



CITY OF COLLEYVILLE CITY COUNCIL AGENDA

100 Main Street, Colleyville, Texas, 76034

TUESDAY, DECEMBER 5, 2023

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

CALL TO ORDER

WS-1 Presentation and Discussion of Heroes Park 30% Design

WS-2 Discussion of the December 5, 2023, City Council regular agenda items

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: Farzin Hamraee, Baha'i Community

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-23-4899

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Presentation to the Colleyville Police Department in recognition of achieving state reaccreditation from the Texas Police Chiefs Association Accreditation Program -TPCA representative and Bridgeport Police Chief Steve Stanford to Mayor Bobby Lindamood and Colleyville Police Chief Michael Miller

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-23-4900

- 4a** Approval of the minutes of the regular City Council meeting of November 21, 2023
- 4b** Approval of the sale of property, seized items, found items, obsolete and non-serviceable equipment
- 4c** Approval of a construction contract with C. Green Scaping, LP, for the FY23 Green Ribbon Project, in an amount not to exceed \$147,305.00 and a contingency amount not to exceed \$20,000.00, and authorizing the City Manager to execute the contract
- 4d** Approval of an Interlocal Agreement for public health authority inspection services between Tarrant County and the City of Colleyville

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

6. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**6a Ordinance O-23-2272**

Consideration of a rezoning from AG Agricultural to R-40 Single Family Residential for Lot 1, Block 1, Fred C. Rice Addition, located at 6103 Hunter Lane, Case ZC23-032

6b Ordinance O-23-2273

Consideration of a rezoning from AG Agricultural and RE Single Family 'Estate' Residential to R-40 Single Family Residential for Tracts 1B1, 1C1, 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

6c Ordinance O-23-2274

An ordinance amending Sections 3A and 3B of the Water and Sewer Policy and Procedure manual as contained in the Code of Ordinances of the City of Colleyville, Texas, adjusting water and wastewater volumetric rates to pass through changes from the Trinity River Authority

7. RESOLUTION(S): READING AND PUBLIC HEARING**7a Resolution R-23-4901**

Consideration 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

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

9. CITIZEN COMMENTS**10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, DECEMBER 5, 2023 - READING AND PUBLIC HEARING - RESOLUTION R-23-4902****11. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, December 1, 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 WS-1

Agenda Date 12/5/2023

Type Worksession

Department City Manager

Title

Presentation and Discussion of Heroes Park 30% Design

Explanation

This agenda item provides for an update on the design and engineering of Heroes Park at the 30% stage of completion. A presentation will be provided by Freese and Nichols, Inc. to share design refinements, proposed graphics, and sculptures, and to seek feedback from the City Council on those items.

Attachments

1. Heroes Park Presentation



HEROES PARK FINAL DESIGN

City Council Work Session – December 5, 2023



1

PROJECT UPDATES

2

**SCHEMATIC DESIGN
– 30% CD**

3

**EXHIBITS AND GRAPHICS
DESIGN**

4

COMMENTS

AGENDA

PROJECT TEAM



Wendy Shabay Bonneau, FAICP

Principal-in-Charge



Shery Cheng, PLA

*Project Manager
Landscape Architect*



Henry Hartshorn, PLA

*Landscape Architect
Senior Advisor & Quality Control*



Gaylen Laing, AIA, RID, NCARB

*Architect
GHLA, Inc.*



Clay Trammell, AIA

*Architect
GHLA, Inc.*



Chris Frison, SEGD

*Senior Project Designer
D/G Studios, Inc.*

Electrical Engineer: Yaggi Engineering, Inc.

Water Feature Engineer: GPSI, Inc

Audio/Visual and Data Engineer: Datacom, Inc.

Irrigation Design: AWS, LLC.

PROJECT UPDATES

HEROES PARK FINAL DESIGN



PROJECT UPDATES

HEROES PARK MASTER PLAN PHASE

- Conceptual Master Plan
- Opinions of Probable Construction Cost - OPCCs



HEROES PARK MASTER PLAN
PRELIMINARY DESIGN CONCEPT PLAN

JUNE 6, 2023



PROJECT TIMELINE

2023

2024

JULY

AUGUST

NOVEMBER

DECEMBER

JANUARY

FEBURARY

MARCH

Master
Plan
Phase

Heroes Park
Final Design
Phase Kickoff

Schematic
Design
Phase –
30% CD

30% CD for
City Review

City Council
Work Session

Design
Development
Phase – 60% CD

60% CD for
City Review

City Council
Work Session

Geotech
Field Data
Collection
and Report

Exhibits and
Graphic Design
Committee
Meeting

SCHEMATIC DESIGN – 30% CD

HEROES PARK FINAL DESIGN

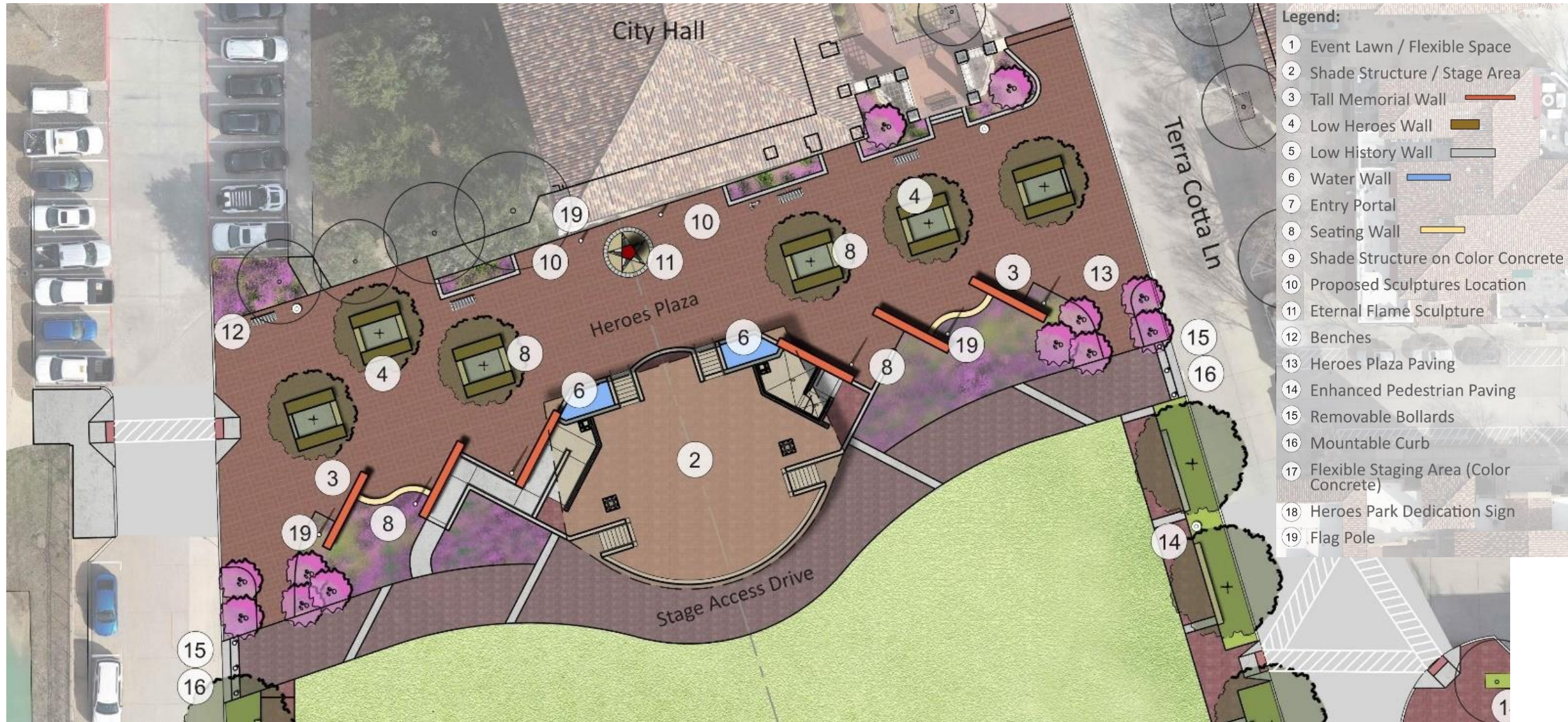


SITE PLAN UPDATES

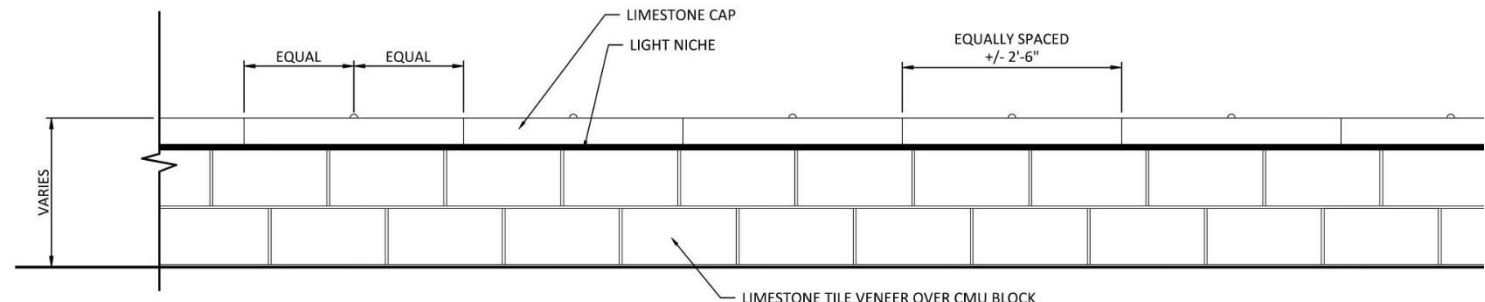


SCHEMATIC DESIGN

Heroes Plaza:



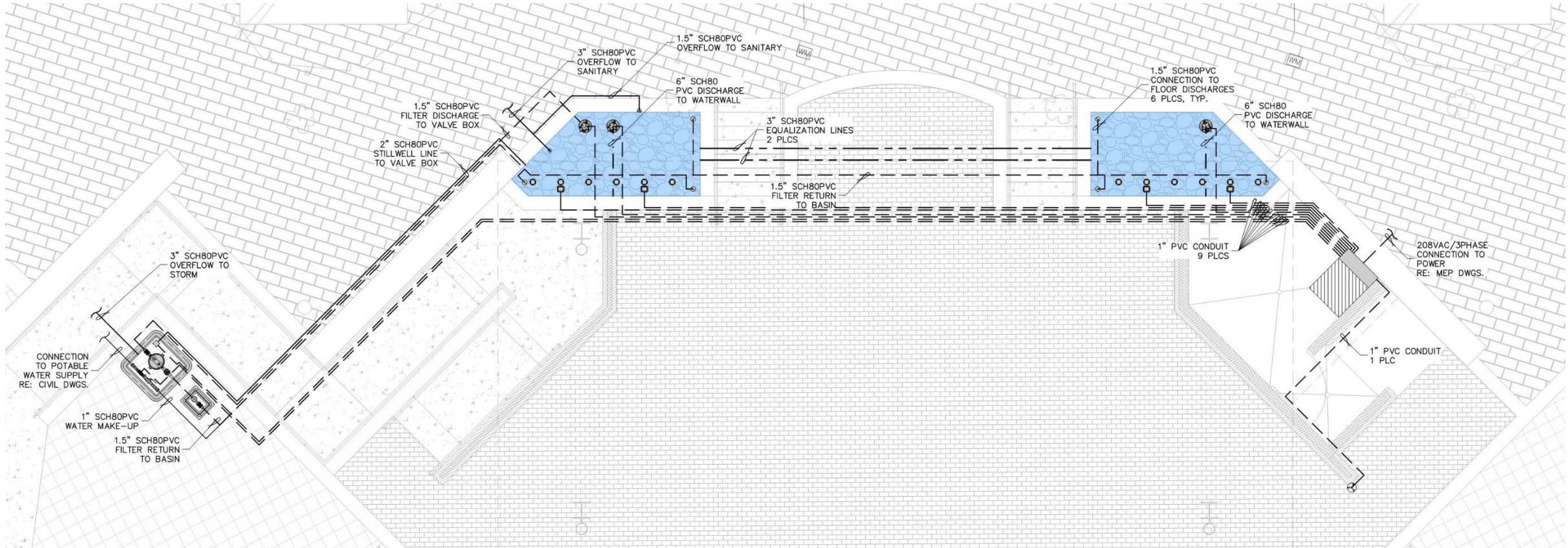
- Stage Pavilion
- Tall Memorial Walls
- Low Heroes Walls
- Low Entry Walls
- Seating Walls
- Flag Poles
- Removable Bollards
- Site Furnishings – Benches, Trash Receptacles, Water Fountain
- Bronze Statues & Eternal Flame Sculpture
- Landscaping



SCHEMATIC DESIGN

Heroes Plaza:

- Water Feature



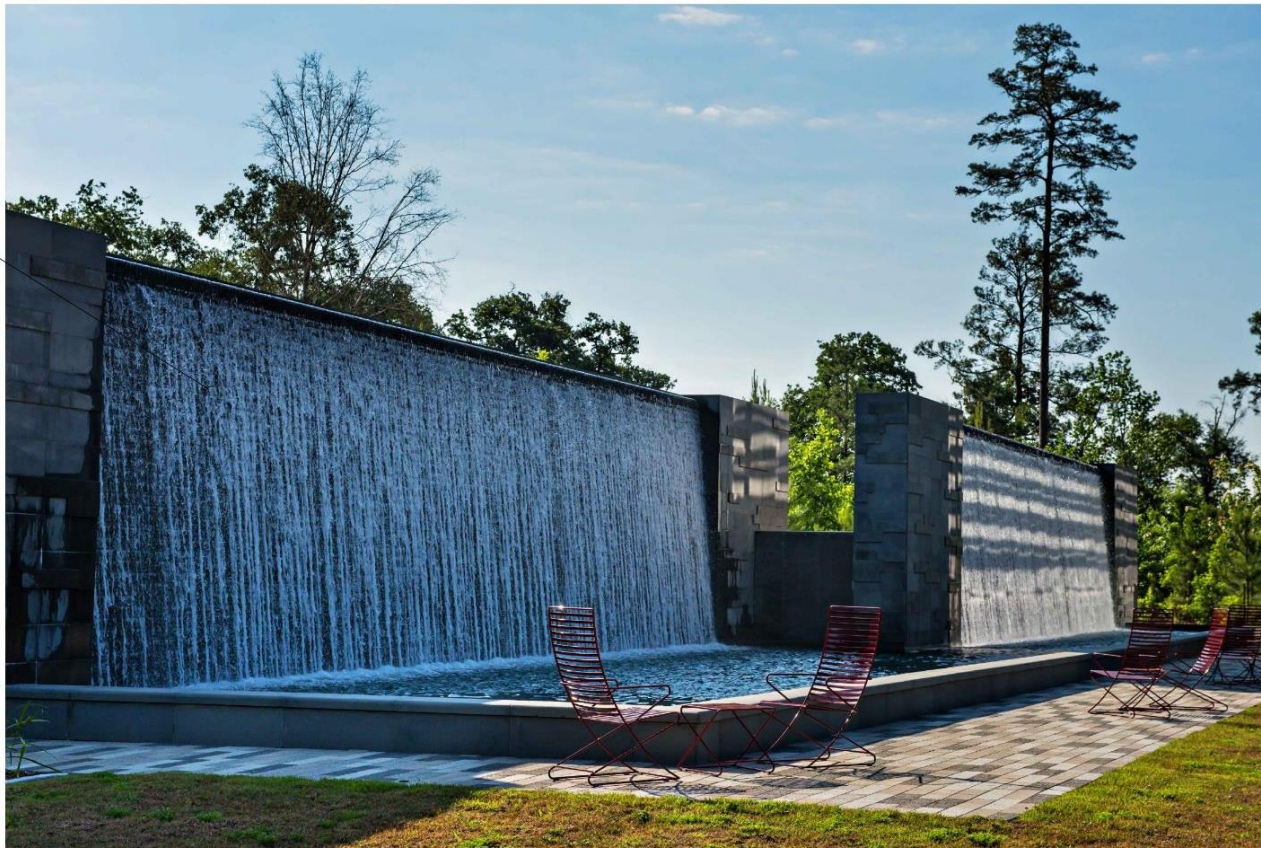
SCHEMATIC DESIGN

Heroes Plaza:

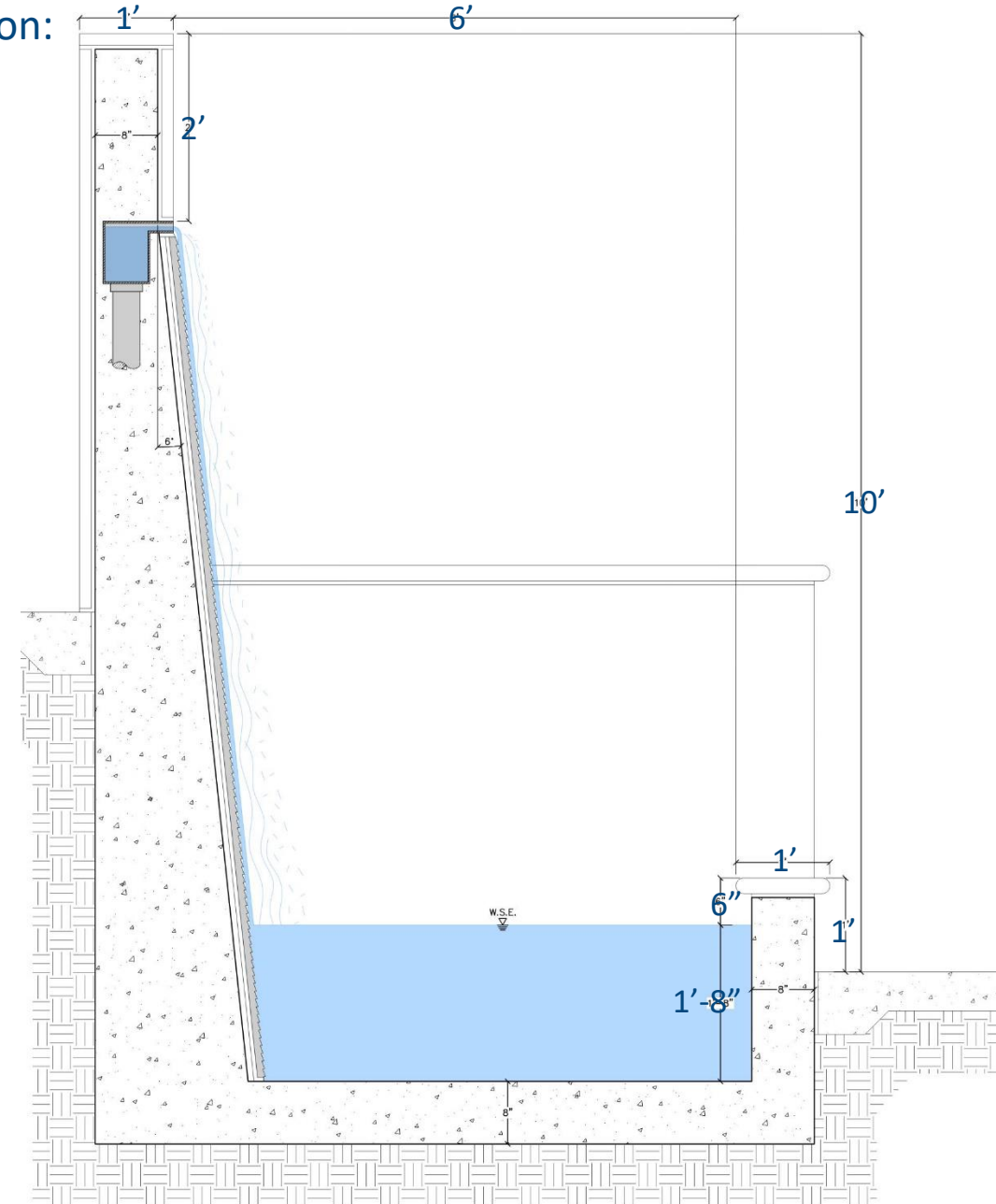
- Water Feature

Example Waterwall Effect:

Frothy white water effect contrasted with dark-colored finished

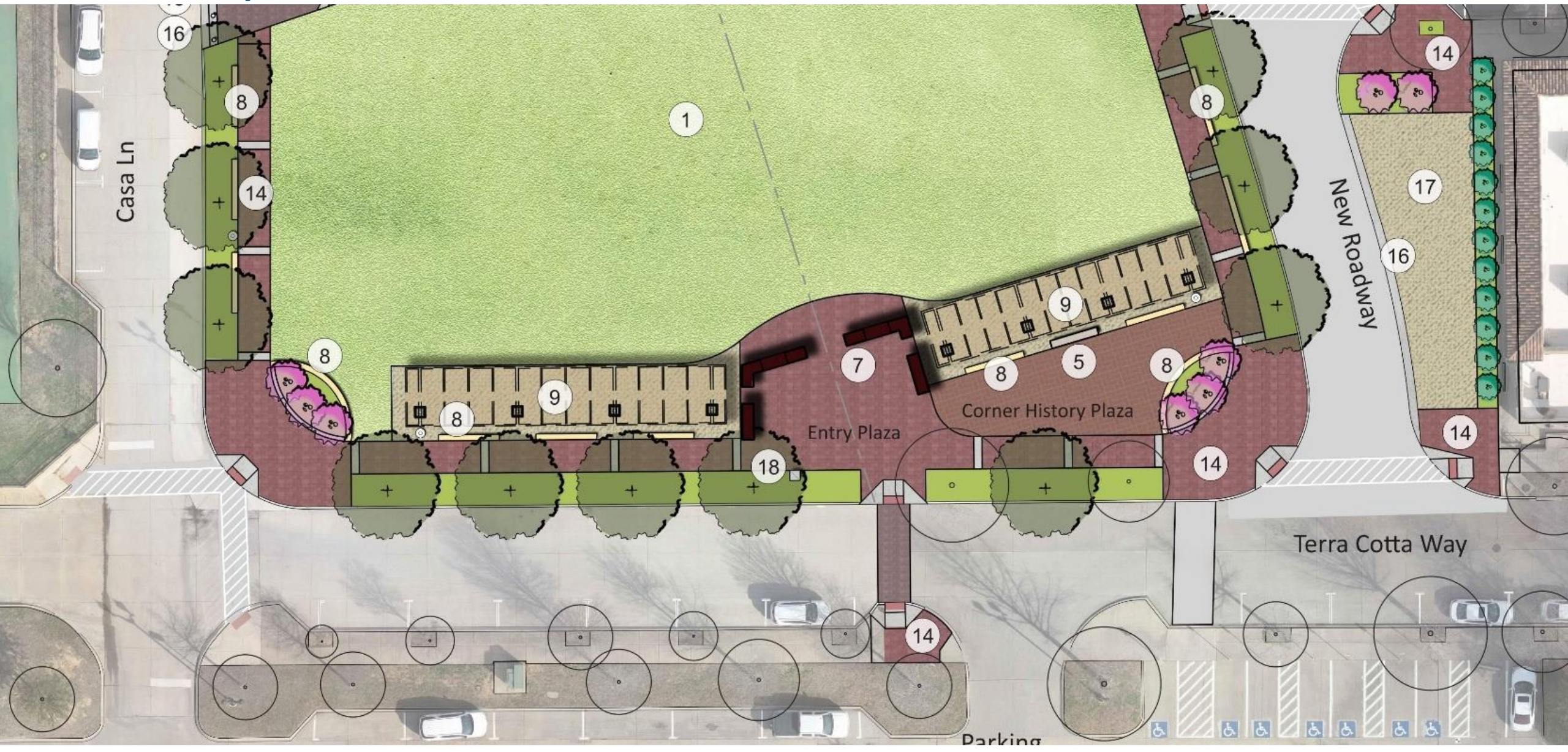


Section:



SCHEMATIC DESIGN

Event Space:

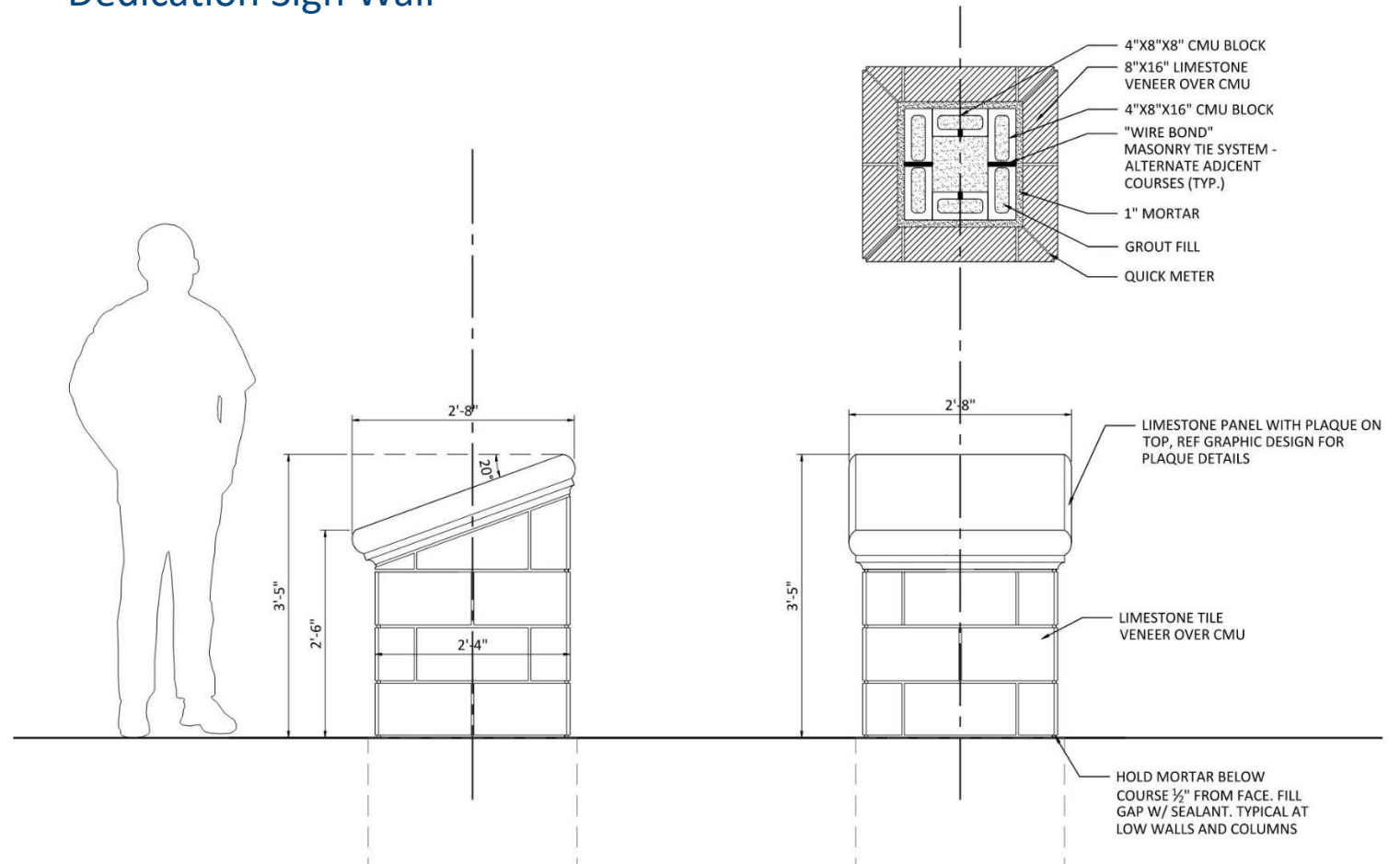


SCHEMATIC DESIGN

Event Space:

- Shade Structures
- Entry Portal
- Low History Wall
- Event Lawn
- Seating Walls
- Dedication Sign Wall
- Flexible Mountable Area
- Mountable Curb
- Landscaping

Dedication Sign Wall

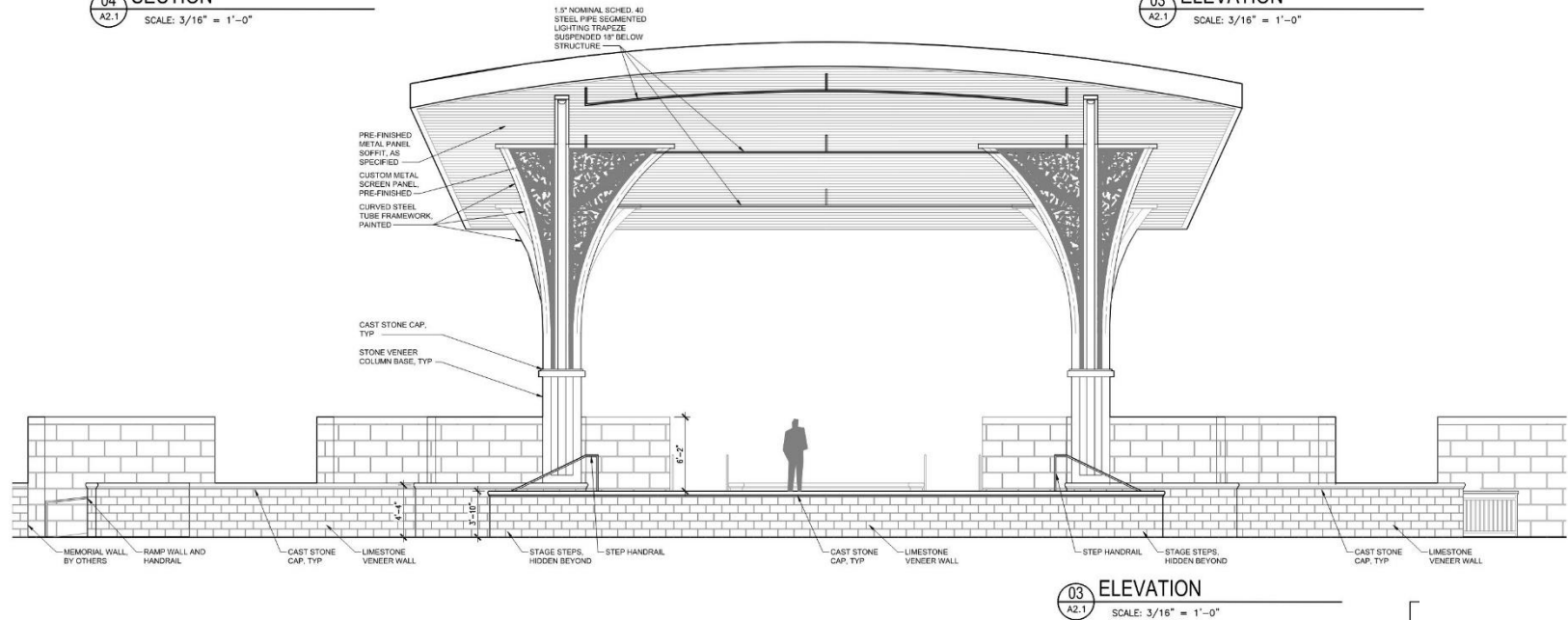
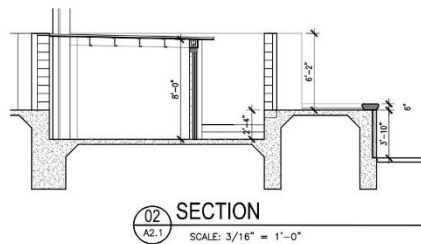
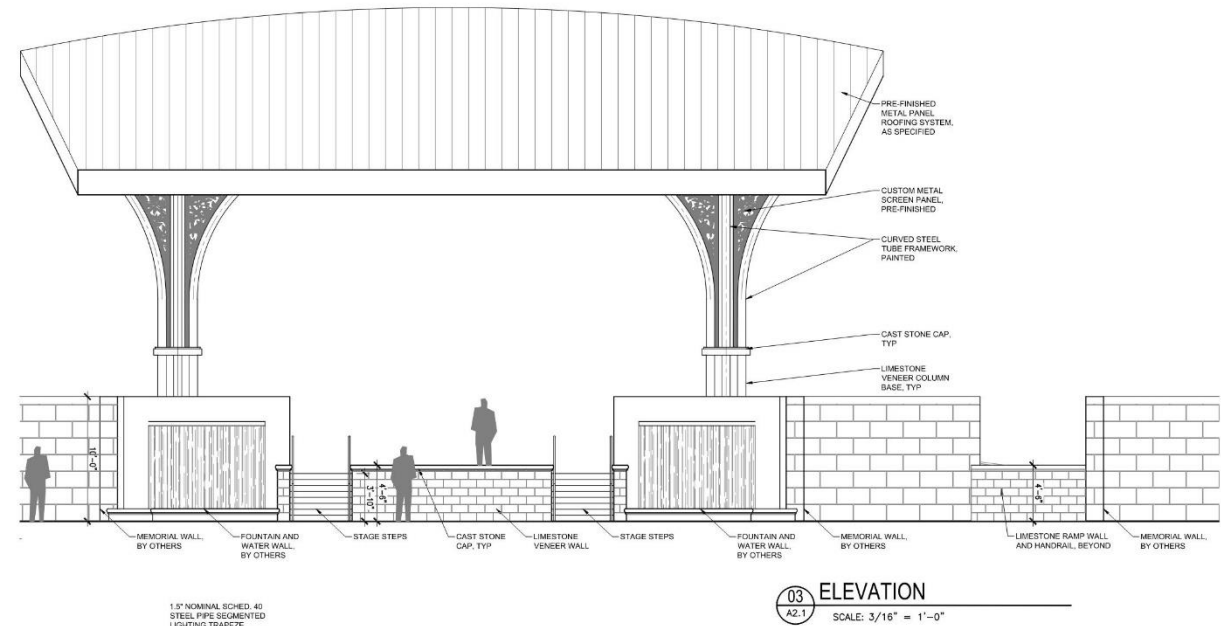
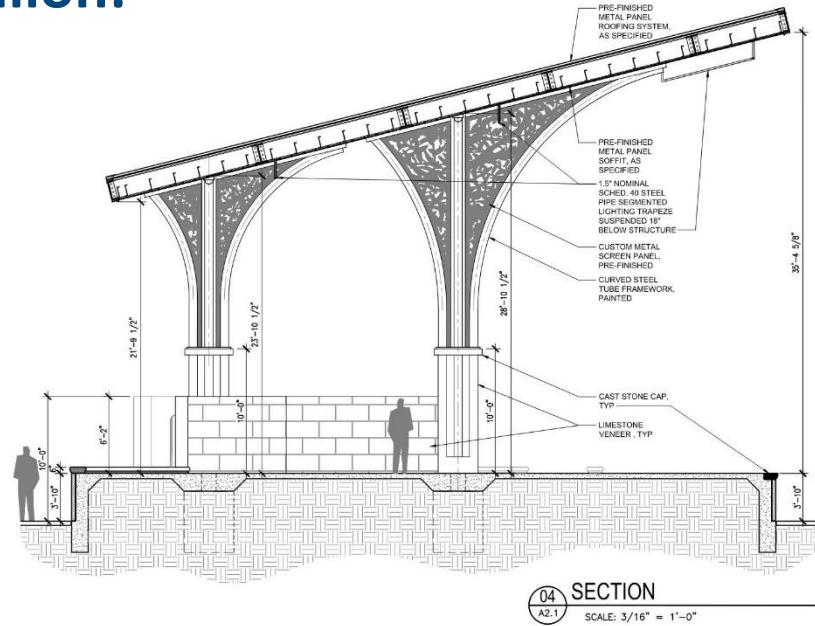


Stage Pavilion:

[illegible]

SCHEMATIC DESIGN

Stage Pavilion:



SCHEMATIC DESIGN

Stage Pavilion:



SCHEMATIC DESIGN

Stage Pavilion:



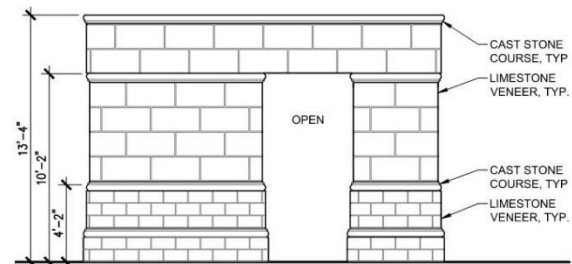
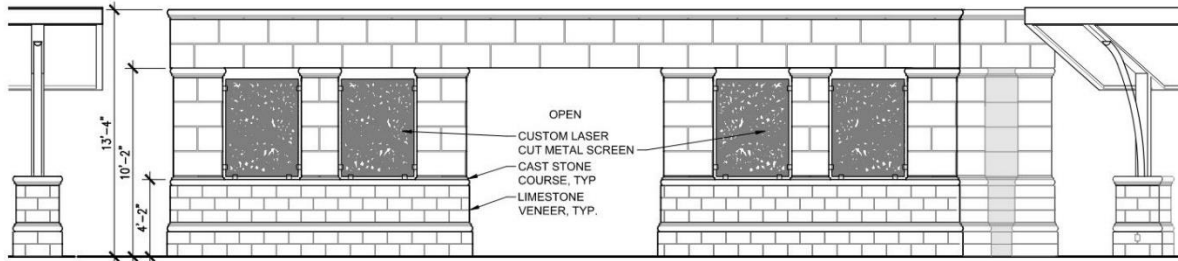
SCHEMATIC DESIGN

Stage Pavilion:

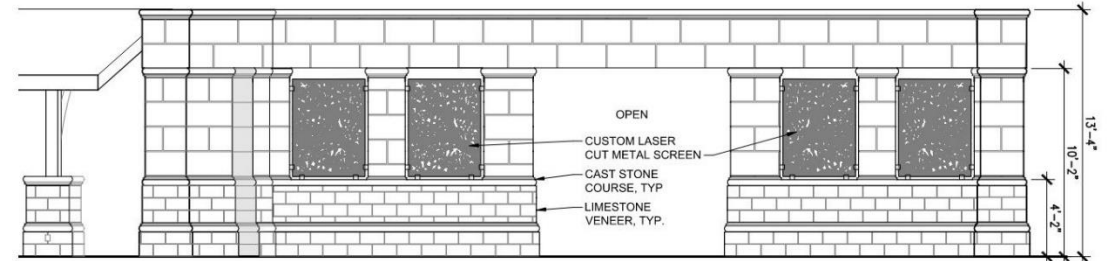


SCHEMATIC DESIGN

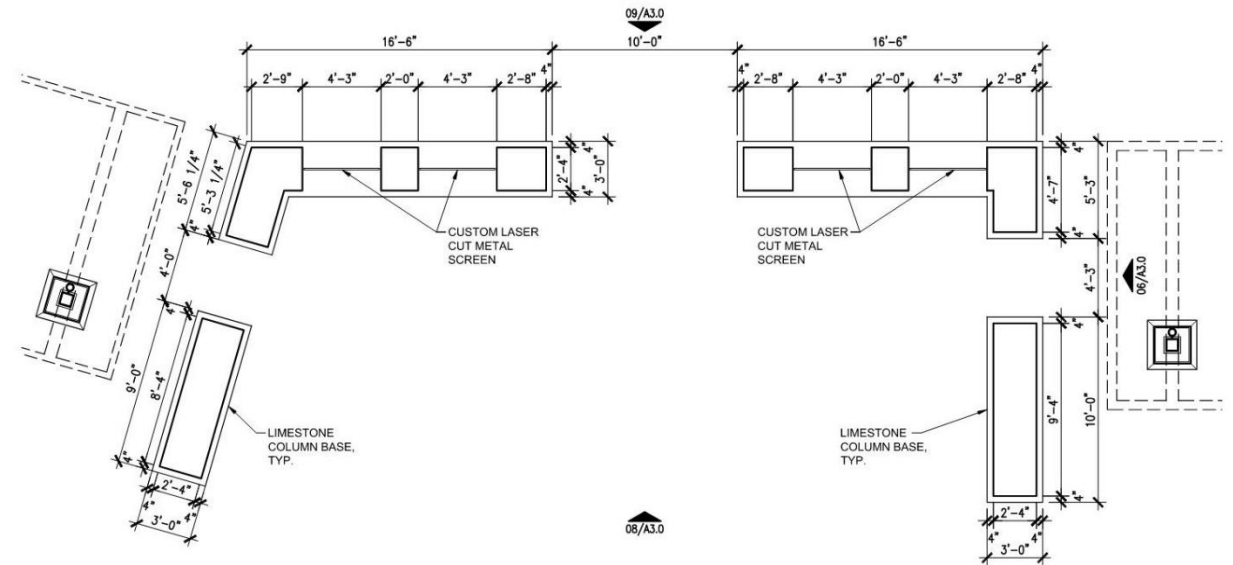
Entry Portal Structure



06 ELEVATION - PORTAL STRUCTURE
SCALE: 3/16" = 1'-0"



08 ELEVATION - PORTAL STRUCTURE
SCALE: 3/16" = 1'-0"



05 PLAN - PORTAL ENTRANCE STRUCTURE
SCALE: 3/16" = 1'-0"

SCHEMATIC DESIGN

Entry Portal Structure



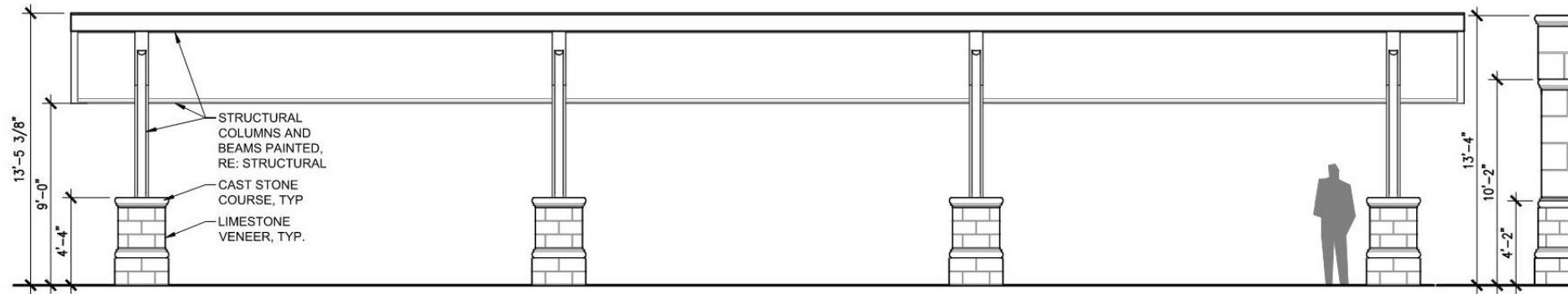
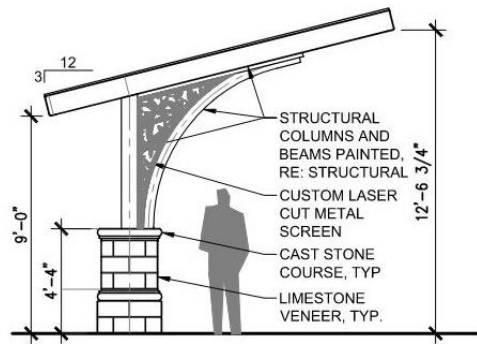
SCHEMATIC DESIGN

Entry Portal Structure



SCHEMATIC DESIGN

Shade Structure



04
A3.0

SECTION - SHADE STRUCTURE

SCALE: 3/16" = 1'-0"

03
A3.0

ELEVATION - SHADE STRUCTURE

SCALE: 3/16" = 1'-0"

SCHEMATIC DESIGN

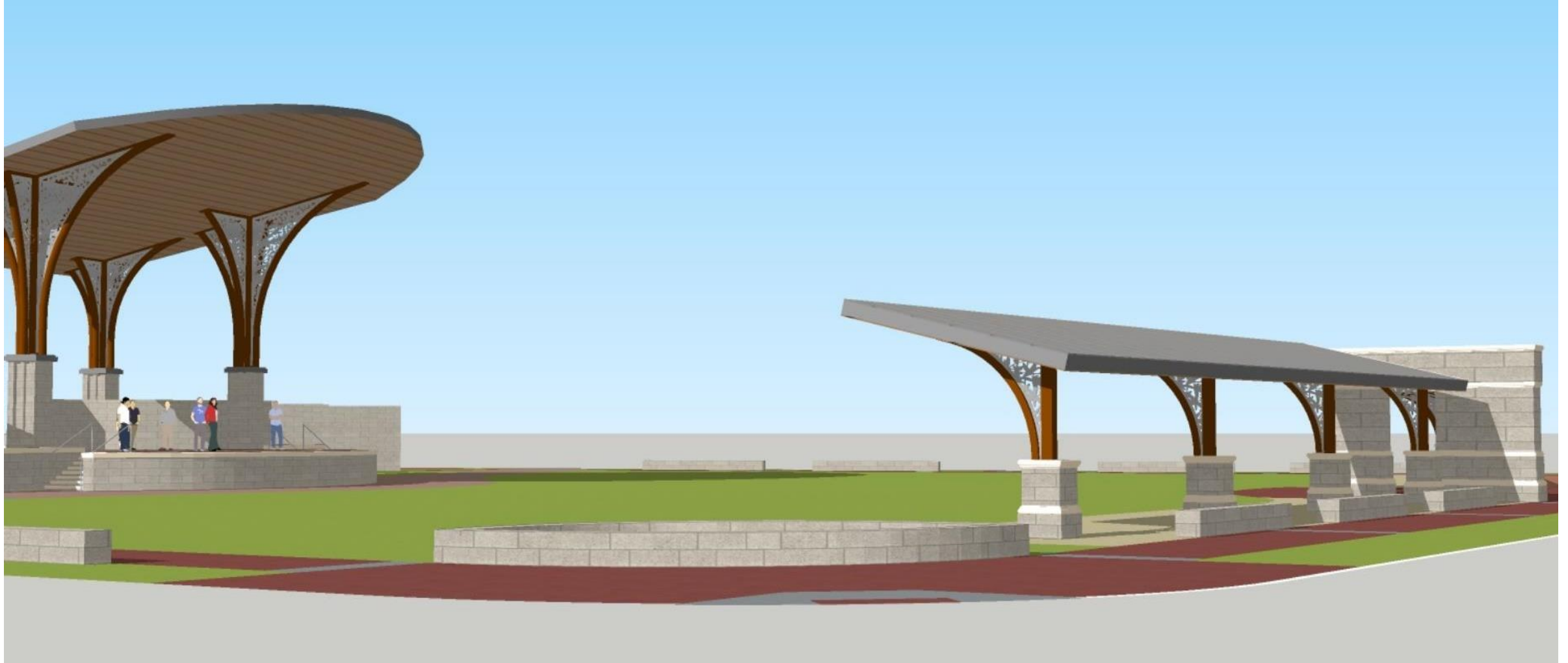
Shade Structure



SCHEMATIC DESIGN



SCHEMATIC DESIGN



SCHEMATIC DESIGN



SCHEMATIC DESIGN

Site Electrical and Lighting



Event Lawn Pole/Fixtures



Pedestrian Pole/Fixture



Linear Uplight, Flash Mounted in Front of Tall Memorial Wall



Recessed Square Fixture



Seating Wall Linear Fixture



Sculpture Uplight



Recessed Step Light



Surface Mounted Cylinder



Water Wall



Dedication Sign Wall



Flag Pole

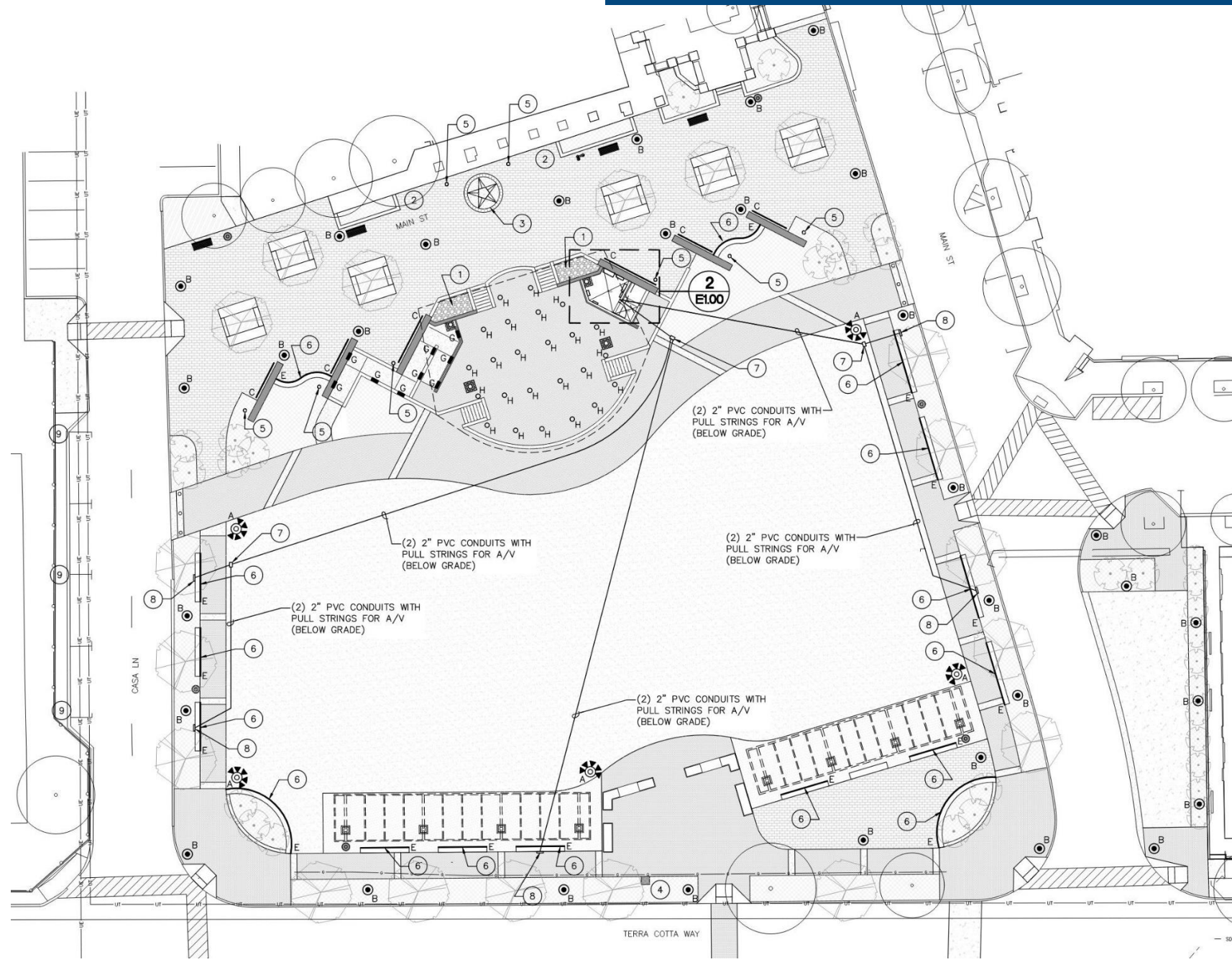


In-Grade Pull Box



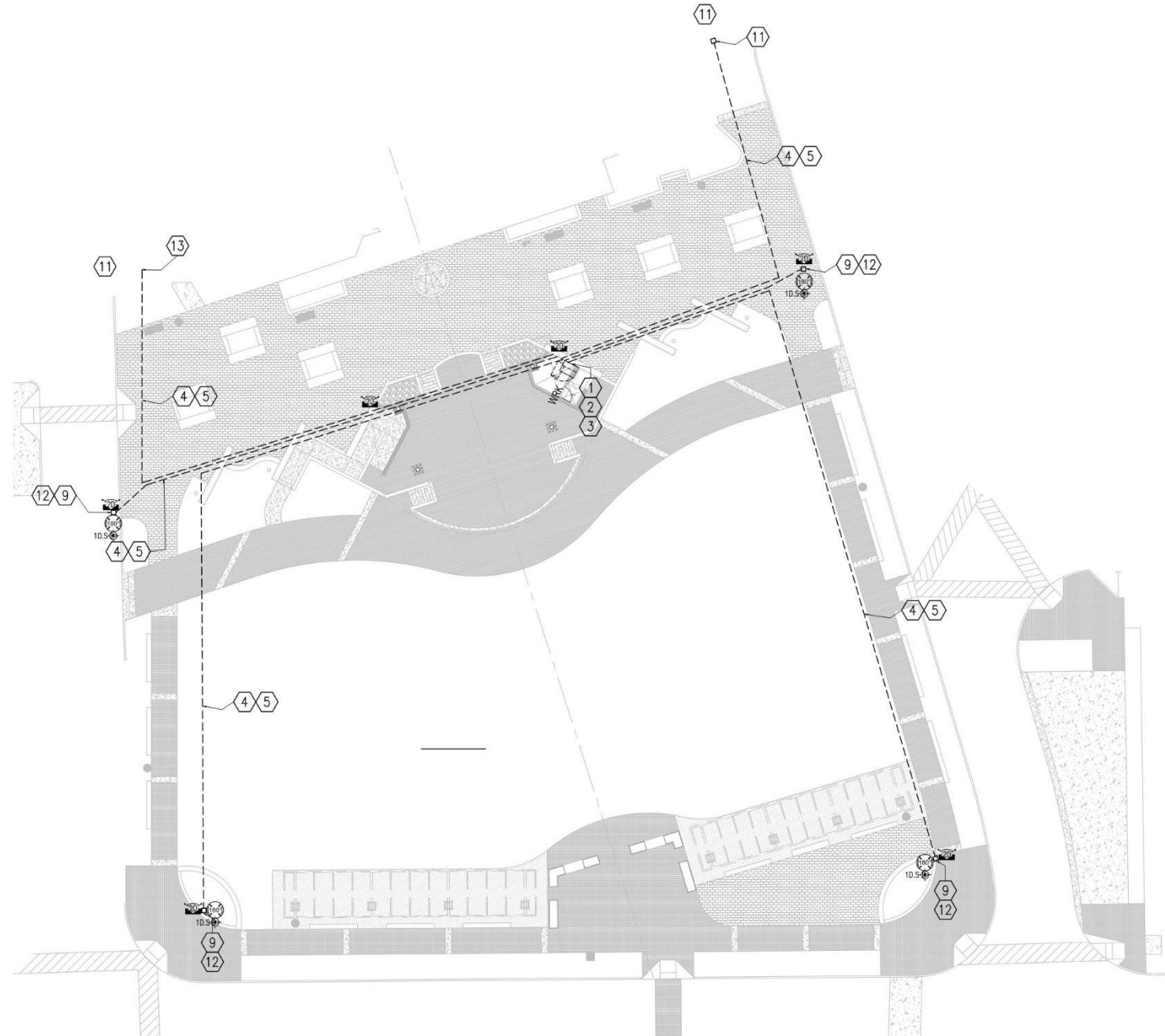
Food Truck Receptacle Pedestal

Electrical Room in Pavilion



Audio/Visual and IT Design:

- 1 3/4" WALL MOUNTED PLYWOOD.
- 2 TELECOMMUNICATIONS MAIN GROUNDING BUSBAR.
- 3 RESERVED AREA FOR TELECOM WALL RACK AND SECURITY EQUIPMENT WALL FIELD (AS INDICATED).
- 4 TWO(2) 2"Ø CONDUITS WITH INNERDUCT WITH MULE TAPE. ONE(1) OF THE 2" CONDUITS IS FOR FUTURE AV PURPOSES, AND ONE(1) FOR TELECOM.
- 5 CONDUIT PLACEMENT SHOWN FOR REFERENCE ONLY. ROUTE CONDUIT TO EACH DEVICE USING THE MOST DIRECT METHOD AVAILABLE TO MINIMIZE BENDS.
- 6 ONE(1) 2-GANG STANDARD DEPTH ELECTRICAL BACK-BOX WITH ONE(1) 1"Ø CONDUIT CONNECTED BACK TO THE FSR WB-X2-GNG, REFER TO ARCHITECTURAL ELEVATIONS FOR AFF HEIGHT.
- 7 SECURITY EQUIPMENT WALL FIELD (CFCI).
- 8 IP MULTI-SENSOR CAMERA WITH ATTACHED PTZ CAMERA MOUNTED ON BOTTOM OF BEAM. PROVIDE 1/2" CONDUIT TO J-BOX MOUNTED ON NON-VISIBLE SIDE OF BEAM.
- 9 2' X 3' X 3' NEMA RATED IN-GROUND ENCLOSURE.
- 10 CONDUITS TURN UP INTO WALL FOR PATHWAYS TO CEILING MOUNTED WIRELESS ACCESS POINTS AND SECURITY CAMERA.
- 11 CONTRACTOR TO INTERCEPT ONE (1) EXISTING 4"Ø CONDUIT AND ROUTE TO THE NEMA ENCLOSURE.
- 12 ONE(1) 2" CONDUIT ROUTED FROM THE NEMA RATED IN-GROUND ENCLOSURE TO THE ADJACENT LIGHT-POLE FOR PATHWAY UP TO THE POLE MOUNTED WIRELESS ACCESS POINT AND THE PTZ SECURITY CAMERA.
- 13 BOTH CONDUITS CAPPED AND LEFT IN PLACE FOR FUTURE USE.



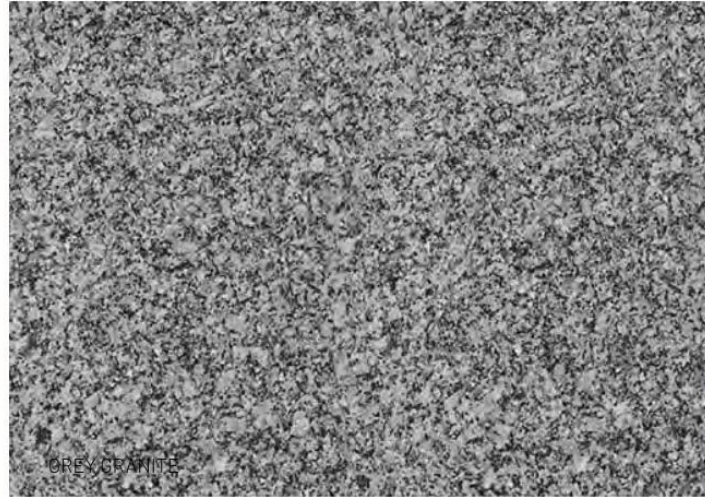
EXHIBITS AND GRAPHICS DESIGN

HEROES PARK FINAL DESIGN





LIMESTONE



GREY GRANITE



DARK BRONZE



LIMESTONE



LIMESTONE



BLACKEN STEEL

MATERIALS

schematic design 1.3

HEROES PARK
december 2023



Hoover Mason Interpretive Trail
Designer: Bluecadet, Lead Architect: WRT



DIRECT EMBED

HEROES PARK
december 2023

schematic design 1.3

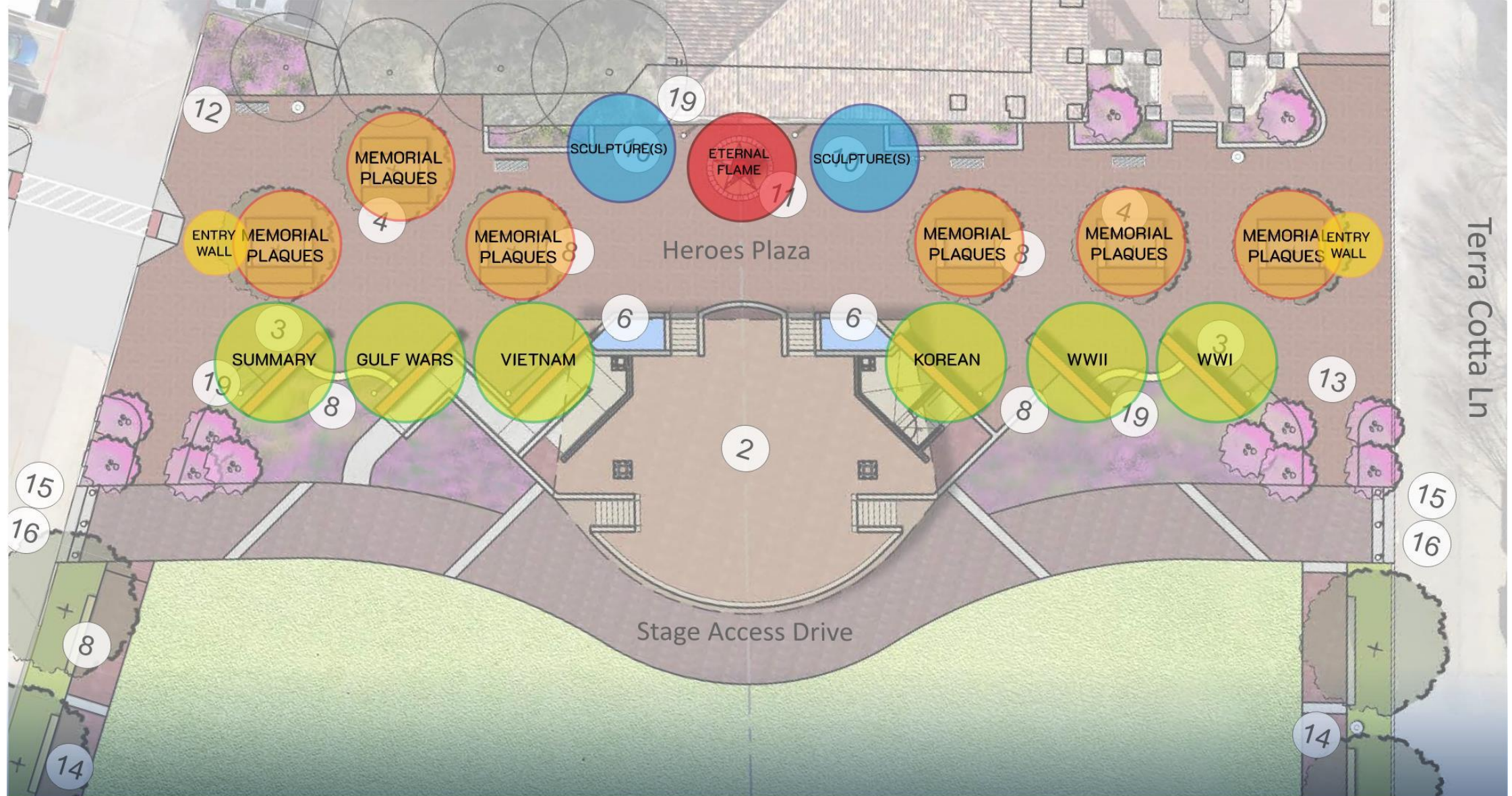


SITE PROGRAMMING

HEROES PARK

december 2023

schematic design 1.3



SITE PROGRAMMING DETAIL

HEROES PARK
december 2023

schematic design 1.3

QUOTES

- Appropriate To Period
- "Heroes" Focused
- Key words: Courage, Bravery, Honor, Dedication
- Not Just Military
- Up-Lifting

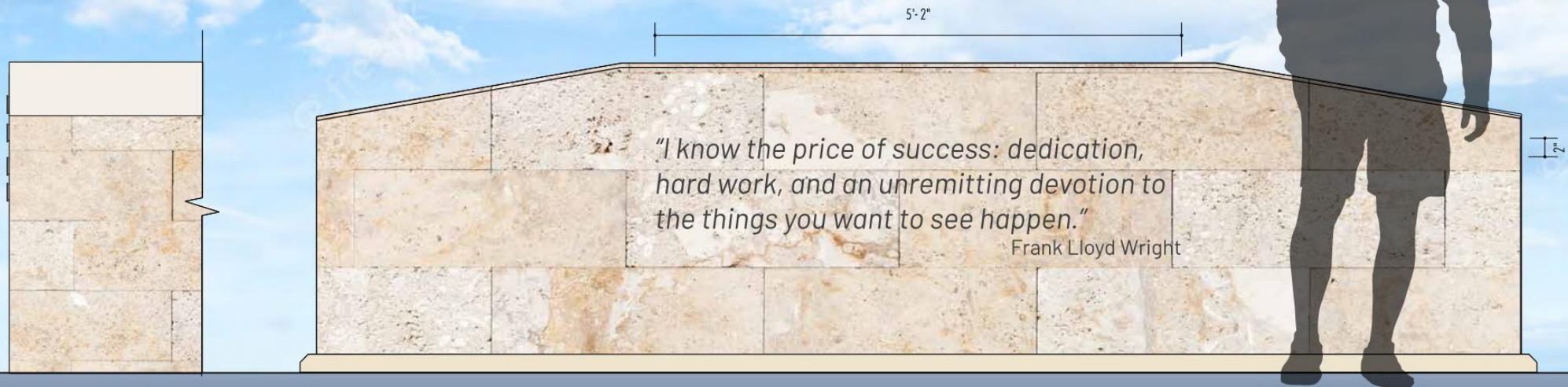
"I'll tell you what bravery really is. Bravery is just the determination to do a job that you know has to be done."

Audie Murphy

HEROES PARK
december 2023

schematic design 1.3

PIN MOUNTED LETTERS



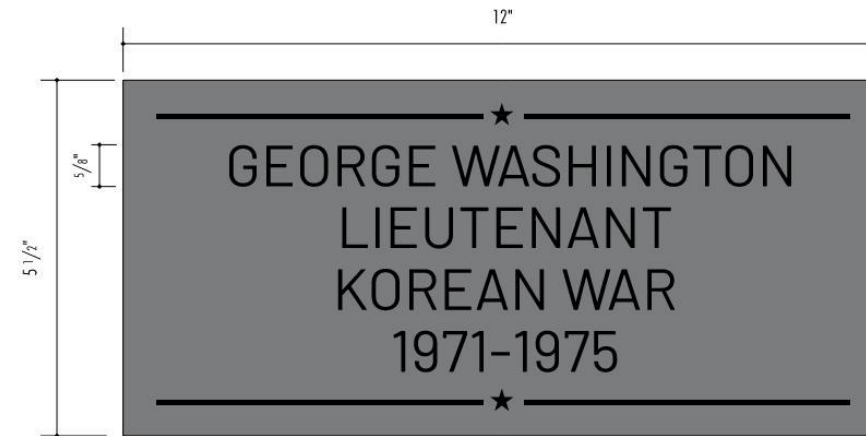
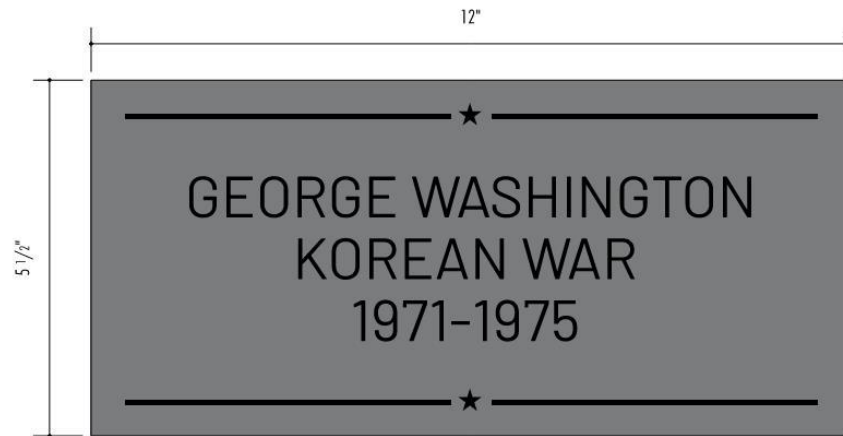
ENTRY WALLS

SCALE 1" = 1'-0"

HEROES PARK
december 2023

schematic design 1.3

EXAMPLE 3 & 4 LINE TEXT LAYOUTS



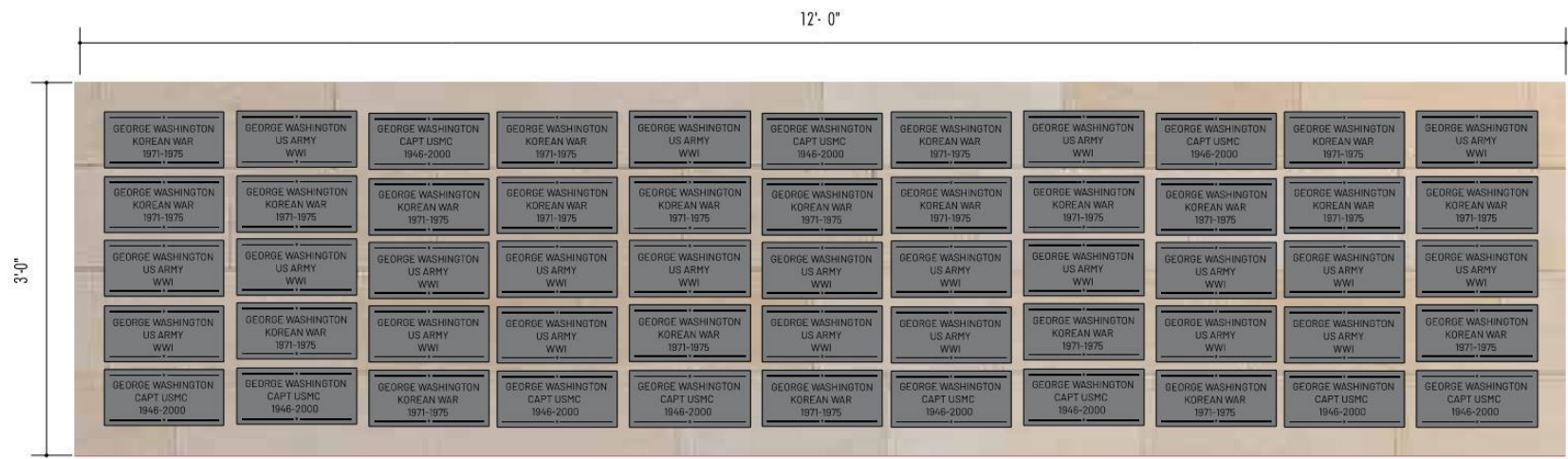
110 panels per planter
660 total

MEMORIAL PLAQUES

HEROES PARK
december 2023

schematic design 1.3

MIX OF COMMUNITY AND MILITARY PLAQUES



SCALE 1"=1'-0"

MEMORIAL PLAQUES

HEROES PARK
december 2023

schematic design 1.3

PANEL PROGRAMMING

- NAME OF CONFLICT
 - DATE
 - DESCRIPTION
 - COLLEYVILLE CONNECTION
 - MAP
 - QUOTE
-
- Balance of "Heroes" and History
 - Not Just Military
 - Focus on Community
 - Up-lifting

PANEL PROGRAMMING

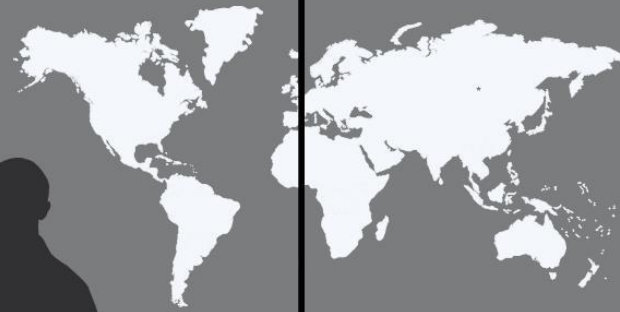
HEROES PARK
december 2023

schematic design 1.3

20'-0"

WORLD WAR II 1941-1945

10'-0"



"A hero is an ordinary individual who finds the strength to persevere and endure in spite of overwhelming obstacles."

Christopher Reeve

World War II was truly a global war. Some 70 nations took part in the conflict, and fighting took place on the continents of Africa, Asia, and Europe, as well as on the high seas. Entire societies participated as soldiers or as war workers, while others were persecuted as victims of occupation and mass murder.

World War II cost the United States a million casualties and nearly 400,000 deaths. In both domestic and foreign affairs, its consequences were far-reaching. It ended the Depression, brought millions of married women into the workforce, initiated sweeping changes in the lives of the nation's minority groups, and dramatically expanded government's presence in American life.

COLLEYVILLE CONNECTION

Nearly 60 years later, a Holocaust survivor finally gets to personally thank one of his liberators.

George Saltan, who was 17 and weighed 75 pounds when he was freed from a Nazi concentration camp on May 2, 1945, met one of the American soldiers who liberated him.

Megallas, now 88, was among the first soldiers from the 82nd Airborne Division to enter the Wöbbelin camp near Ludwigslust, Germany. He looked Saltan in the eye and said:

"In you, I see living proof of what we fought for in World War II." The moment between Megallas and Saltan took a year to arrange after Saltan's daughter, Anna Eisen of Southlake, learned that she lived two minutes from a Wöbbelin liberator by reading Megallas' 2003 book, *All the Way to Berlin: A Paratrooper at War in Europe*. It meant far different things to the two men.

WORLD WAR II

PANEL LAYOUT OPTION D.3

schematic design 1.3

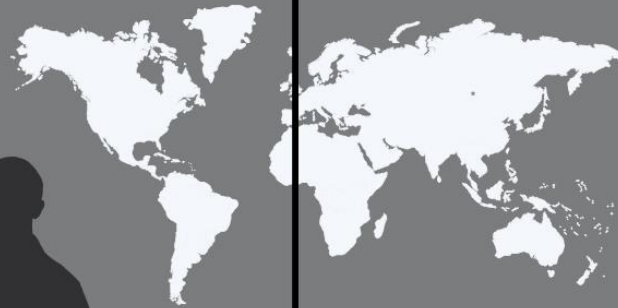
SCALE 3/4" = 1'-0"
HEROES PARK
december 2023

20'-0"

1941-1945

WORLD WAR II

10'-0"



*"A hero is an ordinary individual who finds
the strength to persevere and endure in
spite of overwhelming obstacles."*

Christopher Reeve

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PANEL LAYOUT OPTION D.2

schematic design 1.3

SCALE 3/4" = 1'-0"

HEROES PARK

december 2023

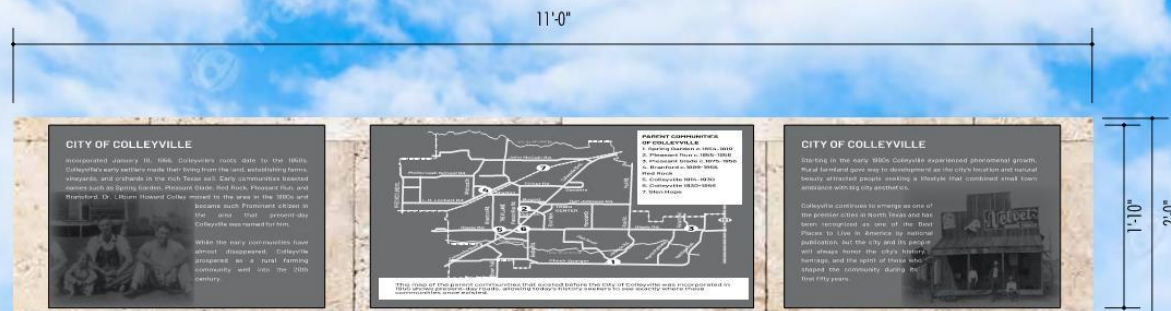


SITE PROGRAMMING DETAIL

HEROES PARK

december 2023

schematic design 1.3



COLLEYVILLE HISTORY :

SCALE 3/4" = 1'-0"

HEROES PARK
december 2023

schematic design 1.3

MILITARY SCULPTURES

- ONE FROM EACH BRANCH OF SERVICE (6 total)

AIR FORCE	MARINES
ARMY	NAVY
COAST GUARD	SPACE FORCE

- MIX OF MALE AND FEMALE FIGURES
- WE ARE RECOMMENDING THEY ALL BE:
 - IN THE SAME ORIENTATION
 - ALL STANDING
 - ALL SALUTING
 - ALL IN BATTLE DRESS
- ALL FROM SAME VENDOR OR SOURCE
- ALL CURRENT SOLDIERS

MILITARY SCULPTURES

HEROES PARK
december 2023

schematic design 1.3



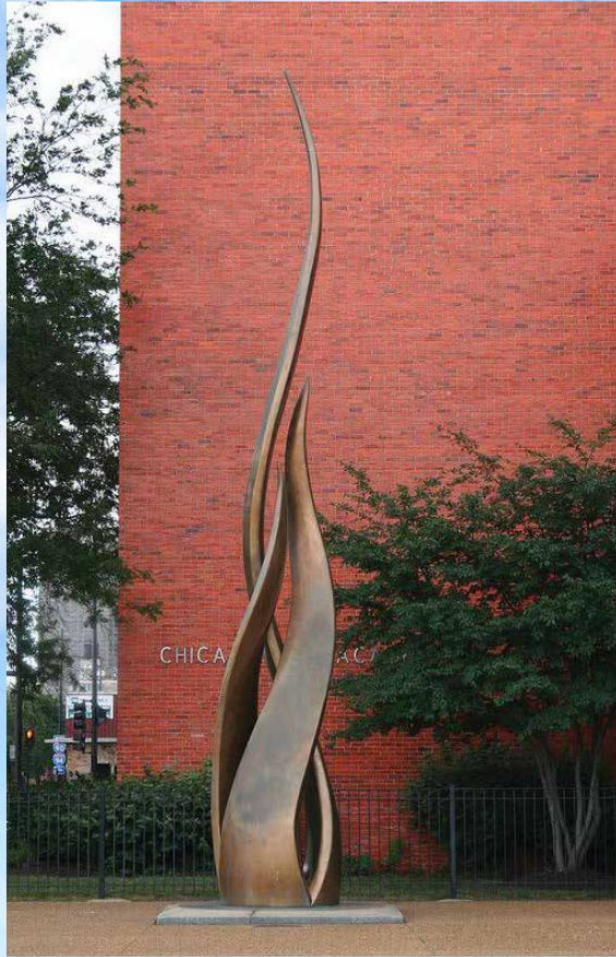


RANDOLPH ROSE

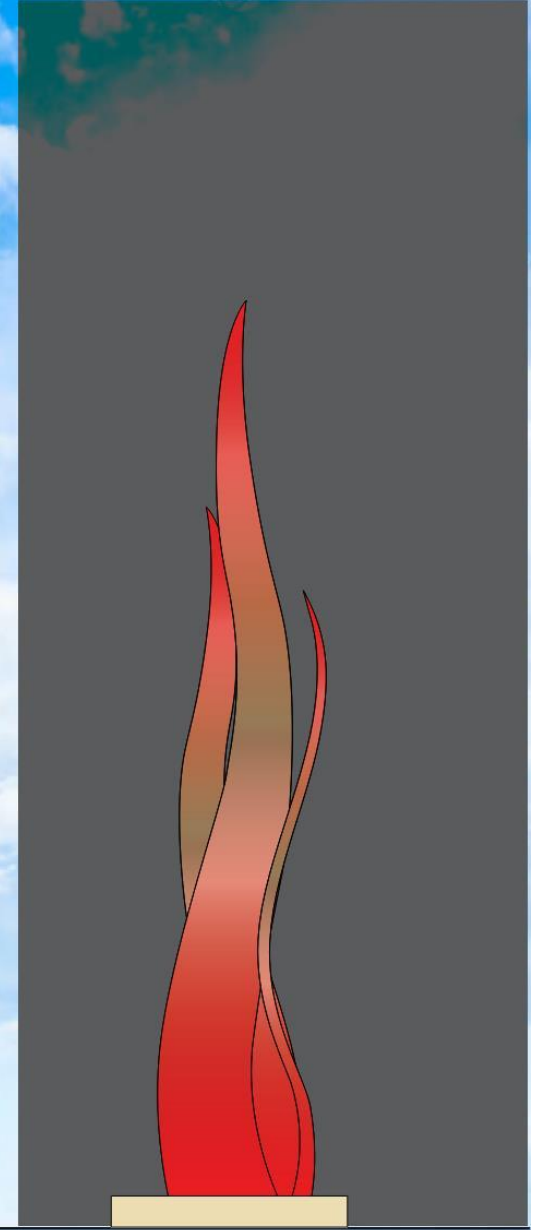
SCULPTURES :

HEROES PARK
december 2023

schematic design 1.3



14'-0"



ETERNAL FLAME SCULPTURE

SCALE 1/8"=1'-0"

HEROES PARK
december 2023

schematic design 1.3

SCHEMATIC DESIGN – 30% OPCC

Site Preparation & Grading	\$ 384,000
Architecture (includes Stage Pavilion, Shade Structures, and Entry Portal)	\$1,537,000
Heroes Plaza	\$1,031,000
Event Space	\$1,305,000
New Roadway & Transportation Work	\$241,000
Water Feature	\$378,000
Site Lighting and Electrical	\$826,000
Exhibits and Graphics	\$554,000
Other Allowances (Site Utility Services, Audio/Visual and IT Services)	\$214,000
Project Total (2024 Fall Cost)	\$6,470,000
Project Total (2025 Fall Cost)	\$7,020,000

COMMENTS

HEROES PARK FINAL DESIGN



NEXT STEP

1

60% DESIGN
DEVELOPMENT

2

CITY COUNCIL WORK
SESSION

3

OPEN HOUSE (TBD)





CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-2

Agenda Date 12/5/2023

Type Worksession

Department City Secretary

Title

Discussion of the December 5, 2023, City Council regular agenda items



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 1

Agenda Date 12/5/2023

Type Executive Session

Department City Secretary

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

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Attachments

RESOLUTION R-23-4899

**A RESOLUTION APPROVING COUNCIL ACTION REGARDING
EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL
MEETING OF DECEMBER 5, 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 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
City Secretary

Bobby Lindamood
Mayor



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 3

Agenda Date 12/5/2023

Type Announcements, Proclamations, and Presentations

Department City Secretary

Title

Presentation to the Colleyville Police Department in recognition of achieving state reaccreditation from the Texas Police Chiefs Association Accreditation Program -TPCA representative and Bridgeport Police Chief Steve Stanford to Mayor Bobby Lindamood and Colleyville Police Chief Michael Miller

Attachments

RESOLUTION R-23-4900

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF DECEMBER 5, 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 21, 2023
 - b. Approval of the sale of property, seized items, found items, obsolete and non-serviceable equipment
 - c. Approval of a construction contract with C. Green Scaping, LP, for the FY23 Green Ribbon Project, in an amount not to exceed \$147,305.00 and a contingency amount not to exceed \$20,000.00, and authorizing the City Manager to execute the contract
 - d. Approval of an Interlocal Agreement for public health authority inspection services between Tarrant County and the City of Colleyville

AND IT IS SO RESOLVED.

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
City Secretary

Bobby Lindamood
Mayor



CITY OF COLLEYVILLE CITY COUNCIL MINUTES

100 Main Street, Colleyville, Texas, 76034

TUESDAY, NOVEMBER 21, 2023

Mayor Bobby Lindamood called the Colleyville City Council Executive Session to order on Tuesday, November 21, 2023, at 5:40 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, Community Development Director Ben Bryner, City Attorney Nicole Corr, and City Secretary Christine Loven.

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

There was no action taken and Mayor Lindamood adjourned Executive Session at 6:48 p.m.

Mayor Lindamood called the regular meeting of the City Council to order at 7:04 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: 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**

Mayor Lindamood read Resolution R-23-4895 in its entirety.

Assistant City Manager Mark Wood presented this item which was the approval of two B.E.S.T. program economic development reimbursement grant incentive agreements.

Manager Wood stated Marshall Grain Company has requested \$50,000 in reimbursement for the property located at 5311 Colleyville Boulevard and noted Marshall Grain will be making a \$400,000 investment which will include enhancing the building with a metal roof, stone wainscoting, fencing, and landscape, when everything is complete.

The next reimbursement grant in the amount of \$30,000 was requested by Kwik Dry clean Center for exterior, sign, and property enhancements at 1709 Colleyville Boulevard.

Manager Wood expressed his appreciation to the City Council for the vision of the Business Enhancements to Support Transformation program and recognized Chelsea Rose, City of Colleyville Community Engagement and Economic Development Manager, for her efforts in supporting the City's Economic Development efforts.

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

Councilmember Elder made a motion to approve Resolution R-23-4895, seconded by Councilmember Graves.

The motion was approved by the following vote:

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

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-23-4896

- 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 17 ballots for the election of Gary Losada 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, Planning and Zoning Commission, and the Zoning Board of Adjustment/Sign Board of Appeals

Mayor Lindamood read Resolution R-23-4869 in its entirety.

Department Directors presented each of their department's items and answered questions of the City Council.

The following were appointed under item 4h.

Colleyville Economic Development Corporation – George Dodson, to a term of June 2024

Library Board – Kay Newton – Place 1; Joe Stout, Place 3; Wanda Cotter, Place 5; Al Cain, Alternate 1; Susan Baum, Alternate 2, all to a term of November 2025

Metroport Teen Court Advisory Board – Susan Baum, to an unexpired term of November 2024

Planning and Zoning Commission – Jerry Savoie – Place 5; Claudia Bevill – Place 6; Jerome Obinabo, Place 7 – all to a term of November 2025

Zoning Board of Adjustment/Sign Board of Appeals – Frank Carroll, Place 4; Mic Deakin, Place 5; Eric Holland, Alternate 1, and Rick Ramirez, Alternate 2, all to a term of November 2025

Mayor Lindamood opened the public hearing.

George Dodson, 7309 Balmoral Drive, spoke in favor of casting the City's ballots for Gary Losada for the TAD Board of Directors and discussed the inadequacies and failure of software at the Tarrant Appraisal District.

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

Councilmember Richardson made a motion to approve Resolution R-23-4896, with the casting of the 17 ballots to Gary Losada and appointments to the City's Boards and Commissions as recorded, 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. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - October 2023

Assistant City Manager Mark Wood presented the October 2023 financial report, noting this was the first month of financials for FY24.

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

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.

Director Bryner reviewed the development plans for the two, one-story buildings, the extended egress to the north, fencing, and setback. He also noted there is no drive-through use permitted.

Mayor Lindamood opened the public hearing.

Claudia Bevill, 119 Cheek-Sparger Road, spoke in opposition and requested the fence be built before construction begins, if the item is approved.

James Bevill, 119 Cheek-Sparger Road, spoke in opposition with concerns for the fence, parking lot, building materials, and trees.

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

Mayor Lindamood asked the applicant to come forward. Jason Yacht, Roscoe Construction, representing the developer, came forward to answer questions of the City Council. Mayor Lindamood asked Mr. Yacht if the ordinance was to be approved, would they agree to construct the fence/wall prior to construction, with the same building materials as the buildings, with the step downs to six and four feet, and terminate the sidewalk at the residential line as requested by the residents at 119 Cheek-Sparger Road. Mr. Yacht stated they would be agreeable to each of the stated conditions.

Mayor Lindamood made a motion to approve Ordinance O-23-2269, with the following amendments, e. the eight foot masonry fence/wall will be constructed of the same material as the buildings, and will step down to six feet at the garage of the residential property and will step down to four feet at the building line of the residential property at 119 Cheek-Sparger Road, and will be built at the beginning of construction, the

sidewalk will terminate at the property line of 119 Cheek-Sparger Road, and dying trees will be replaced, seconded by Mayor Pro Tem Rigney.

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 called a recess at 8:31 p.m. and reconvened at 8:38 p.m.

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

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. Director Bryner stated the opposition is more than 20% and will require a super majority vote.

Councilmember Ben Graves directed his comments to residents in the area and stated he was concerned the residents did not understand the property use right now as it would accommodate a drive through restaurant which could operate 24/7 and the Council would not be able to stop or alter the use. He said he understands a car wash is not desirable, but the developer has worked diligently to provide solutions to the concerns and will operate within a limited timeframe, but a restaurant would not.

Mayor Pro Tem Rigney, Councilmembers Elder, Bond, and Kelley concurred with Councilmember Graves' concerns.

Applicant Tanner Grant stated he has worked to address citizen concerns, will hire local, had agreed to increase the height of the fence, and has been able to reduce the noise level.

Mayor Lindamood opened the public hearing.

Speaking in opposition were Laurie Stack, 5732 Heron Drive West, Jeff Mills, 5728 Heron Drive West, Robin Kuntz, 1008 Heron Drive East, Leslie Gracey, 5721 Heron

Drive West, Leslie Mueller, 5709 Heron Drive East, and John Bay, 1005 Heron Drive East.

Wishing not to speak, but registering opposition were David Daley, 5725 Heron Drive West, Shaista Khannohammed, 5617 Heron Drive East, Nathan and Allison Hulme, 5720 Heron Pond Drive West, Scott and Lindsey Podednik, 5736 Heron Drive West, Dennis and Lisa Denson, 1001 Heron Drive East, Dale Kuntz, 1008 Heron Drive East, Pam Bol, 1005 Heron Drive East, Jan Hamilton-Crawford, 1009 Heron Drive East, and Jeff Turton, 5708 Heron Drive East.

Wishing not to speak, but registering support her Donald Laine, 5510 Texas Trail, Ravi Manene, 1331 Minnow Road, Coppell, and Austin Frisby, 16201 Red Rivers Lane, Justin.

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

There was discussion of requiring a reduction in the hours of operation from 7:00 a.m. to 9:00 p.m. to 7:30 a.m. to 8:00 p.m. Mr. Grant asked he be allowed to operate 7 a.m. to 9 p.m. and restated the adjustments which have been made to accommodate the concerns.

Mayor Lindamood reopened the public hearing at the request of John Bay, 1005 Heron Pond East. Mr. Bay restated his opposition and asked if the current owner of the property would disclose the potential clients he has for the property purchase.

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

Mayor Lindamood made a motion to deny Ordinance O-23-2270, seconded by Councilmember Graves.

The motion to deny was approved by the following vote:

Ayes: 5 – Mayor Lindamood, and Councilmembers Elder, Bond, Richardson, and Graves.

Nays: 2 - Mayor Pro Tem Rigney, and Councilmember Kelley.

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

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 rest of the building was built per code and with the proper permits. Director Bryner stated everything else was built to code with the proper permits.

Mayor Lindamood asked the applicant to come forward. Austin Frisby, the builder, Frisby Enterprises, came forward and answered questions of the City Council. Mr. Frisby stated this was the first home he built himself and he complied with the initial permit, as he was into the build, the owner wanted to add a second floor and he resubmitted the plans and when they were approved the parking showed approved and he made a mistake by adding a roof over the parking area and not checking to see if another permit was required.

There was discussion of assessing a fine for the work being done without a permit.

Mayor Lindamood opened the public hearing.

Troy Morrison, the property owner, asked City Council to approve the SUP because the builder made a mistake and did not do so maliciously.

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

Councilmember Bond made a motion to deny Ordinance O-23-2271, 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. 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

Mayor Lindamood read the caption of Ordinance O-23-2266.

Community Development Director Ben Bryner presented this item, a request for a Special Use Permit (SUP) to allow for a fence to extend into the street side yard setback. 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 10 foot setback.

There was discussion regarding the 10 foot versus 15 foot setback.

Mayor Lindamood opened the public hearing.

Mike Farley, Claffey Pools, spoke regarding the original plan and the timing of the change in fencing requirements.

Danita Stovall, home owner, 812 Sawyer, stated she prefers a 10 foot setback, but will accept the 15 foot.

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

This was a first reading and no action was taken.

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

Mayor Lindamood read Resolution R-23-4897 in its entirety. Mayor Lindamood recognized having a contract to remove this home and therefore recused himself.

Mayor Pro Tem Rigney presided.

Community Development Director Ben Bryner presented this item, a request for a variance for the street side yard setback. Director Bryner advised the property is zoned PUD-R and the plat of the property indicated the street side setback to be 15 feet from the street side property line. However, in 2019 there was a change to

the regulations in the Land Development Code and a 30 foot setback is now required. A variance to the street side yard setback would allow the ability to rebuild the home which was damaged from a fire, and for the home to be rebuilt in its previous location.

Evelia Aragon, the applicant, came forward to answer questions of the City Council.

Mayor Pro Tem Rigney opened and closed the public hearing without anyone wishing to speak.

Councilmember Kelley made a motion to approve Resolution R-23-4897, seconded by Councilmember Bond.

The motion was approved by the following vote:

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

Abstain: 1 - Mayor Lindamood.

Mayor Lindamood resumed as presiding officer.

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

Mayor Pro Tem Rigney made a motion to remove Resolution R-23-4883 from the table, seconded by Councilmember Kelley.

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 Resolution R-23-4883 in its entirety.

The applicant had requested the item to remain tabled.

Mayor Lindamood made a motion to table Resolution R-23-4883 to a date certain of December 5, 2023, seconded by Councilmember Graves.

The motion was approved by the following vote:

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

10. CITIZEN COMMENTS

There were no speakers.

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

There was no action taken.

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

This resolution was not needed.

13. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 10:58 p.m.

APPROVED BY A VOTE OF AYES, NAYS, ON THIS THE 5TH DAY OF DECEMBER 2023.

Minutes taken and prepared by:

Christine Loven, TRMC
City Secretary



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4b

Agenda Date 12/5/2023

Number Resolution R-23-4900

Type Resolution

Department Engineering

Title

Approval of the sale of property, seized items, found items, obsolete and non-serviceable equipment

Explanation

Reading and Public Hearing

The City's purchasing manual requires the City Council to authorize the disposal of salvage items and obsolete, non-serviceable vehicles and equipment before property can be removed from inventory and disposed of by public auction or other approved means.

The attached Sale/Disposal List provides an itemized equipment list of items which should not be reassigned or re-purposed, have been replaced due to age, and are no longer serviceable; abandoned/found property, for which owners were not located, or property seized by the Colleyville Police Department.

In May 2010, City Council approved attached Resolution R-10-3230, which authorized a Professional Services Agreement with Rene Bates Auctioneers of McKinney, Texas, to conduct City auctions in an online format. Rene Bates has performed multiple auctions in the past nine years for the City of Colleyville, with little to no issues. Rene Bates charges a fee of 7.5 percent of the gross auction sales for their services.

The five year history of proceeds from the auctions are as follows:

Year	Proceeds
2019	\$21,622.80
2020	\$16,557.06
2021	\$25,831.42
2022	\$21,871.88
2023	\$24,414.75

Financial Impact

The financial impact of the auction will be determined by the gross proceeds of the auction less a 7.5 percent fee charged by the auctioneer.

Recommendation

Approve

City of Colleyville
January 2023 Auction Disposal List

City of Colleyville Fall Auction 2023

Department	Photo Name/Item Number	QTY	Description of Item	Location	Contact	Contact Phone	Contact Email
Fire Dept	FD.001-016	1	2008 Ford F-450 Ambulance	Public Works Service Center 1601 Hall Johnson Colleyville, TX 76034	Dana Underwood	817.503.1373	dunderwood@colleyville.com
Fire Dept	FD.017-027	1	2012 Ford F-450 Ambulance will need to be towed	Public Works Service Center 1601 Hall Johnson Colleyville, TX 76034	Dana Underwood	817.503.1373	dunderwood@colleyville.com
Rec Center	REC.001	6	Upholstered Gray Club Chairs with Nailhead Trim	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.002a-f	17	6 black & 1 brown leather rolling chairs, 5 black cloth rolling chairs, 2 gray cloth rolling chairs, 3 black leather stationary chair with no wheels	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.003	2	Black and Silver Barstools	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.004	6	White and Silver Single Benches	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.005	2	Brown Orange 2-Drawer File Cabinet	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.006	1	Tan- 2 Drawer Stand	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.007a-b	4	1 Mahogany- needs work and 3 Dark Brown 2-Drawer File Cabinets with keys	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.008	1	Black Dresser	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com

City of Colleyville
January 2023 Auction Disposal List

Department	Photo Name/Item Number	QTY	Description of Item	Location	Contact	Contact Phone	Contact Email
Rec Center	REC.009	1	Black, Silver, Dark Brown Wood Storage Cabinet with shelves	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.010	1	Mahogany L-Shaped Desk	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.011a-b	2	2 Glass Display Case with sliding doors and 1 corner display	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.012	1	Dark Brown Wood 5-Shelf Bookcase	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.013	1	Dark Brown Wood Glossy Hutch with Shelves	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.014a-b	1	Dark Brown Wood Glossy Desk	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.015	3	Dark Brown Wood Desk with 6 Drawers and a Glass Top	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.016	1	Dark Brown 5-Drawer Desk with keys	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.017a-b	1	Black/Silver Computer Desk	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.018	1	Locked Fireproof File Cabinet	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.019a-b	12	9 black, gold, and silver mirrors that are round and squared. 3 small flower wall art mirrors	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.020a-b	4	2 Framed Wall Art, 1 Bible Verse Framed Art, and 1 Mirror Wall Décor	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com

City of Colleyville
January 2023 Auction Disposal List

Department	Photo Name/Item Number	QTY	Description of Item	Location	Contact	Contact Phone	Contact Email
Rec Center	REC.021	1	Gray Contemporary Chair	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.022	1	Blue Contemporary Chair	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.023	1	Light Gray Contemporary Chair with Nailhead Trim	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.024	2	Gray Barstools with Dark Brown Legs	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.025	2	Dark Gray Contemporary Chair with Nailhead Trim	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.026	1	Patterned Accent Chair	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.027a-b	8	1 floor black lamp, 1 floor gold lamp, 3 gold table jug lamps, and 3 silver table lamp	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.028a-b	1	Wood Top Table	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.029	3	2 Tan Vertical 4-Drawer File Cabinet and 1 Beige Lateral 2-Drawer File Cabinet	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.030	1	White Board	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.031	3	Satin Nickel Round End Table Set of 3	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.032	1	Brown End Table	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com

City of Colleyville
January 2023 Auction Disposal List

Department	Photo Name/Item Number	QTY	Description of Item	Location	Contact	Contact Phone	Contact Email
Rec Center	REC.033	1	Blue/Cream Rug 6x8.5ft	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.034a-b	3	Black High-Top Table	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.035a-b	2	Black/Wood Glass High-Top Table	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.036	1	Silver Toilet Paper Holder	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.037a-b	3	2 White Changing Tables and 1 Wood Changing Table	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.038	2	3-Seater Leather Orange Sofa with one gray cover	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.039	1	Black Leather center piece of a sectional sofa	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.040	1	Black Leather Sofa	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.041	3	White 2x2 Square Tables	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.042	7	6 White and 1 Wood Cube Storage Organizer	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.043a-b	1	Black Kurzweil K2600 Piano	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.044a-b	1	White set of surround system (2 speakers each)	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com

City of Colleyville
January 2023 Auction Disposal List

Department	Photo Name/Item Number	QTY	Description of Item	Location	Contact	Contact Phone	Contact Email
Rec Center	REC.045	2	Clear Dry Erase Board	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.046a-c	1	Black Leather Ottoman. Can be used for storage and has extra seats inside	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.047	1	Coffee Signage	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.048	2	3- Tier Black Wire Shelving	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.049	1	Black and White Rug	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.050	4	2 Beige and 2 Blue Pattern Throw Pillows	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.051	2	Gray Barstools with Light-Washed Wood Legs	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.052	2	Black Leather Contemporary Chair	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.053	1	Cream Vintage Clock	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.054	1	Black Desk with Glass Top	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.055	1	Bird Stand	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.056	1	Gold Brown Square Cushion	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com

City of Colleyville
January 2023 Auction Disposal List

Department	Photo Name/Item Number	QTY	Description of Item	Location	Contact	Contact Phone	Contact Email
Rec Center	REC.057	1	AKAI TV	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com
Rec Center	REC.058a-b	7	Gold Brown Cloth Rolling Chairs	Colleyville Rec Center 5008 Roberts Rd Colleyville, TX 76034	Ariella Alfaro	817.503.1094	aalfaro@colleyville.com

RESOLUTION R-10-3230

**A RESOLUTION APPROVING COUNCIL ACTION
UNDER CONSENT ITEMS AT THE REGULAR CITY
COUNCIL MEETING OF MAY 18, 2010**

WHEREAS, 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 Council action under Consent Items as follows are hereby adopted:

- a. Approval of the minutes of the regular City Council meeting of May 4, 2010
- b. Approval of a professional services agreement with Rene Bates Auctioneers for auction services, and authorize the City Manager to sign the agreement
- c. Acceptance of a grant award, in the amount of \$53,550, from the Department of Homeland Security Assistance to Firefighters Grant Program, for the purchase of exhaust removal equipment for all fire apparatus
- d. Approval of a donation of \$14,000 from the Colleyville Soccer Association for Pleasant Run Park signage

AND IT IS SO RESOLVED.

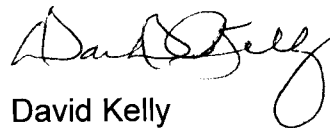
APPROVED BY A VOTE OF 7 AYES, 0 NAYS AND 0 ABSTENTIONS
ON THIS THE 18th DAY OF May 2010.

ATTEST:



Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor



City of Colleyville

Agenda Briefing

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

File Number: **File Type:** Resolution **Status:** Consent Agenda
Version: 1 **Agenda Date:** 05/18/2010 **Controlling Body:** City Council
Requester: Fire Department **Agenda No.:** 8b **Final Action:**
File Name: Approval of a professional services agreement with Rene Bates Auctioneers, for auction services, and authorize the City Manager to sign the agreement
Attachments: Professional Services Agreement - Contract For Online Auctioneering Services.pdf

History of Legislative File

Version:	Date:	Acting Body:	Action Text:
1	05/18/2010	City Council	

Title

Approval of a professional services agreement with Rene Bates Auctioneers, for auction services, and authorize the City Manager to sign the agreement

Explanation

Reading and Public Hearing

Periodically, outdated or retired City equipment is accumulated and by law must be disposed of through a public auction process. In the past, staff has utilized an auction clearing house in Keller, which required all equipment be moved to a designated location for the auction and then picked up if it did not sell. Staff is recommending an agreement with Rene Bates Auctioneers to move City auctions to an online format that will provide a greater sales base for used equipment and a minimal commitment of staff time to conduct City auctions. Under this agreement, staff will provide information and photographs of all equipment to Rene Bates who will conduct a two week online auction, collect all payments, issue receipts, arrange for equipment pick up, and provide payment via wire transfer directly to the City's depository. This process will improve the efficiency of City auctions and provide greater exposure of available items for sale. In addition, the online auctioneer charges 7.5% of the net proceeds as compared to 10% charged by the previous auctioneer.

Financial Impact

The service fee charged for each auction is 7.5% of the net proceeds from the auction. Proceeds from the last three auctions, net of auctioneer fees, are as follows:

February 12, 2004 - \$11,599.74
December 15, 2005 - \$24,503.00
January 15, 2009 - \$30,064.52

Recommendation

Approval

PROFESSIONAL SERVICES AGREEMENT/CONTRACT FOR ONLINE AUCTIONEERING SERVICES

Rene' Bates Auctioneers, Inc. (hereinafter referred to as RBAI) proposes to conduct Online Auctions for the City of Colleyville, Texas on an as needed basis under the following terms and conditions:

Rene' Bates Auctioneers, Inc.'s Responsibilities:

1. Conduct online auctions for the City of Colleyville, Texas at their request.
2. Set starting prices for each online auction item or coordinate with your designee to set starting prices for each online auction item, if so desired.
3. Post all online auction information on www.renebates.com.
4. Conduct and monitor auction items for approximately two weeks prior to the closing date of each online auction conducted.
5. Advertise your online auction, as necessary, through our normal channels such as, but not limited to, newspapers, trade journals and print brochures.
6. Generate and send a minimum of two email blast notices to our entire database when your auction has been posted.
7. Invoice all successful bidders once your auction has closed.
8. Collect all auction proceeds including any applicable sales tax from successful bidder.
9. Generate paid receipts to buyer with a copy to your approved distribution list.
10. Balance all auction payments received with actual sales results.
11. Remit all monies, less commission and sales tax, to the City of Colleyville, Texas via wire transfer to the City's designated account no later than end of business on the 10th business day following the close of the auction.
12. Remit all sales tax collected to the State of Texas.
13. Maintain all documentation for exemptions, resale certificates and export certifications for sales tax for the State of Texas.
14. Maintain records of all your auctions.

The City of Colleyville, Texas' Responsibilities:

1. Provide list of all items to be sold and gather information on all auction items and take digital photographs of each auction item and send to RBAI.
2. Have contact person (Fleet Manager or designee) complete Vehicle Information Sheet on all vehicles and heavy equipment and forward to RBAI.
3. Conduct onsite viewing of all auction items before the closing of each online auction for bidders to come and physically inspect auction items.
4. Contact local news media for Public Service Announcement informing bidders of upcoming online auction and handle all legal advertising as required by the City of Colleyville, Texas. Provide link from your website to www.renebates.com to direct potential buyers to your auction.

5. Transfer all titles to successful buyers after the City of Colleyville, Texas has received an electronic "PAID" receipt from Rene' Bates Auctioneers, Inc.
6. Oversee removal and checkout of all paid auction items.

Rene' Bates Auctioneers, Inc. proposes to conduct Online Auctions for the City of Colleyville, Texas for 7.5% of all fleet vehicles and heavy equipment and 7.5% of all miscellaneous items. These auctions will be conducted on an as needed basis for the City of Colleyville, Texas.

Sheryl Bates, President
Rene' Bates Auctioneers, Inc.

Date:

By:
City of Colleyville, Texas

Date:



**RENÉ BATES
AUCTIONEERS, INC.**

4660 CR 1006 • McKinney, Texas 75071-6614 • 972/548-9636 • Fax: (972) 542-5495
www.renebates.com



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4c

Agenda Date 12/5/2023

Number Resolution R-23-4900

Type Resolution

Department Engineering

Title

Approval of a construction contract with C. Green Scaping, LP, for the FY23 Green Ribbon Project, in an amount not to exceed \$147,305.00 and a contingency amount not to exceed \$20,000.00, and authorizing the City Manager to execute the contract

Explanation

Reading and Public Hearing

On June 6, 2023, the City Council approved Resolution R-23-4849, an Advance Funding Agreement (AFA) for Green Ribbon funding for the beautification of Intersection SH26 and Longwood Drive, and Intersection FM 3029 and L.D. Lockett Drive. The federal and state participation for this project is a not to exceed amount of \$324,311.

The project includes furnishing and installing site landscape improvements to the locations listed above; generally consisting of, but not limited to, the following:

- Parkway landscape improvements including ornamental trees, shrubs, and groundcover; and
- Irrigation systems as indicated and detailed

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on August 6, 13, and 20, 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 25 plan holders, of which were 1 engineer, 3 general contractors, 2 government agencies, 1 manufacturer, 4 others, 1 not specified, 4 plan rooms, 7 sub-contractors, and 2 suppliers.

The City received two sealed bids, which were opened and publicly read aloud on August 29, 2023.

The contract award for this project requires TxDOT concurrence. City staff confirmed with C. Green Scaping that their bid did not include any errors on pricing.

Financial Impact

The funding sources for this project include TxDOT/Federal grant and the Tax Increment

Financing (TIF) Fund.
Form 1295 - Acknowledged by City

Recommendation

Approve

Attachments

1. Construction Services Agreement
2. Bid Tabulation

CONSTRUCTION SERVICES AGREEMENT
SH26 & FH 3029 FY23 GREEN RIBBON IMPROVEMENTS
(Bid #Bid #2023-001, CSJ: 0363-01-151|3125-01-023)

This CONSTRUCTION SERVICES AGREEMENT ("Agreement") is made as of the Effective Date by and between **C. Green Scaping, LP**, a Texas Limited Partnership, 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 SH26 & FH 3029 FY23 GREEN RIBBON IMPROVEMENTS (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 #Bid #2023-001, CSJ: 0363-01-151|3125-01-023; including the AIA Document A201-2017, General Conditions, as amended by 0800 Supplemental Conditions (hereinafter, the "AIA Document A2017-2017, as amended");
 - (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 ONE HUNDRED AND SIXTY-SEVEN THOUSAND, THREE HUNDRED AND FIVE DOLLARS (\$167,305.00) ("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 twenty-five (25) working days. Accordingly, Contractor shall complete all work related to the Project on or before twenty-five (25) working 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 suspended 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 \$1,500.00 per day for the first 30 days and \$3,000 per day after 30 days, 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.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY –
SIGNATURES ON FOLLOWING PAGE(S)]

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

For City:

For Contractor:

CITY OF COLLEYVILLE, TEXAS

C. GREEN SCAPING, LP

By: _____
Jerry Ducay
City Manager

By: _____
Curtis J. Green
Vice President

Date: _____

Date: _____

Notice Address:

Notice Address:

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

C. Green Scaping, LP
Attn: Curtis J. Green, Vice President
2401 Handley Ederville Rd
Fort Worth, Texas 76118
E: cgreen@greenscaping.com

ATTEST:

By: _____
Christine Loven
City Secretary

Date: _____

GovDox Colleyville Contract ID:
CSA_pk_December 5, 2023_Rev20230112

Colleyville - SH26 & FM 3029 FY23 Green Ribbon Improvements

Bid Tabulation August 29, 2023

ID: ENG 2023-001 | CSJ: 3125-01-023 | CSJ: 0363-01-151

Item	Description	Unit	Quantity	Green Scaping		Central North Construction, LLC	
				Unit	Total	Unit	Total
1	Preparing ROW (Spec No. 100-6001)	AC	0.10	\$9,720.00	\$972.00	\$250,000.00	\$25,000.00
2	Compost Manuf Topsoil (4") (Spec No 161-6017)	SY	442.00	\$67.00	\$29,614.00	\$5.00	\$2,210.00
3	Irrigation System (Spec No 170-6001)	LS	1.00	\$5,900.00	\$5,900.00	\$39,694.50	\$39,694.50
4	Irrigation System (TY I) (Spec No 170-6002)	LS	1.00	\$5,700.00	\$5,700.00	\$65,000.00	\$65,000.00
5	Landscape Planting (1-GAL) (Spec No 192-6002)	EA	122.00	\$4.50	\$549.00	\$12.00	\$1,464.00
6	Landscape Planting (5-GAL) (Spec No 192-6004)	EA	456.00	\$15.50	\$7,068.00	\$40.00	\$18,240.00
7	Landscape Planting (MULCH) (BARK) (3") (Sec No 192-6013)	SY	405.00	\$5.00	\$2,025.00	\$5.00	\$2,025.00
8	Plant Material (65 GAL) (TREE) (Spec No 192-6026)	EA	12.00	\$470.00	\$5,640.00	\$800.00	\$9,600.00
9	Plant Material (1 GAL) (SHRUB) (REPLACEMENT) (Spec No 192-6028)	EA	500.00	\$9.00	\$4,500.00	\$8.00	\$4,000.00
10	Concrete Landscape Edge (8" Width) (Spec No 192-6097)	LF	376.00	\$26.00	\$9,776.00	\$75.00	\$28,200.00
11	Plant Maintenance (Spec No 193-6001)	MO	12.00	\$1,800.00	\$21,600.00	\$2,100.00	\$25,200.00
12	Irrig Sys Oper and Maint (SCH A) (Spec No 193-6014)	MO	12.00	\$600.00	\$7,200.00	\$780.00	\$9,360.00
13	Mobilization (Spec No 500-6001)	LS	1.00	\$7,500.00	\$7,500.00	\$20,000.00	\$20,000.00
14	Barricades, Signs, and Traffic Handling (Spec No 502-6020)	MO	4.00	\$3,800.00	\$15,200.00	\$4,500.00	\$18,000.00
15	Biodeg Erosn Cont Logs (Instl) (8") (Spec No 506-6040)	LF	279.00	\$9.00	\$2,511.00	\$1.00	\$279.00
16	Biodeg Erosn Cont Logs (Remove) (8") (Spec No 506-6043)	LF	279.00	\$2.00	\$558.00	\$0.50	\$139.50
17	Condt (PVC) (SCH 40) (2") (Bore) (Irrigation) (Spec No 618-6024)	LF	163.00	\$29.00	\$4,727.00	\$48.00	\$7,824.00
18	Condt (PVC) (SCH 40) (4") (Bore) (Irrigation) (Spec No 618-6034)	LF	163.00	\$35.00	\$5,705.00	\$65.00	\$10,595.00
19	Loose Aggr for Groundcover (TYPE 1) (Spec No 1005-6001)	CY	5.00	\$564.00	\$2,820.00	\$850.00	\$4,250.00

Colleyville - SH26 & FM 3029 FY23 Green Ribbon Improvements

Bid Tabulation August 29, 2023

ID: ENG 2023-001 | CSJ: 3125-01-023 | CSJ: 0363-01-151

Item	Description	Unit	Quantity	Green Scaping		Central North Construction, LLC	
				Unit	Total	Unit	Total
20	Portable Changeable Message Sign (Spec No 6001-6001)	DAY	86.00	\$90.00	\$7,740.00	\$150.00	\$12,900.00
Grand Total					\$147,305.00		\$303,981.00



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4d

Agenda Date 12/5/2023

Number Resolution R-23-4900

Type Resolution

Department Community Development

Title

Approval of an Interlocal Agreement for public health authority inspection services between Tarrant County and the City of Colleyville

Explanation

Reading and Public Hearing

The Tarrant County Health Department has been performing health related inspections for the City of Colleyville for many years and has been contracted through an Interlocal Agreement (ILA) or Memorandum of Understanding (MOU). The last time the ILA was updated was back in 2011 for fee updates. These ILA's are evergreen in nature and do not have an expiration. This updated ILA being presented is due to fee updates as well as updating and adopting new code references to Food Establishment Rules made by the state. The level of service will remain unchanged. The fee increase, in part, will continue to build out the County's resources to provide adequate services to the City into the future.

These fees will not impact the City budget directly. The permit holders of businesses that intend to provide specific services, such as restaurants within the City, will pay the updated fees directly to the county to obtain a health permit. An important note, these fees are for a specific purpose and only tie into a special fund account used for health inspections services the County provides and only pay for personnel and resource expense to provide these services.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Colleyville ILA Food and Pool TC legal reviewed

**INTERLOCAL AGREEMENT
FOR PUBLIC HEALTH AUTHORITY INSPECTION SERVICES**

THE STATE OF TEXAS

§

§

COUNTY OF TARRANT

§

This Interlocal Agreement is between **TARRANT COUNTY** ("**COUNTY**"), and the **CITY OF COLLEYVILLE** ("**CITY**").

WHEREAS, **CITY** is requesting the **COUNTY**'s assistance in providing

- ☐ Food establishment inspection program services
- ☐ Public swimming pool and spa inspection program services
- ☐ Both Food establishment and Public swimming pool and spa inspection program services

WHEREAS, the Interlocal Cooperation Act contained in Chapter 791 of the Texas Government Code provides legal authority for the Parties to enter into this Agreement.

WHEREAS, the Commissioners Court of the **COUNTY** finds this Agreement service a public purpose.

NOW, THEREFORE, the **COUNTY** and **CITY** agree as follows:

TERMS AND CONDITIONS

1. COUNTY RESPONSIBILITY

The **COUNTY** shall provide

Food establishment inspection program services:

- Provide services, through Tarrant County Public Health, to all public food establishment located within the corporate limits of the **CITY**;
- Plan review and conduct Health opening approval inspection, routine inspection, follow-up inspections, complaint investigations;
- Provide certification of establishment for issuance of health permits;
- Notify the **CITY** of violations of the current rules or rules as amended by the Executive Commissioner of Health and Human Services Commission found in 25 Texas Administrative Code, Chapter 228, regarding the regulation of food establishments;
- Provide appropriate signs to be posted at public food establishment that do not meet the required standards;
- Document program activities within the **CITY** via periodic reports;
- Collect fees from the inspected establishment;
- Inform **CITY**, in writing, of any fee schedule changes immediately following Tarrant County Commissioner's Court approval; and

- When required by law, verify food establishment manager training and food handler training and certifications.

For Public swimming pool and spa inspection program services:

- Provide services, through Tarrant County Public Health, to all public and semi-public swimming pools, spas, and interactive water features located within the corporate limits of the **CITY**;
- Plan review and conduct Health opening approval inspection, routine inspection, follow-up inspections, complaint investigations;
- Provide certification of establishment for issuance of health permits;
- Notify **CITY** of violations of current rules or rules as amended by the Executive Commissioner of the Health and Human Services Commission for Standards for Public Pools and Spas (Texas Administrative Code, Title 25, Chapter 265, Subchapter L), Public Interactive Water Features and Fountains (Texas Administrative Code, Title 25, Chapter 265, Subchapter M) and Pool Yard Enclosures (Texas Health and Safety Code Chapter 757);
- Provide appropriate signs to be posted at public swimming pool and spa establishment that do not meet the required standards;
- Document program activities within the **CITY** via periodic reports;
- Collect fees from the inspected establishment;
- Inform **CITY**, in writing, of any fee schedule changes immediately following Tarrant County Commissioner's Court approval; and
- When require by law, verify pool operator training certification.

2. **CITY RESPONSIBILITY**

For Food establishment inspection program services

- Adopt the current rules or rules as amended by the Executive Commissioner of the Health and Human Services Commission found in 25 Texas Administrative Code, Chapter 228, regarding the regulation of food establishments;
- Designate the Medical Director of Tarrant County Public Health Department as the Health Authority for the purposes of this agreement;
- Require all food establishments within the corporate limits of the **CITY** to maintain a valid health permit;
- Agree all health permits fees are enforceable within thirty (30) days of approval of the Tarrant County Commissioner's Court;
- Revise **CITY** code/ordinance, where applicable, to adopt changes to the fees;
- Inform Tarrant County Public Health Manager for Environmental Health when code/ordinance are modified and when the updates are complete;
- Assign Tarrant County Public Health authority to collect health permit fees from permit applicants; and
- When required by law, require facilities to have certified food mangers and food handlers.

For Public swimming pool and spa inspection program services

- Adopt the current Texas Health and Safety Code, Title 5, Subtitle A, Chapter(s) 341.064, 341.0645 and 341.0695; Texas Health and Safety Code, Title 1, Chapter 1 Section 1.005, and Texas Health and Safety Code, Title 9, Subtitle A, Chapter 757;
- Adopt the current rules or rules as amended by the Executive Commissioner of the Health and Human Services Commission for Standards for Public Pools and Spas (Texas Administrative Code, Title 25, Chapter 265, Subchapter L), Public Interactive Water Features and Fountains (Texas Administrative Code, Title 25, Chapter 265, Subchapter M) and Pool Yard Enclosures (Texas Health and Safety Code Chapter 757);
- Designate the Medical Director of Tarrant County Public Health as the Health Authority for the purposes of this agreement;
- Require all public and semi-public swimming pools/spas within the corporate limits of the **CITY** to maintain a valid health permit;
- Agree all Health permit fees are enforceable within thirty (30) days of approval of the Tarrant County Commissioner's court;
- Revise **CITY** code/ordinance, where applicable, to adopt changes to the fees;
- Inform Tarrant County Public Health Manager for Environmental Health when code/ordinance are modified and when the updates are complete;
- Assign Tarrant County Public Health authority to collect health permit fees from permit applicants;
- Be responsible for enforcement of the **CITY's** ordinances; and
- When required by law, require facilities to have certified pool/spa operators.

3. CITY ENFORCEMENT

If during an inspection of a food facility, pool or spa, Tarrant County Public Health Department personnel notices a violation of the **CITY's** code, the Tarrant County Public Health Department shall notify the appropriate City official. The **CITY** shall be responsible for the enforcement of the **CITY's** health ordinances. The **COUNTY** shall make available for testimony **COUNTY** personnel whose testimony may be required to support such enforcement action in accordance with the procedures established by CITY'S MUNICIPAL COURT for the appearance of law enforcement officers.

4. RESPONSIBILITY

COUNTY and **CITY** agree that each shall be responsible for its own negligent acts or omissions or other tortious conduct in the course of performance of this Agreement, without waiving any governmental immunity available to **COUNTY** and **CITY** or their respective officials, officers, employees, or agents under

Texas or other law and without waiving any available defenses under Texas or other law.

5. NO WAIVER OF IMMUNITY

This Agreement is expressly made subject to **COUNTY'S** and **CITY'S** Governmental Immunity, including, without limitation, Title 5 of the Texas Civil Practices and Remedies Code, and all applicable federal and state laws. The parties expressly agree that no provision of this Agreement is in any way intended to constitute a waiver of any immunities from suit or from liability, or a waiver of any tort limitation, that **COUNTY** or **CITY** has by operation of law or otherwise.

6. NO THIRD-PARTY BENEFICIARY

This Agreement shall not be interpreted to inure to the benefit of a third party not a party of this Agreement.

7. EXCLUSION OF INCIDENTAL DAMAGES

Independent of, severable from, and to be enforced independently of any other enforceable or unenforceable provision of this Agreement, NEITHER PARTY WILL BE LIABLE TO THE OTHER PARTY NOR TO ANY PERSON CLAIMING INCIDENTAL, CONSEQUENTIAL, SPECIAL PUNITIVE, OR EXEMPLARY DAMAGES OF ANY KIND, including lost profits, loss of business, or other economic damage and further including injury to property, mental anguish, or emotional distress.

8. JOINT VENTURE & AGENCY

The relationship between the parties to this Agreement does not create a joint venture between the parties. The Agreement does not appoint any party as agent for the other party.

9. GOVERNING LAW AND VENUE

This Agreement shall be interpreted under the laws of State of Texas. The venue for any lawsuit arising out of this Agreement will be in the Fort Worth Division of the Northern District of Texas if the lawsuit arises in Federal Court or in the State District Courts of Tarrant County, Texas if the matter arises in State Court.

10. ASSIGNMENT

This Agreement shall not be assigned or transferred and that any attempt to assign or transfer this Agreement or any of its rights or obligations shall be null and void.

11. SEVERABILITY

If any court determines any provision in this Agreement is invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force and effect.

12.COMPLAINT WITH LAWS

In providing the services required by the Agreement, **CITY** must observe and comply with all applicable federal, state, and local statutes, ordinances, rules and regulations, including, without limitation, worker's compensation laws, minimum and maximum salary and wage statutes and regulations, and non-discrimination laws and regulations. **CITY** shall be responsible for ensuring its compliance with any laws and regulations applicable to its business, including maintaining any necessary licenses and permits.

13.EFFECTIVE DATE

This Agreement become effective when signed by the last party whose signing makes the Agreement fully executed and the approved by both the Colleyville City Council and the Tarrant County Commissioner's Court (the "Effective Date").

14.FUNDING

Notwithstanding any provisions contained herein, the obligations of **COUNTY** and **CITY** under this Agreement are expressly contingent upon the availability of funding for each item and obligation contained herein for the term of the Agreement and any extensions thereto. **COUNTY** and **CITY** shall have no right of action against the other party in the event the other party is unable to fulfill its obligations under this Agreement as a result of lack of sufficient funding for any item or obligation from any source utilized to fund this Agreement or failure to budget or authorize funding for this Agreement during the term. In the event that **COUNTY** or **CITY** is unable to fulfill its obligations under this Agreement as a result of lack of sufficient funding, or if funds become unavailable, each party, at its sole discretion, may provide funds from a separate source or may terminate this Agreement by written notice to the other party at the earliest possible time.

15.TERM

This Agreement shall begin upon the Effective Date and shall continue until terminated by either party in conformance with this section. Either party may terminate this Agreement without cause by providing written notice of intent to terminate at least ninety (90) days prior to the intended date of termination.

16.AMENDMENT

No amendment, modification or alternation of the terms of this Agreement shall be binding unless the same is in writing and signed by both parties.

17.NOTICE

Any notice to be given under this Agreement shall be deemed to have been given if reduced to writing and delivered in person or by Certified Mail, Return Receipt Requested, postage pre-paid, to the party who is to receive such notice at the addresses set forth below. Such notice shall be deemed to have been

given three (3) business days subsequent to the deposit of the notice in the United States mail in accordance herewith. The names and addresses of the parties' hereto to whom notice is to be sent are as follows:

For **COUNTY**:

Tarrant County Public Health
Attn: Environmental Health Division Manger
1101 S. Main St.
Fort Worth, Texas 76104

For **CITY**:

City of Colleyville
Attn: City Manager
100 N. Main St.
Colleyville, Texas 76034

Executed as of the dates of the parties' signatures set forth below.

CITY OF COLLEYVILLE

By: _____
Jerry Ducay
City Manager

Date: _____

STATE OF TEXAS
COUNTY OF TARRANT

By: _____
Tim O'Hare
County Judge

Date: _____

APPROVED AS TO FORM:

By: _____
Whitt Wyatt
City Attorney

Date: _____

ATTEST:

By: _____
Christine Loven
City Secretary

Date: _____

DESCRIPTION OF SERVICES**EH FEE SCHEDULE**

<u>CONSUMER HEALTH</u>	Special Fund: F223
Annual Public Pool & Spa permit fee	\$ 315.00
Pool Plan Review & Opening Inspection**	\$ 200.00
Contractual Inspections - School Districts (avg \$150 per site visit)**	\$ 150.00
Food Service Permit: less than 500 sq. ft.	\$ 400.00
Food Service Permit: >500 =<less than 1500 sq. ft.	\$ 500.00
Food Service Permit: >1500 =<less than 3000 sq. ft.	\$ 600.00
Food Service Permit: >3000=<less than 6000 sq. ft.	\$ 700.00
Food Service Permit: >6000 sq. ft. or above	\$ 800.00
Food Service Permit: Adjunct Food Service	\$ 500.00
Food Service Permit: Adjunct Food Store - <less than 5000 sq. ft.	\$ 500.00
Food Service Permit: Adjunct Food Store - >5000 sq. ft. or above	\$ 600.00
Food Service Permit: Catering Operation	\$ 700.00
Food Service Permit: Child Care Facility	\$ 500.00
Food Service Permit: School Cafeteria w/ Contract	\$ 250.00
Food Service Permit: Commissary (non-prep)	\$ 400.00
Food Service Permit: Commissary (prep.)	\$ 600.00
Food Service Permit: Food Court	\$ 600.00
Food Service Permit: Mobile Unit (prepackaged)	\$ 400.00
Food Service Permit: Mobile Unit (preparation of food)	\$ 600.00
Food Service Permit: Mobile Unit (push cart)	\$ 600.00
Farmers Market	\$ 100.00
Food Store: <less than 5000 sq. ft.	\$ 600.00
Food Store: >5000 sq. ft. or above	\$ 800.00
Food Late Fee: 1-30 days	10% of fee
Food Late Fee: 31-60 days	20% of fee
Food Late Fee: 61-90 days	30% of fee
Plan Review: >1500 sq. ft. or above	\$ 200.00
Plan Review: <1500 sq. ft. or below	\$ 100.00
Temporary Food Establishment 1-5 Days**	\$ 35.00
Temporary Food Establishment 6-14 Days	\$ 70.00
Required/Requested Reinspection	\$ 75.00
<u>MISCELLANEOUS - CONSUMER/ENVIRONMENTAL HEALTH</u>	No Fee Changes, Fund: PH-T04
Duplicate Permits**	\$ 15.00

**indicates no fee increase



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 5a

Agenda Date 12/5/2023

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

Second Reading and Public Hearing

The applicant and home owner were present and answered questions from the Council. No one came forward during the public hearing to speak.

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

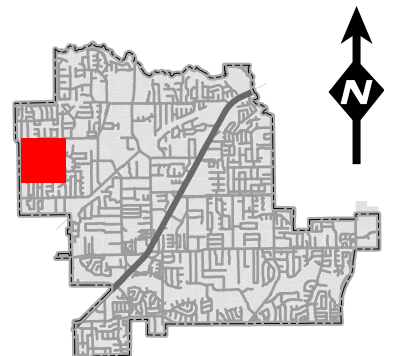


ZC23-024

812 Sawyer Dr

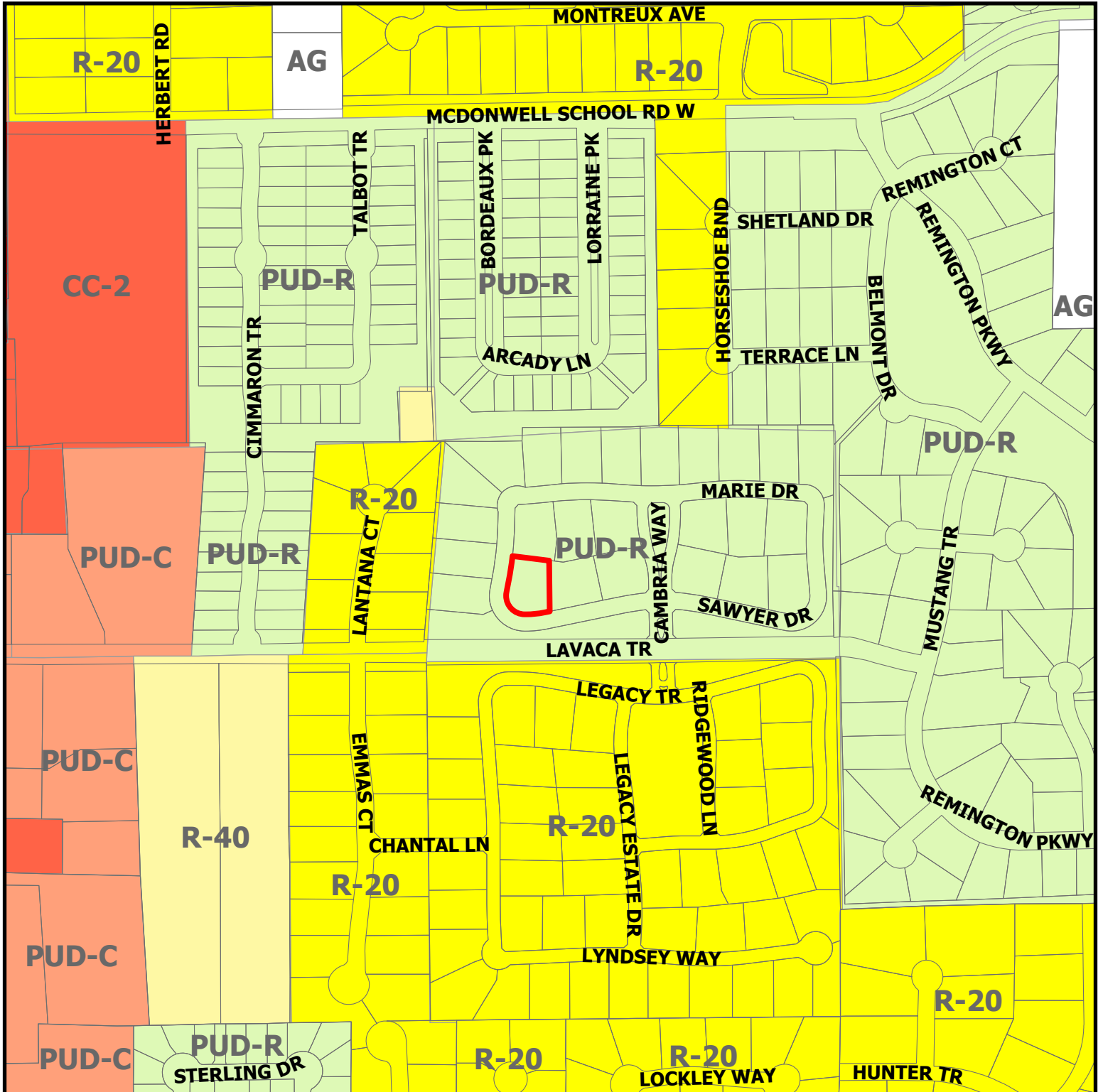


Subject Property



DISCLAIMER:
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.

Zoning Map

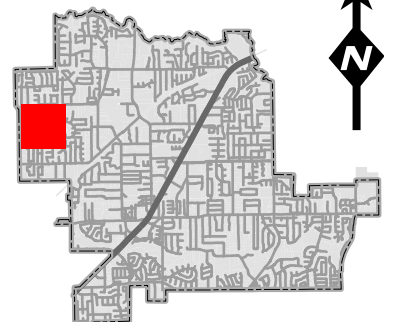


ZC23-024

812 Sawyer Dr

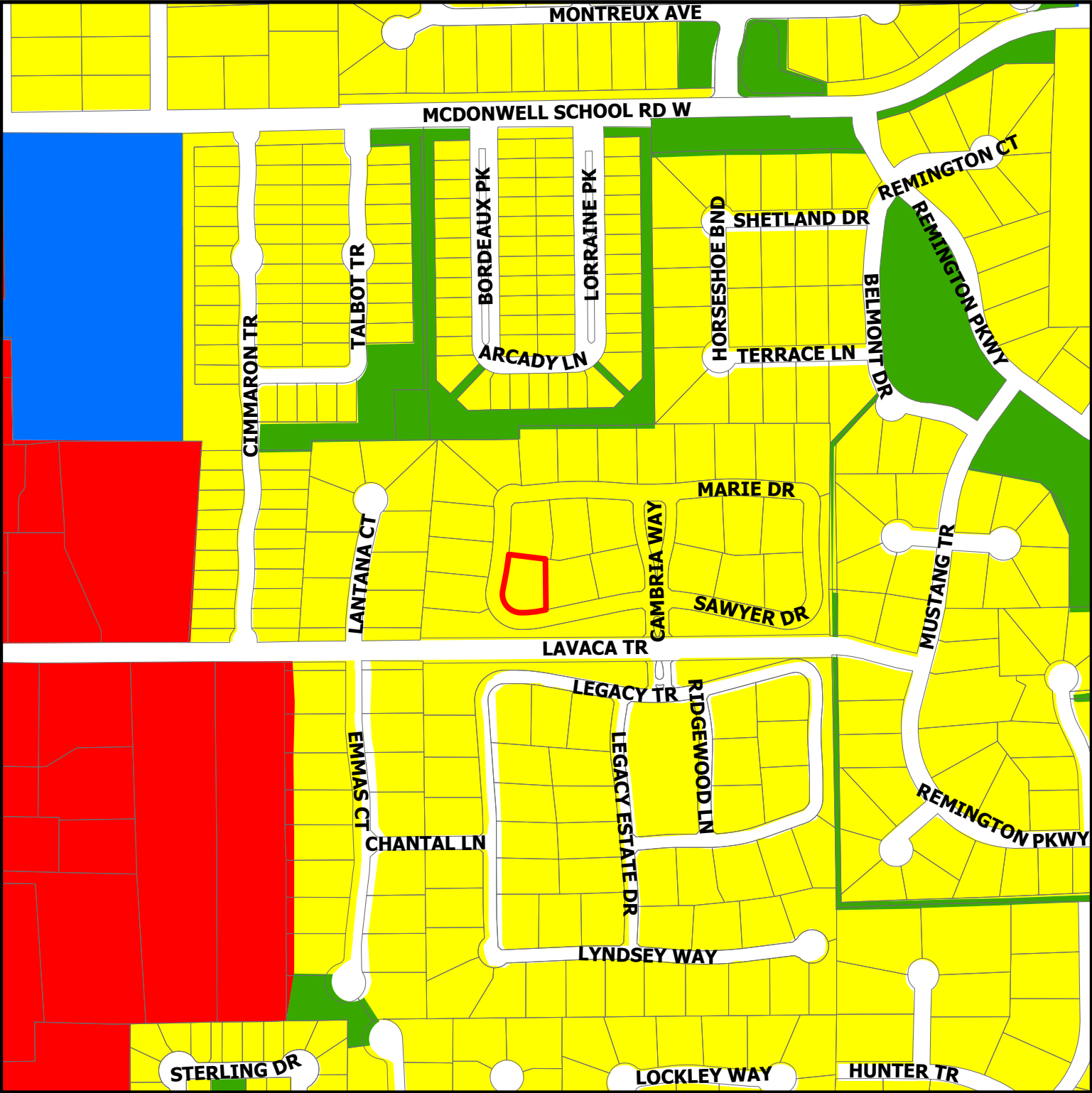


Subject Property



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Future Land Use Map

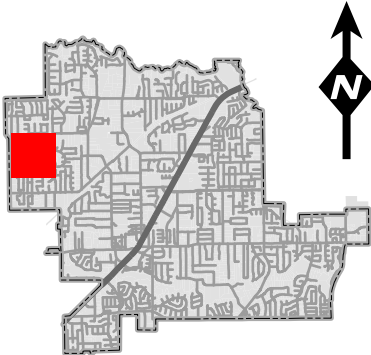


ZC23-024

812 Sawyer Dr

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



SALES DESIGN

[illegible]

SD1	DESIGN VERSION:	A1
	SALES PLAN DATE: 00-00-0000	
	SALES CONTACT MIKE FARLEY	
	DRAFTED BY: MAEGAN KING	

THE STOVALL RESIDENCE
812 SAWYER DRIVE
COLLEEVILLE / TEXAS

1625 BRUNLOW AVE.
SOUTHLAKE, TEXAS
76092

CLAFFEY POOLS
A PASSIONATE COMMITMENT
TO EXCELLENCE SINCE 1987

(817) 488-5795 PHONE
(817) 421-2670 FAX
P.O. BOX 92278





Valleyville Sawyer Dr 800

STOP

712 Sawyer Dr



712 Sawyer Dr



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



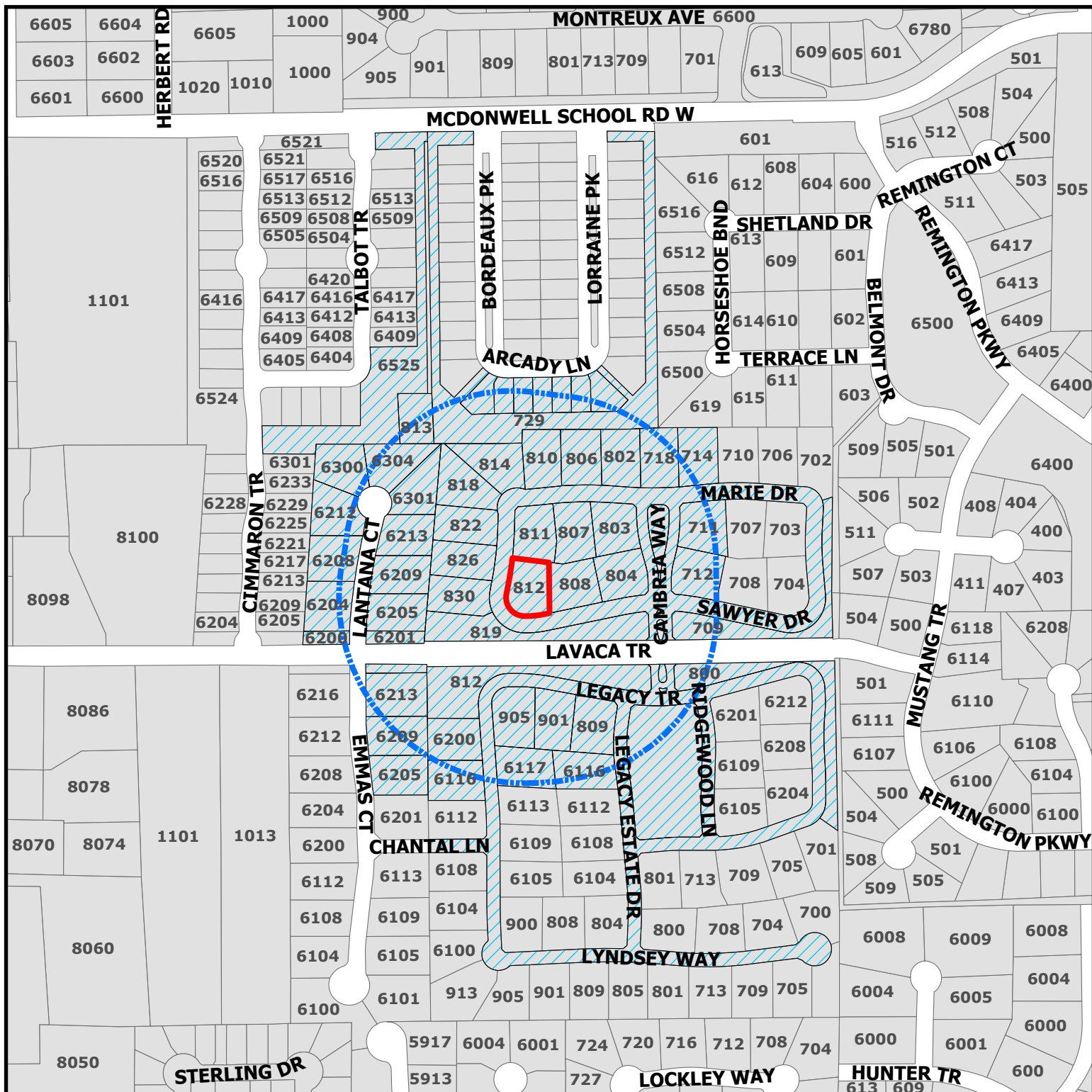
804 Sawyer Dr



804 Sawyer Dr



Notification Map

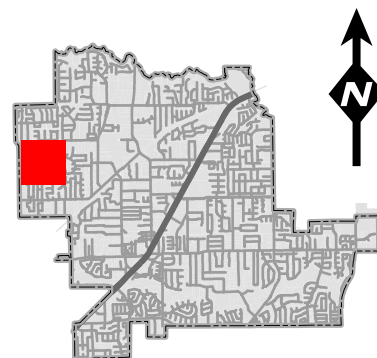


ZC23-024

812 Sawyer Dr

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-  Parcels to be notified
-  Buffer
-  Subject Property



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
DYNIOWSKI, 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

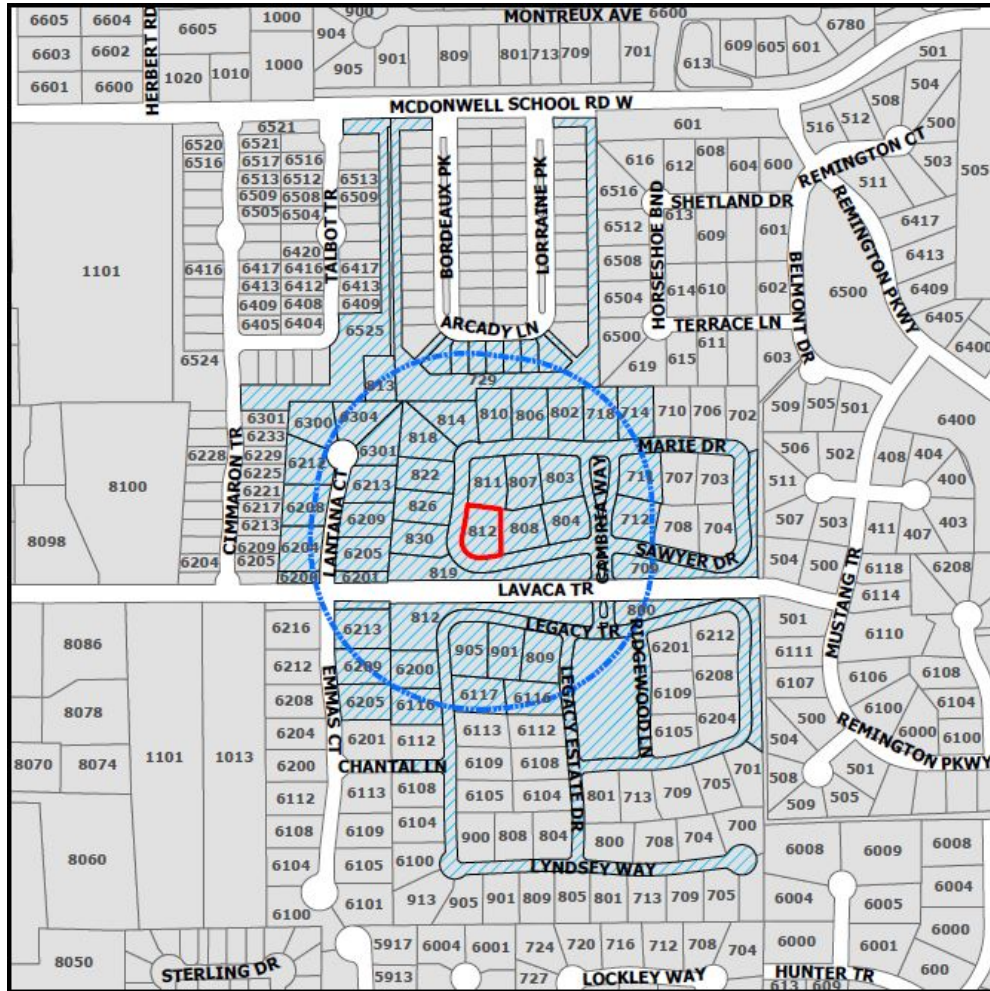
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

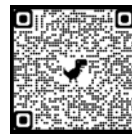
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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 'R. Ch' or similar, with a large loop at the start and a long horizontal stroke at the end.

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.

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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	_____		

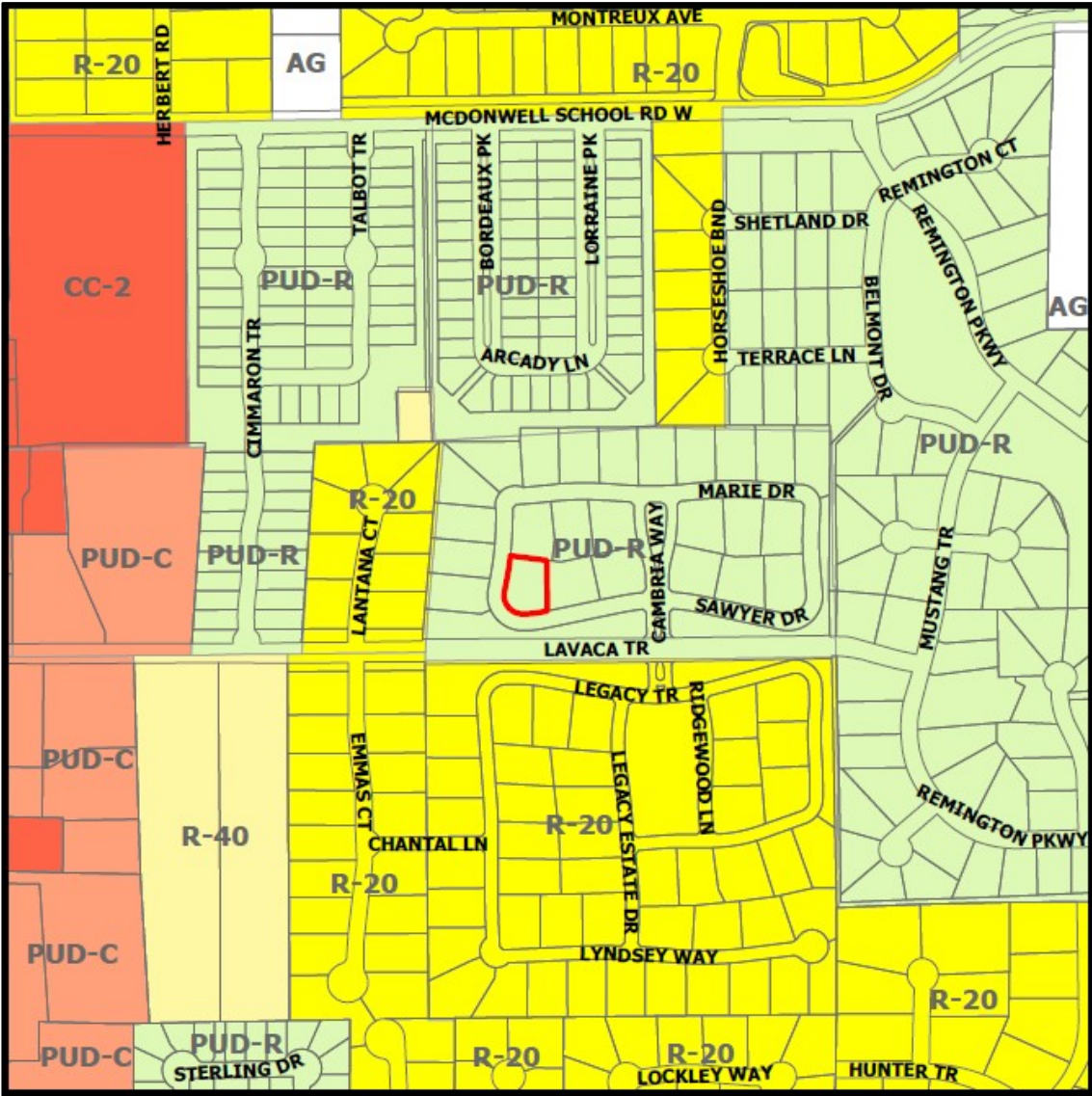
ATTEST: **CITY OF COLLEYVILLE**

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 6a

Agenda Date 12/5/2023

Number Ordinance O-23-2272

Type Ordinance

Department Community Development

Title

Consideration of a rezoning from AG Agricultural to R-40 Single Family Residential for Lot 1, Block 1, Fred C. Rice Addition, located at 6103 Hunter Lane, Case ZC23-032

Explanation

First Reading and Public Hearing

Valri Robertson, the applicant, has submitted a request for a zoning change from AG Agricultural to R-40 Single Family Residential for Lot 1, Block 1, Fred C. Rice Addition, being approximately 1.78 acres. The request to rezone is to allow for a piece of land to be platted from 6103 Hunter Lane to 6113 Hunter Lane.

Existing Conditions/Background: The subject property, 6103 Hunter Lane, has AG Agricultural zoning. It is located on the east side of Hunter Lane and is north of the intersection with Shelton Drive. The subject property has a single-family residence built in 2014.

Proposed Zoning: *Request* – The applicant requests to rezone the property from AG to the R-40 district. As per 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 sf.
Minimum Lot Width	150 feet
Minimum Lot Depth	150 feet
Front Yard Setback	40 feet
Side Yard Setback	15 feet
Rear Yard Setback	25 feet
Max. Lot Coverage	20%
Max. Impervious Coverage	50%

Analysis: The current size of the property does comply with all the minimum standards of the R-40 Single Family Residential zoning.

Plat Status: The property is platted as Lot 1, Block 1, Fred C. Rice Addition.

DRC Review: The DRC reviewed the request during their October 23, 2023 meeting and determined the application may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The property to the north is zoned R-40 and has single-family residential development. The properties to the east and west are zoned R-40 and R-30 and have single-family residential development. The properties to the south are zoned R-40, R-30, and R-20 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 approval of the request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their November 13, 2023 meeting by a vote of 6-0.

Financial Impact

There is no financial impact to the City.

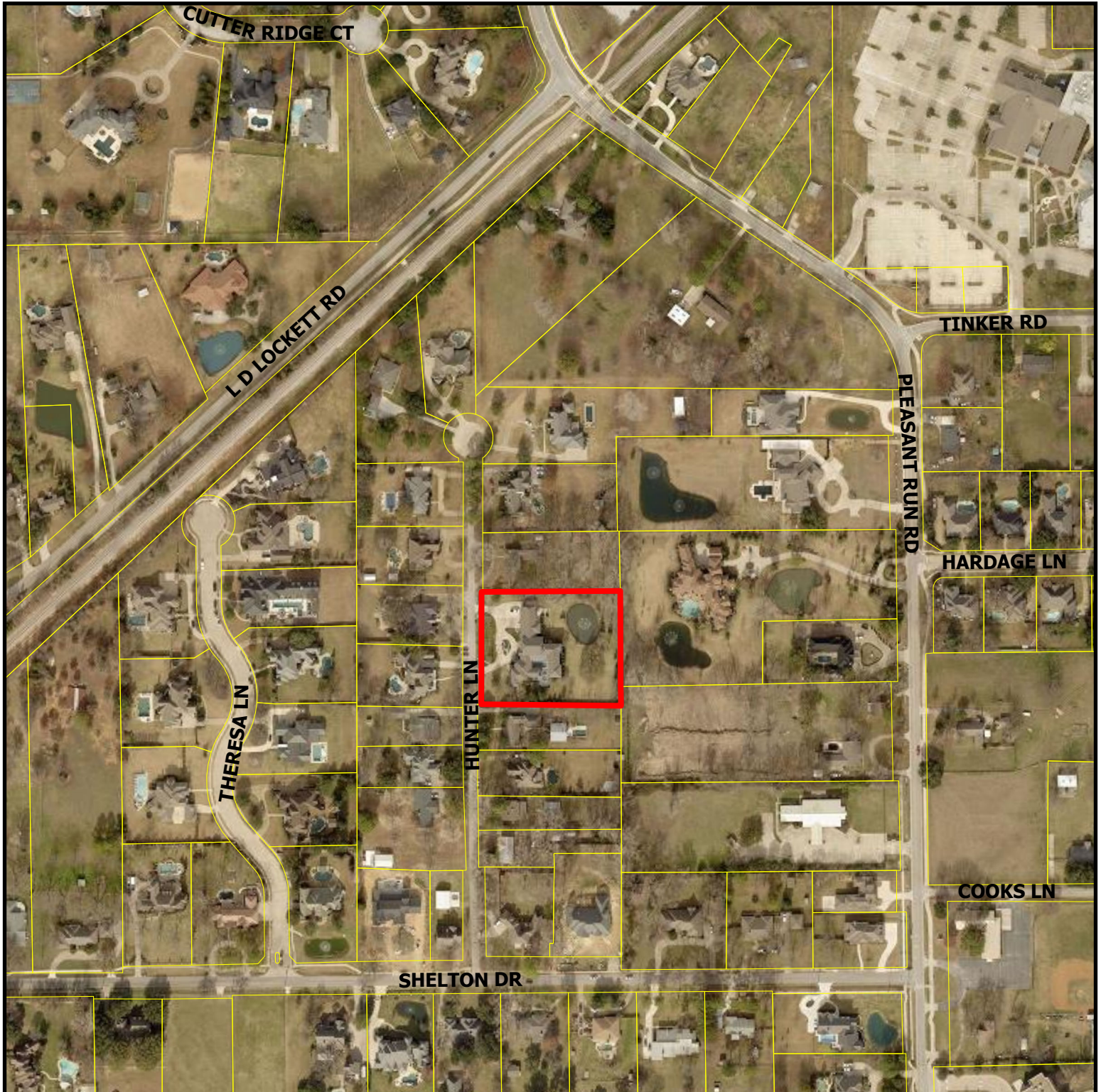
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Plat Exhibit
7. Notification Map
8. Notification List
9. Notification Letter
10. Ordinance O-23-2272

Aerial Map

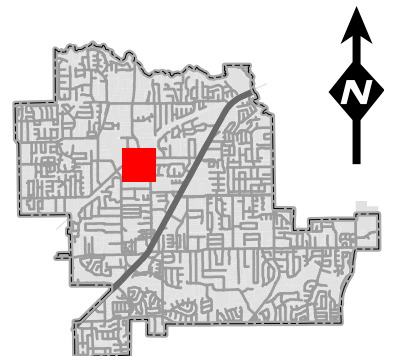


ZC23-032

6103 Hunter Ln



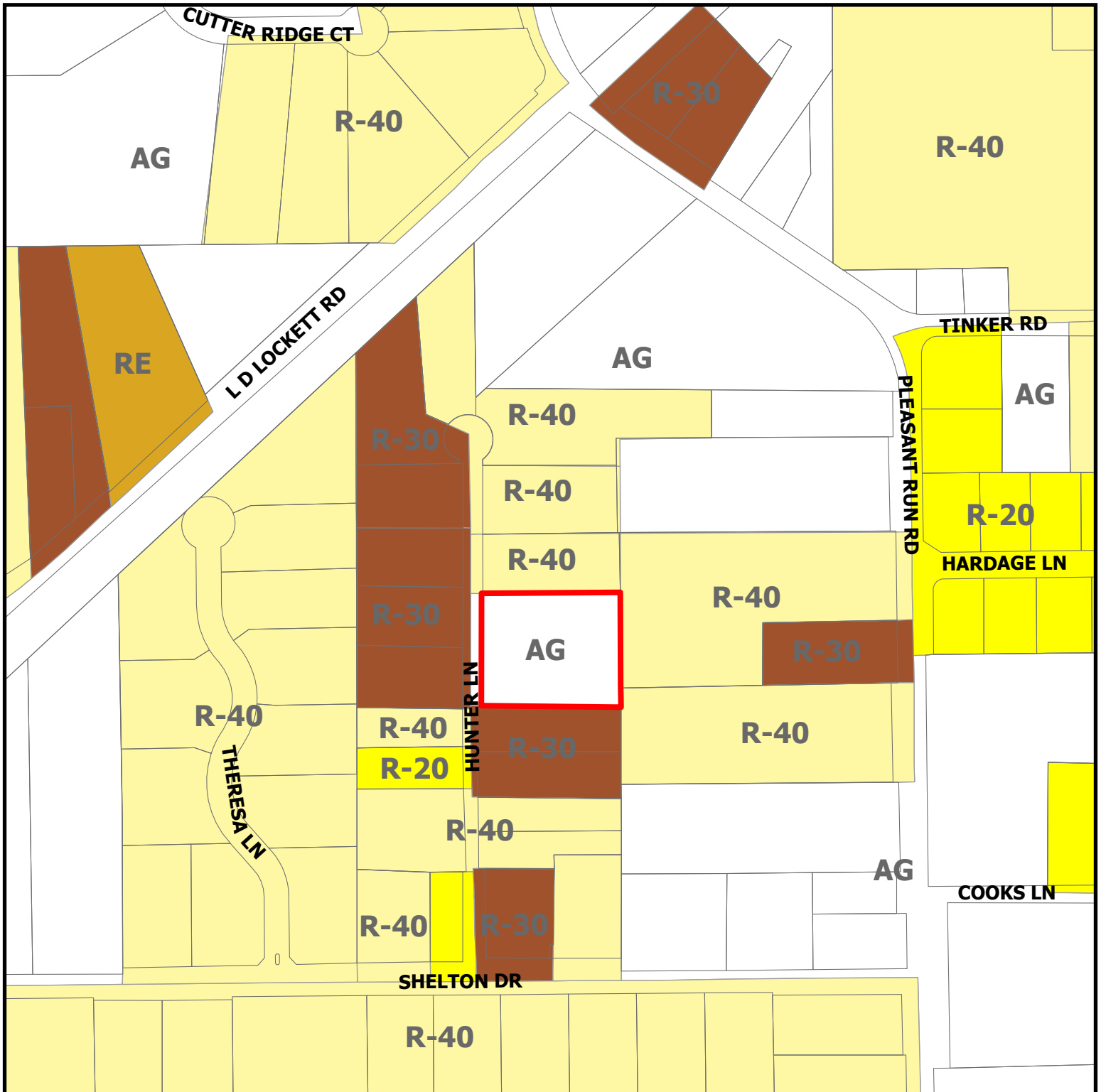
Subject Property



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.

Zoning Map

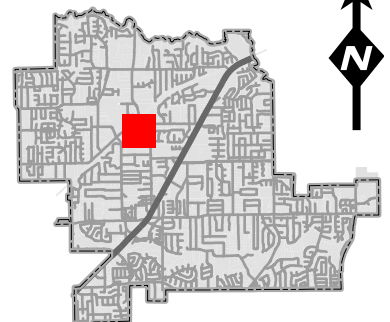


ZC23-032

6103 Hunter Ln

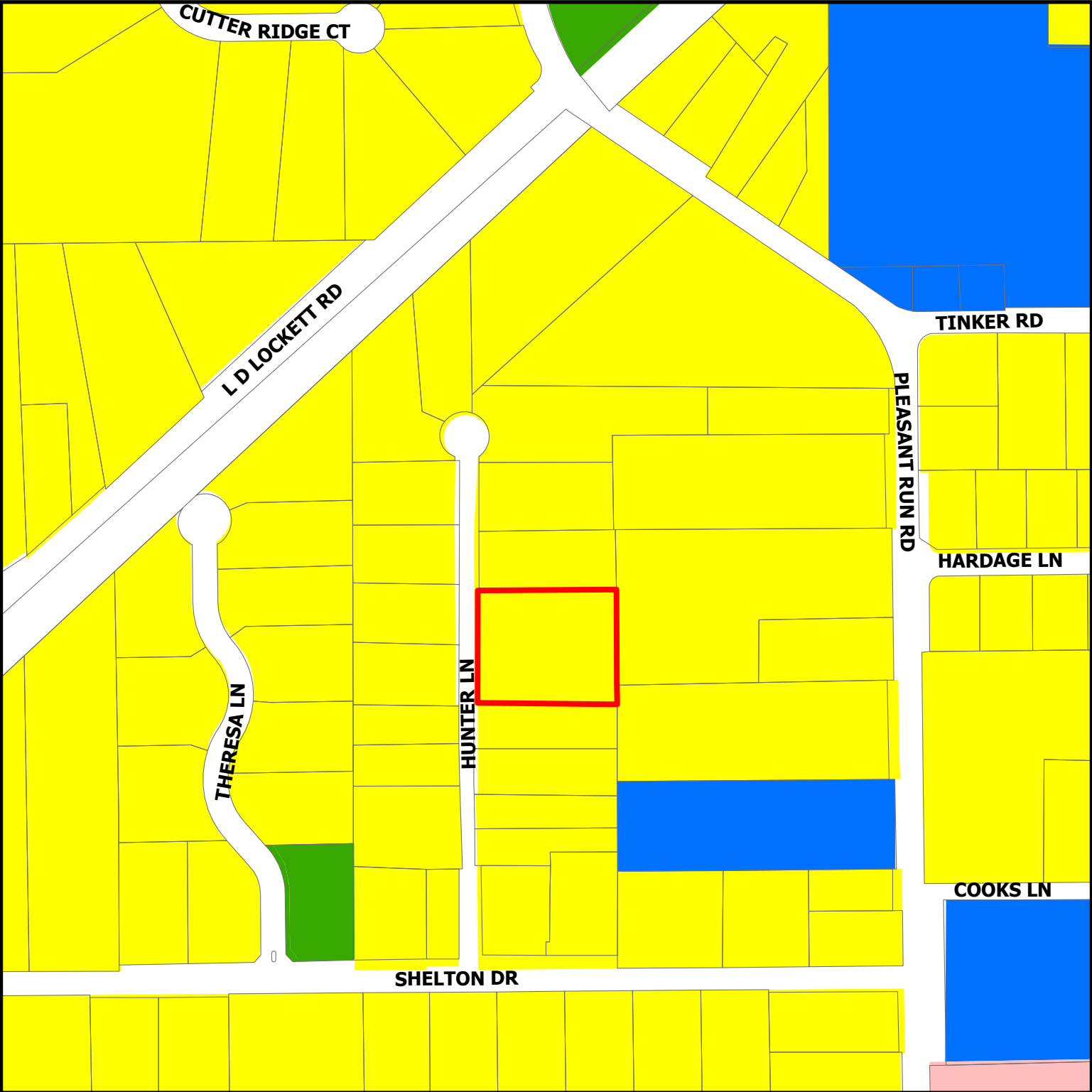


Subject Property



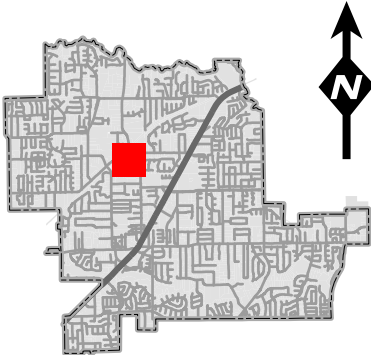
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Future Land Use Map



ZC23-032
6103 Hunter Ln

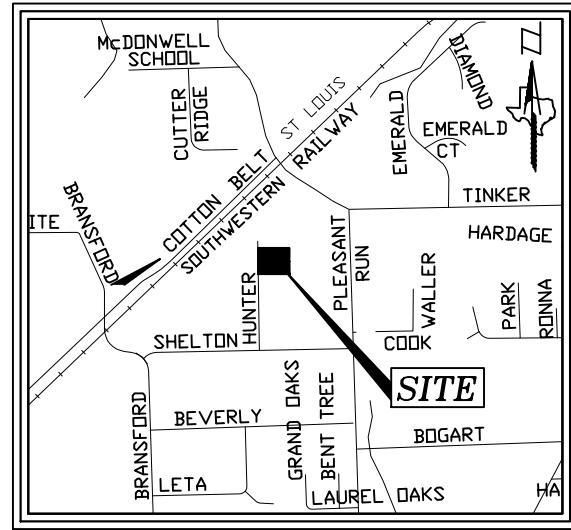
- Residential
- Institutional
- Colleyville Blvd Corridor
- Open Space; Parks
- Subject Property



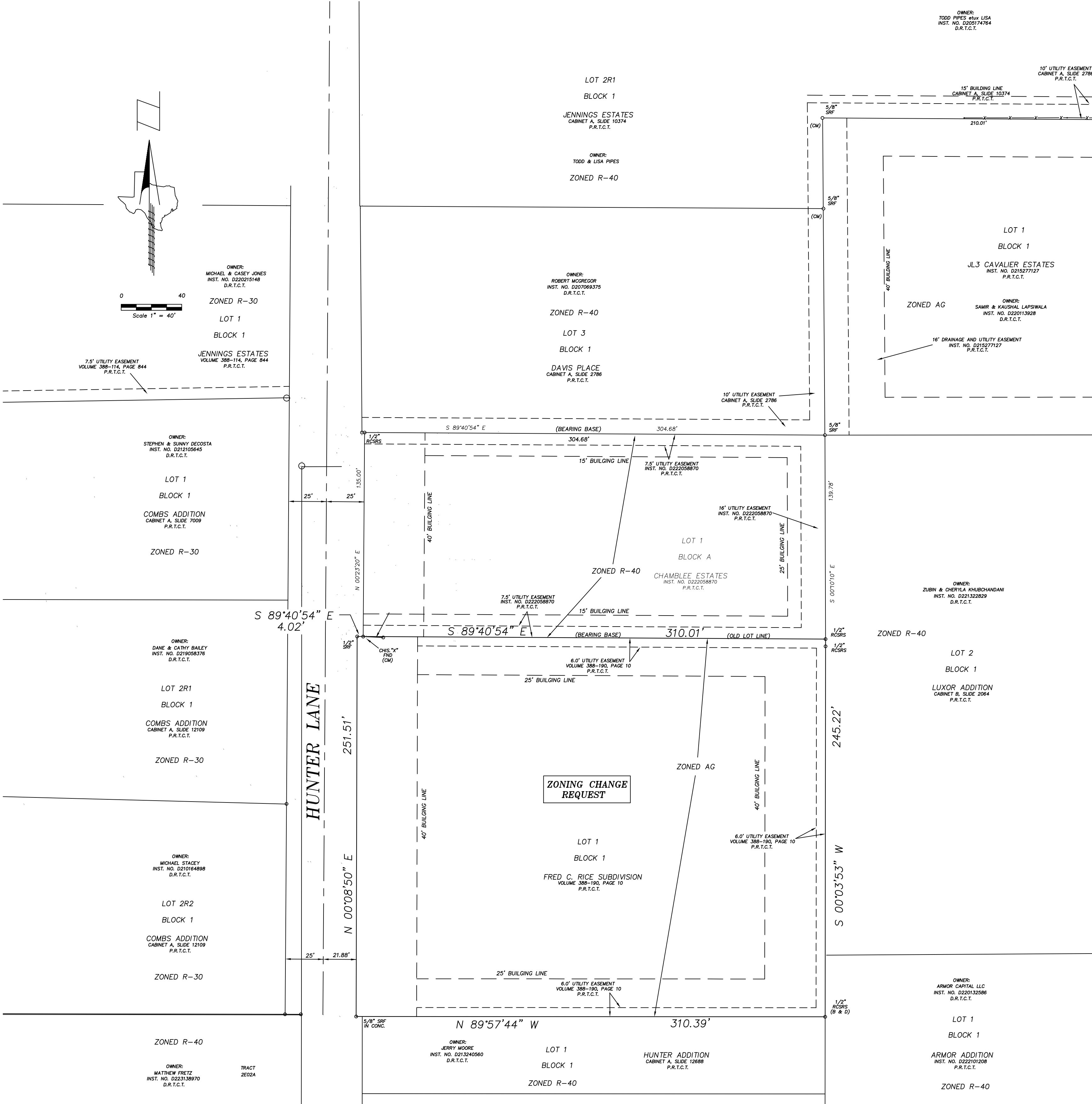
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STATEMENT OF PLANNING OBJECTIVE:

The purpose is to move a previously platted lot line to accommodate the location of a fence built on the premises.



VICINITY MAP
SCALE 1" = 2000'



ZONING CHANGE REQUEST
PROPERTY DESCRIPTION
BEING all of Lot 1, in Block 1 of Fred C. Rice Subdivision
as recorded in Volume 388-190 at Page 10 of the Plat
Records of Tarrant County, Texas;

ZONING EXHIBIT

FOR ZONING CHANGE
REQUEST FROM AG TO R-40

SURVEYOR:
PRISM SURVEYS, INC.
FIRM NO. 101325-00

COMMERCIAL, RESIDENTIAL,
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS
3533 BELL DRIVE
HURST, TEXAS 76053
(817) 540-8048
(817) 283-1148 (FAX)
CONTACT: MR. MICHAEL LINKE
EMAIL: mike@prism-surveys.com

OWNER:

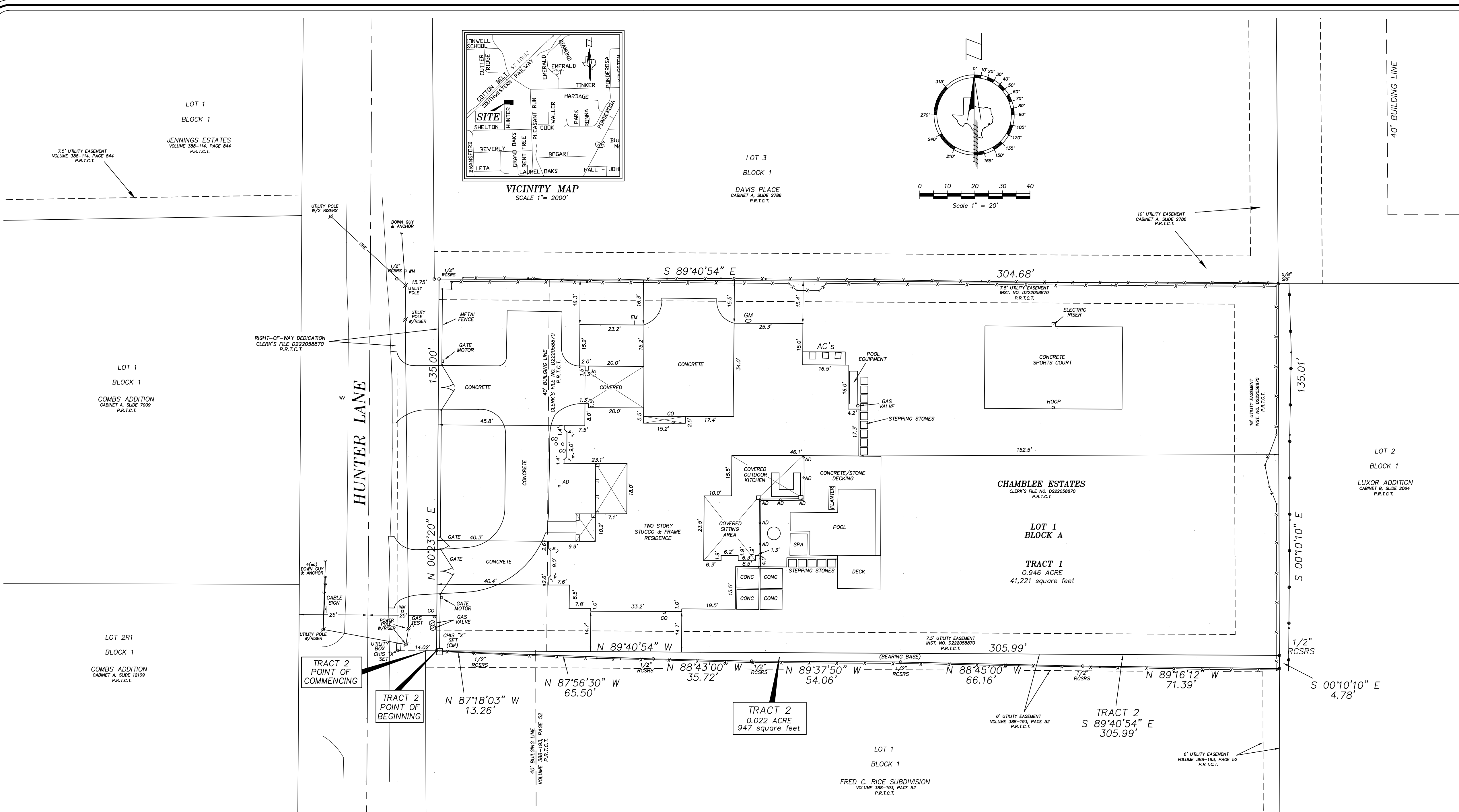
LIU & PENG LTD
6103 HUNTER LANE
COLLEYVILLE, TEXAS 76034
OFFICE: 817-975-9362
CONTACT: LI PENG, MANAGER
EMAIL: pengliu@gmail.com

NOTES:

1) The purpose of this plat is to move a previously plotted
lot line to accommodate the location of a fence built on the
premises.

Flood Statement
By graphic scaling only from the Flood Insurance Rate Maps
for Tarrant County, Texas, and Incorporated Areas, no portion
of this property is shown in a special flood hazard area. This
property is shown in Zone X (unshaded). Map No. 48439C0095K,
Map Date: September 25, 2009.

S:\SURVEYS\REMANUSANCE HOMES\HUNTER LANE 2.DWG 10/9/2023 1:24pm



TRACT 1
PROPERTY DESCRIPTION
BEING all of Lot 1, in Block A of Chamblee Estates, an addition to the City of Colleyville as shown on the Plat Recorded under Instrument No. D222058870 of the Plat Records of Tarrant County, Texas.

TRACT 2
PROPERTY DESCRIPTION
BEING a description of a 0.022 acre or 947 square foot tract of land situated in the Joseph White Survey Abstract No. 1692, in the City of Colleyville, Tarrant County, Texas and being a portion of that same tract or parcel of land described in the Deed to Lu & Peng Ltd. as recorded under Clerk's File No. D222170894 of the Plat Records of Tarrant County, Texas. Said 0.022 acre tract also being a portion of Lot 1, in Block 1 of Fred C. Rice Subdivision an addition to the City of Colleyville as recorded in Volume 388-193, at Page 52 of the Plat Records of Tarrant County, Texas;

Commencing at a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner along the present east right-of-way line of Hunter Lane (right-of-way varies) and being the northwest corner of said Fred C. Rice Subdivision;

THENCE South 89 deg. 40 min. 54 sec. East along the north line of said Subdivision, a distance of 4.02 feet to a chiseled "X" set for corner at the southwest corner of Lot 1, in Block A of Chamblee Estates, an addition to the City of Colleyville as shown on the Plat recorded in Document No. D222058870 of the Plat Records of Tarrant County, Texas and being the POINT OF BEGINNING;

THENCE South 89 deg. 40 min. 54 sec. East, along the common line between said Fred C. Rice Subdivision and Chamblee Estates, a distance of 305.99 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE South 00 deg. 10 min. 10 sec. East, departing said Fred C. Rice Subdivision and along the east line of said Chamblee Estates, a distance of 4.78 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE North 89 deg. 16 min. 12 sec. West, departing said east line, and approximately 0.5 north of an existing fence, a distance of 71.39 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE North 88 deg. 45 min. 00 sec. West, a distance of 66.16 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE North 89 deg. 37 min. 50 sec. West, a distance of 54.06 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE North 88 deg. 43 min. 00 sec. West, a distance of 35.72 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE North 87 deg. 56 min. 30 sec. West, a distance of 65.50 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE North 87 deg. 18 min. 03 sec. West, a distance of 13.26 feet to the POINT OF BEGINNING, and containing 0.022 acre or 947 square feet of land more or less.

BASIS OF BEARINGS: Bearings as stated herein are based on the South line of Chamblee Estates an addition to the City of Colleyville as shown on the Plat recorded under Document No. D222058870 of the Plat Records of Tarrant County, Texas.

CERTIFICATION OF SURVEY
TO: ROZINA MANDANI and NFN PARVEEZ, MONUMENT CUSTOM BUILDERS, LP and OLD REPUBLIC TITLE INSURANCE COMPANY;
I hereby certify that this survey was actually made on the ground and is in accordance with current minimum standards for a Category 1A, Condition II Survey as adopted by the Texas Society of Professional Surveyors in 1988, and unless shown otherwise, the title lines and lines of actual possession are the same and that the size, location and type of buildings are as shown, and that the visible improvements are as shown, and the distance from the building to the nearest boundary line is as shown, and that there are no visible encroachments affecting this property that the undersigned is aware of other than those shown.

Michael Dale Linke
Registered Professional Land Surveyor No. 4508
DATE: October 9, 2023

STATE OF TEXAS
MICHAEL DALE LINKE
508
REGISTERED PROFESSIONAL LAND SURVEYOR

LAND TITLE SURVEY
OF
LOT 1, BLOCK A
CHAMBLEE ESTATES
AND A
0.022 ACRE PORTION OF
FRED C. RICE SUBDIVISION
J. WHITE SURVEY ABSTRACT NO. 1692
TARRANT COUNTY, TEXAS

PREPARATION DATE: OCTOBER 8, 2023

PRISM SURVEYS, INC.
FIRM NO. 101325-00

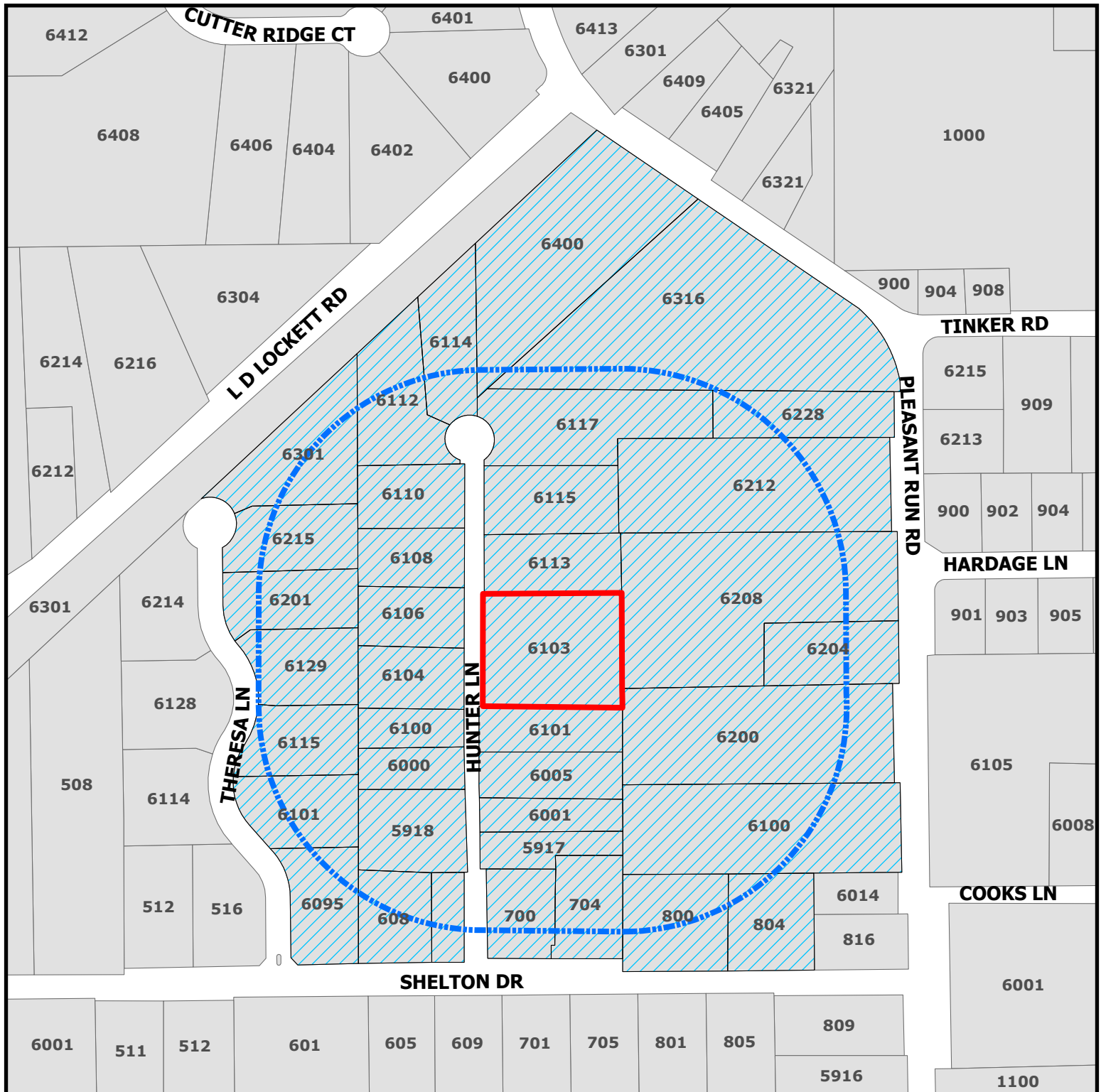
COMMERCIAL, RESIDENTIAL,
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS
3533 BELL DRIVE
HURST, TEXAS 76053
(817) 540-8048
(817) 283-1148 (FAX)
CONTACT: MR. MICHAEL LINKE

- NOTES:
- 1) This survey was prepared with the use and/or benefit of the commitment for title insurance issued by Old Republic Title Insurance Company in connection with GF No. 4548487, issued October 9, 2023 bearing an effective date of September 24, 2023.
 - 2) CM- Indicates controlling monument.
 - 3) The following notes correspond with Schedule B from the commitment stated in Note No. 1, above:
 - 1) Tract 1 is affected by the restrictive covenants as indicated on the Plat recorded under Clerk's File No. D222058870 of the Plat Records of Tarrant County, Texas. No plottable items. (Schedule B, item 1).
 - 2) Tract 2 is affected by the restrictive covenants as stated on the Plat recorded in Volume 388-190, at Page 10, Volume 388-13, at Page 52 of the Plat Records of Tarrant County, Texas. (Schedule B, item 2).
- TRACT 1:
- 10a) Tract 1 is affected by the 40' setback line as shown on the Plat recorded under Clerk's File No. D222058870 of the Plat Records of Tarrant County, Texas. This item is shown. (Schedule B, item 10a).
 - 10b) Tract 1 is affected by the variable width right-of-way dedication along the west property line as shown on the Plat recorded under Clerk's File No. D222058870 of the Plat Records of Tarrant County, Texas. This item is shown. (Schedule B, item 10b).
- TRACT 2:
- 10c) Tract 2 is affected by a 7.5' Utility Easement along the north and south line of the property as shown on the Plat recorded under Clerk's File No. D222058870 of the Plat Records of Tarrant County, Texas. This item is shown. (Schedule B, item 10c).
 - 10d) Tract 2 is affected by the 16' utility easement along the east property line as shown on the Plat recorded under Clerk's File No. D222058870 of the Plat Records of Tarrant County, Texas. This item is shown. (Schedule B, item 10d).
 - 10e) The easement granted to Texas Power & Light Company as recorded in Volume 1349, at Page 155 of the Deed Records of Tarrant County, Texas could not be located due to the lack of a more specific description. (Schedule B, item 10e).
 - 10f) The easement granted to Texas Power & Light Company as recorded in Volume 1349, at Page 457 of the Deed Records of Tarrant County, Texas could not be located due to the lack of a more specific description. (Schedule B, item 10f).
 - 10g) The easement to Tarrant County as recorded in Volume 1469, at Page 349 of the Deed Records of Tarrant County, Texas does not affect tract 1. (Schedule B, item 10g).
 - 10h) The easement to Texas Power & Light Company as recorded in Volume 1598, at Page 278 of the Deed Records of Tarrant County, Texas could not be located from the description contained therein. (Schedule B, item 10h).
 - 10i) The easement to Texas Power & Light Company as recorded in Volume 1598, at Page 280 of the Deed Records of Tarrant County, Texas could not be located from the description contained therein. (Schedule B, item 10i).

LEGEND			
WHEN USED, THE ABBREVIATIONS LISTED BELOW HAVE THE FOLLOWING MEANING			
AC	= AIR CONDITIONER	RCP	= REINFORCED CONCRETE PIPE
AD	= AREA DRAIN	RP	= REFLECTION POST
BCM	= BURIED CABLE MARKER	RW	= RETAINING WALL
BSLM	= BURIED GAS LINE MARKER	SDI	= STORM DRAIN INLET
BSLL	= METAL BOLLARD	SS	= SIDEWALK
CL	= CENTERLINE	SSW	= STREET SIGN
CLP	= CHAIN LINK FENCE	SSWH	= SANITARY SEWER MANHOLE
CM	= CONCRETE	SRP	= STEEL ROD FOUND
CM-	= DEED RECORDS TARRANT COUNTY, TEXAS.	SRSS	= STEEL ROD SET
D.R.T.C.T.	= DEED RECORDS TARRANT COUNTY, TEXAS.	SWBH	= SOUTHWESTERN BELL TELEPHONE MANHOLE
EM	= ELECTRIC METER	SWHS	= SOUTHWESTERN BELL TELEPHONE MANHOLE
FM	= FIRE HYDRANT	TP	= TOP OF BANK
GEN	= ELECTRIC GENERATOR	TS	= TRANSFORMER
GTE	= GENERAL TELEPHONE	TS	= TRAFFIC SIGN
HCS	= HURST CITY & ANCHOR	TSU	= TEXAS UTILITIES COMPANY
HL	= LANDSCAPE LIGHTS	TV	= TELEPHONE PEDISTAL
MP	= MANHOLE	TY	= TYPICAL
MKR	= MARKER	WV	= WATER VALVE
M.R.T.C.T.	= MAP/PLAT RECORDS TARRANT COUNTY, TX.	WV	= WATER VALVE
PP	= POWER POLE	WV	= WATER VALVE

Flood Statement
By graphic scaling only from the Flood Insurance Rate Maps for Tarrant County, Texas, and Incorporated Areas, no portion of this property is shown in a special flood hazard area. This property is shown in Zone X (unshaded). Map No. 48439C0095K, Map Date: September 25, 2009.

Notification Map

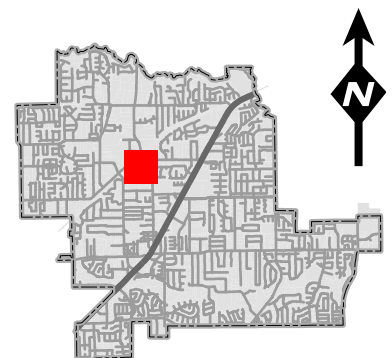


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ZC23-032

6103 Hunter Ln

- Parcels to be notified
- Buffer
- Subject Property



Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
CONGREGATION BETH ISRAEL	PO BOX 397	COLLEYVILLE, TX	76034	6100 PLEASANT RUN RD
PINE, JAMES W	5918 HUNTER LN	COLLEYVILLE, TX	76034	5918 HUNTER LN
DAVIS, DONALD	6228 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6228 PLEASANT RUN RD
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX	75266	6301 L D LOCKETT RD
LOVE, KEVIN D	6000 HUNTER LN	COLLEYVILLE, TX	76034	6000 HUNTER LN
ROBARE, LISA	6001 HUNTER LN	COLLEYVILLE, TX	76034	6001 HUNTER LN
KHUBCHANDANI, ZUBIN	6208 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6208 PLEASANT RUN RD
EBNER, SEAN	6129 THERESA LN	COLLEYVILLE, TX	76034	6129 THERESA LN
ARMOR CAPITAL LLC	2221 E CONTINENTAL BLVD # 140	SOUTHLAKE, TX	76092	6200 PLEASANT RUN RD
YOUNG, BRADLEY A	6100 HUNTER LN	COLLEYVILLE, TX	76034	6100 HUNTER LN
BAILEY, DANE	6106 HUNTER LN	COLLEYVILLE, TX	76034	6106 HUNTER LN
MENON, SUNEEL	6204 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6204 PLEASANT RUN RD
MOORE, JERRY D	6101 HUNTER LN	COLLEYVILLE, TX	76034	6101 HUNTER LN
LIU & PENG LTD	6103 HUNTER LN	COLLEYVILLE, TX	76034	6103 HUNTER LN
DECOSTA, STEPHEN	6108 HUNTER LN	COLLEYVILLE, TX	76034	6108 HUNTER LN
STACY, MICHAEL	6104 HUNTER LN	COLLEYVILLE, TX	76034	6104 HUNTER LN
JACKSON, AUSTIN	6201 THERESA LN	COLLEYVILLE, TX	76034	6201 THERESA LN
LAPSIWALA, SAMIR	6212 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6212 PLEASANT RUN RD
MENON, SUNEEL	6204 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6400 PLEASANT RUN RD
GIBSON FAMILY TRUST	6115 THERESA LN	COLLEYVILLE, TX	76034	6115 THERESA LN
WALTERS FAMILY FAMILY REVOCABLE	6125 THERESA LN	COLLEYVILLE, TX	76034	6215 THERESA LN
JONES, MICHAEL	6110 HUNTER LN	COLLEYVILLE, TX	76034	6110 HUNTER LN
MCGREGOR, ROBERT M	6115 HUNTER LN	COLLEYVILLE, TX	76034	6115 HUNTER LN
SPRINGER, JACK D	6101 THERESA LN	COLLEYVILLE, TX	76034	6101 THERESA LN
PANNO, THOMAS J	6114 HUNTER LN	COLLEYVILLE, TX	76034	6114 HUNTER LN
LE AND MANG REVOCABLE TRUST	6301 THERESA LN	COLLEYVILLE, TX	76034	6301 THERESA LN
MENON, SUNEEL	6316 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6316 PLEASANT RUN RD
PIPES, TODD	6117 HUNTER LN	COLLEYVILLE, TX	76034	6117 HUNTER LN
MADDEN, C L	6112 HUNTER LN	COLLEYVILLE, TX	76034	6112 HUNTER LN
FARAGHER, JACK	6005 HUNTER LN	COLLEYVILLE, TX	76034	6005 HUNTER LN
CUTTER RIDGE ESTATES ADDITION	6404 Cutter Ridge Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
ALIANNE ESTATES	6201 Theresa Lane	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
ROBERTSON VALRI	3533 BELL DRIVE	HURST, TX	76053	3533 BELL 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:

Planning and Zoning Commission Meeting: Monday, November 13, 2023 at 7:00 p.m.
City Council Meetings: Tuesday, December 5, 2023 & Tuesday, December 19, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Rezoning from AG Agricultural to R-40 Single Family Residential for Lot 1, Block 1, of the Fred C Rice Subdivision, located at 6103 Hunter Lane, Case ZC23-032

Zoning Case: ZC23-032

Applicant: Valri Robertson

Owner: Liu & Pend LTD

Location: 6103 Hunter Ln

Property Description: Lot 1, Block 1 of the Fred C Rice Subdivision

Present Zoning: AG Agricultural

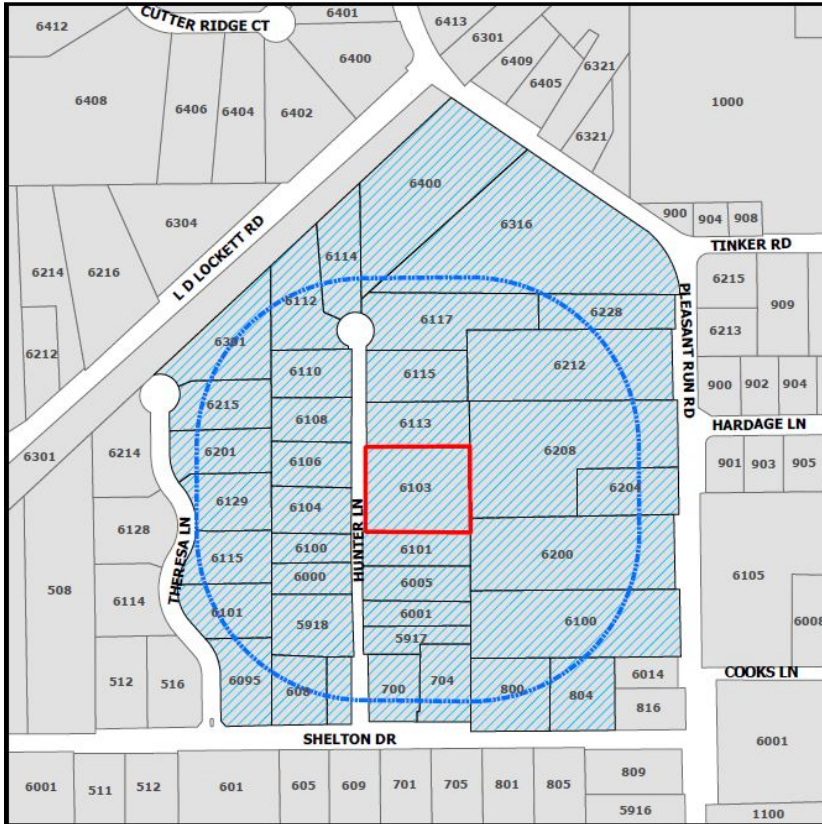
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

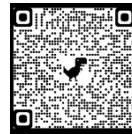
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyer

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-23-2272

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.78 ACRES BEING LOT 1, BLOCK 1, FRED C. RICE ADDITION, LOCATED AT 6103 HUNTER LANE, FROM THE AG AGRICULTURAL TO THE R-40 SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning of the property from AG Agricultural to R-40 Single Family Residential district for Case No. ZC23-032; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from AG Agricultural to R-40 Single Family Residential district on 1.78 acres, being Lot 1, Block 1, Fred C. Rice Addition, located at 6103 Hunter Lane as depicted on the attached as Exhibit "A".

- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of December 2023.

The second reading and public hearing being conducted on the 19th day of December 2023.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 19TH 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	_____		

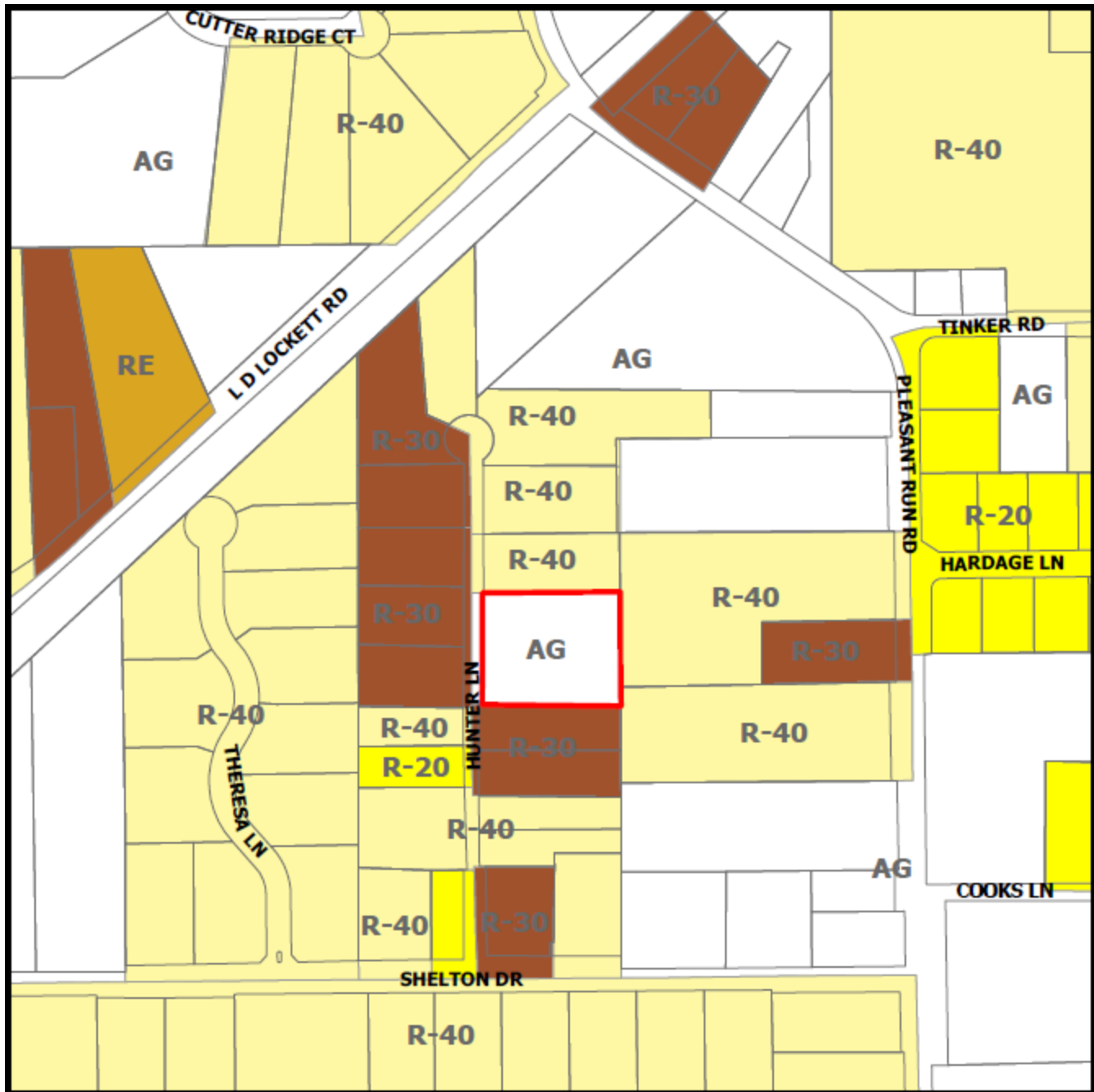
ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC	Bobby Lindamood
City Secretary	Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"- Zoning Map



[illegible]



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 6b

Agenda Date 12/5/2023

Number Ordinance O-23-2273

Type Ordinance

Department Community Development

Title

Consideration of a rezoning from AG Agricultural and RE Single Family 'Estate' Residential to R-40 Single Family Residential for Tracts 1B1, 1C1, 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

Explanation

First Reading and Public Hearing

No change of zoning where exists a protest against such change, signed by the owners of twenty (20) percent or more of either the area of lots or land included in such proposed change, or lot or land immediately adjoining same and extending two hundred (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 has been calculated to be 36%.

Curtis Young, the applicant, has submitted a request for a zoning change for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition, being approximately 13.84 acres, and zoned AG Agricultural and RE Single Family 'Estate' Residential district. The request is to rezone the property from AG Agricultural and RE Single Family 'Estate' Residential to R-40 Single Family Residential to allow for a new nine-lot single-family detached subdivision.

Existing Conditions/Background: The subject property is currently an unplatted lot and a platted lot. A home currently exists which is proposed to be removed.

Proposed Zoning Change: The request is to rezone from the AG and RE districts to the R-40 Single Family Residential district. The request is to construct a new nine-lot detached single-family subdivision to be known as The Bluffs at Colleyville. As per 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
Minimum Lot Width	150 feet
Minimum Lot Depth	150 feet
Front Yard Setback	40 feet
Side Yard Setback	15 feet
Rear Yard Setback	25 feet

Max. Lot Coverage	20%
Max. Impervious Coverage	50%

Analysis: Per the proposed, this project is requesting to create a new detached single-family subdivision of nine lots. The entrance and exit to the subdivision would be through Pool Road. The lots range from 43,895 s.f. to 52,579 s.f. The average lot size is 46,900 s.f. Along the northern border is an open space lot to include a proposed nature trail which connects to Pool Road.

Plat Status: The subject properties are two lots, one unplatted as Tracts 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey and one platted lot being Lot 1, Block 1, Cero Addition.

DRC Review: This request was reviewed during the October 23, 2023 DRC meeting and determined the application may be scheduled for the next available Planning and Zoning Commission meeting. The DRC provided the following comments:

1. Please update the Statement of Planning Objectives specific to minimum lot width. The R-40 zoning requires that a minimum lot width is no less than 150'. Staff recommends removing the Development Standards pages all together.
2. Additionally, please update the Site Data Summary Chart. The Open Space percentage appears to be from a former configuration.

Fire Marshal Comments

1. The subdivision must meet the requirements of the City of Colleyville Land Development Code, and ordinance adopted by City Council.
2. Addresses will be assigned by Community Development per the 911 grid system.
3. Acceptable fire hydrant manufacturers are Mueller Centurion with a four and one half steamer to a five-inch Storz connection.
4. Standard water line sizes are, 8 inch, 10 inch, 12 inch, 16 inch, 20 inch, and 24 inch diameter. Other sizes may be approved by the Director of Public Works. All water lines shall be looped. Dead-end lines shall not exceed 600 feet, unless approved by the Director of Public Works. No services shall be allowed on a dead end.
5. Additional comments may be needed when building plans are submitted.
6. Any private subdivision gate is required to be its own lot and address for electric meter proposes. Gates are a separate permit and plan review, and are required to meet Land Development Code Standards. Gates are required to be installed and accepted with public improvements.
7. Street names are required to be submitted for approval.

The applicant updated their exhibits as requested by staff and were received on October 30, 2023.

Drainage: An ISWM analysis, although a standard engineering practice, is not a method currently allowed by the Land Development Code.

Surrounding Development: Property to the north and east is located in the City of Grapevine. Property to the south has R-20 Single Family Residential zoning and has developed with single-family homes. The property to the west has Planned Unit Development – Residential zoning located in the Ross Downs subdivision and has developed with single-family homes.

Comprehensive Plan: The City's Comprehensive Plan, *Destination Colleyville*, designates the subject property and the property near this location along Wilkes Drive as planned for residential use. The proposed rezoning request does comply with the residential land use designation stated in the comprehensive plan. One of the goals for this area, as outlined in *Destination Colleyville*, is to protect the character and integrity of existing neighborhoods by promoting future development that is compatible with the surrounding development patterns and development character.

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

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

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

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

Staff Recommendation: Staff is neutral on this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their November 13, 2023 meeting by a vote of 4-2.

Financial Impact

There is no financial impact to the City.

Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Streetview
5. Statement of Planning Objectives
6. Zoning Exhibit
7. Preliminary Drainage, Grading and Utilities Exhibits
8. Subdivision Entrance Exhibit
9. Urban Forestry Exhibit
10. Notification Map
11. Notification List
12. Notification Letter
13. Opposition Map
14. Opposition Report
15. Ordinance O-23-2273

Aerial Map

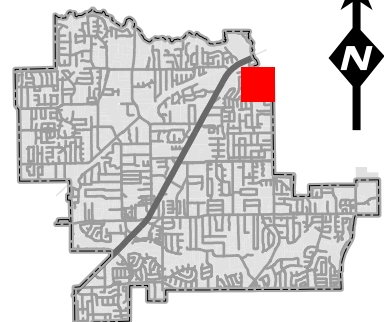


ZC23-033

2417 Wilkes Dr



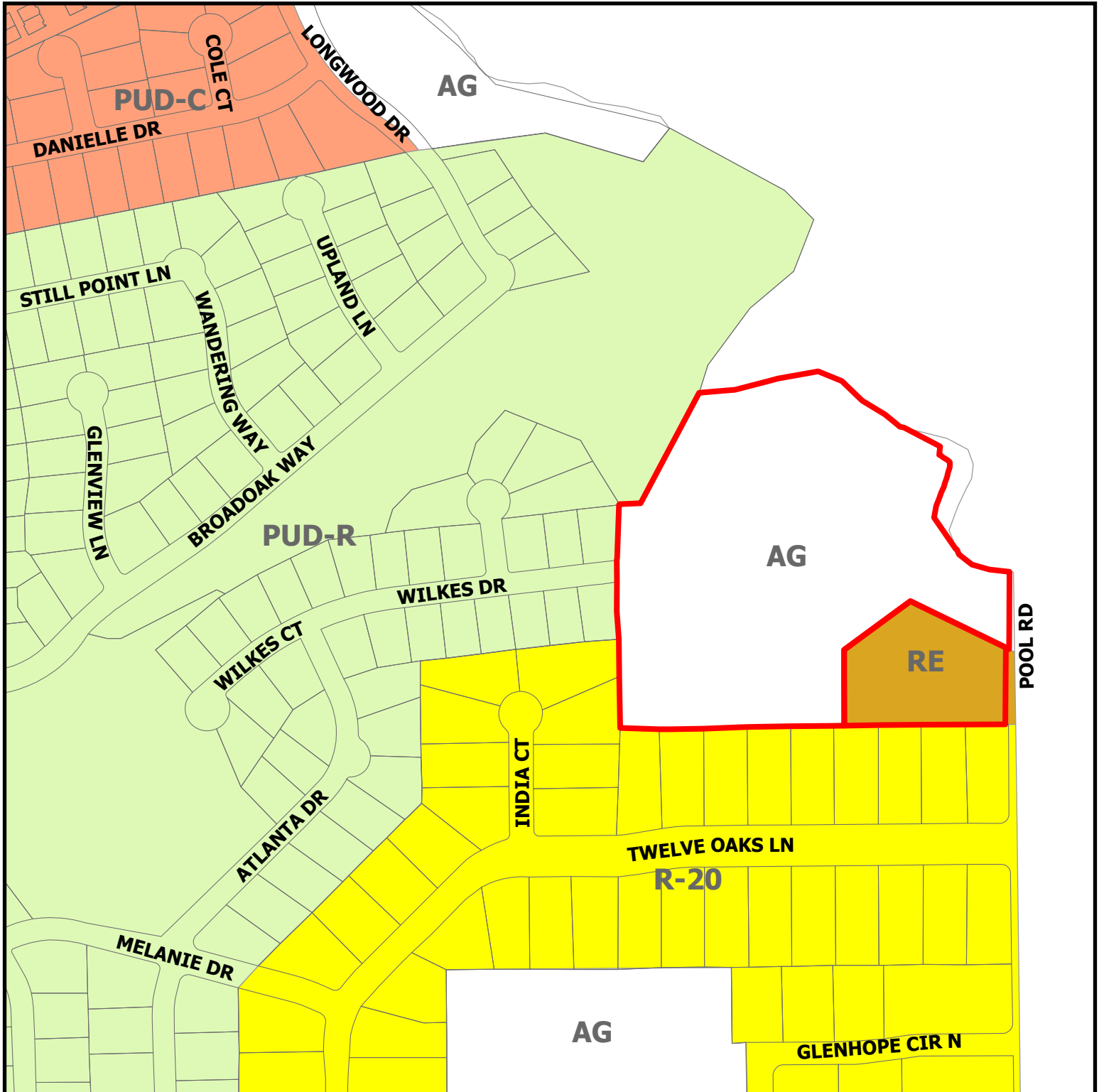
Subject Property



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.

Zoning Map

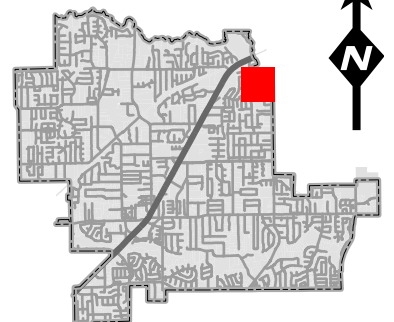


ZC23-033

2417 Wilkes Dr

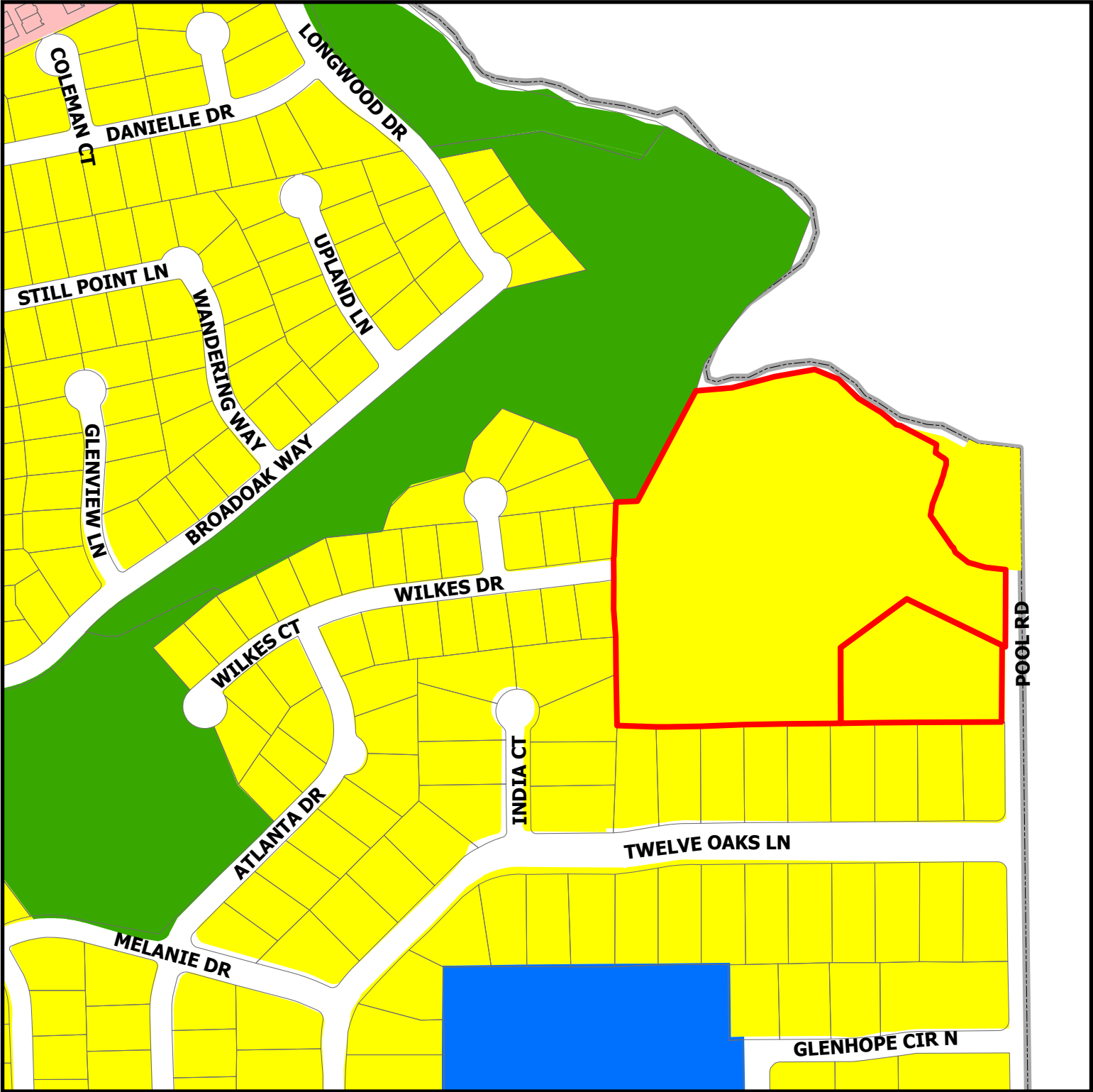


Subject Property



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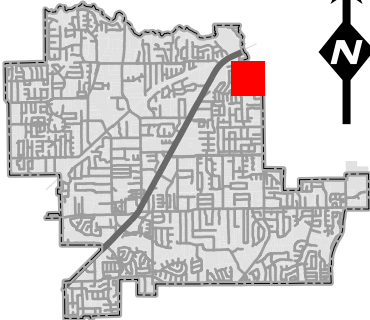
Future Land Use Map



ZC23-033

2417 Wilkes Dr

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



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6900 Pool Road, Colleyville, TX



2964 Pool Rd



Colleyville, Texas



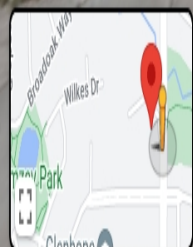
Google Street View

Aug 2016

See more dates



Google



The Bluffs at Colleyville

Colleyville, Texas

Zoning Narrative –30 OCT 2023

WillowTree Development, LLC, Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

The Bluffs at Colleyville is a proposed residential neighborhood to be developed by WillowTree Development, LLC, under the R-40 Residential District regulations for residential development in the City of Colleyville. The approximately 14 acre property is located on the west side of Pool Road, just south of Big Bear Creek, which is also the Colleyville/Grapevine city limits.

Adjacencies: The property is adjacent to, and could almost be considered an extension of, the Ross Downs Estates neighborhood- as it is currently accessed through that neighborhood via Wilkes Drive. The Ross Downs Estates lots to the south (off of Twelve Oaks Lane) are ½ acre lots, but the section of Ross Downs Estates through which this property is currently accessed (from the west), is comprised of 10,000+ sf lots. To the north and east is Big Bear Creek, and the City of Grapevine.

The property is primarily currently designated AG (Agriculture), so this would be the initial “development” zoning requested. The intent here is to rezone the entire property to R-40, unifying the property into one cohesive, master planned residential development of the highest quality. There is currently an occupied single-family home on the property, which will be removed as it is developed.

The proposed plan will far exceed the lot sizes, quality and values of the neighborhoods and properties we are adjacent to. Where we are adjacent to the ½ acre Ross Downs lots to the south, and 10,000 sf lots to the west, we are proposing all 40,000 sf+ lots. We have designed the project to be compatible and in harmony with our adjacent neighbors, comply with the requirements of the R-40 Ordinance, and to be consistent with the city’s Comprehensive Plan. Overall density is 0.65 lots per acre.

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

Access: The property currently only has one point of street access, determined when Ross Downs was approved and developed. Wilkes Drive currently dead-ends into the property on the west side. After discussions with the neighbors along Wilkes Dr. and elsewhere in Ross Downs- and hearing their concerns of having additional traffic along those streets, an additional property was acquired which will allow access directly from Pool Road. Also, because of proposing fewer than 10 lots, no secondary access point is required, so we are not connecting to Wilkes Dr., thereby putting no additional traffic on Wilkes Drive and other Ross Downs streets.

The residences planned for The Bluffs at Colleyville will be upscale, with selling prices estimated to start at around \$2.5 million. Each home will be required to go through a design review process, prior to construction, to assure a high level of quality and design.

The Bluffs at Colleyville will be developed with the normal Colleyville public street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project.

There will be a requirement of at least two street trees for every residential lot to be installed by the home builders, adjacent to the street rights of way.

The existing and fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. The property generally drains to the north, directly into Big Bear Creek. Therefore, no detention ponds will be necessary.

To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot. The scale and orientation of the development has been designed to have an inviting visual flow with the existing neighborhoods and surrounding uses. The design criteria of the homes will create high quality designed homes in keeping with both the immediate neighborhood and Colleyville as a whole.

Development Schedule

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

Economic Development Information

The Bluffs at Colleyville will have a total of nine (9) homes, each with an estimated average value upon completion of \$2,750,000, resulting in an overall tax base of over \$25,000,000. At the current tax rate of 2.2221%, the total taxes generated from the development are projected to be \$550,000, with over \$75,000 generated directly for the City at buildout.

Site Data Summary Chart

Single Family Residential Lots		9
Residential Lots	69.69%	9.69 ac.
R.O.W.	10.08%	1.42 ac.
Open Space	20.23%	2.78 ac.
Res. Gross Acreage	100.00%	13.89 ac.

Site Data

Gross Acreage	13.89 ac.
Gross Density (lots / acre)	0.65 lots/AC

Existing Zoning: AG

Proposed Zoning: R-40

Existing Use: Residential / AG

Proposed Use: S.F. Residential

Lot Summary

Residential Lots	9
Minimum Lot Area	43,895 s.f.
Average Lot Area	46,900 s.f.

Legend

Sidewalk Easement

5' Sidewalk

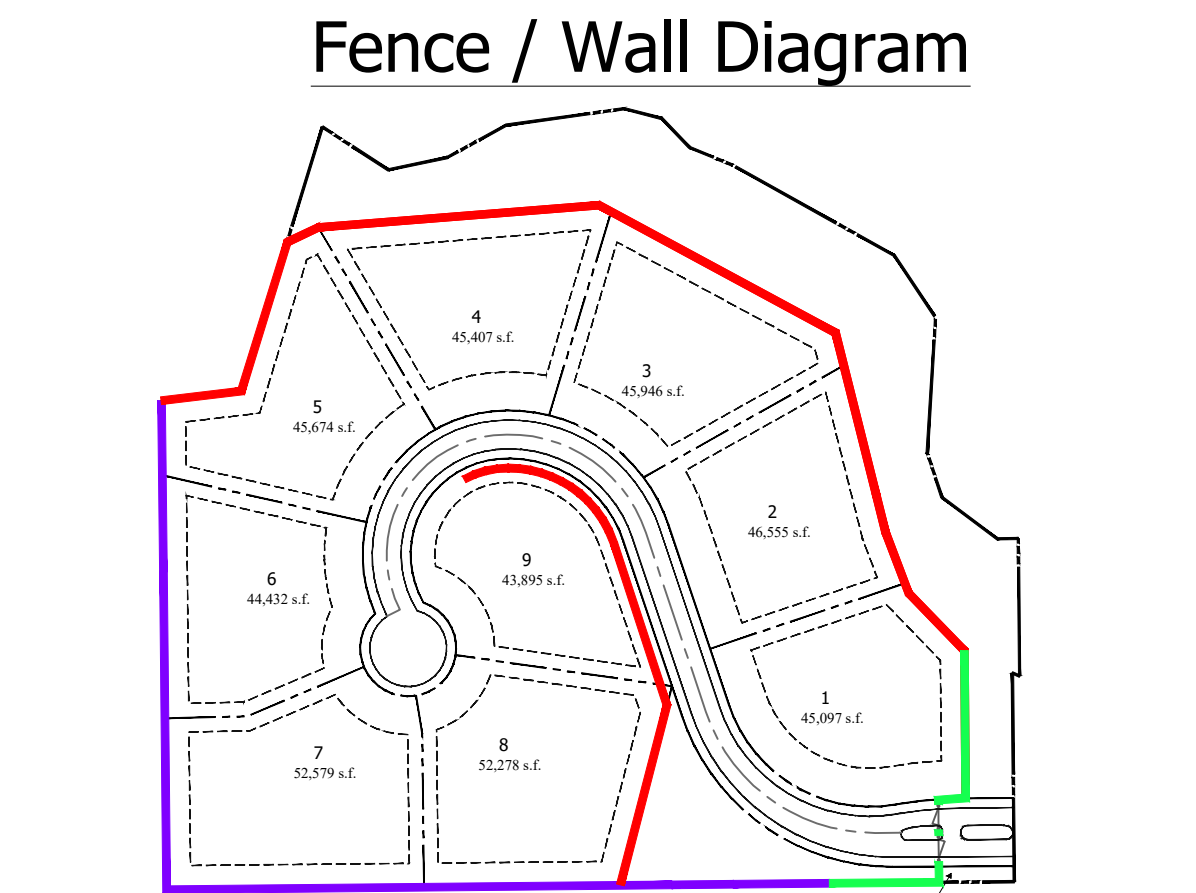
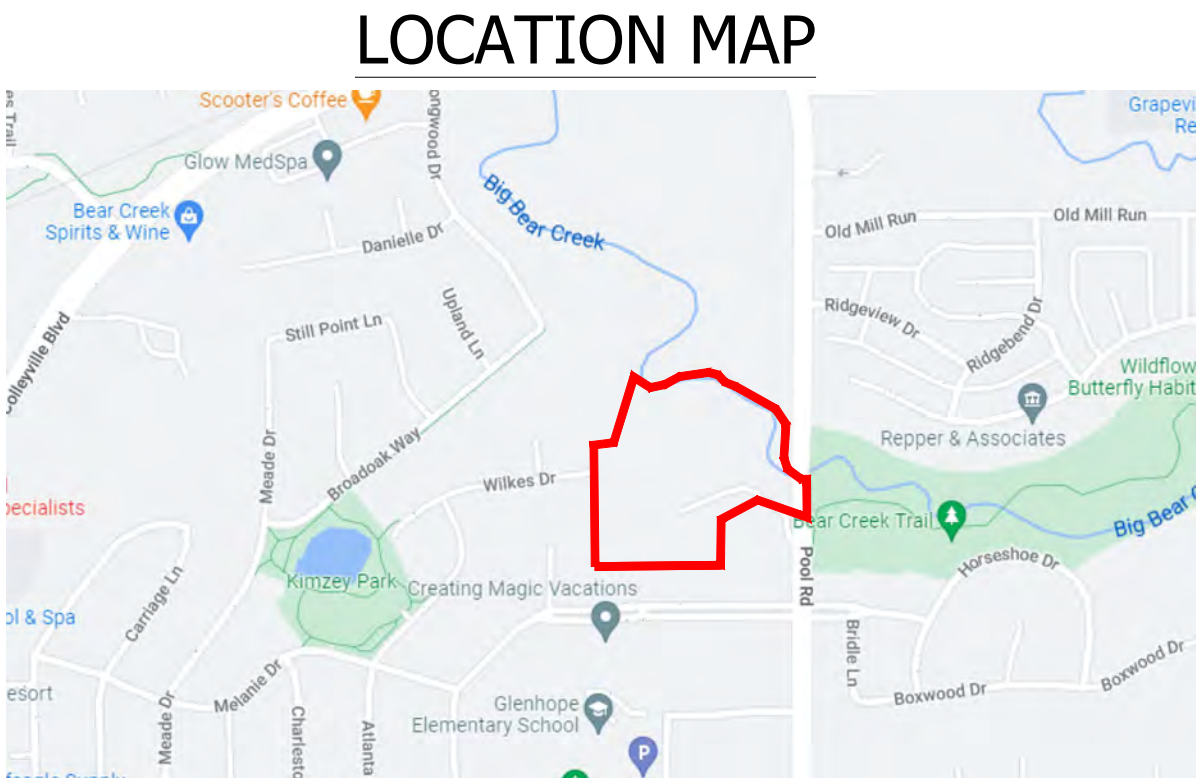
Flood Plain

Fence / Wall Legend

8' Wood Fence

8' Masonry Wall

6' Ornamental Iron Fence



Owner:

Unique Fortune, LLC
400 Carroll Avenue
Southlake, TX 76092
Tel: 817-366-8666
Contact: Mark Goodwin

Developer:

WillowTree Development, LLC
680 N. Carroll Avenue, Suite 100
Southlake, Texas 76092
817-617-9105
Attn: Travis Franks

Applicant:

Sage Group, Inc.
1130 N. Carroll Avenue, Suite 200
Southlake, TX 76092
817-424-2626
Contact: Curtis Young, AIA

Engineer:

Redinger Group, LLC
P.O. Box 93206
Southlake, Texas 76092
817-253-5727
Attn: Clayton Redinger, P.E.

Planner:

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

30 OCT 23

1" = 50'

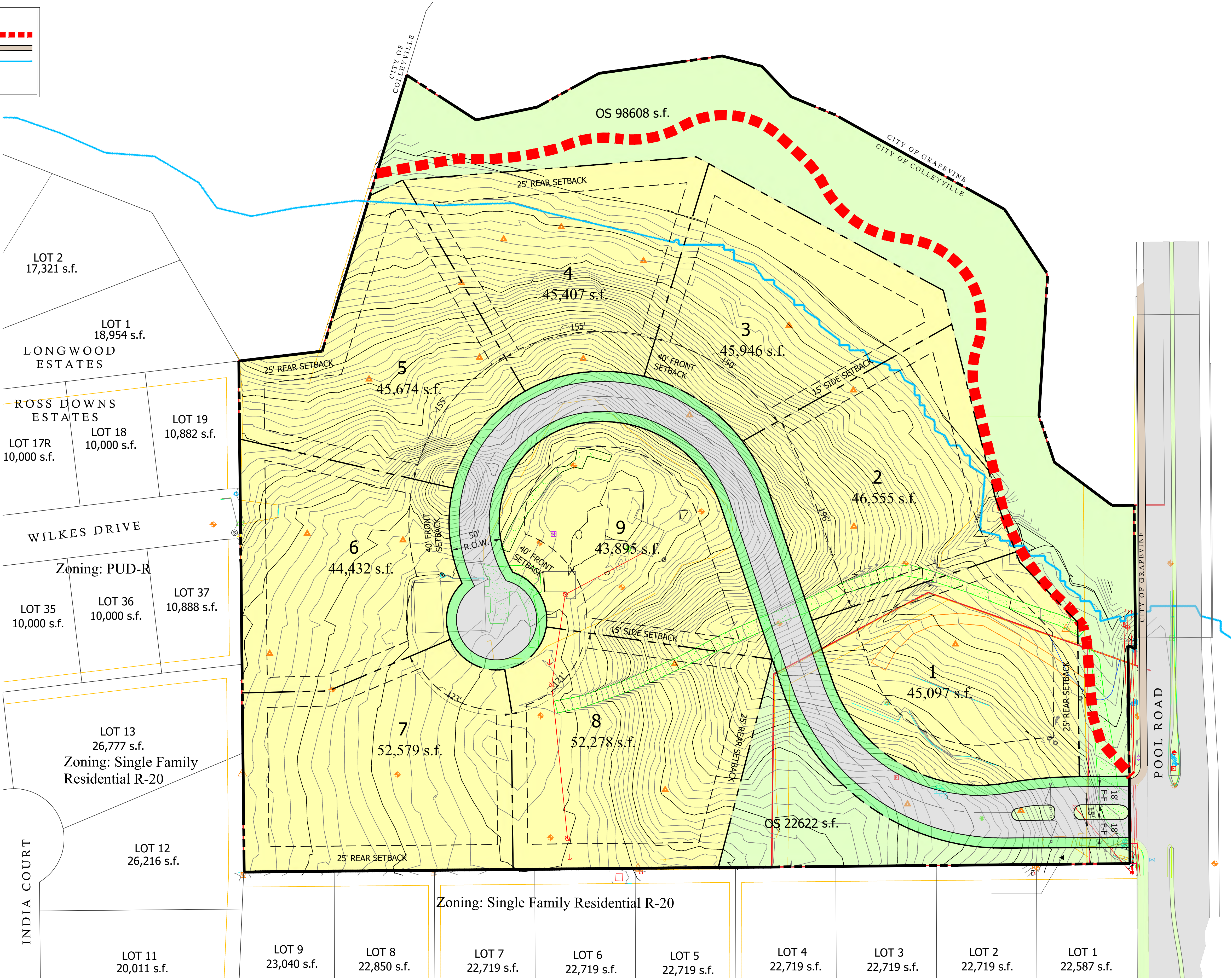
Notes:

- Front are 40' Typical, except where noted.

- Side Setbacks are 15' Typical.

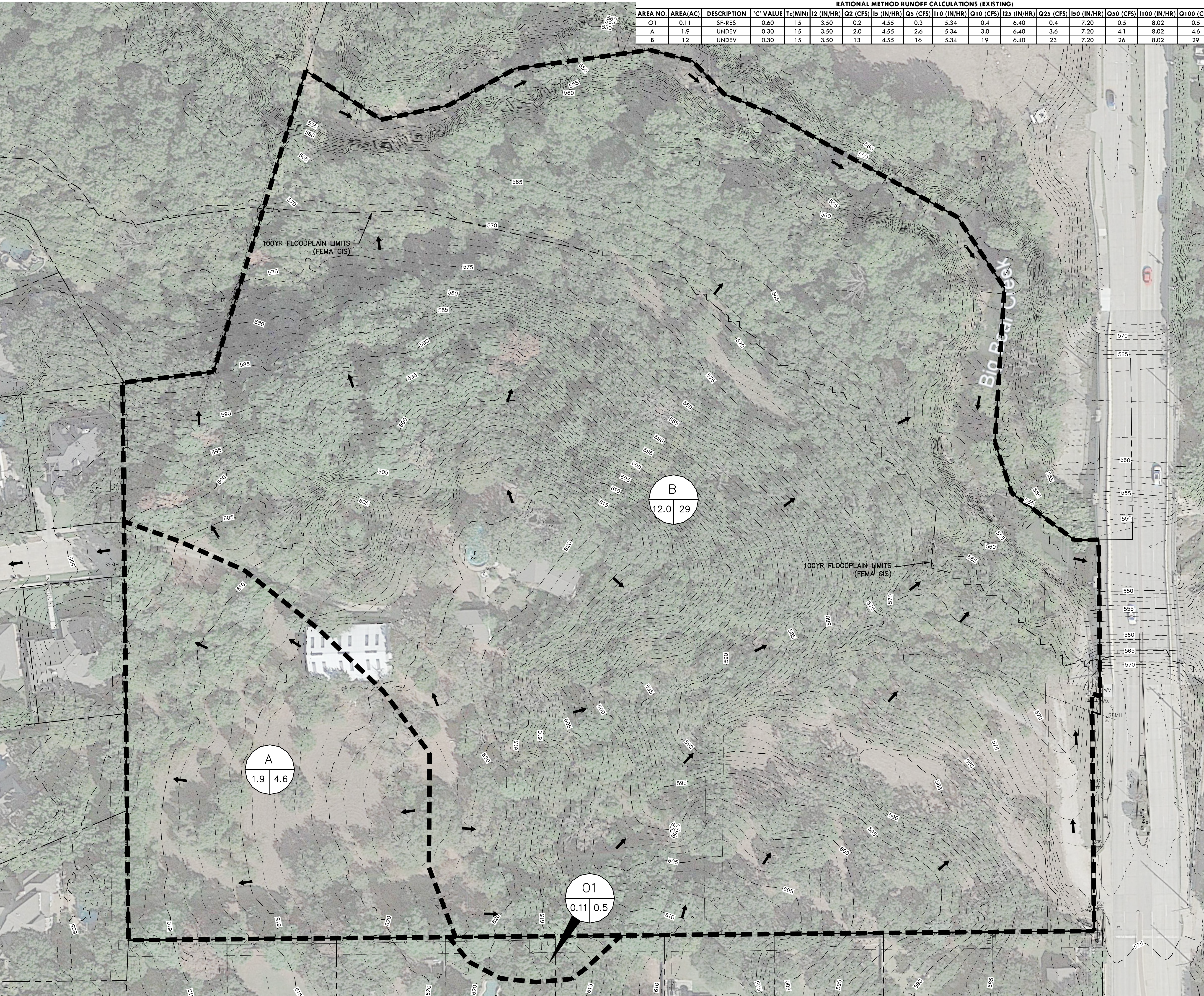
- Rear Setbacks are 25' Typical, except where noted.

Concept Plan

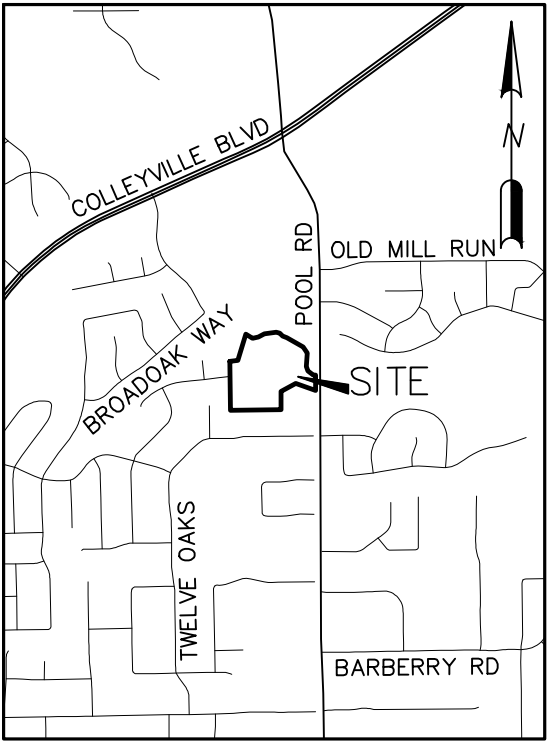


The Bluffs at Colleyville

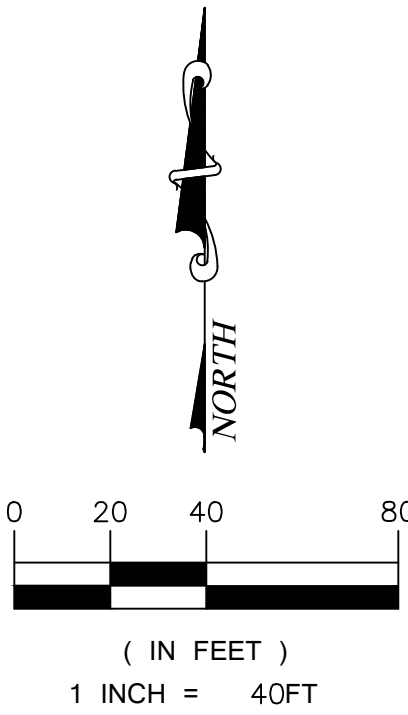
Colleyville, Tarrant County, Texas



RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)																	
AREA NO.	AREA (AC)	DESCRIPTION	'C' VALUE	Tc (MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)	
01	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5	
A	1.9	UNDEV	0.30	15	3.50	2.0	4.55	2.6	5.34	3.0	6.40	3.6	7.20	4.1	8.02	4.6	
B	12	UNDEV	0.30	15	3.50	13	4.55	16	5.34	19	6.40	23	7.20	26	8.02	29	



VICINITY MAP
SCALE: 1" = 2000'



- LEGEND
- DRAINAGE AREA LABEL
 - FLOW ARROW (POST-PROJECT)
 - DRAINAGE DIVIDE
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - DESIGN POINT

1. CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
2. BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.

REDINGER GROUP, LLC
P.O. BOX 92006
DALLAS, TEXAS 75292
PHONE (817) 233-2272
FAX (817) 233-2273
ENGINEERING FIRM REGISTRATION NUMBER F-23299
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
14141 BARBERRY RD., SUITE 100
COLLEYVILLE, TEXAS 76032
PHONE (817) 617-9105

EXISTING DRAINAGE PLAN
THE BLUFFS AT COLLEYVILLE
14 ACRE PUD-R
COLLEYVILLE, TEXAS

BENCHMARKS:

COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'

COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROAD OAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

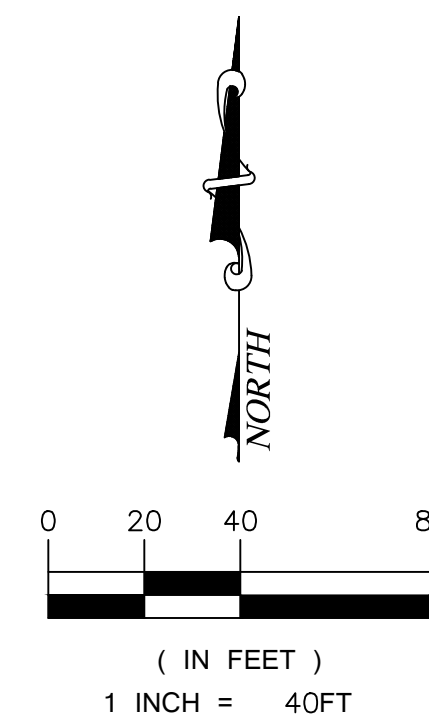
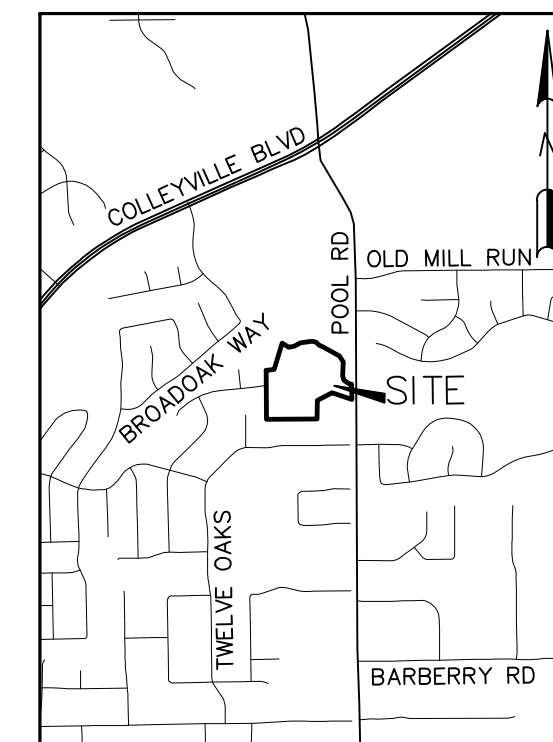
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 10/16/2023

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

SHEET
1

CITY CASE NO. ZC23-010

RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)																
AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
O1	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5
A1	2.4	SF-RES	0.60	15	3.50	5.0	4.55	6.6	5.34	7.7	6.40	9.2	7.20	10.4	8.02	12
B1	4.2	SF-RES	0.60	15	3.50	8.8	4.55	11	5.34	13	6.40	16	7.20	18	8.02	20
B2	3.9	SF-RES	0.60	15	3.50	8.2	4.55	11	5.34	12	6.40	15	7.20	17	8.02	19
B3	3.3	OPEN SPACE	0.30	15	3.50	3.5	4.55	4.5	5.34	5.3	6.40	6.3	7.20	7.1	8.02	7.9



LEGEND



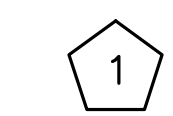
DRAINAGE AREA LABEL



FLOW ARROW (POST-PROJECT)



EXISTING CONTOUR MAJOR



DESIGN POINT

1. NO GRADING IS ANTICIPATED WITHIN THE REGULATORY FLOODWAY/FLOODPLAIN OF BIG BEAR CREEK WHICH WOULD REQUIRE A CLOMR SUBMITTAL THROUGH FEMA.
2. CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
3. THE DEVELOPMENT DISCHARGES DIRECTLY TO A FEMA REGULATED FLOOD HAZARD AREA FOR BIG BEAR CREEK.
4. DETENTION ASSESSMENT MEMORANDUM PROVIDED BY SEPARATE CORRESPONDENCE.
5. BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.
6. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

BENCHMARKS:

COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'

COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROADOAK ST
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

**PRELIMINARY
FOR REVIEW ONLY**

Not for Construction or Permit Purposes

Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 10/16/2022

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

SHEET
2

PRELIMINARY GRADING & DRAINAGE PLAN
THE BLUFFS AT COLLEYVILLE
14 ACRE PUD-R
COLLEYVILLE, TEXAS

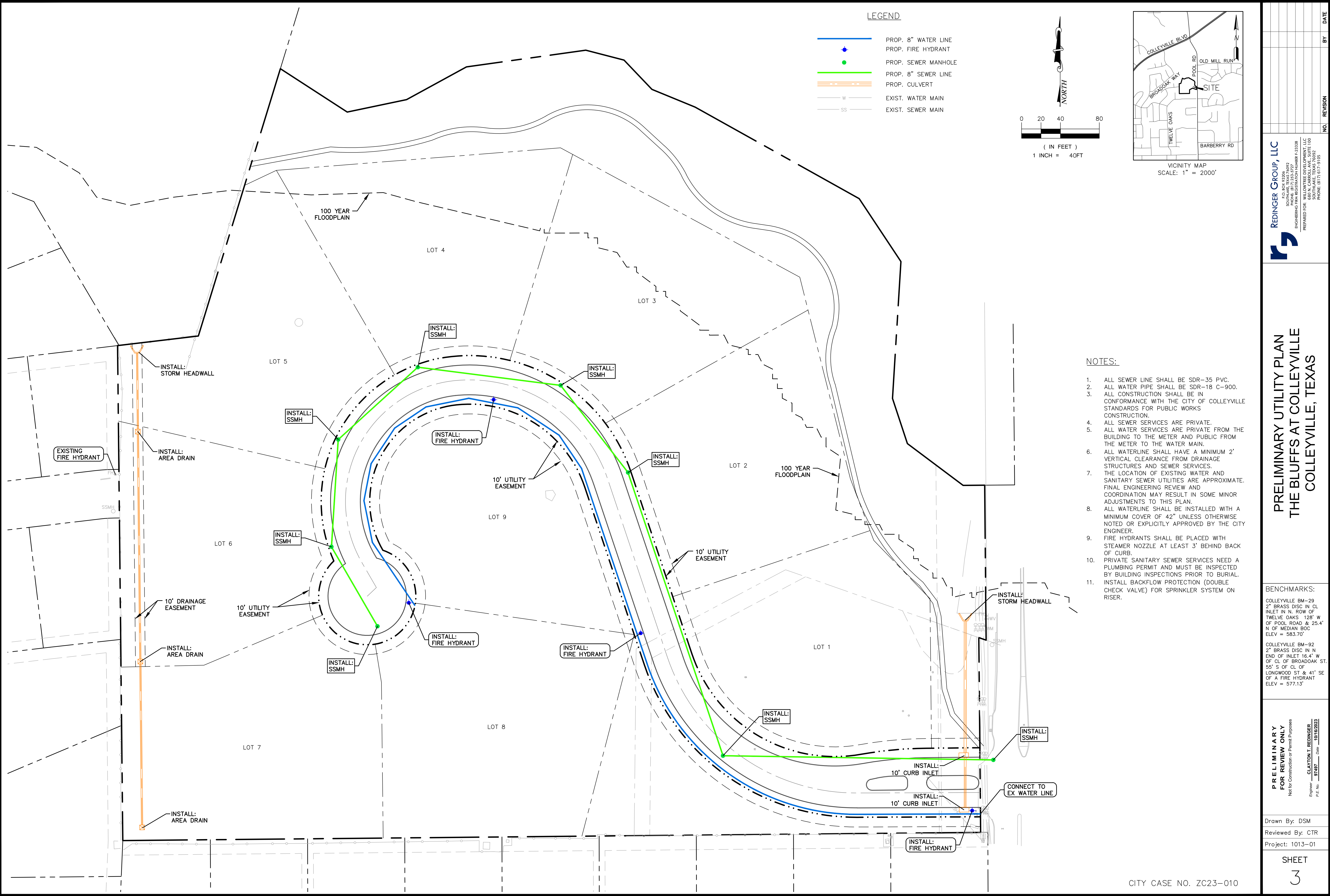
REAS

REDINGER GROUP, LLC
P.O. BOX 93706
SOUTHPLAKE, TEXAS 76092
PHONE: (817) 253-5777
ENGINEERING FIRM REGISTRATION NUMBER F-23328

PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
680 N. CARROLL AVE., SUITE 100
SOUTHPLAKE, TEXAS 76092
PHONE: (817) 617-9105

CITY CASE NO. 7C23-010

REDINGER GROUP PROJECT No. 1013-01 – SITE PLAN FOR THE BLUFFS AT COLLEYVILLE – COLLEYVILLE, TEXAS



- NOTES:
- ALL SEWER LINE SHALL BE SDR-35 PVC.
 - ALL WATER PIPE SHALL BE SDR-18 C-900.
 - ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF COLLEYVILLE STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
 - ALL SEWER SERVICES ARE PRIVATE.
 - ALL WATER SERVICES ARE PRIVATE FROM THE BUILDING TO THE METER AND PUBLIC FROM THE METER TO THE WATER MAIN.
 - ALL WATERLINE SHALL HAVE A MINIMUM 2' VERTICAL CLEARANCE FROM DRAINAGE STRUCTURES AND SEWER SERVICES.
 - THE LOCATION OF EXISTING WATER AND SANITARY SEWER UTILITIES ARE APPROXIMATE. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN SOME MINOR ADJUSTMENTS TO THIS PLAN.
 - ALL WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 42" UNLESS OTHERWISE NOTED OR EXPLICITLY APPROVED BY THE CITY ENGINEER.
 - FIRE HYDRANTS SHALL BE PLACED WITH STEAMER NOZZLE AT LEAST 3' BEHIND BACK OF CURB.
 - PRIVATE SANITARY SEWER SERVICES NEED A PLUMBING PERMIT AND MUST BE INSPECTED BY BUILDING INSPECTIONS PRIOR TO BURIAL.
 - INSTALL BACKFLOW PROTECTION (DOUBLE CHECK VALVE) FOR SPRINKLER SYSTEM ON RISER.

PRELIMINARY UTILITY PLAN
THE BLUFFS AT COLLEYVILLE
COLLEYVILLE, TEXAS

BENCHMARKS:
COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'
COLLEYVILLE BM-92
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OF CL OF BROADOAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 10/16/2023

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

REDINGER GROUP, LLC
P.O. BOX 93206
DALLAS, TEXAS 75293
PHONE (817) 233-2277
FAX (817) 233-2278
ENGINEERING REGISTRATION NUMBER F-23239
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
11111 WILLOWTREE DRIVE, SUITE 100
SOUTH PLAKE, TEXAS 76092
PHONE (817) 617-9105

THE BLUFFS AT COLLEYVILLE

COLLEYVILLE, TARRANT COUNTY, TEXAS

SHEET LEGEND

	COVER SHEET
01	SITE PLAN
02	DETAILS
03	RENDERING
04	PLANTING PLAN

AN EXTERIOR DESIGN PACKAGE FROM

BLOUNT|DESIGNS

SITE CONDITIONS NOTE

ALL EXISTING SITE CONDITIONS & UTILITIES ARE TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION. LANDSCAPE DESIGNER SHALL NOT BE HELD ACCOUNTABLE FOR ANY DISCREPANCIES PERTAINING TO SURVEY OR EXISTING CONDITIONS.



THE BLUFFS AT COLLEYVILLE

COLLEYVILLE, TARRANT COUNTY, TEXAS

SHEET TITLE

SITE PLAN

SHEET NO.

01

PROJECT NUMBER: 23032
ISSUE DATE: 06.16.2023
SHEET SIZE: 24"X36"

BLOUNT|DESIGNS

SITE CALCULATIONS

-BED PREP AND MULCH: 3,206 SF
(3" DEPTH, TREES IN SOD TO RECEIVE 4' DIA. RING)

-BERMUDA SOD: 8,186 SF

-EDGING - 3/4" METAL (BLACK): 480 LF

-GRAVEL (DECOMPOSED GRANITE): 580 SF

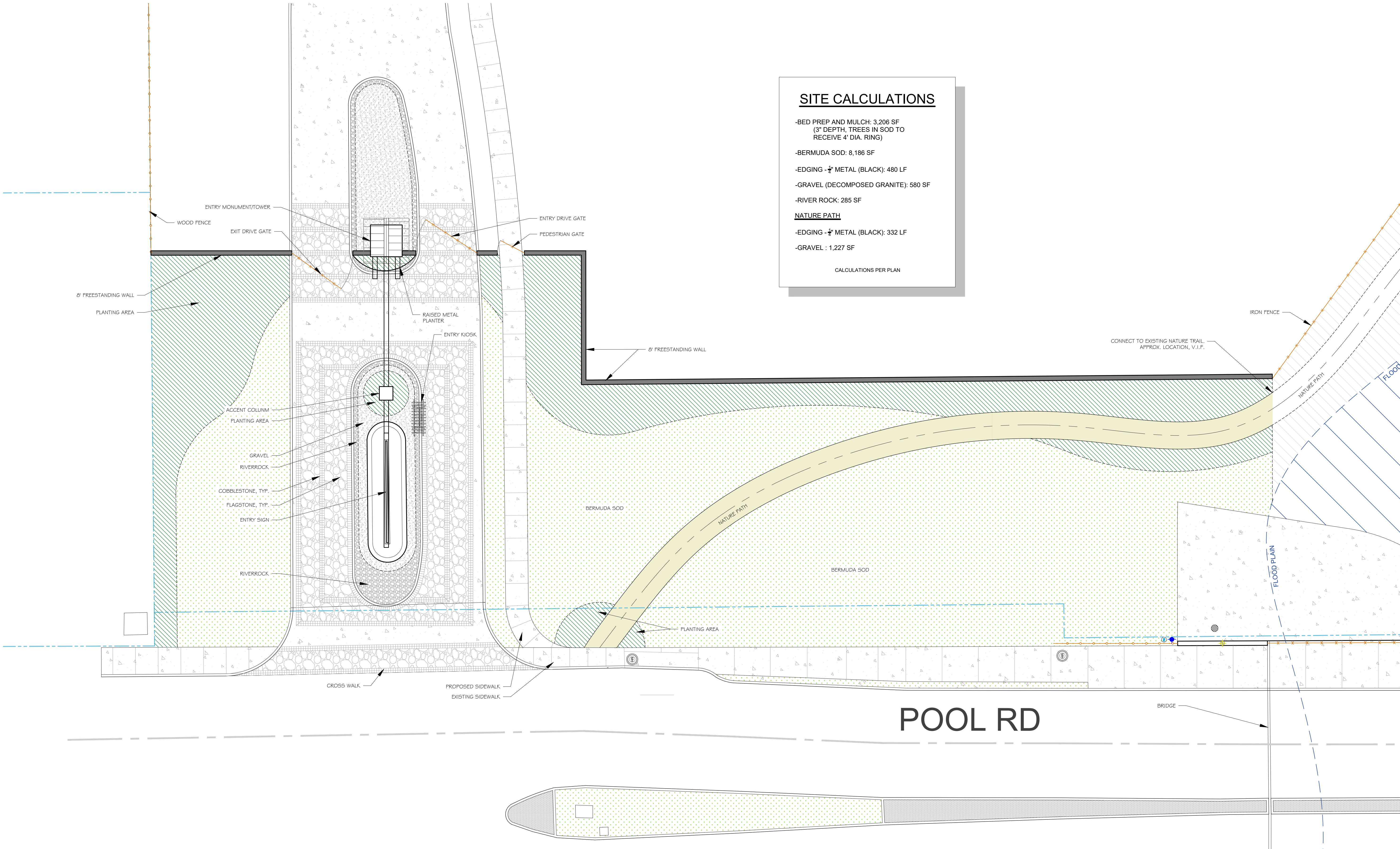
-RIVER ROCK: 285 SF

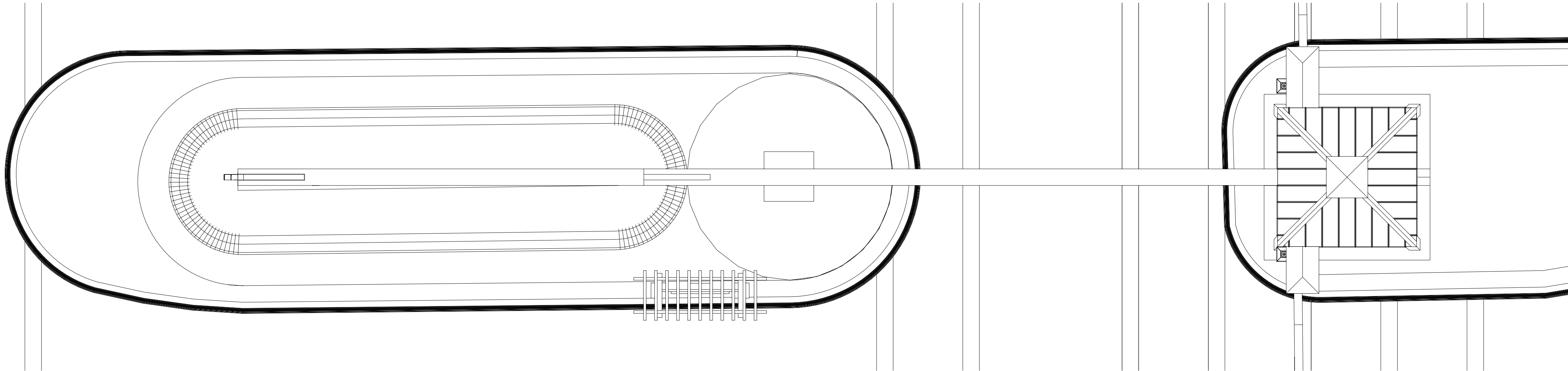
NATURE PATH

-EDGING - 3/4" METAL (BLACK): 332 LF

-GRAVEL : 1,227 SF

CALCULATIONS PER PLAN

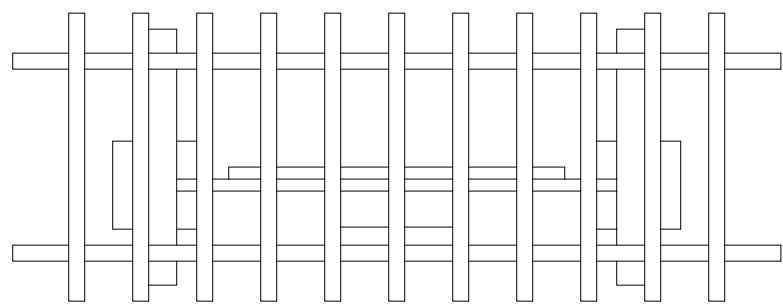




ENTRY PLAN

C

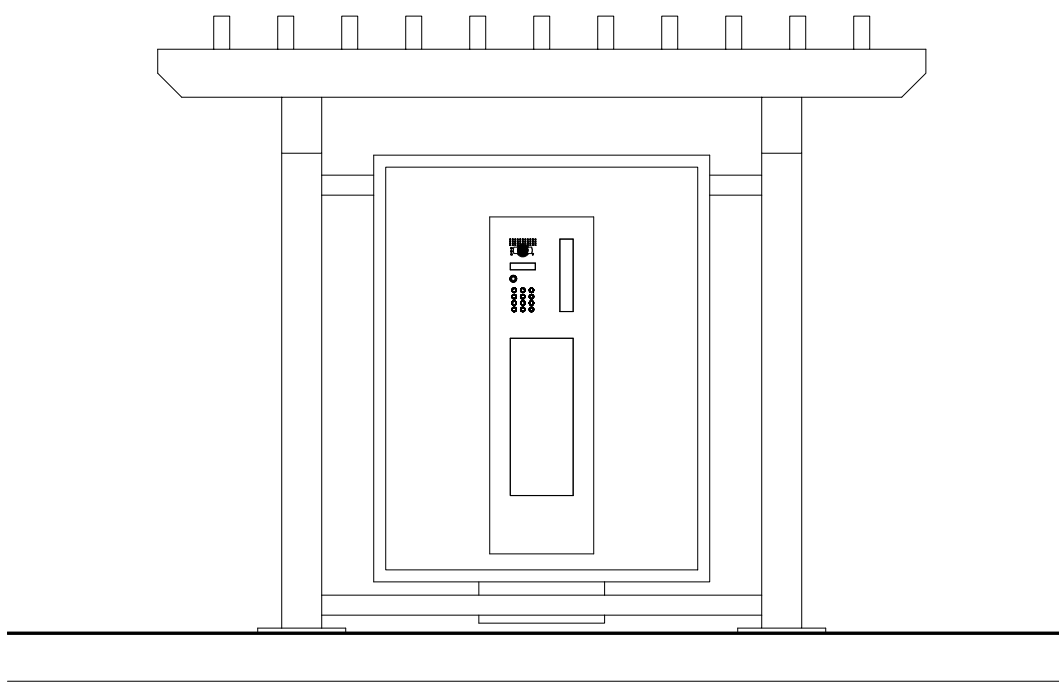
Scale: 1/4" = 1'-0"



ENTRY KIOSK - PLAN

F

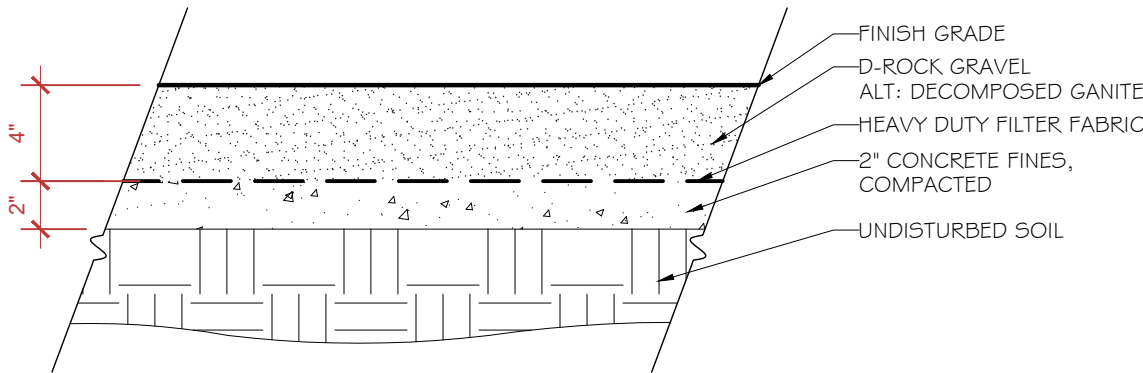
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ENTRY KIOSK - ELEVATION

E

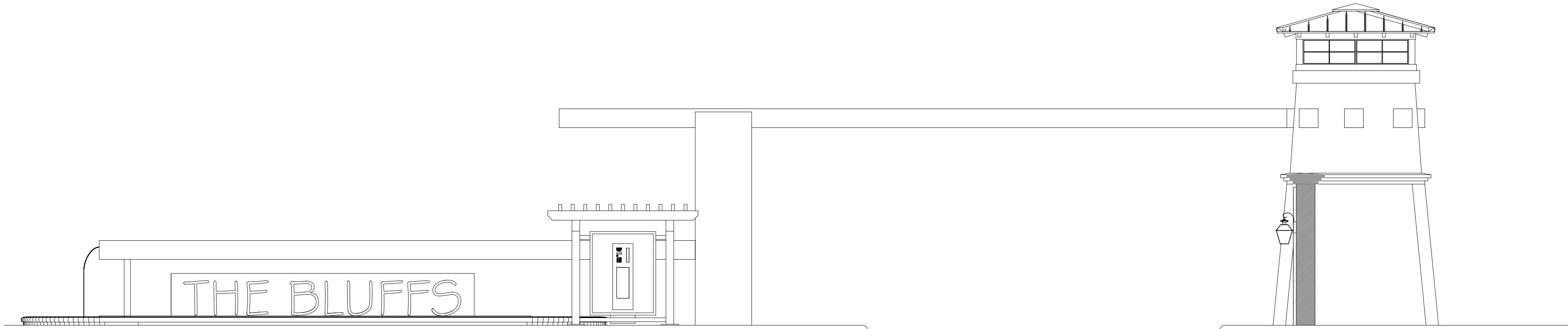
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NATURE PATH - SECTION

D

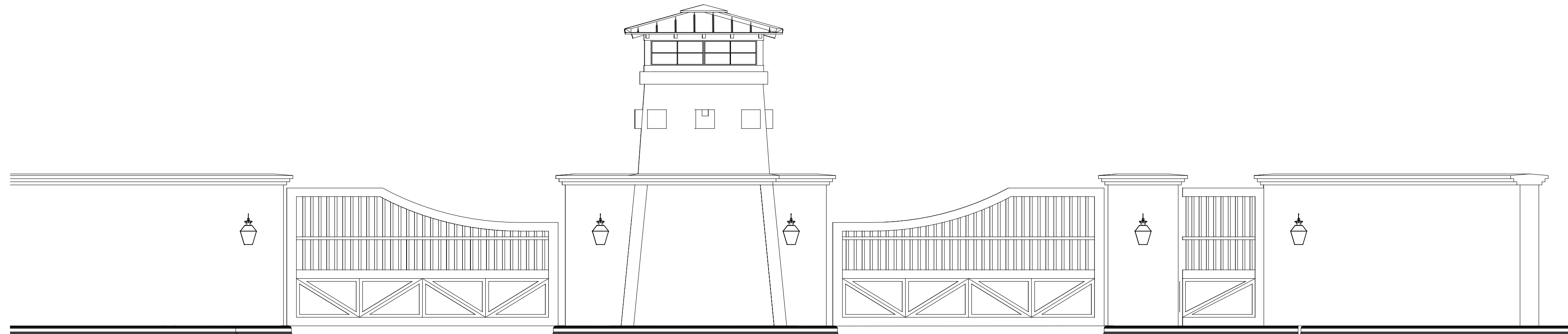
Scale: 1-1/2" = 1'-0"



ENTRY - SIDE ELEVATION

B

Scale: 1/4" = 1'-0"



ENTRY - FRONT ELEVATION

A

Scale: 1/4" = 1'-0"



B|D

THE BLUFFS AT COLLEYVILLE

COLLEYVILLE, TARRANT COUNTY, TEXAS

SHEET TITLE

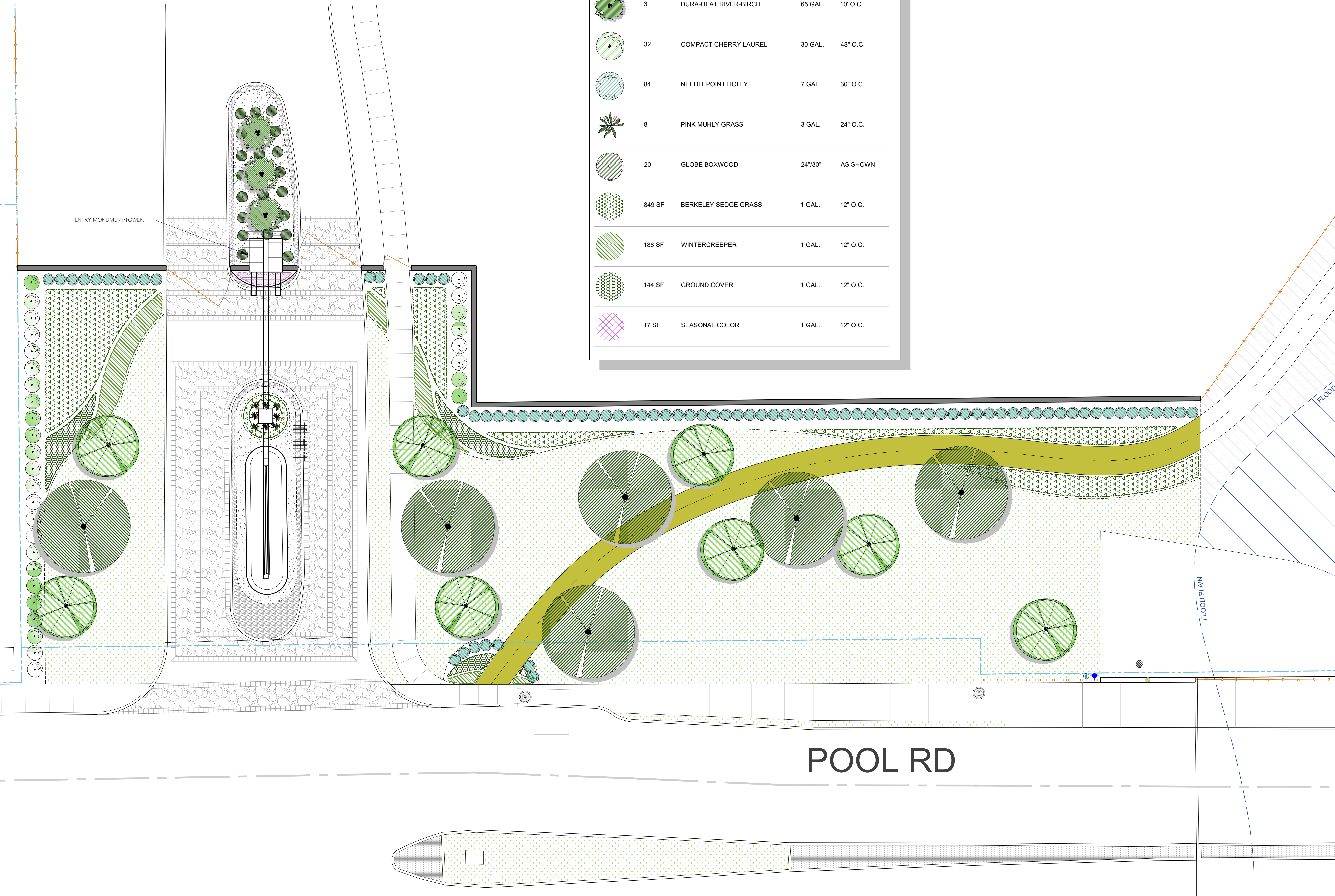
RENDERINGS

SHEET NO.

03

PROJECT NUMBER: 23032
ISSUE DATE: 06.16.2023
SHEET SIZE: 24"X36"

BLOUNT|DESIGNS



PLANT SCHEDULE				
SYMB.	QTY.	COMMON NAME	SIZE	SPACING
	6	LIVE OAK	6" CAL.	AS SHOWN
	8	AUTUMN BLAZE MAPLE	6" CAL.	AS SHOWN
	3	DURA-HEAT RIVER-BIRCH	65 GAL.	10' O.C.
	32	COMPACT CHERRY LAUREL	30 GAL.	48" O.C.
	84	NEEDLEPOINT HOLLY	7 GAL.	30" O.C.
	8	PINK MUHLY GRASS	3 GAL.	24" O.C.
	20	GLOBE BOXWOOD	24"/30"	AS SHOWN
	849 SF	BERKELEY SEDGE GRASS	1 GAL.	12" O.C.
	188 SF	WINTERCREEPER	1 GAL.	12" O.C.
	144 SF	GROUND COVER	1 GAL.	12" O.C.
	17 SF	SEASONAL COLOR	1 GAL.	12" O.C.



THE BLUFFS AT COLLEYVILLE
COLLEYVILLE, TARRANT COUNTY, TEXAS

SHEET TITLE
PLANTING PLAN

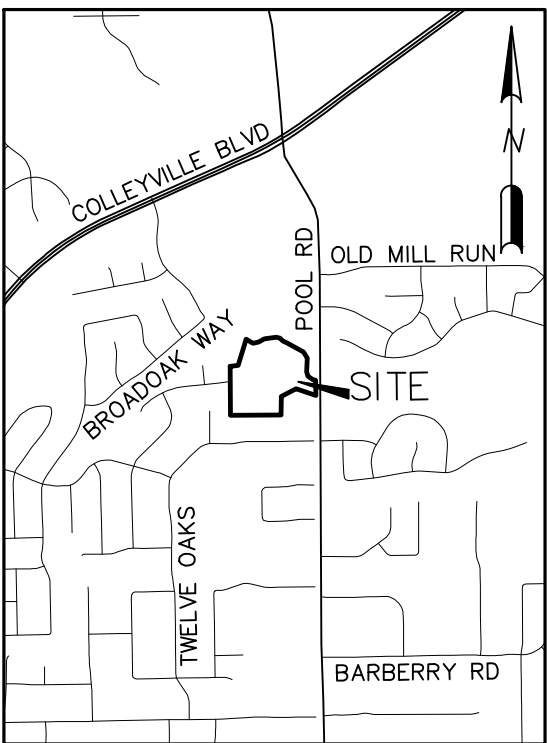
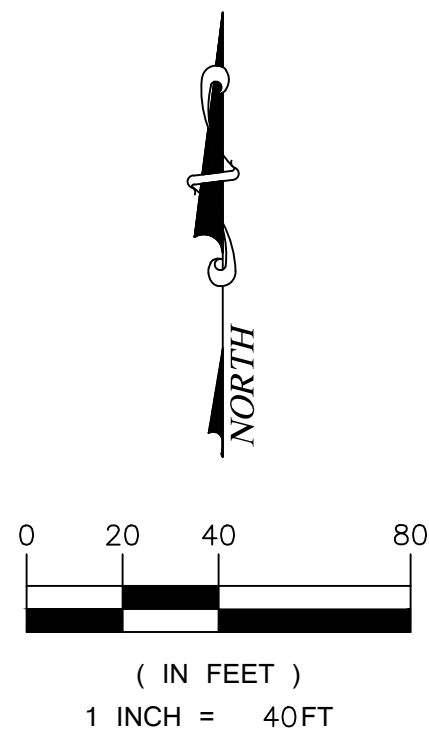
SHEET NO.
04

PROJECT NUMBER: 23032
ISSUE DATE: 06.16.2023
SHEET SIZE: 24"X36"

BLOUNTDESIGNS

Scale: 1/16" = 1'-0"

PLANTING PLAN - ENTRY & R.O.W.



LEGEND

- PROTECTED TREE TO REMAIN
- NON PROTECTED TREE TO REMAIN
- TREE TO BE REMOVED
- UNSURVEYED CANOPY AREA PER AERIAL PHOTOGRAPHY
- TREE PROTECTION FENCE

Tree Preservation Summary (excludes building envelopes)			
Total Tree Canopy	%	ft ²	Acres
Required Preservation of Tree Canopy	50%	296,548	6.808
Provided Credit for Preservation of Tree Canopy	56%	331,576	7.612
Surplus Preservation of Tree Canopy		35,028	0.804

Site Canopy Summary			
Project/Lot(s) Area	%	ft ²	Acres
Building Envelope Area (primary structures only)		0	
Required Site Canopy (excludes building envelope)	50%	302,713	
Provided Credit for Tree Preservation		331,576	
Additional Tree Planting Required (site canopy ONLY)		0	

UNSURVEYED CANOPY AREA: 83,505 SF (1.917 AC)

Tree Species Summary											
Common name or species	Trees (CPI)	Trees to Preserve	Trees to Remove	DIBH Inches	DIBH Inches to 100	DIBH Inches to 100	Tree Canopy (ft ²)	Canopy to Preserve (ft ²)	Canopy to Remove (ft ²)	Heritage	Mitigation
AMERICAN ELM	78	59	19	737	575	162	25,141	19,923	5,218	0	0
CALIFORNIA REDWOOD	4	3	1	27	21	6	575	462	113	0	0
CEDAR ELM	4	4	0	44	44	0	1,596	1,596	0	0	0
EASTERN REDOGBARK	21	11	10	322	179	148	15,799	8,799	7,000	0	0
LIVE OAK	1	0	1	9	0	9	254	0	254	0	0
LONGLEAF PINE	149	84	65	2,898	1,801	1,097	137,749	71,589	66,160	0	66,480
PLUM	2	1	1	12	6	6	226	113	113	0	0
POST OAK	547	250	297	7,014	3,125	3,889	828,213	345,089	483,124	387	595,935
UNSURVEYED TREES	1	1	0	169	169	0	83,505	83,505	0	0	0
Total	807	413	394	10,725	5,408	5,317	593,096	331,576	261,520	386	662,415

OWNER:
UNIQUE FORTUNE, LLC
400 CARROLL AVENUE
SOUTHLAKE, TEXAS 76092
PHONE: (817) 366-8666
CONTACT: MARK GOODWIN

DEVELOPER:
WILLOWTREE DEVELOPMENT, LLC
680 N. CARROLL AVENUE, SUITE 100
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105
CONTACT: TRAVIS FRANKS

SCALED AT 24"x36" PAGE SIZE

REDINGER GROUP, LLC



URBAN FORESTRY PLAN
THE BLUFFS AT COLLEYVILLE
R-40 ZONING REQUEST
COLLEYVILLE, TEXAS

BENCHMARKS:

COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'

COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROADOAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

SHEET

1

REDINGER GROUP PROJECT No. 1013-01 - URBAN FORESTRY PLAN FOR THE BLUFFS AT COLLEYVILLE - COLLEYVILLE, TEXAS

NO.	REVISION	BY	DATE

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2549	LOBLOLLY PINE	23	1,662	REM					
2558	POST OAK	13	531	PRES					
2559	POST OAK	20	1,257	PRES	HERITAGE				
2560	POST OAK	6	113	REM					
2561	POST OAK	22	1,521	PRES	HERITAGE				
2562	POST OAK	15	707	PRES	HERITAGE				
2563	POST OAK	9	254	PRES					
2564	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2565	POST OAK	17	908	PRES	HERITAGE				
2566	LOBLOLLY PINE	8	201	PRES					
2567	LOBLOLLY PINE	18	1,018	PRES					
2568	LOBLOLLY PINE	18	1,018	PRES					
2569	POST OAK	20	1,257	PRES	HERITAGE				
2581	POST OAK	8	201	PRES					
2582	POST OAK	12	452	PRES					
2583	EASTERN REDCEDAR	19	1,134	PRES					
2584	LOBLOLLY PINE	8	201	PRES					
2585	AMERICAN ELM	10	314	PRES					
2586	POST OAK	15	707	PRES	HERITAGE				
2587	POST OAK	11	804	PRES					
2588	LOBLOLLY PINE	7	154	PRES					
2589	LOBLOLLY PINE	13	531	PRES					
2590	LOBLOLLY PINE	22	1,521	PRES					
2591	POST OAK	11	380	REM					
2592	POST OAK	11	380	REM					
2593	POST OAK	7	154	PRES					
2594	POST OAK	25	1,963	PRES	HERITAGE				
2595	POST OAK	20	1,257	PRES	HERITAGE				
2596	LOBLOLLY PINE	22	1,521	REM					
2597	LOBLOLLY PINE	8	201	REM					
2598	LOBLOLLY PINE	7	154	REM					
2599	LOBLOLLY PINE	22	1,521	REM					
2600	POST OAK	8	201	PRES					
2604	POST OAK	16	804	REM	HERITAGE		MITIGATE		
2605	POST OAK	22	1,521	PRES	HERITAGE				
2606	AMERICAN ELM	10	314	PRES					
2607	EASTERN REDCEDAR	9	254	REM		NON-P			
2608	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
2609	EASTERN REDCEDAR	9	254	REM		NON-P			
2610	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2611	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
2612	AMERICAN ELM	6	113	REM					
2613	POST OAK	14	616	REM					
2614	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2615	AMERICAN ELM	16	804	REM					
2616	EASTERN REDCEDAR	7	154	PRES		NON-P			
2617	EASTERN REDCEDAR	6	113	PRES		NON-P			
2618	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
2619	POST OAK	16	804	REM	HERITAGE		MITIGATE		
2620	EASTERN REDCEDAR	8	201	PRES		NON-P			
2621	AMERICAN ELM	6	113	REM					
2622	POST OAK	28	2,463	PRES	HERITAGE				
2623	POST OAK	6	113	PRES					
2624	POST OAK	28	2,463	PRES	HERITAGE				
2625	POST OAK	24	1,810	REM	HERITAGE		MITIGATE		
2626	AMERICAN ELM	6	113	REM					
2627	POST OAK	25	1,963	PRES	HERITAGE				
2628	POST OAK	27	2,290	REM	HERITAGE		MITIGATE		
2629	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
2630	HACKBERRY	7	154	PRES		NON-P			
2631	HACKBERRY	12	452	PRES		NON-P			
2632	CALLERY PEAR	7	154	PRES					
2633	POST OAK	25	1,963	PRES	HERITAGE				
2634	HACKBERRY	7	154	PRES		NON-P			
2635	POST OAK	10	314	PRES					
2636	POST OAK	7	154	PRES					
2637	HACKBERRY	28	2,463	REM		NON-P			
2638	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2639	HACKBERRY	18	1,018	REM		NON-P			
2640	HACKBERRY	9	254	REM		NON-P			
2641	POST OAK	22	1,521	REM	HERITAGE		MITIGATE		
2642	AMERICAN ELM	14	616	PRES					
2643	POST OAK	13	531	REM					
2644	POST OAK	25	1,963	REM	HERITAGE		MITIGATE		
2645	POST OAK	6	113	REM					
2646	EASTERN REDCEDAR	13	531	REM					
2647	POST OAK	16	804	REM	HERITAGE		MITIGATE		
2648	POST OAK	25	1,963	REM	HERITAGE		MITIGATE		
2649	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
2650	POST OAK	6	113	REM					
2651	POST OAK	9	254	REM					
2652	POST OAK	6	113	REM					
2653	POST OAK	6	113	REM					
2654	LOBLOLLY PINE	6	113	REM					
2655	LOBLOLLY PINE	25	1,963	REM	HERITAGE		MITIGATE		
2656	POST OAK	7	154	REM					
2657	LOBLOLLY PINE	11	380	REM					
2658	LOBLOLLY PINE	22	1,521	REM					
2659	LOBLOLLY PINE	8	201	REM					
2660	POST OAK	7	154	REM					
2661	LOBLOLLY PINE	15	707	REM					
2662	LOBLOLLY PINE	8	201	REM					
2663	LOBLOLLY PINE	25	1,963	REM	HERITAGE		MITIGATE		
2664	LOBLOLLY PINE	24	1,810	REM					
2665	LOBLOLLY PINE	10	314	REM					
2666	LOBLOLLY PINE	8	201	REM					
2668	POST OAK	10	314	REM					
2669	POST OAK	10	314	REM					
2670	POST OAK	14	616	REM					
2671	LOBLOLLY PINE	9	254	PRES					
2672	POST OAK	16	804	REM	HERITAGE		MITIGATE		
2673	POST OAK	11	380	REM					
2674	POST OAK	12	452	REM					
2675	AMERICAN ELM	9	254	PRES					
2676	LOBLOLLY PINE	10	314	PRES					
2677	AMERICAN ELM	7	154	PRES					
2678	LOBLOLLY PINE	11	380	PRES					
2679	POST OAK	10	314	PRES					
2680	POST OAK	6	113	PRES					
2681	POST OAK	6	113	PRES					
2682	POST OAK	9	254	PRES					
2683	POST OAK	11	380	PRES					
2684	POST OAK	10	314	PRES					
2685	POST OAK	7	154	REM					
2686	POST OAK	8	201	REM					
2687	POST OAK	9	254	REM					
2688	EASTERN REDCEDAR	8	201	REM		NON-P			
2689	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
2690	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
2691	AMERICAN ELM	6	113	REM					
2692	AMERICAN ELM	9	254	REM					
2693	POST OAK	10	314	REM					
2695	EASTERN REDCEDAR	16	804	PRES					

Tree #	Common name or species	*DBH (in)	Canopy Area (ft ²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2696	EASTERN REDCEDAR	8	201	PRES		NON-P			
2697	AMERICAN ELM	10	314	PRES					
2698	POST OAK	15	707	REM	HERITAGE		MITIGATE		
2699	EASTERN REDCEDAR	8	201	REM		NON-P			
2700	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2701	HACKBERRY	6	113	PRES		NON-P			
2702	PLUM	6	113	PRES					
2703	OSAGE ORANGE	8	201	REM		NON-P			
2704	EASTERN REDCEDAR	10	314	REM		NON-P			
2705	POST OAK	10	314	REM					
2706	HACKBERRY	6	113	REM		NON-P			
2707	POST OAK	23	1,662	REM	HERITAGE		MITIGATE		
2708	POST OAK	8	201	PRES					
2709	POST OAK	7	154	REM					
2710	POST OAK	13	531	REM					
2711	POST OAK	15	707	REM	HERITAGE		MITIGATE		
2712	POST OAK	7	154	REM					
2713	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
2714	OSAGE ORANGE	6	113	PRES		NON-P			
2715	OSAGE ORANGE	13	531	PRES		NON-P			
2716	OSAGE ORANGE	6	113	REM		NON-P			
2717	POST OAK	7	154	PRES					
2718	POST OAK	10	314	PRES					
2719	POST OAK	8	201	PRES					
2720	POST OAK	12	452	PRES					
2721	EASTERN REDCEDAR	7	154	PRES		NON-P			
2722	OSAGE ORANGE	13	531	PRES		NON-P			
2723	EASTERN REDCEDAR	7	154	REM		NON-P			
2724	OSAGE ORANGE	10	314	REM		NON-P			
2725	POST OAK	8	201	REM					
2726	POST OAK	20	1,257	REM	HERITAGE		MITIGATE		
2727	POST OAK	6	113	PRES					
2729	POST OAK	7	154	PRES					
2732	OSAGE ORANGE	6	113	REM		NON-P			
2733	OSAGE ORANGE	6	113	REM		NON-P			
2734	EASTERN REDCEDAR	8	201	PRES		NON-P			
2735	EASTERN REDCEDAR	8	201	PRES		NON-P			
2736	POST OAK	6	113	PRES					
2737	POST OAK	15	707	PRES					
2738	EASTERN REDCEDAR	16	804	PRES					
2739	EASTERN REDCEDAR	15	707	PRES					
2740	POST OAK	6	113	REM	HERITAGE		MITIGATE		
2741	POST OAK	8	201	REM					
2742	EASTERN REDCEDAR	13	531	PRES					
2743	POST OAK	10	314	PRES					
2744	POST OAK	9	254	PRES					
2745	POST OAK	7	154	REM					
2746	HACKBERRY	6	113	REM		NON-P			
2747	AMERICAN ELM	17	908	PRES					
2748	HACKBERRY	8	201	PRES		NON-P			
2749	AMERICAN ELM	10	314	PRES					
2750	AMERICAN ELM	22	1,521	PRES					
2751	POST OAK	6	113	PRES					
2752	POST OAK	17	908	PRES	HERITAGE				
2753	LOBLOLLY PINE	11	380	PRES					
2754	LOBLOLLY PINE	26	2,124	PRES	HERITAGE				
2755	POST OAK	7	154	PRES					
2756	POST OAK	13	531	PRES					
2757	POST OAK	6	113	PRES					
2758	POST OAK	7	154	PRES					
2759	POST OAK	7	154	PRES					
2760	POST OAK	7	154	PRES					
2761	POST OAK	25	1,963	PRES	HERITAGE				
2762	POST OAK	13	531	PRES					
2764	HACKBERRY	8	201	PRES		NON-P			
2765	HACKBERRY	12	462	PRES		NON-P			
2766	POST OAK	7	154	PRES					
2767	POST OAK	10	314	PRES					
2768	HACKBERRY	8	201	PRES		NON-P			
2769	HACKBERRY	10	314	PRES		NON-P			
2770	EASTERN REDCEDAR	7	154	PRES		NON-P			
2771	LOBLOLLY PINE	29	2,642	PRES	HERITAGE				
2772	LOBLOLLY PINE	20	1,257	PRES					
2773	AMERICAN ELM	7	154	PRES					
2774	LOBLOLLY PINE	6	113	PRES					
2775	EASTERN REDCEDAR	9	254	PRES		NON-P			
2776	POST OAK	6	113	PRES					
2777	AMERICAN ELM	17	908	PRES					
2778	EASTERN REDCEDAR	6	113	PRES		NON-P			
2779	AMERICAN ELM	7	154	PRES					
2780	AMERICAN ELM	14	616	PRES					
2781	OSAGE ORANGE	13	531	PRES		NON-P			
2782	OSAGE ORANGE	9	254	PRES		NON-P			
2783	POST OAK	12	452	PRES					
2784	POST OAK	15	707	PRES	HERITAGE				
2785	POST OAK	9	254	PRES					
2786	LOBLOLLY PINE	7	154	PRES					
2787	LOBLOLLY PINE	9	254	PRES					
2788	AMERICAN ELM	8	201	PRES					
2789	LOBLOLLY PINE	8	201	PRES					
2790	EASTERN REDCEDAR	7	154	PRES		NON-P			
2791	POST OAK	8	201	PRES					
2792	EASTERN REDCEDAR	8	201	PRES		NON-P			
2793	EASTERN REDCEDAR	7	154	PRES		NON-P			
2794	EASTERN REDCEDAR	6	113	PRES		NON-P			
2795	POST OAK	11	380	PRES					
2796	AMERICAN ELM	10	314	PRES					
2797	EASTERN REDCEDAR	12	452	PRES		NON-P			
2798	POST OAK	9	254	PRES					
2799	POST OAK	16	804	PRES	HERITAGE				
2800	POST OAK	11	380	PRES					
2801	EASTERN REDCEDAR	12	452	REM		NON-P			
2802	EASTERN REDCEDAR	11	380	REM		NON-P			
2803	POST OAK	8	201	REM					
2804	HACKBERRY	6	113	REM		NON-P			
2805	POST OAK	8	201	REM					
2806	POST OAK	6	113	REM					
2807	POST OAK	8	201	REM					
2808	POST OAK	8	201	REM					
2809	HACKBERRY	10	314	REM		NON-P			
2810	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2811	HACKBERRY	12	452	REM		NON-P			
2812	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
2814	EASTERN REDCEDAR	6	113	REM		NON-P			
2815	EASTERN REDCEDAR	17	908	REM					
2816	POST OAK	6	113	REM					
2817	POST OAK	8	201	REM					
2818	LOBLOLLY PINE	24	1,810	REM					
2819	LOBLOLLY PINE	19	1,134	REM					
2820	LOBLOLLY PINE	12	452	REM					
2821	LOBLOLLY PINE	16	804	REM					
2822	LOBLOLLY PINE	17	908	REM					
2823	LOBLOLLY PINE	12	452	REM					

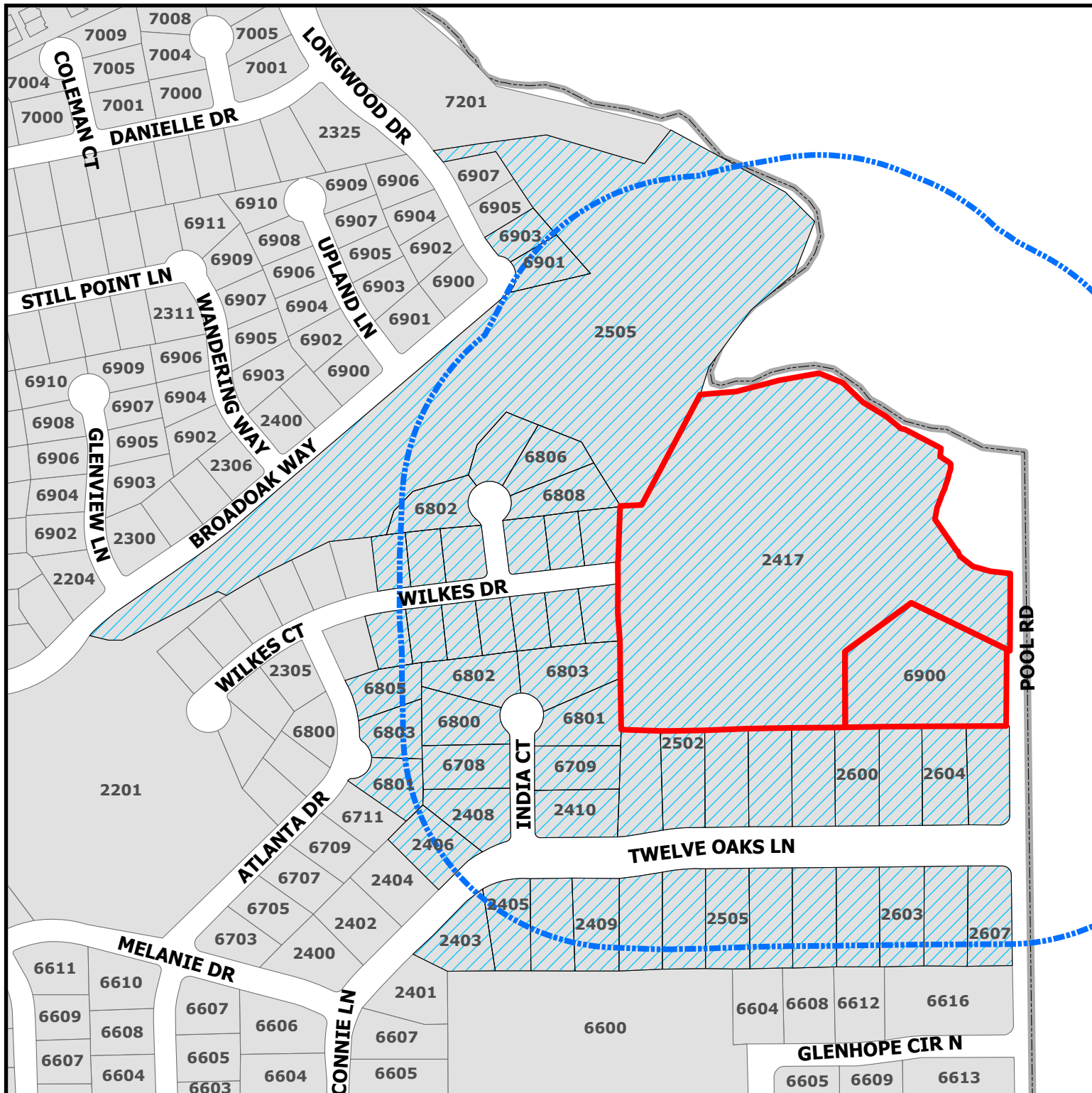
Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2950	EASTERN REDCEDAR	7	154	REM		NON-P			
2951	LOBLOLLY PINE	14	616	REM					
2952	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
2953	POST OAK	6	113	REM					
2954	LOBLOLLY PINE	18	1,018	REM					
2955	LOBLOLLY PINE	15	707	REM					
2956	LOBLOLLY PINE	24	1,810	REM					
2957	POST OAK	7	154	REM					
2958	LOBLOLLY PINE	22	1,521	REM					
2959	POST OAK	11	380	REM					
2960	POST OAK	9	254	PRES					
2961	LOBLOLLY PINE	13	531	PRES					
2962	LOBLOLLY PINE	10	314	PRES					
2963	LOBLOLLY PINE	9	254	PRES					
2964	POST OAK	17	908	PRES	HERITAGE				
2965	EASTERN REDCEDAR	8	201	PRES		NON-P			
2966	LOBLOLLY PINE	20	1,257	PRES					
2967	LOBLOLLY PINE	16	804	PRES					
2968	LOBLOLLY PINE	16	804	PRES					
2969	EASTERN REDCEDAR	11	380	PRES		NON-P			
2970	LOBLOLLY PINE	21	1,385	PRES					
2971	LOBLOLLY PINE	21	1,385	PRES					
2972	LOBLOLLY PINE	21	1,385	PRES					
2973	LOBLOLLY PINE	17	908	REM					
2974	LOBLOLLY PINE	16	804	REM					
2975	LOBLOLLY PINE	14	616	REM					
2976	EASTERN REDCEDAR	7	154	REM		NON-P			
2977	LOBLOLLY PINE	15	707	REM					
2978	LOBLOLLY PINE	20	1,257	REM					
2979	EASTERN REDCEDAR	6	113	REM		NON-P			
2980	LOBLOLLY PINE	24	1,810	PRES					
2981	PLUM	6	113	REM					
2982	LOBLOLLY PINE	27	2,290	REM	HERITAGE		MITIGATE		
2983	LOBLOLLY PINE	7	154	REM					
2984	AMERICAN ELM	7	154	PRES					
2985	POST OAK	10	314	REM					
2986	POST OAK	11	380	REM					
2987	AMERICAN ELM	7	154	PRES					
2988	LOBLOLLY PINE	30	2,827	REM	HERITAGE		MITIGATE		
2989	LOBLOLLY PINE	12	452	REM					
2990	POST OAK	6	113	REM					
2991	LOBLOLLY PINE	19	1,134	REM					
2993	LOBLOLLY PINE	24	1,810	REM					
2994	LOBLOLLY PINE	16	804	REM					
2995	POST OAK	13	531	REM					
2996	EASTERN REDCEDAR	8	201	REM		NON-P			
2997	POST OAK	26	2,124	REM	HERITAGE		MITIGATE		
2998	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
2999	EASTERN REDCEDAR	6	113	REM		NON-P			
3000	EASTERN REDCEDAR	7	154	REM		NON-P			
6101	HACKBERRY	6	113	REM		NON-P			
6102	POST OAK	11	380	PRES					
6103	CEDAR ELM	7	154	PRES					
6104	POST OAK	12	452	PRES					
6105	POST OAK	18	1,018	PRES	HERITAGE				
6106	POST OAK	11	380	REM					
6107	POST OAK	14	616	REM					
6108	POST OAK	16	804	REM	HERITAGE		MITIGATE		
6109	POST OAK	9	254	REM					
6110	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6111	POST OAK	8	201	REM					
6112	POST OAK	16	804	REM	HERITAGE		MITIGATE		
6113	POST OAK	8	201	REM					
6114	POST OAK	8	201	REM					
6115	POST OAK	14	616	REM					
6116	POST OAK	13	531	REM					
6117	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6118	POST OAK	12	452	REM					
6119	POST OAK	9	254	REM					
6120	POST OAK	11	380	REM					
6121	POST OAK	11	380	REM					
6122	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
6123	POST OAK	12	452	REM					
6124	POST OAK	13	531	REM					
6125	POST OAK	9	254	REM					
6126	POST OAK	12	452	REM					
6127	POST OAK	13	531	REM					
6128	POST OAK	13	531	REM					
6129	EASTERN REDCEDAR	13	531	REM					
6130	POST OAK	10	314	REM					
6131	POST OAK	11	380	REM					
6132	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6133	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6134	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6135	POST OAK	10	314	REM					
6136	POST OAK	11	380	REM					
6137	POST OAK	10	314	REM					
6138	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6139	POST OAK	12	452	REM					
6140	POST OAK	14	616	REM					
6141	CEDAR ELM	13	531	PRES					
6142	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6143	POST OAK	13	531	PRES					
6144	POST OAK	12	452	REM					
6145	POST OAK	11	380	PRES					
6146	POST OAK	12	452	PRES					
6147	POST OAK	13	531	PRES					
6148	POST OAK	12	452	PRES					
6149	POST OAK	12	452	PRES					
6150	POST OAK	14	616	PRES					
6151	POST OAK	16	804	PRES	HERITAGE				
6152	CEDAR ELM	13	531	PRES					
6153	POST OAK	18	1,018	PRES	HERITAGE				
6154	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6155	CEDAR ELM	11	380	PRES					
6156	POST OAK	12	452	PRES					
6157	POST OAK	12	452	PRES					
6158	POST OAK	18	1,018	PRES	HERITAGE				
6159	POST OAK	12	452	PRES					
6160	POST OAK	12	452	REM					
6161	POST OAK	11	380	REM					
6162	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6163	POST OAK	13	531	REM					
6164	POST OAK	12	452	REM					
6165	POST OAK	12	452	REM					
6166	POST OAK	10	314	REM					
6167	POST OAK	7	154	REM					
6168	POST OAK	13	531	REM					
6169	AMERICAN ELM	10	314	PRES					
6170	POST OAK	12	452	PRES					
6171	POST OAK	12	452	PRES					
6172	POST OAK	12	452	REM					
6173	POST OAK	14	616	REM					

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
6174	POST OAK	14	616	REM					
6175	POST OAK	8	201	REM					
6176	POST OAK	16	804	REM	HERITAGE		MITIGATE		
6177	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6178	POST OAK	17	908	REM	HERITAGE		MITIGATE		
6179	LOBLOLLY PINE	8	201	PRES					
6180	POST OAK	10	314	REM					
6181	POST OAK	11	380	REM					
6182	POST OAK	16	804	REM	HERITAGE		MITIGATE		
6183	POST OAK	9	254	REM					
6184	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
6185	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6186	HACKBERRY	7	154	REM		NON-P			
6187	POST OAK	11	380	REM					
6188	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6189	POST OAK	14	616	REM					
6190	POST OAK	10	314	REM					
6191	POST OAK	14	616	PRES					
6192	POST OAK	16	804	PRES	HERITAGE				
6193	POST OAK	15	707	PRES	HERITAGE				
6194	POST OAK	11	380	REM					
6195	POST OAK	10	314	REM					
6196	LIVE OAK	9	254	REM					
6197	POST OAK	12	452	REM					
6198	POST OAK	13	531	REM					
6199	POST OAK	13	531	REM					
6200	POST OAK	9	254	REM					
6287	POST OAK	10	314	PRES					
6288	POST OAK	17	908	PRES	HERITAGE				
6289	POST OAK	13	531	PRES					
6290	POST OAK	12	452	PRES					
6291	POST OAK	14	616	REM					
6292	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6293	POST OAK	8	201	REM					
6294	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6295	POST OAK	14	616	REM					
6296	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
6297	POST OAK	13	531	REM					
6298	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6299	POST OAK	8	201	REM					
6300	POST OAK	10	314	REM					
7975	POST OAK	15	707	PRES	HERITAGE				
7976	POST OAK	12	452	PRES					
7978	POST OAK	15	707	PRES					
7979	POST OAK	19	1,134	PRES	HERITAGE				
7981	POST OAK	14	616	PRES					
7982	POST OAK	18	1,018	PRES	HERITAGE				
7983	POST OAK	17	908	PRES	HERITAGE				
8001	POST OAK	17	908	PRES	HERITAGE				
8002	POST OAK	16	804	PRES	HERITAGE				
8003	HACKBERRY	6	113	PRES		NON-P			
8004	HACKBERRY	9	254	REM		NON-P			
8005	POST OAK	16	804	REM	HERITAGE		MITIGATE		
8006	AMERICAN ELM	9	254	PRES					
8007	POST OAK	13	531	PRES					
8008	POST OAK	16	804	PRES	HERITAGE				
8009	AMERICAN ELM	6	113	PRES					
8010	AMERICAN ELM	8	201	REM					
8011	POST OAK	11	380	REM					
8012	HACKBERRY	8	201	PRES		NON-P			
8013	EASTERN REDCEDAR	10	314	PRES		NON-P			
8014	POST OAK	20	1,257	PRES	HERITAGE				
8015	EASTERN REDCEDAR	11	380	PRES		NON-P			
8016	POST OAK	24	1,810	PRES	HERITAGE				
8017	EASTERN REDCEDAR	8	201	PRES		NON-P			
8018	LOBLOLLY PINE	24	1,810	PRES					
8019	LOBLOLLY PINE	20	1,257	PRES					
8020	POST OAK	9	254	PRES					
8022	LOBLOLLY PINE	25	1,963	PRES	HERITAGE				
8023	LOBLOLLY PINE	14	616	PRES					
8024	LOBLOLLY PINE	22	1,521	PRES					
8025	LOBLOLLY PINE	7	154	PRES					
8026	POST OAK	20	1,257	PRES					
8027	AMERICAN ELM	12	452	PRES					
8028	LOBLOLLY PINE	16	804	PRES					
8029	LOBLOLLY PINE	18	1,018	PRES					
8030	POST OAK	7	154	PRES					
8031	LOBLOLLY PINE	23	1,662	PRES					
8032	POST OAK	7	154	REM					
8033	EASTERN REDCEDAR	9	254	REM		NON-P			
8034	EASTERN REDCEDAR	8	201	REM		NON-P			
8035	POST OAK	20	1,257	PRES	HERITAGE				
8036	POST OAK	18	1,018	PRES	HERITAGE				
8037	HACKBERRY	7	154	PRES		NON-P			
8038	POST OAK	18	1,018	PRES	HERITAGE				
8039	POST OAK	13	531	PRES					
8040	POST OAK	14	616	REM					
8041	POST OAK	10	314	REM					
8042	POST OAK	8	201	REM					
8043	POST OAK	11	380	REM					
8044	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8045	POST OAK	8	201	REM					
8046	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8047	POST OAK	9	254	REM					
8048	POST OAK	11	380	REM					
8049	POST OAK	8	201	REM					
8050	POST OAK	13	531	REM					
8051	POST OAK	9	254	REM					
8052	POST OAK	17	908	REM					
8053	POST OAK	14	616	REM					
8054	POST OAK	16	804	REM	HERITAGE		MITIGATE		
8055	POST OAK	14	616	REM					
8056	POST OAK	14	616	REM					
8057	POST OAK	14	616	REM					
8058	POST OAK	8	201	REM					
8059	POST OAK	17	908	REM	HERITAGE		MITIGATE		
8060	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8061	EASTERN REDCEDAR	7	154	REM		NON-P			
8062	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8063	HACKBERRY	6	113	REM		NON-P			
8064	POST OAK	6	113	REM					
8065	POST OAK	20	1,257	REM	HERITAGE		MITIGATE		
8066	EASTERN REDCEDAR	7	154	REM		NON-P			
8067	EASTERN REDCEDAR	8	201	REM		NON-P			
8068	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
8069	HACKBERRY	8	201	REM		NON-P			
8070	POST OAK	7	154	PRES					
8071	LOBLOLLY PINE	23	1,662	PRES					
8072	EASTERN REDCEDAR	12	452	PRES		NON-P			
8073	POST OAK	7	154	PRES					
8074	LOBLOLLY PINE	22	1,521	PRES					
8075	POST OAK	7	154	PRES					

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
8301	POST OAK	10	314	PRES					
8302	POST OAK	17	908	PRES	HERITAGE				
8303	LOBLOLLY PINE	8	201	PRES					
8304	LOBLOLLY PINE	8	201	PRES					
8305	LOBLOLLY PINE	12	452	PRES					
8306	LOBLOLLY PINE	14	616	PRES					
8307	AMERICAN ELM	8	201	PRES					
8308	LOBLOLLY PINE	18	1,018	PRES					
8309	LOBLOLLY PINE	11	380	PRES					
8310	LOBLOLLY PINE	17	908	PRES					
8311	AMERICAN ELM	11	380	PRES					
8312	AMERICAN ELM	7	154	PRES					
8313	AMERICAN ELM	6	113	PRES					
8314	LOBLOLLY PINE	9	254	PRES					
8315	EASTERN REDCEDAR	10	314	PRES		NON-P			
8316	EASTERN REDCEDAR	8	201	PRES		NON-P			
8318	POST OAK	11	380	REM					
8319	POST OAK	9	254	REM					
8320	POST OAK	13	531	REM					
8322	POST OAK	11	380	REM					
8324	EASTERN REDCEDAR	8	201	PRES		NON-P			
8325	POST OAK	7	154	PRES					
8326	POST OAK	8	201	PRES					
8327	POST OAK	12	452	PRES					
8328	POST OAK	12	452	PRES					
8329	POST OAK	8	201	PRES					
8330	POST OAK	8	201	PRES					
8331	POST OAK	6	113	PRES					
8332	POST OAK	19	1,134	PRES	HERITAGE				
8333	POST OAK	24	1,810	PRES	HERITAGE				
8334	POST OAK	7	154	PRES					
8335	POST OAK	9	254	PRES					
8336	AMERICAN ELM	6	113	PRES					
8337	POST OAK	17	908	PRES	HERITAGE				
8338	EASTERN REDCEDAR	6	113	PRES		NON-P			
8339	POST OAK	17	908	PRES	HERITAGE				
8340	POST OAK	9	254	PRES					
8341	POST OAK	9	254	PRES					
8342	POST OAK	9	254	PRES					
8343	HACKBERRY	6	113	PRES		NON-P			
8344	POST OAK	15	707	PRES	HERITAGE				
8346	AMERICAN ELM	6	113	PRES					
8347	POST OAK	8	201	PRES					
8348	POST OAK	6	113	PRES					
8349	POST OAK	8	201	PRES					
8350	POST OAK	16	804	PRES	HERITAGE				
8351	POST OAK	7	154	PRES					
8352	POST OAK	20	1,257	PRES	HERITAGE				
8353	POST OAK	8	201	PRES					
8354	POST OAK	12	452	PRES					
8355	EASTERN REDCEDAR	9	254	PRES		NON-P			
8356	POST OAK	13	531	PRES					
8357	POST OAK	11	380	PRES					
8358	POST OAK	14	616	PRES					
8359	POST OAK	23	1,662	PRES	HERITAGE				
8360	POST OAK	14	616	PRES					
8361	POST OAK	14	616	PRES					
8362	AMERICAN ELM	8	201	PRES					
8363	AMERICAN ELM	9	254	PRES					
8364	POST OAK	10	314	PRES					
8365	POST OAK	9	254	PRES					
8366	POST OAK	14	616	PRES					
8367	POST OAK	15	707	PRES	HERITAGE				
8368	POST OAK	20	1,257	PRES	HERITAGE				
8369	POST OAK	14	616	PRES					
8370	POST OAK	12	452	PRES					
8371	AMERICAN ELM	6	254	PRES					
8372	EASTERN REDCEDAR	7	154	REM		NON-P			
8373	POST OAK	13	531	REM					
8374	EASTERN REDCEDAR	13	531	REM					
8376	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8379	POST OAK	11	380	REM					
8380	POST OAK	13	531	REM					
8381	POST OAK	17	908	REM	HERITAGE		MITIGATE		
8382	EASTERN REDCEDAR	10	314	REM		NON-P			
8383	POST OAK	16	804	REM	HERITAGE		MITIGATE		
8384	POST OAK	8	201	REM					
8385	POST OAK	10	314	REM					
8386	POST OAK	11	380	REM					
8387	POST OAK	14	616	REM					
8388	POST OAK	12	452	REM					
8389	POST OAK	11	380	REM					
8390	EASTERN REDCEDAR	10	314	PRES		NON-P			
8392	POST OAK	6	113	REM					
8393	EASTERN REDCEDAR	8	201	REM		NON-P			
8394	AMERICAN ELM	6	113	REM					
8395	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
8396	EASTERN REDCEDAR	6	113	REM		NON-P			
8397	POST OAK	6	113	REM					
8398	EASTERN REDCEDAR	9	254	REM		NON-P			
8399	POST OAK	7	154	REM					
8400	EASTERN REDCEDAR	8	201	REM		NON-P			
8401	POST OAK	14	616	REM					
8402	POST OAK	7	154	PRES					
8403	POST OAK	16	804	PRES	HERITAGE				
8404	POST OAK	11	380	PRES					
8405	POST OAK	15	707	PRES	HERITAGE				
8406	AMERICAN ELM	13	621	PRES					
8407	POST OAK	25	1,963	PRES	HERITAGE				
8408	POST OAK	11	380	PRES					
8409	POST OAK	19	1,134	PRES	HERITAGE				
8410	AMERICAN ELM	6	113	PRES					
8413	POST OAK	19	1,134	PRES	HERITAGE				
8414	POST OAK	20	1,257	PRES	HERITAGE				
8415	POST OAK	13	531	PRES					
8416	POST OAK	7	154	PRES					
8417	POST OAK	7	154	REM					
8418	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8419	AMERICAN ELM	9	254	REM					
8420	AMERICAN ELM	7	154	PRES					
8421	AMERICAN ELM	12	452	PRES					
8422	EASTERN REDCEDAR	11	380	PRES		NON-P			
8423	EASTERN REDCEDAR	9	254	REM		NON-P			
8424	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
8425	EASTERN REDCEDAR	19	1,134	PRES					
8426	POST OAK	6	113	PRES					
8427	POST OAK	8	201	PRES					
8428	POST OAK	12	452	PRES					
8429	POST OAK	11	380	PRES					
8430	POST OAK	20	1,257	PRES	HERITAGE				
8431	HACKBERRY	8	201	PRES		NON-P			
8432	POST OAK	12	452	PRES					
8433	EASTERN REDCEDAR	9	254	REM		NON-P			

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
8434	CALLERY PEAR	7	154	PRES					
8435	POST OAK	7	154	REM					
8436	EASTERN REDCEDAR	15	707	PRES					
8437	POST OAK	20	1,257	PRES	HERITAGE				
8438	POST OAK	20	1,257	REM	HERITAGE		MITIGATE		
8439	EASTERN REDCEDAR	10	314	REM		NON-P			
8440	EASTERN REDCEDAR	20	1,257	REM	HERITAGE		MITIGATE		
8441	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8442	POST OAK	7	154	REM					
8443	POST OAK	10	314	REM		NON-P			
8444	EASTERN REDCEDAR	12	452	REM		NON-P			
8445	EASTERN REDCEDAR	22	1,521	REM	HERITAGE		MITIGATE		
8447	HACKBERRY	8	201	REM		NON-P			
8448	HACKBERRY	9	254	PRES		NON-P			
8601	POST OAK	16	804	REM	HERITAGE		MITIGATE		
8602	AMERICAN ELM	8	201	PRES					
8603	LOBLOLLY PINE	22	1,521	PRES					
8604	OSSAGE ORANGE	7	154	PRES		NON-P			
8605	POST OAK	21	1,385	PRES	HERITAGE				
8606	POST OAK	15	707	PRES	HERITAGE				
8607	HACKBERRY	6	113	PRES		NON-P			
8608	HACKBERRY	8	201	PRES		NON-P			
8609	LOBLOLLY PINE	20	1,257	PRES					
8610	POST OAK	9	254	PRES					
8611	POST OAK	7	154	PRES					
8612	EASTERN REDCEDAR	9	254	PRES		NON-P			
8613	LOBLOLLY PINE	20	1,257	PRES					
8614	LOBLOLLY PINE	19	1,134	PRES					
8615	HACKBERRY	8	201	PRES		NON-P			
8616	POST OAK	7	154	REM					
8617	POST OAK	11	380	REM					
8618	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
8619	POST OAK	9	254	REM					
8620	POST OAK	25	1,963	REM	HERITAGE		MITIGATE		
8621	LOBLOLLY PINE	6	113	PRES					
8622	POST OAK	17	908	PRES	HERITAGE				
8623	LOBLOLLY PINE	8	201	PRES					
8624	LOBLOLLY PINE	6	113	PRES					
8626	LOBLOLLY PINE	16	804	PRES					
8627	LOBLOLLY PINE	15	707	PRES					
8628	POST OAK	22	1,521	PRES	HERITAGE				
8629	LOBLOLLY PINE	17	908	PRES					
8630	LOBLOLLY PINE	18	1,018	PRES					
8631	LOBLOLLY PINE	12	452	PRES					
8632	LOBLOLLY PINE	14	616	PRES					
8633	LOBLOLLY PINE	16	804	PRES					
8634	POST OAK	6	113	PRES					
8635	POST OAK	7	154	PRES					
8636	LOBLOLLY PINE	16	804	PRES					
8637	HERCULES CLUB	11	380	PRES		NON-P			
8638	POST OAK	8	201	PRES					
8639	POST OAK	6	113	PRES					
8640	EASTERN REDCEDAR	9	254	PRES		NON-P			
8641	EASTERN REDCEDAR	6	113	PRES		NON-P			
8642	POST OAK	22	1,521	REM	HERITAGE		MITIGATE		
8643	POST OAK	6	113	PRES					
8644	EASTERN REDCEDAR	6	113	PRES		NON-P			
8645	EASTERN REDCEDAR	8	201	PRES		NON-P			
8646	POST OAK	7	154	PRES					
8647	POST OAK	23	1,662	PRES	HERITAGE				
8648	LOBLOLLY PINE	22	1,521	PRES					
8649	POST OAK	6	113	PRES					
8650	POST OAK	22	1,521	PRES	HERITAGE				
8651	EASTERN REDCEDAR	13	531	PRES					
8652	POST OAK	14	616	PRES					
8653	POST OAK	6	113	PRES					

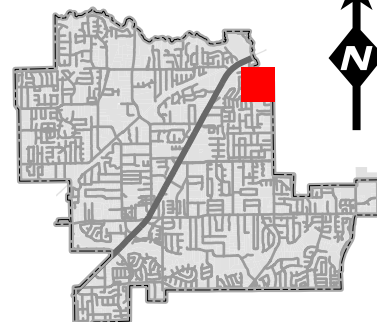
Notification Map



ZC23-033

2417 Wilkes 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	Situs Address
JORDAN, HENRY	2505 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2505 TWELVE OAKS LN
ROBERTSON, BARRY E	2415 WILKES DR	COLLEYVILLE, TX	76034	2415 WILKES DR
JOHANNESSEN, CAROL J	2507 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2507 TWELVE OAKS LN
DRIES ERIK	2503 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2503 TWELVE OAKS LN
WEIR, RICKY G	2405 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2405 TWELVE OAKS LN
NEAL, RONALD	2501 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2501 TWELVE OAKS LN
AGUIRRE, JASON	2402 WILKES DR	COLLEYVILLE, TX	76034	2402 WILKES DR
BURKE, MICHELLE E	2406 WILKES DR	COLLEYVILLE, TX	76034	2406 WILKES DR
PADILLA, MARCO A	6901 LONGWOOD DR	COLLEYVILLE, TX	76034	6901 LONGWOOD DR
HEARN, ELIZABETH	2409 WILKES DR	COLLEYVILLE, TX	76034	2409 WILKES DR
COWGILL, JARED	2600 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2600 TWELVE OAKS LN
CAMPBELL, CYNTHIA KAY	2410 WILKES DR	COLLEYVILLE, TX	76034	2410 WILKES DR
TRIMBLE, DENNIS	6803 INDIA CT	COLLEYVILLE, TX	76034	6803 INDIA CT
TICHACEK, PAUL V	2403 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2403 TWELVE OAKS LN
ORLER, JOHN J	2408 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2408 TWELVE OAKS LN
PORTER, WILLIAM G	2506 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2506 TWELVE OAKS LN
ALVARADO, ALEX	2407 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2407 TWELVE OAKS LN
LAVAS, TIMOTHY J	2405 WILKES DR	COLLEYVILLE, TX	76034	2405 WILKES DR
BRADY, PATRICK	2406 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2406 TWELVE OAKS LN
VANZANT, JEFFERY	2412 WILKES DR	COLLEYVILLE, TX	76034	2412 WILKES DR
WATERWORTH FAMILY REVOCABLE TRU	6808 ROCKBROOK CT	COLLEYVILLE, TX	76034	6808 ROCKBROOK CT
KIRKPATRICK, D A	2403 WILKES DR	COLLEYVILLE, TX	76034	2403 WILKES DR
SCHAEFER, JOHN W	6803 ATLANTA DR	COLLEYVILLE, TX	76034	6803 ATLANTA DR
ROBINSON, DANIEL	6802 INDIA CT	COLLEYVILLE, TX	76034	6802 INDIA CT
BRYANT, LYNN W	2605 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2605 TWELVE OAKS LN
STEWART, BRIAN	2502 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2502 TWELVE OAKS LN
HEMINGER, VICTORIA	6804 ROCKBROOK CT	COLLEYVILLE, TX	76034	6804 ROCKBROOK CT
COOK, PAUL	2411 WILKES DR	COLLEYVILLE, TX	76034	2411 WILKES DR
GASKA, ANDREW PETER	6801 INDIA CT	COLLEYVILLE, TX	76034	6801 INDIA CT
FARRELL, MICHAEL T	2504 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2504 TWELVE OAKS LN
WASSON, STEVEN W	2413 WILKES DR	COLLEYVILLE, TX	76034	2413 WILKES DR
UNIQUE FORTUNE LLC	400 N CARROLL AVE	SOUTHLAKE, TX	76092	2417 WILKES DR 2505 BROADOAK WAY
MCKENNEY, ROSS S	2607 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2607 TWELVE OAKS LN
ANDERSON, CHARLES	2414 WILKES DR	COLLEYVILLE, TX	76034	2414 WILKES DR
ACTKINSON, K TRS	2500 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2500 TWELVE OAKS LN
CHAWNER, JOHN	2601 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2601 TWELVE OAKS LN
ABSHIRE, RICHARD	2606 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2606 TWELVE OAKS LN
DAULERIO FAMILY REVOCABLE TRUST	2603 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2603 TWELVE OAKS LN
EGAN FAMILY TRUST	2410 TWLEVE OAKS LN	COLLEYVILLE, TX	76034	2410 TWELVE OAKS LN
DELUCA, SALVATORE	2404 WILKES DR	COLLEYVILLE, TX	76034	2404 WILKES DR
TAYLOR, STACEY	4501 SHADYCREEK LN	COLLEYVILLE, TX	76034	6900 POOL RD
REED, CLAY P	6806 ROCKBROOK CT	COLLEYVILLE, TX	76034	6806 ROCKBROOK CT
MOHAWK LIVING TRUST	6800 INDIA CT	COLLEYVILLE, TX	76034	6800 INDIA CT
COSAND, JEFFREY W	2604 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2604 TWELVE OAKS LN
NORRIS, MICHAEL	2602 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2602 TWELVE OAKS LN
RICHARD, RANDALL M	6709 INDIA CT	COLLEYVILLE, TX	76034	6709 INDIA CT
MILLER, ROBERT	2407 WILKES DR	COLLEYVILLE, TX	76034	2407 WILKES DR
MARTINEZ, STEFANIE	2508 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2508 TWELVE OAKS LN
THOMPSON, TERESEA	2409 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2409 TWELVE OAKS LN
HOWARD FAMILY REVOCABLE LIVING	2509 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2509 TWELVE OAKS LN
ROBERT G ZEBIAN & RITA MARIE ZE	6708 INDIA CT	COLLEYVILLE, TX	76034	6708 INDIA CT
WARD, SALLY	6801 ATLANTA DR	COLLEYVILLE, TX	76034	6801 ATLANTA DR
STONE, BRYCE	6802 ROCKBROOK CT	COLLEYVILLE, TX	76034	6802 ROCKBROOK CT
MOORE, ERIC M	6805 ATLANTA DR	COLLEYVILLE, TX	76034	6805 ATLANTA DR
BLAXTON, MATHEW	6903 LONGWOOD DR	COLLEYVILLE, TX	76034	6903 LONGWOOD DR
ROSS DOWNS ESTATES	4113 Gateway Drive #100	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
YOUNG CURTIS	1130 NORTH CARROLL AVE	SOUTHLAKE, TX	76092	1130 NORTH CARROLL AVE SUITE 200



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, November 13, 2023 at 7:00 p.m.

**City Council Meetings: Tuesday, December 5, 2023 & Tuesday, December 19, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration 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

Zoning Case: ZC23-033

Applicant: Curtis Young

Owner: Unique Fortune LLC

Location: 2417 Wilkes Dr

Property Description: Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition

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

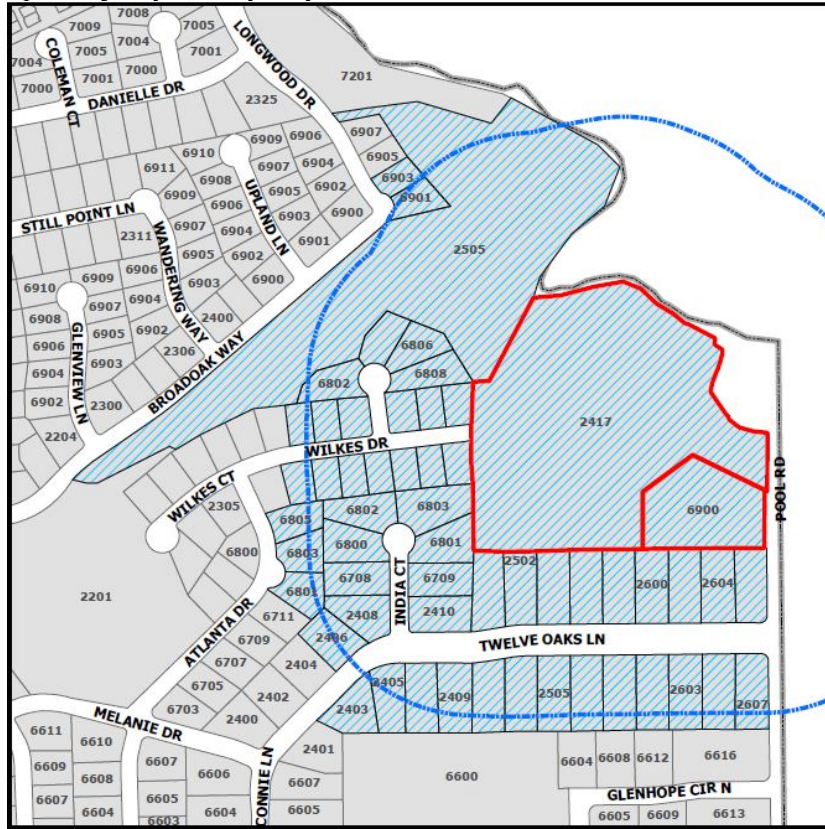
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

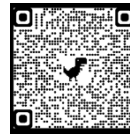
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING

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



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

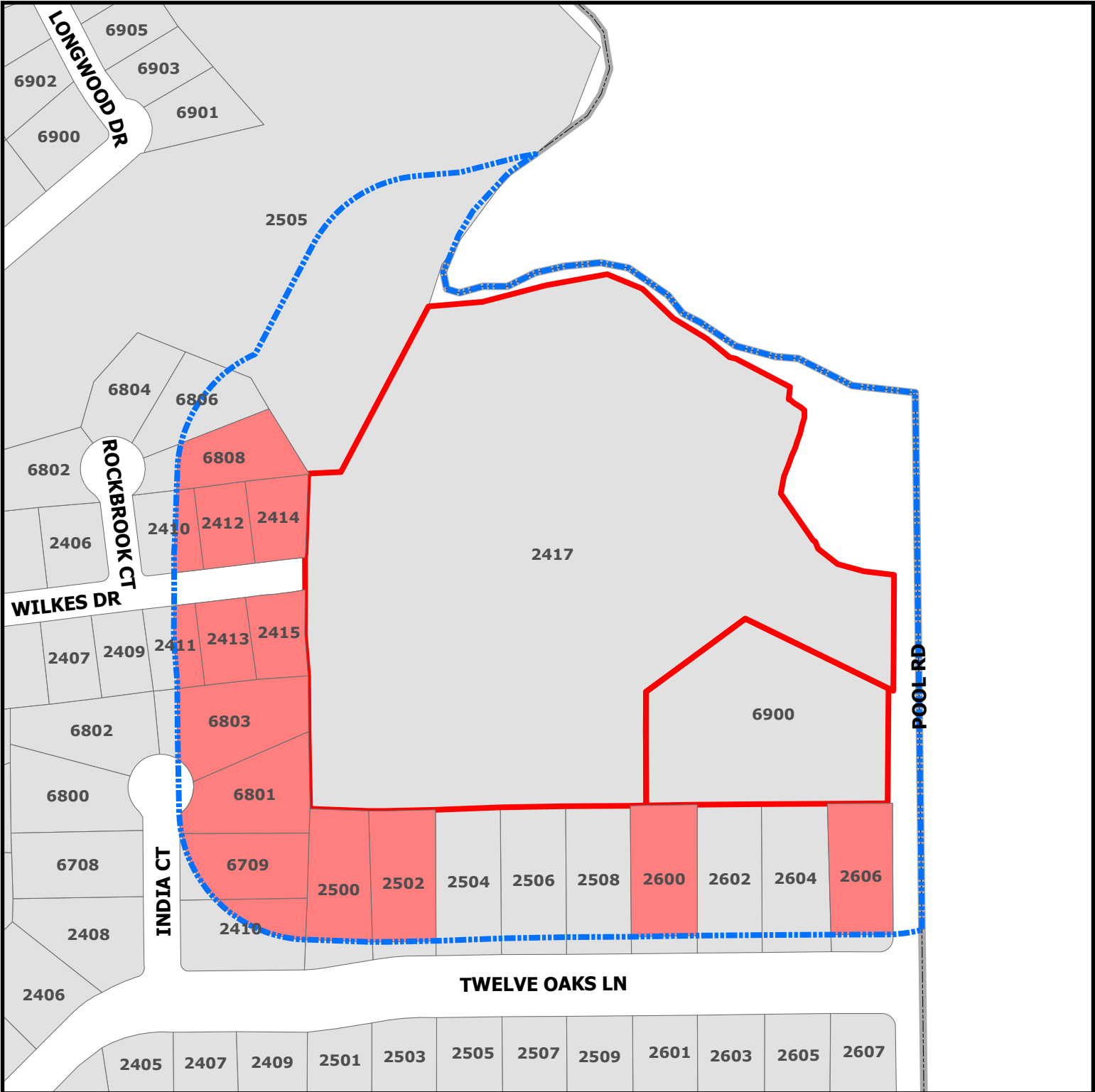


For additional information, please contact the Community Development Department at 817.503.1055. Please reference the zoning case number when requesting information.

Kris Potts

Kris Potts
Planner – Urban Forester
Citizenletters@Colleyville.com

Opposition Map

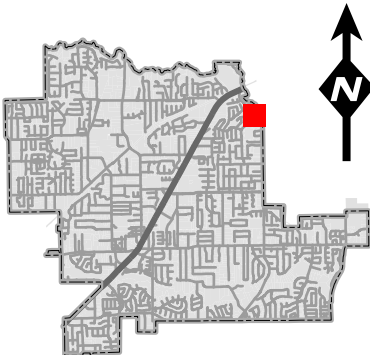


ZC23-033

2417 Wilkes Dr

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- Subject Property
- Opposing
- Buffer_Protest



List of Opposing Properties

Address	Owner's Name	Percentage
6803 INDIA CT	TRIMBLE, DENNIS	3.94%
6801 INDIA CT	GASKA, ANDREW PETER	3.64%
2600 TWELVE OAKS LN	COWGILL, JARED	3.43%
2502 TWELVE OAKS LN	STEWART, BRIAN	3.36%
2606 TWELVE OAKS LN	ABSHIRE, RICHARD	3.28%
2500 TWELVE OAKS LN	ACTKINSON, K TRS	3.23%
6709 INDIA CT	RICHARD, RANDALL M	2.94%
6808 ROCKBROOK CT	WATERWORTH FAMILY REVOCABLE TRU	2.62%
2414 WILKES DR	ANDERSON, CHARLES	1.85%
2415 WILKES DR	ROBERTSON, BARRY E	1.82%
2412 WILKES DR	VANZANT, JEFFERY	1.67%
2413 WILKES DR	WASSON, STEVEN W	1.67%
2410 TWELVE OAKS LN	EGAN FAMILY TRUST	1%
2411 WILKES DR	COOK, PAUL	0.81%
2410 WILKES DR	CAMPBELL, CYNTHIA KAY	0.77%

Address Count : 15

Total Percentage: 36.03%

OPPOSITION LETTERS TO CASE ZC23-033 – THE BLUFFS – AS OF 11/30/2023

The City of Colleyville is experiencing server failures. You may see each letter at one of the following links, or see below for a list of opposition by last name first, as of November 30, 2023. Red highlights indicate duplicate addresses.

<https://colleyville.files.com/files/Public>

<https://colleyville.files.com/files/Public/Opposition%20Letters%20for%20Case%20ZC23-033>

Last Name	First Name	Owner Add	Within 200 ft
Abshire	Dale	2606 Twelve Oaks Ln	Yes
Abshire	Sue	2606 Twelve Oaks Ln	Yes
Actkinson	Karen	2500 Twelve Oaks Ln	Yes
Aguirre	Jason	2402 Wilkes Dr	No
Aksentowitz	Joe	3708 Oakbriar Ln	No
Alexander	Carmen & Craig	4808 Bill Simmons Rd	No
Alvarado	Alex	2407 Twelve Oaks Ln	No
Ander	Dale	613 E Texas St	No
Anderson	Charles	2414 Wilkes Dr	Yes
Anderson	Teresa	1601 Heathermore	No
Anthony	Brenda	2503 Heather Glenn Ct	No
Anthony	Paige	2503 Heather Glenn Ct	No
Antonisse	Rene & Hendrik	4301 Tiffany Park Ln	No
Aranda	Laura	3000 Oak Valley Dr	No
Aycock	Mike	7417 Braemar Ter	No
Ayel	DeAnna	2605 Brookridge Dr	No
Ayel	Sebastien	2605 Brookridge Dr	No
Ayel	Sebastien	2605 Brookridge Dr	No
Ayel	Sebastien	2605 Brookridge Dr	No
Bailey	Chad	3822 Shady Meadow Dr	No
Bailey	Shirley	6305 Connie Ln	No
Baker	Judy	2304 Danbury Dr	No
Basu	Madhuri	2802 Red Oak Ct E	No
Baugus	Sharon	401 Briarcliff Ct	No
Bealmear	Christina	300 Stonington Ln	No
Beaty	Mary	3033 Creekview Dr	No
Beeman	Sharon	2718 Devonshire Ct	No
Bennett	Daniel	3055 Creekview Dr	No
Bentz	Gerald	4808 Mill Brook Dr	No
Bentz	Gerald	4808 Mill Brook Dr	No
Besse	Dan	4900 Latour Ln	No
Blanton	Gary	4107 Steeplechase Dr	No
Boatman	Beth	5805 Bryton Ct	No
Bodine	Lance	103 Van Buren Ct	No
Boswell	Rae & Jeremy	2306 Wilkes Dr	No
Boughton	Chandra	3001 Old Mill Run	No
Boyer	Kimberly	204 Oak Valley Dr	No

Bransky	Dawn	6604 Baker Ct	No
Britten	Lacy	2501 Whitehaven St N	No
Brundage	Diane	6508 Westcoat Dr	No
Brundage	Jeff	6508 Westcoat Dr	No
Buker	Judy	2304 Danbury Dr	No
Bulger	Scott	4500 Shadycreek Ln	No
Bullard	Maxwell	2868 Winterhaven Dr	No
Burdette	Donna	77 Veranda Ln	No
Burek	Paul and Sheryl Kenneth and	608 Green Meadows St	No
Burke	Karen	2204 Highland Meadow Dr	No
Bushart	Thomas	1843 Cimarron Trl	No
Campbell	Cindy	2410 Wilkes Dr	Yes
Capelo	Renee	2406 N Whitehaven Dr	No
Capps	Sandy	2006 Kyle Ct	No
Carroll	Jessica	2205 Tarleton Dr	No
Catlett	Rebecca	6611 Charleston Dr	No
Cauwels	Diane	Grapevine	No
Chance	Chelsea	4001 Treemont Cir	No
Chance & Vardell	Chelsea & Wayne	4001 Treemont Cir	No
Choate	John	4112 Steeplechase Dr	No
Choate	John	4112 Steeplechase Dr	No
Cisek	Kim	211 Polo Trl	No
Clemens	Kyle	1712 Crestedge Ct	No
Collum	Amy	6400 Meade Dr	No
Collum	Amy	6400 Meade Dr	No
Conan	Pierre	2317 Danielle Dr	No
Connor	Colleen	3901 Allendale St	No
Conover	Cody	404 Vintage Ct	No
Conover	Stephen	3043 Creekview Dr	No
Cook	Barbara	6500 Cutter Ridge Ct	No
Cook	Beth	5805 Bryton Ct	No
Cook	Beth	5805 Bryton Ct	No
Cook	Paul	2411 Wilkes Dr	Yes
Cook	Stan	6500 Cutter Ridge Ct	No
Corey	Michael	7409 Braemar Terr	No
Corey	Michael	7409 Braemar Terr	No
Cowgill	Angie	2600 Twelve Oaks Ln	Yes
Cox	John	200 Timberline Dr N	No
Day	James Salvatore &	805 Shelton Dr	No
DeLuca	Sharon	2404 Wilkes Dr	No
deMarrais	Robin	6401 Connie Ln	No
DePue	Jim	1505 Caldwell Creek Dr	No
Dielman	Karen	3201 Wilton Woods Ct	No
Dinh	Mary	6002 Sunderland Dr	No
Dodds	Jean	4805 Mill Brook Dr	No

Dodds	William Richard	4805 Mill Brook Dr	No
Drautz	Gene & Sue	7006 Primrose Ln	No
Duncan	Nancy	2868 Placid Cir	No
Duncan	Nancy	2868 Placid Cir	No
Dunham	Kellen	5707 Morlaix Ct	No
Dunn	Donna	2959 Columbine Dr	No
Dyson	Anne & Jeff	909 Dogwood Ct	No
Eaker	Carson	3013 Hickory Hill Ln	No
Edington	Cindy	505 Sagebrush St	No
Egan	Robert	2410 Twelve Oaks Ln	Yes
Erdner	Carol & David	5907 Yorkshire Dr	No
Fair	Jonathan	3054 Ridgeview Dr	No
Fazio	Gary and Ginger	2204 Broadoak Way	No
Finnigan	Jay	6608 Armstrong Ct	No
Fisher	Joyce	6605 Carriage Dr	No
Florup	Karen	2970 Woodland Hills Dr	No
Flynn	Jamie	6628 Whittier Ln	No
Foster	Bonnie	1508 Douglas Ave	No
Foster	Monica	5205 Bugle Ln	No
Galante	Wendy	3406 Middleton Way	No
Gale	Janice	7021 Primrose Ln	No
Galindo	Loreta Donato	5611 Hidden Oaks Dr	No
Gaska	Andrew	6801 India Ct	Yes
Gauerr	Frances	309 Oak Crest Hill Dr	No
Gettig	Jessica	6204 Highland Hills Ln	No
Gettig	Phillip	5907 Lansford Ln	No
Gilchrist	William	214 W Greenbriar Ln	No
Ginevich	Rost	3207 Eaton	No
Ginevich	Rost	3207 Eaton	No
Gras	Javier	1081 W Winding Creek Dr	No
Greene	Taylor	1701 Crestedge Ct	No
Grieco	Russ	201 Hancock Ct	No
Griffin	Jon	3057 Creekview Dr	No
Griffin	Kelley	3057 Creekview Dr	No
Groover	Mike	3006 Edgewood Ln	No
Guy	Donna	4008 Deepwood St	No
Hamilton	Jeannette	1914 Hartford Rd	No
Happenstall	Kari	5701 Morlaix Ct	No
Harig	Jessica	6503 Meade Dr	No
Harris	Gerald	6710 Meade	No
Hartnett	Glenna	2401 Ballantrae Dr	No
Harvey	Carole	217 Oak Valley	No
Heape	Ann	313 Old Grove Road	No
Hearn	Marc	6008 Colts Neck Dr	No
Hearn	Marc	6008 Colts Neck Dr	No
Hearn	Sam & Elizabeth	2409 Wilkes Dr	No
Hearn	Tracy	6008 Colts Neck Dr	No
Heminger	Victoria	6804 Rockbrook Ct	No

Hennessee			
Ricchiardone	Shelley & Filippo	2400 Wilkes Dr	No
Hershon	Desiree	7300 Jo Will St	No
Hickfang	Scott	2202 Melanie Dr	No
Hickfang	Stephanie	2202 Melanie Dr	No
Hicks	Ed & Jinky	4104 Mockingbird Ln	No
Holston	Jennifer	3248 Horseshoe Dr	No
Hudda	Samina	1901 Thames Trl	No
Hull-Ryde	Janet	3553 Boxwood Dr	No
Indermill	Bryce	7841 Ember Oaks Dr	No
Isley	Leslie	1304 Hardage Ln	No
Jackson	JoAnn	613 E Texas St	No
Jackson	RuthAnn	106 Rustic Ridge Dr	No
Jacobi	Nancy	6301 Ponderosa Ln	No
Jahner	Lori	5901 W Whitehaven Dr	No
Jahner	Lori	5901 W Whitehaven Dr	No
Jaynes	Jill	201 Compton Ct	No
Jeanes	Fredric	7200 Bell Meade Dr	No
Jeanes	Fredric	7200 Bell Meade Dr	No
Jeanes	Fredric	7200 Belle Meade Dr	No
Johnson	Parker	1409 Tennison Parkway	No
Jones	Canice	6201 High Gate Ct	No
Jones	Canice	6201 High Gate Ct	No
Kelley	Ann	400 Briarcliff Ct	No
Kelley	Ann	400 Briarcliff Ct	No
Kelly	Ian & Shannon	2301 Ballantrae Dr	No
Kendall	Charles	5302 Huntington Ct	No
Kendall	Janeen	5302 Huntington Ct	No
Khalil	Manal	PO Box 1767	No
Khalil	Samir	1809 Thames Trl	No
Kinard	Rebecca	1209 Garry Lynne Dr	No
Kinard	Lucas	1209 Garry Lynne Dr	No
	Samantha &		
Kinnebrew	Ryan	6505 Connie Ln	No
Kirkpatrick	Nancy & David	2403 Wilkes Dr	No
Klingelhoef	Nicole	4305 Hidden Valley Ct	No
Krackenberger	Marjorie	609 Green Meadow St N	No
Kramer	Michael	4809 Jim Mitchell Trail	No
Kurtz	Bonnie	4202 Shadow Ridge Dr	No
LaBounty	Angela	6507 Bordeaux Park	No
Lacey	Ed and Kathy	208 Briarcliff Ct	No
Lambeth	Jeffrey	3200 Bridle Ln	No
Lambeth	Sandra	3200 Bridle Ln	No
Larimer	Nate	4100 Cheshire Dr	No
Larson	Thomas	7308 Jo Will St	No
Larson	Thomas	7308 Jo Will St	No
Lavas	Tim & Debbie	2405 Wilkes Dr	No
Lee	Mark	6809 Curtis Dr	No

Leeman	Laura	512 Bridlewood N	No
Lehman	Heather	2303 Tarleton Dr	No
Lewis	Erin	2500 Ballantrae	No
Lively	Mark	7209 Jo Will St	No
Lively	Mark	7209 Jo will St	No
Lively	Petra	7209 Jo Will St	No
Long Ash	Maureen	6308 Regiment Pl	No
Luna	Perla	3237 High Meadow Dr	No
Maglio	Carol	6602 Charleston Dr	No
Malley	Robert		No
Martens	Ann		No
Martin	Amy	980 S Rustic Cir	No
Martinez	Kamila	8417 Brookview Dr	No
Matschulat	Joseph	508 Blair Meadow Dr	No
Mavis	Beverly	4301 Green Meadow Rd	No
Mavis	Beverly	4302 Green Meadow St E	No
McAnderson	Marvin	6000 Yorkshire Dr	No
McBurnett-			
Johnston	Laura	4013 Spring Hollow St	No
McClure	Mindy	800 Beverly Dr	No
McDaniel	Sherry	2705 Willow Creek Ct	No
McDaniel	Sherry	2705 Willow Creek Ct	No
McGarry	John	6900 Peters Path	No
McKenna	Denise	109 Hawks Ridge Tr	No
McLaughlin	Kristin	5002 Summerbrook Dr	No
Meadows	David	3900 Springhollow St	No
Miller	Brian	2505 Highland Park Ct	No
Miller	Jackson	2505 Highland Park Ct	No
Miller	Kelly	6820 Fallbrook Ct	No
Miller	Lisa	2505 Highland Park Ct	No
Miller	Michelle & Rob	2407 Wilkes Dr	No
Miller	Rhett	2505 Highland Park Ct	No
Moore	Bobby	6113 Colleyville Blvd	No
Moore	Bridget	4500 Shadycreek Ln	No
Morgan	Joyce	2405 Ballantrae Dr	No
Mueller	David	6900 Meade Dr	No
Myer	Carissa	4807 Bill Simmons Rd	No
Nasrallah	Christie	4512 Cresthaven Dr	No
O'Quinn	Pam	5905 Yorkshire Dr	No
Ortiz	Leslie	2649 Juniper Ln	No
Ostman	Janis	1104 Tinker Rd	No
Parham	Renae B	5013 Auburndale Ave	No
Paul	Carole	4002 Mockingbird Ln	No
Paul	Ralph	4006 Mockingbird Ln	No
Phoenix	Geri	1830 Maplewood Trl	No
Pinto	Lynda	101 Hawks Ridge Tl	No
Pirrello	Mike	5220 Coventry Ct	No
Poole	Lynn	6912 Meade Dr	No

Prendergast	Colby	3200 Bridle Ln	No
Presson	Eric	3717 Mouton Ave	No
Rashid	Saima	508 Forest Meadow Dr	No
Reed	Aaron	216 Mill Crossing	No
Reed	David	2613 Independence Rd	No
Reed	Ryan	3907 Ashley Ct	No
Reed	Sue	2512 Independence Rd	No
	Thomas and		
Reed	Misti	6600 Armongstrong Ct	No
Reed	Valerie	6806 Rockbrook Ct	Yes
Renegar	Heather	3000 Old Mill Run	No
Reynolds	Doug & Susan	6417 Kingston	No
Richard	Randall	6709 India Ct	Yes
Richardson	Bobanne	6409 Colleyville Blvd	No
Richardson	Bobanne	6409 Ponderosa Ln	No
Richardson	Bobanne	6409 Ponderosa Ln	No
Richardson	Bobanne	6409 Ponderosa Ln	No
Richardson	Melanie	6409 Ponderosa Ln	No
Richmond	Kathleen	5607 Hidden Oaks Dr	No
Roach	Susan	6206 Connie Ln	No
Roberts	Kendra	3754 Norwood Ave	No
Robertson	Sandra & Barry	2415 Wilkes Dr	Yes
Rodriguez	Karen	8417 Brookview Dr	No
Rowe	Kevin	3066 Old Mill Rn	No
Rozman	Robert	6604 Connie Ln	No
Russell	Mary	4617 Green Oaks Dr	No
Samaniego	Camden	304 Chestnut Bend	No
Samaniego	Priscilla	304 Chestnut Bend	No
Sawyers	Ann	1617 Heathermore	No
Schaefer	John & Judi	6803 Atlanta Dr	No
Schofield	Debra	4305 Brookhollow Dr	No
Schofield	Lyle	5805 Highland Hills Ln	No
Seeker	Patti	5491 Linden Ct	No
Setser	Karla & Dallas	5406 Sycamore Ct	No
Shelton	Lana	6504 Glenhope Circle	No
Shur	Michael	7300 Jo Will St	No
Simmons	Sharon	1927 Tanglewood Dr	No
Simmons	Sharon	1927 Tanglewood Dr	No
Simmons	Sharon	1927 Tanglewood Dr	No
Sinkov	Kim	6506 Beddo Ct	No
Skipworth	Austin	508 Haverhill Ln	No
Smartis	Colette	5800 W Whitehaven Dr	No
Smartis	Daniel	5800 W Whitehaven Dr	No
Snyder	Samantha	2805 King Arthur Blvd	No
Stark	Stephanie	6608 Glenhope Cir N	No
Staton	Cheryl	223 Meadowbrook Ln	No
Stephens	Barb	3411 Brentwood Dr	No

Stephens	Barb	3411 Brentwood Dr	No
Sterrenberg	Robbin & Debra	2109 Tarleton Ct	No
Stewart	Wendy	2502 Twelve Oaks Ln	Yes
Strong	Gary	1120 Nueces Ct	No
Suhr	Maribeth & Troy	4899 Jim Mitchell Trail	No
Sylvester	Paula	3245 Oak Tree Ln	No
	Dorothea &		
Theus	Gregg	4104 Oxford Ct	No
Thornton	Caera	2050 Grayson Dr	No
Tompkins	Sarah	5304 Maple Ln	No
Torres	Mark & Kathy	3568 Boxwood	No
Tran	Kevin	6703 Curtis	No
Tran	Le	6809 Curtis Dr	No
Trimble	Dennis & Karen	6803 India Ct	Yes
Trimble	Sarah	908 Dogwood Ct	No
Ulery	Kristie	123 Cheek Sparger Rd	No
Ussery	Velina	2400 Caldwell Dr	No
Vann Guthrie	Lori	3405 Crossgate Cir N	No
Vanzant	June & Michael	2412 Wilkes Dr	Yes
Vardell	Wayne		No
Vernon	Storie Lynn	214 W Greenbriar Ln	No
Vianco	Denise	2801 Southshore Dr	No
Voelkle	Rhea	2501 Ballantrae Dr	No
Vollmer	Megan	6004 Sunderland Dr	No
Wagner	Diane	3920 Jackson Rd	No
Wagner	Julie	5703 Pleasant Run Rd	No
Wakefield	Wendy	3307 Lookout Dr	No
	Jennifer &		
Wallace	Kenneth	6606 Connie Ln	No
Wallace	Kim	6007 Hillbrook Dr	No
Wallace	William	6007 Hillbrook Dr	No
Wasson	Elizabeth	3709 Cliffwood Dr	No
Wasson	Steve & Jackie	2413 Wilkes Dr	Yes
Waterworth	John	6808 Rockbrook Ct	Yes
Waterworth	Tim	6808 Rockbrook Ct	Yes
Waterworth	Tim & Leisa	6808 Rockbrook Ct	Yes
Watkins	Mike	22609 Highland Park Ct	No
Wedemeyer	Elizabeth	2010 Frances Dr	No
Weiler	Diana	2011 Frances Dr	No
Weiler	Eric	2011 Frances Dr	No
Weitzer	Amber	2605 Highland Meadow	No
West	Donna	3404 San Bar Ln	No
White	Pat & Chuck	7001 Cole Ct	No
Wilson	Karen	100 Timberline Dr S	No
Winter	Lori	3708 Oakbriar Ln	No
Wollin	Carolyn	4600 Dartmoore Ln	No
Wollitz	Dell	2902 Red Oak Ct E	No
Wollitz	Mike	2902 Red Oak Ct E	No

Wood	Erin	5707 Morlaix Ct	No
Wood	Erin	5707 Morlaix Ct	No
Wood	Patricia	3021 Creekview	No
Wood	Patricia & Seth	3021 Creekview Dr	No
Zebian	Robert & Rita	6708 India Ct	No
Zielinski	Tanya	510 W Hudgins St	No
		5304 Coventry Pl	No

ORDINANCE O-23-2273

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 13.84 ACRES BEING TRACT 1B1, 1C1, 1B2, AND 1B3, ABSTRACT 294, ROBERT CHOWNING SURVEY, AND LOT 1, BLOCK 1, CERO ADDITION, LOCATED AT 2417 WILKES DRIVE AND 6900 POOL ROAD FROM THE AG AGRICULTURAL AND THE RE SINGLE FAMILY 'ESTATE' RESIDENTIAL DISTRICTS TO THE R-40 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning from AG Agricultural and RE Single Family 'Estate' Residential district to R-40 Single Family Residential district under Case No. ZC23-033; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from AG Agricultural district and RE Single Family 'Estate' Residential district to R-40

Single- Family Residential district on 13.84 acres, being Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition located at 2417 Wilkes Drive and 6900 Pool Road as depicted on the attached as Exhibit "A".

- Sec. 2. THAT the above described tracts 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 tracts of land shall be subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of December 2023.

The second reading and public hearing being conducted on the 19th day of December 2023.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 19TH 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	_____		

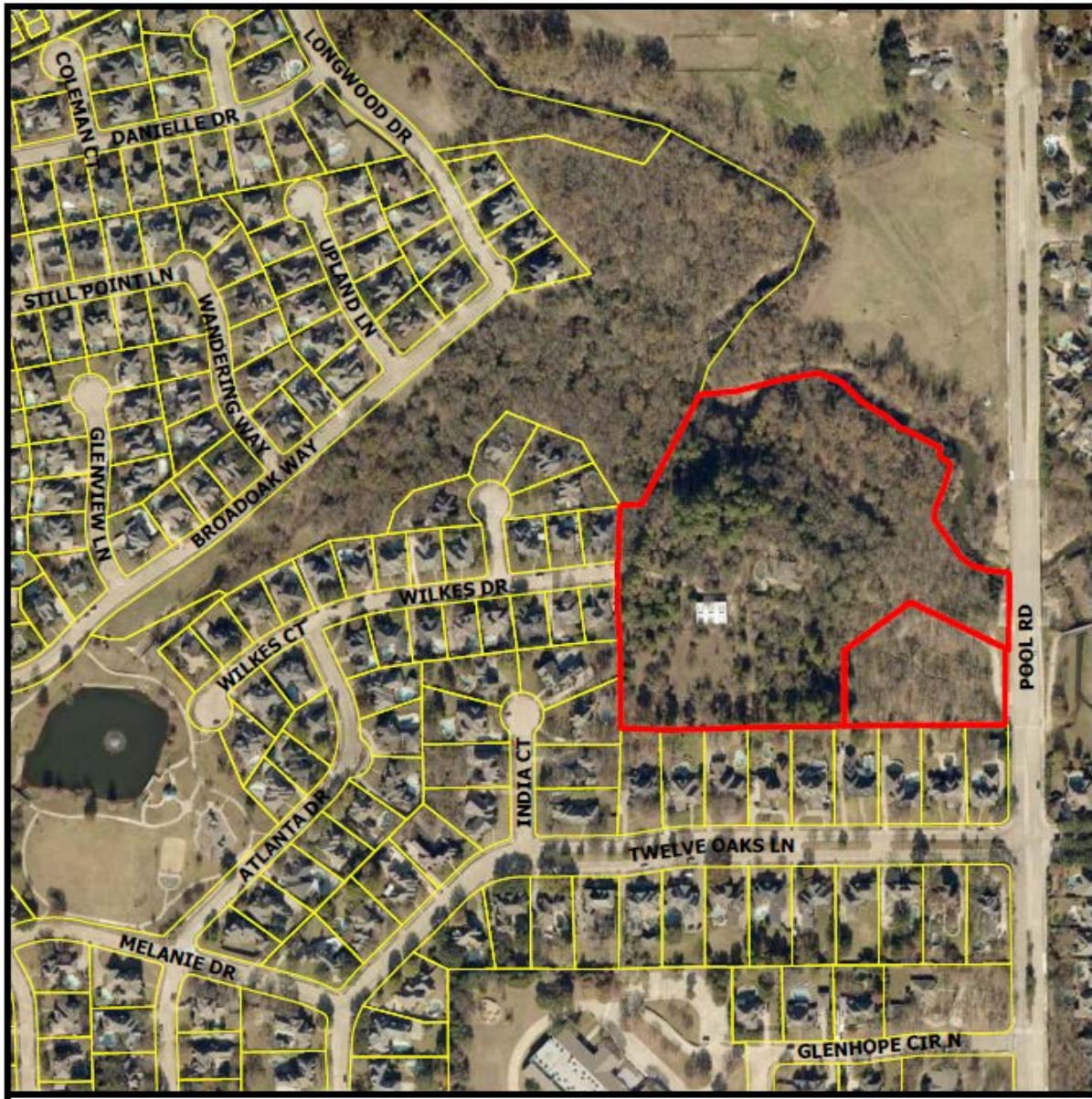
ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC	Bobby Lindamood
City Secretary	Mayor

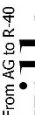
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map



Case ZC23-033

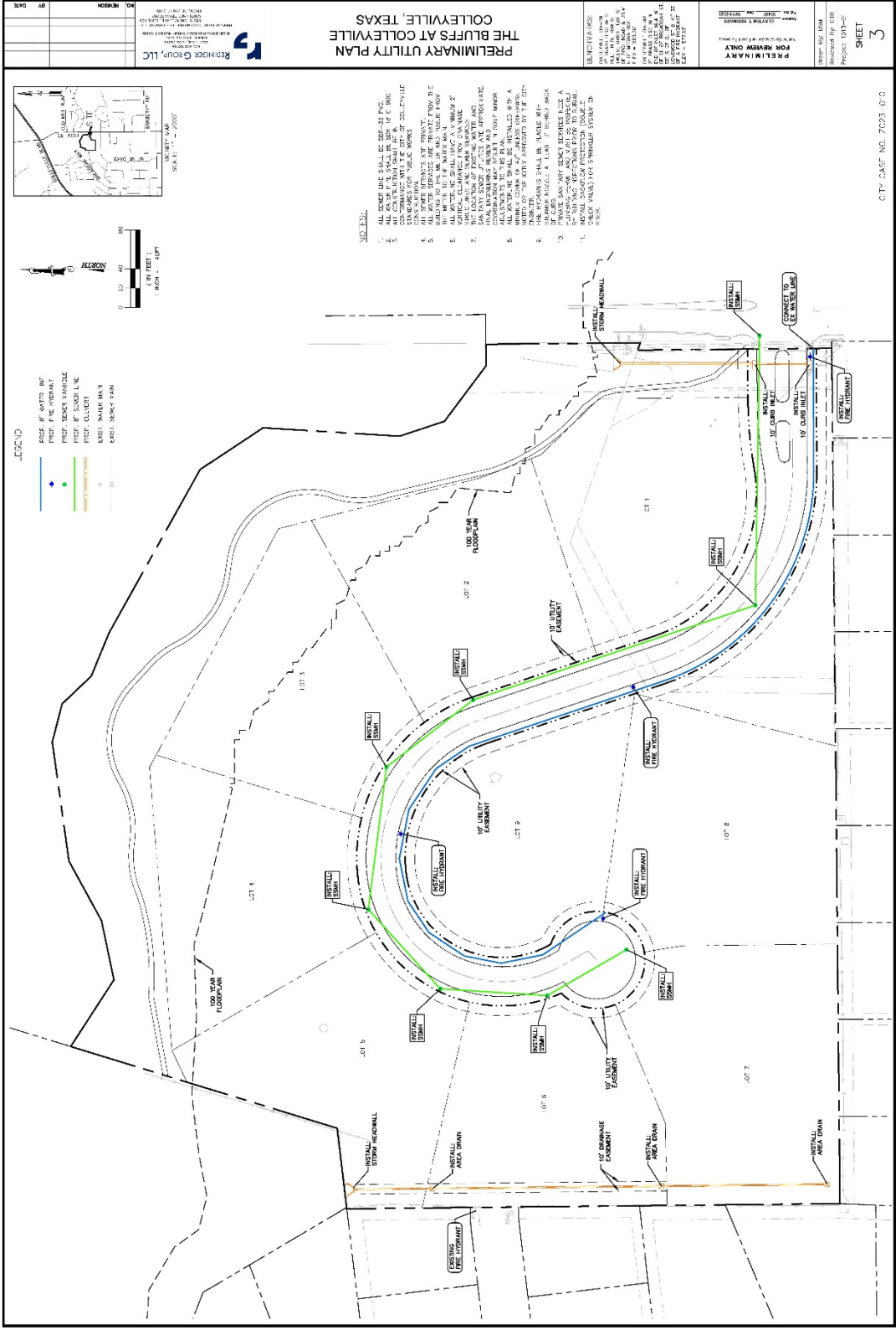


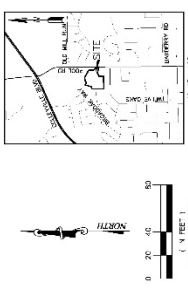
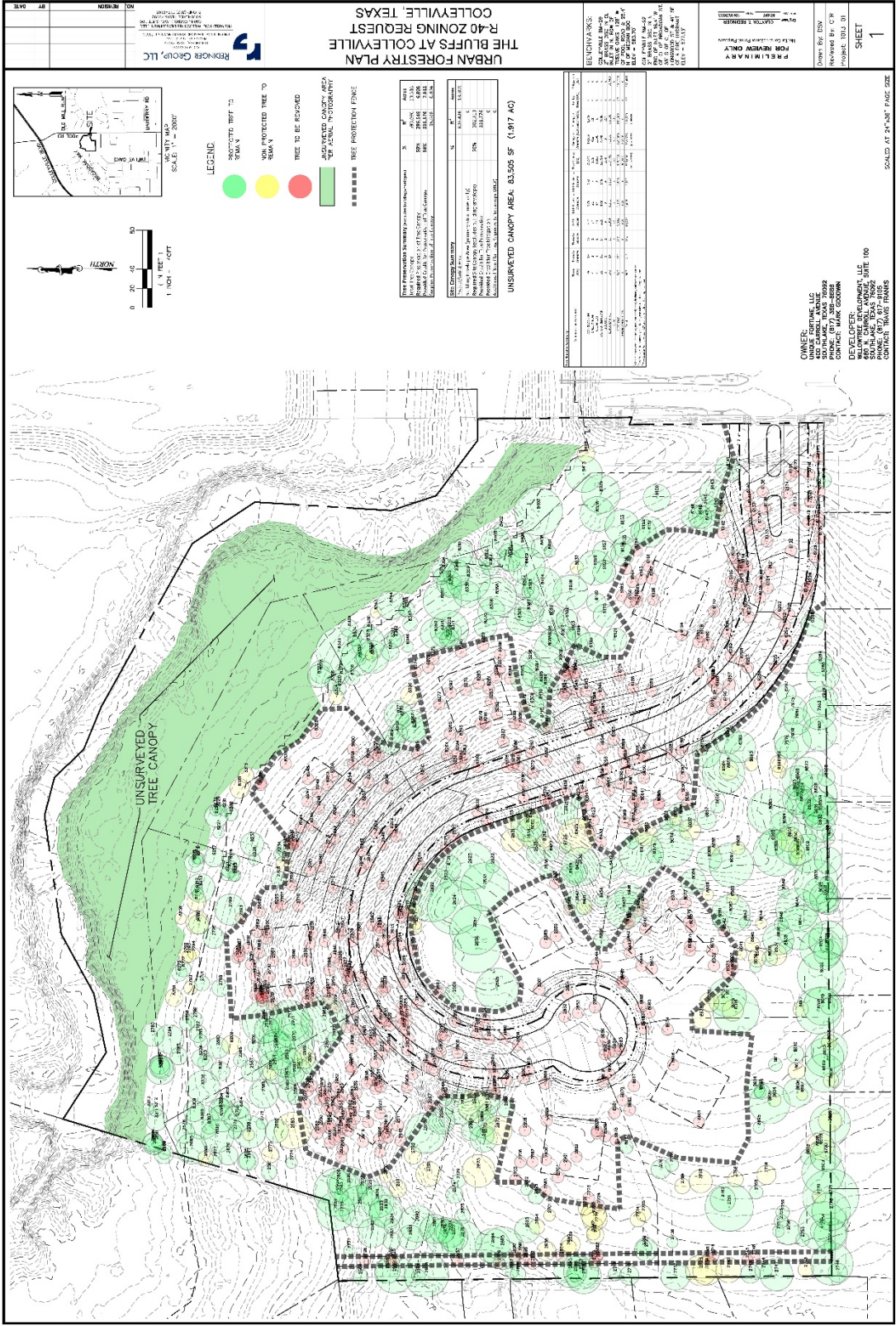
Colleyville, Tarrant County, Texas

- Side Setbacks are 15' typical.
- Rear Setbacks are 25' Typical, except where noted.

Concept Plan

1





- LEGEND**
- SHRUBS/TREE TO REMAIN
 - NEW PROPOSED TREE TO REMAIN
 - TREE TO BE REMOVED
 - UNSURVEYED CANOPY AREA OF ADEQUATE POTENTIAL
 - TREE PROTECTION FENCE

Tree Canopy Summary

Category	Count	Area (sq. ft.)	Area (Acres)
Shrubs/Trees to Remain	125	28,145	0.64
New Proposed Trees to Remain	100	28,145	0.64
Trees to be Removed	100	28,145	0.64
Unsurveyed Canopy Area	100	28,145	0.64
Total	325	84,440	1.92

UNSURVEYED CANOPY AREA 83,505 SF (1.917 AC)

BENCHMARKS

Station	Point	Height (ft.)	Remarks
1	BM 1	100.00	Established Benchmark
2	BM 2	100.00	Established Benchmark
3	BM 3	100.00	Established Benchmark
4	BM 4	100.00	Established Benchmark
5	BM 5	100.00	Established Benchmark
6	BM 6	100.00	Established Benchmark
7	BM 7	100.00	Established Benchmark
8	BM 8	100.00	Established Benchmark
9	BM 9	100.00	Established Benchmark
10	BM 10	100.00	Established Benchmark

OWNER:
UNIQUE FORTUNE, LLC
SOUTHLAKE, TEXAS 75092
CONTACT: MARK GOODWIN

DEVELOPER:
THE BLUFFS AT COLLEYVILLE, L.P.
400 N. CARROLL AVENUE, SUITE 100
FARMERSBURG, TEXAS 75442
PHONE: (972) 817-2100
CONTACT: MARK HARRIS

PREPARED BY:
JERRY L. HARRIS, P.E.
JERRY L. HARRIS & ASSOCIATES, P.C.
10000 W. LAKOTA AVENUE, SUITE 200
DALLAS, TEXAS 75243
PHONE: (214) 343-1100
FAX: (214) 343-1101
WWW.JERRYHARRIS.COM

DATE: 01/11/2007

SCALE: 1" = 40'

PROJECT: THE BLUFFS AT COLLEYVILLE - COLLEYVILLE, TEXAS

PROJECT NO.: 07-01-001

SHEET NO.: 1

DATE: 01/11/2007



THE BLUFFS AT COLLEYVILLE

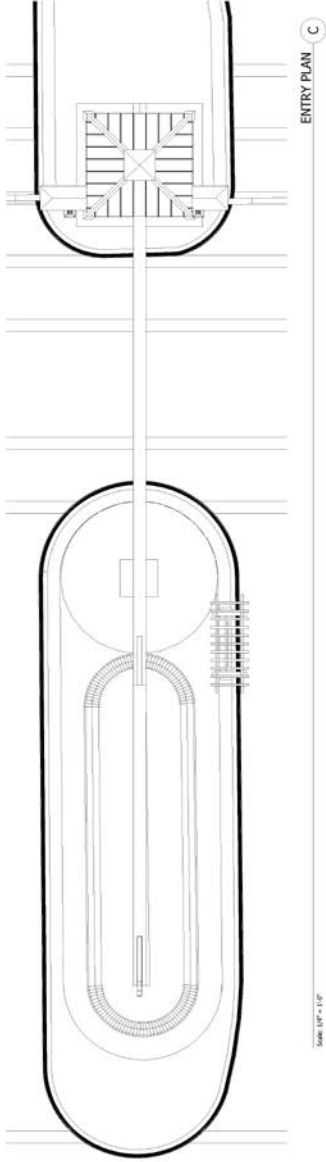
COLLEYVILLE, TARRANT COUNTY, TEXAS

SHEET TITLE
SITE PLAN

SHEET NO.
02

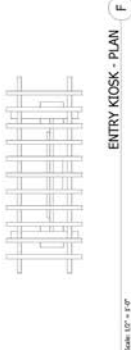
PROJECT NUMBER: 22032
ISSUE DATE: 04.18.2023
SHEET SIZE: 24" X 36"

BLOUNTDESIGNS



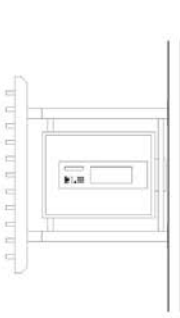
ENTRY PLAN C

Scale: 1/4" = 1'-0"



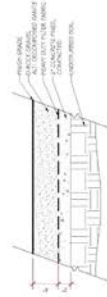
ENTRY KIOSK - PLAN F

Scale: 1/2" = 1'-0"



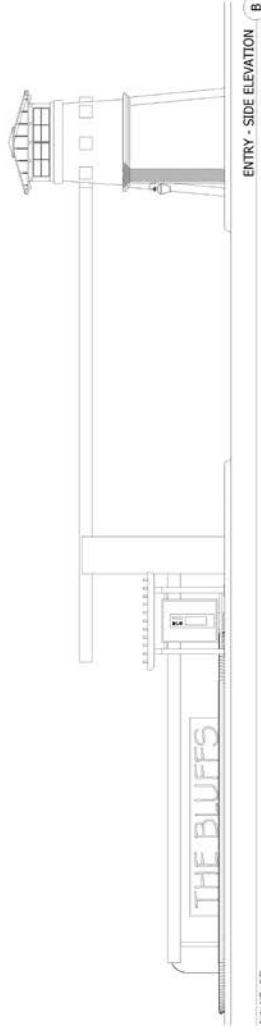
ENTRY KIOSK - ELEVATION E

Scale: 1/2" = 1'-0"



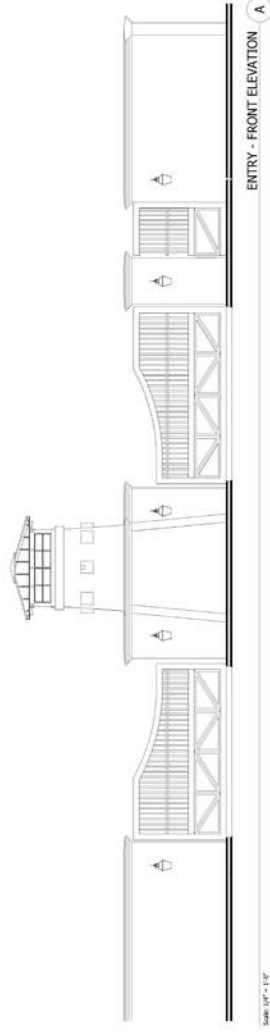
NATURE PATH - SECTION D

Scale: 1/2" = 1'-0"



ENTRY - SIDE ELEVATION B

Scale: 1/4" = 1'-0"



ENTRY - FRONT ELEVATION A

Scale: 1/4" = 1'-0"



THE BLUFFS AT COLLEYVILLE

COLLEYVILLE, TARRANT COUNTY, TEXAS

SHEET TITLE

RENDERINGS

SHEET NO

03

PROJECT NUMBER: 22022
ISSUE DATE: 06.16.2022
SHEET SIZE: 24"x36"

BLOUNTDESIGNS





THE BLUFFS AT COLLEVILLE
COLLEVILLE, TARRANT COUNTY, TEXAS

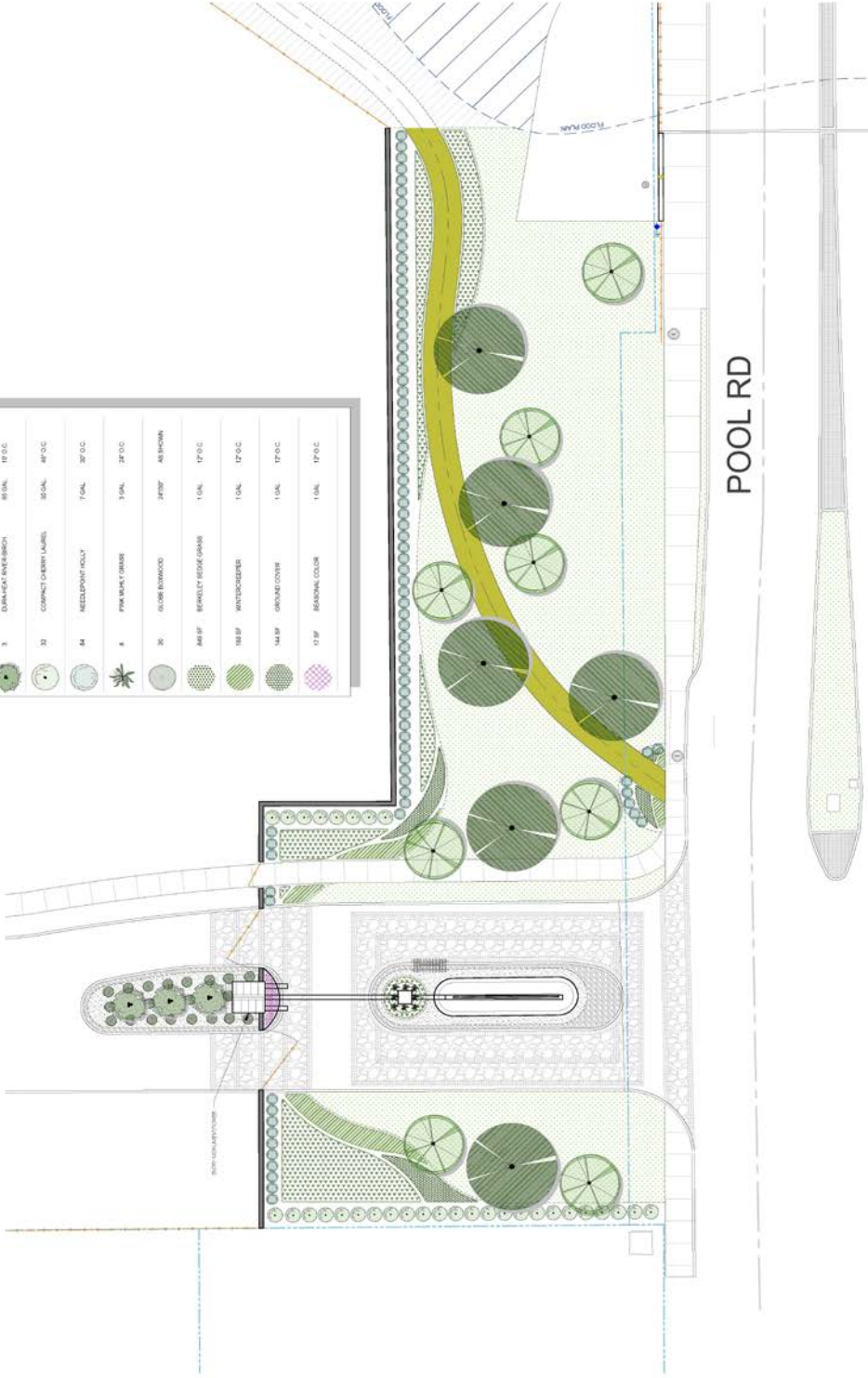
SHEET TITLE
PLANTING
PLAN

SHEET NO.
04

PROJECT NUMBER:
20031
ISSUE DATE:
06.16.2023
SHEET SIZE:
24" X 36"

BLOUNTDESIGNS

PLANT SCHEDULE			
SYMS	QTY	COMMON NAME	SIZE SPACING
	6	LIVE OAK	8" CAL. AS SHOWN
	6	AUTUMN BLAZE MAPLE	8" CAL. AS SHOWN
	3	DIAMOND LEAF BIRCH	48" DIA. 15' O.C.
	32	COMPACT CHERRY LAUREL	36" CAL. 48" O.C.
	34	REDTIP HOLLY	7" CAL. 36" O.C.
	4	PINK MINK GRASS	3" DIA. 24" O.C.
	20	GLOBE BAMBOO	24" DIA. AS SHOWN
	148 SF	SPECTER ROSE GARDEN	1" CAL. 15" O.C.
	138 SF	WATERBURY	1" CAL. 12" O.C.
	144 SF	GROUND COVER	1" CAL. 12" O.C.
	12 SF	MANZANITA	1" CAL. 12" O.C.





CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 6c

Agenda Date 12/5/2023

Number Ordinance O-23-2274

Type Ordinance

Department Finance

Title

An ordinance amending Sections 3A and 3B of the Water and Sewer Policy and Procedure manual as contained in the Code of Ordinances of the City of Colleyville, Texas, adjusting water and wastewater volumetric rates to pass through changes from the Trinity River Authority

Explanation

First Reading and Public Hearing

On November 15, 2016, the City Council approved Ordinance O-16-1996, implementing the recommendations of the Water and Wastewater Rate Advisory Committee. This ordinance established a new rate structure in which City operating costs are recovered through base rates and volumetric rates are set to pass through the costs charged by the Trinity River Authority (TRA).

The base and volumetric rates are reviewed and updated on an annual basis. The new base rates are reflected in the bills sent out in October to coincide with the City's fiscal year while the new volumetric rates are reflected in the bills sent out in January to coincide with TRA's rate change.

This agenda item provides for formal consideration and approval to amend Sections 3A and 3B of the Water and Sewer Policy and Procedure manual as contained in the Code of Ordinances of the City of Colleyville, Texas, to reflect the proposed new pass through rates to be in effect starting with the January billing for December's usage as follows:

Water Rates

Staff recommends consideration of increasing the current water volumetric rate from \$4.9549 to \$5.5969. The largest FY24 budgetary increases for the Trinity River Authority are related to debt service and raw water costs.

Wastewater Rates

Staff recommends consideration of increasing the current wastewater volumetric rate from \$3.2644 to \$3.7371. The largest FY24 budgetary increases for the Trinity River Authority Wastewater Treatment are related to debt service.

Financial Impact

Adoption of this ordinance will provide the revenue to recover the costs from TRA.

Recommendation

Approve

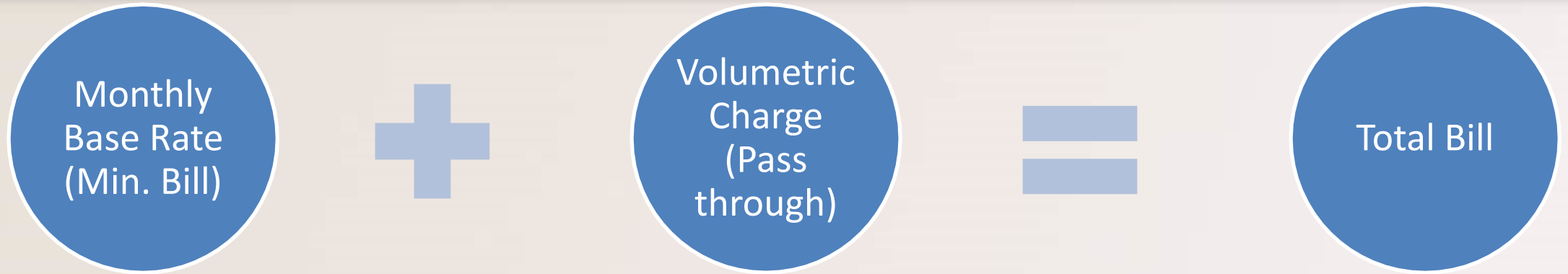
Attachments

1. Volumetric Rates Presentation FY24
2. Ordinance O-23-2274

Volumetric Utility Rates

City Council
December 5, 2023

Rate Breakdown



- Fixed monthly charges calculated based on the amount of revenue necessary to recover the City's operating costs.
 - ✓ Water Base Rate
 - ✓ Wastewater Base Rate
 - ✓ Capital Improvement Plan (CIP) Rate

➤ Effective Date: October 1

- TRA bills Colleyville for water and wastewater treatment.

- ✓ WATER: Based on volume of treated water purchased
- ✓ WASTEWATER: Based on volume of wastewater treated
- ✓ DEBT SERVICE: Based on Colleyville's proportional share of water use within the Tarrant County Water Supply Project and proportional share of wastewater flows for Central Regional Wastewater System

➤ Effective Date: January 1

- Colleyville bills customers:

- ✓ A base rate to recover the operating costs.
- ✓ A volumetric rate based on projected payments to TRA

Water Volumetric Rate Comparison



Current Rate	New Rate	Difference
\$4.9549 / 1,000 Gallons	\$5.5969 / 1,000 Gallons	\$0.6420 / +13%

Budgets (include % modifiers)	FY2023	FY2024	Inc.
TRWD Raw Water Costs	\$17,294,297.90	\$19,908,848.57	15.1%
O&M Budget	\$14,795,737.35	\$17,662,112.05	19.4%
Debt Budget	\$20,213,402.95	\$25,981,145.55	28.5%
Total Budget	\$52,303,438.21	\$63,552,106.18	21.5%
Colleyville Projected Flow	2,416,300	2,863,511	18.5%
Colleyville Flow as % of Total Flow	22.89%	25.22%	
Colleyville %age of Budget	\$11,972,640.42	\$16,026,913.63	33.9%
Rate (CV % of Budget / CV Projected Flow)	\$4.9549	\$5.5969	13%

Water Volumetric Rates



Current Rate	New Rate	Difference
\$4.9549 / 1,000 Gallons	\$5.5969 / 1,000 Gallons	\$0.6420 / +13%

Volumetric Rate Calculation	Rate per 1,000 Gallons	%age of Rate
TRWD Raw Water Costs	\$1.4611	26.1%
Colleyville's Portion of TRA Operating Budget	\$1.2962	23.2%
Add: 20% of O&M rate (billed by TRA to ensure liquidity)	\$0.5515	9.9%
Subtotal O&M Rate	\$3.3088	59.1%
Colleyville's portion of TRA Debt Budget	\$2.1792	38.9%
Add: 5% of Debt Service (based on historical experience)	\$0.1090	1.9%
Subtotal Debt Rate	\$2.2882	40.9%
Total FY23 Volumetric Water Rate	\$5.5969	

WW Volumetric Rate Comparison



Current Rate	New Rate	Difference
\$3.2644/ 1,000 Gallons	\$3.7371/ 1,000 Gallons	\$0.4726/ +14.4%

Budgets (include % modifiers)	FY2023	FY2024	Inc.
O&M Budget	63,976,458	71,698,116	12.1%
Debt Budget	107,675,372	123,676,804	14.9%
Total Budget	171,651,830	195,374,920	13.8%
Colleyville Projected Flow	1,058,500	1,033,584	-2.4%
Colleyville Flow as % of Total Flow	2.013%	1.977%	
Colleyville %age of Budget	\$3,455,413	\$3,862,959	8.7%
Rate (CV % of Budget / CV Projected Flow)	\$3.2644	\$3.7371	14.4%

Wastewater Volumetric Rates



Current Rate	New Rate	Difference
\$3.2644/ 1,000 Gallons	\$3.7371/ 1,000 Gallons	\$0.4726/ 14.4%

Volumetric Rate Calculation	Rate per 1,000 Gallons	%age of Rate
Colleyville's Portion of TRA Operating Budget	\$1.3445	36.0%
Add: 2% of O&M rate (based on historical experience)	\$0.0269	0.7%
Subtotal O&M Rate	\$1.3714	36.7%
Colleyville's portion of TRA Debt Budget	\$2.2530	60.3%
Add: 5% of Debt Service (based on historical experience)	\$0.1126	3.0%
Subtotal Debt Rate	\$2.3656	63.3%
Total FY23 Volumetric Wastewater Rate	\$3.7371	

Trinity River Authority Budget Summary



Tarrant County Water Supply Project

	2023	2024	% Inc
Debt Service	\$18,922,028	\$23,704,469	25.3%
Raw Water	\$14,165,739	\$15,893,741	12.2%
Other Services	\$6,026,173	\$6,451,583	7.1%
Chemicals	\$2,656,254	\$4,063,921	53.0%
Salaries/Benefits	\$3,035,929	\$3,252,856	7.1%
Other Supplies	\$239,963	\$262,486	9.4%
Capital Outlays	\$148,132	\$56,998	-61.5%
Transfers/Misc	\$12,720	\$12,270	-3.5%
Total Budget	\$45,206,938	\$53,698,324	18.8%

Central Regional Wastewater System

	2023	2024	% Inc
Debt Service	\$103,761,772	\$120,261,429	15.9%
Other Services	\$26,966,344	\$31,988,350	18.6%
Salaries/Benefits	\$16,650,858	\$17,834,019	7.1%
Chemicals	\$12,265,349	\$12,586,281	2.6%
Biosolid Disposal	\$6,481,215	\$6,451,256	-0.5%
Other Supplies	\$1,564,923	\$1,725,662	10.3%
Capital Outlays	\$721,780	\$1,136,455	57.5%
Transfers/Misc	\$126,260	\$46,660	-63.0%
Total Budget	\$168,538,501	\$192,030,112	13.9%

Wastewater Usage Calculation



- Commercial/Industrial customers are metered (actual usage)
- Residential customers are based on average water use for December, January, February (winter averaging)
 - Industry standard practice; effectively factors out irrigation usage
 - If no preceding winter average is available, a volume of 9,000 gallons is used

Water Conservation Tips



- Turn off irrigation system during winter months
- Use garbage disposal sparingly (compost)
- Be aware of water levels in laundry
 - If buying new machine, research models for energy conservation
- Use a pool cover (prevent water loss through evaporation)
- Monitor water bill monthly to discover any leaks



Utility Fund – Adopted Base Rates

FY 2024

Moderate increases to water/wastewater base rates
CIP rate increases to originally projected rate

					+\$0.79 to +\$7.94	+\$0.37	+/- \$0	+\$1.17 to +\$8.32	
Water Meter Size	FY 2022 Water	FY 2022 Wastewater	FY 2022 CIP	FY 2023 Total	Water Meter Size	FY 2023 Water	FY 2023 Wastewater	FY 2023 CIP	FY 2024 Total
1" Meter	\$14.83	\$13.30	\$5.83	\$33.96	1" Meter	\$15.62	\$13.67	\$5.83	\$35.13
1.5" Meter	\$29.65	\$13.30	\$10.79	\$53.74	1.5" Meter	\$31.24	\$13.67	\$10.79	\$55.71
2" Meter	\$47.45	\$13.30	\$16.75	\$77.50	2" Meter	\$49.99	\$13.67	\$16.75	\$80.41
3" Meter	\$88.96	\$13.30	\$30.65	\$132.91	3" Meter	\$93.73	\$13.67	\$30.65	\$138.05
4" Meter	\$148.27	\$13.30	\$50.49	\$212.06	4" Meter	\$156.21	\$13.67	\$50.49	\$220.38

Questions and Discussion

ORDINANCE O-23-2274

AMENDING SECTION 3 – SERVICE CHARGES OF THE WATER AND SEWER POLICY AND PROCEDURE MANUAL OF THE CITY OF COLLEYVILLE, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, water and wastewater base rates are set to recover the City’s annual operating costs for the utility system; and

WHEREAS, the Fiscal Year 2024 Utility Fund operating budget has been proposed and the required base rates to fund said budget have been calculated; and

WHEREAS, the FY24 – FY28 capital improvement plan has been proposed and the required capital improvement rates to fund said plan have been calculated.

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

Sec. 1. THAT Section 3 – Service Charges of the Water and Sewer Policy and Procedure Manual of Colleyville, Texas, which is “Appendix A” of the Colleyville Code be replaced in its entirety to read as follows:

Sec. A. - Water rates.

The following base and volumetric charges shall apply to residential and non-residential water customers. Base charges for out-of-city customers shall be \$4.00 higher than the charge for in-city customers.

Base charge per month for in-city customers:	
Water meters 1 inch or less	\$15.62
Water meters of 1.5 inches	\$31.24
Water meters of 2 inches	\$49.99
Water meters of 3 inches	\$93.73
Water meters of 4 inches	\$156.21
Base charge per month for out-of-city customers:	
Water meters 1 inch or less	\$19.62
Water meters of 1.5 inches	\$35.24
Water meters of 2 inches	\$53.99
Water meters of 3 inches	\$97.73

Water meters of 4 inches	\$160.21
Volumetric charge per 1,000 gallons	\$5.5969

Rates for fire hydrant meters:

The use of fire hydrant meters shall only be allowed within the Colleyville city limits. The use of the fire hydrant meters shall be limited to a period of no more than 90 cumulative calendar days. Under special conditions, a customer may submit a written request to the public works department for use of a fire hydrant meter for a period longer than 90 cumulative calendar days, subject to public works director approval. In considering special condition(s), the public works director shall not consider requests which are necessary to relieve a self-created or personal hardship, failure of performance by a contractor, nor for financial reasons. In considering the customer request, the public works director shall solicit the recommendation of the fire chief and fire marshal in consideration of the request. Further, the public works director shall consider alternative means available to the customer. If special condition(s) are approved by the public works director, in no case shall the meter be used for more than an additional 30 calendar days. The public works director may provide a written ruling within 15 working days of receipt of the customer's written request.

In the event a request for special condition(s) is denied by the public works director, customer shall, within 14 calendar days, make written appeal to the city manager of the public works director's decision. The city manager shall render a written decision within 30 working days of receipt of the customer's appeal. Such decision by the city manager shall be final and not appealable to the City Council.

For purposes of this section, written communication shall be considered communication, which is deposited with the United States Postal Service for delivery.

The user must submit in writing, the location of where the meter will be used, and such meter shall be used exclusively at the location on record with the city. For purposes of this section, the use of a meter shall be allowed cumulatively for only one location within an individual subdivision and/or development.

For a period of 90 cumulative calendar days after a meter is returned and read by the city, a user shall not be permitted to check out another meter for use at the same designated location, as defined herein.

The monthly base charge for a fire hydrant meter shall be \$50.00. Water usage for a fire hydrant meter shall be charged at a rate of \$4.17 per 1,000 gallons of water used.

The customer shall be in possession of and responsible for the meter. The customer will be responsible for bringing the meter to the public works service center by the 20th of each month for reading. The customer is required to use a proper fire hydrant wrench for operation of the fire hydrant. The customer shall be responsible for any damage and repair, as reasonably determined by the city, to the fire hydrant or the fire hydrant meter by the use of a temporary water meter.

The customer will be required to provide for any backflow device necessary to meet the current city ordinance for protection of the city's drinking water supply.

The City of Colleyville, Tarrant County, and Texas Department of Transportation (TxDOT) shall be exempt from the provisions of this policy.

Sec. B. - Sewer rates.

This schedule of rates per month or fraction thereof shall be the basis for determining charges to all customers for rendering sanitary sewage service, where the sewage produced by such customer is a normal strength wastewater (170 mg/l BOD and 260 mg/l suspended solids) and where such customer is located within the City of Colleyville. The base charge for non-residential customers shall be \$6.00 higher than the charge for residential customers.

A base charge per month shall be charged as follows:	
Residential customers	\$13.67
Non-residential customers	\$19.67

A monthly sewer volume charge shall also be charged to all customers as set forth hereinafter. The sewer volume charge for residential customers will be based upon the individual customer's average monthly water use during the months of December, January and February. Where no preceding winter quarter average is available from records, a volume of 9,000 gallons shall be used for this volume charge.

The monthly sewer volume charges to commercial and industrial class customers will be based on total water use each month as measured by appropriate meters, with the provision that if a customer can show to the satisfaction of the public works director that a significant portion of the

metered water usage does not enter the sanitary sewers, the customer will be charged for only that volume entering the sewers, as determined by a method approved by the director of public works.

Volumetric rate per 1,000 gallons:	\$3.7371
------------------------------------	----------

Sec. C. – Capital Projects rates.

The following base charges shall apply to residential and non-residential customers to provide funding for utility capital projects necessary to maintain the utility system:

Base charge per month for in-city and out-of-city customers:	
Water meters 1 inch or less	\$5.83
Water meters of 1.5 inches	\$10.78
Water meters of 2 inches	\$16.74
Water meters of 3 inches	\$30.63
Water meters of 4 inches	\$50.46

Sec. D. – Billing; delinquent penalty.

All charges for services furnished or rendered by the City of Colleyville Utility Department are due and payable on the date bill is received. If payment is not received within sixteen days of the billing date a (10%) penalty will be imposed for failure to pay by the due date of the bill.

In the event the meter is not delivered to the city for reading, a penalty fee would be imposed as follows:

\$100.00	1 st missed reading
\$200.00	2 nd missed reading
\$300.00	3 rd missed reading

After the third missed reading, the security deposit will be forfeited and the City of Colleyville will revoke the use of the fire hydrant meter.

Sec. E. – Discontinuance of service, notice; reconnection fee.

1. In the event that any month's charges remain delinquent and unpaid at the time of a subsequent billing's due date, the user or customer shall receive a cut-off notice which will be mailed no later than two working days after the subsequent billing's due date. Services will be

disconnected if any arrearages over 30 days are not paid within six working days of the cut-off notice. Where service has been discontinued for failure to pay for service rendered, a charge of \$25.00 shall be made for each meter disconnected before said service shall be restored. In the event the customer requests reconnection at hours other than 8:00 a.m. to 4:30 p.m., said reconnect fee shall be increased to \$75.00.

Sec. 2. THAT the effective date of this ordinance shall be for the bills sent out starting January 1, 2024.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of December 2023.

The second reading and public hearing being conducted on the 19th day of December 2023.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 19TH DAY OF DECEMBER 2022.

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



**CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING**

Agenda Number 7a	Agenda Date 12/5/2023	Number Resolution R-23-4901
Type Resolution		
Department Community Development		

Title

Consideration 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

Explanation

Reading and Public Hearing

Bryan Connally, the applicant, has submitted a request for a minor plat with a waiver for lot width on Tract 2N01, Abstract 1248, Thomas J Polson Survey approximately 1.13 acres, and zoned R-40 Single Family Residential. The request is to plat the property and allow for the construction of a new single-family home.

Existing Conditions/Background: The subject property, 309 Glade Road, is zoned R-40 Single Family Residential and is located on the south side of Glade Road. The subject property has a house, which was constructed in 1960 and will be demolished.

Proposed Zoning: Request – The applicant requests to minor plat the property into one lot and maintain the R-40 zoning district. Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 sf.	
Minimum Lot Width	150 feet	125 feet
Minimum Lot Depth	150 feet	
Front Yard Setback	40 feet	
Side Yard Setback	15 feet	
Rear Yard Setback	25 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Analysis: The proposed lot is compatible with the R-40 zoning district except for the lot width being 125 feet and not the required 150 feet. The property has been in this configuration since the house was built in 1960.

Plat Status: The property is unplatted as Tract 2N01, Abstract 1248, Thomas J Polson Survey.

DRC Review: The DRC met on October 23rd and offered the following comments to the

applicant:

1. Provide a 7.5' drainage and utility easement along the side property lines and a 16' drainage and utility easement along the rear property line.
2. Please remove the contour lines and trees from the plat prior to its recordation.

The applicant updated their exhibits as requested by staff and were received on October 26, 2023.

Drainage: NA

Surrounding Development: The properties to the north, south, east, and west are zoned R-40 and are improved with single-family residential homes.

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

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

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

Staff Recommendation: Staff recommends approval of the minor plat with a waiver for the lot width.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the plat with the plat waiver for lot width at their November 13, 2023 meeting by a vote of 6-0.

Financial Impact

There is no financial impact to the City.

Recommendation

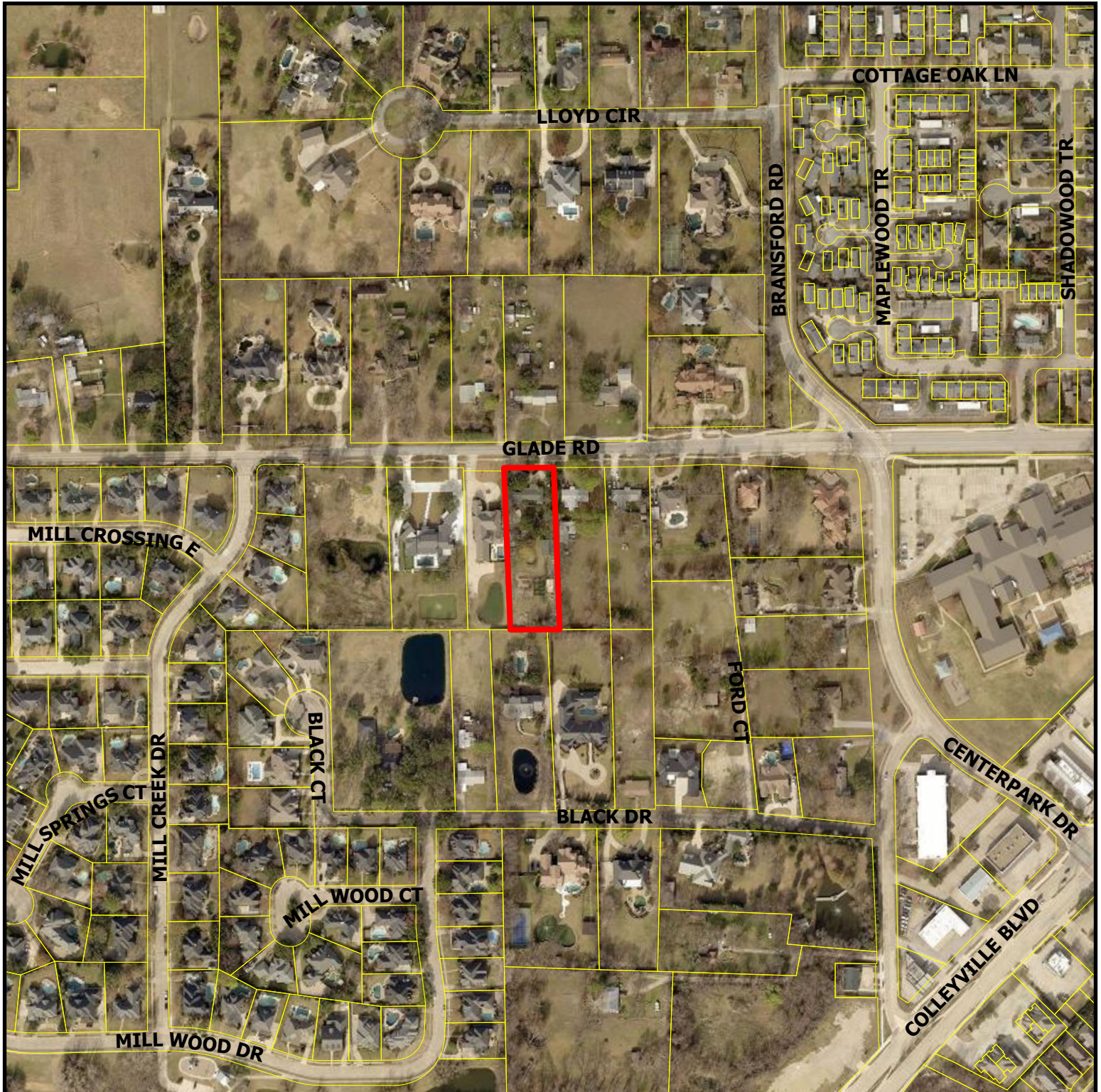
Approve

Attachments

1. Aerial Map
2. Zoning Map

3. Future Land Use Map
4. Streetview
5. Plat Exhibit
6. Tree Survey
7. Notification Map
8. Notification Letter
9. Notification List
10. Resolution R-23-4901

Aerial Map

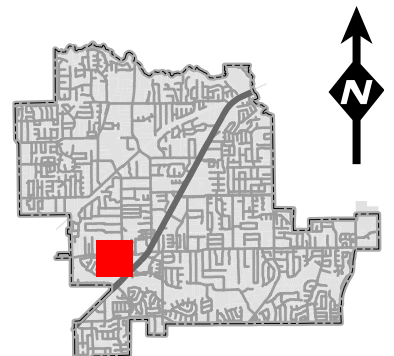


PC23-010

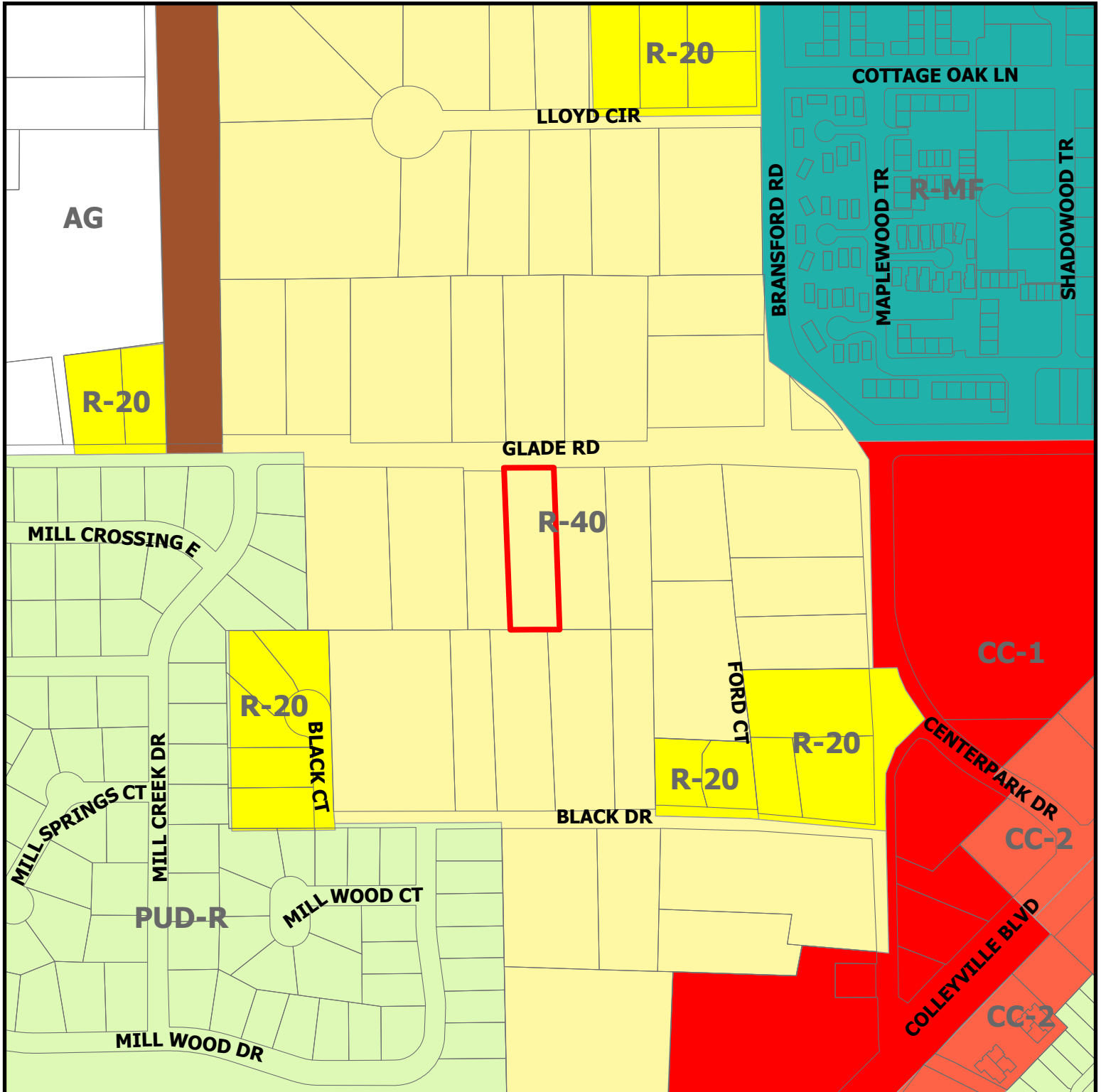
309 Glade Rd

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



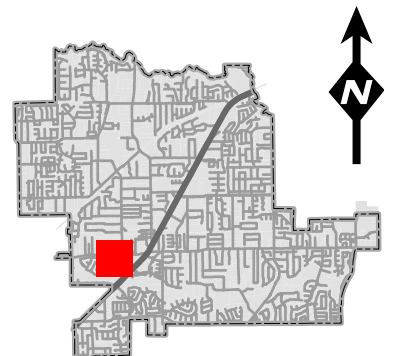
Zoning Map



PC23-010

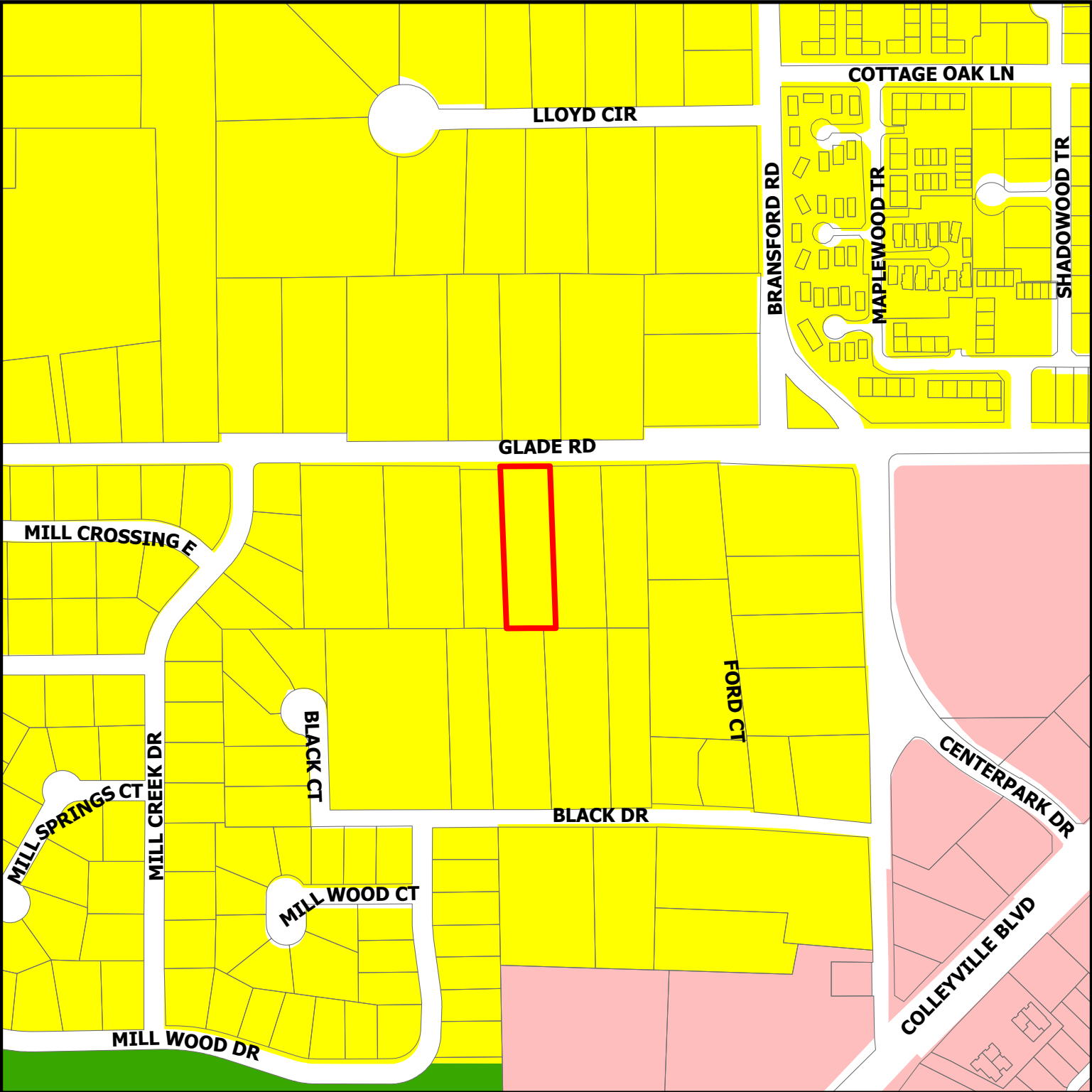
309 Glade Rd

 Subject Property



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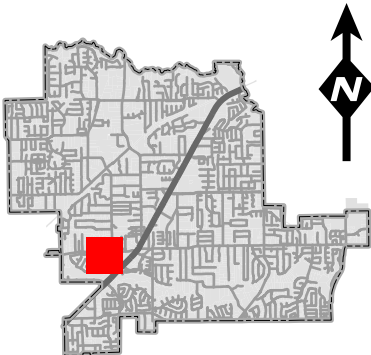
Future Land Use Map



PC23-010

309 Glade Rd

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



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309 Glade Road, Colleyville, TX

304 Glade Rd

Colleyville, Texas

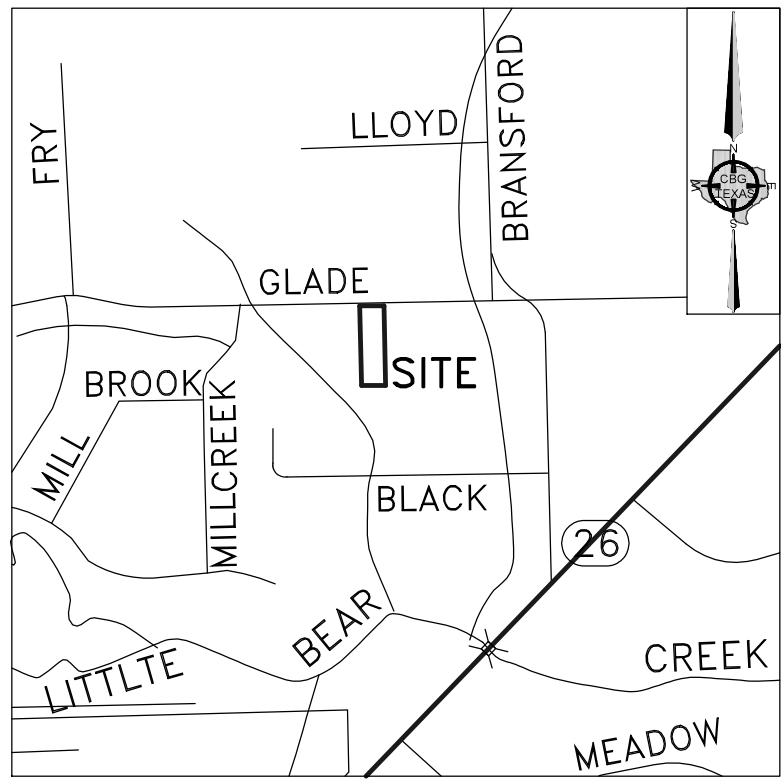
 Google Street View

May 2022 [See more dates](#)



Google

Imagery captured: May 2022 © 2022 Google, United States, Texas, Colleyville, Texas, Google



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

Whereas, MCM Custom Homes LLC, is the sole owner of a tract of land situated in the Thomas J. Polson Survey, Abstract No. 1248, City of Colleyville, Tarrant County, Texas, same being a tract of land conveyed to MCM Custom Homes LLC, a Texas limited liability company, by General Warranty Deed with Vendor's Lien recorded in Instrument Number D223171237, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner, said corner being along the South right-of-way line of Glade Road (a variable width right-of-way), same being the Northwest corner of a tract of land conveyed to Charles Ray Edwards and Betty Jean Rudel, by deed recorded in instrument Number D214106798, Official Public Records, Tarrant County, Texas, from which a 1/2 inch iron rod found bears South 00 degrees 06 minutes 48 seconds East, a distance of 5.42 feet for witness;

THENCE South 01 degrees 21 minutes 07 seconds East, along the West line of said Edwards/Rudel tract, a distance of 415.03 feet to a point for corner found in a 15" hackberry tree, said corner being the Southwest corner of said Edwards/Rudel tract, same being along the North line of Lot 2, Block 1, Panno Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 4983, Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 49 minutes 54 seconds West, along the North line of Lot 2, Block 1, of said Panno Addition, a distance of 126.17 feet to a 1/2 inch iron rod found with yellow cap for corner, said corner being along the North line of Lot 1, Block 1, of said Panno Addition, same being the Southeast corner of Lot 1, Block 1, Abrams & Hawkins Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in County Clerk's Instrument Number D212226407, Plat Records, Tarrant County, Texas;

THENCE North 01 degrees 12 minutes 26 seconds West, along the East line of said Lot 1, Block 1, of said Abrams & Hawkins Addition, a distance of 415.01 feet to a point for corner, said corner being along the South right-of-way line of said Glade Road;

THENCE North 89 degrees 49 minutes 54 seconds East, along the South right-of-way line of said Glade Road, a distance of 125.12 feet to the POINT OF BEGINNING and containing 52,136 square feet and or 1.20 acres of land.

LEGEND

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
C.C.I.N. = COUNTY CLERK'S INSTRUMENT NUMBER
C.F.N. = CLERK'S FILE NUMBER
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET
SLD. = SLIDE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1/2" SPF = 1/2 INCH SQAURE PIPE FOUND
1/2" IRF = 1/2 INCH IRON ROD FOUND
1/2" IRFYC = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP
PFC = POINT FOR CORNER
ESMT. = EASEMENT

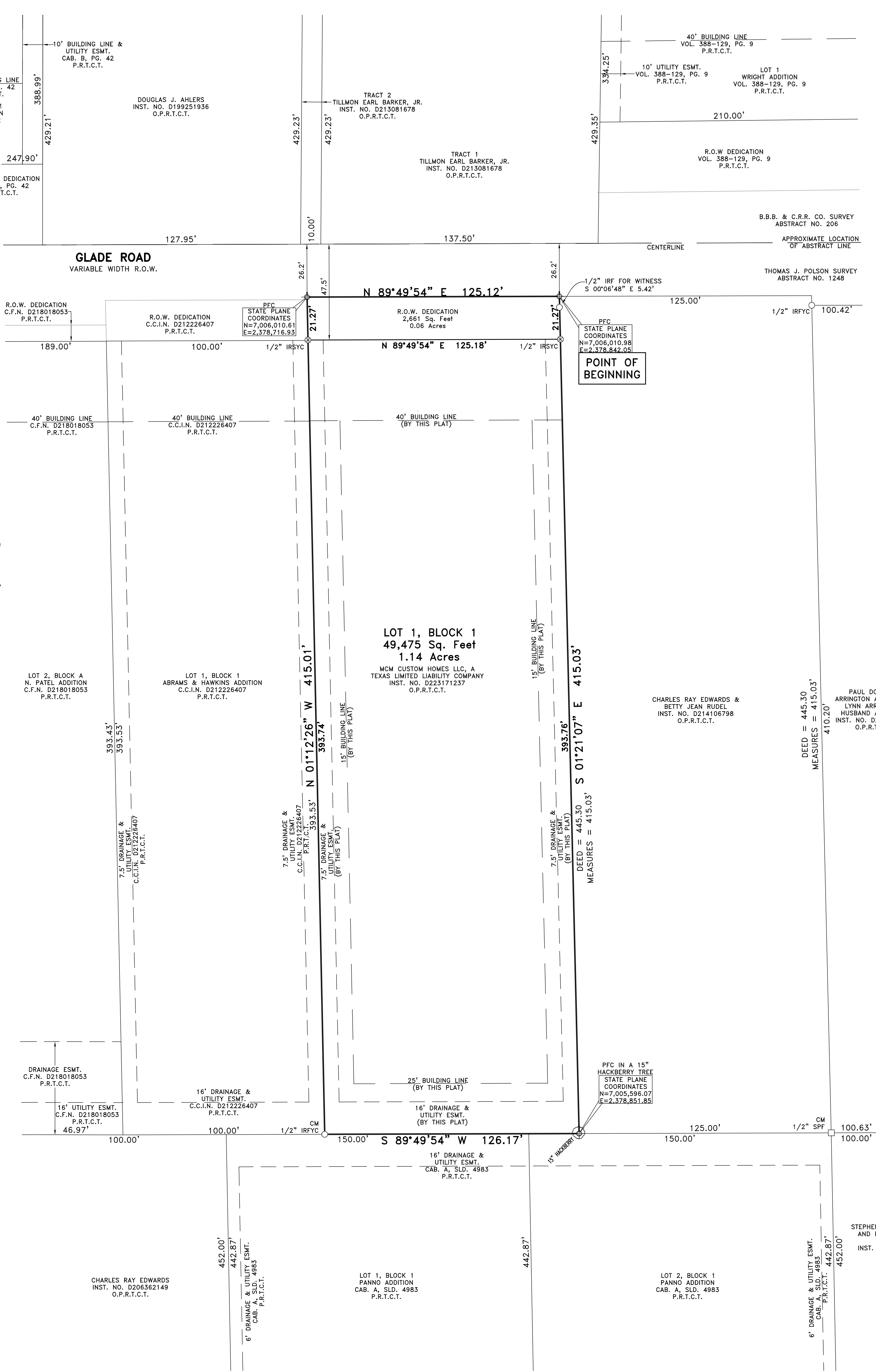
a) **DRAINAGE EASEMENT RESTRICTIONS:** No Construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.

b) **UTILITY EASEMENT:** Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

c) The Maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) BENCHMARK IS A CITY OF COLLEYVILLE BENCHMARK (BENCHMARK NO. 56, ELEVATION = 602.34') AND (BENCHMARK NO. 58, ELEVATION = 612.05')
- 7) ACCORDING TO THE F.I.R.M. IN MAP NO. 48439C0095K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 8) ALL BUILDINGS TO BE REMOVED.



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, MCM Custom Homes LLC, a Texas limited liability company, Owner, do hereby adopt this plat designating the hereinbefore described property as **MCM ADDITION**, and addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use and forever all streets, right-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness by our hands this _____ day of _____, 2023

BY: _____
MCM Custom Homes LLC (Owner) Date
Michael Monk (President)

STATE OF TEXAS TARRANT COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Michael Monk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212.

Dated this _____ day of _____, 2023

RELEASED FOR REVIEW 10/26/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS TARRANT COUNTY

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas the City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve of this Plat.

Mayor, City of Colleyville

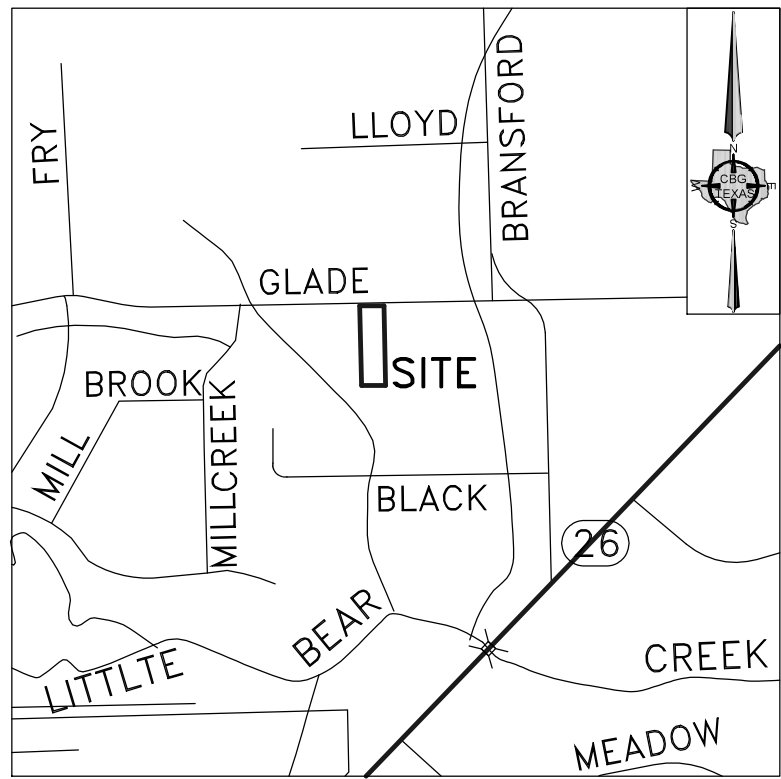
Attest: City Secretary

MINOR PLAT
MCM ADDITION
LOT 1, BLOCK 1
52,136 SQ.FT. / 1.20 ACRES
THOMAS J. POLSON SURVEY, ABSTRACT NO. 1248
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS



OWNER: MCM CUSTOM HOMES LLC
8101 MONTEPELIER WAY
COLLEYVILLE, TX 76034
817-492-5755

SCALE: 1"=30' / DATE: 09/26/2023 / JOB NO. 2314054 / DRAWN BY: JLA



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF TARRANT

Whereas, Steve D. Whittle and Shiela D. Whittle, are the sole owners of a tract of land situated in the Thomas J. Polson Survey, Abstract No. 1248, City of Colleyville, Tarrant County, Texas, same being a tract of land conveyed to Steve D. Whittle and Shiela D. Whittle, by Deed recorded in Volume 11813, Page 796, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner, said corner being along the South right-of-way line of Glade Road (a variable width right-of-way), same being the Northwest corner of a tract of land conveyed to Charles Ray Edwards, by deed recorded in Instrument Number D214106798, Official Public Records, Tarrant County, Texas, from which a 1/2 inch iron rod found bears South 00 degrees 06 minutes 48 seconds East, a distance of 5.42 feet for witness;

THENCE South 01 degrees 21 minutes 07 seconds East, along the West line of said Edwards tract, a distance of 415.03 feet to a point for corner, said corner being the Southwest corner of said Edwards tract, same being along the North line of Lot 2, Block 1, Panno Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 4983, Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 49 minutes 54 seconds West, along the North line of Lot 2, Block 1, of said Panno Addition, a distance of 126.17 feet to a 1/2 inch iron rod found with yellow cap for corner, said corner being along the North line of Lot 1, Block 1, of said Panno Addition, same being the Southeast corner of Lot 1, Block 1, Abrams & Hawkins Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in County Clerk's Instrument Number D212226407, Plat Records, Tarrant County, Texas;

THENCE North 01 degrees 12 minutes 26 seconds West, along the East line of said Lot 1, Block 1, of said Abrams & Hawkins Addition, a distance of 415.01 feet to a point for corner, said corner being along the South right-of-way line of said Glade Road;

THENCE North 89 degrees 49 minutes 54 seconds East, along the South right-of-way line of said Glade Road, a distance of 125.12 feet to the POINT OF BEGINNING and containing 52,136 square feet and or 1.20 acres of land.

LEGEND

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INST. NO. = INSTRUMENT NUMBER
C.C.I.N. = COUNTY CLERK'S INSTRUMENT NUMBER
C.F.N. = CLERK'S FILE NUMBER
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET
SLD. = SLIDE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1/2" SPF = 1/2 INCH SQAURE PIPE FOUND
1/2" IRF = 1/2 INCH IRON ROD FOUND
1/2" IRFYC = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP
PFC = POINT FOR CORNER

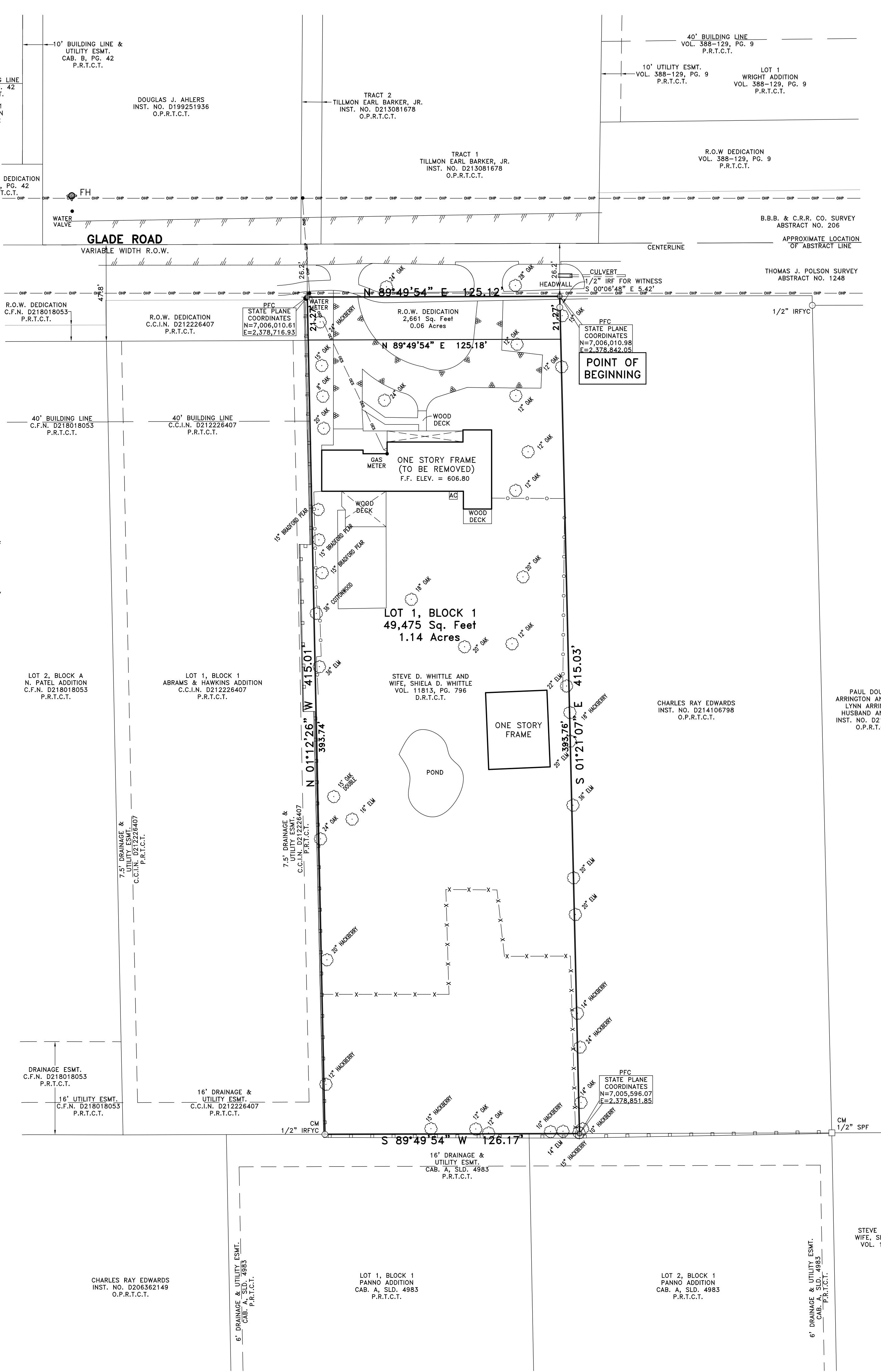
a) **DRAINAGE EASEMENT RESTRICTIONS:** No Construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.

b) **UTILITY EASEMENT:** Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

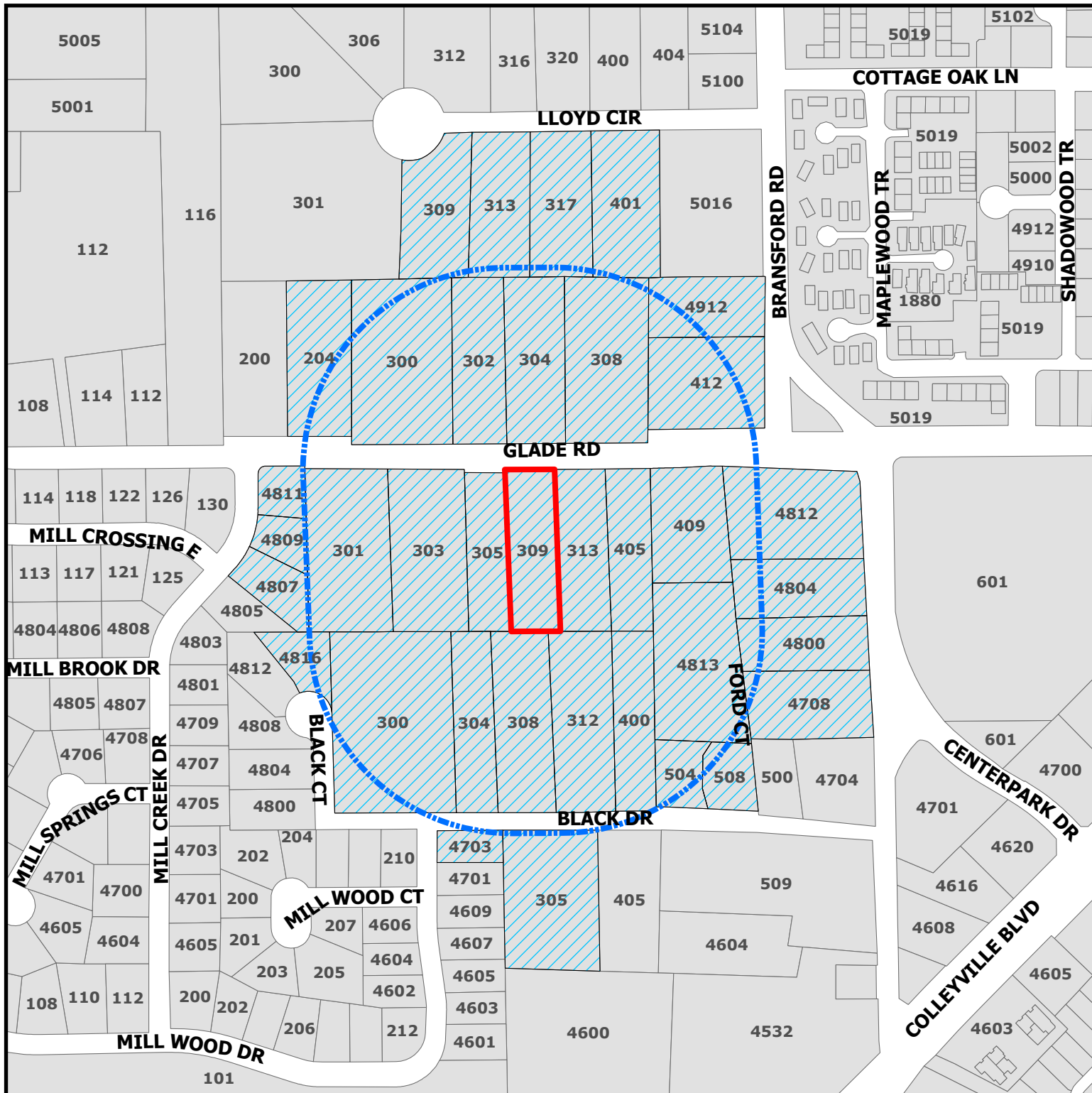
c) The Maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE, NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) BENCHMARK IS A CITY OF COLLEYVILLE BENCHMARK (BENCHMARK NO. 56, ELEVATION = 602.34') AND (BENCHMARK NO. 58, ELEVATION = 612.05')
- 7) ACCORDING TO THE F.I.R.M. IN MAP NO. 48439C0095K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 8) ALL BUILDINGS TO BE REMOVED.



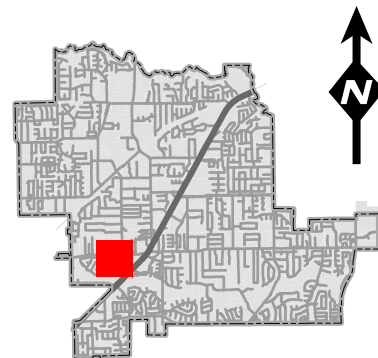
Notification Map



PC23-010

309 Glade Rd

-  Parcels to be notified
-  Buffer
-  Subject Property



DISCLAIMER:
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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, November 13, 2023 at 7:00 p.m.
City Council Meetings: Tuesday, December 5, 2023 & Tuesday, December 19, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration 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

Zoning Case: PC23-010

Applicant: Bryan Connally

Owner: Michael Monk

Location: 309 Glade Rd

Property Description: Tract 2N01 Thomas J Polson Survey, Abstract 1248

Present Zoning: R-40 Single Family Residential District.

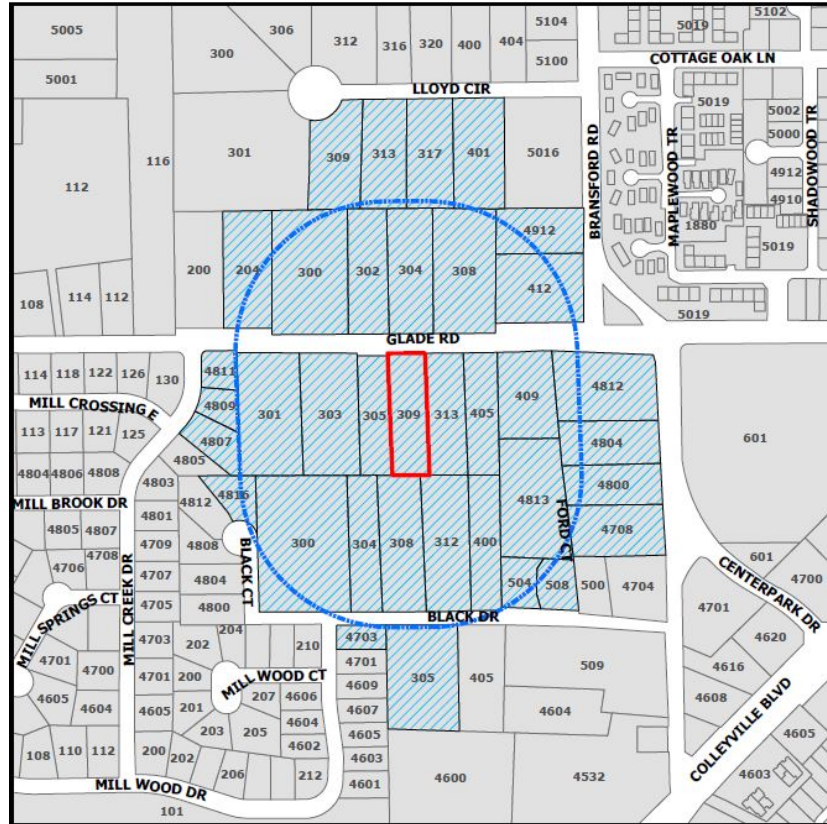
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

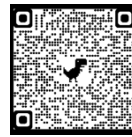
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
LEPARD-CAMPBELL, AMY	4800 BRANSFORD RD	COLLEYVILLE, TX	76034	4800 BRANSFORD RD
BARKER, TILLMON EARL	304 GLADE RD	COLLEYVILLE, TX	76034	304 GLADE RD
TRAN, TAI	4804 BRANSFORD RD	COLLEYVILLE, TX	76034	4804 BRANSFORD RD
ROADRUNNER CHARTERS INC	8972 TRINITY BLVD	HURST, TX	76053	301 GLADE RD
KEELING, ALFRED	412 GLADE RD	COLLEYVILLE, TX	76034	412 GLADE RD
EDWARDS, CHARLES RAY	304 BLACK DR	COLLEYVILLE, TX	76034	304 BLACK DR
PEARSON, JOHN	317 LLOYD CIR	COLLEYVILLE, TX	76034	317 LLOYD CIR
VAIL, BENJAMIN	4703 MILL WOOD DR	COLLEYVILLE, TX	76034	4703 MILL WOOD DR
AHLERS, LAWRENCE JOHN	300 GLADE RD	COLLEYVILLE, TX	76034	300 GLADE RD
LORD, LEYLA	312 BLACK DR	COLLEYVILLE, TX	76034	312 BLACK DR
EDWARDS, HELEN L	313 GLADE RD	COLLEYVILLE, TX	76034	313 GLADE RD
WHITTLE, STEVE D	309 GLADE RD	COLLEYVILLE, TX	76034	309 GLADE RD
ARRINGTON, PAUL	405 GLADE RD	COLLEYVILLE, TX	76034	405 GLADE RD
VAUGHN, STEPHEN	400 BLACK DR	COLLEYVILLE, TX	76034	400 BLACK DR
TUTTLE, R	4813 FORD CT	COLLEYVILLE, TX	76034	4813 FORD CT
VILLARREAL, PEDRO C	4809 MILL CREEK DR	COLLEYVILLE, TX	76034	4809 MILL CREEK DR
MCNUTT, VALERIE	305 GLADE RD	COLLEYVILLE, TX	76034	305 GLADE RD
GREENLAW, HOLLIS	204 GLADE RD	COLLEYVILLE, TX	76034	204 GLADE RD
CHANDLER, BRIAN	6205 EMMAS CT	COLLEYVILLE, TX	76034	308 GLADE RD
BLACK TO PARR LIVING TRUST	300 BLACK DR	COLLEYVILLE, TX	76034	300 BLACK DR
CAMPBELL, AMY	305 BLACK DR	COLLEYVILLE, TX	76034	305 BLACK DR
COHEN, RICHARD S	401 LLOYD CIR	COLLEYVILLE, TX	76034	401 LLOYD CIR
TUTTLE, RHONDA	1537 S STORY RD	IRVING, TX	75060	508 BLACK DR
LUNDSBERG, CHRISTIAN	308 BLACK DR	COLLEYVILLE, TX	76034	308 BLACK DR
COSTANZA, BRIAN	4912 BRANSFORD DR	COLLEYVILLE, TX	76034	4912 BRANSFORD RD
OLIVER, SUSAN M	4812 BRANSFORD RD	COLLEYVILLE, TX	76034	4812 BRANSFORD RD
POLLOCK, WESTON A	4816 BLACK CT	COLLEYVILLE, TX	76034	4816 BLACK CT
KNAUS, EDWARD	313 LLOYD CIR	COLLEYVILLE, TX	76034	313 LLOYD CIR
NORRIS & ANN WARD FAMILY TRUST	409 GLADE RD	COLLEYVILLE, TX	76034	409 GLADE RD
TERRY AND DONNA STEPHENS FAMILY	4708 BRANSFORD RD	COLLEYVILLE, TX	76034	4708 BRANSFORD RD
MUCHMORE, DAVID	309 LLOYD CIR	COLLEYVILLE, TX	76034	309 LLOYD CIR
MARYELLA WILLIAMS FAMILY TRUST	4807 MILL CREEK DR	COLLEYVILLE, TX	76034	4807 MILL CREEK DR
AHLERS, DOUGLAS	302 GLADE RD	COLLEYVILLE, TX	76034	302 GLADE RD
VORSE, CRAIG	4811 MILL CREEK DR	COLLEYVILLE, TX	76034	4811 MILL CREEK DR
OLSSON, ROBIN	504 BLACK DR	COLLEYVILLE, TX	76034	504 BLACK DR
WILLS, RONALD	303 GLADE RD	COLLEYVILLE, TX	76034	303 GLADE RD
SHADOWOOD TRAIL CONDOMINIUMS	4113 Gateway Drive #100	COLLEYVILLE ,TX	76034	COURTESY NOTICE
MILL CREEK ADDN-COLLEYVILLE		COLLEYVILLE ,TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
CONNALLY BRYAN	1413 E I-30, SUITE 7	GARLAND, TX		75043 1413 E I-30, SUITE 7

RESOLUTION R-23-4901

**A RESOLUTION APPROVING A MINOR PLAT WITH A PLAT WAIVER
FOR LOT WIDTH FOR LOT 1, BLOCK 1, MCM ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the minor plat with a waiver for lot width for Lot 1, Block 1, MCM Addition, on November 13, 2023.

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

Sec. 1. THAT the minor plat with a waiver for a lot width of 125 feet for Lot 1, Block 1, MCM Addition on approximately 1.20 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 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
City Secretary

Bobby Lindamood
Mayor

[illegible]



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 8a

Agenda Date 12/5/2023

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

UPDATE: This item was removed from the table at the November 21, 2023 City Council meeting. The item was then tabled to a date certain of December 5, 2023.

This item was tabled from the October 17, 2023, November 8, 2023, and at the November 21, 2023, meetings. Per the Council's request, the applicant ordered a drainage plan from a local engineering firm but what was provided is a grading plan. A fully detailed drainage plan is still outstanding. Comments have been provided to the engineering firm and staff is awaiting the revised plan. The applicant and staff are working to have the drainage plan ready for 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 they will have a drainage study for the next 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.

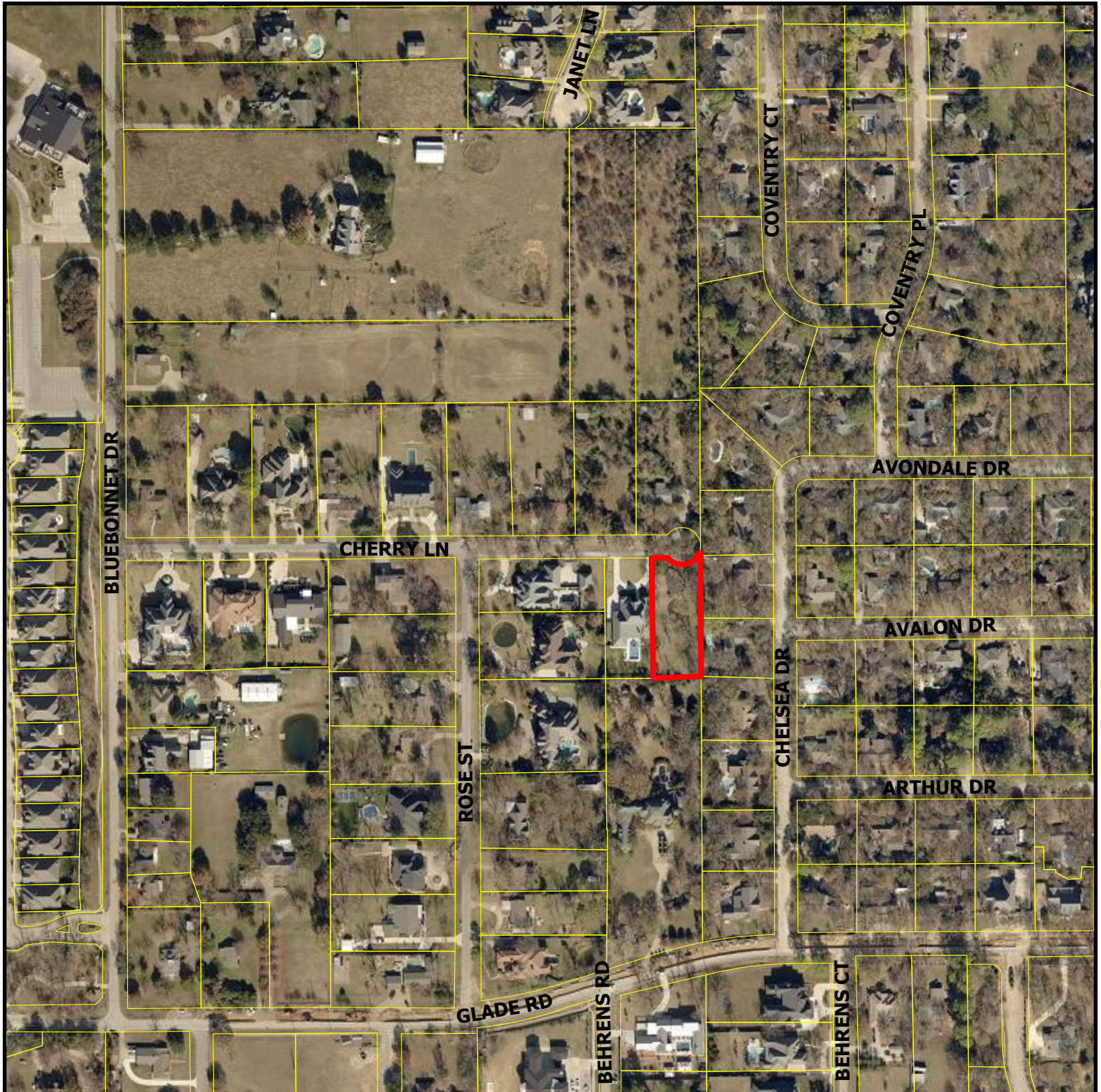
Recommendation

None

Attachments

1. Aerial
2. Zoning
3. Future Land Use
4. Statement of Planning Objectives
5. Original Plat
6. Plat
7. Site Plan
8. Grading Plan Exhibit
9. Lot Size Exhibit
10. Elevation Exhibit
11. Proposed Pool Exhibit
12. Land Development Code Information
13. Notification Map
14. Notification List
15. Notification Letter
16. Letters Received
17. Resolution R-23-4883

Aerial Map

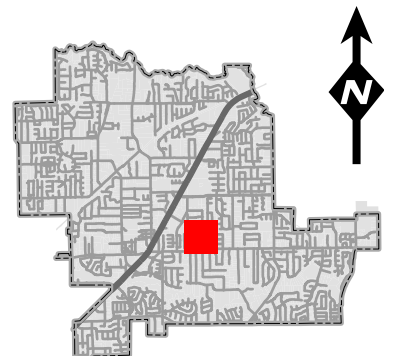


VC23-004

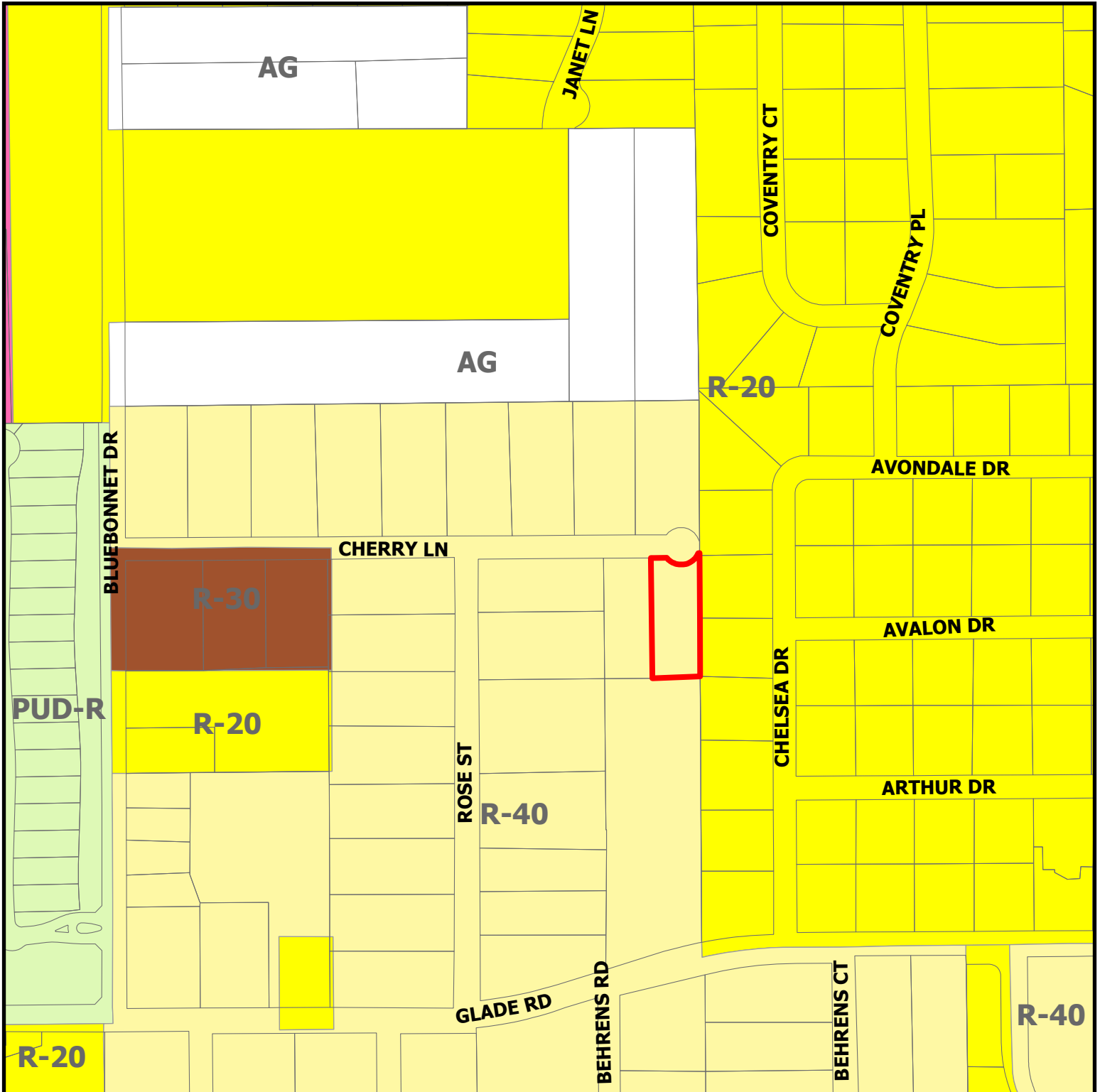
1611 Cherry Ln

DISCLAIMER:
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 Subject Property



Zoning Map

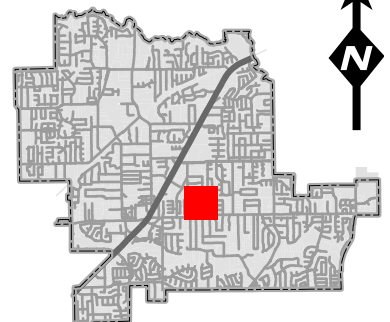


VC23-004

1611 Cherry Ln

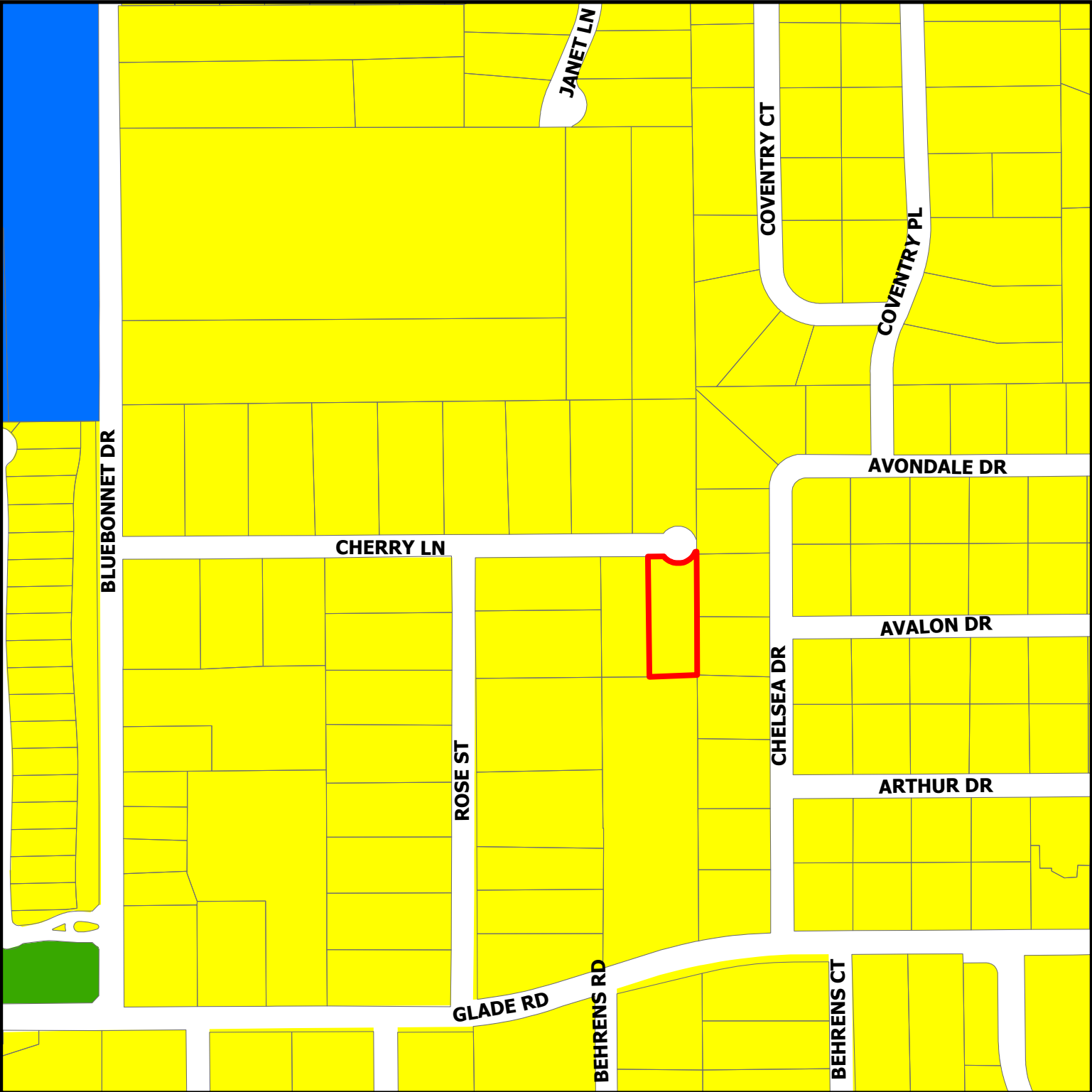


Subject Property



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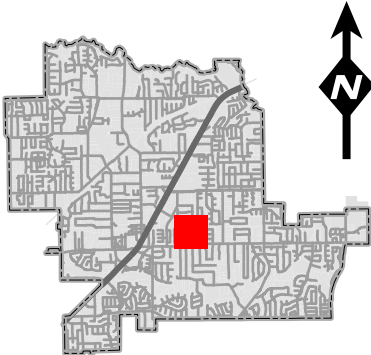
Future Land Use Map



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.

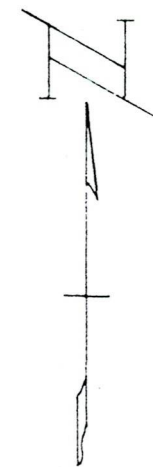
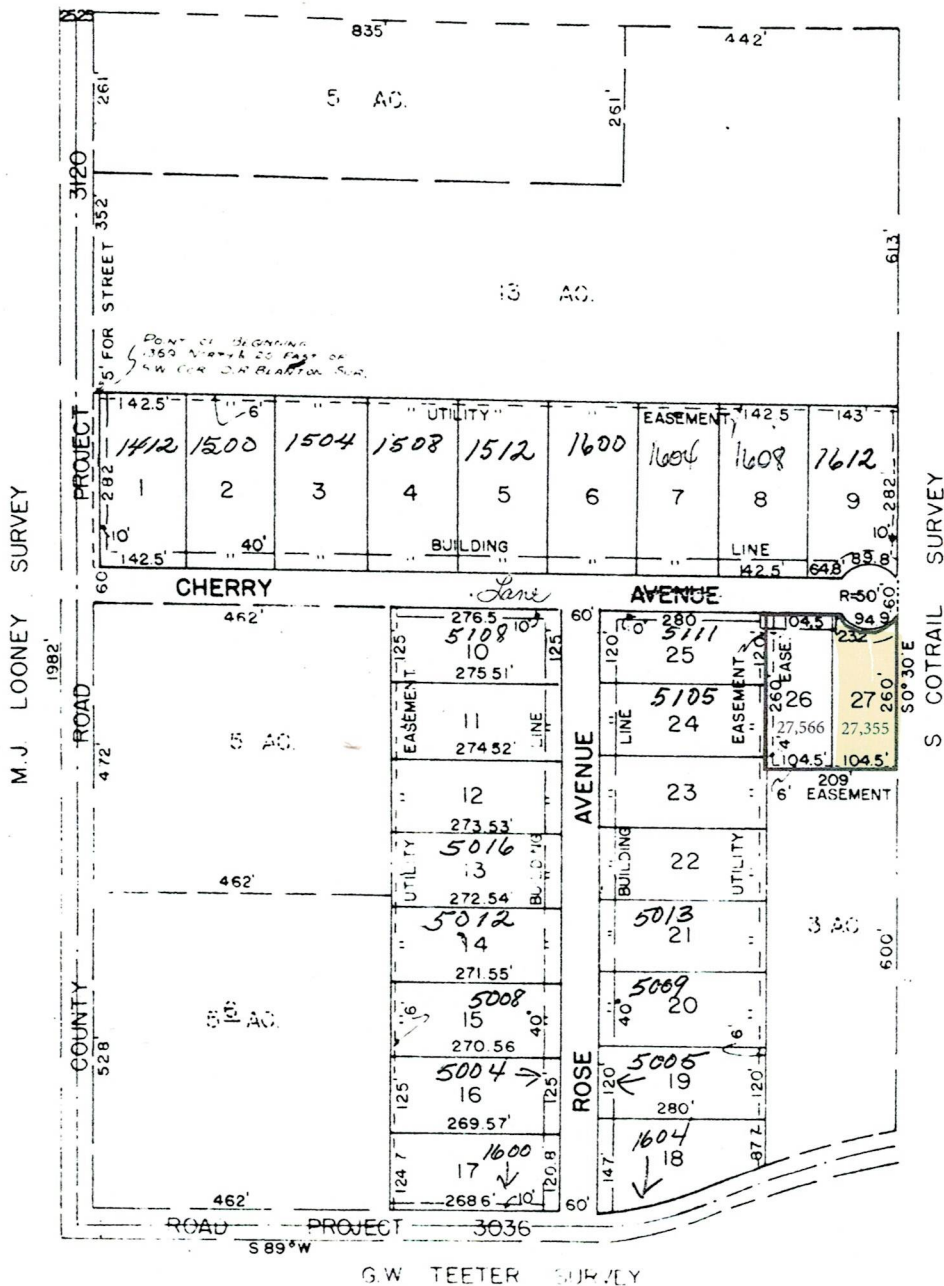
R20 Maximum Lot coverage of 30% of 27,355 sq ft = 8206 sq ft of under roof which includes all garages, patios, porch, outdoor kitchen.

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



SCALE: 1"=200'

APPROVED _____ 1952

GRAPEVINE, TEXAS

BY Melvin (Mel) Faulk
MAYOR

BY _____
SECRETARY

AUTHORIZED BY ORDER OF THE
COMMISSIONERS COURT OF
TARRANT COUNTY, TEXAS

THIS 27th DAY OF May 1952

MELVIN (MEL) FAULK
COUNTY CLERK

BY Frank H. Payne & Assoc
CLERK OF COMM COURT

G.W. TEETER SURVEY

PLAT SHOWING

LOTS 1-27

COMMUNITY HOME ADDITION
TO
GRAPEVINE, TARRANT COUNTY, TEXAS

SURVEYED APRIL, 1952

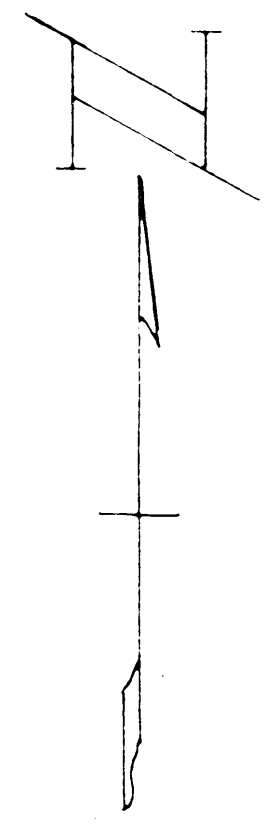
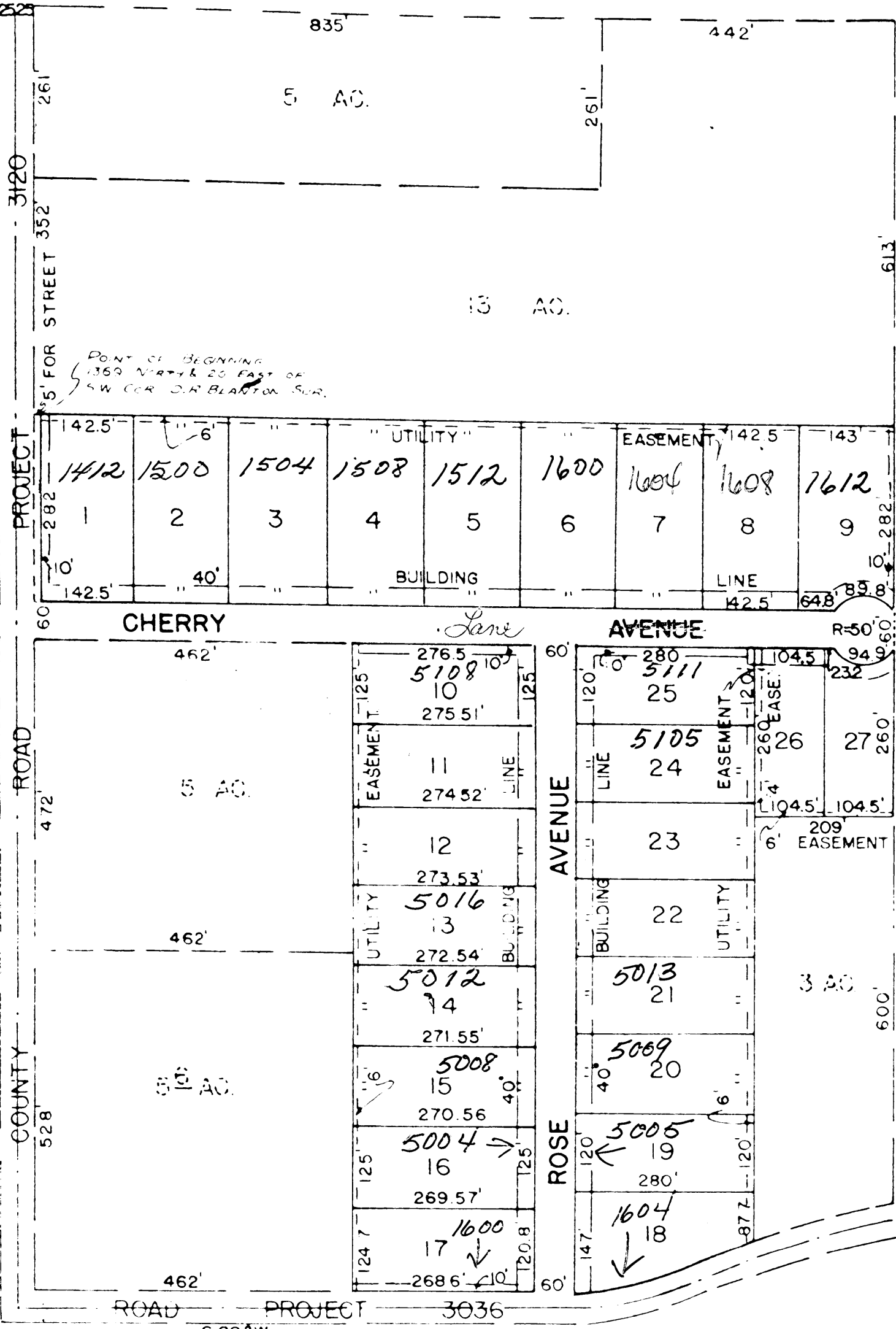
BY

FRANK H. PAYNE & ASSOC
CIVIL ENGINEERS



*Plat Record Volume
388-P
Page 40
June 11, 1952*

M. J. LOONEY SURVEY



SCALE: 1"=200'

APPROVED _____ 1952
GRAPEVINE, TEXAS

BY _____
MAYOR

BY _____
SECRETARY

AUTHORIZED BY ORDER OF THE
COMMISSIONERS COURT OF
TARRANT COUNTY, TEXAS.

THIS 24th DAY OF May 1952

MELVIN (MEL) FAULK
COUNTY CLERK

BY an darr
CLERK OF COMM COURT

G.W. TEETER SURVEY

PLAT SHOWING

LOTS 1-27

COMMUNITY HOME ADDITION

TO

GRAPEVINE, TARRANT COUNTY, TEXAS

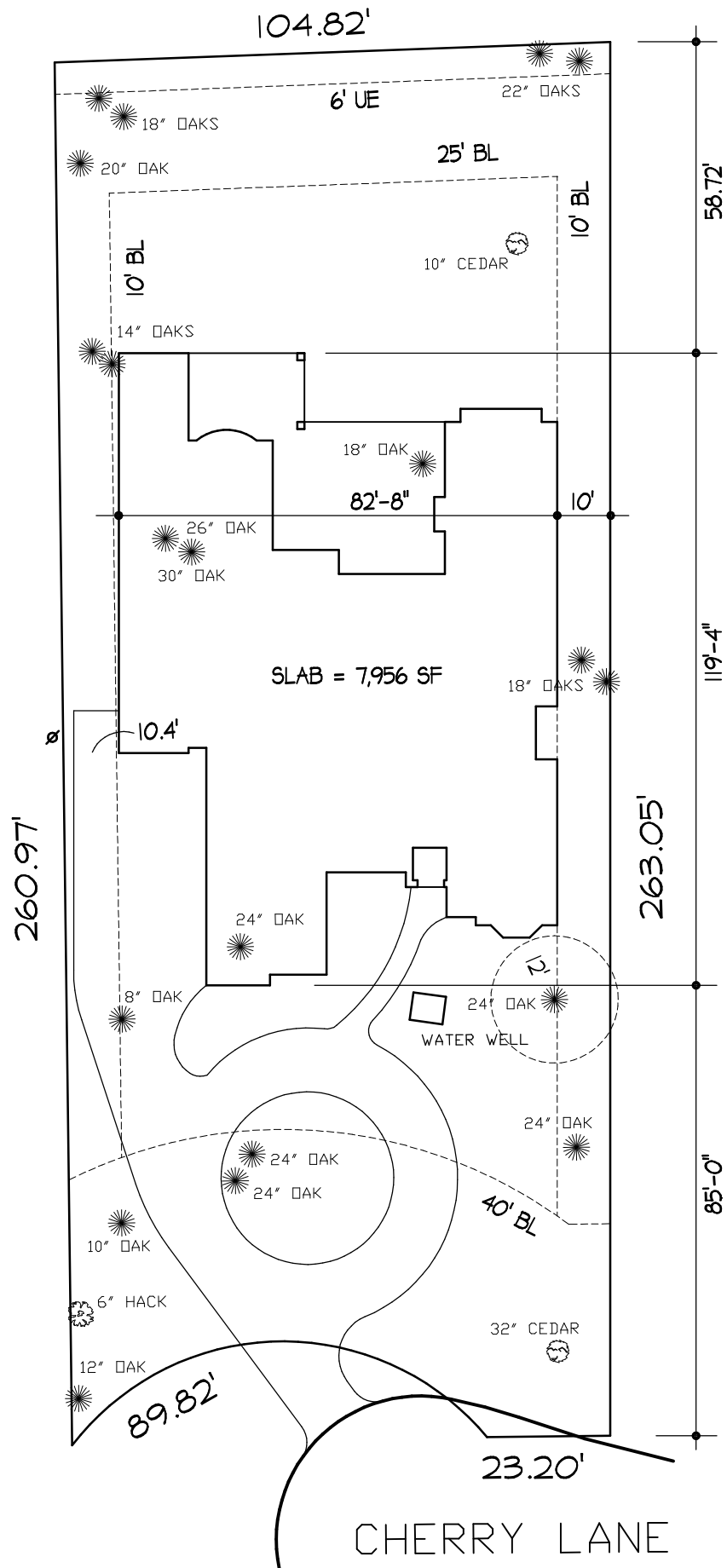
SURVEYED APRIL, 1952

BY

FRANK H. PAYNE & ASSOC
CIVIL ENGINEERS



Plat Record Volume
388-R
page 110
recorded 1952



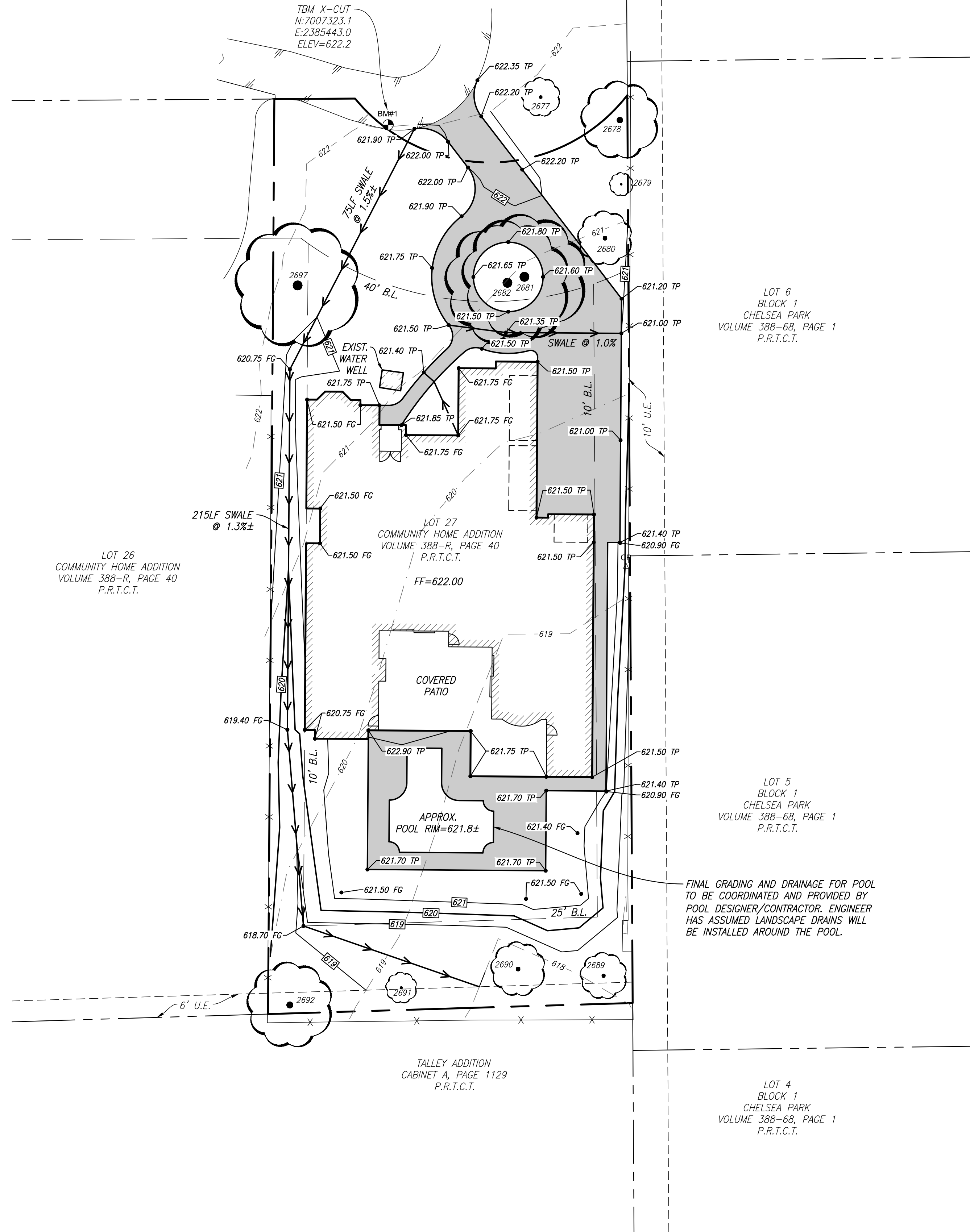
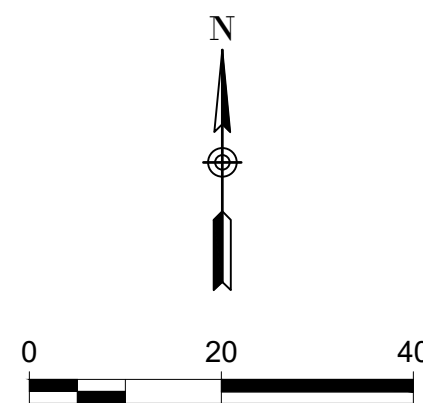
PLOT PLAN

SCALE: 1"=20'

LOT 27
COMMUNITY HOME ADD'N
COLLEYVILLE, TEXAS

NORTH

LOT = 27,355 SF
SLAB = 7,956 SF
COVERAGE = 29.1%



LEGEND:

- PROPERTY LINE
- EX. CONTOURS
- PROP. CONTOURS
- EASEMENT / UTILITY EASEMENT (U.E.)
- BUILDING SETBACK / BUILDING LINE (B.L.)
- DRAINAGE AREA
- VALLEY
- PROPOSED DRIVEWAY
- FLOW ARROW
- SILT FENCE
- BACK OF CURB
- FACE OF CURB
- FINISH GRADE (UNPAVED)
- FLOW LINE
- FINISHED PAD
- EX. GRADE
- EXISTING
- HIGHPOINT
- TOP OF PAVEMENT
- FINISHED FLOOR ELEVATION
- TOP OF WALL
- BOTTOM OF WALL

GRADING NOTES:

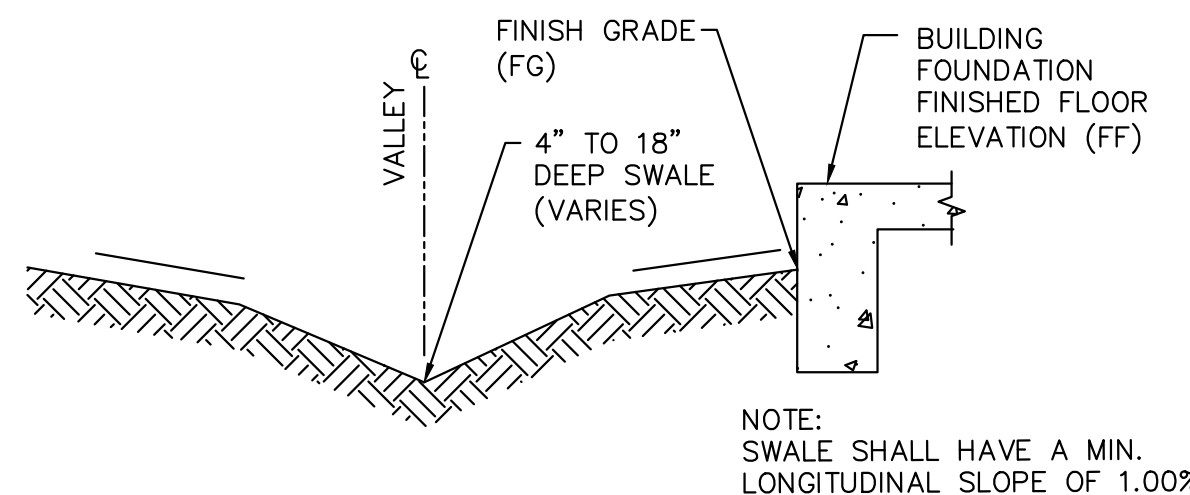
- THIS GRADING PLAN IS DESIGNED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURES IN ALL DIRECTIONS. THE CONTRACTOR SHALL FIELD VERIFY AND MAKE ELEVATION CHANGES AS NECESSARY TO ENSURE POSITIVE DRAINAGE OCCURS.
- ALL YARD DRAINS AND RETAINING WALLS ARE SHOWN APPROXIMATE ONLY; FINAL LOCATIONS, HEIGHTS, ELEVATIONS AND OUTFALLS SHALL BE SET AND CONFIRMED BY THE LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT.
- MINOR GRADING ADJUSTMENTS NEED TO BE DISCUSSED WITH THE ENGINEER AS REQUIRED AND MINOR ADJUSTMENTS GRADES IN THE FIELD AS TO MATCH FLOW ARROWS MAINTAINING SLOPES AS FOLLOWS.

	MIN.	PREFERRED	MAX.	MAX. PREFERRED
LAWN	1.0%	2.0%	3H:1V	4H:1V
ASPHALT	0.75%	1.0%	15%	10.0%
CONCRETE	0.5%	0.75%	15%	10.0%
SIDEWALK	0.5%	1.0%	5%	2%

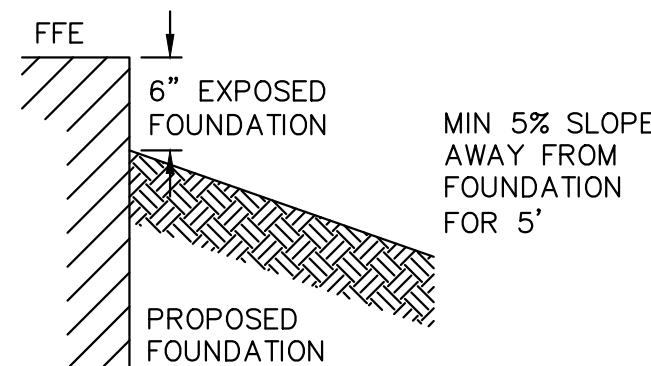
FLOOD PLAIN NOTE:

ACCORDING TO THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL NO. 48363C0275F, REVISED 04/05/2019, PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE "SPECIAL FLOOD HAZARD AREA" (SFHA) - AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE:
CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION/EXCAVATION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON COMBINATION OF FIELD SURVEY & CITY RECORD DRAWINGS.



SWALE SECTION
NOT TO SCALE



GRADING ADJACENT TO STRUCTURE DETAIL
NOT TO SCALE

JANICE TRAVIS
1609 CHERRY LANE
COLLEYVILLE, TX 76034
214-204-6000
jtravis@pci.world

1609 CHERRY LANE
NEW RESIDENTIAL HOME
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

GRADING &
DRAINAGE
PLAN

WHITWORTH
ENGINEERING
DIAMOND J W INC



5700 LIONFISH WAY - FORT WORTH, TX - 76131
817-236-6106 - PLANS@RUWE.COM - F-3973

REVISIONS		
#	DATE	DESCRIPTION

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REGULATORY REVIEW AND PERMITTING. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. THIS DOCUMENT WAS PREPARED UNDER THE DIRECT SUPERVISION OF:

CAMERON EHN, PE 129176
NAME LICENSE NO.
11/20/2023
DATE

WE NO	007677-11075	SHEET NO.
DATE	11-20-2023	
DRWN	DSGN	C1.00
CAS	CTE	PAGE 1 OF 1

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



TEXAS 811
TEXAS ONE CALL SYSTEM

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.



artistic conception

 **Pool Studio**



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%	60%
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



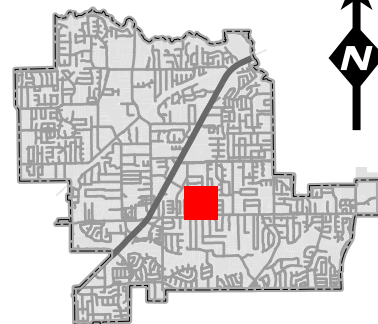
Parcels to be notified



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.



Jacquelyn Reyer

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,


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 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	_____		

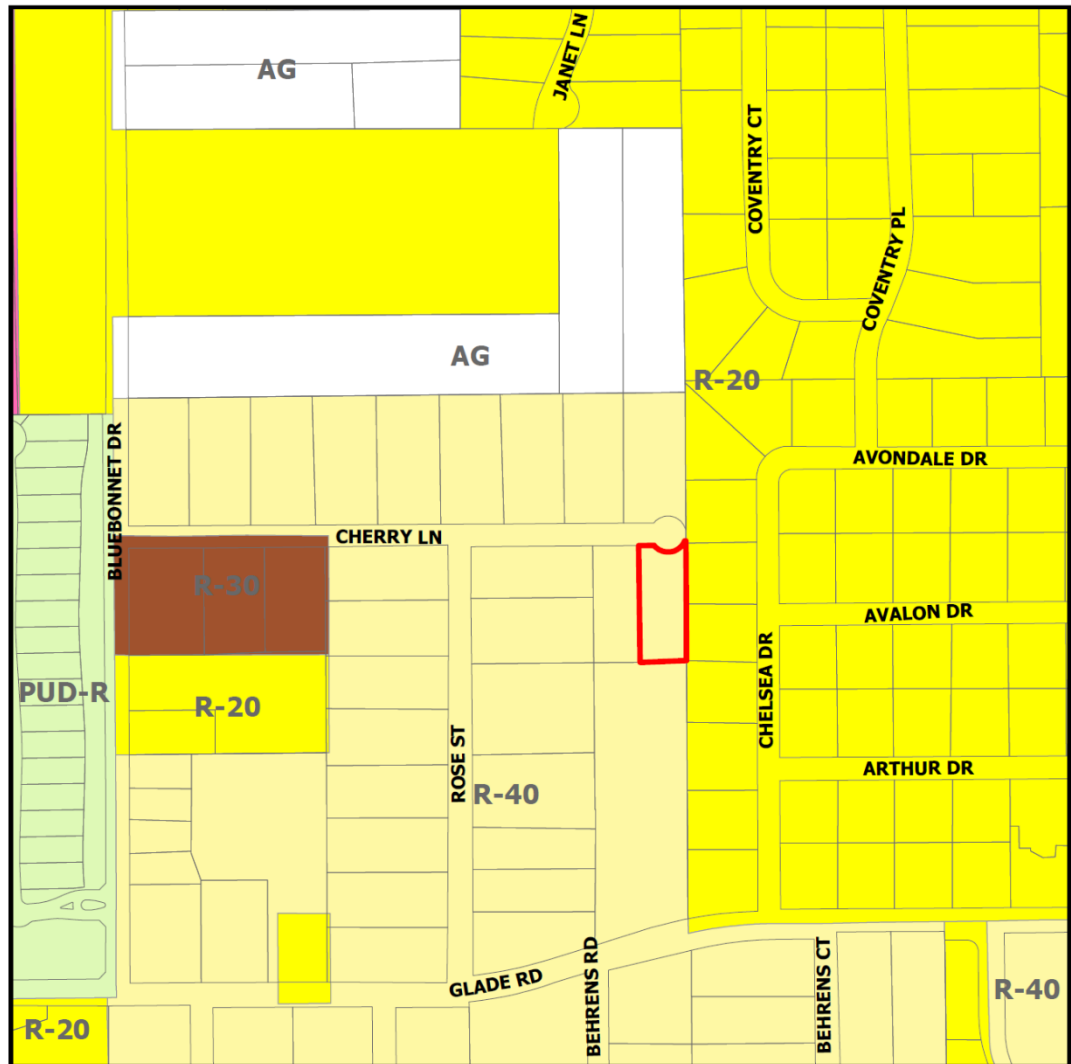
ATTEST:

CITY OF COLLEYVILLE

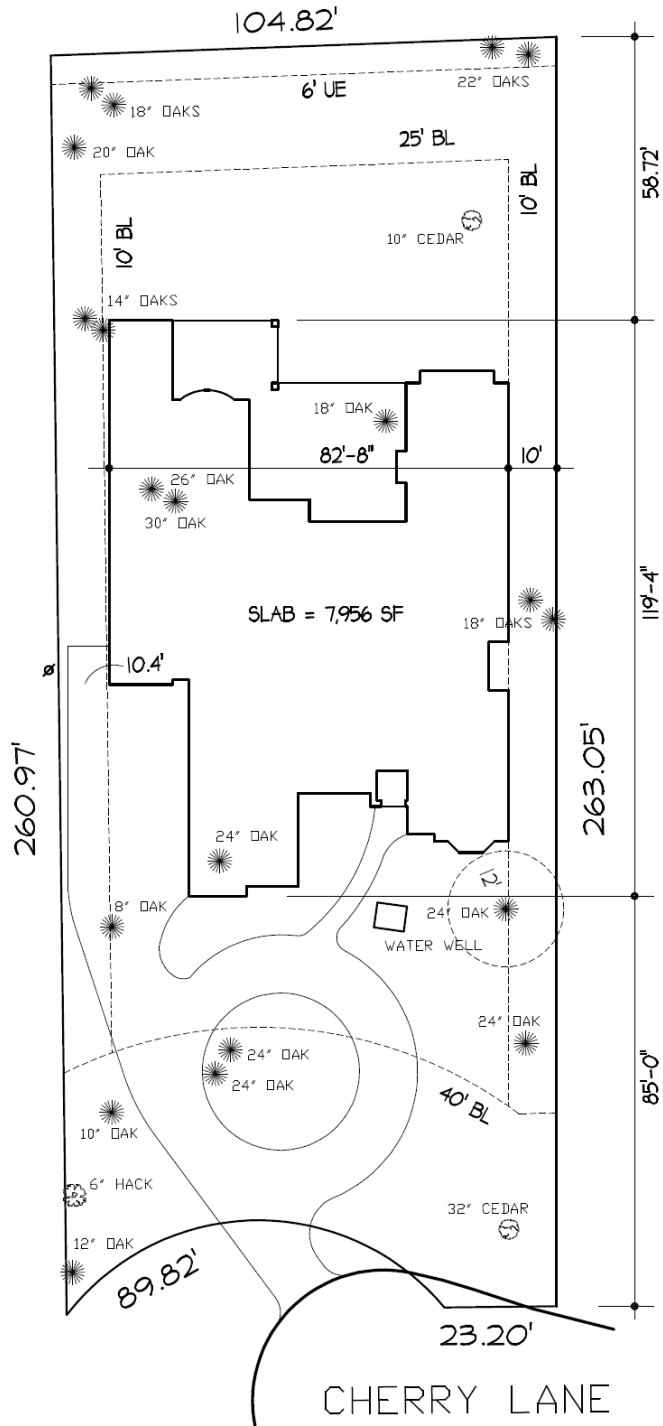
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Attachment "A"



Attachment "B"

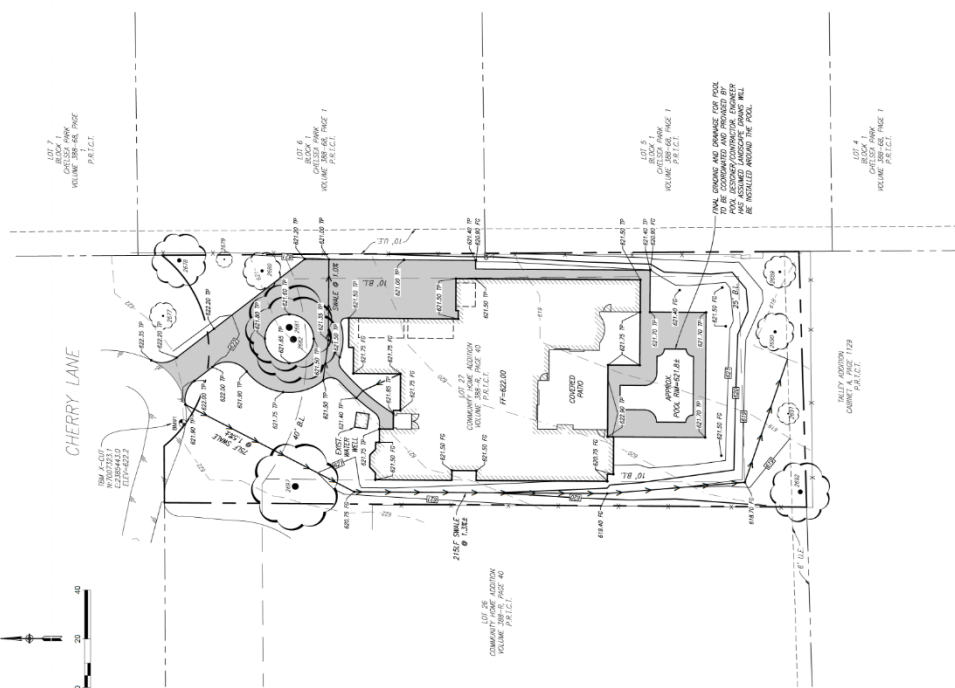


PLOT PLAN SCALE: 1"=20'

LOT 27
COMMUNITY HOME ADD'N
COLLEYVILLE, TEXAS

LOT = 27,355 SF
SLAB = 7,956 SF
COVERAGE = 29.1%

NORTH



JANICE TRAVIS
1609 CHERRY LANE
COLLEEVILLE, TX 7603
214-204-6000
jtravis@pci.world

1609 CHERRY LANE
NEW RESIDENTIAL HOME
CITY OF COLLEVILLE
TARRANT COUNTY, TEXAS

GRADING & DRAINAGE PLAN

WHITWORTH ENGINEERING
DIAMOND J. INC.



5700 LIONFISH WAY - FORT WORTH, TX - 76131
817-236-6106 - PLANS@RJWE.COM - F-3973

[illegible]

PRELIMINARY

CAMERON EHNI PE NAME	129176 LICENSE NO.
11/20/2023 DATE	007577-1102 SHEET NO.
	C:1 00

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



TEXAS 811

FLOOD PLAIN NOTE:
ACCORDING TO THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (COMMUNITY PANEL NO. 48363002779) DATED 04/03/2019, PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE "SPECIAL HAZARD AREA" (SPHA) - AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE
CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL
LOCATION OF ALL EXISTING UTILITIES PRIOR TO
BEGINNING ANY CONSTRUCTION/EXCAVATION AND
NOTIFY THE ENGINEER OF ANY DISCREPANCIES
EXISTING UTILITIES SHOWN ON THESE PLANS ARE
BASED ON COMBINATION OF FIELD SURVEY & CITY
RECORD DRAWINGS

GRADING NOTES:

1. THIS GRADING PLAN IS DESIGNED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURES IN ALL DIRECTIONS. THE GRADING SHALL BE SUFFICIENT TO ENSURE ELEVATION CHANGES AS NECESSARY TO ENSURE POSITIVE DRAINAGE OCCURS.
2. ALL YARD DRAINAGE AND RETAINING WALLS ARE SHOWN APPROXIMATE ONLY. FINAL LOCATIONS, HEIGHTS, ELEVATIONS AND OUTFALLS SHALL BE SET AND CONFIRMED BY THE LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT.
3. MINOR GRADING ADJUSTMENTS NEED TO BE DISCUSSED WITH THE ENGINEER AS REQUIRED AND MAJOR ADJUSTMENTS WILL BE REQUIRED AS TO MATCH EXISTING CONDITIONS. MAINTAIN POSITIVE DRAINAGE.

	MIN	MAX
	PRESSURE	PRESSURE
FLOW AREA	0.75	1.00
SILT FORCE	2.00	3.00
BACK OF CURB	1.00	1.00
FINISH GRADE	1.00	1.00
FINISH GRADE (UNPAVED)	1.00	1.00
FL	0.50	0.50
FL	0.50	0.50
EG	0.50	0.50
EX GRADE	0.50	0.50
DRAINING	0.50	0.50
TOP OF PAVEMENT	0.50	0.50
FINISHED FLOOR ELEVATION	0.50	0.50
BOTTOM OF WALL	0.50	0.50

Diagram illustrating a foundation cross-section. The foundation is shown with a 6" EXPOSED FOUNDATION and a PROPOSED FOUNDATION. A MIN. 5% SLOPE AWAY FROM FOUNDATION FOR 5' is indicated.

GRADING ADJACENT TO STRUCTURE DETAIL
NOT TO SCALE

SWALE SECTION
NOT TO SCALE

LE SECTION
NOT TO SCALE

RESOLUTION R-23-4902

**A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
DECEMBER 5, 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 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
City Secretary

Bobby Lindamood
Mayor