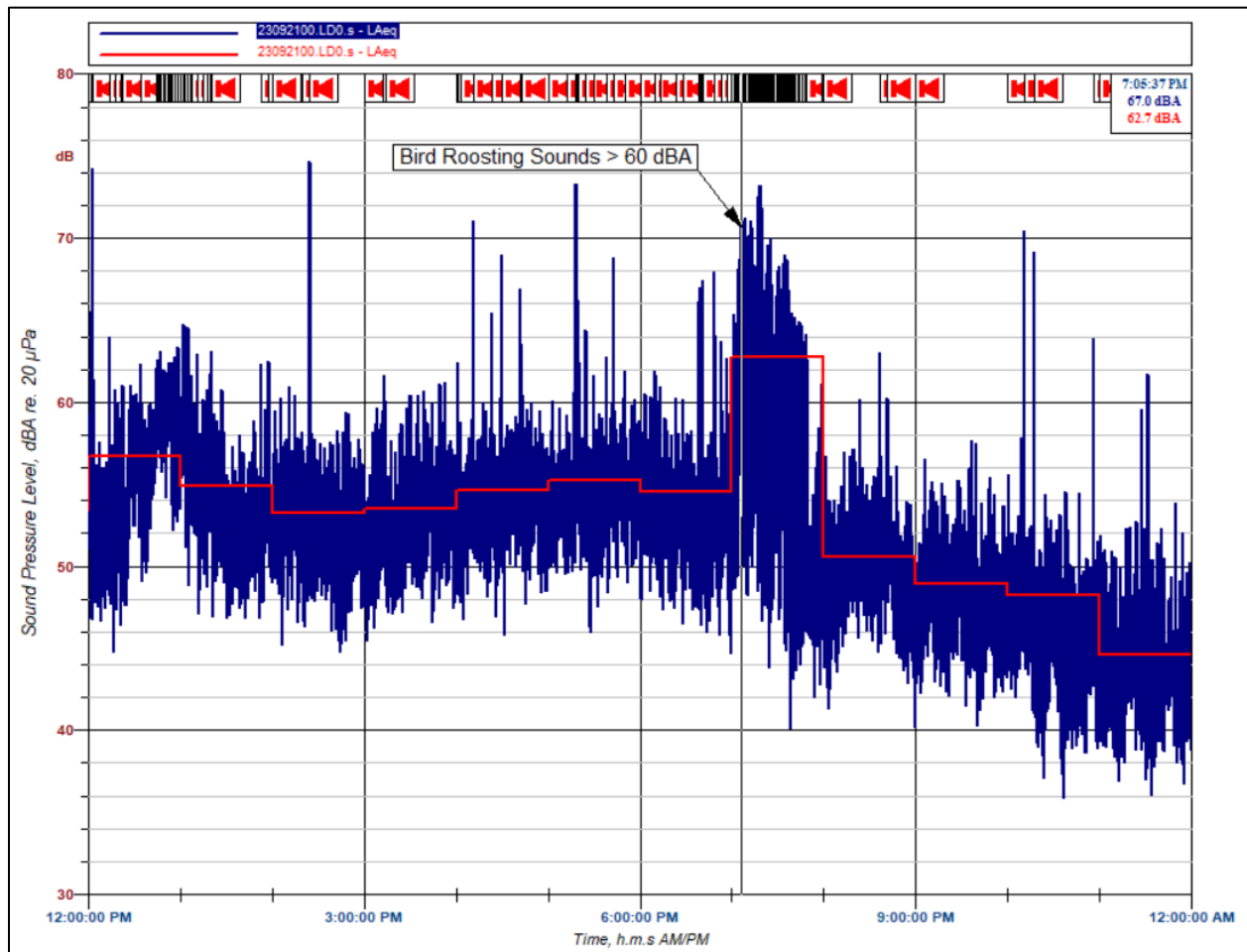


Figure 3 – Plot of measured one second and hourly noise levels on September 21st.

As discussed in the Site Conditions section above, the City of Colleyville is requiring that the project construct an 8' tall, solid barrier along the 340' long east property line. Calculations were prepared to show the Precinct Line Road traffic noise levels at receiver locations near the car wash project site with the barrier wall. Figure 4 shows a noise contour plot that summarizes the calculation results for the existing conditions with the traffic on Precinct Line Road producing the measured 55 dBA result at Location A. The calculations were then updated to include the 340', 8' tall barrier. As shown in Figure 5 noise contour plot, the proposed barrier reduced the average traffic noise levels to the mid-40's in the adjacent backyards.

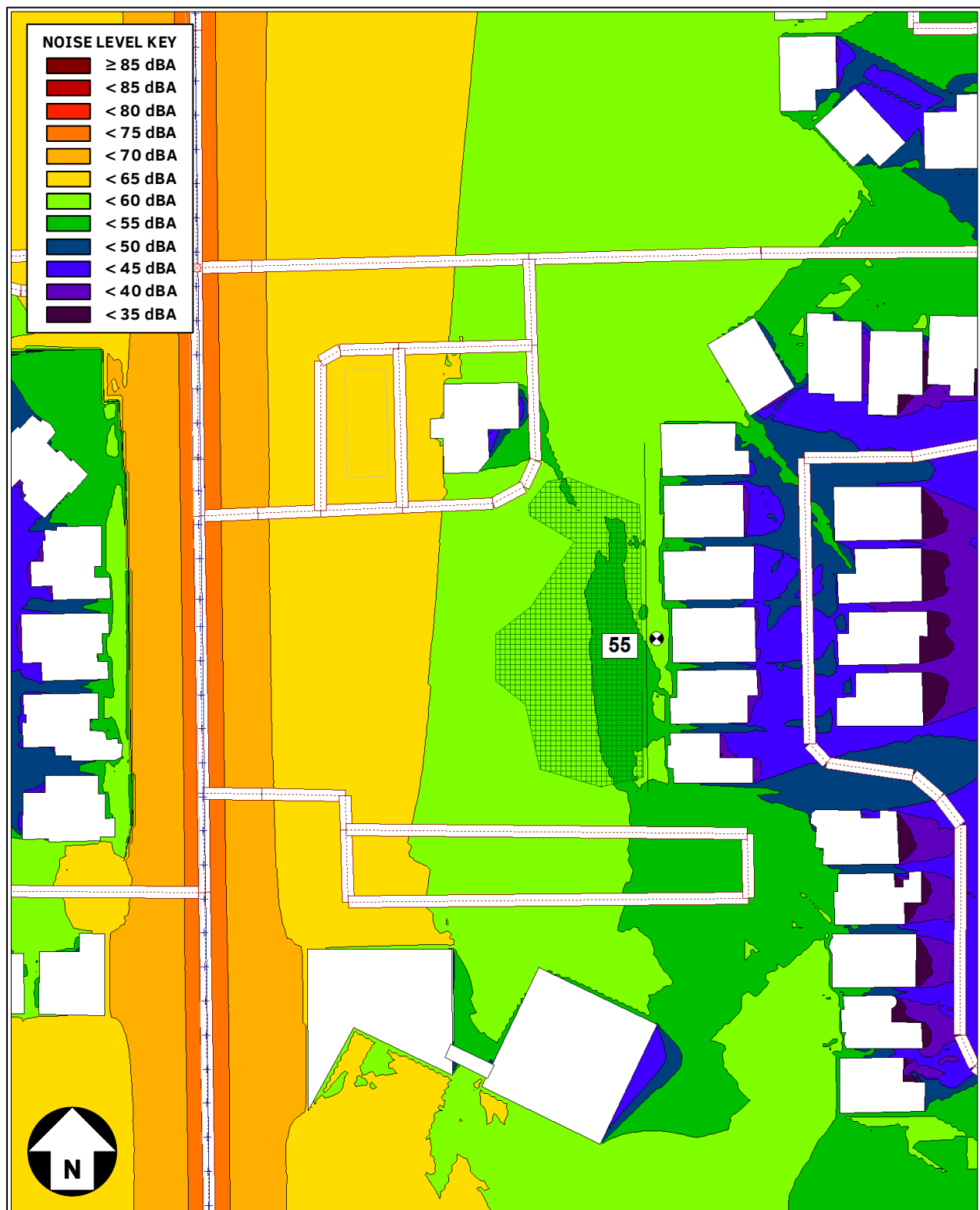


Figure 4 – Noise contour plot showing the existing ambient noise levels produced by traffic on Precinct Line Road.

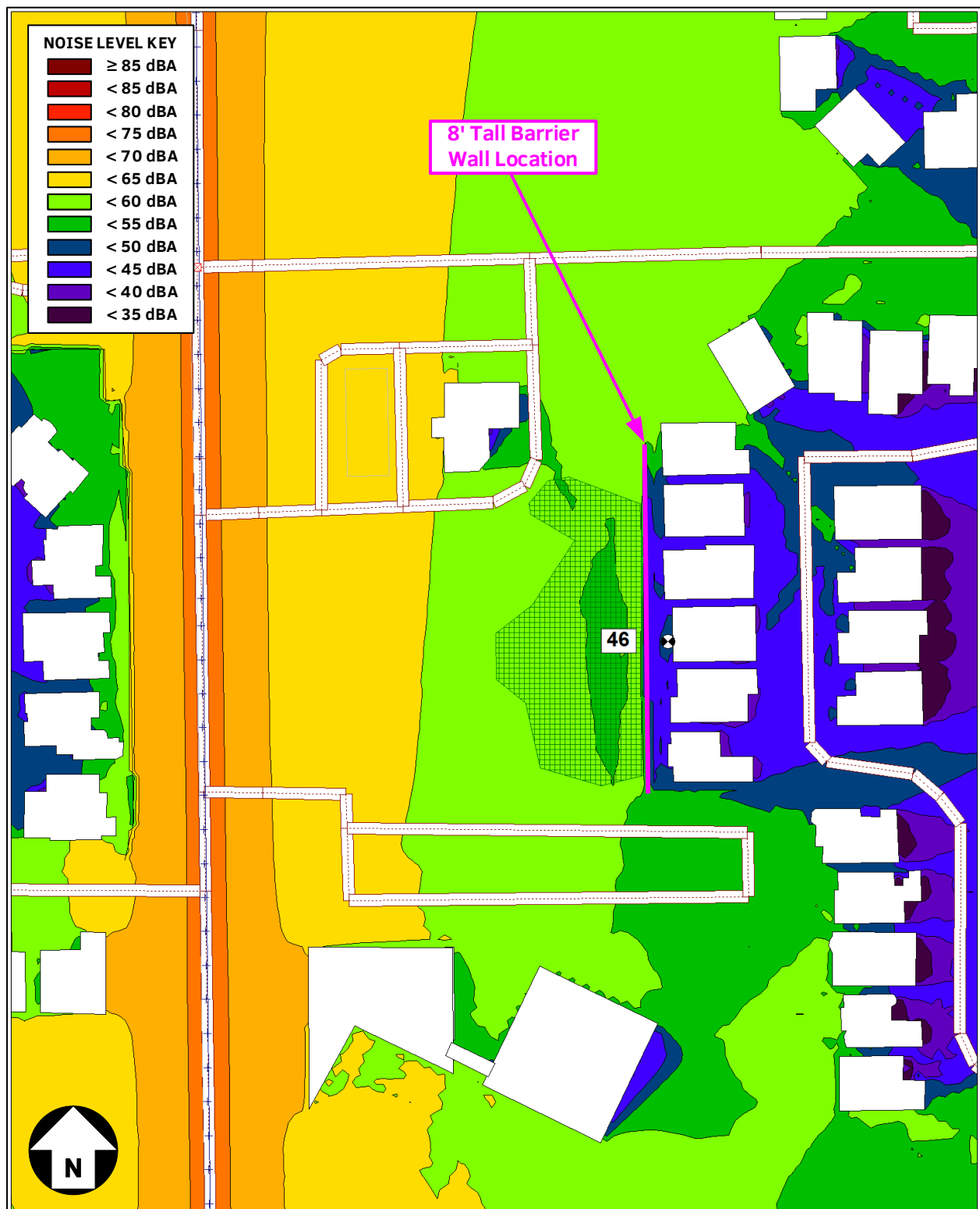


Figure 5 – Noise contour plot showing the existing traffic noise on Precinct Line Road with the proposed barrier along the east project site property line.

Noise Code Requirements

States and cities often have requirements for noise level limits at neighboring receivers. Based on our review of the State of Texas laws that relate to nuisances, we are only aware of “Chapter 42. Disorderly Conduct And Related Offenses” of the Texas Penal Code (provided in Attachment C) having noise level limitations. Section c.2 states that, “a noise is presumed to be unreasonable if the noise exceeds a decibel level of 85 after the person making the noise receives notice from a magistrate or peace officer that the noise is a public nuisance.” In our opinion, a noise level of 85 dBA at residential or commercial receivers would be perceived as excessively loud and result in many complaints.

We have also reviewed the City of Colleyville Code of Ordinances. “Section 42-27. – Acts Declared Nuisances (provided in Attachment D), 13. Noise Nuisances,” states the following:

- a. Any unreasonably loud, disturbing, unnecessary noise which causes material distress, discomfort or injury to persons of ordinary sensibilities in the immediate vicinity thereof is hereby declared to be a nuisance.
- b. Any noise of such character, intensity, and continued duration which substantially interferes with the comfortable enjoyment of private homes by persons of ordinary sensibilities is hereby declared to be a nuisance.

Item c. in this section continues with a list of acts that may be considered noise nuisances. In our opinion, the listed acts do not include mechanical equipment sources such as those that produce noise at a commercial car wash facility.

In the absence of clearly defined noise level limits in the ordinances and codes, we recommend that that car wash noise levels not exceed the overall ambient noise levels by more than about 5 dBA. This results in criteria of 70 dBA near the gas station receiver, and 60 dBA near the east residential receivers. Subjectively, a change in noise by 1-3 dBA is considered ‘Just Noticeable’, a 5 dBA change is considered ‘Noticeable’, and a 10 dBA change is considered a ‘Doubling’ or ‘Halving’ of the noise.

Existing Car Wash Measurements

To determine the car wash noise sources and equipment noise levels for the Colleyville project, noise measurements were made at an existing car wash. On Tuesday, February 8, 2022, Mr. Ryan Skoug of ESI Engineering visited an existing Tommy's Express Car Wash in Mounds View, Minnesota to make observations and perform noise measurements. We understand that the equipment for the Colleyville car wash will be the same as that used in Mounds View. Sound measurement data sheets are provided in Attachment E. The following is a summary of the visit findings:

1. There were multiple Tommy Car Wash Systems vacuums at the site (see Figure 6). No mufflers were installed on top of the vacuums. The measured L_{Aeq} sound pressure level at a distance of 10' from one running vacuum was 72 dBA.



Figure 6 – Photo of a vacuum at the Mounds View Tommy's Express Car Wash.

2. The dominant noise source near the car wash exit (see Figure 7) was the drier system, which had eighteen blowers (shown in Figure 8). The measured L_{Aeq} sound pressure level at a distance of 58' from the exit, with a zero-degree offset from the exit centerline, was 83 dBA. When a measurement was made 54' from the exit with a 45 degree offset from the exit centerline, the measured L_{Aeq} was 79 dBA.



Figure 7 – Photo of the Tommy's Express Car Wash exit with drier system beyond.



Figure 8 – Photo of the Tommy's Express Car Wash drier system.

3. The dominant noise sources near the car wash entrance were the automated audio system (see Figure 9) and the drier system at the other end of the car wash. The measured L_{Aeq} sound pressure level at a distance of 48' from the entrance, with a zero-degree offset from the entrance centerline, was 72 dBA.



Figure 9 – Photo of the Tommy's Car Wash entrance.

4. The car wash building had louvers with dampers on each side (see Figure 10). The dampers could be opened and closed to control the release of heat and steam from inside the building, which also allows sound to leak out. The dominant noise source radiating from the dampers was the drier system. The measured L_{Aeq} level at a distance of 8.5' from one open damper (shown in Figure 11) was 76 dBA.



Figure 10 – Photo of the Tommy's Express Car Wash with sidewall louvers circled.



Figure 11 – Photo of the Tommy's Express Car Wash with an open damper circled.

Noise Analysis

Calculations were prepared to determine the car wash noise levels at the nearest receiver locations to the Colleyville project site. The measured L_{Aeq} sound pressure level results from the Tommy's Express Car Wash in Mounds View, MN were used as source data for the analysis. The results were converted into L_{Aeq} sound power levels to determine the noise from each source independent of distance. Table 2 shows the sound power levels used for each noise source.

Table 2 – Car Wash Source Sound Power Levels

Source	Source Height in Noise Model	Sound Power Levels (dBA) Per Frequency (Hz)								Overall Sound Power Level (dBA)
		63	125	250	500	1k	2k	4k	8k	
One Vacuum	4.5'	56	57	66	75	82	86	84	80	90
Exit Opening	5'	70	83	93	102	103	100	94	84	107
Entrance Opening	5'	62	71	81	87	91	89	82	77	95
Open Side Louver	12'	58	71	81	86	89	85	76	68	92

Noise contour plots were prepared to help evaluate the car wash noise levels at the proposed project site. The calculations included the car wash building, all other nearby buildings, and a source for each of the car wash noise producers. Sources were the exit opening, entrance opening, fourteen west-facing sidewall louvers, sixteen east-facing sidewall louvers, and eighteen vacuums near the east side of the car wash building.

The existing car wash measurement results showed that drier system noise at the exit and entrance was directional. At a 45 degree offset from the centerline, the sound power was about 5 dBA quieter. This “tunnel effect” of the sound dispersion from the exit and entrance was included in the noise calculations.

The calculation results for these basis-of-design conditions are summarized in the noise contour plot shown in Figure 12. The results show that the car wash conditions produce noise levels at the gas station in excess of the 70 dBA criterion, as well as levels that are near the 60 dBA criterion at residential receivers to the east.

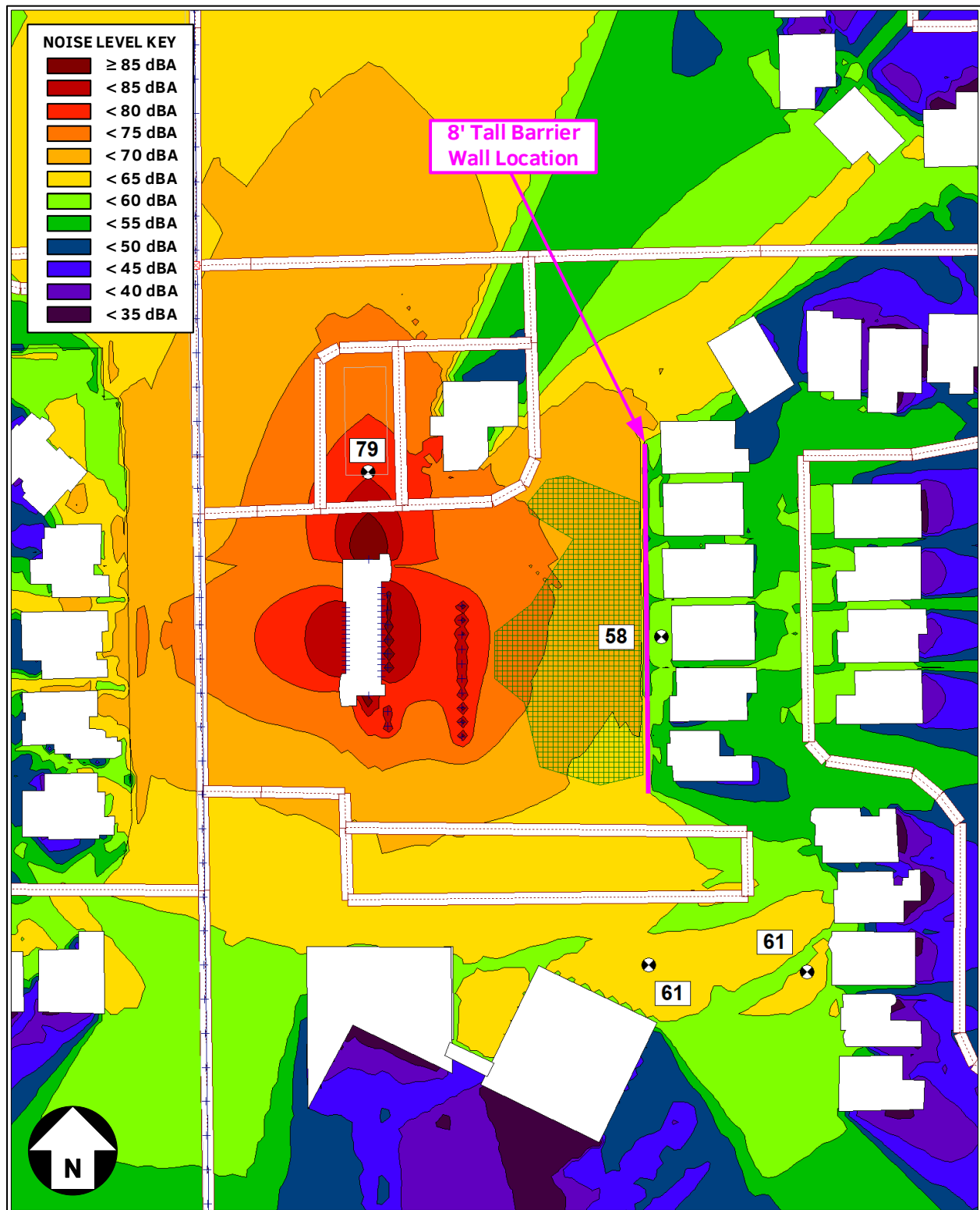


Figure 12 – Noise contour plot showing the basis-of-design Tommy's Express Car Wash equipment noise levels at the proposed Colleyville project site.

Recommendations

We recommend the following to reduce the car wash equipment noise levels:

1. The barrier wall along the east property line should include the following:
 - a. The entire 340' length of the barrier wall should be 8' tall. We assume the 8' height is relative to the finished floor elevation of the car wash entrance. If there are locations along the east property line that are at a lower elevation than the car wash entrance, an earthen berm should be installed to increase the ground elevation, or the height of the wall should be increased, at this location.
 - b. The barrier should have no air gaps from ground up and from end to end. Any gaps or seams should be sealed with an acoustical caulk. Some acceptable product options for exterior applications are [DAP DynaFlex Ultra](#), [GE Advanced Silicone 2](#), and [Loctite PL](#).
 - c. The barrier panels should have a minimum sound isolation rating (sound transmission class, or STC³) of STC 25. We understand the project team is considering the use of a Hilltop Concrete fence (see Figure 13), which has a laboratory tested STC 35 rating (see test report in Attachment F) that meets the minimum criterion.



Figure 13 – Hilltop Concrete photo of a concrete fence.

³ Sound transmission class, or STC, is defined in ASTM standard C634-13 as, “a single-number rating calculated in accordance with Classification E413 using values of sound transmission loss. It provides an estimate of the performance of a partition in certain common sound insulation problems.” It is based on laboratory tests of wall and floor/ceiling assemblies that serve as acoustical barriers, with higher values representing better insulation.

2. The loudest car wash noise source was the drier system. We understand the individual Tommy Car Wash Systems blowers can be installed with variable frequency drives (VFDs) to control blower speeds between 0 Hz (0% speed) and 60 Hz (100% speed). Based on a Tommy Car Wash Systems report dated May 18, 2021 (provided in Attachment G), the car wash noise levels were reduced by 10 dBA when the blowers ran at 40 Hz (67% speed). For the Colleyville car wash, we recommend running the blowers at no more than 40 Hz to achieve about 10 dBA of blower noise reduction at the car wash exit, entrance, and side wall louvers.
3. Tommy Car Wash Systems has optional mufflers that can be provided with the vacuums. Based on a Tommy Car Wash Systems report (provided in Attachment H), installing a P-VAC-335 muffler (shown in Figure 14) on top of a vacuum reduces noise levels by 9 dBA and does not affect the vacuum suction. We recommend installing P-VAC-335 mufflers on all of the vacuums.

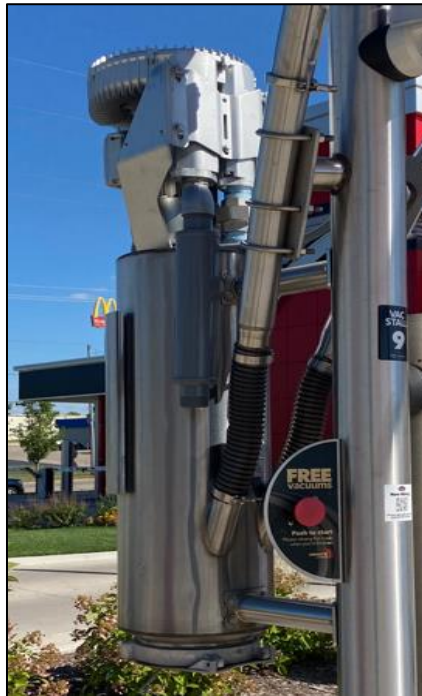


Figure 14 – Photo of a Tommy Car Wash Systems vacuum with a P-VAC-335 muffler.

Figure 15 shows the noise contour plot with the basis-of-design barrier wall, the blowers running at 40 Hz, and the vacuums with P-VAC-335 mufflers. The calculated noise level at the gas station was 70 dBA, and the loudest level at a residential receiver to the east was 54 dBA, which met the 70 dBA and 60 dBA criteria, respectively. No other modifications to the car wash equipment are necessary. For additional information, Figure 16 shows a noise contour plot for the calculated car wash with the Figure 15 conditions combined with the existing ambient noise levels that were measured at the site.

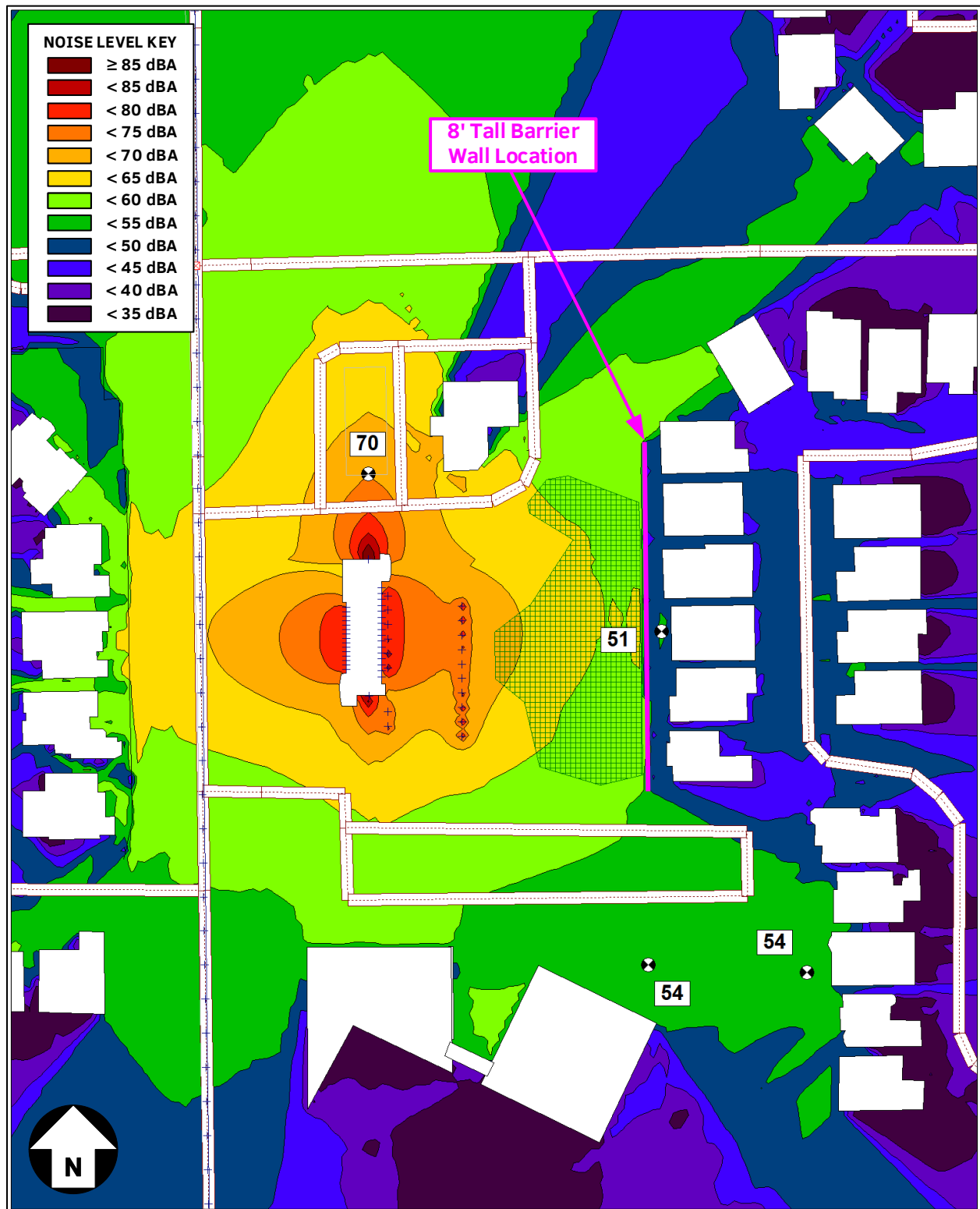


Figure 15 – Noise contour plot showing the Tommy's Express Car Wash equipment noise levels including the east barrier, the vacuum mufflers, and the blowers running at 40 Hz.

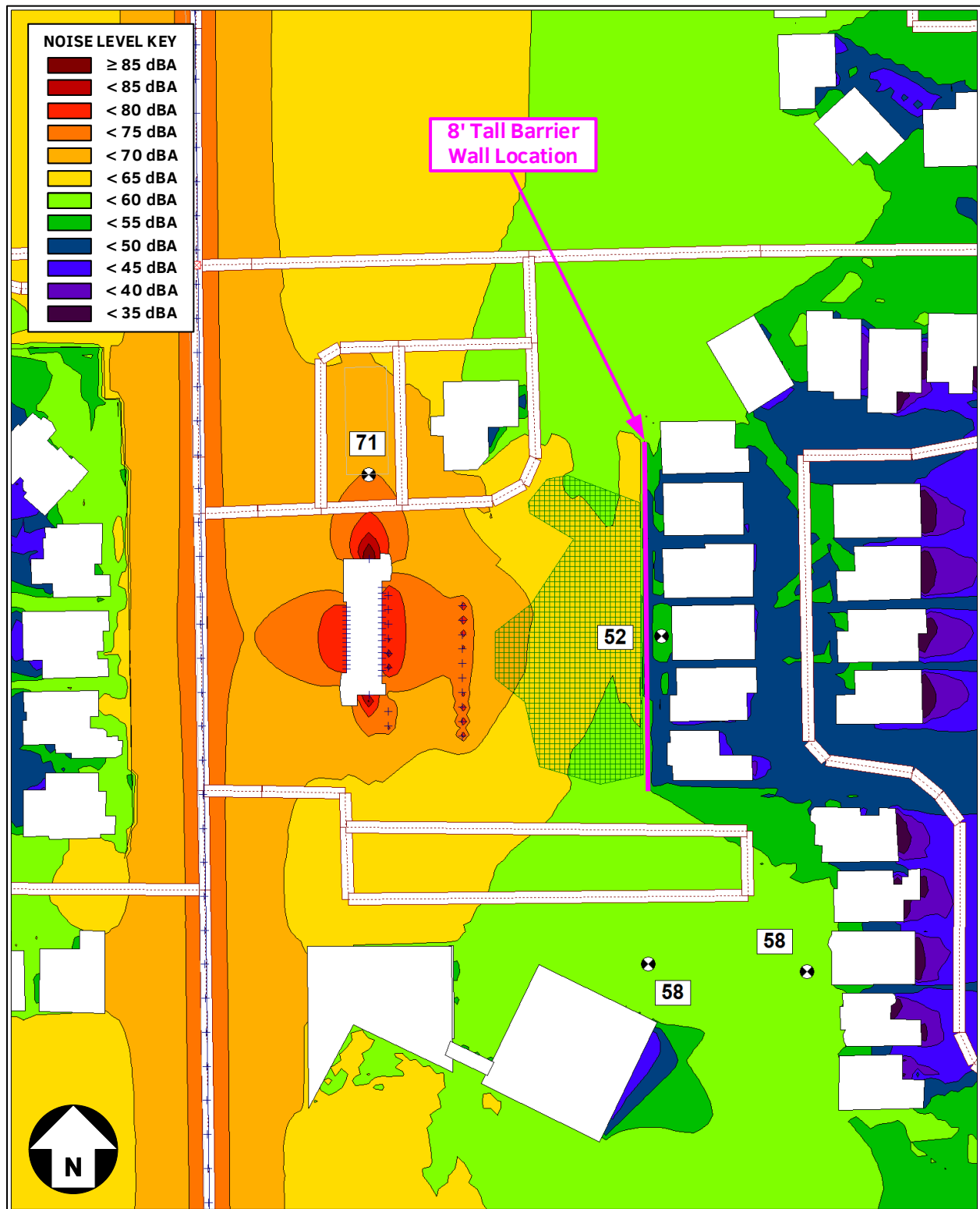


Figure 16 – Noise contour plot with the same conditions shown in Figure 15 combined with the existing ambient noise.

Conclusions

ESI Engineering was asked to evaluate equipment noise levels for a proposed Tommy's Express Car Wash in Colleyville, Texas. Measured ambient noise levels at the project site were in the mid-60's near an adjacent gas station and in the mid-50's near residential receivers to the east. Since we are not aware of any State of Texas or City of Colleyville noise level limitations that apply to this project, we recommend the car wash noise levels not exceed the existing ambient noise levels by about 5 dBA.

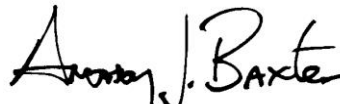
Based on car wash equipment sound levels measured at a Tommy's Express Car Wash in Mounds View, Minnesota, the basis-of-design conditions produced calculated noise levels that exceeded the recommended criteria at the nearby gas station. To reduce noise, the basis-of-design 8' tall barrier along the east property line is needed, the blowers should operate at a maximum 40 Hz (10 dBA reduction), and mufflers should be installed on the vacuums (9 dBA reduction). With this mitigation, the car wash noise levels met the criteria at all nearby receivers.

We appreciate the opportunity to serve the needs of Christianson Companies on this project and remain available to assist in the resolution of these and any other matters. Please let us know if you have any questions or need more information.

Sincerely,



Ryan L. Skoug, P.E. (OR), INCE Bd. Cert.
Consulting Engineer
ESI Engineering, Inc.



Anthony J. Baxter, P.E. (MN)
Principal
ESI Engineering, Inc.



Andrew A.J. Schmitt
Consulting Engineer
ESI Engineering, Inc.

Attachments

Attachment A

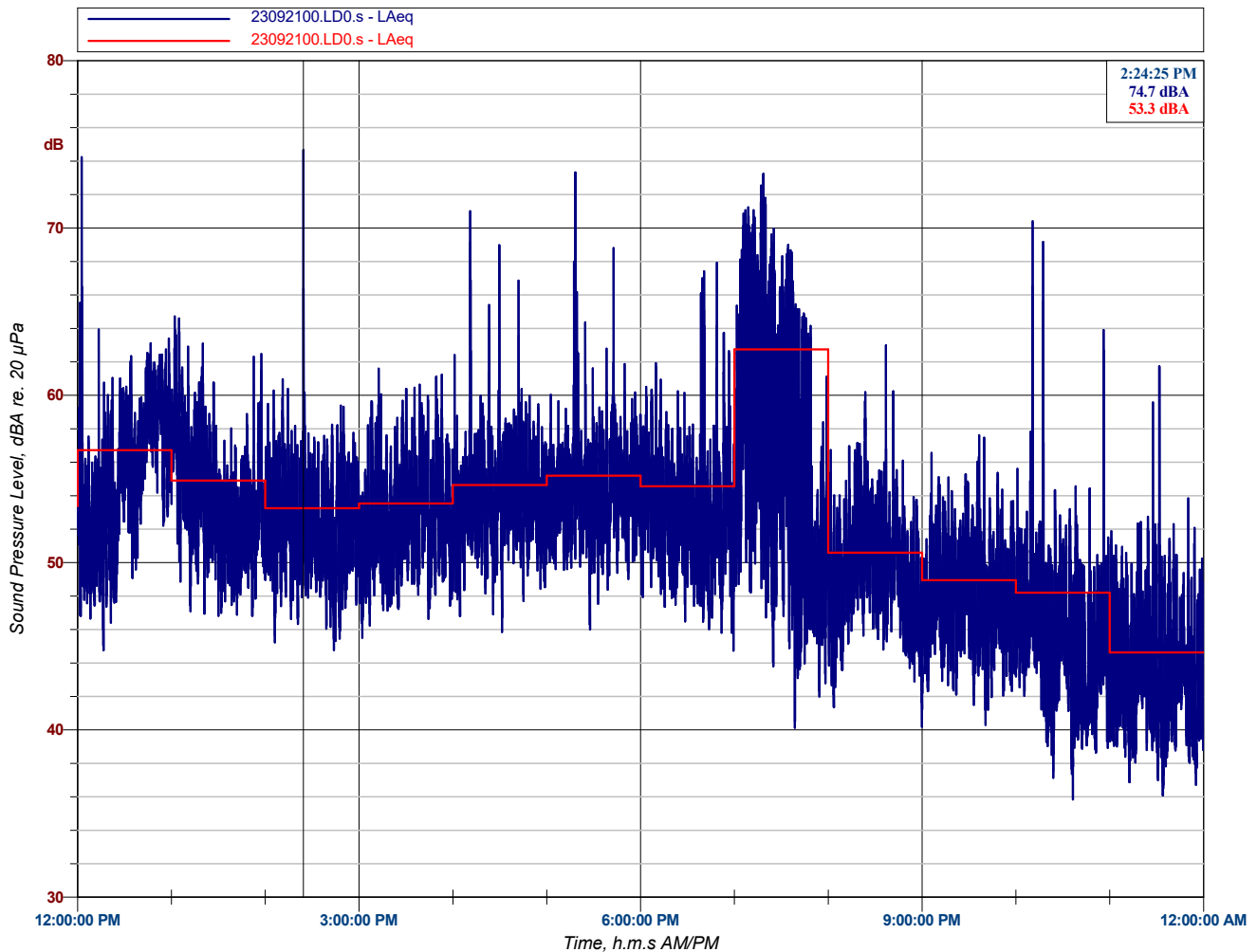
Colleyville 24-Hour Noise Monitoring Data

Colleyville Car Wash Noise Control – October 6, 2023

Project No:	P2977	Analyzer:	Larson Davis 831 s/n 3553
Project:	Christianson Co. - Car Wash Noise Control	Preamplifier:	Larson Davis PRM831 s/n 029391
Location:	Colleyville, TX	Microphone:	Larson Davis 377C20 s/n 315625
Engineer:	R.L. Skoug	Calibrator:	Larson Davis CAL200 s/n 18322
		Last Calibrated:	March 21, 2023

Location:	Location A	Meteorology:	Temperature: 81°F to 95°F
Date:	9/21/2023		Wind Speed / Dir.: 0-25 MPH / SE
Start Time:	10:56:33 AM		Humidity: 43% to 74%
End Time:	12:00:00 AM	Calibration Check:	Calibration Frequency: 1 kHz
Run Time:	47007.0 seconds		Initial Calibration: 94.0 dB
			Final Calibration: 94.0 dB
			Last Cal. Check: 9/22/23 @ 12:14 PM

Measurements: One Second and Hourly Ambient Noise Levels
A-Weighted Results



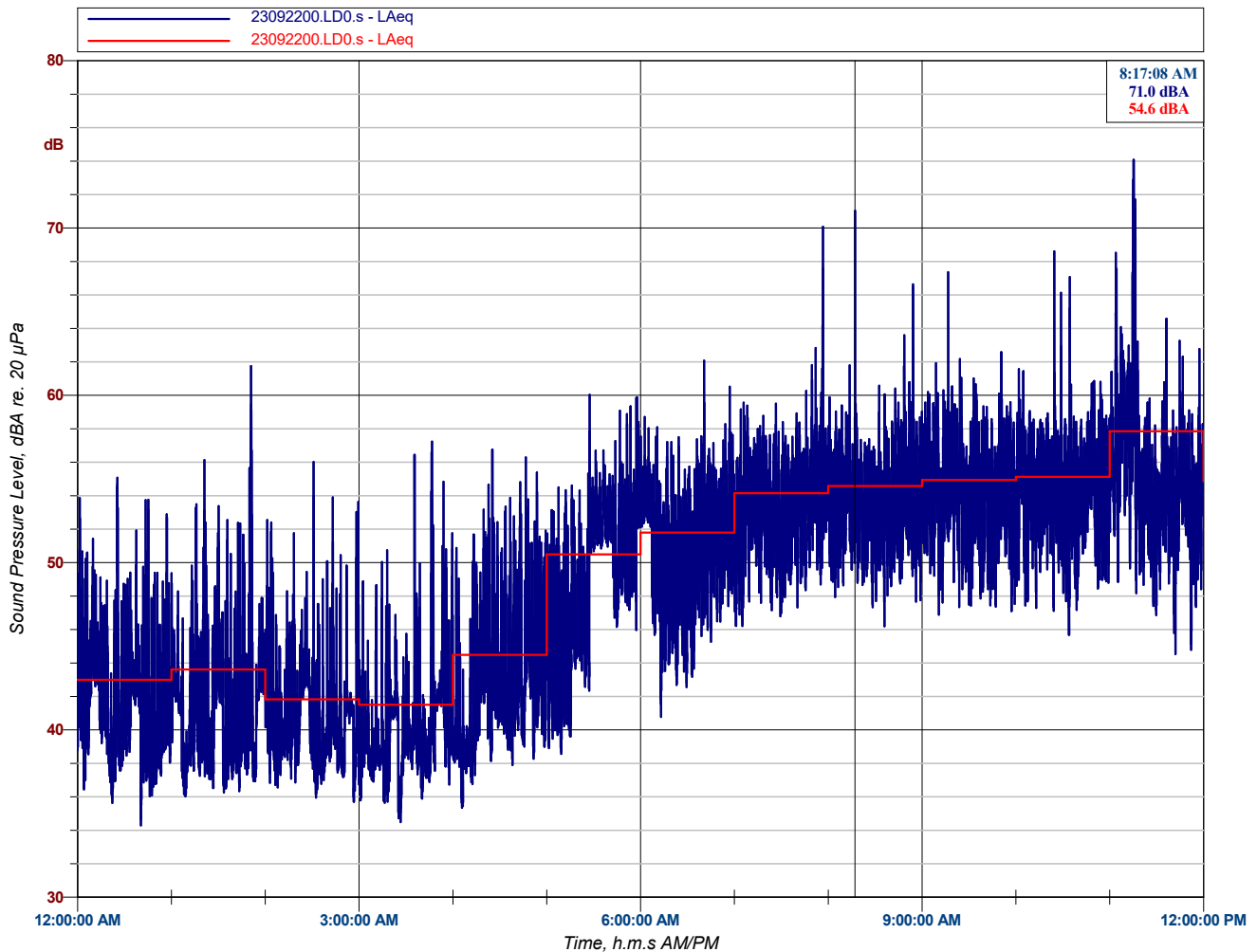
Noise Monitoring Measured Hourly LAeq Data							
Time	LAeq	Time	LAeq	Time	LAeq	Time	LAeq
12:00:00 PM	57 dBA	3:00:00 PM	54 dBA	6:00:00 PM	55 dBA	9:00:00 PM	49 dBA
1:00:00 PM	55 dBA	4:00:00 PM	55 dBA	7:00:00 PM	63 dBA	10:00:00 PM	48 dBA
2:00:00 PM	53 dBA	5:00:00 PM	55 dBA	8:00:00 PM	51 dBA	11:00:00 PM	45 dBA

Figure A1

Project No:	P2977	Analyzer:	Larson Davis 831 s/n 3553
Project:	Christianson Co. - Car Wash Noise Control	Preamplifier:	Larson Davis PRM831 s/n 029391
Location:	Colleyville, TX	Microphone:	Larson Davis 377C20 s/n 315625
Engineer:	R.L. Skoug	Calibrator:	Larson Davis CAL200 s/n 18322
		Last Calibrated:	March 21, 2023

Location:	Location A	Meteorology:	Temperature: 80°F to 90°F
Date:	9/22/2023		Wind Speed / Dir.: 0-15 MPH / S
Start Time:	12:00:00 AM		Humidity: 45% to 74%
End Time:	12:09:23 PM		
Run Time:	43763.0 seconds	Calibration Check:	Calibration Frequency: 1 kHz
			Initial Calibration: 94.0 dB
			Final Calibration: 94.0 dB
			Last Cal. Check: 9/22/23 @ 12:14 PM

Measurements: One Second and Hourly Ambient Noise Levels
A-Weighted Results



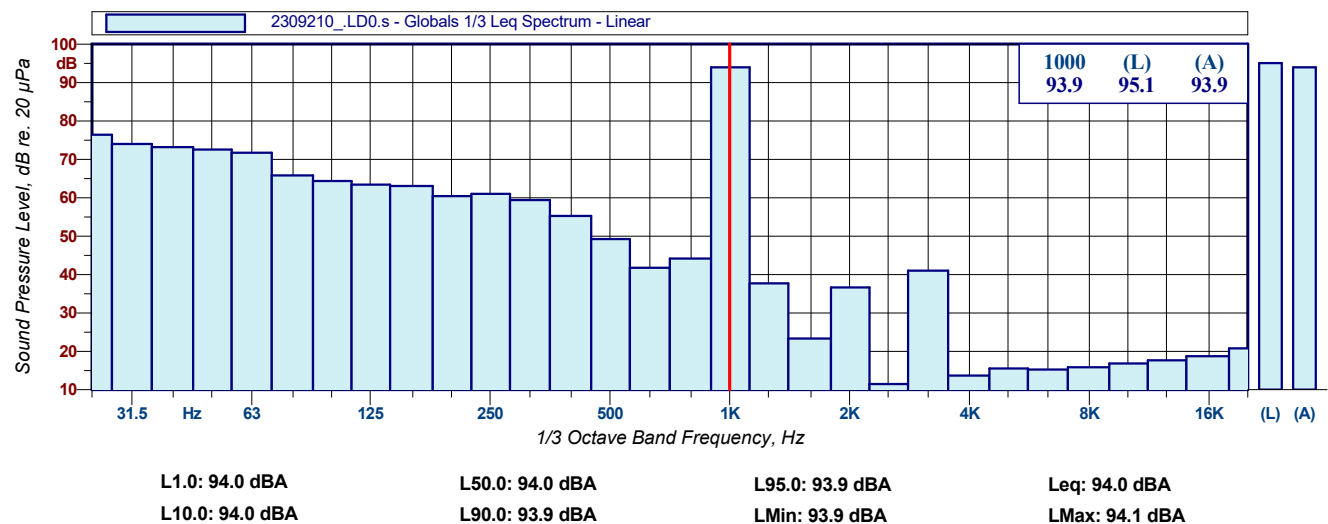
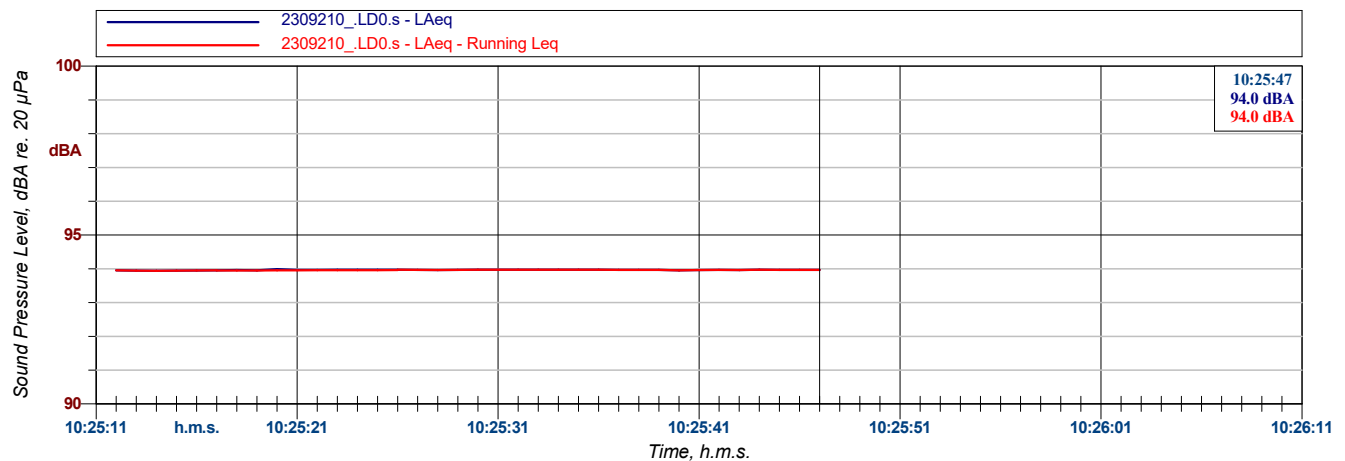
Noise Monitoring Measured Hourly LAeq Data							
Time	LAeq	Time	LAeq	Time	LAeq	Time	LAeq
12:00:00 AM	43 dBA	3:00:00 AM	42 dBA	6:00:00 AM	52 dBA	9:00:00 AM	55 dBA
1:00:00 AM	44 dBA	4:00:00 AM	44 dBA	7:00:00 AM	54 dBA	10:00:00 AM	55 dBA
2:00:00 AM	42 dBA	5:00:00 AM	50 dBA	8:00:00 AM	55 dBA	11:00:00 AM	58 dBA

Figure A2

Project No:	P2977	Analyzer:	Larson Davis 831 s/n 3553
Project:	Christianson Co. - Car Wash Noise Control	Preamplifier:	Larson Davis PRM831 s/n 029391
Location:	Colleyville, TX	Microphone:	Larson Davis 377C20 s/n 315625
Engineer:	R.L. Skoug	Calibrator:	Larson Davis CAL200 s/n 18322
		Last Calibrated:	March 21, 2023

Location:	Cal Check	Meteorology:	Temperature: --
Date:	9/21/2023		Wind Speed / Dir.: --
Start Time:	10:25:11 AM		Humidity: --
End Time:	10:25:47 AM	Calibration Check:	Calibration Frequency: 1 kHz
Run Time:	36.0 seconds		Initial Calibration: 94.0 dB
			Final Calibration: 94.0 dB
			Last Cal. Check: 9/22/23 @ 12:14 PM

Measurements: File N. 210_: Cal Check @ 94.0 dB



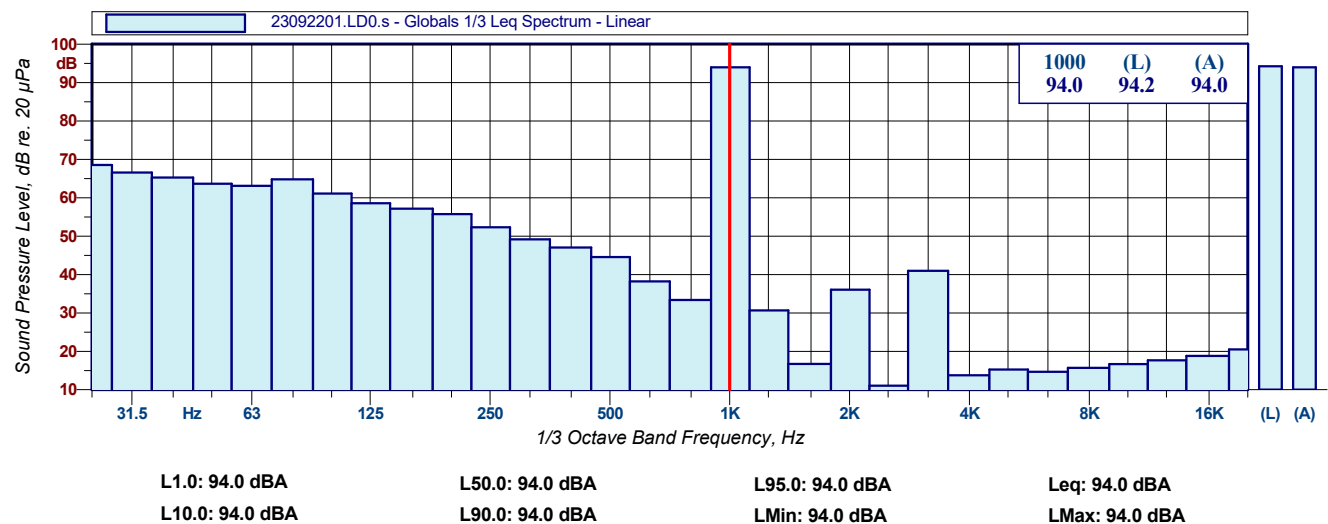
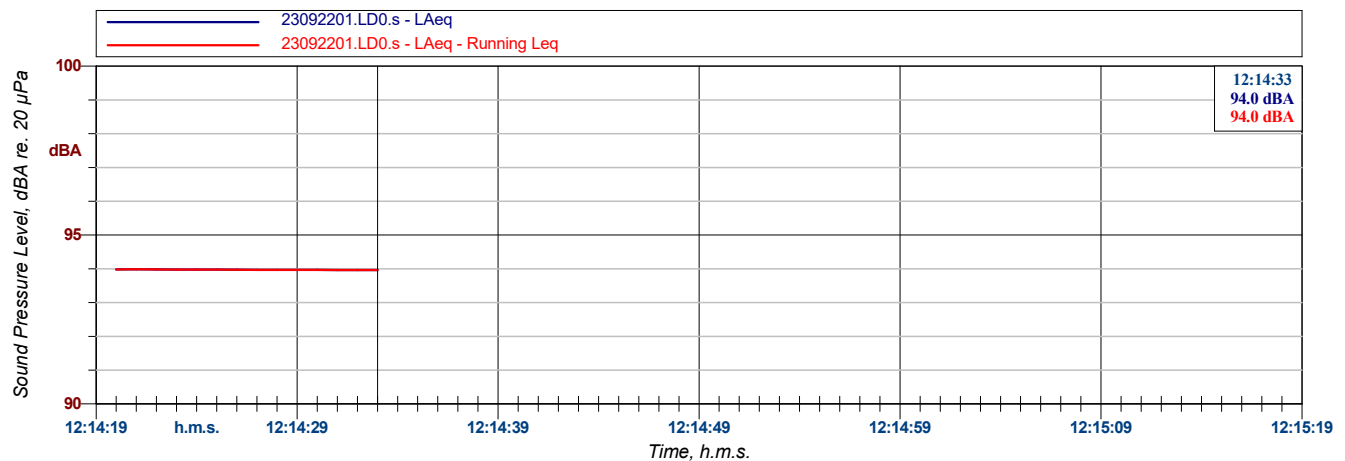
2309210_LD0.s Globals 1/3 Leq Spectrum - Linear											
Hz	dB	Hz	dB	Hz	dB	Hz	dB	Hz	dB	Hz	dB
25	76.4 dB	80	65.8 dB	250	61.0 dB	800	44.1 dB	2500	11.5 dB	8000	15.8 dB
31.5	74.0 dB	100	64.3 dB	315	59.4 dB	1000	93.9 dB	3150	41.0 dB	10000	16.8 dB
40	73.2 dB	125	63.4 dB	400	55.2 dB	1250	37.7 dB	4000	13.7 dB	12500	17.7 dB
50	72.5 dB	160	63.0 dB	500	49.2 dB	1600	23.3 dB	5000	15.5 dB	16000	18.7 dB
63	71.7 dB	200	60.4 dB	630	41.8 dB	2000	36.6 dB	6300	15.3 dB	20000	20.8 dB

Figure A3

Project No:	P2977	Analyzer:	Larson Davis 831 s/n 3553
Project:	Christianson Co. - Car Wash Noise Control	Preamplifier:	Larson Davis PRM831 s/n 029391
Location:	Colleyville, TX	Microphone:	Larson Davis 377C20 s/n 315625
Engineer:	R.L. Skoug	Calibrator:	Larson Davis CAL200 s/n 18322
		Last Calibrated:	March 21, 2023

Location:	Cal Check	Meteorology:	Temperature: --
Date:	9/22/2023		Wind Speed / Dir.: --
Start Time:	12:14:19 PM		Humidity: --
End Time:	12:14:33 PM	Calibration Check:	Calibration Frequency: 1 kHz
Run Time:	14.0 seconds		Initial Calibration: 94.0 dB
			Final Calibration: 94.0 dB
			Last Cal. Check: 9/22/23 @ 12:14 PM

Measurements: File N. 2201: Cal Check @ 94.0 dB



23092201.LD0.s Globals 1/3 Leq Spectrum - Linear											
Hz	dB	Hz	dB	Hz	dB	Hz	dB	Hz	dB	Hz	dB
25	68.5 dB	80	64.8 dB	250	52.3 dB	800	33.4 dB	2500	11.0 dB	8000	15.7 dB
31.5	66.6 dB	100	61.1 dB	315	49.2 dB	1000	94.0 dB	3150	41.0 dB	10000	16.7 dB
40	65.3 dB	125	58.6 dB	400	47.0 dB	1250	30.6 dB	4000	13.7 dB	12500	17.7 dB
50	63.6 dB	160	57.2 dB	500	44.5 dB	1600	16.7 dB	5000	15.3 dB	16000	18.8 dB
63	63.1 dB	200	55.7 dB	630	38.2 dB	2000	36.0 dB	6300	14.6 dB	20000	20.5 dB

Figure A4

Attachment B

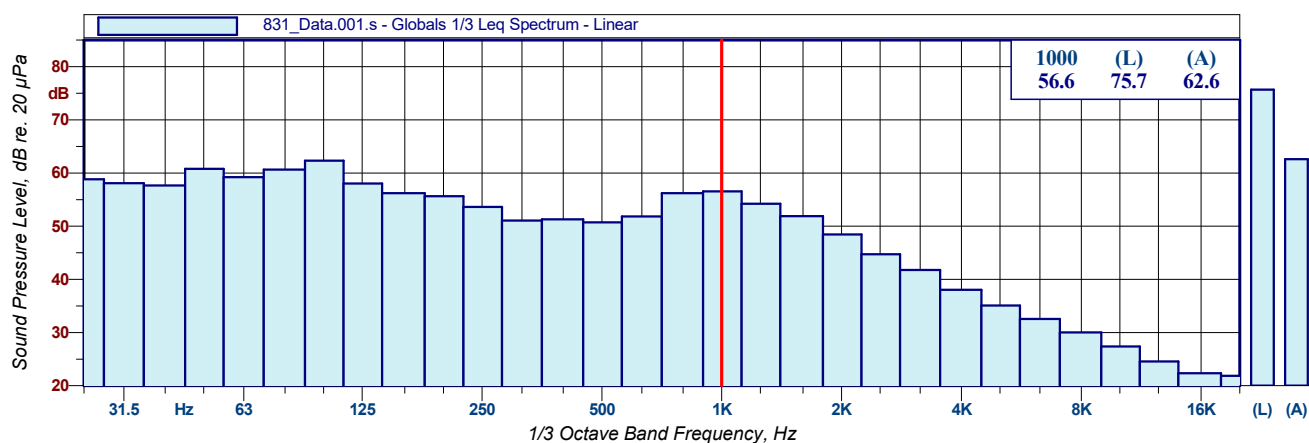
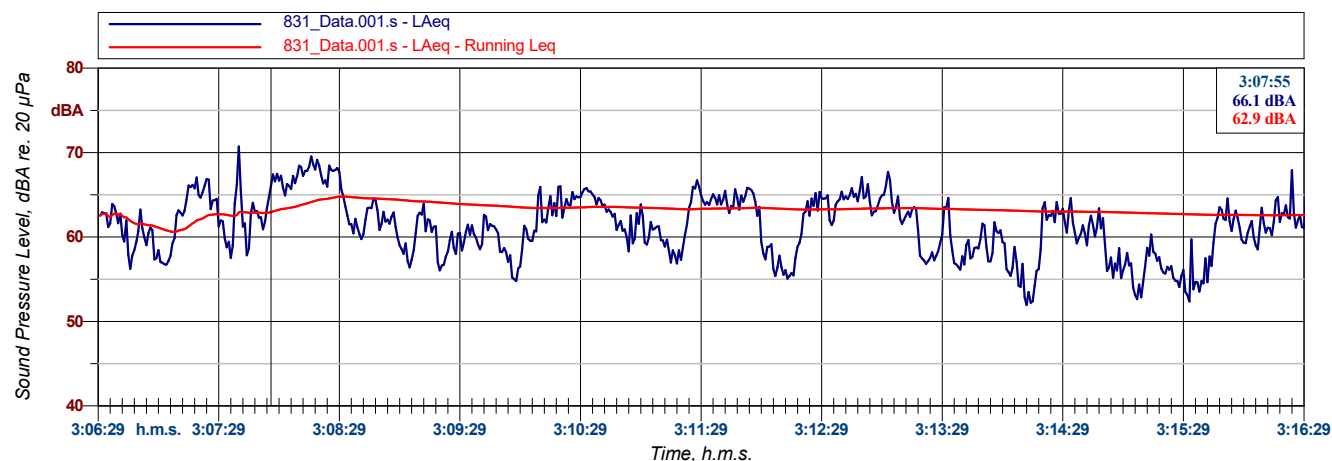
Colleyville Short Duration Noise Measurements Data

Colleyville Car Wash Noise Control – October 6, 2023

Project No:	P2977	Analyzer:	Larson Davis 831 s/n 4694
Project:	Christianson Co. - Car Wash Noise Control	Preamplifier:	Larson Davis PRM831 s/n 070949
Location:	Colleyville, TX	Microphone:	Larson Davis 377C20 s/n 320010
Engineer:	R.L. Skoug	Calibrator:	Larson Davis CAL200 s/n 18322
		Last Calibrated:	January 30, 2023

Location:	Preschool Play Ground (Loc B)	Meteorology:	Temperature: 94 °F
Date:	9/21/2023		Wind Speed / Dir.: 18 MPH / SE
Start Time:	3:06:29 PM		Humidity: 46%
End Time:	3:16:44 PM	Calibration Check:	Calibration Frequency: 1 kHz
Run Time:	615.0 seconds		Initial Calibration: 94.0 dB
			Final Calibration: 94.0 dB
			Last Cal. Check: 9/21/23 @ 4:03 PM

Measurements: File N. 1: Ambient Noise; Dominated by Traffic



L1.0: 68.6 dBA	L50.0: 61.4 dBA	L95.0: 55.0 dBA	Leq: 62.6 dBA
L10.0: 65.6 dBA	L90.0: 56.2 dBA	LMin: 51.2 dBA	LMax: 72.5 dBA

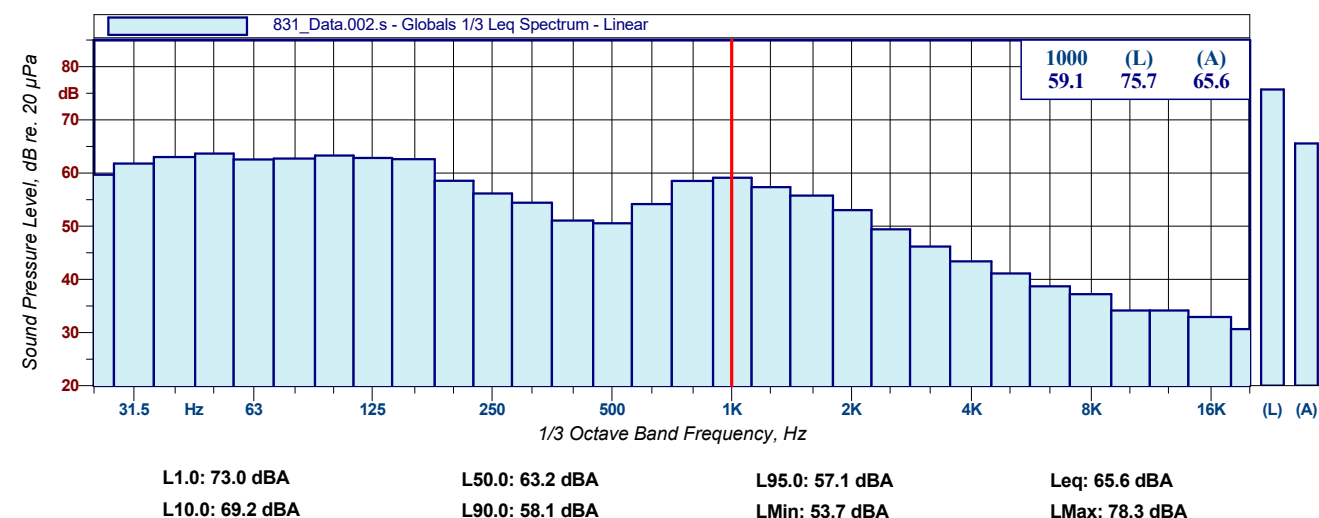
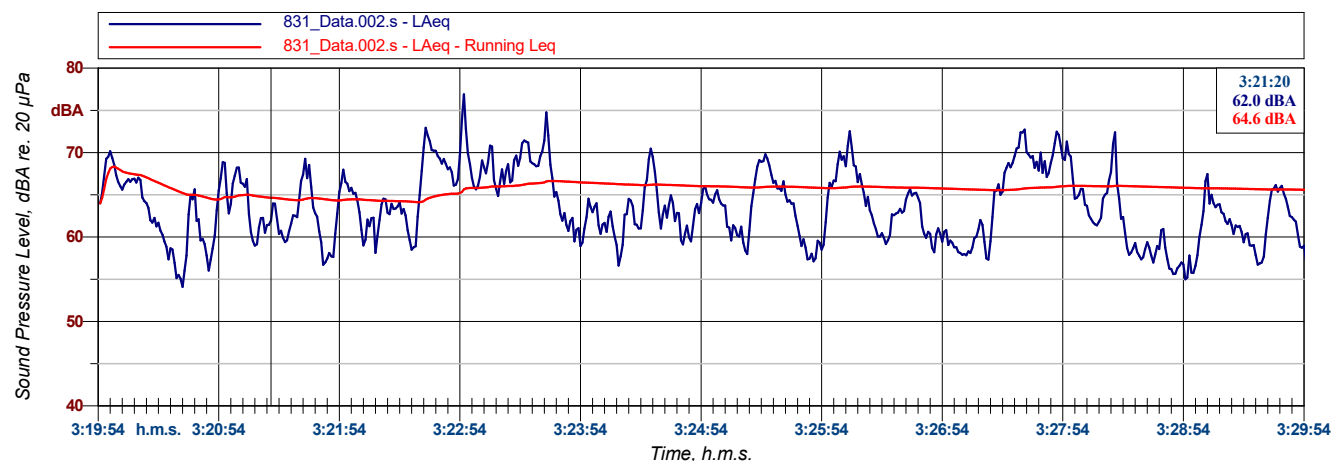
831_Data.001.s Globals 1/3 Leq Spectrum - Linear											
Hz	dB	Hz	dB	Hz	dB	Hz	dB	Hz	dB	Hz	dB
25	58.8 dB	80	60.7 dB	250	53.6 dB	800	56.2 dB	2500	44.7 dB	8000	30.0 dB
31.5	58.1 dB	100	62.3 dB	315	51.1 dB	1000	56.6 dB	3150	41.8 dB	10000	27.4 dB
40	57.7 dB	125	58.0 dB	400	51.3 dB	1250	54.2 dB	4000	38.0 dB	12500	24.6 dB
50	60.8 dB	160	56.2 dB	500	50.7 dB	1600	51.9 dB	5000	35.1 dB	16000	22.3 dB
63	59.2 dB	200	55.6 dB	630	51.8 dB	2000	48.4 dB	6300	32.6 dB	20000	21.9 dB

Figure B1

Project No:	P2977	Analyzer:	Larson Davis 831 s/n 4694
Project:	Christianson Co. - Car Wash Noise Control	Preamplifier:	Larson Davis PRM831 s/n 070949
Location:	Colleyville, TX	Microphone:	Larson Davis 377C20 s/n 320010
Engineer:	R.L. Skoug	Calibrator:	Larson Davis CAL200 s/n 18322
		Last Calibrated:	January 30, 2023

Location:	West-Center of Project Site (Loc C)	Meteorology:	Temperature: 94 °F
Date:	9/21/2023		Wind Speed / Dir.: 18 MPH / SE
Start Time:	3:19:54 PM		Humidity: 46%
End Time:	3:30:03 PM	Calibration Check:	Calibration Frequency: 1 kHz
Run Time:	609.0 seconds		Initial Calibration: 94.0 dB
			Final Calibration: 94.0 dB
			Last Cal. Check: 9/21/23 @ 4:03 PM

Measurements: File N. 2: Ambient Noise; Dominated by Traffic



831_Data.002.s Globals 1/3 Leq Spectrum - Linear											
Hz	dB	Hz	dB	Hz	dB	Hz	dB	Hz	dB	Hz	dB
25	59.7 dB	80	62.7 dB	250	56.2 dB	800	58.5 dB	2500	49.4 dB	8000	37.2 dB
31.5	61.8 dB	100	63.3 dB	315	54.4 dB	1000	59.1 dB	3150	46.2 dB	10000	34.1 dB
40	63.0 dB	125	62.8 dB	400	51.1 dB	1250	57.3 dB	4000	43.4 dB	12500	34.2 dB
50	63.6 dB	160	62.6 dB	500	50.6 dB	1600	55.8 dB	5000	41.1 dB	16000	32.9 dB
63	62.5 dB	200	58.5 dB	630	54.2 dB	2000	53.0 dB	6300	38.7 dB	20000	30.6 dB

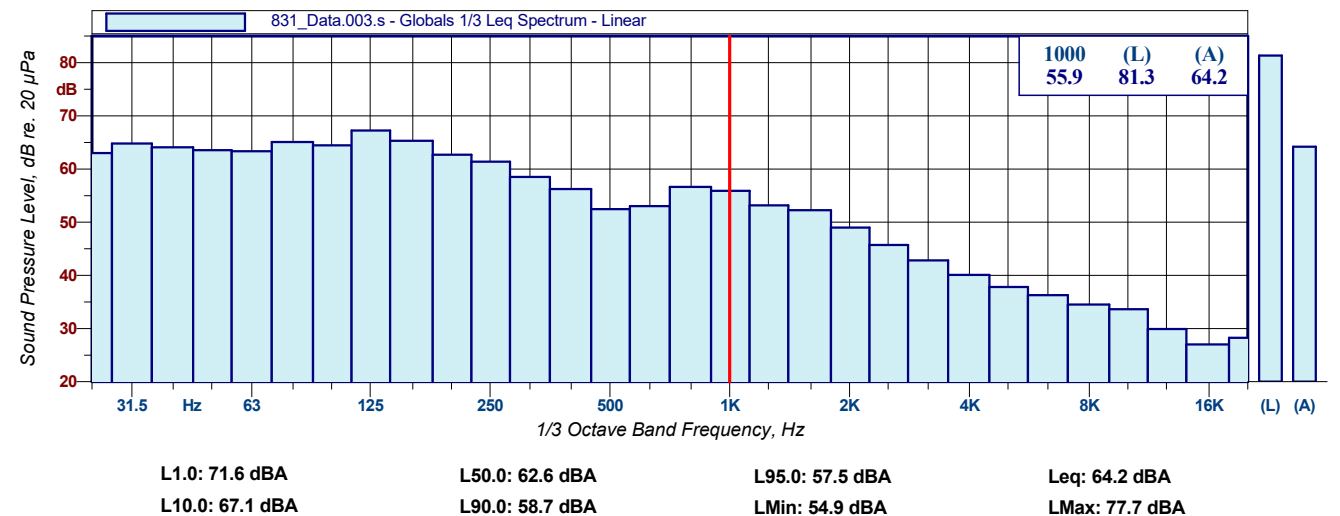
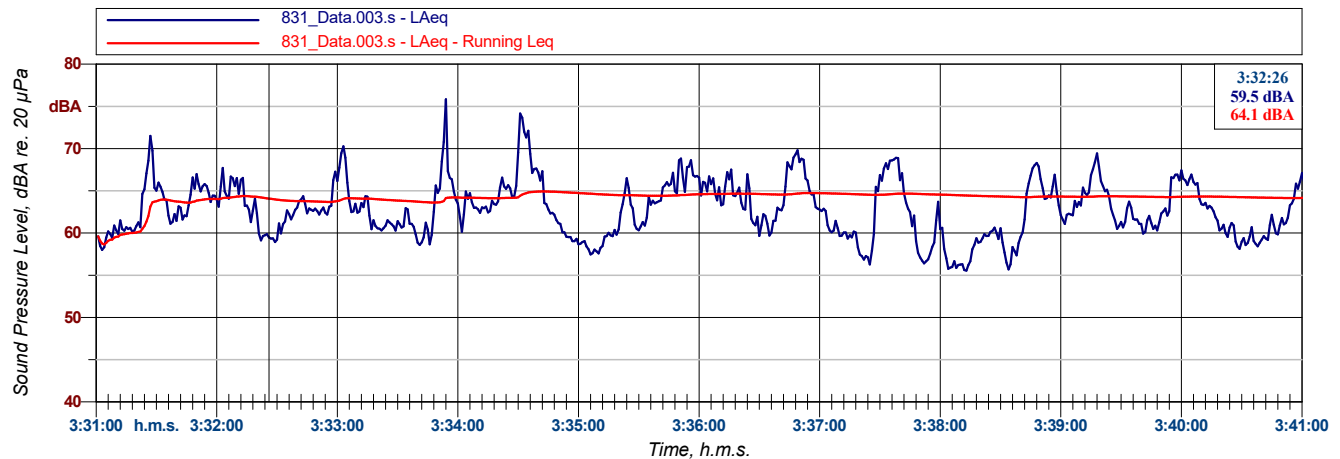
Figure B2



Project No: P2977
Project: Christianson Co. - Car Wash Noise Control
Location: Colleyville, TX
Engineer: R.L. Skoug
Analyzer: Larson Davis 831 s/n 4694
Preamplifier: Larson Davis PRM831 s/n 070949
Microphone: Larson Davis 377C20 s/n 320010
Calibrator: Larson Davis CAL200 s/n 18322
Last Calibrated: January 30, 2023

Location: North-Center PL of Project Site (Loc D)
Date: 9/21/2023
Start Time: 3:31:00 PM
End Time: 3:41:02 PM
Run Time: 602.0 seconds
Meteorology: Temperature: 94 °F
Wind Speed / Dir.: 18 MPH / SE
Humidity: 46%
Calibration Check: Calibration Frequency: 1 kHz
Initial Calibration: 94.0 dB
Final Calibration: 94.0 dB
Last Cal. Check: 9/21/23 @ 4:03 PM

Measurements: File N. 3: Ambient Noise; Dominated by Traffic



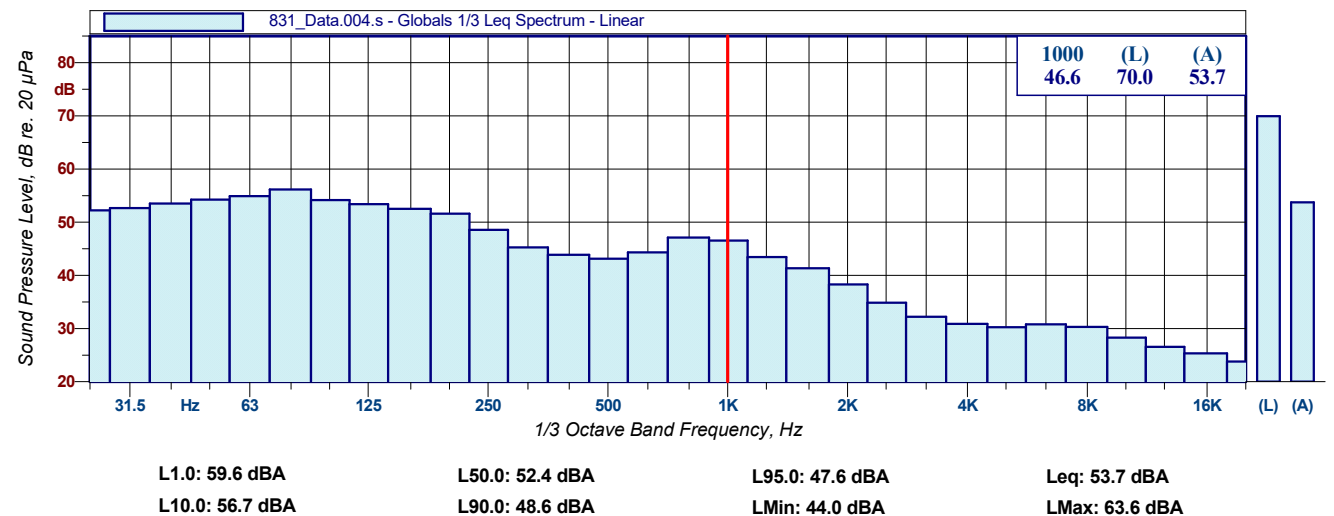
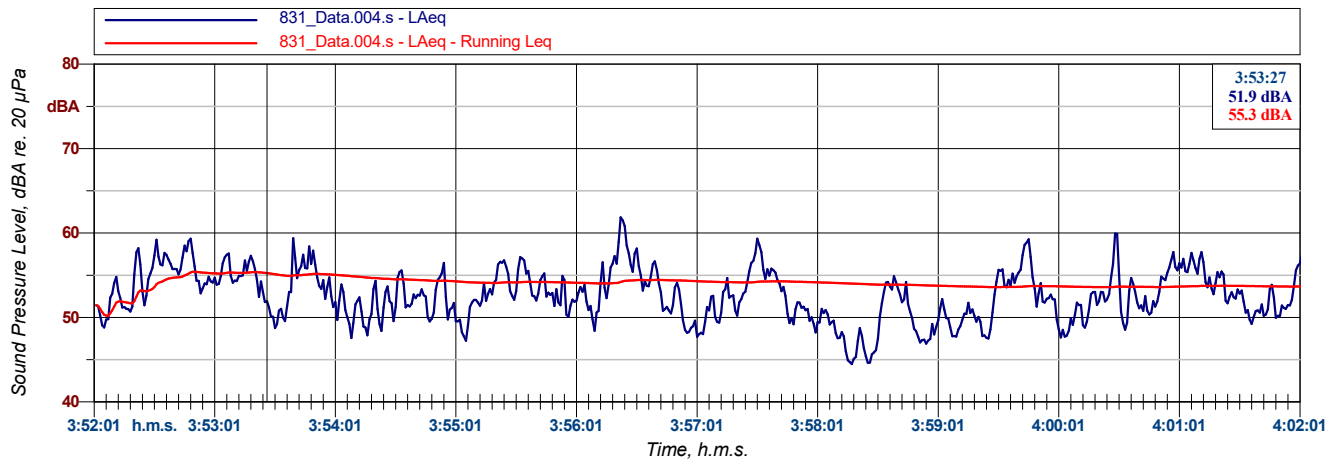
831_Data.003.s Globals 1/3 Leq Spectrum - Linear											
Hz	dB	Hz	dB	Hz	dB	Hz	dB	Hz	dB	Hz	dB
25	63.0 dB	80	65.1 dB	250	61.4 dB	800	56.6 dB	2500	45.7 dB	8000	34.5 dB
31.5	64.8 dB	100	64.5 dB	315	58.5 dB	1000	55.9 dB	3150	42.8 dB	10000	33.6 dB
40	64.1 dB	125	67.2 dB	400	56.2 dB	1250	53.2 dB	4000	40.1 dB	12500	29.9 dB
50	63.5 dB	160	65.3 dB	500	52.5 dB	1600	52.3 dB	5000	37.8 dB	16000	27.0 dB
63	63.3 dB	200	62.7 dB	630	53.0 dB	2000	49.0 dB	6300	36.3 dB	20000	28.3 dB

Figure B3

Project No:	P2977	Analyzer:	Larson Davis 831 s/n 4694
Project:	Christianson Co. - Car Wash Noise Control	Preamplifier:	Larson Davis PRM831 s/n 070949
Location:	Colleyville, TX	Microphone:	Larson Davis 377C20 s/n 320010
Engineer:	R.L. Skoug	Calibrator:	Larson Davis CAL200 s/n 18322
		Last Calibrated:	January 30, 2023

Location:	Southeast Corner of Project Site (Loc E)	Meteorology:	Temperature: 94 °F
Date:	9/21/2023		Wind Speed / Dir.: 18 MPH / SE
Start Time:	3:52:01 PM		Humidity: 46%
End Time:	4:02:03 PM		
Run Time:	602.0 seconds	Calibration Check:	Calibration Frequency: 1 kHz
			Initial Calibration: 94.0 dB
			Final Calibration: 94.0 dB
			Last Cal. Check: 9/21/23 @ 4:03 PM

Measurements: File N. 4: Ambient Noise; Dominated by Traffic



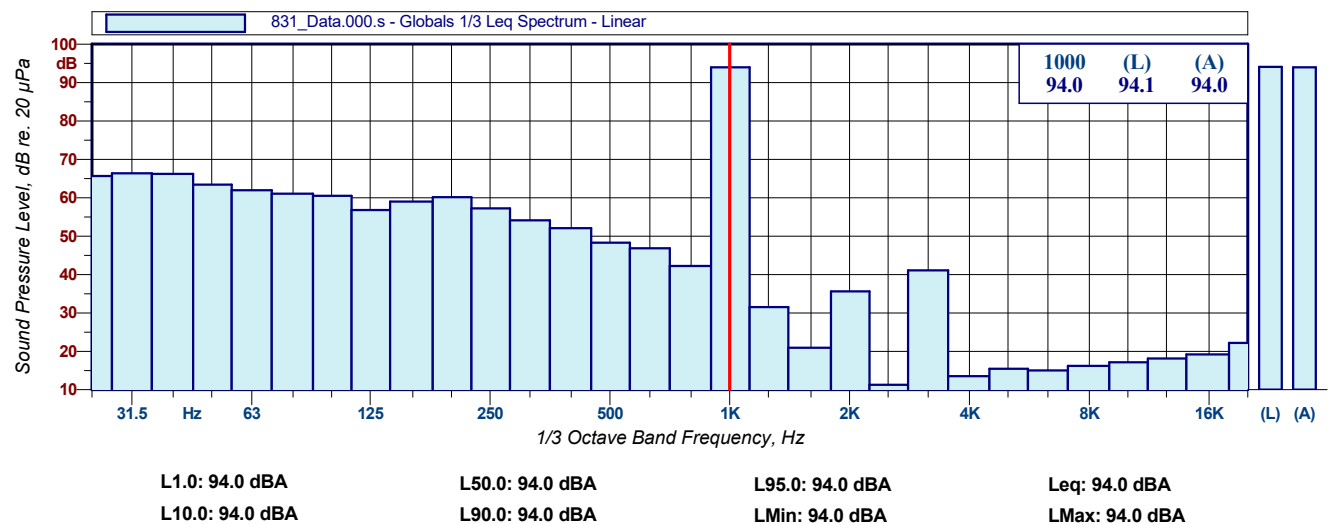
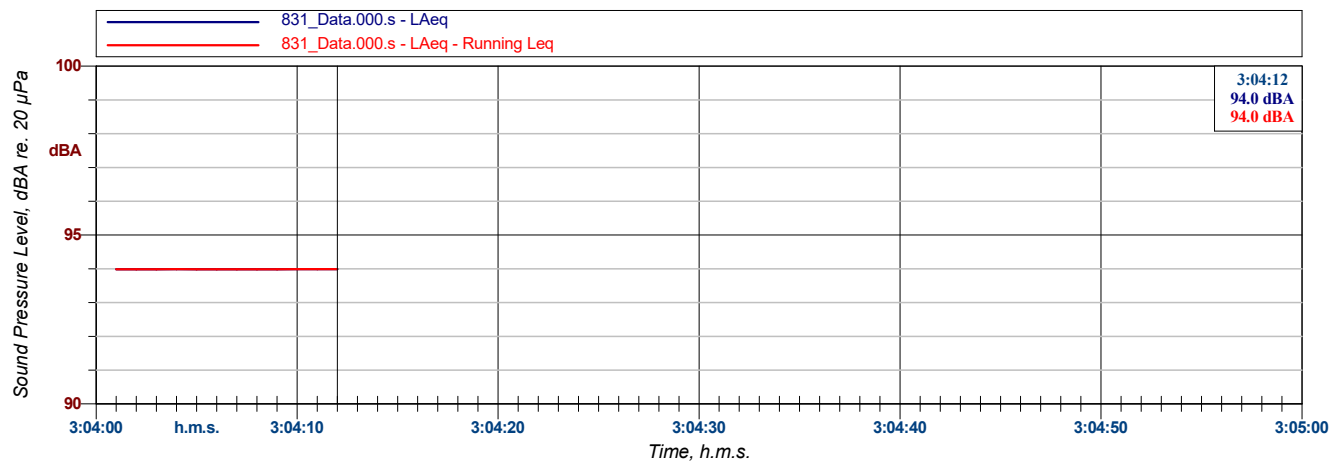
831_Data.004.s Globals 1/3 Leq Spectrum - Linear											
Hz	dB	Hz	dB	Hz	dB	Hz	dB	Hz	dB	Hz	dB
25	52.2 dB	80	56.1 dB	250	48.6 dB	800	47.1 dB	2500	34.8 dB	8000	30.3 dB
31.5	52.7 dB	100	54.2 dB	315	45.3 dB	1000	46.6 dB	3150	32.2 dB	10000	28.3 dB
40	53.5 dB	125	53.4 dB	400	43.9 dB	1250	43.4 dB	4000	30.9 dB	12500	26.6 dB
50	54.2 dB	160	52.5 dB	500	43.1 dB	1600	41.3 dB	5000	30.2 dB	16000	25.3 dB
63	54.9 dB	200	51.6 dB	630	44.3 dB	2000	38.3 dB	6300	30.8 dB	20000	23.8 dB

Figure B4

Project No:	P2977	Analyzer:	Larson Davis 831 s/n 4694
Project:	Christianson Co. - Car Wash Noise Control	Preamplifier:	Larson Davis PRM831 s/n 070949
Location:	Colleyville, TX	Microphone:	Larson Davis 377C20 s/n 320010
Engineer:	R.L. Skoug	Calibrator:	Larson Davis CAL200 s/n 18322
		Last Calibrated:	January 30, 2023

Location:	Cal Check	Meteorology:	Temperature: 94 °F
Date:	9/21/2023		Wind Speed / Dir.: 48 MPH / SE
Start Time:	3:04:00 PM		Humidity: 46%
End Time:	3:04:12 PM	Calibration Check:	Calibration Frequency: 1 kHz
Run Time:	12.0 seconds		Initial Calibration: 94.0 dB
			Final Calibration: 94.0 dB
			Last Cal. Check: 9/21/23 @ 4:03 PM

Measurements: File N. 0: Cal Check @ 94.0 dB



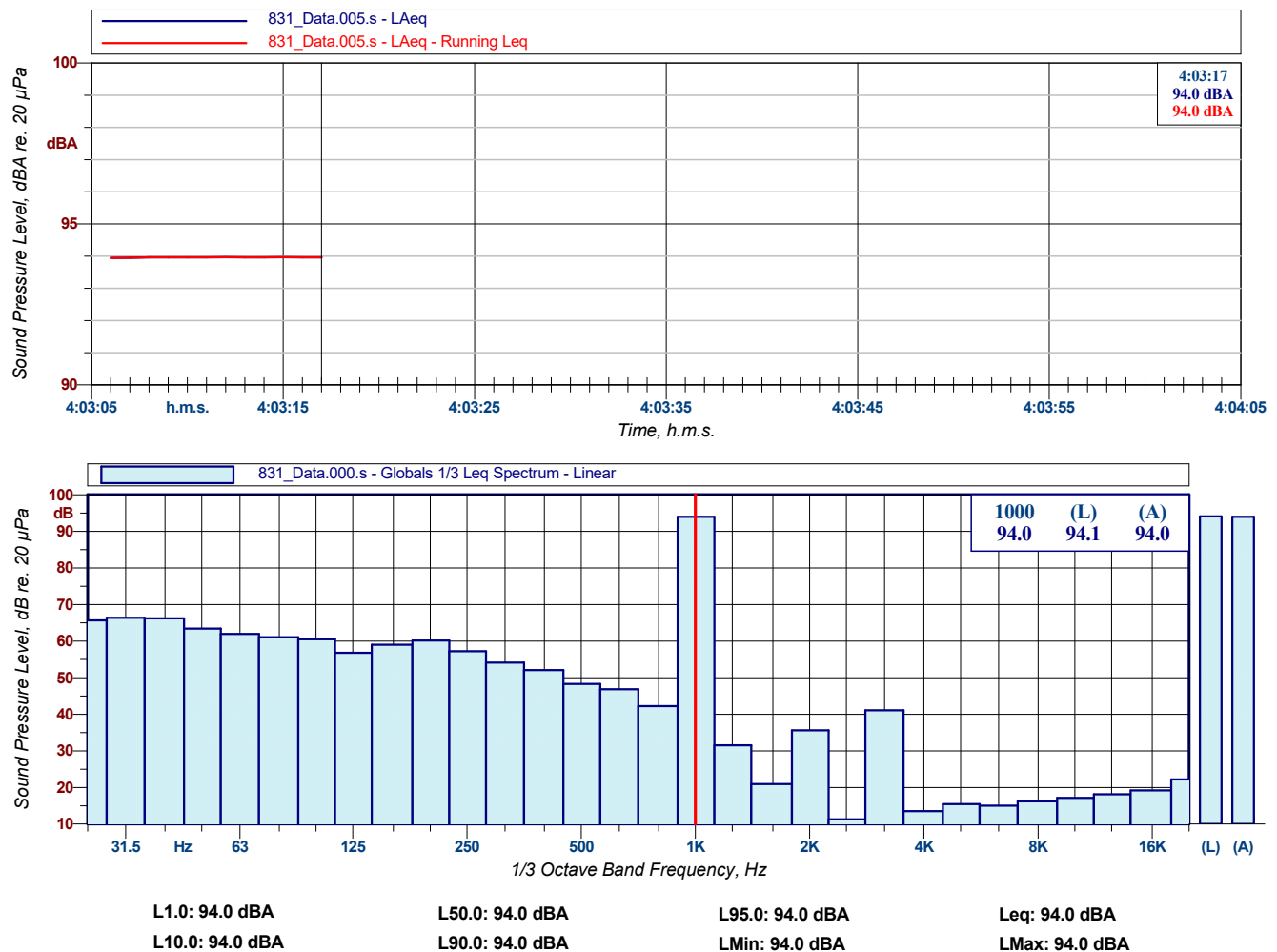
831_Data.000.s Globals 1/3 Leq Spectrum - Linear											
Hz	dB	Hz	dB	Hz	dB	Hz	dB	Hz	dB	Hz	dB
25	65.6 dB	80	61.0 dB	250	57.2 dB	800	42.2 dB	2500	11.3 dB	8000	16.2 dB
31.5	66.4 dB	100	60.5 dB	315	54.1 dB	1000	94.0 dB	3150	41.1 dB	10000	17.2 dB
40	66.2 dB	125	56.8 dB	400	52.1 dB	1250	31.5 dB	4000	13.5 dB	12500	18.1 dB
50	63.4 dB	160	59.0 dB	500	48.3 dB	1600	20.9 dB	5000	15.4 dB	16000	19.2 dB
63	62.0 dB	200	60.1 dB	630	46.8 dB	2000	35.6 dB	6300	15.0 dB	20000	22.2 dB

Figure B5

Project No:	P2977	Analyzer:	Larson Davis 831 s/n 4694
Project:	Christianson Co. - Car Wash Noise Control	Preamplifier:	Larson Davis PRM831 s/n 070949
Location:	Colleyville, TX	Microphone:	Larson Davis 377C20 s/n 320010
Engineer:	R.L. Skoug	Calibrator:	Larson Davis CAL200 s/n 18322
		Last Calibrated:	January 30, 2023

Location:	Cal Check	Meteorology:	Temperature: 94 °F
Date:	9/21/2023		Wind Speed / Dir.: 48 MPH / SE
Start Time:	4:03:05 PM		Humidity: 46%
End Time:	4:03:17 PM	Calibration Check:	Calibration Frequency: 1 kHz
Run Time:	12.0 seconds		Initial Calibration: 94.0 dB
			Final Calibration: 94.0 dB
			Last Cal. Check: 9/21/23 @ 4:03 PM

Measurements: File N. 5: Cal Check @ 94.0 dB



831_Data.000.s Globals 1/3 Leq Spectrum - Linear											
Hz	dB	Hz	dB	Hz	dB	Hz	dB	Hz	dB	Hz	dB
25	65.6 dB	80	61.0 dB	250	57.2 dB	800	42.2 dB	2500	11.3 dB	8000	16.2 dB
31.5	66.4 dB	100	60.5 dB	315	54.1 dB	1000	94.0 dB	3150	41.1 dB	10000	17.2 dB
40	66.2 dB	125	56.8 dB	400	52.1 dB	1250	31.5 dB	4000	13.5 dB	12500	18.1 dB
50	63.4 dB	160	59.0 dB	500	48.3 dB	1600	20.9 dB	5000	15.4 dB	16000	19.2 dB
63	62.0 dB	200	60.1 dB	630	46.8 dB	2000	35.6 dB	6300	15.0 dB	20000	22.2 dB

Figure B6

Attachment C

Texas Penal Code – Chapter 42. Disorderly Conduct And Related Offenses

Colleyville Car Wash Noise Control – October 6, 2023

PENAL CODE

TITLE 9. OFFENSES AGAINST PUBLIC ORDER AND DECENCY

CHAPTER 42. DISORDERLY CONDUCT AND RELATED OFFENSES

Sec. 42.01. DISORDERLY CONDUCT. (a) A person commits an offense if he intentionally or knowingly:

- (1) uses abusive, indecent, profane, or vulgar language in a public place, and the language by its very utterance tends to incite an immediate breach of the peace;
- (2) makes an offensive gesture or display in a public place, and the gesture or display tends to incite an immediate breach of the peace;
- (3) creates, by chemical means, a noxious and unreasonable odor in a public place;
- (4) abuses or threatens a person in a public place in an obviously offensive manner;
- (5) makes unreasonable noise in a public place other than a sport shooting range, as defined by Section 250.001, Local Government Code, or in or near a private residence that he has no right to occupy;
- (6) fights with another in a public place;
- (7) discharges a firearm in a public place other than a public road or a sport shooting range, as defined by Section 250.001, Local Government Code;
- (8) displays a firearm or other deadly weapon in a public place in a manner calculated to alarm;
- (9) discharges a firearm on or across a public road;
- (10) exposes his anus or genitals in a public place and is reckless about whether another may be present who will be offended or alarmed by his act; or
- (11) for a lewd or unlawful purpose:
 - (A) enters on the property of another and looks into a dwelling on the property through any window or other opening in the dwelling;
 - (B) while on the premises of a hotel or comparable establishment, looks into a guest room not the person's own through a window or other opening in the room; or
 - (C) while on the premises of a public place, looks into an area such as a restroom or shower stall or changing or dressing room that is designed to provide privacy to a person using the area.

(a-1) For purposes of Subsection (a), the term "public place" includes a public school campus or the school grounds on which a public school is located.

(b) It is a defense to prosecution under Subsection (a)(4) that the actor had significant provocation for his abusive or threatening conduct.

(c) For purposes of this section:

(1) an act is deemed to occur in a public place or near a private residence if it produces its offensive or proscribed consequences in the public place or near a private residence; and

(2) a noise is presumed to be unreasonable if the noise exceeds a decibel level of 85 after the person making the noise receives notice from a magistrate or peace officer that the noise is a public nuisance.

(d) An offense under this section is a Class C misdemeanor unless committed under Subsection (a)(7) or (a)(8), in which event it is a Class B misdemeanor.

(e) It is a defense to prosecution for an offense under Subsection (a)(7) or (9) that the person who discharged the firearm had a reasonable fear of bodily injury to the person or to another by a dangerous wild animal as defined by Section 822.101, Health and Safety Code.

(e-1) Subsection (a)(9) does not apply to a person who, at the time the person engaged in conduct prohibited under that subdivision, was an employee of the Parks and Wildlife Department acting within the scope of the employee's authority under Section 12.013(c), Parks and Wildlife Code.

(f) Subsections (a)(1), (2), (3), (5), and (6) do not apply to a person who, at the time the person engaged in conduct prohibited under the applicable subdivision, was a student younger than 12 years of age, and the prohibited conduct occurred at a public school campus during regular school hours.

(g) Noise arising from space flight activities, as defined by Section 100A.001, Civil Practice and Remedies Code, if lawfully conducted, does not constitute "unreasonable noise" for purposes of this section.

Acts 1973, 63rd Leg., p. 883, ch. 399, Sec. 1, eff. Jan. 1, 1974. Amended by Acts 1977, 65th Leg., p. 181, ch. 89, Sec. 1, 2, eff. Aug. 29, 1977; Acts 1983, 68th Leg., p. 4641, ch. 800, Sec. 1, eff. Sept. 1, 1983; Acts 1991, 72nd Leg., ch. 145, Sec. 2, eff. Aug. 26, 1991; Acts 1993, 73rd Leg., ch. 900, Sec. 1.01, eff. Sept. 1, 1994; Acts 1995, 74th Leg., ch. 318, Sec. 14, eff. Sept. 1, 1995; Acts 2001, 77th Leg., ch. 54, Sec. 4, eff. Sept. 1, 2001; Acts 2003, 78th Leg., ch. 389, Sec. 1, eff. Sept. 1, 2003.

Amended by:

Attachment D

City of Colleyville Code of Ordinances – Section 42-27. Acts Declared Nuisances

Colleyville Car Wash Noise Control – October 6, 2023

Sec. 42-27. - Acts declared nuisances.

The following acts or conditions are specifically declared to be nuisances. However, these declarations are not exclusive and any act or condition which is dangerous to human life or health, or which renders the ground, water, air, or food a hazard or injury to human life or health, or that is offensive to the senses, or that threatens to become detrimental to the public health shall be a nuisance even though not specifically declared a nuisance in this section:

(1) *Keeping of animals under certain conditions.*

- a. *Accumulations of manure.* The keeping or harboring of any horses, cattle, sheep, goats, or any other animal, and allowing the manure or liquid discharges of such animals to collect or accumulate in an unclean or unsanitary manner is hereby declared to be a nuisance; provided, that nothing in this subsection shall be construed as to include manure deposits upon any private property for the purpose of cultivating same, when such deposits are maintained so as to prevent the breeding of flies.
- b. *Keeping of hogs.* The keeping or harboring of hogs or swine is hereby declared to be a nuisance, with the exception of four adult registered potbellied pigs kept as domesticated pets.
- c. *Dog kennels within 300 feet of residences.* Allowing more than four dogs to be housed, kept, raised or boarded at one time within 300 feet of any residence, other than the residence of the owner of the dogs, is hereby declared to be a nuisance.
- d. *Keeping of horses, cows, sheep, and goats.* The stabling, pasturing, or keeping of any horse, cow, sheep or goat which does not meet the following criteria is hereby declared to be a nuisance: The total number of grazing animals shall not be more than two large or four small grazing animals per 15,000 square feet of contiguous land area the animal keeper owns or controls, on the condition that a paddock area is provided which is not less than 7,500 square feet per large grazing animal or 3,750 square feet per small grazing animal, for each animal which is turned out and that a minimum of 7,500 square feet of paddock area be provided in any case.
- e. *Keeping of grazing animals.* The keeping of any grazing animal other than a horse, cow, sheep or goat is hereby declared to be a nuisance.
- f. *Keeping of chickens.* The keeping of a chicken or chickens within 50 feet of any residence or inhabited building is hereby declared to be a nuisance.
- g. *Keeping of pigeons.* The keeping or harboring of more than 75 pigeons, or failing to confine pigeons in proper cages or lofts maintained in a clean and sanitary condition, is hereby declared to be a nuisance. Provided, however, pigeons bearing a seamless leg band issued by a recognized association of pigeon fanciers may be released for exercise

or performance, upon the condition that the owner or person having possession of such pigeons shall not permit them to alight on any building whatsoever on the property of others.

- (2) *Discharge of liquid waste on streets.* The accumulation or discharge onto any public street or private property of urine, liquid waste from stables, swill, water from privy vaults, water from sinks, wastewater, or any foul or nauseous waste of any kind whatsoever is hereby declared to be a nuisance.
- (3) *Accumulations of garbage and filth.* The deposit or existence on or in any public or private building or property, of any putrid or unsound meat, pork, fish, hides, decayed vegetables or food, manure, ash heaps, garbage, offal, rubbish, dirt, or filth of any kind is hereby declared to be a nuisance, with the exception of compost piles (see [section 42-27\(1\)a](#)).
- (4) *Common use of halls, water closets, etc., in residences.* The renting, leasing, hiring out to be occupied or the occupancy of any building or part thereof as a home or residence of more than two families, living independent of one another, giving to each family or person therein the common right to halls, yards, water closets or privies or some of them, is hereby declared to be a nuisance.
- (5) *Burning.* The burning of any manure, straw, garbage or any refuse of any kind or description, except within an incinerator approved by the state department of health and the city, is hereby declared to be a nuisance.
- (6) *Dead animals.*
 - a. *Slaughtered animals.* The keeping of any unclean carcasses of hogs, cattle, or other animals in any slaughterhouse, meat market, meat shop or otherwise in an unclean or unsanitary manner is hereby declared to be a nuisance.
 - b. *Green or unsalted hides.* The keeping of any green or unsalted hides for a period exceeding six hours is hereby declared to be a nuisance.
 - c. *Rendering materials from dead animals.* Conducting a business or any part thereof concerning bone crushing, bone boiling, bone grinding, bone burning, bone drying, fat burning, fat boiling, fat rendering, fat drying, gut cleaning, or the making of glue or the manufacture of fertilizer material of any kind or description from any dead animal or parts thereof, or boiling of offal, swill, fat, or grease of any description is hereby declared to be a nuisance.
- (7) *Filthy drains, leaking garbage receptacles, etc.* Allowing any unclean, stinking, foul, defective, or filthy drain, ditch, tank or gutter, or any leaking or broken slop, garbage or manure boxes or receptacles of like character on any property is hereby declared to be a nuisance.
- (8) *Accumulation of offensive materials.* The deposit or existence of any dirt gathered in cleaning yards, waste of mills or factories, damaged merchandise, wet, broken, or leaking barrels, casks or boxes, or used building materials is hereby declared to be a nuisance.

- (9) *Depositing or throwing articles into sewer inlet.* The depositing, throwing, or insertion into any sewer inlet or privy vault, which has a sewer connection, of any article whatsoever that may cause the sewer to choke up, stop up, or otherwise be rendered inoperative in whole or part is hereby declared to be a nuisance.
- (10) *Vehicles hauling garbage, swill, or other offensive matter.* The transportation of manure, garbage, swill, ashes, cinders, or other loose material in any of the streets of the city on a vehicle other than in a good and substantially tight box thereon, the size of which shall be not less than 24 inches high and the tailboard not less than 24 inches high, so that no portion of such manure or other loose material shall be scattered or thrown into the street, or hauling garbage, swill, or other offensive material in a vehicle which does not have the box thereon closely covered with sufficient covering, so closely fitted as to prevent the escape or flying about of any of the contents or effluvia therefrom is hereby declared to be a nuisance.
- (11) *Ponds or pools of unwholesome water.* Creating or allowing the existence upon any property of a pond or pool or container of unwholesome, impure, or offensive water or water which is conducive to the breeding of mosquitoes, is hereby declared to be a nuisance.
- (12) *Impure or unwholesome wells or cisterns.* Allowing the existence of any well or cistern to exist upon any property whenever a chemical or bacteriological analysis shows that the water of the well or cistern is impure or unwholesome is hereby declared to be a nuisance.
- (13) **Noise nuisances.**
- a. Any unreasonably loud, disturbing, unnecessary noise which causes material distress, discomfort or injury to persons of ordinary sensibilities in the immediate vicinity thereof is hereby declared to be a nuisance.
 - b. Any noise of such character, intensity, and continued duration which substantially interferes with the comfortable enjoyment of private homes by persons of ordinary sensibilities is hereby declared to be a nuisance.
 - c. The following acts, among others, are declared to be nuisances, but such enumerations shall not be deemed to be exclusive:
 1. *Musical instruments.* The playing of any radio, phonograph or other musical instrument in such manner or with such volume, particularly during the hours between 10:00 p.m. and 7:00 a.m., as to annoy or disturb the quiet, comfort, or repose of persons of ordinary sensibilities in any dwelling, hotel, or other type of residence.
 2. *Loudspeakers and amplifiers.* The use of any stationary loudspeaker or amplifier of such intensity as to annoy and disturb persons of ordinary sensibilities in the immediate vicinity thereof; the use of any stationary loudspeaker or amplifier

operated on any weekday between the hours of 10:30 p.m. and 7:00 a.m., or at any time on Sunday.

3. *Animals and birds.* The keeping of any animal or bird which, by causing frequent or long continued noise, shall disturb the comfort and repose of any person of ordinary sensibilities in the immediate vicinity.
4. *Operation of vehicles.* The running of any automobile, motorcycle, or other vehicle so out of repair, so loaded, or in such manner as to create loud or unnecessary grating, grinding, jarring, or rattling noise or vibrations.
5. *Steam whistles.* The blowing of any steam whistle attached to any stationary boiler except to give notice of time to begin or stop work, or as a warning of danger.
6. *Exhaust without mufflers.* The discharge into the open air of the exhaust of any steam engine, stationary internal combustion engine, motor vehicle or boat engine, except through a muffler or other device which will effectively prevent loud or explosive noises therefrom.
7. *Devices operated by compressed air.* The use of any mechanical device operated by compressed air, unless the noise to be created is effectively muffled and reduced.
8. *Construction work.* The erection, including excavation, demolition, alteration, or repair work, of any building other than between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday, except in case of urgent necessity in the interest of public safety and convenience, and then only by permit from the city council, which permit may be renewed by the council during the time the emergency exists.
9. *Near schools and hospitals.* The creation of any excessive noise on any street adjacent to any school or institution of learning while such school or institution of learning is in session, or adjacent to any hospital, which unreasonably interferes with the working of such institutions, provided conspicuous signs are displayed in such manner indicating that the street is a school or hospital street.
10. *Loading and unloading vehicles, destruction of boxes, etc.* The creation of any loud and excessive noise in connection with the loading or unloading of any vehicle or the opening and destruction of bales, boxes, crates, and containers.
11. *Peddlers, hawkers, etc.* The raucous shouting and crying of peddlers, hawkers, and vendors, which disturbs the peace and quiet of the neighborhood.
12. *Use of drums, loudspeakers, etc., to attract attention.* The use of any drum, loudspeaker or other instrument or device for the purpose of attracting attention by the creation of noise to any performance, show, or sale of merchandise.
13. *Sounding of sirens, horns, signaling devices.* The sounding of any siren, horn, or other signal device on any automobile, ambulance, truck, motorcycle, bus, or other vehicle in the city, except as a danger or warning signal to persons or animals using the

streets, sidewalks, and public thoroughfares; the creation by means of any such signal device of any unreasonably loud or harsh sound for any unnecessary and unreasonable period of time.

14. *Railroad whistles.* The blowing or sounding of any steam whistle, horn, or signal device on any engine, locomotive car, or vehicle adapted to the rails of a railroad in the city, except as a warning or a danger signal to persons or animals approaching, crossing, or using the tracks of the railroad.
15. *Outdoor recreational or sports activities.* Engaging in or allowing the playing of outdoor organized recreational activities or team sports between the hours of 10:30 p.m. and 7:00 a.m., in an area which is not a public park and which is within 500 feet of property zoned for residential use; provided, however, that permission allowing the playing of recreational activities or outdoor sports and illumination of playing fields until 12:00 midnight only during weekends and holidays on property within 500 feet of property zoned for residential use and not a public park, shall be granted up to four nights per year by obtaining written permission from the city manager and shall not constitute a nuisance. A copy of the special permit granted by the city manager shall be kept on record at city hall for a period not less than 24 months from the issuance date of the special use/exception permit.

(14) *Outdoor lighting.*

- a. The illumination of or allowing the illumination of any area not a public park by lighting devices designed or located for the purpose of lighting an area for the playing of outdoor organized recreational activities or team sports between the hours of 10:30 p.m. and 7:00 a.m. within 500 feet of property zoned for residential use is hereby declared to be a nuisance and is prohibited.
- b. Exceptions. Permission allowing the playing of recreational activities or outdoor sports and illumination of playing fields until 12:00 midnight only during weekends and holidays on property within 500 feet of property zoned for residential use and not a public park, shall be granted up to four nights per year by obtaining written permission from the city manager and shall not constitute a nuisance. A copy of the special permit granted by the city manager shall be kept on record at city hall for a period not less than 24 months from the issuance date of the special use/exception permit.

(Ord. No. O-91-813, § 1(B), 4-16-91; Ord. No. O-93-918, §§ 1, 2, 8-31-93; Ord. No. O-98-1101, § 1, 9-1-98)

Attachment E

Existing Mounds View Car Wash Noise Measurement Data

Colleyville Car Wash Noise Control – October 6, 2023

Project No: P2816
Project: Christianson Co. - Tommy's Car Wash
Location: Bloomington, MN
Engineer: R.L. Skoug

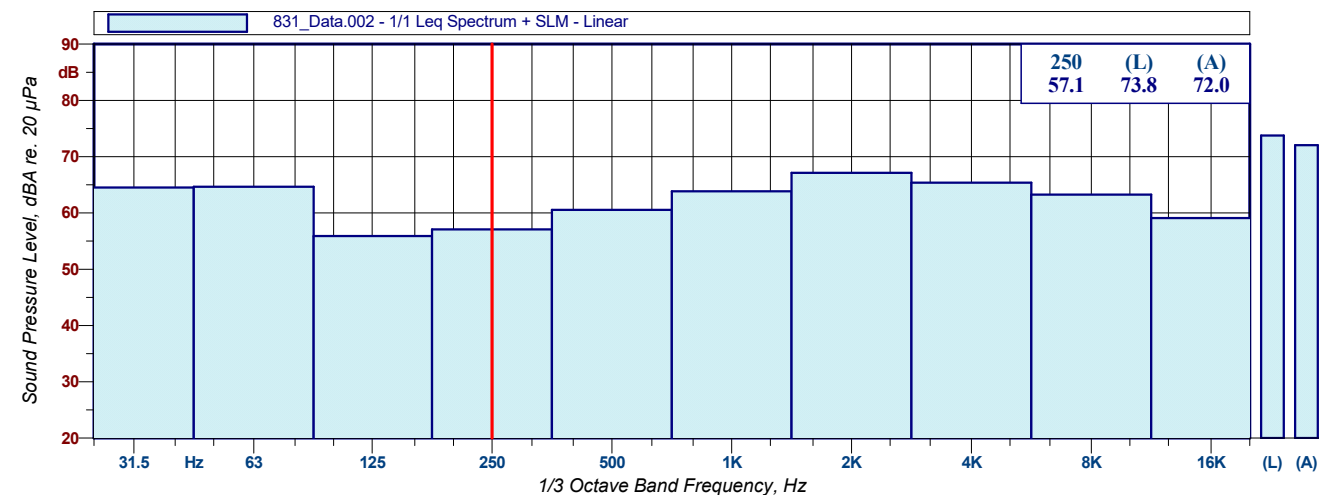
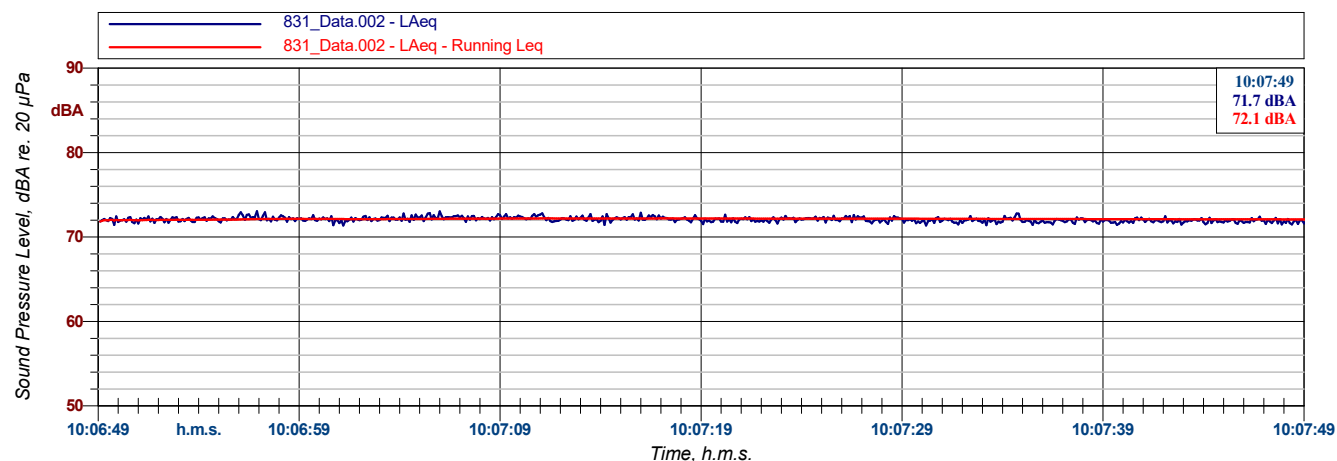
Analyzer: Larson Davis 831 s/n 4694
Preamplifier: Larson Davis PRM831 s/n 070949
Microphone: Larson Davis 377C20 s/n 320010
Calibrator: Larson Davis CAL200 s/n 18322
Last Calibrated: December 9, 2021

Location: Tommy's Car Wash, Mounds View, MN
Date: 2/8/2022
Start Time: 10:06:49 AM
End Time: 10:07:49 AM
Run Time: 60.5 seconds

Meteorology: Temperature: 26 °F
Wind Speed / Dir.: 6 MPH / SW
Humidity: 69%

Calibration Check: Calibration Frequency: 1 kHz
Initial Calibration: 94.0 dB
Final Calibration: 93.8 dB
Last Cal. Check: 2/8/22 @ 11:03 AM

Measurements: File N. 2: 10' from a Running Vacuum.



L1.0: 72.7 dBA

L50.0: 72.1 dBA

L95.0: 71.7 dBA

Leq: 72.1 dBA

L10.0: 72.4 dBA

L90.0: 72.1 dBA

LMin: 71.4 dBA

LMax: 72.9 dBA

831_Data.002 1/1 Leq Spectrum + SLM - Linear									
Hz	dBA	Hz	dBA	Hz	dBA	Hz	dBA	Hz	dBA
31.5	64.5 dBA	125	55.9 dBA	500	60.5 dBA	2000	67.1 dBA	8000	63.3 dBA
63	64.7 dBA	250	57.1 dBA	1000	63.9 dBA	4000	65.4 dBA	16000	59.1 dBA

Figure A1

Project No: P2816
Project: Christianson Co. - Tommy's Car Wash
Location: Bloomington, MN
Engineer: R.L. Skoug

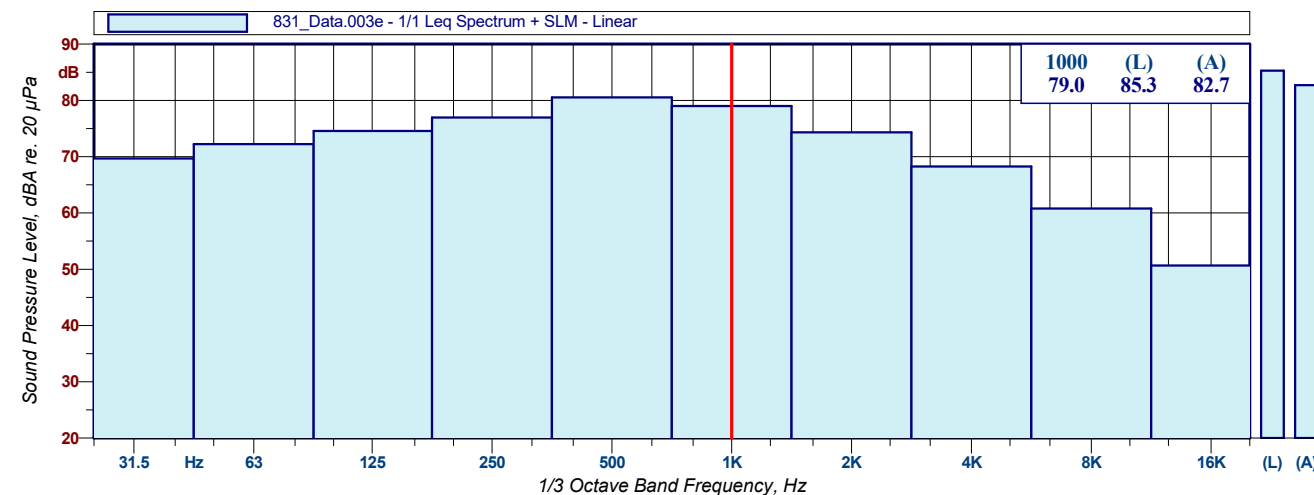
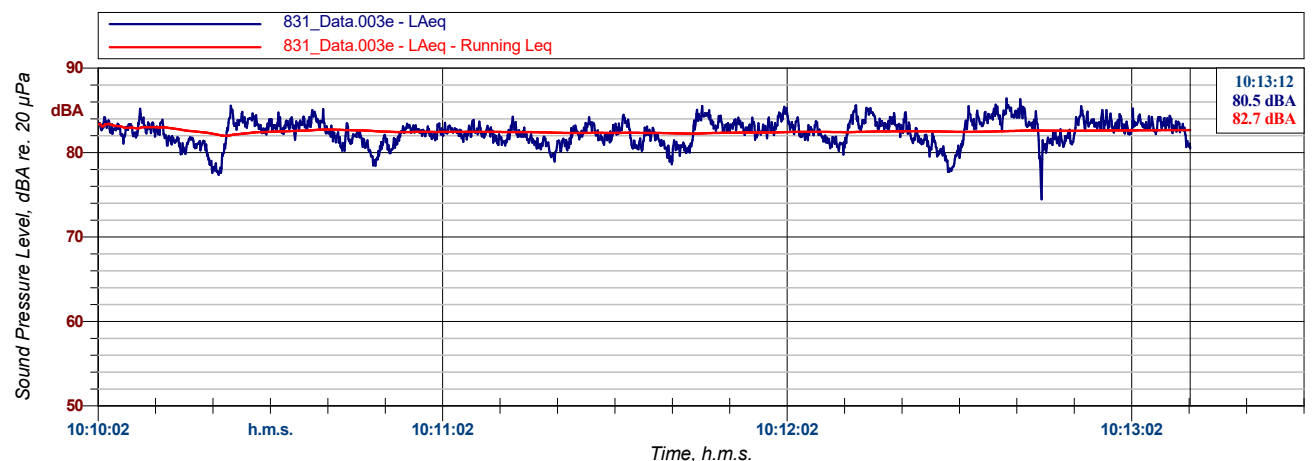
Analyzer: Larson Davis 831 s/n 4694
Preamplifier: Larson Davis PRM831 s/n 070949
Microphone: Larson Davis 377C20 s/n 320010
Calibrator: Larson Davis CAL200 s/n 18322
Last Calibrated: December 9, 2021

Location: Tommy's Car Wash, Mounds View, MN
Date: 2/8/2022
Start Time: 10:10:02 AM
End Time: 10:13:12 AM
Run Time: 190.2 seconds

Meteorology: Temperature: 26 °F
Wind Speed / Dir.: 6 MPH / SW
Humidity: 69%

Calibration Check: Calibration Frequency: 1 kHz
Initial Calibration: 94.0 dB
Final Calibration: 93.8 dB
Last Cal. Check: 2/8/22 @ 11:03 AM

Measurements: File N. 3: 57'-6" from the Exit.
Zero Degree Offset from Centerline.
Blowers On (Blowers Off Time Extracted).



L1.0: 85.1 dBA

L50.0: 82.7 dBA

L95.0: 80.0 dBA

Leq: 82.7 dBA

L10.0: 84.1 dBA

L90.0: 80.7 dBA

LMin: 76.9 dBA

LMax: 85.7 dBA

831_Data.003e 1/3 Leq Spectrum + SLM - Linear									
Hz	dBA	Hz	dBA	Hz	dBA	Hz	dBA	Hz	dBA
31.5	69.7 dBA	125	74.6 dBA	500	80.5 dBA	2000	74.3 dBA	8000	60.8 dBA
63	72.2 dBA	250	77.0 dBA	1000	79.0 dBA	4000	68.2 dBA	16000	50.7 dBA

Figure A2

Project No: P2816
Project: Christianson Co. - Tommy's Car Wash
Location: Bloomington, MN
Engineer: R.L. Skoug

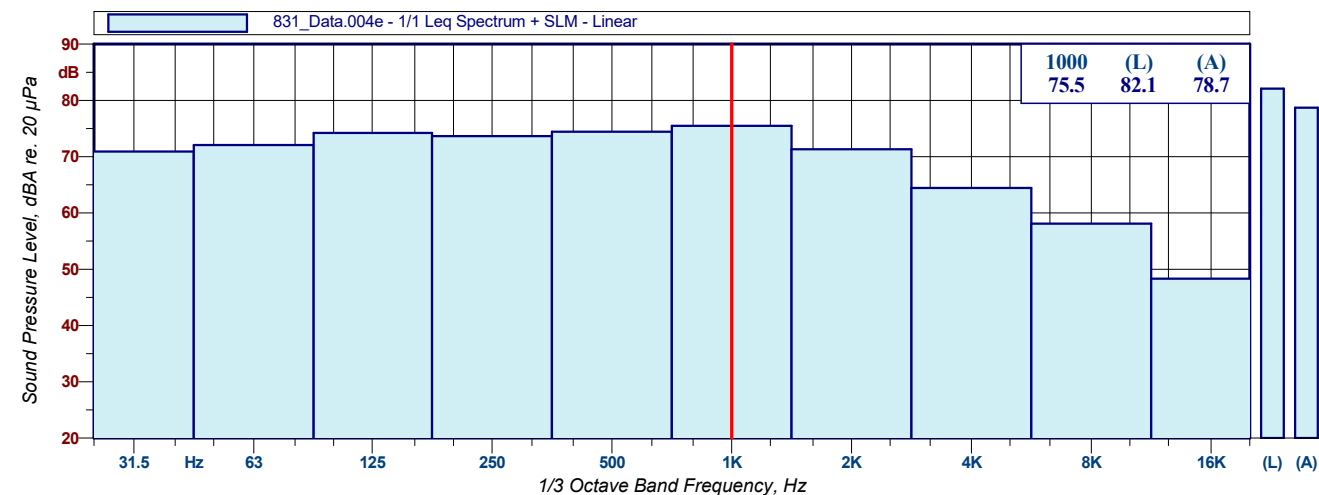
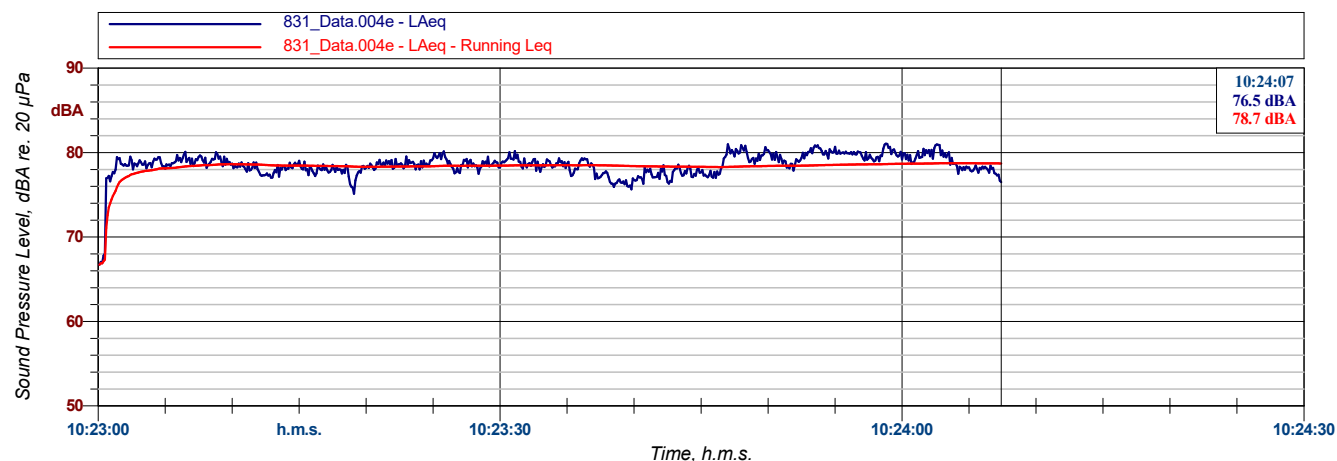
Analyzer: Larson Davis 831 s/n 4694
Preamplifier: Larson Davis PRM831 s/n 070949
Microphone: Larson Davis 377C20 s/n 320010
Calibrator: Larson Davis CAL200 s/n 18322
Last Calibrated: December 9, 2021

Location: Tommy's Car Wash, Mounds View, MN
Date: 2/8/2022
Start Time: 10:23:00 AM
End Time: 10:24:07 AM
Run Time: 67.4 seconds

Meteorology: Temperature: 26 °F
Wind Speed / Dir.: 6 MPH / SW
Humidity: 69%

Calibration Check: Calibration Frequency: 1 kHz
Initial Calibration: 94.0 dB
Final Calibration: 93.8 dB
Last Cal. Check: 2/8/22 @ 11:03 AM

Measurements: File N. 4: 54' from the Exit.
45 Degree Offset from Centerline.
Blowers Drying 3 Cars (Blowers Off Time Extracted).



L1.0: 80.7 dBA

L50.0: 78.6 dBA

L95.0: 76.7 dBA

Leq: 78.7 dBA

L10.0: 80.0 dBA

L90.0: 77.3 dBA

LMin: 66.4 dBA

LMax: 81.0 dBA

831_Data.004e 1/1 Leq Spectrum + SLM - Linear									
Hz	dBA	Hz	dBA	Hz	dBA	Hz	dBA	Hz	dBA
31.5	70.9 dBA	125	74.2 dBA	500	74.4 dBA	2000	71.3 dBA	8000	58.1 dBA
63	72.1 dBA	250	73.7 dBA	1000	75.5 dBA	4000	64.4 dBA	16000	48.3 dBA

Figure A3

Project No: P2816
Project: Christianson Co. - Tommy's Car Wash
Location: Bloomington, MN
Engineer: R.L. Skoug

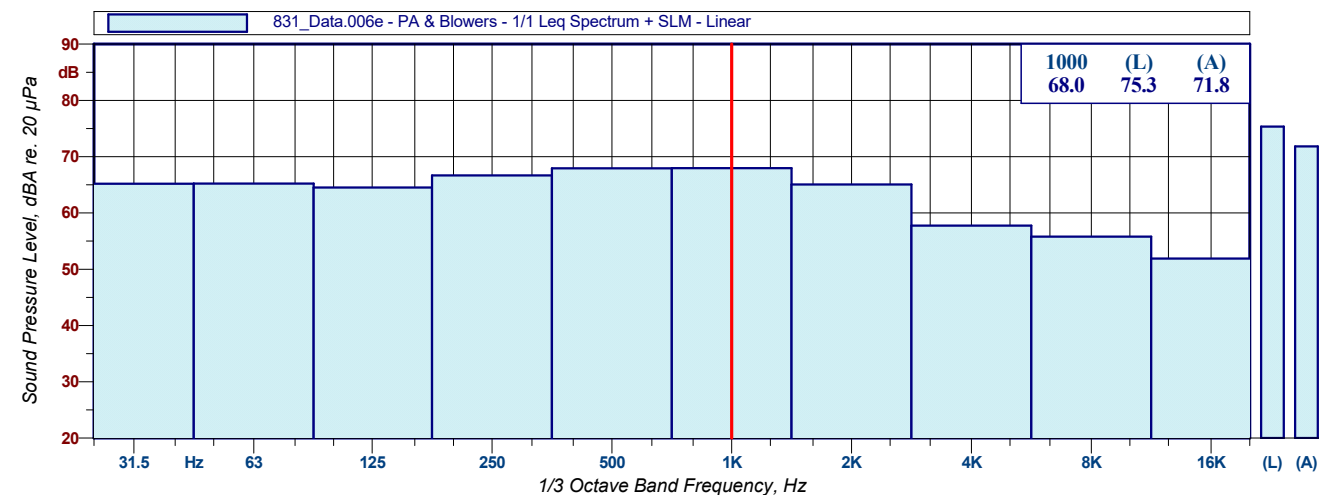
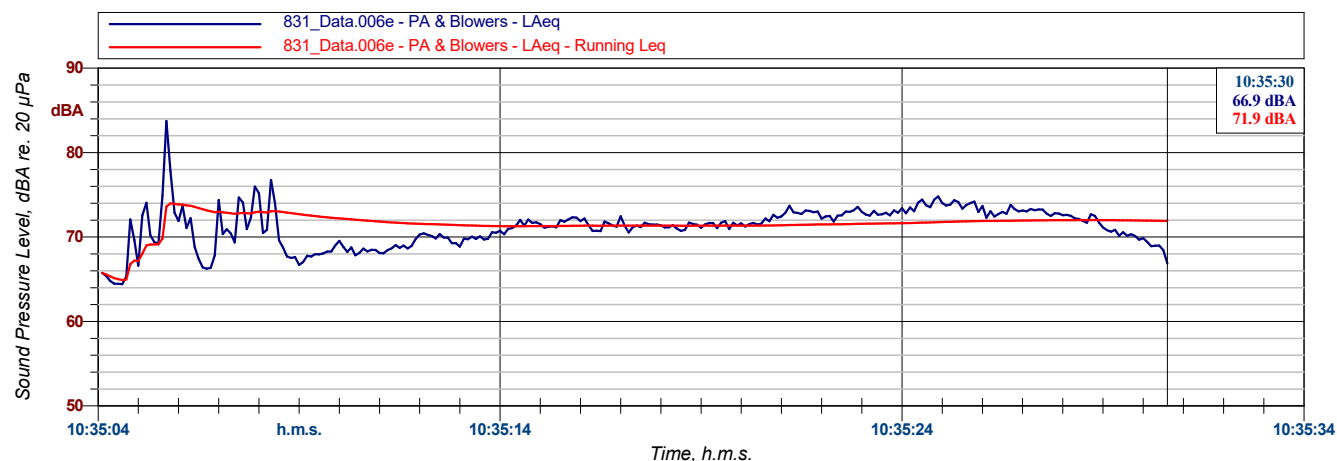
Analyzer: Larson Davis 831 s/n 4694
Preamplifier: Larson Davis PRM831 s/n 070949
Microphone: Larson Davis 377C20 s/n 320010
Calibrator: Larson Davis CAL200 s/n 18322
Last Calibrated: December 9, 2021

Location: Tommy's Car Wash, Mounds View, MN
Date: 2/8/2022
Start Time: 10:35:04 AM
End Time: 10:35:30 AM
Run Time: 26.6 seconds

Meteorology: Temperature: 26 °F
Wind Speed / Dir.: 6 MPH / SW
Humidity: 69%

Calibration Check: Calibration Frequency: 1 kHz
Initial Calibration: 94.0 dB
Final Calibration: 93.8 dB
Last Cal. Check: 2/8/22 @ 11:03 AM

Measurements: File N. 6: 48'-4" from the Entrance Door. Doors Open.
Zero Degree Offset from Centerline.
Only Entry Automated Greeting and Blowers.



L1.0: 76.9 dBA

L50.0: 71.4 dBA

L95.0: 67.6 dBA

Leq: 71.9 dBA

L10.0: 73.6 dBA

L90.0: 68.4 dBA

LMin: 64.6 dBA

LMax: 80.8 dBA

831_Data.006e - PA & Blowers 1/1 Leq Spectrum + SLM - Linear									
Hz	dBA	Hz	dBA	Hz	dBA	Hz	dBA	Hz	dBA
31.5	65.2 dBA	125	64.5 dBA	500	67.9 dBA	2000	65.1 dBA	8000	55.8 dBA
63	65.2 dBA	250	66.7 dBA	1000	68.0 dBA	4000	57.8 dBA	16000	51.9 dBA

Figure A4

Project No: P2816
Project: Christianson Co. - Tommy's Car Wash
Location: Bloomington, MN
Engineer: R.L. Skoug

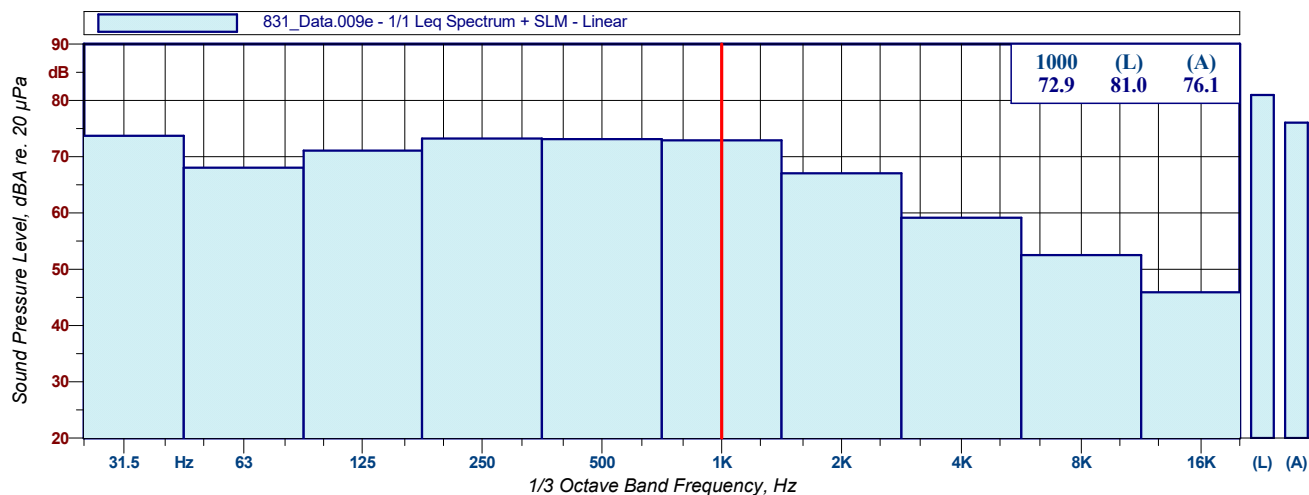
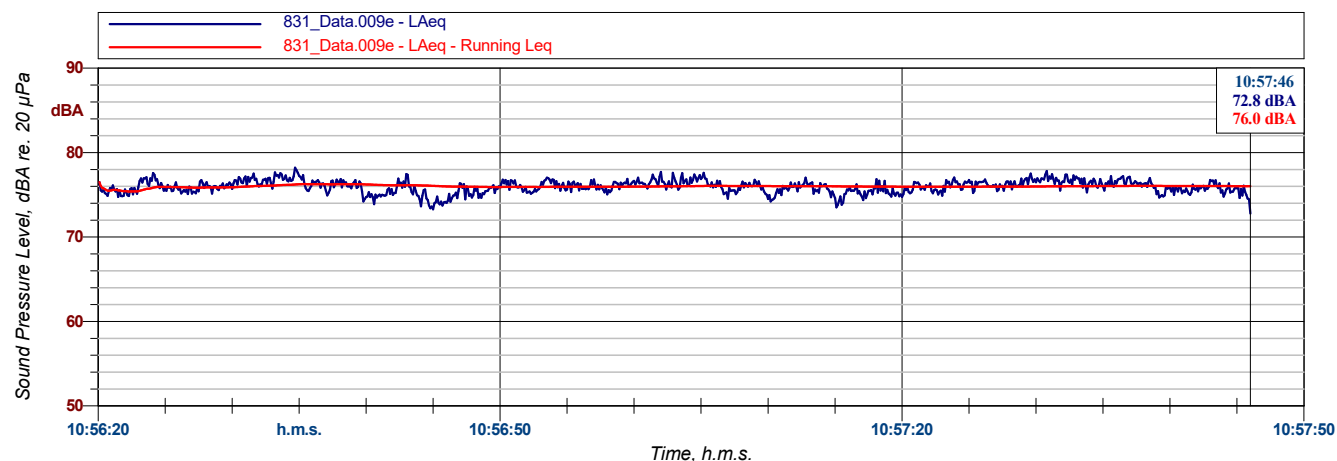
Analyzer: Larson Davis 831 s/n 4694
Preamplifier: Larson Davis PRM831 s/n 070949
Microphone: Larson Davis 377C20 s/n 320010
Calibrator: Larson Davis CAL200 s/n 18322
Last Calibrated: December 9, 2021

Location: Tommy's Car Wash, Mounds View, MN
Date: 2/8/2022
Start Time: 10:56:20 AM
End Time: 10:57:46 AM
Run Time: 86.0 seconds

Meteorology: Temperature: 26 °F
Wind Speed / Dir.: 6 MPH / SW
Humidity: 69%

Calibration Check: Calibration Frequency: 1 kHz
Initial Calibration: 94.0 dB
Final Calibration: 93.8 dB
Last Cal. Check: 2/8/22 @ 11:03 AM

Measurements: File N. 9: 8'-6" from 1 Open Sidewall Louver.
Southwest Side of the Building.
Blowers On (Blowers Off Time Extracted).



L1.0: 77.3 dBA

L50.0: 76.0 dBA

L95.0: 74.8 dBA

Leq: 76.0 dBA

L10.0: 76.8 dBA

L90.0: 75.1 dBA

LMin: 73.5 dBA

LMax: 77.7 dBA

831_Data.009e 1/1 Leq Spectrum + SLM - Linear									
Hz	dBA	Hz	dBA	Hz	dBA	Hz	dBA	Hz	dBA
31.5	73.7 dBA	125	71.1 dBA	500	73.1 dBA	2000	67.0 dBA	8000	52.5 dBA
63	68.0 dBA	250	73.2 dBA	1000	72.9 dBA	4000	59.1 dBA	16000	45.9 dBA

Figure A5

Attachment F

Hilltop Concrete Sound Transmission Loss Test Report

Colleyville Car Wash Noise Control – October 6, 2023



PAUL S. VENEKLASEN & ASSOCIATES

CONSULTING • DESIGN • RESEARCH • TESTING

Architectural Acoustics • Auditorium Functional Design • Audio/Visual Design • Environmental/Industrial Noise • Aero-Acoustics • Vibration

1711 Sixteenth Street, Santa Monica, California 90404 (310) 450-1733 (213) 370-9268 Fax: (310) 396-3424

26 April 1995

Gentlemen:

Barriers are often used by acousticians and noise control engineers to reduce the noise from sources such as traffic, railroads, mechanical equipment, and many others. The noise reduction is achieved because the sound must diffract over the top or around the sides of the barrier. This diffraction scatters the sound so that less of it reaches the listener. The practical limit of noise reduction which can be achieved by means of a barrier is 24 dB.

When choosing a barrier structure, the engineer wants to be sure that the sound which goes through the barrier is insignificant in comparison with the sound which diffracts over the barrier. Since the limit of noise reduction for a barrier is 24 dB, if a barrier provides a transmission loss of about 34 dB, this condition is assured. However, in most practical applications of barriers, the noise reduction which is achieved is much less than 24 dB, especially at low frequencies. In these situations, transmission losses of much less than 34 dB are quite adequate.

According to Western Electro-Acoustic Laboratory, Inc. (WEAL) Sound Transmission Loss Test Report TL95-146, your product achieves transmission loss (TL) of greater than 34 dB in most one-third octave bands above 80 Hz. A transmission loss of 29 dB was measured at 80 Hz. Even if the barrier configuration was such that a noise reduction of 24 dB was achieved at 80 Hz (which is very unlikely), the fact that your product has a TL of 29 dB in that band would only compromise the noise reduction by 1 dB to 23 dB.

In conclusion, I would say that your product could function as barrier structure in almost every conceivable situation. As an acoustical consultant, I would not have any hesitation to approve your product to be used for any specified barriers. If you have any questions or if we can be of further assistance, please feel free to call.

Sincerely,

Gary E. Mange
Acoustical Engineer

D:\LAB\BRICKCRT.LTR



WESTERN ELECTRO-ACOUSTIC LABORATORY, INC.

RESEARCH • CONSULTING • CALIBRATION • INSTRUMENTATION

1711 Sixteenth Street, Santa Monica, California 90404 (310) 450-1733 (213) 370-9268 Fax: (310) 396-3424

Page 1 of 2

26 April 1995

REPORT
SOUND TRANSMISSION LOSS TEST NO. TL95-146

TEST DATE: 19 April 1995

INTRODUCTION

The methods and procedures used for this test conform to the provisions and requirements of ASTM Procedure E90-90, *Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions*. Details of the procedure will be furnished upon request. The test chamber source and receiving room volume are 79.9 and 78 cubic meters respectively. Western Electro-Acoustic Laboratory is accredited by the United States Department of Commerce, National Institute of Standards and Technology under the National Voluntary Accreditation Program (NVLAP) for this test procedure. This test report relates only to the item(s) tested. Any advertising which utilizes this test report or test data must not imply product certification or endorsement by WEAL, NVLAP, NIST or the U.S. Government.

DESCRIPTION OF TEST SPECIMEN

The test specimen was an American Technocrete Corporation precast concrete wall system. The specimen was assembled by inserting 12 inch (0.3 m) high steel reinforced, tongue and groove concrete panels down the tracks of two "I" shaped concrete posts spaced 5 feet (1.52 m) on center. On the tongue of each panel a thick bead of silicone was applied to seal into the groove of the next panel or top cap. After the specimen was assembled, a thick bead of silicone was applied to the vertical joints at the posts on one side of the specimen only. The specimen was sealed into the test chamber opening with a heavy duct seal putty around the entire perimeter on both sides. The net outside frame dimensions of the assembly were 64 inches (1.63 m) wide by 73 inches (1.85 m) high. The overall weight of the assembly was 842 lbs. (382 kg) for a calculated surface density of 26.0 lbs./ft² (127 kg/m²).

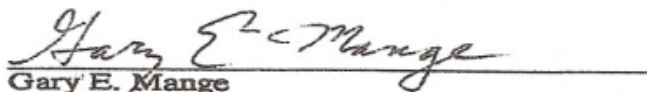
RESULTS OF THE MEASUREMENTS

One-third octave band sound transmission loss values are tabulated on the attached sheet. ASTM minimum volume requirements are met at 125 Hz and above. The Sound Transmission Class rating determined in accordance with ASTM E-413 was STC-35.

Approved:

Respectfully submitted,
Western Electro-Acoustic Laboratory, Inc.


Jose C. Ortega

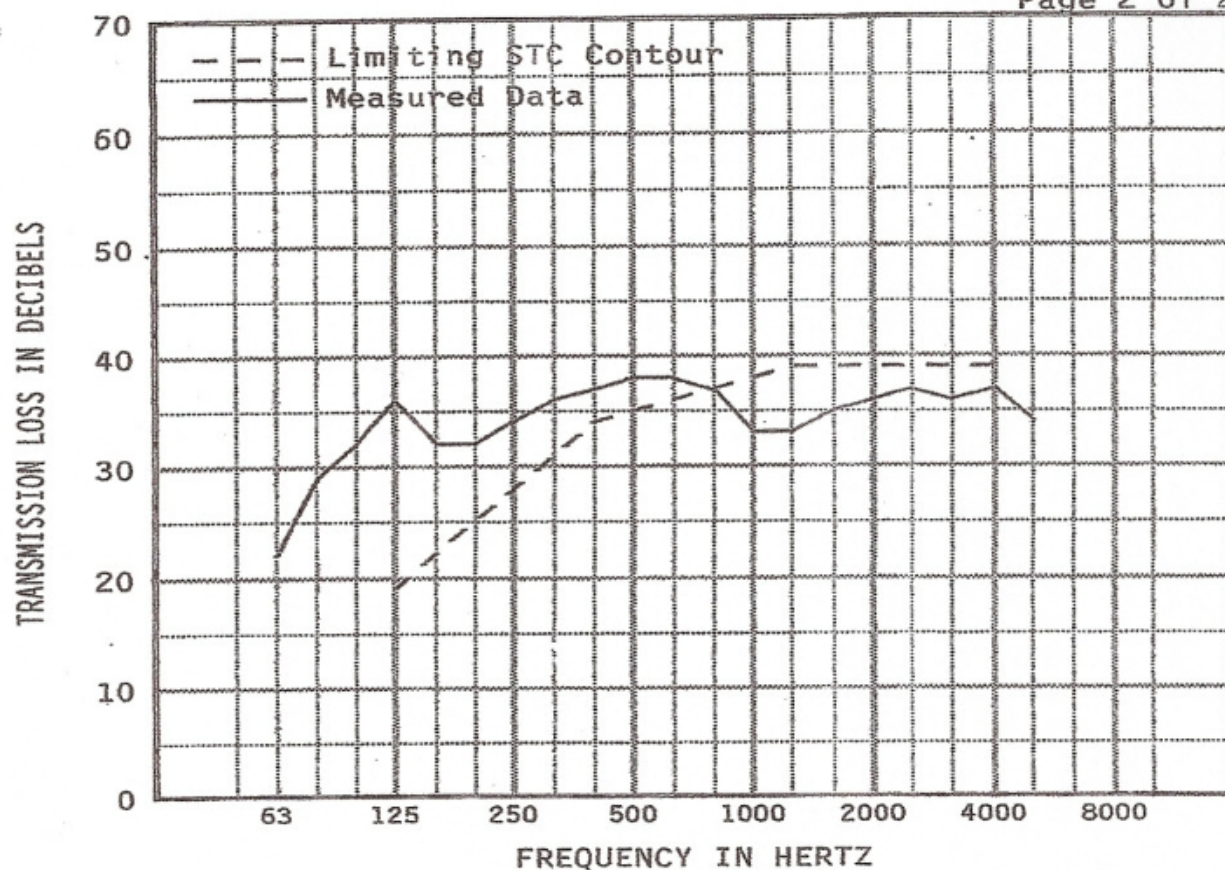

Gary E. Mange

NVLAP

ACCREDITED BY THE NATIONAL BUREAU OF STANDARDS, NATIONAL VOLUNTARY LABORATORY
ACCREDITATION PROGRAM FOR SELECTED TEST METHODS FOR ACOUSTICS.

WESTERN ELECTRO-ACOUSTIC LABORATORY, INC.
Report No. TL95-146

Page 2 of 2



1/3 OCT BND CNTR FREQ	63	80	100	125	160	200	250	315	400	500
TL in dB	22	29	32	36	32	32	34	36	37	38
95% Confidence in dB deficiencies	3.93	2.77	4.57	2.30	1.18	1.54	0.90	0.70	0.97	0.74

1/3 OCT BND CNTR FREQ	630	800	1000	1250	1600	2000	2500	3150	4000	5000
TL in dB	38	37	33	33	35	36	37	36	37	34
95% Confidence in dB deficiencies	0.61	0.51	0.48	0.73	0.43	0.53	0.42	0.39	0.47	0.44
		(0)	(5)	(6)	(4)	(3)	(2)	(3)	(2)	

EWR	OITC
40	35

Specimen Area: 32.44 sq.ft.
Temperature: 70.7 deg. F
Relative Humidity: 57 %
Test Date: 19 April 1995

STC
35
(25)

Attachment G

Tommy Car Wash Systems – Blower VFD Noise Report

Colleyville Car Wash Noise Control – October 6, 2023



Sound Level Testing – Hudsonville 5/18/21

Introduction

Measurements of sound levels were collected on site to record noise levels generated by the standard 18 blower motor configuration at the wash exit. Measurements were taken between 10:00pm and 12:00am on May 18th at the Hudsonville Location.

Instrumentation & Procedure

Measurements were recorded using an Extech Instruments Model 407730 Sound Level Meter. This meter is calibrated and meets the standards of the National Institute of Standards and Technology and conforms with ISO 10012 and ANSI Z540-1-1994. Sound levels were recorded both at ground level as well as at a height of 5 feet off the surface. Measurements were recorded as an average of a 5 second period at each point. Samples were recorded with minimum possible ambient noise pollution when applicable and with the standard blower motor configuration. Procedure was repeated with blower motor frequency adjusted in 10Hz increments from 60Hz to 10Hz.

Atmospheric & Ambient Conditions

Atmospheric data is taken from the weather station at Gerald R. Ford International Airport and is shown in Table 1. Ambient sound levels were recorded at the maximum distance from the tunnel exit with all wash functions turned off. Ambient sound levels ranged from a minimum of 50dB to a maximum of 60dB. It should be noted that while efforts were made to prevent contamination of data from ambient conditions, some noise pollution from the environment was unavoidable.

Table 1: Environmental Conditions During Test Period						
Time & Date	Average Temp (F)	Avg. Relative Humidity	Wind Direction	Avg. Wind Speed (MPH)	Precipitation (in)	Ambient Sound Level (dB)
10:00pm-12:00am May 18 th , 2021	67	64.5%	E	4.6mph	0	50-60dB

Results

Recorded data for each position at ground level is shown below in Table 2. This data is displayed in Figure 1. Recorded data for each position at 5ft height is shown below in Table 3. This data is displayed in Figure 2.

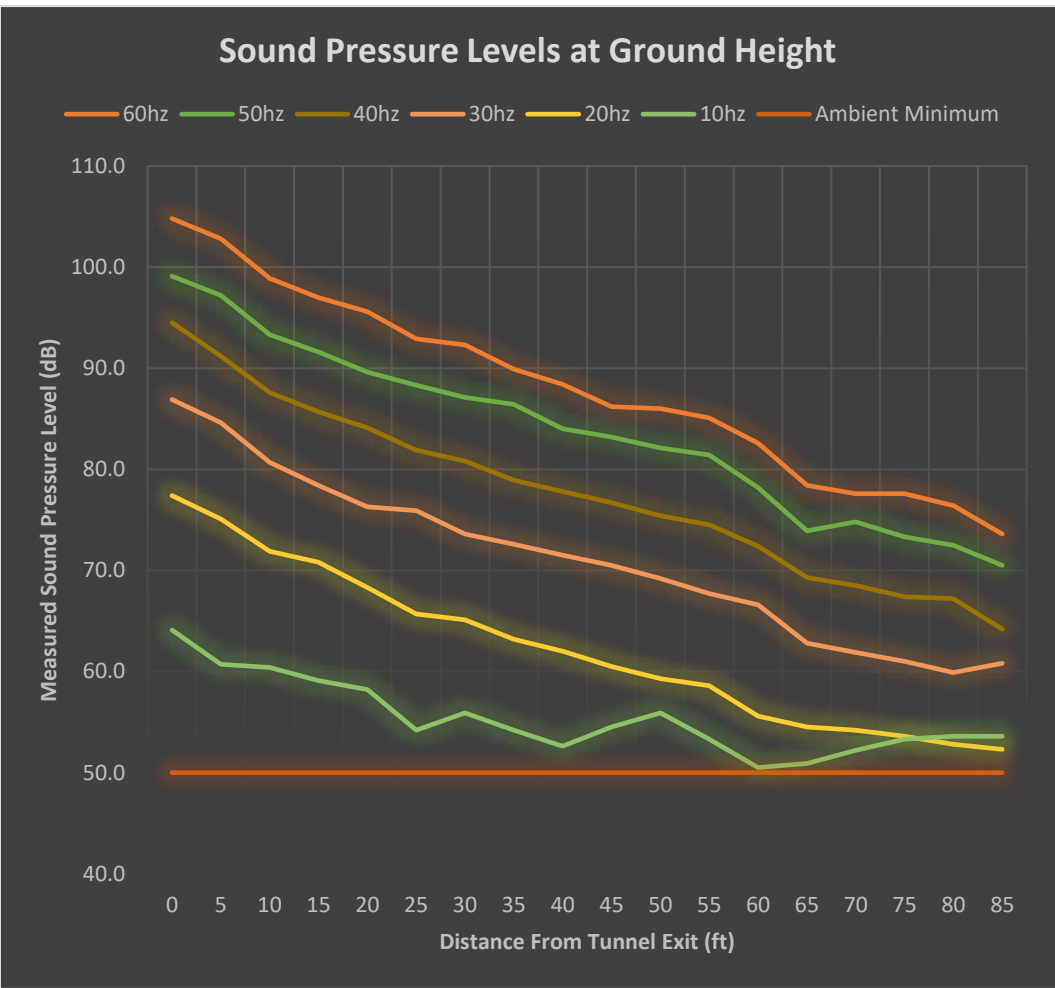


Figure 1: Measured Sound Pressure Levels at Ground Height

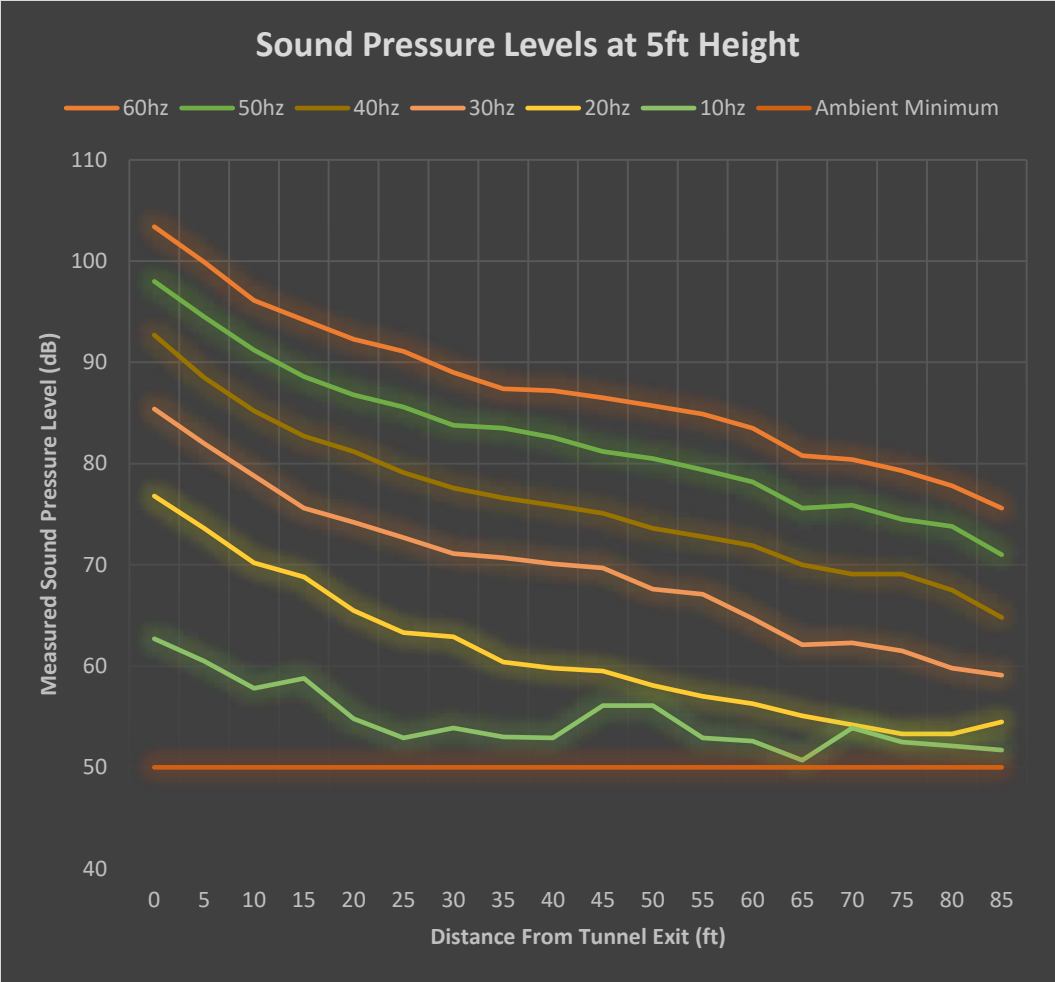


Figure 2: Measured Sound Pressure Levels at 5ft Height

Table 2: Measured Sound Levels at Ground Height						
Distance (ft)	60hz	50hz	40hz	30hz	20hz	10hz
0	104.8	99.1	94.5	86.9	77.4	64.1
5	102.8	97.2	91.2	84.6	75.1	60.7
10	98.9	93.3	87.6	80.7	71.9	60.4
15	97.0	91.6	85.7	78.4	70.8	59.1
20	95.6	89.6	84.1	76.3	68.3	58.2
25	92.9	88.3	81.9	75.9	65.7	54.2
30	92.3	87.1	80.8	73.6	65.1	55.9
35	89.9	86.4	78.9	72.6	63.2	54.2
40	88.4	84.0	77.8	71.5	62.0	52.6
45	86.2	83.2	76.7	70.5	60.5	54.5
50	86.0	82.1	75.4	69.2	59.3	55.9
55	85.1	81.4	74.5	67.7	58.6	53.3
60	82.6	78.2	72.4	66.6	55.6	50.5
65	78.4	73.9	69.3	62.8	54.5	50.9
70	77.6	74.8	68.5	61.9	54.2	52.2
75	77.6	73.3	67.4	61.0	53.6	53.3
80	76.4	72.5	67.2	59.9	52.8	53.6
85	73.6	70.5	64.2	60.8	52.3	53.6

Table 3: Measured Sound Levels at 5ft Height						
Distance (ft)	60hz	50hz	40hz	30hz	20hz	10hz
0	103.4	98	92.7	85.4	76.8	62.7
5	99.9	94.5	88.5	82	73.6	60.5
10	96.1	91.2	85.2	78.8	70.2	57.8
15	94.2	88.6	82.7	75.6	68.8	58.8
20	92.3	86.8	81.2	74.2	65.5	54.8
25	91.1	85.6	79.1	72.7	63.3	52.9
30	89	83.8	77.6	71.1	62.9	53.9
35	87.4	83.5	76.6	70.7	60.4	53
40	87.2	82.6	75.9	70.1	59.8	52.9
45	86.5	81.2	75.1	69.7	59.5	56.1
50	85.7	80.5	73.6	67.6	58.1	56.1
55	84.9	79.4	72.8	67.1	57	52.9
60	83.5	78.2	71.9	64.7	56.3	52.6
65	80.8	75.6	70	62.1	55.1	50.7
70	80.4	75.9	69.1	62.3	54.2	53.9
75	79.3	74.5	69.1	61.5	53.3	52.5
80	77.8	73.8	67.5	59.8	53.3	52.1
85	75.6	71	64.8	59.1	54.5	51.7

Conclusions

By varying the frequency of the blower motor, it was possible to achieve sound pressure levels which did not exceed the ambient conditions at the maximum recorded distance. It was not possible to record the true sound level at these positions due to ambient sound conditions.

Attachment H

Tommy Car Wash Systems – Vacuum Muffler Noise Report

Colleyville Car Wash Noise Control – October 6, 2023



TCWS Muffler Report

Introduction: Vacuum mufflers were tested at TX Hudsonville for 2 weeks' time. The goal of this test, was to test three types of mufflers on site to attempt to reduce the noise output of the vacuums without loss of performance.

Methodology: Performance of the mufflers were tested with 4 criteria

1. Noise reduction (dB)
2. Additional Maintenance necessary / clogging (Yes or No)
3. Suction loss (kPa and % loss)
4. Aesthetics (Great, Good, Fair, Poor)

Results: Test results based on Methodology

1. BASELINE RESULTS (No mufflers attached)
 - a. Noise
 - i. Ambient (no vacs running): 65.7 dB (See figure 1.1)
 - ii. Running Vac with no muffler: 88.1 dB (See Figure 1.2)
 - b. Additional Maintenance necessary / clogging: NO
 - c. Suction: 50 kPa/ 0%
 - d. Aesthetics: Great



FIGURE 1.1



FIGURE 1.2



FIGURE 1.3

2. P-VAC-334 RESULTS

- a. Noise reduction (dB):
 - i. Reading: 77.6 dB (See Figure 2.1)
 - ii. Reduction: 10.5 dB
- b. Additional Maintenance necessary / clogging
 - i. Yes: Minor (additional maintenance and clogging)
 - 1. Reverse pulse vacs to help with this
 - 2. Wash Mufflers to help with this
- c. Suction loss (KPa and %)
 - i. Reading: 40kPa (see Figure 2.2)
 - ii. Loss: 10kPa – 20% loss in suction
- d. Aesthetics
 - i. Good (See Figure 2.3)



Figure 2.1



Figure 2.2



Figure 2.3: P-VAC-334

1. P-VAC-335 RESULTS

- a. Noise reduction (dB):
 - i. Reading: 79.1 dB (See Figure 3.1)
 - ii. Reduction: 9 dB
- b. Additional Maintenance necessary / clogging
 - 1. Yes: Minimal (additional maintenance, no clogging)
 - a. Eventually replace filter of muffler.
- c. Suction loss (KPa and %)
 - i. Reading: 50kPa (see Figure 3.2)
 - ii. Loss: 0kPa – 0% loss in suction
- d. Aesthetics
 - i. Fair (See Figure 3.3)



3.1

FIGURE 3.2

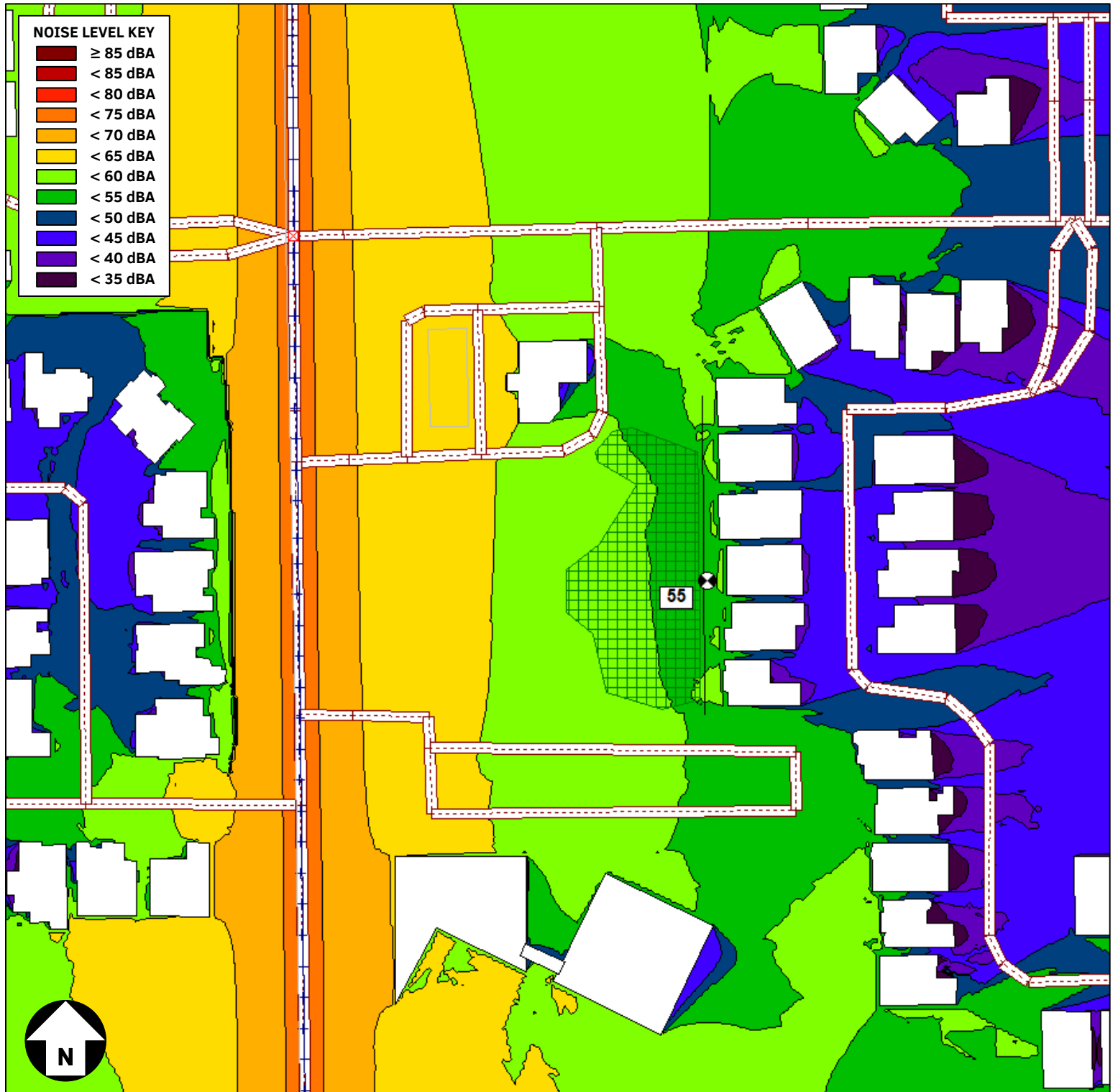


FIGURE

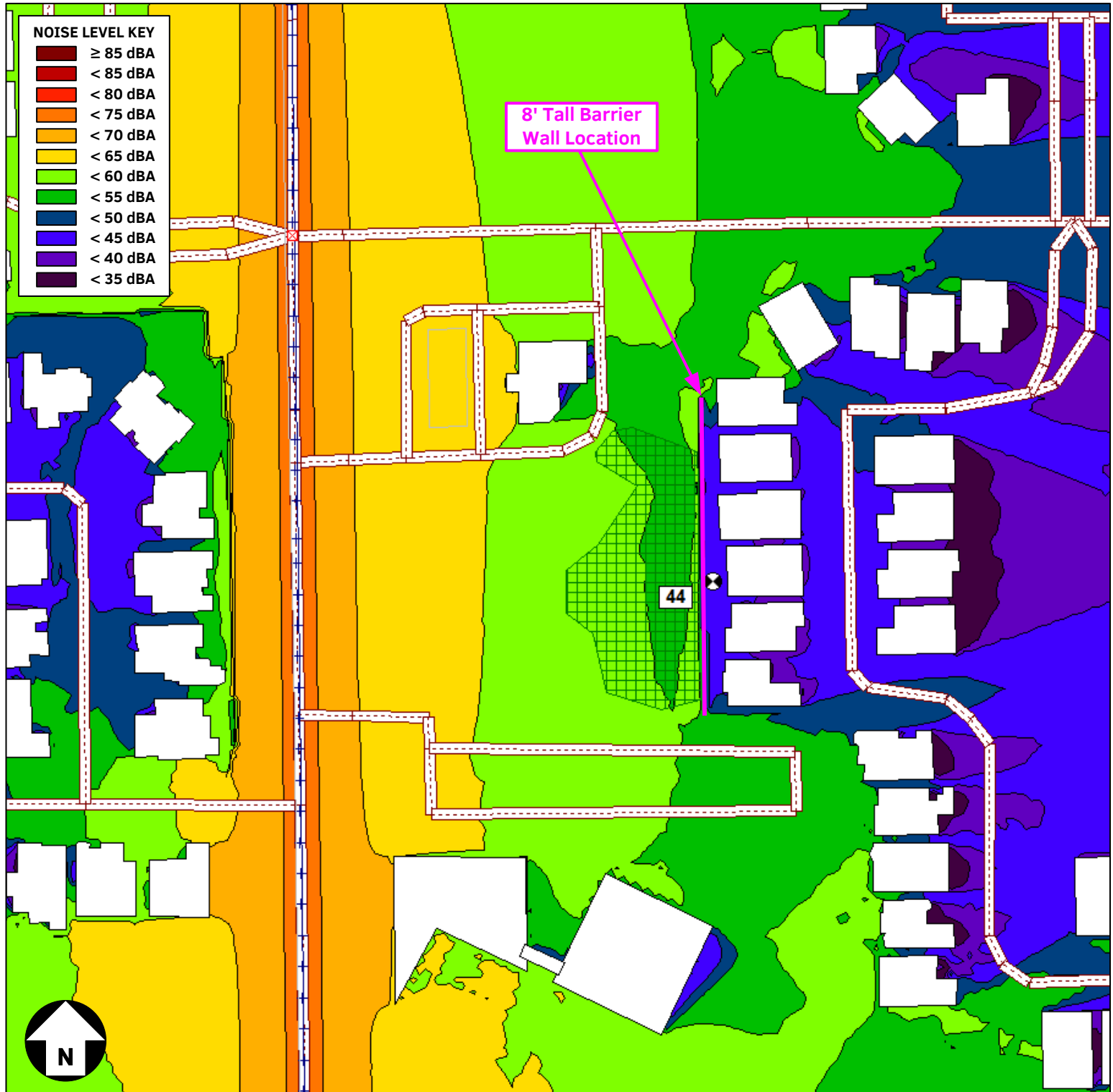


FIGURE 3.3 (P-VAC-335)

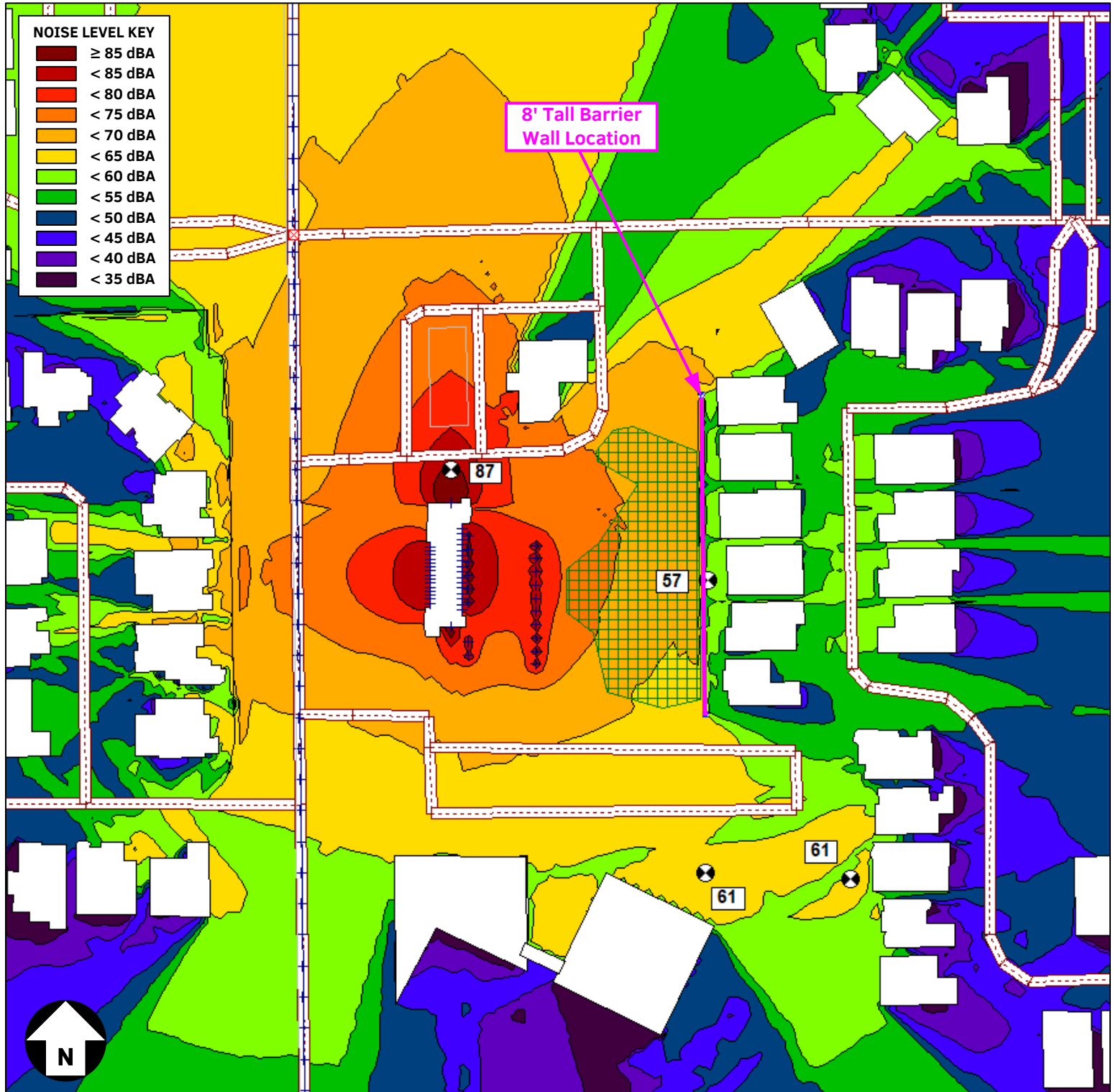
Ambient (Background) Noise Contour Plot



Ambient (Background) Noise Contour Plot with 8' Tall Barrier on East Side of Site



Car Wash Noise Contour Plot (No Mitigation) with 8' Tall Barrier on East Side of Site



Ambient Noise Plus Car Wash Noise Contour Plot (40 Hz Blowers & Vacuum Mufflers) with 8' Tall Barrier on East Side of Site



Tanner Brandt

From: Chris Mack
Sent: Friday, September 29, 2023 11:35 AM
To: Tanner Brandt
Subject: FW: SAC Submittal - Tommy Carwash Bloomington and White Bear Lake

From: Jacob Heemstra <JacobH@tommycarwash.com>
Sent: Friday, September 29, 2023 10:59 AM
To: Ethan Mouw <EthanM@tommycarwash.com>
Cc: Chris Mack <cm@drgrteam.com>
Subject: RE: SAC Submittal - Tommy Carwash Bloomington and White Bear Lake

Ethan,

I do not have anything specifically drawn up around this but can give some rough numbers for you.

In our car wash, we use a scented product at our presoak arch. The standard usage is 3-5 ml of this scented detergent per car. Assuming 5 ml per car is used and a car count of 2000 cars per week, we are using on average about 2.65 gallons of this detergent over the course of a week. We can present this as the amount of scented detergent as a ratio to the amount of water that enters the waterways. Even if we double the amount of detergent, that is ~5 gallons per week to the 1000s of gallons of water that we are using a week. We can also use the scented detergent is <15% scent products in it, but we probably do not need to go that far. Let me know if you need more information. I will gladly help present or approve anything related to this detergent.

Thanks,

Jacob Heemstra

Chemical Engineer

(616) 226-3598

jacobh@tommycarwash.com



Tommy Car Wash Systems

581 Ottawa Ave, Suite 300

Holland, MI 49423

www.tommycarwash.com

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2020 Concentrated Detergents

2020 Tommy's Express Presoak #1



- Ultra Concentrated blend
- High Performance: surface wetting & deep cleaning performance
- Major increase in high PH & causticity to fight acidic materials
- Readily biodegradable – European compliant
- Better overall coverage with tighter foaming capabilities
- Fantastic job at getting into the cracks & crevices of vehicles
- Foam easily breaks down, does not keep oils emulsified
- Contains no solvents
- Averages double the usage from old formula - estimated car count per 30 gallon drum: 2,400-2,800

2020 Tommy's Express Brite #3



- 100% concentrate formula, no water added
- Superior low PH acidity while being safe on stainless steel tubing
- Provides for excellent rinsing capabilities, cuts back on foam build up near the end of the wash
- Leaves very little excess soap in roof racks and mirrors
- Pulls oil from cloth, thus keeping them cleaner and preventing mildew growth
- Readily biodegradable – European compliant
- Addition of check hubs greatly reduces detergent usage on combo legs
- Averages triple to quadruple usage from old formula - estimated car count per 30 gallon drum: 7,000 – 8,500

2020 Tommy's Express Drying Agent #7



- Concentrated blend
- Tremendously cuts down on potential detergent related spotting issues
- Fantastic defoaming capability
- Polymers rapidly break through water layer, superior hydrophobic produces rounder beading effect that leaves surface smoother
- Treated vehicles (members) will dry more effectively when they return
- Enhances shine with the addition of our guard
- Eliminated applying drying agent through the hot wax pre-rinse bar, thus greatly reducing costs
- Averages 2-2.5x the usage from old formula – estimated car count per 30 gallon drum: 10,000-14,000

2020 Tommy's Express Guard #5



- Offers superior protection – bonds to surfaces after short cure time
- Surfaces will clean more effectively on treated vehicles (members) as bugs & dirt will not be able to bond as hard
- Extreme water beading effect, repels rain while driving
- Snow & Ice will remove easier from treated vehicles
- Superior gloss enhancement, surfaces become smoother, eventually hiding swirl marks
- Does not contain mineral seal oil or drying agent emulsifiers, thus preventing spots
- Does not build up in foamers, thus reducing maintenance issues
- Hydrophobic effect seen throughout the wash on previously treated vehicles
- Estimated car count per 5 gallon container: 2,400 – 2,800

Tommy's Signature Detergents

Tommy's Express Tire Gloss #8



- Water Based polymeric silicone emulsion
- Bonds more effectively to rubber, thus reducing sling
- Less viscous detergent that does not easily clog nozzles
- Fully Biodegradable
- Estimated car count per 30 gallon drum: 4,200-5,000

Tommy's Express Lemon Scent #2



- Pleasant lemon scented aroma that creates the WOW factor and clean impression for guests
- Applied via dual injector in the front presoak manifold
- Hits directly into the cowl of the windshield, permeating through guest's air vents
- Estimated car count per 30 gallon drum: 30,000-50,000

Tommy's Express Body Wax #6



- High foaming liquid foaming wax
- Synthetic polymers bond easily with vehicle's surface
- Forms a protective barrier on surfaces and works hand and hand with 2020 guard to provide a long lasting shine
- Estimated car count per 30 gallon drum: 10,000-14,000

Tommy's Express Cloth & Window Cleaner #10

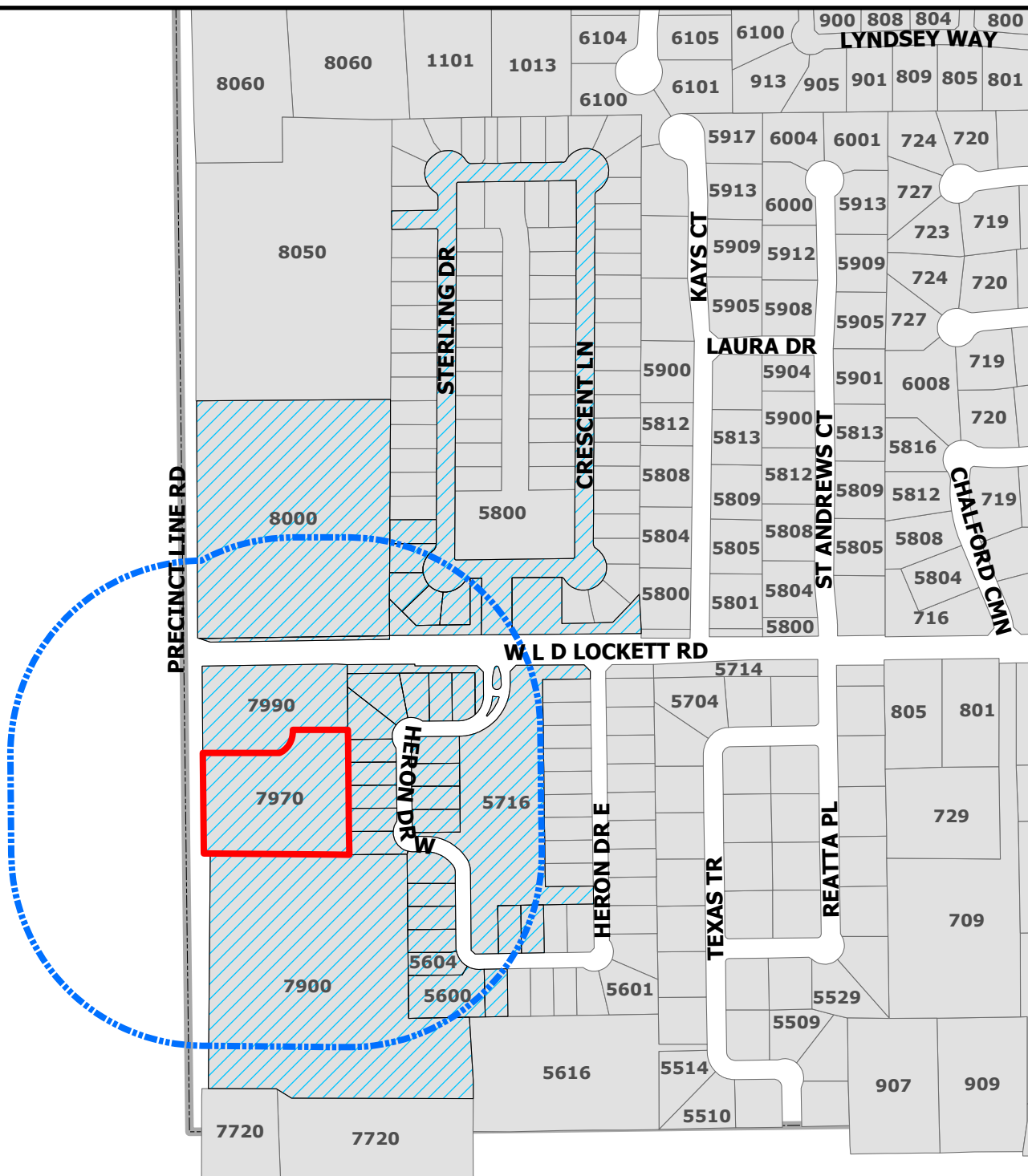


- Formulated to make tunnel maintenance easy
- Ammonia free solution
- Dries streak free on glass surfaces
- Cuts through oily, soapy build up compounds

Coming soon 2021 – Tommy's Express Rain Forest Scent!

- New proprietary Tommy's Scent
- Will permeate throughout the entire tunnel, wowing guest with a pleasant clean aroma
- Increase overall brand recognition

Notification Map

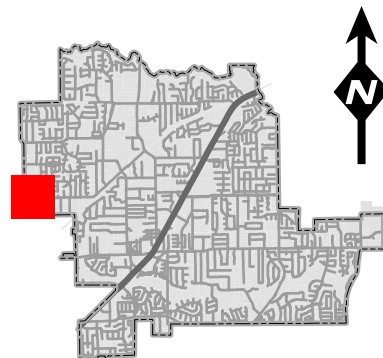


ZC23-028

7970 Precinct Line Rd

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.

-  Parcels to be notified
-  Buffer
-  Subject Property



Owner Name	Owner Address	Owner City	Owner Zip
MIRZA, FAIZ A	1000 HERON DR W	COLLEYVILLE, TX	76034
KESIRY, RIAD	1004 HERON DR W	COLLEYVILLE, TX	76034
KUNTZ, ROBIN	1008 HERON DR E	COLLEYVILLE, TX	76034
HANSON, NANCY L	1008 HERON DR W	COLLEYVILLE, TX	76034
TELLEZ, KATHLEEN	1012 HERON DR	COLLEYVILLE, TX	76034
TAYLOR, TOLLESON	1012 HERON DR W	COLLEYVILLE, TX	76034
STEELE, CHARLES	1017 HERON DR E	COLLEYVILLE, TX	76034
JOSEPH PRINCE MINISTRIES INC	1075 MAXWELL MILL RD	FORT MILL, SC	29708
COLLEYVILLE HERON POND HOA	1723 E SOUTHLAKE BLVD STE 120	SOUTHLAKE, TX	76092
PRECINCT PARTNERS LLC	2985 MUIRFIELD DR	LEWISVILLE, TX	75067
EMERALD PARK H A INC	400 COUNTRY PL	COLLEYVILLE, TX	76034
KANWAL, AYESHA	5516 CASA GRANDE TR	MIDLAND, TX	79707
SUSAN ADAMS LIVING TRUST	5604 HERON DR W	COLLEYVILLE, TX	76034
ANTONY, MATHEW	5608 HERON DR W	COLLEYVILLE, TX	76034
J DANIEL & BECKY S SMITH REVOC	5612 HERON DR W	COLLEYVILLE, TX	76034
THE CHENG JIANG AND HUALIAN WAN	5616 HERON DR	COLLEYVILLE, TX	76034
KHWAJA, SHERALY	5617 HERON DR E	COLLEYVILLE, TX	76034
REATTI PLACE	5700 Texas Trail	COLLEYVILLE, TX	76034
HERON POND	5712 Heron Drive E	COLLEYVILLE, TX	76034
MCKITTRICK, CHARLES	5721 HERON DR W	COLLEYVILLE, TX	76034
GRACEY, LESLIE	5724 HERON DR W	COLLEYVILLE, TX	76034
PEDERSEN, KATHLEEN P	5725 HERON DR W	COLLEYVILLE, TX	76034
MILLS, JEFFREY	5728 HERON DR W	COLLEYVILLE, TX	76034
DALEY LIVING TRUST	5729 HERON DR W	COLLEYVILLE, TX	76034
THE STACK FAMILY TRUST	5732 HERON DR W	COLLEYVILLE, TX	76034
PODSEDNIK, SCOTT	5736 HERON DR W	COLLEYVILLE, TX	76034
MUZAFFAR, MUHAMMAD K	5740 HERON DR W	COLLEYVILLE, TX	76034
KIM, TAE WOO	5804 STERLING DR	COLLEYVILLE, TX	76034
VORA, JAY	5808 STERLING DR	COLLEYVILLE, TX	76034
KUO, MAN-LI	5812 STERLING DR	COLLEYVILLE, TX	76034
SIRISAKD, NED	5816 STERLING DR	COLLEYVILLE, TX	76034
GIEBLER, TERRY L	5820 STERLING DR	COLLEYVILLE, TX	76034
EMERALD PARK ADDITION -COLLEY	5902 Crescent Ln	COLLEYVILLE, TX	76034
BEAR VALLEY COMMUNITY CHURCH	7900 PRECINCT LINE RD	COLLEYVILLE, TX	76034
VICTRON STORES LP	PO BOX 2599	WAXAHACHIE, TX	75168
LAVACA TRAIL ESTATES		COLLEYVILLE, TX	76034



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, September 11th, 2023 at 7:00 p.m.
City Council Meetings: Wednesday, October 4, 2023 & Tuesday, October 17, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Planned Unit Development – Commercial Amendment for Lot 2R, Atlantic Oil and Gas Addition, located at 7970 Precinct Line Road. The request is for an amendment to the current PUD-C to allow for a carwash.

Zoning Case: ZC23-028

Applicant: Tanner Brandt

Owner: Ravikanth Mantena

Location: 7970 Precinct Line Rd

Property Description: Lot 2R of the Atlantic Oil and Gas Addition

Present Zoning: PUD-C, Planned Unit Development Commercial

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

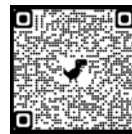
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

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

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

The map displays a residential neighborhood with the following streets and lot numbers:

- Streets:** Precinct Line Rd, W L D Lockett Rd, Laura Dr, Kays Ct, Sterling Dr, Crescent Ln, Heron Dr E, Texas Tr, Reatta Pl, Chatfield Cmn.
- Lot Numbers:** 8060, 8060, 1101, 1013, 6104, 6105, 900, 808, 804, 800, 6100, 6101, 913, 905, 901, 809, 805, 801, 5917, 6004, 6001, 724, 720, 5913, 6000, 5913, 727, 719, 5909, 5912, 5909, 724, 720, 5905, 5908, 5905, 727, 5904, 5901, 6008, 719, 5812, 5900, 5813, 5816, 720, 5809, 5812, 5809, 5812, 5805, 5805, 5808, 5804, 5804, 5800, 716, 7990, 7970, 5716, 5714, 5704, 805, 801, 729, 709, 5604, 5600, 5601, 5529, 5509, 907, 909, 7720, 7720, 5616, 5514, 5510.



Jacqueline Reyer

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Tanner Brandt

From: Tanner Brandt
Sent: Friday, September 29, 2023 2:25 PM
To: [REDACTED]
Subject: HOA Meeting-Tommy's Express Car Wash

Vince,

My name is Tanner Brandt. I got your information from Robin Kuntz. I work for the developer working on the Tommy's Express Car Washs project to the west of your neighborhood on Precinct Line Road. We are hoping you could help us set up a formal meeting with the HOA members to discuss this project and hopefully ease some of their concerns. We will be on the Planning Commission agenda on October 9th. Is there a next week that we could set up a virtual or in person meeting to discuss these concerns before the Planning Commission meeting?

Thank you,

Tanner Brandt
Christianson Companies
701-499-3936 O
518-487-1119 C
New Address: 4609 33rd Avenue S. Suite 400 Fargo, ND 58104

Tanner Brandt

From: Tanner Brandt
Sent: Thursday, September 28, 2023 11:30 AM
To: Robin Kuntz
Cc: Mike Roesbery
Subject: RE: HOA Meeting-Tommy's Express Car Wash

Robin,

Can you please send me Vince's contact information?

Thanks,

Tanner Brandt
Christianson Companies
701-499-3936 O
518-487-1119 C
New Address: 4609 33rd Avenue S. Suite 400 Fargo, ND 58104

From: Robin Kuntz <[REDACTED]>
Sent: Thursday, September 28, 2023 10:51 AM
To: Tanner Brandt <tanner@christiansoncompanies.com>
Cc: Mike Roesbery <[REDACTED]>
Subject: Re: HOA Meeting-Tommy's Express Car Wash

Hi Tanner. Thank you for reaching out to me. I did not receive your email from the 25th. Unfortunately, I am out of the country until October 8. I will forward your email to the president of our HOA, Vince Accardo. We do not have a meeting space in our neighborhood. The meeting would have to be via zoom. He has access to set up zoom for our neighborhood. We will see you at the hearing on the ninth. Sincerely,
Robin Kuntz.

Sent from my iPhone

On Sep 28, 2023, at 5:24 PM, Tanner Brandt <tanner@christiansoncompanies.com> wrote:

Robin,

Just wanted to follow up on this. Is there a time we could set up a meeting with the members of the HOA to discuss our project?

Thanks,

Tanner Brandt
Christianson Companies
701-499-3936 O

518-487-1119 C

New Address: 4609 33rd Avenue S. Suite 400 Fargo, ND 58104

From: Tanner Brandt

Sent: Monday, September 25, 2023 2:06 PM

To: [REDACTED]

Cc: Mike Roesbery [REDACTED]

Subject: HOA Meeting-Tommy's Express Car Wash

Good afternoon Robin,

My name is Tanner Brandt I work for the developer working on the Tommy's Express Car Washes project to the west of your neighborhood on Precinct Line Road. It is my understanding that you are a representative of the HOA in the neighborhood. We are hoping you could help us set up a formal meeting with the HOA members to discuss this project and hopefully ease some of their concerns. We will be on the Planning Commission agenda on October 9th. Is there a time later this week or next week that we could set up a virtual or in person meeting to discuss these concerns? We should be receiving our noise study information this week so we would like to have the meeting after we have those results. Please let me know the best way to get ahold of the HOA members so we can try to set something up.

Sincerely,

Tanner Brandt

Christianson Companies

701-499-3936 O

518-487-1119 C

New Address: 4609 33rd Avenue S. Suite 400 Fargo, ND 58104

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31 AUG 2023

From:
Jeffrey S. Mills
5728 Heron Drive West
Colleyville, TX 76034

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

Subj: REZONING REQUEST FOR 7970 PRECINCT LINE ROAD, ZONING CASE
ZC23-028

1. The purpose of this letter is to serve as my written protest prior to the public hearing regarding the rezoning request for 7970 Precinct Line Road, Zoning Case ZC23-028.

2. My home is adjacent to 7970 Precinct Line Road, and I have lived there since June 2017.

3. I have several concerns regarding the proposed development of 7970 Precinct Line Road into a carwash. My concerns are listed below:

- The amount of noise from the carwash operating (carwash machine, dryers, vacuums, etc), and the noise from its customers (loud vehicles and loud music).

- The decrease in water pressure for my home and other homes within my community due to the carwash.

- The smell of the chemicals used by the carwash, and the potential hazardous effects to the soil and our water supply.

- The potential damage or destruction of the trees behind my home due to chemical residue from the carwash operating and the increased amount of vehicle traffic.

4. I believe that if the rezoning request for 7970 Precinct Line Road is approved, then it will have a significant, negative impact on the value of my property as well as my ability to enjoy my home.

Sincerely,

//signed//

J. S. MILLS

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Kristopher Potts](#); [Scott Hammons](#)
Subject: FW: Special Use Zoning For Car Wash Precinct Line
Date: Friday, September 1, 2023 4:00:31 PM

FYI...

From: Jerry Ducay <JDucay@colleyville.com>
Sent: Friday, September 1, 2023 4:00 PM
To: Scott Podsednik [REDACTED]
Cc: Christine Loven <cloven@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
Subject: RE: Special Use Zoning For Car Wash Precinct Line

Scott:

I will make sure your objection is included in the public record.

Have a great holiday weekend.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)



817.503.1111

Integrity ~ Communication ~ Excellence ~ Transparency



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

From: Scott Podsednik [REDACTED] >
Sent: Friday, September 1, 2023 12:42 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Special Use Zoning For Car Wash Precinct Line

Jerry,

Thank you for talking with me today. I plan on attending the meeting Monday September 11 but I am sending this email to formally object to the special use zoning

change request for a car wash at 7970 Precinct Line Rd, Colleyville. My concerns are aesthetics, commotion, foot traffic, car traffic, the removal of trees, noise, and lighting. Thank you for hearing our concerns.

Scott Podsednik
5736 Heron Dr W
Colleyville, TX 76034



16 SEP 2023

From:

Larry & Madeline Steele
1017 Heron Dr. E
Colleyville, TX 76034

To:

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

Subj: REZONING REQUEST FOR 7970 PRECINCT LINE ROAD, ZONING
CASE ZC23-028

1. The purpose of this letter is to serve as my written protest prior to the public hearing regarding the rezoning request for 7970 Precinct Line Road, Zoning Case ZC23-028.
2. My home is located near to 7970 Precinct Line Road, and I have lived there since October 2016.
3. I have several concerns regarding the proposed development of 7970 Precinct Line Road into a carwash. My concerns are listed below:
 - The amount of noise from the carwash operating (carwash machine, dryers, vacuums, etc), and the noise from its customers (loud vehicles and loud music).
 - The decrease in water pressure for my home and other homes within the Heron Pond community due to the carwash.
 - The potential for flooding within the Heron Pond community from the carwash operating due to a lack of proper drainage.
 - The smell of the chemicals used by the carwash, and the potential hazardous effects to the soil and our water supply.
 - The potential damage or destruction of the tree line due to chemical residue from the carwash operating and the increased amount of vehicle traffic.
4. I believe that if the rezoning request for 7970 Precinct Line Road is approved, then it will have a significant, negative impact on the value of my property as well as my ability to enjoy my home.

Sincerely,

Larry Steele *Larry Steele*
Madeline Steele
MADELINE STEELE

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Kristopher Potts](#); [Scott Hammons](#)
Subject: FW: Objection of Zoning Case ZC23-028 (7970 Precinct Line Road)
Date: Monday, September 18, 2023 3:13:14 PM

From: Jerry Ducay <JDucay@colleyville.com>
Sent: Monday, September 18, 2023 2:30 PM
To: Nancy Hanson <[REDACTED]>
Cc: Christine Loven <cloven@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
Subject: RE: Objection of Zoning Case ZC23-028 (7970 Precinct Line Road)

Nancy:

Thank you for sharing your objection. I will make sure it is entered into the formal public hearing record.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)



817.503.1111

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

From: Nancy Hanson <[REDACTED]>
Sent: Saturday, September 16, 2023 3:15 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Objection of Zoning Case ZC23-028 (7970 Precinct Line Road)

Mr. Ducay:

As the owner of 1008 Heron Drive West located in the Heron Pond housing development, I have several concerns and objections to the building of car wash in regards to the above zoning case.

- Erecting of this business would greatly diminish the financial values of the homes in the Heron Pond Community. Concern of financial compensation to home owners/Heron Pond community.
- Property owners will not be able to enjoy the peaceful use of their properties or the Heron Pond community due to noise from proposed business.
- Saturation of local car washes; there are 20 car washes within a 5mile radius. There are 3 washes within 1.9 miles.
- I have grave safety concerns, as car washes are notorious for loitering and crime. The proposed design would be conducive to concealed potential loitering and criminal activity behind the building, and concealed access to the neighborhood behind the business.
- Major noise infiltration to the Heron Pond housing community from the wash machinery, blowers, vacuums, horns, cars, etc. This would occur for 14 hours a day, seven days a week.
- Increase of traffic on both Precinct and L.D. Lockett Road
- Light pollution from proposed business.
- Potential water pressure issues to the neighboring current structures.
- Potential polluted water run off; effect to ground water well of the Heron Pond community.

Your consideration of my objections would be greatly appreciated. Please do not hesitate in letting me know if you have any questions.

Regards,

Nancy Hanson

1008 Heron Drive west

Colleyville, TX 76034



Sent from [Mail](#) for Windows

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Kristopher Potts](#); [Scott Hammons](#)
Subject: FW: Zoning Case ZC23-028
Date: Monday, September 18, 2023 3:14:09 PM

From: Jerry Duca <JDuca@colleyville.com>
Sent: Monday, September 18, 2023 2:37 PM
To: Dennis Denson [REDACTED]
Cc: Ben Bryner <BBryner@colleyville.com>; Christine Loven <cloven@colleyville.com>
Subject: RE: Zoning Case ZC23-028

Mr. & Mrs. Denson:

Thank you for sharing your objection. I will make sure it is entered into the formal public hearing record.

Jerry Duca
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)



817.503.1111

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From: Dennis Denson [REDACTED] >
Sent: Saturday, September 16, 2023 9:25 AM
To: Jerry Duca <JDuca@colleyville.com>
Subject: Zoning Case ZC23-028

Jerry, please be advised that we oppose the proposed Special Use Permit for subject Zoning Case. We moved into this quiet and tranquil neighborhood around eight months ago. The type of business requesting the Permit is one that will contribute very significant noise levels and will negatively affect the value of homes and quality of life in our neighborhood.

Thank you for taking this under consideration.

Dennis & Lisa Denson
1001 Heron Dr E
Colleyville, TX 76034
[REDACTED]

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Kristopher Potts](#); [Scott Hammons](#)
Subject: FW: Ref. Zoning Case ZC23-028
Date: Monday, September 18, 2023 3:14:43 PM

From: Jerry Ducay <JDucay@colleyville.com>
Sent: Monday, September 18, 2023 2:38 PM
To: Muzaffar, Muhammad K. <[REDACTED]>
Cc: [REDACTED]; Ben Bryner <BBryner@colleyville.com>; Christine Loven <cloven@colleyville.com>
Subject: RE: Ref. Zoning Case ZC23-028

Muhammad:

Thank you for sharing your objection. I will make sure it is entered into the formal public hearing record.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)



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From: Muzaffar, Muhammad K. <[REDACTED]>
Sent: Saturday, September 16, 2023 8:28 AM
To: Jerry Ducay <JDucay@colleyville.com>
Cc: [REDACTED]
Subject: Ref. Zoning Case ZC23-028

16 SEP 2023

From:

Muhammad Khalid Muzaffar
5740 Heron Dr W.
Colleyville TX, 76034

To:

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

Subject: Rezoning request for 7970 Precinct line Road, Zoning case ZC23-028

The purpose of this letter is to serve as my written protest prior to the public hearing regarding the rezoning request for 7970 Precinct line road, zoning case ZC23-028.

My home is location near to 7970 Precinct line road and i have lived here since July 2017.

I have several concerns regarding the proposed development of 7970 Precinct line road into a carwash. My concerns are listed below:

- The amount of noise from the carwash operation (carwash machine, dryers, vacuums, etc.), and the noise from its customers (loud vehicles and loud music).
- The decrease in water pressure for my home and other homes within the Heron Pond community due to the carwash.
- The potential for flooding within the Heron Pond community from the carwash due to a lack of proper drainage.
- The smell of the chemicals used by the carwash and the potential hazardous effects to the soil and our water supply.
- The potential damage or destruction of tree line due to chemical residue from the carwash operating and the increased amount of vehicle traffic.

I believe that if the rezoning request for 7970 Precinct line road is approved then it will have a significant negative impact on the value of my property as well as my ability to enjoy my home.

Sincerely,
Muhammad Khalid Muzaffar

Thanks

Muhammad Khalid Muzaffar

[REDACTED] I

[REDACTED]

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Kristopher Potts](#); [Scott Hammons](#)
Subject: FW: Car Wash Special Use Permit
Date: Monday, September 18, 2023 3:15:02 PM

From: Jerry Ducay <JDucay@colleyville.com>
Sent: Monday, September 18, 2023 2:59 PM
To: J. Daniel Smith <[REDACTED]>
Cc: Christine Loven <cloven@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
Subject: RE: Car Wash Special Use Permit

Mr. & Mrs. Smith:

Thank you for sharing your objection. I will make sure it is entered into the formal public hearing record.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)



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

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

From: J. Daniel Smith <[REDACTED]>
Sent: Sunday, September 17, 2023 9:55 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Car Wash Special Use Permit

Mr. Ducay,

My name is J. Daniel Smith. My wife, Becky, and I are 30-year residents of Colleyville, and are

proud to live in this quiet suburb. For the last seven years we have lived in the Heron Pond community near LD Lockett and Precinct Line Road. We reside at 5612 Heron Drive West in Colleyville and are deeply concerned about the potential construction and operation of a car wash whose owner is seeking to place it just to the west of our peaceful Heron Pond community. I am writing to add our voices to those who are firmly opposed to this car wash being able to secure a Special Use Permit (Zoning Case ZC23-028) allowing the car wash to be constructed on the site at 7970 Precinct Line Road.

Our concern is for the dynamic that will change at our very vital intersection of Precinct and Lockett. The operational components that will be introduced to our neighborhood of noisy machinery, blowers, intense lighting for long hours, vacuums, and water pressure restriction only serve to escalate our level of concern exponentially. Further concerns include the potential for noisy customers, loud music and loud vehicles. We dread the hazards of chemicals used by the car wash and possible effects to our soil and water supply.

When we moved into our home in April 2016, we were only the third couple to take up residence in Heron Pond with about a half dozen homes of the current 48 either completed or under construction. We were presented a plan which allowed us to envision a delightful community of homes built around this long-standing pond. We watched with keen interest as each home was built. Coincidentally, we actually have a casual connection to the family of Mr. Heron who was the original owner of the property before it was sold to the developer. The first two families have since moved out leaving us with the proud status of being the longest standing residents of Heron Pond. When we invested in this property, our confidence was that we were buying a quality home in a prime location which would escalate in value for the years we would enjoy living here. We have the quality home, we have the prime location, but our concern is now that our property value will diminish if this permit is granted.

Please, for the sake of the fine residents of Heron Pond, please do not allow this permit to be granted and help us preserve quality living in Colleyville.

Respectfully,

J. Daniel and Becky Smith
5612 Heron Drive West
Colleyville, TX 76034

[REDACTED]
[REDACTED]

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Kristopher Potts](#); [Scott Hammons](#)
Subject: FW: Ref. zoning Case ZC23-028
Date: Monday, September 18, 2023 3:15:20 PM

From: Jerry Ducay <JDucay@colleyville.com>
Sent: Monday, September 18, 2023 3:00 PM
To: Chaudhry Muzaffar [REDACTED] >
Cc: [REDACTED]; Christine Loven <cloven@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
Subject: RE: Ref. zoning Case ZC23-028

Chaudhry:

Thank you for sharing your objection. I will make sure it is entered into the formal public hearing record.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)



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From: Chaudhry Muzaffar <[REDACTED]>
Sent: Sunday, September 17, 2023 2:53 PM
To: Jerry Ducay <JDucay@colleyville.com>
Cc: [REDACTED]
Subject: Ref. zoning Case ZC23-028

17 SEP 2023

From:

Chaudhry Tariq Muzaffar
[5720 Heron Dr W.](#)

[Colleyville TX, 76034](#)

To:

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

Subject: Rezoning request for [7970 Precinct line Road](#), Zoning case ZC23-028

The purpose of this letter is to serve as my written protest prior to the public hearing regarding the rezoning request for [7970 Precinct line road](#), zoning case ZC23-028.

My home is location near to [7970 Precinct line road and i](#) have lived here since July 2017.

I have several concerns regarding the proposed development of [7970 Precinct line road](#) into a carwash. My concerns are listed below:

- The amount of noise from the carwash operation (carwash machine, dryers, vacuums, etc.), and the noise from its customers (loud vehicles and loud music).
- The decrease in water pressure for my home and other homes within the Heron Pond community due to the carwash.
- The potential for flooding within the Heron Pond community from the carwash due to a lack of proper drainage.
- The smell of the chemicals used by the carwash and the potential hazardous effects to the soil and our water supply.
- The potential damage or destruction of tree line due to chemical residue from the carwash operating and the increased amount of vehicle traffic.

I believe that if the rezoning request for [7970 Precinct line road](#) is approved then it will have a significant negative impact on the value of my property as well as my ability to enjoy my home.

Sincerely,

Chaudhry Tariq Muzaffar

From: [REDACTED]
To: [Jackie Reyff](#)
Subject: OPPOSITION TO ZONING CASE ZC23-028
Date: Tuesday, September 19, 2023 5:48:47 PM

Jacquelyn,

I am sending this email **TO OPPOSE** Zoning Case ZC23-028. **I AM AGAINST** an amendment to the current PUD-C to allow for a car wash at 7970 Precinct Line Rd, Colleyville.
Thank you.

Scott Podsednik
5736 Heron Dr W
Colleyville, TX 76034

From: [REDACTED]
To: [Jerry Ducay](#); [Jackie Reyff](#); [Kristopher Potts](#)
Subject: Opposition to Zoning Case ZC23-028
Date: Tuesday, September 19, 2023 9:25:31 PM

Dear Jerry, Jacquelyn and Kristopher,

My wife and I live at 1008 Heron Drive E in the Heron Pond subdivision. We are writing to you today to voice our fierce opposition to Tommy's Car Wash being built on Precinct Line Road, directly West of our beautiful neighborhood. There are absolutely no positives to this business being built at this location, only negatives. The owner of the car wash came into our neighborhood today and talked to a few neighbors. They shared that will have the car wash open and running from 7:00 am until 8:00 pm seven days a week and that they will have a lot of lighting to deter crime. That means lots of noise and bright lights affecting our neighbors. There will be no peace. This will most definitely lower all of our property values and our ability to enjoy our homes. I could not think of a worse business to go onto this property. A car wash should never be built next to a neighborhood or a pre-school.

PLEASE do not let this happen to our neighborhood and city.

Thank you for your time.

Sincerely,
Dale and Robin Kuntz

From: [REDACTED]
To: [Jackie Reyff](#)
Subject: Zoning Case ZC23-028 for 7970 Precinct Line Road
Date: Wednesday, September 20, 2023 12:22:36 AM

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

The purpose of this letter is to serve as my written protest prior to the public hearing regarding the rezoning request for 7970 Precinct Line Road, Zoning Case ZC23-028.

My home is located near 7970 Precinct Line Road, and I have lived there since September, 2016.

I have several concerns regarding the proposed development of 7970 Precinct Line Road into a carwash.

My concerns are as follows:

- the amount of noise from the carwash
- the decrease in water pressure for my home
- the potential for flooding within the Heron Pond community
- the smell of the chemicals used by the carwash, and the potential hazardous effects to the soil and our water supply
- the potential damage or destruction of the tree line due to chemical residue from the carwash
- the increased amount of vehicle traffic

I believe that if the rezoning request for 7970 Precinct Line Road is approved, then it will have a significant, negative impact on the value of my property as well as my ability to enjoy my home.

Sincerely,

Karen Serve'
5717 Heron Dr E
Colleyville, TX 76034

Sent from my iPad

Sent from my iPad

From: [REDACTED]
To: [Jerry Ducay](#); [Kristopher Potts](#); [Jackie Reyff](#)
Cc: [REDACTED]
Subject: Zone code opposing
Date: Wednesday, September 20, 2023 8:29:44 AM

Good morning,

My name is Karla Araujo Alemán address 1000 heron drive east Colleyville TX 76034 and we are against Zoning Code ZC23-028 .

Thanks

Karla Araujo

[REDACTED]

From: [REDACTED]
To: [Jackie Reyff](#)
Subject: Zoning Code ZC23-028
Date: Wednesday, September 20, 2023 9:03:37 AM

Hello Miss. Reyff

I am writing in regards to the proposed car wash to be built right behind the Heron Pond Neighborhood. Zoning Code ZC23-028. I am the homeowner of 5708 Heron Dr E Colleyville, TX.

I understand that we can't block *everything* from being built there but given that it's directly behind residential homes in our neighborhood, a car wash operating from 7am-8pm would be insanely disruptive. There would be loud noises of vacuums and bright lights from the cash wash operating through the night that would directly impact our neighborhood. Additionally, a brand new car wash was just built about a 1 mile up Precinct on the corner of Precinct and Davis within the last handful of months.

I urge you to reconsider this. Nobody living in Colleyville and paying the taxes we pay here should have their backyard fence separating their house from a commercial car wash directly on the other side.

Regards,

Jeff Turton, WMCP®

[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] • [REDACTED] • [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



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From: [REDACTED]
To: [Jerry Ducay](#); [Jackie Reyff](#); [Kristopher Potts](#)
Cc: [Robin Kuntz](#)
Subject: Zoning Code ZC23-028
Date: Wednesday, September 20, 2023 11:12:09 AM

To the Zoning Board:

We are writing to you as residents of 5724 Heron Dr E., Colleyville TX 76034 and to express our strong opposition to this proposed zoning change.

Allowing a car wash directly behind our homes will not only lower property values but also increase noise and interfere with the quiet enjoyment of our property.

We urge you to reject this proposal.

Ravi and Priya Venugopal

From: [Jerry Ducay](#)
To: [REDACTED]
Cc: [Ben Bryner](#); [Christine Loven](#); [Jackie Reyff](#)
Subject: RE: I am opposing case ZC23-028
Date: Wednesday, September 20, 2023 11:51:59 AM

Julio:

Thank you for sharing your objection. I will make sure it is entered into the formal public hearing record.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)

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From: Julio Valdés [REDACTED]
Sent: Wednesday, September 20, 2023 10:25 AM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: I am opposing case ZC23-028

From call: Julio Valdes-Salinas
1000 Heron Drive east Colleyville TX , 76034

To:
Planning and Zoning Commission
City of Colleyville
100 Main St. Colleyville, TX 76034

Subject: rezoning request for 7970 Precinct line Road, Zoning Case ZC 23-028.

The purpose of this letter is to serve as my written protest prior to the public hearing regarding the rezoning request for 7970 Precinct Line Rd., zoning case ZC 23-028.

My home is located near to 7970 Precinct Line Rd., and I have lived there since April 2017.

I have several concerns regarding the proposed development of 7970 line Road into a carwash. My concerns are listed below:

1. The amount of noise from the car wash operating (car wash machine, dryers, vacuums, etc), and the noise from its customers (loud vehicles and loud music).
2. The decrease in water pressure for my home and other homes within the Heron Pond community due to the carwash.
3. The potential for flooding within Heron Pond community from the car wash operating due to lack of proper drainage.
4. The smell of the chemicals used by the car wash, and the potential hazardous effects to the soil, and or water supply.
5. The potential damage or destruction of the tree line due to chemical residue from the carwash operating and the increased amount of vehicle traffic.

I believe that if the rezoning request for 7970 Precinct Line Rd. is approved, then it will have a significant, negative impact on the value of my property, as well as my ability to enjoy my home.

Sincerely,

Julio Valdes-Salinas

From: [Jerry Ducay](#)
To: [REDACTED]
Cc: [Ben Bryner](#); [Christine Loven](#); [Jackie Reyff](#)
Subject: RE: Opposition to Zoning Case ZC23-028
Date: Wednesday, September 20, 2023 12:03:30 PM

Sheraly:

Thank you for sharing your objection. I will make sure it is entered into the formal public hearing record.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)

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From: sheraly khwaja [REDACTED]
Sent: Tuesday, September 19, 2023 10:21 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Opposition to Zoning Case ZC23-028

Hello,

I am the residence of 5620 Heron Dr W Colleyville TX 76034. I am opposing to Zoning Case ZC23-028.

Feel free to reach out to me if you have any questions.

Thank you,

Sheraly and Sherbanu Khwaja

From: [REDACTED]
To: [Jerry Ducay](#); [Jackie Reyff](#); [Kristopher Potts](#)
Subject: I am opposed to Tommy's Carwash in Colleyville on Precinct Line Road
Date: Wednesday, September 20, 2023 1:49:15 PM

To whom it may concern,

Tommy's Carwash has filed to change zoning to the lot Lot 2R of the Atlantic Oil and Gas addition. The owners of Tommy's intend to build a carwash at 7970 Precinct Line Road. My husband and I are fiercely opposed to this. There are no positives to this change in zoning, only negatives. First of all there is no need for another car wash. There is a car wash a little over a mile away from this location off of Precinct Line Road and Davis. There are two others on Precinct 3 and 4 miles down the road. Per the letter from Christian Companies want to run the car wash and 18 vacuum stations from 7:00 am until 9:00 pm. They plan to put up a lot of lighting to deter crime as well. This will be detrimental to me and my neighbors as the lights and the sound from the car wash will impact the use my neighbors back yards. It will also be detrimental to our neighborhood pond as the light pollution and water pollution will impact the wildlife. It will lower our property value for my neighbors and for the entire neighborhood.

Please vote NO on this change. We do not want this car wash in our backyards.

Shannon & Richard Berquist
5721 Heron Drive E.
Colleyville, TX 76034

[REDACTED]

From: [REDACTED]
To: [Jerry Ducay](#); [Jackie Reyff](#); [Kristopher Potts](#); [REDACTED]
Subject: Rezoning request for 7970 Precinct Line Rd, case ZC23-028
Date: Wednesday, September 20, 2023 3:45:06 PM

To: Planning and Zoning Commission

I live in Heron Pond subdivision right behind where the proposed car wash would be located. This letter is to serve as my written protest prior to the public hearing regarding the case ZC23-028.

I have many concerns regarding this car wash. Obviously, the noise from the machines, vacuums, and dryers is a worry to our community here in Heron Pond.

It has been brought up that there could be water pressure issues due to the large amount of water used by this car wash.

Possibility for the potential for flooding within our community due to a lack of proper drainage at said car wash is a concern.

I am also worried about the smell of chemicals and its effects on soil and water supply thus having a negative impact on our wildlife.

Also, a worry for us is the potential destruction of the tree line due to chemicals of the proposed car wash.

Increased vehicle traffic is also a big concern.

If this rezoning request for 7970 Precinct Line Road is approved, I believe there will be a significant negative impact on the value of our homes here in Heron Pond. Please do not let this car wash come to fruition!!

Sincerely,

Katie Tellez
1012 Heron Pond East
Colleyville, TX 76034

From: [REDACTED]
To: [Jackie Reyff](#); [Jerry Ducay](#); [Kristopher Potts](#)
Subject: Zoning Code ZC23-028; Opposition
Date: Wednesday, September 20, 2023 5:49:16 PM

Hello,

I am a property owner within Heron Pond HOA located in Colleyville on the corner of Precinct Line and LD Lockett.

I writing to express my strong opposition to plans to include a new car wash (Tommy's car wash Zoning Code ZC23-028) adjacent to our property/community. It will severely impact property values and bring a contingent of individuals around our homes that we would like to avoid. Noise, lights and machinery late into the evenings is also undesirable.

Additionally, there is no community need for this business whatsoever as there is a tidal wave / car wash establishment less than 0.5 miles away on Precinct Line and Davis Blvd. It will literally be in many property owners' backyards.

Thank you for the consideration. I hope the planning and zoning committee will not approve this project.

Regards,

David Benner
5713 Heron Dr E
Colleyville, TX 76034

From: [REDACTED]
To: [Jackie Reyff](#)
Subject: Zoning Change Tommy's Carwash
Date: Wednesday, September 20, 2023 8:40:46 PM

I strongly oppose the zoning change for Tommy's Carwash near Heron Pond. Please DO NOT allow this to happen to our community.

JHC

Heron Pond Resident

From: [Jerry Ducay](#)
To: [REDACTED]
Cc: [Jackie Reyff](#); [Ben Bryner](#); [Christine Loven](#)
Subject: RE: Please Read - In Strong Opposition to Zoning Code ZC23-028
Date: Thursday, September 21, 2023 9:08:10 AM

Brian:

Thank you for sharing your objection. I will make sure it is entered into the formal public hearing record.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)

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

From: Brian Stewart [REDACTED]
Sent: Thursday, September 21, 2023 8:41 AM
To: Jackie Reyff <JReyff@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>; Kristopher Potts <KPotts@colleyville.com>
Subject: Please Read - In Strong Opposition to Zoning Code ZC23-028

Hello,

My name is Brian Stewart (5701 Heron Dr.) and I'm writing this morning to express strong opposition to the placement of a self-serve car wash next to our neighborhood. Not only will this type of business bring constant bright lights and loud noise, but inevitably, crime and undesirable activity in proximity to our children. My father owned a car wash for many years in a nice community in Wake Village, TX and it was unbelievable the amount of crime and drug-related activity that would take place there after hours despite every effort imaginable to deter it. PLEASE put yourselves in our position and try to empathize with the wonderful people that live in Heron Pond. PLEASE do not rezone this property and allow this type of business to border our community.

Very Respectfully,

Brian Stewart
[REDACTED]

From: [REDACTED]
To: [Jerry Ducay](#); [Kristopher Potts](#); [Jackie Reyff](#)
Subject: Re: Opposition to the Car wash site ZC23-028
Date: Thursday, September 21, 2023 1:39:02 PM

On Thu, Sep 21, 2023 at 1:37 PM Kevin Afkami [REDACTED] wrote:

Hello all,

My name is Kevin Afkami and I live at 5704 Heron Drive East, Colleyville, TX 76034. I would like to voice my opposition to the rezoning request for a car wash by Tommy's Car Wash on Precinct Line and LD Locket Road. Please note the following:

1. Increased traffic. The car wash will generate excessive traffic and will make the intersection less safe.
2. Increased noise. The car wash will generate a lot of noise.
3. Increased pollution. The car wash will have a negative impact on the environment due to all the chemicals and cleaners used.
4. Increase chance of crime. Since this is mostly a cash business, it WILL attract crime.
5. No meaningful impact on the local economy. No sales tax revenue or any major employment.
6. And most importantly, there are at least 7 other car washes in the immediate area. This is simply not what the community needs.

Thanks for your consideration,

Kevin Afkami
[REDACTED]

--

Thank you,
Kevin Afkami
[REDACTED]

--

Thank you,
Kevin Afkami
[REDACTED]

From: [REDACTED]
To: [Jerry Ducay](#); [Jackie Reyff](#); [Kristopher Potts](#)
Cc: [REDACTED]
Subject: Concerns regarding Zoning Code ZC23-028 from 5701 Heron Dr. E
Date: Thursday, September 21, 2023 4:17:23 PM

Hello – my name is Laura Stewart and I live at 5701 Heron Drive E, inside the Heron Pond community. We've been informed that there's a request for a zoning change on the property just outside the west fence line to allow a carwash to build and operate there. I'm writing to request a denial of this zoning change as I (and all of my neighbors) believe this would be catastrophic to our neighborhood.

Carwashes are loud, messy and better suited to operate in industrial areas instead of right up against a residential fence line. The presence of a carwash on that property will prevent the residences on that side of the neighborhood from enjoying their backyard, introduce noise and light pollution to the whole neighborhood, interfere with the wildlife we currently enjoy (noise and activity likely to drive the various rodents living out there our way and drive away the waterfowl such as herons, geese, ducks and egrets that frequent our community pond), lower our property values and bring the likelihood of unsavory, dangerous and/or illegal activity right to our backyard. Carwashes are well known to be havens for drug or gang activity, and as the mother of two children under the age of five, I cannot take any chances with the protection and innocence of the many young children in our neighborhood. The presence of a liquor store in the Shell station next door is already an issue and would magnify any issues the carwash would bring.

We are STRONGLY opposed to this zoning change and this business. Please protect your Colleyville citizens and preserve this community by denying the change and the business.

I'm available to voice my concerns in person at any meetings on this topic, if necessary, so please don't hesitate to contact me.

Thank you
Laura Stewart
5701 Heron Dr. E
Colleyville, TX 76034
[REDACTED]

From: [REDACTED]
To: [Jackie Reyff](#)
Subject: Zoning Code ZC23-028 is NOT welcome in Colleyville
Date: Saturday, September 23, 2023 7:11:02 AM

Dear Jacquelyn,

Tommy's carwash is trying to put a self-serve carwash adjacent to my beautiful neighborhood. We are seniors and wanted to live out the rest of our lives in our lovely home. We will have to immediately put our home up for sale if this is approved costing us \$100,000 in closing and moving costs to a new quite, safe neighborhood. It will most definitely lower our property values and make it difficult to enjoy our pool, firepit and hot tub from all the noise.

Zoning Code ZC23-028 is NOT welcome in Colleyville. And for certain this area does not need another carwash.

Sincerely,

Thomas Daniell & Bonita Davis-Daniell
5616 Heron Drive East
Colleyville, TX 76034
[REDACTED]

From: [REDACTED]
To: [Jackie Reyff](#); [Kristopher Potts](#)
Subject: Fw: Zoning Case ZC23-028
Date: Monday, September 25, 2023 9:23:08 AM

From: jerry [REDACTED]
Sent: Monday, September 25, 2023 9:19 AM
To: jducay@colleyville.com <jducay@colleyville.com>
Subject: Zoning Case ZC23-028

Please let this email serve as our written notice of objection to the proposed car wash on Precinct Line Rd. The proposed car wash would border our residential sub division Heron Pond. Although my property is across the street from my neighbors who actually border the land, I believe that if approved this would send ripples of decreased property values throughout our neighborhood. I also believe that it would do absolute harm to my neighbors who border it financially and emotionally. A car wash of any kind does not belong buffering a residential neighborhood period. I have assured my neighbors that the City officials in Colleyville would never let this happen to their citizens and am confident they will do the right thing.

Jerry & Kathy Pedersen
5725 Heron Dr W
Colleyville, TX 76034

From: [Jerry Ducay](#)
To: [REDACTED]
Cc: [Ben Bryner](#); [Christine Loven](#); [Jackie Reyff](#)
Subject: RE: Opposed to - Rezoning request for 7970 Precinct Line Road, Zoning Case ZC23-028
Date: Monday, September 25, 2023 10:54:36 AM

Faiz:

Thank you for sharing your objection. I will make sure it is entered into the formal public hearing record.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)

817.503.1111

Integrity ~ Communication ~ Excellence ~ Transparency

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

From: Faiz Mirza <fmirza80@gmail.com>
Sent: Sunday, September 24, 2023 3:56 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Opposed to - Rezoning request for 7970 Precinct Line Road, Zoning Case ZC23-028

9/24/2023

From:
Faiz Mirza, MD and Saba Ikram, MBA
1000 Heron Dr W,
Colleyville, TX 76034

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

Subject: Rezoning request for 7970 Precinct Line Road, Zoning Case ZC23-028

To Whom It May Concern at City of Colleyville:

We are writing this letter as concerned homeowners from the Heron Pond neighborhood in Colleyville, TX. We would like to express our strong opposition to Zoning Case ZC3-028, which proposes the construction of a car wash behind our houses and neighborhood. This letter serves as our written protest prior to the public hearing regarding the rezoning for 7970 Precinct Line Road, Zoning Case ZC23-028.

We have several concerns regarding the potential negative impact this car wash will have on our community. The proposal of a car wash with hours of operation from 8 am to 9 pm every day of the week will result in intolerable disturbance and constant noise from machinery, blowers, vacuums, water pressure issues, and intrusion from bright lighting after dark. One primary concern is the disturbance it will cause to our quality of life and sleep including the growth of children, and teens due to excessive noise, light, and traffic. As a physician, I can speak directly to the detrimental impacts this would have on us all, but most especially the vulnerable populations of our children and the elderly of our community of which we have many in all age ranges especially in close proximity to the proposed site. They often need naps during the day for growth or recuperation and in the winter months sundown is soon after 5 PM and the effects of light and sound after dark are severely detrimental to the circadian rhythm. These disturbances will significantly affect our quality of life as well as our ability to enjoy our backyards and common areas.

In addition to that there are concerns regarding environmental disturbance and contamination to the delicate local ecosystem of the pond and creek bed of Heron Pond which are home to a myriad of animals and this is well documented in literature. Furthermore Heron Pond feeds into a creekbed which is a highly vulnerable watershed zone and car wash pollutants will reach far into the ecosystem and water table of not only Colleyville, but also the surrounding communities.

Furthermore, we are worried about the potential increase in crime and safety concerns that may arise from the car wash's presence. The additional traffic and activity in the area will attract unwanted attention and compromise the safety of our neighborhood.

Lastly, we are deeply concerned about the impact this car wash will have on our property values. The noise, light pollution, water pressure issues, and increased traffic will undoubtedly lower the desirability of our neighborhood, leading to a decrease in property values for all homeowners in Heron Pond.

In light of these concerns, we respectfully request that you reconsider Zoning Case ZC3-028 and reject the proposal in its entirety. We believe that approving this project would have severely negative consequences for our community as well as the surrounding neighborhoods, school, and churches. We are confident that our views are shared by the rest of the Heron Pond community.

Thank you for your attention to this matter and for your thoughtful consideration.

Sincerely,

Faiz Mirza, MD and Saba Ikram, MBA

1000 Heron Dr W,
Colleyville, TX 76034



References:

Detrimental effects of Noise Pollution:

1. [The Effect of Aircraft, Road, and Railway Traffic Noise on Stroke – Results of a Case–Control Study Based on Secondary Data - PMC \(nih.gov\)](#)
2. [Why noise pollution is bad for your heart - BBC Future](#)

Detrimental effects of Light Pollution:

3. [Association of Outdoor Artificial Light at Night With Mental Disorders and Sleep Patterns Among US Adolescents | Depressive Disorders | JAMA Psychiatry | JAMA Network](#)
4. [Light pollution affects human health | DarkSky International](#)
5. [Light & Sleep: Effects on Sleep Quality | Sleep Foundation](#)

Detrimental effects of Car Washes on local Ecosystem + humans:

6. [\(PDF\) The Perceived Environmental Impact of Car Washing \(researchgate.net\)](#)
Conclusion: Numerous metals and other chemicals exceed EPA standards in hand wash stations, highway runoff studies and commercial car washes, and common detergents are known to harm and alter aquatic organisms. Solutions range from simply using little to no detergents while washing vehicles on lawns to borrowing equipment from the local government for water filtration. Though no enforcement has been promulgated by the EPA, many cities, environmental organizations and government units have taken action in the USA and Canada. Enough evidence exists for the West Coast, Texas, Canada and the EPA to see the metals, detritus and detergents from car washing as a threat to waters in North America.
7. [Are Car Washes Bad for the Environment? \[What's Their Impact?\] – Climate Cafes](#)
8. [Occupational Hydrofluoric Acid Injury from Car and Truck Washing — Washington State, 2001–2013 \(cdc.gov\)](#)
9. [The dark side of light: how artificial lighting is harming the natural world \(nature.com\)](#)

10. [Frontiers | 11 Pressing Research Questions on How Light Pollution Affects Biodiversity \(frontiersin.org\)](#)

11. [EPA - What is a Watershed? https://cfpub.epa.gov/npstbx/files/KSMO_CarWashing.pdf](https://cfpub.epa.gov/npstbx/files/KSMO_CarWashing.pdf)

From: [REDACTED]
To: [Jackie Reyff](#)
Subject: Tommy's Carwash
Date: Tuesday, September 26, 2023 11:48:19 AM

Good morning Ms. Reyff,

I am writing on behalf of the staff and families at Bear Valley Academy - Preschool here in the Colleyville community. We are located at 7900 Precinct Line Road. Bear Valley Academy has been a well-respected, well-loved, state-licensed preschool in Colleyville since 2004. We serve 95 wonderful families each year and have a staff of 15 highly-qualified early childhood educators. We have children under our care Monday through Thursday from 9:00am-2:00pm.

I was recently made aware that Tommy's Carwash may end up right in our backyard. Please know that this is something that would negatively impact our school and its day-to-day operations. With 18 vacuum stations and wash itself running throughout the day, the noise will surely affect our students who nap from the hours of 12:00-1:45pm. I am concerned about the increased traffic -- not just the volume of cars coming in and out of our "shared" parking lot, but also the number of eyes that are then on our students as they walk to and from our playground throughout the day. This is a huge safety concern.

As you contemplate rezoning for Tommy's Carwash, please consider our preschool and the impact that adding such an operation would have on our students, staff, and families. I am happy to discuss further if you would like.

Warmly,

Hallye Fletcher

Director

Bear Valley Academy - Preschool

[REDACTED]

From: [REDACTED]
To: [Jackie Reyff](#); [Kristopher Potts](#)
Subject: FW: Rezoning Request for 7970 Precinct Line Road, Zoning Case ZC23-28
Date: Tuesday, September 26, 2023 2:51:36 PM
Attachments: [image001.png](#)
[image002.png](#)

Planning and Zoning Commission,

The purpose of this email is to serve as my written protect prior to the public hearing regarding the rezoning request for 7970 Precinct Line Road, Zoning Case ZC23-028.

My home is located near 7970 Precinct Line Road, and I have lived there since October 2016. I have several concerns regarding the proposed development.

1. The amount of noise from the carwash operations and the noise from the customers.
2. The decrease in water pressure from my home and other homes within the Heron Pond community due to the carwash.
3. The potential of flooding within the Heron Pond community from the carwash operating due to a lack of proper drainage.
4. The smell of chemicals used by the carwash and the potential hazardous effects to the soil and our water supply.
5. The potential damage or destruction of the tree line due to chemical residue from the carwash operations and the increased amount of vehicle traffic.
6. The significant and negative impact on the value of my property as well as the ability of the Heron Pond community to enjoy their homes and backyards.

Thank you,
Susan Adams

Susan I. Adams, CPA, CGMA
Shareholder

www.hmpc.com

[REDACTED]

[Click here](#) to upload files.

From: Susan Adams, CPA, CGMA
Sent: Monday, September 25, 2023 11:01 AM
To: jducay@colleyville.com
Cc: [REDACTED]
Subject: Rezoning Request for 7970 Precinct Line Road, Zoning Case ZC23-28

Planning and Zoning Commission,

The purpose of this email is to serve as my written protect prior to the public hearing regarding the rezoning request for 7970 Precinct Line Road, Zoning Case ZC23-028.

My home is located near 7970 Precinct Line Road, and I have lived there since October 2016. I have several concerns regarding the proposed development.

1. The amount of noise from the carwash operations and the noise from the customers.
2. The decrease in water pressure from my home and other homes within the Heron Pond community due to the carwash.
3. The potential of flooding within the Heron Pond community from the carwash operating due to a lack of proper drainage.
4. The smell of chemicals used by the carwash and the potential hazardous effects to the soil and our water supply.
5. The potential damage or destruction of the tree line due to chemical residue from the carwash operations and the increased amount of vehicle traffic.
6. The significant and negative impact on the value of my property as well as the ability of the Heron Pond community to enjoy their homes and backyards.

Thank you,
Susan Adams

Susan I. Adams CPA, CGMA

Shareholder

[Dallas](#) | [Fort Worth](#) | [Frisco](#) | [Southlake](#)

www.hmhc.com



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Any tax advice contained in this document and any attachments was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties that may be imposed under applicable tax laws, or (ii) promoting, marketing, or recommending to another party any transaction or tax-related matter.

From: [REDACTED]
To: [Kristopher Potts](#); jdireyff@colleyville.com; [Jerry Ducay](#)
Subject: Rezoning request for precinct line Rd, case # ZC23-028
Date: Tuesday, September 26, 2023 7:07:20 PM

From:
Riad Kesiry
1004 Heron Dr W
Colleyville, TX 76034

To:
Planning and zoning commission
City of Colleyville

The purpose of this email is to serve as my written protest and opposition prior to the public hearing regarding this case.

My home located near to 7970 Precinct line road where proposed development into car wash.

My concerns:

- The amount of noise from the car wash operating and from its customers.
- The smell of the chemicals used by the car wash.
- it will lower the value of my property and the quality of our living in this neighborhood.

Overall, the traffic, noise of machinery, blowers/vacuums, lighting at night will have a significant negative impact on the value of my property and neighborhood.

Sincerely,
Riad Kesiry

From: [REDACTED]
To: [Jerry Ducay](#); [Jackie Reyff](#); [Kristopher Potts](#)
Subject: Rezoning Request for 7970 Precinct Line Road, Zoning Case ZC23-028
Date: Tuesday, September 26, 2023 9:31:22 PM

This email is in regard to the above noted zoning request for development of a currently empty lot, right behind several homes in our neighborhood and only a few hundred feet from my house.

Hopefully the committee will consider what changes to an overall neighborhood environment would be the result of such a business zoning change. Traffic congestion, noise levels, runoff of chemicals and debris into nearby streams and ponds all would affect our homes livability and property values negatively. I have no data but have also been warned that water pressure in our area could also be negatively affected.

Also, that current area is just north of another very large property being developed in Hurst, which could also affect traffic in the area.

Please consider homeowners in the area when you are considering this change.

Thank you

Dan Lockard, MD

From: [REDACTED]
To: [Jerry Ducay](#); [Jackie Reyff](#); [Kristopher Potts](#)
Subject: Happy Wednesday! Zoning code ZC23-028
Date: Wednesday, September 27, 2023 10:56:43 AM
Attachments: [image001.png](#)
[image002.png](#)

Jerry, Jacqueline, and Kristopher:

I hope the month of September has treated you well! (sounds like it also keeping you VERY busy)

I am writing you all today to oppose the commercial car wash plans for zoning code ZC23-028.
I am a homeowner, along with my husband, of 5708 Heron Dr E. (Heron Pond) in Colleyville TX.

While I am very aware that we cannot oppose and block all commercial businesses from building in this area, a Car Wash would significantly (negatively) impact our small community.

The noise would be extremely disruptive as it would back up directly behind half the neighborhood homes.
Vacuums, lights, and operating noise levels would be extremely frustrating especially as many in this community work remotely or are near retirement. Much of what we enjoy and WHY we built and moved here would be taken away from us.

In additional to this, an EXTREMELY large car wash was just built less than a mile up the road.
There clearly is not a city/resident need or demand for yet another car wash. As such, I only see this negatively impacting the residents of Colleyville, and specifically, those who live in Heron Pond.

Please note I strongly oppose.
We will see you at the next community council meeting.

JENNA M. TURTON
Associate Director
Twin Oak Advisors

[VISIT OUR WEBSITE](#)

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Jerry Ducay](#); [Jackie Reyff](#); [Kristopher Potts](#)
Subject: REZONING REQUEST FOR 7970 PRECINCT LINE ROAD, ZONIGH CASE ZC23-028
Date: Wednesday, September 27, 2023 1:54:21 PM

1. The purpose of this email is to serve as my written protest prior to the public hearing regarding the rezoning request for 7970 Precinct Line Road, Zoning Case ZC23-028.
2. My home is located at 5608 Heron Drive West Colleyville, TX 76034. This is very close to 7970 Precinct Line Road, and I have lived there since January 2018.
3. I have several concerns regarding the proposed development of 7970 Precinct Line Road into a carwash, including the following:
 - a. The amount of noise from the carwash operating (carwash machine, dryers, vacuums, etc.), and the noise from its customers (loud music and vehicles).
 - b. The potential for flooding within the Heron pond community from the carwash operating due to a lack of proper drainage.
 - c. The decrease in water pressure for my home and other homes within the Heron Pond community due to the carwash.
 - d. The smell of the chemicals used by the carwash, and the potential hazardous effects to the soil and our water supply.
 - e. The potential damage or destruction of the tree line due to chemical residue from the carwash operating and the increased amount of vehicle traffic.
4. I believe that if the rezoning request for 7970 Precinct Line Road is approved, then it will have a significant, negative impact on the value of my property as well as my ability to enjoy my home.

Sincerely,
Catherine Jacob

From: [REDACTED]
To: [Jerry Ducay](#); [Jackie Reyff](#); [Kristopher Potts](#)
Subject: REZONING REQUEST FOR 7970 PRECINCT LINE ROAD, ZONING CASE ZC23-028
Date: Wednesday, September 27, 2023 11:20:52 PM

September 27, 2023

Nathan and Alison Hulme
5720 Heron Dr. West
Colleyville, TX 76034

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

Subject: REZONING REQUEST FOR 7970 PRECINCT LINE ROAD, ZONING CASE ZC23-028

We are writing to express our strong opposition to the rezoning request for 7970 Precinct Line Road (Zoning Case ZC23-028) prior to the public hearing regarding the rezoning of this property that will negatively impact our family and pets. We are long-term tenants at 5720 Heron Dr. W. and have lived here since June 2021. We are currently committed to our lease until June 2026. Our home is located directly behind 7970 Precinct Line Road and we realize this business (if allowed) would be only 100 yards (or less) from our back door. We have several serious concerns regarding the new request for a special use permit and how it would affect our health and standard of living. The primary concern is about the safety hazard and constant use of chemicals sprayed into the air each day in such close proximity to a residential community. We can only imagine how this would affect the health of people and pets over time, but are also very concerned about the impact to the soil and water supply that would affect many.

Another issue that does not seem to be adequately considered is the noise created by the large machinery such as the washing tunnel, dryers, vacuums and customers vehicles and music. We are also concerned about damage to the treeline behind us that currently provides at least a slight sound barrier and privacy from Precinct Line Road. Not to mention there are already such few native trees and wildlife that remain in our city. There are many animals, including many protected species, that currently live in this lot among the trees. We also believe that this type of business will entice after-hour criminal activity as we have previously expressed our concern to Colleyville PD for lack of patrol in this specific area.

We also have concerns about loss of water pressure or possible risks of flooding due to the type of business and close proximity and lack of proper drainage.

Both of us have lived in Colleyville for many years of our lives. Though we have watched it change a lot, we choose to pay a premium to live here for the quality of life that this unique town offers. We believe this car wash will devalue this area of Colleyville in a significant way. Although we are renting property now, we have considered purchasing property here in the near future. We sincerely believe this decision to rezone the property, and allow a car wash business at this location, would negatively impact the desire to purchase property here and

stay long term. Our neighbors and landlord are justified to be worried about a significant decrease in property value if this business is allowed to proceed.

Regards,

Nathan and Alison Hulme

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Kristopher Potts](#); [Scott Hammons](#)
Subject: FW: Opposition to zoning case ZC23-028
Date: Friday, September 15, 2023 9:26:35 AM

From: Jerry Ducay <JDucay@colleyville.com>
Sent: Friday, September 15, 2023 9:09 AM
To: Charles Mckittrick <[REDACTED]>
Cc: Ben Bryner <BBryner@colleyville.com>; Christine Loven <cloven@colleyville.com>
Subject: RE: Opposition to zoning case ZC23-028

Helen:

Thank you for sharing your opposition. I will make sure it is entered as part of the formal public hearing record.

Have a great day.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)



817.503.1111

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

From: Charles Mckittrick <charles10q@gmail.com>
Sent: Thursday, September 14, 2023 3:29 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Opposition to zoning case ZC23-028

Dear Jerry Ducay:

As a resident of Heron Ponds, I am writing to inform you of my strong opposition to Zoning

Case ZC23-028. Please consider the same for the betterment of the community.

Kind regards,

Helen McKittrick

5721 Heron Dr E
Colleyville, TX 76034

From: [Turton, Jenna](#)
To: [Jerry Ducay](#); [Jackie Reyff](#); [Kristopher Potts](#)
Subject: Happy Wednesday! Zoning code ZC23-028
Date: Wednesday, September 27, 2023 10:56:43 AM
Attachments: [image001.png](#)
[image002.png](#)

Jerry, Jacqueline, and Kristopher:

I hope the month of September has treated you well! (sounds like it also keeping you VERY busy)

I am writing you all today to oppose the commercial car wash plans for zoning code ZC23-028.
I am a homeowner, along with my husband, of 5708 Heron Dr E. (Heron Pond) in Colleyville TX.

While I am very aware that we cannot oppose and block all commercial businesses from building in this area, a Car Wash would significantly (negatively) impact our small community.

The noise would be extremely disruptive as it would back up directly behind half the neighborhood homes.
Vacuums, lights, and operating noise levels would be extremely frustrating especially as many in this community work remotely or are near retirement. Much of what we enjoy and WHY we built and moved here would be taken away from us.

In addition to this, an EXTREMELY large car wash was just built less than a mile up the road.
There clearly is not a city/resident need or demand for yet another car wash. As such, I only see this negatively impacting the residents of Colleyville, and specifically, those who live in Heron Pond.

Please note I strongly oppose.
We will see you at the next community council meeting.

JENNA M. TURTON

Associate Director

Twin Oak Advisors

[VISIT OUR WEBSITE](#)

Direct 651.983.0738

Email jenna.turton@northstarfinancial.com

300 Beardsley Lane, Suite A104 | Austin, TX 78746 | (512) 610-4050 or (612) 617-6000

Associate Director of [Stop Alzheimer's Now](#)

***For more information or to donate to Stop Alzheimer's Now, [click here.](#)**

***To visit our Stop Alzheimer's Now Facebook page, [click here.](#)**

Amy & David Daley
5729 Heron Drive W
Colleyville, TX 76034

November 10, 2023

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

Subject: REZONING REQUEST FOR 7970 PRECINCT LINE ROAD
ZONING CASE ZC23-028

The purpose of this letter is to serve as our written protest prior to the public hearing regarding the rezoning request for 7970 Precinct Line Road, Zoning Case ZC23-028.

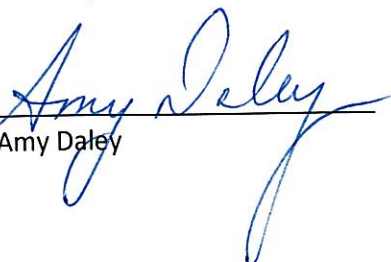
Our home is located at 5729 Heron Drive West which is within 500 feet of the proposed project at 7970 Precinct Line Road, and we have lived there since November 2019.

Attached is a copy of the Protest Letter we submitted to the Planning & Zoning Commission on September 24, 2023. We were unable to attend the hearing on November 8 and we listened to the recording and noticed that our house was not marked as opposed to the re-zoning request. We remain opposed to the rezoning request.

Both my husband and I work from home, and we can verify that, while you can occasionally hear the noise of cars from Precinct Line Road, it is generally quiet during the week. Further, it is quieter on weekends.

The car wash intends to operate seven days a week, 7AM to 9PM. The only time it will not be operating and generating noise is when most residents are asleep. If approved, (1) It will negatively affect the enjoyment of our homes, (2) decrease the property value of our homes, and (3) increase the traffic on LD Locket Road.

Sincerely,


Amy Daley


David Daley

Amy & David Daley
5729 Heron Drive W
Colleyville, TX 76034

Date: 9/24/2023

To:
Planning & Zoning Commission
City of Colleyville
100 Main Street
Colleyville, TX 76034

Subject: REZONING REQUEST FOR 7970 PRECINCT LINE ROAD
ZONING CASE ZC23-028

The purpose of this letter is to serve as our written protest prior to the public hearing regarding the rezoning request for 7970 Precinct Line Road, Zoning Case ZC23-028.

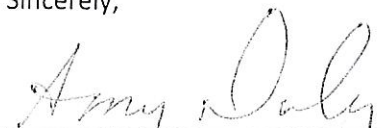
Our home is located within 500 feet of the proposed project at 7970 Precinct Line Road, and we have lived there since November, 2019.

We have several concerns regarding the proposed development of 7970 Precinct into a carwash. Our concerns are listed below:

- The amount of noise from the carwash operating (carwash machine, dryers, etc.) and the noise from its customers (loud vehicles, music, etc.). The proposed hours are 7 days a week, 8AM to 9PM. This property backs up to a residential neighborhood and is not acceptable. The noise, light, and increase in traffic at the car wash will create an annoyance to the neighborhood and reduce the market value of our homes.
- The potential for flooding within the Heron Pond community from the carwash operating due to a lack of drainage.
- The smell of chemicals used by the carwash, and potential hazardous affects to the soil and our water supply.
- The potential damage or destruction of the tree line due to chemical residue from the carwash operating and the increased vehicle traffic.

We believe that if the rezoning request for 7970 Precinct Line Road is approved, it will have a significant negative impact on the value of our property as well as our ability to enjoy our home.

Sincerely,



Amy Daley



David Daley

ORDINANCE O-23-2270

AMENDING ORDINANCE O-00-1258 CONDITIONS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council approved Ordinance O-00-1258 on December 17, 2000 to grant a rezoning request from the PUD-C Planned Unit Development – Commercial district to the PUD-C Planned Unit Development – Commercial district on 2.59 acres located at 7970 Precinct Line Road, under Ordinances O-74-177, O-96-1053, O-99-1146; and

WHEREAS, the applicant has requested an amendment to Ordinance O-00-1258 to amend Exhibit "B" as referenced in Section 1 to allow for a new carwash; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 7970 Precinct Line Road by amending the existing Planned Unit Development - Commercial Zoning

district to allow for a carwash, as depicted in the attached Exhibits "B" and "C".

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:

General

The following amendments to Ordinance O-00-1258 are hereby authorized:

- Exhibit "B" as referenced in one of Ordinance O-00-1258 is hereby amended to allow for a new carwash attached as Exhibit "B" in this ordinance.
- The following conditions shall be included:
 - The carwash shall be 5,243 s.f.
 - There shall be 18 parking spaces with vacuums.
 - There shall be an 8' masonry screening fence adjacent to the residential subdivision to the east.
- The carwash use shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.

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 8th day of November 2023.

The second reading and public hearing being conducted on the 21st day of November 2023.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 21ST DAY OF NOVEMBER 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
Scotty Richardson, Place 3	_____	Ben Graves, Place 4	_____
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

Exhibit "A"- Zoning Map

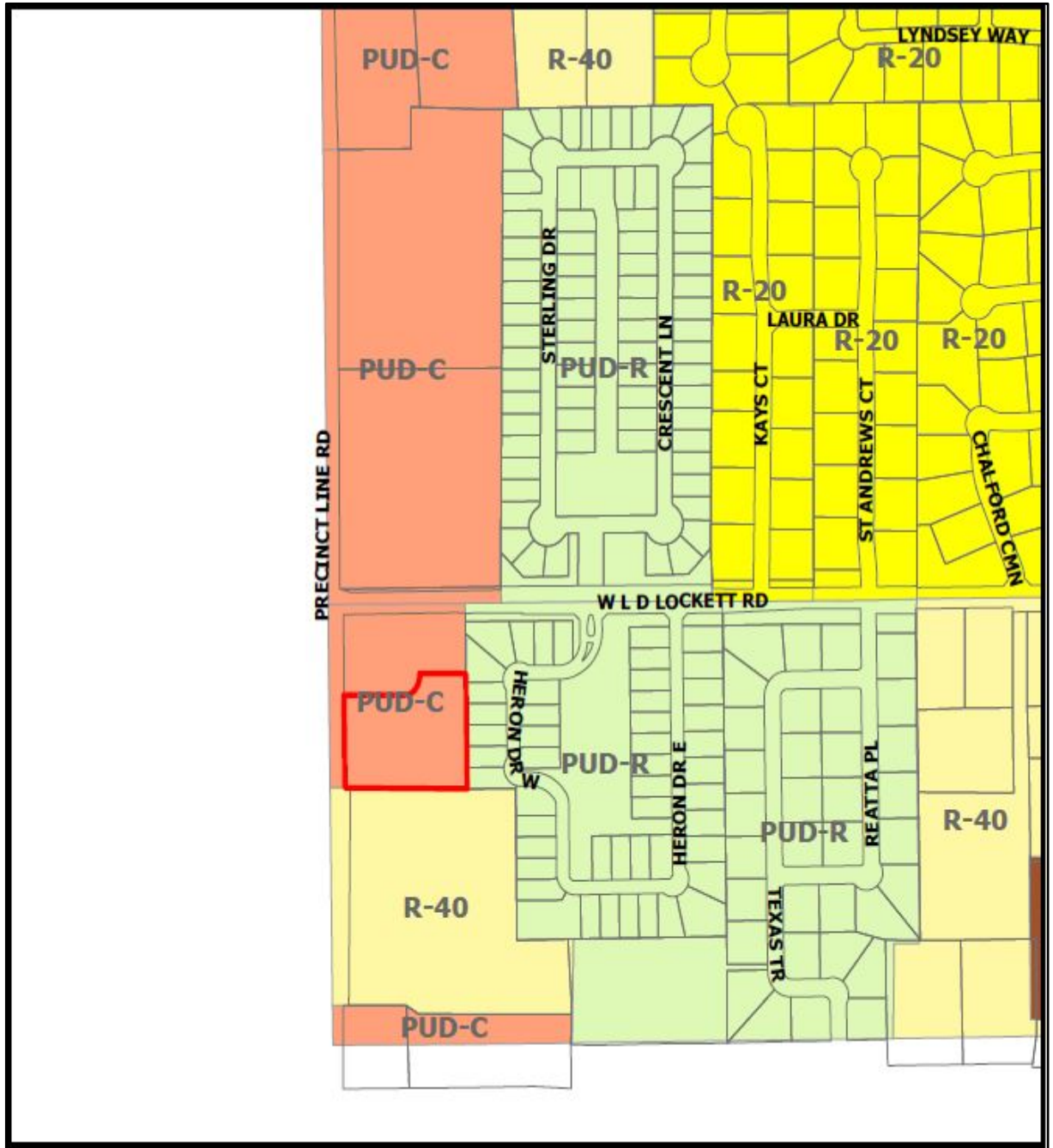
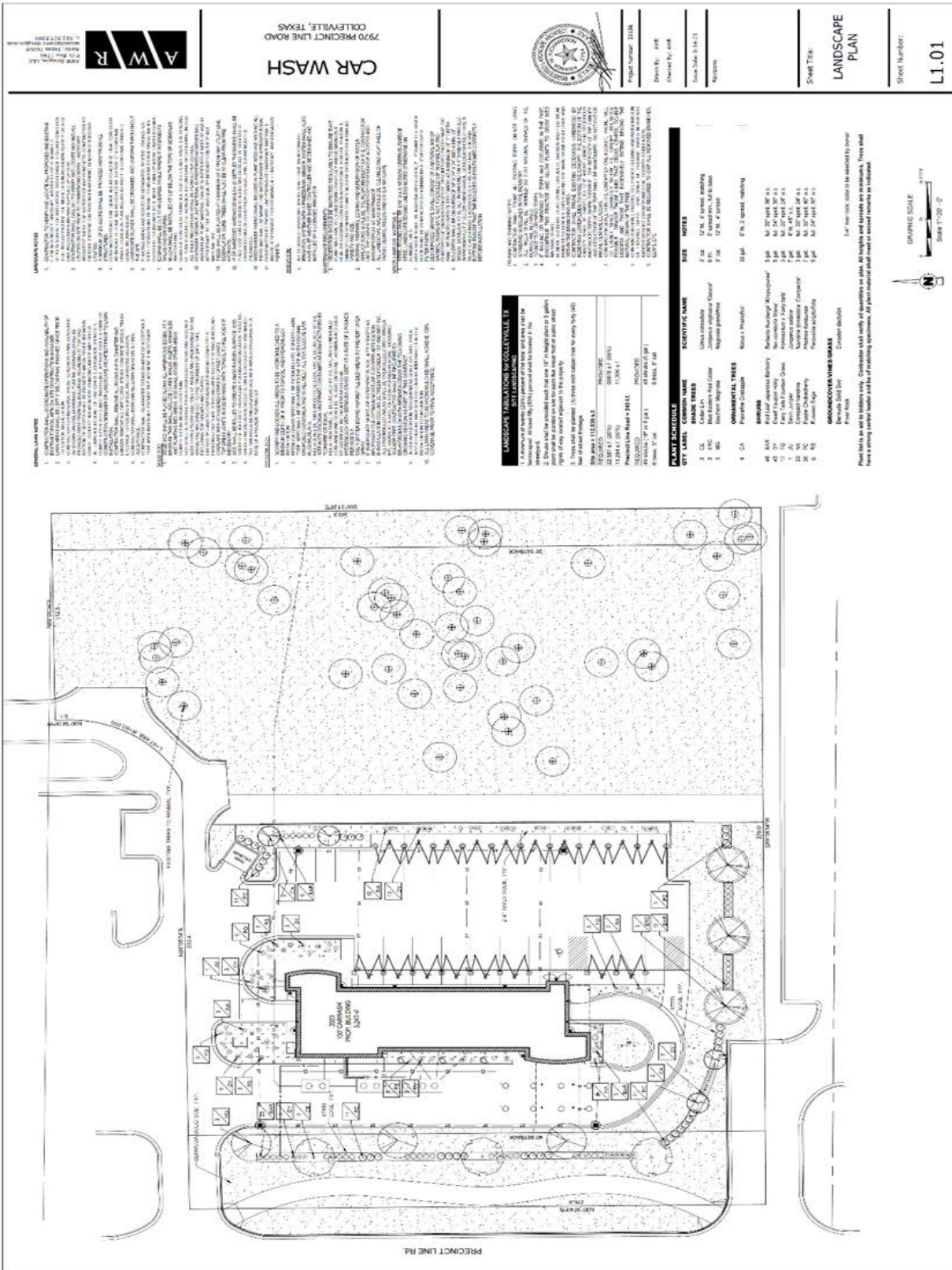


Exhibit "C" Landscape Plan





CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 6c

Agenda Date 11/21/2023

Number Ordinance O-23-2271

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit for a carport on Lot 1, Block 1, of the Howard Place Addition, located at 6113 Bransford Road, Case ZC23-030

Explanation

Second Reading and Public Hearing

The applicant was not asked any questions regarding the request. The City Council discussed the lack of proper permitting but commented that the materials used were high quality. There were no speakers during the public hearing.

First Reading and Public Hearing

Frisby Enterprises, the applicant, has submitted a request for a Special Use Permit (SUP) for a carport on Lot 1, Block 1, of the Howard Place Addition, being approximately 2.36 acres, and zoned R-40 Single Family Residential.

Existing Conditions/Background: The subject property is located along the east side of Bransford Road and north of the intersection with LD Lockett Road. The property is currently zoned R-40 and has an existing home. A new addition to the home is almost complete. A carport was added to the rear of the addition and built without a permit or approval of an SUP.

SUP Request: The applicant is requesting approval of an SUP to allow for a carport.

"C. Residential Carport Regulations – Carports located in zoning districts, which permit single-family residential dwellings, shall comply with the regulations contained in this section.

1. **Approval by Special Use Permit Only:** In accordance with the Special Use Permit procedures contained in this Chapter of these zoning regulations, no carport shall be built in the City of Colleyville without approval by the City Council for a Special Use Permit to construct a carport in a zoning district that permits single-family residential dwellings.

2. **Carport Standards:** A carport shall comply with the following regulations, unless the City Council, in approving a Special Use Permit for a carport has imposed other requirements necessary in the particular case to protect the public interests.

- a. Size: A carport shall not exceed 480 square feet in area. The longest dimension on a carport shall not exceed 24 feet.
- b. Height: A carport shall not exceed a maximum height of 15 feet. The height shall be measured from the finished grade to the highest point of the roof.
- c. Setbacks:
 - i. A carport located within ten feet of the principal building shall comply with the front, side and rear yard setbacks of the zoning district. The distance shall be measured between the two closest points of the carport and principal building.
 - ii. A carport located ten feet or more from a principal building may extend into a required side yard, provided all of the following conditions are satisfied:
 - (1) Every part of such carport is unenclosed except for necessary structural supports;
 - (2) No part of the carport is less than five feet from a side or rear lot line, and
 - (3) The carport is located completely within the rear yard area as defined in these zoning regulations."

Analysis: In 2021, the property was rezoned from AG Agricultural to R-40, so it could meet the requirements of the Land Development for future building permits. The applicant is requesting to allow for a new 534 s.f. carport to remain. It was built without a building permit or the required SUP. The total lot area is 2.36 acres. The structure was constructed behind the home using similar materials. The addition to the home is 6,802 s.f. The maximum carport size must not exceed 24 feet in length or 480 sq.ft. The carport is 35 feet–8 inches in length and 535 sq.ft. in area.

Plat Status: The property is platted as Lot 1, Block 1, of the Howard Place Addition.

DRC Review: The DRC met on September 18th and determined the request may be scheduled for the upcoming Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The property to the north is zoned AG and contains a single-family residential development. The property to the east is zoned RE and contains a single-family residential development. The properties to the west are zoned R-40 and R-30 and contain single-family residential development.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was

notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends denial due to technical non-compliance of the Land Development Code.

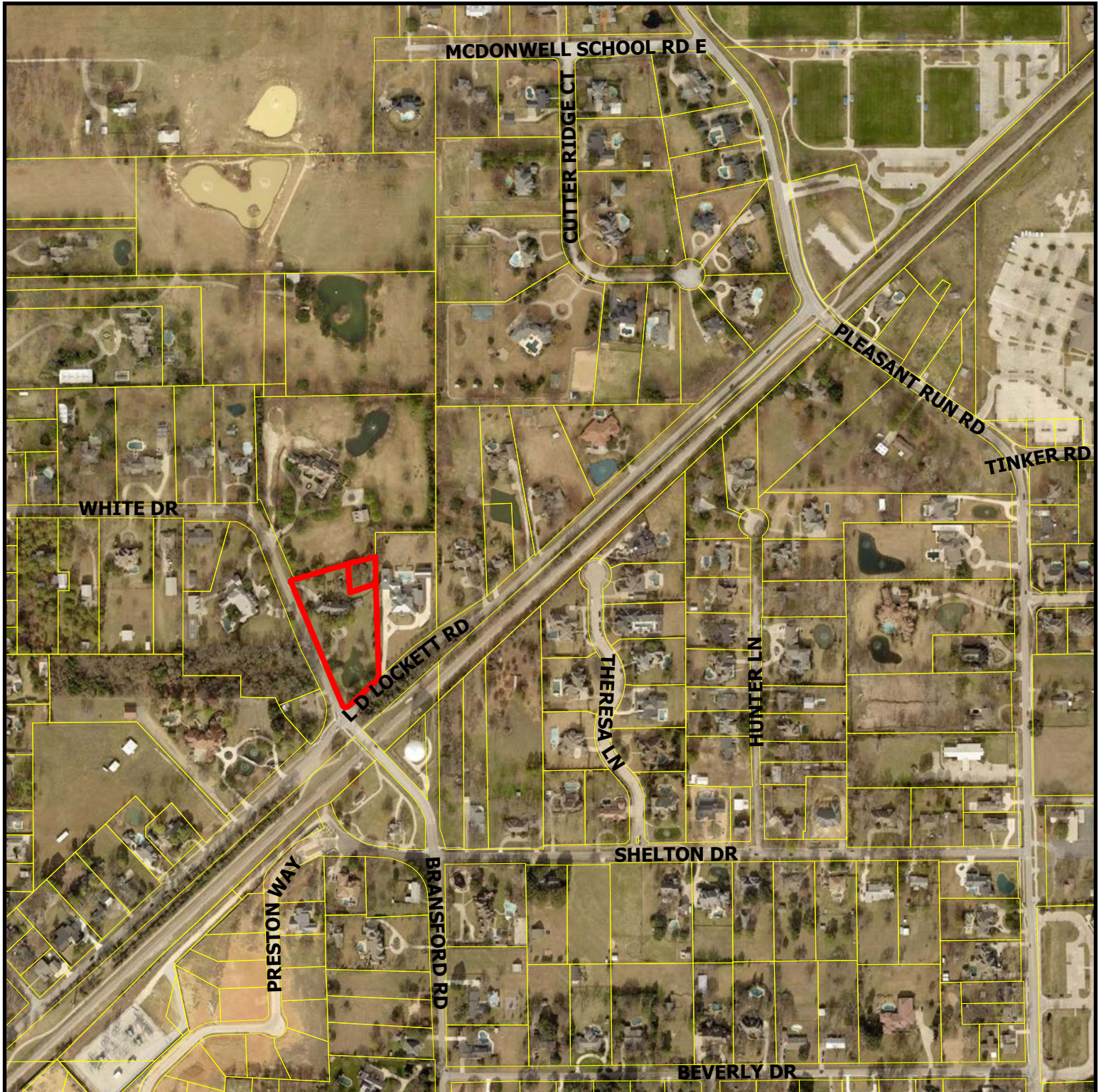
Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the SUP request at their October 9, 2023 meeting by a vote of 6-1.

Recommendation
Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan
5. Photos provided by Applicant
6. Notification Map
7. Notification List
8. Notification Letter
9. Ordinance O-23-2271

Aerial Map

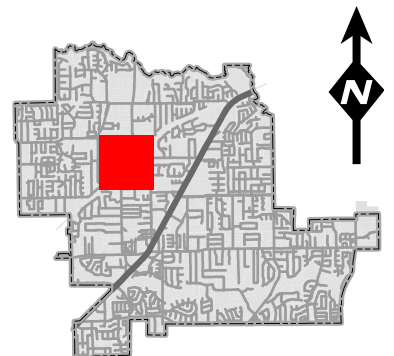


ZC23-030

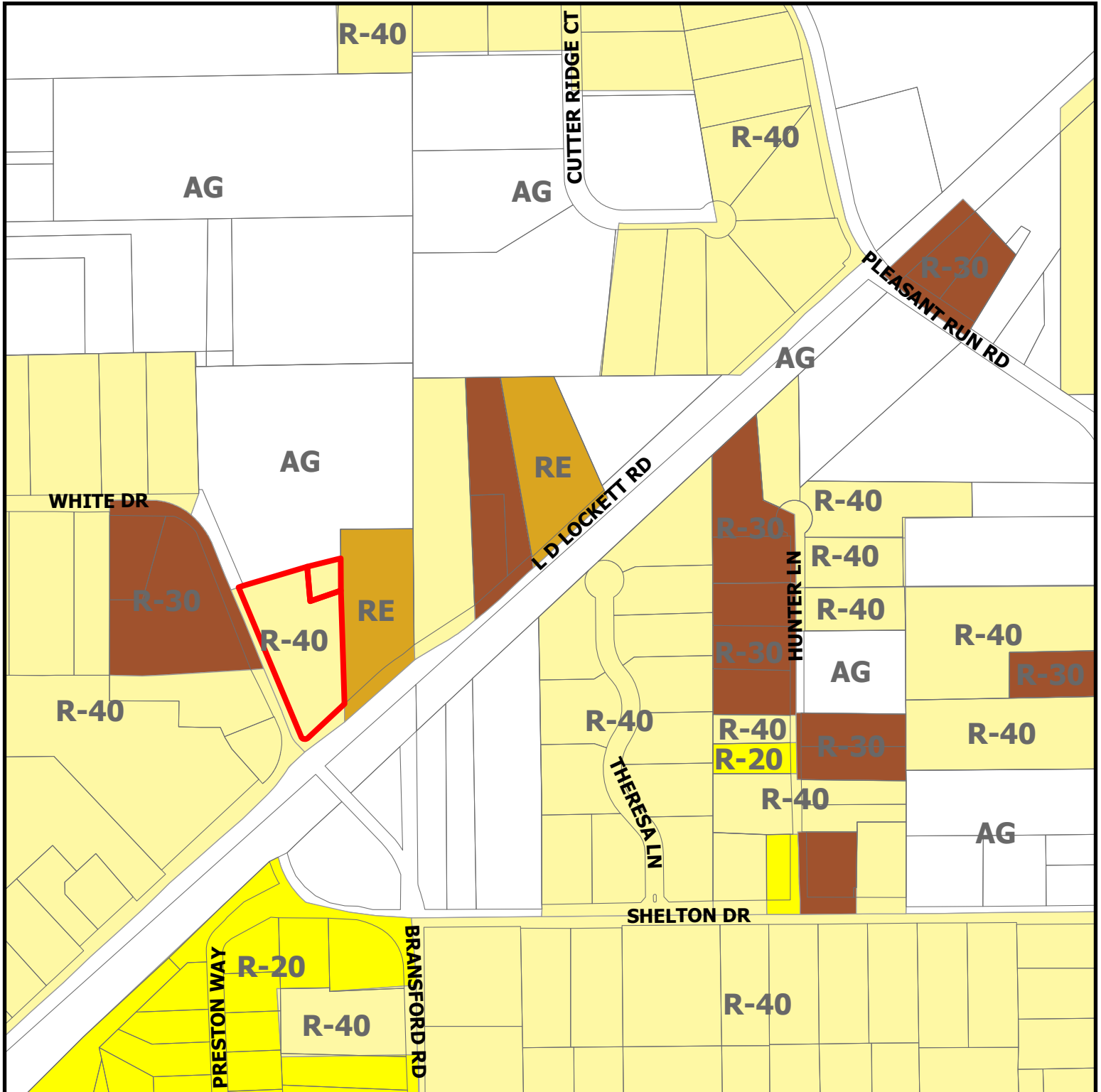
6113 Bransford Rd

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 Subject Property



Zoning Map

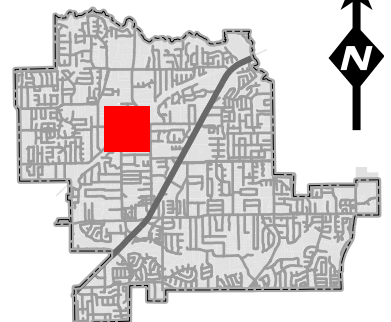


ZC23-030

6113 Bransford Rd



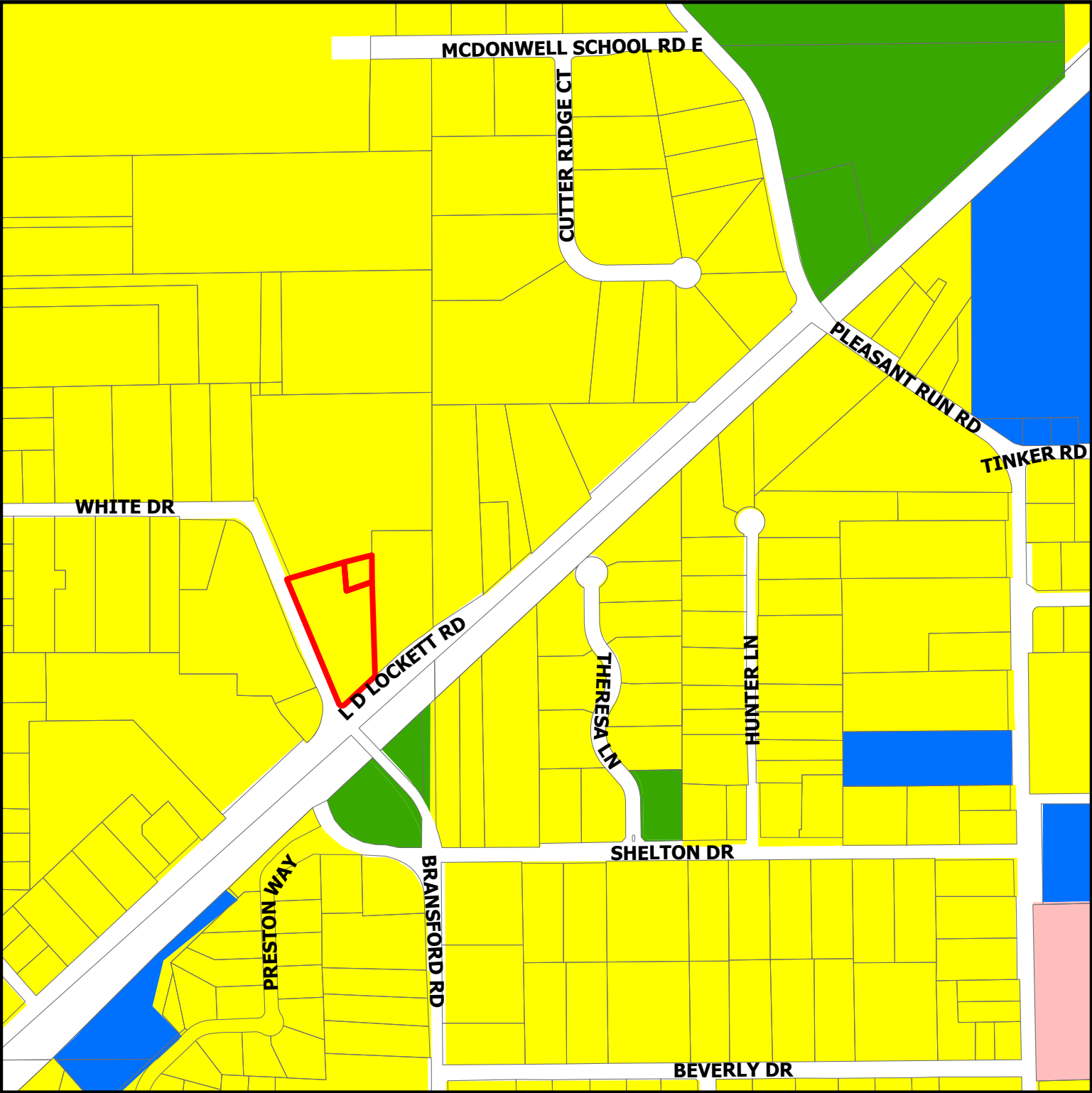
Subject Property



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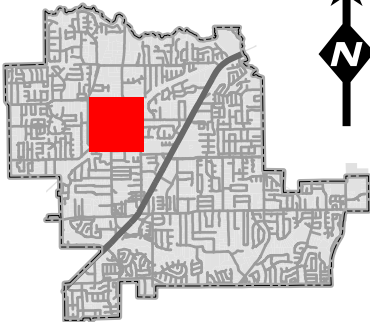
Future Land Use Map



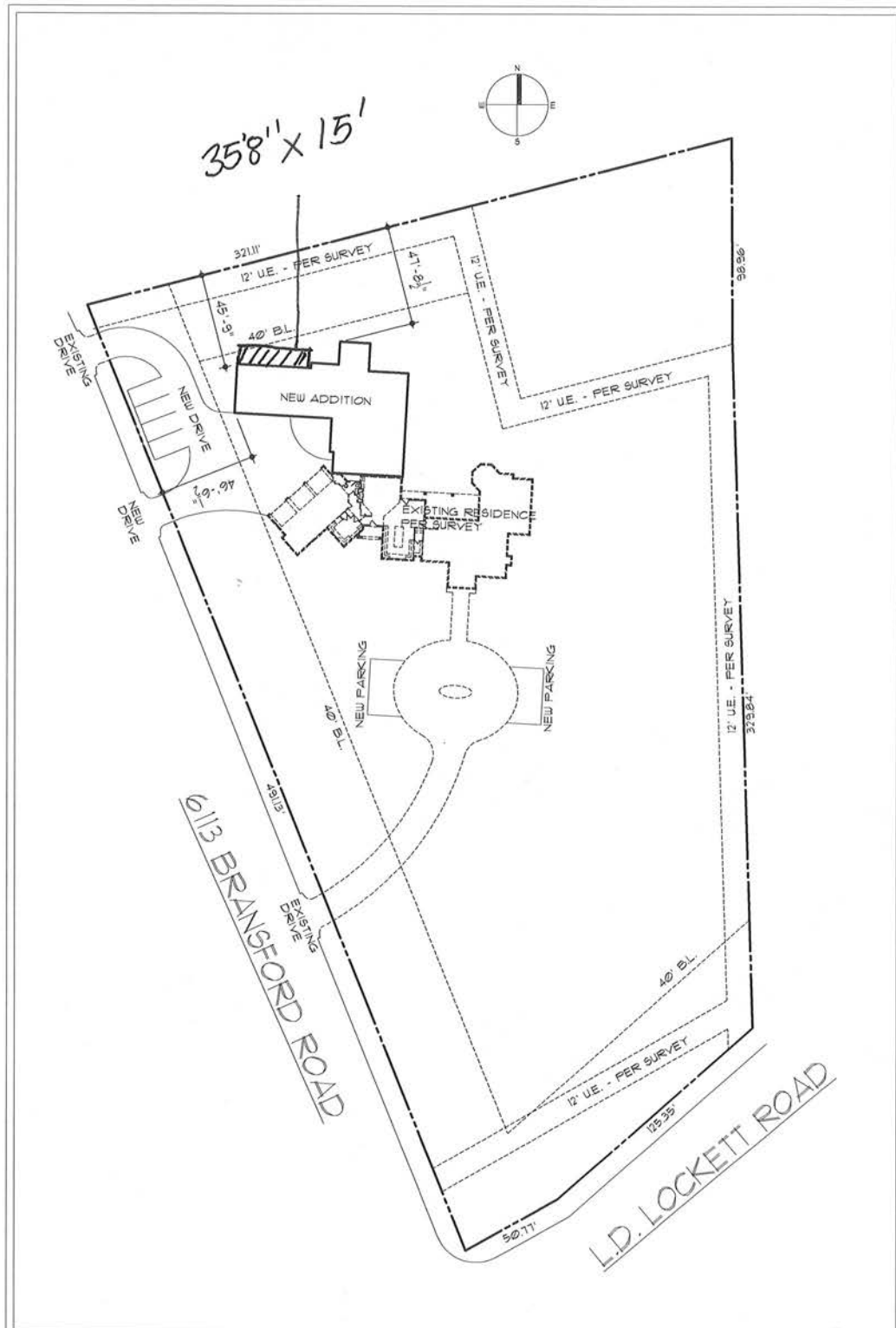
ZC23-030

6113 Bransford Rd

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



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Distinctive Dwellings
Dwell in the possibilities

1256 Main Street Suite 277 Southlake, Texas 76092 t. 817 481 1249 f. 817 416 8773

PLOT PLAN

1"=50'
 LOT 1 BLOCK 1
 HOWARD PLACE ADDITION
 COLLEYVILLE, TX
 FRISBY FINE HOMES
 MORRISON ADDITION
 6-1-21

* Builder/Owner to verify and check all aspects of this site and plot plan prior to any construction 202070

202070

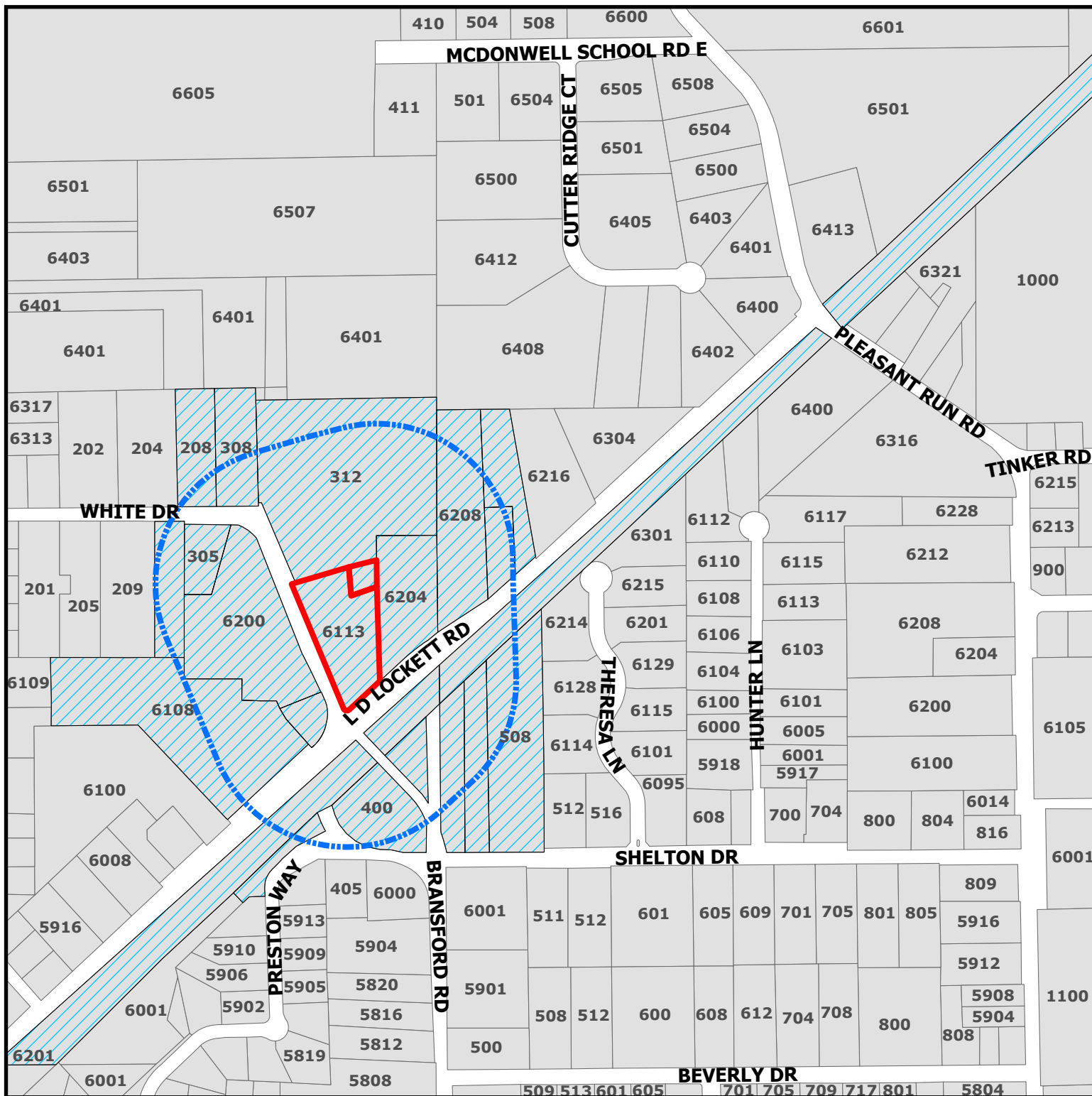








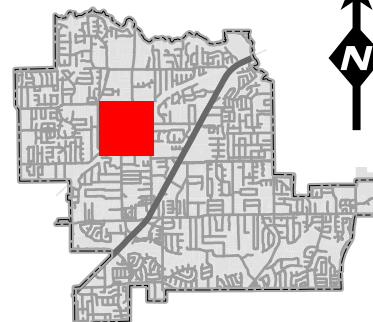
Notification Map



ZC23-030

6113 Bransford Rd

-  Parcels to be notified
-  Buffer
-  Subject Property



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Owner Name	Owner Address	Owner City	Owner Zip
JOINT REVOCABLE TRUST OF DANIEL	312 WHITE DR	COLLEYVILLE, TX	76034
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX	75266
MELENDEZ, HENRY	6913 PROVIDENCE RD	COLLEYVILLE, TX	76034
MELENDEZ, HENRY	6208 L D LOCKETT RD	COLLEYVILLE, TX	76034
MORGAN, PAIGE	208 WHITE DR	COLLEYVILLE, TX	76034
JEDRUSIAK, NAOMI	305 WHITE DR	COLLEYVILLE, TX	76034
LABRECQUE, JIMMY	6214 LD LOCKETT RD	COLLEYVILLE, TX	76034
MORRISON, TROY	6113 BRANSFORD RD	COLLEYVILLE, TX	76034
DODSON, EDWARD GINO	213 WHITE DR	COLLEYVILLE, TX	76034
BROWN, WHITNEY C	308 WHITE DR	COLLEYVILLE, TX	76034
DOODY, KEVIN	401 W LD LOCKETT RD	COLLEYVILLE, TX	76034
DOODY, KEVIN	401 W L D LOCKETT RD	COLLEYVILLE, TX	76034
DOODY, KEVIN	401 W L D LOCKETT RD	COLLEYVILLE, TX	76034
YU, CHI CHOI	6100 BRANSFORD RD	COLLEYVILLE, TX	76034
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX	75266
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034
TURNER FAMILY IRREVOCABLE TRUST	6204 LD LOCKETT RD	COLLEYVILLE, TX	76034
G & H GROUP LLC	75 MAIN ST STE 100	COLLEYVILLE, TX	76034
CUTTER RIDGE ESTATES ADDITION	6404 Cutter Ridge Court	COLLEYVILLE, TX	76034
ALIANNE ESTATES	6201 Theresa Lane	COLLEYVILLE, TX	76034
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051

Situs Address

312 WHITE DR
6301 L D LOCKETT RD
6212 L D LOCKETT RD
6208 L D LOCKETT RD
208 WHITE DR
305 WHITE DR
6214 L D LOCKETT RD
6113 BRANSFORD RD
213 WHITE DR
308 WHITE DR
500 SHELTON DR
508 SHELTON DR
504 SHELTON DR
6100 BRANSFORD RD
6201 L D LOCKETT RD
400 SHELTON DR
6204 L D LOCKETT RD
5918 PRESTON WAY
COURTESY NOTICE
COURTESY NOTICE
STATE REQUIRED



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, October 9, 2023 at 7:00 p.m.
City Council Meetings: Wednesday, November 8, 2023 & Tuesday, November 21, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Carport on Lot 1, Block 1, of the Howard Place Addition, located at 6113 Bransford Road

Zoning Case: ZC23-030

Applicant: Frisby Enterprises

Owner: Troy Morrison

Location: 6113 Bransford Rd

Property Description: Lot 1, Block 1, Howard Place Addition

Present Zoning: R-40 Single Family Residential district

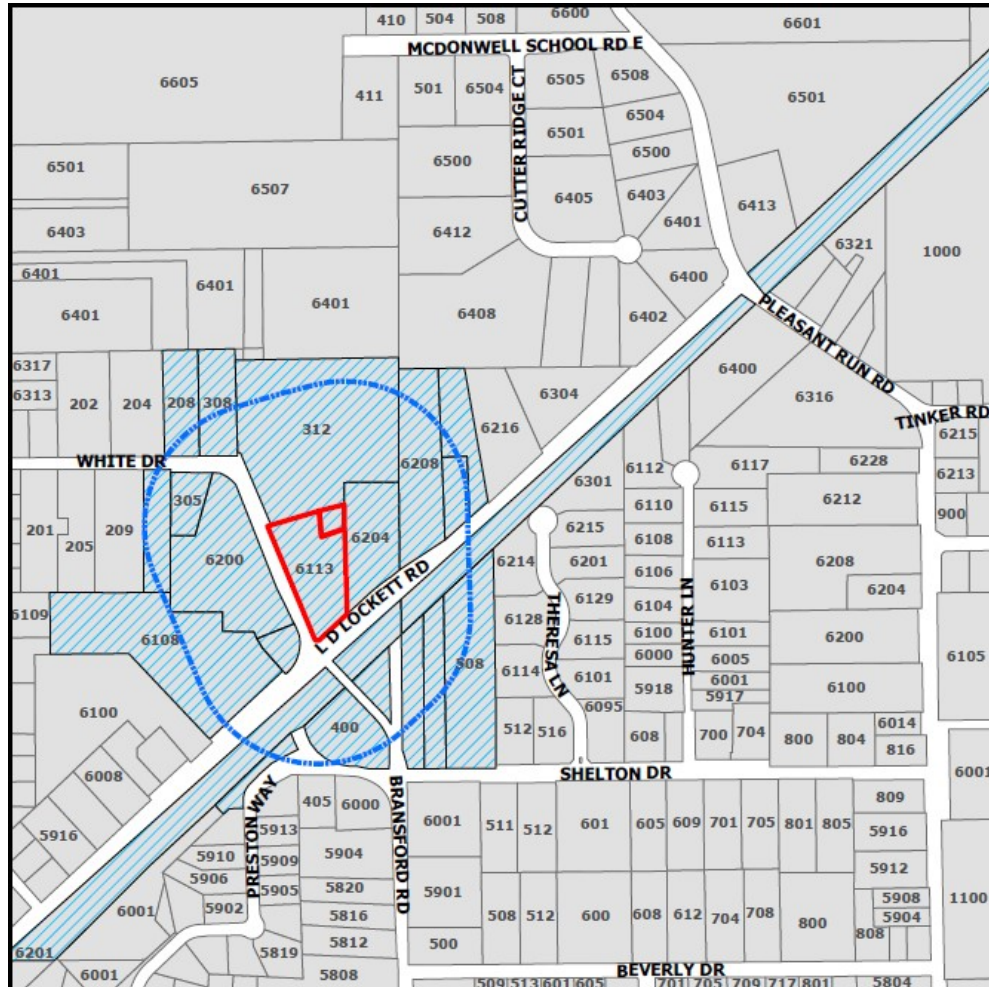
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

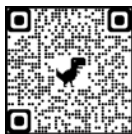
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-23-2271

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 2.36 ACRES, LOT 1, BLOCK 1, OF THE HOWARD PLACE ADDITION BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A CARPORT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for a carport, Case No. ZC23-030; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit to allow for a carport on 2.36 acres, on Lot 1, Block 1, of the Howard Place Addition, as depicted on the attached as Exhibit "A".
- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the

Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

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

1. GENERAL

- a. The Special Use Permit shall allow a carport being 35 feet-8 inches in length and 535 sq. ft. in area.
- b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 8th day of November 2023.

The second reading and public hearing being conducted on the 21st day of November 2023.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 21ST DAY OF NOVEMBER 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
Scotty Richardson, Place 3	_____	Ben Graves, Place 4	_____
Chuck Kelley, Place 5	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A” - Location and Zoning Map

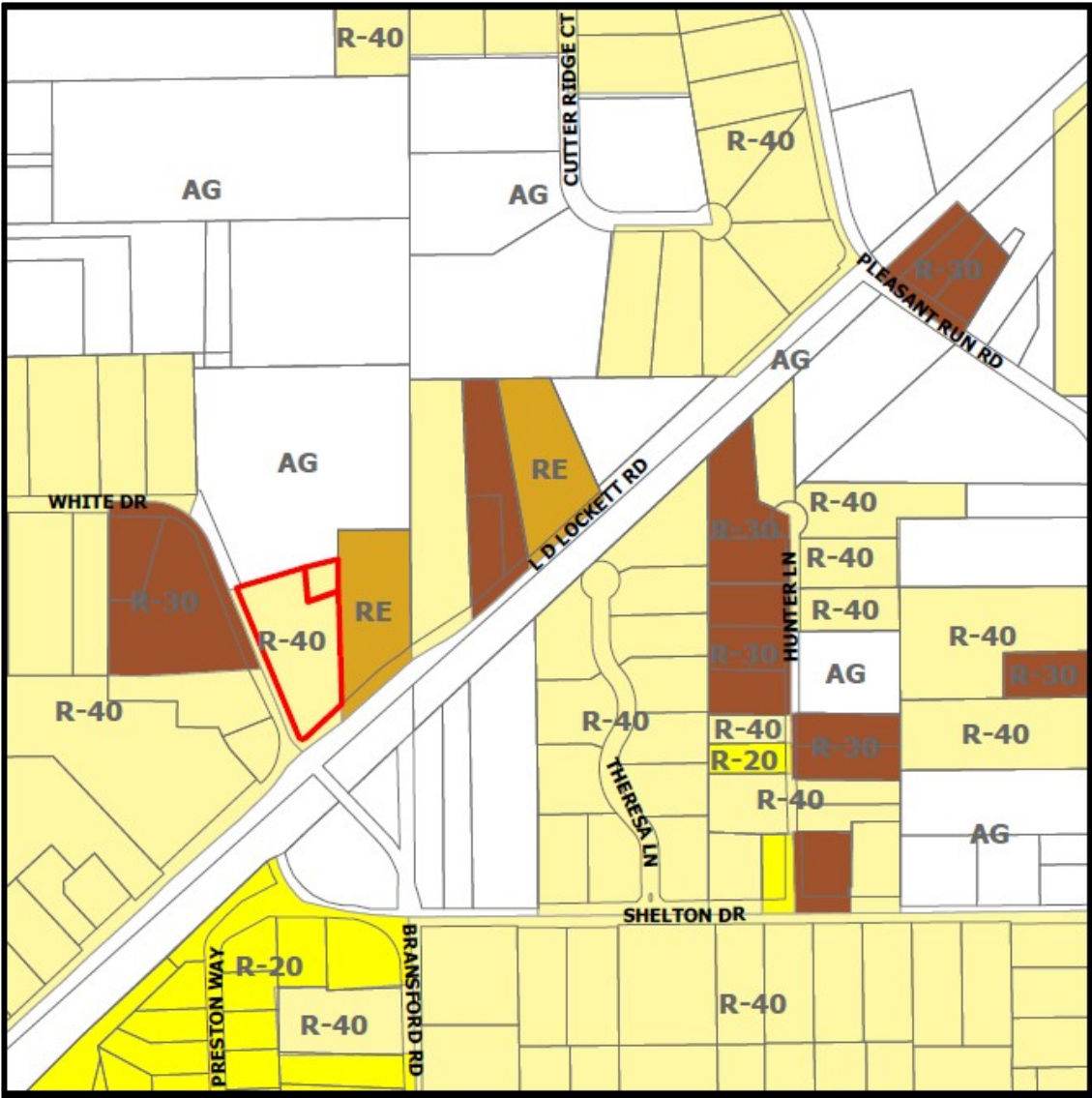
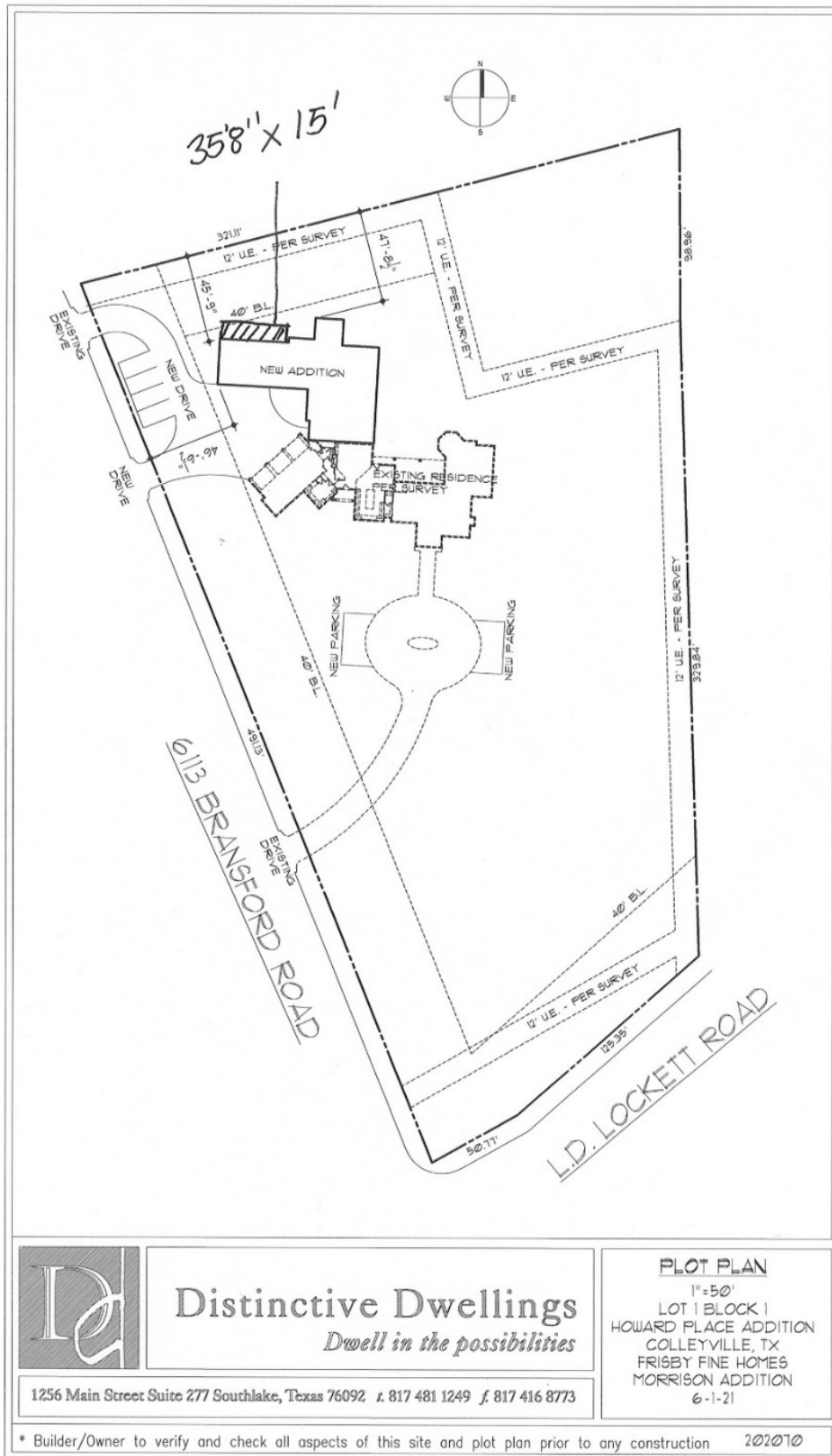


Exhibit “B” – Site Plan







CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 7a

Agenda Date 11/21/2023

Number Ordinance O-23-2266

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit to allow for a fence for Lot 1, Block B, Legacy North, located at 812 Sawyer Drive, Case ZC23-024

Explanation

First Reading and Public Hearing

This item was first heard by the City Council in October which included both a fence and a cabana to be within the street side yard setback. The Planning and Zoning Commission recommended denial. The applicant appealed the item to City Council and officially removed the cabana from the request. The super-majority vote was triggered due to the recommendation for denial. With the removal of the cabana, the City Council remanded the item back to the Planning and Zoning Commission for review and recommendation. The Planning and Zoning Commission recommended approval of the request, but with a 15 foot setback rather than the requested ten foot setback.

Jody Alumbaugh, the applicant, has submitted a request for a Special Use Permit (SUP) to allow a fence to extend into the street side yard setback on Lot 4, Block C, Legacy North Addition, being approximately 0.46 acres, and zoned PUD-R Planned Unit Development Residential district.

Existing Conditions/Background: The subject property, 812 Sawyer Drive, has PUD-R zoning and is located on the north side of Sawyer Drive west of Marie Street. The subject property has a new single-family residence.

SUP Request: The applicant is requesting approval of a Special Use Permit for a fence to extend into the street side yard setback. The proposed fence is requested to be placed approximately 10 feet from the property line.

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

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

2. **Corner Side Yards:** Except where allowed elsewhere in this chapter, no fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall extend into the required street

side yard. The regulations of 1.a through 1.d above shall apply."

Regulation "2" above applies in this case requiring that no fence be allowed to extend into the street side yard setback. The Land Development Code provides the opportunity to request an SUP to modify from the requirements.

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

Analysis: Any request for a residential fence which differs from the Land Development Code shall only be authorized after approval of a Special Use Permit by the City Council. The applicant is proposing a wrought iron fence to extend into the side yard setback. The lot size is 20,000 square feet in size.

Plat Status: The property is platted as Lot 1, Block B, Legacy North Addition.

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

Drainage: NA

Surrounding Development: The properties to the north, south, east, and west are zoned PUD-R and contain single-family residential development.

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

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

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request with a 15 foot setback rather than the requested ten foot setback at their November 13, 2023 meeting by a vote of 5-1.

Financial Impact

There is no financial impact to the City.

Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan
5. Renderings
6. Photos of Corner Lots - Legacy North
7. Notification Map
8. Notification List
9. Notification Letter
10. Letters Received
11. Ordinance O-23-2266

Aerial Map



ZC23-024

812 Sawyer Dr



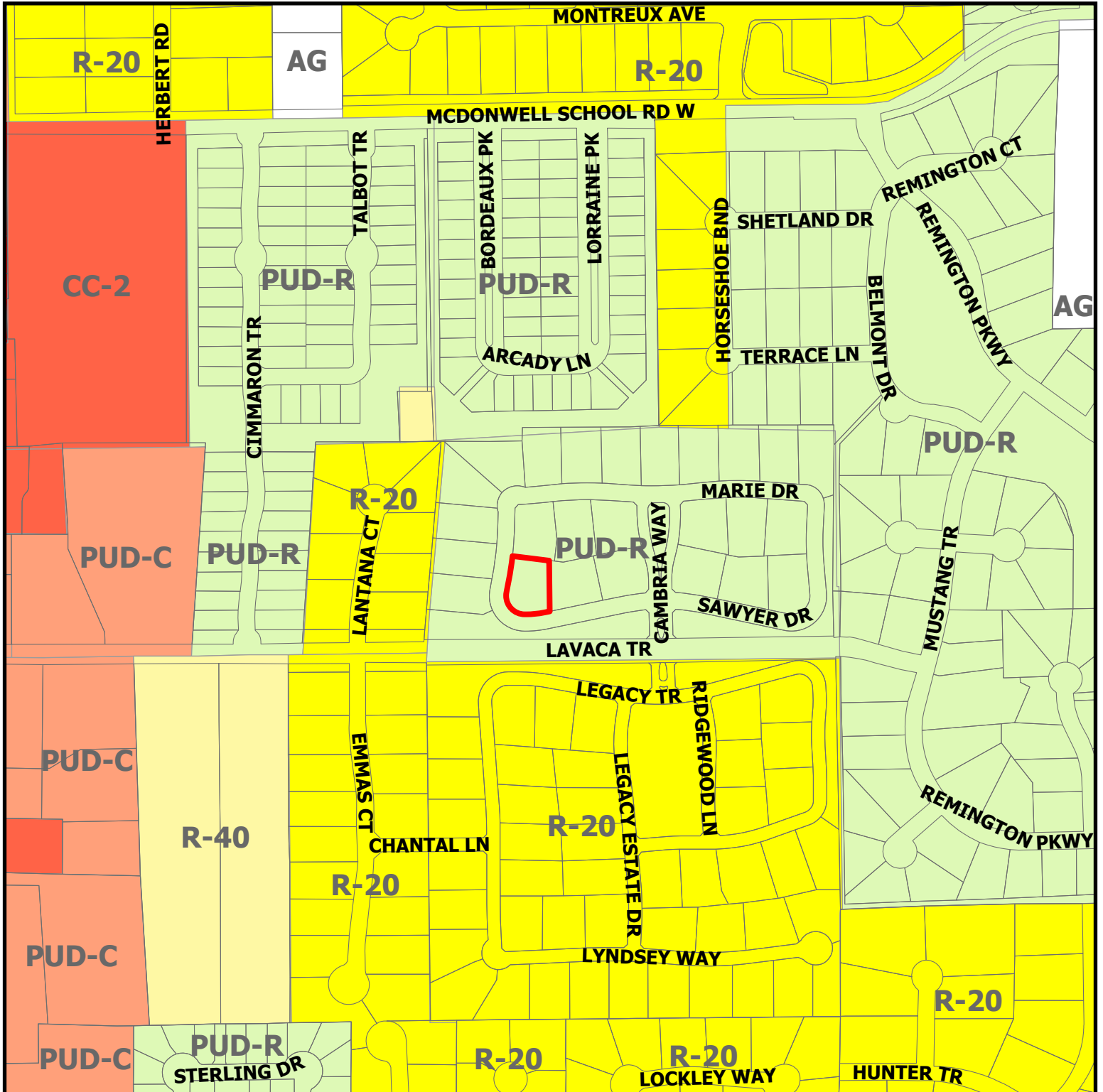
Subject Property



DISCLAIMER:

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Zoning Map

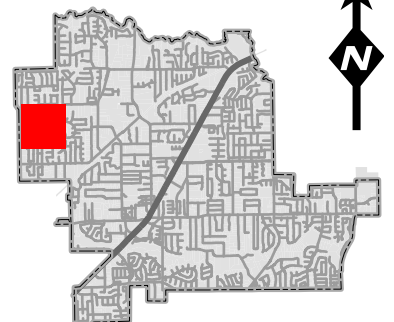


ZC23-024

812 Sawyer Dr



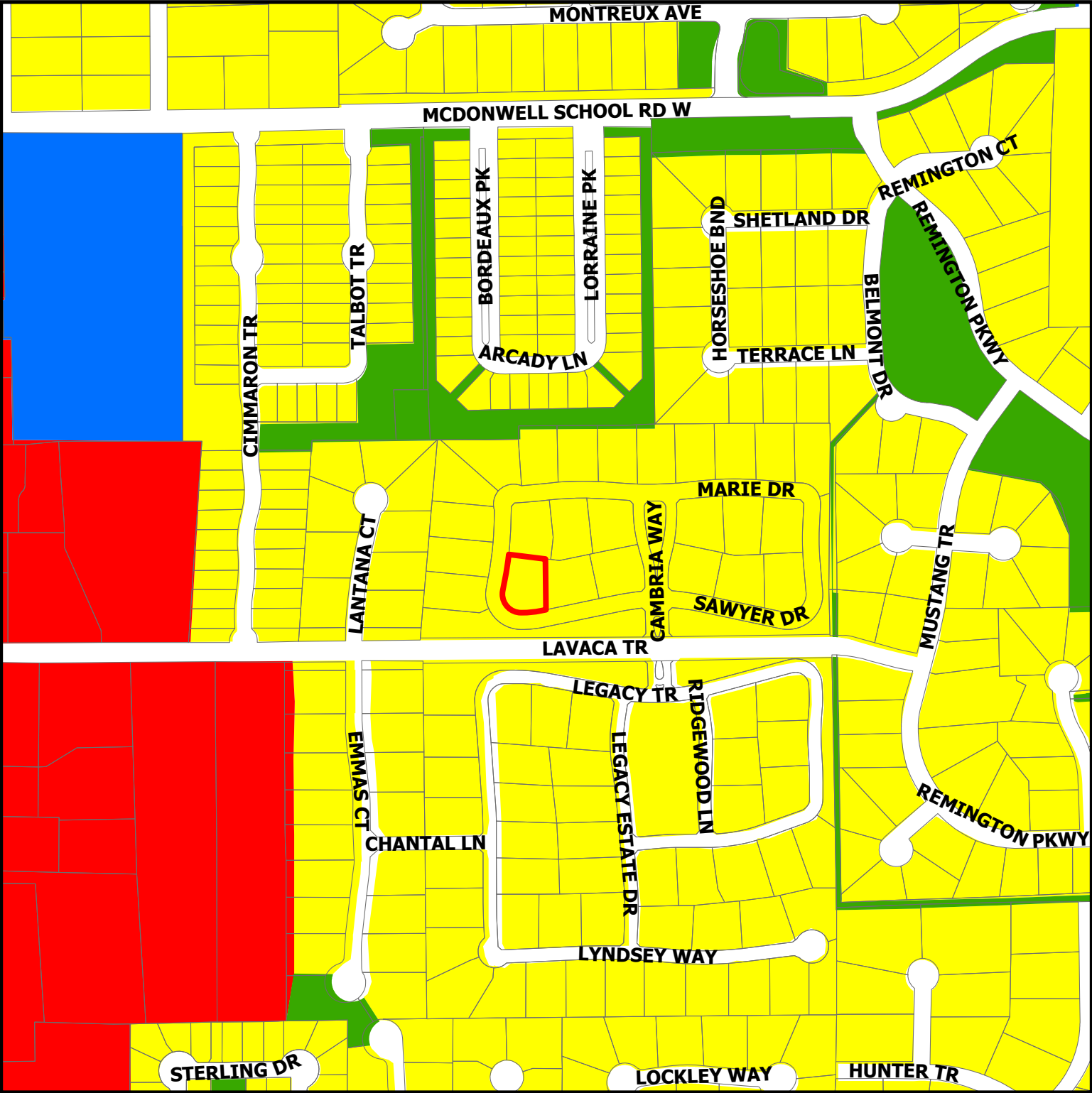
Subject Property



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Future Land Use Map



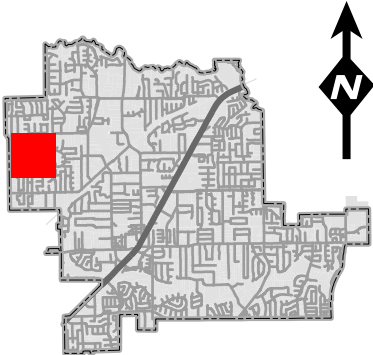
ZC23-024

812 Sawyer Dr



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







Valleyville Sawyer Dr 800

STOP

712 Sawyer Dr



712 Sawyer Dr



2052598
50

704 Sawyer Dr



704 Sawyer Dr



703 Marie Dr

703 Marie Dr





711 Marie Dr



711 Marie Dr

803 Marie Dr





811 Sawyer Dr

811 Sawyer Dr



812 Sawyer Dr



812 Sawyer Dr (Facing South)



811 Sawyer Dr



812 Sawyer Dr

812 Sawyer Dr



812 Sawyer Dr



804 Sawyer Dr



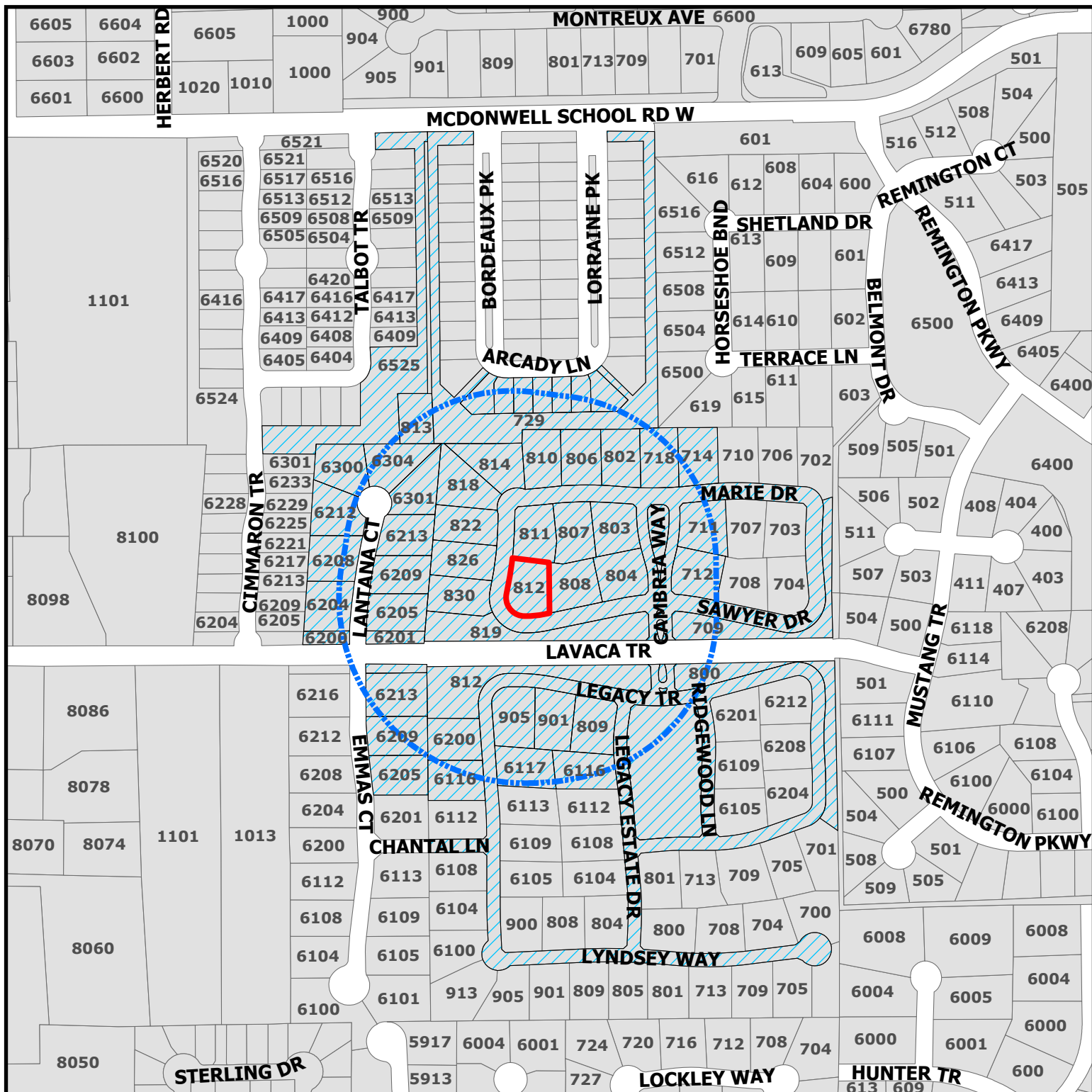
804 Sawyer Dr



804 Sawyer Dr



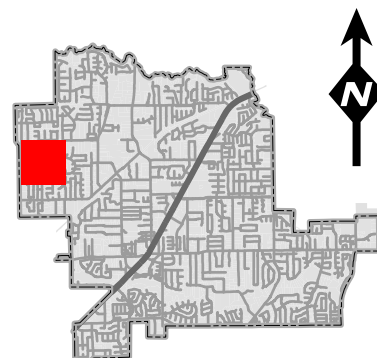
Notification Map



ZC23-024

812 Sawyer Dr

-  Parcels to be notified
-  Buffer
-  Subject Property



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.

Owner Name	Owner Address	Owner City	Owner Zip
VILLAS OF COLLEYVILLE HOA LLC	1108 W PIONEER PKWY	ARLINGTON, TX	76013
OFF COURSE LLC	1330 N WHITE CHAPEL BLVD STE 20	SOUTHLAKE, TX	76092
LAVACA PARC HOMEOWNERS ASSC	1540 KELLER PKWY STE 108-151	KELLER, TX	76248
GARRETT, COY E	1600 W ABRAM	ARLINGTON, TX	76013
L T ESTATES HOA INC	17319 SAN PEDRO STE 300	SAN ANTONIO, TX	78232
MORTON, JOHN	2409 REMUDA CT	SOUTHLAKE, TX	76092
STALLINGS FAMILY LIMITED PARTNE	2600 E SOUTHLAKE BLVD SUITE 120	SOUTHLAKE, TX	76092
KELLER ISD	350 KELLER PKWY	KELLER, TX	76248
ANAND, KAPIL	3804 HEATHER MEADOWS DR	FORT WORTH, TX	76244
AKINMURELE OLADOTUN	430 E UNIVERSITY DR	PORTALES, NM	88130
PATEL, RUPAL	44252 HUNTER PL	FREMONT, CA	94539
GUERRA, ROBERT	503 TERRACE LN	COLLEYVILLE, TX	76034
REMINGTON PARK ADDITION	5751 Kroger Drive	KELLER, TX	76244
KM PROPERTIES INCORPORATED	604 E NORTHWEST HWY #102	GRAPEVINE, TX	76051
LEGACY NORTH COLLEYVILLE LLC	604 E NORTHWEST HWY STE 102	GRAPEVINE, TX	76051
MOORE, DAVID	6116 LEGACY ESTATES DR	COLLEYVILLE, TX	76034
CAPPS FAMILY TRUST	6116 LEGACY TRL	COLLEYVILLE, TX	76034
KELLY, MATTHEW	6117 LEGACY TRL	COLLEYVILLE, TX	76034
FORD, DOUGLAS	6200 LEGACY TRL	COLLEYVILLE, TX	76034
CHANDLER, CHARLOTTE	6205 EMMAS CT	COLLEYVILLE, TX	76034
TARVER, RUSSELL	6205 LANTANA CT	COLLEYVILLE, TX	76034
HOPKINS FAMILY REVOCABLE TRUST	6208 LANTANA CT	COLLEYVILLE, TX	76034
GEORGE, ANISH	6209 EMMAS CT	COLLEYVILLE, TX	76034
NIXON, MARK	6209 LANTANA CT	COLLEYVILLE, TX	76034
HUCKINS, BRUCE	6212 LANTANA CT	COLLEYVILLE, TX	76034
PHINNEY, JASON	6213 EMMAS CT	COLLEYVILLE, TX	76034
PRAKASH, ANA	6213 LANTANA CT	COLLEYVILLE, TX	76034
LANE, THOMAS M	6300 LANTANA CT	COLLEYVILLE, TX	76034
DYNIEWSKI, JOSH	6301 LATANA CT	COLLEYVILLE, TX	76034
MATHEW, ARUN	6304 LANTANA CT	COLLEYVILLE, TX	76034
HSU, LISA L W	6725 SHINNECOCK HILLS DR	MCKINNEY, TX	75070
SCHEEF, CRAIG	701 ARCADY LN	COLLEYVILLE, TX	76034
STOVALL, DANITA	7024 BENJAMIN WAY	COLLEYVILLE, TX	76034
DERGANC, CHRISTOPHER	705 ARCADY LN	COLLEYVILLE, TX	76034
TRAINOR, KAREN	712 SAWYER DR	COLLEYVILLE, TX	76034
ROUILLIER, NORMAN	713 ARCADY LN	COLLEYVILLE, TX	76034
EVANS, DAVID	717 ARCADY LN	COLLEYVILLE, TX	76034
JOAN C HUEY REVOCABLE LIVING TR	718 MARIE DR	COLLEYVILLE, TX	76034
KLEIN, DONALD W	721 ARCADY LN	COLLEYVILLE, TX	76034
DURBIN, RICHARD G	725 ARCADY LN	COLLEYVILLE, TX	76034
GARFF, WHITNEY F	806 MARIE DR	COLLEYVILLE, TX	76034
GENZER, STEPHEN	808 SAWYER DR	COLLEYVILLE, TX	76034
CHUNG, KRAMER	809 LEGACY TRL	COLLEYVILLE, TX	76034
GATHWAL, KRISHNA	822 MARIE DR	COLLEYVILLE, TX	76034
LAIRD, JOHN	8356 SADDLEBROOK DR	NORTH RICHLAND HILLS, TX	76182
VILLAS OF COLLEYVILLE	9001 Airport Freeway Suite 450	NORTH RICHLAND HILLS ,TX	76180
SCHNIEGENBERG, GREGORY	901 LEGACY TRL	COLLEYVILLE, TX	76034
LAINE, RURI	905 LEGACY TRL	COLLEYVILLE, TX	76034
WINSTAR CONTRACTORS LP	9728 CAMP BOWIE BLVD	FORT WORTH, TX	76116
ROSEWOOD VILLAS	P.O. Box 463	COLLEYVILLE ,TX	76034
THE LEGACY	PO Box #51555	DENTON ,TX	76206
JBH IRREVOCABLE ASSET TRUST	PO BOX 171195	ARLINGTON, TX	76003
CHIP ROOP IRREVOCABLE LIVING TR	PO BOX 2947	PIKEVILLE, KY	41502
ROSEWOOD VILLAS HOA INC	PO BOX 463	COLLEYVILLE, TX	76034
GTP ACQUISITION PARTNERS II	PO BOX 723597	ATLANTA, GA	31139
LEGACY AT COLLEYVILLE LLC THE	PO BOX 92747	SOUTHLAKE, TX	76092
LEGACY AT COLLEYVILLE LLC THE	PO BOX 92747	SOUTHLAKE, TX	76092
LAVACA TRAIL ESTATES		COLLEYVILLE ,TX	76034



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, September 11th, 2023 at 7:00 p.m.
City Council Meetings: Wednesday, October 4, 2023 & Tuesday, October 17, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a non-compliant fence and an accessory building on Lot 1, Block B, Legacy North Addition. The request is for a wrought-iron fence and patio cover to extend into the street side yard setback.

Zoning Case: ZC23-024

Applicant: Jody Alumbaugh

Owner: Stovall Danita Kay, Stovall Bryan Lee

Location: 812 Sawyer Dr

Property Description: Lot 1, Block B, Legacy North Addition

Present Zoning: PUD-R, Planned Unit Development Residential

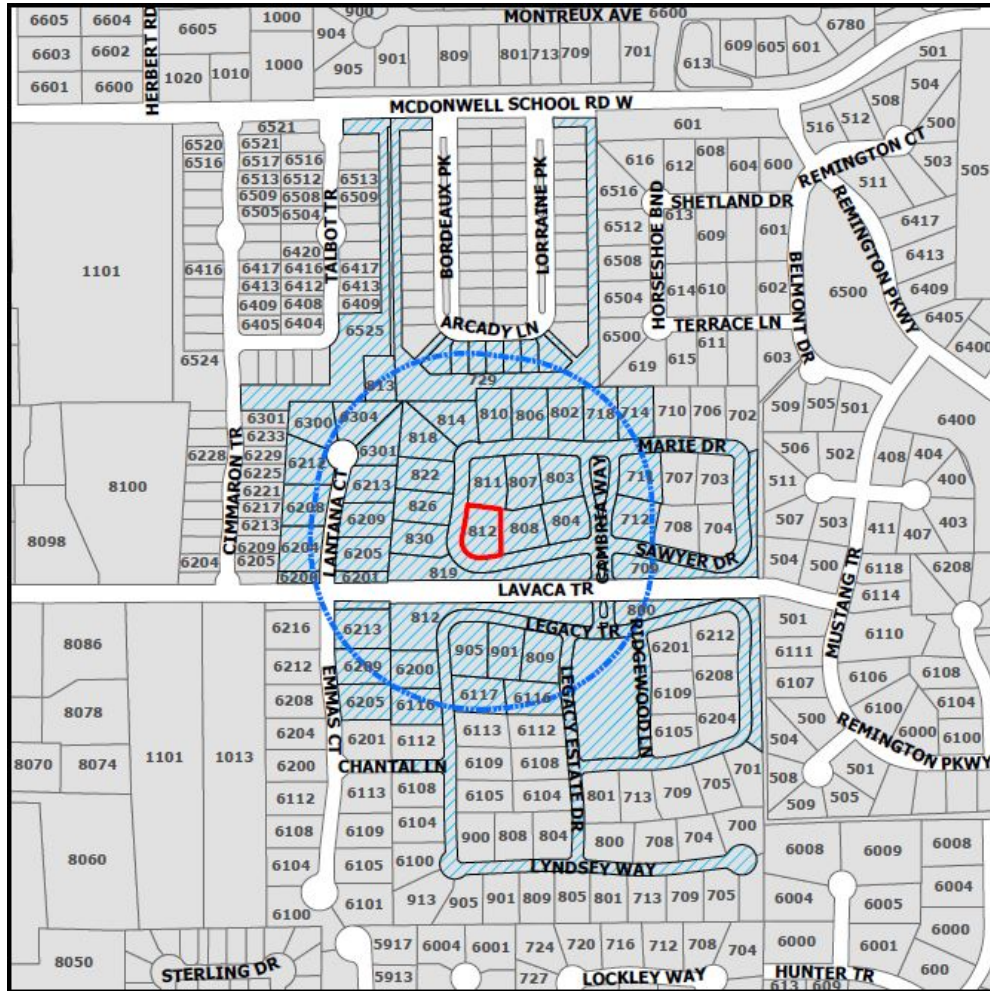
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

STEVE & JOELL GENZER

808 Sawyer Drive

Colleyville, TX 76034 |

September 7, 2023

Dear Ben,

We wanted to send this letter to support our future neighbors in the upcoming meeting regarding the fence permit variance for 812 Sawyer, Colleyville, TX 76034.

We live next door to 812 Sawyer and have already met the new owners building the home. We support their request for the fence variance and believe their backyard plans will only increase the value of their home and the neighborhood. We understand they enjoy entertaining and look forward to being invited to their home as well as having them over to our place. We believe Legacy North is a unique neighborhood and look forward to a very family and neighbor friendly culture.

Please feel free to contact me with any questions.

Sincerely,

Steve and Joell Genzer

September 12, 2023

City Council Members
City of Colleyville
100 Main Street
Colleyville, TX 76034

Dear Council Members,

We are sending this letter to support our future neighbors, Bryan & Danita Stovall, regarding their application for a Special Use Permit at 812 Sawyer, Colleyville, TX 76034.

We are homeowners in the Legacy North subdivision and believe the Stovall's backyard plans will only increase the value of their home and the neighborhood in general. We understand they enjoy entertaining and feel they should be able to utilize their property and enjoy the outdoor living and pool areas as currently designed.

It is our understanding that the Planning and Zoning commission denied the Stovall's application, immediately after approving the application of another neighbor in Legacy North with a fence already installed. We feel it is illogical to allow one homeowner utilization of their property while denying another the same opportunity.

We appreciate your consideration in allowing our neighborhood to be the family and neighbor friendly environment we are all striving to achieve.

Sincerely,

Name Oladotun & Ajoke Akinmurele

Address 802 Marie Dr, Colleyville, TX 76034

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Kristopher Potts](#); [Scott Hammons](#)
Subject: FW: 812 Sawyer Fence Variance Request
Date: Friday, September 8, 2023 9:12:49 AM

From: Danita Stovall <>
Sent: Friday, September 8, 2023 9:11 AM
To: Ben Bryner <BBryner@colleyville.com>
Cc: Bryan Stovall <>; Travis Franks <>; Jody Alumbaugh <>
Subject: 812 Sawyer Fence Variance Request

Ben,

We wanted to send this letter in preparation for the upcoming meeting regarding our fence permit variance request for 812 Sawyer in Colleyville.

We are well into the construction of our new home in Legacy North in Colleyville. We relocated from Houston over 15 years ago and were fortunate to settle in the Colleyville community. We are very much looking forward to completing our home and spending much time entertaining and enjoying the outdoor area. Bryan and I have been married for 33 years, have no children and enjoy spending our time traveling, entertaining friends and lots of outdoor activities. We put a lot of time and effort working with our architect and builder to design a plan that is perfect for our lifestyle. A key component of that is the outdoor living and pool area.

We respectfully request the consideration of our request for the fence variance. Since our plans were approved by the architectural control committee back in January before we broke ground and there is no mention of the fence limitation in the CCR's, we truly had no idea our plans could present an issue. If we had been aware, quite honestly, we likely would have not started the project, as the back yard is such an important part of our vision. We also believe our plans will only increase the value of the property and neighborhood. We will also be submitting supporting documentation from fellow Legacy North neighbors.

Sincerely,

Danita Stovall

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Kristopher Potts](#); [Scott Hammons](#)
Subject: FW: Legacy North Fence Variance Support
Date: Thursday, September 7, 2023 4:25:01 PM
Attachments: [image003.png](#)

From: Eason Maykus <eason@maykus.com>
Sent: Thursday, September 7, 2023 4:18 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Legacy North Fence Variance Support

Ben,

I support 812 Sawyer, Colleyville's fence variance request. This will allow maximization of the backyard. As the A.R.C. for the community this was approved and is supported by Legacy North's architectural review committee. Please allow the new Colleyville resident this variance to enjoy their backyard and outdoor living spaces.

Thank You,

Eason Maykus



MAYKUS HOMES
& neighborhoods



Attn: Ben Bryner

bbryner@colleyville.com

City of Colleyville

RE: Legacy North Fence variance located at 812 Sawyer, Colleyville TX

To whom it may concern:

We are the neighbors directly behind the applicant located at 811 Marie. We are in favor and support the request to extend the fence to the easement property line. We agree that the current fence language is too restrictive to our property and dimensions the overall value of a usable backyard. Thank you for your consideration.

Thanks,

A handwritten signature in black ink, appearing to be 'K. Ch' or similar, with a large loop at the start and a trailing flourish.

September 12, 2023

City Council Members
City of Colleyville
100 Main Street
Colleyville, TX 76034

Dear Council Members,

We are sending this letter to support our future neighbors, Bryan & Danita Stovall, regarding their application for a Special Use Permit at 812 Sawyer, Colleyville, TX 76034.

We are homeowners in the Legacy North subdivision and believe the Stovall's backyard plans will only increase the value of their home and the neighborhood in general. We understand they enjoy entertaining and feel they should be able to utilize their property and enjoy the outdoor living and pool areas as currently designed.

It is our understanding that the Planning and Zoning commission denied the Stovall's application, immediately after approving the application of another neighbor in Legacy North with a fence already installed. We feel it is illogical to allow one homeowner utilization of their property while denying another the same opportunity.

We appreciate your consideration in allowing our neighborhood to be the family and neighbor friendly environment we are all striving to achieve.

Sincerely,

Name Shawn and Faith Garff

Address 806 Marre Dr, Colleyville, TX, 76034

From: Kellie Muncy [REDACTED]
Subject: Letter of support for permit
Date: Oct 2, 2023 at 11:19:56 PM
To: [REDACTED]

September 12, 2023

City Council Members
City of Colleyville
100 Main Street
Colleyville, TX 76034

Dear Council Members,

We are sending this letter to support our future neighbors, Bryan & Danita Stovall, regarding their application for a Special Use Permit at 812 Sawyer, Colleyville, TX 76034.

We are homeowners in the Legacy North subdivision and believe the Stovall's backyard plans will only increase the value of their home and the neighborhood in general. We understand they enjoy entertaining and feel they should be able to utilize their property and enjoy the outdoor living and pool areas as currently designed.

It is our understanding that the Planning and Zoning commission denied the Stovall's application, immediately after approving the application of another neighbor in Legacy North with a fence already installed. We feel it is illogical to allow one homeowner utilization of their property while denying another the same opportunity.

We appreciate your consideration in allowing our neighborhood to be the family and neighbor friendly environment we are all striving to achieve.

Sincerely,

Name max + Kellie Muncy
Address 710 Marie Drive

September 12, 2023

City Council Members
City of Colleyville
100 Main Street
Colleyville, TX 76034

Dear Council Members,

We are sending this letter to support our future neighbors, Bryan & Danita Stovall, regarding their application for a Special Use Permit at 812 Sawyer, Colleyville, TX 76034.

We are homeowners in the Legacy North subdivision and believe the Stovall's backyard plans will only increase the value of their home and the neighborhood in general. We understand they enjoy entertaining and feel they should be able to utilize their property and enjoy the outdoor living and pool areas as currently designed.

It is our understanding that the Planning and Zoning commission denied the Stovall's application, immediately after approving the application of another neighbor in Legacy North with a fence already installed. We feel it is illogical to allow one homeowner utilization of their property while denying another the same opportunity.

We appreciate your consideration in allowing our neighborhood to be the family and neighbor friendly environment we are all striving to achieve.

Sincerely,

Name

ISSAM TIANI



Address

814 Marie Dr., Colleyville, TX 76034

ORDINANCE O-23-2266

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.46 ACRES, ON LOT 1, BLOCK B, LEGACY NORTH ADDITION BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A FENCE TO EXTEND INTO THE STREET SIDE YARD SETBACK; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for a fence to extend into the street side yard setback under Case No. ZC23-024; 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 Special Use Permit to allow for a fence to extend into the street side yard setback on 0.46 acres, on Lot 1, Block B, Legacy North Addition, as depicted on the attached as Exhibit "A".

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

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

1. GENERAL

- a. The Special Use Permit shall allow a 6-foot wrought iron fence to extend into the street side yard setback.
- b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 21st day of November 2023.

The second reading and public hearing being conducted on the 5th day of December 2023.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 5TH DAY OF DECEMBER 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
Scotty Richardson, Place 3	_____	Ben Graves, Place 4	_____
Chuck Kelley, Place 5	_____		

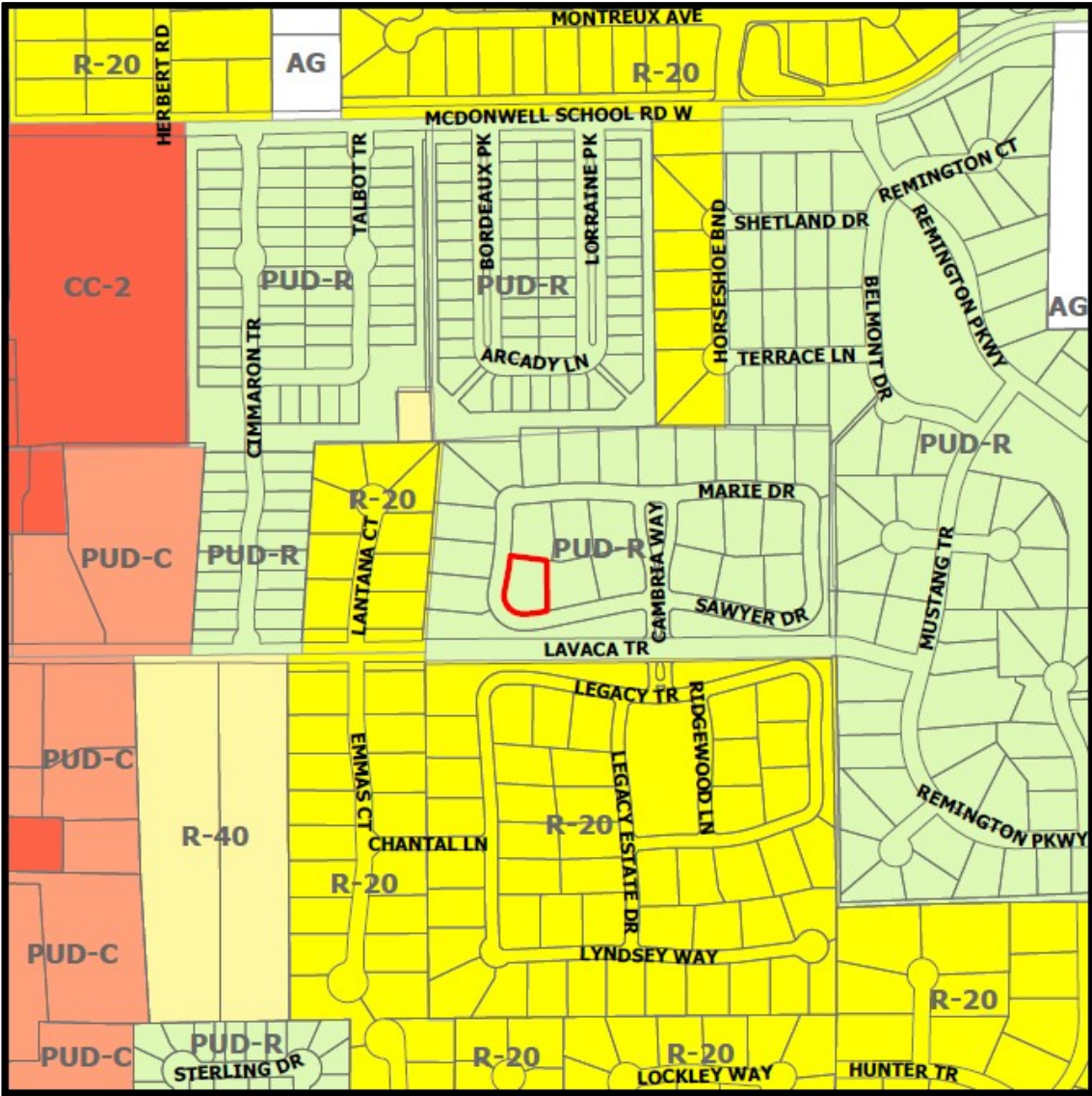
ATTEST: CITY OF COLLEYVILLE

Christine Loven, TRMC	Bobby Lindamood
City Secretary	Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A” - Location and Zoning Map



[illegible]



CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 8a	Agenda Date 11/21/2023	Number Resolution R-23-4897
Type Resolution		
Department Community Development		

Title
Consideration of a variance to the street side yard setback for Lot 1, Block 2, of the Windview Addition, located at 1903 Ashton Court, Case VC23-006

Explanation
Reading and Public Hearing

Federico Sanchez, the applicant, has submitted a request for a variance to the provisions of the Planned Unit Development District Ordinance O-78-298, specifically for the street side yard setback in the PUD-R (Planned Unit Development - Residential) district. The request is to allow for a 15-foot variance to the street side yard setback. The purpose of the request is to allow for a home to be rebuilt after a fire occurred and the house was demolished. The intent is to construct a new house in the same location.

Existing Conditions/Background: The subject property, 1903 Ashton Court, resides on the north side of Cheek-Sparger Road at the intersection of Windermere Drive. The existing lot area is 16,279 sq. ft. The property has a pad remaining where a home was damaged from a fire and subsequently removed. The plat of the property shows a 15-foot street side yard setback.

Requested Variance: The applicant is requesting a variance to the street side yard setback to allow for a new single-family house to be built. The existing PUD-R zoning requires compliance with standards similar to the R-20 Single Family Residential zoning district, which requires a street side yard setback of 30-feet.

The minimum standards for the R-20 zoning district are as follows:

Minimum Lot Size	20,000 square feet	
Minimum Lot Width	100 feet	
Minimum Lot Depth	125 feet	
Front/Street Side Building Line	30 feet	(15 feet requested)
Side Building Line	10 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	30%	
Max. Impervious Coverage	60%	

Plat Status: The property is currently platted as Lot 1, Block 2, Windview Addition.

DRC Review: The Development Review Committee (DRC) reviewed the request at their October 23, 2023 meeting, did not offer any comments.

Drainage: NA

Analysis: The request is for the subject property to have a variance to the street side yard setback. The property is zoned PUD-R and the plat of the property indicated a 15-foot setback from the street side yard property line. When developed with a single-family residential use, the lot shall comply with the R-20 zoning district standards. A variance to the street side yard setback would allow the ability to rebuild a home destroyed from a fire and for it to be placed in its previous location.

Surrounding Development: The properties to the north, east, and west are zoned PUD-R district and are improved with single-family residential homes. The property to the south is located in the City of Bedford.

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 requested variance.

Financial Impact

There is no financial impact to the City.

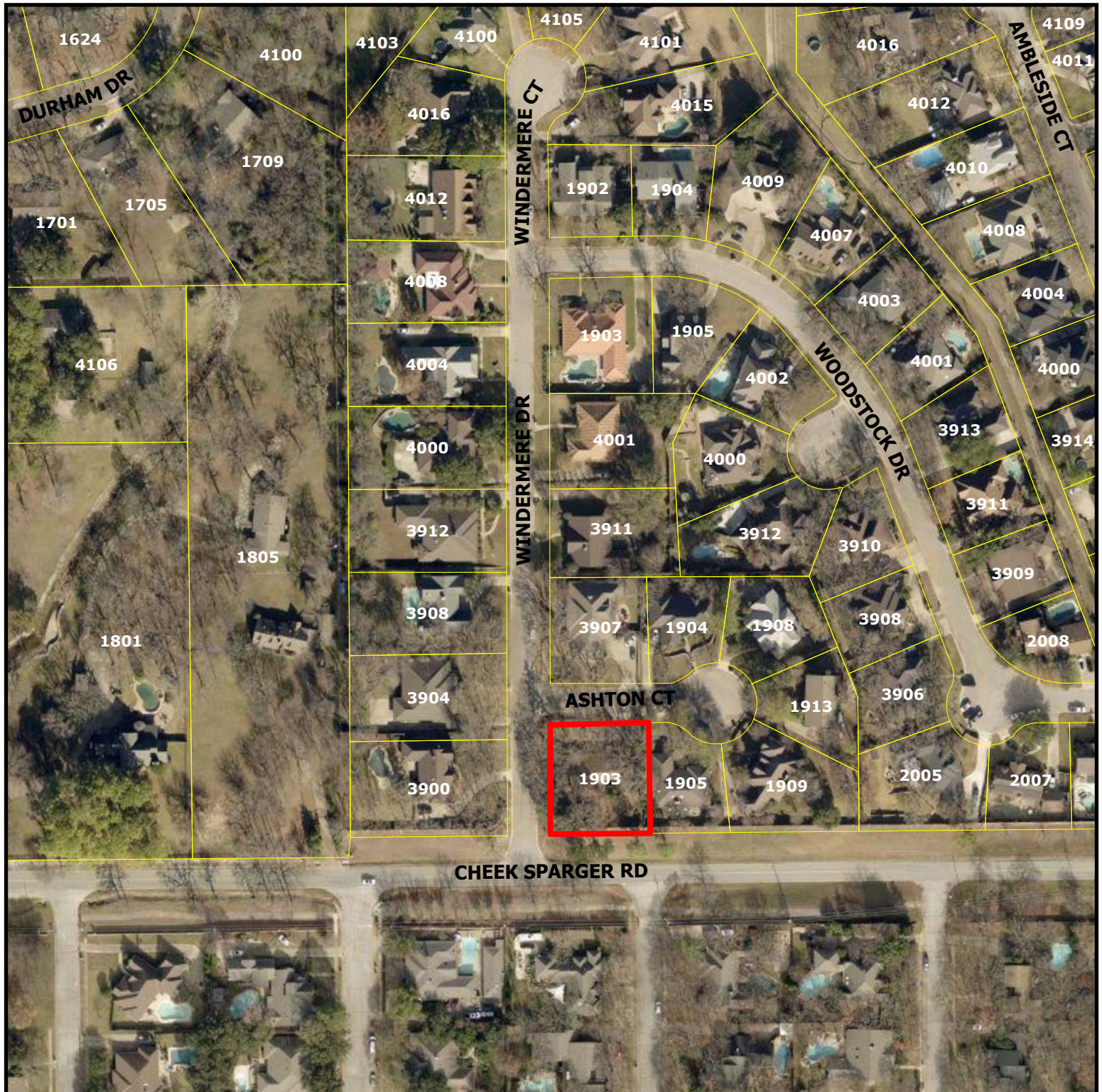
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Windview Addition Plat
7. Notification Map
8. Notification List
9. Notification Letter
10. Letter Received
11. Resolution R-23-4897

Aerial Map

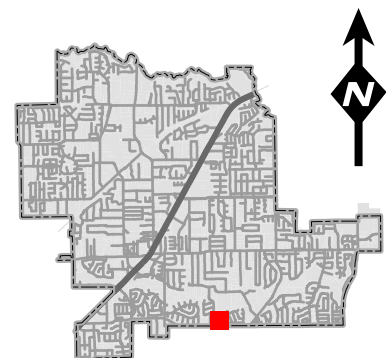


VC23-006

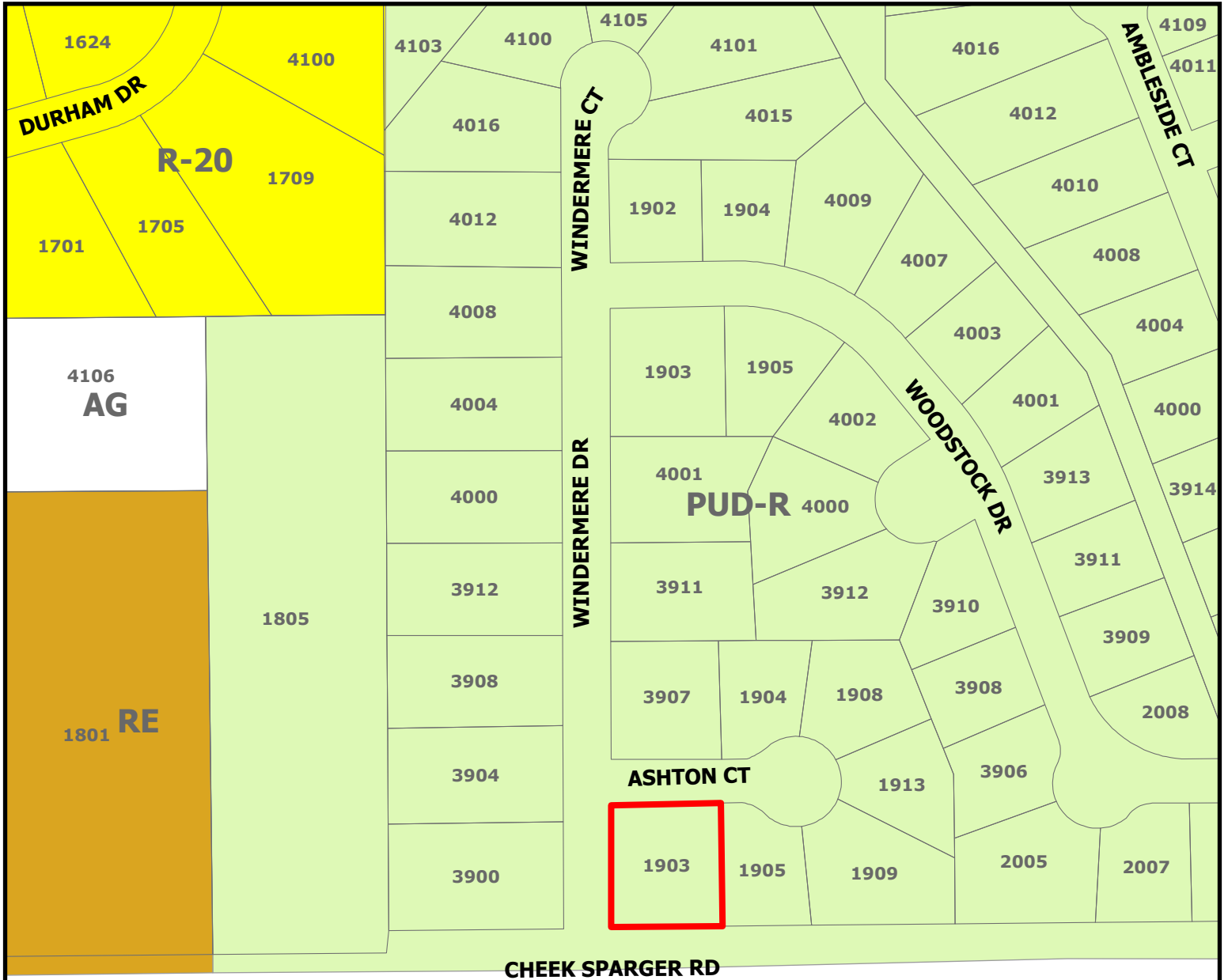
1903 Ashton Ct

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 Subject Property



Zoning Map

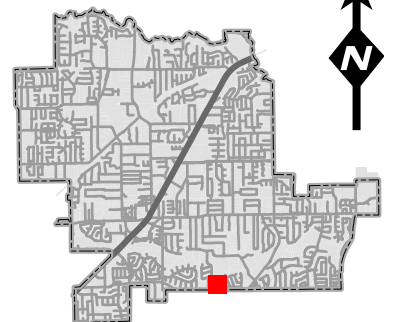


VC23-006

1903 Ashton Ct



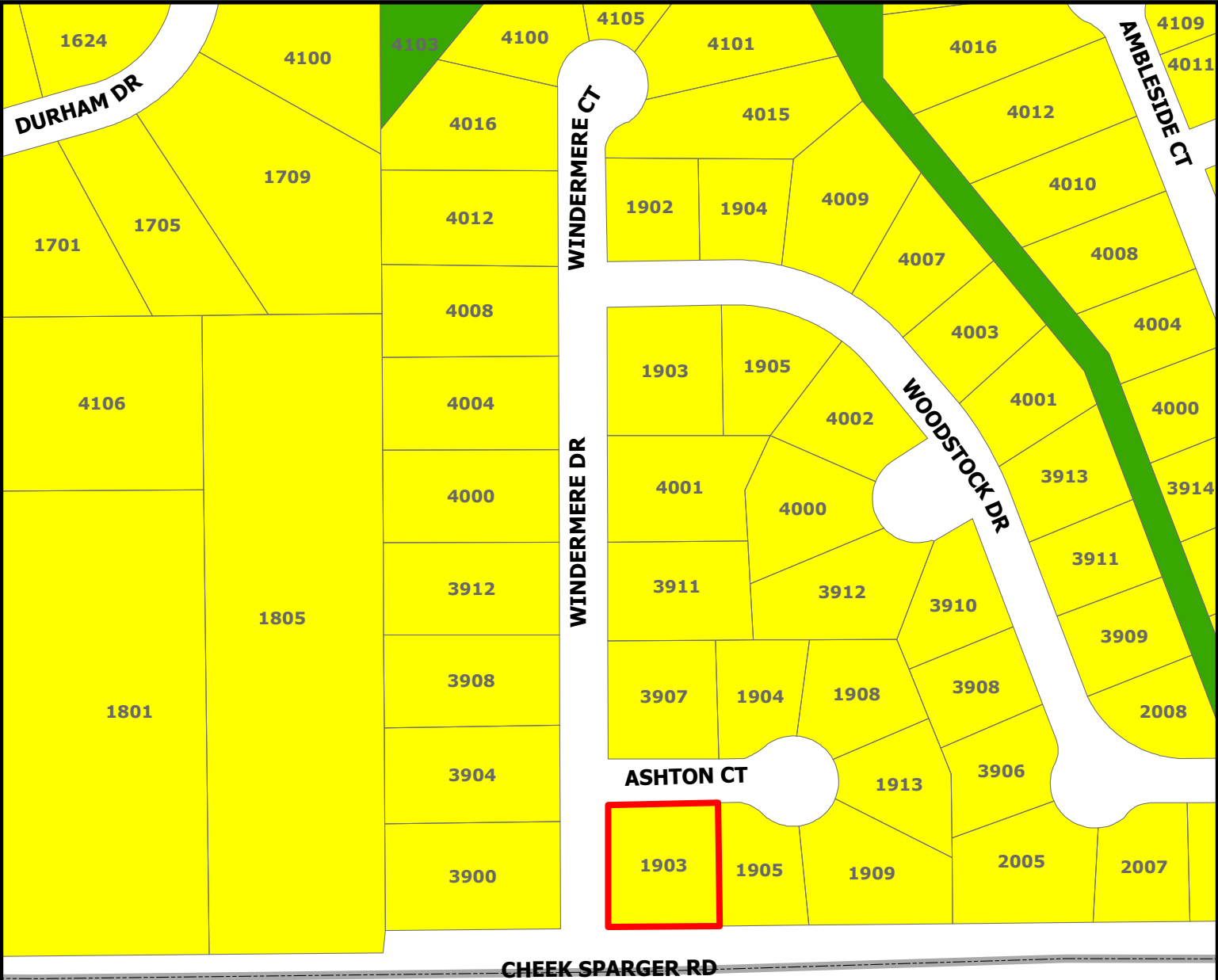
Subject Property



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Future Land Use Map



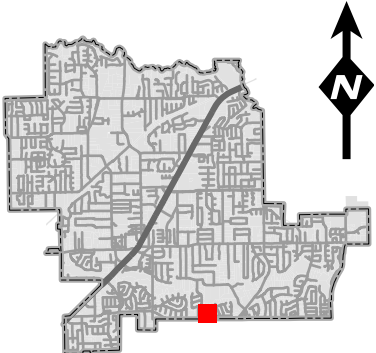
VC23-006

1903 Ashton Ct



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-  Residential
-  Open Space; Parks
-  Subject Property



Federico Sanchez
3330 Rustic Dr.
Irving, TX 75060
October 17, 2023

City of Colleyville
100 Main Street
Colleyville, TX 76034

Re: Application for Variance – Request for Side Front Setback Adjustment

Dear Members of the Zoning Board,

I am writing to request a variance to the 30' building setback on the side setback of my property, which is located at 1903 Ashton Court. The purpose of this request is to address a unique circumstance related to the property's corner lot configuration, which results in two street frontages, each with a 30' setback requirement. Specifically, I am seeking an adjustment to the setback requirement on the side front facing Windmere Drive, while the setback on the other frontage (Ashton Street) will remain unchanged.

The rationale behind my request is rooted in the existing conditions of the property. The current structure on this property, a home that has since been destroyed by fire, was built with a setback of 15 feet from the property line, and this placement included a retaining wall. This unique configuration was in compliance with the zoning regulations in place at that time. Since the home was destroyed, the prevailing zoning requirements have changed, necessitating a 30' setback from the property line, a change which would result in substantial tree removal, specifically a large oak tree situated on the east side of the home.

The existing oak tree not only holds significant aesthetic value but also plays a vital role in maintaining the ecological balance of the neighborhood. Removing this mature oak tree would have detrimental environmental, aesthetic and perhaps structural damage to our next-door neighbors.

I kindly request that the Zoning Board considers the following points when evaluating my variance request:

1. The property's unique corner lot configuration, which leads to two front setbacks, each with different circumstances.
2. The historical compliance of the previous structure with zoning regulations.
3. The ecological, structural, and aesthetic importance of preserving the existing mature oak tree.
4. The minimal adverse impact that granting this variance would have on the neighborhood and the surrounding properties.

My primary goal is to rebuild a home for my family that respects the neighborhood's character while adhering to safety standards and zoning regulations as much as possible.

I kindly request an opportunity to present my case before the Zoning Board to provide further context and answer any questions you may have. Your consideration of this variance request is greatly appreciated, as it would allow me to maintain the ecological integrity and aesthetic charm of my property.

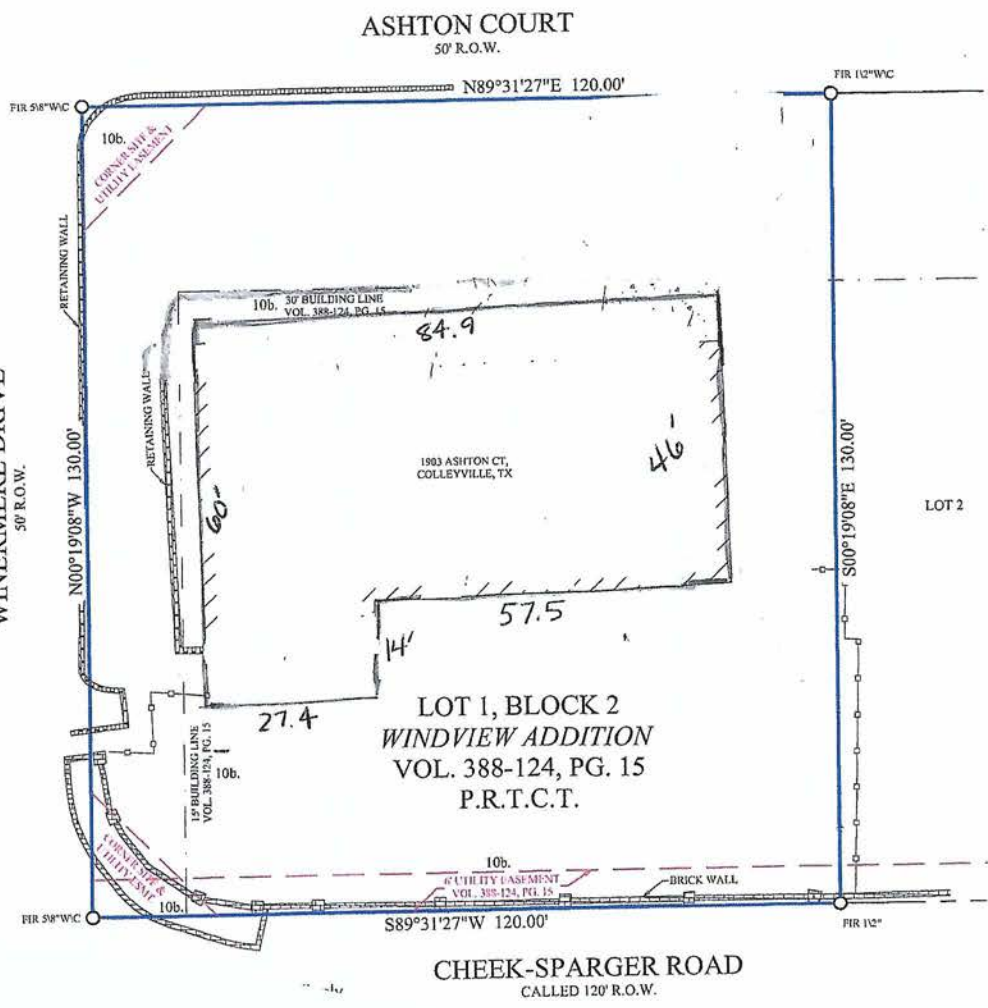
Thank you for your attention to this matter. I look forward to the opportunity to discuss this request further with the Zoning Board.

Sincerely,

Federico Sanchez
972-571-4708



WINERMERE DRIVE
50' R.O.W.



ASHTON COURT
50' R.O.W.

CHEEK-SPARGER ROAD
CALLED 120' R.O.W.

LOT 2

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TARRANT: That we, HAROLD REED, and JERRY HOLZMANN, being the owners of the following described property to wit: ALL that certain tract or parcel of land out of the D. R. Teeter Survey, Abstract 1518, Tarrant County, Texas, known as Blocks 26 and 27, Edinburg-American Land Mortgage Company Limited Subdivision as recorded in Volume 114, Page 240, Deed Records, Tarrant County, Texas and being further described by metes and bounds as follows: BEGINNING at the Southeast corner of said tract, called 403.9 varas West and 25.0 feet North of the Southeast corner of said D. R. Teeter Survey, said point being in the North right of way line of County Road 1081 (Cheek-Sparger Road); THENCE West along the North right of way line of said road with old fence line 2250.56 feet to a steel rod for corner; THENCE North 0 degrees 09 minutes 25 seconds East with fence line 701.0 feet to a steel rod for corner; THENCE North 0 degrees 14 minutes 25 seconds East with fence line 732.27 feet to a steel rod for corner; THENCE South 89 degrees 59 minutes 05 seconds East with fence line 1130.6 feet to a steel rod for corner; THENCE North 89 degrees 30 minutes East with fence line 1115.66 feet to a steel rod for corner; THENCE South 0 degrees 01 minutes 35 seconds East with fence line 1444.64 feet to the place of beginning, containing 74.15 acres of land.

and hereby adopt the attached plan as our plan to modify the same to be known as the 'Windview Addition' to the City of Colleyville, Tarrant County, Texas, and the street dedications, easements, and utilities thereon are to be shown on attached plat.

Harold Reed
HAROLD REED

Jerry Holzmann
JERRY HOLZMANN

before me, the undersigned, a Notary Public in and for said County and State on this day personally appeared *Jerry Holzmann*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and Seal of Office this the 31st day of OCTOBER, 1978.

J. D. Long
Notary Public in and for TARRANT COUNTY, TEXAS

Before me, the undersigned, a Notary Public in and for said County and State on this day personally appeared *Jerry Holzmann*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and Seal of Office this the 31st day of OCTOBER, 1978.

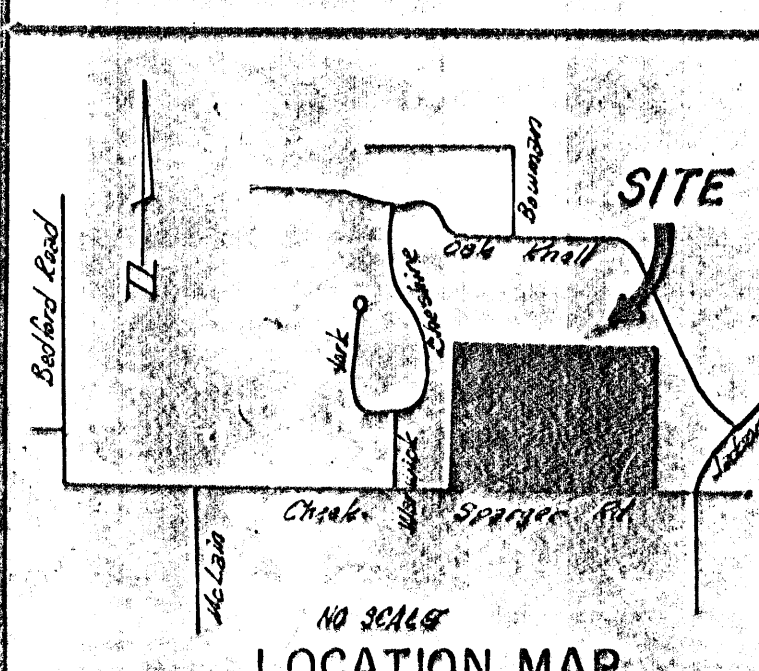
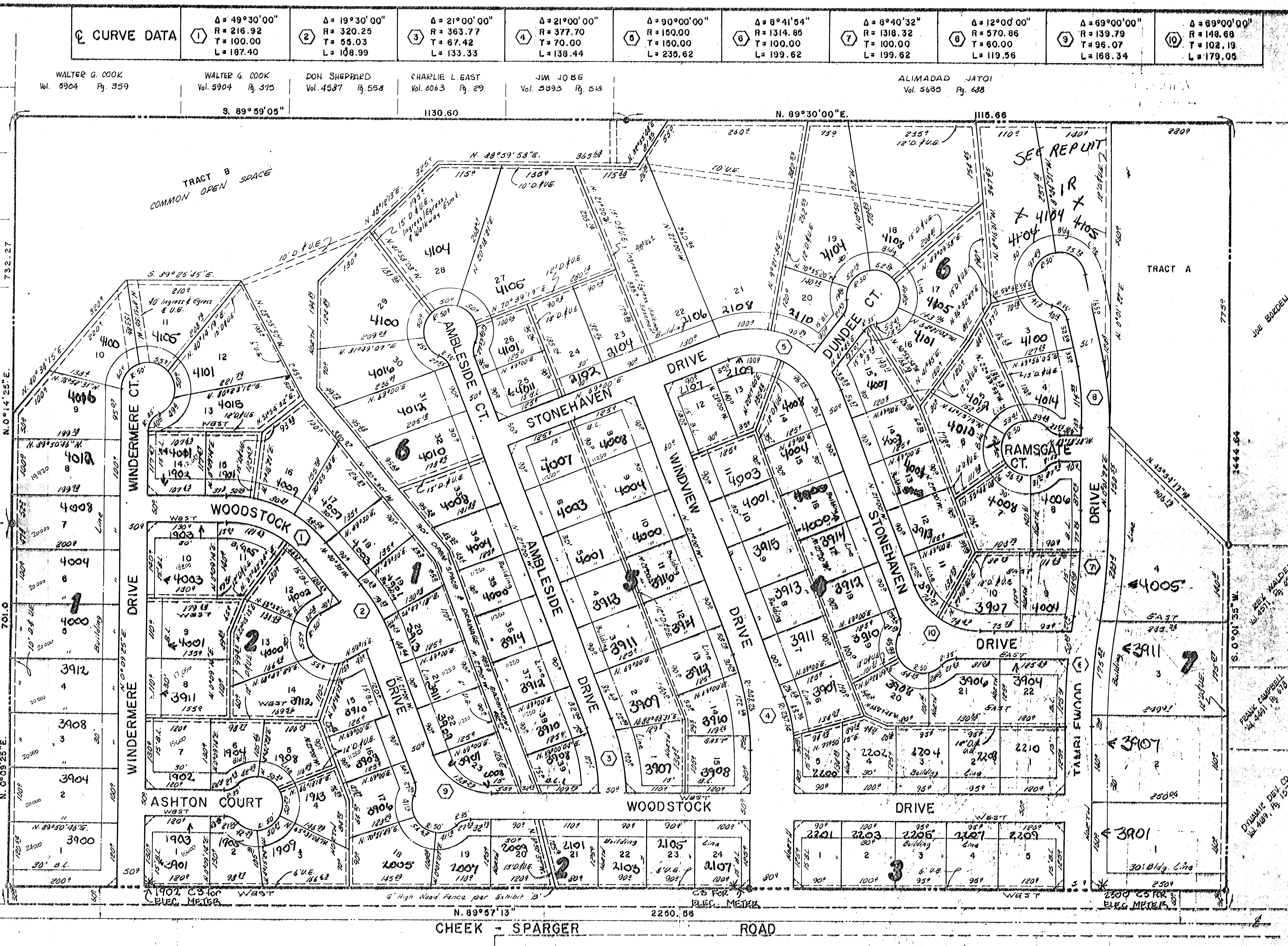
J. D. Long
Notary Public in and for TARRANT COUNTY, TEXAS

APPROVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF COLLEYVILLE, TEXAS
Michael D. Smith 11/1/78
Chairman
Alida Jackson
Secretary
November 4, 1978
Date

APPROVED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS
John A. Baker
Mayor
Alida Jackson
City Secretary
November 8, 1978
DATE

OWNER
HAROLD REED &
JERRY HOLZMANN
1906 KNOXVILLE DRIVE
BEDFORD, TEXAS 76021

ENGINEER
OWEN D. LONG, P.E.
1615 PRECINCT LINE ROAD
SUITE 106
HURST, TEXAS 76053
281-8121



7 BEDFORD LANE ESTATES Vol. 388-112, Pg. 27 351 55 2 1 1

Plat Showing

WINDVIEW ADDITION

BEING AN ADDITION TO THE CITY OF COLLEYVILLE, Tarrant County, Texas.

(Part of the D. R. TEETER SURVEY, Abst. 1518)

RECORDED Vol. 388-124, Pg. 15 & 16

100 HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND STEEL RODS WILL BE LOCATED AT ALL PROPERTY CORNERS PRIOR TO ANY LOT SALES.

LEGEND
● FOUND STEEL ROD
○ SET STEEL ROD
○ FOUND PIPE
○ FOUND BOLT OR STAKE
--- POWER OR TELEPHONE LINE

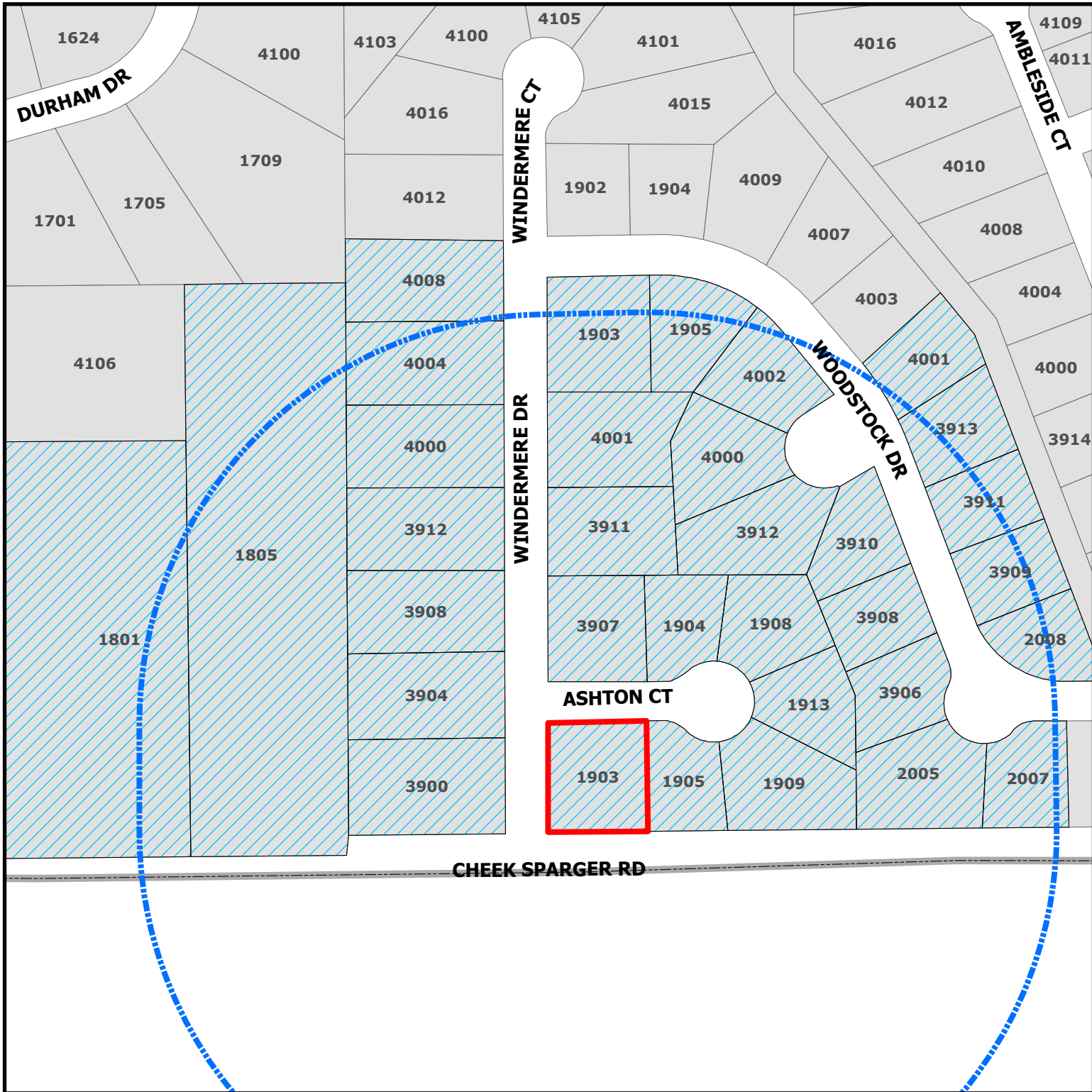
CONCRETE MONUMENT
Concrete Monument will be set at all points shown after completion of all improvements.

Graphic Scale 1" = 100'

WINDVIEW ADDITION
Preliminary Plat Approved 7-31-78

David C. M...
REGISTERED PUBLIC SURVEYOR
P. O. BOX 1134
HURST, TEXAS

Notification Map

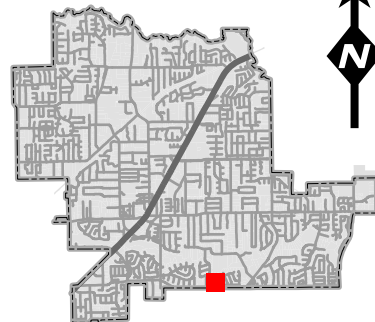


DISCLAIMER:
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VC23-006

1903 Ashton Ct

-  Parcels to be notified
 Buffer
 Subject Property



OBJECTID	Owner Name
1	IPPOLITO, DANIEL
2	WILSON, CHRIS W
3	FLAGELLA, PETER J
4	MCDOWELL, CLINTON A
5	TAYLOR, JAMES
6	ROWELL, JAMES
7	HUDIBURG, ROBERT J EST
8	SCOTT, JEFFREY
9	LANDIAK, RYAN
10	SMITH, LARZ
11	THE CAROLYN KAY SMITH LIVING TR
12	BAXTER, BRUCE R
13	REYNOLDS, BILLY
14	PAUL, BRIAN E
15	SCHULZ, ROBERT R
16	CRAYON, MARY F
17	JESNECK, RICHARD
18	WHITELEY, JONATHAN
19	LOOPER, PRESTON D
20	METROPLEX PROPERTIES LLC
21	VAN GORP, VALERIE ANN
22	COAN, STEVEN S
23	FLINK, MICHAEL
24	KANGMIN INVESTMENTS INC
25	METTS, HAROLD L
26	ROPPOLO, JOSEPH
27	YIP, WAI P
28	KELLER, LEE
29	MCCANN, LARRY
30	ALDERS, TIM
31	TOLLE, MARSHALL
32	JOSEPH, THOMAS B
33	TIMM, CRAIG ANDREW
34	WINDVIEW ADDITION
35	GRAPEVINE COLLEYVILLE ISD
36	SANCHEZ FEDERICO

Owner Address
4000 WINDERMERE DR
3907 WINDERMERE DR
4004 WINDERMERE DR
3909 WOODSTOCK DR
3900 WINDERMERE DR
3908 WOODSTOCK DR
PO BOX 820309
1913 ASHTON CT
3910 WOOSTOCK DR
3912 WINDERMERE DR
1903 ASHTON CT
4000 WOODSTOCK DR
1908 ASHTON CT
3912 WOODSTOCK DR
3911 WOODSTOCK DR
1903 WOODSTOCK DR
3911 WINDERMERE DR
4001 WOODSTOCK DR
3904 WINDERMERE DR
PO BOX 820309
4008 WINDERMERE DR
1909 ASHTON CT
3913 WOODSTOCK DR
2000 ROYAL LN STE 104
1905 WOODSTOCK DR
4001 WINDERMERE DR
1904 ASHTON CT
2005 WOODSTOCK DR
4002 WOODSTOCK DR
3906 WOODSTOCK DR
3908 WINDERMERE DR
1905 ASHTON CT
2007 WOODSTOCK DR
4012 Ambleside
3051 IRA E WOODS AVE
3330 RUSTIC DR

Owner City
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
NORTH RICHLAND HILLS, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
NORTH RICHLAND HILLS, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
DALLAS, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
GRAPEVINE, TX
IRVING, TX

Owner Zip	Situs Address
76034	4000 WINDERMERE DR
76034	3907 WINDERMERE DR
76034	4004 WINDERMERE DR
76034	3909 WOODSTOCK DR
76034	3900 WINDERMERE DR
76034	3908 WOODSTOCK DR
76182	1801 CHEEK SPARGER RD
76034	1913 ASHTON CT
76034	3910 WOODSTOCK DR
76034	3912 WINDERMERE DR
76034	1903 ASHTON CT
76034	4000 WOODSTOCK DR
76034	1908 ASHTON CT
76034	3912 WOODSTOCK DR
76034	3911 WOODSTOCK DR
76034	1903 WOODSTOCK DR
76034	3911 WINDERMERE DR
76034	4001 WOODSTOCK DR
76034	3904 WINDERMERE DR
76182	1805 CHEEK SPARGER RD
76034	4008 WINDERMERE DR
76034	1909 ASHTON CT
76034	3913 WOODSTOCK DR
75229	2008 WOODSTOCK DR
76034	1905 WOODSTOCK DR
76034	4001 WINDERMERE DR
76034	1904 ASHTON CT
76034	2005 WOODSTOCK DR
76034	4002 WOODSTOCK DR
76034	3906 WOODSTOCK DR
76034	3908 WINDERMERE DR
76034	1905 ASHTON CT
76034	2007 WOODSTOCK DR
76034	COURTESY NOTICE
76051	STATE REQUIRED
	75060 3330 RUSTIC DR



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

**City Council Meeting: Tuesday, November 21, at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration of a variance to the street side yard setback for Lot 1 & PT CE, Block 2, of the Windview Addition. The purpose of the request is for a variance to allow a 15 foot setback rather than the required 30 feet.

Zoning Case: VC23-006

Applicant: Federico Sanchez

Owner: TKO LLC

Location: 1903 Ashton Ct

Property Description: Lot 1 & PT CE, Block 2

Present Zoning: PUD-R, Planned Unit Development - Residential

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Action by the City Council serves as a final action on the request.

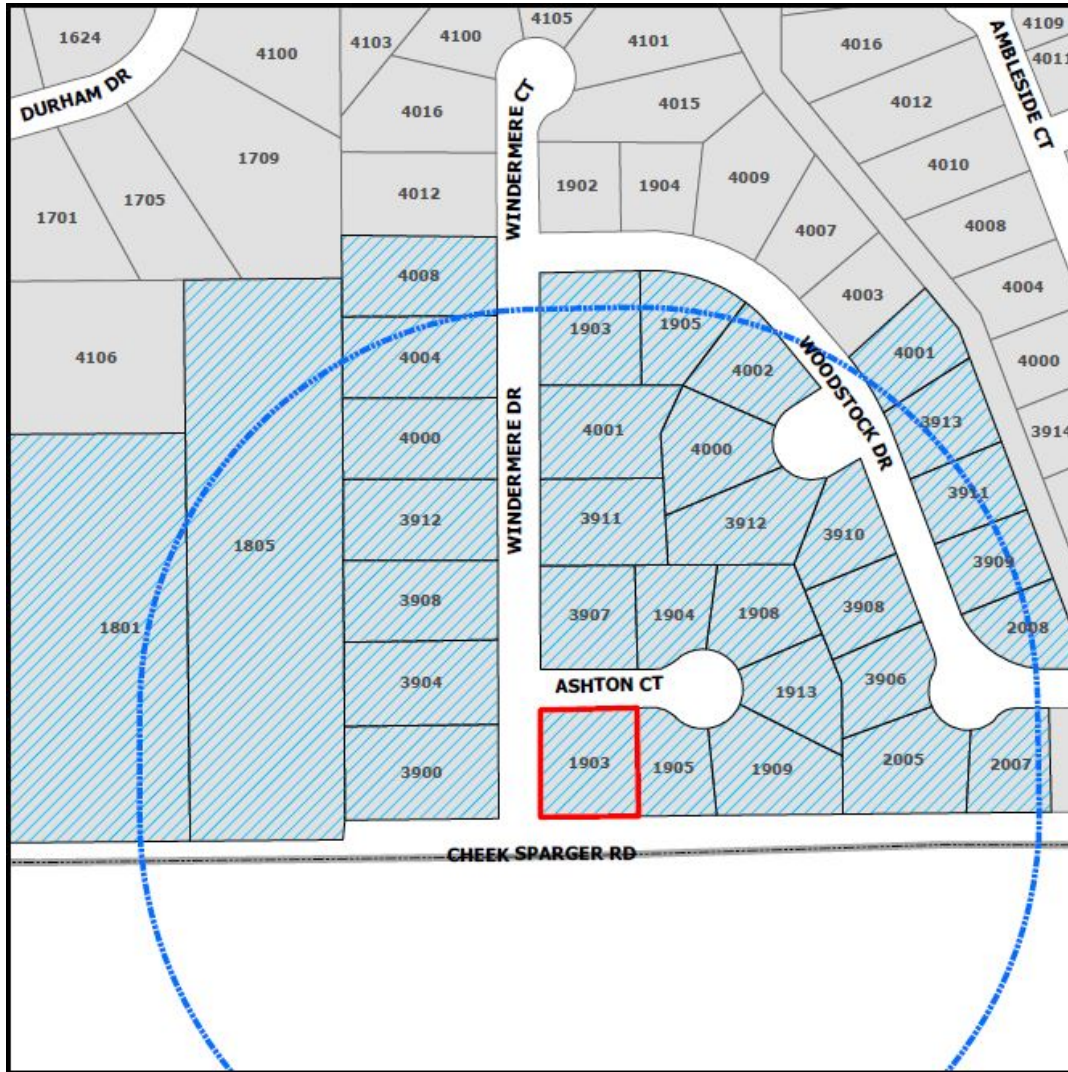
All interested persons are encouraged to attend the public hearing and express their opinions on the variance request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

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

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 Active Development Case map.

<https://cocgis.maps.arcgis.com/apps/webappviewer/index.html?id=ffc3ca19f821409ebe0a990a55c203aa>

NOTICE OF PUBLIC HEARING



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

Jacquelyn Reyff

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

From: [REDACTED]
To: [Jackie Reyff](#)
Subject: Ashton Ct 15Ft variance
Date: Monday, November 13, 2023 8:25:59 AM

Jackie,
The Windview Estates HOA board supports the 15 foot offset request from Windermere Drive as the existing structure has a 15 foot set back.

Regards,
Jeff Ground
Windview HOA Board Member

Jeffrey S. Ground, PE, CFM, LEED AP
J. S. Ground Engineering
4108 Dundee Ct.
Colleyville, TX 76034
[REDACTED]

Founded 1999
Texas Board Professional Engineers
Firm Registration No. F-1276

RESOLUTION R-23-4897

A RESOLUTION APPROVING A REQUEST FOR A VARIANCE TO SECTION 3.24.G, SCHEDULE OF DISTRICT REGULATIONS OF THE LAND DEVELOPMENT CODE, SPECIFICALLY FOR THE STREET SIDE YARD SIDE SETBACK FOR LOT 1, BLOCK 2, WINDVIEW ADDITION, LOCATED AT 1903 ASHTON COURT

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

- Sec. 1. THAT the variance to allow for a street side yard setback of 15-feet in the PUD-R Planned Unit Development - Residential district located at 1903 Ashton Court (the "Property"), as depicted in Exhibit "A" hereto, is approved.
- Sec. 2. THAT this Resolution shall become effective immediately upon passage; provided that, the variance for the Property shall become effective immediately upon the conditions stated herein being fully satisfied.

AND IT IS SO RESOLVED.

PASSED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 21ST DAY OF NOVEMBER 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
Scotty Richardson, Place 3	_____	Ben Graves, Place 4	_____
Chuck Kelley, Place 5	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Attachment "A"



LAND TITLE SURVEY
BEING LOT 1, BLOCK 2 - WINDVIEW ADDITION
ADDRESS: 1933 ASHTON CT, COLLEYSVILLE, TEXAS

The following Schedule B items were addressed according to the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys Section 6(c) and identified by the tract designator listed in the title column here.

Schedule B Exception #	Recording Information	
I.	Building the following restrictive covenants of record identified below: As of Vol. IV, Volume 3888-24, Page 14, Plat Records, Tarrant County, Texas, and as of Volume 6082, Page 816, Plat, Property Records of Tarrant County, Texas and by instrument filed for record under Tarrant County Clerk's file No. D207014994, D212083356, D212083387, D212083388, D212083389, D212083500, D212083591, D212089277 and D2154541, but deleting any covenant, could be an restrictive covenants a preference, limitation or discrimination, based on race, color or religion, sex, handicap, familial status or marital origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3507 of the United States Code or (b) related to handicap, race, ethnicity, and/or other matters as described herein. Served Lines, covenants, and/or other matters as shown on plat recorded in Vol. 2, Pg. 223, P.L.D.C.C.	it is a blanket easement
10b.	Building lines and easements as of Vol. on this plat recorded in Vol. 3888-24 Pg. 124, P.A.C.C.C. Current easements and/or maintenance charges as set out in Vol. 3888-24, Pg. 224, P.A.C.C.C.	- here within crosses, or crosses the indicated tract - its location is shown it is a blanket easement

To: Old Republic National Title Insurance Company
Federico Sanchez, Jr

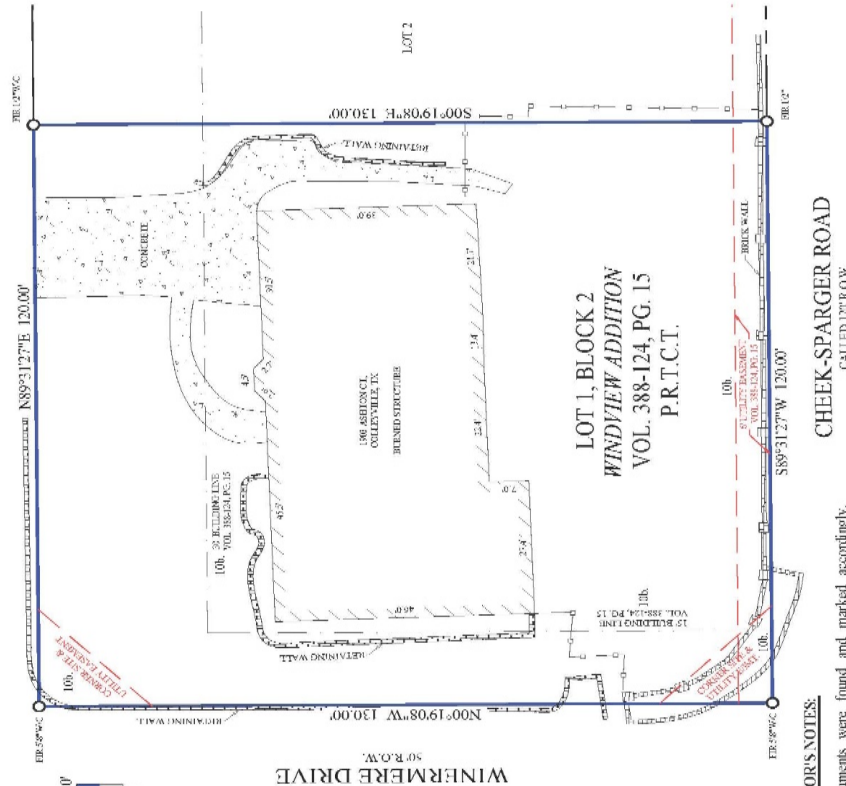
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The fieldwork was completed on September 29, 2023.



TEXTERRA SURVEYING
P.O. BOX 202165
ARLINGTON, TX 76006
Telephone (817) 235-7326
TBPELS Firm # 10194585
www.texterrasurveying.com



Jose B. Najaro III
Registered Professional
Land Surveyor No. 6736
texterrasurveying@gmail.com
October 02, 2023



1. Monuments were found and marked accordingly. Bearings are based on grid north (Texas Coordinate System of 1983, North Central Zone)

This property lies within ZONE X of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48439C0210K, dated 09/25/2009, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

United States Survey Feet
Texas Coordinate System of 1983, Central Zone
North American Vertical Datum of 1988
Plat Records of Tarrant County, Texas

Being Lot 1, Block 2 of **WINDMEYER ADDITION**, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Volume 338-124, Page 15, in the Plat Records of Tarrant County, Texas



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 9a

Agenda Date 11/21/2023

Number Resolution R-23-4883

Type Resolution

Department Community Development

Title

Consideration of a variance to lot size, lot coverage, and side yard setbacks for lot 27, Community Home Addition, located at 1611 Cherry Lane, Case VC23-004

Explanation

Reading and Public Hearing

This item was tabled from the October 17, 2023 and November 8, 2023 meetings. The applicant has requested a drainage plan from a local engineering firm but has not yet received the plan from them. The item is not ready and the applicant requests the item to remain on the table until the December 5, 2023 meeting.

The applicant was present and answered questions from the City Council at the October 4, 2023 meeting. The Council discussed the need for a drainage study to understand how the increased run-off will be handled with the existing drainage. The applicant indicated that they will have a drainage study for the next meeting. However, the drainage plan was not completed for the October 17, 2023 meeting and the item was tabled to the November 8, 2023 meeting. The engineering company is still not finished with the plan, therefore the request to table to the November 21, 2023 meeting. No one came forward to speak during the public hearing.

Colin and Janice Travis, the applicants, have submitted a request for variances to the provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically for the lot size (area and width), lot coverage, and side yard setbacks in the R-40 Single Family Residential district. The request is to allow for the lot area of 27,355 sq. ft., lot width of 105 ft., lot coverage of 29.1%, and 10 ft. side yards.

Existing Conditions/Background: The subject property, 1611 Cherry Lane, resides at the end of Cherry Lane near the intersection with Rose Street and has R-40 zoning. The existing lot area is 27,355 sq. ft., not the required 40,000 sq. ft. The lot width is 105 ft., not the required 150 ft. This is an existing platted lot, which is not developed.

Requested Variance: The applicant is requesting a variance to the lot size (area and width), lot coverage, and side yard setbacks to allow for a single-family home to be constructed. The existing R-40 zoning requires a minimum of 40,000 sq. ft. for the lot area, 150 ft. for lot width, 20% maximum lot coverage, and 15 ft. side yard setbacks when developed with a single-family residential use. The variance would allow for the existing lot area of 27,355 sq. ft. and lot width of 105 ft. along with a 29.1% lot

coverage and 10 ft. side yard setbacks.

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

The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 square feet	27,355 s.f.
Minimum Lot Width	150 feet	105 ft.
Minimum Lot Depth	150 feet	
Front Building Line	40 feet	
Side Building Line	15 feet	10 ft.
Rear Building Line	25 feet	
Max. Lot Coverage	20%	29.1%
Max. Impervious Coverage	50%	

Plat Status: The property is currently platted as Lot 27, County Home Addition.

DRC Review: The Development Review Committee (DRC) reviewed the request at their August 21, 2023 meeting, did not offer any comments, and scheduled the request for the City Council meeting on October 4, 2023.

Drainage: There is approximately 21.2 offsite drainage from the north and west currently being conveyed through this property. This development will be required to convey this offsite drainage under fully developed conditions through this development and into the existing wye inlet located south of this property.

Analysis: The subject property is requesting to have a variance to the lot size (area and width), lot coverage and side yard setbacks. The property is zoned R-40 and the lot size is not in compliance. When developed with a single-family residential use, the lot shall comply with the R-40 zoning district standards. A variance to the lot size (area and width), lot coverage and side yard setbacks would allow the ability to apply for and receive the necessary building permit to build a new single-family home.

Surrounding Development: The properties to the north, south, and west are zoned R-40 Single Family Residential district and are improved with single-family residential homes. The properties to the east are zoned R-20 Single Family Residential district and are improved with single-family residential homes.

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

Staff Recommendation: Staff is neutral on the requested variances.

Financial Impact

There is no financial impact to the City.

Recommendation

None

Attachments

1. Request to Table
2. Aerial
3. Zoning
4. Future Land Use
5. Statement of Planning Objectives
6. Original Plat
7. Plat
8. Site Plan
9. Lot Size Exhibit
10. Elevation Exhibit
11. Land Development Code Information
12. Notification Map
13. Notification List
14. Notification Letter
15. Letters Received
16. Resolution R-23-4883

Ben Bryner

To: Janice Travis
Subject: RE: Variance R-23-4883

From: Janice Travis <>
Sent: Monday, October 30, 2023 1:25 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Re: Variance R-23-4883

Hi Ben

They told me due to all the rain they were behind so I do not think I will have anything. Let's try for the 21st. I request to table to November 21st. I'll let you know as soon as I hear anything.

Thanks

Janice

Get [Outlook for iOS](#)

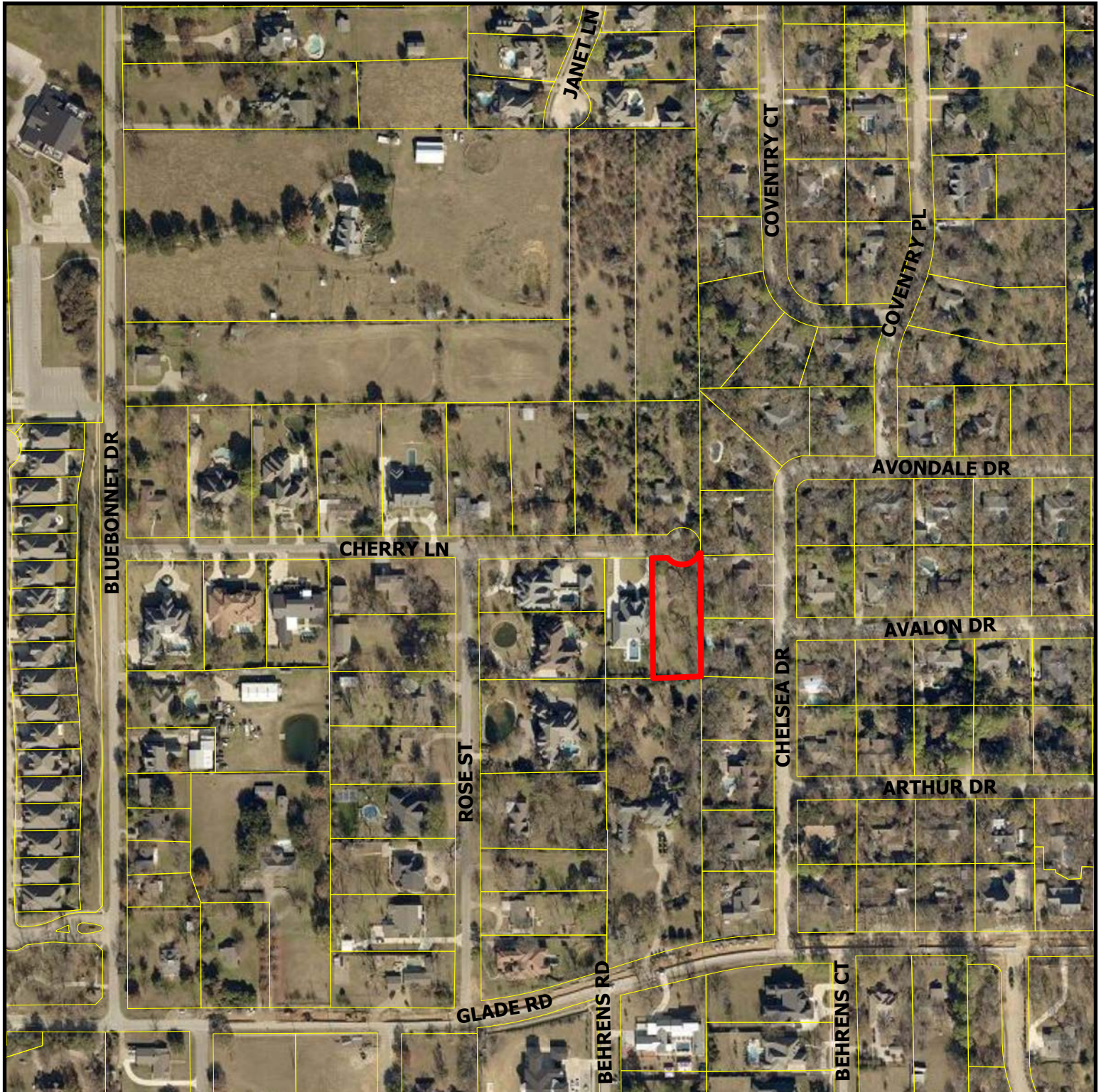
From: Ben Bryner <BBryner@colleyville.com>
Sent: Monday, October 30, 2023 11:00:17 AM
To: Janice Travis <>
Subject: RE: Variance R-23-4883

Janice,

Did you find out when the drainage plan will be ready? I will need something by 9 am tomorrow to be ready for next week's City Council meeting. If we won't have anything ready by then I will need you to request to table to a future City Council meeting, November 21st or December 5th.

Thanks,
Ben

Aerial Map

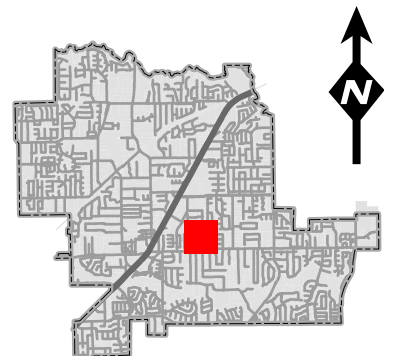


VC23-004

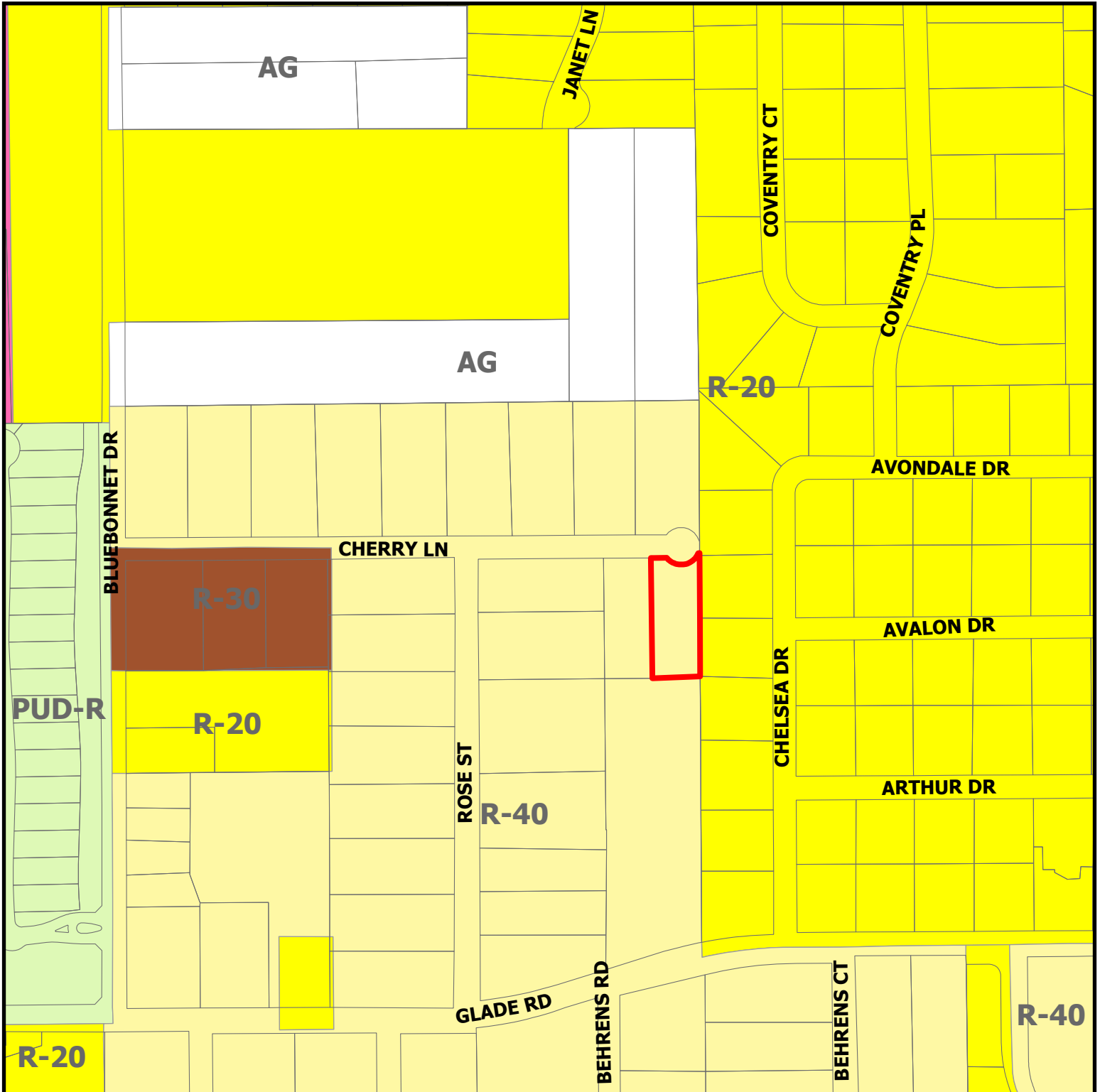
1611 Cherry Ln

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 Subject Property



Zoning Map

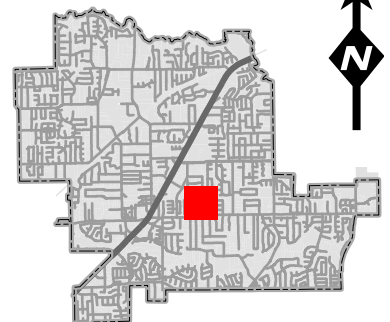


VC23-004

1611 Cherry Ln

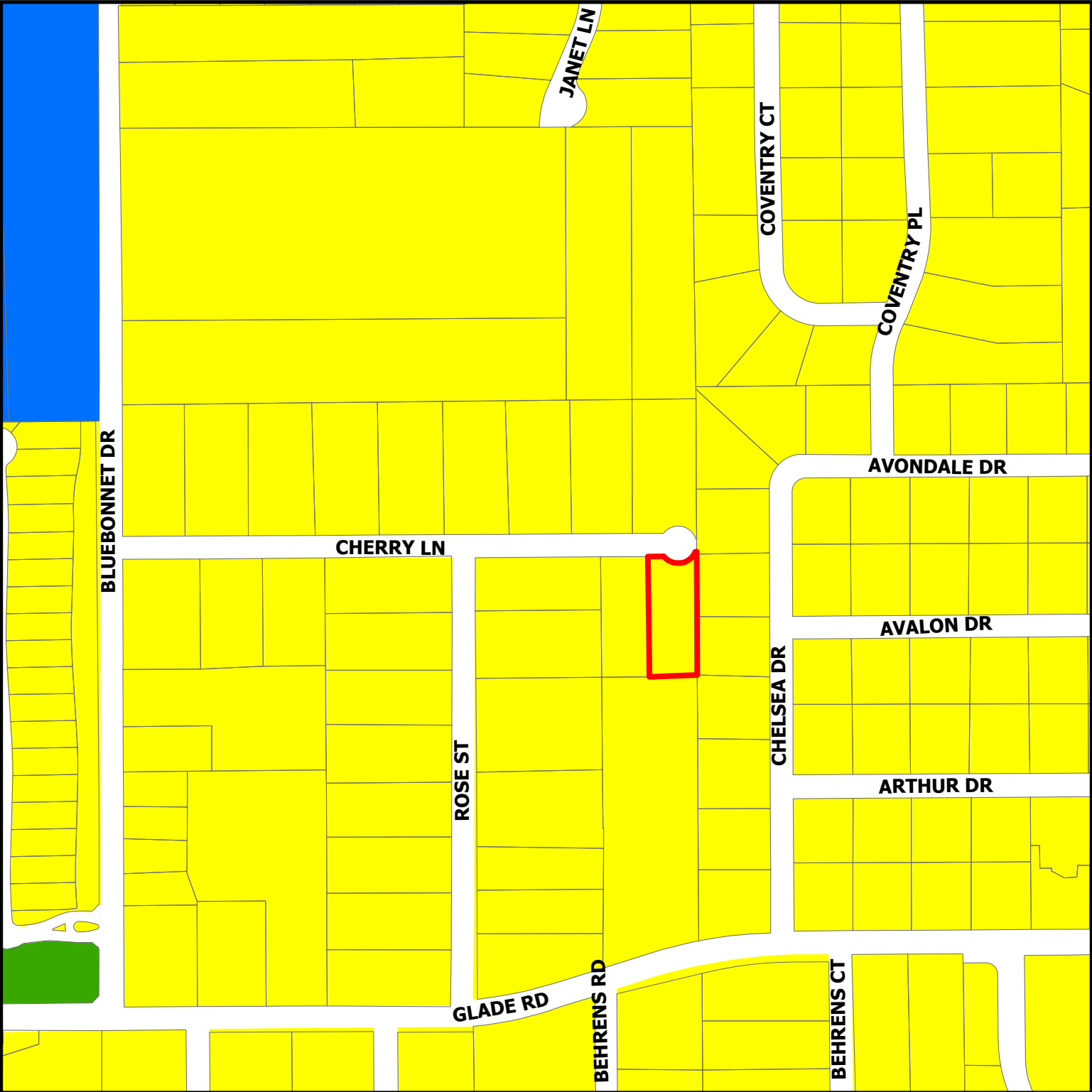


Subject Property



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Future Land Use Map

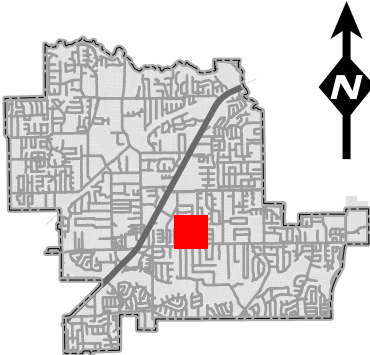


VC23-004

1611 Cherry Ln

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



August 9, 2023

Re: 1611 Cherry Lane, Colleyville 76034

Lot 27 - Communiuty Home Addition

We would like to request a variance for 1611 Cherry Lane, Colleyville.

The City of Colleyville has advised us that a re-zoning application would not be approved, despite the fact that this lot should be zoned R20 due to the size.

In 1952 this lot was platted as it stands today. The size of the lot is approximately 27,355 sq ft. In the 1970's, Colleyville zoned the lot as R40, which requires a minimum lot size of 40,000 sq. ft. For this reason, we are requesting the following variances:

- (1) the east side setback of 10 ft, instead of the required 15 ft.
- (2) the west side setback of 10 ft, instead of the required 15 ft
- (3) lot coverage of 29 % from 20% required for R40 size lot.

This property differs from other properties in the area due to the limited size of the lot.

Special conditions and circumstances exist which differ from other structures in the area and the same district. This is a hardship as we are not allowed to build the house that we want, the lot coverage and set backs are calculated on a lot that is 30 % larger than the lot in question, 1611 Cherry Lane.

Example:

R20 side yard setback 10 ft.

R40 side yard setback 15 ft.

R20 Maximum Lot coverage of 30% of 27,355 sq ft = 8206 sq ft of under roof which includes all garages, patios, porch, outdoor kitchen.

R40 Maximum Lot coverage of 20% of 27,355 sq ft= 5471 sq ft of under roof which includes all garages, patios, porch, outdoor kitchen.

We ask that you consider approving the variances.

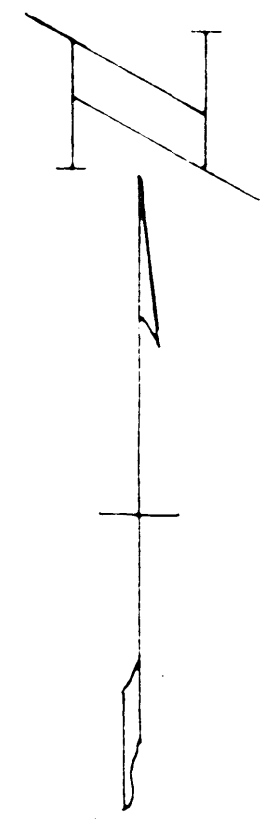
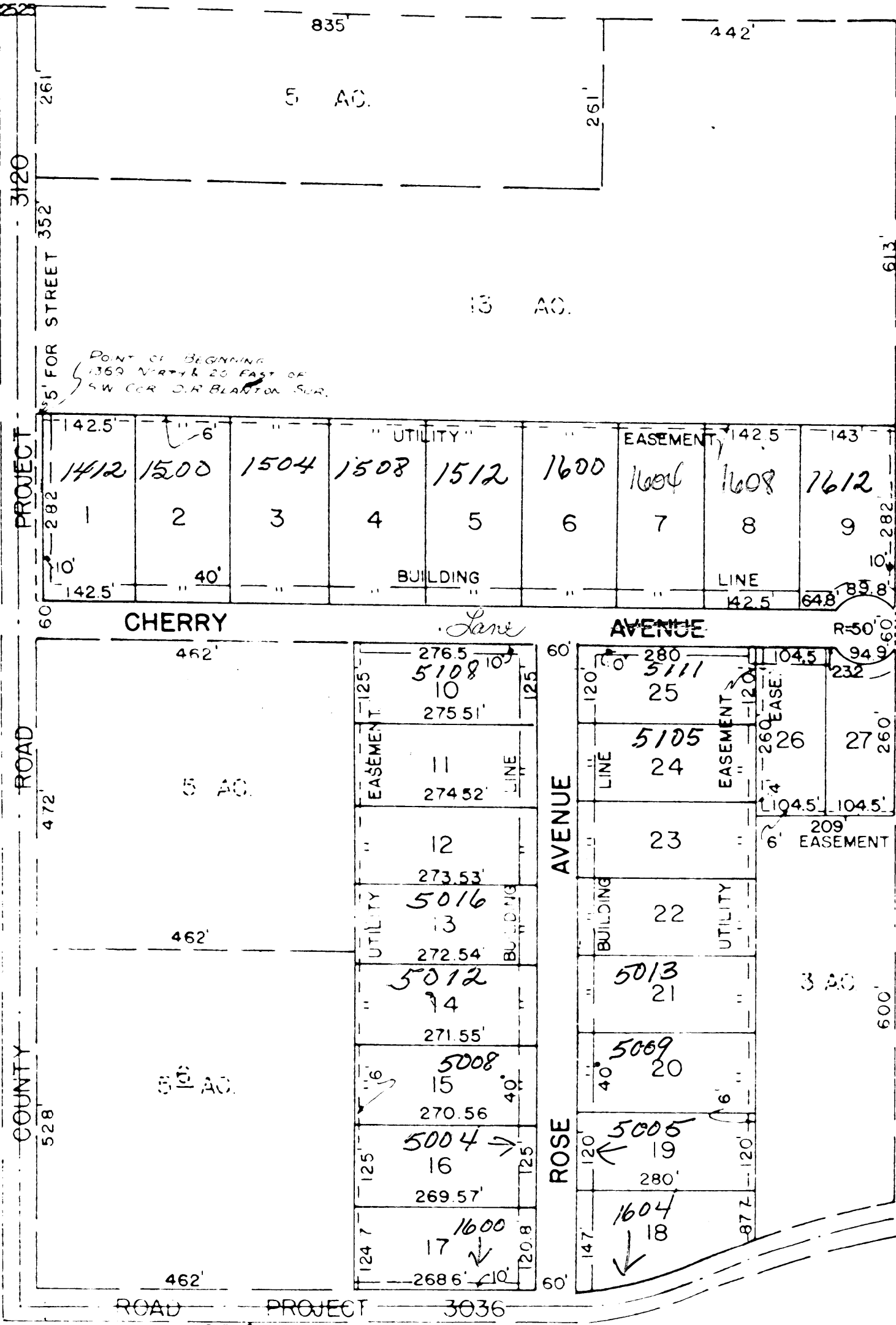
Sincerely,

Colin and Janice Travis



Flat Record Volume
383-R
page 40
per 1752

M. J. LOONEY SURVEY



SCALE: 1"=200'

APPROVED _____ 1952
GRAPEVINE, TEXAS

BY Walter H. Hite
MAYOR

BY _____
SECRETARY

AUTHORIZED BY ORDER OF THE
COMMISSIONERS COURT OF
TARRANT COUNTY, TEXAS.

THIS 24th DAY OF May 1952

MELVIN (MED) FAULK
COUNTY CLERK

BY an davis
CLERK OF COMM COURT

G.W. TEETER SURVEY

PLAT SHOWING

LOTS 1-27

COMMUNITY HOME ADDITION

TO

GRAPEVINE, TARRANT COUNTY, TEXAS

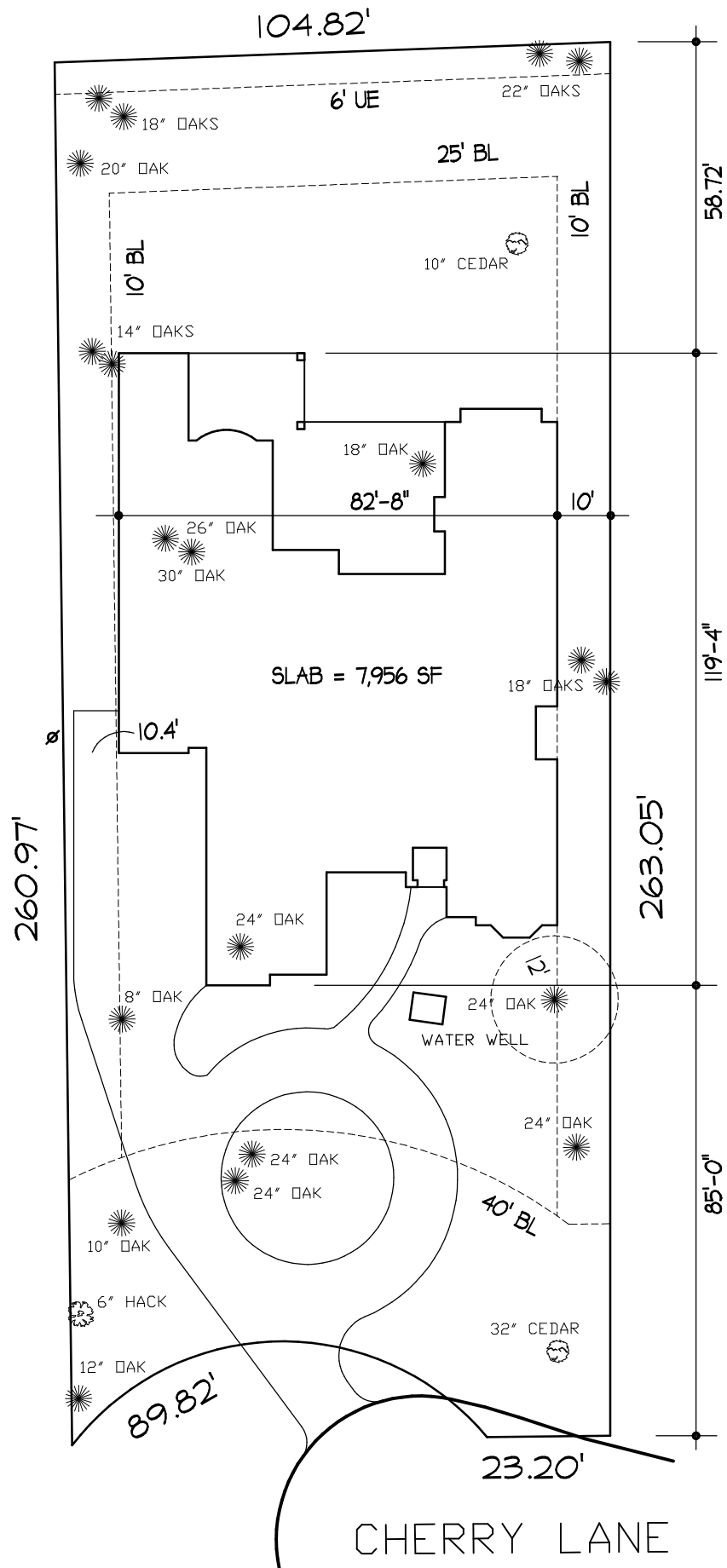
SURVEYED APRIL, 1952

BY

FRANK H. PAYNE & ASSOC
CIVIL ENGINEERS



Plat Record Volume
388-R
page 110
recorded 1952



PLOT PLAN

SCALE: 1"=20'

LOT 27
COMMUNITY HOME ADD'N
COLLEYVILLE, TEXAS

NORTH

LOT = 27,355 SF
SLAB = 7,956 SF
COVERAGE = 29.1%

Lot Size for surrounding area in R40 district

1.	Lot 1	40,616
2.	Lot 2	41,566
3.	Lot 3	42,706
4.	Lot 4	42,634
5.	Lot 5	42,814
6.	Lot 6	42,109
7.	Lot 7	41,889
8.	Lot 8	40,795
9.	Lot 9	41,843
10.	Lot 10	33,871
11.	Lot 11	35,063
12.	Lot 12	33,146
13.	Lot 13	35,089
14.	Lot 14	32,798
15.	Lot 15	33,776
16.	Lot 16	34,048
17.	Lot 17	33,392
18.	Lot 18	32,557
19.	Lot 19	27,428
20.	Lot 20	26,436
21.	Lot 21	47,794
22.	Lot 22 & 23 combined 57,978	
23.	Lot 24	42,000
24.	Lot 25	33,032
25.	Lot 26	27,566
26.	Lot 27	27,355

Of 27 Lots in "Community Home Addition" platted in 1952, only 11 have the R-40 District Minimum requirement of 40,000 sq. ft. the other 16 are less than the minimum requirement.



SECTION 3.24.G – SCHEDULE OF DISTRICT REGULATIONS

MAXIMUM RESIDENTIAL DENSITY; MINIMUM LOT SIZE REQUIREMENTS; MINIMUM YARD REQUIREMENTS; MAXIMUM BUILDING HEIGHT; MAXIMUM LOT COVERAGE; OUTDOOR STORAGE; SCREENING; AND, HOURS OF OPERATION

(See District Regulations Notes following Section 3.24.F for explanation of letters in charts)

Zoning Districts		Minimum Lot Size Requirements				Max. Lot Size	Minimum Yard Requirements**			Max. Building Height		Max. Lot Coverage	Max. Impervious Coverage	
		Area (sq. ft.)		Min. Width in feet	Min. Depth in feet		Front/Street ROW Side (feet)	Internal Side (feet)	Rear (feet)	Stories	Feet			
		Per Family	Total											
Classification	AG	Agricultural	130,680	130,680	200	300	n.a.	40'	25'	40'	2.5	35'	20%	50%
	RE	S.F. "Estate" Residential	80,000	80,000	200	300	n.a.	40'	25'	40'	2.5	35'	20%	50%
	R-40	Single Family Residential	40,000	40,000	150'	150'	n.a.	40'	15'	25'	2.5	35'	20%	50%
	R-30	Single Family Residential	30,000	30,000	125'	125'	n.a.	35'	10'	25'	2.5	35'	25%	55%
	R-20	Single Family Residential	20,000	20,000	100'	125'	n.a.	30'	10'	25'	2.5	35'	30%	60%
	R-15	Single Family Residential	15,000	15,000	100'	125'	n.a.	30'	10'	25'	2.5	35'	30%	60%
	R-D	Two Family Residential	4,000	8,000	70'	115'	n.a.	25'	10'	25'	2.5	30'	50%	80%
	R-MF	Multi-Family Residential (zoned after June 16, 1961)	2,700	18,000	70'	115'	n.a.	25'	10'	25'	2.0	30'	50%	80%
	R-MF	Multi-Family Residential (zoned before June 16, 1961)	1,500	10,000	70'	115'	n.a.	25'	10'	25'	3.0	30'	75%	80%
	MH	Mobile Home (Minimum size of mobile home park - 40 spaces)	20,000	20,000	100'	125'	n.a.	30'	10'	25'	2.5	30'	30%	40%
C-PO	Professional Office Commercial	n.a.	7,200	100'	120'	1 acre	40'	15' (B/C)	10' (C/D)	2.0	35'	40%	80%	
CN	Neighborhood Commercial	n.a.	10,000	100'	120'	1 acre	40'	15' (B/C)	10' (C/D)	2.0	35'	40%	80%	
CC1	Village Retail	n.a.	15,000	150'	120'	5 acres	40' (A)	15' (B/C)	10' (C/D)	2.0	35'	50%	80%	
CC2	Shopping Center	n.a.	20,000	150'	120'	none	40' (A)	15' (B/C)	10' (C/D)	2.0	35'	60%	80%	
CC3	Highway Commercial	n.a.	10,000	150'	120'	none	40'	15' (B/C)	10' (C/D)	2.0	35'	70%	80%	
ML	Light Manufacturing	n.a.	10,000	100'	120'	none	40'	15' (B/C)	10' (C/D)	2.0	35'	60%	80%	

* All regulations may vary when above districts are used as a base district for a PUD.

** All required building lines shall adhere to the minimum yard requirement of the applicable zoning district for the property per Section 3.24.6- Schedule of District Regulations regardless of any setbacks shown on a plat unless a documented plat waiver has been approved.

Notification Map



VC23-004

1611 Cherry Ln



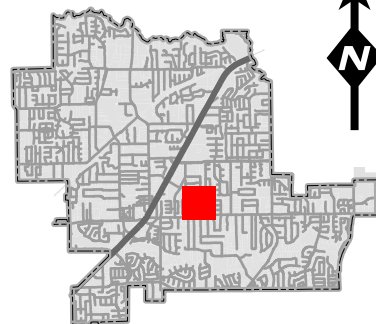
Parcels to be notified



Buffer



Subject Property



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.

OBJECTID	Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
55	MONTCLAIR PARC ADDITION	1108 W. Pioneer Parkway	ARLINGTON ,TX	76013	COURTESY NOTICE
33	STEWART, LARRY	1509 CHERRY LN	COLLEYVILLE, TX	76034	5016 ROSE ST
27	WOODCOCK, DAVID	1512 CHERRY LN	COLLEYVILLE, TX	76034	1512 CHERRY LN
17	DAMERON, RAY	1600 CHERRY LN	COLLEYVILLE, TX	76034	1600 CHERRY LN
36	TRAVIS, COLIN	1609 CHERRY LN	COLLEYVILLE, TX	76034	1609 CHERRY LN
4	ROGERS, NANCY	1612 CHERRY LN	COLLEYVILLE, TX	76034	1608 CHERRY LN
37	DUCIC, YADRANKO	1700 GLADE RD	COLLEYVILLE, TX	76034	1700 GLADE RD
49	PARKER, TIMOTHY	1704 ARTHUR DR	COLLEYVILLE, TX	76034	1704 ARTHUR DR
3	DAVIS, RICHARD J	1704 AVALON DR	COLLEYVILLE, TX	76034	1704 AVALON DR
39	DUNN, MARC P	1704 AVONDALE DR	COLLEYVILLE, TX	76034	1704 AVONDALE DR
46	STANLEY, REBECCA S	1704 GLADE RD	COLLEYVILLE, TX	76034	1704 GLADE RD
18	MILNER, WALTER J	1705 ARTHUR DR	COLLEYVILLE, TX	76034	1705 ARTHUR DR
45	CASILIO JOELLEN TR	1705 AVALON DR	COLLEYVILLE, TX	76034	1705 AVALON DR
42	LEPORI, WILLIS R	1705 AVONDALE DR	COLLEYVILLE, TX	76034	1705 AVONDALE DR
23	SPENCER, DANIEL	1708 ARTHUR DR	COLLEYVILLE, TX	76034	1708 ARTHUR DR
22	GILSTRAP, JEFF	1708 AVALON DR	COLLEYVILLE, TX	76034	1708 AVALON DR
10	KLINE, ALAN	1708 AVONDALE DR	COLLEYVILLE, TX	76034	1708 AVONDALE DR
5	BROWN, KATHARINE M	1709 ARTHUR DR	COLLEYVILLE, TX	76034	1709 ARTHUR DR
16	CARR, DONNA M	1709 AVALON DR	COLLEYVILLE, TX	76034	1709 AVALON DR
40	MARSHALL, M A	1709 AVONDALE DR	COLLEYVILLE, TX	76034	1709 AVONDALE DR
26	WALKER, BRYAN	1712 AVALON DR	COLLEYVILLE, TX	76034	1712 AVALON DR
41	STOWE, STEPHEN	1713 AVALON DR	COLLEYVILLE, TX	76034	1713 AVALON DR
34	MARCH, JAMES H	1713 AVONDALE DR	COLLEYVILLE, TX	76034	1713 AVONDALE DR
52	CHELSEA PARK ADDITION	1816 Avondale Drive	COLLEYVILLE ,TX	76034	COURTESY NOTICE
11	FATCAT II LLC	2140 E SOUTHLAKE BLVD STE L-675	SOUTHLAKE, TX	76092	5208 COVENTRY CT
56	GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
32	ABBOTT, LARRY	4700 JIM MITCHELL TR E	COLLEYVILLE, TX	76034	1712 ARTHUR DR
13	OLENGUE, INNOCENT	5000 CHELSEA DR	COLLEYVILLE, TX	76034	5000 CHELSEA DR
25	HOOKS, DURAN	5004 CHELSEA DR	COLLEYVILLE, TX	76034	5004 CHELSEA DR
29	BACA, CHAD	5005 ROSE ST	COLLEYVILLE, TX	76034	5005 ROSE ST
43	MANGHAM, WEBSTER M	5008 CHELSEA DR	COLLEYVILLE, TX	76034	5008 CHELSEA DR
1	HARRINGTON, D NEAL	5012 CHELSEA DR	COLLEYVILLE, TX	76034	5012 CHELSEA DR
9	WILLIAMS, LACI	5012 ROSE ST	COLLEYVILLE, TX	76034	5012 ROSE ST
2	WINTERS, DAN L	5013 ROSE ST	COLLEYVILLE, TX	76034	5013 ROSE ST
24	KING, MARY	5016 CHELSEA DR	COLLEYVILLE, TX	76034	5016 CHELSEA DR
31	HICKEY, BRIAN DOUGLAS	5100 CHELSEA DR	COLLEYVILLE, TX	76034	5100 CHELSEA DR
19	STEWART, CONNIE	5100 ROSE ST	COLLEYVILLE, TX	76034	5100 ROSE ST
20	FORDYCE, MARK	5101 ROSE ST	COLLEYVILLE, TX	76034	5101 ROSE ST
30	BURAL, EARL	5104 CHELSEA DR	COLLEYVILLE, TX	76034	5104 CHELSEA DR
47	CLARK, HARRY P	5104 ROSE ST	COLLEYVILLE, TX	76034	5104 ROSE ST
8	HERRON, DAVID	5105 ROSE ST	COLLEYVILLE, TX	76034	5105 ROSE ST
21	MILLER, TRACY S	5108 CHELSEA DR	COLLEYVILLE, TX	76034	5108 CHELSEA DR
44	COURON, SUSAN	5108 ROSE ST	COLLEYVILLE, TX	76034	5108 ROSE ST
14	PERRY, STAN	5111 ROSE ST	COLLEYVILLE, TX	76034	5111 ROSE ST
6	TEW, TERESA A	5117 COVENTRY PL	COLLEYVILLE, TX	76034	5117 COVENTRY PL
28	DOSSANI, ANWAR A	520 E NORTHWEST HWY STE 100	GRAPEVINE, TX	76051	5209 BLUEBONNET DR
48	HARGROVE, BELINDA	5200 COVENTRY CT	COLLEYVILLE, TX	76034	5200 COVENTRY CT
50	APTE, SHIREESH	5204 COVENTRY CT	COLLEYVILLE, TX	76034	5204 COVENTRY CT
53	CRANBROOK ESTATES	P.O. Box 372	COLLEYVILLE ,TX	76034	COURTESY NOTICE
54	KINGSWOOD ESTATES-COLLEYVILLE	P.O. Box 978	COLLEYVILLE ,TX	76034	COURTESY NOTICE
15	STEWART, LARRY R	PO BOX 1497	COLLEYVILLE, TX	76034	5009 ROSE ST
7	PHILLIPS, DEAN F	PO BOX 210445	BEDFORD, TX	76095	1604 CHERRY LN



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

**City Council Meeting: Tuesday, September 19, at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration of a variance for the required lot size, lot coverage, and side yard setbacks. The area and width of the lot do not comply with the minimums standards for the R-40 district. The request will allow for the construction of a new single family home.

Zoning Case: VC23-004

Applicant: Colin and Janice Travis

Owner: Colin and Janice Travis

Location: 1611 Cherry Lane

Property Description: Lot 27, Community Home Addition

Present Zoning: R-40, Single Family Residential

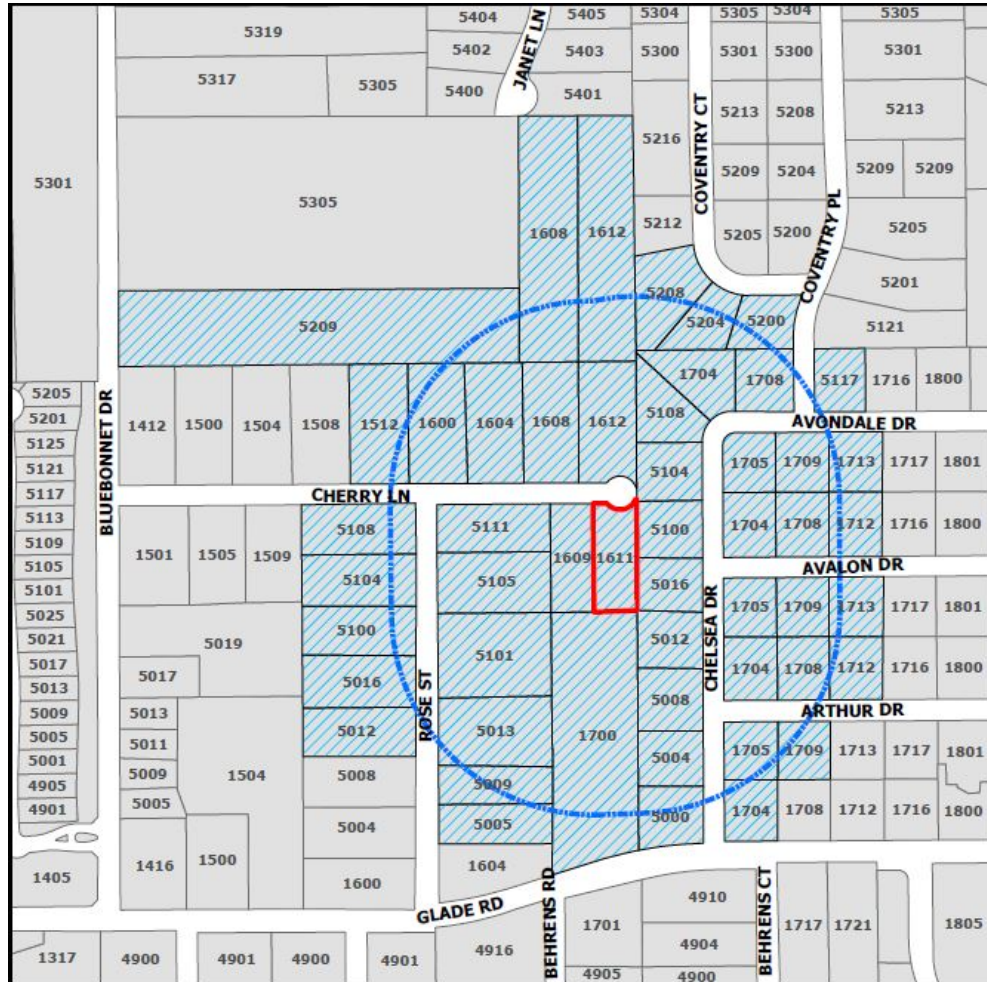
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ZONING CASE VC23-004

1611 CHERRY LANE

LOT 27, COMMUNITY HOME ADDITION

I protest the changes requested. The owners knew of the restrictions when it was purchased, and benefit from a less dense neighborhood.

Dan Winters

DAN WINTERS

5013 ROSE ST.

Colleyville, Tx 76034

September 12, 2023

Community Development Department
City of Colleyville

In regard to the following:

Zoning Case VC23-004
1611 Cherry Lane
Lot 27, Community Home Addition

My wife, Carol, and I have lived at 5111 Rose St, Colleyville, for the past 12 plus years. We attended the City Council meetings several years ago when the Traveses requested a similar variance for the lot at 1609 Cherry Lane where they currently live, and we spoke in favor of approval at that time. It is our opinion that the Council acted appropriately and granted that request. The reason we say appropriately is that the lot sizes at 1609 and 1611 Cherry Lane are considerably smaller than the lot description for R-40 zoning. In fact, we think a majority of the lots in this neighborhood are not a full acre, which is typical of R-40. I know our lot is smaller as well.

It is our understanding that the Traveses are requesting a larger percentage of building size to lot size and a 10 ft. set-back on the west side only of lot 27. We also understand that their request is in line with the typical requirements for lots of this size. We received a variance when we built our house for a 10 ft. set-back on one side. We cannot see why the Council would not grant the same variance on this lot as was granted on the previous lot. We can tell you that the house which the Traveses built at 1609 is very attractive and fits into the neighborhood quite nicely. Many of us who are getting older want to live in single story homes, and this creates a need for a larger building size to lot size ratio.

We would urge you to approve this request.

Sincerely,

A handwritten signature in dark ink, appearing to read "Stan Perry Carol Perry". The signature is written in a cursive, flowing style.

Stan & Carol Perry

From: [Brian Hickey](#)
To: [Jackie Reyff](#)
Subject: VC23-004
Date: Tuesday, September 26, 2023 1:32:29 PM

Ms. Reyff,

I am writing regarding the zoning case noted above.

I live directly east of and next to the subject lot. I have lived here over 18 years.

The Travis's requested and received the same variance for their current lot, and the results were fantastic.

The property they built is beautiful, and the setback deltas are not noticeable at all.

Based on the proposed renderings of the home to be built, I am sure it will be just as nice.

As such, I have no issue with their request for a variance and support their request.

Should you have any questions, please contact me at your convenience.

Regards,

Brian Hickey
5100 Chelsea Drive, Colleyville



RESOLUTION R-23-4883

A RESOLUTION APPROVING A REQUEST FOR A VARIANCE TO SECTION 3.24.G, SCHEDULE OF DISTRICT REGULATIONS OF THE LAND DEVELOPMENT CODE, SPECIFICALLY FOR LOT AREA, LOT WIDTH, LOT COVERAGE, AND SIDE YARD SETBACKS, IN THE R-40 SINGLE FAMILY RESIDENTIAL DISTRICT, FOR LOT 27, COMMUNITY HOME ADDITION, LOCATED AT 1611 CHERRY LANE

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

- Sec. 1. THAT the variance to allow for the lot area to be approximately 27,355 square feet, lot width to be 105 feet, lot coverage to be 29.1%, and side yard setbacks of 10 feet with the R-40 Single Family Residential zoning district located at 1611 Cherry Lane (the "Property"), as depicted in Exhibit "A" hereto, is approved.
- Sec. 2. THAT this Resolution shall become effective immediately upon passage; provided that, the variance for the Property shall become effective immediately upon the conditions stated herein being fully satisfied.

AND IT IS SO RESOLVED.

PASSED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 21ST DAY OF NOVEMBER 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
Scotty Richardson, Place 3	_____	Ben Graves, Place 4	_____
Chuck Kelley, Place 5	_____		

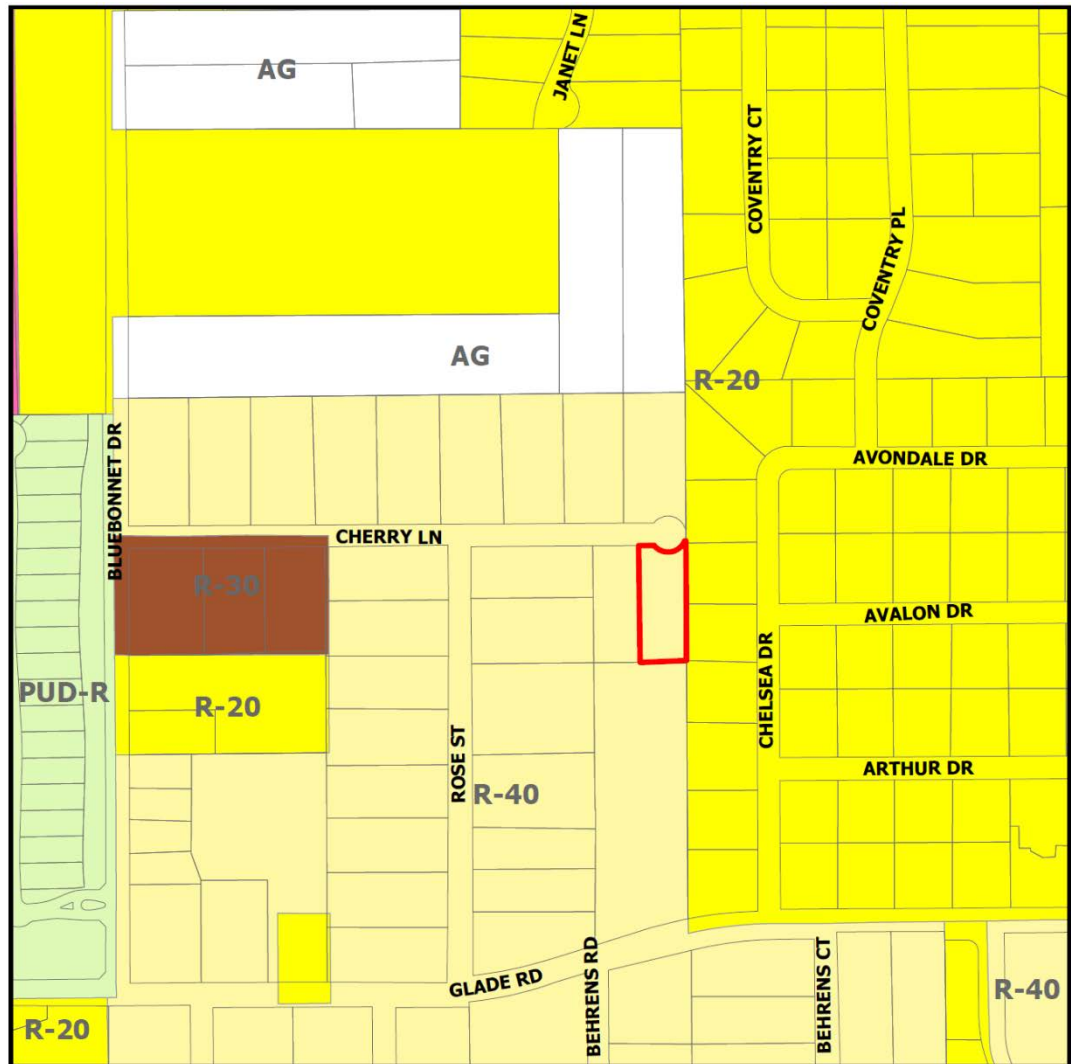
ATTEST:

CITY OF COLLEYVILLE

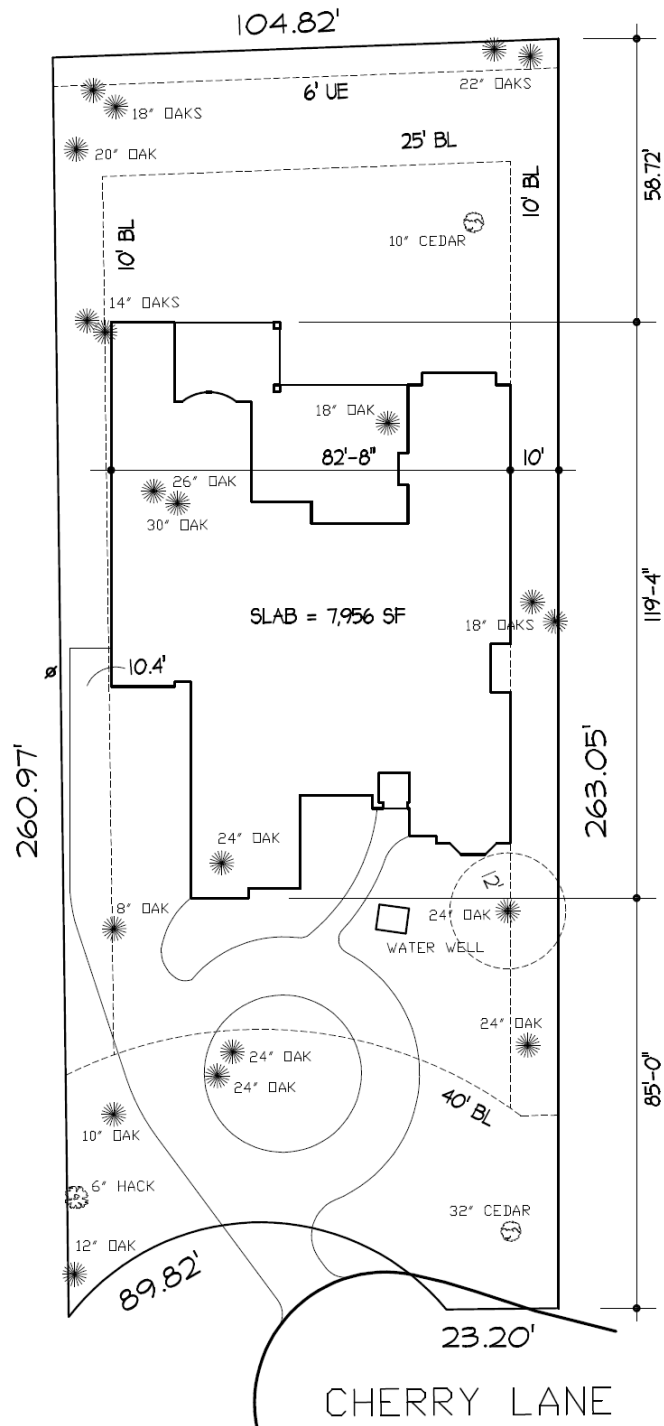
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Attachment "A"



Attachment "B"



PLOT PLAN SCALE: 1"=20'

LOT 27
COMMUNITY HOME ADD'N
COLLEYVILLE, TEXAS

LOT = 27,355 SF
SLAB = 7,956 SF
COVERAGE = 29.1%



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 11

Agenda Date 11/21/2023

Type Report

Department City Secretary

Title

Colleyville Center Advisory Committee Minutes - August 21, 2023

Planning and Zoning Commission Minutes - October 9, 2023

Planning and Zoning Commission Special Meeting Minutes - October 23, 2023

Planning and Zoning Commission Worksession Minutes - October 23, 2023

Attachments

1. Colleyville Center Advisory Committee Minutes - August 21, 2023
2. Planning and Zoning Commission Minutes - October 9, 2023
3. Planning and Zoning Commission Special Meeting Minutes - October 23, 2023
4. Planning and Zoning Commission Worksession Minutes - October 23, 2023



City of Colleyville

Colleyville Center Advisory Committee MINUTES

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

Monday, August 21, 2023
5:30 p.m.

Colleyville Center
5301 Riverwalk Drive

PRESENT: Jeremy Tallo, Chair; Fred Mills, Vice-Chair; Judith Goodwin; Lee Koch; Alex Thomas; Paul Vigiletti; Julie George; Louis Miller; Darla Dennison; Chelsea Rose, Colleyville Center Manager; Kristi Isbell, Colleyville Center Sales & Event Specialist

ABSENT: Athena Wiginton

1. CALL TO ORDER

The meeting was called to order by Chair Jeremy Tallo at 5:33 p.m.

2. APPROVAL OF MINUTES

Julie George motioned for approval of the February 13, 2023 minutes. Darla Dennison seconded the motion. The motion was approved with no dissension.

3. REGULAR AGENDA ITEMS

3a Election of Chair and Vice Chair

A motion was made by Alex Thomas for Jeremy Tallo to continue as Chair and Fred Mills to continue as Vice Chair. Darla Dennison seconded the motion. The motion was approved with no dissension.

3b Introduction of Colleyville Center Advisory Committee and Colleyville Center Staff

The Committee and Staff introduced themselves, gave background, and information on their interest in serving on the Committee.

3c Community Engagement

Chelsea Rose described the emphasis of the Colleyville Center and Colleyville Business Center's role on *community engagement* and *economic development*. Rose explained that the Colleyville Business Center represents an economic development function for the City and the Colleyville Center, being the "clubhouse" for many community organizations, strives to be the center of community engagement. Rose stated that the Manager and Staff will further support these functions within the City. Rose explained that, thus far, Staff has updated and provided guidelines to the leaders of

the community organizations for hosting events at the Center and requested a copy of the organization's bylaws so that Staff may structure contracts according to the organization's calendar and better anticipate their needs. Discussion ensued regarding upcoming events and announcements by committee members affiliated with community organizations.

Rose further explained that the Colleyville Center that one of the goals, with 25th Anniversary marketing efforts, is to reintroduce the Center to the community and the discount rates available for residents and community organizations. Rose stated that the Center will be included in upcoming Your New Neighborhood materials which are provided to new residents.

3d Update on 25th Anniversary Recognition

Kristi Isbell described the "Reception Roadshow" marketing efforts of the Center's 25th Anniversary including booth participation at the GCISD Education Foundation's Golf Tournament, the City of Colleyville's City Fair, the Colleyville Public Library's Summer Reading Finale, and a Colleyville Chamber of Commerce luncheon. Isbell explained upcoming events would include presentations at the Colleyville Rotary Club and the Chamber's Coffee & Commerce, as potentially the Colleyville Woman's Club and Colleyville Garden Club.

Discussion ensued regarding the familiarity of the Colleyville Center by new residents. Alex Thomas suggested that newer residents of Colleyville (example less than 10 years) are not familiar with the venue at all. Jeremy Tallo asked whether Colleyville residents hosted wedding events at the Center. Louis Miller suggested a postcard sized mailer to residents with photos and Rose acknowledged a mailer could be a potential form of "reintroduction". Rose added that information will be included in the eNews and Communicator.

3e Budget and Utilization Update

Rose explained that the directive from City Manager's Office and City Council is for the Center to be utilized by the community. Rose provided utilization data regarding percentage of days booked (events booked on bookable days) and type of event (business, social, non-profit, or City) for fiscal years 2020-2023. Julie George requested our current rates be shared with the Advisory Committee and Staff confirmed will provide in follow up email.

3c Discussion of Items for Future Agendas

Rose indicated that a budgetary item for consideration in the future will be the window replacement in the Grand Hall. Staff provided additional dates for Colleyville Center Advisory Committee meetings: November 13, 2023, February 12, 2024, and May 13, 2024.

4. ADJOURNMENT

Darla Dennison motioned to adjourn the meeting. Lee Koch seconded the motion. The motion was approved with no dissension. The meeting was adjourned at 6:42 p.m.

APPROVED BY A VOTE OF 7 AYES, 0 NAYS, AND 0 ABSTENTIONS ON THIS THE 13th DAY OF NOVEMBER, 2023.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, OCTOBER 9, 2023

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on October 9, 2023, at 6:15 p.m.

Roll Call

Present: David Groves, Jim Linn, Tim Raine, Mark Alphonso, Sayeda Syed, Claudia Bevill, and Jerome Obinabo

Absent:

Staff Present: Ben Bryner, Jacquelyn Reyff, Kris Potts, and Chris Pham

Also Present: Attorney, Nicole Corr, Fire Marshall, Rob Mckeown

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

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:54 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 October 09, 2023, at 7:07 p.m.

Roll Call

Present: David Groves, Jim Linn, Tim Raine, Mark Alphonso, Sayeda Syed, Claudia Bevill, and Jerome Obinabo

Absent: None

Staff Present: Ben Bryner, Jacquelyn Reyff, Kris Potts, and Chris Pham

Also Present: Attorney, Nicole Corr, Fire Marshall Rob Mckeown

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes – September 11, 2023
Planning and Zoning Commission Worksession Minutes – September 25, 2023

Commissioner Alphonso made a motion to approve the September 11, 2023 Planning and Zoning Commission Meeting Minutes, and the September 25, 2023 Planning and Zoning Commission Worksession Minutes. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Linn, Raine, Alphonso, Bevill, and Obinabo

Nay: 1 - Syed

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Tabled from the September 11th meeting - Consideration of a change of zoning from a PUD-C Planned Unit Development – Commercial district to a PUD-C Planned Unit Development – Commercial district, specifically for new commercial offices, for Lot 1, Block 1, San Bar Square Addition, located at 105 Cheek-Sparger Road. The request is for medical and general office uses to include a compound pharmacy, Case ZC23-006

Commissioner Claudia Bevill recused herself.

Commissioner Syed made a motion to remove Case ZC23-006 from the table. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Linn, Raine, Alphonso, Syed, and Obinabo

Nay: 0

Recusal: 1 - Bevill

Jacquelyn Reyff presented the case and briefed the commission.

Robert Johnson, 845 Enterprise Place, Suite B, Southlake, TX, presented his case for the proposed pharmacy. He answered the Commission's questions regarding the change in site plan showing a decrease in building size and parking required.

The public hearing was opened at 7:19 p.m.

The following citizens did not wish to speak, but did wish to record their opposition.

Greg Rhodes, 114 W Greenbriar Ln
Janet Lenhart, 412 Woodbriar Ct
Jeff Lenhart, 412 Woodbriar Ct
Cynthia Wallace, 104 Greenbriar Ln
David Wallace, 104 Greenbriar Ln
Lee Ann Walker, 409 Briarcliff Ct
Lesa Haskell, 3709 Oakbriar Ln

The following citizens spoke at the public hearing:

Michael Davila, 100 Greenbriar Ln., spoke in opposition of the case, specifically regarding the potential increased traffic through the neighborhood.

Dane Davila, 100 Greenbriar Ln., spoke in opposition of the case, specifically regarding the potential increased traffic through the neighborhood.

Israel Davila, 100 Greenbriar Ln., spoke in opposition of the case, specifically regarding the potential increased traffic through the neighborhood.

J.J Davila, 100 Greenbriar Ln., spoke in opposition of the case, specifically regarding the potential increased traffic through the neighborhood.

Jeff Montague, 3717 Briarhaven Ln., spoke in opposition of the case, specifically regarding the potential increased traffic and the lack of available infrastructure in the neighborhood.

Bob Grant, 3616 Sweetbriar Ln., spoke in opposition of the case.

Jane Clark, 115 W. Greenbriar Ln., spoke in opposition of the case, specifically regarding the potential increase in traffic and the safety concerns for children

walking to the nearby park.

Michael Roberts, 3717 San Bar Ln, spoke in opposition to the case, specifically in regards to the potential increase in traffic, the lack of sidewalks, and lack of stop signs on Greenbriar Ln.

Chelsee Martinez, 3716 Briarhaven Ln., spoke in opposition of the case, specifically stating there were already multiple pharmacies within the vicinity another would be unnecessary.

Sharon Dowdey, 200 Greenbriar Ln., spoke in opposition of the case, specifically regarding a potential increase in crime and traffic. She also spoke about the lighting that would potentially impact nearby properties.

Adnan Syed, 6705 Sapphire Cir. N., spoke in opposition of the case, specifically regarding the pharmacy use and asked questions regarding what will be compounded at the pharmacy.

John Lucas, 4008 Steeplechase Dr., spoke in support of the case, specifically regarding that traffic would not increase through the neighborhood.

With no one else wishing to speak, the public hearing was closed at 7:48 p.m.

Robert Johnson, 845 Enterprise Place, Suite B, Southlake, TX, spoke on the case again and addressed citizen comments regarding increased traffic and medical waste.

Preyesh Kumar, 2205 N. Pearson Ln, Westlake TX, the property owner also spoke and addressed questions regarding the hours of operation, the number of employees, and potential traffic onto San Bar Ln.

The public hearing was re-opened at 8:08 p.m.

Sharon Dowdey, 200 Greenbriar Ln., spoke in regards to the history of zoning on the property.

Morgan Spence, 312 Greenbriar Ln., spoke in opposition of the case, specifically regarding what type of medication be compounded at the pharmacy, and the potential for increased crime.

Lindsey Reyes, 3725 San Bar Ln., spoke in opposition of the case, specifically regarding parking for the pharmacy, and if overflow parking will be deferred to San Bar Ln.

With no one else wishing to speak, the public hearing was closed at 8:12 p.m.

The Commission took a recess for an Executive Session at 8:16 p.m.

The Executive Session ended and the regular meeting resumed at 8:22 p.m.

Commissioner Alphonso made a motion to approve case ZC23-006. Commission Linn seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Linn, Raine, Alphonso, and Obinabo

Nay: 1 - Syed

Recused: 1 – Bevill

- 2b** Tabled from the September 11th meeting - Consideration of a Rezoning from AG Agricultural to R-30 Single Family Residential and R-40 Single Family Residential for Lots 1 and 2R1, Block 1, Davis Place Addition, located at 6400 and 6316 Pleasant Run Road, Case ZC23-025.

THE APPLICANT IS REQUESTING TO TABLE TO THE NOVEMBER 13, 2023 PLANNING AND ZONING COMMISSION MEETING

Commissioner Syed made a motion to remove Case ZC23-025 from the table. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 7– Groves, Alphonso, Syed, Raine, Linn, Bevill, and Obinabo

Nay: 0

Commissioner Syed made a motion to table Case ZC23-025 to the November 13, Planning and Zoning Commission Meeting. Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

Aye: 7– Groves, Alphonso, Syed, Raine, Linn, Bevill, and Obinabo
Nay: 0

- 2c** Tabled from the September 11th meeting - Consideration of a Planned Unit Development – Commercial Amendment for Lot 2R, Atlantic Oil and Gas Addition, located at 7970 Precinct Line Road, Case ZC23-028

Jacquelyn Reyff presented the case and briefed the Commission.

Tanner Brandt, the applicant presented his case for the proposed carwash. He answered the commission's questions regarding the noise study, potential water pressure loss, drainage improvements, lighting, and safety concerns.

Mike Roseberry, the potential business manager also spoke and answered the commission's questions regarding staffing levels, hours of operation, and how site maintenance will be performed to keep standards high.

The public hearing was opened at 8:59 p.m.

The following citizens did not wish to speak but did wish to record their opposition.

Shaista Khanmohammed, 5617 Heron Dr. E.
Sheraly Khwaja, 5620 Heron Dr. W.
Becky Smith, 5612 Heron Dr. W.
Dan Smith, 5612 Heron Dr. W.
Leslie Gracey, 5724 Heron Dr. W.
Daniel Lockard, 1009 Heron Dr. E.
Mitch Mueller, 5709 Heron Dr. E.
Leslie Mueller, 5709 Heron Dr. E.
Catherine Scott-Lockard, 1004 Heron Dr. E.
Lisa Denson, 1001 Heron Dr. E.
Thomas Daniell, 5616 Heron Dr. E.
Bonita Davis, 5616 Heron Dr. E.
Amy Daley, 5729 Heron Dr. W.
David Daley, 5729 Heron Dr. W.
Scott Podsednik, 5736 Heron Dr. W.
Pam Bay, 1005 Heron Dr. E.
Jan Crawford, 1009 Heron Dr. E.
Shannon Berquist, 5721 Heron Dr. E.
Dennis Denson, 1001 Heron Dr. E.
Jeff Turton, 5708 Heron Dr. E.

Jenna Turton, 5708 Heron Dr. E.

The following citizens spoke at the public hearing:

Jeff Mills, 5728 Heron Dr. W., spoke in opposition of the case, specifically regarding the multiple other carwash in the nearby vicinity. He also addressed concerns regarding the noise levels of the carwash.

Laurie Stack, 5732 Heron Dr. W., spoke in opposition of the case, specifically regarding the noise levels and safety concerns.

Robin Kuntz, 1008 Heron Dr. E., spoke in opposition of the case, specifically regarding the noise.

Kathleen Nelson, 5700 Heron Dr. E., spoke in opposition of the case, specifically regarding the potential increase in traffic, noise and the potential of property value risks for the neighborhood.

With no one else wishing to speak, the public hearing was closed at 9:17 p.m.

Tanner Brandt, the applicant spoke again to address citizen concerns regarding the traffic, noise, and reiterated that Tommy's carwash intends on keeping their site as beautiful with landscaping as possible.

The public hearing was re-opened at 9:40 p.m.

Robin Kuntz, 1008 Heron Dr. E., asked questions regarding the sound study, specifically regarding the high noise spikes.

Tanner Brandt, the applicant, addressed these spikes stating the spikes were the sounds of birds, or larger vehicles on Precinct Line Rd.

With no one else wishing to speak, the public hearing was closed at 9:43 p.m.

Commissioner Alphonso made a motion to approve Case ZC23-028. Commissioner Linn seconded the motion.

Aye: 2 – Alphonso, Linn

Nay: 5 – Syed, Groves, Raine, Bevill, and Obinabo

The Motion to approve failed 2-5

- 2d** Consideration of a Replat for Lot 16R1, Block 3, Highland Acres Addition, being a portion of Lot 15 and a portion of Lot 16, Block 3, Highland Acres Addition, located at 105 Timberline Drive South, Case PC23-005

Jacquelyn Reyff presented the case and briefed the Commission.

The applicant, Brock Roorda, 105 Timberline Dr. S., Colleyville, TX 76034, chose not to speak on the case.

The public hearing was opened at 9:47 p.m.

With no one wishing to speak, the public hearing was closed at 9:47 p.m.

Commissioner Syed made a motion to approve Case PC23-005. Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Alphonso, Syed, Raine, Linn, Bevill, and Obinabo
Nay: 0**

- 2e** Consideration of a Preliminary/Final Plat for the Park Place Subdivision, being Lot 1, Block 1, Crisp Addition and a portion of Lot 1R, Block 1, Wiggins Addition, located at 5305 Bluebonnet Drive, Case PC23-006

Jacquelyn Reyff presented the case and briefed the Commission.

Curtis Young spoke on behalf of the applicant, Vijay Borra, 826 Mango Ct, Coppell, TX 75019, and came forward to discuss two proposed plats, one with a Janet Ln. connection and one without a connection, but a cul-de-sac. He answered the Commission's questions regarding the possibility of a reduction in the number of lots, possible subdivision gate, drainage concerns, proposed open space utilization, and subdivision entrance design.

The public hearing was opened at 10:00 p.m.

The following citizens did not wish to speak but did wish to record their opposition.

Sean Severide, 5405 Janet Ln.
Solomon and Florence Raquepo, 5402 Janet Ln.

The following citizens spoke at the public hearing:

Suzanne Severide, 5405 Janet Ln., spoke in opposition of the case, specifically with concerns about cut through traffic.

Joe Stout, 5505 Janet Ln., spoke in opposition of the case, specifically with concerns regarding traffic and reduction of community gathering space.

Carlo Silvestri, 1504 Royal Ln., spoke in opposition of the case.

Greg Richards, 5212 Coventry Ct., spoke in opposition of the case, specifically inquiring about neighboring land usage.

With no one else wishing to speak, the public hearing was closed at 10:11 PM.

Commissioner Groves made a motion to approve Case PC23-006. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Syed, Raine, Linn, and Bevill.

Nay: 2 – Alphonso and Obinabo.

- 2f** Consideration of a Preliminary/Final Plat for the Park Place Subdivision, being Lot 1, Block 1, Crisp Addition and a portion of Lot 1R, Block 1, Wiggins Addition, located at 5305 Bluebonnet Drive, Case PC23-007

Jacquelyn Reyff presented the case and briefed the Commission. Staff and the Commission discussed the possibility of installing an emergency access easement with a gate on the east side of the property to remove the requirement of variances on the plat.

Curtis Young, speaking on behalf of the applicant, Vijay Borra, 826 Mango Ct, Coppell, TX 75019, came forward to discuss with the Commission his thoughts about adding an emergency vehicle gate to prevent cut through traffic.

The public hearing was opened at 10:27 p.m.

The following citizens did not wish to speak but did wish to record their support.

Sean Severide, 5405 Janet Ln.

Suzanne Severide, 5405 Janet Ln.
Mike Arita, 5400 Janet Ln.
Gary Line, 1505 Kingswood Ln.
Solomon and Florence Raquepo, 5402 Janet Ln.
Paula Alison Butts, 1504 Kingswood Ln.

The following citizens spoke at the public hearing:

Mike Matton, 1500 Kingswood Ln., spoke in support of the case, supporting the cul-de-sac from reducing cut through traffic.

Carlo Silvestri, 1504 Royal Ln., spoke in support of the case.

Joe Stout, 5505 Janet Ln., spoke in support of the case.

With no one wishing to speak, the public hearing was closed at 10:35 p.m.

Commissioner Raine made a motion to approve PC23-007 with the recommendation that an emergency access easement with gate be considered. Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Alphonso, Raine, Bevill, Linn, and Obinabo

Nay: 1 – Syed

- 2g** Consideration of a Special Use Permit for a Contractor Office with Storage Yard on Tract 2K, Abstract 963, Absalom J Lott Survey, located at 6516 Colleyville Boulevard, Case ZC23-029.

Commissioner Mark Alphonso recused himself.

Jacquelyn Reyff presented the case and briefed the Commission.

James Uperson and Spencer Perkins, the application, spoke on the case and answered the commission's questions regarding the current fencing around the property and potential pavement improvements.

The applicant requested to table to the 11-13-2023 Planning and Zoning meeting.

The public hearing was opened at 10:48 p.m.

Mark McCrary, 6517 Kingston Dr., spoke on the case, stating that he would be in support if a fence was placed between his property's fence and the subject property to act as a screening wall on the rear of the property.

With no one else wishing to speak, the public hearing was closed at 10:52 p.m.

Commissioner Obinabo made a motion to table Case ZC23-029 to the November 13, Planning and Zoning Commission meeting. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Linn, Raine, Syed, Bevill, and Obinabo

Nay: 0

Recusal: 1 - Alphonso

- 2h** Consideration of a Special Use Permit for a Carport on Lot 1, Block 1, of the Howard Place Addition, located at 6113 Bransford Road, Case ZC23-030

Jacquelyn Reyff presented the case and briefed the Commission.

Ken Frisby the applicant, 6775 Florence Rd, Justin, TX, spoke on the case and answered the commission's questions regarding the permitting process of the carport.

The public hearing was opened at 11:11 p.m.

With no one wishing to speak, the public hearing was closed at 11:12 p.m.

Commissioner Alphonso made a motion to approve Case ZC23-030. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Linn, Raine, Alphonso, Bevill, and Obinabo

Nay: 1 - Syed

3. CITIZEN COMMENTS

The public forum opened at 11:13 p.m. and with no one wishing to speak closed at 11:14 p.m.

4. ADJOURNMENT

The meeting adjourned at 11:14 p.m.

The minutes were written and prepared by:

Kris Potts

Kristopher Potts
Planner

The meeting minutes were approved on November 13, 2023 by a vote of 6-0.



CITY OF COLLEYVILLE PLANNING AND ZONING SPECIAL MEETING MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, OCTOBER 23, 2023

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Special Meeting was called to order by Chair Bevill on October 23, 2023, at 6:53 p.m.

Roll Call

Present: David Groves, Mark Alphonso, Tim Raine, Claudia Bevill, Sayeda Syed, Jim Linn, and Jerome Obinabo

Absent: None

Staff Present: Ben Bryner, Jacquelyn Reyff, Kristopher Potts, and Chris Pham

Also Present: Attorney, Nicole Corr

2. AGENDA ITEMS

- 2a** Presentation and discussion of a Special Use Permit to allow a non-compliant fence for Lot 1, Block B, Legacy North, located at 812 Sawyer Drive, Case ZC23-024

Jacquelyn Reyff presented the case and briefed the Commission.

The applicant, Mike Farley, spoke on the case. He spoke on the current setback of 30 feet, stating that it takes up much of what would be the backyard and the request is to place the fence 10 feet off the property line to still allow for room on the street side.

The public hearing was opened at 7:01 p.m

With no one wishing to speak, the public hearing closed at 7:01 p.m

There was general discussion between the commissioners, Commissioner Groves asked about the fence at the property directly to the North of 812 Sawyer, noting

that this fence meets the required setbacks. The Commission requested updated documents that show the request is for the fence only.

Commissioner Groves made a motion to table case ZC23-024 to the November 13th Planning and Zoning Meeting.

Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Groves, Syed, Linn, and Bevill

Nay: 3 – Alphonso, Raine, and Obinabo

3. CITIZEN COMMENTS

The public forum opened at 7:07 p.m. and with no one wishing to speak closed at 7:08 p.m.

4. ADJOURMENT

The meeting adjourned at 7:08 p.m.

The minutes were written and prepared by:

Kris Potts

Kristopher Potts
Planner

The meeting minutes were approved on November 13, 2023 by a vote of 6-0.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, OCTOBER 23, 2023

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on October 23, 2023, at 6:15 p.m.

Roll Call

Present: David Groves, Mark Alphonso, Tim Raine, Claudia Bevill, Sayeda Syed, Jim Linn, and Jerome Obinabo

Absent: None

Staff Present: Ben Bryner, Jacquelyn Reyff, Kristopher Potts, and Chris Pham

Also Present: Attorney, Nicole Corr

2. WORKSESSION AGENDA ITEMS

- 2a** Presentation and discussion of a Minor Plat with a Waiver for Lot Width on Lot 1, Block 1, MCM Addition, located at 309 Glade Road, Case PC23-010

Jacquelyn Reyff presented item 2a and briefed the Commission. City staff addressed questions from the Commission regarding if the city has received building plans for a home yet, and if the setbacks would remain the same or change as well.

- 2b** Presentation and discussion of a Special Use Permit to allow a Heliport on Lot AR, Block 7, of the Windview Addition, located at 2325 Oak Knoll Drive, Case ZC23-031

Jacquelyn Reyff presented item 2b and briefed the Commission. City staff addressed questions from the Commission regarding where the helicopter would be stored, and how often the applicant would plan on flying. The Commission also addressed the potential noise complaints this could cause.

- 2c** Presentation and discussion of a Rezoning from AG Agricultural to R-40 Single Family Residential for Lot 1, Block A, of the Chamblee Estates, located at 6113 Hunter Lane, Case ZC23-032

Jacquelyn Reyff presented item 2c and briefed the Commission. City staff addressed questions from the Commission regarding the zoning on the property, and if this would impact the setbacks of the current home on the property.

- 2d** Presentation and discussion of a Rezoning from AG Agricultural and RE Single Family 'Estate' Residential district to R-40 Single Family Residential for Tract 1B1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC23-033

Jacquelyn Reyff presented item 2d and briefed the Commission. City staff addressed questions from the Commission regarding if this would be a gated community, and the length of the proposed cul-de-sac. The Commission also had questions regarding the nature trail improvements and the terrain of the land. There was discussion regarding fencing requirements for the subdivision as well.

3. ADJOURMENT

The meeting adjourned at 6:39 p.m.

The minutes were written and prepared by:

Kris Potts

Kristopher Potts
Planner

The meeting minutes were approved on November 13, 2023 by a vote of 6-0.

RESOLUTION R-23-4898

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
NOVEMBER 21, 2023

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 21ST DAY OF
NOVEMBER 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
Scotty Richardson, Place 3	_____	Ben Graves, Place 4	_____
Chuck Kelley, Place 5	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor