



CITY OF COLLEYVILLE CITY COUNCIL AGENDA

100 Main Street, Colleyville, Texas, 76034

TUESDAY, JUNE 18, 2024

**WORKSESSION
5:00 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

- WS-1** Preliminary budget presentation
- WS-2** Presentation and discussion of Heroes Park 90% Design
- WS-3** Annual update on vehicle purchases and sales through Enterprise Fleet Management
- WS-4** Discussion of the June 18, 2024, 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: Pastor Josh Anderson, Colleyville Presbyterian

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-24-4946**
- 3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**
- 4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-24-4947**
 - 4a** Approval of the minutes of the regular City Council meeting of June 4, 2024
 - 4b** Approval of the renewal for medical insurance and award of dental insurance to BlueCross BlueShield of Texas, and authorizing the City Manager to execute the agreements
 - 4c** Approval of the annual review of the City of Colleyville Investment Policy
 - 4d** Approval of a second amendment to the Interlocal Agreement for Combined Municipal Court Services for the cities of Colleyville and Keller, and authorizing the City Manager to execute the agreement
 - 4e** Approval to order a 2026 Spartan Engine, with expected delivery in 2026, authorizing the City to enter into a Public Property Finance Act Lease Purchase Agreement, with a closing date of June 28, 2024, with REV Financial Services, in an amount not to exceed \$1,219,659, to be paid in six "uneven" payments, and authorizing the City Manager to execute all transaction documents
 - 4f** Appointing members to the Colleyville Audit Committee and Planning and Zoning Commission
- 5. ITEMS NOT FOR CITY COUNCIL ACTION**
 - 5a** Monthly Financial Report - May 2024
- 6. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**
 - 6a Ordinance O-24-2287**

Consideration of approving an amended project and financing plan for the Tax Increment Reinvestment Zone Number One
- 7. ORDINANCE(S): SECOND READING AND PUBLIC HEARING**
 - 7a Ordinance O-24-2280**

Approval of the adoption of the City of Colleyville Water Conservation and Drought Contingency Plan, 2024

7b Ordinance O-24-2281

Approval of an ordinance to establish a seven percent (7%) residential homestead property tax exemption

7c Ordinance O-24-2282

Request to appeal the decision of the Planning and Zoning Commission for consideration of a rezoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial on Lots 1 and 2, Block A, Heritage Farms Addition, located at 913 Cheek-Sparger Road and 3808 Wayne Drive, Case ZC24-001

7d Ordinance O-24-2283

Consideration of a rezoning from R-20 Single Family Residential and AG Agricultural to RE Single Family Estate Residential, R-40 Single Family Residential, R-30 Single Family Residential, and AG Agricultural on Lot 1, Block 1, Allzim Acres, Tract 4D02, Abstract 295, William E. Crooks Survey, and Tracts 2A7B, 2A8C, and 2A9A, Abstract 533, Mary M. Freeman Survey, located at 7209 John McCain Road and 7215 John McCain Road, Case ZC24-007

7e Ordinance O-24-2284

Consideration of amendments to the Land Development Code, Chapter 2 Definitions and Chapter 3, Section 3.28 Supplementary District Regulations, specifically to prohibit the use of a vehicle as a dwelling or housekeeping unit when parked or stored on public property, GC24-004

7f Ordinance O-24-2285

Consideration of an amendment to the Land Development Code, Chapter 3, Section 3.24 Schedule of Permitted Uses, specifically to include Special Land Use Standards for Heliports and Airports and Commercial Drone Delivery Hubs, GC24-005

7g Ordinance O-24-2286

Consideration of an amendment to the Land Development Code, Chapter 3, Section 3.24 Schedule of Permitted Uses, specifically to include Special Land Use Standards for Electric Vehicle (EV) Charging Stations, GC24-006

8. RESOLUTION(S): READING AND PUBLIC HEARING**8a Resolution R-24-4948**

A resolution providing for the approval of a development agreement with Confluent Development, providing for developer contributions to public intersection and roadway improvements in connection with zoning case ZC24-001, the Sagora Senior Living project, and authorizing the City Manager to execute the agreement

9. TABLED RESOLUTION(S): READING AND PUBLIC HEARING**9a Resolution R-24-4940**

Consideration of variances to the Land Development Code Section 3.24.G Schedule of District Regulations, specifically for lot area, lot width, lot depth, front setback, and side yard setback, on Lot 1A of the John W J Wright Subdivision, being located at 1009 Church Street, Case VC24-007

10. CITIZEN COMMENTS**11. REPORTS**

Planning and Zoning Commission Minutes - May 13, 2024

Planning and Zoning Commission Worksession Minutes - May 28, 2024

12. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR JUNE 18, 2024 - READING AND PUBLIC HEARING - RESOLUTION R-24-4949**13. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, June 14, 2024* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

A quorum of any Colleyville board, commission, or committee may be present at this meeting. Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

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



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-1

Agenda Date 6/18/2024

Type Worksession

Department Finance

Title

Preliminary budget presentation

Explanation

Finance Director Matt Poston will provide a preliminary review of the working FY25 budget.

Attachments

1. FY25 Budget Worksession Presentation

FY 2025 Preliminary Budget Overview

City Council Worksession
June 18, 2024

Agenda



- Introduction
- Budget Highlights
- Property Tax
- FY 2025 Projections
- Capital Improvement Plan (CIP) – Year One
- Next Steps

Introduction



Purpose of Presentation:

- Provide a preliminary overview of the FY 2025 budget.
- Highlight key budget priorities and financial projections.
- Facilitate initial discussion and gather feedback from City Council members

Key Points to Address:

- Introduction of new initiatives and programs
- Initial discussion of property tax rate
- Overview of anticipated revenue and expenditure trends by fund.
- Brief presentation of year one capital improvement projects.

Note:

- This presentation serves as an initial look at the budget and is not intended to be a detailed or final version.
- We aim to ensure transparency and engage in a collaborative process with the City Council and our citizens for refining the budget

Budget Highlights – FY 2025



Priorities

- **Fiscal Responsibility:** Ensure prudent financial management to sustain fiscal health and stability.
- **Public Safety:** Allocate resources to maintain and enhance public safety services and infrastructure.
- **Quality of Service and Programs:** Commit to delivering high-quality services and innovative programs for our residents.
- **Infrastructure Maintenance and Beautification:** Invest in maintaining and beautifying city infrastructure for a better living environment.
- **Recreation and Open Space Enhancements:** Enhance recreational facilities and open spaces to improve community well-being.
- **Economic Development:** Foster economic growth and development to boost local business and employment opportunities.

New Initiatives

- **Homestead Exemption:** Implement a 7% general residential homestead exemption to provide relief for homeowners from the burden of property taxes.

Property Tax

- The budget as presented is built on a \$1 million increase in property taxes (approximately a 6% increase)

Property Tax – Background/Calculation



Effective 1/1/2020, the Texas Property Tax Reform & Transparency Act (SB2) introduced key changes to the property tax system:

- Voter-approval rate is now a 3.5% revenue increase (down from 8%).
- Any unused increment between the adopted M&O rate and voter-approval M&O rate can be carried forward for up to three years.¹
- If the adopted rate exceeds the voter-approval rate, a mandatory election is required.
- The changes above do not affect property taxes for debt service (I&S rate).
- The City charter allows a maximum property tax revenue increase of 7% before requiring an election. Includes property tax generated from M&O and I&S.



¹ – During the 2023 legislative session the process for the calculation of the unused increment was changed use a forgone revenue amount calculation (see Texas Tax Code 26.013)

Property Tax – Background/Calculation



Tax Year	FY	M&O Revenue Increase	Note	State Election Cap	Charter Cap
2015	2016	3.0%		8% M&O Revenue	7% Total Revenue
2016	2017	5.4%		8% M&O Revenue	7% Total Revenue
2017	2018	6.4%		8% M&O Revenue	7% Total Revenue
2018	2019	1.3%	Effective/NNR	8% M&O Revenue	7% Total Revenue
2019	2020	2.4%	Effective/NNR	3.5% M&O Revenue + Unused Increment	7% Total Revenue
2020	2021	2.6%	Below Effective/NNR	3.5% M&O Revenue + Unused Increment	7% Total Revenue
2021	2022	0.8%	Effective/NNR	3.5% M&O Revenue + Unused Increment	7% Total Revenue
2022	2023	1.4%	Effective/NNR	3.5% M&O Revenue + Unused Increment	7% Total Revenue
2023	2024	8.5%		3.5% M&O Revenue + Unused Increment	7% Total Revenue

Property Tax – Required Rate Calculations



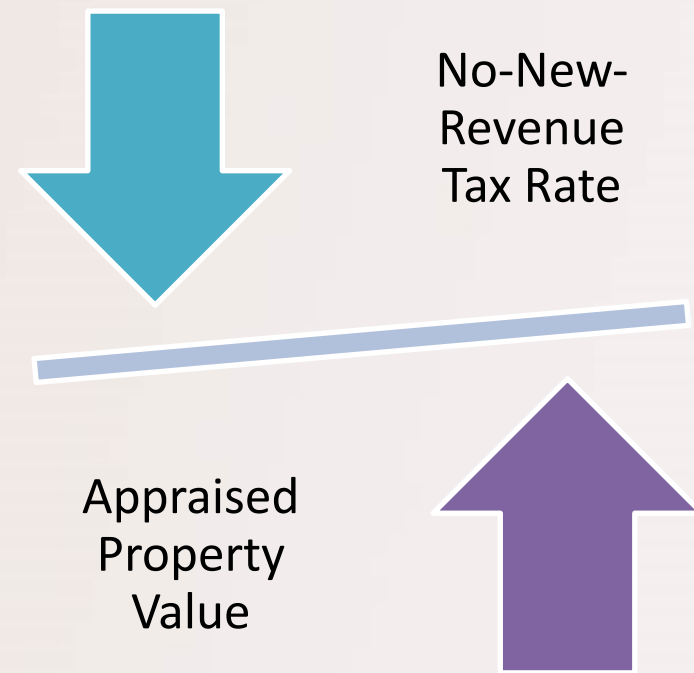
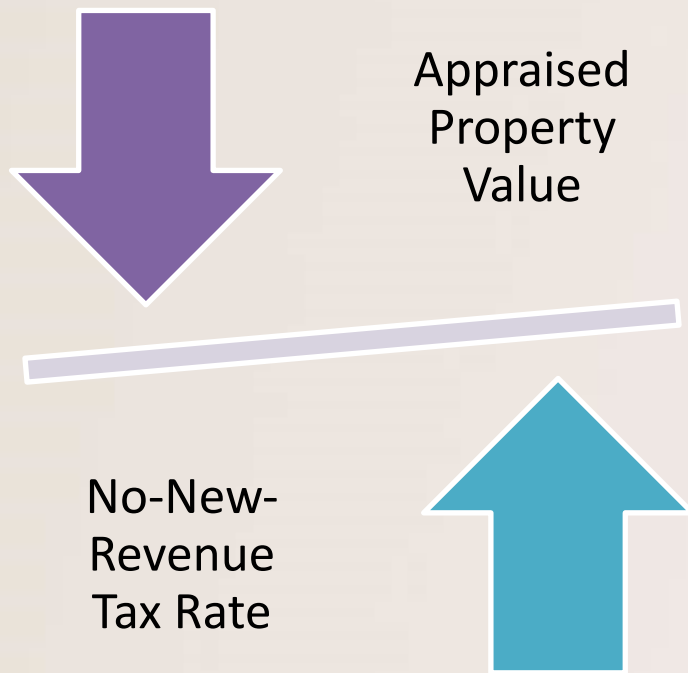
No-New-Revenue Tax Rate (NNR)

- “...tax rate that would produce the same amount of taxes if applied to the same properties taxed in both years.”
- Essentially the tax rate the City would pass to collect the same tax revenue as last year using this year’s appraised values.

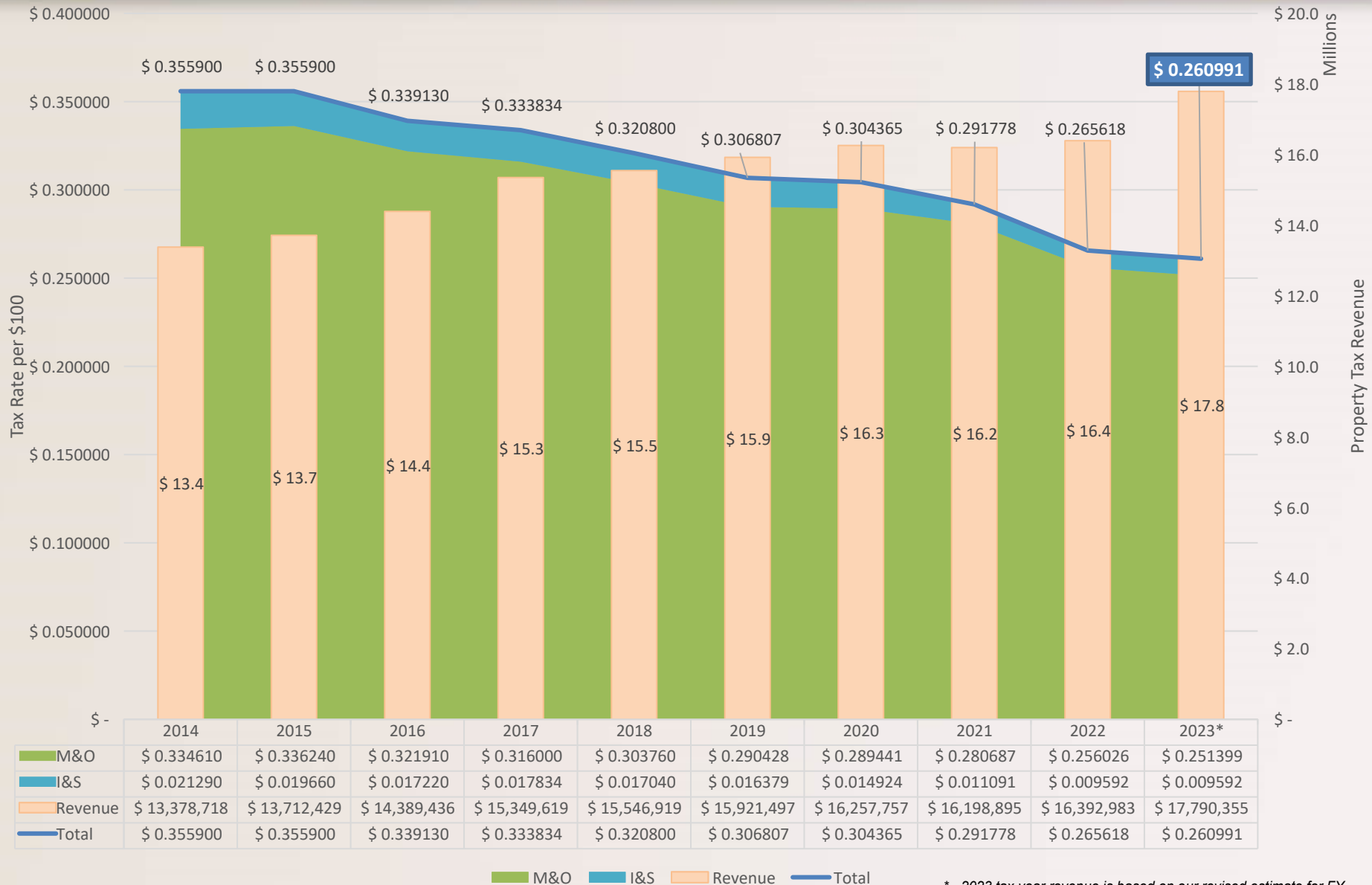
Voter-Approval Tax Rate (VATR)

- Provides a taxing unit with about the same amount of tax revenue it spent the previous year for day-to-day operations, plus an extra 3.5% increase
- While the O&M part of the calculation is capped at 3.5%, plus any unused increment from the past 3 years, the debt service portion of the overall rate may rise as high as necessary to cover debt expense in the coming year.
- If the City approves a tax rate over the voter-approval tax rate, a mandatory election is required in November.

Property Tax – Seesaw Effect



Property Tax – Historic Tax Rates



Property Tax – Appraised Values



	Residential	Commercial/Non-residential	Total	% of AV
Appraised Value (AV)	8,024,607,295	1,052,000,999	9,076,608,294	100.0%
Absolute Exemptions (Govt/Churches)	-	(249,822,344)	(249,822,344)	2.8%
Partial Exemptions (65+/Disabled/Vets)	(293,249,320)	(26,770,582)	(320,019,902)	3.5%
Tax Freeze (65+ & Disabled)	(2,347,544,166)	-	(2,347,544,166)	25.9%
Proposed 7% Homestead	(351,212,172)	-	(351,212,172)	3.9%
Net Taxable	5,032,601,637	775,408,073	5,808,009,710	64.0%
AV Split	88.4%	11.6%		
Net Taxable Split	86.6%	13.4%		

	Homestead	No Homestead
In Homestead Already	57.5%	42.5%

Note: Tax rates are a function of net taxable values and the required property tax revenue.

Note: The information presented is based on data provided by the Tarrant Appraisal District (TAD) as of May and is subject to change. Homestead information is based on preliminary data received from TAD and is also subject to change.

Property Tax – Appraised Values



Appraised Vales	2023	2024	Change	Chg %
Residential	7,331,141,614	8,024,607,295	693,465,681	9.46%
Commercial/Non-residential ¹	988,412,297	1,052,000,999	63,588,702	6.43%
Total	8,319,553,911	9,076,608,294	757,054,383	9.10%

New Construction	2023	2024	Change	Chg %
Residential	61,506,197	66,711,124	5,204,927	8.46%
Commercial	6,305,771	6,408,478	102,707	1.63%
Total	67,811,968	73,119,602	5,307,634	7.83%

Exemptions ²	2023	2024	Change	Chg %
Residential	269,349,794	293,249,320	23,899,526	8.87%
Commercial/Non-residential ¹	280,748,330	276,592,926	(4,155,404)	-1.48%
Total	550,098,124	569,842,246	19,744,122	3.59%

Tax Ceiling (65+ & Disabled)	2023	2024	Change	Chg %
Taxable Value Lost	2,017,869,540	2,347,544,166	329,674,626	16.34%
Ceiling Amount (Taxes Received)	4,392,800	4,741,509	348,709	7.94%

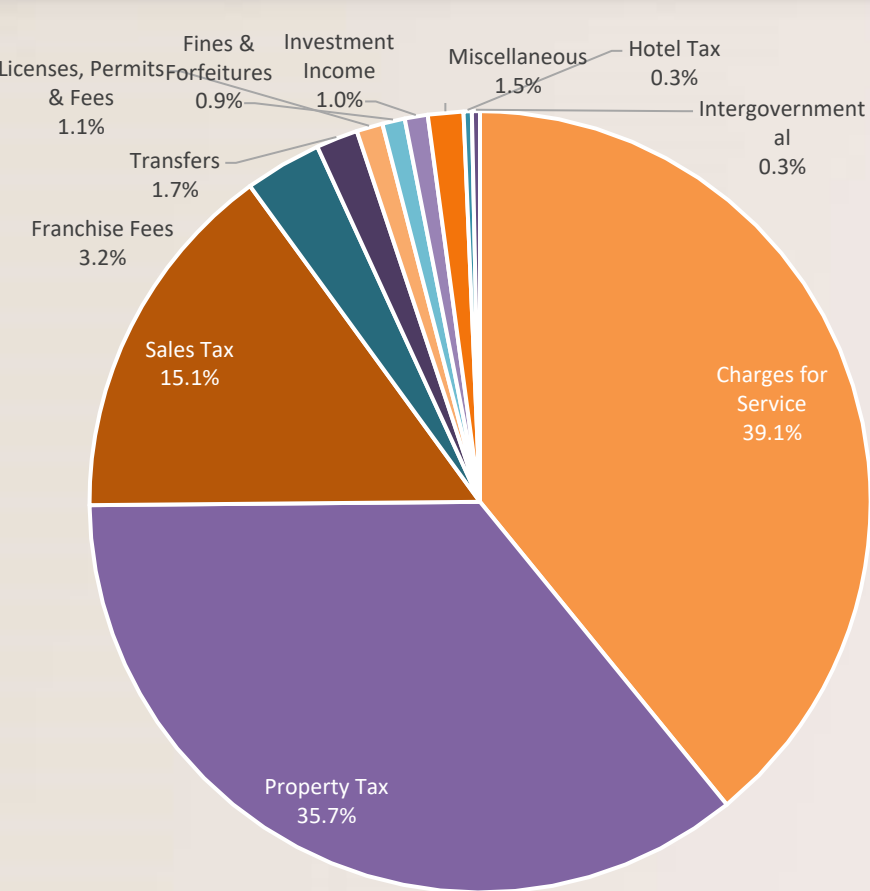
Average Value Single-Family	2023	2024	Change	Chg %
Value	730,776	802,489	71,713	9.81%

Note: Based on May estimates provided by Tarrant Appraisal District (TAD) and is subject to change.

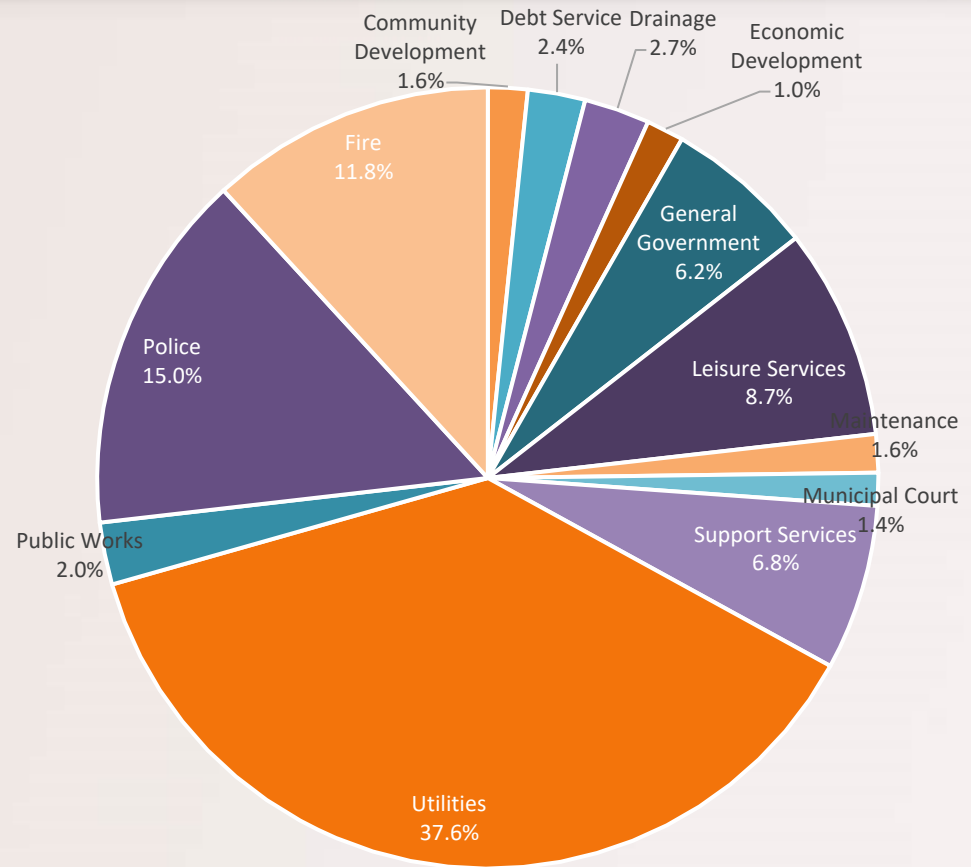
¹ – Includes commercial, personal property, and agriculture

² - Does not include the proposed 7% general homestead exemption, see next slide for more details

FY 25 Operating Budget - Overview



Revenue
\$69.7 Million



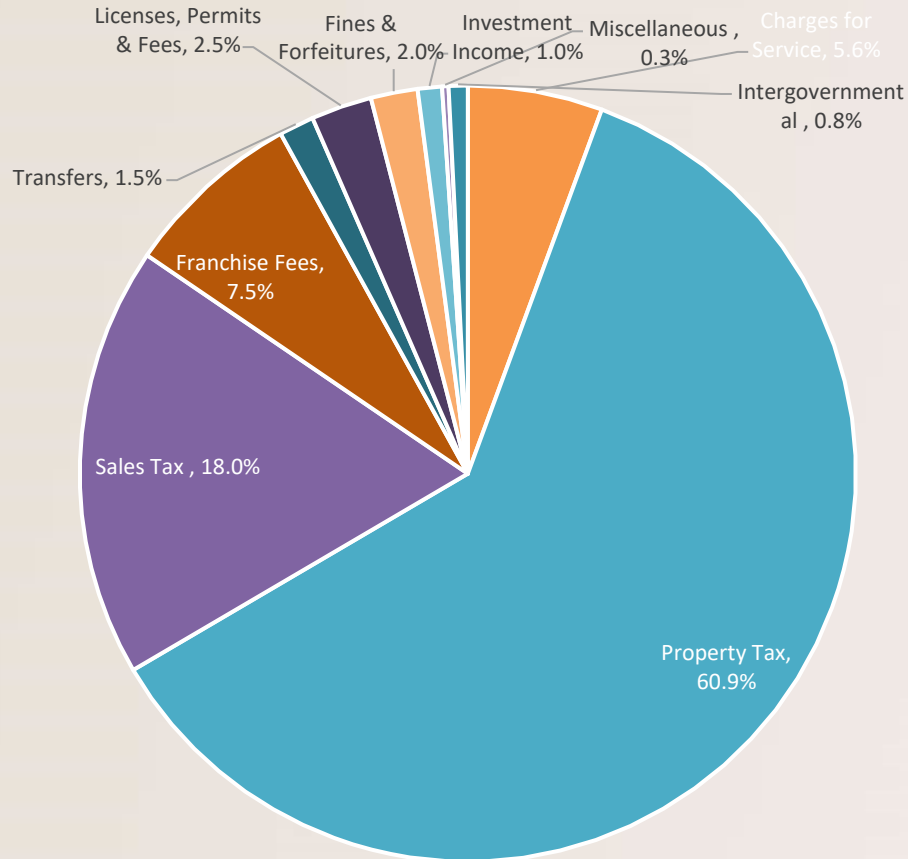
Expense
\$64.8 Million

Note: Includes the operating components of the following funds: General Fund, Utility Fund, Debt Service Fund, Drainage Fund, Court Technology Fund, Court Security Fund, Juvenile Case Manager Fund, Hotel Tax Fund, CCCPD Fund, CEDC Fund, and TIF Fund. \$4.5M of the \$4.9M difference above is related to TIF, the numbers above do not reflect TIF capital costs

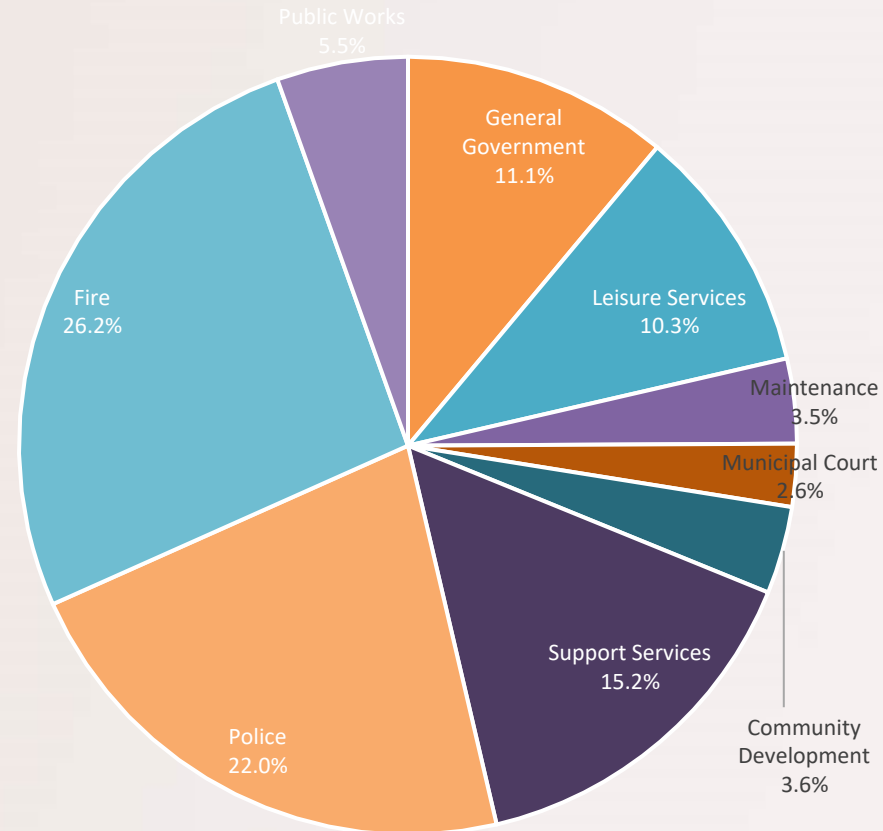
More information will be provided separately for the TIF, CEDC, and CCCPD Funds.

Note: These totals do not exclude inter-fund activity, so some expenses and revenues may be double counted.

Projections – FY 25 General Fund Budget

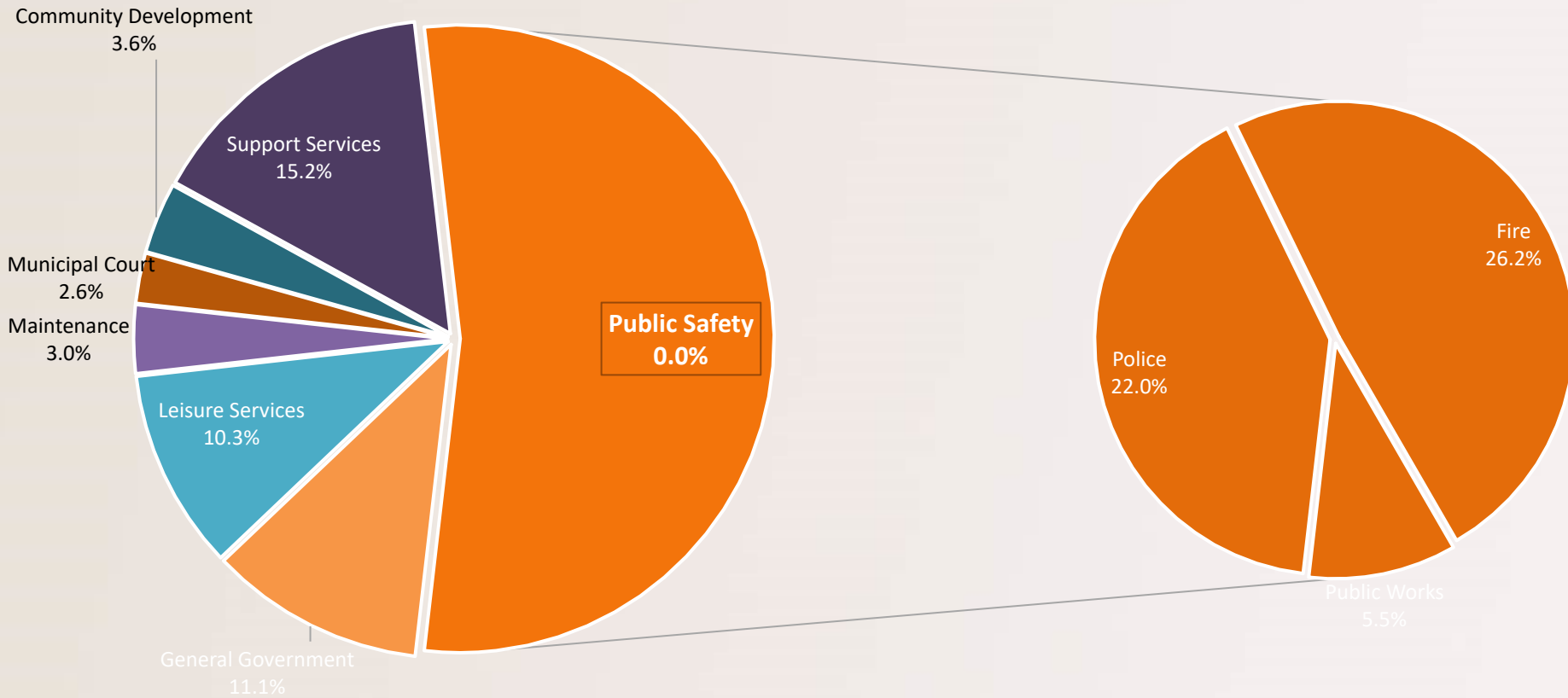


Revenue
\$29.7 Million



Expense
\$29.2 Million

Projections – FY 25 General Fund Budget



Projections – FY25 General Fund Expense



	FY 2024 Budget	FY 2024 Projected	FY 2025 Preliminary	FY 24 vs FY 25 Budget	
Community Development	\$1,035,386	\$1,013,916	\$1,063,613	\$28,227	2.7%
Fire	7,416,726	7,548,338	7,665,838	249,113	3.4%
General Government	2,998,823	2,969,063	3,236,054	237,231	7.9%
Leisure Services	3,008,930	2,789,987	3,016,594	7,664	0.3%
Maintenance	846,051	814,380	1,029,218	183,167	21.6% ¹
Municipal Court	656,573	653,944	762,217	105,644	16.1% ²
Police	6,176,469	5,880,576	6,422,784	246,315	4.0%
Public Works	1,531,822	1,336,892	1,593,515	61,693	4.0%
Support Services	3,592,982	3,599,023	4,435,705	842,723	23.5% ³
Total	\$27,263,762	\$26,606,118	\$29,225,538	\$1,961,776	7.2%

¹ – \$168k of this increase is due to higher janitorial and other building repair and maintenance expenses.

² - \$40k of this increase is due to the purchase of new regional warrant interface software and a new metal detector. Additionally, compensation changes for the judge account for approximately \$30k.

³ - \$340k of this increase is due to the new fire truck payment and public safety vehicles, \$219k to increased utility costs, \$200k to contractual increases including legal and HR, and \$62k to IT increases.

Projections – FY25 General Fund Changes



\$770K

- Personnel Services: average 4% Merit Increases, Health Insurance Increases & Other Adjustments

\$491K

- Various Contractual Increases
 - Police, Facilities, HR & Legal contractual increases

\$314K

- New Fire Truck Payment & Increased Transfers to Vehicle Replacement Fund

\$219K

- Utility Expense Increases; electricity, water, natural gas, and telecommunication costs

\$78K

- Increased Parks & Rec costs; contractual increases, increased operating costs attributable to new Rec Center, etc.

\$62K

- Increased IT costs; subscriptions, equipment, etc.

\$42k

- Increased Municipal Court Costs; new warrant software and increased software costs (these costs will be shared with Keller)

\$(61)K

- Other miscellaneous changes

Projections – General Fund



Includes \$1 million increase in O&M property tax revenue (approximately 6%↑)

City of Colleyville General Fund Projection	2019	2020	2021	2022	2023	2024		2025	2026	2027	2028	2029	2030
	Actual					Original Budget	Revised Estimate	Proposed Budget	Projected Budget				
Revenues:													
Property Taxes	14,824,341	15,191,976	15,613,141	15,673,461	15,929,842	17,122,634	17,220,124	18,140,523	18,768,656	19,417,426	20,092,646	20,790,926	21,512,899
Franchise Fees	2,297,279	2,091,766	1,949,564	2,094,693	2,382,957	2,097,000	2,268,535	2,222,250	2,266,695	2,312,029	2,358,269	2,405,435	2,453,544
Sales Tax	3,988,245	4,285,231	4,906,079	5,314,444	5,417,212	5,305,876	5,342,000	5,340,000	5,446,800	5,555,736	5,666,851	5,780,188	5,895,791
Licenses, Permits, and Fees	1,141,959	974,337	911,817	929,415	851,671	924,850	722,290	752,000	767,040	782,381	798,028	813,989	830,269
Fines and Forfeitures	702,908	631,592	693,626	726,081	593,812	550,000	645,090	580,820	592,436	604,285	616,371	628,698	641,272
Charges for Services	1,442,806	1,356,673	1,428,376	1,669,307	1,707,387	1,504,820	1,706,948	1,669,205	1,702,589	1,736,641	1,771,374	1,806,801	1,842,937
Grants	-	1,395,350	2,533,031	2,728,152	22,552	-	-	-	-	-	-	-	-
Investment Earnings	364,787	207,734	37,270	(78,056)	607,465	300,000	800,000	300,000	306,000	312,120	318,362	324,730	331,224
Miscellaneous Revenue	38,807	80,142	49,772	168,898	98,967	60,100	100,000	60,100	61,302	62,528	63,779	65,054	66,355
Other Revenue	14,116	121,145	20,817	49,141	40,409	20,000	35,000	20,000	20,000	20,000	20,000	20,000	20,000
Intergovernmental Revenues	159,390	159,390	194,318	194,318	210,094	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000
Total Revenues	24,974,639	26,495,336	28,337,811	29,469,852	27,862,368	28,120,280	29,074,987	29,319,898	30,166,518	31,038,146	31,940,680	32,870,821	33,829,292
		6.1%	7.0%	4.0%	-5.5%		3.4%	4.3%	2.9%	2.9%	2.9%	2.9%	2.9%
Expenses:													
Total Expenses	20,669,969	21,230,419	22,282,323	22,543,114	23,959,873	26,239,056	25,931,412	27,836,678	28,831,089	29,863,332	30,934,901	32,047,353	33,202,308
		2.7%	5.0%	1.2%	6.3%		-1.2%	6.1%	3.6%	3.6%	3.6%	3.6%	3.6%
Operating Transfers:													
Transfers-in	226,117	250,492	281,861	304,739	325,917	434,662	434,663	434,662	434,662	434,662	434,662	434,662	434,662
Transfers-out	(514,706)	(514,706)	(514,706)	(514,706)	(514,706)	(1,074,706)	(674,706)	(1,388,860)	(1,386,110)	(1,383,360)	(1,790,110)	(1,785,860)	(1,785,485)
Total Operating Transfers In/(Out)	(288,589)	(264,214)	(232,845)	(209,967)	(188,789)	(640,044)	(240,043)	(954,198)	(951,448)	(948,698)	(1,355,448)	(1,351,198)	(1,350,823)
Operating Surplus/(Deficit)	4,016,081	5,000,703	5,822,643	6,716,771	3,713,706	1,241,180	2,903,532	529,022	383,981	226,117	(349,668)	(527,730)	(723,839)
Operating Surplus Transfer to Capital	(3,908,080)	(6,377,669)	(3,292,779)	(9,238,989)	(3,713,706)	-	(2,900,000)	-	-	-	-	-	-
Net Change in Available Funds	108,001	(1,376,967)	2,529,864	(2,522,218)	-	1,241,180	3,532	529,022	383,981	226,117	(349,668)	(527,730)	(723,839)
Available Funds, beginning							7,946,763	7,950,295	8,479,317	8,863,298	9,089,415	8,739,747	8,212,017
Available Funds, ending							7,950,295	8,479,317	8,863,298	9,089,415	8,739,747	8,212,017	7,488,178
90-day Operating (Reserve Policy)							6,476,453	6,959,170	7,207,772	7,465,833	7,733,725	8,011,838	8,300,577
Available Funds Above/(Below) Policy							1,473,842	1,520,148	1,655,526	1,623,582	1,006,022	200,179	(812,399)

Projections – Utilities Fund



City of Colleyville Utilities Fund Projection - Operating	2019	2020	2021	2022	2023	2024		2025	2026	2027	2028	2029	2030
	Actual					Original Budget	Revised Estimate	Proposed Budget	Projected Budget				
Revenues:													
SALE OF MATERIAL	1,768	3,391	3,214	4,311	3,240	-	-	-	-	-	-	-	-
SALE OF SURPLUS PROPERTY	-	971	-	21,305	2,049	-	-	-	-	-	-	-	-
INVESTMENT INCOME/(LOSSES)	165,034	104,305	16,365	(81,715)	351,848	150,000	500,000	200,000	200,000	200,000	200,000	200,000	200,000
MISCELLANEOUS	16,938	8,505	14,438	16,192	17,173	15,000	17,000	17,000	17,680	18,387	19,123	19,888	20,683
WATER REVENUE-BASE RATE	2,968,270	1,610,947	2,056,262	1,966,751	2,171,138	2,190,683	2,297,981	2,298,000	2,389,920	2,485,517	2,584,937	2,688,335	2,795,868
SEWER REVENUE-BASE RATE	1,525,816	1,241,759	1,423,463	1,513,305	1,566,422	1,628,164	1,614,604	1,615,000	1,679,600	1,746,784	1,816,655	1,889,322	1,964,894
T.R.A TRUE-UP	-	-	-	995,679	1,627,558	-	-	-	-	-	-	-	-
SEWER INSTALLATION	10,800	7,200	6,800	4,500	1,900	4,000	200	2,000	2,000	2,000	2,000	2,000	2,000
WATER INSTALLATION	35,890	24,430	16,920	18,306	40,731	20,000	32,000	20,000	20,000	20,000	20,000	20,000	20,000
WATER REVENUE-VOLUME RATE	7,383,775	10,123,865	9,710,458	12,108,308	13,114,292	16,027,206	13,500,000	16,027,206	16,828,566	17,669,995	18,553,494	19,481,169	20,455,227
SEWER REVENUE-VOLUME RATE	2,873,370	2,964,397	3,306,952	3,784,632	3,854,630	3,862,562	3,940,000	3,862,562	4,055,691	4,258,475	4,471,399	4,694,969	4,929,717
ENGINEERING & DEVELOP CHARGES	9,437	62,217	-	16,343	-	5,000	-	-	-	-	-	-	-
PENALTIES	175,917	91,060	82,164	190,867	176,782	200,000	200,000	200,000	208,000	216,320	224,973	233,972	243,331
GRANT PROCEEDS	-	-	-	5,578	-	-	-	-	-	-	-	-	-
Total Revenues	15,167,016	16,243,046	16,637,035	20,564,361	22,927,765	24,102,616	22,101,785	24,241,768	25,401,457	26,617,478	27,892,581	29,229,654	30,631,721
								0.6%	4.8%	4.8%	4.8%	4.8%	4.8%
Expenses:													
Total Expenses	15,301,206	16,743,017	16,261,930	19,152,380	21,035,357	23,586,853	21,512,485	23,873,510	25,007,499	26,196,534	27,443,314	28,750,667	30,121,563
								1.2%	4.7%	4.8%	4.8%	4.8%	4.8%
Operating Transfers:													
Transfers-out	(351,503)	(331,130)	(362,961)	(385,839)	(407,017)	(515,763)	(515,763)	(515,763)	(515,763)	(515,763)	(515,763)	(515,763)	(515,763)
Total Operating Transfers In/(Out)	(351,503)	(331,130)	(362,961)	(385,839)	(407,017)	(515,763)	(515,763)	(515,763)	(515,763)	(515,763)	(515,763)	(515,763)	(515,763)
Operating Surplus/(Deficit)	(485,693)	(831,101)	12,144	1,026,143	1,485,391	-	73,538	(147,504)	(121,804)	(94,819)	(66,495)	(36,776)	(5,605)
Operating Surplus Transfer to Capital	(1,467,260)	(1,263,708)	(1,954,317)	(2,989,366)	(1,485,391)	-	(1,250,000)	(1,250,000)	-	-	-	-	-
Net Change in Available Funds	(1,952,953)	(2,094,809)	(1,942,173)	(1,963,223)	-	-	(1,176,462)	(1,397,504)	(121,804)	(94,819)	(66,495)	(36,776)	(5,605)
Available Funds, beginning							10,758,767	9,582,305	8,184,801	8,062,997	7,968,178	7,901,683	7,864,907
Available Funds, ending							9,582,305	8,184,801	8,062,997	7,968,178	7,901,683	7,864,907	7,859,302
90-day Operating (Reserve Policy)							5,353,121	5,943,378	6,226,875	6,524,134	6,835,828	7,162,667	7,505,391
Available Funds Above/(Below) Policy							4,229,184	2,241,424	1,836,123	1,444,045	1,065,855	702,241	353,912

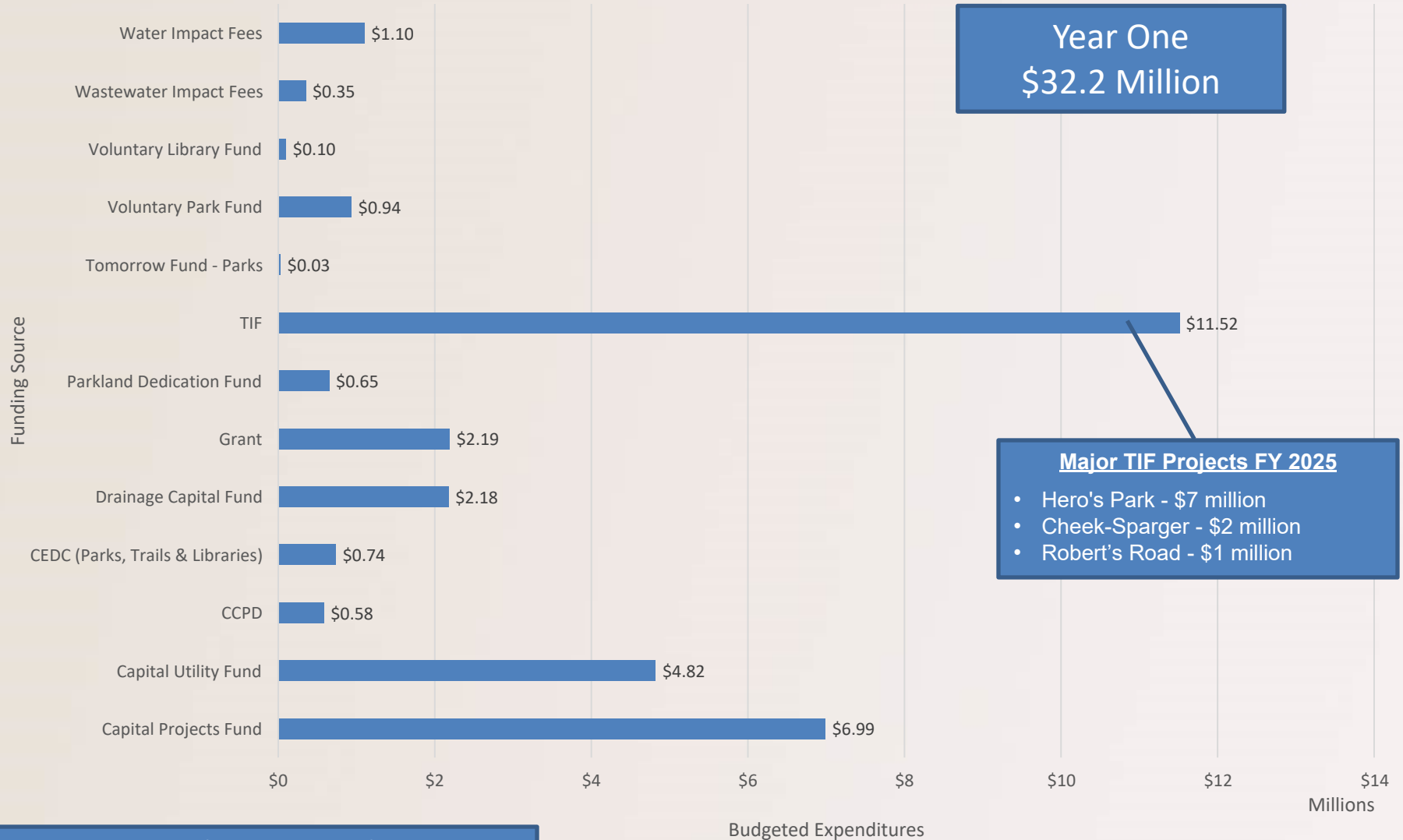
Projections – Drainage Fund



City of Colleyville Drainage Fund Projection - Operating	2019	2020	2021	2022	2023	2024		2025	2026	2027	2028	2029	2030
	Actual					Original Budget	Revised Estimate	Proposed Budget	Projected Budget				
Revenues:													
SALE OF SURPLUS PROPERTY	-	18,980	-	21,605	-	-	-	-	-	-	-	-	-
INVESTMENT INCOME/(LOSSES)	25,421	8,168	(1,163)	4,952	31,333	15,000	37,000	15,000	15,000	15,000	15,000	15,000	15,000
PENALTIES	10,907	5,105	4,667	9,780	8,783	10,000	11,213	10,000	10,200	10,404	10,612	10,824	11,041
GRANT PROCEEDS	-	-	-	2,337	-	-	-	-	-	-	-	-	-
DRAINAGE FEE REVENUES	1,000,521	1,002,409	1,008,732	1,001,458	1,035,867	1,457,143	1,444,552	1,733,000	2,022,000	2,062,440	2,103,689	2,145,763	2,188,678
Total Revenues	1,036,849	1,034,662	1,012,236	1,040,133	1,075,984	1,482,143	1,492,765	1,758,000	2,047,200	2,087,844	2,129,301	2,171,587	2,214,719
		-0.2%	-2.2%	2.8%	3.4%		0.7%	18.6%	16.5%	2.0%	2.0%	2.0%	2.0%
Expenses:													
Total Expenses	834,492	708,178	812,096	719,296	827,230	738,386	722,284	760,939	788,459	817,023	846,673	877,451	909,401
		-15.1%	14.7%	-11.4%	15.0%		-2.2%	3.1%	3.6%	3.6%	3.6%	3.6%	3.6%
Operating Surplus/(Deficit)	202,357	326,484	200,140	320,836	248,754	743,757	770,481	997,061	1,258,741	1,270,821	1,282,628	1,294,136	1,305,318
Operating Surplus Transfer to Capital	-	(342,904)	(351,869)	(456,252)	(248,754)	-	(770,000)	(1,000,000)	(1,200,000)	(1,200,000)	(1,200,000)	(1,200,000)	(1,200,000)
Net Change in Available Funds	202,357	(16,420)	(151,729)	(135,416)	-	743,757	481	(2,939)	58,741	70,821	82,628	94,136	105,318
Available Funds, beginning							829,618	830,099	827,160	885,901	956,722	1,039,350	1,133,486
Available Funds, ending							830,099	827,160	885,901	956,722	1,039,350	1,133,486	1,238,804
90-day Operating (Reserve Policy)							180,571	190,235	197,115	204,256	211,668	219,363	227,350
Available Funds Above/(Below) Policy							649,528	636,925	688,786	752,466	827,682	914,123	1,011,453

Note: Effective 10/1/2024, drainage rates will automatically increase by 20% to fund additional capital expenditures. The residential rate will increase from \$10 to \$12. Additionally, effective 10/1/2025, drainage rates will automatically increase by an additional 16.7% to fund further capital expenditures. The residential rate will increase from \$12 to \$14.

Capital Improvement Plan – Year One



Questions and Discussion

Additional Minor Fund Summaries

Projections – Hotel Tax Fund



City of Colleyville Hotel Occupancy Tax Fund Projection	2019	2020	2021	2022	2023	2024		2025	2026	2027	2028	2029	2030
	Actual					Original Budget	Revised Estimate	Proposed Budget	Projected Budget				
Revenues:													
HOTEL TAX	251,749	113,691	116,980	200,156	211,461	200,000	230,000	235,000	239,700	244,494	249,384	254,372	259,459
INVESTMENT INCOME/(LOSSES)	7,060	3,823	120	831	999	2,000	-	-	-	-	-	-	-
MISCELLANEOUS	-	373	864	-	-	-	-	-	-	-	-	-	-
Total Revenues	258,809	117,887	117,964	200,987	212,460	202,000	230,000	235,000	239,700	244,494	249,384	254,372	259,459
Expenses:													
Total Expenses	122,848	218,456	271,409	284,605	257,642	188,532	250,966	285,827	295,844	306,234	317,010	328,187	339,782
Net Change in Available Funds	135,960	(100,569)	(153,445)	(83,618)	(45,181)	13,468	(20,966)	(50,827)	(56,144)	(61,740)	(67,626)	(73,816)	(80,323)
Available Funds, beginning							116,761	95,795	44,968	(11,176)	(72,916)	(140,542)	(214,357)
Available Funds, ending							95,795	44,968	(11,176)	(72,916)	(140,542)	(214,357)	(294,681)

Projections – Debt Service Fund



City of Colleyville Debt Service Fund Projection	2019	2020	2021	2022	2023	2024		2025	2026	2027	2028	2029	2030
	Actual					Original Budget	Revised Estimate	Proposed Budget	Projected Budget				
Revenues:													
CURRENT TAXES	825,615	849,975	796,585	615,390	591,984	649,871	652,411	754,908	760,135	769,250	288,750	288,750	302,750
DELINQUENT TAXES	1,596	2,198	4,090	1,011	2,172	2,000	655	2,000	2,000	2,000	2,000	2,000	2,000
PENALTY & INTEREST	4,195	4,753	4,099	2,872	3,171	2,000	3,454	2,000	2,000	2,000	2,000	2,000	2,000
INVESTMENT INCOME/(LOSSES)	12,162	5,932	466	6,451	33,395	25,000	-	10,000	10,000	10,000	10,000	10,000	10,000
TRANSFER-IN CCCPD FUND	509,100	-	-	-	-	-	-	-	-	-	-	-	-
DEBT PYMT FROM TIF- 2011 RFNDG	653,725	654,675	-	-	-	-	-	-	-	-	-	-	-
TRANSFER FROM GENERAL FUND	-	-	-	-	-	560,000	160,000	771,860	769,110	766,360	1,173,110	1,168,860	1,168,485
Total Revenues	2,006,393	1,517,533	805,240	625,724	630,722	1,238,871	816,520	1,540,768	1,543,245	1,549,610	1,475,860	1,471,610	1,485,235
Expenses:													
G.O. REFUNDING BONDS (2006)	540,000	-	-	-	-	-	-	-	-	-	-	-	-
G.O. REFUNDING BONDS (2011)	160,000	170,000	-	-	-	-	-	-	-	-	-	-	-
G.O. REFUNDING BONDS (2016)	810,000	875,000	410,000	425,000	435,000	500,000	445,000	455,000	465,000	475,000	-	-	-
COMB TAX REV CERT OBLIG- 2022	-	-	-	-	-	-	55,000	55,000	55,000	55,000	475,000	495,000	520,000
NEW BONDED DEBT	-	-	-	-	-	-	-	-	-	-	-	-	-
2020 PUMPER LEASE	-	-	105,701	108,544	111,463	120,700	120,700	120,700	-	-	-	-	-
NEW PUMPER LEASE	-	-	-	-	-	-	-	-	125,000	162,000	162,000	162,000	162,000
2016 FIRE ENGINE LEASE	38,625	39,738	40,884	42,062	43,275	48,485	48,485	48,484	48,485	-	-	-	-
NEW FIRE ENGINE LEASE	-	-	-	-	-	-	-	-	-	-	-	-	-
2025 Ladder Truck	-	-	-	-	-	-	-	297,185	297,185	297,185	297,185	297,185	297,185
FIRE TRUCK LOAN	111,157	(5,244)	-	-	-	-	-	-	-	-	-	-	-
2018 AMBULANCE LEASE	43,695	45,189	46,735	48,334	-	-	-	-	-	-	-	-	-
2023 AMBULANCE LEASE	-	-	153,412	111,611	115,730	110,000	120,000	120,000	120,000	-	-	-	-
NEW AMBULANCE LEASE	-	-	-	-	-	-	-	-	-	140,000	140,000	140,000	154,000
BOND PAYMENT INTEREST	154,525	110,213	106,963	84,846	352,816	454,775	454,775	443,025	431,075	418,925	400,925	376,675	351,300
PAYING AGENTS FEES	1,500	1,500	750	750	750	1,500	1,500	1,500	1,500	1,500	750	750	750
Total Expenses	1,859,501	1,236,398	864,446	821,148	1,059,034	1,235,460	1,245,460	1,540,894	1,543,245	1,549,610	1,475,860	1,471,610	1,485,235
Net Change in Available Funds	146,892	281,135	(59,206)	(195,424)	(428,312)	3,411	(428,940)	(126)	-	-	-	-	-
Available Funds, beginning							443,065	14,126	14,000	14,000	14,000	14,000	14,000
Available Funds, ending							14,126	14,000	14,000	14,000	14,000	14,000	14,000



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-2

Agenda Date 6/18/2024

Type Worksession

Department City Manager

Title

Presentation and discussion of Heroes Park 90% Design

Explanation

This agenda item will provide for presentation and discussion of 90% design plans for Heroes Park.

Attachments

1. Heroes Park 90% design



HEROES PARK FINAL DESIGN

City Council Work Session – June 18, 2024



1

PROJECT UPDATES

2

**CONSTRUCTION
DOCUMENTS – 90% CD**

3

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.*

Structural Engineer: KWS, Inc.

Electrical Engineer: Yaggi Engineering, Inc.

Water Feature Engineer: GPSI, Inc

Irrigation Design: AWS, LLC.

Graphic & Exhibit Designer: D| G Studios

Audio/Visual and Data Engineer: Datacom, Inc.

PROJECT UPDATES

HEROES PARK FINAL DESIGN



PROJECT UPDATES

PUBLIC OPEN HOUSE – February 2024

**HEROES PARK 60% DESIGN
DEVELOPMENT – April 2024**

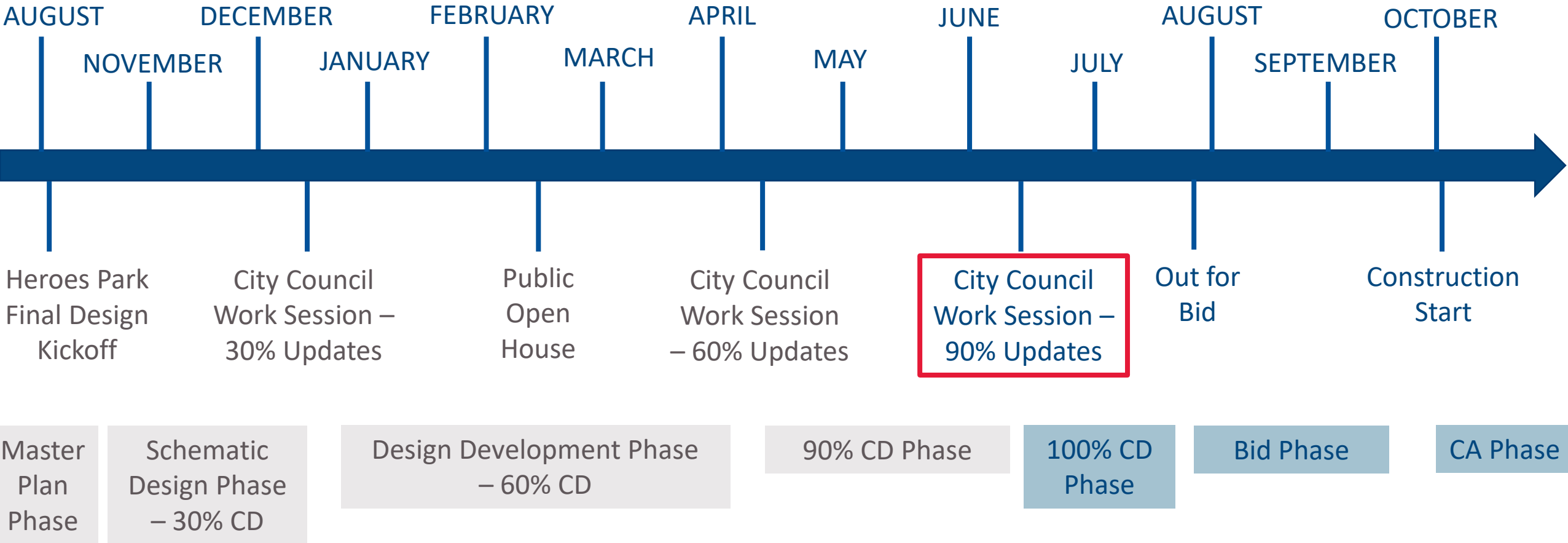
- 60% CD Submittal & Review
- Council Update



PROJECT TIMELINE

2023

2024

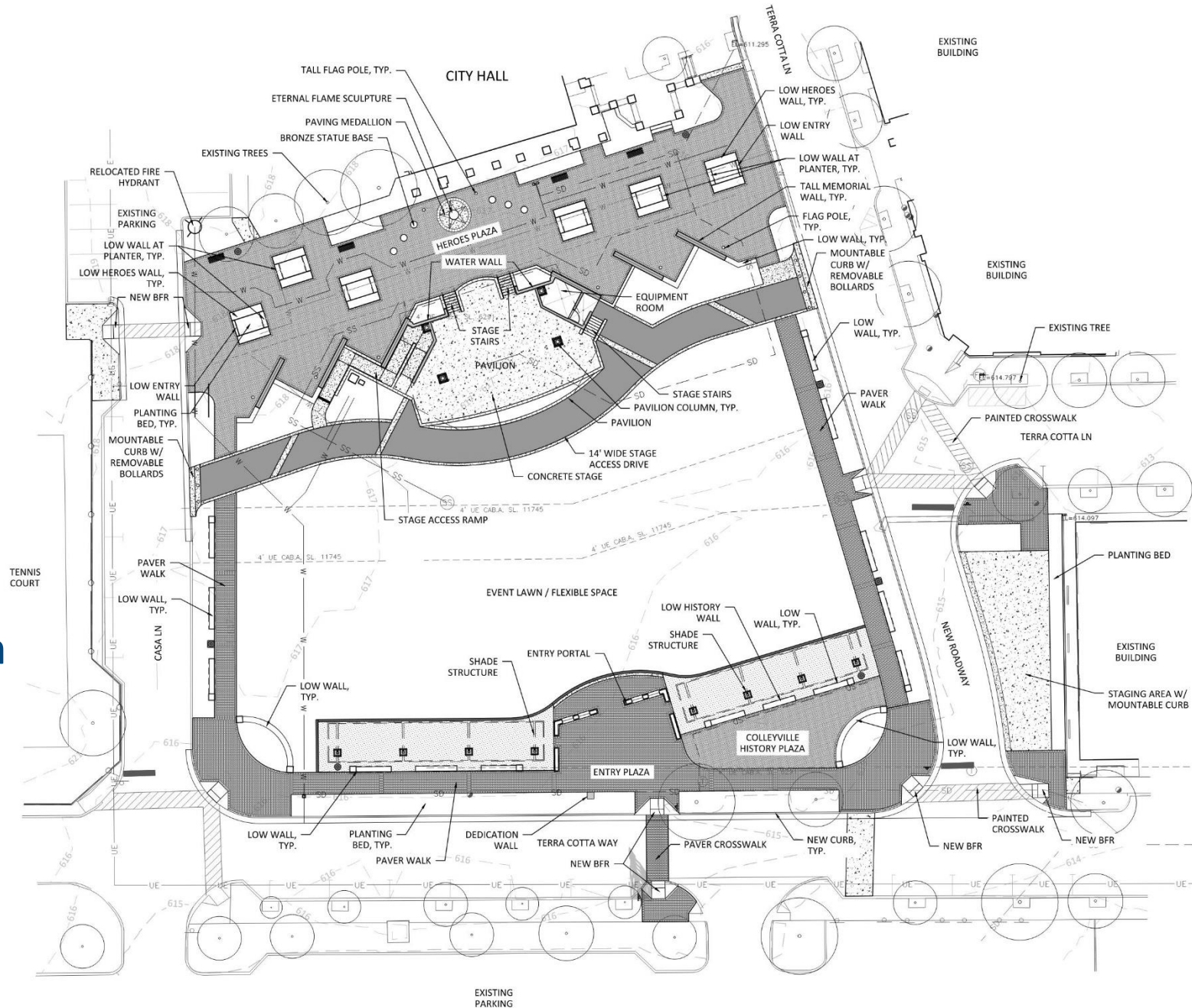


90% CONSTRUCTION DOCUMENTS UPDATES

HEROES PARK FINAL DESIGN

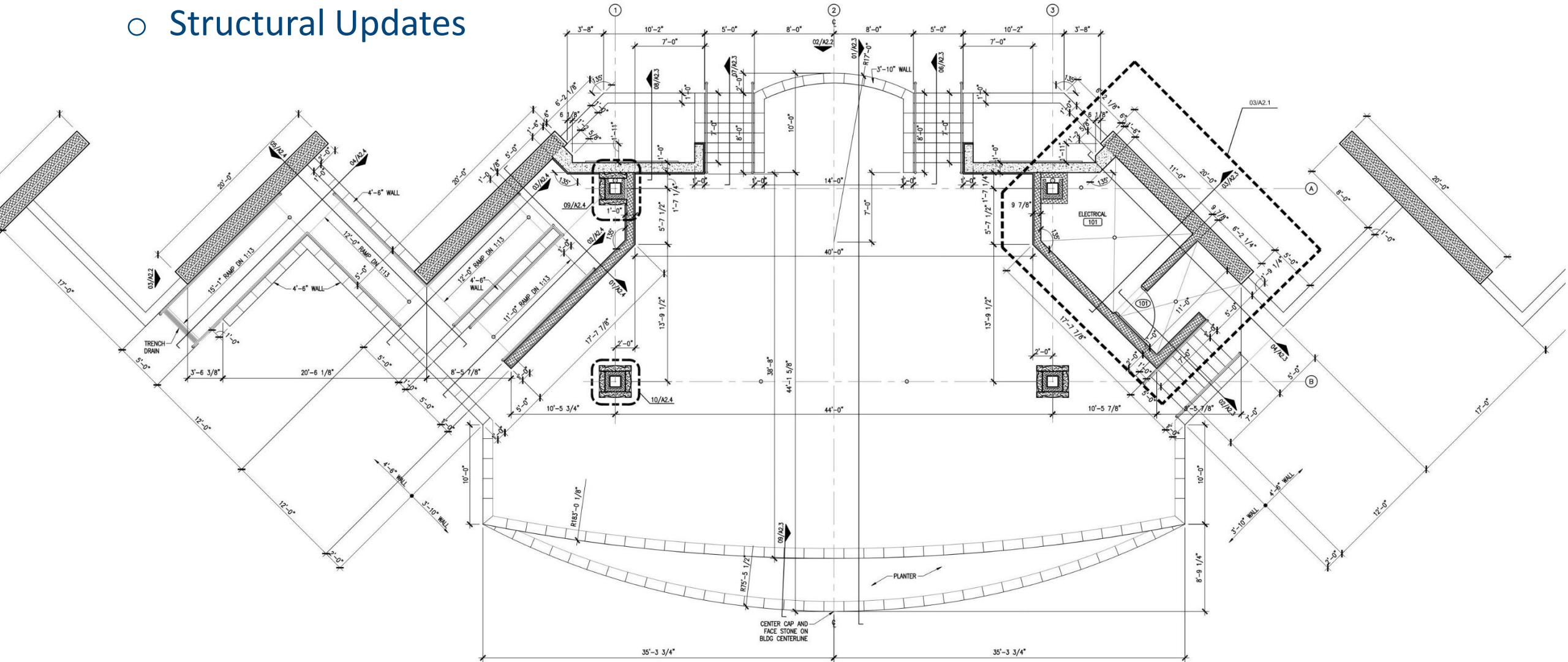


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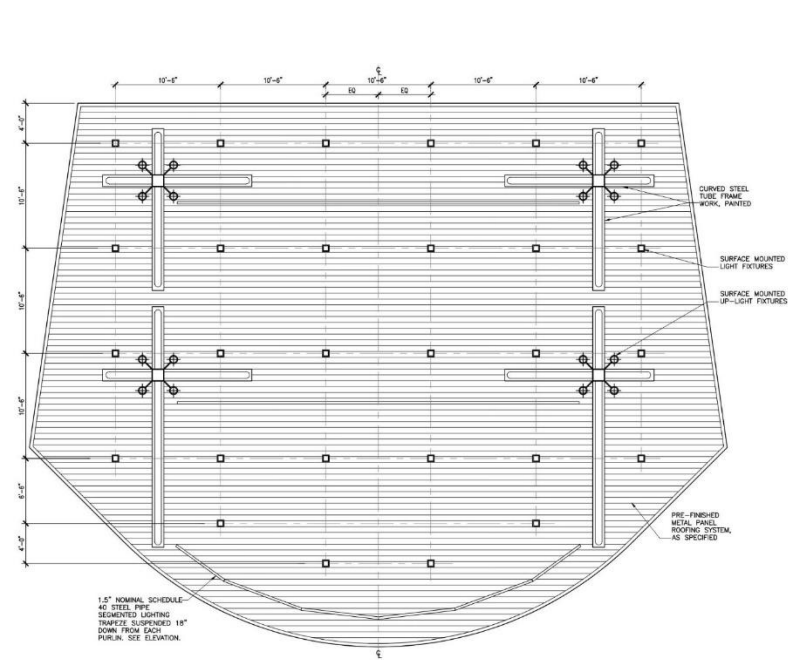


PERFORMANCE PAVILION

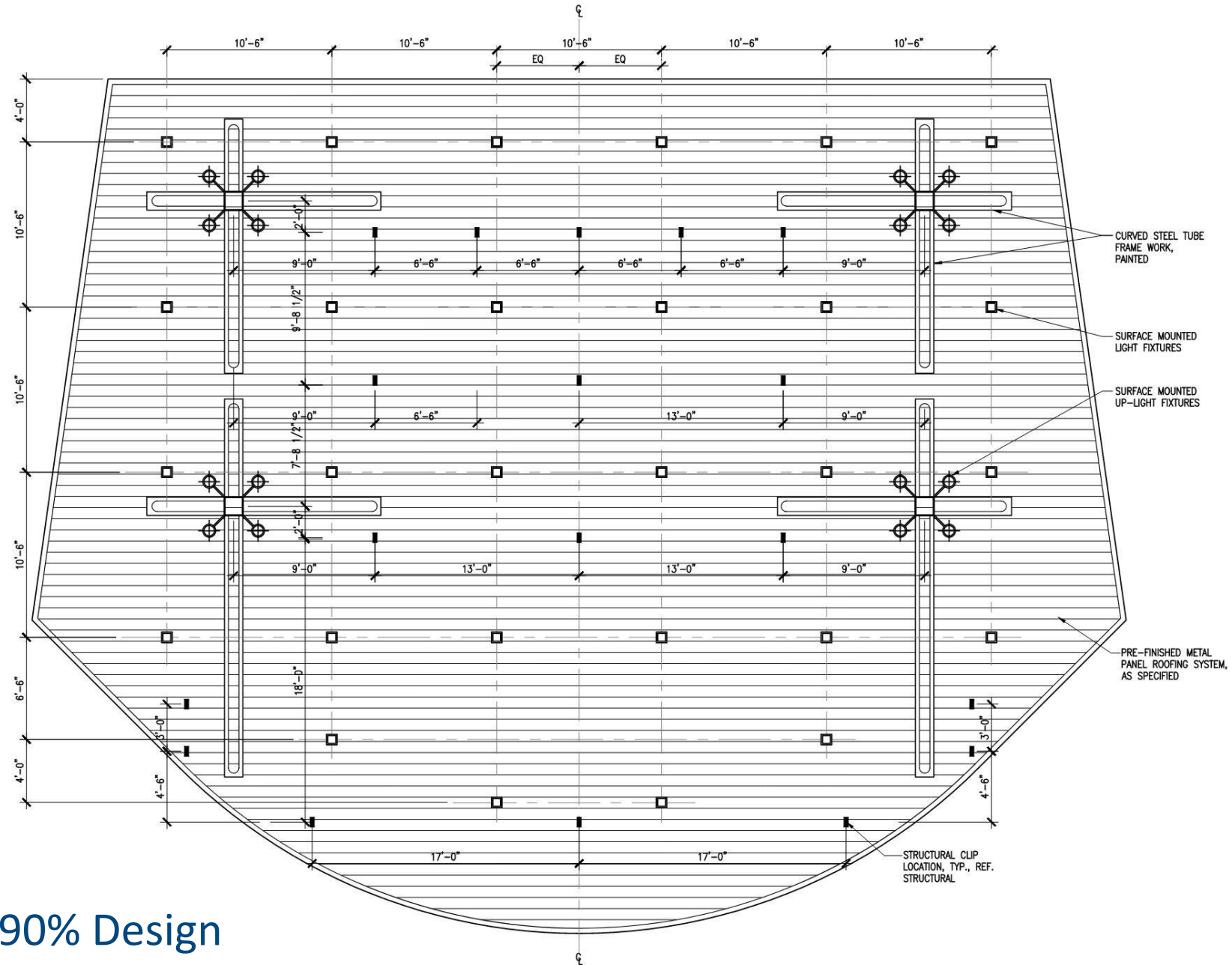
- Coordination with professional performance production consultants
- Plan Updates
- Structural Updates



PERFORMANCE PAVILION

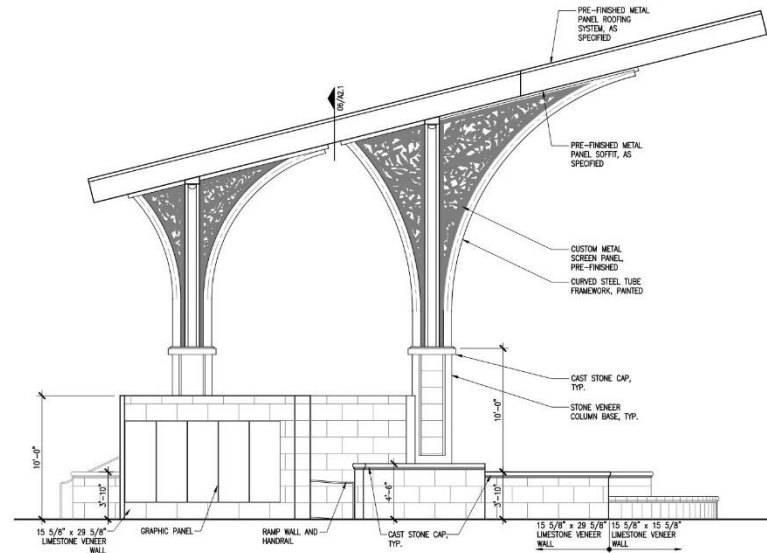


60% Design

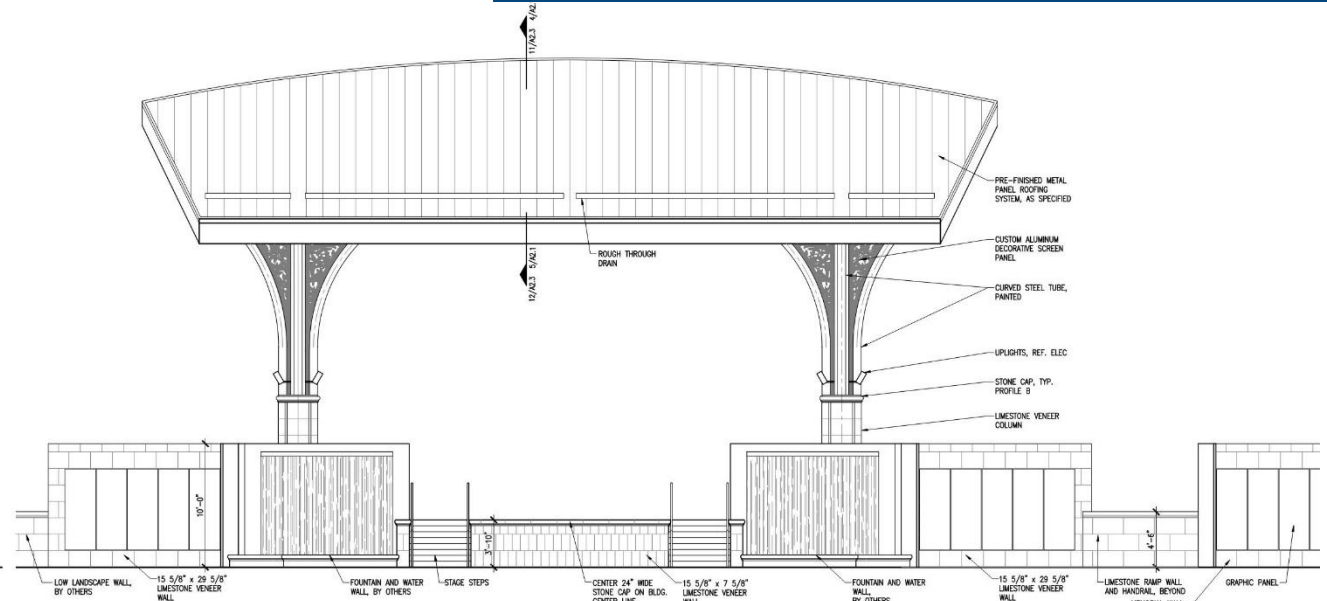


90% Design

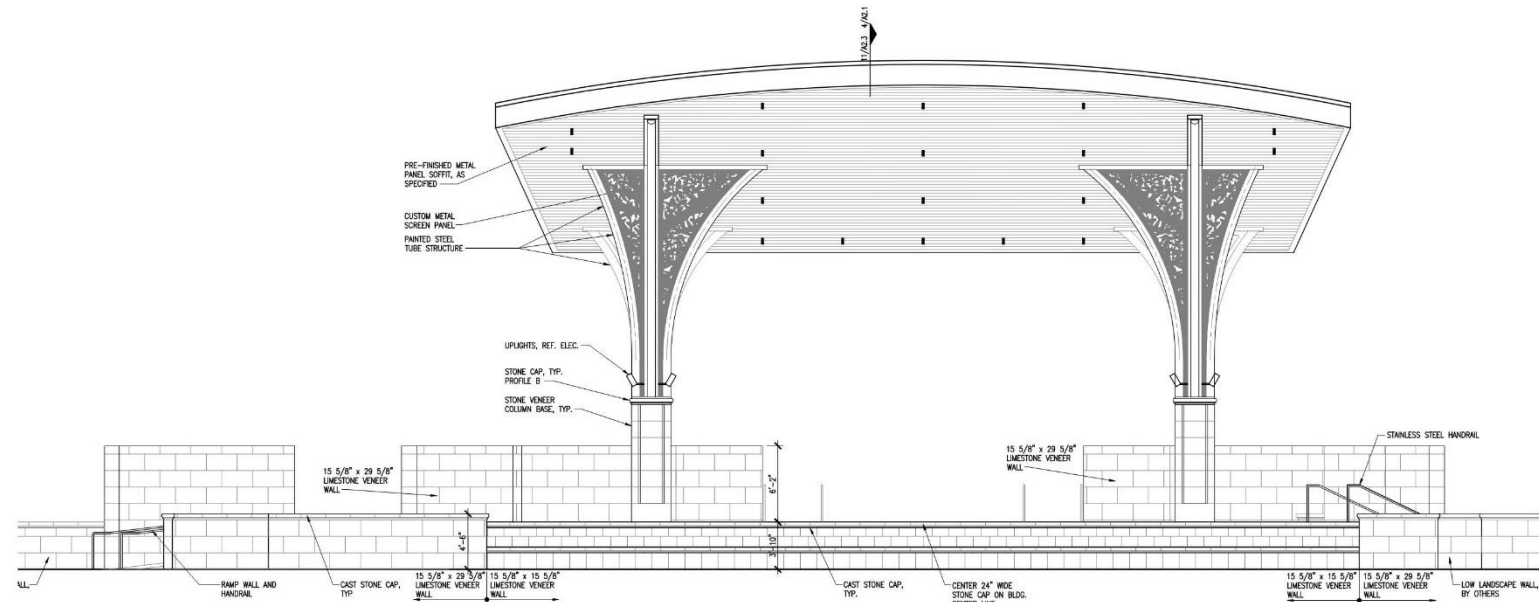
PERFORMANCE PAVILION



03 ELEVATION
A2.2 SCALE: 3/16" = 1'-0"

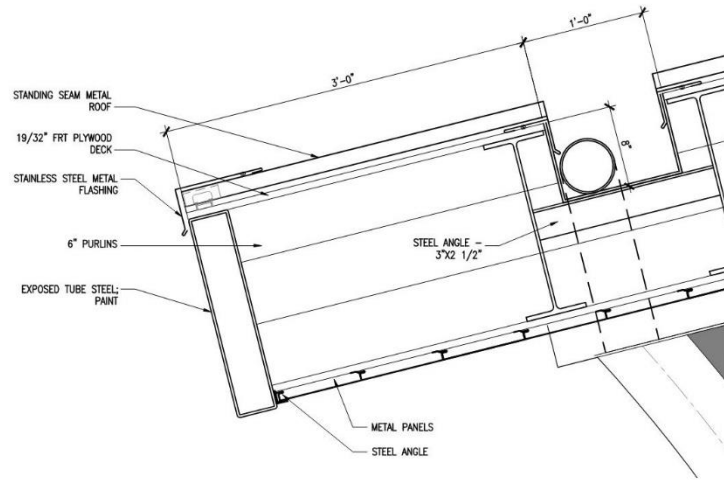


02 ELEVATION
A2.2 SCALE: 3/16" = 1'-0"

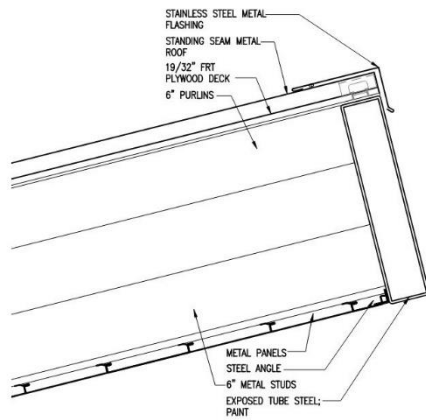


01 ELEVATION
A2.2 SCALE: 3/16" = 1'-0"

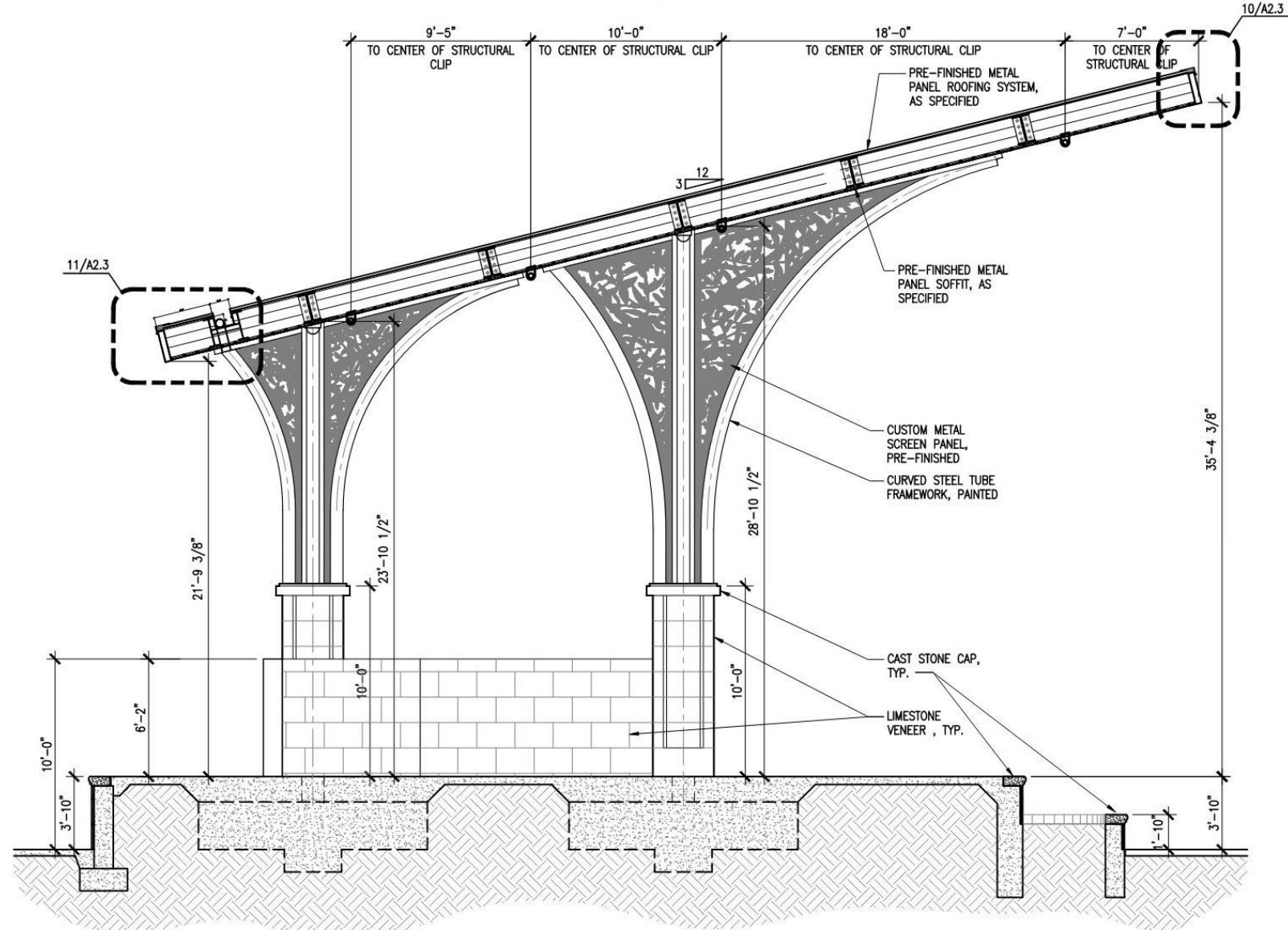
PERFORMANCE PAVILION



12
A2.3
DETAIL AT ROOF
SCALE: 1 1/2" = 1'-0"



11
A2.3
DETAIL AT ROOF
SCALE: 1 1/2" = 1'-0"



01
A2.3
BUILDING SECTION
SCALE: 3/16" = 1'-0"

SUBGRADE PREPARATION

Geotechnical Exploration

- Potential Seasonal Movement:

Grade-supported structures, exterior flatwork and other at-grade structures constructed within 2 feet of the ground surface could experience post-construction seasonal movements of up to about **5 inches** due to the shrinking and swelling of active clay soils.

- Reduce Potential Movements of the Slab to about **1** or **2** inches:

Table A Desired Potential Seasonal Movement and Corresponding Subgrade Improvement	
Target Post Construction Movement (inches)	Required Subgrade Improvement below Slab ¹
2	10 ft of Moisture Conditioning or 10 ft of Chemical Injection
1	2 ft of Non-Expansive Fill in Conjunction with 10 ft of Moisture Conditioning or Chemical Injection
¹ Cemented sand is not required to be removed for moisture conditioning.	

SUBGRADE PREPARATION



- Performance Pavilion, Shade Structures and Entry Portal:
 - 10 feet Chemical Injection + 2 feet select fill cap layer
- Low walls:
 - 4 feet soil Excavation;
 - Moisture Conditioning (6 inch to 8 inch compacted lifts to a depth of 12 inches below the bottom of the footings);
 - 12 inches select fill cap layer.
- Foundation Elements with Round Concrete Piers – No soil preparation needed
 - Flag poles, light poles, bronze statues, eternal flame, dedication wall, etc.
- Site Pavement, Sidewalks, Pavers, and Roadway Areas – 6 inch Flexible Base

TURF LAWN SUBGRADE DRAINAGE

- Research on Nature Grass Field Drainage

- “Best Management Practices for Construction of Sand-based, Natural Grass Athletic Fields”

- Recommended Solutions

- Option 1:

12” Sand Root-zone + Drain Trench (3”-4” perforated drainage pipe in the 5”-8” deep coarse sand and fine gravel drainage trench) placed 15’ O.C.

- Most Expensive / For Athletic Fields (~\$300K)

- Option 2:

2” Sand Root-zone + Drain Trench (4” perforated drainage pipe in the 12” deep coarse sand or fine gravel drainage trench) placed 6’ – 20’ O.C.

- Most Cost Effective (~\$110K)

- Option 3:

Place turf sod on 4” imported topsoil

- Cheapest But not effective (~\$50K)

Conventional Sand-based Athletic Field

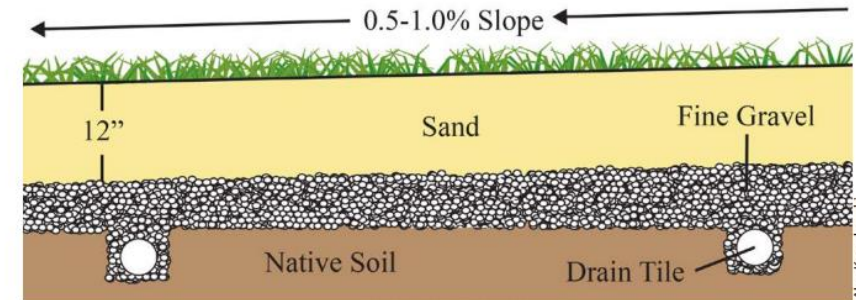


Figure 1. Optimum grading depth for high-quality fields should be 16 inches. This depth will be replaced with 12 inches of sand and 4 inches of fine gravel.

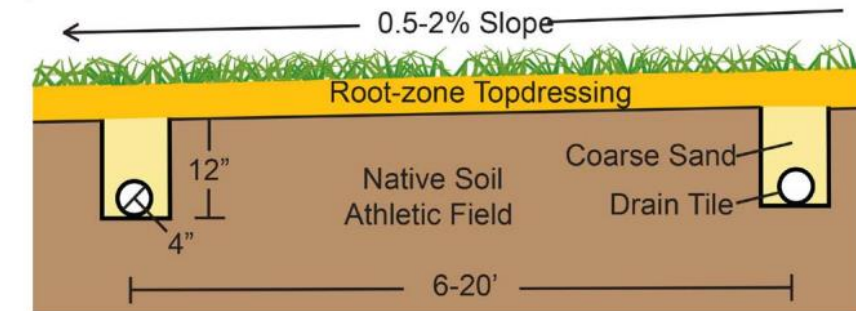
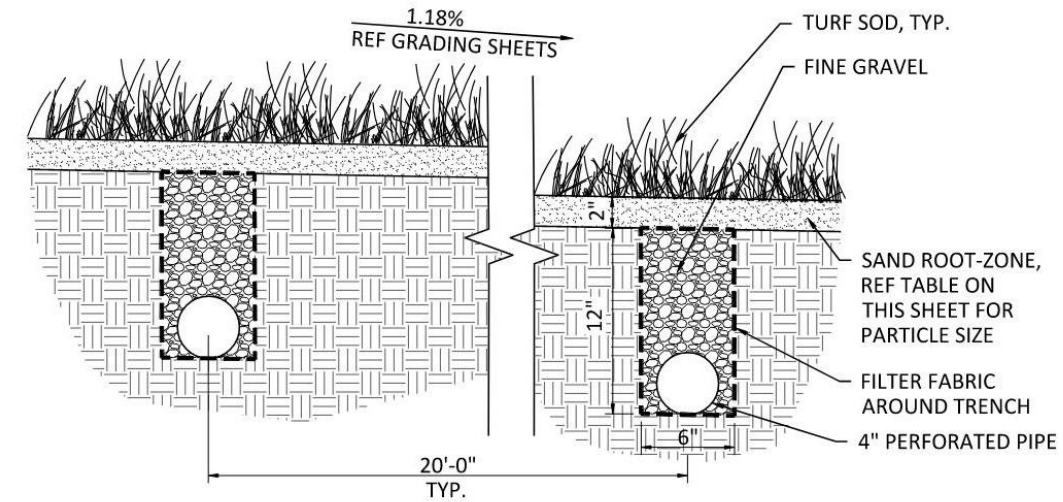
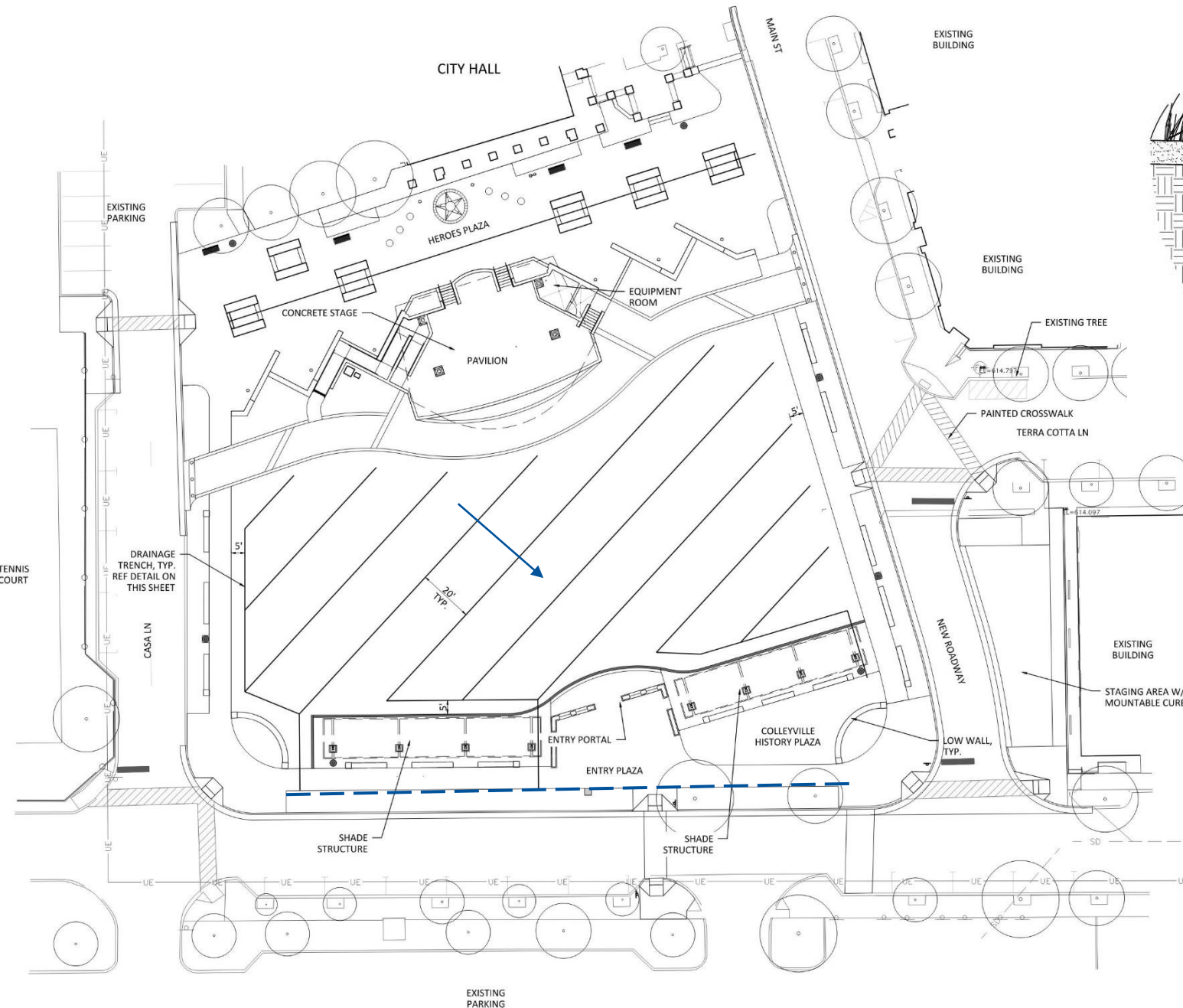


Figure 11. The sand cap build-up method utilizes drain tile installation and then sequential top-dressing applications to develop a sand-based system over time.

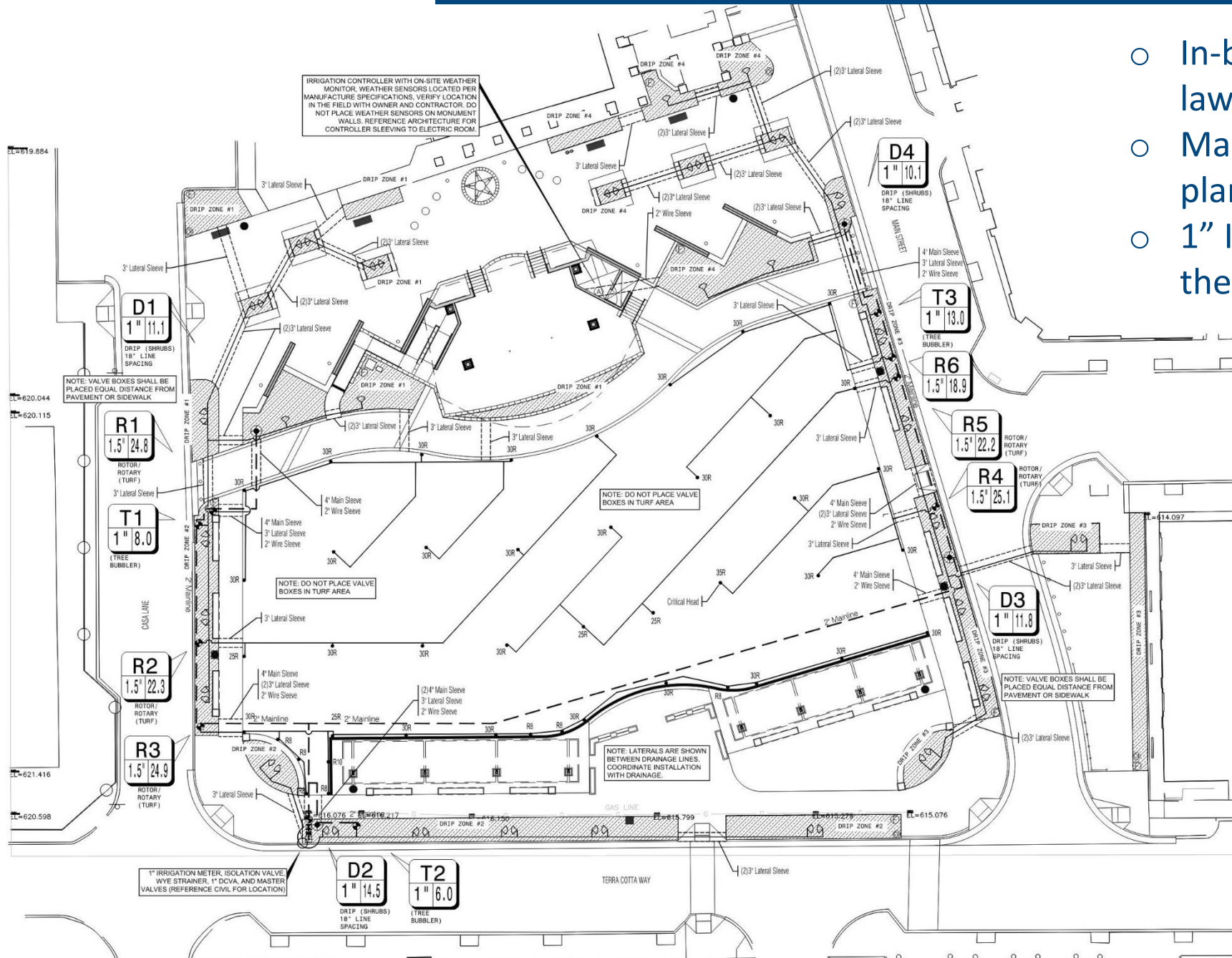
Images from A.Kowalewski, etc. 2015

TURF LAWN SUBGRADE DRAINAGE



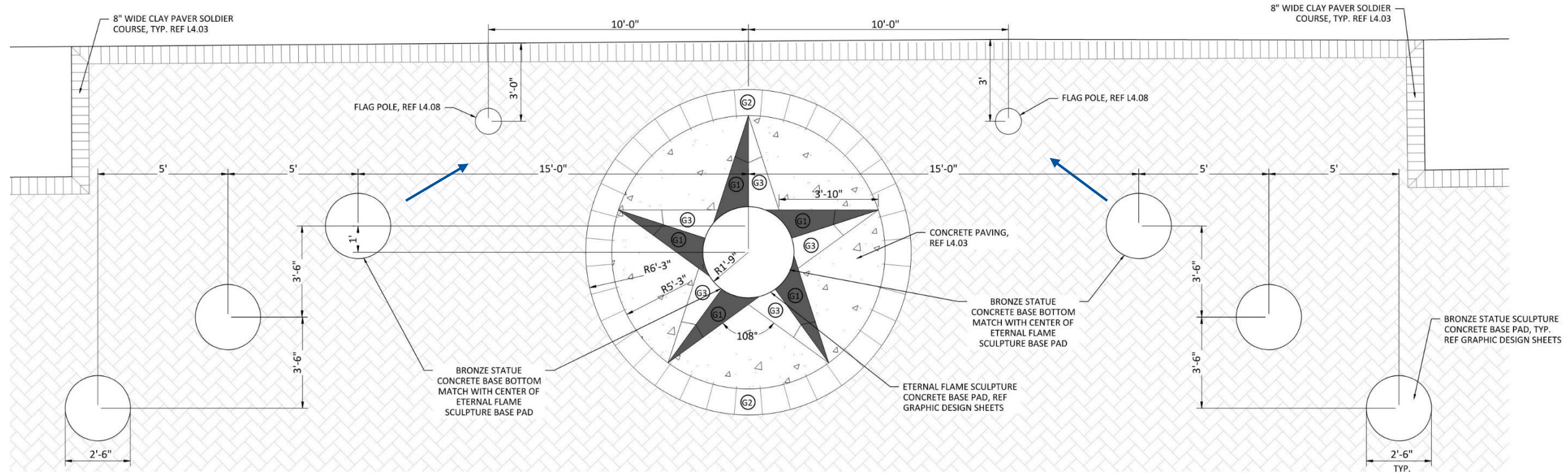
- 12" deep drain trench placed 20' o.c., followed by the surface drain direction
- Three connected pipes to site storm drain system

IRRIGATION



- In-between the turf lawn drain trench
- Main lines in perimeter planting beds
- 1" Irrigation Meter on the south

HEROES PLAZA

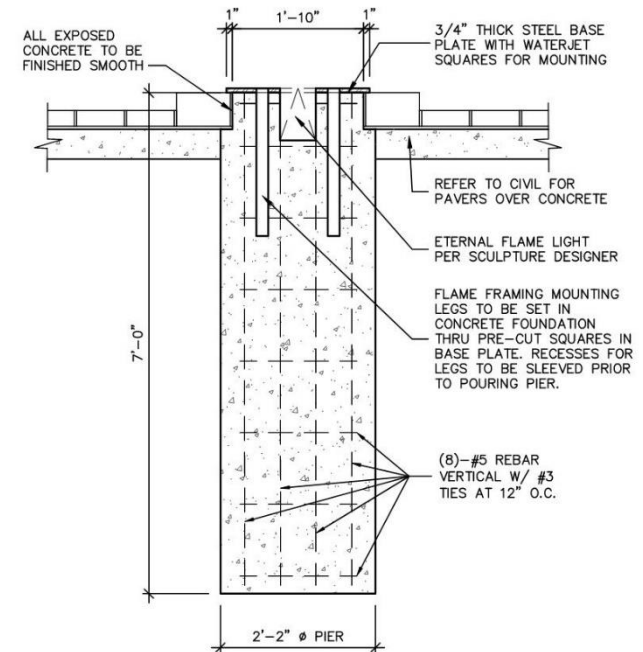
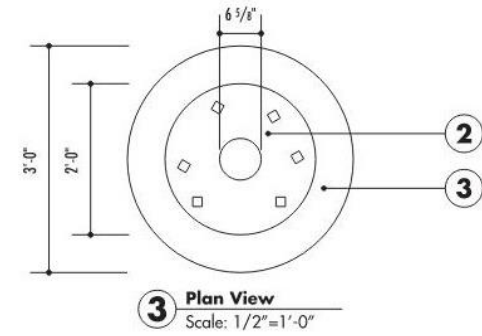
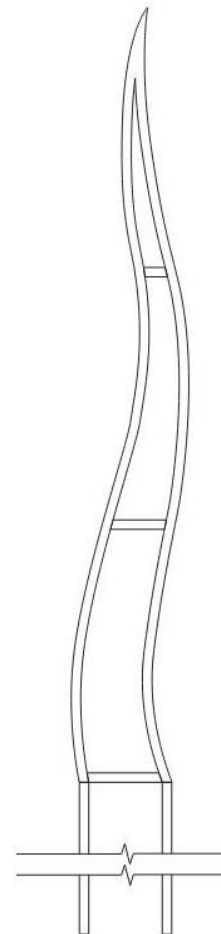
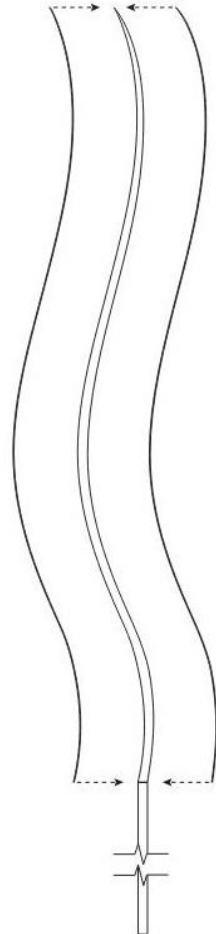
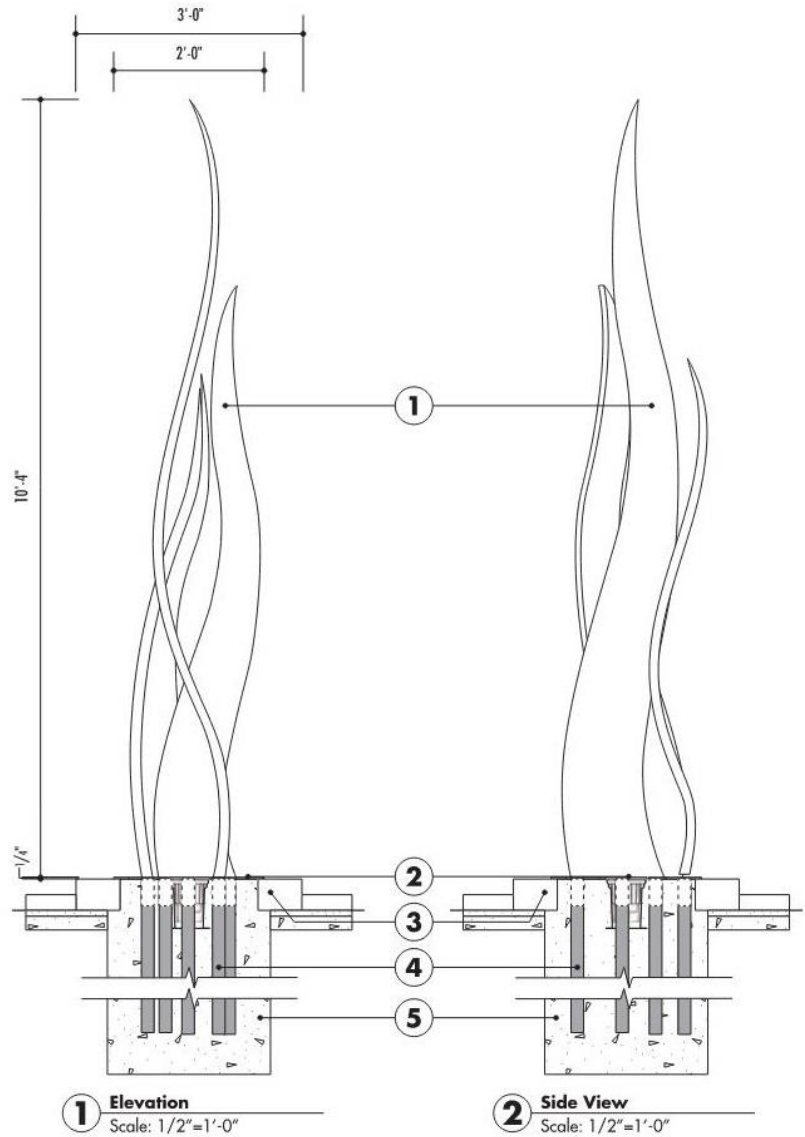


- Bronze Statues – Direction, Round Bases, and Foundations
- Flag Poles – 20' HT for National and Texas Flags; 15' HT for Military Branches Flags
- Eternal Flame – Foundation and Lighting
- Paving Design – Paving Medallion, Clay Pavers, Concrete Walks

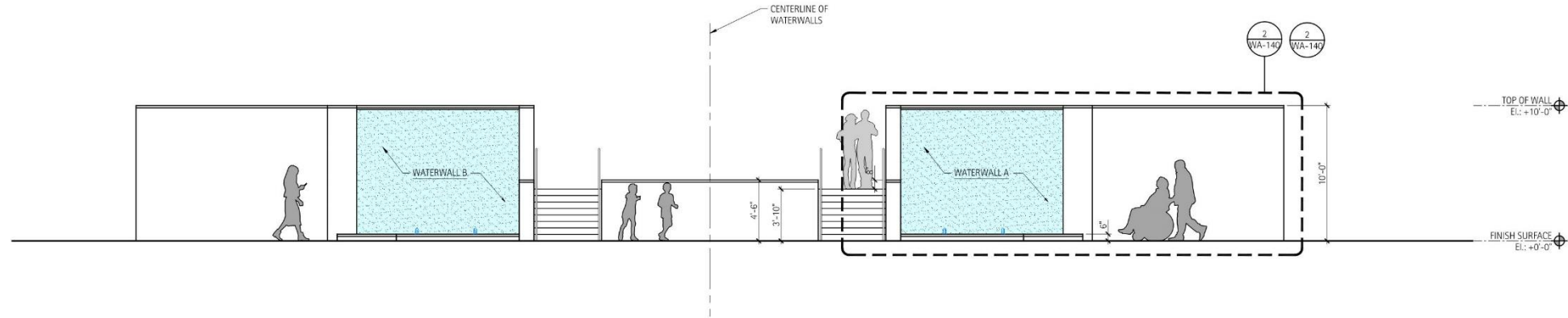


HEROES PLAZA

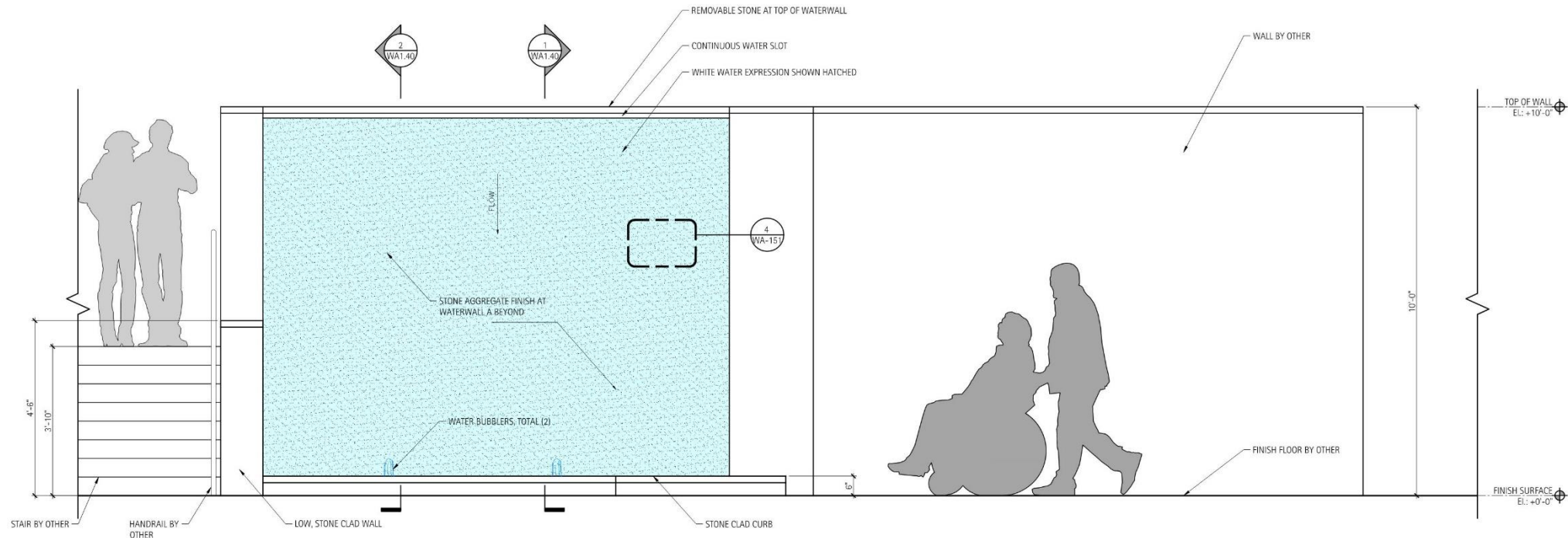
○ Eternal Flame



WATER FEATURE

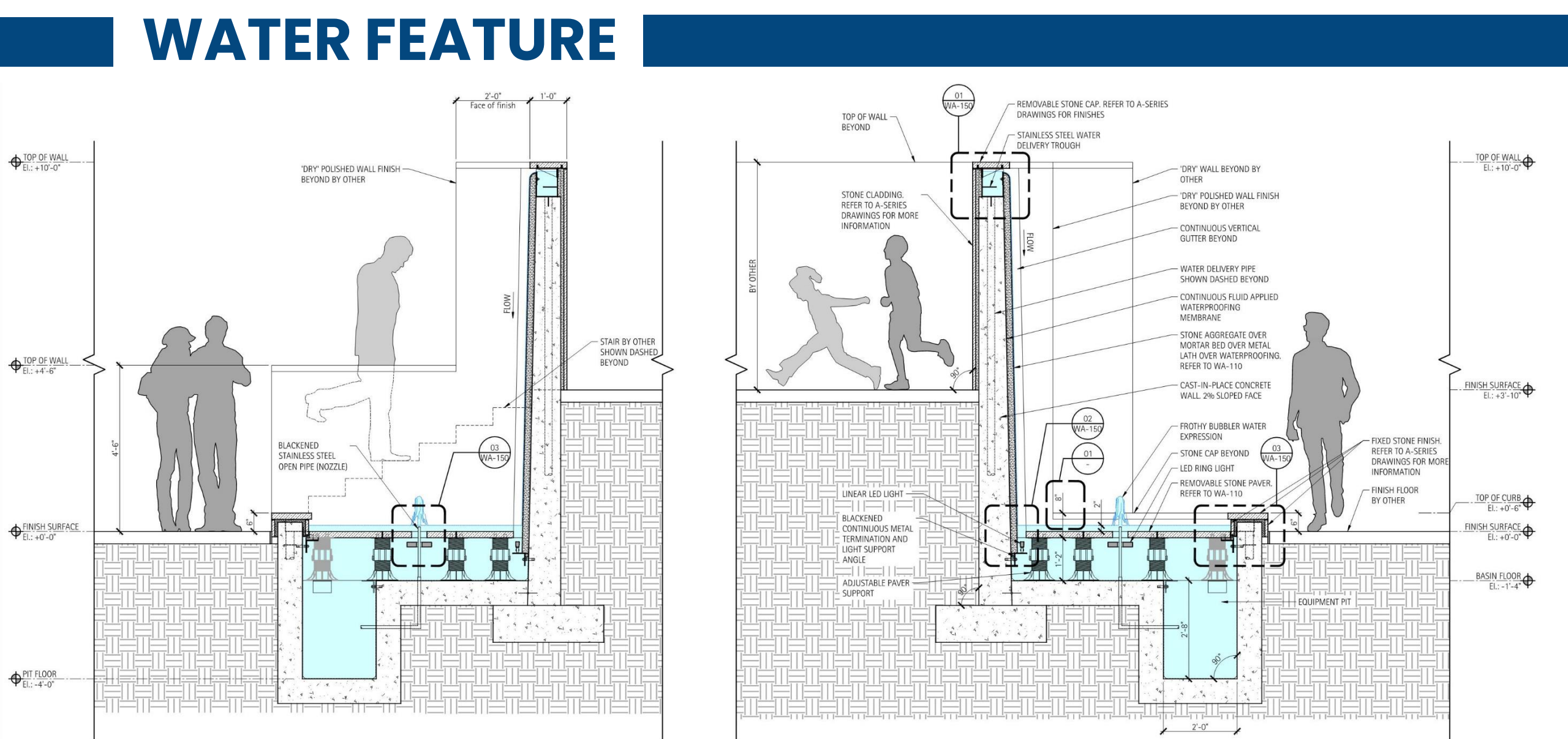


01 WATER FEATURE FRONT ELEVATION
SCALE: 1/4"=1'-0"

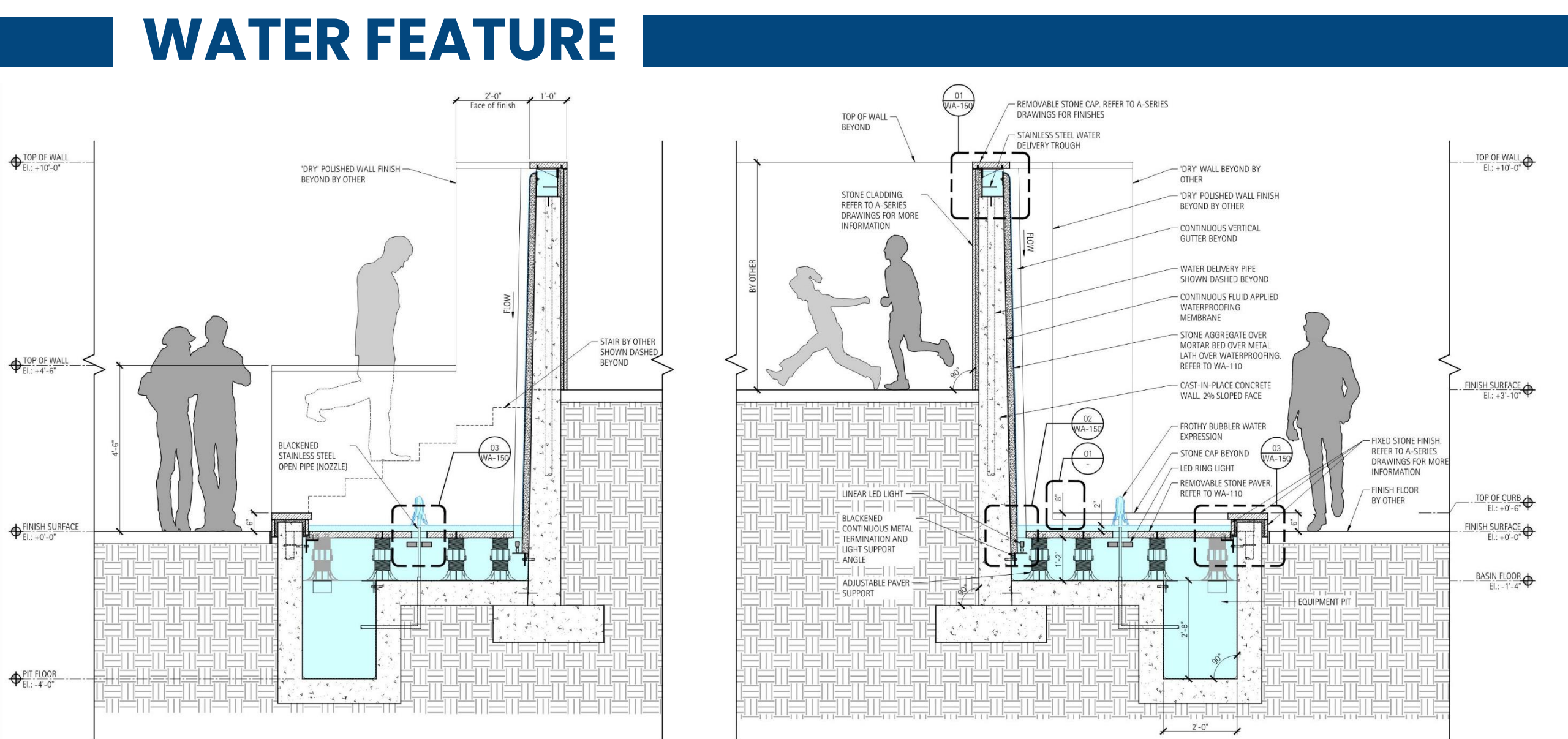


02 WATER FEATURE FRONT ELEVATION
SCALE: 3/4"=1'-0"

WATER FEATURE



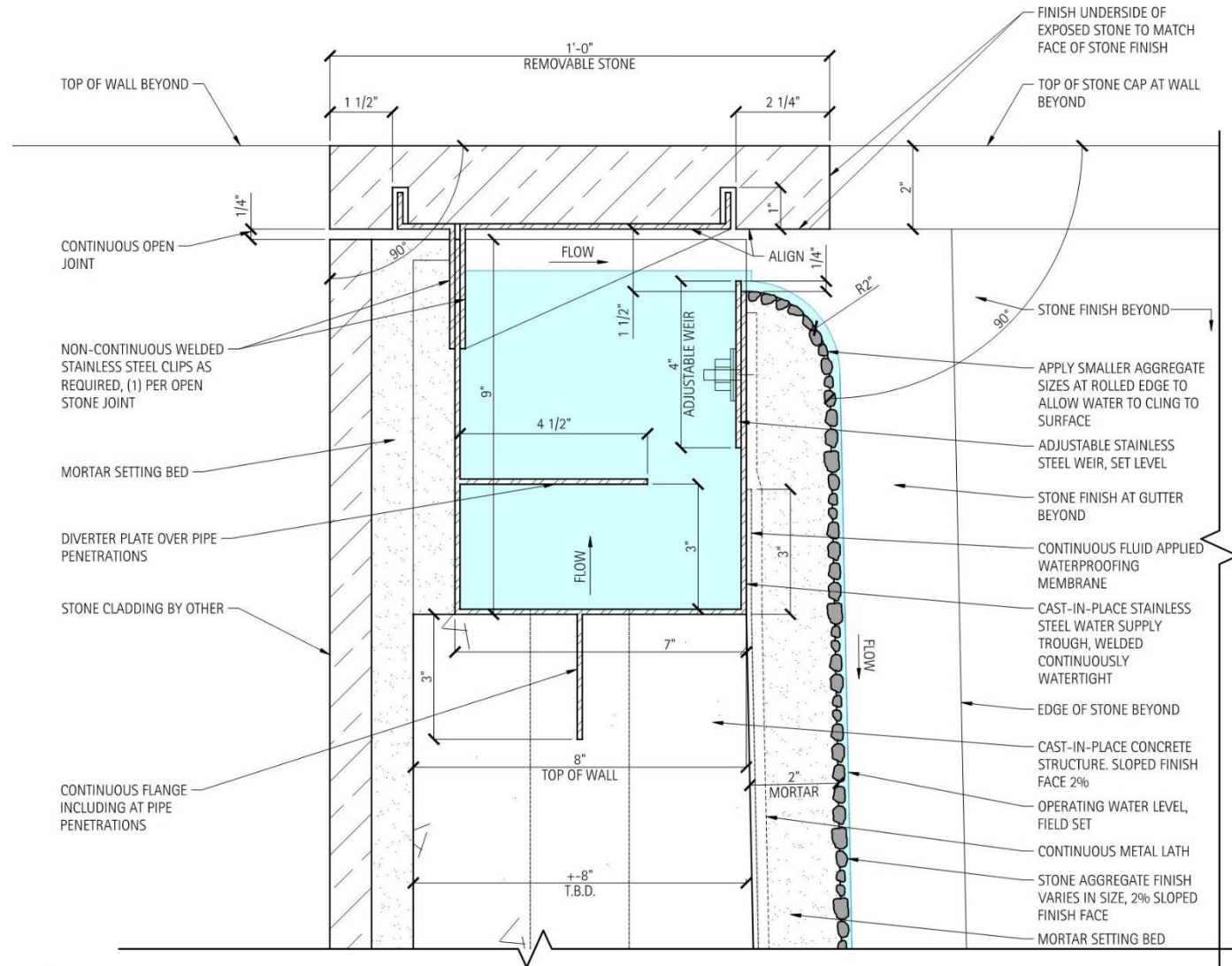
03 WATER FEATURE SECTION
SCALE: 3/4"=1'-0"



02 WATER FEATURE SECTION
SCALE: 3/4"=1'-0"

WATER FEATURE CURB TO WALL DETAIL

SCALE: 3"=1'

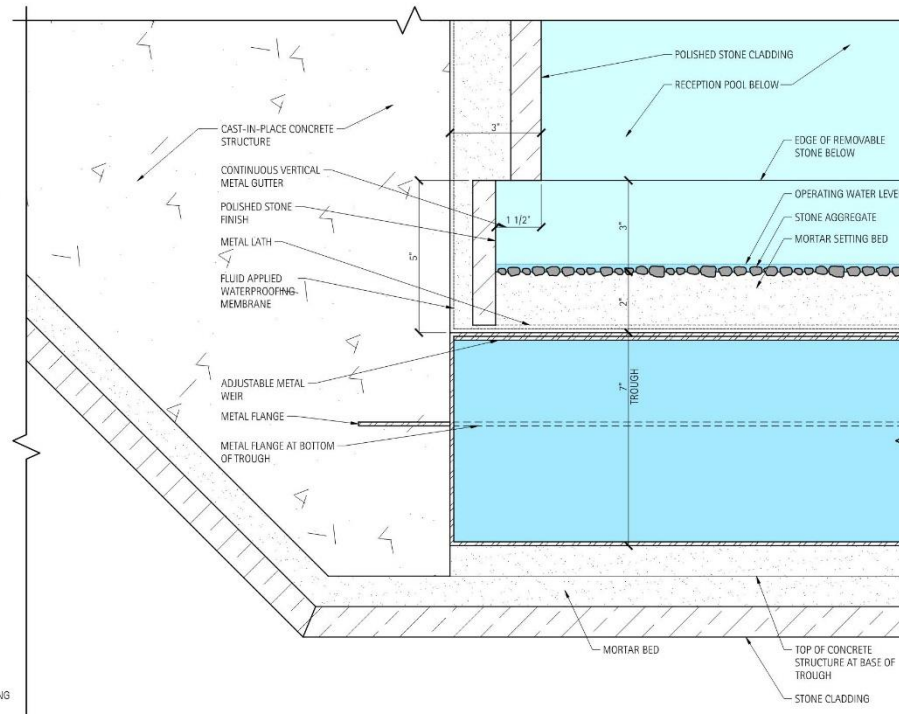
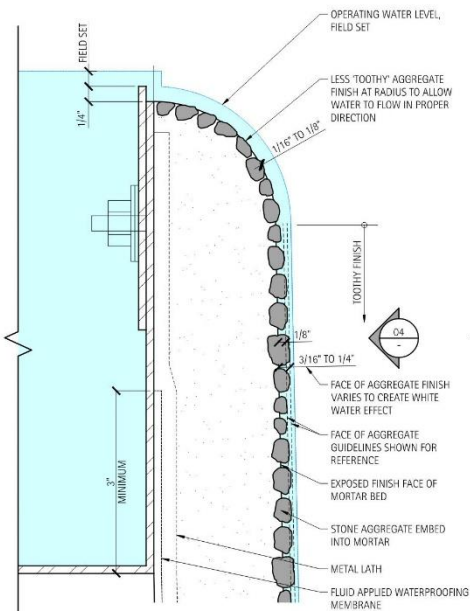
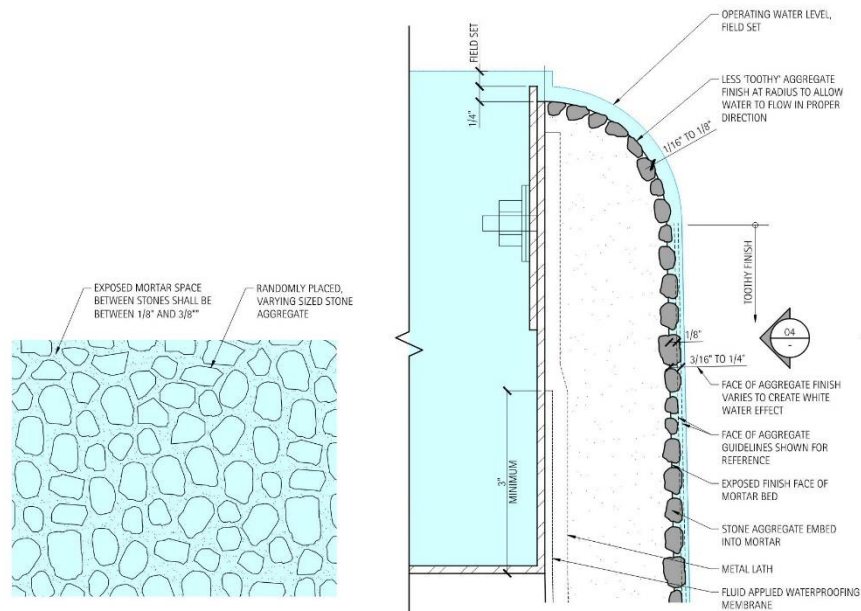
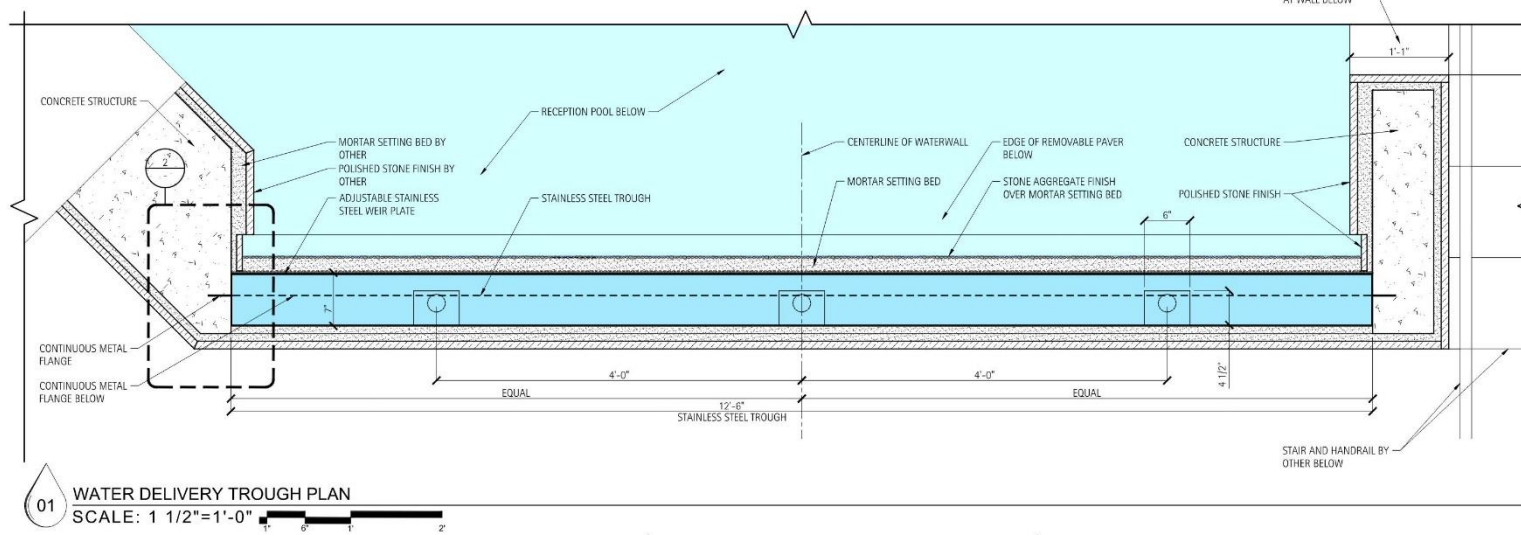


UPPER WATER DELIVERY TROUGH DETAIL

SCALE: 6"=1'

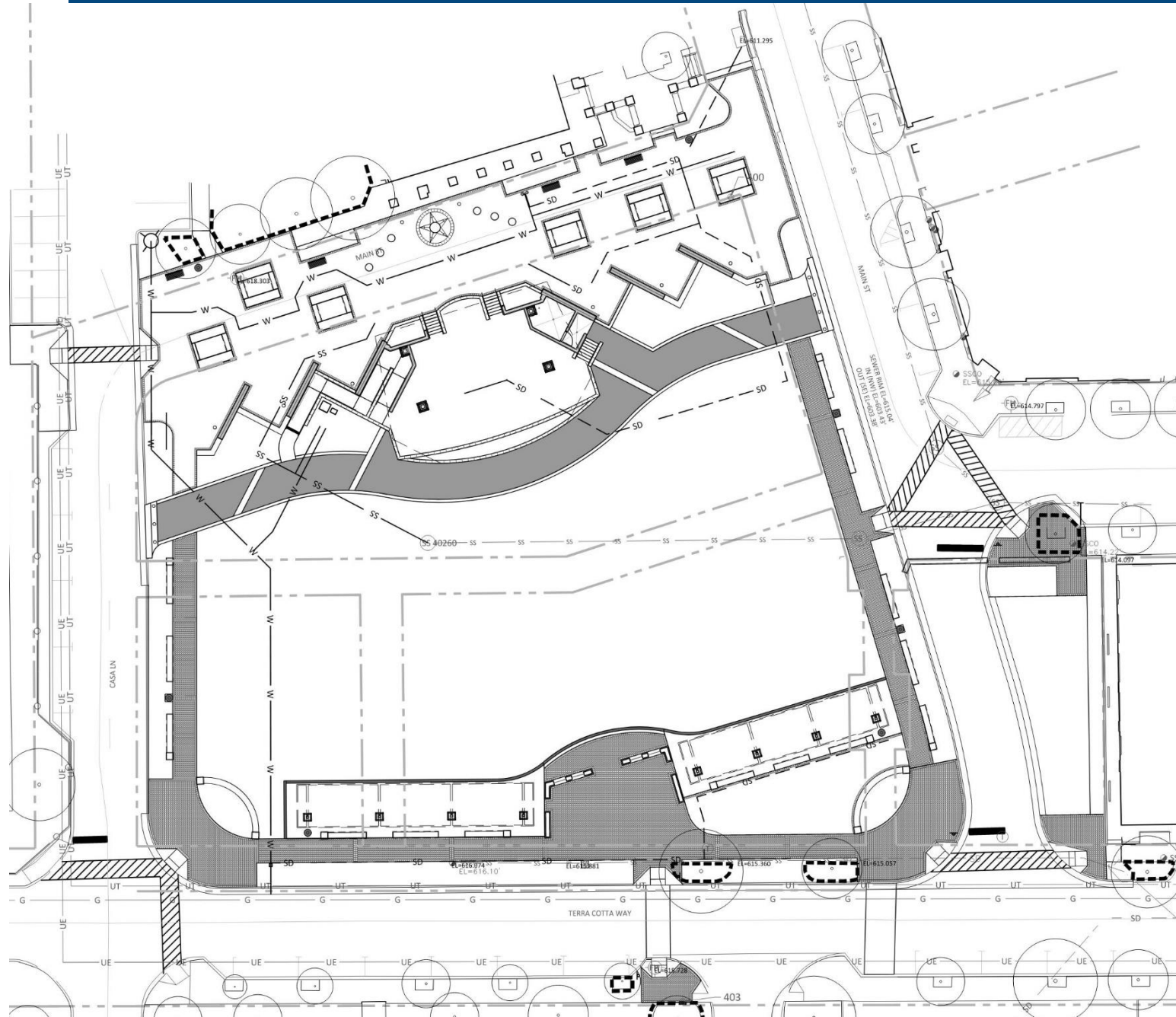


WATER FEATURE



SITE UTILITY

- **Water Lines**
connect to irrigation, fire hydrant, and drinking fountain
- **Sanitary Sewer Lines**
connect to water feature; existing manhole adjust
- **Storm Sewer Lines**
connect to floor drain, roof drain, drinking fountain, turf lawn trench drain and subgrade drain



ELECTRICAL / LIGHTING



Event Lawn Pole/Fixtures



Pedestrian Pole/Fixture



Linear Uplight, Flash Mounted in Front of Tall Memorial Wall



Seating Wall Linear Fixture



Sculpture Uplight



Recessed Step Light



Tree Receptacle in Landscape Bed



Water Wall



Sculpture



Eternal Flame



Dedication Sign Wall



Flag Pole



Seating Wall



In-Grade Pull Box



24"W x 10"H x 6"D Enclosure mounted on wall



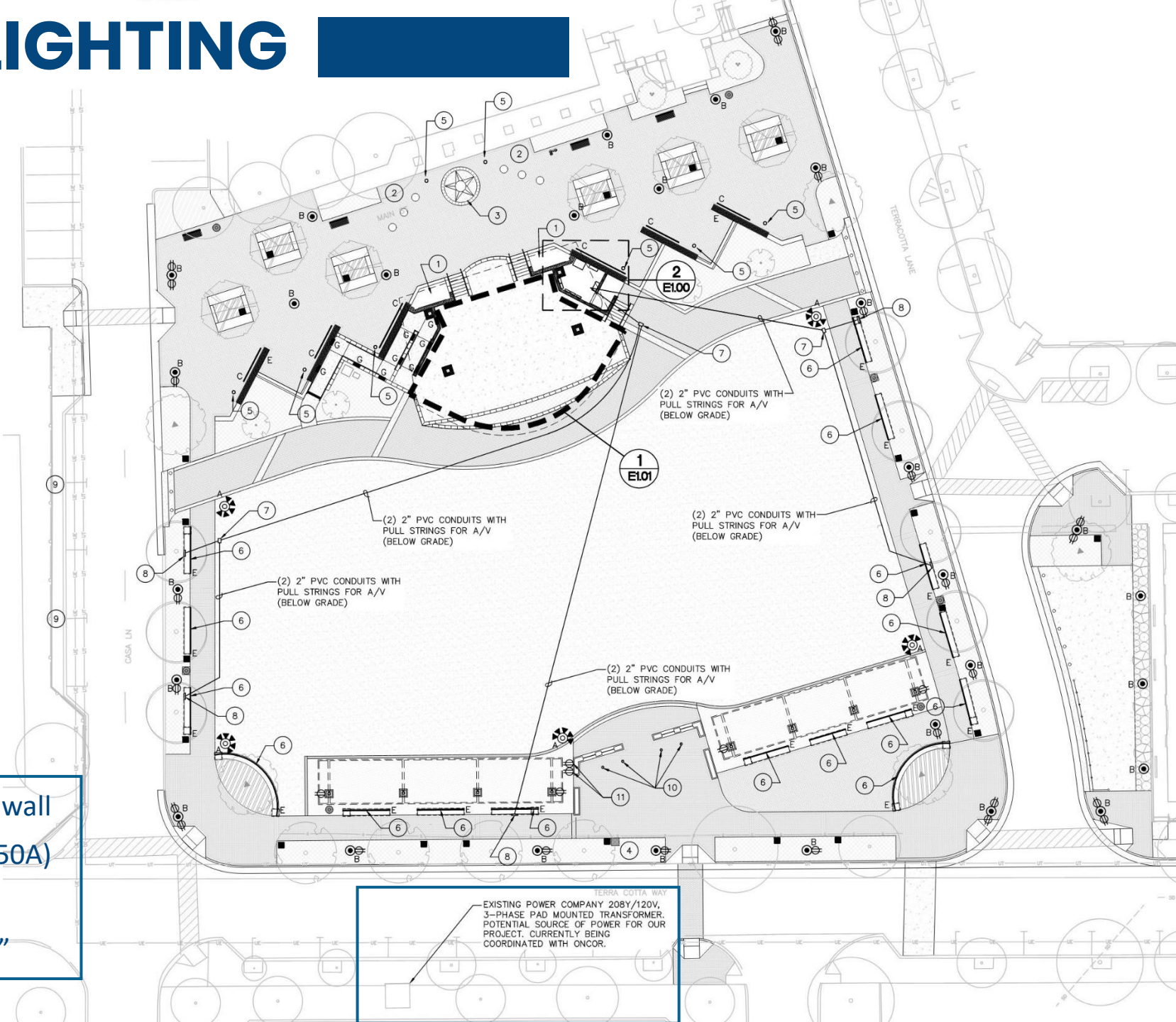
(2) Food Truck Receptacle Pedestal (208V, 50A)



In-Grade Flood Light

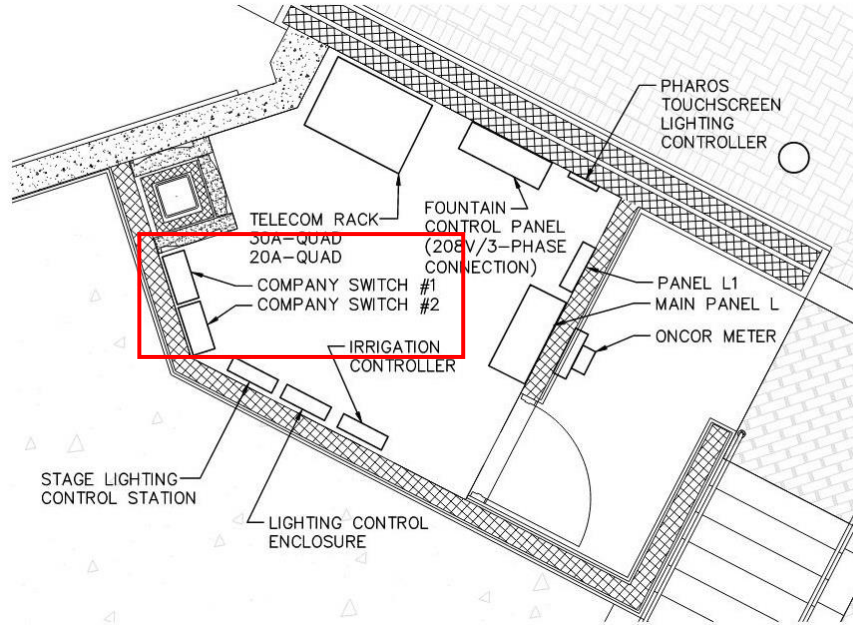


Dedicated Receptacles for "Front of House"

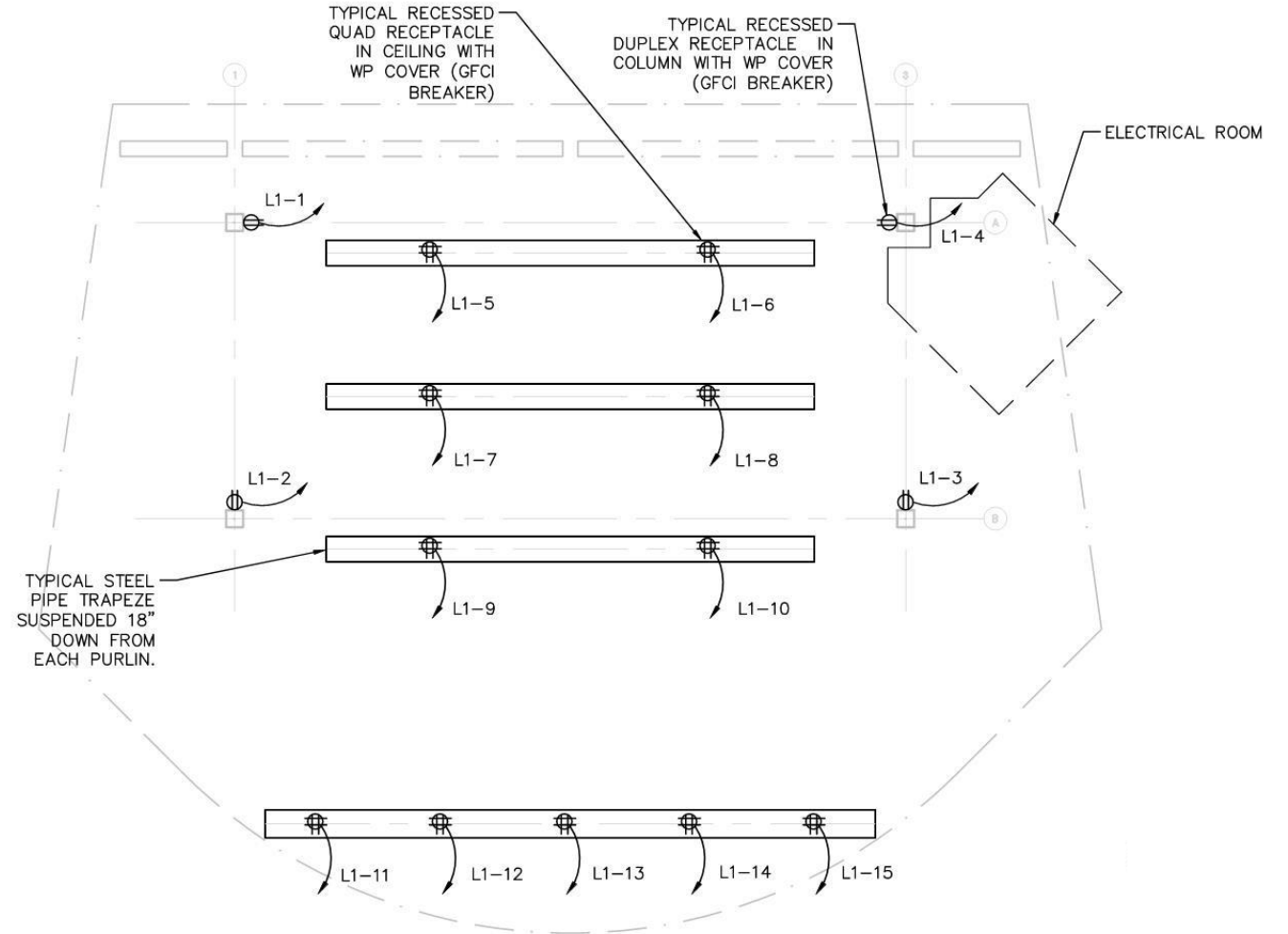


ELECTRICAL

Electrical Room



Pavilion Power



TECHNOLOGY

Technology Site Plan

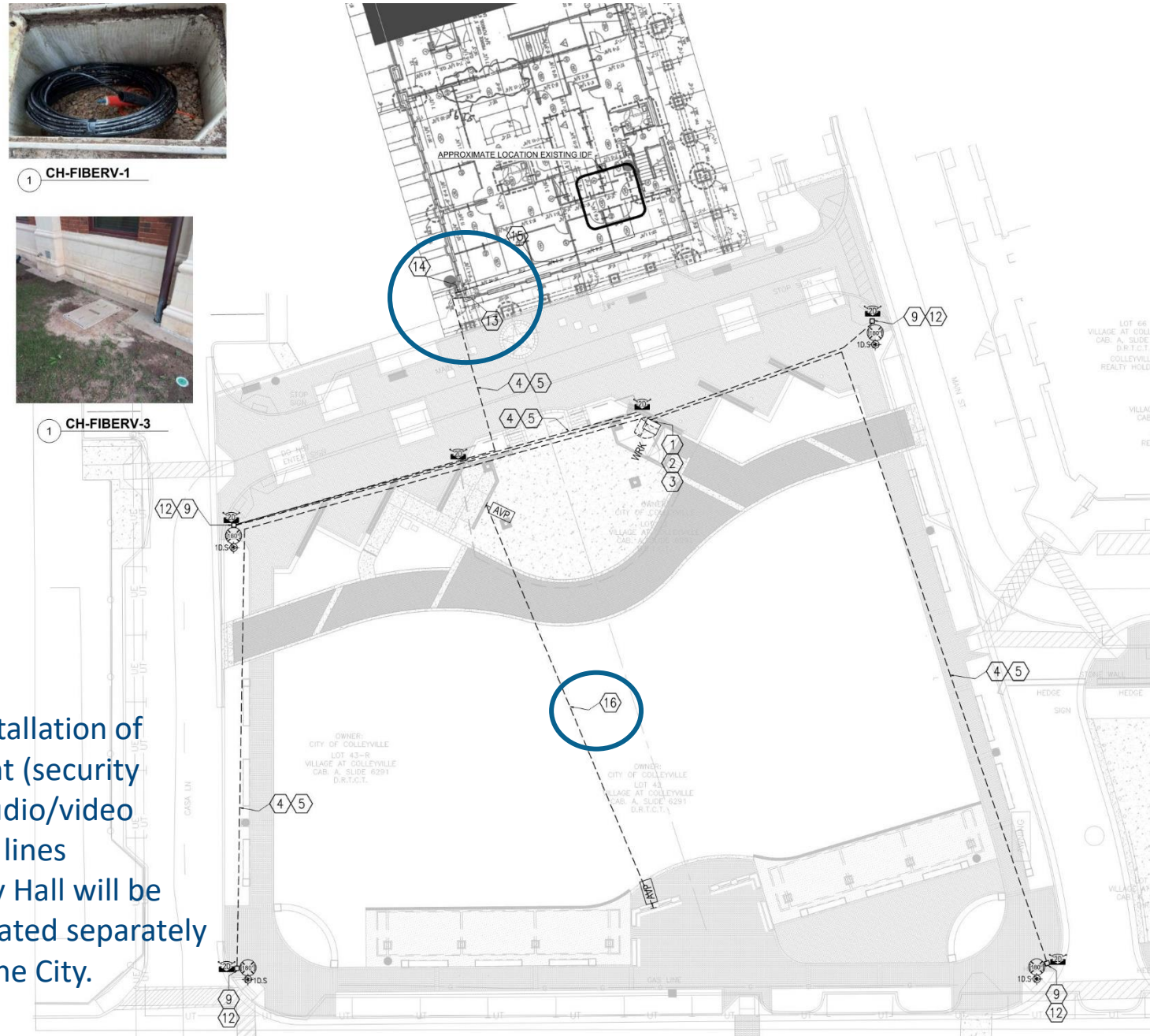
- 1 ¾" WALL MOUNTED PLYWOOD.
- 2 TELECOMMUNICATIONS MAIN GROUNDING BUSBAR.
- 3 RESERVED AREA FOR TELECOM WALL RACK AND SECURITY EQUIPMENT WALL FIELD (AS INDICATED).
- 4 TWO(2) 2"Ø CONDUITS WITH INNERDUCT WITH MULE TAPE. ONE(1) OF THE 2" CONDUITS IS FOR FUTURE AV PURPOSES, AND ONE(1) FOR TELECOM.
- 5 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 ½" 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.
- 14 EXISTING CONDUIT PATHWAYS FROM VAULT INTO THE EXISTING CITY HALL PLENUM CEILING.
- 15 CONTRACTOR TO INSTALL THE NEW J-HOOK PATHWAY TO SUPPORT THE CFCI FIBER CABLEING FROM EXISTING CITY HALL IDF TO NEW PAVILION TELECOM RACK.
- 16 ONE (1) 6" CONDUIT AND TWO (2) 2" CONDUITS DIRECTLY BETWEEN. EACH "AVP" WILL BE A UNIVERSAL ENCLOSURE SYSTEMS MODEL #CE-U14228WMN4S6-D-3-M-0 (14"H x 22"W x 8"D) STAINLESS STEEL NEMA ENCLOSURE. REFER TO QUOTE #8309 AND BASED AROUND A CUSTOM PANEL CRAFTERS BROADCAST PLATE.



1 CH-FIBERV-1



1 CH-FIBERV-3



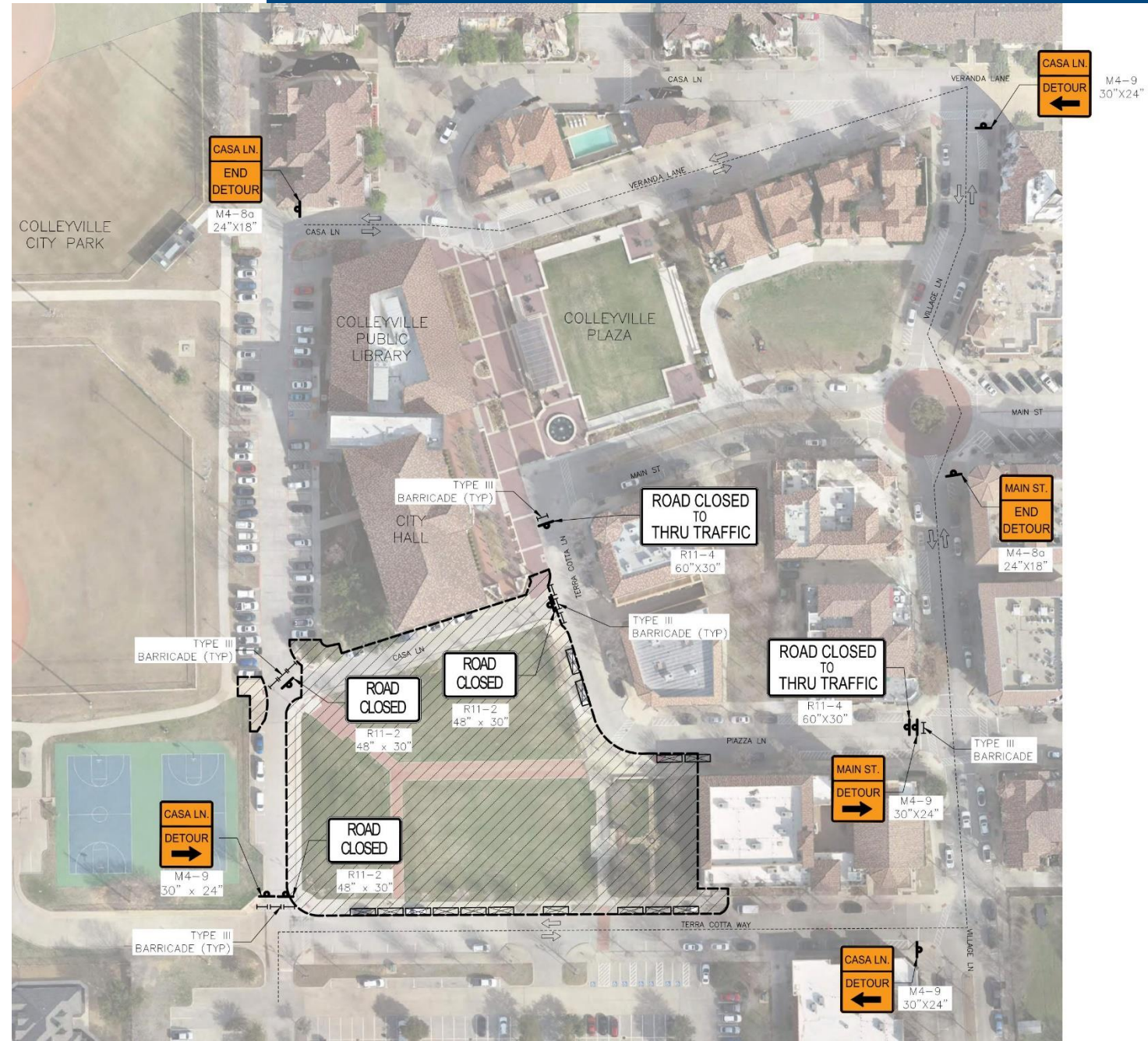
The materials and installation of technology equipment (security cameras and other audio/video equipment) and fiber lines connecting to the City Hall will be provided and coordinated separately from this project by the City.

TRAFFIC CONTROL

Phase I Detour Plan

LEGEND:

-  TRAFFIC SIGNS
-  TYPE III BARRICADE
-  DIRECTION OF TRAFFIC
-  CONSTRUCTION WORK AREA
-  PARKING SPACES BLOCKED OFF WITH BARRELS
-  DETOUR PATH

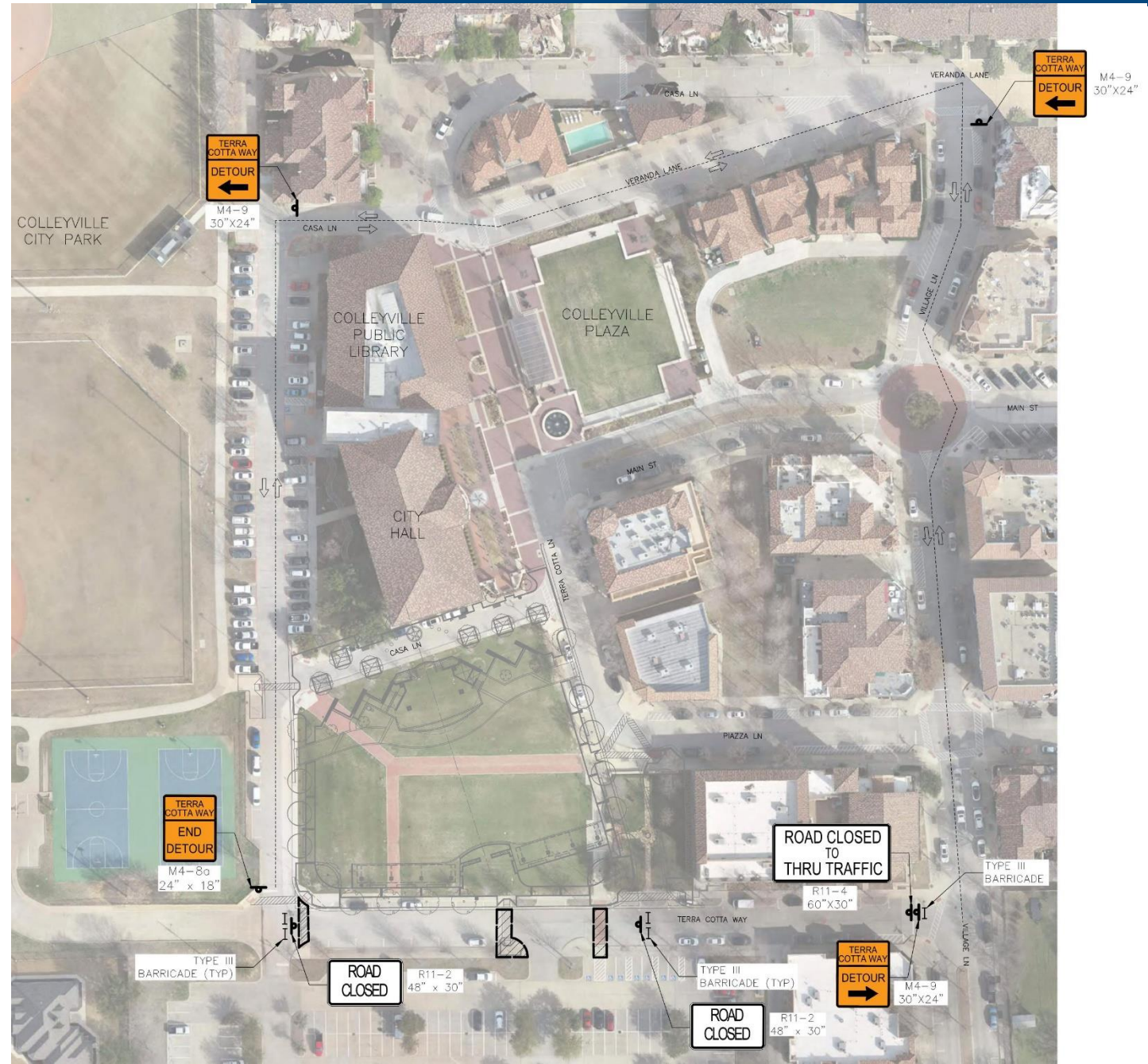


TRAFFIC CONTROL

Phase II Detour Plan

LEGEND:

-  TRAFFIC SIGNS
-  TYPE III BARRICADE
-  DIRECTION OF TRAFFIC
-  CONSTRUCTION WORK AREA
-  PARKING SPACES BLOCKED OFF WITH BARRELS
-  DETOUR PATH

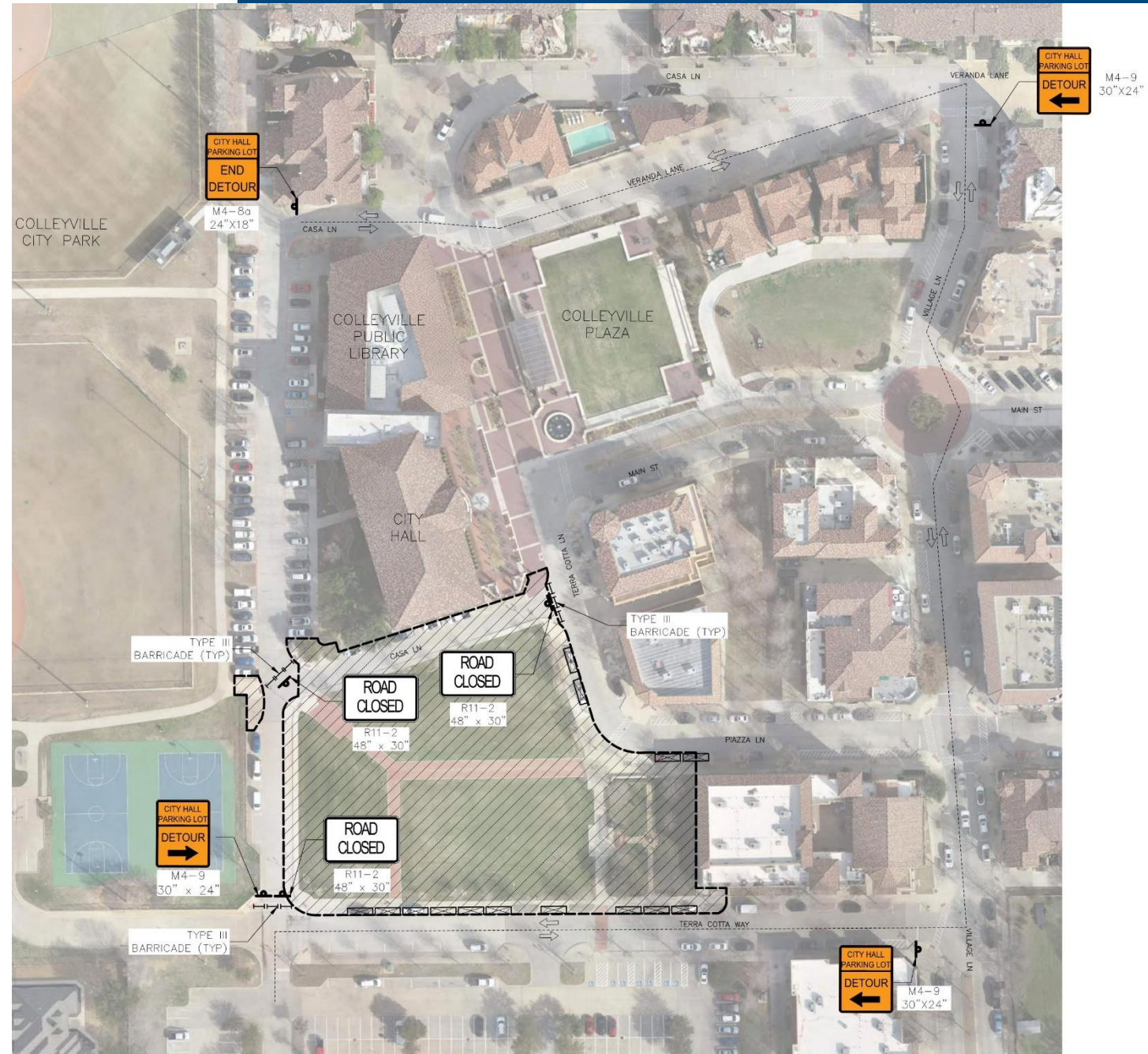


TRAFFIC CONTROL

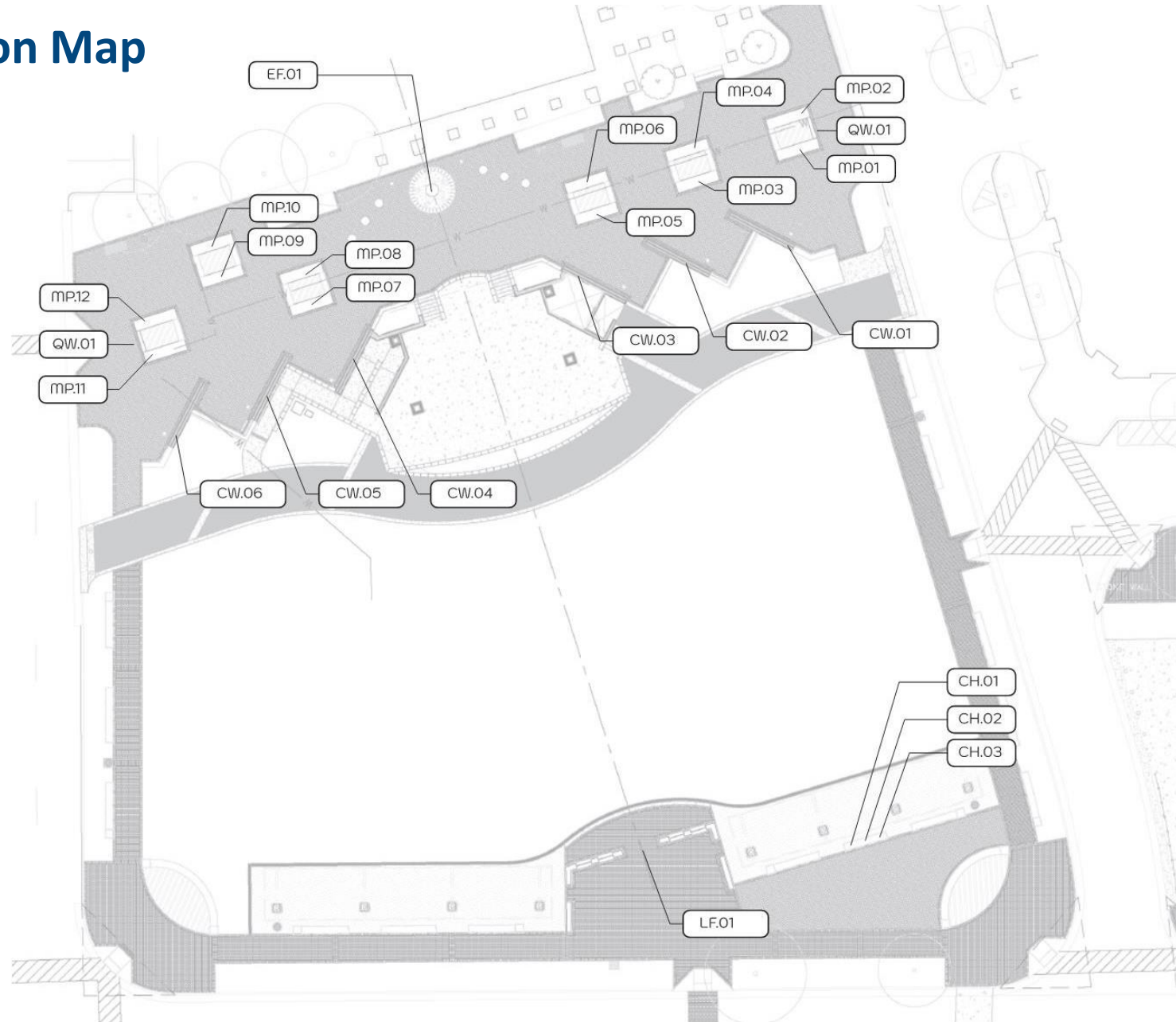
For Colleyville Plaza Event Only Detour Plan

LEGEND:

-  TRAFFIC SIGNS
-  TYPE III BARRICADE
-  DIRECTION OF TRAFFIC
-  CONSTRUCTION WORK AREA
-  PARKING SPACES BLOCKED OFF WITH BARRELS
-  DETOUR PATH



Location Map



LEGEND:

CH Colleyville History Panels

MP Memorial Plaques

QW Quote Wall

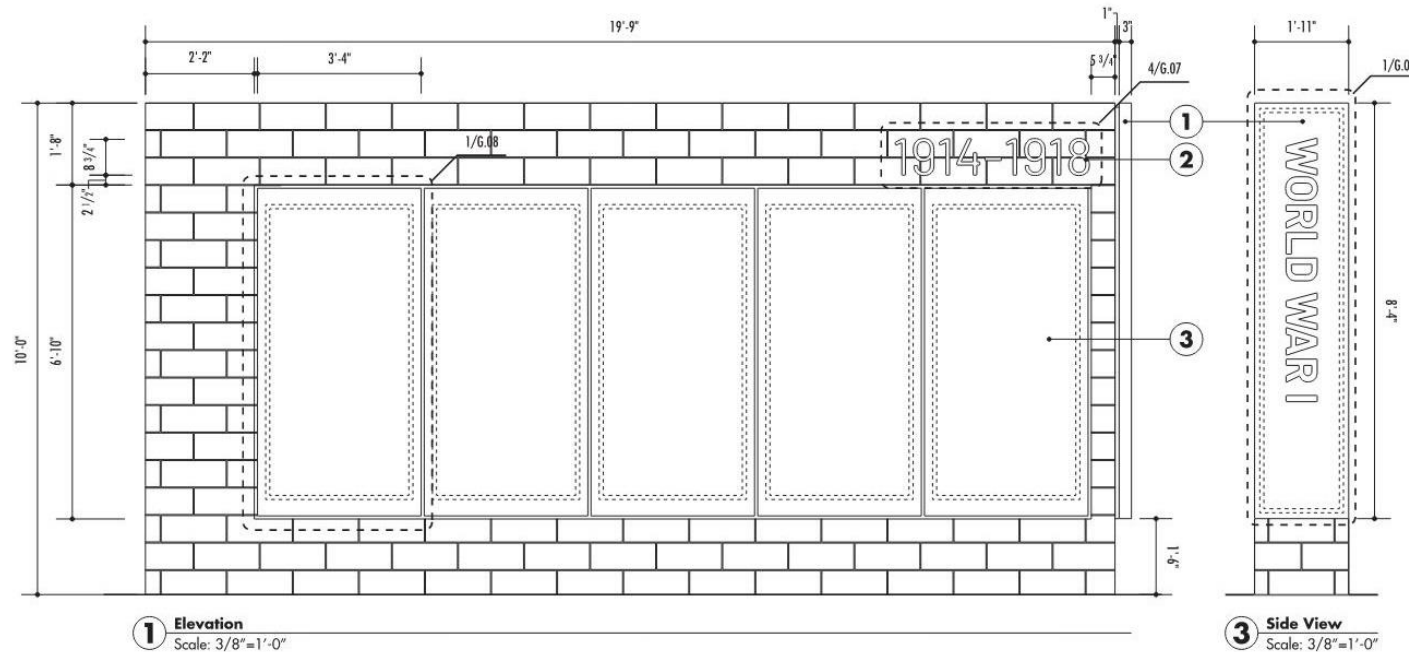
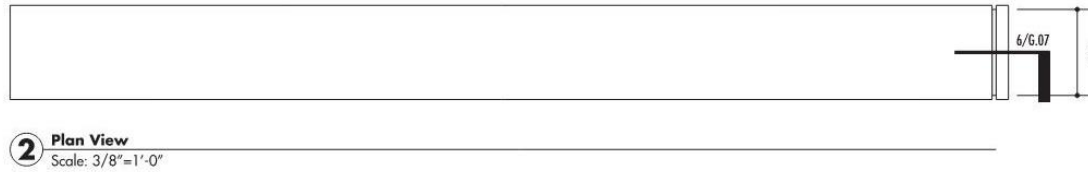
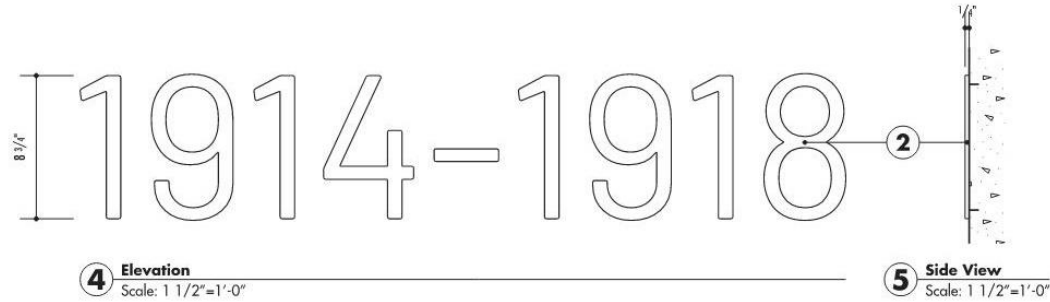
CW Conflict Wall

EF Eternal Flame Sculpture

LF Letterforms

The write-ups for the wall exhibits have been reviewed and approved by the City.

CONFLICT WALL



Notes:

- 1/8" thick fabricated four-sided aluminum pan (no return on bottom) to be installed with framing system and angles. Refer to sheet G.09 for details. Pan to be powder coated on all surfaces to match powdercoat white. Pan to have an embedded powder coated high-resolution direct digital print applied to first surfaces and returns with Direct Embed® powder coat print:
Direct Embed®
300 SE 2nd Street, Suite 600
Fort Lauderdale, FL 33301
Contact: Eric Koslow
Tel: 954-825-0410
Email: eric@directembedcoating.com
Or approved equal
- 1/4" thick letterforms painted P1 MP11490 Vanadium Grey on face and returns. Letterforms mount flush to wall with threaded studs and silicone adhesive.
- Refer to sheet G.08 for graphic panel details.
- All edges and corners are slightly eased on crisp, clean, 90° returns and finished smooth, with no visible seams.
- The Signage Contractor is to submit detailed shop drawings with all copy layouts to designer/client for final approval prior to fabrication and is responsible for the complete fabrication and installation of all components of this signage (and is to include the cost to obtain all permits necessary to install).
- The Signage Contractor is responsible to field verify each location for all existing conditions prior to submitting detailed shop drawings and copy layouts to determine if modifications are required. Fabricator to provide all material samples to designer/client for final review and approval prior to fabrication.
- Wall structure to be provided by architect.

CONFLICT WALL

1914-1918



"Any nation that does not honor its heroes will
not long endure."

Abraham Lincoln
16th President of the United States, 1861-1865

World War I, also called First World War or Great War, embroiled most of the nations of Europe along with Russia, the United States, the Middle East, and other regions. The war pitted the Central Powers—Germany, Austria-Hungary, and Turkey—against the Allies—France, Great Britain, Russia, Italy, Japan, and the United States.

Under President Woodrow Wilson, the United States remained neutral until 1917 when a German submarine attacked and sank the R.M.S. Lusitania. The US entered the war on the side of the Allied powers following the attack. More than 1.5 million men and twenty thousand women enlisted in the United States armed forces.

The experience of World War I had a major impact on US domestic politics, culture, and society. At the outset of World War I, women in the United States did not have the right to vote in national elections and could not serve in the military. Many women came to view active participation in the war effort as an opportunity to gain more rights and independence.

WWI was largely fought in trenches. It was the deadliest conflict until that point in history, claiming the lives of 16 million people on all sides. Few lives and communities remained untouched by the war. After four years of fighting, the Allies prevailed.

The introduction of aircraft, tanks, and submarines changed the way future wars were fought. Following the Treaty of Versailles in 1919, Germany was forced to disarm and pay for the war's damages. The defeat and humiliation of Germany stoked feelings of bitterness for years, planting the seeds that led to WWII.

COLLEYVILLE CONNECTION

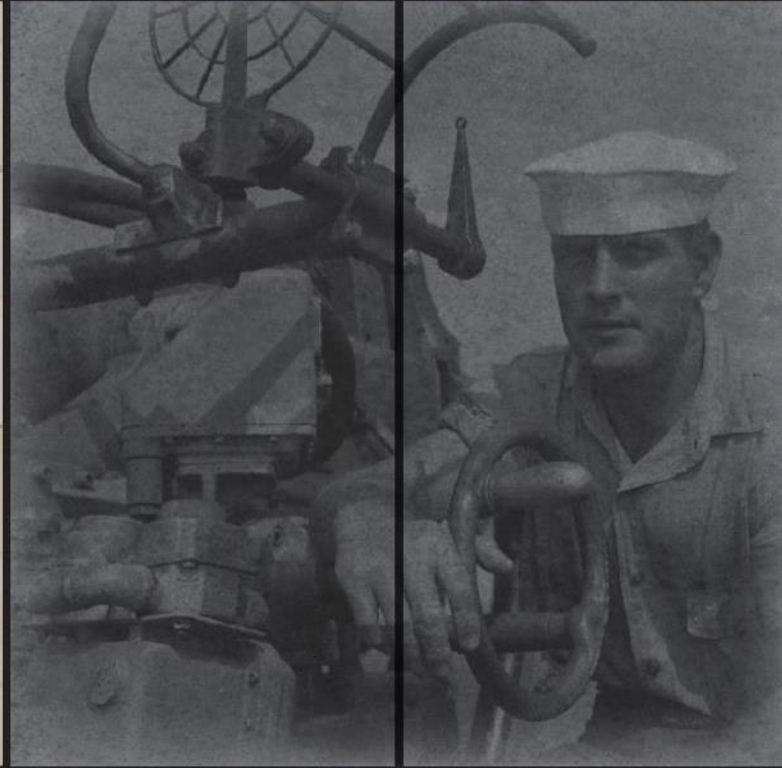
The vibrations of WWI were not unnoted in our small community. The historic Solauf House at 518 Glade Road housed WWI French soldiers stationed at Camp Bowie near Fort Worth. Several citizens had husbands and sons who participated in the "Great War," a microcosm of any town in America at the time. Out of the nearly one million Texans who registered for the draft, roughly 200,000 served in the armed forces.

Farm families and small-town residents moved to major cities to work in war industry plants and at military posts. Texas farmers felt the first impact of the war through cotton prices. In July 1914 cotton exchanges closed for three months and cotton prices for the year fell to an average of 40 percent less than the previous year. At the time, Texas produced one-third of the nation's cotton and one-fifth of the world's cotton.

WORLD WAR I

1941-1945

WORLD WAR II



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

Audie Murphy
United States Army, considered to be the most decorated combat soldier of World War II;
Later an actor and songwriter

Germany, under the leadership of Adolf Hitler, invaded Poland in 1939, as did the Soviet Union. As allies of Poland, Britain and France were drawn into the war. Nazi Germany continued to invade other countries including Belgium, France, and the Soviet Union. The Axis powers - the communist countries of Germany, Japan, and Italy - all attempted expansion through invasion. On December 7, 1941, the nation of Japan attacked the United States at Pearl Harbor. Four days later, Hitler declared war on America.

World War II was truly a global war. Over 50 nations took part in the conflict, and fighting took place on the continents of Africa, Asia, and Europe, as well as at sea. Entire societies in Europe and the United States participated as soldiers or war workers, while others were persecuted as victims of occupation and forced into concentration camps.

The Soviet Army had success in defeating the German Army from the east, while the United States and western Allies fought Germany from the western front. On June 6, 1944, known as "D-Day", Allies began an invasion of Europe with British, Canadian, and American soldiers, landing on the beaches of Normandy, France. Germany was forced to fight the war on two fronts, and ultimately surrendered following Hitler's suicide in 1945. In the Pacific, the US deployed atomic bombs on Hiroshima and Nagasaki, leading to Japan's surrender.

World War II claimed the lives of sixty million people - more than any before in both domestic and foreign affairs. Its consequences were far-reaching at home in the US and abroad.

After facing the struggles brought on by war and a struggling US economy, veterans returned home to their families to rebuild their communities and the economy of a nation. As a result of their drive and determination, this generation is recognized for their success in later years, forever to be known as the "greatest generation".

COLLEYVILLE CONNECTION

James "Peggy" Hogdles, a paratrooper, was among the first soldiers from the 82nd Airborne Division to enter the Weizsäcker concentration camp near Lublin, Poland, in 1945. On arrival he encountered prisoners including George Saxon from Tucson, Poland. Saxon was 17 years old and weighed 70 pounds when he was liberated from this concentration camp on May 2, 1945. George had been separated from his parents and brother and shipped to 13 concentration camps in three countries. In speaking with Saxon at a reunion years later, Hogdles said, "In you, I see living proof of what we fought for in World War II."

Lt. Col. James Hogdles made Colleyville his home from 2009 until his death in 2020 at the age of 103. He is the most decorated officer in the history of the 82nd Airborne with the Distinguished Service Cross, two Silver Stars, two Bronze Stars with V for Valor, two Purple Hearts, President's Citation with cluster, the Belgium Fourragere, 6 Campaign Stars, and Master Parachutist badge and was nominated numerous times for the Congressional Medal of Honor. His actions are portrayed in the 1977 Hollywood movie "A Bridge Too Far" as well as his published memoir.

1950-1953

KOREAN WAR



"A hero is someone who has given his or her life to something bigger than oneself."

Joseph Campbell

20th Century American author and professor

As a product of the Cold War between the Soviet Union and the United States, Korea had been split into two sovereign states in 1948, with the border set at the 38th parallel. A socialist state was established in the north under communist leadership and a capitalist state in the south under anti-communist leadership. Both governments of the two new Korean states claimed to be the sole legitimate government of all of Korea, and neither accepted the border as permanent.

The conflict escalated into warfare when the North Korean military, supported by the Soviet Union and China, crossed the border and advanced into South Korea on June 25, 1950. The United States and the United Nations forces composed of more than a dozen countries came to the aid of South Korea. Communist China joined North Korea in the war in November 1950, unleashing a massive Chinese ground attack against American and United Nations forces. American officials, concerned of a broader war with the Soviet Union and China, worked to bring an end to the fighting.

Fighting ended on July 27, 1953, when the Korean Armistice Agreement was signed, ending in a stalemate. The agreement created the Korean Demilitarized Zone to separate North and South Korea, with the border between North and South Korea near where it had been at the war's beginning. However, no peace treaty was ever signed, and the two Koreas are technically still at war, with little resolution and tension left smoldering for generations.

COLLEYVILLE CONNECTION

Bob Steele enlisted in the U.S. Marine Corps after high school and served in the Korean War. He later enlisted in the U.S. Air Force and quickly became an FAA certified commercial pilot, instrument instructor and ground school instructor. In 1963 the U.S. Army offered Bob a direct appointment as a Warrior Officer where he was trained to fly helicopters and was deployed to Vietnam. While serving there he was awarded four Air Medals for valor, submitted for a Bronze Star for a ground action and was awarded The Distinguished Flying Cross. Following his military service, Bob's love for flying led him to relocate to Colleyville, enjoying a 25 year career as an American Airlines pilot.

Frank Whitmore, another Korean War veteran, also left a significant mark on Colleyville. He and his wife, Doris, moved to Colleyville in 1982 to raise their family. Frank went on to serve as volunteer firefighter and reserve officer, participated in the original Charter Commission, led the first Planning & Zoning Commission, and also served as Mayor.

VIETNAM WAR

1955-1975

The Vietnam War was a twenty-year long conflict between the communist government of North Vietnam and the democratic government of South Vietnam. The conflict was seen not as a civil war between North and South Vietnam, but as a significant part of the ongoing Cold War between the United States and the Soviet Union.

The Democratic Republic of Vietnam in the north was supported by the Soviet Union, China, and other communist countries, while the United States and its anti-communist allies backed the Republic of Vietnam in the south. There was fear if the communists of North Vietnam won, the rest of Southeast Asia would fall to communism as well.

Starting as primarily an advisory effort, America sent combat troops into South Vietnam to prevent its imminent collapse. By 1968, United States ground, air, and naval troop levels topped 540,000. The jungles and rice paddies of Vietnam proved to be a difficult place to fight a war, as it was difficult to locate or identify the enemy. Without enough volunteers to fight, a draft was instituted requiring those drafted to serve in the military and fight. As deaths mounted, protests against the war erupted across the country.

With public sentiment turning against the war, President Richard Nixon and other political leaders began the long and difficult process of disengaging from the war. Troop withdrawals began in 1969 while peace talks underway. These talks resulted in a ceasefire in January 1973. The final American troops departed South Vietnam two months later. In 1974, North Vietnam broke the agreement and launched a large-scale offensive with the objective of occupying all of South Vietnam. That goal was achieved in April 1975 with the fall of the South Vietnamese government.

Over 58,000 Americans died as a result of the Vietnam War.

COLLEYVILLE CONNECTION

Charles Pine, born in Colleyville, found his way into service and enlisted in the Army stationed at Ft. Campbell, Kentucky. Charles was soon transferred into the "olive" recon unit of the 10th Airborne Division.

In December of 1967, the 2nd and 3rd Brigades of the 101st were deployed to Southeast Asia to join paratroopers of the 1st Brigade, seeing very light to moderate skirmishes during the first weeks of its deployment. On January 30, 1968, the infamous "Tet Offensive" began, often described as the worst fighting of the entire Vietnam conflict.

On the evening of March 22, 1968, while on patrol near a small village in Thua Thien province, Pine's platoon came under attack. Fighting was intense and eventually waned. As first daylight choppers arrived to evacuate the wounded, Charles was amongst those wounded and lost his final day in service of his country.



"Moral courage - doing what has to be done because it is the right thing to do - is the mark of a true hero."

Thomas G. Kelley
United States Navy Captain,
Medal of Honor recipient for actions
during the Vietnam War



CONFLICT WALL

MODERN WARS

1990-2020

The Gulf War was the first major military conflict following the end of the Cold War. Iraq, under the leadership of Saddam Hussein, invaded the neighboring country of Kuwait, posing a geopolitical crisis. If Iraq gained control of Kuwait and Saudi Arabia, it would have controlled over twenty percent of world oil reserves and become the world's dominant oil power. In response, the United States and coalition forces deployed to the Persian Gulf and Saudi Arabia as part of Operation Desert Shield to prevent further Iraqi invasions. This led the United States and coalition forces to initiate Operation Desert Storm.

The Gulf War was hardly the end of United States involvement in the Middle East. Rather, the foreign policy of the United States was becoming ever more impacted by the politics of the Middle East.

On September 11, 2001, known as 9/11, terrorists attacked the United States using commercial airplanes to crash into the World Trade Center in New York and the Pentagon in Washington, D.C. The terrorist attacks transformed national security and shifted American military involvement to include war on terrorist groups.

Following the attacks of 9/11, a second war in Iraq began in 2003 after intelligence agencies reported Iraq possessed weapons of mass destruction.

The War on Terror saw American military forces deployed in regions across the world in an international effort to combat terrorism. This century saw armed conflicts in the Middle East, south-western Asia, Africa, and even parts of South-East Asia.

COLLEYVILLE CONNECTION

Christian C. Schutz made the ultimate sacrifice for home and country on July 11, 2003, a few days short of his twenty-first birthday. A graduate of Colleyville Heritage High School (CHHS), Chris was deployed to Iraq as part of a tank crew. In letters home, Chris wrote of terrible heat, desolation and dirt yet he noted the spirit in people and the beauty of the stars. His early dreams of joining the military began with a Boy Scout camp trip to Fort Hood. In June 2001, he joined the U.S. Army. Chris served in the 3rd Battalion, 67th Armored Regiment, in the 4th Infantry Division, based at Fort Hood. Chris was awarded the Army Service Ribbon, the National Defense Medal, and posthumously the Bronze Star.

Steven Charles Tucker, also a 2001 graduate of CHHS, furthered his family tradition of serving his country, begun by his father and two older brothers. Involved as a drum major, football player and track athlete, he joined the Army upon graduation. He served in southern Afghanistan and lost his life when his Humvee was hit by a bomb on May 21, 2005.

"True courage is being afraid, and going ahead and doing your job anyhow, that's what courage is."

*H. Norman Schwarzkopf
United States Army General,
Commander in the Gulf War*



FUTURE

History has taught us that the nature of conflict evolves and changes. The United States Space Force was added in 2019, creating the first new branch of the armed services since 1947. Territorial issues remain important, as do historical or ideological differences. Other issues related to economic disparity and the use of space or cyber space are likely to drive future threats.

Regardless of the conflict type or platform of war, the dedicated men and women of the United States military stand ready to protect and serve their country. We endeavor to remember and honor each of those individuals and those who have served our community. It is incumbent upon every American to remember the ideals of freedom that bind us, and to support those who defend that freedom.

COLLEYVILLE CONNECTION

Sacrifice, teamwork, and discipline—the same values inherent in every branch of the military—are also embodied in public service.

Soldiers, first responders, civil servants, and community volunteers have earned our eternal respect. They stand as constant examples of living with honor, principle, and integrity. Their commitment benefits the lives of countless others.

Many have attributed military and public service as experiences which have shaped their lives. We are fortunate to have many individuals who have chosen to contribute their time and passion to build and shape Colleyville. The shared love for our community and country is our foundation.

Undoubtedly, there will be challenges and hardships ahead, but we will be ready to face them together.



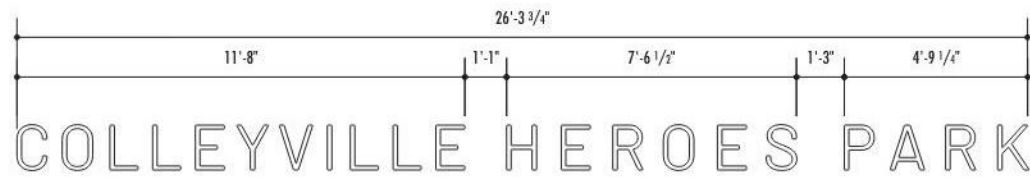
"Freedom is never more than one generation away from extinction. We didn't pass it to our children in the bloodstream. It must be fought for, protected, and handed on for them to do the same."

Ronald Reagan

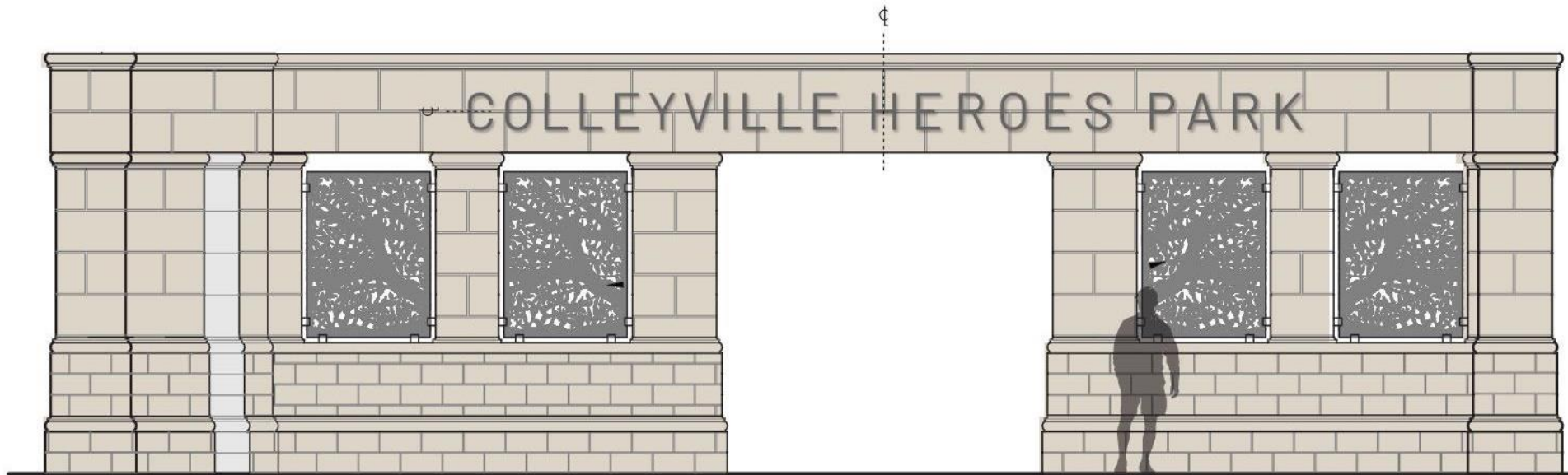
40th President of the United States, 1981-1989



LETTERFORMS



3 Overall Layout Elevation
Scale: 1/2"=1'-0"



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

Notes:

1. 1/2" thick aluminum letterforms painted P1 MP11490 Vanadium Grey on face and returns. Typeface: Barlow Regular
2. Letterforms mount flush to wall with threaded studs and silicone adhesive.
3. All edges and corners are slightly eased on crisp, clean, 90° returns and finished smooth, with no visible seams.
4. The Signage Contractor is to submit detailed shop drawings with ALL copy layouts to designer/client for final approval prior to fabrication and is responsible for the complete fabrication and installation of all components of this signage (and is to include the cost to obtain all permits necessary to install).
5. The Signage Contractor is responsible to field verify each location for all existing conditions prior to submitting detailed shop drawings and copy layouts to determine if modifications are required. Fabricator to provide all material samples to designer/client for final review and approval prior to fabrication.
6. Entrance structure to be provided by architect.

90% CD OPCC UPDATES

Site Preparation & Grading	\$ 764,000
Architecture (includes Performance Pavilion, Shade Structures, and Entry Portal)	\$1,391,000
Heroes Plaza	\$757,000
Event Space	\$675,000
Landscaping and Irrigation Improvements	\$148,000
New Roadway & Transportation Work	\$280,000
Site Utilities	\$154,000
Water Feature	\$775,000
Site Lighting and Electrical	\$1,012,000
Exhibits and Graphics	\$329,000
Technology and Audio/Video Provisions	\$56,000
Owner's Allowance	\$100,000
Project Total (2024 Fall Cost)	\$6,441,000

Notes:

- OPCC is based on 7% Contingency and 5% Mobilization.
- The (6) custom bronze statues quotes (materials, delivery and installation) are NOT included in this OPCC.
- The technology equipment (security camera and other audio/video equipment) and fiber lines connection to the City Hall are NOT included in this OPCC.

NEXT STEP

1

90% CD REVIEW

2

100% CONSTRUCTION
DOCUMENTS

3

BID PHASE AND
CONTRACT AWARD

4

CONSTRUCTION PHASE



COMMENTS

HEROES PARK FINAL DESIGN





CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-3

Agenda Date 6/18/2024

Type Worksession

Department City Manager

Title

Annual update on vehicle purchases and sales through Enterprise Fleet Management

Explanation

Amanda Leggett, with Enterprise Fleet Management, will provide an update on the City's vehicle purchases and sales. The presentation will include a recap of prior year, current year, and next year replacements.

Attachments

1. Colleyville FY 25 EFM Update

DALLAS



City of Colleyville: EFM Partnership Update



ENTERPRISE INTRODUCTION



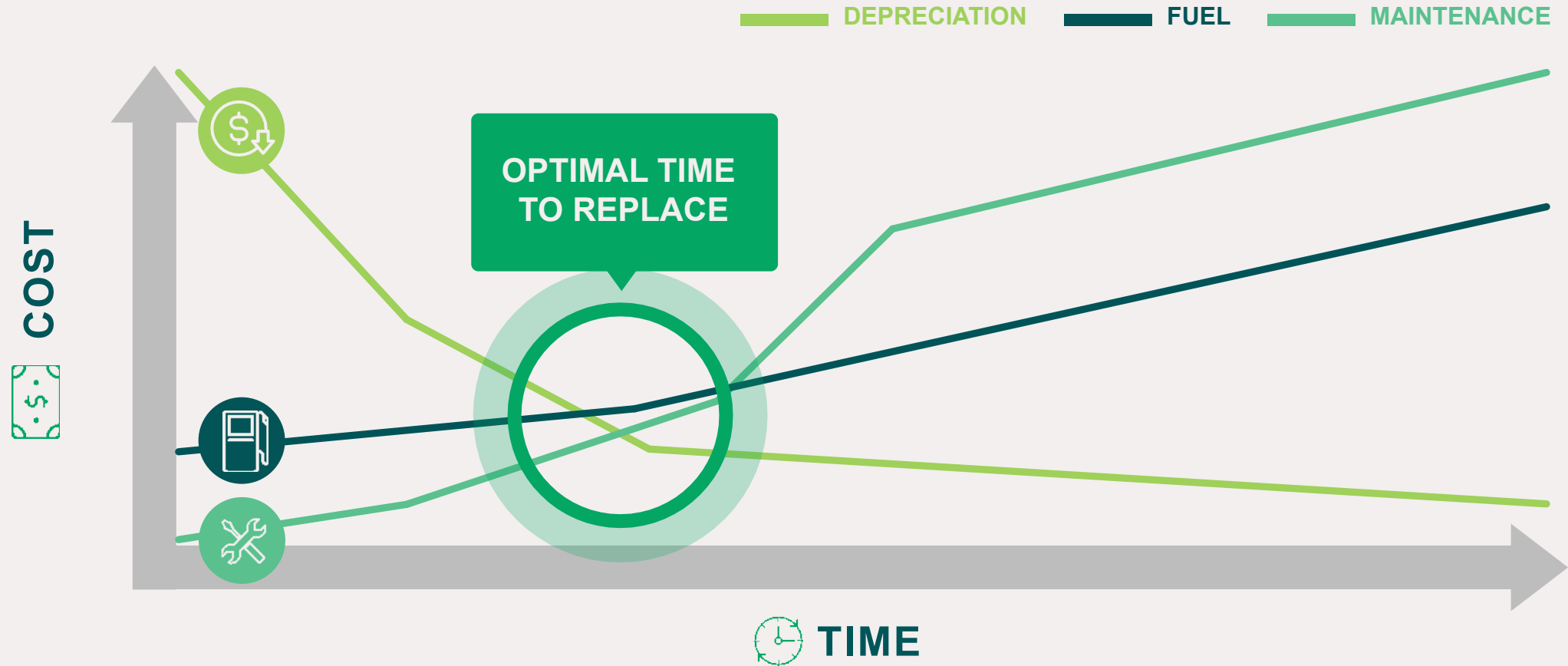
Amanda Leggett:
Senior Client Strategy
Management



Adrienne Landry:
Senior Account Fleet
Coordinator

EFFECTIVE VEHICLE LIFECYCLE

Determining the right time to replace vehicles



EFM Partnership Summary

- Expected to sell vehicles every 3-5 years; EFM to evaluate the market and adjust annually
 - Changes to manufacturer supply and pricing increases requires adding an additional year to original plan for replacements
- Average vehicle age lowered from 8-10 years to 4 years
 - Younger fleet ensures latest safety features present on vehicles
- Financial Benefits
 - Savings pick up as age of fleet decreases- better resale and lower maintenance costs
 - Making right progress on fuel and maintenance savings, however, operating savings will not outweigh current market inflation on fuel
 - Additional annual operating savings from eliminating Fleet Manager FTE - \$112k total with benefits

Example:

	Gov't Price	Equity at Trade In	Mileage	Total Cost	Annual
2019 Nissan Cargo Van	\$ 18,363.00	\$ 14,600.00	13,559	\$ 3,763.00	\$ 752.60
2020 Water Silverado	\$ 26,742.60	\$ 20,600.00	46,481	\$ 6,142.60	\$ 1,535.65
2020 Utility Silverado	\$ 26,424.10	\$ 18,100.00	75,996	\$ 8,324.10	\$ 2,081.03
2020 Police CID Silverado	\$ 24,932.10	\$ 17,100.00	85,610	\$ 7,832.10	\$ 1,958.03
TOTAL	\$ 96,461.80	\$ 70,400.00		\$ 26,061.80	\$ 6,327.30

INDUSTRY UPDATE: Trends

ACQUISITION



-5.6% ↑ NEW VEHICLE PRICES

- Improvement to supply chain and higher interest rates drove pricing down
- Manufacturer availability has improved for government but a few vehicles remain challenging – Tahoes, cargo vans, & heavy duty trucks

MAINTENANCE



+6.5% ↑ REPAIRS

- Reasons for the cost increases include; more complex vehicle technology, ongoing supply chain issues, longer vehicle life cycles, more crashes, and fewer auto repair technicians

FUEL



+0.5% (Gas) ↑ PRICE PER GALLON
-3.5% (Diesel)

- Gallons pumped decreased by 5%
- Aging vehicles impact total cost through lower MPG

REMARKETING (RESALE)



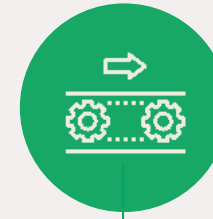
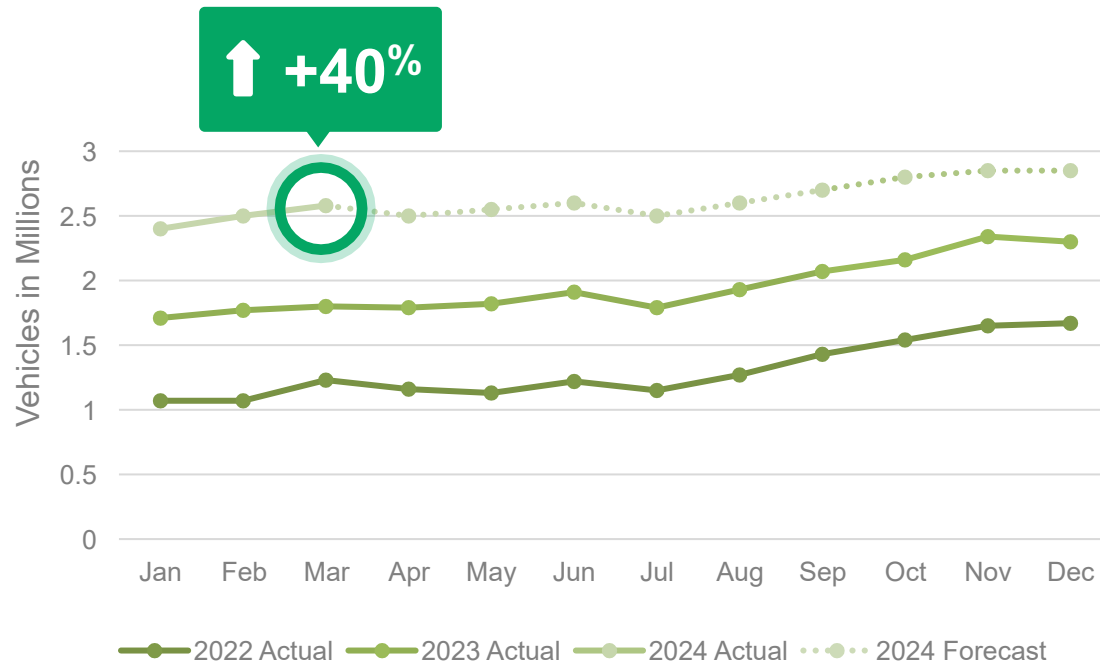
-13.7% ↓ RESALE VALUE

- Pricing peaked in the winter of 2022 but remains well above pre-pandemic levels
- Resale values unlikely to drop back to pre-pandemic levels due to higher new car pricing and inflation trends

INDUSTRY UPDATE

Vehicle availability & forecast

DEALER INVENTORY LEVELS



PRODUCTION CAPACITY

Production increases will bolster inventory, unlikely to reach pre-pandemic level of 3.8M.



ORDER TO DELIVERY

Manufacturers are beginning to allocate more units to fleets



ACQUISITION PRICE

Will be the last metric to show movement – based on the economic drivers of the industry

FY 2023 Recap

Department	Vehicle Type	Status	Estimated Acquisition	Actual Purchase	Estimated Resale (vehicle being replaced)	Actual Resale	Notes
Parks & Recreation	1/2 Ton Truck	Delivered	\$ 45,154	\$ 46,875	\$ 16,600	\$ 21,755	
Parks & Recreation	1/2 Ton Truck	Delivered	\$ 5,154	\$ 46,732	\$ 15,600	\$ 19,805	
Parks & Recreation	Silverado 3500	Reordered in FY24	\$ 62,080		\$ 30,100	\$ 26,655	Reordered in FY24
PW - General	1/2 Ton Truck	Delivered	\$ 48,289	\$ 47,857	\$ 9,600	\$ 14,605	
PW - General	Cargo Van	Cancelled; moved to FY25	\$ 62,414		\$ 16,600		Cancelled moved to FY25
PW - Utility	1/2 Ton Truck	Delivered	\$ 43,121	\$ 45,835	\$ 14,600	\$ 20,755	
PW - Utility	F-550	Reordered in FY24	\$ 89,216		\$ 26,600		Reordered in FY24
PW - Utility	F-350	Reordered in FY24	\$ 59,013		\$ 19,600		Reordered in FY24
PD	Tahoe	Delivered	\$ 100,511		\$ 16,100		Aftermarket is being finalized
PD - CID	1/2 Ton Truck	Delivered	\$ 53,601	\$ 49,564	\$ 18,100	\$ 17,774	
PD - CID	1/2 Ton Truck	Delivered	\$ 53,601	\$ 53,023	\$ 19,100	\$ 17,986	
PD	Tahoe	Delivered	\$ 95,543		\$ 17,600	N/A	Held For SRO- Aftermarket is being finalized
PD	Tahoe	Delivered	\$ 79,899		\$ 15,100	N/A	Held For SRO- Aftermarket is being finalized
PW - Water	F-350	FY22 Vehicle - Delivered	\$ 59,372	\$ 51,986	\$ 2,105	\$ 9,755	FY22 vehicle delivered
PD	Tahoe	FY22 Vehicle - Delivered	\$ 80,610	\$ 81,339	\$ 12,605	N/A	Held for SRO- to be sold for FY24 vehicle
PD	Tahoe	FY22 Vehicle - Delivered	\$ 80,610	\$ 81,533	\$ 11,105	N/A	Held for SRO- to be sold for FY24 vehicle
PD	Tahoe	FY22 Vehicle - Delivered	\$ 80,610	\$ 81,624	\$ 9,105	N/A	Held for SRO- to be sold for FY23 vehicle
PD	Tahoe	FY22 Vehicle - Delivered	\$ 80,610	\$ 81,624	\$ 9,105	N/A	Held for SRO- to be sold for FY24 vehicle
PD	Tahoe	FY22 Vehicle - Delivered	\$ 58,824	\$ 57,513	\$ 11,105	N/A	Held for Recruiting vehicle
			\$ 1,278,232	\$ 725,504	\$ 290,430	\$ 149,089	

FY 2024 Update

Department	Vehicle Type	Status	Estimated Acquisition	Actual Purchase	Estimated Resale	Actual Resale	Notes
Parks & Recreation	1/2 Ton Truck	Delivered	\$ 48,145	\$ 40,442	\$ -		
Parks & Recreation	1/2 Ton Truck	Delivered	\$ 51,604	\$ 51,712	\$ -		
Parks & Recreation	1/2 Ton Truck	Delivered	\$ 51,604	\$ 51,396	\$ -		
Parks & Recreation	Silverado 3500	Delivered	\$ 61,031	\$ 59,972	\$ 26,600	\$ 26,655	
PD	Tahoe	On order- at aftermarket	\$ 103,741		\$ 14,600		
PD	Tahoe	On order- at aftermarket	\$ 103,741		\$ 16,100		
PD	Tahoe	On order- at aftermarket	\$ 103,741		\$ 8,100		
PD	Tahoe	On order- at aftermarket	\$ 103,741		\$ 14,600		
PD - CID	1/2 Ton Truck	Delivered	\$ 59,506	\$ 46,175	\$ 17,100	\$ 14,569	
PW - Building Maint.	1/2 Ton Truck	* Acquired 1 Additional		\$ 40,370			
PW - Drainage	F-750	Delivered	\$ 135,000	\$ 122,040	\$ 5,105		Will be picked up
PW - General	Small SUV	Delivered	\$ 26,964	\$ 26,455	\$ 2,100		Picked up for resale
PW - General	Cargo Van	Unavailable- moving to FY25	\$ 65,000		\$ 14,600		Unavailable - moving to FY25
PW - General	1/2 Ton Truck	On order- at aftermarket	\$ 47,521	\$ 42,063	\$ 7,605		Picked up for resale
PW - Utility	1/2 Ton Truck	Delivered	\$ 46,137	\$ 42,109	\$ 20,600	\$ 17,218	
PW - Utility	1/2 Ton Truck	Delivered	\$ 46,137	\$ 42,109	\$ 18,100	\$ 14,898	
PW - Utility	F-550	scheduled for production	\$ 102,658		\$ 24,600		Looks like it will cost \$90,443.00
PW - Utility	Silverado 3500	Delivered	\$ 65,559	\$ 63,426	\$ 22,600		Picked up for resale
PW - Water	F-750	on order	\$ 135,000		\$ 13,605		Looks like it will cost \$123,430.56
			\$ 1,356,831	\$ 628,268	\$ 226,015	\$ 73,340	

FY 2025 Replacement Budget

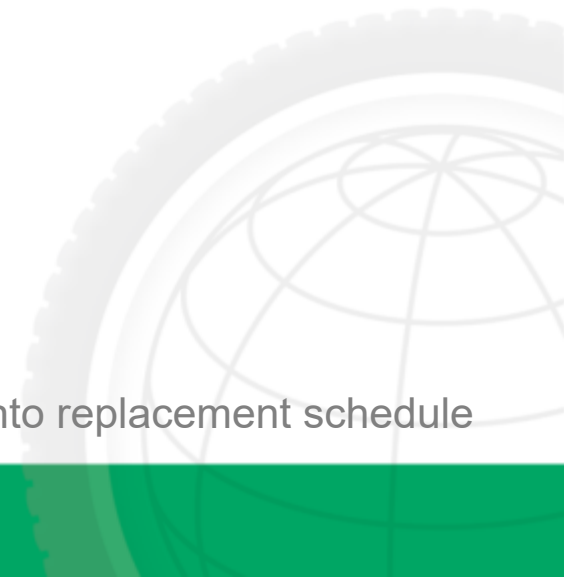
Department	Vehicle Type	Quote	Estimated Acquisition	Actual Purchase	Estimated Resale
Building Inspection	Midsize SUV	8021176	\$40,231		\$19,100
Fire - Admin	Small SUV	8020431	\$34,749		
Fire - Prevention	3/4 Ton Truck	8020308	\$61,880		\$18,600
Information Svc	1/2 Ton Cargo Van		\$65,000		\$12,000
Parks	Silverado 3500	8020978	\$62,632		\$26,600
Parks	1/2 Ton Truck	8021199	\$48,199		\$17,100
Parks	1/2 Ton Truck	8021199	\$47,239		\$17,100
Parks	F-550	8021086	\$101,876		
PD	Tahoe	8019174	\$106,773		\$17,600
PD	Tahoe	8019174	\$106,773		\$17,600
PD	Tahoe	8019174	\$106,773		\$17,600
PD	Tahoe	8019174	\$106,773		\$13,600
PD	Tahoe	8019174	\$106,773		\$13,600
PD - Admin	Sedan	8022095	\$28,266		\$10,600
PD - CID	Small SUV	8019263	\$34,809		\$24,100
PD - CID	Small SUV	8019192	\$34,809		\$8,600
PD - Code	1/2 Ton Truck	8019183	\$49,424		\$17,600
PW - Storm Water	1/2 Ton Truck	8021213	\$46,833		\$18,100
PW - Storm Water	F-550	8021615	\$101,099		\$23,100
PW - Utility	1/2 Ton Truck	8021199	\$47,239		\$19,100
PW - Utility	1/2 Ton Truck	8021199	\$47,239		\$18,100
PW - Utility	1/2 Ton Truck	8021377	\$46,233		\$16,600
PW- General	1/2 Ton Truck	8021199	\$47,239		\$18,100
PW- General	1/2 Ton Truck	8021213	\$46,833		\$18,100
PW- General	Silverado 3500	8021382	\$71,022		\$24,600
PW- General	Silverado 3500	8021383	\$71,022		\$24,600
PW- General	1/2 Ton Truck	8021888	\$47,455		\$19,600
PW- General	1/2 Ton Truck	8021377	\$46,233		\$19,100
			\$1,761,426		\$470,500

Fleet Size Changes: FY22 to FY25

Vehicles Retained or Added

- Parks:
 - 4 New ½ tons for in-house Beautification Crew
 - 1 New Crash truck for Beautification Crew
- Library:
 - 1 Escape retained for book delivery
- Police:
 - 6 Patrol & old Decoy cars retained for SRO's
 - 1 Patrol retained as recruiting vehicle
- General:
 - 1 Passenger Van (former Senior/Rec van) retained for general City purposes due to low mileage; likely to not replace
- Fire:
 - 1 Admin SUV

Note: Changes to fleet size will impact program costs as retained/added vehicles are incorporated into replacement schedule



Next Steps

- Seek Council Approval of FY25 Plan on July 2nd Agenda
 - Allows for best opportunity for vehicles to be produced with ordering as soon as able.
- EFM to order all vehicles as manufacturers begin accepting them
- Original manufacturer intended may change due to industry availability





CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-4	Agenda Date 6/18/2024
Type Worksession	
Department City Secretary	

Title
Discussion of the June 18, 2024, City Council regular agenda items

Explanation

Attachments



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 1

Agenda Date 6/18/2024

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

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

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

Attachments

RESOLUTION R-24-4946

**A RESOLUTION APPROVING COUNCIL ACTION REGARDING
EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL
MEETING OF JUNE 18, 2024**

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 18TH DAY OF JUNE 2024.

Mayor Bobby Lindamood	_____	Mark Alphonso, Place 2	_____
Mayor Pro Tem Brandi Elder	_____	Ben Graves, Place 4	_____
Deputy Mayor Pro Tem Scotty Richardson	_____	Tim Raine, Place 6	_____
Kimberly Holt Gunderson, Place 5	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

RESOLUTION R-24-4947

APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF JUNE 18, 2024

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 June 4, 2024
 - b. Approval of the renewal for medical insurance and award of dental insurance to BlueCross BlueShield of Texas, and authorizing the City Manager to execute the agreements
 - c. Approval of the annual review of the City of Colleyville Investment Policy
 - d. Approval of a second amendment to the Interlocal Agreement for Combined Municipal Court Services for the cities of Colleyville and Keller, and authorizing for the City Manager to execute the agreement
 - e. Approval to order a 2026 Spartan Engine, with expected delivery in 2026, authorizing the City to enter into a Public Property Finance Act Lease Purchase Agreement, with a closing date of June 28, 2024, with REV Financial Services, in an amount not to exceed \$1,219,659, to be paid in six "uneven" payments, and authorizing the City Manager to execute all transaction documents
 - f. Appointing members to the Colleyville Audit Committee and Planning and Zoning Commission

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 18TH DAY OF JUNE 2024.

Mayor Bobby Lindamood	_____	Mark Alphonso, Place 2	_____
Mayor Pro Tem Brandi Elder	_____	Ben Graves, Place 4	_____
Deputy Mayor Pro Tem Scotty Richardson	_____	Tim Raine, Place 6	_____
Kimberly Holt Gunderson, Place 5	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC	Bobby Lindamood
City Secretary	Mayor



CITY OF COLLEYVILLE CITY COUNCIL MINUTES

100 Main Street, Colleyville, Texas, 76034

TUESDAY, JUNE 4, 2024

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, June 4, 2024, at 5:30 p.m.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, and Councilmembers Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

ABSENT: Deputy Mayor Pro Tem Scotty Richardson and Councilmember George Bond.

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Human Resources Director Jesse Perez, Finance Director Matt Poston, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, Public Works Director Amber Beard, Community Relations and Event Specialist Hailey Waldon, City Attorney Nicole Corr, and City Secretary Christine Loven.

WS-1 Discussion of Health Insurance Renewal

Human Resources Director Jesse Perez introduced this item and explained the process utilized by the City to bid health benefits. Director Perez then turned the presentation over to Andrew Weegar, Senior Account Executive, HUB International, the City's employee benefits broker.

Mr. Weegar provided an overview of the RFP, the City's claims vs premium, and historical loss ratio, before providing plan details and the best and final rates offered by Blue Cross and Blue Shield, Texas (BCBSTX), and United Health Care (UHC). After analyzing the data and trends, Mr. Weegar stated the recommendation is to renew with BCBSTX with a 7.5% increase, which includes bundling dental insurance.

There was discussion regarding joining with other cities to form a larger pool, self-insuring, and how to process the premium increases.

WS-2 Discussion of the City's Water Conservation and Drought Contingency Plan

Public Works Director Amber Beard presented the City's Water Conservation and Drought Contingency Plan noting we are not currently in a drought, however, the Texas Water Development Board (TWDB) requires the City submit a Water Conservation Plan every five years to coincide with the Regional Water Planning Cycle.

Director Beard stated there are no major changes to the Plan and reviewed the drought triggers and responses for stages one through three.

There was discussion of the October to April rainfall and the City's Drainage Committee.

WS-3 Discussion of the June 4, 2024, City Council regular agenda items

City Secretary Christine Loven verified which City Councilmembers would like to serve on the Tax Increment Finance District.

Mayor Lindamood adjourned the Worksession at 6:10 p.m. and called the Executive Session to order.

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

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

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

Section 551.074 – Personnel - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee - Discuss appointment to fill the vacancy in Place 2 on the City Council.

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 6:55 p.m.

Mayor Lindamood called the regular meeting of the City Council to order at 7:05 p.m. and called the roll.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, and Councilmembers Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

ABSENT: Deputy Mayor Pro Tem Scotty Richardson and Councilmember George Bond.

INVOCATION: Martin Schmidt, Baha'I Community

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-24-4942

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Mayor Lindamood and the City Council provided announcements regarding community news and upcoming events.

Proclamation in recognition of National Garden Week - Colleyville Garden Club President and members and Mayor Lindamood

Mayor Lindamood welcomed Colleyville Garden Club President Janet Suedmeier, and members Mike Suedmeier, Ann Morgan, Anita Barnwell, Phil Barnwell, and Maryann Nicholson. President Suedmeier thanked the Mayor and City Council and reviewed the many Garden Club projects and partnerships, before Mayor Lindamood presented a proclamation recognizing Nation Garden Week.

Distinguished Budget Presentation Award for FY2023 - Finance Director Matt Poston and Mayor Lindamood

Mayor Lindamood called on Finance Director Matt Poston to announce the City received notification that the FY 2023 budget was awarded the Distinguished Budget Presentation award and this is the 30th year the City has earned the distinction.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-24-4943

- 4a** Approval of the minutes of the regular City Council meeting of May 21, 2024
- 4b** Accepting the resignation of Councilmember George Bond
- 4c** Appointing Bobby Lindamood, Brandi Elder, Ben Graves, Kimberly Holt Gunderson, and Tim Raine and accepting the GCISD appointment of

Tammy Nakamura, to the Tax Increment Finance District Board of Directors

- 4d** Approval to amend the authorized representatives for investment in the Texas Local Government Investment Pool (TexPool/Texpool Prime) as required by TexPool Participant Services

Mayor Lindamood read Resolution R-24-4943 in its entirety.

City Secretary Christine Loven presented item 4c, and City Manager Jerry Ducay item for 4d.

There was no discussion and Mayor Lindamood opened and closed the public hearing without any speaker.

Mayor Pro Tem Elder made a motion to approve Resolution R-24-4943, seconded by Councilmember Raine.

The motion was approved by the following vote:

Ayes: 5 – Mayor Lindamood, Mayor Pro Tem Elder, Councilmembers Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

5. RESOLUTION(S): READING AND PUBLIC HEARING

5a Resolution R-24-4944

A resolution providing for the nomination and appointment to fill a vacancy in Place 2 of the Colleyville City Council for an unexpired term ending May 2025

Mayor Lindamood read Resolution R-24-4944 in its entirety, nominating Mark Alphonso for appointment.

Mayor Lindamood stated the City of Colleyville Charter outlines the process for filling a vacancy on the City Council.

Mayor Lindamood opened the public hearing.

Bob Egan, 2410 Twelve Oaks, spoke regarding the appointment process, and recommended the City Council refer to the last General Election results. He asked Council to consider tabling the item.

Jeff Brundage, 6508 Westcoat Drive, spoke regarding the appointment process and concern for the procedure used.

There was a speaker card from Daniel Bennett, 408 Pemberton, White Settlement, however, Mr. Bennett declined to speak.

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

Mayor Lindamood asked City Attorney Nicole Corr to comment on the appointment process to fill a vacancy. City Attorney Corr stated per the City of Colleyville Charter, Section 3.05 provides that a single vacancy in the City Council occurring with less than twelve (12) months remaining in the current term shall be filled within thirty (30) days of the occurrence of the vacancy by a majority vote of the remaining members of the City Council.

Mayor Lindamood and Mayor Pro Tem Elder thanked everyone who made recommendations and asked to be considered.

Mayor Pro Tem Elder read excerpts from Mark Alphonso's resume and stated he is and has been active in the community.

Mayor Pro Tem Elder made a motion to approve Resolution R-24-4944, appointing Mark Alphonso to fill the unexpired term of Councilmember, Place 2, seconded by Mayor Lindamood.

The motion was approved by the following vote:

Ayes: 5 – Mayor Lindamood, Mayor Pro Tem Elder, Councilmembers Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

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

6a Ordinance O-24-2279

Consideration of a Special Use Permit to allow for Package Store Sales – Off-premises Consumption on Lot 4B1, Block 1, Brown Trail-West Addition, located at 4405 Colleyville Boulevard, Case ZC24-005

Mayor Lindamood read the caption of Ordinance O-24-2279.

Community Development Director Ben Bryner presented this request for a Special Use Permit for Package Store Sales for Off-premises Consumption. He noted the existing package store is undergoing a change of ownership, and will continue to operate as Mirage Fine Spirits. Director Bryner stated the existing SUP states upon a change of ownership, the existing SUP will expire, and the new owner must apply for a new SUP.

There was no discussion.

Mayor Lindamood opened and closed the public hearing without any speakers.

Councilmember Graves made a motion to approve Ordinance O-24-2279, seconded by Councilmember Holt Gunderson.

The motion was approved by the following vote:

Ayes: 5 – Mayor Lindamood, Mayor Pro Tem Elder, Councilmembers Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

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

7a Ordinance O-24-2280

Approval of the adoption of the City of Colleyville Water Conservation and Drought Contingency Plan, 2024

Mayor Lindamood read the caption of Ordinance O-24-2280.

Public Works Director Amber Beard presented this item, noting while we are not in a drought, the Texas Administrative Code requires municipal water suppliers to develop Water Conservation and Drought Contingency Plans. The plans establish minimum requirements for reacting to a drought, and allows the Texas Commission on Environmental Quality to require specific actions be taken if TCEQ determines such actions are necessary to achieve the goals of the Water Conservation Plan. Director Beard stated there are no major changes to the plan, however, the plan is required to be updated every five years, and she is confident the proposed plan meets all the requirements.

There was no discussion and Mayor Lindamood opened and closed the public hearing without any speakers.

This was a first reading and no action was taken.

7b Ordinance O-24-2281

Approval of an ordinance to establish a seven percent (7%) residential homestead property tax exemption

Mayor Lindamood read the caption of Ordinance O-24-2281.

Finance Director Matt Poston presented the proposal for a residential homestead property tax. He noted the exemption strives to provide tax relief for homeowners by allowing an exemption the greater of seven percent of the appraised home value or five thousand dollars from property taxes and is the City's ongoing efforts to support residents by reducing their property tax burden. Director Poston stated

impact on commercial properties has been thoroughly considered and is expected to be nominal.

Mayor Lindamood stated he believes this will assist residents and the City is starting out with the seven percent, although many cities exemption are at 20 percent.

Mayor Lindamood opened the public hearing.

George Dodson, 1309 Balmoral Drive, spoke in opposition of the exemption.

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

This was a first reading and no action was taken.

7c Ordinance O-24-2282

Request to appeal the decision of the Planning and Zoning Commission for consideration of a Rezoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial on Lots 1 and 2, Block A, Heritage Farms Addition, located at 913 Cheek-Sparger Road and 3808 Wayne Drive, Case ZC24-001

Mayor Lindamood read the caption of Ordinance O-24-2282.

Community Development Director Ben Bryner presented the request to rezone the 18.45-acre property in order to allow for the development and operation of a new senior living community restricted to individuals 55 years old and above.

Mayor Lindamood and the City Council discussed the differences to the proposed development, compared to the 2012 approved development. Discussion centered on the configuration, number of cottages, detention pond, façade appearance, fencing, and a time-table for construction of the round-about, whether the development would be built in phases, and the age and occupancy rates.

Mr. H. McNeish, Confluent Development, Denver, CO, the developer of the project and members of his team provided a presentation on the proposed Sagora Community and answered questions of the City Council.

Mr. McNeish addressed some of the Council's concerns, noting they will construct a solid wall if it their preference, they would plant mature trees where the development backs up to a residential neighborhood and present an enhanced façade design at the next meeting.

Mayor Lindamood opened the public hearing.

Jocelyne Buckelew, 3709 Woodmont Court, did not wish to speak, but registered as opposed to the development.

Thomas Buckelew, 3709 Woodmont Court, Bedford, spoke in opposition with concerns for drainage.

George Dodson, 7309 Balmoral Drive, spoke in opposition with concerns for drainage, fire department calls, how the development is funded, and payment for the installation of the round-about.

Tara and Jason Finch, 3721 Woodmont, Bedford spoke in opposition with concerns for residents at the community having the ability to look into their yard, trees, drainage, traffic, and configuration.

Sayed Syed, 6705 Sapphire Circle, spoke in opposition to the development for many of the same reasons the previous speakers noted.

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

There was further discussion of the zoning, how the community would operate, funding for the round-about, property tax value, utility easements on the property, stormwater, and duration of the build. It was also noted if this plan was denied, the previously approved plan could be built.

This was a first reading and no action was taken.

7d Ordinance O-24-2283

Consideration of a rezoning from R-20 Single Family Residential and AG Agricultural to RE Single Family Estate Residential, R-40 Single Family Residential, R-30 Single Family Residential, and AG Agricultural on Lot 1, Block 1, Allzim Acres, Tract 4D02, Abstract 295, William E. Crooks Survey, and Tracts 2A7B, 2A8C, and 2A9A, Abstract 533, Mary M. Freeman Survey, located at 7209 John McCain Road and 7215 John McCain Road, Case ZC24-007

Mayor Lindamood read the caption of Ordinance O-24-2283.

Community Development Director Ben Bryner presented the request to build a new detached single-family subdivision of seven lots. Director Bryner noted the property was previously zoned to allow an 11 lot subdivision and this request rezoned the lots from R-20 to RE, and R-40 and R-30 lots.

Applicant Curtis Young answered questions of the City Council and discussed the design of the subdivision.

Mayor Lindamood opened and closed the public hearing without any speakers.

This was a first reading and no action was taken.

7e Ordinance O-24-2284

Consideration of amendments to the Land Development Code, Chapter 2 Definitions and Chapter 3, Section 3.28 Supplementary District Regulations, specifically to prohibit the use of a vehicle as a dwelling or housekeeping unit when parked or stored on public property, GC24-004

Mayor Lindamood read the caption of Ordinance O-24-2284.

Community Development Director Ben Bryner stated this and the next two proposed ordinances amend the Land Development Code. Ordinance O-24-2284 would prohibit the use of a vehicle as a dwelling or housekeeping unit when parked or stored on public property.

There was no discussion and Mayor Lindamood opened and closed the public hearing without any speakers.

This was a first reading and no action was taken.

7f Ordinance O-24-2285

Consideration of an amendment to the Land Development Code, Chapter 3, Section 3.24 Schedule of Permitted Uses, specifically to include Special Land Use Standards for Heliports and Airports and Commercial Drone Delivery Hubs, GC24-005

Mayor Lindamood read the caption of Ordinance O-24-2285.

Community Development Director Ben Bryner stated this proposed amendment addresses commercial drone delivery hubs under the non-residential districts under the Land Use Classification of Automotive and Transportation Uses. He also noted the FAA regulates drones – the City cannot.

Mayor Lindamood opened the public hearing.

Cynthia Phillips, 4204 York Drive, spoke in opposition to the item and suggested removing and airport and heliport from the language and make it all special use.

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

There was discussion regarding what is regulated and the history of use in Colleyville.

This was a first reading and no action was taken.

7g Ordinance O-24-2286

Consideration of an amendment to the Land Development Code, Chapter 3, Section 3.24 Schedule of Permitted Uses, specifically to include Special Land Use Standards for Electric Vehicle (EV) Charging Stations, GC24-006

Mayor Lindamood read the caption of Ordinance O-24-2286.

Community Development Director Ben Bryner presented this amendment which would add language and regulations to the Land Development Code for Electric Vehicle Charging Stations in non-residential districts.

Mayor Lindamood opened the public hearing.

Sayed Syed, 6705 Sapphire Circle, stated she was in favor of the amendment, but felt a fee should be charged for the use of the charging station.

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. CITIZEN COMMENTS

Daniel J. Bennett, 408 Pemberton Street, spoke regarding the Tarrant Appraisal District resignations and the need for the City Council to nominate and put forth applications for people to serve on a TAD sub-committee. Applications will be due July 1.

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, JUNE 4, 2024 - READING AND PUBLIC HEARING - RESOLUTION R-24-4945

This resolution was not needed.

10. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 10:42 p.m.

APPROVED BY A VOTE OF AYES, NAYS, ON THIS THE 18TH DAY OF JUNE 2024.

Minutes taken and prepared by:

Christine Loven, TRMC
City Secretary



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4b

Agenda Date 6/18/2024

Number Resolution R-24-4947

Type Resolution

Department Human Resources

Title

Approval of the renewal for medical insurance and award of dental insurance to BlueCross BlueShield of Texas, and authorizing the City Manager to execute the agreements

Explanation

Reading and Public Hearing

In April of each year, the City evaluates employee health insurance for the upcoming fiscal year to ensure it is remaining competitive on plans and premiums. Staff instructed the City's benefits broker, HUB International, to seek competitive proposals using the City's current plan designs. Only medical and dental insurance were bid as the other benefits were in a rate guarantee.

During the June 4, 2024 City Council Worksession, staff presented and discussed with City Council the employee health insurance bid results and provided the recommendations for Fiscal Year 2025 (FY25).

Medical Insurance:

The City's insurance broker named BCBSTX and United Healthcare (UHC) as the finalist and entered into the negotiation phase for best and final offers from both carriers. The best and final from BCBSTX was +7.5% (originally 17.1%) increase to current insurance premiums. This included a discount for packaging the dental insurance which was in the final rate. In addition, a one-time credit of \$18,000 to offset the cost of the increase would be applied as well as a \$25,000 wellness and communication credit. The best and final from UHC was +5.8% and a rate cap of +12% at renewal next year. The recommendation was to remain with BCBSTX for another year. The City reviewed alternative plan options; however, the savings were limited and changes would be disruptive to employees and dependents.

Dental Insurance: For dental insurance, BCBSTX presented the City with a +9.7% increase. By packaging both the medical and dental insurance with BCBSTX the City was able to achieve a lower rate on the medical.

For the upcoming year, the recommendation is to renew medical and dental insurance with BlueCross BlueShield of Texas.

Cost Impact for Benefits:

Plan	Cost Diff	Recommendations
Medical	+\$232,143	Renew with BCBSTX with the same plan designs with a +7.5% increase which includes the discount to package both medical and dental.
Dental	+\$16,582	Renew with BCBSTX with same plan design with a +9.7% increase to premiums for next year.
Premium Credit	(\$18,000)	One-time premium credit on medical insurance.
Wellness and Communications Credit	(\$25,000)	Credit for wellness programming and communication with BCBSTX renewal
Cost Change FY25	+\$205,725	Cost to the City

The total budgetary impact to the City would be an increase of \$205,725 for FY25. Staff recommends approval.

Financial Impact

Impact to FY25 budget is an increase of \$205,725.

Recommendation

Approve

Attachments

1. Insurance Benefits Renewal FY25 Presentation
2. CIQ-BlueCross BlueShield TX
3. Form 1295 Certificate

FY2025 INSURANCE BENEFITS RENEWAL

4b. Approval for renewal of medical and dental



- Request for Proposal (RFP) released in April 2024
 - Only medical and dental up for renewal
 - Competitive bids requested using current insurance plan designs
- Bid Results presented at June 4 Council Work Session
 - Finalists named were BCBSTX (incumbent) and United Healthcare (UHC)
 - BCBSTX renewal was +7.5% increase (originally 17.1%); included rate discount for packaging dental; one-time \$18,000 premium credit; and \$25,000 Wellness credit
 - UHC renewal was +5.8% increase to current premiums with a rate cap of +12% at renewal next year
- Renewal with BCBSTX recommended

4b. Approval for renewal of medical and dental



Total Cost Change to City FY25

Plan	Cost Diff	Recommendations
Medical	+\$232,143	Renew with BCBSTX with the same plan designs with a +7.5% increase which includes the discount to package both medical and dental
Dental	+\$16,582	Renew with BCBSTX with the same plan design with +9.7% increase to premiums for next year
Premium Credit	(\$18,000)	One-time premium credit on medical insurance
Wellness & Communciation Credit	(\$25,000)	Credit for wellness programing and communication with BCBSTX renewal
Cost Change FY25	+205,725	Cost to the City

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

Blue Cross and Blue Shield of Texas (BCBSTX), a Division of Health Care Service Corporation (HCSC), a Mutual Legal Reserve Company *SEE BELOW

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

Not applicable.

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☐ No

Not applicable.

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

☐ No

Not applicable.

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

In completing the Conflict of Interest Questionnaire, BCBSTX conducted a reasonable review and found BCBSTX has no employment or other business relationship with a local government officer of the City of Colleyville, or a family member of a local government officer of the City.

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7


Signature of vendor doing business with the governmental entity
Jason Motter, Vice President, Sales and Account Management

May 7, 2024

Date

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed;
or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

**OFFICE USE ONLY
CERTIFICATION OF FILING**

Certificate Number:
2024-1149128

Date Filed:
04/19/2024

Date Acknowledged:

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

Blue Cross and Blue Shield of Texas, a Division of HCSC, a Mutual Legal Reserve Company
Richardson, TX United States

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

City of Colleyville

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

RFP# HR-2024-01
Medical/Rx and Dental Request for Proposal

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

5 Check only if there is NO Interested Party.**6 UNSWORN DECLARATION**

My name is Jason Motter, Vice President, Sales and Account Management, and my date of birth is 02/10/1970.

My address is 1001 East Lookout Drive, Richardson, TX, 75082, USA.
(street) (city) (state) (zip code) (country)

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

Executed in Collin County, State of Texas, on the 7 day of May, 2024.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4c

Agenda Date 6/18/2024

Number Resolution R-24-4947

Type Resolution

Department Finance

Title

Approval of the annual review of the City of Colleyville Investment Policy

Explanation

Reading and Public Hearing

The Public Funds Investment Act requires the governing body of a public entity review the investment strategy and adopt a written instrument by resolution stating it has reviewed the investment policy and investment strategies.

Staff has reviewed and updated the attached Investment Policy and Strategy document to be a more thorough, user-friendly, and transparent document. Matt Poston, Finance Director, will provide a high-level review of the recommended changes, and answer questions of the City Council. The Investment Policy and Strategy has been reviewed by the Audit Committee.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Investment Policy Update Presentation
2. Investment Policy and Strategy - 2024
3. City of Colleyville 2024 Investment Policy - Draft (redline)

Investment Policy Update

Audit Committee
June 18, 2024

Introduction & Authorization



- **Purpose:** To present the new Investment Policy and its key components. The old policy was adequate, but this update modernizes and refines it. This policy must be approved annually by the City Council.
- **Scope:** Applies to all investment activities of the City, with specific exceptions (deferred compensation plan, Texas Municipal Retirement System, etc.)
- **Authorized by:** City Council of Colleyville
- **In accordance with:** Chapter 2256 Texas Government Code – Public Funds Investment Act (PFIA)

Investment Policy - Objectives



1) Preserve capital

- Only invest in secure and approved instruments

2) Provide liquidity

- Maintain sufficient liquidity to meet cash flow needs

3) Optimize earnings

- Optimize earnings within constraints of capital preservation and liquidity

Authorized Investments

- Time Deposits, Certificates of Deposit
- Direct obligations of the United States
- Obligations of U.S. agencies and instrumentalities
- Texas local government investment pools
- No-load money market mutual funds
- Obligations of state and local governments
- Fully collateralized flexible repurchase agreements

Roles & Responsibilities



- Designated Investment Officers
 - Finance Director, Accounting Manager, and Assistant City Manager
 - Make up investment committee
 - Required to complete initial and ongoing training
 - Must disclose any personal business relationships with investment entities
- Audit Committee
 - Review quarterly investment reports
 - Evaluate any changes to the investment policy
- City Council
 - Receive quarterly investment report
 - Approve any changes to the investment policy

Monitoring and Reporting



Monitoring:

- Quarterly monitoring of credit ratings
- Prudent measures to liquidate downgraded investments

Reporting:

- Quarterly reports to the Audit Committee and City Council
- Compliance audits as part of the annual financial audit

Changes from Old to New Policy (Part 1)



Scope Adjustments:

- Old Policy: Applies to all financial assets of the City accounted for in the Comprehensive Annual Financial Report.
- New Policy: Specifies exclusions such as deferred compensation plan, Texas Municipal Retirement System, or investments donated with specific terms.

Investment Objectives:

- Old Policy: Emphasis on safety, liquidity, and yield.
- New Policy: Similar emphasis but with detailed strategies for preservation of capital, liquidity, and optimization of earnings.

Changes from Old to New Policy (Part 2)



Authorized Investments:

- Old Policy: Includes U.S. obligations, Texas obligations, certificates of deposit, local government investment pools, repurchase agreements, SEC-registered no-load money market mutual funds.
- New Policy: More specific limitations and percentages for investment types, addition of obligations of states and political subdivisions, and stricter diversification requirements.

Prohibited Investments:

- Old Policy: Lists several prohibited investments including collateralized mortgage obligations and commercial paper.
- New Policy: New approach of listing only allowed investments and adding detail on inherently risky securities.

Monitoring and Reporting:

- Old Policy: Quarterly written report to Audit Committee and City Council.
- New Policy: Quarterly monitoring of credit ratings, detailed quarterly reports, and compliance audits as part of the annual financial audit. Additionally added information on internal controls in place.

Conclusion



- **Next Steps:**

- With your approval, we will take to City Council for approval at July 2nd meeting
- After Council review and approval, the policy will be submitted to the Government Treasurers' Organization of Texas (GTOT) for review for their Certificate of Distinction award.
 - Colleyville last received this award for the two-year period ended January 31, 2022

- **Questions & Discussion**

CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY
JUNE XX, 2024

FORMAL ADOPTION

This Investment Policy is authorized by the City Council of the City of Colleyville (the “City”) in accordance with Chapter 2256, Texas Government Code (the Public Funds Investment Act or “PFIA”), as amended.

SCOPE

This Policy applies to all of the investment activities of the City, excluding the deferred compensation plan, the City’s participation in the Texas Municipal Retirement System, or investments donated to the City for a particular purpose or donated according to terms specified by the donor. Except for cash in certain restricted and special funds, the City will combine cash balances from all funds to maximize investment earnings. This Policy establishes guidelines for those who can invest City funds, for how City funds will be invested, and for when and how a periodic review of investments will be made. The Investment Policy is divided into two sections: General Investment Policy and Investment Strategy.

GENERAL INVESTMENT POLICY

The following are general requirements of the City Investment Policy. The general requirements address issues and requirements common to all funds separately invested by the City. Following the general requirements are specific requirements that relate to either specific fund types or funds managed by the City.

INVESTMENT OBJECTIVES

The City investment objectives are as follows:

- 1) To preserve capital; the most important investment objective.
- 2) To provide liquidity.
- 3) To optimize earnings within the constraints of Numbers 1 and 2 above.

TO PRESERVE CAPITAL

- 1) To preserve capital, the City will only invest in the following:
 - a. Time Deposits, Certificates of Deposit, and other interest bearing accounts at an authorized depository of the City. Investments are limited by the amount of the combination of federal depository insurance, pledged collateral and any surety bond or letter of credit of the depository.

Deposits issued:

- i. by a depository institution that has its main office or a branch office in this state that are:
 1. Guaranteed or insured by the Federal Deposit Insurance Corporation, or its successor; or
 2. Secured in compliance with COLLATERAL; or
 3. Secured in any other manner and amount provided by law for deposits of the investing entity.
 - ii. In addition to the authority to invest funds in deposits under Section 1 a., an

CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED)
JUNE XX, 2024

investment in deposits made in accordance with the following conditions is an authorized investment:

1. The funds are invested through a depository institution or broker that has its main office or a branch office in the state of Texas. Additionally, a broker is required to be selected from a list of approved broker dealers adopted by the City;
2. The depository institution or broker arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the City;
3. The full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and
4. If appointed by the City, the depository institution or broker may act as custodian for the City with respect to the deposits issued for the account of the City.

The investment in Certificates of Deposit is limited to seventy-five percent (75%) of the Portfolio

- b. Direct obligations of the United States including Treasury Bills, Treasury Notes, Treasury Bonds, Treasury Strips, and instruments guaranteed by the Full Faith and Credit of the United States; for reporting purposes, these securities will be defined as Government Securities.
- c. Obligations of agencies and instrumentalities of the United States. For reporting purposes, the investment in agency and instrumentality securities will be categorized as Agency Securities. The investment in agencies and instrumentalities is limited to seventy-five percent (75%) of the Portfolio. Investments in agencies or instrumentalities will be diversified among the agencies and instrumentalities.
- d. A Texas local government investment pool, as authorized by PFIA, which is continuously rated AAA. Participation in any pool must be authorized by resolution of the City Council. Pools investing in commercial paper are permissible up to five percent (5%) of total pool investments. The investment in pools is limited to seventy-five percent (75%) of the Portfolio. Investments in pools will be diversified among the City's authorized pools.
- e. A no-load money market mutual fund that is continuously rated AAA or AAAm by at least one nationally recognized rating agency; is regulated by the Securities and Exchange Commission; complies with the requirements of a money market mutual fund; and includes in its investment objectives the maintenance of a stable net asset value of \$1.0000 per share. The investment in money market mutual funds is limited to ten percent (10%) of the Portfolio.
- f. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated AA- or above or its equivalent by a nationally recognized rating agency. Total investment in these securities would be limited to ten percent (10%) of the portfolio.
- g. Bond proceeds may be invested in fully collateralized flexible repurchase agreements ("flex repos"), or similar structured investment, with a defined maturity date not to exceed the final scheduled construction expenditure date. Flexible repurchase agreements must only be entered into with a primary government securities dealer as defined by the Federal Reserve or a financial institution doing business in the State of Texas. They must be secured by a combination of cash and obligations of the United States or its agencies and instrumentalities, which are pledged to the City and deposited with a third party custodian approved by the City. The collateralization percentage shall be maintained at or above one hundred two percent (102%) of the outstanding flex repo

CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED)
JUNE XX, 2024

balance along with any interest accrued but not yet paid. All repurchase agreement transactions shall be governed by a signed repurchase agreement, which requires that the securities being purchased by the City or cash held by the City to be pledged to the City, held in an account in the City's name and deposited at the time the investment is made with the City or with a third party selected and approved by the City

- 2) To preserve capital, the City will not employ any investment strategy that is inherently risky.
 - a. The City will not borrow funds using investment securities as collateral and reinvest the proceeds in other investment securities. Approved no-load money market mutual funds in 1(g) above are allowed to use Reverse Repurchase Agreements.
 - b. The City will not take a position in a security for speculation or only for anticipated capital appreciation.
 - c. While a designated Investment Officer will be empowered to buy and sell securities on behalf of the City, the City will use a buy and hold strategy for most investments.
 - d. The City will diversify investments.
- 3) To preserve capital, the City will not invest in any securities that are inherently risky:
 - a. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal.
 - b. Obligations whose payment represents the principal stream of cash flow from underlying mortgage-backed security collateral and bears no interest.
 - c. Obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.
 - d. Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years.
 - e. Any other obligations similar to items 3(a) through 3(d) above where small changes in market interest rates can produce potentially large changes in the value of a security or substantially extend the life of the security.

TO PROVIDE LIQUIDITY

- 1) The Investment Portfolio will remain sufficiently liquid to meet the cash flow requirements that might be reasonably anticipated. Liquidity shall be achieved by matching investment maturities with forecasted cash flow requirements; investing in securities with active secondary markets; maintaining appropriate Portfolio diversification; and investing with overnight liquidity. Since projected cash flows are estimates, it is the stated goal to invest in a manner that provides excess funds for reinvestment and additional liquidity each month.
- 2) In conjunction with (1) above, the City will ladder investment maturities. That is, the Portfolio will be structured so that investments mature all along the yield curve and generally target anticipated outflows. However, it will not be necessary to completely cover all outflows for a month before investing further out on the yield curve. By not fully investing every month, the City will be better able to utilize all investment options (especially more short-term securities) available in the Investment Policy. With the ladder Portfolio structure, there would be a steady stream of funds to the Portfolio and high quality short-term securities available if securities needed to be sold

CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED)
JUNE XX, 2024

before maturity. In conjunction with the above ladder approach, maturities beyond ninety (90) days will be diversified along the yield curve to avoid a concentration of maturities in one or more months.

- 3) Additional liquidity will be provided through attractive cash equivalent investment options. The combined cash equivalent investment should be a minimum of fifteen percent (15%) of the overall Portfolio.

TO OPTIMIZE EARNINGS

- 1) Within the constraints of preservation, safety, and liquidity, it is the City's goal to optimize earnings.
- 2) City funds will be deposited daily to optimize funds available for investment.
- 3) Idle cash will be invested until needed to pay obligations.
- 4) The Portfolio will be structured to provide excess funds for reinvestment so that in periods of rising interest rates, funds are available for reinvestment. In periods of falling rates maturities have been laddered to lock in higher returns.

PORTFOLIO COMPOSITION

All investments purchased on behalf of the City will have a maturity date that does not exceed five (5) years. At all times at least 80% of the Portfolio must be in investments with maturities of two years or less. No more than 20% of the Portfolio can be held in maturities ranging from two to five years. The maximum dollar weighted average maturity of the Portfolio cannot exceed one year. Individual fund-types may have more restrictive parameters.

DESIGNATED INVESTMENT OFFICER

The Finance Director and the Accounting Manager are the designated Investment Officers. After the investment transaction is completed, an authorization of investment form will be executed for all City investments. The Finance Director or the Accounting Manager must sign the form approving investments. Also, the City Manager or an Assistant City Manager must co-sign the form acknowledging the investments.

INVESTMENT COMMITTEE

The Investment Officers of the City along with one other member of the management team will be members of the Investment Committee. The role of the committee will be to review and monitor quarterly reports, make recommendations on changes in the Investment Policy, approve training sources, and approve brokers/dealers.

AUDIT COMMITTEE

The quarterly investment report and any changes in the Investment Policy will be taken through the Audit Committee before being taken, sent, or presented to the City Council.

CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED)
JUNE XX, 2024

PERCENTAGE TESTS

This Policy contains several percentage tests. Because of daily changes in cash, the Portfolio can be in compliance one day and not in compliance the next day. The Portfolio limits should be adhered to as investments are purchased; however, investments would not have to be sold to comply with Portfolio limits.

MARKET PRICE VALUATION

Investment reports will include market price valuations of the Portfolio from a third-party pricing agency or through a source independent of the transaction.

PERFORMANCE STANDARD

The performance standard of the Portfolio will be calculated based on the weighted average yield to maturity.

MONITORING

Not less than quarterly, the Investment Officers or designee will monitor the credit rating for each held investment that has a Public Fund Investment Act required minimum rating. Prudent measures will be taken to liquidate an investment that is downgraded to less than the required minimum rating.

Except as stated above, the City is not required to liquidate investments that were authorized investments at the time of purchase.

SETTLEMENT OF SECURITIES

All settlements of security transactions will be by "delivery versus payment."

INTERFUND TRANSFERS

From time to time some City funds (for example: General Fund, Drainage Fund, and Utilities Fund) will become over/under invested while the overall Portfolio is compliant with the City's Investment Policy. Investment transfers can be made to correct funds being over/under invested; however, any transfer would have to be suitable for the fund. Investment transfers will be made between funds at book value plus accrued interest. However, transfers involving tax-exempt bond proceeds shall comply with applicable IRS regulations.

COLLATERAL

- 1) All bank deposits not insured by federal depository insurance will be collateralized in compliance with the Public Funds Collateral Act and this Policy. Any pledged securities held by an independent third party under a custody arrangement must give the City unconditional rights and claims to the collateral. In lieu of the above collateral requirement the depository may provide a surety bond or letter of credit issued by an agency or instrumentality in compliance with the Public Funds Investment Act. Deposits secured with pledged marketable securities shall have a market value equal to or greater than 102% of the principal plus accrued interest of the deposit, less any

CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED)
JUNE XX, 2024

amount insured by the FDIC. Deposits secured with letters of credit shall have 100% of principal plus anticipated interest of the deposit, less any amount insured by the FDIC.

- 2) The City will accept as collateral any securities eligible under the Public Funds Collateral Act reserving the right to accept or reject any individual securities.
- 3) The City will routinely compare deposit collateral to deposit levels.
- 4) Authorized depositories will be required to sign a depository agreement with the City. The collateralized deposit portion of the agreement shall define the City's rights to the collateral in case of default, bankruptcy or closing and shall establish a perfected security interest in compliance with Federal and State regulations, including:
 - a. The agreement must be in writing;
 - b. The agreement must be executed by the depository and the City contemporaneously with the acquisition of the asset;
 - c. The agreement must be approved by the Board of Directors or designated committee of the depository and a copy of the meeting minutes must be delivered to the City; and
 - d. The agreement must be part of the depository's "Official Record" continuously since its execution.

SAFEKEEPING

Securities owned by the City should be held in a manner that the safekeeping method will be categorized as "Least Risk" for Governmental Accounting Standards Board (GASB) purposes:

- 1) All securities will be held by the City's third-party safekeeping agent in an account in the City's name as evidenced by safekeeping receipts of the institution with which the securities are deposited.
- 2) All non-physical securities will be safekept at the Federal Reserve or at the City's third-party safekeeping agent.

COMPETITIVE BIDDING

The City will practice competitive bidding orally, by telephone, electronically, or in any combination of these methods when purchasing an investment to help strengthen the investment process. All investments, other than the placement of funds in local government investment pools, money market accounts, and securities which are deemed to be made at prevailing market rates, will be competitively bid, with at least three bids, and placed with providers offering the best value to the City. The City reserves the right to reject the most financially favorable bid if it is potentially disruptive to its investment strategy.

INTERNAL CONTROLS

The Finance Director is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by

CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED)
JUNE XX, 2024

management.

The internal controls shall address the following points:

- 1) Avoidance of collusion,
- 2) Separation of transactions authority from accounting and record keeping,
- 3) Third-party safekeeping and custody,
- 4) Clear delegation of authority of subordinate staff members, and
- 5) Written confirmation for transactions for investments and wire transfers.

STANDARD OF CARE

The standard of care used by the City shall be the “prudent person rule” and shall be applied in the context of managing the overall Portfolio within the applicable legal constraints. The Public Funds Investment Act states:

“Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person’s own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.”

STANDARDS OF ETHICS

All Investment Officers shall file with the Texas Ethics Commission and the City Council a statement disclosing any personal business relationship with an entity seeking to sell investments to the City or any relationship within the second degree by affinity or consanguinity to an individual seeking to sell investments to the City.

REPORTING

Investment performance will be monitored and evaluated by the Investment Officers. The Investment Committee will provide a quarterly comprehensive report signed by all Investment Officers to the Audit Committee and then forward it on to the City Council. This investment report shall be in compliance with the Public Funds Investment Act.

AUDITS

The City, in conjunction with its annual financial audit, shall perform a compliance audit of management controls on investments and adherence to the City’s Investment Policy and strategies. The quarterly investment reports must also be reviewed annually by the independent auditor, as part of the City’s annual audit, and the result of the review shall be reported to the City Council by that auditor.

REVIEW AND AMENDMENT

The City Council shall review and adopt this Policy at least annually. Amendments must be approved by the Investment Committee and adopted by the City Council. Investment Officers will review the Policy for

CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED)
JUNE XX, 2024

any necessary changes as a result of each Texas Legislative session and include such changes in the annual review and update to the Policy for City Council approval. The timing of amendments and approval of legislative changes to the Policy must align with the required effective dates assigned by the Legislation.

TRAINING

In order to have qualified and capable Investment Officers, officers will attend investment training and receive not less than ten (10) hours of instruction relating to investment responsibilities and that is in compliance with the Public Funds Investment Act within 12 months of taking office or assuming investment duties. After the initial training, Investment Officers are required to take eight (8) hours of training every two years aligned with the City's fiscal year. The Investment Committee will approve all investment training sources.

PRUDENT INVESTMENT MANAGEMENT

The designated Investment Officers shall perform their duties in accordance with the adopted Investment Policy and internal procedures. Investment Officers acting in good faith and in accordance with these policies and procedures shall be relieved of personal liability.

PRIMARY DEPOSITORY

In Compliance with Local Government Code, Chapter 105 – Depositories for Municipal Funds, a Primary Depository shall be selected through the City's banking services procurement process, which shall include a formal request for application (RFA). The selection of a primary depository will be determined by evaluation of the "most advantageous" criteria during the RFA process, and may include the following selection criteria:

- 1) The ability to qualify as a depository for public funds in accordance with state law,
- 2) The ability to provide requested information or financial statements for the periods specified,
- 3) The ability to meet the minimum required items in the banking RFA,
- 4) Complete response to all required items on the RFA form, and
- 5) Competitive net banking service cost, consistent with the ability to provide an appropriate level of service.

BROKER/DEALERS

Investment Broker/Dealers shall adhere to the spirit, philosophy and specific term of the Policy and shall avoid recommending or suggesting transactions outside the "Standard of Care."

The Investment Committee will perform selection of Broker/Dealers at least annually. The Investment Committee will establish criteria to evaluate Broker/Dealers, including:

- 1) Adherence to the City's policies and strategies.
- 2) Transaction pricing.
- 3) Responsiveness to request for services, information and open communication.

CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED)
JUNE XX, 2024

- 4) Understanding of the inherent fiduciary responsibility of investing public funds.
- 5) Similarity in philosophy and strategy with the City's investment objectives.

Selected Broker/Dealers shall provide timely transaction confirmations.

The approved Broker/Dealers are authorized to engage in investment transactions with the City and can be revised periodically by the Investment Committee. It may become necessary to revise Broker/Dealers during the year to ensure competition and quality service to the City. Therefore, the Investment Committee can add or subtract Broker/Dealers during the year.

INVESTMENT POLICY CERTIFICATION

All business organizations (local government investment pools and discretionary investment management firms) must sign a certification acknowledging that the organization has received and reviewed the City's Investment Policy and that reasonable procedures and controls have been implemented to preclude investment transactions that are not authorized by the City's Policy and in accordance with the PFIA.

The City shall not transact with a business organization prior to receiving the certification above.

WIRE/ACH PROCEDURES

The City is allowed to initiate wires/ACH through a City authorized depository. The individuals authorized to perform wires/ACH transactions include the Finance Director, the Accounting Manager, the accountant, and the accounting specialist. Transactions may be done as repetitive or non-repetitive transactions. Repetitive wires/ACH can be set up at a City depository bank with approval of two of the authorized individuals. Thereafter, repetitive wires may be completed with approval of one of the authorized individuals. Non-repetitive wires/ACH will require approval from two of the authorized individuals.

INVESTMENT STRATEGY

OPERATING FUND

The operating funds include the General Fund and other Special Revenue Funds of the City. The primary objective in investing available funds is the preservation and safety of principal. All of the allowable investments mentioned in the Investment Policy would be suitable for the operating funds. The investments should be structured so that investments mature to meet cash needs and have excess funds for additional liquidity. In the investment of funds decision, the security with the best return within a three to six month range will be selected with the intention of investing in the other maturities at a later date. This strategy allows the City to take full advantage of the yield curve and all investments securities allowed in the Investment Policy. Short-term securities such as discount notes can be used for shorter maturities, while treasury notes and other agency securities can be used for longer-term maturities. At least some of the purchases will be in U.S. Treasuries or Agency securities, which are both liquid and marketable. Investments in Agency securities should be diversified among different Government Agencies. Investments will be ladder along the yield curve to optimize earnings.

DEBT SERVICE AND DEBT SERVICE RESERVE FUNDS

All Debt Service Reserve funds will be kept in local government investment pools, money market mutual funds/accounts, or certificates of deposits in the unlikely event the funds would be needed for a shortfall in making debt service payments. Debt Service funds will be accumulated in local government investment pools or money market funds/accounts until needed for scheduled debt service payments.

CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED)
JUNE XX, 2024

The primary objective in investing available funds is the preservation and safety of principal. Yield will be dictated by short-term rates.

PROPRIETARY FUNDS

Proprietary funds include both Enterprise Funds and Internal Service Funds. These funds provide for the operations, capital replacement, and future claims of each functional area. Specifically, the City maintains only two proprietary funds, the Utilities Fund and the Drainage Fund. All of the allowable investment securities would be suitable for the proprietary funds. The primary objective in investing available funds is the preservation and safety of principal. The investments should be structured so that maturities are scheduled to meet cash needs and have excess funds for additional liquidity. In the investment of funds decision, the security with the best return within a three to six month range will be selected with the intention of investing in the other maturities at a later date. This strategy allows the City to take full advantage of the yield curve and all investments securities allowed in the Investment Policy. Short-term securities such as discount notes can be used for shorter maturities, while treasury notes and other agency securities can be used for longer-term maturities. Most of the purchases will be in U.S. Treasuries or Agency securities, which are both liquid and marketable. Investments in Agency securities should be diversified among different Government Agencies. Investments will be laddered along the yield curve to optimize earnings.

CAPITAL PROJECT FUNDS

Capital Project funds are used to account for the construction of various City improvements including General Construction and other capital improvement funds. All allowable City investments would be suitable for the capital projects funds. The cash should be invested to correspond to the estimated aggregate cash draws on the various projects. At least some of the purchases will be in U.S. Treasuries and Agency securities, which provide both liquidity and marketability. Investments in Agency securities should be diversified among the various Government Agencies.

TRUST FUNDS

Trust funds will be invested in accordance with provisions of the applicable trust agreement. If there are not specific investment requirements, trust funds will be invested in a similar manner as operating funds. In the investment of funds decision, the security with the best return within a three to six month range will be selected with the intention of investing in the other maturities at a later date. This strategy allows the City to take full advantage of the yield curve and all investments securities allowed in the Investment Policy. Short-term securities such as discount notes can be used for shorter maturities, while treasury notes and other agency securities can be used for longer-term maturities. The primary objective in investing available funds is the preservation and safety of principal.

BOND PROCEEDS

The investment of bond proceeds (excluding reserve and debt service funds) shall generally be limited to the anticipated cash flow requirement or the "temporary period," as defined by Federal tax law. During the temporary period bond proceeds may be invested at an unrestricted yield. After the expiration of the temporary period, bond proceeds subject to yield restriction shall be invested considering the anticipated cash flow requirements of the funds and market conditions to achieve compliance with the applicable regulations. Bond proceeds may be invested in a single flexible repurchase agreement if the Investment Officers determine that such an investment has advantage to comply with Federal arbitrage restrictions or to facilitate arbitrage record keeping and calculation.

CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED)
JUNE XX, 2024

A flexible repurchase agreement provides that disbursements are allowed in the amount necessary to satisfy reasonable expenditure requests and the defined termination date of the investment does not exceed the estimated expenditure date of the bond proceeds.

DRAFT

CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY
APPENDIX 2 – APPROVED TRAINING PROVIDERS

AGENCIES – Federal agency securities and/or Government-sponsored entities.

BENCHMARK – A comparative base for measuring the performance or risk tolerance of the investment portfolio. A benchmark should represent a close correlation to the level of risk and the average duration of the portfolio's investments.

BROKER – A broker brings buyers and sellers together for a commission.

CERTIFICATE OF DEPOSIT – A time deposit with a specific maturity evidenced by a certificate.

CDAR – A time deposit (certificate of deposit) that breaks up large deposits over the FDIC limit and places them across a network of over 3,000 banks and savings associations across the US.

COLLATERAL – Securities, evidence of deposit, or other property which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

DEALER – A dealer, as opposed to a broker, acts as a principal in all transactions, buying and selling for his own account.

DELIVERY VERSUS PAYMENT – Delivery versus payment is the delivery of a security and there is an exchange of money after the delivery of the security.

DISCOUNT SECURITIES – Non-interest bearing money market instruments that are being issued at a discount and redeemed at maturity for full face value, e.g. Treasury Bills.

DIVERSIFICATION – Dividing instruments among securities offering independent returns.

FEDERAL CREDIT AGENCIES – Agencies of the Federal government set up to supply credit to various classes of institutions and individuals e.g. savings and loans, small business firms, students, farmers, farm cooperatives, and exporters.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC) – A federal agency that insures bank deposits, currently up to \$250,000 per deposit.

FEDERAL HOME LOAN BANKS (FHLB) – Government sponsored regional wholesale banks which lend funds and provide correspondent banking services to member commercial banks, thrift institutions, credit unions and insurance companies. The mission of the FHLB is to liquefy the housing related assets of its members who must purchase stock in their district bank.

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA) – FNMA, like GNMA was chartered under the Federal National Mortgage Association Act in 1938. It is a federal corporation and the largest single provider of residential mortgage funds in the United States. FNMA's securities are highly liquid and widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA) – Securities influencing the volume of bank credit guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loan associations. Security holder is backed by the full faith and credit of the US Government.

LIQUIDITY – An asset that can be converted quickly and easily to cash.

LOCAL GOVERNMENT INVESTMENT POOL – An investment by local governments in which their money is pooled as a method for managing local funds.

MARKET VALUE – The price at which a security is trading and could presumably be purchased or sold.

CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY
APPENDIX 2 – APPROVED TRAINING PROVIDERS

MASTER REPURCHASE AGREEMENT – A written contract that establishes each party's rights in the transactions. A master agreement will specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller-borrower.

MATURITY – The date upon which the principal or stated value of an investment becomes due and payable.

MUTUAL FUND – An investment company that pools money and can invest in a variety of securities, including fixed-income securities and money market instruments. Mutual funds are regulated by the Investment Company Act of 1940 and must abide by Securities and Exchange disclosure guidelines.

PORTFOLIO – Collection of securities held by an investor.

PRIMARY DEALER – A group of government securities dealers who submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to informal oversight.

PRUDENT PERSON RULE – An investment standard outlining fiduciary responsibilities of public funds investors relating to investment practices.

RATE OF RETURN – The yield obtainable on a security based on its purchase price or its current market price.

REPURCHASE AGREEMENT – An agreement of one party to sell securities at a specified price to a second party and a simultaneous agreement of the first party to repurchase the securities at a specified price or at a specified later date.

REVERSE REPURCHASE AGREEMENT – An agreement of one party to sell securities at a specified price to a second party and a simultaneous agreement by the first party to resell the securities at a specified price to the second party on demand or at a specified date.

SAFEKEEPING – Holding of assets (e.g. securities) by a financial institution.

TREASURY BILLS – A non-interest bearing discount security issued by the US Treasury to finance the national debt. Most bills are issued to mature in three months, six months, or one year. The yields on these bills are monitored closely for interest rate trends.

TREASURY BONDS – Long term US government debt securities with maturities of ten to thirty years.

TREASURY NOTES – Intermediate term US government debt securities with maturities of one to ten years.

YIELD – The current rate of return on an investment security generally expressed as a percentage of the securities current price.

**CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY
APPENDIX 2 – APPROVED TRAINING PROVIDERS**

Current Approved Broker Dealers

- 1) Duncan-Williams, Inc.
- 2) Raymond James
- 3) Multi-Bank Securities, Inc. (MBS)
- 4) Wells Fargo

**CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY
APPENDIX 2 – APPROVED TRAINING PROVIDERS**

Current Approved Training Providers

- 1) North Central Texas Council of Governments (NCTCOG)
- 2) Government Treasurers' Organization of Texas (GTOT)
- 3) Government Finance Officers Association of Texas (GFOAT)
- 4) Texas Municipal League (TML)
- 5) University of North Texas Center for Professional Development (UNT)

6/5/2024 2:50:11 PM

Compare Results

Summary of Comments on Microsoft Word - City of Colleyville 2024 Investment Policy - Draft

This page contains no comments

Old File:

Investment Policy 2024 Final.pdf

15 pages (341 KB)
12/3/2020 4:45:00 PM

versus

New File:

City of Colleyville 2024 Investment Policy - Draft.pdf

15 pages (164 KB)
6/5/2024 2:46:57 PM

Total Changes

93

Content

28 Replacements
47 Insertions
1 Deletion

Styling and Annotations

17 Styling
0 Annotations

[Go to First Change \(page 1\)](#)

FORMAL ADOPTION

This Investment Policy is authorized by the City Council of the City of Colleyville (the "City") in accordance with Chapter 2256, Texas Government Code (the Public Funds Investment Act or "PFIA"), as amended.

SCOPE

This Policy applies to all of the investment activities of the City, excluding the deferred compensation plan, the City's participation in the Texas Municipal Retirement System, or investments donated to the City for a particular purpose or donated according to terms specified by the donor. Except for cash in certain restricted and special funds, the City will combine cash balances from all funds to maximize investment earnings. This Policy establishes guidelines for those who can invest City funds, for how City funds will be invested, and for when and how a periodic review of investments will be made. The Investment Policy is divided into two sections: General Investment Policy and Investment Strategy.

GENERAL INVESTMENT POLICY

The following are general requirements of the City Investment Policy. The general requirements address issues and requirements common to all funds separately invested by the City. Following the general requirements are specific requirements that relate to either specific fund types or funds managed by the City.

INVESTMENT OBJECTIVES

The City investment objectives are as follows:

- 1) To preserve capital; the most important investment objective.
- 2) To provide liquidity.
- 3) To optimize earnings within the constraints of Numbers 1 and 2 above.

TO PRESERVE CAPITAL

- 1) To preserve capital, the City will only invest in the following:
 - a. Time Deposits, Certificates of Deposit, and other interest bearing accounts at an authorized depository of the City. Investments are limited by the amount of the combination of federal depository insurance, pledged collateral and any surety bond or letter of credit of the depository.

Deposits issued:

 - i. by a depository institution that has its main office or a branch office in this state that are:
 1. Guaranteed or insured by the Federal Deposit Insurance Corporation, or its successor; or
 2. Secured in compliance with COLLATERAL; or
 3. Secured in any other manner and amount provided by law for deposits of the investing entity.
 - ii. In addition to the authority to invest funds in deposits under Section 1 a., an

Text Inserted

"CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY JUNE XX, 2024"

Text Replaced

[Old]: "CITY OF COLLEYVILLE INVESTMENT POLICY It is the policy of the City of Colleyville (the City) to invest public funds in a manner which will provide a reasonable market rate of return commensurate with the City's investment risk constraints while meeting the daily cash flow demands of the entity and conforming to all State of Texas laws and statutes including the Public Funds Investment Act (PFIA), Chapter 2256 of the Government Code and City ordinances. Scope This Investment Policy applies to all financial assets of the City. These funds are accounted for in the City's Comprehensive Annual Financial Report and include: • General Fund • Special Revenue Funds • Capital Projects Funds • Enterprise Funds • Debt Service Funds, including reserves and sinking funds • Trust and Agency Funds, to the extent not required by law or existing contract to be kept segregated and managed separately and any new fund created by the City Council, unless specifically exempted by the City Council or by law. All funds may be combined as pooled funds unless specifically prohibited by State law or statute or City ordinance. Objectives The primary objectives, in priority order, of the City's investment activities shall be: Safety; Safety of principal is the foremost objective of the City in managing its portfolio. Investments of the City shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective the City will diversify its investments among a variety of investment types and financial institutions. The City will also take into account"

[New]: "FORMAL ADOPTION This Investment Policy is authorized by the City Council of the City of Colleyville (the "City") in accordance with Chapter 2256, Texas Government Code (the Public Funds Investment Act or "PFIA"), as amended. SCOPE This Policy applies to all of the investment activities of the City, excluding the deferred compensation plan, the City's participation in the Texas Municipal Retirement System, or investments donated to the City for a particular purpose or donated according to terms specified by the donor. Except for cash in certain restricted and special funds, the City will combine cash balances from all funds to maximize investment earnings. This Policy establishes guidelines for those who can invest City funds, for how City funds will be invested, and for when and how a periodic review of investments will be made. The Investment Policy is divided into two sections: General Investment Policy and Investment Strategy. GENERAL INVESTMENT POLICY The following are general requirements of the City Investment Policy. The general requirements address issues and requirements common to all funds separately invested by"

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Text Replaced

[Old]: "marketability of the investment if the need arises to liquidate the investment before maturity. Liquidity: The City will also maintain sufficient liquidity to provide adequate and timely working funds. Yield: The investment portfolio shall be designed with the objective of obtaining a reasonable market rate of return throughout budgetary and economic cycles within the parameters imposed by its safety and liquidity objectives, investment strategies, and state and local law. The weighted average return on thirteen-week Treasury bills is considered a benchmark for riskless investment transactions, and therefore, is a minimum standard for the portfolio's rate of return. Delegation of Authority The City designates the Investment Officers to be the Director of Finance, with overall responsibilities to see that investment objectives are accomplished, and the Accounting Manager, with the specific day-to-day performance of managing the funds of the City. Ethics and Conflict of Interest All Investment Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or that could impair their ability to make impartial investment decisions. Investment Officers shall disclose to the City Council and Texas Ethics Commission a statement under"

[New]: "City. Following the general requirements are specific requirements that relate to either specific fund types or funds managed by the City. INVESTMENT OBJECTIVES The City investment objectives are as follows: 1) To preserve capital; the most important investment objective. 2) To provide liquidity. 3) To optimize earnings within the constraints of Numbers 1 and 2 above. TO PRESERVE CAPITAL 1) To preserve capital, the City will only invest in the following: a. Time Deposits, Certificates of Deposit, and other interest bearing accounts at an authorized depository of the City. Investments are limited by the amount of the combination of federal depository insurance, pledged collateral and any surety bond or letter of credit of the depository. Deposits issued: i. by a depository institution that has its main office or a branch office in this state that are: 1. Guaranteed or insured by the Federal Deposit Insurance Corporation, or its successor; or 2. Secured in compliance with COLLATERAL; or 3. Secured in any other manner and amount provided by law for deposits of the investing entity. ii. In addition to the authority to invest funds in deposits under Section 1 a., an"

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Text Attributes Changed

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investment in deposits made in accordance with the following conditions is an authorized investment:

1. The funds are invested through a depository institution or broker that has its main office or a branch office in the state of Texas. Additionally, a broker is required to be selected from a list of approved broker dealers adopted by the City;
2. The depository institution or broker arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the City;
3. The full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and
4. If appointed by the City, the depository institution or broker may act as custodian for the City with respect to the deposits issued for the account of the City.

The investment in Certificates of Deposit is limited to seventy-five percent (75%) of the Portfolio

- b. Direct obligations of the United States including Treasury Bills, Treasury Notes, Treasury Bonds, Treasury Strips, and instruments guaranteed by the Full Faith and Credit of the United States; for reporting purposes, these securities will be defined as Government Securities.
- c. Obligations of agencies and instrumentalities of the United States. For reporting purposes, the investment in agency and instrumentality securities will be categorized as Agency Securities. The investment in agencies and instrumentalities is limited to seventy-five percent (75%) of the Portfolio. Investments in agencies or instrumentalities will be diversified among the agencies and instrumentalities.
- d. A Texas local government investment pool, as authorized by PFIA, which is continuously rated AAA. Participation in any pool must be authorized by resolution of the City Council. Pools investing in commercial paper are permissible up to five percent (5%) of total pool investments. The investment in pools is limited to seventy-five percent (75%) of the Portfolio. Investments in pools will be diversified among the City's authorized pools.
- e. A no-load money market mutual fund that is continuously rated AAA or AAAm by at least one nationally recognized rating agency, is regulated by the Securities and Exchange Commission; complies with the requirements of a money market mutual fund; and includes in its investment objectives the maintenance of a stable net asset value of \$1.0000 per share. The investment in money market mutual funds is limited to ten percent (10%) of the Portfolio.
- f. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated AA- or above or its equivalent by a nationally recognized rating agency. Total investment in these securities would be limited to ten percent (10%) of the portfolio.
- g. Bond proceeds may be invested in fully collateralized flexible repurchase agreements ("flex repos"), or similar structured investment, with a defined maturity date not to exceed the final scheduled construction expenditure date. Flexible repurchase agreements must only be entered into with a primary government securities dealer as defined by the Federal Reserve or a financial institution doing business in the State of Texas. They must be secured by a combination of cash and obligations of the United States or its agencies and instrumentalities, which are pledged to the City and deposited with a third party custodian approved by the City. The collateralization percentage shall be maintained at or above one hundred two percent (102%) of the outstanding flex repo

Text Inserted

"CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED) JUNE XX, 2024"

Text Replaced

[Old]: "the following conditions: A. If they have a personal business relationship with a business organization offering to engage in an investment transaction with the entity, Under PFIA, a personal business relationship is defined as: 1. The investment officer owns 10 percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization; 2. Funds received by the investment officer from the business organization exceed 10 percent of the investment officer's gross income for the previous year; or"

[New]: "investment in deposits made in accordance with the following conditions is an authorized investment: 1. The funds are invested through a depository institution or broker that has its main office or a branch office in the state of Texas. Additionally, a broker is required to be selected from a list of approved broker dealers adopted by the City; 2. The depository institution or broker arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the City; 3. The full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and"

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Text Replaced

[Old]: "The investment officer has acquired from the business organization during the previous year, investments with a book value of \$2,500 or more for the personal account of the investment officer. B. If they are related within the second degree by affinity or consanguinity, as determined by Chapter 573 V.A.T.C.S. to an individual seeking to sell an investment to the City of Colleyville. Investment Officers shall notify the City Council in writing of any conflicts of interest, as defined by PFIA, no later than the next regularly scheduled Council meeting. Prudence Investments shall be made with judgement and care – under circumstances then prevailing – which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived. Investment Officers acting in accordance with written procedures and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments. It is the policy of the City that the Investment Officers perform their duties in accordance with the policies and procedures set forth"

[New]: "If appointed by the City, the depository institution or broker may act as custodian for the City with respect to the deposits issued for the account of the City. The investment in Certificates of Deposit is limited to seventy-five percent (75%) of the Portfolio b. Direct obligations of the United States including Treasury Bills, Treasury Notes, Treasury Bonds, Treasury Strips, and instruments guaranteed by the Full Faith and Credit of the United States; for reporting purposes, these securities will be defined as Government Securities. c. Obligations of agencies and instrumentalities of the United States. For reporting purposes, the investment in agency and instrumentality securities will be categorized as Agency Securities. The investment in agencies and instrumentalities is limited to seventy-five percent (75%) of the Portfolio. Investments in agencies or instrumentalities will be diversified among the agencies and instrumentalities. d. A Texas local government investment pool, as authorized by PFIA, which is continuously rated AAA."

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"Participation in any pool must be authorized by resolution of the City Council."

Text Replaced

[Old]: "in this policy. The Investment Officers of the City shall be personally indemnified in the event of investment loss provided the Investment Policy is followed. Internal Controls The Director of Finance and Accounting Manager shall establish a system of written internal controls which shall be reviewed by an independent auditor in conjunction with the annual financial audit. The controls shall be designed to prevent the loss of public funds due to fraud, error, misrepresentation, unanticipated market changes or imprudent actions."

[New]: "Pools investing in commercial paper are permissible up to five percent (5%) of total pool investments. The investment in pools is limited to seventy-five percent (75%) of the Portfolio. Investments in pools will be diversified among the City's authorized pools. e. A no-load money market mutual fund that is continuously rated AAA or AAAm by at least one nationally recognized rating agency;"

CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED)
JUNE XX, 2024

investment in deposits made in accordance with the following conditions is an authorized investment:

1. The funds are invested through a depository institution or broker that has its main office or a branch office in the state of Texas. Additionally, a broker is required to be selected from a list of approved broker dealers adopted by the City;
2. The depository institution or broker arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the City;
3. The full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and
4. If appointed by the City, the depository institution or broker may act as custodian for the City with respect to the deposits issued for the account of the City.

The investment in Certificates of Deposit is limited to seventy-five percent (75%) of the Portfolio

- b. Direct obligations of the United States including Treasury Bills, Treasury Notes, Treasury Bonds, Treasury Strips, and instruments guaranteed by the Full Faith and Credit of the United States; for reporting purposes, these securities will be defined as Government Securities.
- c. Obligations of agencies and instrumentalities of the United States. For reporting purposes, the investment in agency and instrumentality securities will be categorized as Agency Securities. The investment in agencies and instrumentalities is limited to seventy-five percent (75%) of the Portfolio. Investments in agencies or instrumentalities will be diversified among the agencies and instrumentalities.
- d. A Texas local government investment pool, as authorized by PFIA, which is continuously rated AAA. Participation in any pool must be authorized by resolution of the City Council. Pools investing in commercial paper are permissible up to five percent (5%) of total pool investments. The investment in pools is limited to seventy-five percent (75%) of the Portfolio. Investments in pools will be diversified among the City's authorized pools.
- e. A no-load money market mutual fund that is continuously rated AAA or AAAM by at least one nationally recognized rating agency; is regulated by the Securities and Exchange Commission; complies with the requirements of a money market mutual fund; and includes in its investment objectives the maintenance of a stable net asset value of \$1.0000 per share. The investment in money market mutual funds is limited to ten percent (10%) of the Portfolio.
- f. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated AA- or above or its equivalent by a nationally recognized rating agency. Total investment in these securities would be limited to ten percent (10%) of the portfolio.
- g. Bond proceeds may be invested in fully collateralized flexible repurchase agreements ("flex repos"), or similar structured investment, with a defined maturity date not to exceed the final scheduled construction expenditure date. Flexible repurchase agreements must only be entered into with a primary government securities dealer as defined by the Federal Reserve or a financial institution doing business in the State of Texas. They must be secured by a combination of cash and obligations of the United States or its agencies and instrumentalities, which are pledged to the City and deposited with a third party custodian approved by the City. The collateralization percentage shall be maintained at or above one hundred two percent (102%) of the outstanding flex repo

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[Old]: "Authorized Investments The following is the list of authorized investments permitted for the City: 1. Obligations, including letters of credit, of the United States or its agencies or instrumentalities, including the Federal Home Loan Banks; 2. Direct obligations of the State of Texas or its agencies; 3. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies or instrumentalities; 4. Obligations of states, agencies, counties, cities, and other political subdivisions of any state having been rated as to investment quality by nationally recognized investment rating firm and having received a rating of not less than "A" or its equivalent; 5. Certificates of deposit, and other forms of deposit, placed with a financial institution that has its main office or branch office in Texas that is: a. Guaranteed or insured by the Federal Deposit Insurance Corporation, or its successors; b. Secured by obligations in any manner and amount provided by law for deposits of the City; or c. is placed in compliance with the requirements of PFIA. 6. AAA-rated Texas local government investment pools as authorized by PFIA. Participation in any pool must be authorized by resolution of the City Council. Pools investing in commercial paper are permissible up to 5% of total pool investments. 7. Direct repurchase agreements with primary security dealers or financial institutions doing business in the State of Texas having a defined termination date, and secured by cash or U.S. Government or federal agency securities, provided that the ownership of collateral for the"

[New]: "is regulated by the Securities and Exchange Commission; complies with the requirements of a money market mutual fund; and includes in its investment objectives the maintenance of a stable net asset value of \$1.0000 per share. The investment in money market mutual funds is limited to ten percent (10%) of the Portfolio. f. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated AA- or above or its equivalent by a nationally recognized rating agency. Total investment in these securities would be limited to ten percent (10%) of the portfolio. g. Bond proceeds may be invested in fully collateralized flexible repurchase agreements ("flex repos"), or similar structured investment, with a defined maturity date not to exceed the final scheduled construction expenditure date. Flexible repurchase agreements must only be entered into with a primary government securities dealer as defined by the Federal Reserve or a financial institution doing business in the State of Texas. They must be secured by a combination of cash and obligations of the United States or its agencies and instrumentalities, which are pledged to the City and deposited with a third party custodian approved by the City. The collateralization percentage shall be maintained at or above one hundred two percent (102%) of the outstanding flex repo"

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CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED)
JUNE XX, 2024

Page: 3

balance along with any interest accrued but not yet paid. All repurchase agreement transactions shall be governed by a signed repurchase agreement which requires that the securities being purchased by the City or cash held by the City to be pledged to the City, held in an account in the City's name and deposited at the time the investment is made with the City or with a third party selected and approved by the City

2) To preserve capital, the City will not employ any investment strategy that is inherently risky.

- a. The City will not borrow funds using investment securities as collateral and reinvest the proceeds in other investment securities. Approved no-load money market mutual funds in 1(g) above are allowed to use Reverse Repurchase Agreements.
- b. The City will not take a position in a security for speculation or only for anticipated capital appreciation.
- c. While a designated Investment Officer will be empowered to buy and sell securities on behalf of the City, the City will use a buy and hold strategy for most investments.
- d. The City will diversify investments.

3) To preserve capital, the City will not invest in any securities that are inherently risky:

- a. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal.
- b. Obligations whose payment represents the principal stream of cash flow from underlying mortgage-backed security collateral and bears no interest.
- c. Obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.
- d. Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years.
- e. Any other obligations similar to items 3(a) through 3(d) above where small changes in market interest rates can produce potentially large changes in the value of a security or substantially extend the life of the security.

TO PROVIDE LIQUIDITY

- 1) The Investment Portfolio will remain sufficiently liquid to meet the cash flow requirements that might be reasonably anticipated. Liquidity shall be achieved by matching investment maturities with forecasted cash flow requirements; investing in securities with active secondary markets; maintaining appropriate Portfolio diversification; and investing with overnight liquidity. Since projected cash flows are estimates, it is the stated goal to invest in a manner that provides excess funds for reinvestment and additional liquidity each month.
- 2) In conjunction with (1) above, the City will ladder investment maturities. That is, the Portfolio will be structured so that investments mature all along the yield curve and generally target anticipated outflows. However, it will not be necessary to completely cover all outflows for a month before investing further out on the yield curve. By not fully investing every month, the City will be better able to utilize all investment options (especially more short-term securities) available in the Investment Policy. With the laddered Portfolio structure, there would be a steady stream of funds to the Portfolio and high quality short-term securities available if securities needed to be sold

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"CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED) JUNE XX, 2024"

Text Replaced

[Old]: "repurchase agreement is transferred to the City, and deposited with a safekeeping agent for the duration of the contract, and a signed master repurchase agreement has been executed with the counterparty. 8. SEC-registered, no-load money market mutual funds whose assets generally consist of United States Government Securities or obligations backed by that security-type, and whose investment objectives include" [New]: "balance along with any interest accrued but not yet paid. All repurchase agreement transactions shall be governed by a signed repurchase agreement, which requires that the securities being purchased by the City or cash held by the City to be pledged to the City, held in an account in the City's name and deposited at the time the investment is made with the City or with a third party selected and approved by the City 2) To preserve capital, the City will not employ any investment strategy that is inherently risky. a. The City will not borrow funds using investment securities as collateral and reinvest the proceeds in other investment securities. Approved no-load money market mutual funds in 1(g) above are allowed to use Reverse Repurchase Agreements. b. The City will not take a position in a security for speculation or only for anticipated capital appreciation. c. While"

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[Old]: "seeking to maintain a stable net asset value of \$1.0000 per share. Investment in mutual funds shall be limited as per PFIA. The City is not required to liquidate an investment that was authorized at the time of its purchase. Prohibited Investments The following securities, although authorized by PFIA, are not eligible investments for the City: 1. Collateralized mortgage obligations and/or obligations of the following structure a. obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal; b. obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest; c. collateralized mortgage obligations that have a stated final maturity date of greater than 10 years; and d. collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index. 2. Commercial paper 3. Banker's acceptances 4. Reverse repurchase agreements (Local Government Investment Pools which the City participates in may engage in reverse repurchase agreements if the term is 90 days or less) 5. No-load mutual funds other than SEC-registered, no-load money market mutual funds as described above. 6. Share certificates of qualifying credit unions" [New]: "a designated Investment Officer will be empowered to buy and sell securities on behalf of the City, the City will use a buy and hold strategy for most investments. d. The City will diversify investments. 3) To preserve capital, the City will not invest in any securities that are inherently risky: a. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal. b. Obligations whose payment represents the principal stream of cash flow from underlying mortgage-backed security collateral and bears no interest. c. Obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index. d. Collateralized mortgage obligations that have a stated final maturity date of greater than e. Any other obligations similar to items 3(a) through 3(d) above where small changes in market interest rates can produce potentially large changes in the value"

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[Old]: "Effect of Loss of Required Rating An investment that requires a minimum rating does not qualify as an authorized investment during the period the investment does not have a minimum rating. The Investment Officers shall take all prudent measures that are consistent with the City's Investment Policy to liquidate the investment(s) that does not have the minimum rating. In accordance with PFIA, the Investment Officers shall monitor rating changes in current investments on a periodic basis. Investment Strategies The investment strategy by type of fund is as follows: (1) Operating Funds The investment strategy for operating fund(s) is to assure that anticipated cash flows are matched with adequate investment liquidity. A secondary objective is to create a portfolio, which will experience minimum volatility during economic cycles. These funds shall not have an investment with a stated maturity greater than two years and the weighted average maturity shall not exceed twelve months. (2) Debt Service Funds The investment strategy for debt service fund(s) is the assurance of investment liquidity to cover the debt service obligations on the required payment date. Investments purchased shall not have a stated final maturity date which exceeds the corresponding debt service payment date. (3) Reserve Funds The investment strategy for reserve fund(s) is the assurance of investment liquidity adequate to cover the debt service obligations not funded by debt service funds on the required payment date. Investment of reserve funds are controlled by their ordinance, resolution or indenture, and Federal and State law. Bond documents must be examined for each issue, for potential differences" [New]: "of a security or substantially extend the life of the security. 1) The Investment Portfolio will remain sufficiently liquid to meet the cash flow

CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED)
JUNE XX, 2024

balance along with any interest accrued but not yet paid. All repurchase agreement transactions shall be governed by a signed repurchase agreement, which requires that the securities being purchased by the City or cash held by the City to be pledged to the City, held in an account in the City's name and deposited at the time the investment is made with the City or with a third party selected and approved by the City

- 2) To preserve capital, the City will not employ any investment strategy that is inherently risky.
 - a. The City will not borrow funds using investment securities as collateral and reinvest the proceeds in other investment securities. Approved no-load money market mutual funds in 1(g) above are allowed to use Reverse Repurchase Agreements.
 - b. The City will not take a position in a security for speculation or only for anticipated capital appreciation.
 - c. While a designated Investment Officer will be empowered to buy and sell securities on behalf of the City, the City will use a buy and hold strategy for most investments.
 - d. The City will diversify investments.
- 3) To preserve capital, the City will not invest in any securities that are inherently risky:
 - a. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal.
 - b. Obligations whose payment represents the principal stream of cash flow from underlying mortgage-backed security collateral and bears no interest.
 - c. Obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.
 - d. Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years.
 - e. Any other obligations similar to items 3(a) through 3(d) above where small changes in market interest rates can produce potentially large changes in the value of a security or substantially extend the life of the security.

TO PROVIDE LIQUIDITY

- 1) The Investment Portfolio will remain sufficiently liquid to meet the cash flow requirements that might be reasonably anticipated. Liquidity shall be achieved by matching investment maturities with forecasted cash flow requirements; investing in securities with active secondary markets; maintaining appropriate Portfolio diversification; and investing with overnight liquidity. Since projected cash flows are estimates, it is the stated goal to invest in a manner that provides excess funds for reinvestment and additional liquidity each month.
- 2) In conjunction with (1) above, the City will ladder investment maturities. That is, the Portfolio will be structured so that investments mature all along the yield curve and generally target anticipated outflows. However, it will not be necessary to completely cover all outflows for a month before investing further out on the yield curve. By not fully investing every month, the City will be better able to utilize all investment options (especially more short-term securities) available in the Investment Policy. With the laddered Portfolio structure, there would be a steady stream of funds to the Portfolio and high quality short-term securities available if securities needed to be sold

requirements that might be reasonably anticipated. Liquidity shall be achieved by matching investment maturities with forecasted cash flow requirements; investing in securities with active secondary markets; maintaining appropriate Portfolio diversification; and investing with overnight liquidity. Since projected cash flows are estimates, it is the stated goal to invest in a manner that provides excess funds for reinvestment and additional liquidity each month. 2) In conjunction with (1) above, the City will ladder investment maturities. That is, the Portfolio will be structured so that investments mature all along the yield curve and generally target anticipated outflows. However, it will not be necessary to completely cover all outflows for a month before investing further out on the yield curve. By not fully investing every month, the City will be better able to utilize all investment options (especially more short-term securities) available in the Investment Policy. With the laddered Portfolio structure, there would be a steady stream of funds to the Portfolio and high quality short-term securities available if securities needed to be sold 10 years. TO PROVIDE LIQUIDITY"

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CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED)
JUNE XX, 2024

before maturity. In conjunction with the above ladder approach, maturities beyond ninety (90) days will be diversified along the yield curve to avoid a concentration of maturities in one or more months.

- 3) Additional liquidity will be provided through attractive cash equivalent investment options. The combined cash equivalent investment should be a minimum of fifteen percent (15%) of the overall Portfolio.

TO OPTIMIZE EARNINGS

- 1) Within the constraints of preservation, safety, and liquidity, it is the City's goal to optimize earnings.
- 2) City funds will be deposited daily to optimize funds available for investment.
- 3) Idle cash will be invested until needed to pay obligations.
- 4) The Portfolio will be structured to provide excess funds for reinvestment so that in periods of rising interest rates, funds are available for reinvestment. In periods of falling rates maturities have been laddered to lock in higher returns.

PORTFOLIO COMPOSITION

All investments purchased on behalf of the City will have a maturity date that does not exceed five (5) years. At all times at least 80% of the Portfolio must be in investments with maturities of two years or less. No more than 20% of the Portfolio can be held in maturities ranging from two to five years. The maximum dollar weighted average maturity of the Portfolio cannot exceed one year. Individual fund-types may have more restrictive parameters.

DESIGNATED INVESTMENT OFFICER

The Finance Director and the Accounting Manager are the designated Investment Officers. After the investment transaction is completed, an authorization of investment form will be executed for all City investments. The Finance Director or the Accounting Manager must sign the form approving investments. Also, the City Manager or an Assistant City Manager must co-sign the form acknowledging the investments.

INVESTMENT COMMITTEE

The Investment Officers of the City along with one other member of the management team will be members of the Investment Committee. The role of the committee will be to review and monitor quarterly reports, make recommendations on changes in the Investment Policy, approve training sources, and approve brokers/dealers.

AUDIT COMMITTEE

The quarterly investment report and any changes in the Investment Policy will be taken through the Audit Committee before being taken, sent, or presented to the City Council.

Page: 4

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"CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED) JUNE XX, 2024"

Text Replaced

[Old]: "with this policy concerning investment instruments, maximum maturity or average life restrictions, call dates or sinking fund redemptions, and applicable arbitrage yields and rebate liability. More restrictive provisions contained in the bond documents will supersede provisions of this Policy. Weighted average maturity shall be in compliance with bond requirements, as"

[New]: "before maturity. In conjunction with the above ladder approach, maturities beyond ninety (90) days will be diversified along the yield curve to avoid a concentration of maturities in one or more months. 3) Additional liquidity will be provided through attractive cash equivalent investment options. The combined cash equivalent investment should be a minimum"

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[Old]: "stated. Maturity limitations for single issue reserve funds shall not exceed the sooner of five (5) years, the call provisions of the bond ordinance, or the final maturity of the bond issue. Reserve funds may be subject to arbitrage rebate rules requiring refunding of excess earnings. All excess earnings received will be segregated to allow a proper determination of interest income to be used in the arbitrage calculation. (4) Special Project or Special Purpose Funds The investment strategy for special projects or special purpose fund portfolio(s) will have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. The City's final maturity dates of securities held shall not exceed the estimated project completion date. Funds in excess of defined construction payment schedules shall be limited to a maximum final maturity date of three years. Diversification The City will attempt to limit the risk of loss through diversification of its portfolio and to achieve the aforementioned investment strategies by diversification of instruments across various maturities. Diversification of Portfolio by Instrument Maximum Percent U.S. Treasury Obligations (Bills, Notes and Bonds – direct purchase), 100% U.S. Government Agency Securities, and Instrumentalities of Government Sponsored Corporations (direct purchase) 75% Certificates of Deposit (CD's – direct purchase) 75% Local Government Investment Pools 75% Repurchase Agreements (direct purchase) 15%"

[New]: "of fifteen percent (15%) of the overall Portfolio. TO OPTIMIZE EARNINGS 1) Within the constraints of preservation, safety, and liquidity, it is the City's goal to optimize earnings. 2) City funds will be deposited daily to optimize funds available for investment. 3) Idle cash will be invested until needed to pay obligations. 4) The Portfolio will be structured to provide excess funds for reinvestment so that in periods of rising interest rates, funds are available for reinvestment. In periods of falling rates maturities have been laddered to lock in higher returns. PORTFOLIO COMPOSITION All investments purchased on behalf of the City will have a maturity date that does not exceed five (5) years. At all times at least 80% of the Portfolio must be in investments with maturities of two years or less. No more than 20% of the Portfolio can be held in maturities ranging from two to five years. The maximum dollar weighted average maturity of the Portfolio cannot exceed one year. Individual fund-types may have more restrictive parameters. DESIGNATED INVESTMENT OFFICER"

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[Old]: "Investment Procedures The City shall enter the following agreements (if applicable): safekeeping, repurchase agreements, wire transfer agreements, banking services contracts, and collateral/depository agreements. These contracts shall include the explicit delegation of authority to persons responsible for the transactions involving these agreements. No person except those designated in the contract may engage in any investment transactions. In order to create a competitive pricing environment for each investment transaction, the City shall solicit quotations from multiple investment providers, authorized broker/dealers or financial institutions, as applicable. Records will be kept of the quotes offered, transactions accepted, and a brief explanation of the decision that was made regarding the investment. Money market mutual fund, money market account and local government investment pool risk/returns shall also be periodically compared to ensure competitive performance. Qualified Broker/Dealers Annually, the City Council shall review and approve a list of qualified broker/dealers authorized to engage in investment transactions with the City. All firms shall answer and submit a Broker/Dealer questionnaire to the City for evaluation. All personnel in the firms who will be trading or quoting securities to the City Council must maintain a current Financial Industry Regulatory Authority (FINRA) license"

[New]: "The Finance Director and the Accounting Manager are the designated Investment Officers. After the investment transaction is completed, an authorization of investment form will be executed for all City investments. The Finance Director or the Accounting Manager must sign the form approving investments. Also, the City Manager or an Assistant City Manager must co-sign the form acknowledging the investments. The Investment Officers of the City along with one other member of the management team will be members of the Investment Committee. The role of the committee will be to review and monitor quarterly reports, make recommendations on changes in the Investment Policy, approve training sources, and approve brokers/dealers. AUDIT COMMITTEE The quarterly investment report and any changes in the Investment Policy will be

CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED)
JUNE XX, 2024

before maturity. In conjunction with the above ladder approach, maturities beyond ninety (90) days will be diversified along the yield curve to avoid a concentration of maturities in one or more months.

- 3) Additional liquidity will be provided through attractive cash equivalent investment options. The combined cash equivalent investment should be a minimum of fifteen percent (15%) of the overall Portfolio.

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PERCENTAGE TESTS

This Policy contains several percentage tests. Because of daily changes in cash, the Portfolio can be in compliance one day and not in compliance the next day. The Portfolio limits should be adhered to as investments are purchased; however, investments would not have to be sold to comply with Portfolio limits.

MARKET PRICE VALUATION

Investment reports will include market price valuations of the Portfolio from a third-party pricing agency or through a source independent of the transaction.

PERFORMANCE STANDARD

The performance standard of the Portfolio will be calculated based on the weighted average yield to maturity.

MONITORING

Not less than quarterly, the Investment Officers or designee will monitor the credit rating for each held investment that has a Public Fund Investment Act required minimum rating. Prudent measures will be taken to liquidate an investment that is downgraded to less than the required minimum rating.

Except as stated above, the City is not required to liquidate investments that were authorized investments at the time of purchase.

SETTLEMENT OF SECURITIES

All settlements of security transactions will be by "delivery versus payment."

INTERFUND TRANSFERS

From time to time some City funds (for example: General Fund, Drainage Fund, and Utilities Fund) will become over/under invested while the overall Portfolio is compliant with the City's Investment Policy. Investment transfers can be made to correct funds being over/under invested; however, any transfer would have to be suitable for the fund. Investment transfers will be made between funds at book value plus accrued interest. However, transfers involving tax-exempt bond proceeds shall comply with applicable IRS regulations.

COLLATERAL

- 1) All bank deposits not insured by federal depository insurance will be collateralized in compliance with the Public Funds Collateral Act and this Policy. Any pledged securities held by an independent third party under a custody arrangement must give the City unconditional rights and claims to the collateral. In lieu of the above collateral requirement the depository may provide a surety bond or letter of credit issued by an agency or instrumentality in compliance with the Public Funds Investment Act. Deposits secured with pledged marketable securities shall have a market value equal to or greater than 102% of the principal plus accrued interest of the deposit, less any

Text Inserted

"CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED) JUNE XX, 2024"

Text Replaced

[Old]: "and be registered to deal securities in the State of Texas. Broker/dealers eligible to transact investment business with the City shall be presented a written copy of this Investment Policy. Certification of Business Organizations The registered principal of any investment pool or discretionary investment manager seeking to transact investment business with the City shall execute a written instrument substantially to the effect that the registered principal has: • received and reviewed this Investment Policy, and • acknowledged that the organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities with the City except to the extent that the authorization is dependent on an analysis of the makeup of the City's entire portfolio or requires"

[New]: "PERCENTAGE TESTS This Policy contains several percentage tests. Because of daily changes in cash, the Portfolio can be in compliance one day and not in compliance the next day. The Portfolio limits should be adhered to as investments are purchased; however, investments would not have to be sold to comply with Portfolio limits. MARKET PRICE VALUATION Investment reports will include market price valuations of the Portfolio from a third-party pricing agency or through a source independent of the transaction. PERFORMANCE STANDARD The performance standard of the Portfolio will be calculated based on the weighted average yield to maturity. MONITORING Not less than quarterly, the Investment Officers or designee will monitor the credit rating for each held investment that has a Public Fund Investment Act required minimum rating. Prudent measures will be taken to liquidate an investment that is downgraded to less than the required minimum rating. Except as stated above, the City is not required to liquidate investments that were authorized investments at the time of purchase. SETTLEMENT OF SECURITIES All settlements of security transactions will be by "delivery versus payment." From time to time some City funds (for example: General Fund, Drainage Fund, and Utilities Fund) will become over/under invested while the overall Portfolio is compliant with the City's Investment Policy. Investment transfers can be made to correct funds being over/under invested; however, any transfer would have"

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[Old]: "interpretation of subjective investment standards, or relates to investment transactions of the City that are not made through accounts or other contractual arrangements over which the business organization has accepted discretionary investment authority. The City shall not enter into an investment transaction with a pool or discretionary investment manager prior to receiving the written instrument described above. Safekeeping All marketable securities purchased by the City shall be held in a third party safekeeping institution. All securities will be settled on a delivery versus payment basis whereby the third party safekeeping institution will verify the correct security was delivered by the seller prior to releasing payment for the security. The third party safekeeping institution shall issue a safekeeping receipt to the City listing the specific instrument, rate/yield, maturity, CUSIP, and other pertinent information. The securities will be held in an account in the City's name as evidenced by the safekeeping receipts. Securities pledged as collateral on deposits which exceed the FDIC coverage shall be held by a third party custodial institution designated by the City and held in an account in the City's name. A collateral agreement shall be executed between the City and"

[New]: "to be suitable for the fund. Investment transfers will be made between funds at book value plus accrued interest. However, transfers involving tax-exempt bond proceeds shall comply with applicable IRS regulations. COLLATERAL 1) All bank deposits not insured by federal depository insurance will be collateralized in compliance with the Public Funds Collateral Act and this Policy. Any pledged securities held by an independent third party under a custody arrangement must give the City unconditional rights and claims to the collateral. In lieu of the above collateral requirement the depository may provide a surety bond or letter of credit issued by an agency or instrumentality in compliance with the Public Funds Investment Act. Deposits secured with pledged marketable securities shall have a market value equal to or greater than 102% of the principal plus accrued interest of the deposit, less any INTERFUND TRANSFERS"

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CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED)
JUNE XX, 2024

amount insured by the FDIC. Deposits secured with letters of credit shall have 100% of principal plus anticipated interest of the deposit, less any amount insured by the FDIC.

- 2) The City will accept as collateral any securities eligible under the Public Funds Collateral Act reserving the right to accept or reject any individual securities.
- 3) The City will routinely compare deposit collateral to deposit levels.
- 4) Authorized depositories will be required to sign a depository agreement with the City. The collateralized deposit portion of the agreement shall define the City's rights to the collateral in case of default, bankruptcy or closing and shall establish a perfected security interest in compliance with Federal and State regulations, including:
 - a. The agreement must be in writing;
 - b. The agreement must be executed by the depository and the City contemporaneously with the acquisition of the asset;
 - c. The agreement must be approved by the Board of Directors or designated committee of the depository and a copy of the meeting minutes must be delivered to the City; and
 - d. The agreement must be part of the depository's "Official Record" continuously since its execution.

SAFEKEEPING

Securities owned by the City should be held in a manner that the safekeeping method will be categorized as "Least Risk" for Governmental Accounting Standards Board (GASB) purposes.

- 1) All securities will be held by the City's third-party safekeeping agent in an account in the City's name as evidenced by safekeeping receipts of the institution with which the securities are deposited.
- 2) All non-physical securities will be safekept at the Federal Reserve or at the City's third-party safekeeping agent.

COMPETITIVE BIDDING

The City will practice competitive bidding orally, by telephone, electronically, or in any combination of these methods when purchasing an investment to help strengthen the investment process. All investments, other than the placement of funds in local government investment pools, money market accounts, and securities which are deemed to be made at prevailing market rates, will be competitively bid, with at least three bids, and placed with providers offering the best value to the City. The City reserves the right to reject the most financially favorable bid if it is potentially disruptive to its investment strategy.

INTERNAL CONTROLS

The Finance Director is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by

Page: 6

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"CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED) JUNE XX, 2024"

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[Old]: "the third party custodian of the collateral. Collateralization Financial institutions serving as City depositories will be required to sign a depository agreement with the City. The collateralized deposit portion of the agreement shall define the City's rights to the collateral in case of default, bankruptcy, or closing and shall establish a perfected security interest in compliance with Federal and State regulations, including: □"
[New]: "amount insured by the FDIC. Deposits secured with letters of credit shall have 100% of principal plus anticipated interest of the deposit, less any amount insured by the FDIC. 2) The City will accept as collateral any securities eligible under the Public Funds Collateral Act reserving the right to accept or reject any individual securities. 3) The City will routinely compare deposit collateral to deposit levels. 4) Authorized depositories will be required to sign a depository agreement with the City. The collateralized deposit portion of the agreement shall define the City's rights to the collateral in case of default, bankruptcy or closing and shall establish a perfected security interest in compliance with Federal and State regulations, including: a."

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[New]: "c."

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[New]: "d."

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CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED)
JUNE XX, 2024

amount insured by the FDIC. Deposits secured with letters of credit shall have 100% of principal plus anticipated interest of the deposit, less any amount insured by the FDIC.

- 2) The City will accept as collateral any securities eligible under the Public Funds Collateral Act reserving the right to accept or reject any individual securities.
- 3) The City will routinely compare deposit collateral to deposit levels.
- 4) Authorized depositories will be required to sign a depository agreement with the City. The collateralized deposit portion of the agreement shall define the City's rights to the collateral in case of default, bankruptcy or closing and shall establish a perfected security interest in compliance with Federal and State regulations, including:
 - a. The agreement must be in writing;
 - b. The agreement must be executed by the depository and the City contemporaneously with the acquisition of the asset;
 - c. The agreement must be approved by the Board of Directors or designated committee of the depository and a copy of the meeting minutes must be delivered to the City; and
 - d. The agreement must be part of the depository's "Official Record" continuously since its execution.

SAFEKEEPING

Securities owned by the City should be held in a manner that the safekeeping method will be categorized as "Least Risk" for Governmental Accounting Standards Board (GASB) purposes.

- 1) All securities will be held by the City's third-party safekeeping agent in an account in the City's name as evidenced by safekeeping receipts of the institution with which the securities are deposited.
- 2) All non-physical securities will be safekept at the Federal Reserve or at the City's third-party safekeeping agent.

COMPETITIVE BIDDING

The City will practice competitive bidding orally, by telephone, electronically, or in any combination of these methods when purchasing an investment to help strengthen the investment process. All investments, other than the placement of funds in local government investment pools, money market accounts, and securities which are deemed to be made at prevailing market rates, will be competitively bid, with at least three bids, and placed with providers offering the best value to the City. The City reserves the right to reject the most financially favorable bid if it is potentially disruptive to its investment strategy.

INTERNAL CONTROLS

The Finance Director is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by

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[Old]: ""Official record""
[New]: ""Official Record""

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[Old]: "The written agreement will specify the acceptable collateral, require independent custodian of the collateral, only allow substitution of collateral of equal or greater value than the collateral being substituted, and require City approval before release of collateral. A clearly marked evidence of pledge must be supplied to the City and retained by"
[New]: "SAFEKEEPING Securities owned by the City should be held in a manner that the safekeeping method will be categorized as "Least Risk" for Governmental Accounting Standards Board (GASB) purposes. 1) All securities will be held by the City's third-party safekeeping agent in an account in the City's name as evidenced by safekeeping receipts of the institution with which the securities are deposited. 2) All non-physical securities will be safekept at the Federal Reserve or at the City's third-party The City will practice competitive bidding orally, by telephone, electronically, or in any combination of these methods when purchasing an investment to help strengthen the investment process. All investments, other than the placement of funds in local government investment pools, money market accounts, and securities which are deemed to be made at prevailing market rates, will be competitively bid, with at least three bids, and placed with providers offering the best value to the City. The City reserves the right to reject the most financially favorable bid if it is potentially disruptive to its investment strategy. INTERNAL CONTROLS The Finance Director is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by safekeeping agent. COMPETITIVE BIDDING"

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management.

The internal controls shall address the following points:

- 1) Avoidance of collusion.
- 2) Separation of transactions authority from accounting and record keeping.
- 3) Third-party safekeeping and custody.
- 4) Clear delegation of authority of subordinate staff members, and
- 5) Written confirmation for transactions for investments and wire transfers.

STANDARD OF CARE

The standard of care used by the City shall be the "prudent person rule" and shall be applied in the context of managing the overall Portfolio within the applicable legal constraints. The Public Funds Investment Act states:

"Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived."

STANDARDS OF ETHICS

All Investment Officers shall file with the Texas Ethics Commission and the City Council a statement disclosing any personal business relationship with an entity seeking to sell investments to the City or any relationship within the second degree by affinity or consanguinity to an individual seeking to sell investments to the City.

REPORTING

Investment performance will be monitored and evaluated by the Investment Officers. The Investment Committee will provide a quarterly comprehensive report signed by all Investment Officers to the Audit Committee and then forward it on to the City Council. This investment report shall be in compliance with the Public Funds Investment Act.

AUDITS

The City, in conjunction with its annual financial audit, shall perform a compliance audit of management controls on investments and adherence to the City's Investment Policy and strategies. The quarterly investment reports must also be reviewed annually by the independent auditor, as part of the City's annual audit, and the result of the review shall be reported to the City Council by that auditor.

REVIEW AND AMENDMENT

The City Council shall review and adopt this Policy at least annually. Amendments must be approved by the Investment Committee and adopted by the City Council. Investment Officers will review the Policy for

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"CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED) JUNE XX, 2024"

Text Replaced

[Old]: "the Investment Officers. A monthly collateral report provided by the custodian shall be reviewed by the Investment Officers to assure that the market value of the pledged securities is adequate. For financial institution deposits, the market value of securities pledged as collateral for deposits must at all times be equal to or greater than 105% of the par value of the deposit plus accrued interest less the amount insured by the Federal Deposit Insurance Corporation (FDIC), or its successors. The depository shall be liable for monitoring and maintaining the collateral and collateral margins at all times. The Public Funds Collateral Act defines the eligible pledge securities -subject to the City's sole right to accept or reject any proposed security as collateral. Letters of credit pledged as collateral shall at all times be equal to the total value"

[New]: "management. The internal controls shall address the following points: 1) Avoidance of collusion, 2) Separation of transactions authority from accounting and record keeping, 3) Third-party safekeeping and custody, 4) Clear delegation of authority of subordinate staff members, and 5) Written confirmation for transactions for investments and wire transfers. STANDARD OF CARE The standard of care used by the City shall be the "prudent person rule" and shall be applied in the context of managing the overall Portfolio within the applicable legal constraints. The Public Funds Investment Act states: "Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived." STANDARDS OF ETHICS All Investment Officers shall file with the Texas Ethics Commission and the City Council a statement disclosing any personal business relationship with an entity seeking to sell investments to the City or any relationship within the second degree by affinity or consanguinity to an individual seeking to sell investments to the City. Investment performance will be monitored and evaluated by the Investment Officers. The Investment Committee will provide a quarterly comprehensive report signed by all Investment Officers to the Audit Committee and then forward it on to the City Council. This investment report shall be in compliance with the Public Funds Investment Act. AUDITS The City, in conjunction with its annual financial audit, shall perform a compliance audit of management controls on investments and adherence to the City's Investment Policy and strategies. The quarterly investment reports must also be reviewed annually by the independent auditor, as part of the City's annual audit, and the result of the review shall be reported to the City Council by that auditor. REVIEW AND AMENDMENT The City Council shall review and adopt this Policy at least annually. Amendments must be approved by the Investment Committee and adopted by the City Council. Investment Officers will review the Policy for REPORTING"

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any necessary changes as a result of each Texas Legislative session and include such changes in the annual review and update to the Policy for City Council approval. The timing of amendments and approval of legislative changes to the Policy must align with the required effective dates assigned by the Legislation.

TRAINING

In order to have qualified and capable Investment Officers, officers will attend investment training and receive not less than ten (10) hours of instruction relating to investment responsibilities and that is in compliance with the Public Funds Investment Act within 12 months of taking office or assuming investment duties. After the initial training, Investment Officers are required to take eight (8) hours of training every two years aligned with the City's fiscal year. The Investment Committee will approve all investment training sources.

PRUDENT INVESTMENT MANAGEMENT

The designated Investment Officers shall perform their duties in accordance with the adopted Investment Policy and internal procedures. Investment Officers acting in good faith and in accordance with these policies and procedures shall be relieved of personal liability.

PRIMARY DEPOSITORY

In Compliance with Local Government Code, Chapter 105 – Depositories for Municipal Funds, a Primary Depository shall be selected through the City's banking services procurement process, which shall include a formal request for application (RFA). The selection of a primary depository will be determined by evaluation of the "most advantageous" criteria during the RFA process, and may include the following selection criteria:

- 1) The ability to qualify as a depository for public funds in accordance with state law,
- 2) The ability to provide requested information or financial statements for the periods specified,
- 3) The ability to meet the minimum required items in the banking RFA,
- 4) Complete response to all required items on the RFA form, and
- 5) Competitive net banking service cost, consistent with the ability to provide an appropriate level of service.

BROKER/DEALERS

Investment Broker/Dealers shall adhere to the spirit, philosophy and specific term of the Policy and shall avoid recommending or suggesting transactions outside the "Standard of Care."

The Investment Committee will perform selection of Broker/Dealers at least annually. The Investment Committee will establish criteria to evaluate Broker/Dealers, including:

- 1) Adherence to the City's policies and strategies.
- 2) Transaction pricing.
- 3) Responsiveness to request for services, information and open communication.

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"CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED) JUNE XX, 2024"

Text Replaced

[Old]: "of the deposits plus accrued interest less the applicable level of FDIC insurance. If the value of the securities pledged falls below the required collateral level, the financial institution must pledge additional securities no later than the end of the next succeeding business day. Selection of Primary Depository A Primary Depository shall be selected through the City's banking services procurement process, which shall include a formal request for application. In selecting a Primary Depository, the services available, service costs, and credit-worthiness of institutions shall be considered, and the Investment Officers, shall conduct a comprehensive review of prospective depositories' credit characteristics and financial history. Arbitrage"

[New]: "any necessary changes as a result of each Texas Legislative session and include such changes in the annual review and update to the Policy for City Council approval. The timing of amendments and approval of legislative changes to the Policy must align with the required effective dates assigned by the Legislation. TRAINING In order to have qualified and capable Investment Officers, officers will attend investment training and receive not less than ten (10) hours of instruction relating to investment responsibilities and that is in compliance with the Public Funds Investment Act within 12 months of taking office or assuming investment duties. After the initial training, Investment Officers are required to take eight (8) hours of training every two years aligned with the City's fiscal year. The Investment Committee will approve all investment training sources. PRUDENT INVESTMENT MANAGEMENT The designated Investment Officers shall perform their duties in accordance with the adopted Investment Policy and internal procedures. Investment Officers acting in good faith and in accordance with these policies and procedures shall be relieved of personal liability. PRIMARY DEPOSITORY In Compliance with Local Government Code, Chapter 105 – Depositories for Municipal Funds, a Primary Depository shall be selected through the City's banking services procurement process, which shall include a formal request for application (RFA). The selection of a primary depository will be determined by evaluation of the "most advantageous" criteria during the RFA process, and may include the following selection criteria: 1) The ability to qualify as a depository for public funds in accordance with state law, 2) The ability to provide requested information or financial statements for the periods specified, 3) The ability to meet the minimum required items in the banking RFA, 4) Complete response to all required items on the RFA form, and 5) Competitive net banking service cost, consistent with the ability to provide an appropriate level of service. Investment Broker/Dealers shall adhere to the spirit, philosophy and specific term of the Policy and shall avoid recommending or suggesting transactions outside the "Standard of Care." The Investment Committee will perform selection of Broker/Dealers at least annually. The Investment Committee will establish criteria to evaluate Broker/Dealers, including: 1) Adherence to the City's policies and strategies. 2) Transaction pricing. 3) Responsiveness to request for services, information and open communication."

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[Old]: "The Tax Reform Act"

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- 4) Understanding of the inherent fiduciary responsibility of investing public funds.
- 5) Similarity in philosophy and strategy with the City's investment objectives.

Selected Broker/Dealers shall provide timely transaction confirmations.

The approved Broker/Dealers are authorized to engage in investment transactions with the City and can be revised periodically by the Investment Committee. It may become necessary to revise Broker/Dealers during the year to ensure competition and quality service to the City. Therefore, the Investment Committee can add or subtract Broker/Dealers during the year.

INVESTMENT POLICY CERTIFICATION

All business organizations (local government investment pools and discretionary investment management firms) must sign a certification acknowledging that the organization has received and reviewed the City's Investment Policy and that reasonable procedures and controls have been implemented to preclude investment transactions that are not authorized by the City's Policy and in accordance with the PFIA.

The City shall not transact with a business organization prior to receiving the certification above.

WIRE/ACH PROCEDURES

The City is allowed to initiate wires/ACH through a City authorized depository. The individuals authorized to perform wires/ACH transactions include the Finance Director, the Accounting Manager, the accountant, and the accounting specialist. Transactions may be done as repetitive or non-repetitive transactions. Repetitive wires/ACH can be set up at a City depository bank with approval of two of the authorized individuals. Thereafter, repetitive wires may be completed with approval of one of the authorized individuals. Non-repetitive wires/ACH will require approval from two of the authorized individuals.

INVESTMENT STRATEGY

OPERATING FUND

The operating funds include the General Fund and other Special Revenue Funds of the City. The primary objective in investing available funds is the preservation and safety of principal. All of the allowable investments mentioned in the Investment Policy would be suitable for the operating funds. The investments should be structured so that investments mature to meet cash needs and have excess funds for additional liquidity. In the investment of funds decision, the security with the best return within a three to six month range will be selected with the intention of investing in the other maturities at a later date. This strategy allows the City to take full advantage of the yield curve and all investments securities allowed in the Investment Policy. Short-term securities such as discount notes can be used for shorter maturities, while treasury notes and other agency securities can be used for longer-term maturities. At least some of the purchases will be in U.S. Treasuries or Agency securities, which are both liquid and marketable. Investments in Agency securities should be diversified among different Government Agencies. Investments will be laddered along the yield curve to optimize earnings.

DEBT SERVICE AND DEBT SERVICE RESERVE FUNDS

All Debt Service Reserve funds will be kept in local government investment pools, money market mutual funds/accounts, or certificates of deposits in the unlikely event the funds would be needed for a shortfall in making debt service payments. Debt Service funds will be accumulated in local government investment pools or money market funds/accounts until needed for scheduled debt service payments.

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"CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED) JUNE XX, 2024"

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[Old]: "of 1986 places limitations on the City's yield from investing certain tax-exempt bond proceeds, debt service funds and reserve funds. The rebate provisions require that the City compute earnings on investments from certain issues of bonds on a periodic basis to determine if rebate is required. To determine the City's arbitrage position, the City is required to calculate the actual interest income earned on the investment of the funds and compare it to the income that would have been earned if the funds had been invested at a rate equal to the yield on the applicable bonds sold by the City. The rebate provisions state that periodically (not less than once every five years and not later than sixty days after maturity of the bonds), the City is required to pay the United States Treasury a rebate of any excess earnings. These restrictions require extreme precision in the monitoring and record keeping of investments, particularly in computing yields to ensure compliance. Failure to comply can dictate that the bonds become taxable, retroactively from the date of issuance. Investment of bond fund proceeds which fall under the arbitrage provisions of the Tax Reform Act of 1986, will be made with safety of principal and liquidity in mind, but will attempt to earn a competitive rate of return utilizing investments permitted by this Investment Policy. Reporting Requirements The Investment Officers shall issue a written report quarterly to the Audit Committee and City Council concerning the City's investment transactions for"

[New]: "4) Understanding of the inherent fiduciary responsibility of investing public funds. 5) Similarity in philosophy and strategy with the City's investment objectives. Selected Broker/Dealers shall provide timely transaction confirmations. The approved Broker/Dealers are authorized to engage in investment transactions with the City and can be revised periodically by the Investment Committee. It may become necessary to revise Broker/Dealers during the year to ensure competition and quality service to the City. Therefore, the Investment Committee can add or subtract Broker/Dealers during the year. INVESTMENT POLICY CERTIFICATION All business organizations (local government investment pools and discretionary investment management firms) must sign a certification acknowledging that the organization has received and reviewed the City's Investment Policy and that reasonable procedures and controls have been implemented to preclude investment transactions that are not authorized by the City's Policy and in accordance with the PFIA. The City shall not transact with a business organization prior to receiving the certification above. WIRE/ACH PROCEDURES The City is allowed to initiate wires/ACH through a City authorized depository. The individuals authorized to perform wires/ACH transactions include the Finance Director, the Accounting Manager, the accountant, and the accounting specialist. Transactions may be done as repetitive or non-repetitive transactions. Repetitive wires/ACH can be set up at a City depository bank with approval of two of the authorized individuals. Thereafter, repetitive wires may be completed with approval of one of the authorized individuals. Non-repetitive wires/ACH will require approval from two of the authorized individuals. The primary objective in investing available funds is the preservation and safety of principal. All of the allowable investments mentioned in the Investment Policy would be suitable for the operating funds. The investments should be structured so that investments mature to meet cash needs and have excess funds for additional liquidity. In the investment of funds decision, the security with the best return within a three to six month range will be selected with the intention of investing in the other maturities at a later date. This strategy allows the City to take full advantage of the yield curve and all investments securities allowed in the Investment Policy. Short-term securities such as discount notes can be used for shorter maturities, while treasury notes and other agency securities can be used for longer-term maturities. At least some of the purchases will be in U.S. Treasuries or Agency securities, which are both liquid and marketable. Investments in Agency securities should be diversified among different Government Agencies. Investments will be laddered along the yield curve to optimize earnings. DEBT SERVICE AND DEBT SERVICE RESERVE FUNDS All Debt Service Reserve funds will be kept in local government investment pools, money market mutual funds/accounts, or certificates of deposits in the unlikely event the funds would be needed for a shortfall in making debt service payments. Debt Service funds will be accumulated in local government investment pools or money market funds/accounts until needed for scheduled debt service payments. OPERATING FUND"

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The primary objective in investing available funds is the preservation and safety of principal. Yield will be dictated by short-term rates.

PROPRIETARY FUNDS

Proprietary funds include both Enterprise Funds and Internal Service Funds. These funds provide for the operations, capital replacement, and future claims of each functional area. Specifically, the City maintains only two proprietary funds, the Utilities Fund and the Drainage Fund. All of the allowable investment securities would be suitable for the proprietary funds. The primary objective in investing available funds is the preservation and safety of principal. The investments should be structured so that maturities are scheduled to meet cash needs and have excess funds for additional liquidity. In the investment of funds decision, the security with the best return within a three to six month range will be selected with the intention of investing in the other maturities at a later date. This strategy allows the City to take full advantage of the yield curve and all investments securities allowed in the Investment Policy. Short-term securities such as discount notes can be used for shorter maturities, while treasury notes and other agency securities can be used for longer-term maturities. Most of the purchases will be in U.S. Treasuries or Agency securities, which are both liquid and marketable. Investments in Agency securities should be diversified among different Government Agencies. Investments will be laddered along the yield curve to optimize earnings.

CAPITAL PROJECT FUNDS

Capital Project funds are used to account for the construction of various City improvements including General Construction and other capital improvement funds. All allowable City investments would be suitable for the capital projects funds. The cash should be invested to correspond to the estimated aggregate cash draws on the various projects. At least some of the purchases will be in U.S. Treasuries and Agency securities, which provide both liquidity and marketability. Investments in Agency securities should be diversified among the various Government Agencies.

TRUST FUNDS

Trust funds will be invested in accordance with provisions of the applicable trust agreement. If there are not specific investment requirements, trust funds will be invested in a similar manner as operating funds. In the investment of funds decision, the security with the best return within a three to six month range will be selected with the intention of investing in the other maturities at a later date. This strategy allows the City to take full advantage of the yield curve and all investments securities allowed in the Investment Policy. Short-term securities such as discount notes can be used for shorter maturities, while treasury notes and other agency securities can be used for longer-term maturities. The primary objective in investing available funds is the preservation and safety of principal.

BOND PROCEEDS

The investment of bond proceeds (excluding reserve and debt service funds) shall generally be limited to the anticipated cash flow requirement or the "temporary period," as defined by Federal tax law. During the temporary period bond proceeds may be invested at an unrestricted yield. After the expiration of the temporary period, bond proceeds subject to yield restriction shall be invested considering the anticipated cash flow requirements of the funds and market conditions to achieve compliance with the applicable regulations. Bond proceeds may be invested in a single flexible repurchase agreement if the Investment Officers determine that such an investment has advantage to comply with Federal arbitrage restrictions or to facilitate arbitrage record keeping and calculation.

Page: 10

Text Inserted

"CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED) JUNE XX, 2024"

Text Replaced

[Old]: "the preceding quarter and describing in detail the investment position of the City as of the end of the quarter. The report shall list for each investment held during the quarter: the purchase price, the par value, the maturity date, the market value at the beginning of the quarter, the market value at the end of the quarter, and fully accrued interest for the period. The report shall be signed by all Investment Officers for the City and state its compliance with PFIA and the adopted Investment Policy strategy. Monthly market pricing information is to be obtained through the use of appropriate external third party software, third party safekeeping service providers, or an independent pricing source. "Weighted average yield to maturity" shall be the standard on which investment performance is calculated."

[New]: "The primary objective in investing available funds is the preservation and safety of principal. Yield will be dictated by short-term rates. PROPRIETARY FUNDS Proprietary funds include both Enterprise Funds and Internal Service Funds. These funds provide for the operations, capital replacement, and future claims of each functional area. Specifically, the City maintains only two proprietary funds, the Utilities Fund and the Drainage Fund. All of the allowable investment securities would be suitable for the proprietary funds. The primary objective in investing available funds is the preservation and safety of principal. The investments should be structured so that maturities are scheduled to meet cash needs and have excess funds for additional liquidity. In the investment of funds decision, the security with the best return within a three to six month range will be selected with the intention of investing in the other maturities at a later date. This strategy allows the City to take full advantage of the yield curve and all investments securities allowed in the Investment Policy. Short-term securities such as discount notes can be used for shorter maturities, while treasury notes and other agency securities can be used for longer-term maturities. Most of the purchases will be in U.S. Treasuries or Agency securities, which are both liquid and marketable. Investments in Agency securities should be diversified among different Government Agencies. Investments will be laddered along the yield curve to optimize earnings. CAPITAL PROJECT FUNDS Capital Project funds are used to account for the construction of various City improvements including General Construction and other capital improvement funds. All allowable City investments would be suitable for the capital projects funds."

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[Old]: "quarterly investment reports must be reviewed annually by the independent auditor, as a part of the City's annual audit, and the result of the review shall be reported to the City Council by that auditor. Training Requirements The City shall provide investment training as required by PFIA to ensure the quality and capability of investment management. In accordance with PFIA, the Investment Officers shall accumulate 10 hours of investment training within 12 months of assuming duties and 8 hours not less than once in a two-year period that begins on the first day of the City's fiscal year and consists of the two consecutive fiscal years after that date. This training may be obtained from the following sources: North Central Texas Council of Governments, Government Treasurers' Organization of Texas, Government Finance Officers Association of Texas, Texas Municipal League, or the University of North Texas Center for Professional Development. The training must include education in investment controls, security risks, strategy risks, market risks, and any other topics as required by PFIA. Annual Review Annually, the City Council shall formally review the Investment Policy and investment strategy contained with the Policy, and record in writing that it has reviewed"

[New]: "cash should be invested to correspond to the estimated aggregate cash draws on the various projects. At least some of the purchases will be in U.S. Treasuries and Agency securities, which provide both liquidity and marketability. Investments in Agency securities should be diversified among the various Government Agencies. Trust funds will be invested in accordance with provisions of the applicable trust agreement. If there are not specific investment requirements, trust funds will be invested in a similar manner as operating funds. In the investment of funds decision, the security with the best return within a three to six month range will be selected with the intention of investing in the other maturities at a later date. This strategy allows the City to take full advantage of the yield curve and all investments securities allowed in the Investment Policy. Short-term securities such as discount notes can be used for shorter maturities, while treasury notes and other agency securities can be used for longer-term maturities. The primary objective in investing available funds is the preservation and safety of principal. BOND PROCEEDS The investment of bond proceeds (excluding reserve and debt service funds) shall generally be limited to the anticipated cash flow requirement or the "temporary period," as defined by Federal tax law. During the temporary period bond proceeds may be invested at an unrestricted yield. After the expiration of the temporary period, bond proceeds subject to yield restriction shall be invested considering the anticipated cash flow requirements of the funds and market conditions to achieve compliance with the applicable regulations. Bond proceeds may be invested in a single flexible repurchase agreement if the Investment Officers determine that such an investment has advantage to comply with Federal arbitrage restrictions or to facilitate arbitrage record keeping and calculation. TRUST FUNDS"

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CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY (CONTINUED)
JUNE XX, 2024

The primary objective in investing available funds is the preservation and safety of principal. Yield will be dictated by short-term rates.

PROPRIETARY FUNDS

Proprietary funds include both Enterprise Funds and Internal Service Funds. These funds provide for the operations, capital replacement, and future claims of each functional area. Specifically, the City maintains only two proprietary funds, the Utilities Fund and the Drainage Fund. All of the allowable investment securities would be suitable for the proprietary funds. The primary objective in investing available funds is the preservation and safety of principal. The investments should be structured so that maturities are scheduled to meet cash needs and have excess funds for additional liquidity. In the investment of funds decision, the security with the best return within a three to six month range will be selected with the intention of investing in the other maturities at a later date. This strategy allows the City to take full advantage of the yield curve and all investments securities allowed in the Investment Policy. Short-term securities such as discount notes can be used for shorter maturities, while treasury notes and other agency securities can be used for longer-term maturities. Most of the purchases will be in U.S. Treasuries or Agency securities, which are both liquid and marketable. Investments in Agency securities should be diversified among different Government Agencies. Investments will be laddered along the yield curve to optimize earnings.

CAPITAL PROJECT FUNDS

Capital Project funds are used to account for the construction of various City improvements including General Construction and other capital improvement funds. All allowable City investments would be suitable for the capital projects funds. The cash should be invested to correspond to the estimated aggregate cash draws on the various projects. At least some of the purchases will be in U.S. Treasuries and Agency securities, which provide both liquidity and marketability. Investments in Agency securities should be diversified among the various Government Agencies.

TRUST FUNDS

Trust funds will be invested in accordance with provisions of the applicable trust agreement. If there are not specific investment requirements, trust funds will be invested in a similar manner as operating funds. In the investment of funds decision, the security with the best return within a three to six month range will be selected with the intention of investing in the other maturities at a later date. This strategy allows the City to take full advantage of the yield curve and all investments securities allowed in the Investment Policy. Short-term securities such as discount notes can be used for shorter maturities, while treasury notes and other agency securities can be used for longer-term maturities. The primary objective in investing available funds is the preservation and safety of principal.

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A flexible repurchase agreement provides that disbursements are allowed in the amount necessary to satisfy reasonable expenditure requests and the defined termination date of the investment does not exceed the estimated expenditure date of the bond proceeds.

Text Replaced

[Old]: "the Policy and adopted any changes to either the Policy or strategy."

[New]: "A flexible repurchase agreement provides that disbursements are allowed in the amount necessary to satisfy reasonable expenditure requests and the defined termination date of the investment does not exceed the estimated expenditure date of the bond proceeds."

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CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY
APPENDIX 2 – APPROVED TRAINING PROVIDERS

Page: 12

AGENCY – Federal agency securities and/or Government-sponsored entities.

BENCHMARK – A comparative base for measuring the performance or risk tolerance of the investment portfolio. A benchmark should represent a close correlation to the level of risk and the average duration of the portfolio's investments.

BROKER – A broker brings buyers and sellers together for a commission.

CERTIFICATE OF DEPOSIT – A time deposit with a specific maturity evidenced by a certificate.

CDAR – A time deposit (certificate of deposit) that breaks up large deposits over the FDIC limit and places them across a network of over 3,000 banks and savings associations across the US.

COLLATERAL – Securities, evidence of deposit, or other property which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

DEALER – A dealer, as opposed to a broker, acts as a principal in all transactions, buying and selling for his own account.

DELIVERY VERSUS PAYMENT – Delivery verses payment is the delivery of a security and there is an exchange of money after the delivery of the security.

DISCOUNT SECURITIES – Non-interest bearing money market instruments that are being issued at a discount and redeemed at maturity for full face value, e.g. Treasury Bills.

DIVERSIFICATION – Dividing instruments among securities offering independent returns.

FEDERAL CREDIT AGENCIES – Agencies of the Federal government set up to supply credit to various classes of institutions and individuals e.g. savings and loans, small business firms, students, farmers, farm cooperatives, and exporters.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC) – A federal agency that insures bank deposits, currently up to \$250,000 per deposit.

FEDERAL HOME LOAN BANKS (FHLB) – Government sponsored regional wholesale banks which lend funds and provide correspondent banking services to member commercial banks, thrift institutions, credit unions and insurance companies. The mission of the FHLB is to liquefy the housing related assets of its members who must purchase stock in their district bank.

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA) – FNMA, like GNMA was chartered under the Federal National Mortgage Association Act in 1938. It is a federal corporation and the largest single provider of residential mortgage funds in the United States. FNMA's securities are highly liquid and widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA) – Securities influencing the volume of bank credit guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loan associations. Security holder is backed by the full faith and credit of the US Government.

LIQUIDITY – An asset that can be converted quickly and easily to cash.

LOCAL GOVERNMENT INVESTMENT POOL – An investment by local governments in which their money is pooled as a method for managing local funds.

MARKET VALUE – The price at which a security is trading and could presumably be purchased or sold.

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"CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY APPENDIX 2 – APPROVED TRAINING PROVIDERS"

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"CDAR – A time deposit (certificate of deposit) that breaks up large deposits over the FDIC limit and places them across a network of over 3,000 banks and savings associations across the US."

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[Old]: "liquify"
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**CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY
APPENDIX 2 – APPROVED TRAINING PROVIDERS**

Page: 13

MASTER REPURCHASE AGREEMENT – A written contract that establishes each party's rights in the transactions. A master agreement will specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller-borrower.

MATURITY – The date upon which the principal or stated value of an investment becomes due and payable.

MUTUAL FUND – An investment company that pools money and can invest in a variety of securities including fixed-income securities and money market instruments. Mutual funds are regulated by the Investment Company Act of 1940 and must abide by Securities and Exchange disclosure guidelines.

PORTFOLIO – Collection of securities held by an investor.

PRIMARY DEALER – A group of government securities dealers who submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to informal oversight.

PRUDENT PERSON RULE – An investment standard outlining fiduciary responsibilities of public funds investors relating to investment practices.

RATE OF RETURN – The yield obtainable on a security based on its purchase price or its current market price.

REPURCHASE AGREEMENT – An agreement of one party to sell securities at a specified price to a second party and a simultaneous agreement of the first party to repurchase the securities at a specified price or at a specified later date.

REVERSE REPURCHASE AGREEMENT – An agreement of one party to sell securities at a specified price to a second party and a simultaneous agreement by the first party to resell the securities at a specified price to the second party on demand or at a specified date.

SAFEKEEPING – Holding of assets (e.g. securities) by a financial institution.

TREASURY BILLS – A non-interest bearing discount security issued by the US Treasury to finance the national debt. Most bills are issued to mature in three months, six months, or one year. The yields on these bills are monitored closely for interest rate trends.

TREASURY BONDS – Long term US government debt securities with maturities of ten to thirty years.

TREASURY NOTES – Intermediate term US government debt securities with maturities of one to ten years.

YIELD – The current rate of return on an investment security generally expressed as a percentage of the securities current price.

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"CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY APPENDIX 2 – APPROVED TRAINING PROVIDERS"

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CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY
APPENDIX 2 – APPROVED TRAINING PROVIDERS

Current Approved Broker Dealers

- 1) Duncan-Williams, Inc.
- 2) Raymond James
- 3) Multi-Bank Securities, Inc. (MBS)
- 4) Wells Fargo

Page: 14

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**CITY OF COLLEYVILLE INVESTMENT POLICY AND STRATEGY
APPENDIX 2 – APPROVED TRAINING PROVIDERS**

Current Approved Training Providers

- 1) North Central Texas Council of Governments (NCTCOG)
- 2) Government Treasurers' Organization of Texas (GTOT)
- 3) Government Finance Officers Association of Texas (GFOAT)
- 4) Texas Municipal League (TML)
- 5) University of North Texas Center for Professional Development (UNT)

Page: 15

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CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4d

Agenda Date 6/18/2024

Number Resolution R-24-4947

Type Resolution

Department City Manager

Title

Approval of a second amendment to the Interlocal Agreement for Combined Municipal Court Services for the cities of Colleyville and Keller, and authorizing the City Manager to execute the agreement

Explanation

Reading and Public Hearing

The Interlocal Agreement for Combined Municipal Court Services for the cities of Colleyville and Keller had an initial six-year term from October 1, 2012 to September 30, 2018. The agreement allows for two extensions of five years each upon mutual consent. A first amendment to the Interlocal Agreement was approved on July 17, 2018 authorizing an extension through September 30, 2023.

Both the cities of Colleyville and Keller have expressed a desire to continue the combined municipal court, finding the joint court arrangement to be beneficial for both cities. This agenda item provides for extension of the Interlocal Agreement for a second five-year term through September 30, 2028.

Financial Impact

Funding is provided in the annual budget.

Recommendation

Approve

Attachments

1. Second Amendment Colleyville-Keller Court ILA

**SECOND AMENDMENT TO
INTERLOCAL AGREEMENT FOR COMBINED MUNICIPAL COURT SERVICES
FOR THE CITIES OF COLLEYVILLE AND KELLER**

This Second Amendment to the Interlocal Agreement for Combined Municipal Court Services for the cities of Colleyville and Keller (“Second Amendment”), is made and entered into as of October 1, 2023 (the “Effective Date”) by and between the City of Colleyville, Texas, a Home Rule municipal corporation (“COLLEYVILLE”) and the City of Keller, Texas, a Home Rule municipal corporation (“KELLER”), each acting by and through its duly appointed and authorized city managers.

RECITALS

WHEREAS, COLLEYVILLE and KELLER entered into that certain Interlocal Agreement for Combined Municipal Court Services for the cities of COLLEYVILLE and KELLER dated April 4, 2012 (the “Agreement”); and

WHEREAS, COLLEYVILLE and KELLER entered into that certain First Amendment to the Interlocal Agreement for Combined Municipal Court Services for the cities of Colleyville and Keller (the “First Amendment”) for the First Renewal term in accordance with Section 2 of the Agreement, which began on October 1, 2018 and ran through September 30, 2023; and

WHEREAS, COLLEYVILLE and KELLER desire to extend the Agreement for a second Renewal Term in accordance with Section 2 of the Agreement, which shall begin on October 1, 2023 and run through September 30, 2028; and

WHEREAS, COLLEYVILLE and KELLER desire to enter into this Second Amendment to allow the cities to continue to deliver this key public service at the highest level possible for both communities in accordance with the terms and conditions set forth in the Agreement, as amended; and

WHEREAS, COLLEYVILLE and KELLER agree that the approval of this Second Amendment is in the mutual interests of the parties and is in the best interests of the health, safety, and welfare of the public; and

WHEREAS, the Second Amendment to the Agreement is approved by the governing bodies of both COLLEYVILLE and KELLER; and

WHEREAS, the Agreement is authorized by and in conformance with Chapter 791 of the Texas Government Code, the Interlocal Cooperation Act (the “Act”).

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree to amend the Agreement as follows:

1. Recitals. All matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.
2. Term. In conformance with Section 2 of the Agreement, the parties mutually agree to extend the term of the Agreement for a Second Renewal Term beginning on October 1, 2023 and expiring on September 20, 2028.
4. Other Terms and Conditions Remain. In the event of any inconsistencies between the Agreement, the First Amendment, and this Second Amendment, the terms of this Second Amendment shall control. Except as expressly set forth in this Second Amendment, the Agreement and First Amendment are otherwise unmodified and remain in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to all amendments thereto.
5. Capitalized Terms. All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.
6. Miscellaneous. This Second Amendment may be executed in multiple counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument. Delivery of an electronic copy of this Second Amendment executed by a party hereto shall be deemed to constitute delivery of an original hereof executed by such party. This Second Amendment shall be governed by and construed in accordance with the laws of the State of Texas. Except as modified hereby, the Agreement, as previously amended, remains unmodified and in full force and effect.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -

IN WITNESS WHEREOF, the undersigned parties have executed this Second Amendment to be effective as of the Effective Date.

CITY OF COLLEYVILLE

By: _____
Mayor Bobby Lindamood

Date signed: _____

By: _____
City Manager, Jerry Ducay

Date signed: _____

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

CITY OF KELLER

By: _____
Mayor Armin Mizani

Date signed: _____

By: _____
City Manager, Aaron Rector

Date signed: _____

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4e

Agenda Date 6/18/2024

Number Resolution R-24-4947

Type Resolution

Department Fire

Title

Approval to order a 2026 Spartan Engine, with expected delivery in 2026, authorizing the City to enter into a Public Property Finance Act Lease Purchase Agreement, with a closing date of June 28, 2024, with REV Financial Services, in an amount not to exceed \$1,219,659, to be paid in six "uneven" payments, and authorizing the City Manager to execute all transaction documents

Explanation

Reading and Public Hearing

The City currently has three engines, as the expected service life of the engines is 18 years, the vehicles are rotated to be 12 years in service and six years in reserve, to ensure the vehicles can be maintained and ready when needed. Of the three engines, two are in service, one in reserve. The City has one aerial truck in service with an expected service life of 15 years with no reserve, and finally, there are three ambulances, two in service and one in reserve. The expected service life of an ambulance is six years in service, three years in reserve.

The City's 2006 engine is scheduled to be replaced in 2026. However, staff has seen a large gap in production of fire apparatus and a significant price increase. Staff proactively researched options to meet the replacement schedules at best pricing and found the City could enter into a lease purchase agreement with REV Financial Services, with a locked in interest rate of 5.592%, for a Spartan engine. If the engine is ordered in June 2024, it will be built and delivered by August 2026 for a total price not to exceed \$1,219,659. As the payments vary annually by \$0.01 the legal counsel for the finance company requested the annual payment be stated as six "uneven" payments. Year one, which will be due October 2025, the payment will not exceed \$150,000 and the five additional annual payments will not exceed \$272,257.62.

Approval of the resolution will allow the City to secure the financing terms and have no delay in the City's ability to replace the apparatus as scheduled. The current engine will be sold when the new Spartan arrives in 2026.

Financial Impact

Funding will be provided through the debt service fund.

Recommendation

Approve

Attachments

1. 2026 Fire Engine Purchase Presentation
2. Rev Financial Service - Finance Quote for 2026 Spartan Engine

2026 Engine Purchase



Frontline Apparatus



2010 Ladder Truck



2016 Engine



2021 Engine



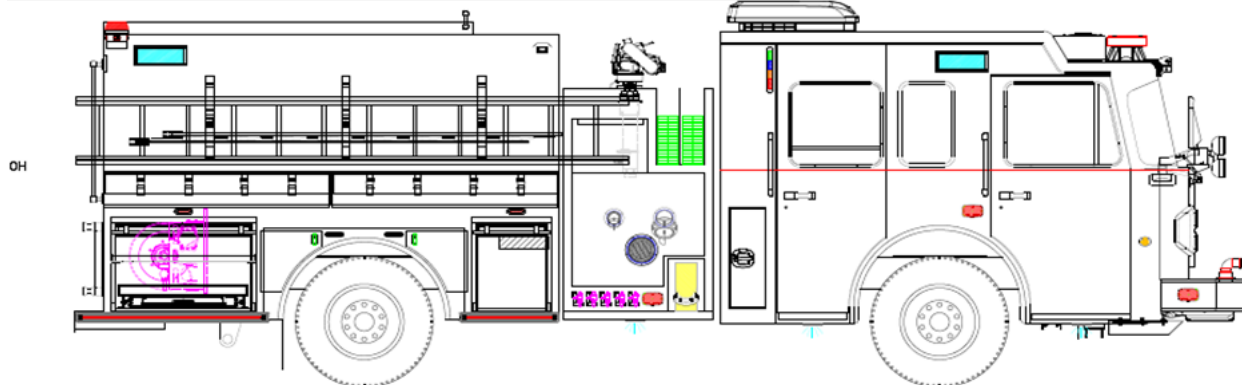
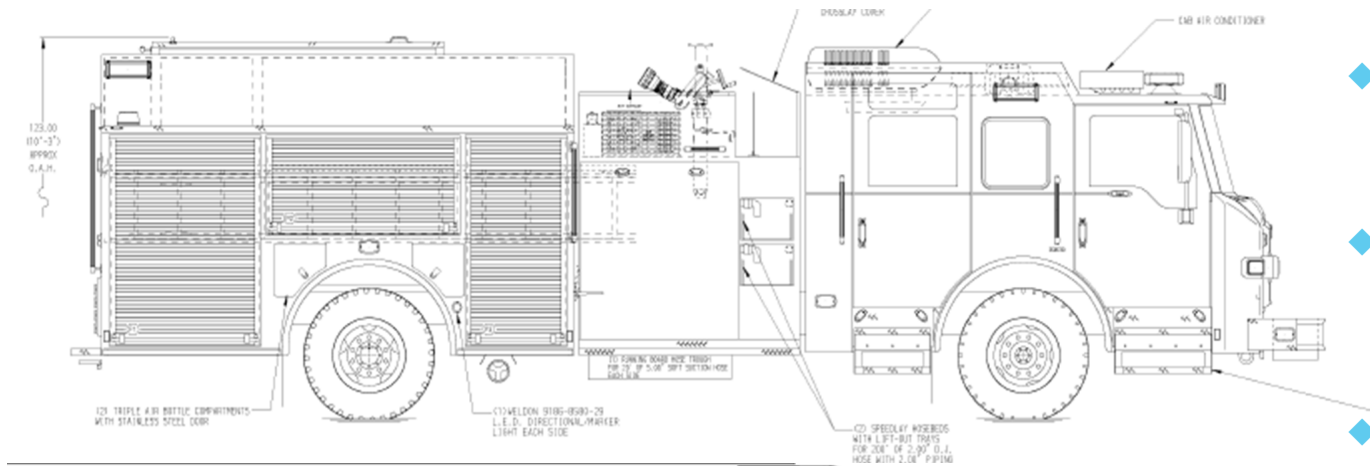
2023 Ambulance



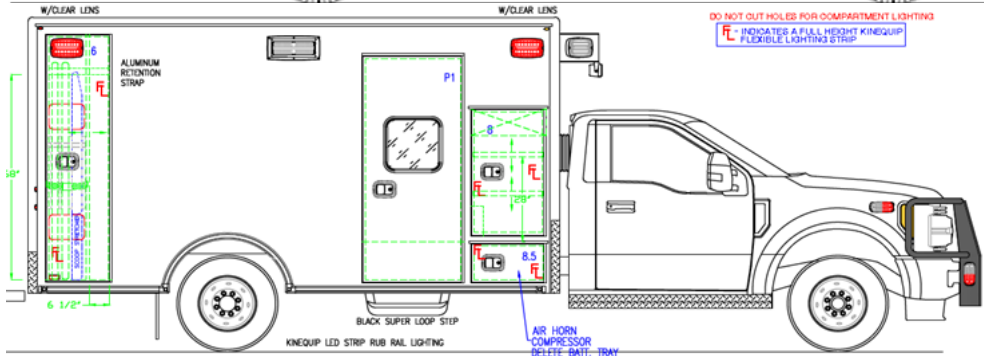
2021 Ambulance

Reserve apparatus : 2005 Engine and 2018 Ambulance

Design Features



- ◆ Shorter overall length than a conventional fire engine
 - ◆ 3.5' shorter
- ◆ Shortened wheelbase
 - ◆ 177"
 - ◆ 33" shorter
- ◆ Decreased turning radius
 - ◆ 22.59 feet curb to curb
- ◆ 360 degree camera view
- ◆ Non slip walking surfaces
- ◆ Additional lighting to improve visibility
- ◆ Full cab impact protection
- ◆ Roll over protection
- ◆ Full curtain bag protection
- ◆ Additional features to reduce potential injury



Purchase overview

- ◆ Life cycle
 - ◆ 12 year frontline
 - ◆ 6 reserve
 - ◆ New unit replacing a 2005 engine
- ◆ Approximately 700 day build time
 - ◆ 300 days historically
- ◆ Spartan ERV purchased through Metro Fire Apparatus Specialist Inc.
- ◆ Purchased using cooperative agreement through HGAC
- ◆ Net cost \$1,219,659
- ◆ Lease/purchase using current agent (REV Financial Services)
 - ◆ 6 year agreement



June 11, 2024

RE – City of Colleyville, TX - Municipal Finance Quote

REV Financial Services is pleased to present the following proposal for Municipal Lease Purchase Financing Options described below:

PROPOSAL:

LESSEE:	City of Colleyville, TX						
PROPERTY:	Spartan Pumper (100% Prepay cost = \$1,219,619.00)						
EXPIRATION:	Financing to close by July 09, 2024						
FINANCE QUOTE:	Finance Amount	Rate	Payments	Structure	Pmts / Year	Term	Adv. / Arr.
\$0 Payments Down	\$ 1,219,659.00	5.646%	Uneven see Below	100% Prepay	See pg2	6 years	Arrears
\$0 Payments Down	\$ 1,219,659.00	5.592%	Uneven see Below	100% Prepay	See pg2	7 years	Arrears

***please see payment tables below

6 pays/6 year Sample Payment Table \$0 Down Assumes Contract Acceptance & Funding on 06/28/2024 Please note the dates on the table 100% Prepay			6 pays/7 year Sample Payment Table \$0 Down Assumes Contract Acceptance & Funding on 06/28/2024 Please note the dates on the table 100% Prepay		
Year	Date	Payment	Year	Date	Payment
1	10/15/2024	\$ 150,000.00	1	10/15/2025	\$ 150,000.00
2	10/15/2025	\$ 256,398.56	2	10/15/2026	\$ 272,254.62
3	10/15/2026	\$ 256,398.56	3	10/15/2027	\$ 272,254.62
4	10/15/2027	\$ 256,398.56	4	10/15/2028	\$ 272,254.62
5	10/15/2028	\$ 256,398.56	5	10/15/2029	\$ 272,254.62
6	10/15/2029	\$ 256,398.56	6	10/15/2030	\$ 272,254.62

FINANCING: This is a tax-exempt, municipal government lease purchase with the title to the property passing to Lessee. This is a net lease under which, all costs, including insurance, maintenance, and taxes, are paid by Lessee for the term of the lease. Rates assume municipal/bank qualified. Performance Bond Required by the bank.

NOTES: Application and 3 years Audited Financial Statement are required with Signed Proposal for Credit Review. Rate subject to change due to market fluctuation. Annual Payments start 2 years after signed financing contract. Please see page 2 for sample payment tables. Lessor to be designated at Approval.

APPROVAL: This proposal, until credit approved, serves as a quotation, not a commitment by Lessor to provide credit or property. Lessor acceptance of this Proposal is subject to credit; collateral and essential use review and approval by Lessor. The interest rate quoted herein assumes that the interest component of the Payments is exempt from federal income tax. Lessor will provide a taxable financing proposal if it is determined that the financing will not qualify for tax-exempt interest rates. The financing contemplated by this proposal is subject to the execution and delivery of all appropriate documents (in form and substance satisfactory to Lessor), including without limitation, to the extent applicable, the Master Lease Agreement, any Schedule, financing statements, legal opinion or other documents or agreements reasonably required by Lessor. The quoted interest rate assumes the Lessee designates the Lease as "bank-qualified" pursuant to Section 265(b) of the Code.

Page 2

Thank you for the opportunity to present this proposal. If you have any questions, please contact me at my number or e-mail address below.

Sincerely,

Todd Stevenson
National Sales Manager
(303) 254-6350
todd.stevenson@revgroup.com
www.REVgroup.com

Proposal Acceptance:

Options: 6 pays over 6 years / 6 pays over 7 years

Signed: _____

Name: _____

Title: _____

Date: _____

6 pays/6 year Sample Payment Table \$0 Down		
Assumes Contract Acceptance & Funding on 06/28/2024		
Please note the dates on the table		100% Prepay
Year	Date	Payment
1	10/15/2024	\$ 150,000.00
2	10/15/2025	\$ 256,398.56
3	10/15/2026	\$ 256,398.56
4	10/15/2027	\$ 256,398.56
5	10/15/2028	\$ 256,398.56
6	10/15/2029	\$ 256,398.56



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4f

Agenda Date 6/18/2024

Number Resolution R-24-4947

Type Resolution

Department City Secretary

Title

Appointing members to the Colleyville Audit Committee and Planning and Zoning Commission

Explanation

Reading and Public Hearing

This item provides for the City Council to appoint a Councilmember to the Audit Committee, to fill the vacancy of former Councilmember Chuck Kelley.

Two vacancies to a term of November 2024 were created on the Planning and Zoning Commission with the election of Tim Raine to Councilmember Place 6, and the appointment of Mark Alphonso to Councilmember, Place 2.

This item provides for both public and Councilmember appointments to:

Audit Committee - 1 Councilmember

Planning and Zoning Commission - Place 2 and Place 4, term to November 2024

Applications for Appointment to the Planning and Zoning Commission are attached for:

- Brandon Arnold
- Walter Kilroy
- Richard Remley

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Planning and Zoning Applications for Appointment



Application for Appointment

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

1. PLANNING AND ZONING COMMISSION
2. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION
3. PARKS AND RECREATION ADVISORY BOARD

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

Address: 6402 Kenshire Court, Colleyville, TX 76034

Phone: 817-271-2181 E-mail Address: _____

How long have you been a Colleyville resident? 06/2017

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

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

Please see Application for Appointment Supplement

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

Please see Application for Appointment Supplement

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

Please see Application for Appointment Supplement

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

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

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

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

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

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

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

For Office Use

Date Received: _____

Recorded/Printed: _____

Acknowledged By: _____

Application for Appointment Supplement

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

I have served on various committees and boards through my involvement in Colleyville Chamber of Commerce, Northeast Tarrant Chamber, City of NRH, Smithfield Masonic Lodge, Glenhope Elementary Dad's Club and Green Valley Elementary PTA and various Real Estate Boards local and state level.

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

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

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

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



Application for Appointment

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

1. PLANNING AND ZONING COMMISSION



2. CLICK HERE TO MAKE SELECTION

3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Walter Kilroy

Address: _____

Phone: 214.395.3839 E-mail _____

How long have you been a Colleyville resident? 8 months

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

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

I am an architect. I served on the City of Dallas Building Inspection appeals board for 20 years

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

The perspective an Architect brings to solutions and challenges.

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

I am extremely impressed how responsive City Services are, how open and responsive the City Manager is too. Can't forget the great Library.

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

I am not yet knowledgeable about how Colleyville is preparing for the likely demands that will need to be addressed. But the reasons for Colleyville's success can not be forgotten.

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

Keep in mind. never forget the more established residents established the qualities that attracted new residents and are what should direct the growth of a successful community

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

To begin, keep on the path Colleyville is / has been on.

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

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

For Office Use

Date Received: _____

Recorded/Printed: _____

Acknowledged By: _____



Application for Appointment

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

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

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Richard J. Remley, Jr.

Address: 6803 Fallbrook Ct, Colleyville, Texas 76034

Phone: 925-368-5420

E-mail Address: _____

How long have you been a Colleyville resident? Since 11/2020

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

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

See attachment

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

See attachment

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

See attachment

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

See attachment

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

See attachment

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

See attachment

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

For Office Use

Date Received: 5/13/24

Recorded/Printed: _____

Acknowledged By: CML

**ATTACHMENT TO RICHARD J. REMLEY, JR.'S APPLICATION FOR
APPOINTMENT TO THE PLANNING AND ZONING COMMISSION**

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

I graduated magna cum laude with a Bachelor of Arts in Economics from the University of Notre Dame and cum laude with a Juris Doctorate in Law from the Ohio State University College of Law. Most of my professional legal career was as an in-house legal counsel for Chevron Corporation. Most of that was at its headquarters-level, practicing employee benefits law and (to a lesser extent) employment law. As such, I have extensive experience in working with others in the context of corporate staff at that very large company's headquarters. I retired almost 11 years ago after 33 years.

I was the company's first in-house employee benefits attorney. As such, I provided legal advice with respect to its billion-dollar pension and 401(k) plans, health care plans, disability plans, etc. I gave advice with respect to complicated statutory schemes, and the wording of not only technical descriptions of the terms of those plans in formal plan documents but synthesizing those technical descriptions into less technical explanations for plan participants, executives, and staff.

I also provided extensive advice with respect to the scope of the company's discretionary authority regarding the establishment of plan terms and their administration. While the company has broad discretion in a plan's adoption and administration, it is crucial that that discretion be executed within its bounds through the applicable decision-making criteria, reasonable fact finding, and proper due diligence. Even though I played just a small part among many, I am extremely proud of the role I played in providing retirement security, health care coverage, etc. to our employees and retirees.

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

I am applying to fill an unexpired term on the Planning and Zoning Commission. If I should be chosen by the City Council, I understand that my role would be (along with the other members) to act as part of an advisory board to the City Council related to property development and zoning issues. I would approach that responsibility much as I approached the practice of employee benefit law, i.e., due diligence, fact-finding, ascertaining the applicable decision-making criteria, and respecting the bounds of discretion. For me, that is deserved by every applicant, every Colleyville resident, and the City Council.

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

In trying to answer this question after being here only since November 2020, I think of the saying about football offense linemen, i.e., you don't think about them unless something is wrong!

Colleyville is safe, upscale, beautiful, and well-managed. By any objective measure, it is one of the best places to live in the United States. We had a very nice house in a unique area of California on the foothills of Mount Diablo, yet still reasonably close to San Francisco. The open space was unreal, even without considering the value of California real estate. And we homeowners “owned” that open space through our HOA. Someone (but not me) could literally hike to the top of Mount Diablo on trails starting at the end of our street. We weren’t going to leave that for just anywhere.

Colleyville didn’t get this way by accident, however. Rather, it got this way to a very significant degree because of the day-to-day fine work of its City government and its elected and appointed officials. Much of that work can undoubtedly seem mundane and is easily overlooked, but its importance is fundamental.

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

I am concerned about the effect of the future expiration of the tax-allocation district. I am also concerned how its current use limits the City’s use of those funds and confusion that causes with some of our residents.

I am also concerned about what appears to me to be a fundamental misunderstanding by a portion of Colleyville’s residents regarding the criteria applicable to zoning decisions and the bounds of discretion in making those decisions. For example, while an entity may have great discretion in establishing applicable decision-making criteria, once it does, it does not have the discretion not to apply them where applicable. It seems as if some believe that the decisions we made in Destination Colleyville (our comprehensive plan) and our Land Development Code can just be ignored, misapplied, or “reinterpreted”. I believe it is to the contrary and that people need to be able to rely on the decisions we made in adopting them.

We need decision-making that not only is correct, but which can be easily explained so as to be perceived as correct by reasonable neutral third parties. This is even more important today given the Texas legislature’s consideration of a mandate for actual high density residential developments in suburbs like Colleyville where it would be incompatible with existing housing.

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

Particularly now, the City needs to do a much better job in educating its residents regarding its consideration of zoning applications. It is about criteria, relevant facts, the scope of discretion, and respect for legitimate property rights (along with the legitimate concerns of others) – not the mere “success” of organized campaigns dedicated to defeating those applications regardless of the merits.

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

My vision for Colleyville is to maintain what attracted us to move here in 2020. We were considering other metropolitan areas as well as other areas within DFW. We chose here.

Colleyville is just a great place to live, particularly for us in our senior years. We wish we had moved here sooner. It would have been a great place to have raised our son. Like everyone else, I want to preserve that, but by adhering to proper decision-making processes implementing decisions we made in Destination Colleyville and our Land Development Code.



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 5a

Agenda Date 6/18/2024

Number

Type Report

Department Finance

Title

Monthly Financial Report - May 2024

Explanation

This item provides for Finance Director Matt Poston to review the monthly financial report for May 2024.

Attachments



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 6a

Agenda Date 6/18/2024

Number Ordinance O-24-2287

Type Ordinance

Department City Secretary

Title

Consideration of approving an amended project and financing plan for the Tax Increment Reinvestment Zone Number One

Explanation

First Reading and Public Hearing

The Tax Increment Finance District Board of Directors approved an amended project and financing plan for the Tax Increment Reinvestment Zone Number One. The proposed ordinance provides for City Council review and action regarding the amended plans.

In 1998 the City of Colleyville established TIF # 1 pursuant to Ordinance O-98-1124 and amended by Ordinance O-98-1131 providing for a Tax Increment Financing (TIF) district encompassing 633 acres along Colleyville Boulevard (State Highway 26) scheduling to expire on 12/31/2030. The original project plan and reinvestment zone financing plan adopted pursuant to Ordinance O-98-1132 and later amended by Ordinance O-02-1324 and Ordinance O-03-1402 included in "Attachment Three" \$35,328,690 in project costs, including public projects and \$7,938,690 in Grapevine-Colleyville Independent School District (GCISD) school improvements.

In November 2012 the TIF was amended by O-12-1858 to expand the boundaries and include new project costs of \$44,456,185, including \$17,256,185 in Economic Development Grants, with the purpose of benefiting the City, its residents, and property owners.

The amendment to the Plan attached to the Ordinance as "Exhibit A", serves to update the project costs categories listed in "Attachment Three" to O-98-1132 and "Exhibit A" to O-12-1858, to outline the funding of a total of \$79,784,875 in project costs, including costs associated with operating reinvestment zone project facilities.

Representatives from David Pettit Economic Development, the City's Consultant, will be present to answer questions of the City Council.

Recommendation

Approve

Attachments

1. Ordinance O-24-2287

ORDINANCE O-24-2287

APPROVING AN AMENDED PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF COLLEYVILLE, TEXAS; MAKING VARIOUS FINDINGS RELATED TO SUCH PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on November 4, 1998, the City Council of the City of Colleyville, Texas (the "City") created Tax Increment Reinvestment Zone Number One, City of Colleyville, Texas (the "Zone") pursuant to Ordinance O-98-1124 and amended by Ordinance O-98-1131; and

WHEREAS, in accordance with Section 311.011(a) of the Texas Tax Code (the "Code"), on November 24, 1998, and amended on January 22, 2002 the board of directors of the Zone (the "Board") adopted a project plan and reinvestment zone financing plan for the Zone (collectively, the "Plan"), which, as required by Section 311.011(d) of the Code, was approved by the City Council pursuant to Ordinance O-98-1132 and amended by Ordinance O-02-1324, Ordinance O-03-1402, and Ordinance O-12-1858; and

WHEREAS, Section 311.011(e) of the Code allows the Board to recommend an amendment to the Plan for the Zone so long as the amendment is consistent with the requirements and limitations of Chapter 311 of the Code and is approved by the governing body of the municipality that created the zone; and

WHEREAS, the amendment to the Plan attached hereto as "Exhibit A" to this Ordinance serves to update the project costs categories listed in "Attachment Three" to O-98-1132 and "Exhibit A" to O-12-1858, to outline the funding of a total of \$79,784,875 in project costs, including costs associated with operating reinvestment zone project facilities; and

WHEREAS, all statutory and constitutional requirements for the passage of this Ordinance have been adhered to, including, but not limited to, the Open Meeting Act; and

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

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

- Sec. 1. THAT the City Council hereby makes the following findings of fact:
- a. The statements and facts set forth in the recitals of this Ordinance are true and correct.
 - b. That the Plan includes all information required by Sections 311.003(b) and (c) of the Act.
 - c. That the Plan is feasible and the Plan conforms to the City's master plan.
- Sec. 2. THAT based on the findings set forth in Sec. 1 of this Ordinance, the Plan is hereby approved.
- Sec. 3. 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. 4. 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 18th day of June 2024.

The second reading and public hearing being conducted on the 2nd day of July 2024.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 2ND DAY OF JULY 2024.

Mayor Bobby Lindamood	_____	Mark Alphonso, Place 2	_____
Mayor Pro Tem Brandi Elder	_____	Ben Graves, Place 4	_____
Deputy Mayor Pro Tem Scotty Richardson	_____	Tim Raine, Place 6	_____
Kimberly Holt Gunderson, Place 5	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC	Bobby Lindamood
City Secretary	Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Tax Increment Reinvestment Zone #1

City of Colleyville, Texas

Tax Increment Reinvestment Zone #1, City of Colleyville

In 1998 the City of Colleyville established TIF # 1 (Colleyville TIF) pursuant to Ordinance 0-98-1124 and amended by Ordinance 0-98-1131 providing for a Tax Increment Financing (TIF) district encompassing 633 acres along Colleyville Boulevard (State Highway 26) with a base value of \$75,821,735 and scheduling to expire on 12/31/2030. The original project plan and reinvestment zone financing plan adopted pursuant to Ordinance 0-98-1132 and later amended by Ordinance 0-02-1324 and Ordinance 0-03-1402 included in “Attachment Three” \$35,328,690 in project costs, including public projects and \$7,938,690 in Grapevine-Colleyville Independent School District (GCISD) school improvements. In November 2012 the TIF was amended by 0-12-1858 to expand the boundaries and include new project costs of \$44,456,185, including \$17,256,185 in Economic Development Grants, with the purpose of benefiting the City, its residents, and property owners.

This document outlines a further amendment to the original project plan and reinvestment zone financing plan adopted pursuant to Ordinance 0-98-1132, and later amended by Ordinance 0-02-1324, Ordinance 0-03-1402, and 0-12-1858. All plans previously approved by the City Council pursuant to 0-98-1132, Ordinance 0-02-1324, Ordinance 0-03-1402, and 0-12-1858 will continue in effect except to the extent specifically amended or revised by the following amendment.

This amendment serves to update the project costs categories listed in “Attachment Three” to Ordinance 0-98-1132 and “Exhibit A” to Ordinance 0-12-1858, to outline the funding of a total of \$79,784,875 in project costs, including costs associated with operating reinvestment zone project facilities.

Proposed Project Costs - TIRZ #1	
Public Improvements	\$ 27,390,000
School Improvements	\$ 7,938,690
Operating Reinvestment Zone Project Facilities	\$ 3,600,000
Roadway Improvements	\$ 20,000,000
Trails and Public Amenities	\$ 5,500,000
Economic Development Grants	\$ 13,656,185
Administrative Costs	\$ 1,700,000
Total	\$ 79,784,875

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The \$79,784,875 project cost total amount shall not be exceeded without an amendment to the project and financing plan.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) “Project costs” means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. “Project costs” include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

COLLEYVILLE TIF PROJECT PLAN

Project	Total Cost	Non-TIF Cost	TIF Cost
S.H. 26 Improvements - raised medians, curb and gutter, drainage, street lighting, landscaping, traffic signals, water, and sanitary sewer	6,350,000	1,500,000	4,850,000
Hall-Johnson Road Improvements - roadway construction, R.O.W. acquisition, drainage, utility adjustments, landscaping, etc.	3,300,000	1,400,000	1,900,000
Main Street Improvements - paving, drainage, utilities, signage, street lighting, landscaping, etc.	700,000		700,000
Church Street Improvements - paving, drainage, utilities, traffic signal, signage, street lighting, landscaping etc.	1,100,000		1,100,000
Downtown Area Improvements - streets, land, public parking, bridge work, sidewalks, planning and engineering, etc.	2,200,000		2,200,000
Riverwalk Drive Improvements - paving, drainage, utilities, signage, street lighting, landscaping, etc.	1,200,000		1,200,000
Bluebonnet Road Improvements - paving, drainage, utilities, signage, street lighting, landscaping, etc.	750,000	80,000	670,000
Bogart Road Improvements - paving, drainage, utilities, signage, street lighting, landscaping, etc.	780,000	180,000	600,000
Tinker/Sanders Intersection Improvements - paving, drainage, utility adjustments, signage, street lighting, traffic signal, landscaping, etc.	220,000		220,000
City Hall	3,500,000		3,500,000
Plaza	2,734,360		2,734,360
Public Parking Structure	2,120,960		2,120,960
Storm Water Detention	200,000		200,000
Library	1,740,000	1,500,000	240,000
Police Station			0
Fire Station	1,493,500		1,493,500
Public Parking Lots, Land, and Engineering	3,011,180		3,011,180
School Improvements	7,938,690		7,938,690
Professional services - engineering, planning, inspection, testing, etc.	650,000		650,000
Total	39,988,690	4,660,000	35,328,690

EXHIBIT "A"

Colleyville TIF #1 (Colleyville TIF)

Amended Project Plan and Reinvestment Zone Financing Plan

Amendment to Ordinance O-98-1131, Ordinance O-02-1324, and Ordinance O-03-1402

Introduction

In 1998 the City of Colleyville established TIF #1 (Colleyville TIF) pursuant to Ordinance O-98-1124 and amended by Ordinance O-98-1131 providing for a Tax Increment Financing (TIF) district encompassing 633 acres along Colleyville Boulevard (State Highway 26) with a base value of \$75,821,735 and scheduling to expire on 12/31/2030. The original project plan and reinvestment zone financing plan adopted pursuant to Ordinance O-98-1132 and later amended by Ordinance O-02-1324 and Ordinance O-03-1402 outlined more than \$27 million in public projects and \$7.9 million in Grapevine-Colleyville Independent School District (GCISD) school improvements, with the purpose of benefiting the City, its residents and property owners.

All taxing entities elected to participate at 100% of their respective tax rates with a few notable limitations.

1. GCISD elected to participate at 100% of its Maintenance and Operation rate with 74% being dedicated to \$27 million worth of general public improvements and the remaining 26% dedicated to the \$7.9 million worth of GCISD school improvements.
2. Tarrant County capped participation at \$4.35 million dollars.
3. Tarrant County Hospital District capped participation at \$3.85 million.

Initial projects included; Improvements to the Village at Colleyville, general roadway improvements, SH26 improvements, school improvements, a new city hall, a library, a fire station and other miscellaneous improvements. To date, the TIF has exceeded the original projections and has nearly funded all of the initial projects identified in the project and financing plan. However, additional projects have been identified since the TIF's inception that could leverage private investment and provide the City with additional benefits.

With this understanding, and in accordance with Sec. 311.011 (e) of the Texas Tax Code, the Board of Directors seek to amend the project plan and reinvestment zone financing plan to include additional public infrastructure projects and an economic development TIF grant program with the purpose of benefiting the City, its residents, and property owners.

The following pages outline the amendments to the original project plan and reinvestment zone financing plan adopted pursuant to Ordinance O-98-1132, and later amended by Ordinance O-02-1324 and Ordinance O-03-1402. All plans previously approved by the City Council pursuant to O-98-1132, Ordinance O-02-1324, and Ordinance O-03-1402 will continue in effect except to the extent specifically amended or revised by the following amendments.

Colleyville TIF #1 Amended Plan

Boundary

The initial Colleyville TIF #1 boundary encompassed approximately 633 acres along State Highway 26 (SH26) stretching from its southern most point at Cheek-Sparger Road to its northern most point near John McCain Road. A map of the original boundary as approved in 1998 is attached as Attachment 1.

The expanded boundary follows a very similar path but includes; approximately 20 new parcels near the intersection of Cheek-Sparger Road and Wayne drive, 26 parcels near the intersection of Cheek-Sparger Road and State Highway 26 (SH26), Bluebonnet Hills Memorial park, 15 parcels in Glade Points Center at the intersection of Highway 121 and Glade Road, and a number of City owned parcels south of State Highway 26 (SH26) and east of Longwood Drive. A map of the expanded boundary with new properties highlighted and a list of all properties to be added to the zone are attached as Attachment 2. The majority of the property to be added to the TIF is currently vacant underutilized land, while the remaining is comprised of commercial space. A map of the current land use for the TIF is attached as Attachment 3.

Appraised Value

The estimated appraised value of the additional property to be added to the zone is \$31,722,560, bringing the current total estimated appraised value to \$360,371,109.

Participation by Taxing Jurisdictions

Currently all taxing jurisdictions contribute 100% of their tax rate. It is anticipated that Tarrant County and the Tarrant County Hospital District will continue to participate at 100% until they hit their original cap, which is projected to occur in 2013 and will cease contributions to the TIF after that date unless an amendment to their participation agreements is mutually agreed upon. The City of Colleyville will continue to participate in the TIF at 100% of their tax rate as will the Tarrant County College District. The GCISD will continue to contribute 100% of the Maintenance and Operation rate only to the specific projects outlined in the original project and financing plan approved in 1998.

Project Plan Amendments

To further leverage private investment within TIF #1, the Board of Directors hereby establishes an Economic Development TIF Grant Program per Section 311.010 (h) of the Texas Tax Code.

The objectives of the Economic Development TIF Grant Program are to promote within the TIF: 1) development and diversification of the economy; 2) elimination of unemployment and underemployment; and 3) development and expansion of commerce. These objectives will be achieved by making grants and loans from the tax increment fund of the TIF in an aggregate amount not to exceed the amount of tax increment produced by the City and paid into the TIF fund for activities that benefit the TIF and stimulate business and commercial activity within the TIF.

Upon the approval of the amended project plan and reinvestment zone financing plan by the City Council the TIF Board of Directors shall have all the powers of the municipality under Chapter 380, Local Government Code. The City Council shall make final determination of all grant award amounts and awardees. Nothing contained herein shall obligate the TIF Board or the City Council to provide grant awards as this Economic Development TIF Grant Program does not constitute an entitlement.

Additional projects to be added to the project plan and reinvestment zone financing plan include:

Economic Development TIF Grant Program	\$ 17,256,185
Roadway Improvements	\$ 20,000,000
Trails and Public Amenities	\$ 5,500,000
Administrative Expenses	\$ 1,700,000
Total New Project Costs	\$ 44,456,185

A map with the estimated location of public improvements to be financed by the zone is attached as Attachment 4. Additional infrastructure and amenity improvements may be added to the list as future development projects and related opportunities present themselves. Project costs are intended as estimates only and may vary from the amounts listed above; however the total amount of project costs will not exceed \$44,456,185.

Financing Plan Amendments

All of the estimated project costs outlined above will be funded on a pay as you go basis through increment derived from the TIF district. The aggregate amount of all economic development grants will be limited to the increment produced by the municipality.

It is not anticipated that the TIF will issue any additional bonds to finance these improvements.

It is estimated that the TIF will generate approximately \$44.5 million in new revenue for the remainder of the TIF term, including any unallocated increment already generated by the TIF, for use on the additional projects. A year-by-year estimate of the capture appraised value of the zone is attached as Attachment 5.



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 7a

Agenda Date 6/18/2024

Number Ordinance O-24-2280

Type Ordinance

Department Engineering

Title

Approval of the adoption of the City of Colleyville Water Conservation and Drought Contingency Plan, 2024

Explanation

Second Reading and Public Hearing

There were no speakers regarding this item at the June 4, 2024, City Council Meeting.

First Reading and Public Hearing

Chapter 288 of the Texas Administrative Code requires municipal water suppliers to develop Water Conservation and Drought Contingency Plans (WCDCP), establishes minimum requirements for such plans, and requires such plans be updated every five years. The Texas Administrative Code also contains provisions which allow the Texas Commission on Environmental Quality (TCEQ) to require specific actions be taken if TCEQ determines such actions are necessary to achieve the goals of the water conservation plan. These actions include:

1. Conservation oriented water rates and water rate structures such as uniform or increasing block rate schedules, and/or seasonal rates, but not flat rates or decreasing block rates;
2. Adoption of ordinances, plumbing codes, and/or rules requiring water conservation plumbing fixtures be installed in new structures undergoing substantial modification or addition;
3. A program for the replacement or retrofit of water-conserving plumbing fixtures in existing structures;
4. Reuse and/or recycling of wastewater and/or gray water;
5. A program for pressure control and/or reduction in the distribution system and/or for customer connections;
6. A program and/or ordinance for landscape water management;
7. A method for monitoring the effectiveness and efficiency of the water conservation plan, and
8. Any other water conservation practice, method, or technique which the water supplier shows to be appropriate for achieving the stated goal or goals of the water conservation plan.

The City's wholesale supplier of treated water is the Trinity River Authority (TRA). TRA purchases raw water from the Tarrant Regional Water District (TRWD) and follows the adopted TRWD WCDCP. Both the TRWD and the TRA plans were updated in 2019.

The City's WCDCP ensures compliance with current TCEQ and TWDB rules and consistency with TRA and Region C Plans. Staff found no policy changes needed to be made. The only changes required for the proposed 2024 plan was to update the statistical information for the City. Staff is confident the plan meets or exceeds all the TCEQ requirements and no additional measures beyond those included in the plan will be necessary.

Staff recommends adoption of the City of Colleyville WCDCP.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Colleyville 2024 Drought Contingency Plan
2. Ordinance O-24-2280

EXHIBIT "A"



WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN 2024

100 Main Street
Colleyville, Texas 76034
817.503.1360
www.Colleyville.com

PWS# 2200043

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DECLARATION OF POLICY, PURPOSE, AND INTENT

In order to conserve the available water supply and protect the integrity of water supply facilities, with particular regard for domestic water use, sanitation, and fire protection, to protect and preserve public health, welfare, and safety, and minimize the adverse impacts of water supply shortage or other water supply emergency conditions, the City of Colleyville hereby adopts the following practices, regulations, and restrictions on the delivery, use, and consumption of water by City Ordinance.

Water uses regulated or prohibited under this Water Conservation and Drought Contingency Plan are considered to be wasteful, non-essential, or discretionary. Uses of water in violation of Stage 3 Water Emergency declaration (as outlined herein) subjects the offender(s) to penalties as defined in the Implementation and Enforcement section of this Plan.

AUTHORIZATION

The City Manager or his/her designee is hereby authorized and directed to implement this Water Conservation Plan and the applicable provisions of this Drought Contingency Plan upon determination that such implementation is necessary to protect public health, safety, and welfare. The City Manager or his/her designee shall have the authority to initiate or terminate drought or other water supply emergency response measures as described in this Plan.

APPLICATION

The provisions of this Plan shall apply to all persons, customers, and property utilizing water provided by the City of Colleyville. The terms "person" and "customer" as used in the Plan include individuals, corporations, partnerships, associations, and all other legal entities.

OVERVIEW

HISTORY

Colleyville began as a rural community, situated primarily between Big Bear and Little Bear Creek in the central portion of northeastern Tarrant County. The first significant settlement of the area began in the 1850s. Samuel C.H. Witten came to Texas from Missouri in 1854 and established a farm along Little Bear Creek. He became one of the founders of the Spring Garden community, which flourished in the 1860s around a well-known school, finally declining in the 1870s as Bedford rose to prominence. Other settlers from the upper South included Jonathan A Riley, who came from Kentucky in 1856 and settled near the Spring Garden community; the Kentucky-born adventurer and Civil War veteran Ryan Harrington, who bought land in 1865 near the community of Pleasant Glade; and William B. Cheek, who migrated to northeast Tarrant County from Kentucky in 1869, eventually settling near Ryan Harrington's property.

Other farmers continued to arrive throughout the 19th century. William Dunn settled property between Big Bear Creek and Bransford in 1875; the James R. Forbes family, of Bedford County, Tennessee, established a farm in 1887; and French native Anthelm Bidault began cultivating his renowned orchards and vineyards near the Pleasant Run community in 1897. The communities of Pleasant Glade and Pleasant Run were hamlets situated in clearings of the Eastern Cross Timbers. Churches, schools, and stores served the rural population. Pleasant Run Baptist Church, organized in 1877, was the first church within what is now Colleyville.

The St. Louis, Arkansas, & Texas Railway (later known as the St. Louis & Southwestern or the Cotton Belt Route) extended its tracks between Fort Worth and Grapevine in the late 1800s, passing through the hamlet of Red Rock in the Colleyville area in 1888. The nearby community of Bransford, clustered around the general store and post office of Felix G. Bransford, disappeared that same year when the store and post office were moved to Red Rock, which was renamed Bransford. The new Bransford prospered over the next several decades, becoming the largest community in the Colleyville area. In addition to the post office, the town had two blacksmith

shops, a livery stable, four general stores, and a lodge hall shared by the Masons, Odd Fellows and Woodmen of the World. Four doctors resided there.

Lilburn Howard Colley was one of these doctors. A native of Missouri and a veteran of the Union Army, Dr. Colley and his wife moved to Texas in 1880, eventually settling in Bransford soon after the town was founded. In his 40 years of active practice, he became one of the best-known physicians in northeast Tarrant County and was widely respected as a leader in the Bransford area. Calley's name became associated with a community that formed around a store opened by W.G. Couch on Glade Road south of Bransford in 1914. The surrounding area gradually acquired the name "Colleyville." The hamlets of Pleasant Run and Pleasant Glade had populations of 75 and 80, respectively, in 1940, and today have all but disappeared. Bransford declined after World War I as the automobile took precedence over railroads for passenger travel. The last store, owned by John R. Webb, closed in 1925. The town became known primarily for a large nursery established by Andy Felps around 1920. Bransford had a population of 155 in 1940, but today has vanished except for a cluster of houses around the train tracks.

Colleyville was incorporated on January 10, 1956, and its City limits are now contiguous with those of Grapevine and Euless on the east, Bedford and Hurst on the south, Keller and North Richland Hills on the west and Southlake on the north. Although once a predominantly rural community, Colleyville has experienced significant residential development during the past decade. From a population of about 1,500 in 1960, it grew to 6,700 in 1980 and had an estimated population of 11,300 by 1989. Colleyville Boulevard (Highway 26) passes through its center, and many of its residents commute to Fort Worth.

"Tarrant County Historic Resources Survey"

Historic Preservation Council of Tarrant County, Texas

©1990

GEOGRAPHY

Colleyville is located in the Trinity River Basin within 13.1 square miles of northeast Tarrant County. The City is roughly 12 miles from Dallas/Fort Worth International Airport. The City is within the geographical boundaries of the Northern Trinity Groundwater Conservation District, Region C Regional Water Planning Group, and TCEQ Region 4.

CLIMATE

Per weatherbase.com, the average annual historical rainfall for Colleyville is 35.8 inches with the months of May typically having the most rainfall (4.7 inches). The City averages 78 days with rainfall each year. Monthly temperature averages range from 45.7°F in January to 85.5°F in July. On average, there are 103 days per year where the temperature exceeds 90°F and 37 days where the temperature falls below 32°F.

WATER RESOURCES

The City of Colleyville obtains 100% of its water through a water supply contract with Trinity River Authority (TRA). Raw water is impounded in Cedar Creek and Richland- Chambers Lakes and transported to Tarrant County through the Tarrant Regional Water District (TRWD) pipeline network where water is impounded in Lake Arlington. TRA treats water pumped from Lake Arlington and supplies the treated water to the City through four master meters.

In addition to the raw water purchased from the Trinity River Authority, there are more than 300 private water wells in the city that are used for irrigation.

INTRODUCTION

OBJECTIVE

The objective of Colleyville's Water Conservation and Drought Contingency Plan is to increase efficiency of water use and reduce water demands without adversely affecting the population and economic growth of the City. The fundamental strategy for this Plan is to promote and publicize water conservation activities and drought management strategies in order to meet our water conservation goals and respond appropriately to water supply concerns or emergencies.

The City of Colleyville recognizes that the amount of water available to the City and its water utility customers may be limited and subject to depletion during periods of extended drought. Representing the best interests of the citizens of Colleyville, Texas, the City deems it expedient and necessary to establish and maintain certain rules and policies for the ongoing conservation of water and the orderly and efficient management of limited water supplies during drought and other water supply emergencies.

STATUTORY AND RULE REQUIREMENTS

Texas Water Code §13.146. WATER CONSERVATION PLAN. The commission shall require a retail public utility that provides potable water service to 3,300 or more connections to submit to the executive administrator of the board a water conservation plan based on specific targets and goals developed by the retail public utility and using appropriate best management practices, as defined by Section 11.002, or other water conservation strategies.

Title 30 Texas Administrative Code, Chapter 288.30(10)(A) Water conservation plans for retail public water suppliers. For retail public water suppliers providing water service to 3,300 or more connections, a water conservation plan meeting the minimum requirements of Subchapter A of this chapter and using appropriate best management practices must be developed, implemented, and submitted to the executive administrator of the Texas Water Development Board not later than May 1, 2009, and every five years after that date to coincide with the regional water planning group.

WATER CONSERVATION & DROUGHT CONTINGENCY PLAN

Texas Water Code §11.1272. ADDITIONAL REQUIREMENT: DROUGHT CONTINGENCY PLANS FOR CERTAIN APPLICANTS AND WATER RIGHT HOLDERS. (a) The commission shall by rule require wholesale and retail public water suppliers and irrigation districts to develop drought contingency plans consistent with the appropriate approved regional water plan to be implemented during periods of water shortages and drought.

Title 30 Texas Administrative Code, Chapter 288.30(5)(A). For retail public water suppliers providing water service to 3,300 or more connections, the drought contingency plan must be submitted to the executive director not later than May 1, 2005. Thereafter, the retail public water suppliers providing water service to 3,300 or more connections shall submit the next revision of the plan not later than May 1, 2009, and every five years after that date to coincide with the regional water planning group.

REPORTING REQUIREMENTS

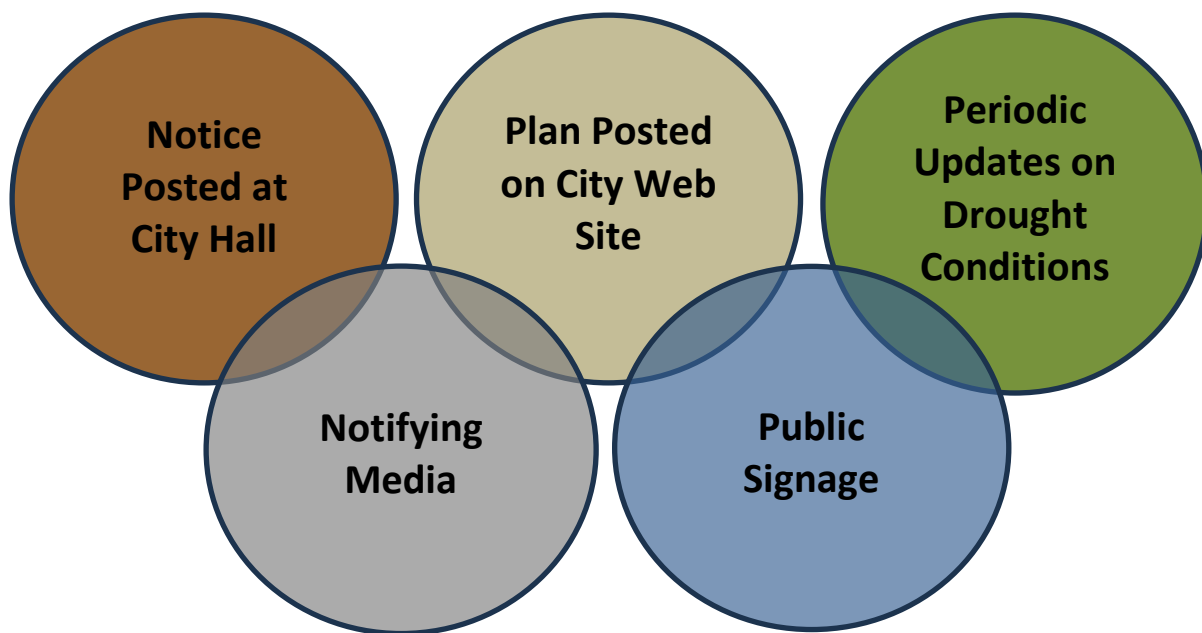
The Texas Water Development Board (TWDB) requires that the City submit a Water Conservation Plan every five years to coincide with the Regional Water Planning Cycle. The TWDB also requires that the City submit the following information annually:

1. Water Loss Audit, May 1
2. Annual Report, May 1
3. Water Use Survey, March 1

The Texas Commission on Environmental Quality (TCEQ) requires that the City submit a Drought Contingency Plan every five years to coincide with the Regional Water Planning Cycle.

PUBLIC EDUCATION AND INFORMATION

The City will periodically provide the public with information about this Plan, including information, and/or notification, about ongoing water conservation efforts, the conditions under which each drought stage would be initiated or terminated, and the drought response measures to be implemented in each stage. This information will be provided by means of posted notices, local media announcements, public signage, and other public activities.



WATER WASTE AND NON-ESSENTIAL USES

WATER WASTE

The following are examples of water waste and should be limited at any time of the year for any person, firm, corporation, business, or other entity:

- Failing to repair a controllable leak, including a broken sprinkler head, a leaking valve, leaking or broken pipes, or a leaking faucet.
- Operating a permanently installed irrigation system with a broken head, a head that is out of adjustment, or a head that is misting due to high water pressure.
- Operating an automated in-ground irrigation system or hose-end sprinkler in noncompliance with the Drought Contingency Plan.
- Allowing potable water to run off a property and form a stream of water in a street for a distance of fifty (50) feet or greater.
- Allowing potable water to pond in a street or parking lot to a depth of greater than one quarter ($\frac{1}{4}$) of an inch.

NON-ESSENTIAL/DISCRETIONARY USES OF WATER

The following uses of water are considered non-essential, or discretionary uses of water:

- Irrigation of landscape areas, including parks, athletic fields, and golf courses.
- Use of water to wash any motor vehicle, boat, trailer, airplane, or other vehicle.
- Use of water to wash down any sidewalks, walkways, driveways, parking lots, athletic courts, or other hard surfaced areas.
- Use of water to wash down buildings or other structures for purposes other than immediate fire protection.
- Flushing gutters or permitting water to run or accumulate in any gutter or street.
- Use of water to fill, refill, or add to any swimming pools or Jacuzzi type pools.
- Use of water in an outside fountain or pond for aesthetic or scenic purposes, except where necessary to support aquatic life.
- Any outdoor recreational use of water.

UTILITY PROFILE

Data is managed by utility staff on a daily basis and organized to be able to track water production and deliveries to the highest practicable levels.

POPULATION

The population of the City has increased steadily throughout its history. The approved 2020 TWDB and Region C population projections predict that the City will grow to 28,000 residents by 2050 and maintain this population through 2070 as per the city of Colleyville's master plan and the regional water planning projections.

WATER SYSTEM

The Water Utility System consists of over 207 miles of distribution lines and over 10,000 service connections. The City maintains four ground/ elevated storage tanks, which when full, contain 8,500,000 gallons of water. The average gallon per day (GPD) water volume sold by Colleyville in 2023 was 8,090,704 gallons per day. The peak GPD volume of water sold by Colleyville in August 2023 was 19,800,000 gallons. Wastewater is conveyed to TRA treatment facilities.

WATER SUPPLY

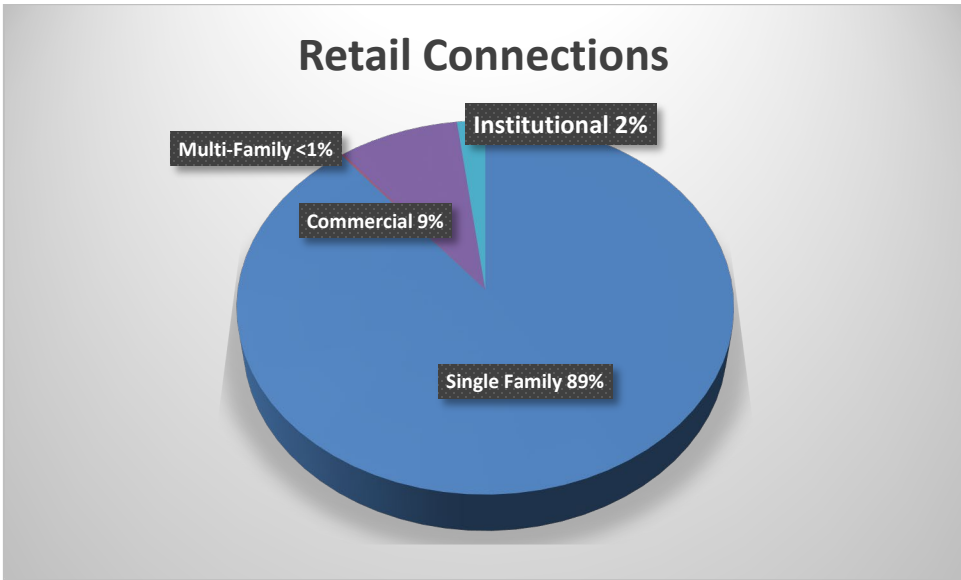
The City of Colleyville obtains 100% of municipal water from the Trinity River Authority (TRA). Stored water from the TRA reservoir system is treated and delivered to the City through a master meter. There are also more than 300 privately owned wells that are used for irrigation.

WATER DEMANDS

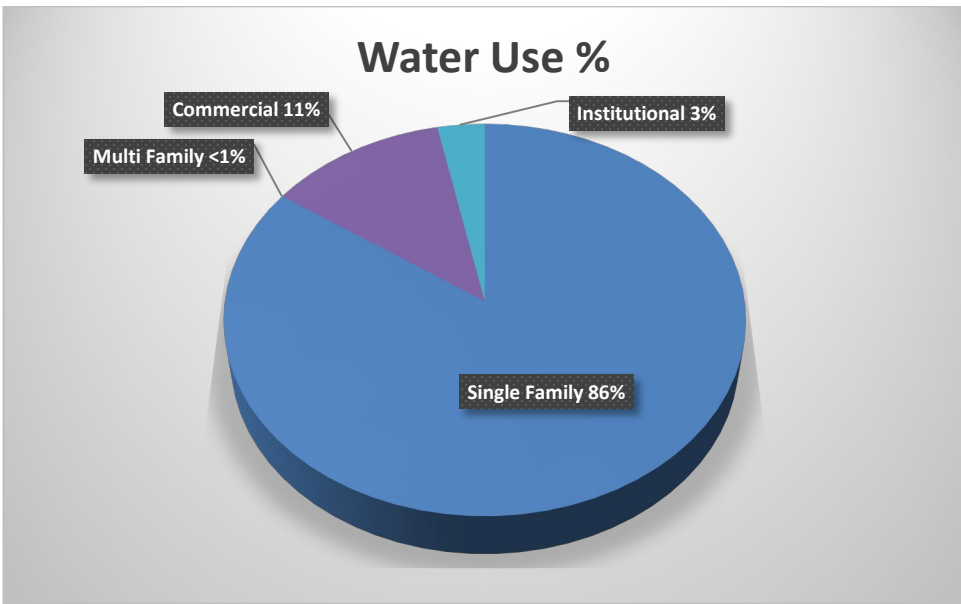
Over the previous 5 years, the City has averaged 2,376,812,560 gallons (7,294 acre-feet) of water use annually.

WATER USE SECTORS

The distribution of retail connections within Colleyville for 2023 is shown below. Eighty nine percent (89%) of connections are for single family residential use and eleven percent (11%) are for Commercial and Institutional. The City has two multi-family connections.



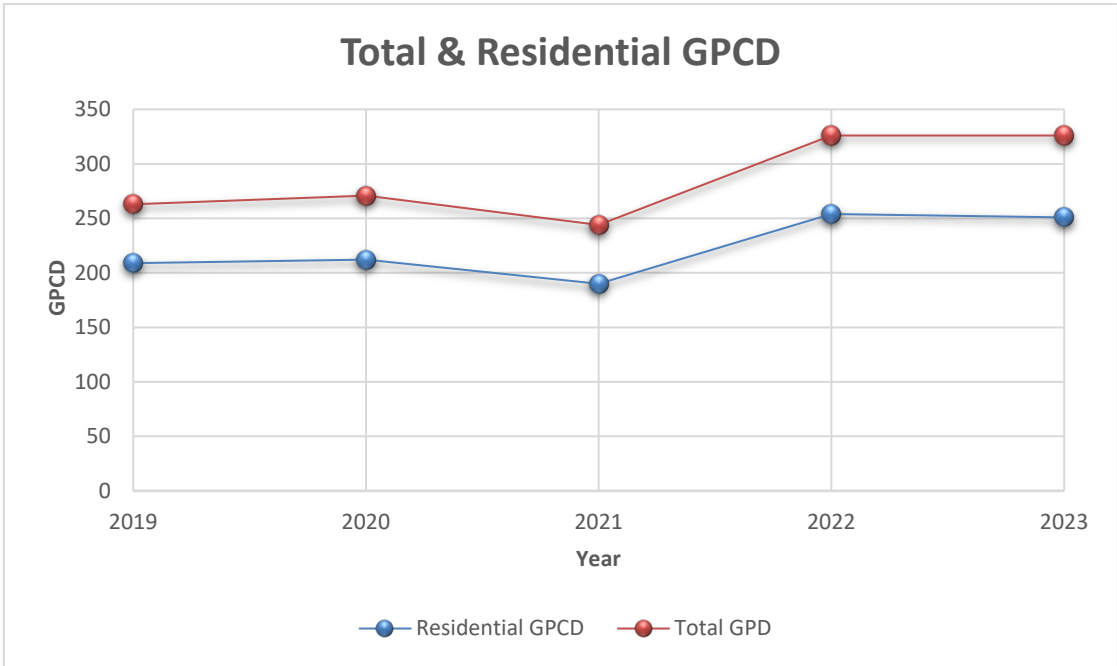
Water use for each sector is shown below.



PER CAPITA WATER USE

Per capita water use is generally expressed in gallons per customer per day (GPCD) and is the average amount of water used by each person in the population served by a water utility. Variables that can influence GPCD include the relative amount of non-residential water uses, the rate and type of growth, economics, demographics, and especially the weather. Residential GPCD is a better metric for understanding how much water each resident is actually using and does not include commercial and industrial uses.

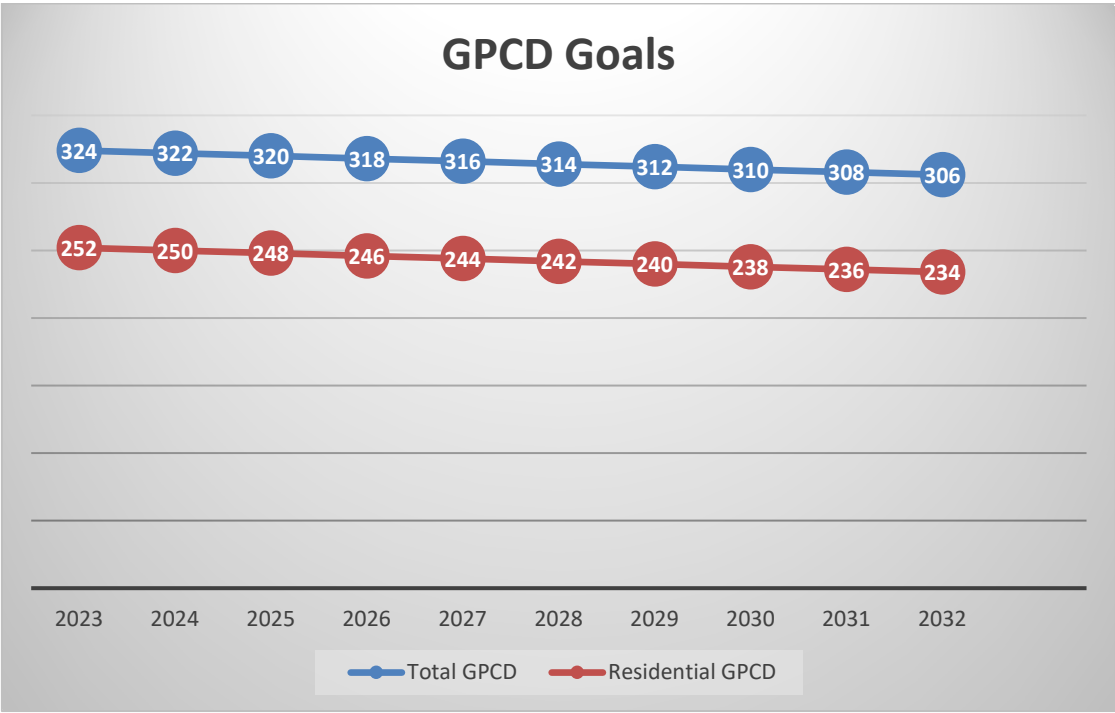
For the previous five years (2019-2023), Total and Residential GPCD for the City are shown below.



In 2023, Total GPCD was 314 and Residential GPCD was 251. The five-year averages for Total and Residential GPCD were 223 and 284 respectively. Established maximum GPCD goals for the next ten years are shown on the next page.

PER CAPITA WATER USE GOALS

The City of Colleyville's per capita water conservation goals for the next 10 years are based upon the Texas Water Conservation Implementation Task Force's recommendation of a reduction in per capita water use by 0.5% per year. The City's GPCD has fluctuated in recent years, likely due to the variability of rainfall. These goals were derived from the high/low (dry/wet) usage for the previous five years.



SCHEDULE AND TRACKING

The Public Works Director will act as the Administrator of the water conservation program. The Administrator will oversee the execution and implementation of all elements of the program. The Administrator is responsible for maintaining adequate records for program verification.

The Administrator will monitor the progress of the Water Conservation Plan, using information from water utility records and staff. Additionally, the Administrator will be responsible for submission of an annual report to the TWDB on the progress, and any changes to, the Water Conservation Plan.

UNIVERSAL METERING AND RECORDS MANAGEMENT

The City employs metering devices on all source water connections capable of measuring the amount of water to within plus or minus 5%. The City requires all retail connections to be metered. All water metered and billed is recorded using the City's billing software.

METER TESTING, REPAIR, AND REPLACEMENT

The City's meter testing, repair, and replacement program:

- Master meters are tested and calibrated periodically to within an accuracy of plus or minus 5%.
- All retail meters are currently replaced on a twelve-year cycle, unless failure necessitates replacement.
- Meters that have abnormally high or low water usage are changed out as they are identified based on customer inquiries.

LEAK DETECTION, REPAIR, AND WATER LOSS CONTROL

The City of Colleyville operates and maintains the water transmission system within the city. In order to maintain water delivery service and to reduce and control unaccounted-for water, Colleyville staff routinely visually inspect the distribution system to identify abnormal conditions indicating leaks. The staff is equipped to respond and repair equipment and pipeline breaks or employ contract assistance as required. As a result of these measures, water loss (the difference between water purchased and water sold) has averaged 6% (18.6 GPCD) over the previous five years. The City's goals for water loss for the next five (5) and ten (10) years is to maintain less than 5% (13 GPCD) water loss.

WATER RATE STRUCTURE

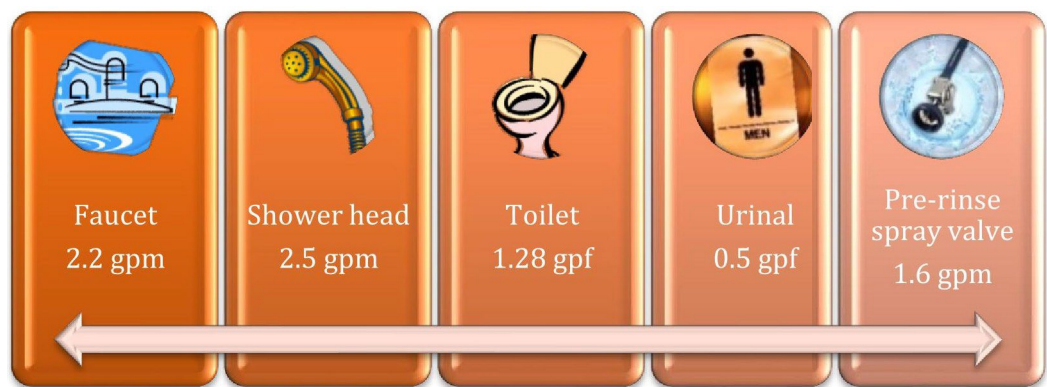
Colleyville has a non-promotional, uniform rate structure for water service that is cost based and discourages the excessive use of water. The City of Colleyville is a water customer of the Trinity River Authority (TRA), which provides the City with treated water, as well as wastewater treatment. As the City purchases water for its customers, rates charged to the City rise proportionally for the cost of TRA's chemicals, debt service to fund federal environmental mandates, and investment in infrastructure. As with other cities who purchase water from TRA, these costs are passed through to the customer. Water rates are reviewed twice annually and revised as needed.

The City has developed online water calculators to assist customers in determining increases in their bills or to gauge the savings afforded from greater water conservation efforts. After the base rate charge of \$15.62 for 1" and less meters, the rate is calculated at \$5.60 per 1,000 gallons.

A calculator is also provided for winter sewer calculations. Colleyville uses the winter months' average of December, January, and February for sewer calculations. Winter sewer usage is used to set a user's sewer rate for the year, so less use during the winter months can lead to savings throughout the year.

PLUMBING FIXTURES

The State of Texas has recently adopted more stringent water saving performance measures for plumbing fixtures, found in the Health & Safety Code, Chapter 372. The following maximum flow standards are subsequently listed in the Texas Administrative Code, Title 30, Chapter 290, sub-chapter G:



Customers in existing buildings that do not have water saving plumbing fixtures are encouraged to retrofit their old plumbing fixtures. New construction, including remodeling of existing structures, must comply with City and State plumbing fixture standards. There are a wide assortment of water efficient fixtures, clothes and dish washers that provide the same performance, but use less water. A water efficient home can save more than 20% of annual indoor water use.

WATER-CONSERVING LANDSCAPING

Water-conserving landscaping is a development concept that encourages residents to adopt low-water- using landscaping principles and methods for use around the home. The same concepts can be applied to other landscaped areas as well, including parks and other public places.

A popular method of reducing water use for landscape irrigation is to encourage residents to use the following techniques for landscaping. Generally accepted principles when planning a water efficient yard are:

- (1) Planning and design. During this step an appropriate plan is developed considering such variables as climate, existing vegetation, intended use of the space, and topographic features.
- (2) Soil analysis. Examine the soil types covering the whole site.
- (3) Appropriate plant selection. Plants should be selected which are native to the area or are adaptive to the site.
- (4) Practical turf areas. Plan where turf areas should be located and consider increasing the area of decks, porous paving, paths, and mulched planting beds to reduce turf.
- (5) Efficient irrigation. Landscaped areas should only be watered as needed and then usually during the early morning or late evening to avoid water loss due to evaporation, keeping in mind some plant species may experience mold and/or fungus growth if watered at night.
- (6) Use of mulches. A three- to four-inch layer of mulch should cover all exposed soil areas and be replenished twice a year.
- (7) Appropriate maintenance. Keep the yard well maintained to reduce the use of fertilizer, chemicals, and water.

CUSTOMER SERVICE INSPECTIONS

A customer service inspection certification as required by the Texas Commission on Environmental Quality (TCEQ), 30 Texas Administrative Code, Chapter 290, §290.46, shall be completed prior to providing continuous water service to new construction or any existing service when the City has reason to believe that cross-connections or other unacceptable plumbing practices exist; or after any material improvement, correction, or addition to the private plumbing facilities. The existence of a serious threat to the integrity of the public water supply shall be considered sufficient grounds for immediate termination of water service.

BACKFLOW ASSEMBLY TESTING AND INSTALLATION

All backflow prevention assemblies shall be tested upon installation by a recognized backflow assembly tester and certified to be operating within specifications. Backflow prevention assemblies which are installed to provide protection against high health hazards must also be tested and certified to be operating within specifications at least annually by a recognized backflow prevention device tester. Testers must be registered with the City's third party contractor VEPO before they are allowed to test. Backflow assembly testing and installation shall be completed as required by the Texas Commission on Environmental Quality (TCEQ), 30 Texas Administrative Code, Chapter 290, § 290.44h.

It shall be the duty of the customer at any premise where backflow prevention assemblies are installed to have a certified inspection and operational tests conducted annually. In those instances where the City deems the hazard to be deleterious to human health, customer service inspection certifications may be required semiannually. Inspections and tests shall be at the expense of the customer or customer representative and shall be performed by a certified backflow technician.

No device or assembly shall be removed from use, relocated, or other device or assembly substituted without the approval of the City. Whenever the existing assembly is moved from the

WATER CONSERVATION & DROUGHT CONTINGENCY PLAN

present location, requires more than minimum maintenance, or when the City finds that the maintenance constitutes a hazard to health, the unit shall be replaced by a backflow prevention assembly complying with requirements of this section and the current adopted Plumbing Code of the City.

A test report must be entered into the VEPO website by the recognized backflow prevention assembly tester for each assembly tested. A recognized backflow prevention assembly tester must have completed a Texas Commission on Environmental Quality (TCEQ) approved course on cross connection control and backflow prevention and pass an examination administered by the TCEQ or its designated agent.

ADDITIONAL WATER CONSERVATION STRATEGIES

The City will select any combination of the following strategies, in addition to those strategies listed above, if they are necessary to achieve the stated water conservation goals of this Water Conservation Plan. The TCEQ may also require that any of the following strategies be implemented by the City if the TCEQ determines that the strategy is necessary to achieve the goals of this Water Conservation Plan. The additional strategies that may be implemented are:

- Additional programs to encourage the retrofit of water-conserving plumbing fixtures in existing structures.
- A program for pressure control and/or reduction in the distribution system and/or for customer connections.
- Any other conservation practice, method, or technique which the City shows to be appropriate to achieving the stated goal or goals of this Water Conservation Plan.

WATERING SCHEDULE & WATER AWARENESS

The City of Colleyville’s watering schedule is shown below. Watering with irrigation system or hose-end sprinklers is prohibited between the hours of 10:00 AM and 6:00 PM.

Water Awareness

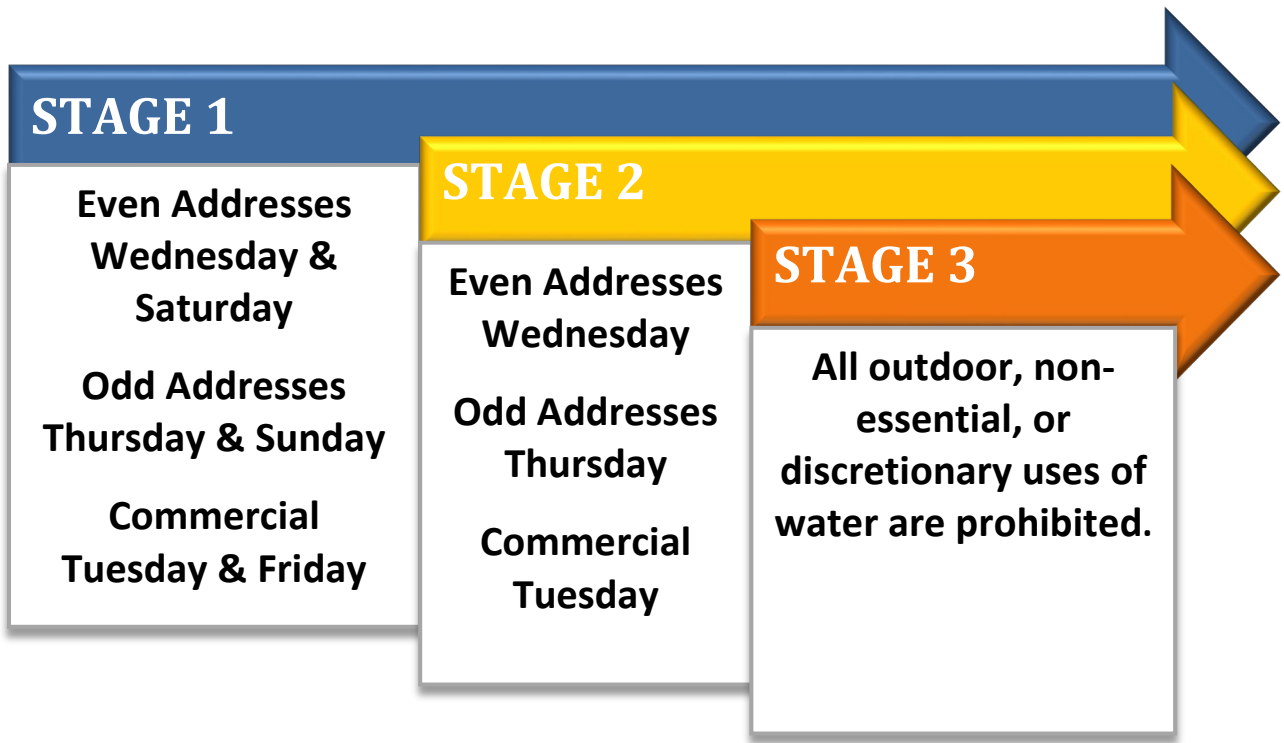
Voluntary reductions in water use

Ongoing public information efforts

Work with major water users

Reduce City uses of water

Enforce water waste

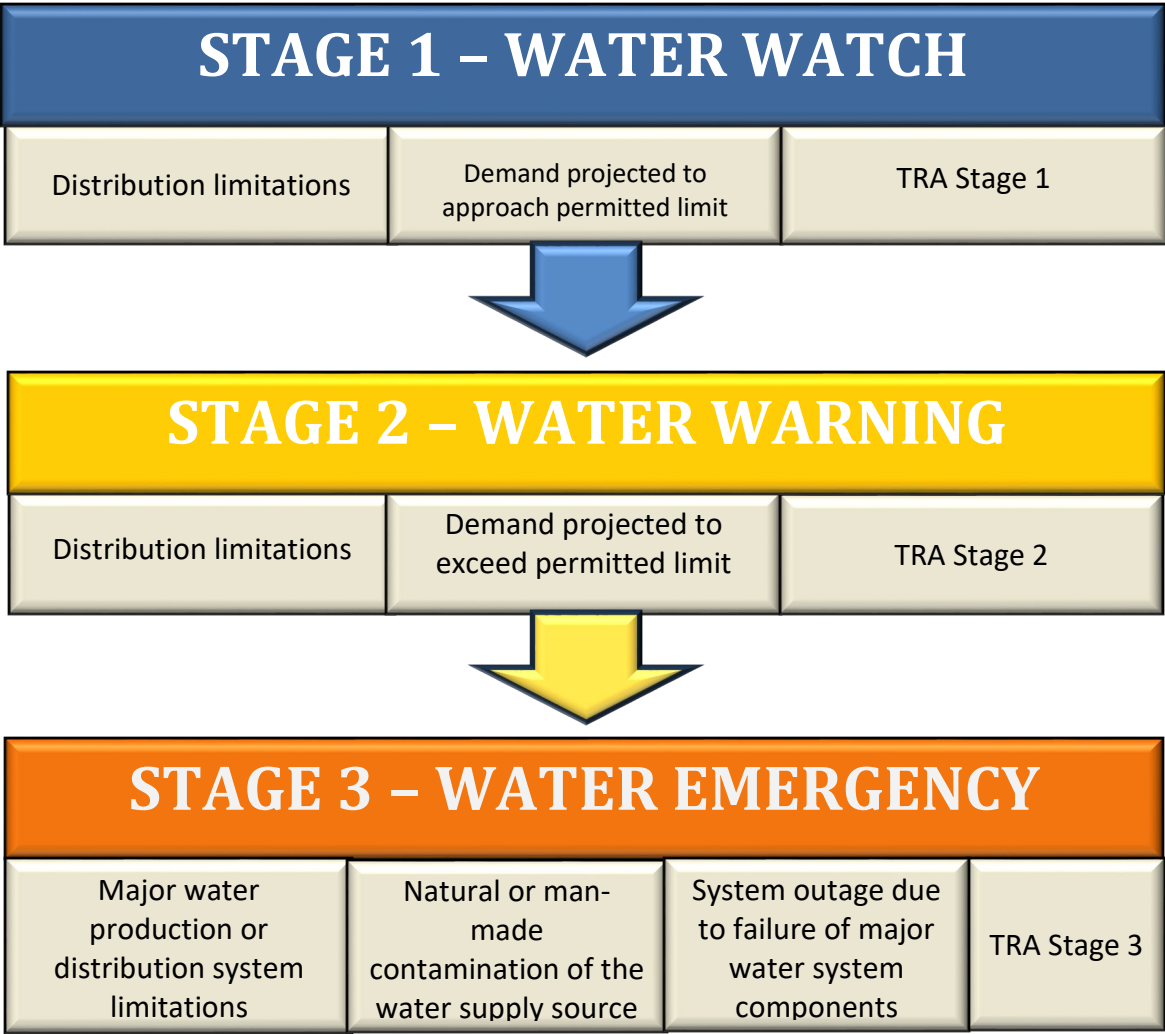


WATER CONSERVATION & DROUGHT CONTINGENCY PLAN

DROUGHT TRIGGERS

The City Manager will, with the concurrence of the City Council, order the implementation of a drought response stage or water emergency when requested to do so by TRA or when he/she determines that conditions warrant the implementation of the plan. The City is always in Water Awareness stage.

The Director of Public Works, or his/her designee, shall monitor water supply and/or demand conditions on a daily basis and shall determine when conditions warrant initiation or termination of each stage of the Plan.



WATER CONSERVATION & DROUGHT CONTINGENCY PLAN

DROUGHT RESPONSE STAGES

STAGE 1 – WATER WATCH				
Continue water Awareness actions. No watering between the hours of 10 AM and 6 PM	Require Customers to adhere to Stage 1 watering measures	Expand Oversight and enforcement of water waste	Request customers to discontinue non-essential uses	Contact TCEQ

*Landscape watering is permitted at any time or day with a hand-held hose with shutoff nozzle, soaker hose, drip irrigation, or watering can.

Target: 5% reduction in total water use.

Additional Stage 1 measures:

- Audit all City irrigation systems to ensure proper condition, setting, and operation.
- Hotels, restaurants, and bars are encouraged to serve drinking water to patrons on an "as requested" basis.

Identify and encourage voluntary reductions from high volume users. Stage 1 Exceptions:

- Twice per week watering restrictions do not apply to locations using well water or treated wastewater effluent, or water from ponds that are naturally fed from sources other than the public water supply.
- Foundations may be watered up to two hours on any day by a handheld hose, soaker hose, or drip system placed within 24 inches of the foundation.
- Newly installed shrubs (first year) and trees may be watered up to two hours on any given day by a handheld hose with shutoff nozzle, drip irrigation, soaker hose, or tree bubbler. Tree watering is limited to an area not to exceed the drip line of a tree.
- Establishing new turf is discouraged while this Drought Contingency Plan is in effect. If new hydro-mulch, grass sod, or grass seed is installed for the purpose of establishing a new lawn, there are no restrictions for the first thirty days. A sign will be issued by the City of Colleyville must be prominently displayed during the

WATER CONSERVATION & DROUGHT CONTINGENCY PLAN

establishment period. (This exception does not apply to over seeding with rye or other winter grasses.)

- Outdoor watering at service addresses with large multi-station irrigation systems may take place in accordance with a variance granted by the Public Works Director if it is determined that a property cannot be completely irrigated in a single day. A sign issued by the City of Colleyville must be prominently displayed for the duration of the variance.
- Misting systems for public gatherings, including outdoor eating venues.
- Irrigation systems that are undergoing repair provided a licensed irrigation contractor or property owner is on site and doing necessary repair work. Irrigation repair work may take place at any time of day provided that no irrigation zones operate continuously for more than two minutes.
- Swimming pools that are being repaired for leaks (this does not include cleaning) may be emptied and filled for the specific purpose of structural repairs.
- Swimming pools that have been declared a health hazard due to lack of proper maintenance (i.e. vacant property) may be emptied and refilled for the purpose of eliminating the health hazard. Owners of such pools may be subject to other enforcement actions as determined by the City's code enforcement officer.
- Flushing of fire hydrants to ensure water quality compliance with State requirements.
- Washing of any motor vehicle, motorbike, boat, trailer, airplane, or other vehicle shall be limited to the use of a hand held hose with shutoff nozzle for quick rinses. Vehicle washing may be done at any time on the premises of a commercial car wash or commercial service station. Further, such washing may be exempt from these requirements if the health, safety, or welfare of the public are contingent upon frequent vehicle cleansing, such as garbage trucks and vehicles used to transport food and perishables.
- Skinned areas of sports fields may be watered as needed for dust control.
- Plant stock at commercial nurseries.
- McPherson Park Splash Pad may be operated on designated days and hours when specifically authorized by the City Council by adoption of a resolution.

STAGE 2 – WATER WARNING				
Continue Stage 1 actions. No watering between the hours of 10 AM and 6 PM	Require customers to adhere to Stage 2 watering schedule	Expand oversight and enforcement of water waste and watering schedule	Require customers to discontinue non-essential uses	Contact TCEQ

Target: 10% reduction in total water use.

Additional Stage 2 measures:

- Watering with irrigation systems and hose-end sprinklers is prohibited between the hours of 10AM to 6PM.
- Prohibit the use of water for dust control, except as required to protect public health.
- Prohibit operation of ornamental fountains or ponds that use potable water except where necessary to support aquatic life.
- Prohibit filling of swimming pools with automatic valves.
- Prohibit wet street sweeping.

Stage 2 Exceptions:

- Once per week watering restrictions do not apply to locations using well water or treated wastewater effluent, or water from ponds that are naturally fed from sources other than the public water supply.
- Foundations may be watered up to two hours on any day by a handheld hose, soaker hose, or drip system placed within 24 inches of the foundation.
- Newly installed shrubs (first year) and trees may be watered up to two hours on any given day by a handheld hose with shutoff nozzle, drip irrigation, soaker hose, or tree bubbler. Tree watering is limited to an area not to exceed the drip line of a tree.
 - Outdoor watering at service addresses with large multi-station irrigation systems may take place in accordance with a variance granted by the Public Works

WATER CONSERVATION & DROUGHT CONTINGENCY PLAN

Director if it is determined that a property cannot be completely irrigated in a single day. A sign issued by the City of Colleyville must be prominently displayed for the duration of the variance.

- All users are encouraged to wait until the current drought or emergency situation has passed before establishing new landscape or turf. If new hydro-mulch, grass sod, or grass seed is installed for the purpose of establishing a new lawn, there are no restrictions for the first thirty days. A sign issued by the City of Colleyville must be prominently displayed during the establishment period. (This exception does not apply to over seeding with rye or other winter grasses.)
- Drip irrigation systems.
- Misting systems for public gatherings, including outdoor eating venues.
- Irrigation systems that are undergoing repair provided a licensed irrigation contractor or property owner is on site and doing necessary repair work. Irrigation repair work may take place at any time of day provided that no irrigation zones operate continuously for more than two minutes.
- Swimming pools that are being repaired for leaks (this does not include cleaning) may be emptied and filled for the specific purpose of structural repairs.
- Swimming pools that have been declared a health hazard due to lack of proper maintenance (i.e. vacant property) may be emptied and refilled for the purpose of eliminating the health hazard. Owners of such pools may be subject to other enforcement actions as determined by the City's code enforcement officer.
- Plant stock at commercial nurseries.
- Flushing of fire hydrants to ensure water quality complies with state requirements.

STAGE 3 – WATER EMERGENCY			
Continue Stage 1 and 2 actions. No watering between the hours of 10 AM and 6 PM	All landscape, non-essential, and discretionary uses of water prohibited	Continue to enforce water-waste and water-use restrictions.	Examine Alternative sources

Target: 20% reduction in total water use.

Additional Stage 3 measures:

- Implement viable alternative water supply strategies.
- Reduce City water use to maximum extent possible.
- Prohibit permitting of new swimming pools, Jacuzzi type pools, spas, ornamental ponds, and fountain construction. Pools already permitted and under construction may be filled.

Stage 3 Exceptions:

- Watering restrictions do not apply to locations using well water or treated wastewater effluent, or water from ponds that are naturally fed from sources other than the public water supply.
- Foundations may be watered up to two hours on any day by a handheld hose, soaker hose, or drip system placed within 24 inches of the foundation.
- Newly installed shrubs (first year) and trees may be watered up to two hours on any given day by a handheld hose with shutoff nozzle, drip irrigation, soaker hose, or tree bubbler. Tree watering is limited to an area not to exceed the drip line of a tree.
- Vehicle washing is restricted to commercial car washes or commercial service stations and can only be done as necessary for health, sanitation, or safety reasons, including but not limited to the washing of garbage trucks and vehicles used to transport food and perishables. All other vehicle washing is prohibited.

WATER CONSERVATION & DROUGHT CONTINGENCY PLAN

- Prohibit the draining, filling, or refilling of swimming pools, wading pools, and Jacuzzi type pools. Existing private and public pools may add water to maintain pool levels, however they may not be refilled using automatic fill valves.
- Stock at commercial plant nurseries may be watered only with a hand held hose, hand held watering can, or drip irrigation system.
- Commercial water users are required to reduce water use by a set percentage determined by the Public Works Director.

EMERGENCY RESPONSES

In the event of an identified water shortage declaration, TRA will distribute water to wholesale customers according to Texas Water Code, 11.039 and initiate water allocation to municipal water customers.

In the event of a contamination event, appropriate emergency procedures will be implemented, and appropriate emergency response officials will be notified immediately. In the event of a backflow incident, loss of pressure, or an Acute Maximum

In the event of a catastrophic failure due to natural or man-made events, appropriate emergency procedures will be implemented, and appropriate emergency response officials will be notified.

In the event of an emergency loss of water supply, the City will consider purchases of water by the truckload or in bulk for the health and public safety of the City's residents.

VARIANCES

The City Manager or his/her designee may, in writing, grant temporary variance for existing water uses otherwise prohibited under this Plan if it is determined that failure to grant such variance would cause an emergency condition adversely affecting the health, sanitation, or fire protection for the public or the person requesting such variance and if one or more of the following conditions are met:

1. Compliance with this Plan cannot be technically accomplished during the duration of the water supply shortage or other condition for which the Plan is in effect.
2. Alternative methods can be implemented which will achieve the same level of reduction in water use.

Persons requesting an exemption from the provisions of this Plan shall file a petition for a variance with the City of Colleyville within five (5) days after the Plan or a particular drought response stage has been invoked. All petitions for variances shall be reviewed by the City Manager or his/her designee, and shall include the following:

1. Name and address of the petitioner(s).
2. Purpose of water use.
3. Specific provision(s) of the Plan from which the petitioner is requesting relief.
4. Detailed statement as to how the specific provision of the Plan adversely affects the petitioner or what damage or harm will occur to the petitioner or others if petitioner complies with this Plan.
5. Description of the relief requested.
6. Period of time for which the variance is sought.
7. Alternative water use restrictions or other measures the petitioner is taking or proposes to take to meet the intent of this Plan and the compliance date.
8. Other pertinent information.

WHOLESALE CONTRACTS

The City of Colleyville does not have any wholesale customers at this time.

The City of Colleyville will include a requirement in every water supply contract entered into after official adoption of the water conservation plan, and including any contract extension, that each successive wholesale customer develop and implement a water conservation plan or water conservation measures using the applicable elements of this chapter. If the customer intends to resell the water, then the contract between the initial supplier and customer must provide that the contract for the resale of the water must have water conservation requirements so that each successive customer in the resale of the water will be required to implement water conservation measures in accordance with applicable provisions of Title 30 Texas Administrative Code, Chapter 288.

The City of Colleyville will include a provision in every wholesale water contract entered into after adoption of the Plan, including contract extensions, that in case of a shortage of water resulting from drought, the water to be distributed shall be divided in accordance with Texas Water Code, §11.039.

ENFORCEMENT

Whoever violates any provision of this Plan for which another penalty is not specifically provided, shall be punished as set forth by Chapter 98, Article 2, Division 2 of the Code of Ordinances for the City of Colleyville.

- (1) No person shall knowingly or intentionally allow the use of water from the City for residential, commercial, industrial, agricultural, governmental or any other purpose in a manner contrary to any provision of this Plan, or in an amount in excess of that permitted by the drought response stage in effect at the time pursuant to action taken by Code Enforcement in accordance with provisions of this Plan.
- (2) Services discontinued under such circumstances shall be restored only upon payment of a reconnection charge and any other costs incurred by the City in

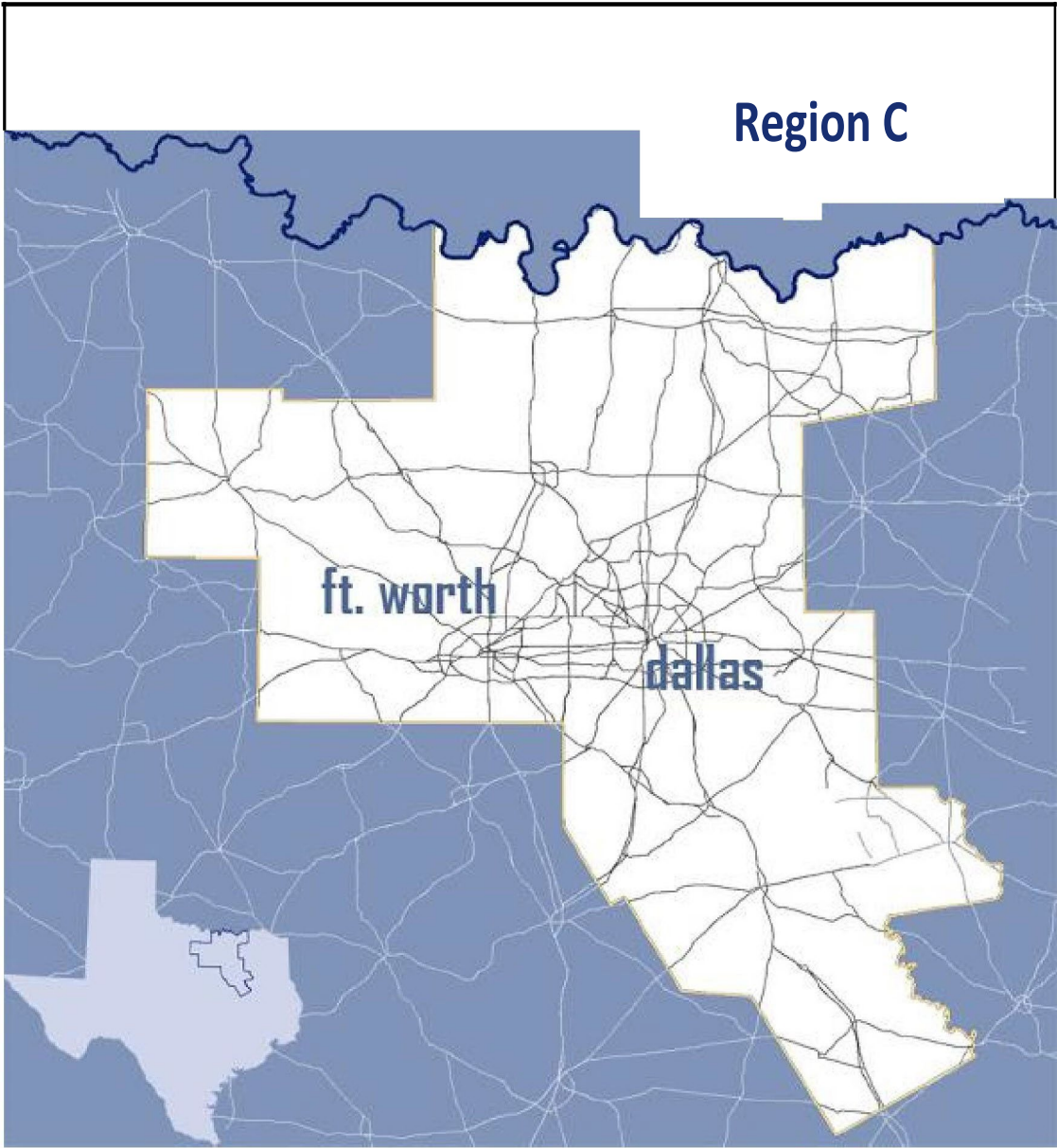
WATER CONSERVATION & DROUGHT CONTINGENCY PLAN

discontinuing service. In addition, suitable assurance must be given to the City that the same action shall not be repeated while the Water Conservation & Drought Contingency Plan is in effect. Compliance with this Plan may also be sought through injunctive relief in the district court.

- (3) Any person, including a person classified as a water customer of the City, in apparent control of the property where a violation occurs or originates shall be presumed to be the violator, and proof that the violation occurred on the person's property shall constitute a rebuttable presumption that the person in apparent control of the property committed the violation, but any such person shall have the right to show that he/she did not commit the violation.

COORDINATION WITH REGION C PLANNING GROUP

The service area of the City of Colleyville is located within the Region C Planning Group. A copy of this plan will be provided to Region C.



DEFINITIONS, ABBREVIATIONS, AND ACRONYMS

For the purpose of this Plan, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

AESTHETIC WATER USE. Water use for ornamental or decorative purposes such as fountains, reflecting pools, and water gardens.

COMMERCIAL AND INSTITUTIONAL WATER USE. Water use which is integral to the operations of commercial and nonprofit establishments and governmental entities such as retail establishments, hotel and motels, restaurants, and office buildings.

CONSERVATION. Those practices, techniques and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water or increase the recycling and reuse of water so that a supply is conserved and made available for future or alternative uses.

CUSTOMER. Any person, company or organization using water supplied by City.

DISCRETIONARY USE. See Non-essential water use.

DOMESTIC WATER USE. Water use for personal needs or for household or sanitary purposes such as drinking, bathing, heating, cooking, sanitation or for cleaning a residence, business, industry or institution.

DROUGHT CONTINGENCY PLAN. A strategy or combination of strategies for temporary supply and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies. A drought contingency plan may be a separate document identified as such or may be contained within another water management document(s).

GPCD. Gallons of water used per person per day.

GPF. Gallons per flush.

WATER CONSERVATION & DROUGHT CONTINGENCY PLAN

GPM. Gallons per minute.

INDUSTRIAL WATER USE. The use of water in processes designed to convert materials of lower value into forms having greater usability and value.

LANDSCAPE IRRIGATION USE. Water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, athletic fields, parks, rights-of-way, and medians.

NON-ESSENTIAL WATER USE. Water uses that are not essential or required for the protection of public health, safety, and welfare.

REGION c. Region C Regional Water Planning Group. **TCEQ.** Texas Commission on Environmental Quality. **TRA.** Trinity River Authority.

TRWD. Tarrant Regional Water District.

TWDB. Texas Water Development Board.

WATER CONSERVATION PLAN. A strategy or combination of strategies for reducing the volume of water withdrawn from a water supply source, for reducing the loss or waste of water, for maintaining or improving the efficiency in the use of water, for increasing the recycling and reuse of water, and for preventing the pollution of water.

ORDINANCE O-24-2280

AN ORDINANCE ADOPTING THE CITY OF COLLEYVILLE WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN, 2024; AMENDING THE CITY OF COLLEYVILLE CODE OF ORDINANCES, CHAPTER 98, ARTICLE II, DIVISION 2, REGARDING WATER CONSERVATION; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF \$2,000.00 FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council finds that the adoption of a water conservation plan is necessary protect its potable water supply in order to ensure its availability of water to the public for both regular and emergency consumption; and

WHEREAS, the City Council previously passed Ordinance O-20-2114 amending Chapter 98 of the Municipal Code and adopting the Water Conservation and Drought Contingency Plan, 2020; and

WHEREAS, the City Council has determined it necessary to update the plan in order to adequately conserve the available water supply and protect the integrity of water supply facilities, with particular regard for domestic water use, sanitation, and fire protection, to protect and preserve public health, welfare, and safety, and minimize the adverse impacts of water supply shortage or other water supply emergency conditions; and

WHEREAS, the City Council hereby approves and adopts the Water Conservation and Drought Contingency Plan, 2024; and

WHEREAS, the City Council hereby finds the passage of this ordinance serves the best interests of the health, safety, and welfare of the public.

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

Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Sec. 2. THAT the Water Conservation and Drought Contingency Plan 2024 is hereby repealed and replaced in its entirety with the

Water Conservation and Drought Contingency Plan 2024, a copy of which is attached hereto as **Exhibit "A"**.

- Sec. 3. THAT Chapter 98, Article 2, Division 2, Sections 98-41 through 98-43 of the Code of Ordinances of the City of Colleyville, Texas, are hereby amended and restated in their entirety to read as follows:

"Sec. 98-41. – Water Conservation and Drought Contingency Plan; annual reporting; designation of administrative official.

- (a) *Adoption of the plan.* The City of Colleyville Water Conservation and Drought Contingency Plan, 2024, a copy of which is on file in the office of the city secretary, and incorporated by reference in this division, is hereby adopted. For the purposes of this division, the city's adopted water conservation and drought contingency plan may be referred to as "the plan."
- (b) *Annual report to water development board.* The city shall report to the Texas Water Development Board annually on water usage in conformance with the plan.

Sec. 98-42. – Administrative Official

The city manager, or their designee, shall serve as the city official responsible for administration and enforcement of the plan."

- Sec. 3. THAT Chapter 98, Article 2, Division 2 of the Code of Ordinances of the City of Colleyville is further amended by adding Section 98-49, entitled 'Enforcement; Penalty', to read as follows:

"Sec. 98-43. – Enforcement; Penalty

- (a) It shall be unlawful for any person to violate any provision of this division, including the provisions of the City's Water Conservation and Drought Contingency Plan, and any person violating or failing to comply with any such provision shall be fined, upon conviction, in an amount not more than \$2,000.00. A separate offense shall be deemed

committed each day during or on which a violation occurs or continues.

- (b) For the purposes of enforcement of the provisions of the City's Water Conservation and Drought Contingency Plan, the term *person* shall include any person or customer, as such terms are defined in Title 30, Chapter 291 Code.
- (c) Nothing in this section shall be construed as waiving or in any way limiting the city's authority to pursue any other legal or equitable remedies available for the administration or enforcement of this division, including without limitation, injunctive or other civil remedies available by law."

- Sec. 4. THAT all provisions of the Code of Ordinances of the City of Colleyville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.
- 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 all rights and remedies of the City of Colleyville are expressly saved as to any and all violations of the provisions of Ordinance O-20-2114, or Chapter 98, Article 2, Division 2 of the Code of Ordinances which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under the same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.
- Sec. 7. 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 Chapter 98, Article 2, Division 2 of the Code of Ordinances, as heretofore amended, and upon conviction shall be punished by a fine up to \$2,000.00, and a separate offense shall be deemed committed each day during or on which a violation occurs or continues.

Sec. 8. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of June 2024.

The second reading and public hearing being conducted on the 18th day of June 2024.

APPROVED BY A VOTE OF ____AYES, ____NAYS, ON THE 18TH DAY OF JUNE 2024.

Mayor Bobby Lindamood	_____	Mark Alphonso, Place 2	_____
Mayor Pro Tem Brandi Elder	_____	Ben Graves, Place 4	_____
Deputy Mayor Pro Tem Scotty Richardson	_____	Tim Raine, Place 6	_____
Kimberly Holt Gunderson, 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 7b

Agenda Date 6/18/2024

Number Ordinance O-24-2281

Type Ordinance

Department Finance

Title

Approval of an ordinance to establish a seven percent (7%) residential homestead property tax exemption

Explanation

Second Reading and Public Hearing

There was one speaker who expressed concern with this item at the June 4, 2024, City Council Meeting.

First Reading and Public Hearing

This ordinance proposes the adoption of a residential homestead property tax exemption for the City of Colleyville. This exemption aims to provide tax relief for our homeowners by allowing them to exempt the greater of seven percent (7%) of their appraised home value or five thousand dollars (\$5,000) from property taxes. This measure is part of our ongoing efforts to support residents by reducing their property tax burden.

The impact on commercial properties has been thoroughly considered and is expected to be nominal. The proposed exemption will be built into the budget for the fiscal year 2025 and beyond, aligning with our financial planning and ensuring the City can continue to provide essential services without disruption.

This ordinance, and its financial impact, was discussed during the Council Worksessions on May 7 and May 21, and the proposed exemption of 7% for this year is designed to be both beneficial and manageable for the City's finances. It is crucial to adopt this measure now to meet the Tarrant Appraisal District (TAD) deadline of July 1.

If a taxpayer already has a homestead exemption, they will not need to reapply to benefit from this new exemption. The exemption of seven percent (7%) will remain in effect until amended by the Council. The max allowable exemption is twenty percent (20%). The second reading and public hearing for this ordinance will take place at the next Council meeting on June 18, 2024. Council support and approval are essential to enact this beneficial measure for our residents.

Financial Impact

The financial impact of the ordinance was discussed in detail at the May 21, 2024 City

Council Worksession. The adoption of this residential homestead property tax exemption is expected to have a negligible effect on commercial properties while providing targeted and important relief to residential homeowners.

Recommendation

Approve

Attachments

1. Homestead Exemption Presentation
2. Ordinance O-24-2281

Homestead Exemption Ordinance – Second Reading

City Council Meeting
June 18, 2024

Homestead Exemption - Defined

- What is it?
 - A homestead exemption reduces the taxable value of your primary residence. It can be partial or total, depending on guidelines set by local taxing units.
- Legal Authority
 - Per Section 11.13(n) of the Tax Code, taxing units may adopt a local option homestead exemption up to 20% of a property's appraised value, with a minimum dollar value of \$5,000.



Homestead Exemption – Proposal & Why?



- Proposal
 - 7% Homestead Exemption for tax year 2024 for taxes due January 2025
 - This proposal will be built into the FY 2024/25 Budget
- Why now?
 - To mitigate the impact of necessary tax increases required for critical public safety equipment purchases, such as the acquisition of a new fire truck.
- Why Homestead?
 - Tax Burden Distribution:
 - By implementing a 7% homestead exemption, the tax burden is shifted more towards non-homestead and commercial properties within the city, thereby easing the financial impact on our residents' primary residences
 - Targeted Relief for Residents:
 - The homestead exemption specifically provides financial relief to homeowners, directly benefiting our community members by reducing their property tax bills.
- Why not the no-new-revenue (NNR) rate?
 - Revenue Limitations:
 - The no-new-revenue rate restricts the city's ability to generate additional funds solely to new properties added to the rolls. This limitation does not support the financial flexibility required for significant and essential city projects or services.

Financial Impact – Homestead



Projected Total City Tax Bill	Residential ¹	Commercial ²
No Homestead	\$ 2,028	\$ 2,520
Homestead (7%)	\$ 2,012	\$ 2,688
Difference	\$ (16)	\$ 168

Note: A negative value indicates a reduction in the tax amount due.

¹ – Based on an average residential taxable value of \$804,772 in Colleyville, per TAD for 2024.

² – Commercial example with a taxable value of \$1,000,000.



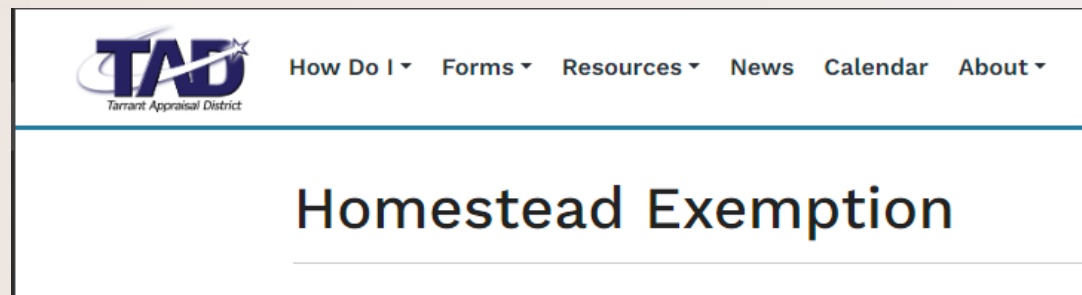
Eligible residential taxpayers would save approximately \$16 on average in the 2024 tax year with the homestead exemption.

This proposal is projected to generate an additional \$1 million in M&O revenue, funding critical equipment for fire and other first-responder services.

Homestead Exemption - Application



- Apply for the Homestead Exemption through the Tarrant Appraisal District (TAD)
- If you already have the homestead exemption for your school district taxes, there is no need to reapply
- How to apply (if necessary)
 - Visit www.tad.org/forms/homestead-exemption to access the application form.
 - There is no fee to file a homestead exemption.
 - TAD can be contacted at 817-284-0024.
- Required Documents
 - You will need to submit a copy of your Texas driver's license or personal identification certificate.
 - Ensure that the address on your Texas ID matches the address of the homestead property



Homestead Exemption – Implementation



- Exemption Percentage: 7% Recommended
- Legislative Requirement: An ordinance is required to implement the chosen exemption rate.
- Implementation Deadline: All relevant information must be submitted to TAD by July 1, 2024. First Reading of ordinance on June 4, 2024 and second reading on June 18, 2024
- Effective Date: The exemption will apply to the 2024 tax bill, payable in January 2025.



Homestead Exemption – Questions



ORDINANCE O-24-2281

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING AND RESTATING CHAPTER 90, SECTION 90-1 TO ADOPT A RESIDENTIAL HOMESTEAD PROPERTY TAX EXEMPTION EQUAL TO THE GREATER OF SEVEN PERCENT (7%) OF THE APPRAISED VALUE OR FIVE THOUSAND DOLLARS; PROVIDING FOR CONSOLIDATION OF THE CITY'S ORDINANCES REGULATING HOMESTEAD EXEMPTIONS INTO SECTION 90-1 OF THE CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Colleyville desires to adopt a residence homestead exemption pursuant to the Texas Constitution and V.T.C.A., Tax Code § 11.13 (n), in an amount equal to the greater of seven percent (7%) or five thousand dollars (\$5,000.00) of the appraised value of the residence homestead beginning tax year 2024 and continuing thereafter provided such person qualifies and makes timely application for the exemption in accordance with the Texas Property Tax Code; and

WHEREAS, the City Council finds that adoption of the foregoing residence property tax exemption promotes the health, safety and welfare of the community by providing residential homeowners necessary relief from the increasing burden of ad valorem taxes on residential properties within the City; and

WHEREAS, the City Council further finds it in the public interest to amend the Code of Ordinances of the City of Colleyville to consolidate and codify ordinances O-03-1390 and O-04-1437 providing for previous amendments to the City's residence homestead exemptions into a single section of the Code and to make other non-substantive conforming amendments.

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

- Sec. 1. THAT the above findings are hereby found to be true and correct, and are incorporated in their entirety into this ordinance as if written herein.
- Sec. 2. THAT Chapter 90, Section 90-1 of the Code of Ordinances for the City of Colleyville, Texas, is hereby amended and restated to read as follows:

"Sec. 90-1. Homestead exemptions.

- (a) *Residential homestead exemption.* Pursuant to the Texas Constitution and Section 11.13 (n) of the Texas Property Tax Code, the greater of seven percent (7%) or five thousand dollars (\$5,000.00) of the appraised value of the residence homestead of an individual shall be exempt from City ad valorem taxes beginning tax year 2024, and continuing thereafter, provided such person qualifies and makes application for the exemption in accordance with the Texas Property Tax Code.
- (b) *Exemption for senior citizens.* Pursuant to Article VIII, Section 1-b of the Texas Constitution and Section 11.13(d) of the Texas Property Tax Code, sixty-five thousand dollars (\$65,000.00) of the appraised value of the residence homestead of an individual sixty-five (65) years of age or older shall be exempt from ad valorem taxation, provided such individual qualifies for and makes application for such exemption in accordance with the Texas Property Tax Code.
- (c) *Exemption for the disabled.* Pursuant to Article VIII, Section 1-b of the Texas Constitution and Section 11.13(d) of the Texas Property Tax Code, sixty-five thousand dollars (\$65,000.00) of the appraised value of the residence homestead of an individual who is disabled shall be exempt from ad valorem taxation, provided such individual qualifies for and makes application for such exemption in accordance with the Texas Property Tax Code.
- (d) *Limitation of taxes on homesteads of senior citizens and persons with a disability.* Effective with tax year 2004, the total amount of ad valorem taxes imposed on the residence homesteads of a person who is disabled or is sixty-five (65) years of age or older shall not be increased while it remains the residence homestead of that person or that person's spouse who is disabled or sixty-five (65) years of age or older. If the person who is disabled or is sixty-five (65) years of age or older dies in a year in which the person received a residence homestead exemption,

the total amount of ad valorem taxes imposed upon the residence homestead shall not be increased while it remains the residence homestead of that person's surviving spouse if the spouse is fifty-five (55) years of age or older at the time of the person's death. Notwithstanding the foregoing, ad valorem taxes on the residence homestead may be increased to the extent the value of the residence homestead is increased by improvements other than repairs and other than improvements made to comply with governmental requirements."

- Sec. 3. THAT this ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Colleyville, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.
- Sec. 4. 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. 5. 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 4th day of June 2024.

The second reading and public hearing being conducted on the 18th day of June 2024.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 18TH DAY OF JUNE 2024.

Mayor Bobby Lindamood		Mark Alphonso, Place 2	
Mayor Pro Tem Brandi Elder		Ben Graves, Place 4	
Deputy Mayor Pro Tem Scotty Richardson		Tim Raine, Place 6	
Kimberly Holt Gunderson, Place 5			

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 7c

Agenda Date 6/18/2024

Number Ordinance O-24-2282

Type Ordinance

Department Community Development

Title

Request to appeal the decision of the Planning and Zoning Commission for consideration of a rezoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial on Lots 1 and 2, Block A, Heritage Farms Addition, located at 913 Cheek-Sparger Road and 3808 Wayne Drive, Case ZC24-001

Explanation

Second Reading and Public Hearing

The applicant team was present and answered questions from the City Council. Several speakers spoke regarding this item at the June 4, 2024, City Council Meeting. Concerns about drainage, traffic, the three-story independent living building, and overall development of the property were expressed. The applicants committed to upgrading the fencing and landscaping along the eastern and southern boundaries. Additional architectural improvements are expected on the buildings.

First Reading and Public Hearing

The Planning and Zoning Commission recommended denial at their May 13, 2024 meeting by a vote of 5-1. The applicant has appealed the case to the City Council for review. When the Planning and Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Jonathan Rankin, the applicant, has submitted a request to rezone the 18.45 acre property located at 913 Cheek-Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court from PUD-C Planned Unit Development-Commercial to a new PUD-C Planned Unit Development-Commercial district to replace the existing ordinance. The purpose is to rezone in order to allow for the development and operation of a new senior living community that is restricted to individuals 55 years old and above.

Existing Conditions/Background: The subject property is platted as Lots 1, 2, and 3, Block A, of the Heritage Farms Addition and is currently undeveloped. The current zoning was approved in 2012 and allows for a senior living community, but was never developed.

Purpose: The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential, and mixed use

developments by encouraging creative, efficient and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community.

Analysis: The subject property, with the proposed new configuration and a decrease in the number of units, necessitates the change in zoning and request for a new PUD-C Planned Unit Development-Commercial district. This property has zoning, which was approved in 2012, for a senior living community. At that time, the total unit count was 281 units to include 162 independent units, 74 assisted living units, and 45 memory support units. The average independent living units were between 625 s.f. – 1,200 s.f. The height of the buildings were approved up to 2 ½ stories. Total project size was 321,500 s.f. with 282 parking spaces. The buildings were not connected to each other and there was a retail building to be constructed along Cheek-Sparger Road.

Per the proposed PUD, this project is requesting to significantly vary from the 2012 ordinance. The request includes 132 independent living units, 38 cottages, 65 assisted living units, and 20 memory care units. This is a reduction in the total unit count from 281 units to 255 units. The height of the buildings is proposed to be two stories except for the independent living building, which is three stories in height. The total project size is 296,000 s.f. with a total of 276 parking spaces. The exterior walls of the buildings shall be a minimum of 50 percent masonry materials. The independent living, assisted living, and memory care buildings are connected. There are 36 independent living cottages proposed, and no retail building. This development would provide 58 percent common open space, with about 10.68 acres of open space being provided.

Regarding public improvements, the current PUD-C district requires the developer to improve the intersection of Cheek-Sparger Road and Bedford Road/Bedford Court with a roundabout. The applicant is still committed to the requirement and has worked with the City to prepare a draft agreement. A City/Developer Agreement (CDA) shall be accepted prior to any applications by the developer and City Council.

The Land Development Code only allows the proposed senior living community with a Planned Unit Development - Commercial zoning.

Plat Status: The subject property is platted as Lots 1, 2, and 3, Block A, of the Heritage Farms Addition.

DRC Review: This request was reviewed during the January 22, 2024, DRC meeting and the following comments were sent to the applicant.

1. Provide landscaping and Urban Forestry plans.
2. Provide information on the number of emergency calls expected by the development.
3. Delineate the materials in the renderings and provide the vertical and horizontal articulation.

4. Provide a 30" knee wall along the parking on Wayne Drive.
5. Provide an elevation of the dumpster enclosures showing the materials.
6. The setback from the cottages to the property lines were not labeled on the Concept Plan.
7. Show the eight (8) foot masonry-screening wall along the south and east property lines adjacent to the existing residential uses located in the City of Bedford.
8. Provide renderings showing what the development will look like from Cheek-Sparger Road and Wayne Drive.
9. Provide an internal sidewalk for greater walkability.

The Planning and Zoning Commission had questions during their Worksession. The applicant provided updated exhibits on May 3, 2024.

Drainage: Drainage as provided is in compliance with Code.

Surrounding Development: Property to the south and east is located in the City of Bedford and has developed with single-family homes. Property to the north has CC-1 Village Retail zoning and PUD-R Planned Unit Residential zoning and has developed with commercial uses south of Cheek-Sparger Road and residential uses with single-family homes north of Cheek-Sparger Road. Property to the west has PUD-C Planned Unit Commercial zoning as has developed as Colleyville Covenant Christian Academy.

Comprehensive Plan: The City's Comprehensive Plan, *Destination Colleyville*, designates the subject property and most of the property near this location along Cheek-Sparger is planned for future commercial use. The addition of the senior living community meets the intent of the comprehensive plan. The proposed rezoning request does comply with the commercial land use designation stated in the comprehensive plan.

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 recommends approval of the zoning change request as the proposed use conforms to the Future Land Use Plan and stated goals described in the *Destination Colleyville* Plan and the proposed project reduces the number of units while maintaining 58% of pervious cover.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended to deny the rezoning request at their May 13, 2024 meeting by a vote of 5-1.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Request to Appeal
2. Aerial
3. Zoning
4. Future Land Use Map
5. Ordinance O-12-1832
6. Statement of Planning Objectives
7. Zoning Exhibit
8. Elevations Exhibit
9. Renderings
10. Site Sections and Perspectives
11. Drainage and Traffic Exhibit
12. Landscape Exhibit
13. Open Space Exhibit
14. Tree Survey Exhibit
15. Circulation and Fence Exhibit
16. Dumpster Elevation Exhibit
17. Notification Map
18. Notification Letter
19. Notification List
20. Letter Received
21. Ordinance O-24-2282

Ben Bryner

To: H McNeish
Subject: RE: Sagora Senior Living Appeal of Case #ZC24-001 P&Z Commission Decision

From: H McNeish <HMcNeish@confluentdev.com>
Sent: Friday, May 17, 2024 11:45 AM
To: Ben Bryner <BBryner@colleyville.com>
Cc: Jackie Reyff <JReyff@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Matthew Derrick <MDerrick@confluentdev.com>
Subject: Sagora Senior Living Appeal of Case #ZC24-001 P&Z Commission Decision

Mr. Bryner – By way of this email, and on behalf of Confluent Development and applicant Jonathan Rankin, we are hereby appealing the Planning and Zoning Commission's May 13, 2024 denial of the Sagora Senior Living project (Case #ZC24-001), and we request for the application to be considered by the City of Colleyville City Council. As such, we desire to be heard by the City Council on the next available agenda. Your assistance in this matter is greatly appreciated by Confluent Development and Sagora Senior Living. H



2215 Market St | Denver, CO 80205
(303) 573-6500



H McNeish

Vice President, Land Use Entitlements



[+1 \(720\) 257-6060](tel:+17202576060)



[+1 \(303\) 748-9923](tel:+13037489923)



HMcNeish@confluentdev.com

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Aerial Map

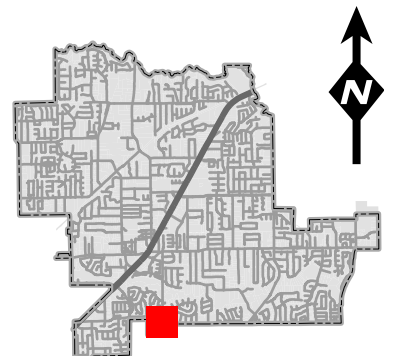


ZC24-001

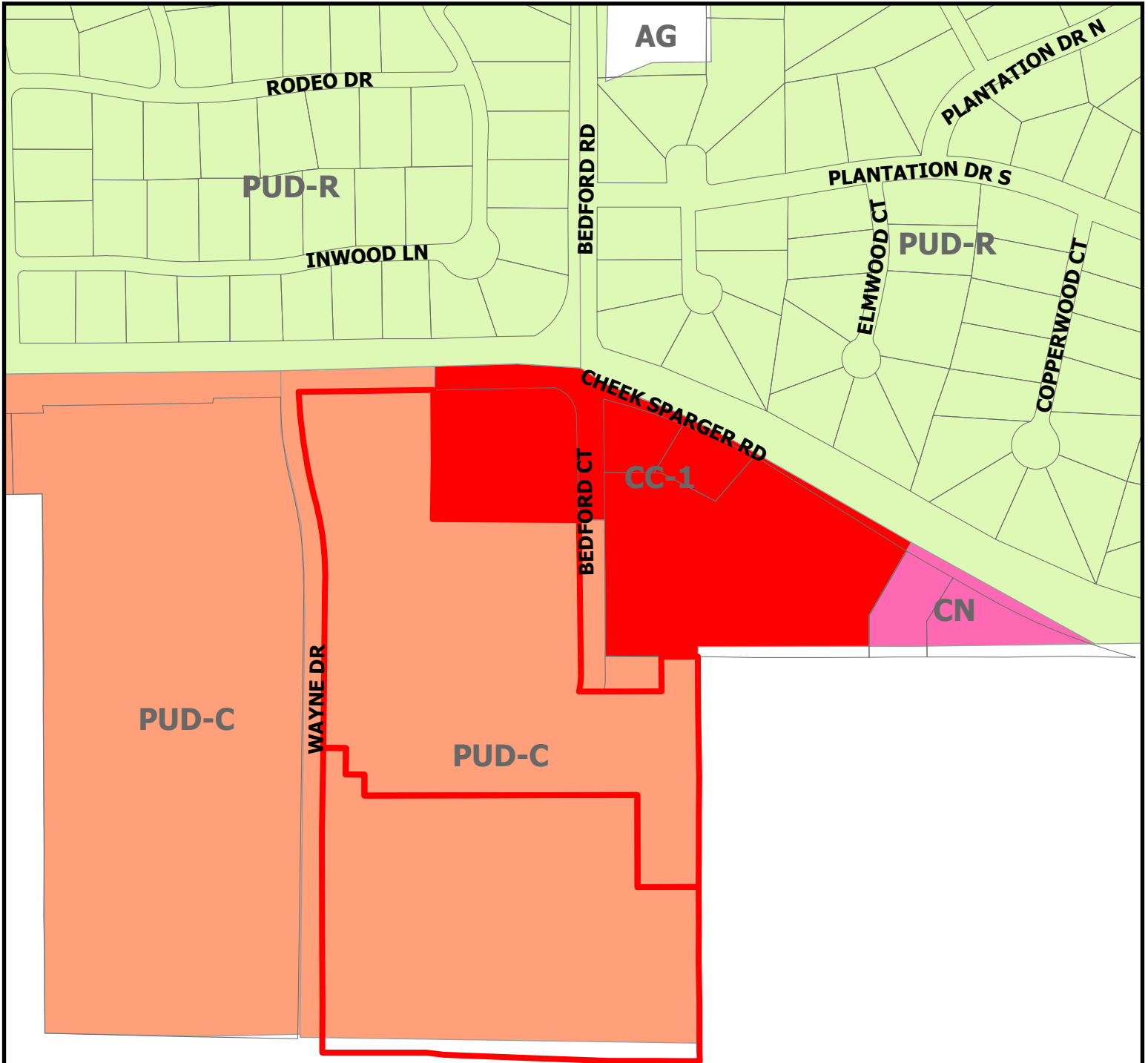
913 Cheek Sparger Rd & 3808 Wayne Dr

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

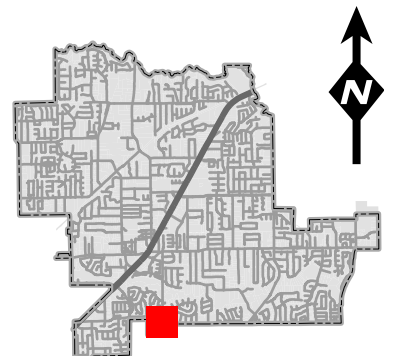


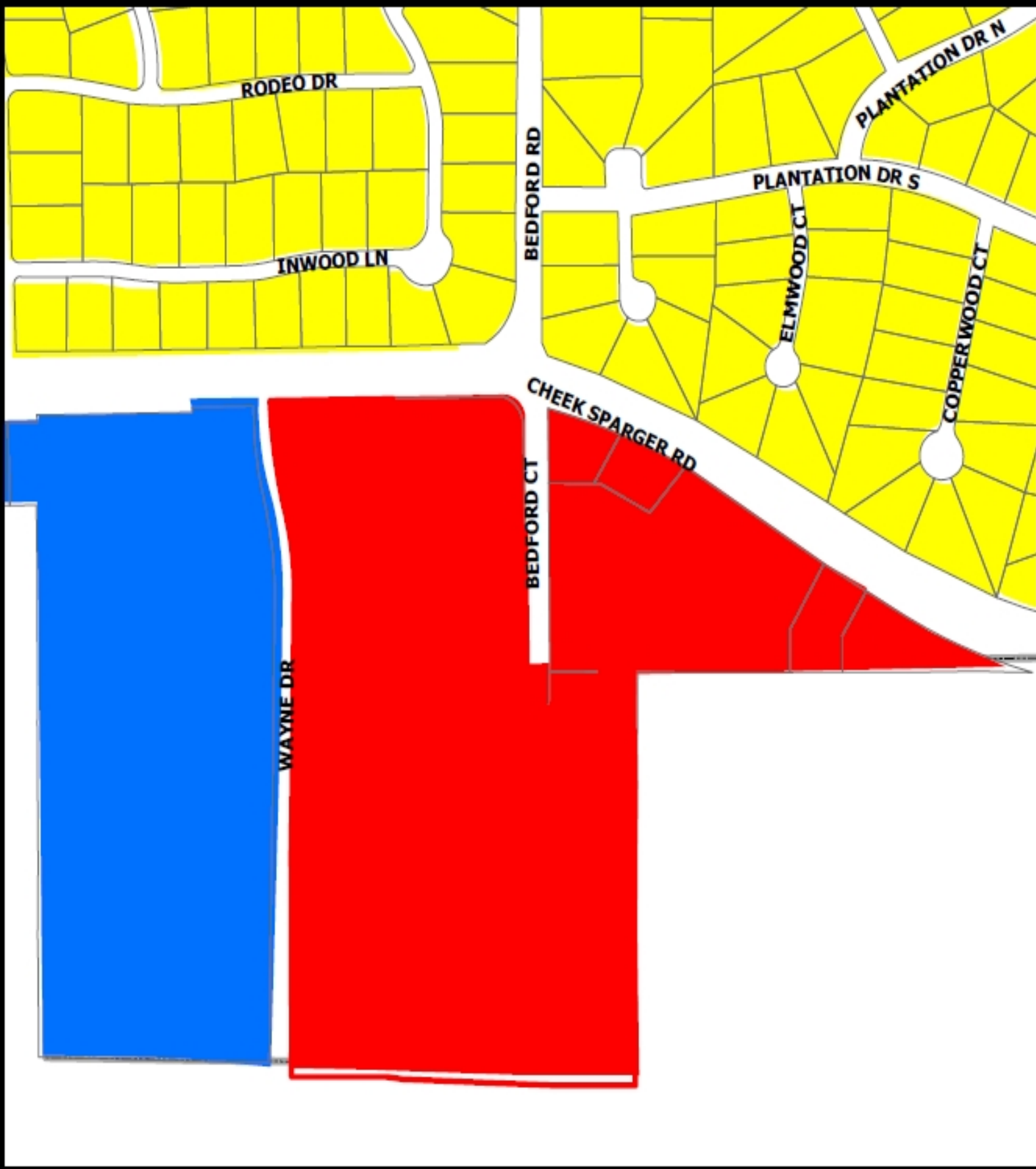
ZC24-001

913 Cheek Sparger Rd & 3808 Wayne Dr

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Subject Property





ORDINANCE O-12-1832

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 7.99 ACRES ON LOTS 3 AND 4, BLOCK 1 AND LOTS 1-6, BLOCK 2 OF THE SOUTHGATE ADDITION AND 11.8 ACRES ON TRACTS 5A, 5A1, 5A1A, 5A1B, 5A2A, 5A02B, 5A2C, 5A02D, 5A02E OF ABSTRACT 339 OF THE ALLEN CHRISTIAN SURVEY AND TRACTS 1, 1A AND 1B OF ABSTRACT 1077 OF THE L.L. McLAIN SURVEY FROM THE AG-AGRICULTURAL AND R40-SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO THE PUD-C-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning request under Case No. ZC12-007; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the

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 Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 7.99 acres on Lots 3 and 4, block 1 and Lots 1-6, Block 2, of the Southgate Addition and 11.8 ACRES on Tracts 5A, 5A1, 5A1A, 5A1B, 5A2A, 5A02B, 5A2C, 5A02D, 5A02E of Abstract 339 of the Allen Christian Survey and Tracts 1, 1A and 1B of Abstract 1077 of the L.L. McLain survey from the AG-Agricultural and R40-Single Family Residential Zoning District to the PUD-C-Planned Unit Development Commercial zoning district, as depicted on Exhibit "A" and described on Exhibit "B" and Exhibit "C".
- Sec. 3. THAT the above described tract of land shown on Exhibit "A" shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-C is for a mixed use development consisting of retail and medical office uses on 1.2 acres on the northeast corner of Cheek-Sparger Road and Wayne Drive and a senior housing development on the remaining 17.2 acres with a combination of independent living, assisted living, and memory care.
- b. This facility shall be licensed as a Type A and/or Type B Assisted Living Center by the Texas Department of Aging and Disability Services as required by the Assisted Living Facility Licensing Act. Proof of such licensing shall be required prior to the issuance of a Certificate of Occupancy for this property.
- c. This property is subject to all the regulations contained in the Land Development Code, except where amended by this Ordinance.

2. LAND USE

- a. The commercial uses allowed by this PUD shall include all land uses in the CC1-Village Retail zoning district only and shall not exceed 15,000 square feet total.
- b. Type "A" and Type "B" assisted living facilities are permitted with a maximum of 74 units for assisted living uses and a maximum of 45 beds for memory care uses.
- c. A maximum of 162 multifamily independent living units are permitted as depicted in Exhibit "D".
- d. All residential units permitted by this PUD shall only be occupied by persons who are age 55 or older per the requirements of the United States Department of Housing and Urban Development.

3. HOURS OF OPERATION

- a. Deliveries to the facility for food service and general delivery will be restricted to 7:00 a.m. to 6:00 p.m. daily.

4. CONCEPTUAL PLAN AND PLATTING

- a. The development shall be generally consistent with Exhibit "D", which shall not be considered the preliminary plat.
- b. The developer shall submit, and receive approval from the City of Colleyville, a replat in accordance with the requirements of the Land Development Code prior to development of this PUD-C.

5. BUILDINGS

- a. The maximum square footage for the retail/office facility for this development shall be 15,000 square feet.
- b. Building elevations shall be consistent with the elevations shown on Exhibit "E".
- c. All buildings allowed for this development shall not exceed two and one-half stories in height and 35 feet.
- d. There shall be a ten foot building setback along Cheek-Sparger Road. Otherwise all building setbacks shall comply with minimum requirements of the Land Development Code.
- e. The exterior wall of the buildings in this development shall be as follows:

The Homestead (office/retail): 100 percent masonry minimum

The Inn (assisted living): 50 percent masonry minimum

The Residences (independent living): 50 percent masonry minimum

All buildings shall, at a minimum, meet the provisions of Chapter 6-Building Design in the Land Development Code.

6. OPEN SPACE

- a. This development shall provide a minimum of 54 percent

common open space, as shown on Exhibit "D" and all open space areas shall be landscaped and maintained by the property owner.

- b. All landscaping shall comply with Chapter 4-Landscaping in the Land Development Code.

7. SIDEWALKS

- a. The sidewalk along Cheek-Sparger Road must be at least five (5) feet wide. The sidewalk along Wayne Drive and Bedford Court must be at least four (4) feet wide. The sidewalk must be installed when any new structures are built on the property.

8. PARKING AND ACCESS

- a. This development shall be allowed to have a minimum of 282 parking spaces.
- b. All parking shall be mutually accessible and available across all uses within this development.
- b. As depicted on Exhibit "D", two 24 foot public access and fire lane easements shall be located within the development such that they connect Wayne Drive to a single access point at the southern terminus of the Bedford Court right-of-way boundary. Said easements shall be included on the final plat for the subject property.

9. LIGHTING

- a. All lighting shall be directed away from adjacent residential properties. Illumination from light poles shall not exceed 0.5 foot-candles as measured from any portion of the property line.

10. FENCING

- a. An eight (8) foot fence, which shall be a preponderance of masonry materials, with other materials allowed as necessary to protect trees or as needed in regard to other considerations, shall be constructed along the south and

east property lines adjacent to the existing residential uses located in the City of Bedford.

- b. All decorative split-rail fencing throughout the property shall be no more than 36 inches in height.
- c. All decorative stone walls throughout the property shall be no more than 42 inches in height.

11. SIGNAGE

- a. All monument signs shall meet the minimum requirements of the Land Development Code.

12. DUMPSTER ENCLOSURE

- a. The dumpster enclosure elevations shall be composed of masonry materials and be generally consistent with Exhibit "F".
- b. All requirements of the Land Development Code shall be met, except where amended herein.

13. PUBLIC IMPROVEMENTS

- a. In lieu of constructing any required perimeter street improvements, the developer shall construct the following roadway improvements: (1) improve the intersection of Cheek-Sparger Road and Bedford Road/Bedford Court such that it may result in the construction of a roundabout; (2) add a right-turn only lane to northbound Wayne Drive where it intersects Cheek-Sparger Road.
- b. Given the requirements of Section "a" above, prior to the acceptance of any plat applications as required by this ordinance, the developer shall submit a City/Developer Agreement (CDA) for a approval by the City Council that, at a minimum, addresses the following areas:
 - (1) Total estimated cost, scope, feasibility and traffic impact of the construction of a roundabout at Bedford Road/Court and Cheek-Sparger and a northbound right-turn lane at

the intersection of Wayne Drive and Cheek-Sparger Road as determined by a registered professional engineer in the State of Texas;

- (2) Plans and details of a schedule for reimbursement of construction costs to the developer by the City or waiver of fees;
- (3) Clear delineation of duties and responsibilities with regard to right-of-way acquisition, construction, inspections, maintenance of all proposed public improvements.
- (4) Any existing escrowed funds for future roadway improvements to Wayne Drive, Cheek-Sparger Road and Bedford Road/Bedford Court paid by the developers of any properties within 2,000 feet of the subject property within the preceding ten years are hereby eligible to be applied toward the roadway improvements described above provided a written affidavit is submitted to the City of Colleyville from the developer that paid said escrow approving the use of said escrow funds for the roadway improvements described above.
- (5) Any change to the terms of this section shall require an amendment to this ordinance.

Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 7. THAT in addition to and accumulative of all other penalties, the

City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

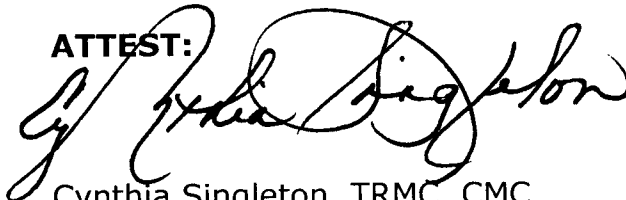
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 17th day of April 2012.

The second reading and public hearing being conducted on the 1st day of May 2012.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 15th day of October 2012.

ATTEST:



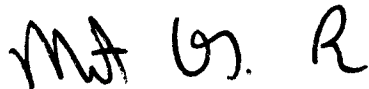
Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

EXHIBIT "A" – Location and Zoning Map

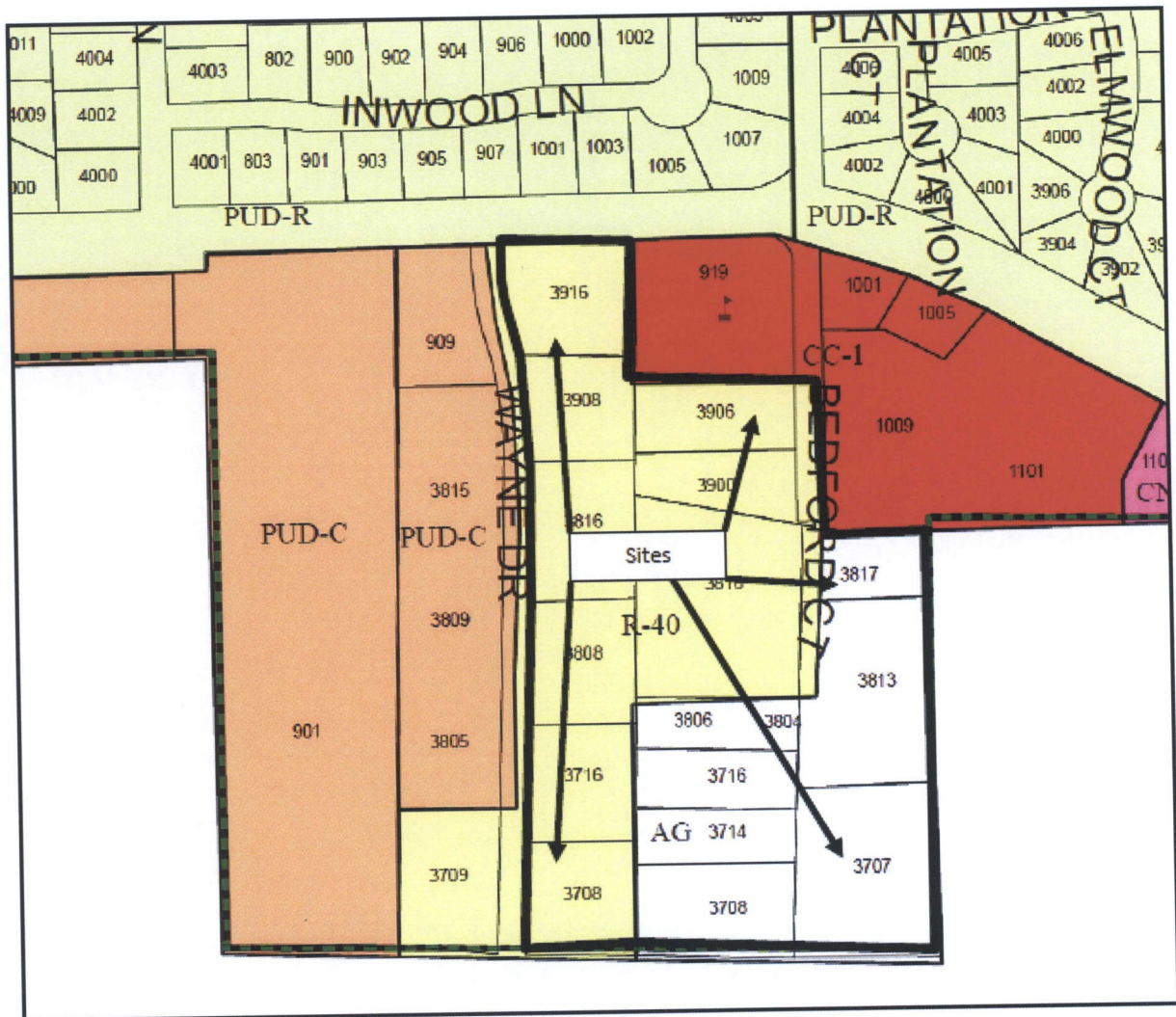


EXHIBIT "B" – Property Description

DESCRIPTION, of a 19.862 acre tract of land situated in the Allen Christian Survey, Abstract No. 339, Tarrant County, Texas; said tract being all of Lots 3 and 4, Block 1, part of County Road No. 3081 (now Bedford Court, a 65-foot right-of-way) and County Road No. 3124 (now Cheek Sparger Road, a variable width right-of-way), Southgate Addition, an addition to the City of Colleyville, Texas according to plat recorded in Volume 388-29, Page 143, all of Lots 1 through 6, Block 2, part of Wayne Drive (a 60-foot right-of-way) Southgate Addition, an addition to the City of Colleyville, Texas according to plat recorded in Volume 388-42, Page 69 both of the Plat Records of Tarrant County, Texas; said tract also being all of a tract of land described in General Warranty Deed to CCDCW, LP recorded in Instrument Number D2063759233, all of a tract of land described as Tract I and Tract II in Warranty Deed to Larry Keith Chatham, David L Meadows, Kem Meadows, Carole Shaw recorded in Instrument Number D205387156, all of a tract of land described in Warranty Deed to Covenant Christian Academy recorded in Instrument Number D207003805, all of a tract of land described in Warranty Deed With Vendor's Lien to Kevin J. Wolfe and Larry Keith Chatham recorded in Instrument Number D207003803, all of a tract of land described in Warranty Deed With Vendor's Lien to CCDCW, LP recorded in Instrument Number D208004590, all of a tract of land described in Warranty Deed With Vendor's Lien to CCDCW, LP recorded in Instrument Number D208115123, all of a tract of land described in General Warranty Deed to Keith Chatham recorded in Instrument Number D206148429, all of a tract of land described in General Warranty Deed to CCDCW, LP recorded in Instrument Number D206375924, all of a tract of land described in Warranty Deed to CCDCW, LP recorded in Instrument Number D208004594, all of a tract of land described in Warranty Deed With Vendor's Lien to CCDCW, LP recorded in Instrument Number D208004592, all of a tract of land described in Warranty Deed With Vendor's Lien to CCDCW, LP recorded in Instrument Number D208082463, all of the Deed Records of Tarrant County, Texas; said 19.862 acre tract being more particularly described as follows:

BEGINNING, at a point for corner, said point being northwest corner of Block 12, Bedford Place, Section II, an addition to the City of Bedford, Tarrant County, Texas according to the plat recorded in Volume 388-136, Page 11 of said Plat Records and being in the south line of Lot 3, Block 1, Tara Addition, an addition to the City of Colleyville according to the plat recorded in Volume 388-192, Page 86 of said Plat Records;

19.682 ACRE TRACT
(Continued)

THENCE, South 00 degrees, 45 minutes, 12 seconds West, departing the said south line of said Lot 3, Block 1 and along the said west line of said Block 12, a distance of 830.79 feet to a point for corner; said point being the northeast corner of a tract of land described in General Warranty Deed to David Meadows and wife, Kem Meadows recorded in Instrument Number D208382171, of said Deed Records;

THENCE, North 87 degrees, 10 minutes, 00 seconds West, departing the said west line of said Block 12 and along the north line of said Meadows tract, at a distance of 763.00 feet passing a point for the northwest corner of said Meadows tract; said point being in the east right-of-way line of said Wayne Drive, continuing in all a total distance of 793.01 feet to a point for corner; said point being in the centerline of said Wayne Drive;

THENCE, along the said centerline of Wayne Drive the following five (5) calls:

North 01 degrees, 38 minutes, 00 seconds East, a distance of 931.85 feet to a point for corner; said point being the beginning of a non-tangent curve to the left;

In a northwesterly direction, along said curve to the left, having a central angle of 14 degrees, 03 minutes, 17 seconds, a radius of 804.76 feet, a chord bearing and distance of North 05 degrees, 31 minutes, 19 seconds West, 196.92 feet, an arc distance of 197.41 feet to a point at the end of said curve;

North 13 degrees, 00 minutes, 46 seconds West, a distance of 29.87 feet to a point for corner; said point being the beginning of a non-tangent curve to the right;

In a northwesterly direction, along said curve to the right, having a central angle of 12 degrees, 39 minutes, 39 seconds, a radius of 676.64 feet, a chord bearing and distance of North 06 degrees, 12 minutes, 50 seconds West, 149.22 feet, an arc distance of 149.52 feet to a point at the end of said curve;

North 00 degrees, 07 minutes, 00 seconds East, a distance of 53.61 feet to a point for corner; said point being in the centerline of said Cheek Sparger Road;

THENCE, Due East, a distance of 276.69 feet to a point for corner;

THENCE, South 01 degrees, 38 minutes, 00 seconds West, at a distance of 60.02 feet passing a point for the northwest corner of Lot 1-R, Block 1, Southgate Addition, an addition to the City of Colleyville according to the plat recorded in Instrument Number D197041345, of said Deed Records; said point being in the south right-of-way line of said Cheek Sparger Road, continuing along the west line of said Lot 1-R, Block 1 and departing the said south line of Cheek Sparger Road, in all a total distance of 304.21 feet to a point for corner; said point being the southwest corner of said Lot 1-R, Block 1;

THENCE, South 89 degrees, 59 minutes, 50 seconds East, along the south line of said Lot 1-R, Block 1, at a distance of 301.30 feet a point for the southeast corner of said Lot

19.682 ACRE TRACT
(Continued)

1-R, Block 1; said point being in the west line of said Bedford Court, continuing in all a total distance of 333.80 feet to a point for corner; said point being in the centerline of said Bedford Court;

THENCE, South 00 degrees, 11 minutes, 09 seconds West, along the said centerline of Bedford Court, a distance of 260.69 feet to a point for corner; said point being in the terminus of said Bedford Court;

THENCE, South 89 degrees, 25 minutes, 01 seconds East, along the said terminus of Bedford Court, at a distance of 32.50 feet passing a point for the southwest corner of said Lot 3, Block 1, continuing along said south line of said Lot 3, Block 1 in all a total distance of 217.16 feet to the POINT OF BEGINNING;

CONTAINING, 865,205 square feet or 19.862 acres of land, more or less.

EXHIBIT "C" – Statement of Planning Objectives

Heritage Farms

Introduction

As the City of Colleyville and surrounding communities move further into the 21st century, the number of residents in the community over the age of 65 is projected to increase. Based on our study of the market and its demographic trends, the total population of residents age 65+ within the greater Colleyville area has increased 54.5% from 2000 to 2009; it's expected to increase another 43.2% by 2014. *This localized rate of increase is more than double the average rate found within the State of Texas (19%).*

We are addressing this need by developing Heritage Farms. This new 'pocket neighborhood' will be geared towards a population of seniors fifty-five years of age and above, and features a continuum of care in three distinct environments: independent living, assisted living, and memory care. The unique philosophy of Heritage Farms is 'hospitality informed by health care', where residents are treated more like guests of a nice hotel. This new approach will yield a level of service, coupled with enriching living environments and amenities, where one can embrace a transformational lifestyle - not simply where one goes to retire.

Design Concept

The architecture of Heritage Farms begins with an understanding of Colleyville's history as a community of farms and settlements connected by country roads, all built in a vernacular style that reflected the timeless values of those early pioneers. There is a certain charm and comfort inherent in that style, and many of us associate those images with the concept of 'home'. We have a unique opportunity on this site to recapture the concept of 'home' for seniors, and pay homage to Colleyville's early historical structures that were indicative of regional construction prominent in the early 20th century, such as the City's restored Webb House. Through careful site planning, building design, and landscape design, the development team is committed to seeing this concept through in the exterior and interior of the buildings, as well as in the motor courts, common areas and courtyards. Only through this cohesive approach can we honor a time that truly reflects the heritage and history of Colleyville.

From the moment one arrives on the site, guests and residents will see an architecture that connects to its community. The fencing will be split-rail, the building exteriors will include a mix of board-and-batten and stone, and the landscaping will have an assortment of trees and grasses that reinforce a sense of relaxation and comfort.

We will preserve many of the large trees and over 47% of the open space around the site in order to create a 'sense of place' on day one. A significant number of the existing trees along the southern and eastern property lines will be protected in an effort to provide an enhanced landscape buffer between the existing Bedford residents and the new

EXHIBIT "C" – Statement of Planning Objectives (Continued)

senior living residents. The existing fencing along these two property lines will be re-built with stained cedar. The development program is spread across three different areas of the site, each with a distinct name and function:

I - The Homestead at Heritage Farms (15,000 SF of Retail and Office)

The vision of The Homestead building is that it could have been the original iconic estate house of Heritage Farms, now re-purposed for commercial use. The architectural style and scale is appropriate for its location and it provides a transition from the residential neighborhoods along Cheek-Sparger to the commercial and educational buildings along Wayne Drive. The one- and two-story structure is intended to be used for general office, medical office, and retail purposes, providing access to services for those residents living on the property, as well as to those within the Colleyville area.

The Homestead's main elevation addresses Cheek-Sparger as the primary street, while also providing for a second vehicular entry from Wayne Drive to the motor court on the south side of the building. Signature landscaping and guest parking is provided, although the intention is that most of the visitors walk or take the shuttle from other buildings within the campus to lessen the need for excess parking. The floor plan of the building is in the shape of an 'L', a nod to the historic Webb House that also has this configuration.

II - The Inn at Heritage Farms (74 Assisted Living Units & 45 Memory Care Units)

Addressing the need for specialized health care and resident services, the assisted living and memory care components are contained within The Inn at Heritage Farms, located along Wayne Drive just south of The Homestead. The Inn is distinguished by its own entry court framed by landscaped walls and an iconic entry feature. The architecture is consistent with early rural wood-framed structures, with simple massing, clean forms and roof shapes, and a classic vernacular style with a human scale.

The Inn will have 74 assisted living units on two levels and 45 memory care units on one level. The facility will be designed for a 'Type B' license. Operating hours will be 24/7, primarily to accommodate visitation by outside family members. Service deliveries will typically occur between the hours of 7am & 6pm, and will be screened by wings of the building.

The common areas for assisted living will contain functions such as reception, kitchen, dining, and salon. Residents will have access to exterior courtyards for recreation and therapy. All floors will be attended by registered nursing aides, who will provide care and assistance as needed.

The memory care units are arranged around internal common activity areas and central private courtyards. The private courtyards will be secure and monitored, as required by the Texas Department for Aging and Disabilities, in order to prevent residents from leaving the memory care areas.

EXHIBIT "C" – Statement of Planning Objectives (Continued)

III - The Residences at Heritage Farms

(162 Independent Living Residences)

Located south of the assisted living and memory care building, The Residences at Heritage Farms will feature 150 age-qualified independent living homes for residents age 55 years and older, as well as an assortment of amenities. Residents will be provided with a selection of recreational activities, dining options, activity areas, and wellness programs, including landscaped courtyards with outdoor pool and spaces for entertaining.

The building is generally two stories, but does increase in height to three stories at its center to provide some visibility to and from Cheek-Sparger Road. The architectural style is once again similar to that of The Inn, maintaining the concept of a cohesive farm vernacular. Operating hours will be 24/7, with service and deliveries typically occurring between the hours of 7am & 6pm.

Development Schedule

PHASE 1

- The Homestead at Heritage Farms: 15,000 SF of office/retail
- The Inn at Heritage Farms: 74 assisted living units, 45 memory care units
- Construction Complete: 1st Quarter, 2014

PHASE 2

- The Residences at Heritage Farms: 162 independent living residences
- Construction Complete: 2nd Quarter, 2016

EXHIBIT "C" – Statement of Planning Objectives (Continued)

Pedestrian Connections

Keeping seniors an active part of the community will be an important concept at Heritage Farms. Social programs and organized trips into the community will certainly be a few of the ways our seniors stay connected with friends and relatives, but our intention is to go beyond those typical programs. Through the use of walking trails and outdoor amenity areas, we will also enable our residents to make pedestrian connections to their surrounding neighborhood. Not only is walking a terrific way to stay fit, but it's also one of the best ways to meet and greet new neighbors. Our residents will have the ability to interact with the Bedford residents to the south, the school teachers and kids to the west, and Tara Village Retail to the north. As the city trail system is finished along Cheek-Sparger, our residents will also be able to enjoy a walk to Sparger Park.

Open Space Amenities

Outdoor amenities will be provided for residents, visitors, and neighbors. These amenities will include an outdoor pavilion and fountain, walking trails with benches, various courtyards, and an assortment of canopy and ornamental trees placed throughout the site for shade and comfort. The public landscape shall be rural in character, with vegetation and native grasses similar to the concept images.

Support for Retail in Colleyville

This new "pocket neighborhood" of seniors will bring a much needed boost to the tenants of Tara Village Shopping Center. The close proximity of Heritage Farms to the existing retail center enables our residents to drive, or even walk, a very short distance to have dinner, pick up their dry cleaning, or just do a little shopping. To the extent there is an unmet need for additional goods and services by our seniors, there may be opportunities for the owner of Tara Village to expand the current list of tenants.

Jobs for the Community

This project will create approximately 100 jobs for the local economy, 70 full-time and 30 part-time. These on-site positions will provide employment in a professional environment and a career path in management, nursing, or facility support.

Utility Provisions

Information obtained from sources at the City of Colleyville, Oncor, Atmos, and AT&T, have each verified there is adequate availability of water, sewer, storm, electric, gas, and phone services to the site.

Traffic Impact

Continuing care retirement centers are low traffic generators. Virtually all of the residents within the independent living portion of the facility are retired and no longer have a daily commute to and from work. Many no longer own a vehicle. Miscellaneous local travel for things like doctor appointments and running errands are done mostly as a group by facility-owned van. As for residents within the assisted living or memory care portion of the facility, they are even less likely to generate traffic, simply due to their advanced age and/or health condition.

Kimley-Horn & Associates, a national engineering firm who specializes in traffic planning and design, has performed additional traffic analysis for this project. A detailed report of the results has been provided to the City.

EXHIBIT "C" – Statement of Planning Objectives (Continued)

Through our conversations with city staff, we understand the intersection of Cheek-Sparger Road & Bedford Road to be a "Special Consideration Intersection", and is thus under consideration by the city for improvements such as signalization or roundabout. We believe a roundabout is the best option for this intersection, as it allows constant movement of east- and west-bound traffic along Cheek-Sparger Road. It will also enable easier north- and south-bound movements onto Cheek-Sparger Road from Bedford Road and Bedford Court.

As a way of funding the construction of the improvements at this intersection, we propose the use of roadway and water/sewer impact fees from Heritage Farms (fees yet to be assessed) and roadway impact fees from Covenant Christian Academy (fees already assessed). A detailed proposal of sources and uses has been provided to the City.

Economic Development

The project will provide a substantial public benefit to all taxing jurisdictions through the assessment of taxes. Below is the projected incremental¹ ad valorem and sales tax revenue over a 15-year period for each entity. (See attached spreadsheet for details)

AD VALOREM TAX REVENUE

City of Colleyville	\$ 2,049,721
Tarrant County	\$ 1,520,445
Tarrant County College	\$ 857,957
Tarrant County Hospital	\$ 1,312,518
HEB School District	\$ <u>8,143,594</u>
Total	\$ 13,884,234

SALES TAX REVENUE

City of Colleyville	\$ 512,590
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1. Revenue totals are exclusive of ad valorem taxes assessed on current property.
There are no sales taxes on current property.

EXHIBIT "C" – Statement of Planning Objectives (Continued)

Summary of Architectural Guidelines

Development Program

- The Homestead (General Office, Medical Office, Retail) = 15,000 SF
- The Inn (Assisted Living and Memory Care) = 74 AL units, 45 MC units
- The Residences (Independent Living) = 162 homes

Building Setbacks

- 10'-0" setback along Cheek-Sparger Road
- 40'-0" setback along Wayne Drive (10' for The Homestead building)
- 25'-0" setback along east property line
- 25'-0" setback along south property line

Building Height

- The Homestead = maximum height of 35'-0"
- The Inn = maximum height of 35'-0"
- The Residences = maximum height of 35'-0"

Building Elevations

- The Homestead = minimum of 100% masonry
- The Inn = minimum of 50% masonry
- The Residences = minimum of 50% masonry

Parking

- The Homestead (General and Medical Office) = 1 per 300 SF
- The Inn (Assisted Living) = 1 per 2 units
- The Inn (Memory Care) = 1 per 2 units
- The Residences (Independent Living) = 1 per unit; covered parking may be provided for all resident and staff parking

Fences and Walls

- Privacy fencing along south and east property lines shall be constructed of 8'-0" stained cedar.
- Decorative split-rail fencing elsewhere on the property shall be no more than 36" in height (measured to the centerline of top rail); setback from property line shall be 0'-0"
- Decorative stone walls (non-retaining) shall be no more than 42" in height (measured to the top of wall); setback from property line shall be 0'-0"

Building Signage

- Size and shape of building signage shall be based on attached concept drawings; location per concept plan

Dumpster Enclosures

- Size and shape of dumpster enclosures shall be based on attached concept drawings; location per concept plan

HERITAGE FARMS
COLLEYVILLE, TEXAS
AUGUST 3, 2012

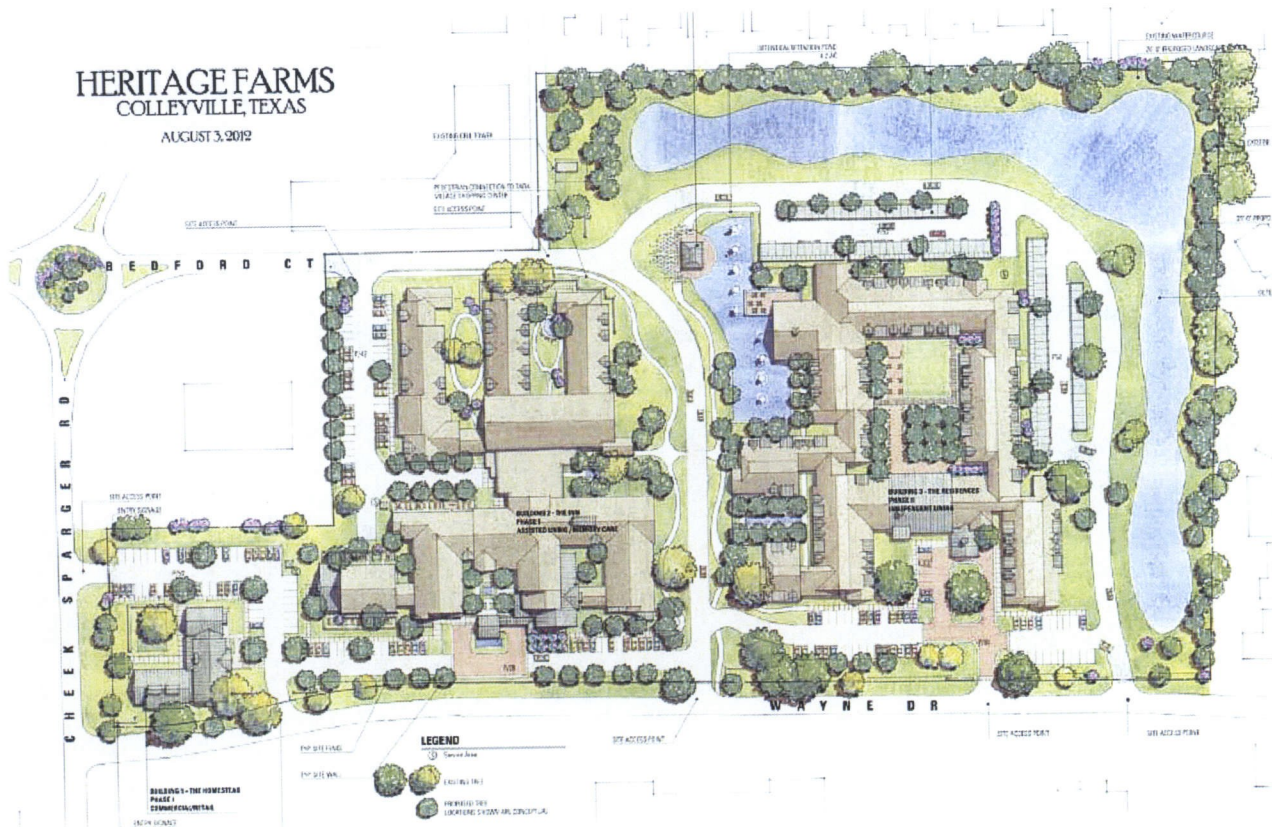
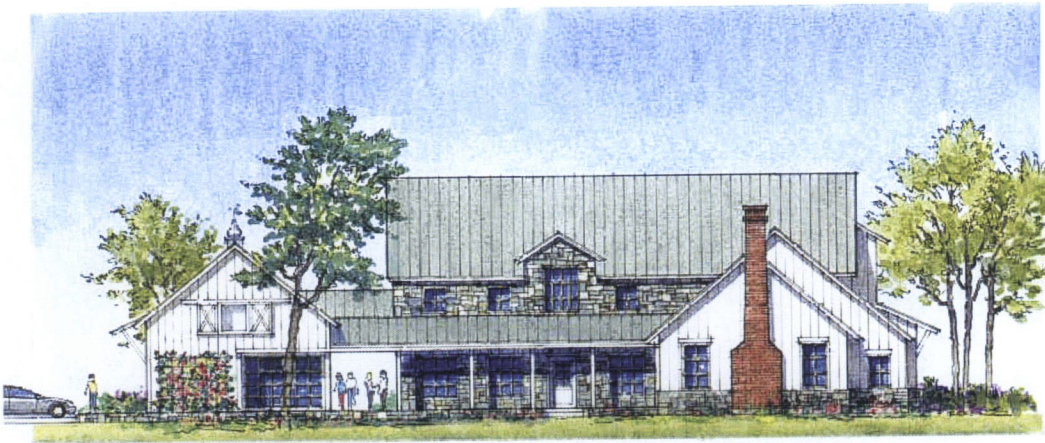


Exhibit "E" – Building Elevations



scale: 1 : 16

THE HOMESTEAD at
HERITAGE FARMS

Conceptual Wayne Drive Elevation

All buildings not to exceed 35'-0" in height



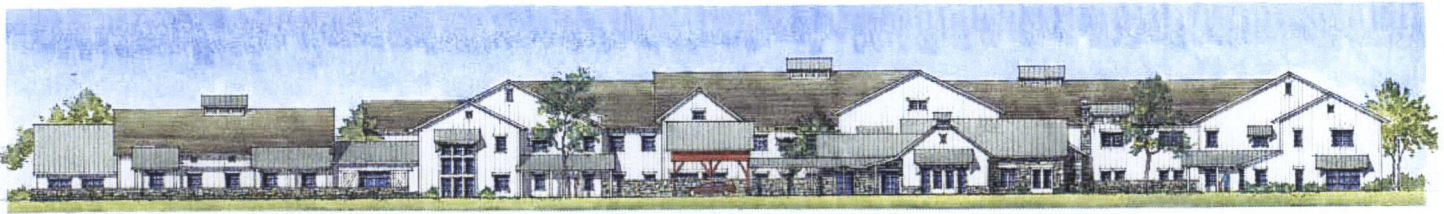
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THE HOMESTEAD at
HERITAGE FARMS

Conceptual Cheek-Sparger Elevation

All buildings not to exceed 35'-0" in height

Exhibit "E" – Building Elevations Continued



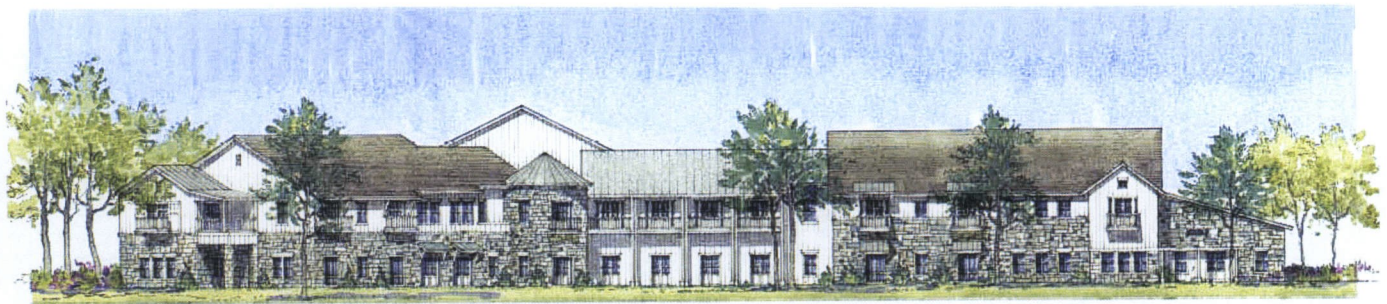
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THE INN at HERITAGE FARMS

Assisted Living and Memory Care

Conceptual Wayne Drive Elevation

All buildings not to exceed 35'-0" in height



scale: 1 : 20

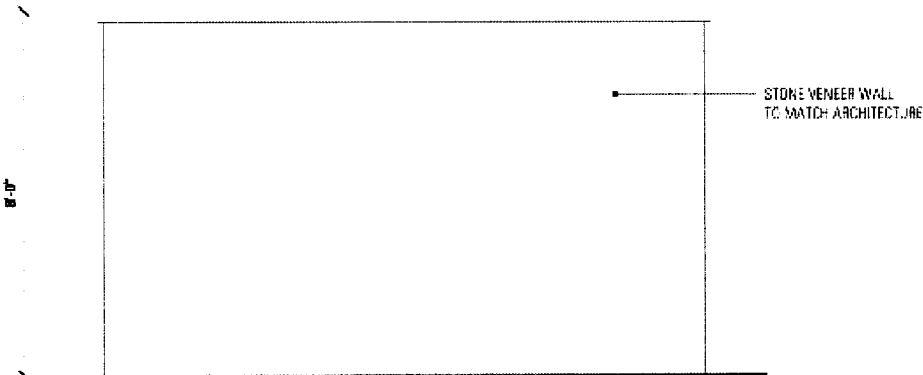
THE RESIDENCES at HERITAGE FARMS

Independent Living Residences

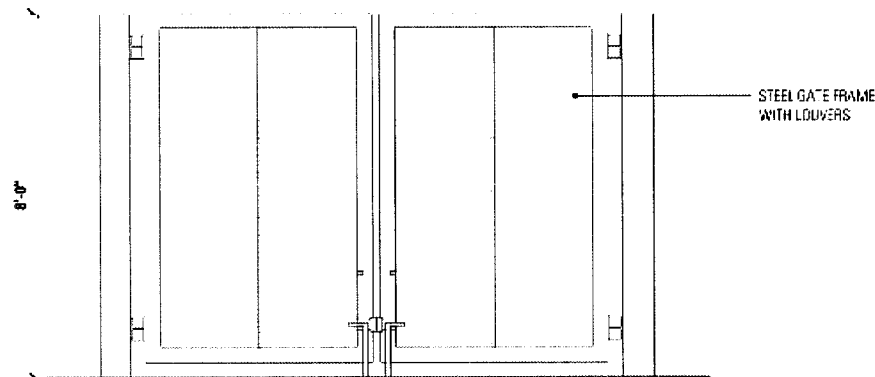
Conceptual Wayne Drive Elevation

All buildings not to exceed 35'-0" in height, with the exception
of area defined by PUD-C site plan where allows to 50'-0".

Exhibit "F" – Dumpster Enclosure Elevations



SIDE ELEVATION



FRONT ELEVATION

1 DUMPSTER ENCLOSURE
Scale: 1/4" = 1'

Statement of Planning Objectives – Sagora Senior Living

Introduction

Sagora Senior Living and Confluent Development collectively have more than 85 projects of development and operations experience in the senior living services space.

Sagora Senior Living, along with its affiliates, have been enriching the lives of our seniors and their families for over three decades. The dedication and commitment of our associates to our “Resident First” philosophy creates and maintains a reputation of excellence in senior housing. Based in Fort Worth, Texas, the Sagora Senior Living family of companies is focused solely on the senior housing industry, with involvement in the ownership, development, acquisition, and operation of communities, including cottages, independent living, assisted living, and memory care. We currently operate 61 communities in 12 states, serving 7,400+ residents with 3,800+ associates. We have developed a reputation for providing exceptional residential options and are one of the nation’s Top 50 senior housing operators. Each location offers signature programming, five-star amenities, unparalleled care, and socially active cultures, as well as unique local takes on our “Resident First” philosophy.

The 18-acre undeveloped property south of Cheek-Sparger Road adjacent to the east side of Wayne Drive presents an excellent opportunity for Sagora to bring its senior living philosophy and experience to the City of Colleyville in a meaningful and high-quality way.

Proposed Use

Confluent Development and Sagora Senior Living are requesting to advance the development of a senior living community restricted to individuals 55 years and older, consistent with the existing PUD-C zoning on this property but with fewer total units, fewer total square feet, less parking, more open space, and greater setbacks to the main building from the east and south property lines.

The new senior living community will consist of duplex Cottages placed strategically on the perimeter of the project as a sensitive transitional use to our residential neighbors. The main building will provide living options and support services and amenities for independent residents, residents with assistance needs and memory care residents. No office or other commercial uses are proposed.

In total, there are 19 Cottages totaling 38 units, 132 Independent Living units, 65 Assisted Living units, and 20 Memory Care units for a total of 255 Units. In addition, the main building will provide abundant service and amenity spaces including a commercial kitchen, dining room, bistro, theater, fitness center, salon, library and three private courtyards. The AL/MC units will be licensed Type B by the Texas Department of Aging and Disability Services.

Design Intent

The proposed project is substantially consistent in use, form, and architectural character with the senior living PUD currently in effect on the property. Further, the site and buildings have been designed

mindfully to be compatible with the surrounding development patterns and character. The Sagora Senior Living community is nestled within a natural soft rolling pastoral site. As you approach the main entry, a generous landscape buffer featuring established heritage trees and water feature greets you, setting the stage for the main Independent Living building; an “old meets new” vernacular defining our community.

The project takes vehicular access directly from Wayne Drive and Bedford Court. There is no direct access to Cheek-Sparger Road. Access is purposefully placed to provide efficient circulation throughout the site while also leading residents and guests to the primary entrance for the IL portion of the building, or the primary entrance for the AL/MC portion of the building, which are separate, visible and distinct with amenitized and safe drop-off areas. Parking is dispersed throughout the site to minimize the visual impact on our residents and our neighbors, while still convenient for our residents, guests and employees. The Cottages self-park with one garage space and 1 driveway space. There is also a service drive and delivery area on the east side of the site to which all delivery drivers will be directed prior to arrival to keep truck and vehicular traffic as separated as possible.

Architecturally, the main entry commons building is designed to emulate a late 1800 manor house. Spacious outdoor living areas flank entry points, extending a warm welcome to visitors, residents, and the Colleyville community. It seamlessly integrates new additions of a one-story memory care building, juxtapose a two-story assisted living building and a 3-story independent living building; all surrounded by a landscaped arroyo and one-story duplex cottages. When you add in the stormwater pond, arroyos, open spaces, and three generous private courtyards, which allow for comfortable and secure outdoor recreational opportunities and increased daylight for our resident units, the project provides for nearly 60% private open space, all connected by a perimeter and internal sidewalk circulation system.

More than a nod to the past, the main Manor house embodies an evolution across generations. Familiar material of standing seam metal roof, German smear random rubble limestone, rustic dark stained wood trellises and trim are familiar and reminiscent of a bygone era, bringing comfort to residents, families, and friends. This blend of history and modern Texas vernacular is where the past meets the present, creating an atmosphere that anchors the community to the history of Colleyville.

Land Use Request

With this application, Confluent is seeking approval for an Amendment to the 2012 PUD (Ord. 0-12-1832) for the primary purposes of:

1. Continuing with a for-profit, rental-fee-for-service Senior Living project for residents 55 and older.
2. Removing office and retail commercial uses from the allowed uses on the property.
3. Adding Independent Living Cottages as a sensitive transitional use from the adjacent single-family home neighbors.
4. Providing 26 fewer total units, and 18,500 fewer total square feet.
5. Providing a 3rd story for Independent Living residents in the center of the site.
6. Providing 57 fewer overall parking stalls.
7. Providing nearly the same amount of open space (54% vs. 53%).
8. Providing a 300' setback to the main building from the east property line – 63' increase.
9. Providing a 343' setback to the main building from the south property line – 168' increase.

Colleyville Senior Living – Comparison Chart

Category	2012 Existing PUD	2024 Proposed PUD	Change
Land Area	18.45 Acres	18.45 Acres	No Change
Proposed Use	Senior Living	Senior Living	No Change
Ownership Type	For Profit	For Profit	No Change
Operational Model	Rental, Fee for Service	Rental, Fee for Service	No Change
Other Uses	Retail, Office	Senior Living Only	No Commercial Uses
Levels of Care	Independent Living	Independent Living	No Change
	Assisted Living	Assisted Living	
	Memory Care	Memory Care	
Independent Living Units	162	132	30 fewer units
Assisted Living Units	74	65	9 fewer units
Memory Care Units	45	20	25 fewer units
Independent Living Cottages	0	38	38 more cottages
Total Unit Count	281	255	26 fewer total units
Number of Stories	1, 2 ½	1, 2 & 3	1/2 additional story
Total Project Size	321,500 SF	244,000 + 59,000 = 303,000 SF	18,500 SF smaller
Total Parking Spaces	282 + retail/office = 330	197 + 76 (2/cottage) = 273	57 fewer stalls (95 fewer surface)
Open Space	54%	53% (58% w/private yards)	1% less open space (or 4% more)
Distance – Bldg. to East PL	237'	300' & 165'	63' greater to main building
Distance – Bldg. to South PL	175'	343' & 90'	168' greater to main building

2012 Source: City of Colleyville Ordinance 0-12-1832

Summary of Architectural Guidelines

Development Program

IL	132 Units	= 173,000 SF
AL	65 Units	= 58,000 SF
MC	20 Units	= 13,000 SF
TOTAL MAIN BLDG.		= 244,000 SF

Cottages (w/o Garage)	38 Units	= 59,000 SF
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TOTAL PROJECT SIZE	255 Units	= 303,000 SF
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Main Building Footprint	= 99,000 SF
Cottages Footprint (incl. Garage)	= 79,000 SF
TOTAL BUILDING FOOTPRINT	= 178,000 SF (22% of Site Area)

Open Space

Detention/Retention Pond	= 200,000 SF
Site Open Space	= 223,000 SF
TOTAL OPEN SPACE	= 423,000 SF (53%)
Private Yards	= 43,000 SF

All Landscaping shall comply with Chapter 4-Landscaping in the Land Development Code.

Building Setbacks (minimums)

North (Cheek Sparger)

- Cottages = 50'
- Main Building = 540'

South

- Cottages = 90'
- Main Building = 343'

East

- Cottages = 165'
- Main Building = 300'

West (Wayne Drive)

- Cottages = 22'
- Main Building = 120'

Building Height

3-Story Independent Living Building

- 38' to top of 3rd Floor
- 54' to top of Primary Roof Ridge
- Up to 62' for Architectural Enhancements (peaked elements, chimneys, etc.)

2-Story Assisted Living Building

- 26' to top of 2nd Floor
- 38' to top of Primary Roof Ridge
- Up to 44' for Architectural Enhancements (peaked elements, chimneys, etc.)

1-Story Memory Care Building

- 12' to top of 1st Floor
- 23' to top of Primary Roof Ridge
- Up to 26' for Architectural Enhancements (peaked elements, chimneys, etc.)

Single-Story Cottages

- 21' to top of Roof Ridge
- Up to 22' for Architectural Enhancements (peaked elements)

Building Elevations

Main Building

- 50% Masonry (including Stone) minimum. Stucco, EIFS, Stone, Wood, Fiber Cement Panel, and the like shall comprise the other 50%. Calculations shall exclude door and window openings.

Cottages

- 50% Masonry (including Stone) minimum. Stucco, EIFS, Stone, Wood, Fiber Cement Panel, and the like shall comprise the other 50%. Calculations shall exclude door and window openings.

Parking Required

The development shall provide a minimum of 251 parking spaces based on the following formula:

1 space for every 2 AL/MC Units	85 Units = 43 Spaces
1 space for every 1 IL Unit	132 Units = 132 Spaces
2 Spaces for each Cottage Unit	38 Units = 76 Spaces

Parking Provided

Surface Parking Spaces	197
Cottage Parking Spaces	76 (1 garage + 1 driveway or 1 parallel space on internal drive)
TOTAL PARKING SPACES	273

Sidewalks

The sidewalk along Cheek-Sparger Road must be at least 5' wide. The sidewalk along Wayne Drive must be at least 4' wide. Sidewalk on Bedford Court shall not be required, but if installed must be at least 4' wide. Sidewalks must be installed when any new structures are built on the property.

Site Lighting

All lighting shall be directed away from adjacent residential properties. Illumination from light poles shall not exceed 0.5 foot-candles as measured from any portion of the property line.

Fences and Walls

An 8' fence, which shall be a preponderance of masonry materials (no less than 50%), with other materials allowed as necessary to protect trees or as needed in regard to other considerations, shall be constructed along the south and east property lines adjacent to the existing residential uses located in the City of Bedford.

Decorative security fencing on the west and north property lines shall be 6' black metal. Security gates shall match the black metal fence design.

Each Cottage and other ground level private outdoor spaces shall be defined with 48" black metal fencing. Decorative Walls or Retaining Walls shall be masonry and match the primary colors of the main building.

Building Signage

In addition to the Signage allowances and requirements in the Land Development Code, the project shall be permitted up to two Subdivision Monument Signs and one General Business Sign, or one Subdivision Monument Sign and two General Business Signs as they are defined in the Land Development Code, generally where indicated on the overall site plan.

Dumpster Enclosures

All requirements of the Land Development Code shall be met.

Additional Development Elements

Traffic Impact

A stamped, signed Traffic Summary Memo from Kimley Horn to the City of Colleyville determined the proposed Sagora Senior Living development is not anticipated to have any significant impacts on the surrounding roadway network. Using rates published in the Institute of Transportation Engineers (ITE) Trip Generation 11th Edition, the daily trip generation was calculated to be 805 vehicles per day. Based on that finding and on other information provided in the memo, the proposed Sagora Colleyville development is not anticipated to have any significant impacts on the surrounding roadway network.

Roadway Improvements

A right-turn lane on northbound Wayne Drive will be added where it intersects with Cheek-Sparger Road. Total estimated cost, scope, feasibility and traffic impact of the construction of a northbound right-turn lane at this intersection will be determined by a registered professional engineer in the State of Texas and the City of Colleyville Public Works Engineering department.

We understand the intersection of Cheek-Sparger Road and Bedford Road to be a “Special Consideration Intersection” by the City for improvements such as a roundabout. As a way of contributing to the funding of construction of the improvements at this intersection, we propose the use of roadway and water/sewer impact fees from the Sagora Senior Living project, combined with contributions from Confluent Development and Covenant Christian Academy (fees already assessed). A detailed proposal of sources and uses has been provided to the City.

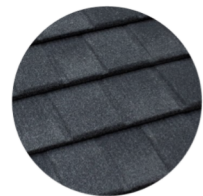


SITE SUMMARY		
SITE AREA	803,682 SF	18.45 AC
BUILDING FOOTPRINT	178,000 SF	22%
PAVED SURFACES (PARKING & DRIVE)	160,000 SF	20%
PRIVATE YARD AREA	43,000 SF	5%
OPEN SPACE (NON-DETENTION)	223,000 SF	28%
DETENTION AREA	200,000 SF	25%
TOTAL OPEN SPACE	423,000 SF	53%
INDEPENDENT LIVING UNITS	132 UNITS	173,000 SF
ASSISTED LIVING UNITS	65 UNITS	58,000 SF
MEMORY CARE UNITS	20 UNITS	13,000 SF
COTTAGES	38 UNITS	59,000 SF
TOTAL SENIOR LIVING UNITS	255 UNITS	
TOTAL BUILDING SF	303,000 SF	
SURFACE PARKING SPACES	197	
COTTAGE PARKING SPACES	76 (1 GARAGE + DRIVEWAY/PARALLEL)	
TOTAL PARKING SPACES	273	

*** NOTES:

1. 18.45 ACRES PLATTED AS HERITAGE FARMS, BLOCK A, LOT 1.
2. NO FEMA 100 YEAR FLOODPLAIN ON THIS PROPERTY OR ON THE CREEK SPARGER RIGHT OF WAY.
3. PARKING SPACES ARE 9' X 18'.
4. DETAILED LANDSCAPING AND PLANTING PLANS WILL BE PREPARED WITH FINAL CONSTRUCTION PLANS FOR MANY OPEN SPACE/ LANDSCAPE AREAS. THIS INCLUDES FOUNDATION PLANTINGS, COURTYARD AREAS AND ALONG WAYNE DRIVE TO SCREEN PARKING.





1. ASPHALT SHINGLE ROOFING



2. BARSTOCK RAILING



3. EIFS



4. WOOD TRELLIS



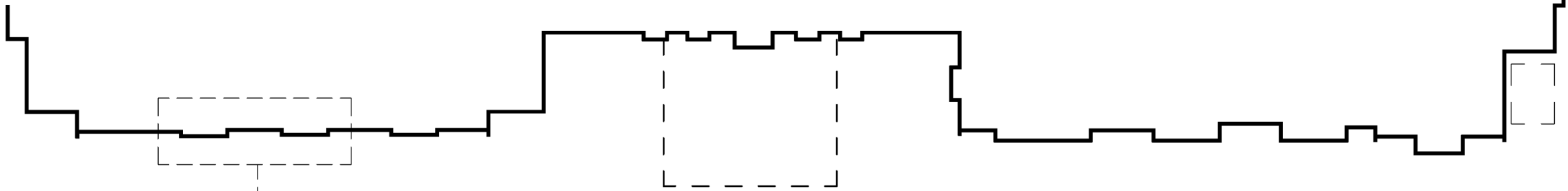
5. BRICK WITH CAST STONE CAP



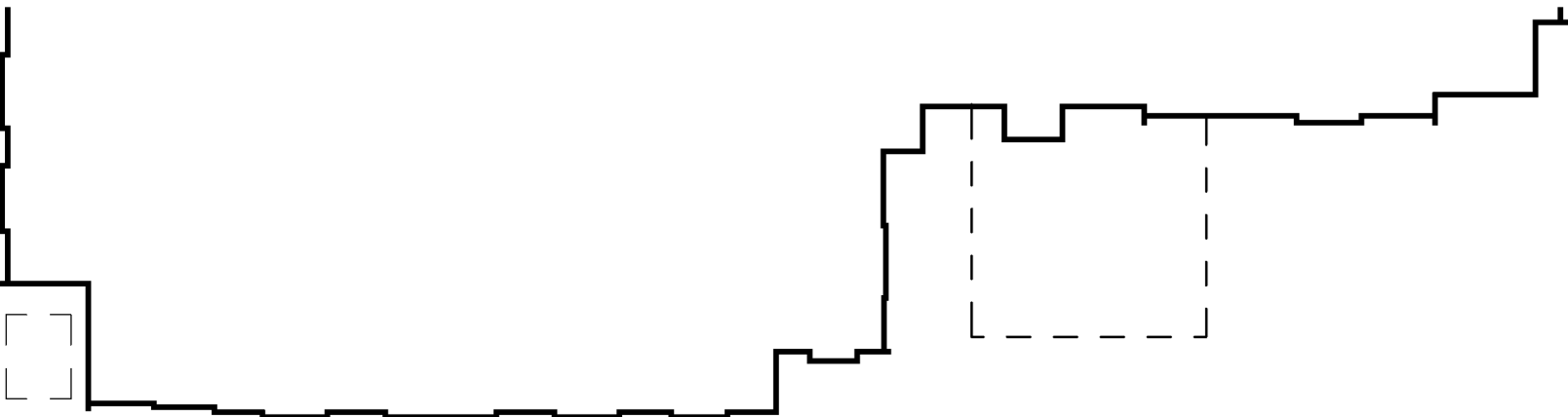
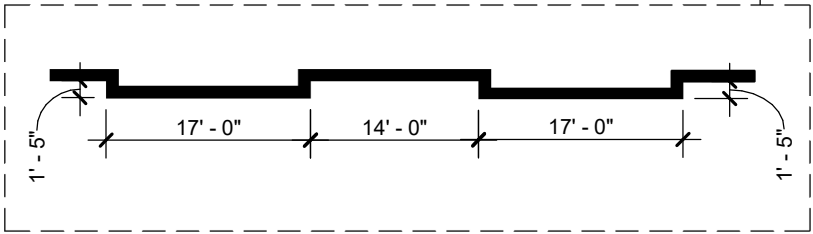
6. STONE (RANDOM RUBBLE)



7. CEMENTITIOUS PANELS



WEST ELEVATION



NORTH ELEVATION

NOT FOR CONSTRUCTION OR REGULATORY APPROVAL



DEVELOPER
CONFLUENT DEVELOPMENT
2215 MARKET STREET
DENVER, CO 80205

OWNER
BEALL DENTON PARTNERS
5712 COLLEYVILLE BLVD.,
SUITE 200
COLLEYVILLE, TX 76034

ARCHITECT
HKS
350 N Saint Paul St, #100,
Dallas, TX 75201

LANDSCAPE ARCHITECT
NORRIS DESIGN
208 N Market St Suite 250,
Dallas, TX 75202

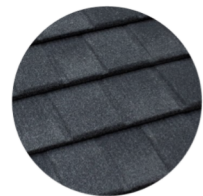
CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
260 Davis St #100, McKinney,
TX 75069

SAGORA SENIOR LIVING

COLLEYVILLE, TEXAS

0 20 40 FT





1. ASPHALT SHINGLE ROOFING



2. BARSTOCK RAILING



3. EIFS



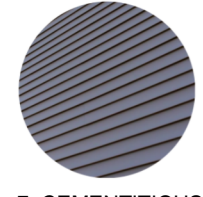
4. WOOD TRELLIS



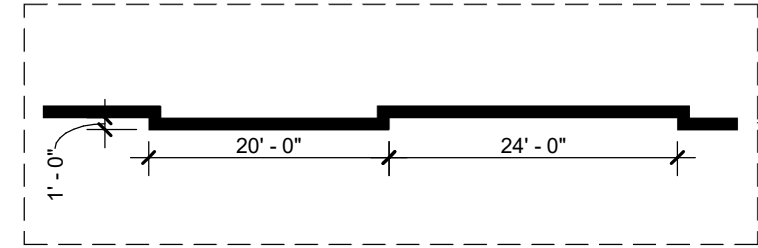
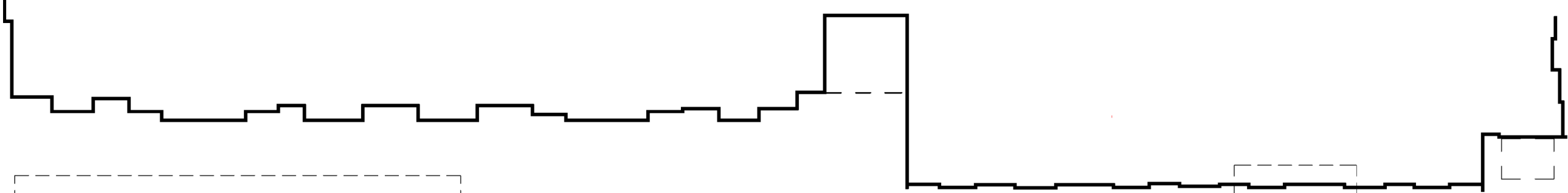
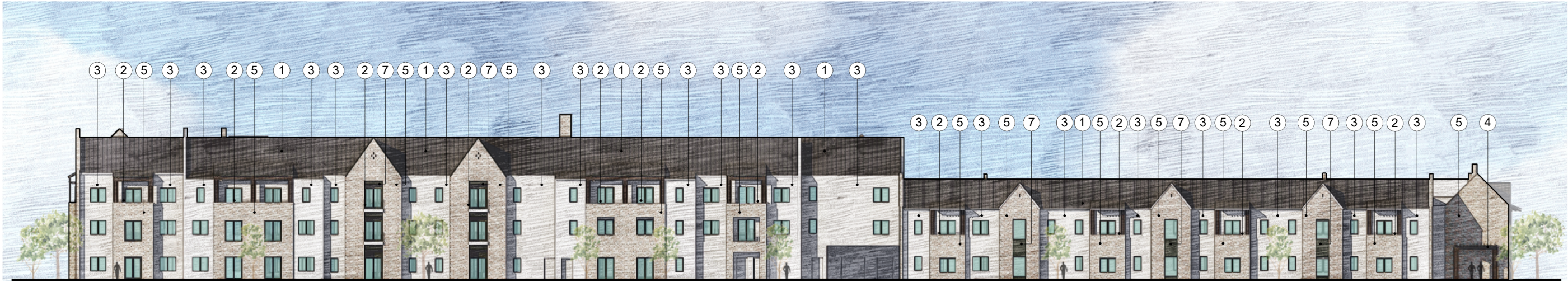
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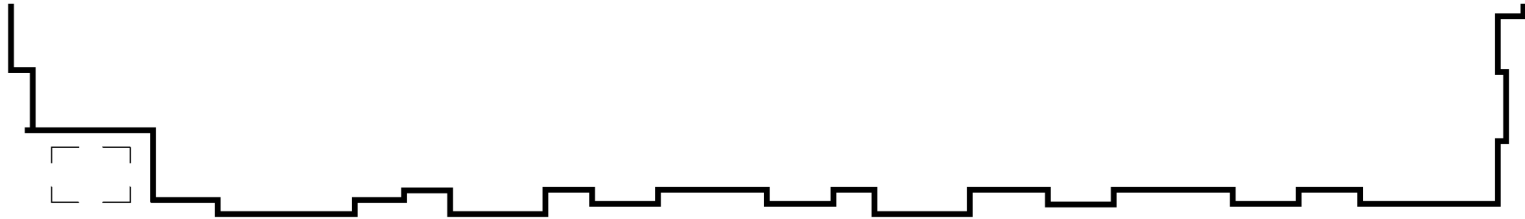
6. STONE (RANDOM RUBBLE)



7. CEMENTITIOUS PANELS



EAST ELEVATION



SOUTH ELEVATION

NOT FOR CONSTRUCTION OR REGULATORY APPROVAL



DEVELOPER
CONFLUENT DEVELOPMENT
2215 MARKET STREET
DENVER, CO 80205

OWNER
BEALL DENTON PARTNERS
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SUITE 200
COLLEYVILLE, TX 76034

ARCHITECT
HKS
350 N Saint Paul St, #100,
Dallas, TX 75201

LANDSCAPE ARCHITECT
NORRIS DESIGN
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Dallas, TX 75202

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
260 Davis St #100, McKinney,
TX 75069

SAGORA SENIOR LIVING

COLLEYVILLE, TEXAS

0 20 40 FT





FRONT ELEVATION



BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



NOT FOR CONSTRUCTION OR REGULATORY APPROVAL



DEVELOPER
CONFLUENT DEVELOPMENT
2215 MARKET STREET
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Dallas, TX 75202

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
260 Davis St #100, McKinney,
TX 75069

SAGORA SENIOR LIVING

COLLEYVILLE, TEXAS





NOT FOR CONSTRUCTION OR REGULATORY APPROVAL



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Dallas, TX 75202

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
260 Davis St #100, McKinney,
TX 75069

SAGORA SENIOR LIVING

COLLEYVILLE, TEXAS

HKS

**NORRIS
DESIGN**
PEOPLE + PLACEMAKING





NOT FOR CONSTRUCTION OR REGULATORY APPROVAL



DEVELOPER
CONFLUENT DEVELOPMENT
2215 MARKET STREET
DENVER, CO 80205

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Dallas, TX 75201

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NORRIS DESIGN
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Dallas, TX 75202

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
260 Davis St #100, McKinney,
TX 75069

SAGORA SENIOR LIVING

COLLEYVILLE, TEXAS





NOT FOR CONSTRUCTION OR REGULATORY APPROVAL



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DENVER, CO 80205

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SAGORA SENIOR LIVING

COLLEYVILLE, TEXAS





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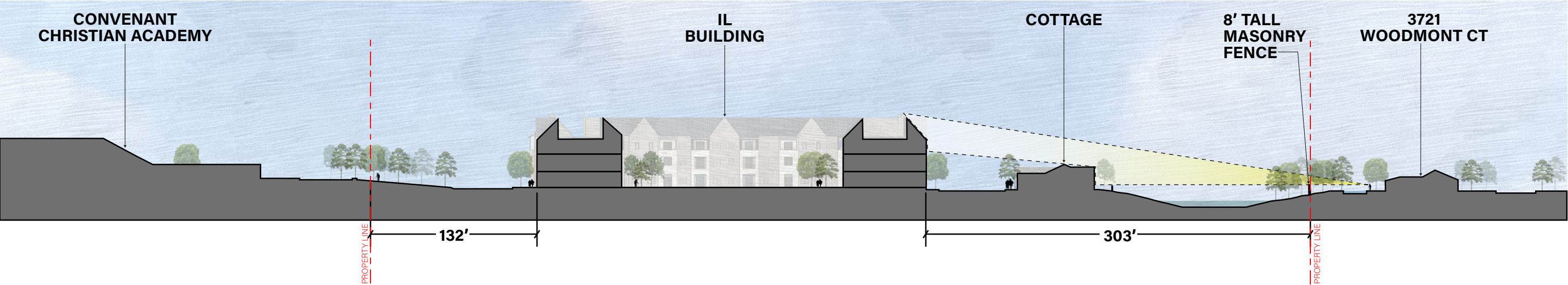
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NORRIS DESIGN
208 N Market St Suite 250,
Dallas, TX 75202

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
260 Davis St #100, McKinney,
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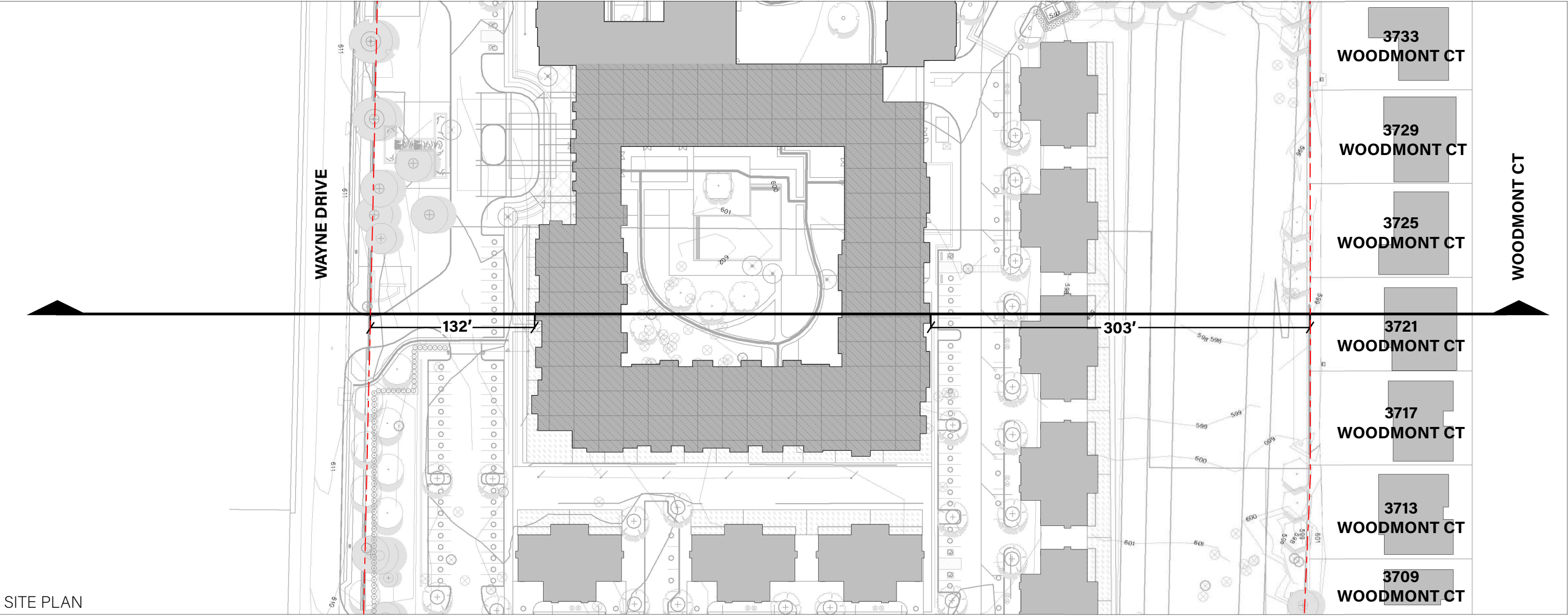
SAGORA SENIOR LIVING

COLLEYVILLE, TEXAS





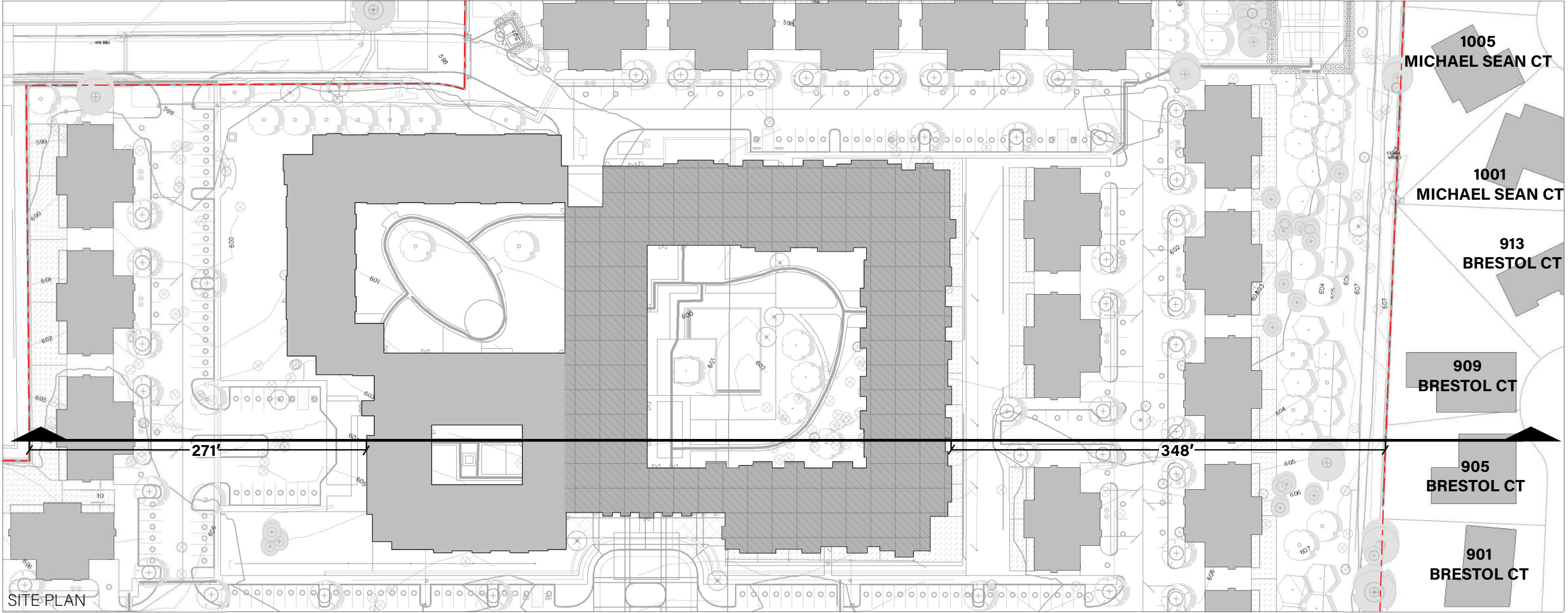
SECTION LOOKING NORTH



SITE PLAN



SECTION LOOKING EAST



DEVELOPER
CONFLUENT DEVELOPMENT
2215 MARKET STREET
DENVER, CO 80205

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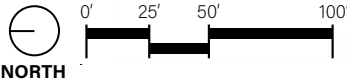
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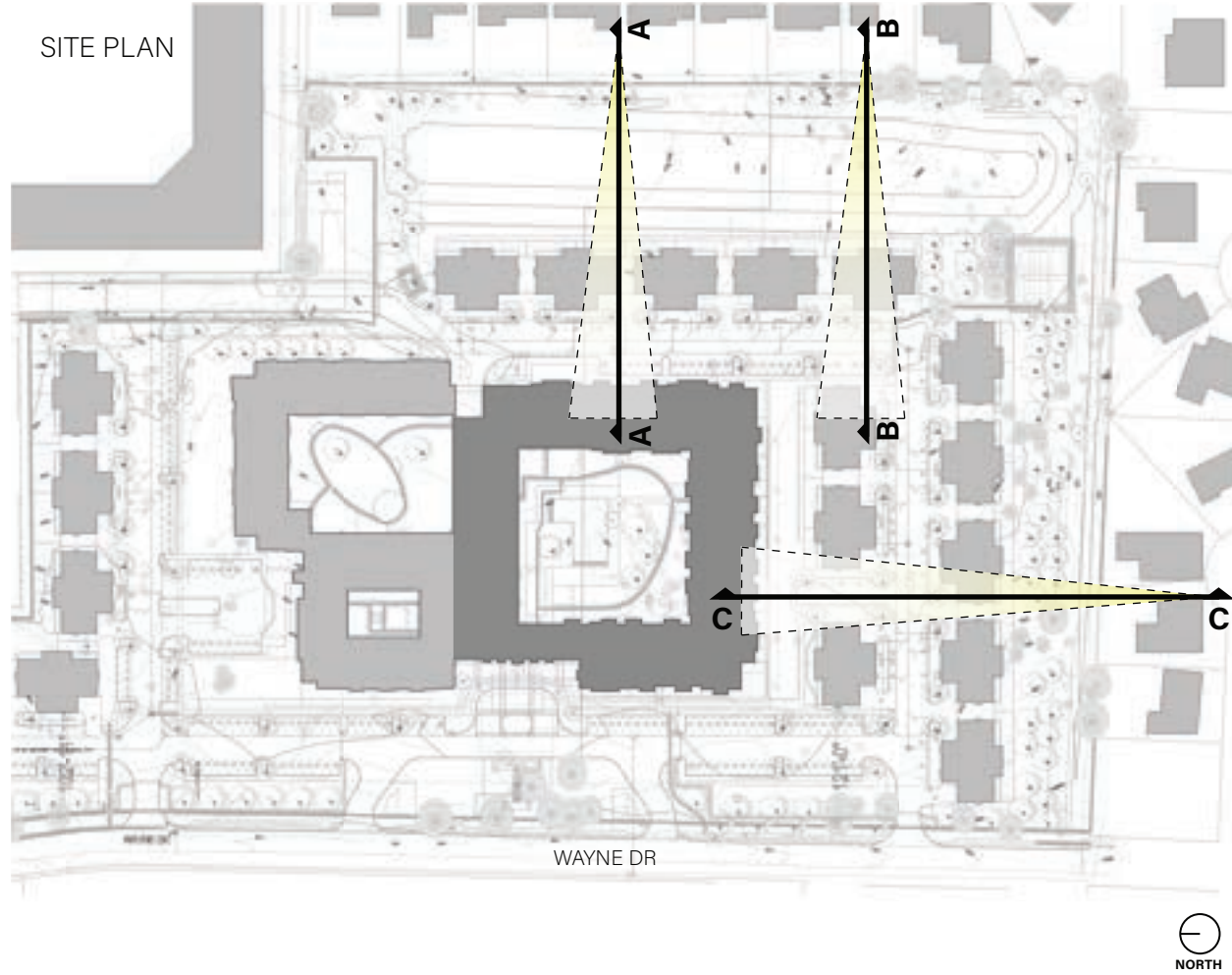
SAGORA SENIOR LIVING

COLLEYVILLE, TEXAS

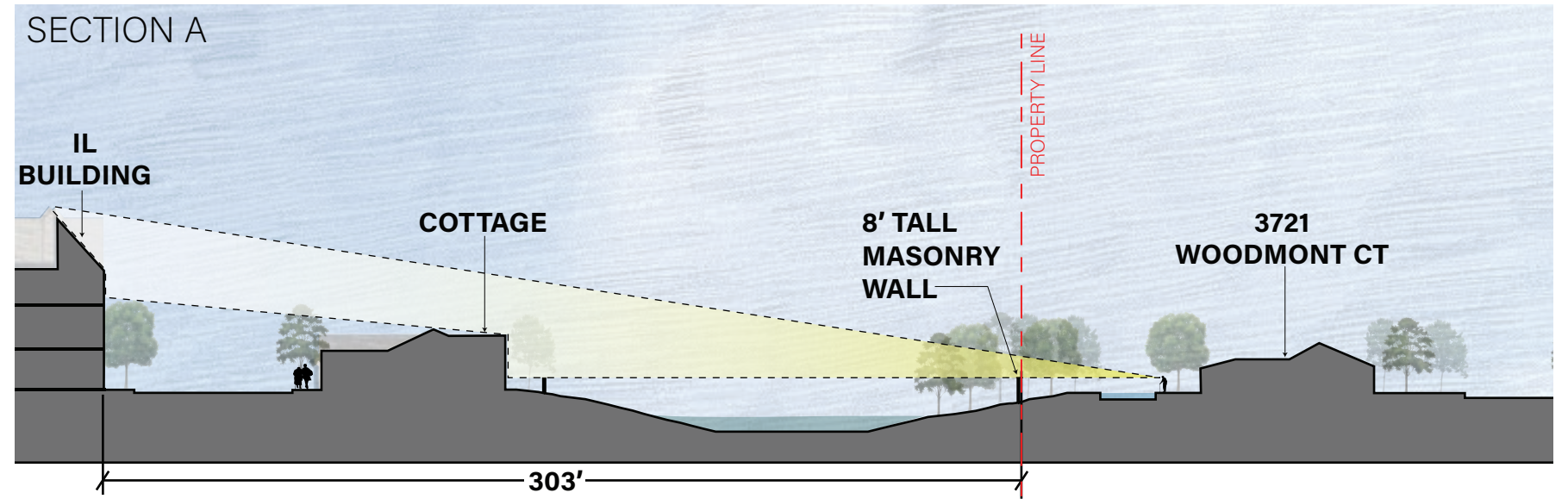


NOT FOR CONSTRUCTION OR REGULATORY APPROVAL

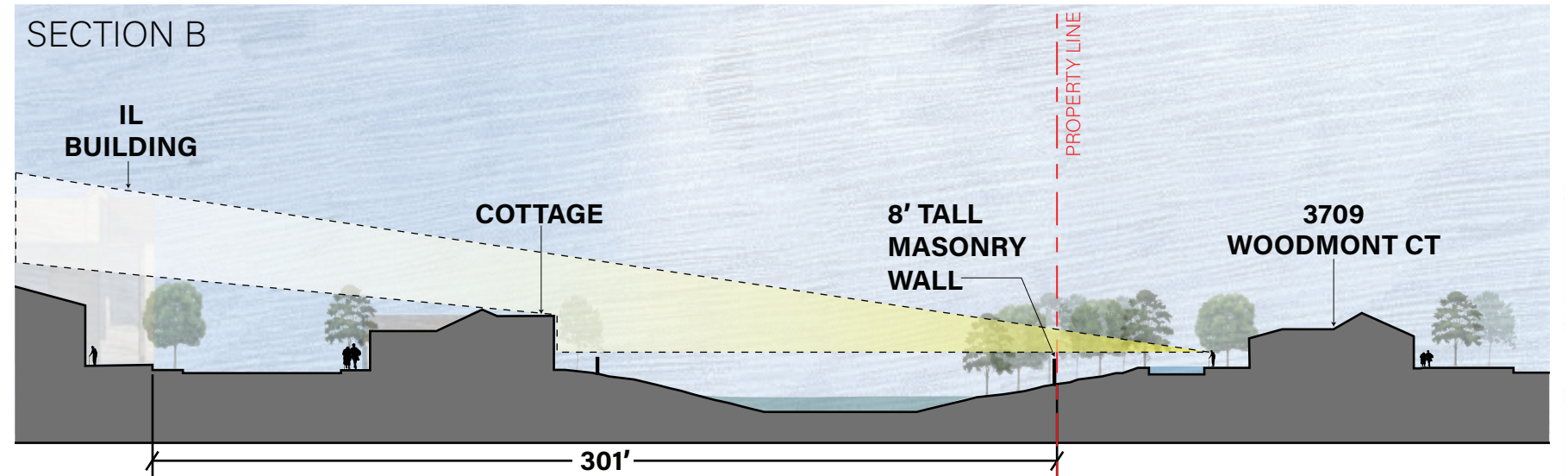
SITE PLAN



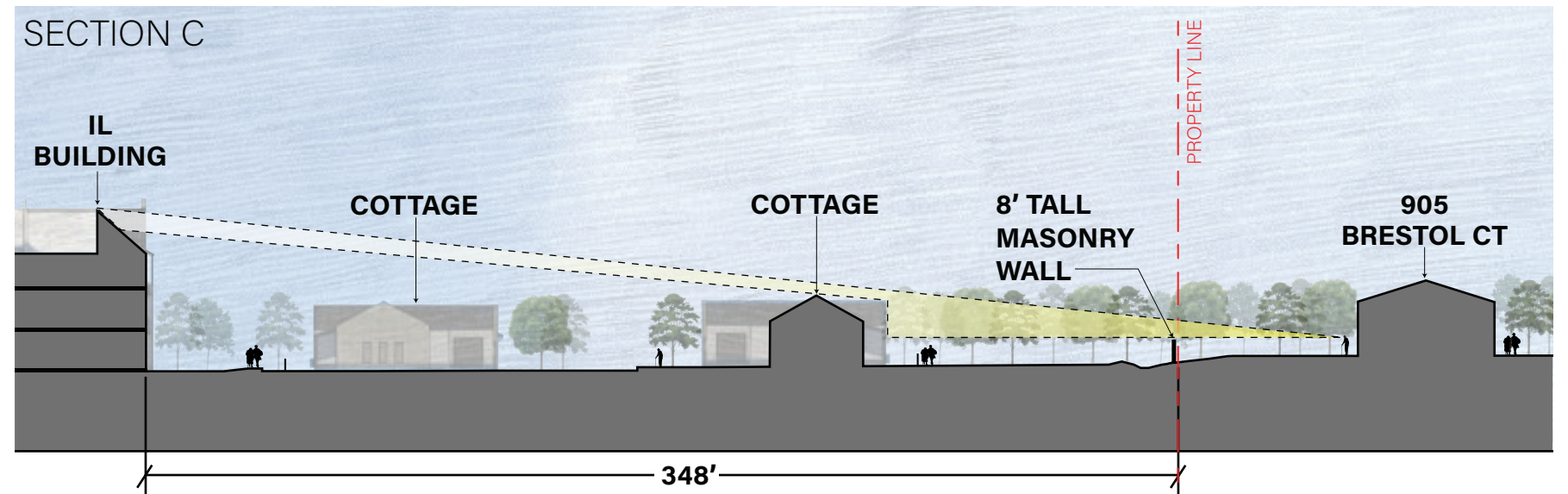
SECTION A



SECTION B



SECTION C



NOT FOR CONSTRUCTION OR REGULATORY APPROVAL

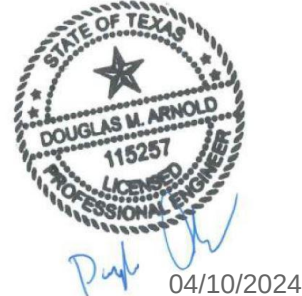
MEMORANDUM

To: Mr. Larry Wright, P.E.
City of Colleyville, Texas

From: Douglas Arnold, P.E.

Date: April 10, 2024

Re: Sagora Colleyville – Traffic Summary Memo
Colleyville, Texas



A residential development is proposed southwest of Cheek-Sparger Road and Bedford Court in the City of Colleyville, Texas. The development is anticipated to include a mix of senior housing options, including the following: 38 senior adult housing units (detached), 132 senior adult housing (attached), 20 congregate care units, and 65 assisted living units. Access to the development is proposed via one connection to Cheek-Sparger Road at Bedford Court and multiple connections to Wayne Drive. The anticipated completion date of the development is 2025.

Based on Chapter 9 of the City's *Land Development Code*, a traffic impact analysis is required when a development is anticipated to generate more than 1,000 vehicle trips per day. Using rates published in the Institute of Transportation Engineers (ITE) *Trip Generation* 11th edition, the daily trip generation was calculated to be 805 vehicles per day (49 AM peak hour trips, 64 PM peak hour trips). Based on this calculation, a traffic impact analysis would not be required based on the City's *Land Development Code*. A detailed trip generation table is provided as an **Attachment**.

Although a traffic impact analysis is not required by code, a high-level traffic review was performed for the proposed development to determine if there are any anticipated impacts to the adjacent public street with the addition of the site traffic. The following provides some takeaways from that review:

- A peak period traffic counts was performed on Tuesday, September 27, 2022, at the intersections of Cheek-Sparger Road & Bedford Court. Based on the counts, there are 1,210 vehicles during the AM peak hour volume and 1,450 vehicles during the PM peak hour.
- Based on anticipated travel patterns of the development traffic, it is anticipated that 65% of the site traffic will travel through the intersection of Cheek-Sparger Road & Bedford Court. This equates to 31 vehicles during the AM peak hour and 41 vehicles during the PM peak hour. This increase in traffic represents a 2.5% increase in overall intersection volumes during the AM peak hour and a 2.8% increase in overall intersection volumes during the PM peak hour. These percentages are typically thought of having an insignificant impact on intersection operations.
- Based on field observations at the intersection of Cheek-Sparger Road & Bedford Court, the northbound and southbound approaches appear to operate below acceptable conditions during the weekday AM and PM peak hours.
- Based on the projected site traffic volumes, right-turn lanes and left-turn lanes are not anticipated to be needed to serve development traffic at the access points along Wayne Drive.

Based on the information provided above, the proposed Sagora Colleyville development is not anticipated to have any significant impacts on the surrounding roadway network.



Nick Sopko

*FOR PERMITTING ONLY

4/16/2024

Summary

To: Mr. Larry Wright, P.E., City of Colleyville

From: Nicholas Sopko, P.E., CFM
Kyle Dickey, P.E., CFM
Kimley-Horn and Associates, Inc.

Date: April 16, 2024

Subject: Sagora Colleyville

This letter summarizes the drainage analysis performed by Kimley-Horn and Associates, Inc. ("Kimley-Horn") for the proposed Confluent Colleyville site in Colleyville, Texas.

Confluent Colleyville is a proposed senior living facility to be located at the southeast corner of Cheek-Sparger Road and Wayne Drive in the City of Colleyville, Texas. The following sections of this report describe the methodologies and supporting data used to determine existing and proposed condition flows within the watershed. The results of the study indicate that detention is necessary for the development.

Hydrology

The subject property naturally drains to two existing storm sewer pipes. A 36" RCP is located at the southern end of Bedford Court. A 66" RCP is located at the northeast corner of the subject property. Additionally, a second 66" RCP drains flow from the single-family development located east of the subject property. Record drawings for these storm sewer pipes were not found, therefore all three pipes are assumed to connect underneath Bedford Court at the northeast corner of the property. The two 66" RCPs convey flow to an existing channel on the north side of Cheek-Sparger Road.



Kimley-Horn prepared existing and proposed condition drainage area maps for the watershed draining through the two existing 66" RCPs. The drainage area maps are attached to this tech memo in **Appendix A** for reference.

Kimley-Horn selected the NRCS dimensionless unit hydrograph for this analysis since the total drainage area is greater than 100 acres. A PondPack v. 10.02.00.01 model was prepared for existing and proposed conditions and have been included in this submittal. Both conditions include 24-hour frequency storms for the 2-, 5-, 10-, 25-, 50, and 100-year storm events. Rainfall data was obtained from the City of Fort Worth Drainage Manual, which references iSWM Hydrology rainfall data.

Curve numbers were determined in accordance with City of Colleyville criteria and Technical Release 55 (TR-55). Offsite land uses were assumed to be fully developed and consistent with the City of Colleyville and City of Bedford Future Land Use Plans. Hydrologic soil groups were obtained from the Natural Resource Conservation Service (NRCS) Web Soil Survey.

Times of concentration were determined using TR-55 methodology for developed and undeveloped conditions. Storm sewer travel times were determined using an assumed storm sewer path, and assumed storm sewer velocities of 6 feet per second. Muskingum-Cunge and standard lag routing methods were assigned to open channel and culvert sections respectively. Detailed hydrologic parameter calculation tables are attached to this tech memo in **Appendix A** for reference.

Results

The proposed development indicates no flow increases for the 50- and 100-yr. storm events, which can be found in **Appendix B**. The lower storm events, 2-, 5- and 10-yr, show flow increases where the flow enters into the storm system at Junction-F. Once the flow leaves the system, there is no longer an increase. The table below summarizes the existing and proposed condition 100-year flows at several locations within the watershed. Additionally, tables for each of the design storm events are included in **Appendix B**.

Table 1: 100-Year Flow Comparisons

Existing Junction	Proposed Junction	Existing Flow (cfs)	Proposed Flow (cfs)	Difference (cfs)
J-A	J-A	194.59	194.59	0.00
J-B	J-B	174.75	174.75	0.00
J-C	J-C	373.68	371.17	-2.51
J-D	J-D	288.81	288.81	0.00
J-E	J-E	867.41	796.07	-71.34
J-F	J-F	238.76	236.33	-2.43
J-G	J-G2	818.19	746.86	-71.33

The two existing 66" RCPs do not have sufficient capacity to convey the 100-year flows from the watershed. Kimley-Horn prepared a PondPack analysis to determine the headwater elevation at the culvert entrance and to quantify how much flow would pass through the existing commercial development as weir flow and how much flow would be conveyed through the two existing 66" RCPs as pipe flow. Output from the PondPack analysis is attached to this letter and a summary of the results is included in the table below.

Table 2: Existing and Proposed PondPack Result Table

	Existing	Proposed
100-Year Flow (cfs)	342	247
Pipe Flow (cfs)	264	246.3
Weir Flow (cfs)	78	0.3
Pond Volume (ac-ft)	4.1	12.2
100-Year Headwater Elevation	598.43	597.78

Conclusion

The results of this analysis show a decrease in the 25-, 50- and 100-year peak flow design storm events with the construction of a detention facility. The additional volume from the proposed detention pond allows for a decrease in flow from the development.

Please note that this is for permitting only, not for construction. I trust that the information provided in this letter and its attachments is sufficient to meet the City of Colleyville drainage requirements for the subject property. However, if you have questions or comments on the analysis, please do not hesitate to contact me at the number below.

If there are any questions regarding this evaluation, please contact Nicholas Sopko, P.E., CFM at 817-335-6511 or at nick.sopko@kimley-horn.com.

K:\FTW_Hydro\064609800_Confluent Colleyville\Docs\Tech Memo.Docx

APPENDIX A

EXISTING CONDITION DRAINAGE AREA SUMMARY TABLE					
Basin	Area (ac.)	Soil Group (%)	CN Description	Weighted CN	Time of Concentration (hrs)
DA-A	31.34	60% B + 40% D	40% Institutional 60% Residential (1/4 acre lots)	83.0	0.309
DA-B	32.65	55% B + 45% D	20% Institutional 80% Residential (1/4 acre lots)	82.0	0.420
DA-C	33.78	35% B + 65% D	5% Open Space 10% Institutional 10% Multifamily 75% Residential (1/4 acre lots)	83.7	0.263
DA-D	48.65	35% B + 65% D	10% Multifamily 90% Residential (1/4 acre lots)	83.5	0.348
DA-E	11.63	20% B + 80% D	40% Residential (1/4 acre lots) 60% Commercial	90.5	0.238
DA-F	7.86	65% B + 35% D	70% Institutional 30% Open Space	81.5	0.232
DA-G	16.25	5% B + 95% D	5% Residential (1/4 acre lots) 95% Open Space	79.4	0.393

PROPOSED CONDITION DRAINAGE AREA SUMMARY TABLE					
Basin	Area (ac.)	Soil Group (%)	CN Description	Weighted CN	Time of Concentration (hrs)
DA-A	31.34	60% B + 40% D	40% Institutional 60% Residential (1/4 acre lots)	83.0	0.309
DA-B	32.65	55% B + 45% D	20% Institutional 80% Residential (1/4 acre lots)	82.0	0.420
DA-C	33.78	35% B + 65% D	5% Open Space 10% Institutional 10% Multifamily 75% Residential (1/4 acre lots)	83.7	0.263
DA-D	48.65	35% B + 65% D	10% Multifamily 90% Residential (1/4 acre lots)	83.5	0.348
DA-E	11.63	20% B + 80% D	40% Residential (1/4 acre lots) 60% Commercial	90.5	0.238
DA-F	6.88	65% B + 35% D	100% Multifamily	87.5	0.249
DA-G	17.23	5% B + 95% D	100% Assisted Living	91.7	0.214

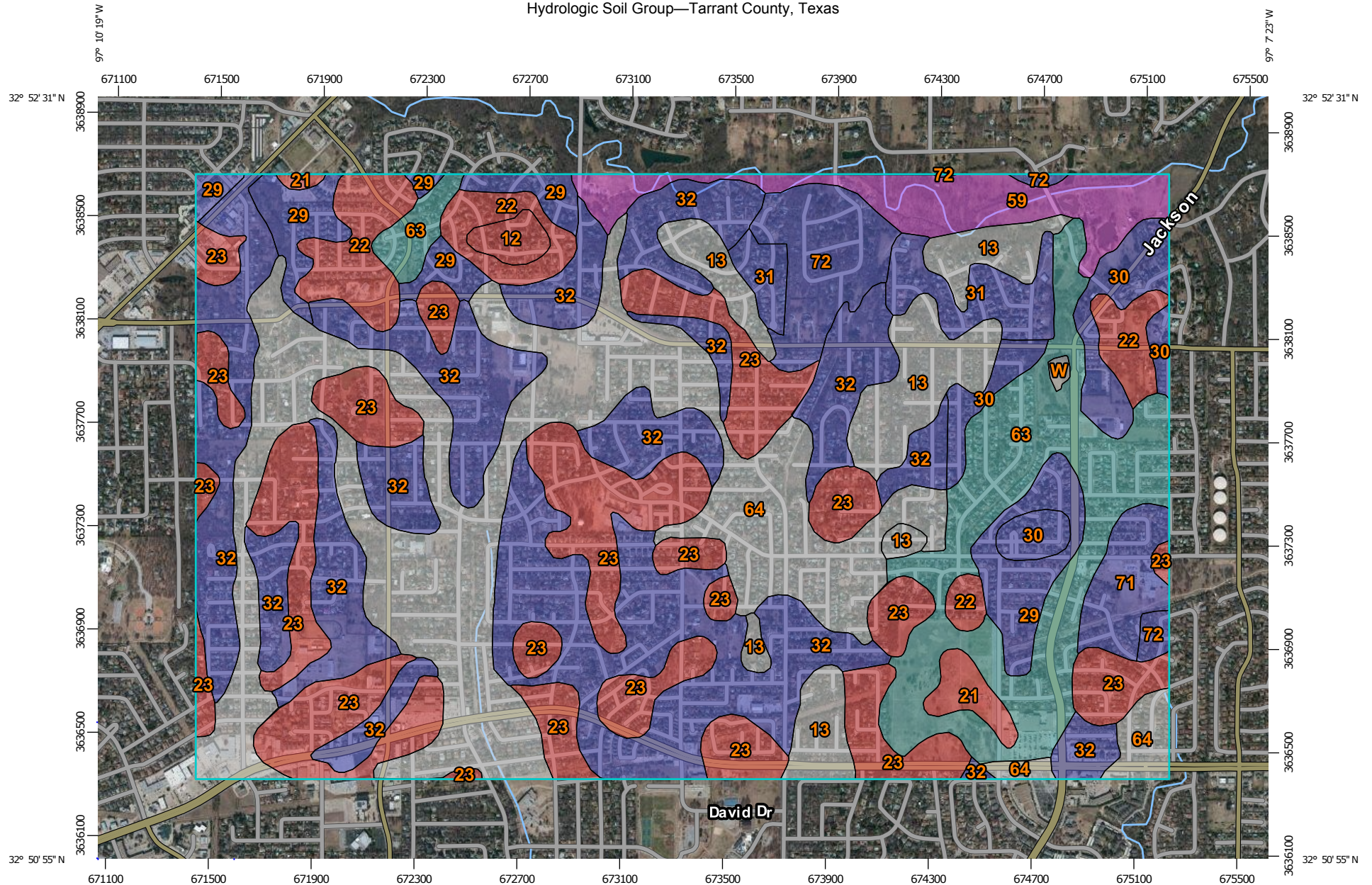
EXISTING CONDITION HYDROLOGIC MODEL ROUTES										
Reach Name	Upstream Junction	Downstream Junction	Length	Methodology	Upstream Elevation	Downstream Elevation	Slope	Bottom Width	Side Slope	Mannings "n"
			(ft)				(ft/ft)	(ft)	(x':1')	
R-A	J-A	J-F	558	Muskingum-Cunge	610	598	0.022	0	2	0.045
R-B	J-B	J-C	719	Muskingum-Cunge	608	601	0.010	5	2	0.045
R-C	J-C	J-G	881	Muskingum-Cunge	601	590	0.012	5	2	0.045
R-D	J-D	J-G	217	Standard Lag	Assumed Velocity = 6 fps; lag = 1 minute					
R-G	J-G	J-E	440	Standard Lag	Assumed Velocity = 6 fps; lag = 1 minute					

PROPOSED CONDITION HYDROLOGIC MODEL ROUTES										
Reach Name	Upstream Junction	Downstream Junction	Length	Methodology	Upstream Elevation	Downstream Elevation	Slope	Bottom Width	Side Slope	Mannings "n"
			(ft)				(ft/ft)	(ft)	(x':1')	
R-A	J-A	J-A1	1082	Standard Lag	Assumed Velocity = 6 fps; lag = 2 minute					
R-B	J-B	J-C	1574	Muskingum-Cunge	607	590	0.011	5	4	0.045
R-C	J-C	J-G2	901	Muskingum-Cunge	605	590	0.017	5	4	0.045
R-D	J-D	J-G2	235	Standard Lag	Assumed Velocity = 6 fps; lag = 1 minute					
R-G2	J-G2	J-E	439	Standard Lag	Assumed Velocity = 6 fps; lag = 1 minute					

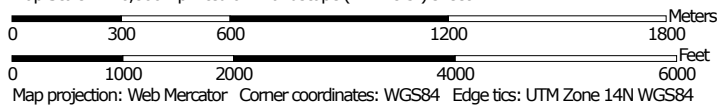
Rainfall Data						
Duration (min)	2-year Depth (in)	5-year Depth (in)	10-year Depth (in)	25-year Depth (in)	50-year Depth (in)	100-year Depth (in)
5	0.439	0.572	0.673	0.807	0.909	1.012
15	0.875	1.137	1.336	1.601	1.801	2.004
60	1.572	2.047	2.408	2.888	3.248	3.619
120	1.935	2.555	3.031	3.671	4.159	4.669
180	2.154	2.871	3.423	4.173	4.752	5.361
360	2.558	3.446	4.135	5.077	5.81	6.586
720	3.016	4.089	4.919	6.051	6.928	7.852
1440	3.522	4.776	5.747	7.069	8.096	9.175

Rainfall data was obtained from the City of Fort Worth Drainage Manual, which references iSWM Hydrology rainfall data.

Hydrologic Soil Group—Tarrant County, Texas



Map Scale: 1:20,800 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

7/17/2013
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tarrant County, Texas
 Survey Area Data: Version 8, Sep 21, 2012

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 13, 2010—Mar 1, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Tarrant County, Texas (TX439)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
12	Birome-Aubrey-Rayex complex, 5 to 15 percent slopes	D	11.1	0.5%
13	Birome-Aubrey-Urban land complex, 5 to 15 percent slopes		122.1	5.6%
21	Crosstell fine sandy loam, 1 to 3 percent slopes	D	17.2	0.8%
22	Crosstell fine sandy loam, 3 to 6 percent slopes	D	88.9	4.0%
23	Crosstell-Urban land complex, 1 to 6 percent slopes	D	391.5	17.8%
29	Gasil fine sandy loam, 1 to 3 percent slopes	B	90.8	4.1%
30	Gasil fine sandy loam, 3 to 8 percent slopes	B	64.9	2.9%
31	Gasil sandy clay loam, graded, 1 to 5 percent slopes	B	49.9	2.3%
32	Gasil-Urban land complex, 1 to 8 percent slopes	B	555.4	25.3%
59	Pulexas fine sandy loam, frequently flooded	A	80.1	3.6%
63	Rader fine sandy loam, 0 to 3 percent slopes	C	205.0	9.3%
64	Rader-Urban land complex, 0 to 3 percent slopes		419.7	19.1%
71	Silstid loamy fine sand, 1 to 5 percent slopes	B	33.9	1.5%
72	Silstid-Urban land complex, 1 to 5 percent slopes	B	66.4	3.0%
W	Water		2.0	0.1%
Totals for Area of Interest			2,199.0	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

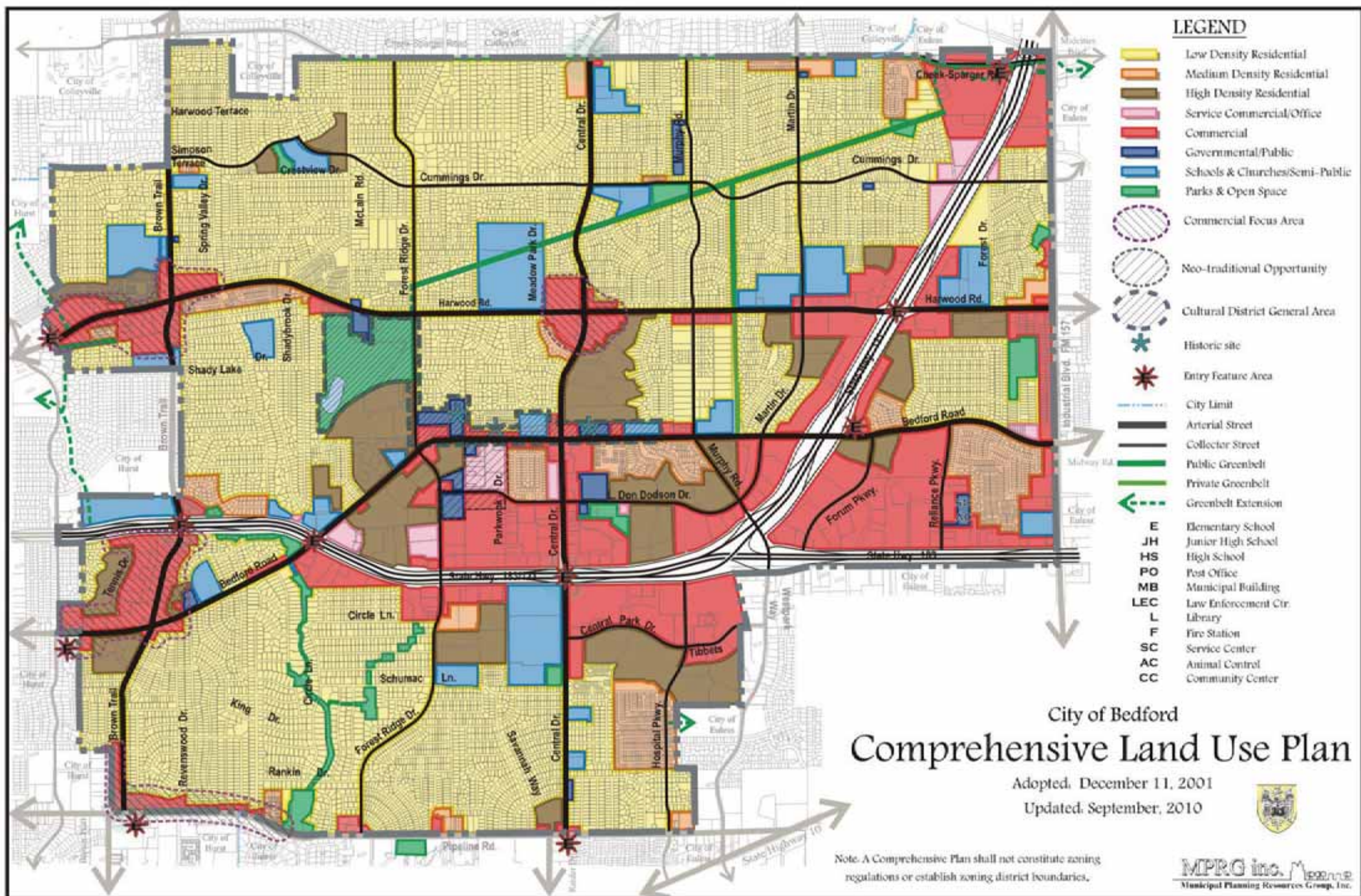
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

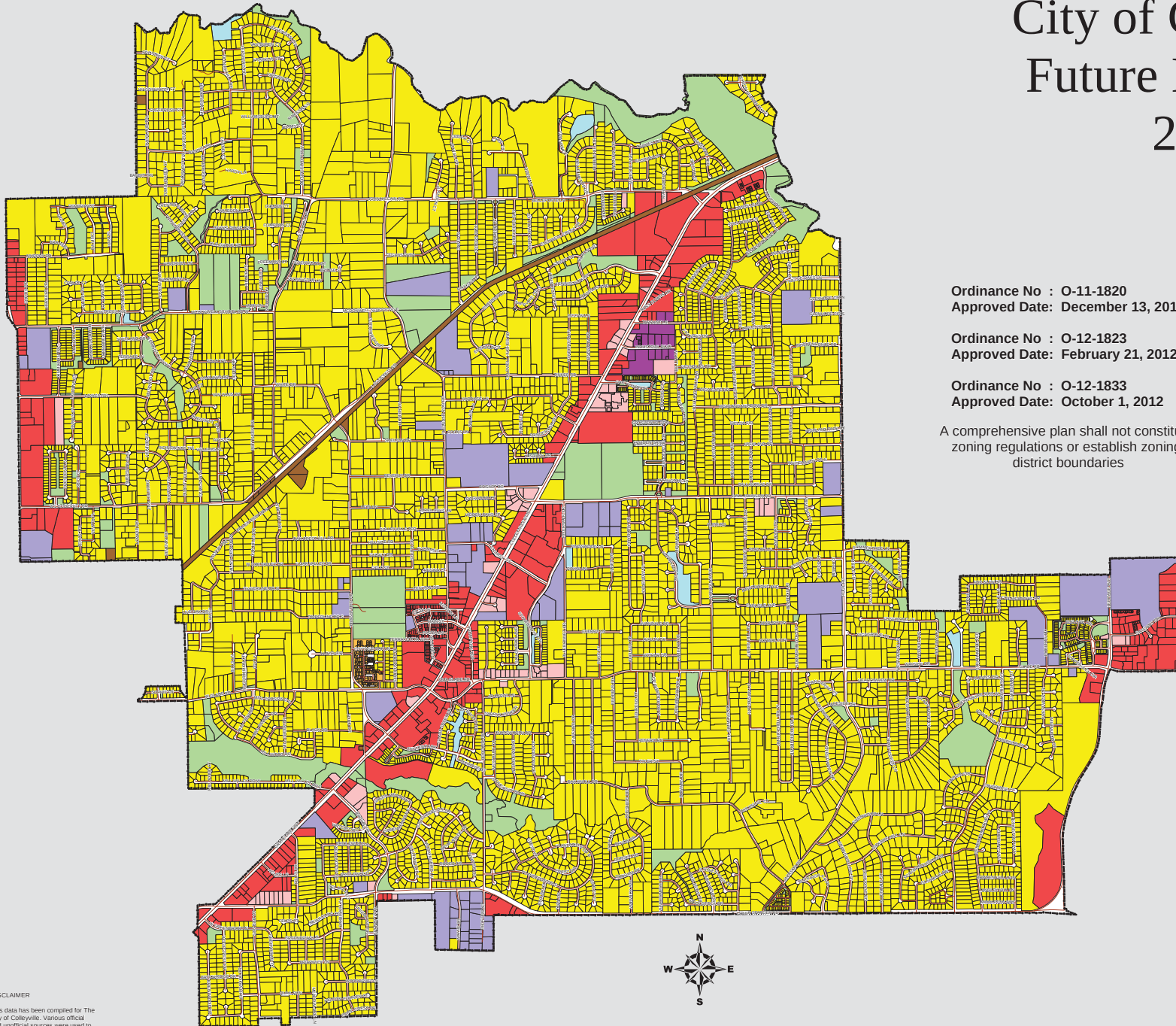
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



City of Colleyville Future Land Use 2025



Ordinance No : O-11-1820
Approved Date: December 13, 2011

Ordinance No : O-12-1823
Approved Date: February 21, 2012

Ordinance No : O-12-1833
Approved Date: October 1, 2012

A comprehensive plan shall not constitute
zoning regulations or establish zoning
district boundaries

Legend

- Roads
- Single Family
- Multi-Family
- Office
- Retail
- Institutional
- Industrial
- Roadway
- Utilities
- Parks
- Private Open Space
- Water
- City Limit



0 1,050 2,100 4,200 6,300 8,400
Feet

DISCLAIMER
This data has been compiled for The City of Colleyville. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



Revision Date: May 1, 2013

TIME OF CONCENTRATION & LAG TIME																													
TR-55 Methodology																													
EXISTING CONDITION		SHEET FLOW						SHALLOW CONCENTRATED FLOW						OPEN CHANNEL FLOW								STORM SEWER FLOW			TOTAL				
		Tc = (0.007(nL) ^{0.8})/(P ² ^{0.5})(s ^{0.4}) 2-year/24-hr Rainfall Depth (in.) from iSWM = 3.52						Tc = L / 60*V						Tc = L / 60*V V = (1.49/n)*R ^(2/3) *s ^(1/2)								Tc = L / 60*V							
Basin	Development Condition	Length (ft)	Elev ₁	Elev ₂	Slope (ft/ft)	Manning's "n"	T _{c1} (min)	Length (ft)	Elev ₂	Elev ₃	Slope (ft/ft)	Condition TR-55 Fig. 3-1	V _{avg} (ft/s)	T _{c2} (min)	Length (ft)	Manning's "n"	Area (ft²)	Perimeter (ft)	Radius (ft)	Elev ₃	Elev ₄	Slope (ft/ft)	V _{avg} (ft/s)	T _{c3} (min)	Travel Length (ft)	Travel Velocity (ft/s)	Travel Time (min)	T _{cTOTAL} * (min)	T _{lag} 0.6*T _c (min)
DA-A	Developed	100	655.0	653.0	0.020	0.240	13.6	150	653.0	650.0	0.020	Unpaved	2.28	1.1	839	0.013	3.0	12.5	0.24	650.0	627.0	0.027	7.3	1.9	706	6	2.0	18.6	11.1
DA-B	Deveoped	100	626.0	625.0	0.010	0.240	17.9	167	625.0	624.0	0.006	Unpaved	1.25	2.2	1382	0.013	3.0	12.5	0.24	624.0	609.0	0.011	4.6	5.0				25.2	15.1
DA-C	Devleoped	100	661.0	658.0	0.030	0.240	11.6	496	658.0	633.0	0.050	Unpaved	3.62	2.3	883	0.013	3.0	12.5	0.24	633.0	607.0	0.029	7.6	1.9				15.8	9.5
DA-D	Devleoped	100	646.0	644.0	0.020	0.240	13.6	127	644.0	638.0	0.047	Unpaved	3.51	0.6	776	0.013	3.0	12.5	0.24	638.0	612.0	0.034	8.1	1.6	1829	6	5.1	20.9	12.5
DA-E	Devleoped	37	637.0	636.0	0.027	0.240	5.4								1359	0.045	10.0	20.1	0.50	636.0	604.0	0.024	3.2	7.1	634	6	1.8	14.3	8.6
DA-F	Undevleoped	100	620.0	614.0	0.060	0.240	8.8	532	614.0	606.0	0.015	Unpaved	1.98	4.5	354	0.045	32.0	17.9	1.79	606.0	594.0	0.034	9.0	0.66				13.9	8.3
DA-G	Undevleoped	100	608.0	606.0	0.020	0.240	13.6	1025	606.0	594.0	0.012	Unpaved	1.75	9.8	118	0.045	52.0	22.9	2.27	594.0	590.0	0.034	10.5	0.19				23.6	14.1

PROPOSED CONDITION PHASE 1		SHEET FLOW						SHALLOW CONCENTRATED FLOW						OPEN CHANNEL FLOW										STORM SEWER FLOW			TOTAL			
		Tc = (0.007(nL) ^{0.8})/(P ² *0.5)(s ^{0.4}) 2-year/24-hr Rainfall Depth (in.) from iSWM = 3.52						Tc = L / 60*V						Tc = L / 60*V V = (1.49/n)*R ^{2/3} *s ^{1/2}										Tc = L / 60*V						
Basin	Development Condition	Length (ft)	Elev ₁	Elev ₂	Slope (ft/ft)	Manning's "n"	T _{c1} (min)	Length (ft)	Elev ₂	Elev ₃	Slope (ft/ft)	Condition TR-55 Fig. 3-1	V _{avg} (ft/s)	T _{c2} (min)	Length (ft)	Manning's "n"	Area (ft²)	Perimeter (ft)	Radius (ft)	Elev ₃	Elev ₄	Slope (ft/ft)	V _{avg} (ft/s)	T _{c3} (min)	Travel Length (ft)	Travel Velocity (ft/s)	Travel Time (min)	T _{cTOTAL} * (min)	T _{lag} 0.6*T _c (min)	
DA-A	Developed	100	655.0	653.0	0.020	0.240	13.6	150	653.0	650.0	0.020	Unpaved	2.28	1.1	839	0.013	3.0	12.5	0.24	650.0	627.0	0.027	7.3	1.9	706	6	2.0	18.6	11.1	
DA-B	Developed	100	626.0	625.0	0.010	0.240	17.9	167	625.0	624.0	0.006	Unpaved	1.25	2.2	1382	0.013	3.0	12.5	0.24	624.0	609.0	0.011	4.6	5.0				25.2	15.1	
DA-C	Developed	100	661.0	658.0	0.030	0.240	11.6	496	658.0	633.0	0.050	Unpaved	3.62	2.3	883	0.013	3.0	12.5	0.24	633.0	607.0	0.029	7.6	1.9				15.8	9.5	
DA-D	Developed	100	646.0	644.0	0.020	0.240	13.6	127	644.0	638.0	0.047	Unpaved	3.51	0.6	776	0.013	3.0	12.5	0.24	638.0	612.0	0.034	8.1	1.6	1829	6	5.1	20.9	12.5	
DA-E	Developed	37	637.0	636.0	0.027	0.240	5.4								1359	0.045	10.0	20.1	0.50	636.0	604.0	0.024	3.2	7.1	634	6	1.8	14.3	8.6	
DA-F	Developed	100	618.0	614.0	0.040	0.240	10.3	762	614.0	599.0	0.020	paved	2.85	4.5												71	6	0.2	15.0	9.0
DA-G	Developed	100	621.0	614.0	0.070	0.240	8.2	279	614.0	608.0	0.022	paved	2.98	1.6												1099	6	3.1	12.9	7.7

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EXISTING STORM PIPE

CHEEK-SPARGER RD

BROWN TRAIL

SIMPSON TERRACE

WAYNE DR

BEDFORD CT

WOODVALE DR

FOREST RIDGE DR

EX POND

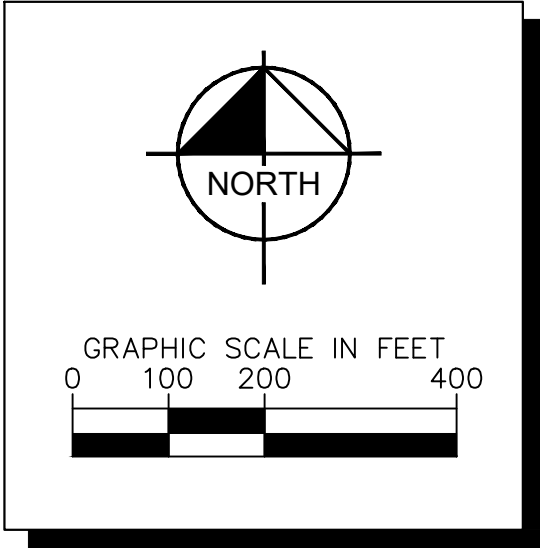
DA-A, DA-B, DA-C, DA-D, DA-E, DA-F, DA-G

J-A, J-B, J-C, J-D, J-E, J-F, J-G

R-A, R-B, R-C, R-D, R-E, R-F, R-G

RC

616, 624, 638, 640, 648, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

[illegible]

Kimley»Horn
225 E. JOHN W. CARPENTER FREEWAY, SUITE 1100
IRVING, TEXAS 75062
PHONE: 214-420-5600
TEXAS REGISTERED ENGINEERING FIRM F-928
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[illegible]

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PROPOSED CONDITION DRAINAGE AREA SUMMARY TABLE

Basin	Area (ac.)	Soil Group (%)	CN Description	Weighted CN	Time of Concentration (hrs)
DA-A	31.34	60% B + 40% D	40% Institutional 60% Residential (1/4 acre lots)	83.0	0.309
DA-B	32.65	55% B + 45% D	20% Institutional 80% Residential (1/4 acre lots)	82.0	0.402
DA-C	33.78	35% B + 65% D	5% Open Space 10% Institutional 10% Multifamily 75% Residential (1/4 acre lots)	83.7	0.263
DA-D	48.65	35% B + 65% D	10% Multifamily 90% Residential (1/4 acre lots)	83.5	0.348
DA-E	11.63	20% B + 80% D	40% Residential (1/4 acre lots) 60% Commercial	90.5	0.238
DA-F	6.88	65% B + 35% D	100% Multifamily	87.5	0.249
DA-G	17.23	5% B + 95% D	100% Assisted Living	91.7	0.214

Proposed Flow Summary Table

Junction	Proposed Flow (cfs)					
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year
Existing Storm System J-A	39	78	108	143	169	195
Existing Ditch System J-B	33	69	97	127	151	175
Existing Ditch System J-C	71	148	206	271	321	371
Existing Storm System J-D	59	118	163	213	251	289
Existing Storm System J-E	150	320	450	590	694	796
Existing Ditch System J-F	50	98	135	175	205	236
Existing Storm System J-G	137	296	419	552	651	747

Junction		Proposed Flow Summary Table					
		Proposed Flow (cfs)					
		2-Year	5-Year	10-Year	25-Year	50-Year	100-Year
Existing Storm System	J-A	39	78	108	143	169	195
Existing Ditch System	J-B	33	69	97	127	151	175
Existing Ditch System	J-C	71	148	206	271	321	371
Existing Storm System	J-D	59	118	163	213	251	289
Existing Storm System	J-E	150	320	450	590	694	796
Existing Ditch System	J-F	50	98	135	175	205	236
Existing Storm System	J-G	137	296	419	552	651	747



PROPOSED DRAINAGE	SAGORA	PROJECT NO. 06-405800	 4/16/2024	Kimley»Horn					
		DATE: APRIL 2024							
		SCALE: AS SHOWN							

SHEET NUMBER EXH-2	PROPOSED DRAINAGE AREA MAP	SAGORA COLLEYVILLE	PROJECT NO. 004605000	4/16/2024		Kimley»Horn 225 E. JOHN W. CARPENTER FREEWAY, SUITE 1100 IRVING, TEXAS 75062 PHONE: 214-420-5600 TEXAS REGISTERED ENGINEERING FIRM # 6978 ©2023, CIVIL ENGINEERING & SURVEYING, INC.	No. _____ DATE _____ BY _____
			DATE: APRIL 2024 SCALE: AS SHOWN DESIGNED BY: RLW 146489 DRAWN BY: RLW CHECKED BY: NRS				

SHEET NUMBER EXH-2	PROPOSED DRAINAGE AREA MAP	SAGORA COLLEYVILLE	PROJECT NO. 004605000	4/16/2024		Kimley»Horn 225 E. JOHN W. CARPENTER FREEWAY, SUITE 1100 IRVING, TEXAS 75062 PHONE: 214-420-5600 TEXAS REGISTERED ENGINEERING FIRM # 6978 ©2023, CIVIL ENGINEERING & SURVEYING, INC.	No. _____ DATE _____ BY _____
			DATE: APRIL 2024 SCALE: AS SHOWN DESIGNED BY: RLW 146489 DRAWN BY: RLW CHECKED BY: NRS				

SHEET NUMBER EXH-2	PROPOSED DRAINAGE AREA MAP	SAGORA COLLEYVILLE	PROJECT NO. 004605000	4/16/2024		Kimley»Horn 225 E. JOHN W. CARPENTER FREEWAY, SUITE 1100 IRVING, TEXAS 75062 PHONE: 214-420-5600 TEXAS REGISTERED ENGINEERING FIRM # 6978 ©2023, CIVIL ENGINEERING & SURVEYING, INC.	No. _____ DATE _____ BY _____
			DATE: APRIL 2024 SCALE: AS SHOWN DESIGNED BY: RLW 146489 DRAWN BY: RLW CHECKED BY: NRS				

APPENDIX B

Existing PondPack Results

2-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft ³ /s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	EX 2-Year	2	None	2.563	12.25	39.12	(N/A)	(N/A)
DA-B	EX 2-Year	2	None	2.515	12.3	33.19	(N/A)	(N/A)
DA-C	EX 2-Year	2	None	2.875	12.2	47.76	(N/A)	(N/A)
DA-D	EX 2-Year	2	None	4.099	12.25	59.1	(N/A)	(N/A)
DA-E	EX 2-Year	2	None	1.435	12.2	24.84	(N/A)	(N/A)
DA-F	EX 2-Year	2	None	0.588	12.2	10.12	(N/A)	(N/A)
DA-G	EX 2-Year	2	None	1.07	12.3	13.97	(N/A)	(N/A)
EX POND (IN)	EX 2-Year	2	None	6.46	12.3	84.16	(N/A)	(N/A)
EX POND (OUT)	EX 2-Year	2	None	6.46	12.35	83.45	593.8	0.088
J-A	EX 2-Year	2	None	2.563	12.25	39.12	(N/A)	(N/A)
J-B	EX 2-Year	2	None	2.515	12.3	33.19	(N/A)	(N/A)
J-C	EX 2-Year	2	None	5.39	12.25	72.06	(N/A)	(N/A)
J-D	EX 2-Year	2	None	4.099	12.25	59.1	(N/A)	(N/A)
J-E	EX 2-Year	2	None	15.146	12.35	204.03	(N/A)	(N/A)
J-F	EX 2-Year	2	None	3.151	12.25	47.74	(N/A)	(N/A)
J-G	EX 2-Year	2	None	13.711	12.3	188.83	(N/A)	(N/A)

5-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft ³ /s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	EX-5-Year	5	None	5.836	12.25	78.21	(N/A)	(N/A)
DA-B	EX-5-Year	5	None	5.85	12.3	69.06	(N/A)	(N/A)
DA-C	EX-5-Year	5	None	6.455	12.2	94.4	(N/A)	(N/A)
DA-D	EX-5-Year	5	None	9.238	12.25	118.33	(N/A)	(N/A)
DA-E	EX-5-Year	5	None	2.821	12.15	41.6	(N/A)	(N/A)
DA-F	EX-5-Year	5	None	1.383	12.2	20.93	(N/A)	(N/A)
DA-G	EX-5-Year	5	None	2.634	12.3	31.38	(N/A)	(N/A)
EX POND (IN)	EX-5-Year	5	None	14.938	12.3	176.87	(N/A)	(N/A)
EX POND (OUT)	EX-5-Year	5	None	14.938	12.3	174.1	595.99	0.368
J-A	EX-5-Year	5	None	5.836	12.25	78.21	(N/A)	(N/A)
J-B	EX-5-Year	5	None	5.85	12.3	69.06	(N/A)	(N/A)
J-C	EX-5-Year	5	None	12.305	12.25	149.01	(N/A)	(N/A)
J-D	EX-5-Year	5	None	9.238	12.25	118.33	(N/A)	(N/A)
J-E	EX-5-Year	5	None	34.217	12.35	413.58	(N/A)	(N/A)
J-F	EX-5-Year	5	None	7.219	12.25	97.01	(N/A)	(N/A)
J-G	EX-5-Year	5	None	31.396	12.3	389.44	(N/A)	(N/A)

10-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft ³ /s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	EX 10-Year	10	None	8.885	12.2	108.39	(N/A)	(N/A)
DA-B	EX 10-Year	10	None	8.982	12.3	96.72	(N/A)	(N/A)
DA-C	EX 10-Year	10	None	9.769	12.2	129.27	(N/A)	(N/A)
DA-D	EX 10-Year	10	None	14.003	12.25	162.98	(N/A)	(N/A)
DA-E	EX 10-Year	10	None	4.043	12.15	53.5	(N/A)	(N/A)
DA-F	EX 10-Year	10	None	2.132	12.15	29.41	(N/A)	(N/A)
DA-G	EX 10-Year	10	None	4.136	12.3	45.19	(N/A)	(N/A)
EX POND (IN)	EX 10-Year	10	None	22.887	12.25	248.8	(N/A)	(N/A)
EX POND (OUT)	EX 10-Year	10	None	22.887	12.4	220.21	597.0	0.943
J-A	EX 10-Year	10	None	8.885	12.2	108.39	(N/A)	(N/A)
J-B	EX 10-Year	10	None	8.982	12.3	96.72	(N/A)	(N/A)
J-C	EX 10-Year	10	None	18.751	12.25	207.63	(N/A)	(N/A)
J-D	EX 10-Year	10	None	14.003	12.25	162.98	(N/A)	(N/A)
J-E	EX 10-Year	10	None	51.949	12.35	544.09	(N/A)	(N/A)
J-F	EX 10-Year	10	None	11.017	12.25	134.27	(N/A)	(N/A)
J-G	EX 10-Year	10	None	47.907	12.3	513.04	(N/A)	(N/A)

Existing PondPack Results

25-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft ³ /s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	EX 25-Year	25	None	12.273	12.2	142.65	(N/A)	(N/A)
DA-B	EX 25-Year	25	None	12.478	12.3	127.33	(N/A)	(N/A)
DA-C	EX 25-Year	25	None	13.443	12.2	168.41	(N/A)	(N/A)
DA-D	EX 25-Year	25	None	19.289	12.25	212.84	(N/A)	(N/A)
DA-E	EX 25-Year	25	None	5.367	12.15	67.24	(N/A)	(N/A)
DA-F	EX 25-Year	25	None	2.97	12.15	39.14	(N/A)	(N/A)
DA-G	EX 25-Year	25	None	5.832	12.25	60.55	(N/A)	(N/A)
EX POND (IN)	EX 25-Year	25	None	31.752	12.25	331.03	(N/A)	(N/A)
EX POND (OUT)	EX 25-Year	25	None	31.752	12.45	247.96	597.8	2.201
J-A	EX 25-Year	25	None	12.273	12.2	142.65	(N/A)	(N/A)
J-B	EX 25-Year	25	None	12.478	12.3	127.33	(N/A)	(N/A)
J-C	EX 25-Year	25	None	25.92	12.25	272.84	(N/A)	(N/A)
J-D	EX 25-Year	25	None	19.289	12.25	212.84	(N/A)	(N/A)
J-E	EX 25-Year	25	None	71.651	12.35	663.96	(N/A)	(N/A)
J-F	EX 25-Year	25	None	15.243	12.25	175.15	(N/A)	(N/A)
J-G	EX 25-Year	25	None	66.284	12.3	625.92	(N/A)	(N/A)

50-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft ³ /s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	EX 50-Year	50	None	15.639	12.2	168.85	(N/A)	(N/A)
DA-B	EX 50-Year	50	None	15.959	12.3	150.93	(N/A)	(N/A)
DA-C	EX 50-Year	50	None	17.086	12.2	198.16	(N/A)	(N/A)
DA-D	EX 50-Year	50	None	24.535	12.25	250.78	(N/A)	(N/A)
DA-E	EX 50-Year	50	None	6.663	12.15	77.28	(N/A)	(N/A)
DA-F	EX 50-Year	50	None	3.806	12.15	46.69	(N/A)	(N/A)
DA-G	EX 50-Year	50	None	7.532	12.25	72.95	(N/A)	(N/A)
EX POND (IN)	EX 50-Year	50	None	40.577	12.25	394.48	(N/A)	(N/A)
EX POND (OUT)	EX 50-Year	50	None	40.577	12.45	285.99	598.2	3.258
J-A	EX 50-Year	50	None	15.639	12.2	168.85	(N/A)	(N/A)
J-B	EX 50-Year	50	None	15.959	12.3	150.93	(N/A)	(N/A)
J-C	EX 50-Year	50	None	33.045	12.2	323.08	(N/A)	(N/A)
J-D	EX 50-Year	50	None	24.535	12.25	250.78	(N/A)	(N/A)
J-E	EX 50-Year	50	None	91.219	12.35	759.68	(N/A)	(N/A)
J-F	EX 50-Year	50	None	19.445	12.2	206.9	(N/A)	(N/A)
J-G	EX 50-Year	50	None	84.556	12.3	716.48	(N/A)	(N/A)

100-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft ³ /s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	EX 100-Year	100	None	19.051	12.2	194.59	(N/A)	(N/A)
DA-B	EX 100-Year	100	None	19.493	12.3	174.75	(N/A)	(N/A)
DA-C	EX 100-Year	100	None	20.776	12.2	227.62	(N/A)	(N/A)
DA-D	EX 100-Year	100	None	29.845	12.25	288.81	(N/A)	(N/A)
DA-E	EX 100-Year	100	None	7.965	12.15	87.15	(N/A)	(N/A)
DA-F	EX 100-Year	100	None	4.655	12.15	53.93	(N/A)	(N/A)
DA-G	EX 100-Year	100	None	9.267	12.25	85.19	(N/A)	(N/A)
EX POND (IN)	EX 100-Year	100	None	49.534	12.25	457.48	(N/A)	(N/A)
EX POND (OUT)	EX 100-Year	100	None	49.534	12.45	342.88	598.4	4.126
J-A	EX 100-Year	100	None	19.051	12.2	194.59	(N/A)	(N/A)
J-B	EX 100-Year	100	None	19.493	12.3	174.75	(N/A)	(N/A)
J-C	EX 100-Year	100	None	40.269	12.2	373.68	(N/A)	(N/A)
J-D	EX 100-Year	100	None	29.845	12.25	288.81	(N/A)	(N/A)
J-E	EX 100-Year	100	None	111.049	12.35	867.41	(N/A)	(N/A)
J-F	EX 100-Year	100	None	23.705	12.2	238.76	(N/A)	(N/A)
J-G	EX 100-Year	100	None	103.085	12.3	818.19	(N/A)	(N/A)

Proposed PondPack Results

2-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	2-Year	2	None	2.563	12.25	39.12	(N/A)	(N/A)
DA-B	2-Year	2	None	2.515	12.3	33.19	(N/A)	(N/A)
DA-C	2-Year	2	None	2.875	12.2	47.76	(N/A)	(N/A)
DA-D	2-Year	2	None	4.099	12.25	59.1	(N/A)	(N/A)
DA-E	2-Year	2	None	1.435	12.2	24.84	(N/A)	(N/A)
DA-F	2-Year	2	None	0.723	12.2	12.42	(N/A)	(N/A)
DA-G	2-Year	2	None	2.263	12.15	41.34	(N/A)	(N/A)
J-A	2-Year	2	None	2.563	12.25	39.12	(N/A)	(N/A)
J-B	2-Year	2	None	2.515	12.3	33.19	(N/A)	(N/A)
J-C	2-Year	2	None	5.39	12.25	71.14	(N/A)	(N/A)
J-D	2-Year	2	None	4.099	12.25	59.1	(N/A)	(N/A)
J-E	2-Year	2	None	16.39	12.35	149.81	(N/A)	(N/A)
J-F	2-Year	2	None	3.286	12.25	49.92	(N/A)	(N/A)
J-G	2-Year	2	None	14.956	12.35	137.40	(N/A)	(N/A)
PR POND (IN)	2-Year	2	None	7.654	12.25	97.52	(N/A)	(N/A)
PR POND (OUT)	2-Year	2	None	7.571	12.65	45.8	592.69	2.852

5-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	5-Year	5	None	5.836	12.25	78.21	(N/A)	(N/A)
DA-B	5-Year	5	None	5.85	12.3	69.06	(N/A)	(N/A)
DA-C	5-Year	5	None	6.455	12.2	94.4	(N/A)	(N/A)
DA-D	5-Year	5	None	9.238	12.25	118.33	(N/A)	(N/A)
DA-E	5-Year	5	None	2.821	12.15	41.6	(N/A)	(N/A)
DA-F	5-Year	5	None	1.506	12.2	22.15	(N/A)	(N/A)
DA-G	5-Year	5	None	4.351	12.15	67.43	(N/A)	(N/A)
J-A	5-Year	5	None	5.836	12.25	78.21	(N/A)	(N/A)
J-B	5-Year	5	None	5.85	12.3	69.06	(N/A)	(N/A)
J-C	5-Year	5	None	12.305	12.25	147.61	(N/A)	(N/A)
J-D	5-Year	5	None	9.238	12.25	118.33	(N/A)	(N/A)
J-E	5-Year	5	None	35.937	12.35	319.96	(N/A)	(N/A)
J-F	5-Year	5	None	7.343	12.25	98.45	(N/A)	(N/A)
J-G	5-Year	5	None	33.117	12.3	295.83	(N/A)	(N/A)
PR POND (IN)	5-Year	5	None	16.655	12.25	194.24	(N/A)	(N/A)
PR POND (OUT)	5-Year	5	None	16.536	12.55	104.57	594.35	5.169

10-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	10-Year	10	None	8.885	12.2	108.39	(N/A)	(N/A)
DA-B	10-Year	10	None	8.982	12.3	96.72	(N/A)	(N/A)
DA-C	10-Year	10	None	9.769	12.2	129.27	(N/A)	(N/A)
DA-D	10-Year	10	None	14.003	12.25	162.98	(N/A)	(N/A)
DA-E	10-Year	10	None	4.043	12.15	53.5	(N/A)	(N/A)
DA-F	10-Year	10	None	2.21	12.2	29.16	(N/A)	(N/A)
DA-G	10-Year	10	None	6.176	12.15	85.59	(N/A)	(N/A)
J-A	10-Year	10	None	8.885	12.2	108.39	(N/A)	(N/A)
J-B	10-Year	10	None	8.982	12.3	96.72	(N/A)	(N/A)
J-C	10-Year	10	None	18.751	12.25	206.04	(N/A)	(N/A)
J-D	10-Year	10	None	14.003	12.25	162.98	(N/A)	(N/A)
J-E	10-Year	10	None	53.902	12.35	450.42	(N/A)	(N/A)
J-F	10-Year	10	None	11.095	12.25	134.81	(N/A)	(N/A)
J-G	10-Year	10	None	49.861	12.3	419.37	(N/A)	(N/A)
PR POND (IN)	10-Year	10	None	24.927	12.25	267.25	(N/A)	(N/A)
PR POND (OUT)	10-Year	10	None	24.763	12.5	149.92	595.43	6.951

Proposed PondPack Results

25-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	25-Year	25	None	12.273	12.2	142.65	(N/A)	(N/A)
DA-B	25-Year	25	None	12.478	12.3	127.33	(N/A)	(N/A)
DA-C	25-Year	25	None	13.443	12.2	168.41	(N/A)	(N/A)
DA-D	25-Year	25	None	19.289	12.25	212.84	(N/A)	(N/A)
DA-E	25-Year	25	None	5.367	12.15	67.24	(N/A)	(N/A)
DA-F	25-Year	25	None	2.98	12.15	37.12	(N/A)	(N/A)
DA-G	25-Year	25	None	8.149	12.15	106.69	(N/A)	(N/A)
J-A	25-Year	25	None	12.273	12.2	142.65	(N/A)	(N/A)
J-B	25-Year	25	None	12.478	12.3	127.33	(N/A)	(N/A)
J-C	25-Year	25	None	25.92	12.25	271.02	(N/A)	(N/A)
J-D	25-Year	25	None	19.289	12.25	212.84	(N/A)	(N/A)
J-E	25-Year	25	None	73.765	12.35	590.14	(N/A)	(N/A)
J-F	25-Year	25	None	15.253	12.25	174.76	(N/A)	(N/A)
J-G	25-Year	25	None	68.401	12.3	552.09	(N/A)	(N/A)
PR POND (IN)	25-Year	25	None	34.069	12.25	348.85	(N/A)	(N/A)
PR POND (OUT)	25-Year	25	None	33.859	12.5	194.45	596.45	8.889

50-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	50-Year	50	None	15.639	12.2	168.85	(N/A)	(N/A)
DA-B	50-Year	50	None	15.959	12.3	150.93	(N/A)	(N/A)
DA-C	50-Year	50	None	17.086	12.2	198.16	(N/A)	(N/A)
DA-D	50-Year	50	None	24.535	12.25	250.78	(N/A)	(N/A)
DA-E	50-Year	50	None	6.663	12.15	77.28	(N/A)	(N/A)
DA-F	50-Year	50	None	3.737	12.15	43.16	(N/A)	(N/A)
DA-G	50-Year	50	None	10.077	12.15	122.04	(N/A)	(N/A)
J-A	50-Year	50	None	15.639	12.2	168.85	(N/A)	(N/A)
J-B	50-Year	50	None	15.959	12.3	150.93	(N/A)	(N/A)
J-C	50-Year	50	None	33.045	12.25	320.9	(N/A)	(N/A)
J-D	50-Year	50	None	24.535	12.25	250.78	(N/A)	(N/A)
J-E	50-Year	50	None	93.386	12.35	694.45	(N/A)	(N/A)
J-F	50-Year	50	None	19.377	12.25	205.46	(N/A)	(N/A)
J-G	50-Year	50	None	86.728	12.3	651.25	(N/A)	(N/A)
PR POND (IN)	50-Year	50	None	43.122	12.25	410.95	(N/A)	(N/A)
PR POND (OUT)	50-Year	50	None	42.817	12.5	225.13	597.16	10.471

100-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	EX 100-Year	100	None	19.051	12.2	194.59	(N/A)	(N/A)
DA-B	EX 100-Year	100	None	19.493	12.3	174.75	(N/A)	(N/A)
DA-C	EX 100-Year	100	None	20.776	12.2	227.62	(N/A)	(N/A)
DA-D	EX 100-Year	100	None	29.845	12.25	288.81	(N/A)	(N/A)
DA-E	EX 100-Year	100	None	7.965	12.15	87.15	(N/A)	(N/A)
DA-F	EX 100-Year	100	None	4.501	12.15	49.03	(N/A)	(N/A)
DA-G	EX 100-Year	100	None	12.012	12.15	137.24	(N/A)	(N/A)
J-A	EX 100-Year	100	None	19.051	12.2	194.59	(N/A)	(N/A)
J-B	EX 100-Year	100	None	19.493	12.3	174.75	(N/A)	(N/A)
J-C	EX 100-Year	100	None	40.269	12.25	371.17	(N/A)	(N/A)
J-D	EX 100-Year	100	None	29.845	12.25	288.81	(N/A)	(N/A)
J-E	EX 100-Year	100	None	113.117	12.35	796.07	(N/A)	(N/A)
J-F	EX 100-Year	100	None	23.552	12.25	236.33	(N/A)	(N/A)
J-G	EX 100-Year	100	None	105.163	12.3	746.86	(N/A)	(N/A)
PR POND (IN)	EX 100-Year	100	None	52.28	12.25	473.99	(N/A)	(N/A)
PR POND (OUT)	EX 100-Year	100	None	51.767	12.55	246.71	597.78	12.21

Flow Comparison Table

2-YEAR FLOW COMPARISON			
Existing Junction	Existing Flow (cfs)	Proposed Flow (cfs)	Difference (cfs)
J-A	39.12	39.12	0.00
J-B	33.19	33.19	0.00
J-C	72.06	71.14	-0.92
J-D	59.10	59.10	0.00
J-E	204.03	149.81	-54.22
J-F	47.74	49.92	2.18
J-G	188.83	137.40	-51.43

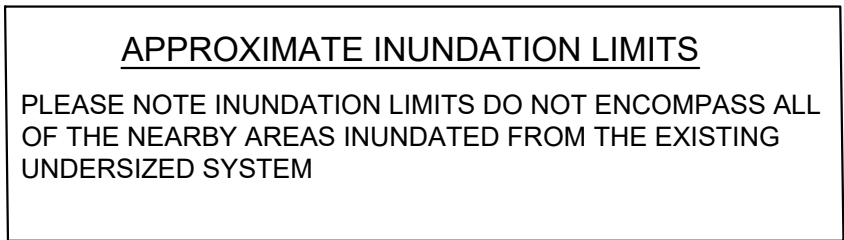
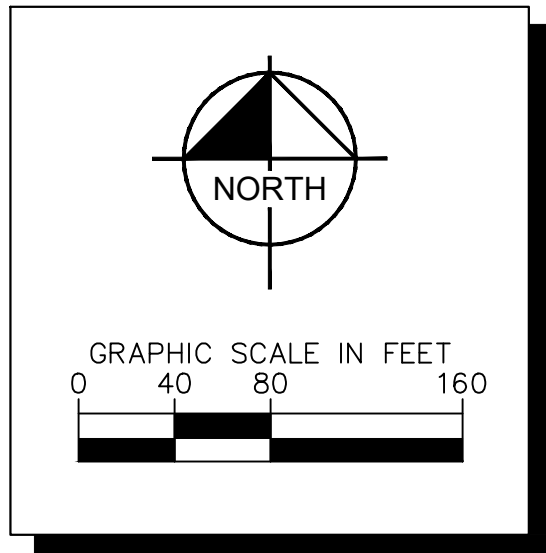
5-YEAR FLOW COMPARISON			
Existing Junction	Existing Flow (cfs)	Proposed Flow (cfs)	Difference (cfs)
J-A	78.21	78.21	0.00
J-B	69.06	69.06	0.00
J-C	149.01	147.61	-1.40
J-D	118.33	118.33	0.00
J-E	413.58	319.96	-93.62
J-F	97.01	98.45	1.44
J-G	389.44	295.83	-93.61

10-YEAR FLOW COMPARISON			
Existing Junction	Existing Flow (cfs)	Proposed Flow (cfs)	Difference (cfs)
J-A	108.39	108.39	0.00
J-B	96.72	96.72	0.00
J-C	207.63	206.04	-1.59
J-D	162.98	162.98	0.00
J-E	544.09	450.42	-93.67
J-F	134.27	134.81	0.54
J-G	513.04	419.37	-93.67

25-YEAR FLOW COMPARISON			
Existing Junction	Existing Flow (cfs)	Proposed Flow (cfs)	Difference (cfs)
J-A	142.65	142.65	0.00
J-B	127.33	127.33	0.00
J-C	272.84	271.02	-1.82
J-D	212.84	212.84	0.00
J-E	663.96	590.14	-73.82
J-F	175.15	174.76	-0.39
J-G	625.92	552.09	-73.83

50-YEAR FLOW COMPARISON			
Existing Junction	Existing Flow (cfs)	Proposed Flow (cfs)	Difference (cfs)
J-A	168.85	168.85	0.00
J-B	150.93	150.93	0.00
J-C	323.08	320.90	-2.18
J-D	250.78	250.78	0.00
J-E	759.68	694.45	-65.23
J-F	206.90	205.46	-1.44
J-G	716.48	651.25	-65.23

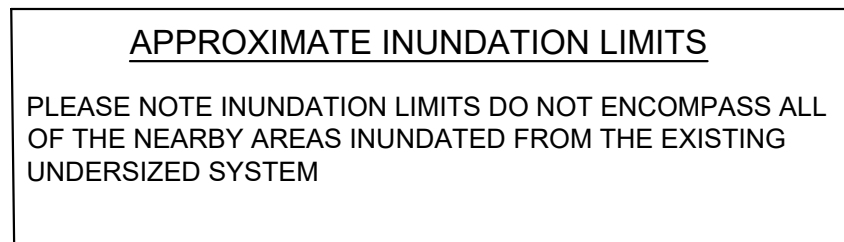
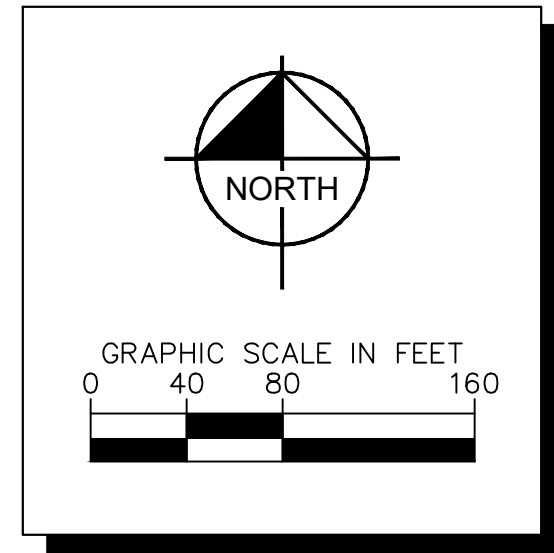
100-YEAR FLOW COMPARISON			
Existing Junction	Existing Flow (cfs)	Proposed Flow (cfs)	Difference (cfs)
J-A	194.59	194.59	0.00
J-B	174.75	174.75	0.00
J-C	373.68	371.17	-2.51
J-D	288.81	288.81	0.00
J-E	867.41	796.07	-71.34
J-F	238.76	236.33	-2.43
J-G	818.19	746.86	-71.33



Qpipe (cfs)	264
Qweir (cfs)	78
Qtotal (cfs)	342

LEGEND

— 630 —	1-FOOT EXISTING AERIAL TOPOGRAPHY (TNRS, 2019)
— — — — —	PROPERTY BOUNDARY
— — — — —	100-YEAR WSE AT EXISTING (598.43') 66" RCP HEADWALL
●	BUILDINGS SHOWN WITHIN THE 100-YEAR WSE AT EXISTING 66" RCP HEADWALL 598.43' BASED ON LIDAR TOPOGRAPHY
●	BUILDINGS ADJACENT TO THE 100-YEAR WSE AT EXISTING 66" RCP HEADWALL 598.43' BASED ON LIDAR TOPOGRAPHY
— — — — —	IRREGULAR WEIR CROSS SECTION



Proposed Flow Summary Table	
Qpipe (cfs)	246.3
Qweir (cfs)	0.3
Qtotal (cfs)	247

Existing Flow Summary Table	
Qpipe (cfs)	264
Qweir (cfs)	78
Qtotal (cfs)	342

LEGEND

	1-FOOT EXISTING AERIAL TOPOGRAPHY (TNRIS, 2019)
	PROPERTY BOUNDARY
	100-YEAR WSE IN PROPOSED CONDITIONS (597.78') AT 66" RCP HEADWALL
	100-YEAR WSE AT EXISTING (598.43') 66" RCP HEADWALL
	BUILDINGS SHOWN WITHIN THE 100-YEAR WSE AT EXISTING 66" RCP HEADWALL 597.78' BASED ON LIDAR TOPOGRAPHY
	BUILDINGS ADJACENT TO THE 100-YEAR WSE AT EXISTING 66" RCP HEADWALL 597.78' BASED ON LIDAR TOPOGRAPHY
	IRREGULAR WEIR CROSS SECTION

4/16/2024



Seal of the State of Texas Professional Engineer License No. 146489 Mechanical Engineering

Neil Sengupta

PROJECT NO.
064609800

DATE: APRIL 2024

SCALE: AS SHOWN

DESIGNED BY: RLW

DRAWN BY: RLW

CHECKED BY: NRS

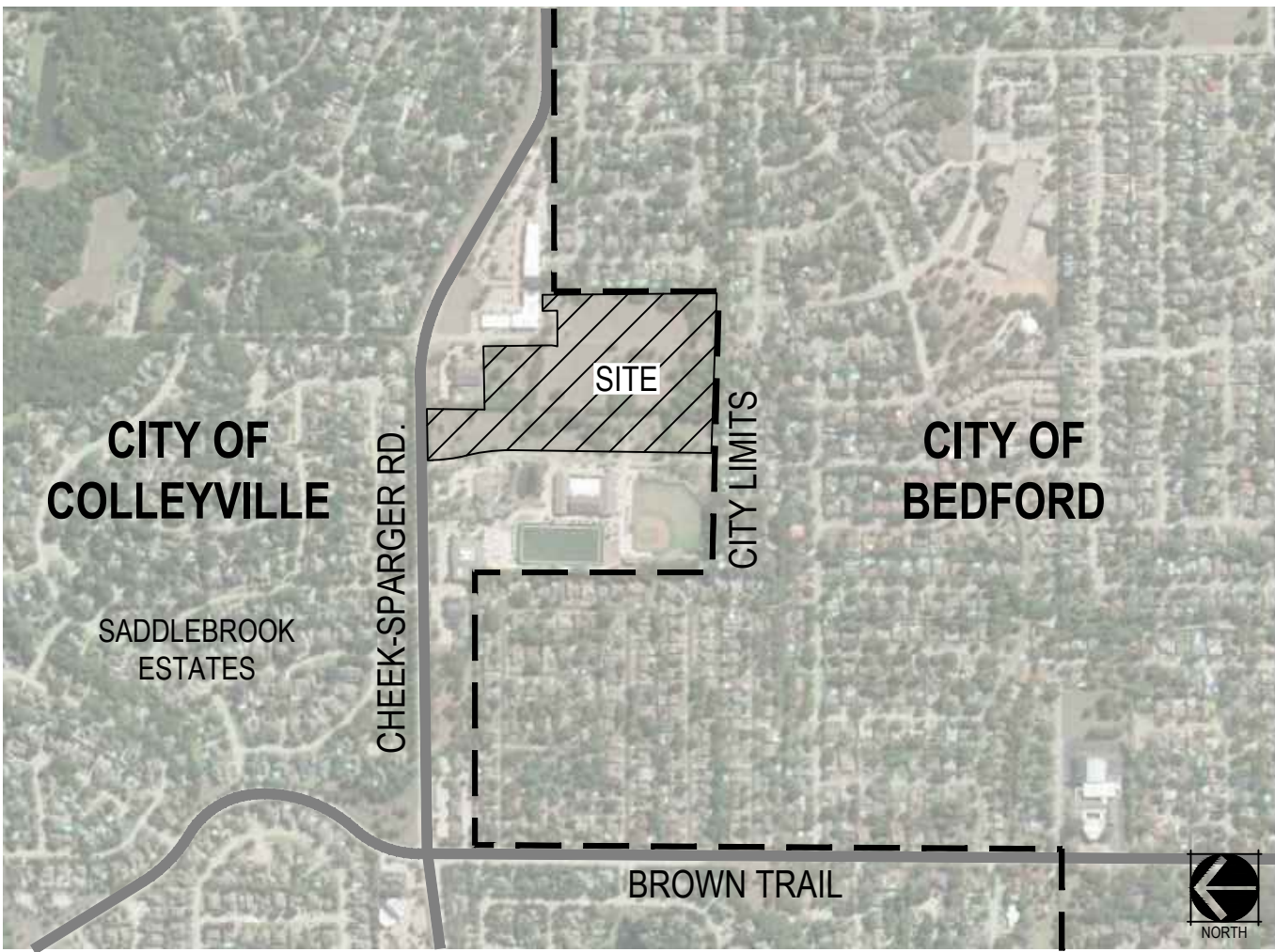
SAGORA
COLLEYVILLE

PROPOSED INUNDATION MAP

SHEET NUMBER
EXH-4

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WAGGONER, REBECCA A.15/2024 11:33 AM
K.FTW_HYDRO19660980 CONFLUENT COLLEYVILLEWEXHIBITS/EXP/PROP FOUNDATION LIMITS.DWG
DWG NAME

SYMBOL	DESCRIPTION
	PROPERTY LINE
	8' HT PERIMETER MASONRY WALL
	8' HT PERIMETER WOOD FENCE
	6' HT PERIMETER METAL FENCE
	6' HT METAL VEHICULAR GATE
	4' METAL PRIVATE YARD FENCE
	4' METAL PICKLEBALL FENCE
M	MITIGATION TREE (3" CAL. LARGE CANOPY)
S	STREET TREE (3" CAL. LARGE CANOPY)
P	PARKING LOT TREE (3" CAL. LARGE CANOPY)
	PROPOSED CANOPY TREE ⁵
	EXISTING TREE TO BE PRESERVED
	EVERGREEN SCREEN SHRUBS ⁶



SITE DATA TABLE

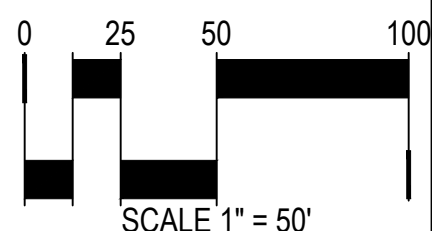
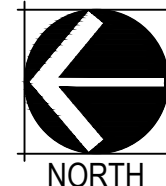
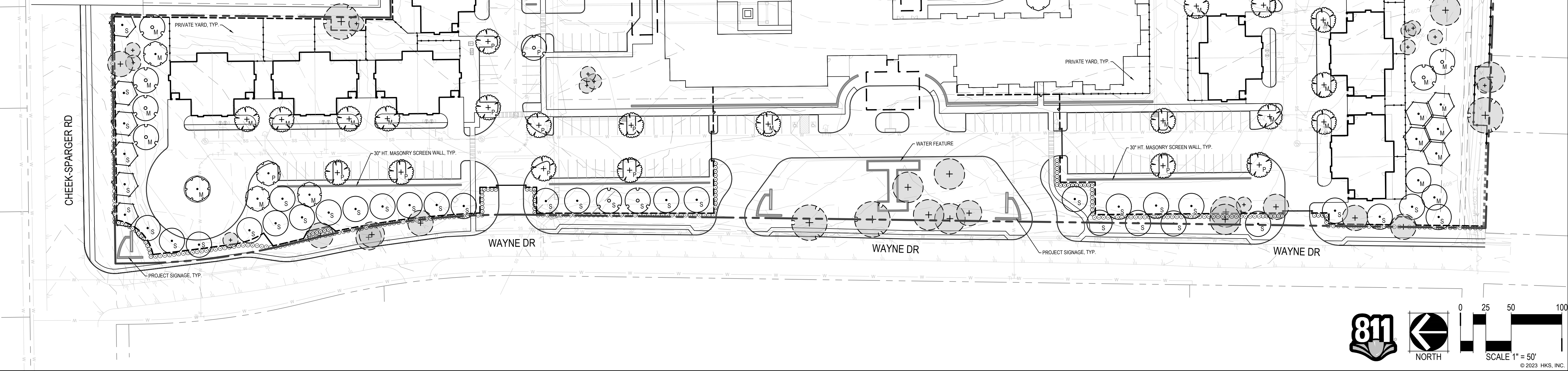
SITE AREA	18.45 AC / 803,682 SF
BUILDING FOOTPRINT	4.52 AC / 178,000 SF
TOTAL PARKING SPACES	273 SPACES

LANDSCAPE REQUIREMENTS

DESCRIPTION	REQUIRED	PROVIDED
(COMMON) OPEN SPACE PER PUD / PERCENTAGE OF TOTAL SITE AREA	401,841 SF (50%)	423,000 SF (53%)
PRIVATE YARD AREA	N/A	43,000 SF
MITIGATION TREES⁵ SECTION 5.7 PERCENTAGE OF THE TOTAL SITE AREA MINUS THE BUILDING FOOTPRINT WITH A 5' BUFFER 2000 S.F. PER PROPOSED LARGE CANOPY TREE	TBD	194,000 SF
STREET FRONTAGE PLANTING SECTION 4.6.3 C.1: TREE PER 40' LINEAR FT SECTION 4.6.3 B: ONE 18" HT OR 5 GAL. SHRUB PER FIVE LINEAR FT.		
CHEEK-SPARGER RD (245 LF)	6 TREES 49 SHRUBS	6 TREES 49 SHRUBS
WAYNE DR (1,243 LF)	31 TREES 249 SHRUBS	31 TREES 249 SHRUBS
PARKING LOT PLANTING SECTION 4.6.3.1.1: 140 SF LANDSCAPE ISLAND WITH 1 TREE PER 18' CONTIGUOUS PARKING SPACES		
TREES	16 TREES	16 TREES
ISLAND LANDSCAPE AREA	1735 SF	2275 SF

NOTES:

- 18.45 ACRES PLATTED AS HERITAGE FARMS, BLOCK A, LOT 1.
- NO FEMA 100 YEAR FLOODPLAIN ON THIS PROPERTY OR ON THE CHEEK-SPARGER RIGHT OF WAY.
- PARKING SPACES ARE 9' X 18'.
- DETAILED LANDSCAPING AND PLANTING PLANS WILL BE PREPARED WITH FINAL CONSTRUCTION PLANS.
- FINAL TREE MITIGATION QUANTITIES TO BE DETERMINED FOLLOWING DETAILED DESIGN PLANS. PROVIDED TREES ARE AN ASSUMPTION AND SUBJECT TO CHANGE.
- TREES AND SHRUBS TO BE SELECTED FROM THE CITY OF COLLEYVILLE APPROVED PLANT LIST.
- ALL DISTURBED AREAS TO RECEIVE TURFGRASS SOD AND/OR HYDROMULCH UNLESS OTHERWISE NOTED.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE PROVIDED AND CONFORM TO THE CITY OF COLLEYVILLE AND TCEQ STANDARDS.



ARCHITECT

HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

OWNER

CONFLUENT DEVELOPMENT
2215 MARKET STREET
DENVER, CO 80205

CIVIL ENGINEER

KIMLEY HORN
225 E. JOHN W. CARPENTER FWY, SUITE 1
IRVING, TX 75062

INTERIOR DESIGNER

FAULKNER DESIGN GROUP
3100 MONTICELLO AVE, SUITE 700
DALLAS, TX 75205

LANDSCAPE ARCHITECT

NORRIS DESIGN GROUP
208 NORTH MARKET STREET, SUITE 250
DALLAS, TX 75202

STRUCTURAL ENGINEER

HART-GAUGLER + ASSOCIATES
350 N. CENTRAL EXPRESSWAY, SUITE 600
DALLAS, TX 75206

MEP ENGINEER

TELIOS ENGINEERING
146 PAYNE STREET
DALLAS, TX 75207

SAGORA SENIOR LIVING
COLLEYVILLE, TX

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER

DATE

04/16/2024

ISSUE

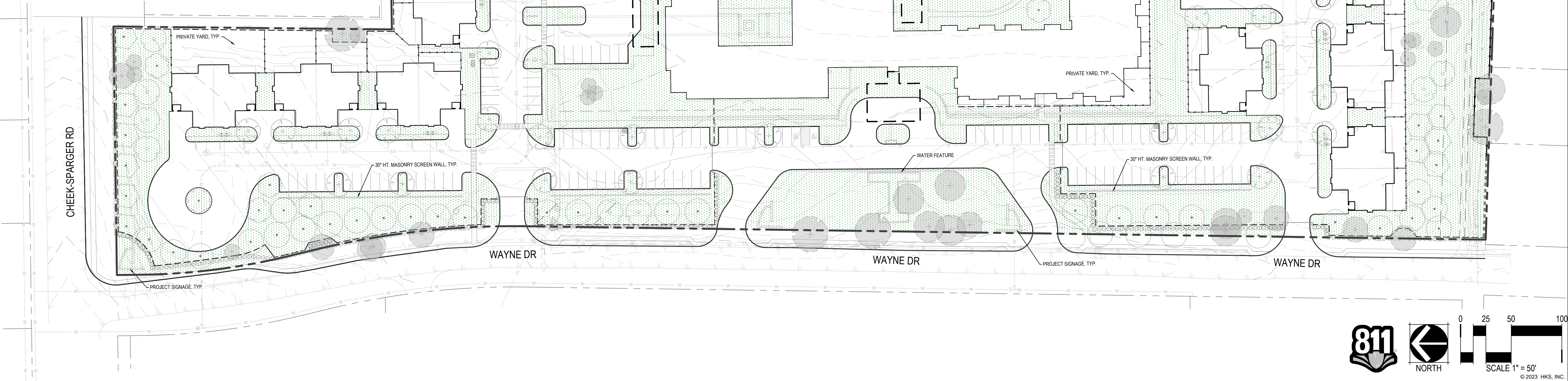
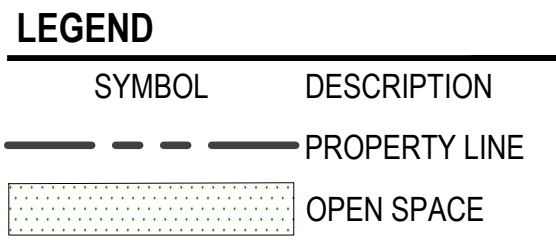
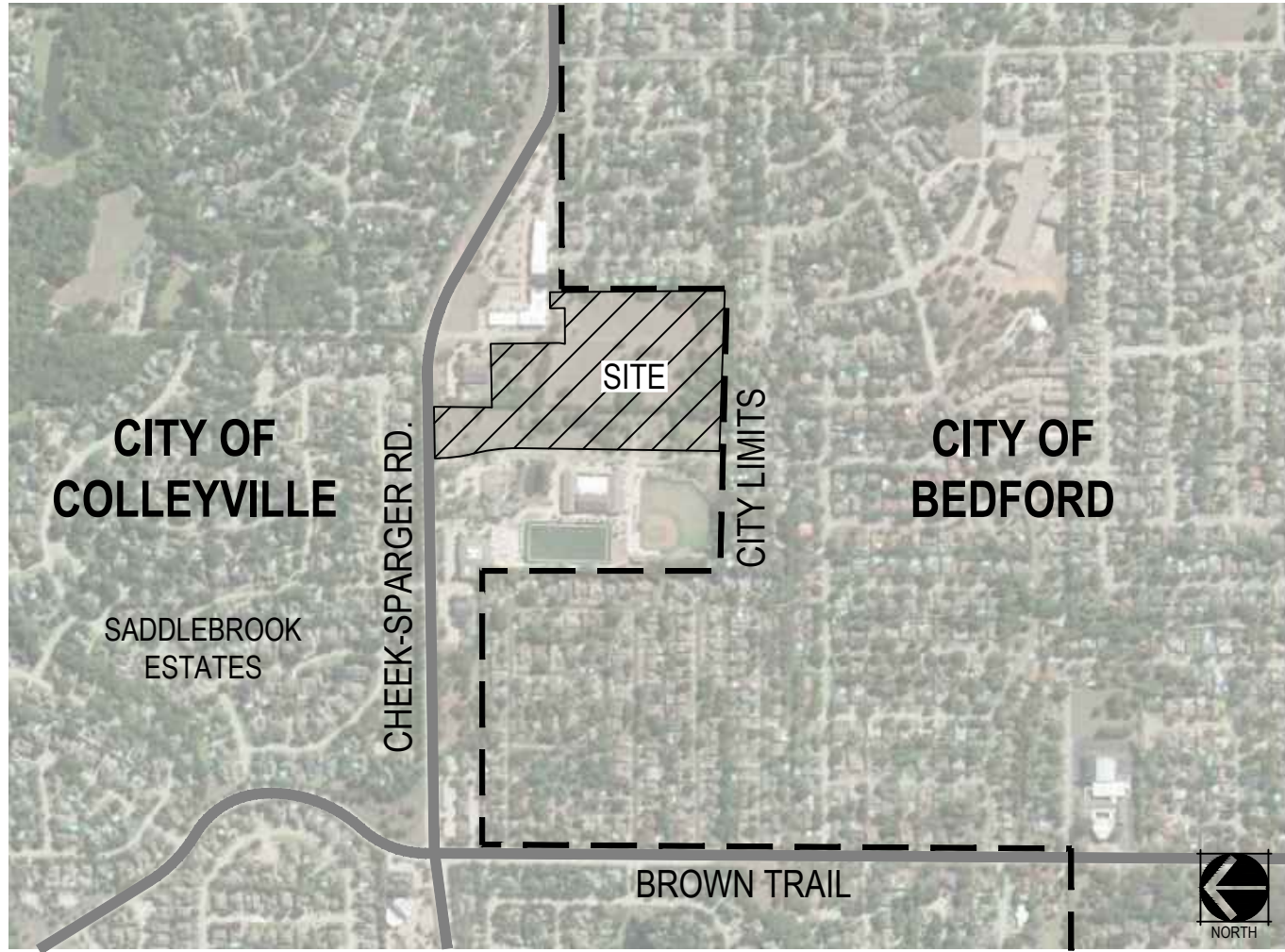
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SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

LS101



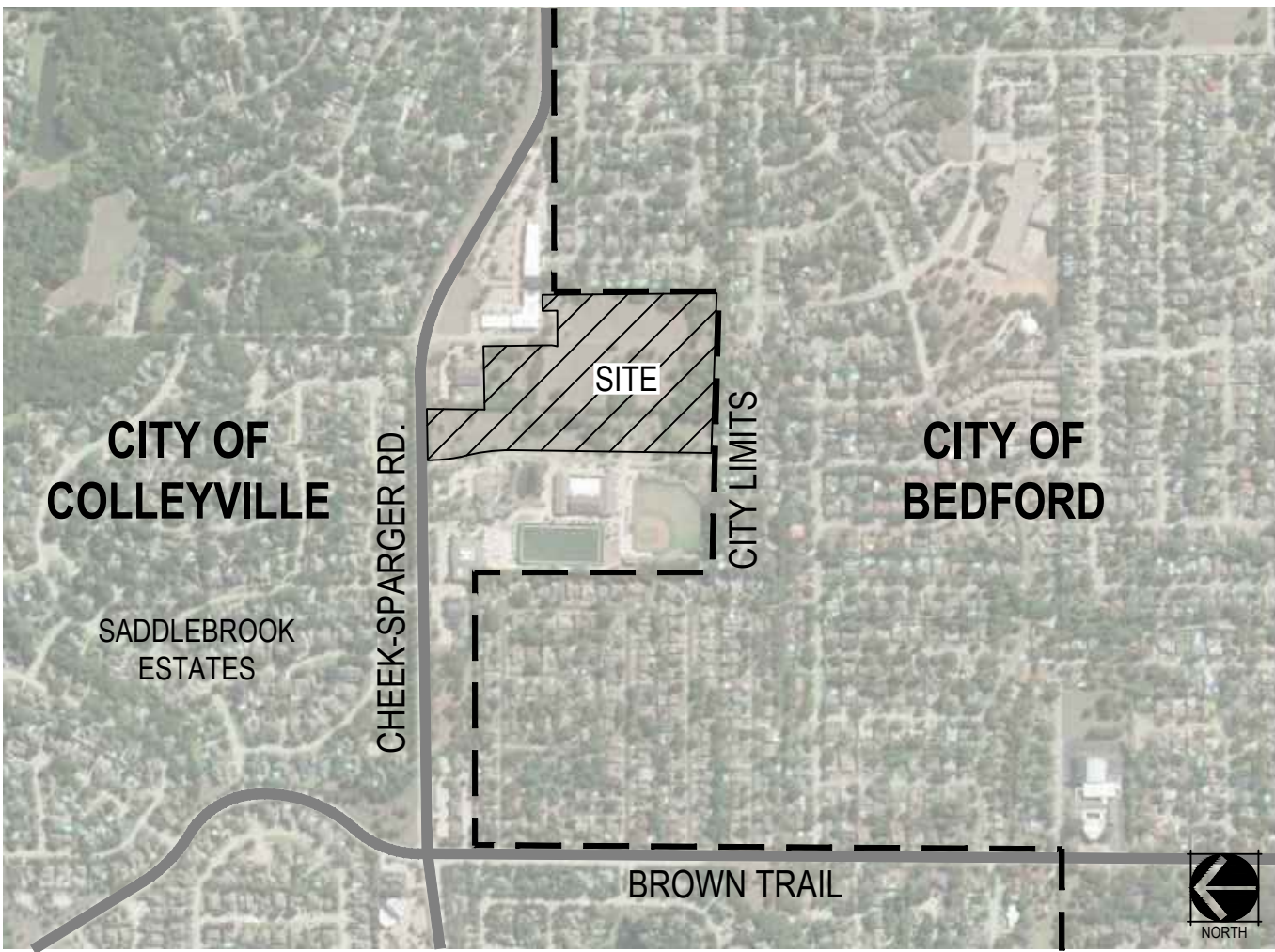
VICINITY MAP

NOT TO SCALE

LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	EXISTING TREE
	EXISTING HERITAGE TREE

*REFER TO SHEET LS105 FOR TREE LIST



HKS

ARCHITECT

HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

OWNER

CONFLUENT DEVELOPMENT
2215 MARKET STREET
DENVER, CO 80205

CIVIL ENGINEER

KIMLEY HORN
225 E. JOHN W. CARPENTER FWY, SUITE 1
IRVING, TX 75062

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FAULKNER DESIGN GROUP
3100 MONTICELLO AVE, SUITE 700
DALLAS, TX 75205

LANDSCAPE ARCHITECT

NORRIS DESIGN GROUP
208 NORTH MARKET STREET, SUITE 250
DALLAS, TX 75202

STRUCTURAL ENGINEER

HART-GAUGLER + ASSOCIATES
350 N. CENTRAL EXPRESSWAY, SUITE 600
DALLAS, TX 75206

MEP ENGINEER

TELIOS ENGINEERING
146 PAYNE STREET
DALLAS, TX 75207

SAGORA SENIOR LIVING
COLLEYVILLE, TX



REVISION

NO. DESCRIPTION DATE

HKS PROJECT NUMBER

DATE

04/16/2024

ISSUE

ZONING

EXHIBITS

SHEET TITLE

TREE SURVEY

PLAN

SHEET NO.

LS104

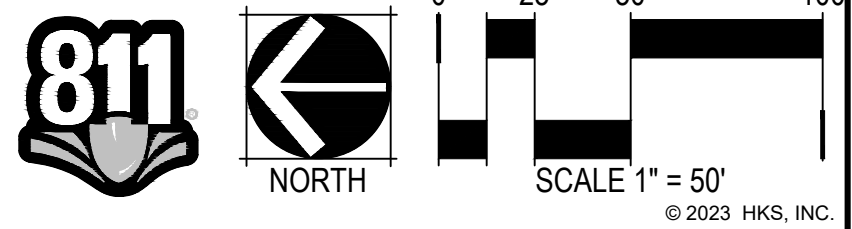
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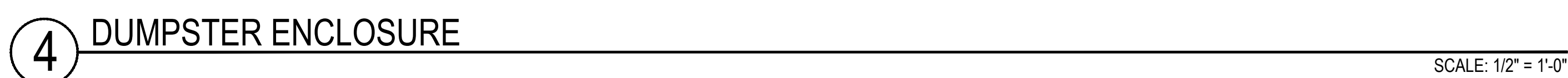
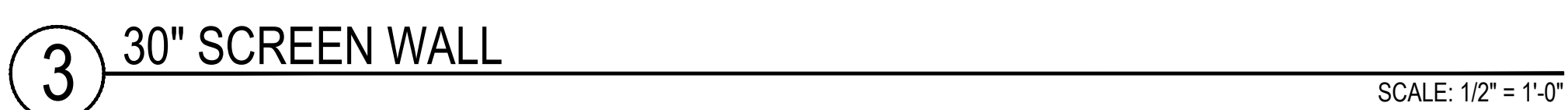
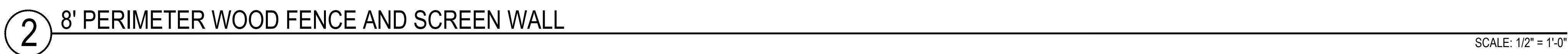
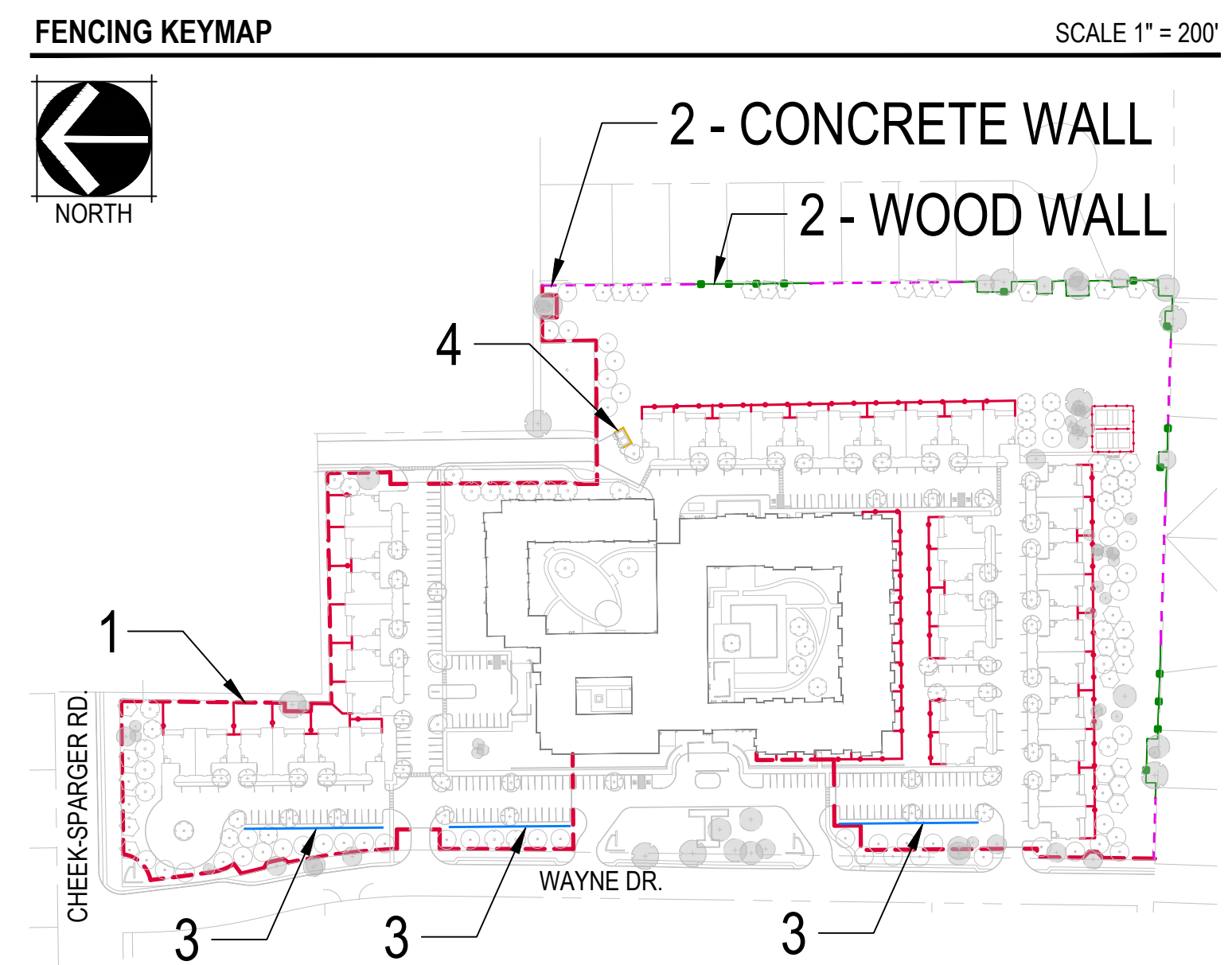
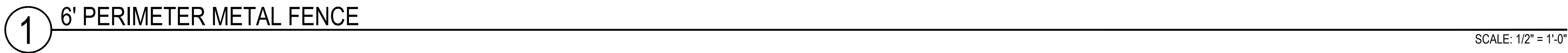
TREE LIST

TAG NUMBER	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	PROTECTED	HERITAGE TREE	OFF PROPERTY
1227	26.6	post oak	Quercus stellata	Healthy	YES	YES	NO
1228	25.7	post oak	Quercus stellata	Healthy	YES	YES	NO
1229	28.0	post oak	Quercus stellata	Healthy	YES	YES	NO
1230	6.4	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1231	7.1	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1232	6.6	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1233	15.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1234	13.7	post oak	Quercus stellata	Healthy	YES	NO	NO
1235	13.7	post oak	Quercus stellata	Healthy	YES	NO	NO
1236	7.8	water oak	Quercus nigra	Healthy	YES	NO	NO
1237	39.1	post oak	Quercus stellata	Healthy	YES	YES	NO
1238	6.9	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1239	24.3	American elm	Ulmus americana	Declining	*NO	*NO	NO
1240	14.0	eastern redcedar	Juniperus virginiana	Healthy	YES	NO	NO
1241	9.7	post oak	Quercus stellata	Healthy	YES	NO	NO
1242	6.7	gum bumelia	Sideroxylon lanuginosum	Healthy	YES	NO	NO
1243	25.4	post oak	Quercus stellata	Healthy	YES	YES	NO
1244	11.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1245	13.9	American elm	Ulmus americana	Healthy	YES	NO	NO
1246	16.4	American elm	Ulmus americana	Healthy	YES	NO	NO
1247	10.3	American elm	Ulmus americana	Healthy	YES	NO	NO
1248	8.9	American elm	Ulmus americana	Healthy	YES	NO	NO
1249	9.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1250	9.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1251	9.3	American elm	Ulmus americana	Healthy	YES	NO	NO
1252	14.2	American elm	Ulmus americana	Healthy	YES	NO	NO
1253	9.7	American elm	Ulmus americana	Hazard	*NO	*NO	NO
1254	6.4	American elm	Ulmus americana	Healthy	YES	NO	NO
1255	10.4	American elm	Ulmus americana	Healthy	YES	NO	NO
1256	6.6	American elm	Ulmus americana	Healthy	YES	NO	NO
1257	7.2	American elm	Ulmus americana	Healthy	YES	NO	NO
1258	15.9	American elm	Ulmus americana	Healthy	YES	NO	NO
1259	9.4	American elm	Ulmus americana	Healthy	YES	NO	NO
1260	15.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1261	18.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1262	20.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1263	9.2	live oak	Quercus virginiana	Healthy	YES	NO	NO
1264	8.3	water oak	Quercus nigra	Healthy	YES	NO	NO
1265	20.8	gum bumelia	Sideroxylon lanuginosum	Healthy	YES	NO	NO
1266	6.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1267	10.7	American elm	Ulmus americana	Healthy	YES	NO	NO
1268	6.2	American elm	Ulmus americana	Healthy	YES	NO	NO
1269	9.2	live oak	Quercus virginiana	Healthy	YES	NO	NO
1270	7.5	American elm	Ulmus americana	Healthy	YES	NO	NO
1271	6.9	American elm	Ulmus americana	Healthy	YES	NO	NO
1272	7.3	live oak	Quercus virginiana	Healthy	YES	NO	NO
1273	9.1	American elm	Ulmus americana	Healthy	YES	NO	NO
1274	9.6	American elm	Ulmus americana	Healthy	YES	NO	NO
1275	10.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1276	10.9	American elm	Ulmus americana	Healthy	YES	NO	NO
1277	11.0	hackberry	Celtis laevigata	Healthy	NO	NO	NO
1278	10.0	pecan	Carya illinoensis	Healthy	YES	NO	NO
1279	18.4	pecan	Carya illinoensis	Healthy	YES	NO	NO
1280	9.8	gum bumelia	Sideroxylon lanuginosum	Healthy	YES	NO	NO
1281	8.2	gum bumelia	Sideroxylon lanuginosum	Healthy	YES	NO	NO
1282	15.3	American elm	Ulmus americana	Healthy	YES	NO	NO
1283	18.7	American elm	Ulmus americana	Healthy	YES	NO	NO
1284	11.0	water oak	Quercus nigra	Healthy	YES	NO	NO
1285	8.4	American elm	Ulmus americana	Healthy	YES	NO	NO
1286	19.1	American elm	Ulmus americana	Healthy	YES	NO	NO
1287	6.1	American elm	Ulmus americana	Healthy	YES	NO	NO
1288	10.9	American elm	Ulmus americana	Healthy	YES	NO	NO
1289	17.4	American elm	Ulmus americana	Healthy	YES	NO	NO
1290	14.1	live oak	Quercus virginiana	Healthy	YES	NO	NO
1291	9.0	gum bumelia	Sideroxylon lanuginosum	Healthy	YES	NO	NO
1292	8.3	American elm	Ulmus americana	Healthy	YES	NO	NO
1293	6.0	American elm	Ulmus americana	Healthy	YES	NO	NO
1294	6.0	water oak	Quercus nigra	Healthy	YES	NO	NO
1295	6.6	water oak	Quercus nigra	Healthy	YES	NO	NO
1296	6.3	water oak	Quercus nigra	Healthy	YES	NO	NO
1297	7.9	Callery pear	Pyrus calleryana	Healthy	NO	NO	NO
1298	13.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1299	16.2	American elm	Ulmus americana	Healthy	YES	NO	NO
1300	7.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1301	12.4	water oak	Quercus nigra	Healthy	YES	NO	NO
1302	11.2	American elm	Ulmus americana	Healthy	YES	NO	NO
1303	7.0	American elm	Ulmus americana	Healthy	YES	NO	NO
1304	10.7	American elm	Ulmus americana	Healthy	YES	NO	NO
1305	22.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1306	11.0	Callery pear	Pyrus calleryana	Healthy	NO	NO	NO
1307	12.2	American elm	Ulmus americana	Healthy	YES	NO	NO
1308	16.5	pecan	Carya illinoensis	Healthy	YES	NO	NO
1309	15.4	eastern redcedar	Juniperus virginiana	Healthy	YES	NO	YES
1310	10.8	American elm	Ulmus americana	Healthy	YES	NO	YES
1311	14.8	eastern redcedar	Juniperus virginiana	Healthy	YES	NO	YES
1312	25.9	American elm	Ulmus americana	Declining	*NO	*NO	YES
1313	13.2	crape myrtle	Lagerstroemia indica	Healthy	YES	NO	YES
1314	10.0	crape myrtle	Lagerstroemia indica	Healthy	YES	NO	YES
1315	10.4	bur oak	Quercus macrocarpa	Healthy	YES	NO	NO
1316	26.5	Arizona ash	Fraxinus velutina	Hazard	*NO	*NO	YES
1317	6.0	Shumard oak	Quercus shumardi	Healthy	YES	NO	NO
1318	7.6	golden rain tree	Koeleruteria paniculata	Declining	*NO	*NO	NO
1319	16.5	eastern redcedar	Juniperus virginiana	Healthy	YES	NO	NO
1320	18.6	Chinaberry	Melia azedarach	Declining	*NO	*NO	NO
1321	16.1	Chinaberry	Melia azedarach	Declining	*NO	*NO	NO
1322	16.7	eastern redcedar	Juniperus virginiana	Healthy	YES	NO	NO
1323	7.8	Callery pear	Pyrus calleryana	Healthy	NO	NO	NO
1324	6.4	American elm	Ulmus americana	Healthy	YES	NO	NO
1325	14.9	Chinaberry	Melia azedarach	Hazard	*NO	*NO	NO
1326	11.3	Chinaberry	Melia azedarach	Hazard	*NO	*NO	NO
1327	12.4	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1328	8.8	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1329	13.0	eastern redcedar	Juniperus virginiana	Healthy	YES	NO	NO
1330	12.5	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1331	8.3	Chinaberry	Melia azedarach	Healthy	NO	NO	NO
1332	26.5	American elm	Ulmus americana	Healthy	YES	YES	NO
1333	9.3	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1334	6.1	black walnut	Juglans nigra	Healthy	YES	NO	NO

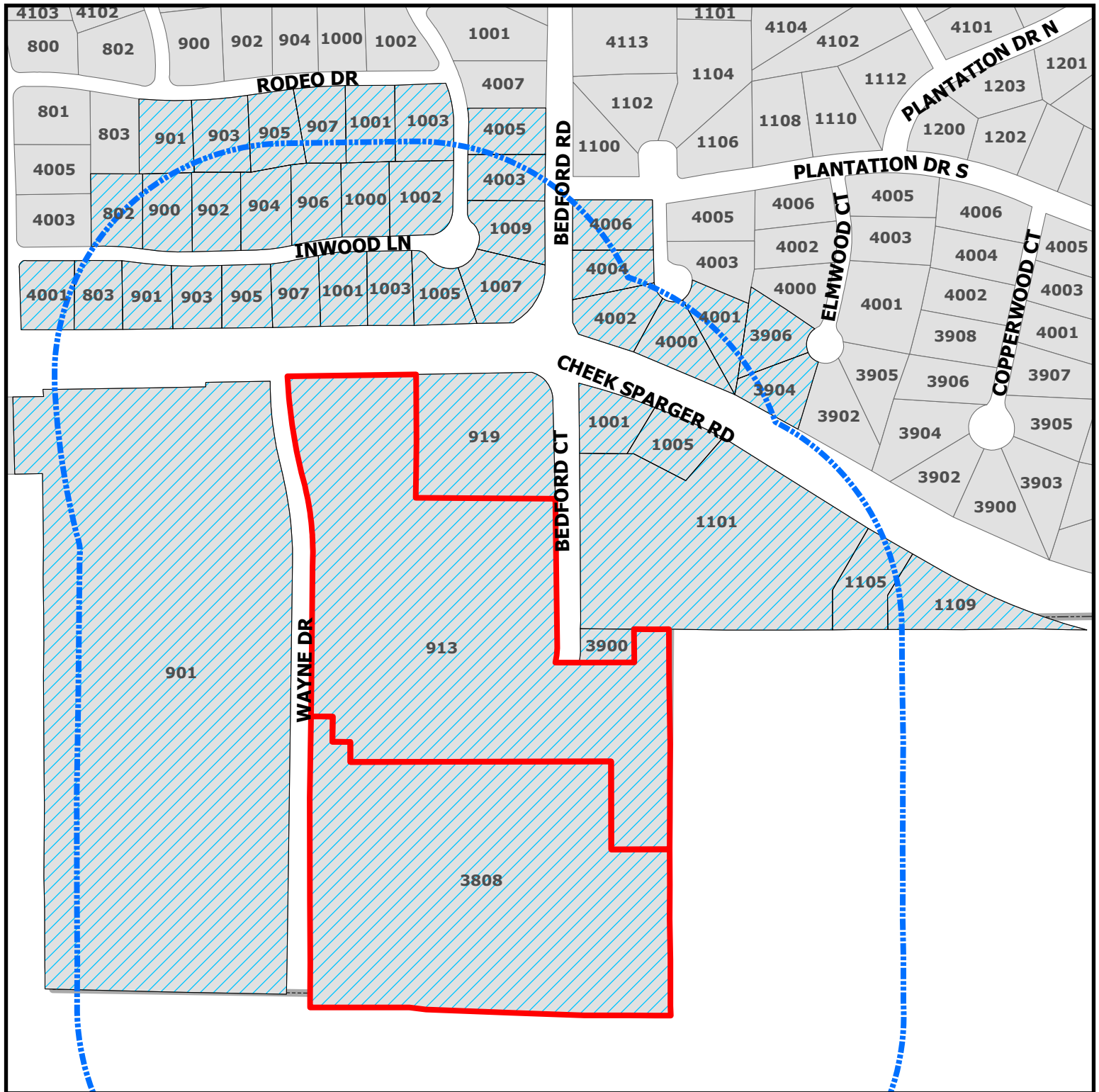
TAG NUMBER	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	PROTECTED	HERITAGE TREE	OFF PROPERTY
1335	8.8	black walnut	Juglans nigra	Declining	*NO	*NO	NO
1336	7.7	black walnut	Juglans nigra	Healthy	YES	NO	NO
1337	8.7	black walnut	Juglans nigra	Healthy	YES	NO	NO
1338	7.9	black walnut	Juglans nigra	Healthy	YES	NO	NO
1339	13.0	black walnut	Juglans nigra	Healthy	YES	NO	NO
1340	6.6	American elm	Ulmus americana	Healthy	YES	NO	NO
1341	6.4	red mulberry	Morus rubra	Healthy	YES	NO	NO
1342	6.0	American elm	Ulmus americana	Healthy	YES	NO	NO
1343	9.3	American elm	Ulmus americana	Healthy	YES	NO	NO
1344	16.9	American elm	Ulmus americana	Healthy	YES	NO	NO
1345	12.1	American elm	Ulmus americana	Healthy	YES	NO	NO
1346	11.3	American elm	Ulmus americana	Healthy	YES	NO	NO
1347	31.8	pecan	Carya illinoensis	Healthy	YES	YES	NO
1348	25.8	pecan	Carya illinoensis	Healthy	YES	YES	NO
1349	29.2	live oak	Quercus virginiana	Healthy	YES	YES	NO
1350	31.1	red mulberry	Morus rubra	Healthy	YES	YES	YES
1351	30.3	red mulberry	Morus rubra	Declining	*NO	*NO	YES
1352	15.6	live oak	Quercus virginiana	Healthy	YES	NO	NO
1353	20.4	live oak	Quercus virginiana	Healthy	YES	NO	NO
1354	17.8	live oak	Quercus virginiana	Healthy	YES	NO	NO
1355	26.6	red mulberry	Morus rubra	Healthy	YES	YES	NO
1356	18.9	Shumard oak	Quercus shumardi	Healthy	YES	NO	NO
1357	20.6	live oak	Quercus virginiana	Healthy	YES	NO	NO
1358	25.1	Shumard oak	Quercus shumardi	Healthy	YES	YES	NO
1359	6.9	crape myrtle	Lagerstroemia indica	Healthy	YES	NO	NO
1360	28.8	Arizona ash	Fraxinus velutina	Declining	*NO	*NO	NO
1361	7.3	Chinaberry	Melia azedarach	Healthy	NO	NO	NO
1362	18.7	pecan	Carya illinoensis	Healthy	YES	NO	NO
1363	11.9	pecan	Carya illinoensis	Declining	*NO	*NO	NO
1364	16.2	pecan	Carya illinoensis	Healthy	YES	NO	NO
1365	6.0	pecan	Carya illinoensis	Healthy	YES	NO	NO
1366	21.7	loblolly pine	pinus taeda	Healthy	YES	NO	NO
1367	23.3	loblolly pine	pinus taeda	Declining	*NO	*NO	NO
1368	24.8	loblolly pine	pinus taeda	Healthy	YES	NO	NO
1369	14.4	Callery pear	Pyrus calleryana	Healthy	NO	NO	NO
1370	17.2	Chinese elm	Ulmus parvifolia	Healthy	YES	NO	NO
1371	14.2	Callery pear	Pyrus calleryana	Healthy	NO	NO	NO
1372	11.3	bur oak	Quercus macrocarpa	Healthy	YES	NO	NO
1373	13.3	bur oak	Quercus macrocarpa	Healthy	YES	NO	NO
1374	12.0	bur oak	Quercus macrocarpa	Healthy	YES	NO	NO
1375	16.3	Callery pear	Pyrus calleryana	Healthy	NO	NO	NO
1376	12.3	Callery pear	Pyrus calleryana	Healthy	NO	NO	YES
1377	17.3	Chinese elm	Ulmus parvifolia	Healthy	YES	NO	NO
1378	15.9	gum bumelia	Sideroxylon frugosissm	Hazard	*NO	*NO	NO
1379	25.7	American elm	Ulmus americana	Healthy	YES	YES	NO
1380	6.8	Chinaberry	Melia azedarach	Healthy	NO	NO	NO
1381	18.3	pecan	Carya illinoensis	Healthy	YES	NO	NO
1382	19.9	pecan	Carya illinoensis	Healthy	YES	NO	NO
1383	8.4	Chinaberry	Melia azedarach	Healthy	NO	NO	NO
1384	11.4	American elm	Ulmus americana	Healthy	YES	NO	NO
1385	6.3	American holly	Ilex opaca	Healthy	YES	NO	NO
1386	11.0	American elm	Ulmus americana	Healthy	YES	NO	NO
1387	6.5	American elm	Ulmus americana	Healthy	YES	NO	NO
1388	7.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1389	7.7	American elm	Ulmus americana	Healthy	YES	NO	NO
1390	15.3	American elm	Ulmus americana	Healthy	YES	NO	NO
1391	8.7	American elm	Ulmus americana	Declining	*NO	*NO	NO
1392	16.5	American elm	Ulmus americana	Healthy	YES	NO	NO
1393	13.3	American elm	Ulmus americana	Healthy	YES	NO	NO
1394	10.6	American elm	Ulmus americana	Healthy	YES	NO	NO
1395	8.9	live oak	Quercus virginiana	Healthy	YES	NO	NO
1396	7.9	pecan	Carya illinoensis	Healthy	YES	NO	NO
1397	11.8	Chinaberry	Melia azedarach	Declining	*NO	*NO	NO
1398	8.3	American elm	Ulmus americana	Healthy	YES	NO	NO
1399	8.9	Chinaberry	Melia azedarach	Healthy	NO	NO	NO
1400	6.8	American elm	Ulmus americana	Healthy	YES	NO	NO
1401	25.2	sycamore	Platanus occidentalis	Healthy	YES	YES	NO
1402	9.2	American elm	Ulmus americana	Healthy	YES	NO	NO
1403	9.5	American elm	Ulmus americana	Healthy	YES	NO	NO
1404	10.3	American elm	Ulmus americana	Healthy	YES	NO	NO
1405	11.6	American elm	Ulmus americana	Healthy	YES	NO	NO
1406	8.7	pecan	Carya illinoensis	Healthy	YES	NO	NO
1407	21.2	American elm	Ulmus americana	Healthy	YES	NO	NO
1408	8.2	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1409	6.0	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1410	9.6	American elm	Ulmus americana	Declining	*NO	*NO	NO
1411	7.3	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1412	6.7	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1413	16.3	blackjack oak	Quercus marilandica	Healthy	YES	NO	NO
1414	6.9	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1415	6.0	eastern redcedar	Juniperus virginiana	Healthy	NO	NO	NO
1416	7.5	American elm	Ulmus americana	Healthy	YES	NO	NO
1417	31.8	post oak	Quercus stellata	Healthy	YES	YES	YES
1418	14.9	northern catalpa	Catalpa speciosa	Declining	*NO	*NO	NO
1419	13.1	northern catalpa	Catalpa speciosa	Declining	*NO	*NO	NO
1							

LS103





Notification Map

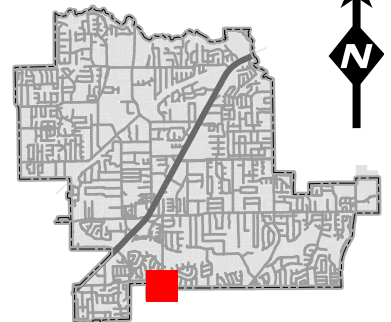


ZC24-001

913 Cheek Sparger Rd & 3808 Wayne Dr

DISCLAIMER:
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-  Parcels to be notified
-  Buffer
-  Subject Property





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, May 13, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, June 4, 2024 & Tuesday, June 18, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Rezoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial on Lots 1 & 2, Block A, Heritage Farms Addition. The purpose of the rezoning request is for a senior living facility.

Zoning Case: ZC24-001

Applicant: Jonathan Rankin

Owner: Robert Beall

Location: 913 Cheek Sparger & 3808 Wayne Dr

Property Description: Lots 1 & 2, Block A, Heritage Farms Addition

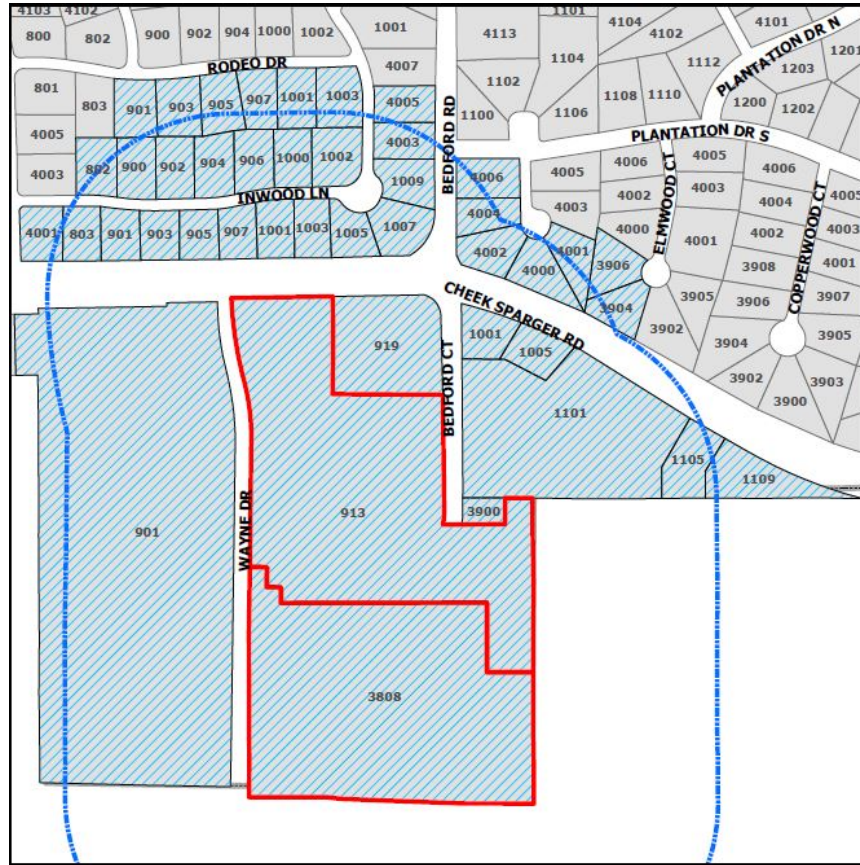
Present Zoning: PUD-C Planned Unit Development - Commercial

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

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

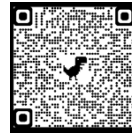
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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 817.503.1050. Please reference the zoning case number when requesting information.

Kris Potts

Kristopher Potts
Planner

Owner Name	Owner City	Owner Zip	Situs Address
FLICK, WILLIAM	COLLEYVILLE, TX	76034	900 INWOOD LN
FOY, STEPHEN	COLLEYVILLE, TX	76034	1009 INWOOD LN
KELLY, DAVID	COLLEYVILLE, TX	76034	905 INWOOD LN
BLOWEN, JACQUELINE A	BOONE, NC	28607	1003 RODEO DR
RINGO, CASEY K	COLLEYVILLE, TX	76034	3906 ELMWOOD CT
BUHL, MARY	COLLEYVILLE, TX	76034	1001 RODEO DR
STRAUB, ROBERT C	COLLEYVILLE, TX	76034	902 INWOOD LN
MDT TARA LTD	DALLAS, TX	75230	1101 CHEEK SPARGER RD
HUGGINS, SAMUEL E	COLLEYVILLE, TX	76034	4000 PLANTATION CT
GRIFFITH, JAMES C	COLLEYVILLE, TX	76034	4002 PLANTATION CT
ANDREWS, CHARLEY	COLLEYVILLE, TX	76034	4001 PLANTATION CT
MDT TARA LTD	DALLAS, TX	75230	1005 CHEEK SPARGER RD
FALKENSTEIN, LOUANN	COLLEYVILLE, TX	76034	1002 INWOOD LN
CHERRY, LARRY	COLLEYVILLE, TX	76034	903 RODEO DR
NASH, ROBERT G	COLLEYVILLE, TX	76034	905 RODEO DR
JACKSON, WILLIAM D	COLLEYVILLE, TX	76034	1003 INWOOD LN
ALVAREZ, DAVID	COLLEYVILLE, TX	76034	4004 PLANTATION CT
MECK, TYLER	COLLEYVILLE, TX	76034	4001 MOCKINGBIRD LN
RAWLINGS LIVING TRUST	COLLEYVILLE, TX	76034	4005 INWOOD LN
COPP, MICHAEL K	COLLEYVILLE, TX	76034	803 INWOOD LN
MCDONALD, RICHARD A	COLLEYVILLE, TX	76034	904 INWOOD LN
ALLEN, SAM H	COLLEYVILLE, TX	76034	901 RODEO DR
REID, TERRY BRYANT	COLLEYVILLE, TX	76034	907 INWOOD LN
WOLLIN, MARK	COLLEYVILLE, TX	76034	907 RODEO DR
IOVINELLI, LUCI	COLLEYVILLE, TX	76034	4006 PLANTATION CT
BARTON, KYLE	COLLEYVILLE, TX	76034	1001 INWOOD LN
MILLER, RAY	COLLEYVILLE, TX	76034	3904 ELMWOOD CT
MDT TARA LTD	DALLAS, TX	75230	1001 CHEEK SPARGER RD
DAY, CHRISTOPHER	COLLEYVILLE, TX	76034	802 INWOOD LN
SHIPP, SANDRA L	COLLEYVILLE, TX	76034	901 INWOOD LN
COVER-TEK INC	SOUTHLAKE, TX	76092	1105 CHEEK SPARGER RD
SANDIFER, COLLIN	COLLEYVILLE, TX	76034	906 INWOOD LN
COLLEYVILLE COVENANT CHRISTIAN	COLLEYVILLE, TX	76034	901 CHEEK SPARGER RD
BERG, ROBERT E	COLLEYVILLE, TX	76034	4003 INWOOD LN
CHATELAIN, GARY M	COLLEYVILLE, TX	76034	1007 INWOOD LN
SALEEM, NAZEER A	COLLEYVILLE, TX	76034	1000 INWOOD LN
ALLRED, SHANE	COLLEYVILLE, TX	76034	1005 INWOOD LN
SCF RC FUNDING IV LLC	PRINCETON, NJ	8540	919 CHEEK SPARGER RD
JONES, GREGORY	COLLEYVILLE, TX	76034	903 INWOOD LN
MYERS, DAVID W	NORTH RICHLAND HILLS, TX	76180	1109 CHEEK SPARGER RD
TARA PLANTATION ADDITION	COLLEYVILLE ,TX	76034	COURTESY NOTICE
SADDLEBROOK ADDITION	COLLEYVILLE ,TX	76034	COURTESY NOTICE
HURST EULESS BEDFORD ISD	BEDFORD, TX	76022	STATE REQUIRED
RANKIN, JONATHAN	DENVER, CO	80205	2215 MARKET STREET

Response to Zoning case ZC24-001

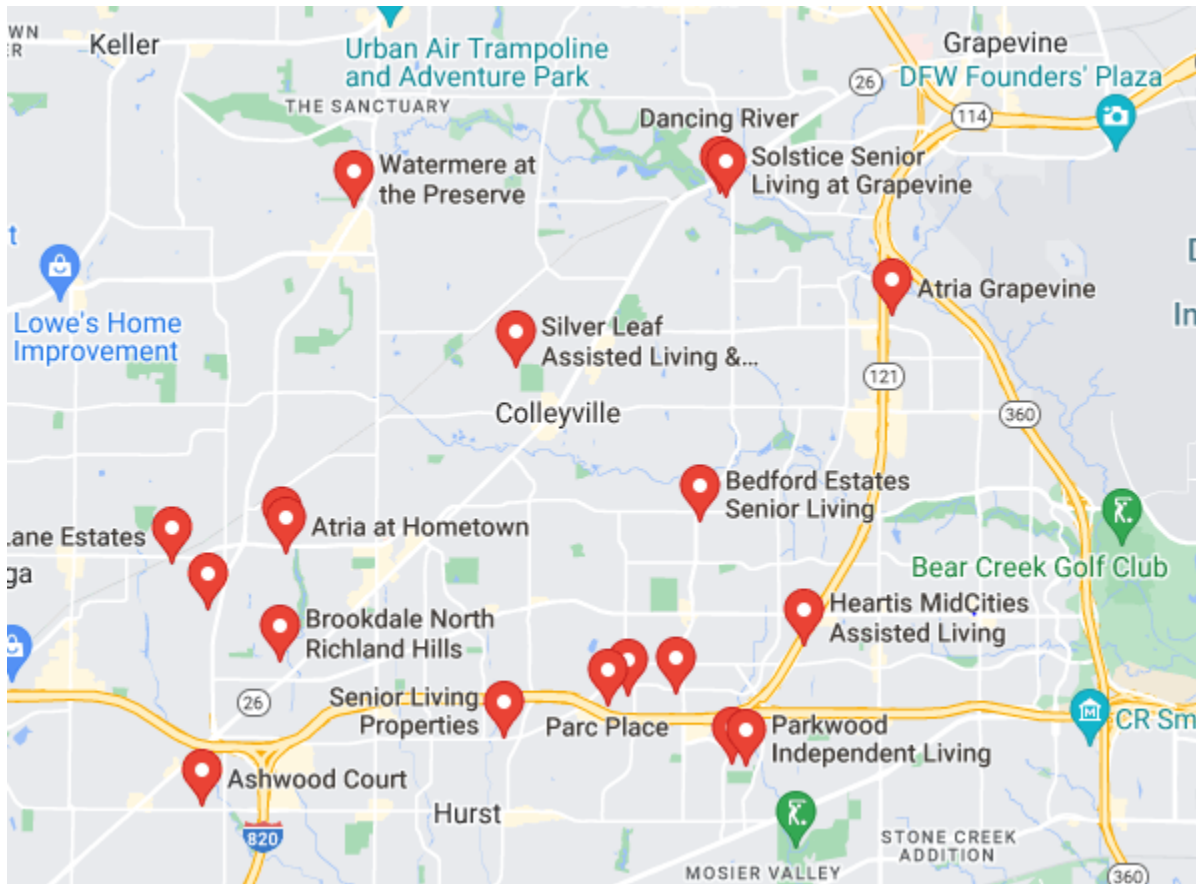
801 Inwood Lane

The following is my reasoning for saying NO to zoning request ZC24-001.

- 1) Our retirement population will peak in 2024 and following that it makes sense that there will be a reduction in those seeking services from assisted living facilities. Once this one is vacant or doesn't maintain enough throughput for financial liability, will it sit empty awaiting possible outside determination for what to do with the empty space. It could end up low income or immigration housing. Either one seems to go opposite of our city's wants to remain a single-family homes community.
- 2) Increased noise and light pollution. It's bad enough from the Covenant Christian (CCA) and now we want more lights and noise? I don't. I have had repeated communications with the city over issues at CCA. It took months to get a light issue resolved. The city didn't appear as if they wanted to get involved yet I pressed them. An outdoor light was placed above a rain shelter above one of the North entrances. Repeatedly I let them know that the light above the overhang does nothing for them, but it lights up the back of my house. We went back and forth until one day the repairman that works at CCA came over and apologized when he realized what the issue was. He moved the light on the correct side of the overhang and both myself and CCA had what we wanted and needed. If an issue so simple as a misplaced light can take that much time to rectify, what will the proposed assisted living center create in the way of obstacles?
- 3) We at Saddlebrook have had an increase of speeders through our subdivision prior to school (CCA) opening in morning. Our subdivision doesn't have the school zone through it. There is one on Cheeksparger meant to protect CCA students yet some of the parents of CCA students find it easier to speed through Saddlebrook than to slow down in their own school speed zone. I have reported it to the police and the fastest they observed was 38 in a 30. That's almost 30% above the speed limit in a residential area. Again, it was reported to the school which used to ask the parents to restrain from cutting through Saddlebrook. Apparently, that doesn't happen under their current administration.
- 4) Now P&Z has approved a new sign in front of CCA. Not a nice low light sign that would be appropriate for a neighborhood, but a sign that puts out the light of a Vegas billboard. It was only on one night and has since been off. I am already in communication with the city and will forward pictures when it's turned back on.

This isn't meant to degrade the relationship we have with CCA. They are good neighbors, even if the current leadership seems to be more profit motivated than those in the past. If we have issues that the city can't or doesn't want to get involved in with a friendly neighborhood business, how will the responses be when a "for profit" business moves in. The issues are too many to imagine but at the top of the list would be first responders trying to navigate crowded streets in a hurry. Will they also have to resort to high rates of speed through Saddlebrook or Tara to answer the call?

Colleyville is a residential neighborhood, please keep it that way. I'm sure the profit margin will be high for the current landowner to build houses rather than a retirement community. Attached is a picture of current retirement communities surrounding our area now. Seems to be plenty without adding another one that will detract from our current lifestyle. Please say NO to more traffic, noise and light!



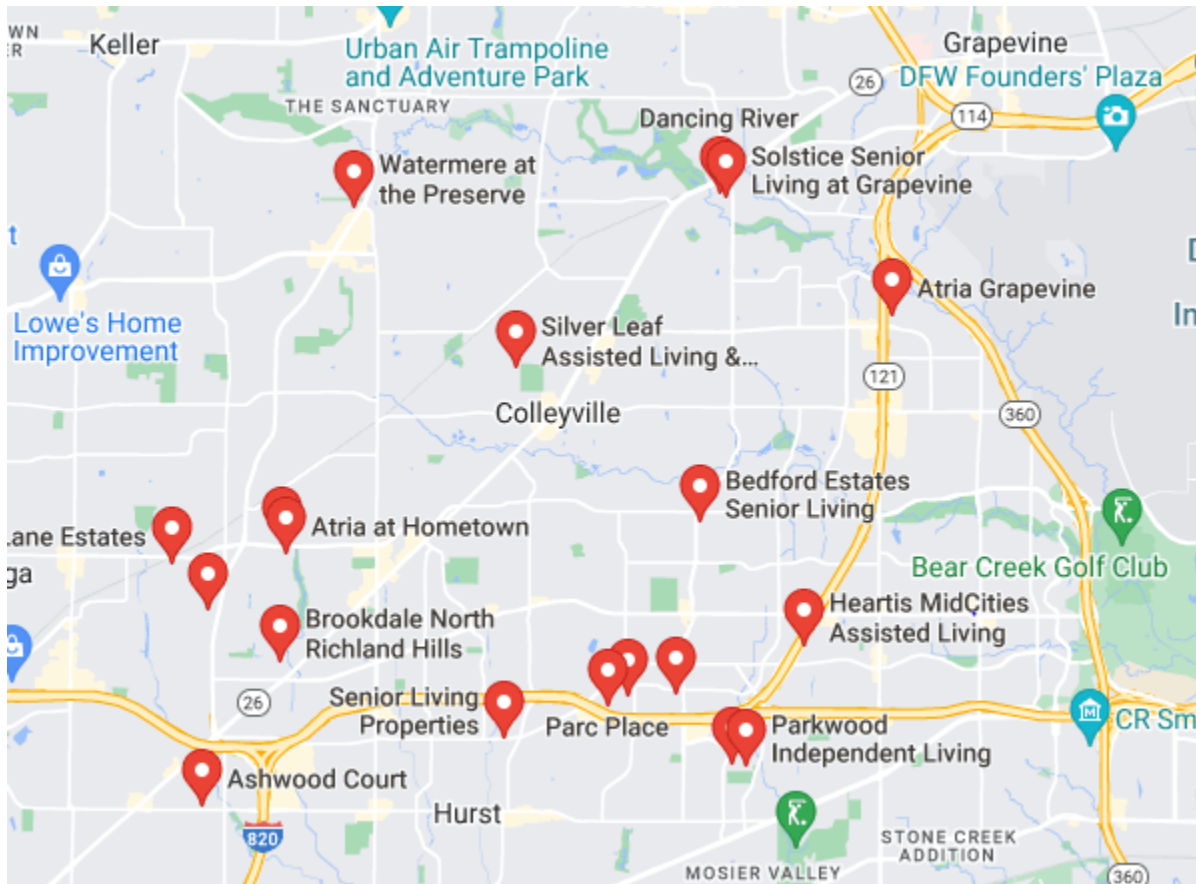
Response to Zoning case ZC24-001

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Sincerely,

Mike and Trish Copp

803 Inwood Ln.

Colleyville, TX 76034

Thomas and Jocelyne Buckelew

3709 Woodmont Court
Bedford, TX 76021

May 6, 2024

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

LETTER OF OPPOSITION

Dear Planning and Zoning Commision,

As homeowners on Woodmont Court in Bedford, which borders the eastern edge of the proposed Senior Living Center at Cheek-Sparger and Wayne Drive, we are writing in strong opposition to this proposed development by Confluent Development and Sagora Senior Living.

There are several concerns related to this project, but the most important is the issue of water drainage, retention, and downstream flood issues. We have lived here since 1989, and up until now, no matter how much or how hard it has rained, the water coming down from the higher elevations in Bedford has rarely flooded any yards along Woodmont Court. With a hard rain, the lowest elevations on the eastern edge of the proposed project become a torrent of water, but the water is able to flow out to the west and dissipate into the grassy plain where it is absorbed in short order. The 40 year old undersized culvert underneath Tara Shopping Center cannot handle a heavy rain, and there are no plans to rectify that. If buildings, concrete roads and parking lots were to replace this grassy parcel of land which acts as a sponge, the increased runoff of water would pool up and possibly flood some Bedford homes, and much more water would eventually be released through the culvert down through the center of the Tara Plantation Community to Little Bear Creek and the surrounding homes, adding to the flooding and erosion that already occurs there.

A retention pond is planned, but in the Preliminary Drainage Analysis (Dunaway Project No. B005261.001) done for this same property in 2022 by a different applicant, noted that the 66 inch diameter pipe under Tara Shopping Center was

undersized, and that the planned retention ponds would still not alleviate the undersizing of the existing public system. In fact, there was a lot of uncertainty about the retention ponds in this comprehensive report, and it appears they never did figure it out. The following is verbatim the last sentence of this report: "The final sizing of the proposed detention ponds will be done during final engineering design such that the development does not result in the release of additional runoff from the site than what is currently being discharged in the existing condition." (The applicant for this particular attempt at putting in a Senior Center withdrew their application in March 2022.) As it is, the Bedford Road flood gates close, and traffic diverted, anytime there is a heavy rain.

There are precedents for keeping flood plains intact. For example, in the August 24th, 2022, Star Telegram, there was a story about the City Council of Fort Worth approving the spending of \$650,000 to buy up old duplexes in order to demolish the buildings and restore the land to grass and trees for water absorption because of local flooding. The Netherlands have also been recently demolishing underused buildings and parking lots in order to put in green space for water absorption. Again, addressing flooding issues.

Concerning also is the significant increase in traffic a development of this size would add to the already congested Cheek-Sparger and Bedford Roads. With the existing and ever expanding Covenant Christian Academy right across the street, this will inevitably lead to a strain on resources, traffic, and noise pollution, all in contradiction to the low density and uniquely open and rural character that the city of Colleyville prides itself in.

Shoehorning a Senior Center into the middle of this relatively pristine property with the future threat of storms of increased intensity, and frequency, seems misguided, and would surely adversely affect a number of neighboring residents, both in Colleyville, and Bedford.

Sincerely yours,

The image shows two handwritten signatures in blue ink. The first signature, on the left, is 'Tom - A. Buckelew'. The second signature, on the right, is 'Jocelyne Buckelew'. Both signatures are written in a cursive, flowing style.

Tom and Jocelyne Buckelew

ORDINANCE O-24-2282

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 18.45 ACRES ON LOTS 1 AND 2, BLOCK A, OF THE HERITAGE FARMS ADDITION, LOCATED AT 913 CHEEK-SPARGER ROAD, 3808 WAYNE DRIVE, AND 3900 BEDFORD COURT FROM THE PUD-C PLANNED UNIT DEVELOPMENT - COMMERICAL DISTRICT TO THE PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC24-001; 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 enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, among other things, to the character of the 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 Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance

Regulations and Zoning Map, having given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 18.45 acres on Lots 1 and 2, Block A, of the Heritage Farms Addition, located at 913 Cheek-Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court from PUD-C Planned Unit Development - Commercial zoning district to the PUD-C Planned Unit Development - Commercial zoning district, as depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-C is to allow for the construction of a Senior Living Community on 18.45 acres.
- b. This facility shall be licensed as a Type B Assisted Living Center by the Texas Department of Aging and Disability Services as required by the Assisted Living Facility Licensing Act. Proof of such licensing shall be required prior to issuance of a Certificate of Occupancy for this property.

- c. This development shall be generally consistent with the Statement of Planning Objectives, Exhibit "B".
- d. The proposed development is subject to PUD-C Planned Unit Development – Commercial zoning district and all the associated regulations contained in the Land Development Code, except as amended by this Ordinance.

2. DEVELOPMENT PLAN

- a. The development shall be generally consistent with the Site Plan and Building Elevations attached in Exhibits "C".

3. PERMITTED USES

- a. The Senior Living Community as depicted in the attached exhibits, shall be a permitted use.
- b. Type "B" assisted living facilities are permitted with a maximum of 65 units for assisted living uses and a maximum of 20 beds for memory care uses, as depicted in Site Plan Exhibit "C".
- c. A maximum of 132 multifamily independent living units are permitted as depicted in Site Plan Exhibit "C".
- d. A maximum of 19 independent living cottages with 38 total units are permitted as depicted in Site Plan Exhibit "C".
- e. A maximum of 65 assisted living units are permitted as depicted in Site Plan Exhibit "C".
- f. A maximum of 20 memory care units are permitted as depicted in Site Plan Exhibit "C".
- g. All residential units permitted by this PUD shall only be occupied by persons who are age 55 or older per requirements of the United States Department of Housing and Urban Development.
- h. All accessory buildings and uses, customarily incidental to the above uses on the same lot within.

4. HOURS OF OPERATION

- a. Deliveries to the facility for food service and general delivery will be restricted to 7:00 a.m. to 6:00 p.m. daily.

5. CONCEPTUAL PLAN AND PLATTING

- a. The development shall be generally consistent with Site Plan Exhibit "C", which shall not be considered the preliminary plat. Minor adjustments, such as building articulations, shall be permitted. Other modifications, which do not change the use or increase the density, may be approved administratively by staff.

6. BUILDING DESIGN

- a. The Senior Living Community shall be generally consistent with the building elevations and specified material depicted in Exhibit "C".
- b. Independent living cottages allowed for in this development shall not exceed two-story and 22 feet in height.
- c. Memory care units allowed for in this development shall not exceed one story and 26 feet in height.
- d. Assisted living buildings allowed for in this development shall not exceed two stories and 44 feet in height.
- e. A three-story building for independent living shall be allowed for in this development and shall not exceed 62 feet in height.
- f. The cumulative exterior walls of the buildings in this development shall be a minimum 50 percent masonry. Masonry, for the purposes of this PUD, shall be defined as including: brick, stone, cast stone, simulated stone, faux stone, thin veneered thin-set stone, concrete block, and three-coat plaster/stucco. Other wall surface materials may include cementitious siding, wood, or ACM (aluminum composite material) panels.

7. LANDSCAPING AND OPEN SPACE

- a. The development shall provide a minimum of 58 percent pervious cover area, as shown on the Landscaping and Open Space plans exhibit "D" and all open space areas shall be landscaped and maintained by the property owner. Open space may include detention or retention ponds.
- b. All landscaping shall comply with Chapter 4 Landscaping in the Land Development Code.

8. SIDEWALKS

- a. The sidewalk along Cheek-Sparger Road must be at least five (5) feet wide. The sidewalk along Wayne Drive and Bedford Court must be at least four (4) feet wide. The sidewalk must be installed when any new structures are built on the property.

9. PARKING AND ACCESS

- a. This development shall contain not less than 273 parking spaces.
- b. The parking requirements for this Planned Unit Development shall be as follows: Parking shall consist of a combination of surface parking spaces, and cottage parking spaces consisting of garage and driveway spaces. There shall be a minimum of 197 surface parking spaces and 76 cottage parking spaces in this development.
- c. As depicted on Site Plan Exhibit "C", a 26-foot public access and fire lane easement shall be located within the development such that it connects Wayne Drive at the southern terminus of the Bedford Court right-of-way boundary. Said easement shall be included on any future plat of the property.

10. LIGHTING

- a. All lighting shall be directed away from adjacent residential properties. Illumination from light poles shall
- Ordinance O-24-2282

not exceed 0.5 foot-candles as measured from any portion of the property line.

11. FENCING

- a. An eight (8) foot precast concrete or masonry fence, with wood allowed as necessary to protect trees or as needed regarding other considerations, shall be constructed along the south and east property lines adjacent to the existing residential uses located in the City of Bedford.
- b. A six (6) foot black metal decorative security fence shall be allowed on the west and north property lines. Security gates shall match the black metal decorative fence design.
- c. Each independent living cottage and other ground level private outdoor spaces shall be defined with six (6) foot black metal fencing.
- d. The fence shall be generally consistent with Exhibit "D".

12. SIGNAGE

- a. All monument signs shall meet the minimum requirements of the Land Development Code.
- b. The development will be allowed up to two Subdivision Monument signs and one General Business sign, or one Subdivision Monument sign and two General Business signs as they are defined in the Land Development Code.

13. TRASH COMPACTOR AND EMERGENCY GENERATOR ENCLOSURE

- a. All requirements of the Land Development Code shall be met, except where amended herein.

14. PUBLIC IMPROVEMENTS

- a. The developer shall pay a one-time Special Roadway Impact Fee to the City, which shall be utilized by the City for the construction of a roundabout at the intersection of Cheek–Sparger Road and Bedford Road/Court.

- b. Given the requirements of Section "a" above, prior to the acceptance of any plat applications as required by this ordinance, the developer shall submit a revised City/Developer Agreement (CDA) for an approval by the City Council that, at a minimum, addresses the following areas:
 - (1) City shall be responsible for all of the design, contracting, construction, right-of-way acquisition, landscaping and ongoing maintenance for the roundabout at the intersection of Cheek-Sparger and Bedford Road/Court.
 - (2) Establish the total amount of the Special Roadway Impact Fee to be paid from the developer to the City.
 - (3) Timing of the payment of the Special Roadway Impact Fee to the City for the roundabout shall be at the issuance or receipt of the building permit.
 - (4) City shall complete the roundabout improvements within three years of the payment of the Special Roadway Impact Fee.
 - (5) Any change to the terms of this section shall require an amendment to this ordinance.

Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of June 2024.

The second reading and public hearing being conducted on the 18th day of June 2024.

APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS, ON THIS THE 18TH DAY OF JUNE 2024.

Mayor Bobby Lindamood		Mark Alphonso, Place 2	
Mayor Pro Tem Brandi Elder		Ben Graves, Place 4	
Deputy Mayor Pro Tem Scotty Richardson		Tim Raine, Place 6	
Kimberly Holt Gunderson, Place 5			

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

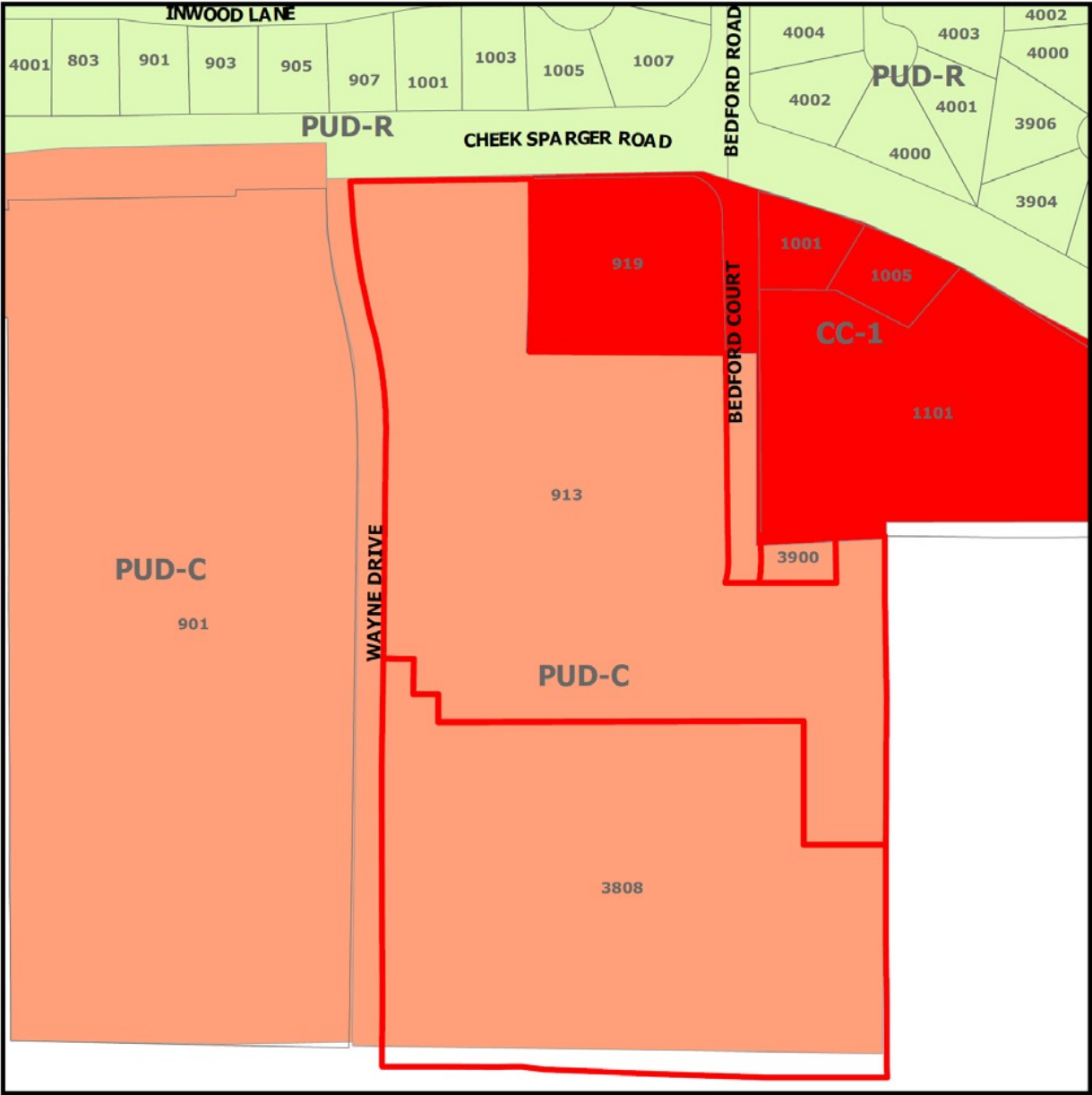


Exhibit “B” – Statement of Planning Objectives

Sagora Senior Living and Confluent Development collectively have more than 85 projects of development and operations experience in the senior living services space.

Sagora Senior Living, along with its affiliates, have been enriching the lives of our seniors and their families for over three decades. The dedication and commitment of our associates to our “Resident First” philosophy creates and maintains a reputation of excellence in senior housing. Based in Fort Worth, Texas, the Sagora Senior Living family of companies is focused solely on the senior housing industry, with involvement in the ownership, development, acquisition, and operation of communities, including cottages, independent living, assisted living, and memory care. We currently operate 61 communities in 12 states, serving 7,400+ residents with 3,800+ associates. We have developed a reputation for providing exceptional residential options and are one of the nation’s Top 50 senior housing operators. Each location offers signature programming, five-star amenities, unparalleled care, and socially active cultures, as well as unique local takes on our “Resident First” philosophy.

The 18-acre undeveloped property south of Cheek-Sparger Road adjacent to the east side of Wayne Drive presents an excellent opportunity for Sagora to bring its senior living philosophy and experience to the City of Colleyville in a meaningful and high-quality way.

Proposed Use

Confluent Development and Sagora Senior Living are requesting to advance the development of a senior living community restricted to individuals 55 years and older, consistent with the existing PUD-C zoning on this property but with fewer total units, fewer total square feet, less parking, more open space, and greater setbacks to the main building from the east and south property lines.

The new senior living community will consist of duplex Cottages placed strategically on the perimeter of the project as a sensitive transitional use to our residential neighbors. The main building will provide living options and support services and amenities for independent residents, residents with assistance needs and memory care residents. No office or other commercial uses are proposed.

In total, there are 19 Cottages totaling 38 units, 132 Independent Living units, 65 Assisted Living units, and 20 Memory Care units for a total of 255 Units. In addition, the main building will provide abundant service and amenity spaces including a commercial kitchen, dining room, bistro, theater, fitness center, salon, library and three private courtyards. The AL/MC units will be licensed Type B by the Texas Department of Aging and Disability Services.

Design Intent

The proposed project is substantially consistent in use, form, and architectural character with the senior living PUD currently in effect on the property. Further, the site and buildings have been designed

mindfully to be compatible with the surrounding development patterns and character. The Sagora Senior Living community is nestled within a natural soft rolling pastoral site. As you approach the main entry, a generous landscape buffer featuring established heritage trees and water feature greets you, setting the stage for the main Independent Living building; an “old meets new” vernacular defining our community.

The project takes vehicular access directly from Wayne Drive and Bedford Court. There is no direct access to Cheek-Sparger Road. Access is purposefully placed to provide efficient circulation throughout the site while also leading residents and guests to the primary entrance for the IL portion of the building, or the primary entrance for the AL/MC portion of the building, which are separate, visible and distinct with amenitized and safe drop-off areas. Parking is dispersed throughout the site to minimize the visual impact on our residents and our neighbors, while still convenient for our residents, guests and employees. The Cottages self-park with one garage space and 1 driveway space. There is also a service drive and delivery area on the east side of the site to which all delivery drivers will be directed prior to arrival to keep truck and vehicular traffic as separated as possible.

Architecturally, the main entry commons building is designed to emulate a late 1800 manor house. Spacious outdoor living areas flank entry points, extending a warm welcome to visitors, residents, and the Colleyville community. It seamlessly integrates new additions of a one-story memory care building, juxtapose a two-story assisted living building and a 3-story independent living building; all surrounded by a landscaped arroyo and one-story duplex cottages. When you add in the stormwater pond, arroyos, open spaces, and three generous private courtyards, which allow for comfortable and secure outdoor recreational opportunities and increased daylight for our resident units, the project provides for nearly 60% private open space, all connected by a perimeter and internal sidewalk circulation system.

More than a nod to the past, the main Manor house embodies an evolution across generations. Familiar material of standing seam metal roof, German smear random rubble limestone, rustic dark stained wood trellises and trim are familiar and reminiscent of a bygone era, bringing comfort to residents, families, and friends. This blend of history and modern Texas vernacular is where the past meets the present, creating an atmosphere that anchors the community to the history of Colleyville.

Land Use Request

With this application, Confluent is seeking approval for an Amendment to the 2012 PUD (Ord. 0-12-1832) for the primary purposes of:

1. Continuing with a for-profit, rental-fee-for-service Senior Living project for residents 55 and older.
2. Removing office and retail commercial uses from the allowed uses on the property.
3. Adding Independent Living Cottages as a sensitive transitional use from the adjacent single-family home neighbors.
4. Providing 26 fewer total units, and 18,500 fewer total square feet.
5. Providing a 3rd story for Independent Living residents in the center of the site.
6. Providing 57 fewer overall parking stalls.
7. Providing nearly the same amount of open space (54% vs. 53%).
8. Providing a 300' setback to the main building from the east property line – 63' increase.
9. Providing a 343' setback to the main building from the south property line – 168' increase.

Colleyville Senior Living – Comparison Chart

Category	2012 Existing PUD	2024 Proposed PUD	Change
Land Area	18.45 Acres	18.45 Acres	No Change
Proposed Use	Senior Living	Senior Living	No Change
Ownership Type	For Profit	For Profit	No Change
Operational Model	Rental, Fee for Service	Rental, Fee for Service	No Change
Other Uses	Retail, Office	Senior Living Only	No Commercial Uses
Levels of Care	Independent Living Assisted	Independent Living Assisted	No Change
	Living	Living	
	Memory Care	Memory Care	
Independent Living Units	162	132	30 fewer units
Assisted Living Units	74	65	9 fewer units
Memory Care Units	45	20	25 fewer units
Independent Living Cottages	0	38	38 more cottages
Total Unit Count	281	255	26 fewer total units
Number of Stories	1, 2 ½	1, 2 & 3	1/2 additional story
Total Project Size	321,500 SF	244,000 + 59,000 = 303,000 SF	18,500 SF smaller
Total Parking Spaces	282 + retail/office = 330	197 + 76 (2/cottage) = 273	57 fewer stalls (95 fewer surface)
Open Space	54%	53% (58% w/private yards)	1% less open space (or 4% more)
Distance – Bldg. to East PL	237'	300' & 165'	63' greater to main building
Distance – Bldg. to South PL	175'	343' & 90'	168' greater to main building

2012 Source: City of Colleyville Ordinance 0-12-1832

Summary of Architectural Guidelines

Development Program

IL	132 Units	= 173,000 SF
AL	65 Units	= 58,000 SF
MC	20 Units	= 13,000 SF
TOTAL MAIN BLDG.		= 244,000 SF

Cottages (w/o Garage)	38 Units	= 59,000 SF
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TOTAL PROJECT SIZE	255 Units	= 303,000 SF
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Main Building Footprint	= 99,000 SF
Cottages Footprint (incl. Garage)	= 79,000 SF
TOTAL BUILDING FOOTPRINT	= 178,000 SF (22% of Site Area)

Open Space

Detention/Retention Pond	= 200,000 SF
Site Open Space	= 223,000 SF
TOTAL OPEN SPACE	= 423,000 SF (53%)
Private Yards	= 43,000 SF

All Landscaping shall comply with Chapter 4-Landscaping in the Land Development Code.

Building Setbacks (minimums)

North (Cheek Sparger)

- Cottages = 50'
- Main Building = 540'

South

- Cottages = 90'
- Main Building = 343'

East

- Cottages = 165'
- Main Building = 300'

West (Wayne Drive)

- Cottages = 22'
- Main Building = 120'

Building Height

3-Story Independent Living Building

- 38' to top of 3rd Floor
- 54' to top of Primary Roof Ridge
- Up to 62' for Architectural Enhancements (peaked elements, chimneys, etc.)

2-Story Assisted Living Building

- 26' to top of 2nd Floor
- 38' to top of Primary Roof Ridge
- Up to 44' for Architectural Enhancements (peaked elements, chimneys, etc.)

1-Story Memory Care Building

- 12' to top of 1st Floor
- 23' to top of Primary Roof Ridge
- Up to 26' for Architectural Enhancements (peaked elements, chimneys, etc.)

Single-Story Cottages

- 21' to top of Roof Ridge
- Up to 22' for Architectural Enhancements (peaked elements)

Building Elevations

Main Building

- 50% Masonry (including Stone) minimum. Stucco, EIFS, Stone, Wood, Fiber Cement Panel, and the like shall comprise the other 50%. Calculations shall exclude door and window openings.

Cottages

- 50% Masonry (including Stone) minimum. Stucco, EIFS, Stone, Wood, Fiber Cement Panel, and the like shall comprise the other 50%. Calculations shall exclude door and window openings.

Parking Required

The development shall provide a minimum of 251 parking spaces based on the following formula:

1 space for every 2 AL/MC Units	85 Units = 43 Spaces
1 space for every 1 IL Unit	132 Units = 132 Spaces
2 Spaces for each Cottage Unit	38 Units = 76 Spaces

Parking Provided

Surface Parking Spaces	197
Cottage Parking Spaces	76 (1 garage + 1 driveway or 1 parallel space on internal drive)
TOTAL PARKING SPACES	273

Sidewalks

The sidewalk along Cheek-Sparger Road must be at least 5' wide. The sidewalk along Wayne Drive must be at least 4' wide. Sidewalk on Bedford Court shall not be required, but if installed must be at least 4' wide. Sidewalks must be installed when any new structures are built on the property.

Site Lighting

All lighting shall be directed away from adjacent residential properties. Illumination from light poles shall not exceed 0.5 foot-candles as measured from any portion of the property line.

Fences and Walls

An 8' fence, which shall be a preponderance of masonry materials (no less than 50%), with other materials allowed as necessary to protect trees or as needed in regard to other considerations, shall be constructed along the south and east property lines adjacent to the existing residential uses located in the City of Bedford.

Decorative security fencing on the west and north property lines shall be 6' black metal. Security gates shall match the black metal fence design.

Each Cottage and other ground level private outdoor spaces shall be defined with 48" black metal fencing. Decorative Walls or Retaining Walls shall be masonry and match the primary colors of the main building.

Building Signage

In addition to the Signage allowances and requirements in the Land Development Code, the project shall be permitted up to two Subdivision Monument Signs and one General Business Sign, or one Subdivision Monument Sign and two General Business Signs as they are defined in the Land Development Code, generally where indicated on the overall site plan.

Dumpster Enclosures

All requirements of the Land Development Code shall be met.

Additional Development Elements

Traffic Impact

A stamped, signed Traffic Summary Memo from Kimley Horn to the City of Colleyville determined the proposed Sagora Senior Living development is not anticipated to have any significant impacts on the surrounding roadway network. Using rates published in the Institute of Transportation Engineers (ITE) Trip Generation 11th Edition, the daily trip generation was calculated to be 805 vehicles per day. Based on that finding and on other information provided in the memo, the proposed Sagora Colleyville development is not anticipated to have any significant impacts on the surrounding roadway network.

Roadway Improvements

A right-turn lane on northbound Wayne Drive will be added where it intersects with Cheek-Sparger Road. Total estimated cost, scope, feasibility and traffic impact of the construction of a northbound right-turn lane at this intersection will be determined by a registered professional engineer in the State of Texas and the City of Colleyville Public Works Engineering department.

We understand the intersection of Cheek-Sparger Road and Bedford Road to be a “Special Consideration Intersection” by the City for improvements such as a roundabout. As a way of contributing to the funding of construction of the improvements at this intersection, we propose the use of roadway and water/sewer impact fees from the Sagora Senior Living project, combined with contributions from Confluent Development and Covenant Christian Academy (fees already assessed). A detailed proposal of sources and uses has been provided to the City.

1 MEMORY CARE (ONE STORY)
2 ASSISTED LIVING (TWO STORY)
3 INDEPENDENT LIVING (THREE STORY)
4 COTTAGES (ONE STORY DUPLEX)
5 NATURAL DRAINAGE SWALE
6 PICKLEBALL COURTS
7 STORMWATER POND
8 PROJECT IDENTIFICATION SIGNS

THE PILLARS CHRISTIAN LEARNING CENTER ZONED CC-1

TARA VILLAGE RETAIL & SHOPPING CENTER ZONED CC-1

SINGLE FAMILY RESIDENTIAL ZONED R-9

COVENANT CHRISTIAN ACADEMY PRIVATE SCHOOL ZONED PUD-C

WYNE DRIVE

CHEEK-SPARGER ROAD

COLLEEVILLE CITY LIMITS

BEDFORD CITY LIMITS

BEDFORD HEIGHTS SINGLE FAMILY RESIDENTIAL ZONED PUD

21'
57'
105'
348'
343'
90'
117'
128'
99'
51'
33'

300'
165'

1
2
3
4
5
6
7
8

18.45 AC
803,682 SF
175,000 SF
160,000 SF
143,000 SF
223,000 SF
200,000 SF
423,000 SF
132 UNITS
65 UNITS
20 UNITS
38 UNITS
25 UNITS
303,000 SF
197
76 (1 GARAGE + DRIVEWAY/PARALLEL)
273

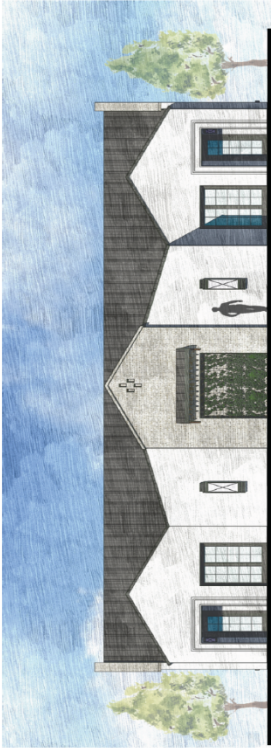
***** NOTES:**
 1. 18.45 ACRES PLATTED AS HERITAGE FARMS, BLOCK A, LOT 1.
 2. NO FEMA 100 YEAR FLOODPLAIN ON THIS PROPERTY OR ON THE CREEK.
 3. DETAIL LANDSCAPING AND PLANTING PLANS WILL BE PREPARED WITH FINAL CONSTRUCTION PLANS FOR MANY OPEN SPACE/ LANDSCAPE AREAS. THIS INCLUDES FOUNDATION PLANTINGS, COURT YARD AREAS AND ALONG WAYNE DRIVE TO SCREEN PARKING.

VICINITY MAP

SITE SUMMARY

SITE AREA 18.45 AC
BUILDING FOOTPRINT 803,682 SF
PAVED SURFACES (PARKING & DRIVE) 175,000 SF
PRIVATE YARD AREA 160,000 SF
OPEN SPACE (NON-DETENTION) 143,000 SF
DETENTION AREA 223,000 SF
TOTAL OPEN SPACE 200,000 SF
INDEPENDENT LIVING UNITS 423,000 SF
ASSISTED LIVING UNITS 132 UNITS
MEMORY CARE UNITS 65 UNITS
COTTAGES 20 UNITS
TOTAL SENIOR LIVING UNITS 38 UNITS
TOTAL BUILDING SF 25 UNITS
SURFACE PARKING SPACES 303,000 SF
COTTAGE PARKING SPACES 197
TOTAL PARKING SPACES 76 (1 GARAGE + DRIVEWAY/PARALLEL)
273

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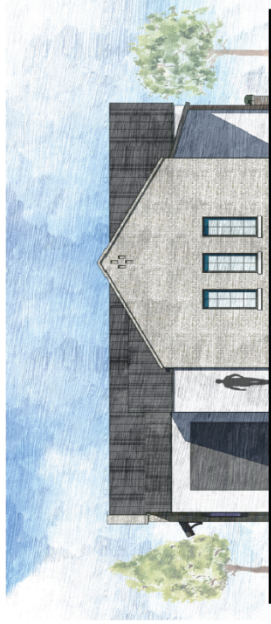
FRONT ELEVATION



BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



DEVELOPER
CONFLUENT DEVELOPMENT
2275 MARKET STREET
DENVER, CO 80205

OWNER
BEALL GERTON PARTNERS
572 COLLEYVILLE BLVD.,
SUITE 200
COLLEYVILLE, TX 76034

ARCHITECT
NORRIS DESIGN
350 N. SPUR STREET
DALLAS, TX 75201

LANDSCAPE ARCHITECT
NORRIS DESIGN
208 N. MARKET STREET, SUITE 250,
DALLAS, TX 75202

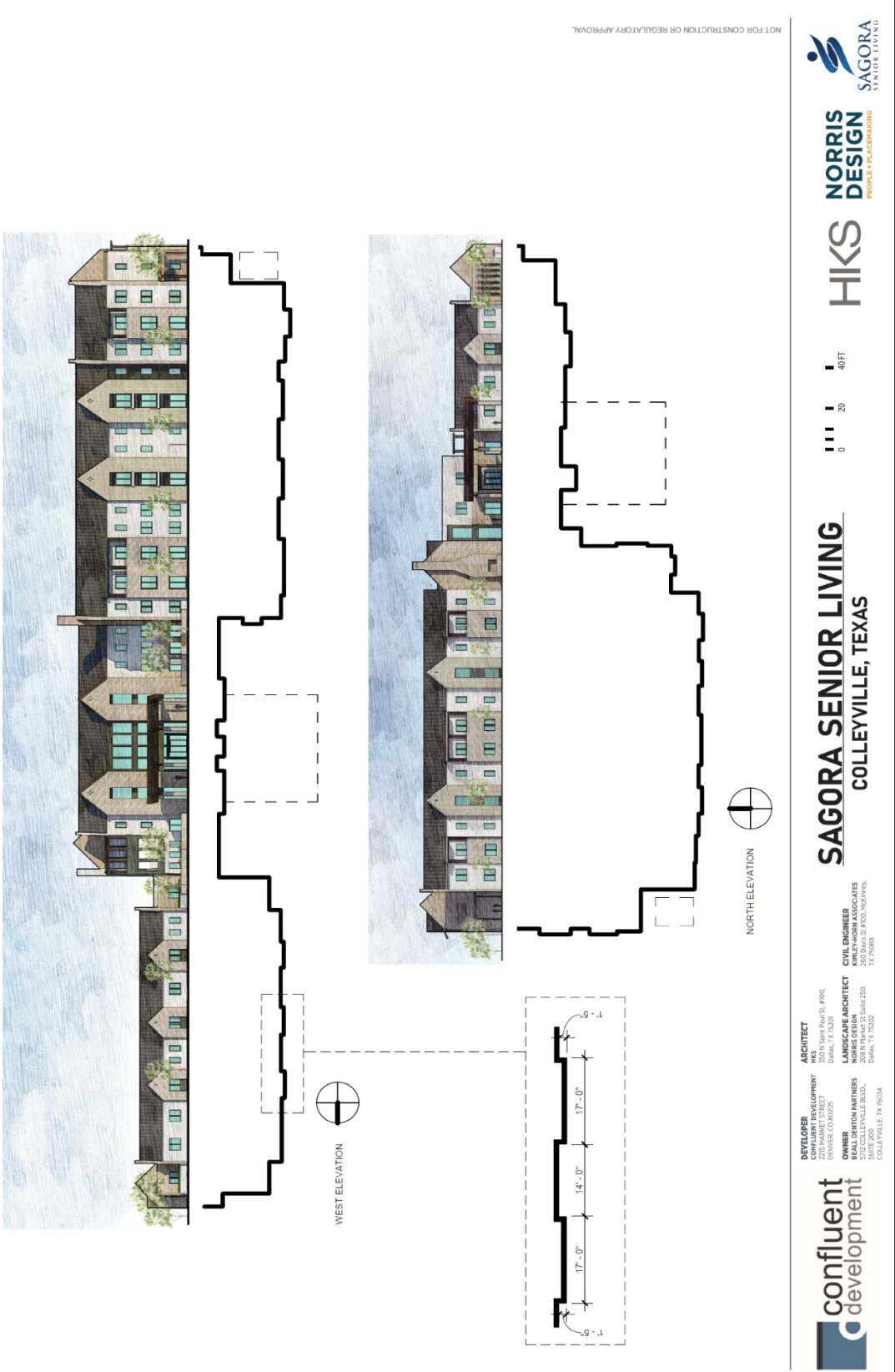
CIVIL ENGINEER
KIMLEY-HORN & ASSOCIATES
260 DAVIS STREET, 8TH FLOOR,
MCINNEY, TX 75069

SAGORA SENIOR LIVING

COLLEYVILLE, TEXAS



Exhibit “D” – Perimeter Masonry Fencing



ARCHITECT	OWNER	CIVIL ENGINEER	INTERIOR DESIGNER	LANDSCAPE ARCHITECT	STRUCTURAL ENGINEER	MEP ENGINEER
3801 S. TAYLOR ST., SUITE 102 DALLAS, TEXAS 75219-1450	CONLEY LUTHER COMPANY 2121 MARKET STREET DENVER, CO 80202	CHARTERED 10000 W. 136TH AVE., SUITE 100 DALLAS, TEXAS 75244	15000 W. 136TH AVE., SUITE 100 DALLAS, TEXAS 75244	3801 S. TAYLOR ST., SUITE 100 DALLAS, TEXAS 75219	3801 S. TAYLOR ST., SUITE 100 DALLAS, TEXAS 75219	3801 S. TAYLOR ST., SUITE 100 DALLAS, TEXAS 75219

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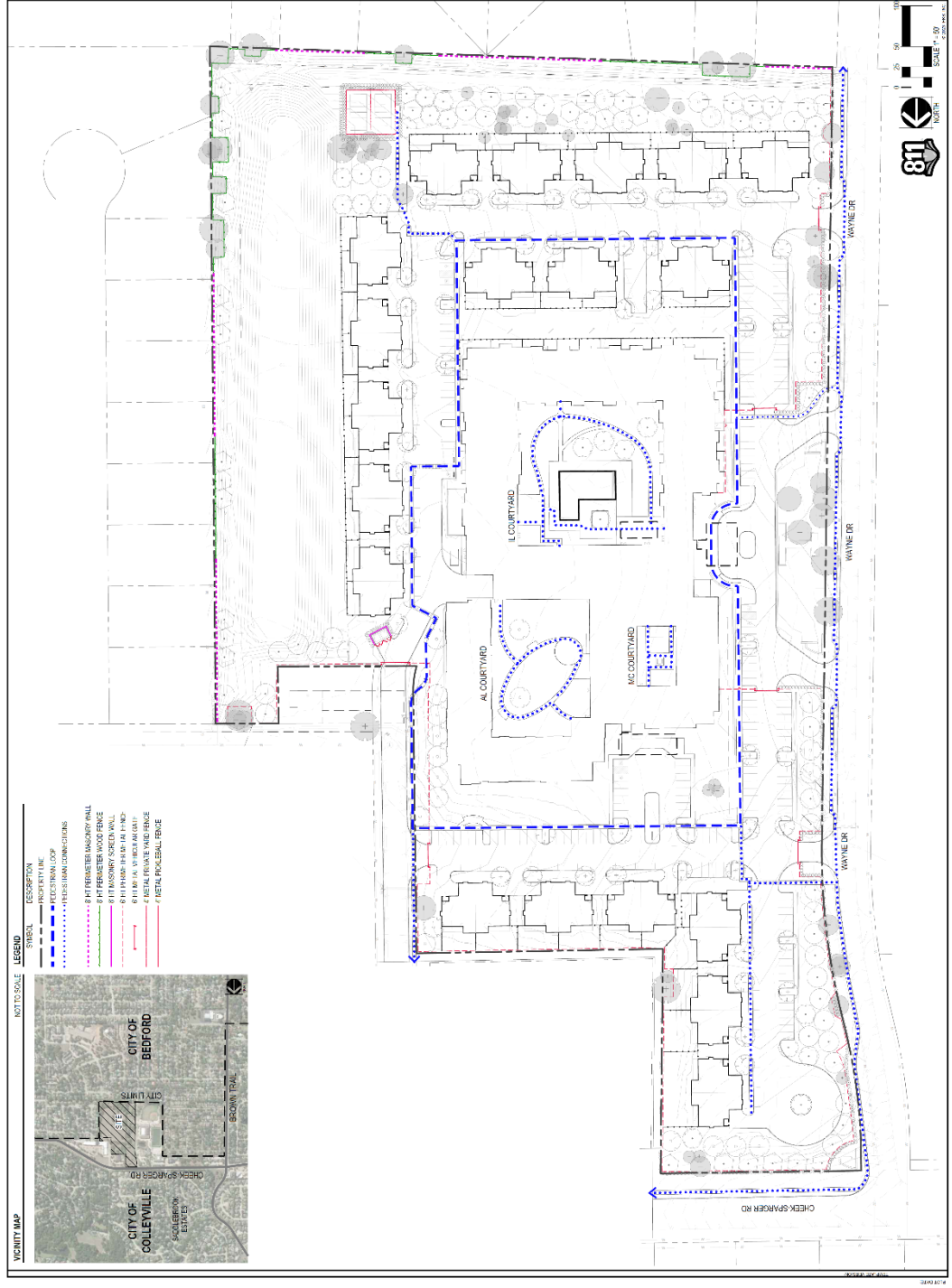
DATE
04/16/2024

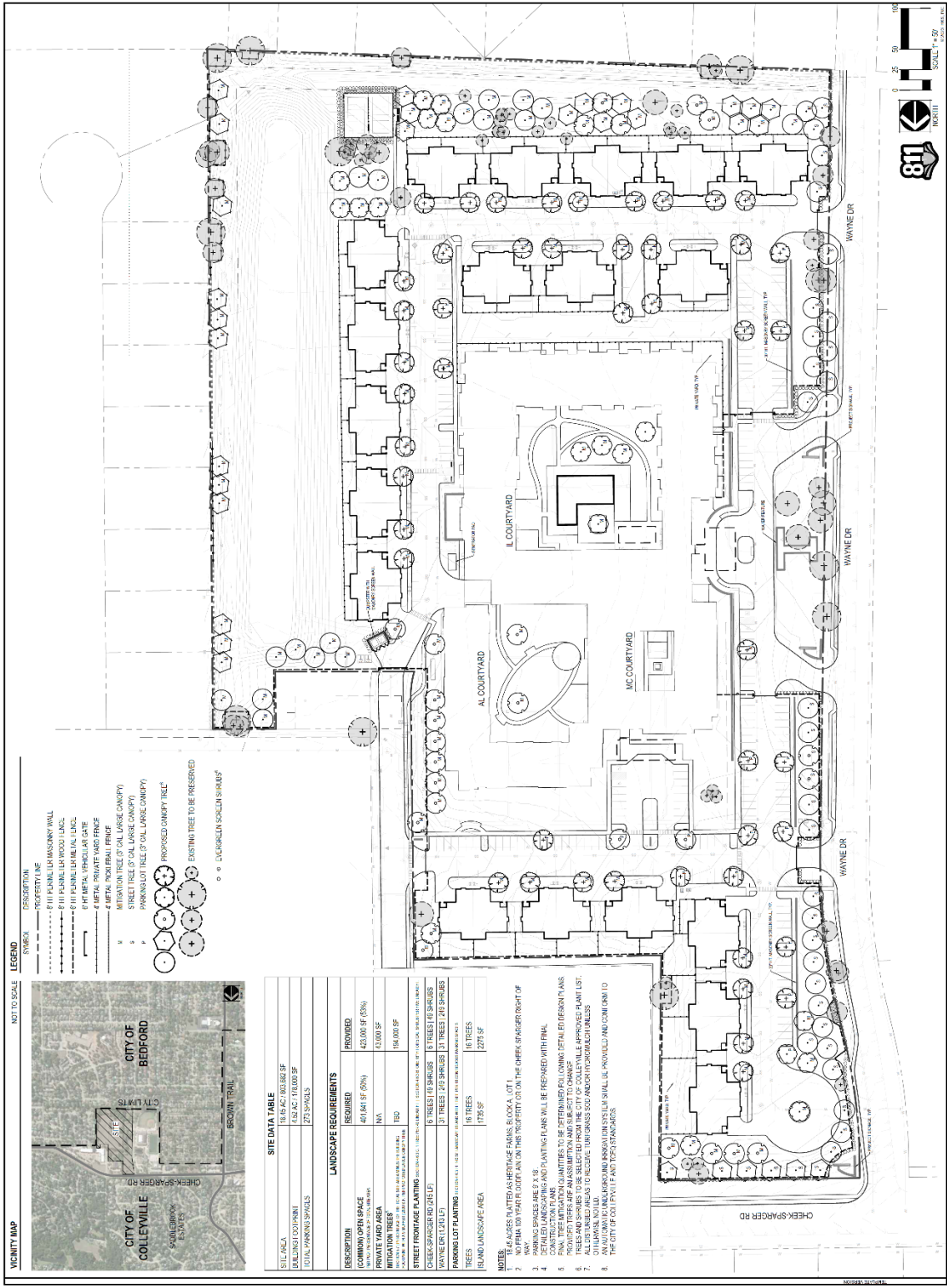
ISSUE
19926

**ZONING
EXHIBITS**

SHEET TITLE
**CIRCULATION &
FENCE DIAGRAM**

SHEET NO.
LS103





SITE DATA TABLE	
SITE AREA	10.16 AC / 1,016,000 SF
LANDSCAPE FOOTPRINT	4.52 AC / 1,100,000 SF
TOTAL PARKING SPACES	273 SPACES

LANDSCAPE REQUIREMENTS	
DESCRIPTION	REQUIRED
COMMON OPEN SPACE	401,844 SF (50%)
MITIGATION TREES	N/A
MITIGATION TREES	150,000 SF
STREET FRONTAGE PLANTING	15 TREES / 100' STREET
WAYNE DRIVE (1.2 MILE)	31 TREES / 240' STREET
PARKING LOT PLANTING	10 TREES / 1,000' LOT
ISLAND LANDSCAPE AREA	1778 SF

- NOTES:**
1. ALL AGES PLANTER AS HERITAGE PLANTS. BLOCK A, LOT 1.
 2. NO FIRM TOY CAR BLOCKER ON THIS PROPERTY OR ON THE CHEEK SPARGER RIGHT OF WAY.
 3. PARKING SPACES ARE 8' X 18'.
 4. DETAILED LANDSCAPING AND PLANTING PLANS WILL BE PREPARED WITH FIRM.
 5. FIRM TREE MITIGATION QUANTITIES TO BE DETERMINED FOLLOWING FIRM DESIGN PLANS.
 6. PROPOSED TREE MITIGATION QUANTITIES TO BE DETERMINED FOLLOWING FIRM DESIGN PLANS.
 7. ALL UNBUILT AREAS TO BE PLANTED WITH TREES AND SHRUBS AS APPROVED BY THE CITY.
 8. THE CITY OF COLLEEVILLE AND TOWN OF BEDFORD SHALL PROVIDE AND MAINTAIN ALL PLANTING AND TOPSOIL.



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 7d

Agenda Date 6/18/2024

Number Ordinance O-24-2283

Type Ordinance

Department Community Development

Title

Consideration of a rezoning from R-20 Single Family Residential and AG Agricultural to RE Single Family Estate Residential, R-40 Single Family Residential, R-30 Single Family Residential, and AG Agricultural on Lot 1, Block 1, Allzim Acres, Tract 4D02, Abstract 295, William E. Crooks Survey, and Tracts 2A7B, 2A8C, and 2A9A, Abstract 533, Mary M. Freeman Survey, located at 7209 John McCain Road and 7215 John McCain Road, Case ZC24-007

Explanation

Second Reading and Public Hearing

The applicant was present and answered questions from the City Council. There was no other speaker regarding this item at the June 4, 2024, City Council Meeting.

First Reading and Public Hearing

Curtis Young, the applicant, has submitted a request for a rezoning from R-20 Single Family Residential and AG Agricultural to RE Single Family 'Estate' Residential, R-40 Single Family Residential, R-30 Single Family Residential, and AG Agricultural on Lot 1, Block 1, Allzim Acres, Tract 4D02, Abstract 295, William E. Crooks Survey, and Tracts 2A7B, 2A8C, and 2A9A, Mary M. Freeman Survey, being approximately 12.16 acres, and zoned AG Agricultural and R-20 Single Family Residential. The purpose of the rezoning is to allow for a new seven lot detached single-family subdivision to be constructed.

Existing Conditions/Background: The subject property, 7215 John McCain Road and 7209 John McCain Road, is zoned AG Agricultural and R-20 Single Family Residential. It is located south of the intersection of John McCain Road and Bandit Trail. 7209 John McCain Road is a platted lot and is currently developed with a single-family home which will remain. 7215 John McCain Road is an unplatted lot and is currently undeveloped.

Proposed Zoning Change: The request is to rezone from the AG Agricultural and R-20 Single Family Residential districts to the RE Single Family 'Estate' Residential, R-40 Single Family Residential, R-30 Single Family Residential, and AG Agricultural zoning districts. The request is to construct a new seven lot subdivision to be known as Oak Creek.

Analysis: Per the proposed, this project is requesting to create a new detached single-

family subdivision of seven lots. The entrance and exit to the subdivision would be off John McCain Road. The lots range in size from 30,679 s.f. to 147,840 s.f. The average lot size would be 68,887 s.f. An existing fence would remain.

A previous rezoning of the property occurred in 2018. The property rezoned to R-20 Single Family Residential and AG Agricultural for an 11 lot subdivision per Ordinance O-18-2048, but the property has not developed as per the proposed approved development plan. This current plan would reduce the number of lots from 11 to 7, and rezone the lots from R-20 to RE, R-40, and R-30.

Plat Status: The subject properties are two lots, one unplatted as Tract 4D02, Abstract 295, William E. Crooks Survey and Tracts 2A7B, 2A8C, and 2A9A, Mary M. Freeman Survey, and one platted as Lot 1, Block 1, Allzim Acres.

DRC Review: The DRC reviewed the request during their April 22, 2024 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting. The DRC provided the following comments:

1. Dimension the lots.
2. Provide the length of the cul de sac and dimension the right-of-way (this may trigger additional regulations).
3. The green common area shown on the exhibit should be absorbed into the AG lot. Per a previous approved zoning on the property, provide on the plan and final plat a minimum 30 foot wide landscape preservation/conservation easement along the western boundary and continuing along the northern boundary of the subject property.
4. Show FEMA floodplain on latest map.
5. Include a 5' sidewalk along John McCain Road.
6. On the Preliminary Grading and Drainage plan no lot to lot drainage is permitted; a flood study is required to determine impact of the proposed street; and coordinate with latest FEMA maps to show floodplain line.

Drainage: A tributary to Big Bear Creek runs through the property where drainage will be managed. Detailed plans will be reviewed as part of the future plat submittal for the proposed subdivision.

Surrounding Development: The properties to the north are zoned AG Agricultural and R-20 Single Family Residential and are improved with single-family homes. The properties to the south are zoned PUD-R Planned Unit Development – Residential and are improved with single-family homes. The properties to the east are zoned R-40 Single Family Residential and RE Single Family Estate Residential and are improved with single-family homes. The properties to the west are zoned R-20 and are improved with single-family homes.

Comprehensive Plan: The City's Comprehensive Plan, *Destination Colleyville*, identifies the subject property for residential development. The proposed zoning does not conflict with any portion of the comprehensive plan.

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 within 1000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff is neutral on this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their May 13, 2024 meeting by a vote of 6-0.

Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Development Plan
6. Preliminary Engineering Exhibit
7. Tree Survey
8. Tree Conservation Plan
9. Ordinance O-18-2048
10. Notification Map
11. Notification Letter
12. Notification List
13. Letters Received
14. Ordinance O-24-2283

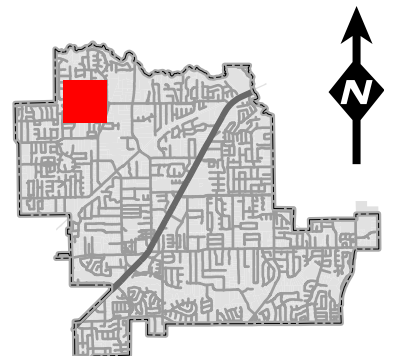
Aerial Map



ZC24-007

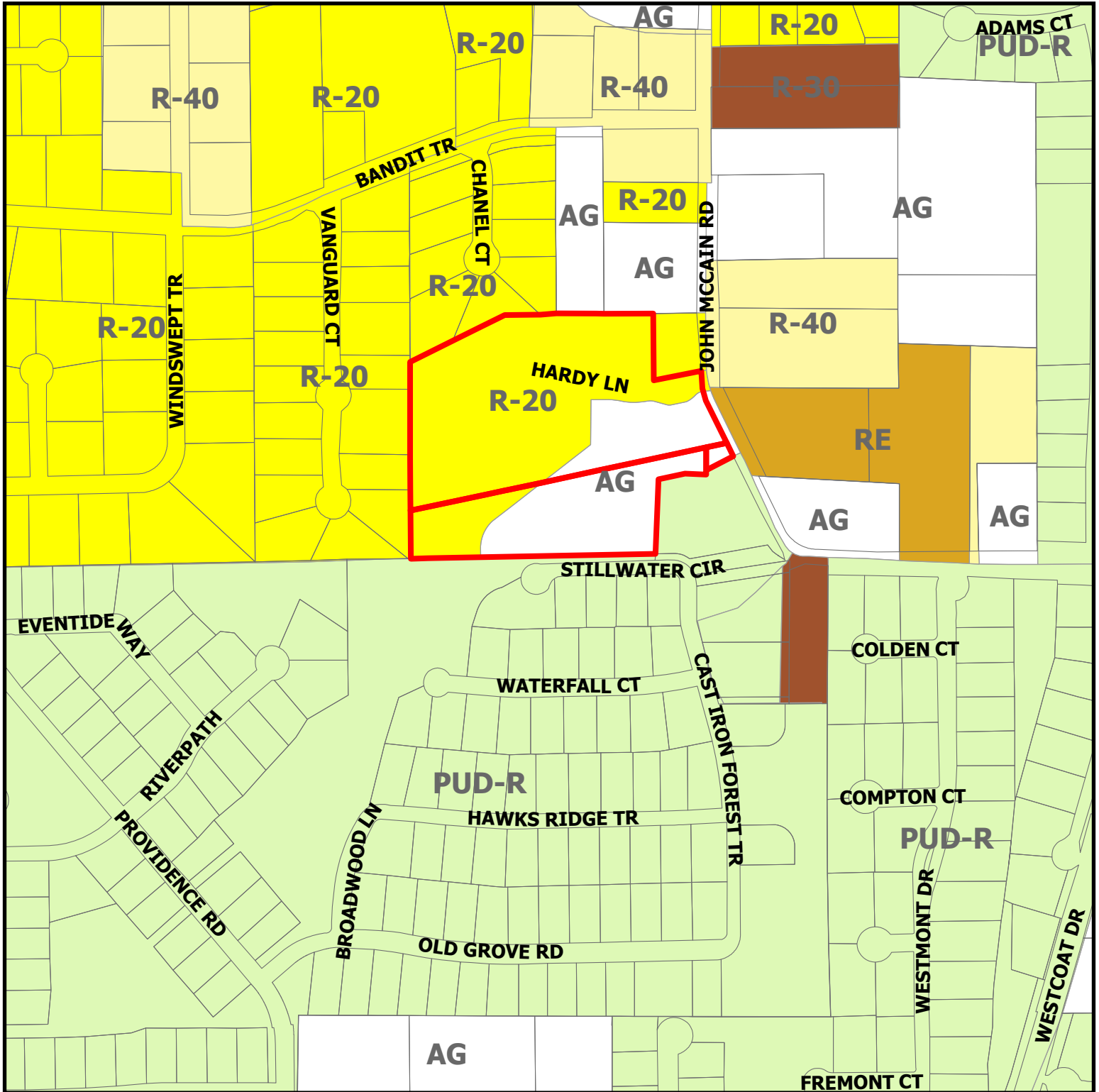
7209 & 7215 John McCain

 Subject Property



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Zoning Map

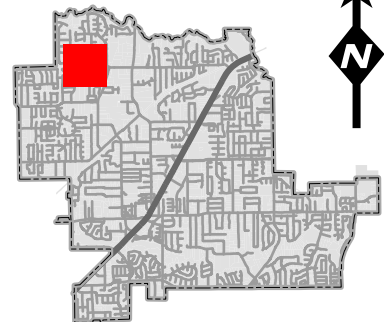


ZC24-007

7209 & 7215 John McCain



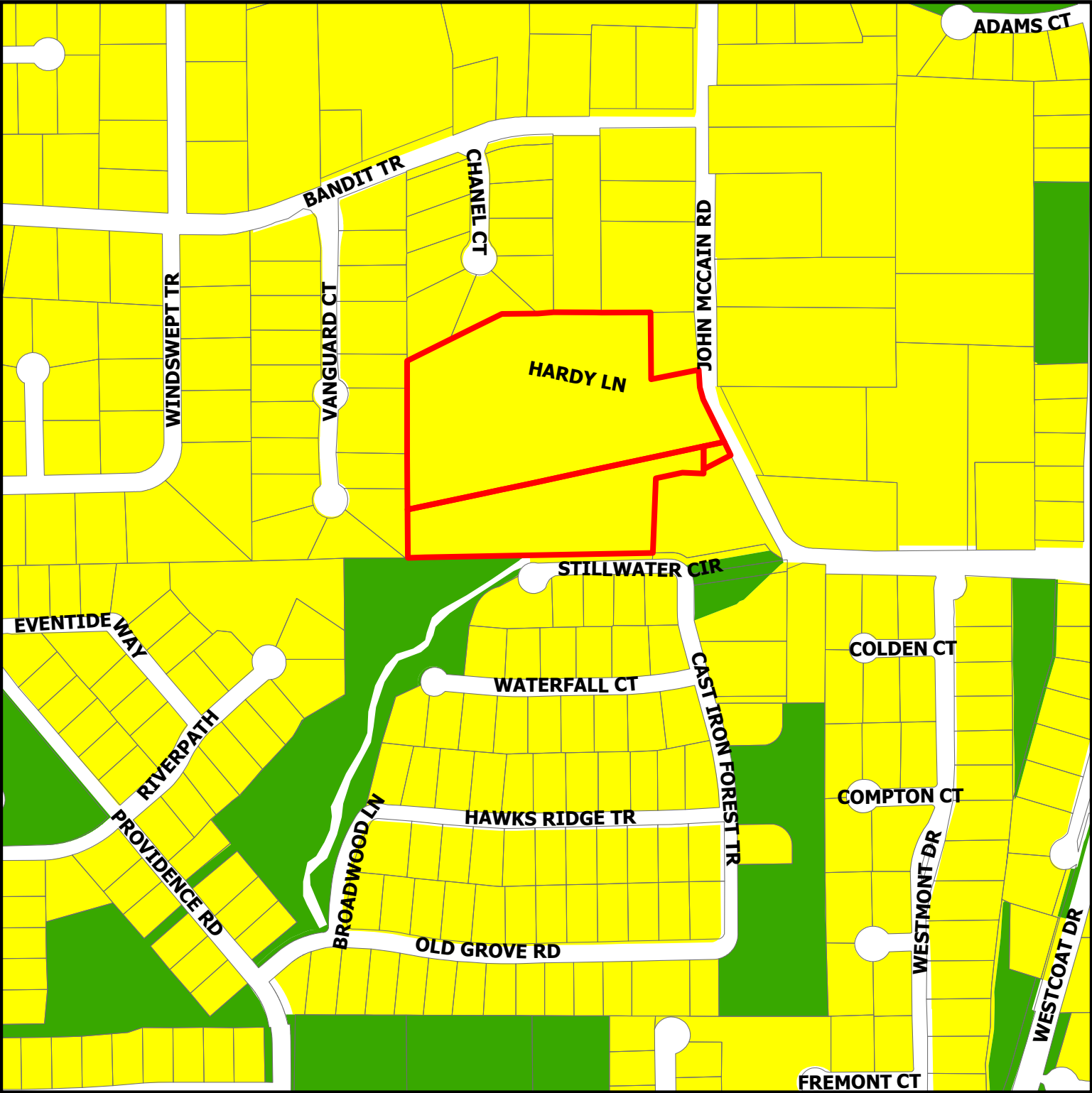
Subject Property



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Future Land Use Map

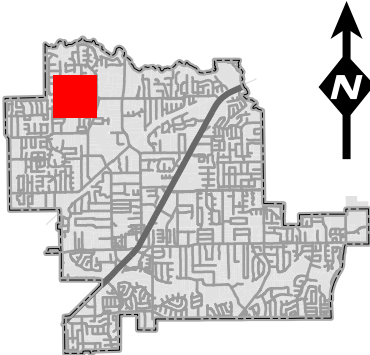


ZC24-007

7209 & 7215 John McCain

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-  Residential
-  Open Space; Parks
-  Subject Property



Oak Creek

Colleyville, Texas

Zoning Narrative –15 APR 2024

Wes Dawson- Owner/Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

Oak Creek is a proposed residential neighborhood of varying lot sizes, to be developed in the City of Colleyville. The approximately 12 acre property is located on the west side of John McCain Road.

Adjacencies: The property is adjacent to the Oak Grove neighborhood to the south (PUD-R, 13-14,000 sf lots), Vanguard Estates to the west, Chanel Ct. to the north (both R-20), and a couple of individual residential acre+ lots along John McCain.

The property is currently zoned a combination of R-20 and AG, with a Concept Plan showing 11 lots. This proposal is to enlarge the size of and reduce the number of lots in the R-20 section. The total number of lots would be reduced to 7. There is currently an occupied single-family home on the property, which will be incorporated into one of the lots, and ultimately be replaced with a new structure.

We believe the proposed plan will exceed the lot sizes, quality and values of the neighborhoods and properties we are adjacent to. Overall density is 0.58 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, from John McCain Road, from which a cul-de-sac will be built, accessing to lots.

The residences planned for Oak Creek will be upscale, with selling prices estimated to start at around \$2.0 million. Oak Creek 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

There is an existing drainage through the property, and the 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 east, across John McCain road.

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

Oak Creek 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.

Single Family Residential Lots	7
Common Open Space	2

Residential Lots	91.97 %	11.07 ac.
Common Open Space	3.79 %	0.457 ac.
R.O.W.	4.07 %	0.490 ac.
R.O.W. Dedication	0.17 %	0.021 ac.

Gross Acreage	100.00%	12.038 ac.
---------------	---------	------------

Gross Acreage	12.038 ac.
Gross Density	0.58 lots/acre

Residential Lots	7
Minimum Lot Size	30,679 s.f.
Average Lot Size	68,887 s.f.
Common Open Space	2

Existing Zoning:	R-20 & AG
Proposed Zoning:	R-20 & AG
Current Use:	Vacant
Proposed Use:	Residential

Map of the proposed 10000 block of West 10th Avenue showing seven lots:

- Lot 1:** 32,048 S.F., R-30
- Lot 2:** 30,679 S.F., R-30
- Lot 3:** 34,960 S.F., R-30
- Lot 4:** 52,906 S.F., R-40
- Lot 5:** 135,234 S.F., RE
- Lot 6:** 48,477 S.F., R-40
- Lot 7:** 147,840 S.F., AG

The map also shows the road layout, including 10000 West 10th Avenue, and a north arrow.

Retain Existing Fence

Wes Dawson
7209 John McCain Rd.
Colleyville, TX 76034
214 - 704 - 9001

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

Oak Creek

Colleyville, Tarrant County, Texas

OVERLAND

BANDIT

SITE

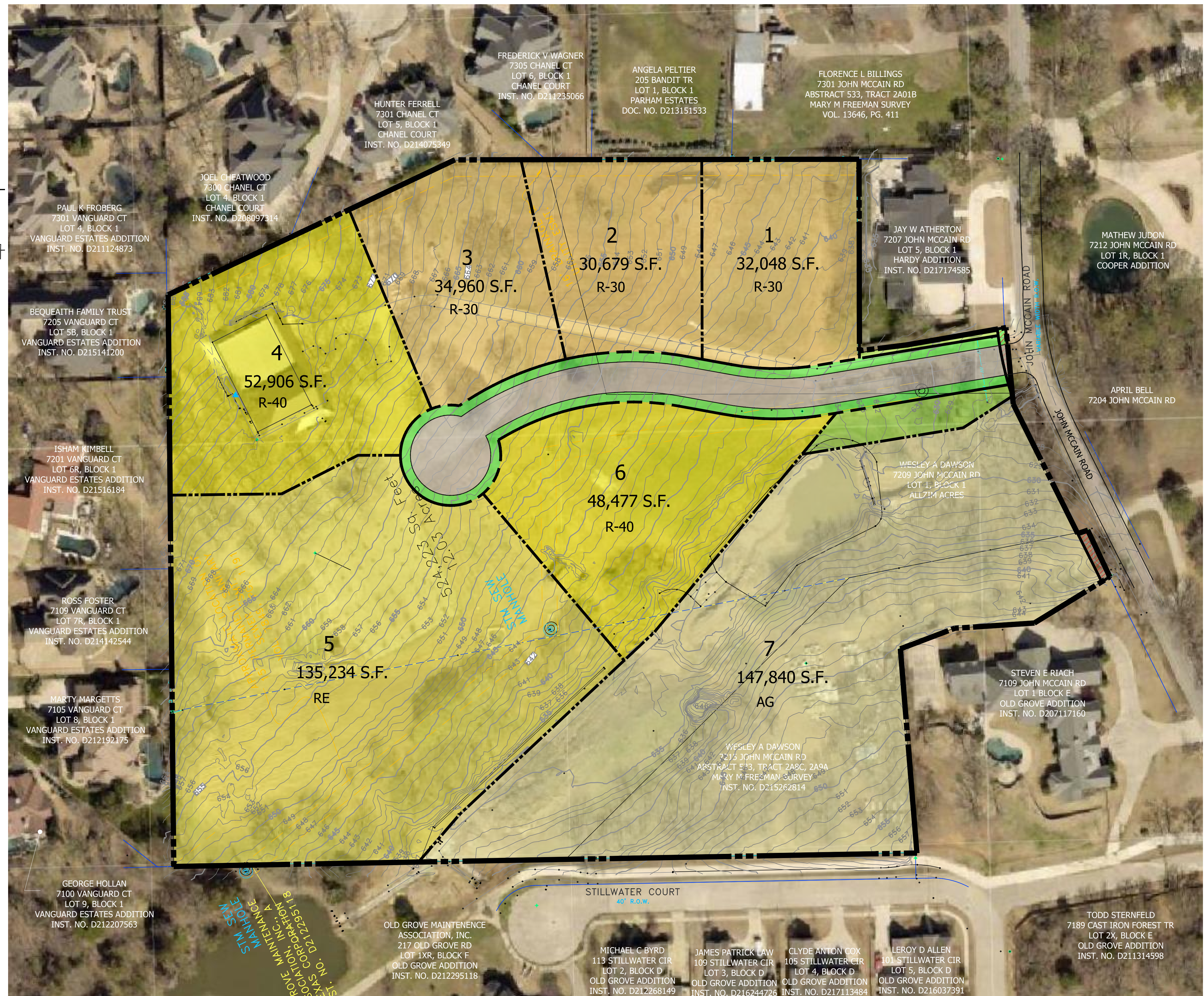
JOHN MCLEAN

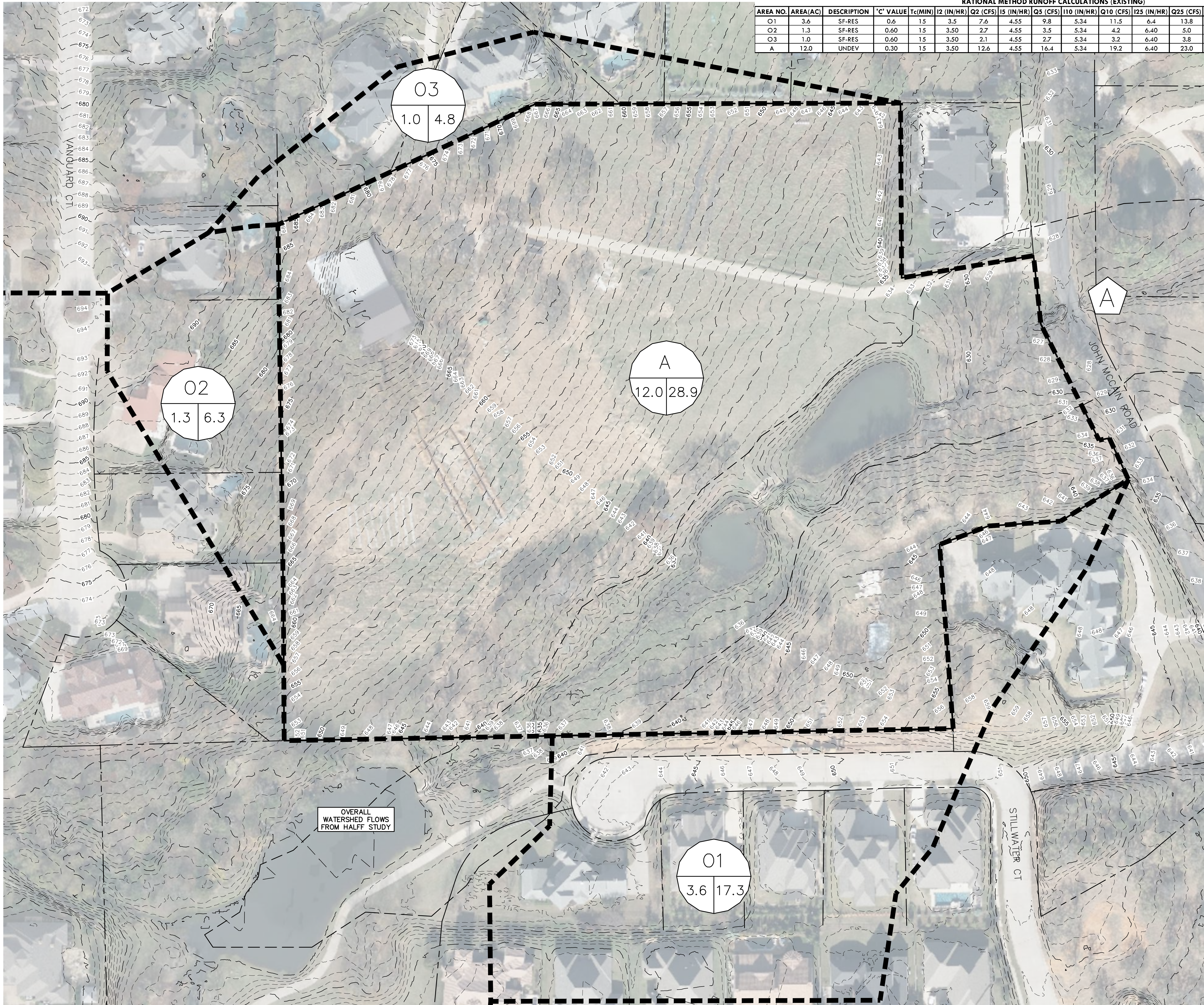
MONTICELLO

WESTCOAT

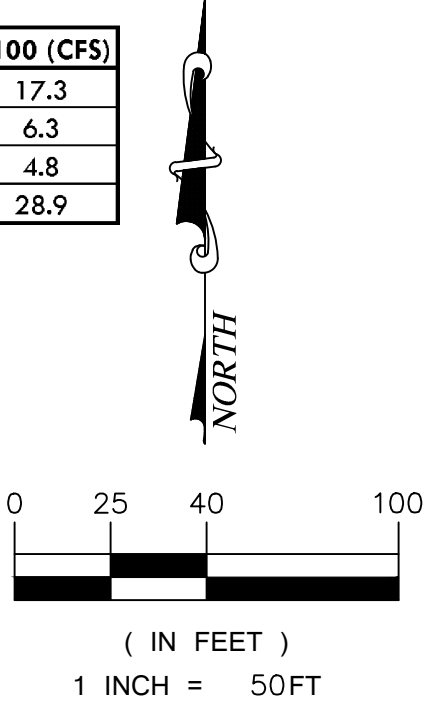
OLD GROVE

W. McDONNELL SCHOOL





RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)													
AREA NO.	AREA (AC)	DESCRIPTION	'C' VALUE	T _c (MIN)	I ₂ (IN/HR)	Q ₂ (CFS)	I ₅ (IN/HR)	Q ₅ (CFS)	I ₁₀ (IN/HR)	Q ₁₀ (CFS)	I ₂₅ (IN/HR)	Q ₂₅ (CFS)	I ₅₀ (IN/HR)
O1	3.6	SF-RES	0.6	15	3.5	7.6	4.55	9.8	5.34	11.5	6.4	13.8	7.20
O2	1.3	SF-RES	0.60	15	3.50	2.7	4.55	3.5	5.34	4.2	6.40	5.0	7.20
O3	1.0	SF-RES	0.60	15	3.50	2.1	4.55	2.7	5.34	3.2	6.40	3.8	7.20
A	12.0	UNDEV	0.30	15	3.50	12.6	4.55	16.4	5.34	19.2	6.40	23.0	7.20



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

- FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS
- CRITERIA BASED ON CITY OF COLLEYVILLE DRAINAGE MANUAL
- DOCUMENTATION AND SUPPORTING CALCULATIONS FOR DETENTION ASSESSMENT TO BE PROVIDED WITH FINAL DESIGN
- FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

WEST WHITE CHAPEL CREEK FROM FY14- TDSN (HALFF) STUDY DR-A PEAK DISCHARGE (CFS)				
4%	2%	1%	0.2%	
EXISTING 396.2	527.6	638.1	1007.2	
HALFF ASSOCIATES INC. HEC-HMS MODEL DATA OBTAINED THROUGH CITY OF COLLEYVILLE				

EXISTING DRAINAGE PLAN
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:
BM1
XXX
ELEV = XXX
BM2
XXX
ELEV = XXX

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 4/12/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET

1

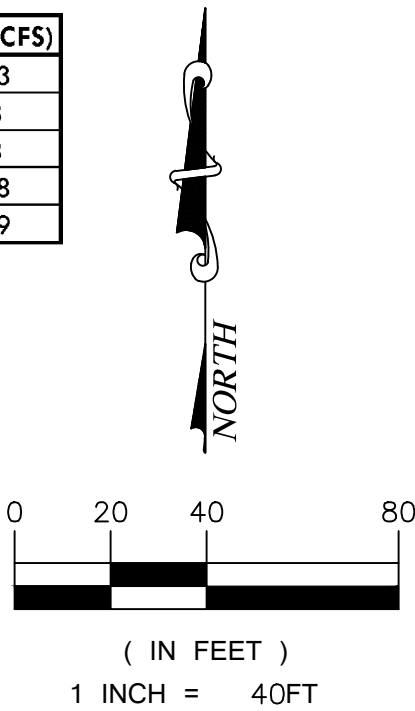
CITY CASE NO. ----

REDINGER GROUP, LLC
P.O. BOX 92006
COLLEYVILLE, TEXAS 76034
PHONE (817) 233-2277
FAX (817) 233-2278
ENGINEERING REGISTRATION NUMBER F-23239
PREPARED FOR: WEST WHITE CHAPEL CREEK
COLLEYVILLE, TEXAS 76034
PHONE (214) 704-9001

REDINGER GROUP PROJECT No. 1026-01 - SITE PLAN FOR OAK CREEK - COLLEYVILLE, TEXAS

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	3.6	SF-RES	0.6	15	3.5	7.6	4.55	9.8	5.34	11.5	6.4	13.8	7.20	15.6	8.02	17.3
O2	1.3	SF-RES	0.60	15	3.50	2.7	4.55	3.5	5.34	4.2	6.40	5.0	7.20	5.6	8.02	6.3
O3	1.0	SF-RES	0.60	15	3.50	2.1	4.55	2.7	5.34	3.2	6.40	3.8	7.20	4.3	8.02	4.8
A1	3.7	SF-RES	0.60	15	3.50	7.8	4.55	10.1	5.34	11.9	6.40	14.2	7.20	16.0	8.02	17.8
A2	8.3	SF-RES	0.60	15	3.50	17.4	4.55	22.7	5.34	26.6	6.40	31.9	7.20	35.9	8.02	39.9

*HALFF HMS MODEL TO BE EVALUATED TO ASSESS DETENTION REQUIREMENTS.



LEGEND

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

1. FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS
2. CRITERIA BASED ON CITY OF COLLEYVILLE DRAINAGE MANUAL.
3. DOCUMENTATION AND SUPPORTING CALCULATIONS FOR DETENTION ASSESSMENT TO BE PROVIDED WITH FINAL DESIGN.
4. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

WEST WHITE CHAPEL CREEK
FROM FY14 - TDSN (HALFF) STUDY
DP-A PEAK DISCHARGE (CFS)

	4%	2%	1%	0.2%
EXISTING	396.2	527.6	638.1	1007.2

HALFF ASSOCIATES, INC. HEC-HMS MODEL DATA
OBTAINED THROUGH CITY OF COLLEYVILLE

REDINGER GROUP, LLC
P.O. BOX 93306
SCOTTSDALE, AZ 85263
PHONE: (877) 933-2277
ENGINEERING REGISTRATION NUMBER: F-23239
PREPARED FOR: WEST DAWSON
1000 MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
PHONE: (214) 704-3001

PRELIMINARY GRADING & DRAINAGE PLAN
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
XXX
ELEV = XXX
BM2
XXX
ELEV = XXX

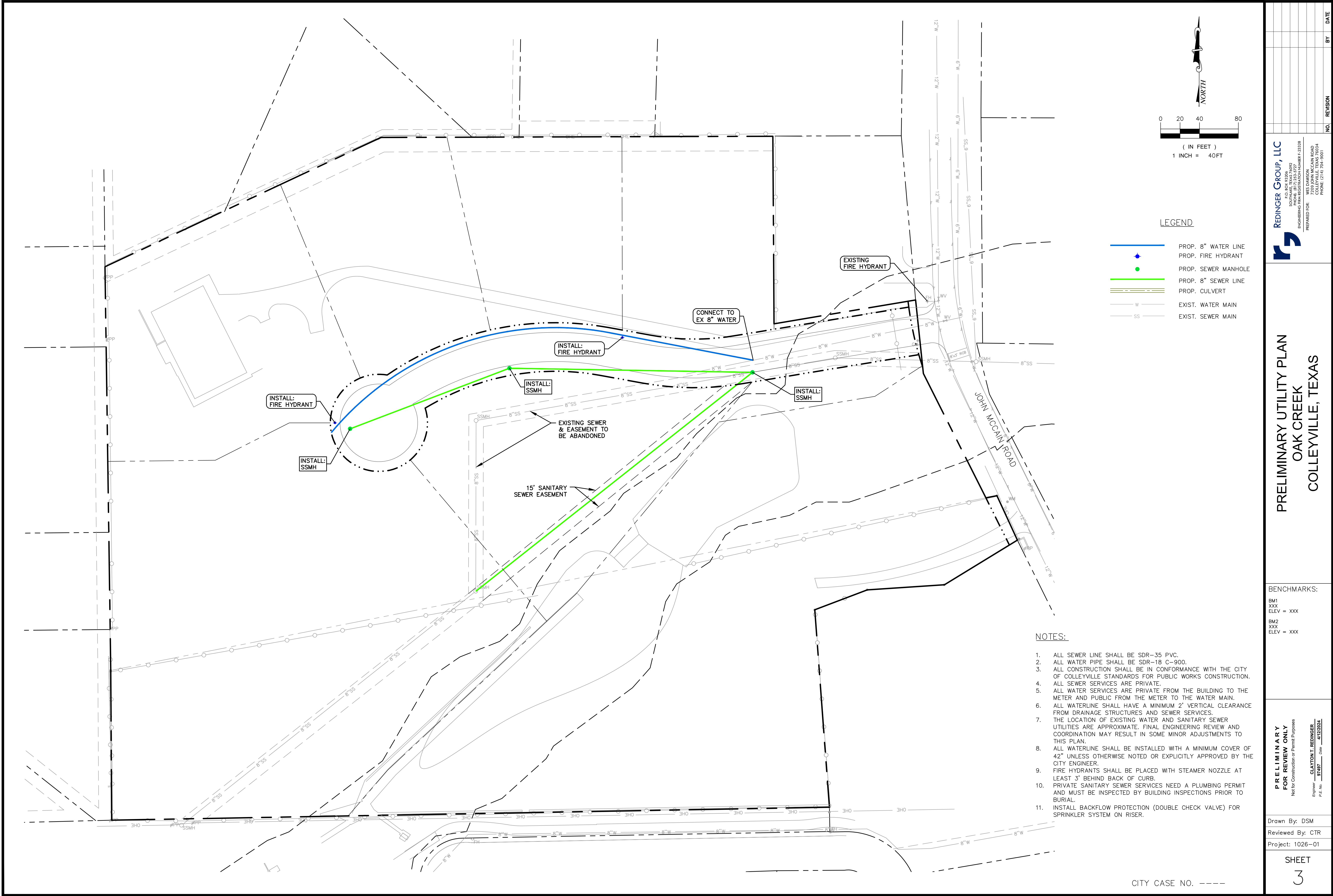
PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 4/12/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
2

REDINGER GROUP PROJECT No. 1026-01 - SITE PLAN FOR OAK CREEK - COLLEYVILLE, TEXAS

CITY CASE NO. ----



CITY CASE NO. ----

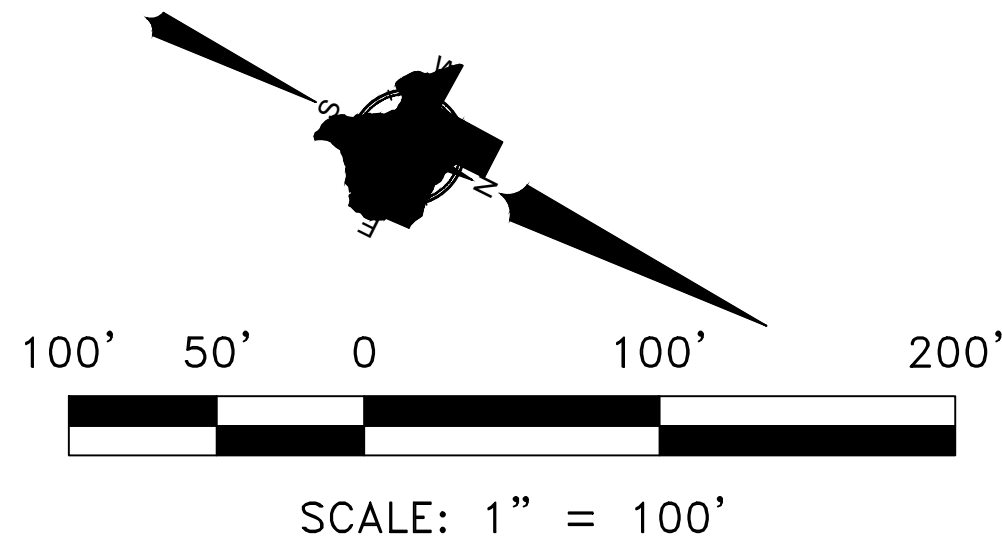
REDINGER GROUP, LLC
P.O. BOX 9206
COLLEYVILLE, TEXAS 76034
PHONE (817) 233-2277
FAX (817) 233-2277
ENGINEERING REGISTRATION NUMBER 7-2328
PREPARED FOR: WIS DAWSON MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
PHONE (214) 704-9001

PRELIMINARY UTILITY PLAN OAK CREEK COLLEYVILLE, TEXAS

BENCHMARKS:
BM1
XXX
ELEV = XXX
BM2
XXX
ELEV = XXX

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 4/12/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01



170	16 OAK	TWINS	1425	10 OAK	1545	6 OAK
230	8 OAK		1426	10 OAK	1546	6
231	8 ELM		1427	6 OAK	1547	6
241	8 OAK		1428	8 OAK	1548	6
447	8 OAK		1433	12 OAK	1549	10 OAK
620	14 OAK		1434	10 OAK	1550	10 TWIN
621	16 OAK		1435	10 OAK	1552	10 OAK
622	16 OAK		1436	10	1553	8 OAK
626	34 OAK		1437	10 OAK	1554	10 OAK
1164	12 OAK	FORK	1438	6 OAK	1555	8 OAK
1165	8 ELM		1440	8 OAK	1556	6 OAK
1166	8 OAK		1442	10 OAK	1557	6
1167	24ELM		1443	16 OAK	1558	6
1172	8OAK		1445	6 OAK	1559	6
1173	10OAK		1447	8 OAK	1560	6
1174	18 OAK		1448	10 OAK	1561	10 OAK
1175	8 OAK		1449	12 OAK	1562	10
1176	6 OAK		1450	12 OAK	1563	10
1177	18 OAK		1452	12 OAK	1564	10
1181	8 OAK		1453	14 OAK	1565	12 OAK
1182	8 OAK		1454	24 OAK	1566	10 OAK
1257	18 OAK		1455	22 OAK	1567	16 OAK
1258	24 OAK		1456	22	1584	30 PEC TWIN
1265	14 OAK		1462	6 CEDAR	1585	14 PEC
1266	22 OAK		1463	18 OAK	1586	40 MUL
1267	7 OAK		1464	18	1587	24 MUL
1268	20 OAK		1465	18	1588	6 ELM
1275	16 OAK		1466	6 OAK	1589	20 ELM TWIN
1278	26 OAK	FORK	1467	24 OAK	1590	12 ELM TWIN
1279	12 OAK		1468	18 OAK	1591	8 ELM
1280	24 OAK		1469	6 OAK	1592	10 ELM
1281	20 OAK		1470	6	1593	28 ELM TWIN
1282	12 OAK		1471	10 MUL	1594	8 OAK
1283	14 OAK		1472	6 OAK	1595	6 OAK
1323	18 OAK		1473	20 OAK	1596	8 OAK
1324	10 OAK		1474	10 OAK	1597	10 OAK
1328	14 OAK		1475	12 OAK	1598	12 ELM
1329	8 HACK		1476	8 OAK	1599	20 OAK
1330	8 HACK		1477	10 OAK	1600	10 HACK
1331	10 OAK		1478	10	1601	16 WILLOW
1332	8 OAK		1479	8 OAK	1602	8 OAK
1333	14 OAK		1480	12 OAK	1603	8 OAK
1334	14 OAK		1481	12	1604	8 OAK
1335	6 OAK		1482	12	1605	10 OAK
1336	10 OAK	FORK	1483	14 OAK	1606	6 OAK
1337	6 OAK		1484	14 OAK	1607	8 OAK
1338	8 OAK		1485	14	1608	14 TWIN OAK
1339	18 OAK		1486	10 OAK	1609	10 OAK
1340	8 OAK		1492	14 OAK	1610	16 OAK
1341	12 OAK		1493	6 OAK	1611	8 OAK
1342	14 OAK		1495	8 OAK	1612	10 OAK
1343	8 OAK		1496	8	1613	6 OAK
1344	8 OAK		1497	8	1614	4
1345	10 OAK		1498	8	1615	14 ELM
1346	26 OAK	FORK	1499	16 OAK	1616	30 TRIPLE OAK
1347	8 OAK		1500	12 OAK	1617	10 OAK
1348	12 OAK		1501	12	1618	10 ELM
1349	12 OAK		1502	10 OAK	1619	10 ELM
1350	12 OAK		1503	6 OAK	1620	12 OAK
1351	16 OAK		1504	10 OAK	1621	12 OAK
1352	12 OAK		1505	14 OAK		
1353	28 OAK	FORK	1506	14		
1354	10 OAK	DEAD	1507	10 OAK	FORK	
1355	8 OAK		1508	16	FORK	
1356	8 OAK		1509	16		
1357	10 OAK		1510	16		
1358	8 OAK		1511	12 OAK		
1359	6 OAK		1512	12		
1360	8 OAK		1513	12		
1361	8 HACK		1514	8 OAK		
1362	8 OAK		1515	10 OAK		
1363	16 OAK		1519	6 OAK		
1364	22 OAK		1520	6		
1365	17 HACK		1521	6		
1402	24 OAK		1522	17 OAK		
1403	16 OAK		1523	17		
1404	12 OAK		1524	17 OAK		
1405	12 OAK		1525	6 OAK		
1406	24 HACK		1526	10 OAK		
1407	12 OAK		1527	10		
1408	30 OAK	TRIPLE	1528	6		
1409	18 OAK		1529	8 OAK		
1410	10 OAK		1530	8		
1411	14 OAK	TWIN	1531	6 OAK		
1412	14 OAK		1532	6		
1413	18 OAK		1533	6		
1414	30 OAK	FORK	1534	12 OAK		
1415	10 OAK		1535	8 OAK		
1416	12 OAK		1536	6 OAK		
1417	7 OAK		1537	12 OAK		
1418	7 OAK		1538	12 OAK		
1420	8 OAK		1539	6 OAK		
1421	12 OAK		1540	6		
1422	12 OAK		1541	18 OAK		
1423	12 OAK		1542	18		
1424	10 OAK		1543	10 OAK		
			1544	12 OAK		



Tree Conservation Legend

- Trees to be removed ●
- Trees to be saved ●

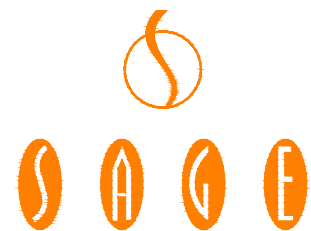


Engineer:
Redinger Group, LLC
P.D.Box 93206
Southlake, TX 76092
Tel: 817-253-5727
Contact: Clayton Redinger, P.E.

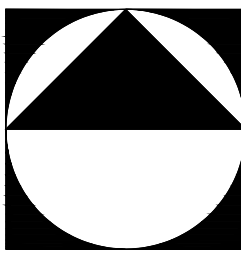
Applicant:
Sage Group, Inc.
1130 N. Carroll Avenue, Suite 200
Southlake, TX 76092
817 - 424 - 2626
Contact: Curtis Young, AIA

Owner/ Developer:
Wes Dawson
7209 John McCain Rd.
Colleyville, TX 76034
214 - 704 - 9001

Planner: SAGE GROUP, INC.

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

11 APR 24



Tree Conservation Plan

Oak Creek

Colleyville, Tarrant County, Texas

ORDINANCE O-18-2048

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 12.038 ACRES, ON LOT 1, BLOCK 1, ALLZIM ACRES ADDITION, AND TRACT 2A7B, 2A8C, & 2A9A, ABSTRACT 533, IN THE MARY M. FREEMAN SURVEY, AND TRACT 4D02, ABSTRACT 295, IN THE WILLIAM E. CROOKS SURVEY, LOCATED AT 7209 AND 7215 JOHN MCCAIN ROAD (THE "SUBJECT PROPERTY"), FROM THE AG-AGRICULTURAL AND R-20 SINGLE FAMILY RESIDENTIAL DISTRICTS TO THE AG-AGRICULTURAL AND R-20 SINGLE FAMILY RESIDENTIAL DISTRICTS; 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 rezoning under Case ZC18-013; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan designed to lessen congestion in the streets; and to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the 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 Planning and Zoning Commission and the City Council have found that the characteristics of the Subject Property are such that the public interest, safety and general welfare are best served with the adoption of a subdivision platting requirement that any final plat(s) for the Subject Property shall contain a landscape and tree preservation easement, as further described herein.

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 12.038 acres, on Lot 1, Block 1, Allzim Acres Addition, and Tract 2A7B, 2A8C, & 2A9A, Abstract 533, in the Mary M. Freeman Survey, and Tract 4D02, Abstract 295, in the William E. Crooks Survey, located at 7209 and 7215 John McCain Road (the "Subject Property"), from the AG-Agricultural and R-20 Single Family Residential districts to the AG-Agricultural and R-20 Single Family Residential districts, as depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 3. THAT any final plat filed for the Subject Property, or any portion thereof, shall provide for a minimum 30 foot wide landscape preservation/conservation easement along the western boundary and continuing along the northern boundary of the Subject Property, as further depicted in Exhibit "B". Any such

plat shall contain a note describing the landscape preservation/conservation easement which shall be in conformance with all applicable landscape regulations, tree preservation regulations, and any other conditions required by the City Manager to ensure the landscape buffer within the landscape preservation/conservation easement will be developed, maintained and preserved in a manner that will ensure preservation of existing trees along adjacent properties are adequately buffered from any light and noise originating from the Subject Property as a result of the subdivision of the Subject Property. The foregoing tree preservation regulations shall include, at a minimum, a requirement that any tree removed from within the landscape easement shall be replaced with one or more trees sufficient to ensure the same number of caliper inches removed are replaced within the landscape preservation/conservation easement, or in a City park, or in a City right-of-way, at the discretion of the City Manager. Removal of trees shall be limited to those deemed "dead", "dying" or a "public safety concern" by the City arborist.

- Sec. 4. THAT the Subject Property shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of June 2018.

The second reading and public hearing being conducted on the 19th day of June 2018.

PASSED AND APPROVED BY A VOTE OF 7 AYES, 0 NAYS, AND 0 ABSTENTIONS ON THIS THE 19TH DAY OF JUNE 2018.

Mayor Richard Newton	<u>Aye</u>	Mayor Pro Tem Bobby Lindamood	<u>Aye</u>
Place 1, Tammy Nakamura	<u>Aye</u>	Place 5, Chuck Kelley	<u>Aye</u>
Place 3, Kathy Wheat	<u>Aye</u>	Place 6, Callie Rigney	<u>Aye</u>
Place 4, George Dodson	<u>Aye</u>		

ATTEST:



Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE



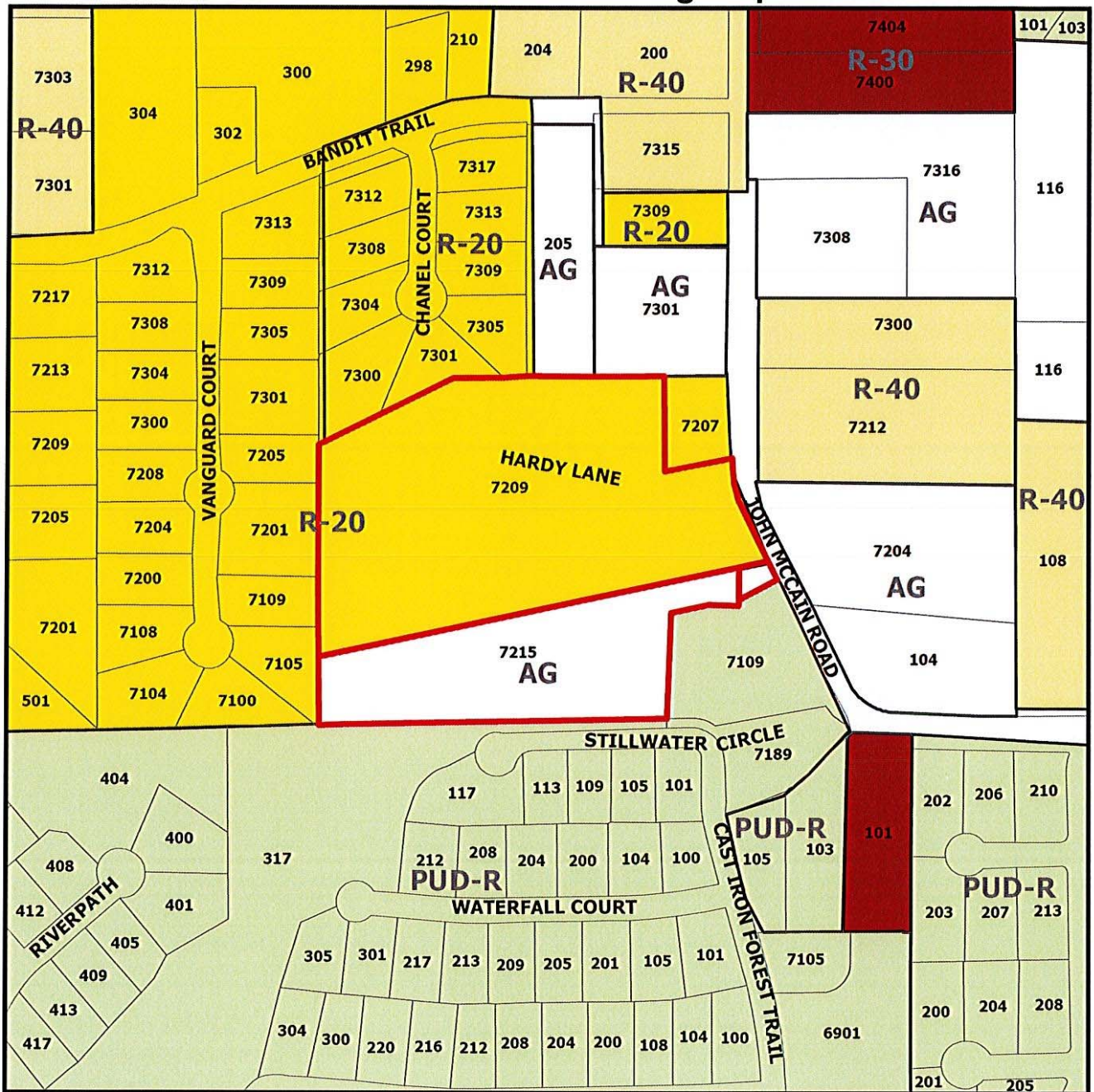
Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:



Whitt L. Wyatt
City Attorney

Exhibit "A"- Zoning Map



ZC18-013

7209 and 7215 John McCain Road

DISCLAIMER:

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

 Subject Property

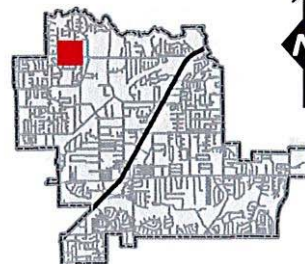
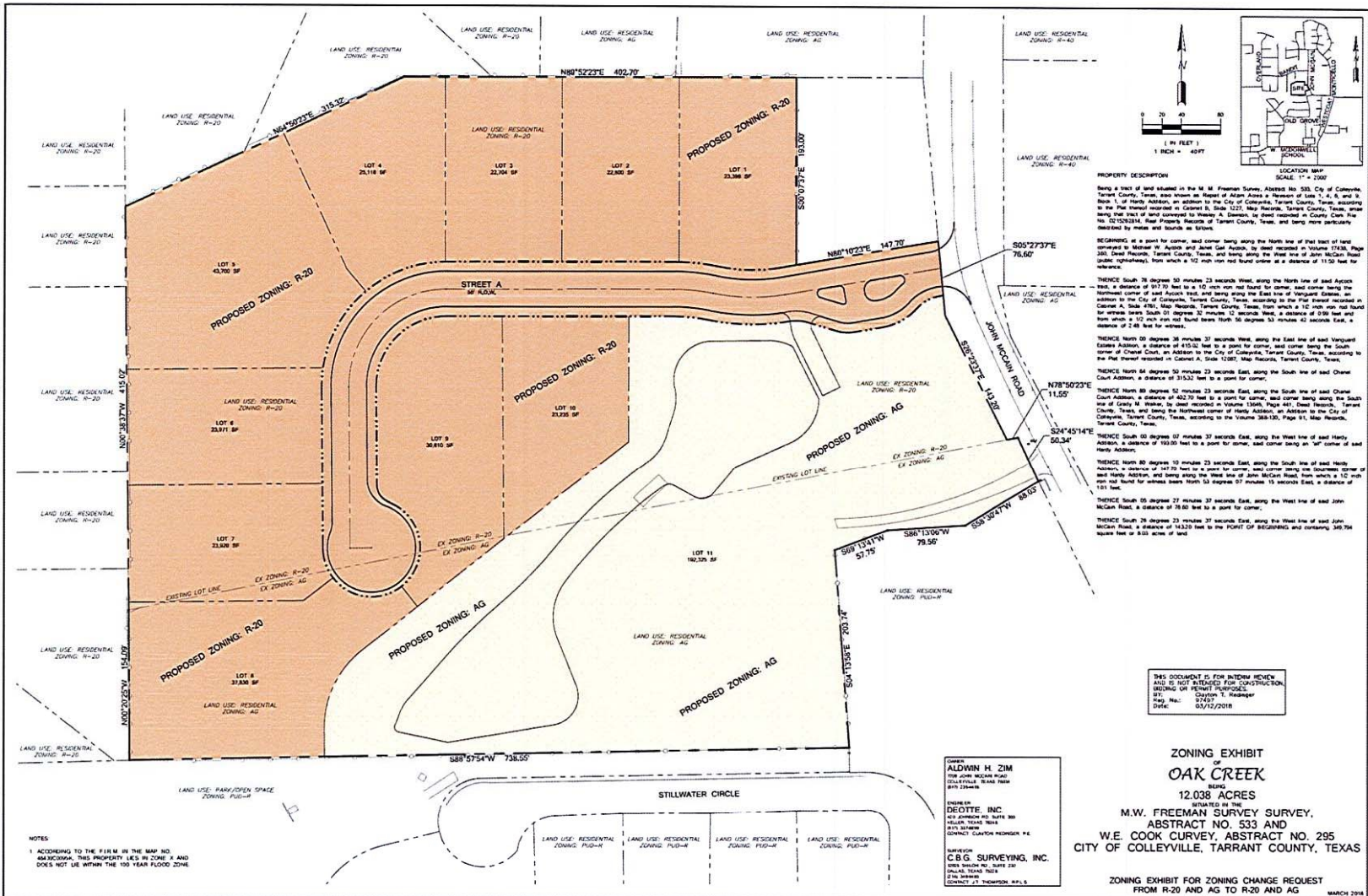
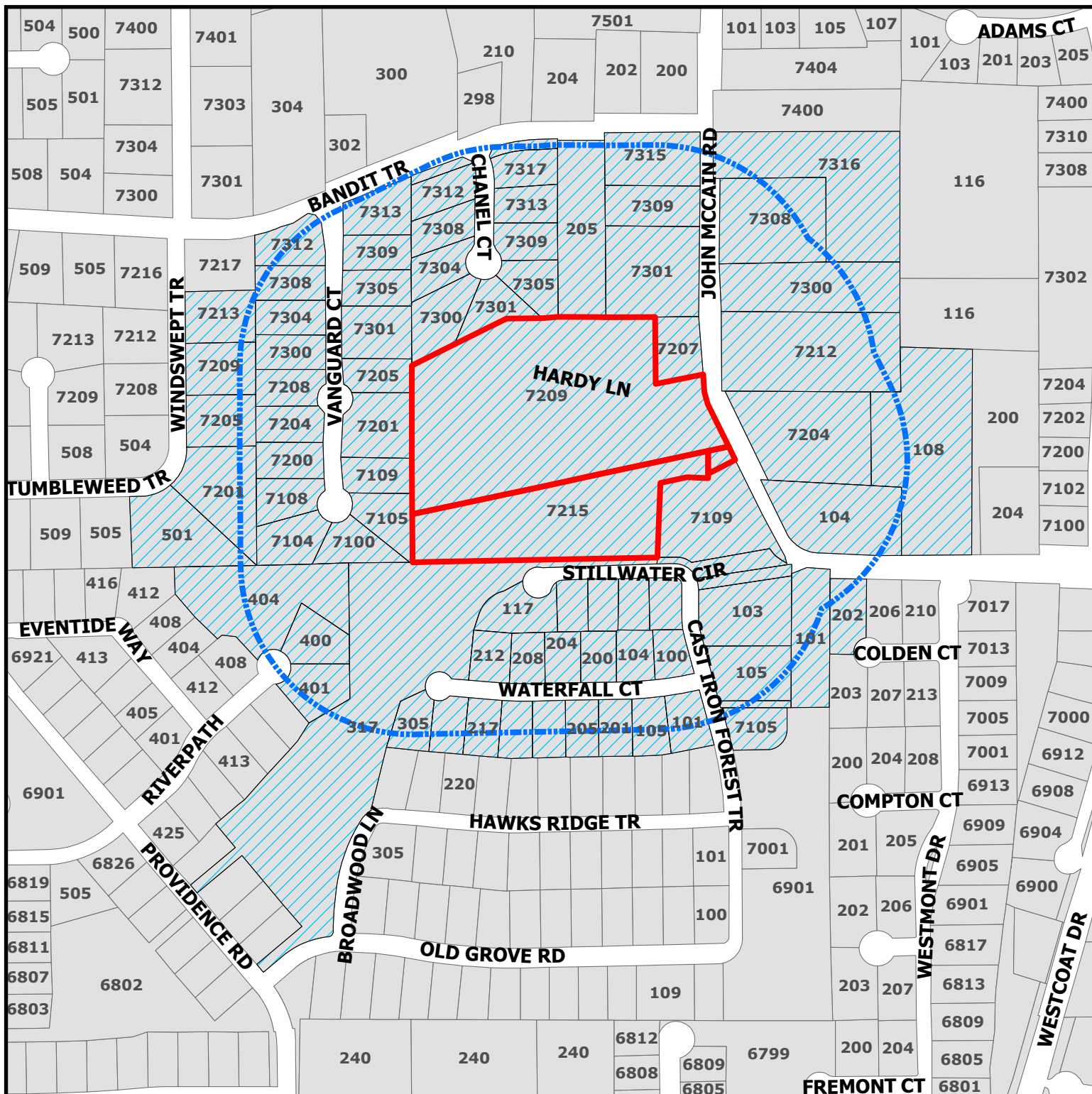


Exhibit “B” – Zoning Exhibit



Notification Map

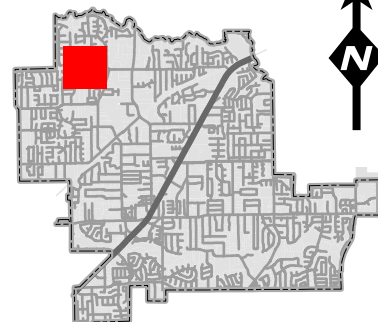


ZC24-007

7209 & 7215 John McCain

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

-  Parcels to be notified
-  Buffer
-  Subject Property





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, May 13, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, June 4, 2024 & Tuesday, June 18, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a rezoning from R-20 Single Family Residential and AG Agricultural to RE Single Family Estate Residential, R-40 Single Family Residential, R-30 Single Family Residential, and AG Agricultural on Lot 1, Block 1, Allzim Acres, Tract 4D02, Abstract 295, William E. Crooks Survey, and Tracts 2A7B, 2A8C, & 2A9A, Abstract 533, Mary M. Freeman Survey. The rezoning request is for a new 7 lot subdivision.

Zoning Case: ZC24-007

Applicant: Curtis Young, Sagegroup

Owner: Dawson Farms LLC

Location: 7209 & 7215 John McCain Rd

Property Description: Lot 1, Block 1, Allzim Acres, Tract 4D02, Abstract 295, William E. Crooks Survey, and Tracts 2A7B, 2A8C, & 2A9A, Abstract 533, Mary M. Freeman Survey

Present Zoning: R-20 Single Family Residential & AG Agricultural

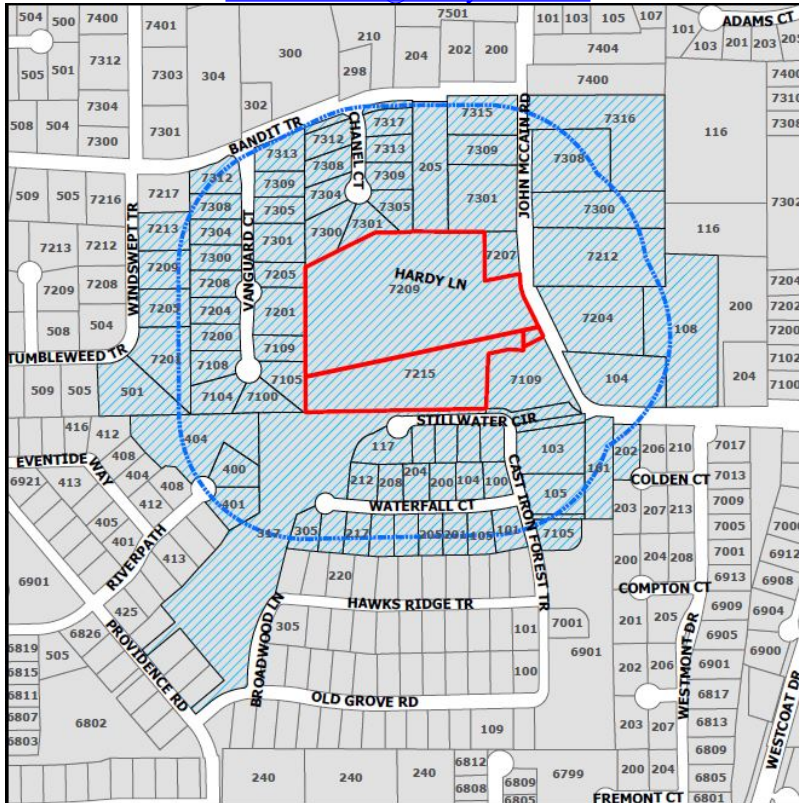
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

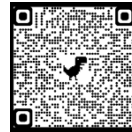
NOTICE OF PUBLIC HEARING

Citizenletters@colleyville.com



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 817.503.1050. Please reference the zoning case number when requesting information.

Kris Potts

Kris Potts
Planner

Owner Name	Owner City	Owner Zip	Situs Address
BILLINGS, FLORENCE L	COLLEYVILLE, TX	76034	7301 JOHN MCCAIN RD
GOODEN, JOHN L	COLLEYVILLE, TX	76034	7204 VANGUARD CT
BELL, APRIL	COLLEYVILLE, TX	76034	7204 JOHN MCCAIN RD
STEVENS, GREGORY	COLLEYVILLE, TX	76034	7104 VANGUARD CT
RODRIGUEZ, ANTHONY	COLLEYVILLE, TX	76034	7213 WINDSWEPT TR
COX, CLYDE	COLLEYVILLE, TX	76034	105 STILLWATER CIR
FERRELL, HUNTER	COLLEYVILLE, TX	76034	7301 CHANEL CT
JACOBSON, STEVEN L	COLLEYVILLE, TX	76034	7108 VANGUARD CT
CLARRY, KEITH E	COLLEYVILLE, TX	76034	401 RIVERPATH
ALLEN, LEROY	COLLEYVILLE, TX	76034	101 STILLWATER CIR
SMITH, WILLIAM	COLLEYVILLE, TX	76034	205 WATERFALL CT
JONES, MARK	KELLER, TX	76248	7308 JOHN MCCAIN RD
SKINNER, ALFRED H	COLLEYVILLE, TX	76034	7305 VANGUARD CT
JUDON, MATTHEW	COLLEYVILLE, TX	76034	7212 JOHN MCCAIN RD
BYRD, MICHAEL C	COLLEYVILLE, TX	76034	113 STILLWATER CIR
HOLLAN, GEORGE	COLLEYVILLE, TX	76034	7100 VANGUARD CT
ATHULATHMUDALI, K	COLLEYVILLE, TX	76034	7309 VANGUARD CT
MYERS, FLOYD	COLLEYVILLE, TX	76034	400 RIVERPATH
PELTIER, ANGELA	COLLEYVILLE, TX	76034	205 BANDIT TR
WAGNER, FREDERICK V	COLLEYVILLE, TX	76034	7305 CHANEL CT
PATEL, AJAY ARVIND	COLLEYVILLE, TX	76034	209 WATERFALL CT
FOSTER, ROSS	COLLEYVILLE, TX	76034	7109 VANGUARD CT
REDFEARN FAMILY TRUST	COLLEYVILLE, TX	76034	7300 CHANEL CT
BARNES, IRWIN	COLLEYVILLE, TX	76034	200 WATERFALL CT
BENINK, ERIC	COLLEYVILLE, TX	76034	7312 VANGUARD CT
AGUIRRE LIVING TRUST	COLLEYVILLE, TX	76034	7304 VANGUARD CT
CROWE REVOCABLE TRUST	COLLEYVILLE, TX	76034	7309 CHANEL CT
VAN HORNE, EDWARD	COLLEYVILLE, TX	76034	108 JOHN MCCAIN RD
OWEN, JOHN	COLLEYVILLE, TX	76034	201 WATERFALL CT
KINDY-BAILLOT, NADINE	COLLEYVILLE, TX	76034	7312 CHANEL CT
BOLTON, JONATHON	COLLEYVILLE, TX	76034	202 COLDEN CT
ATHERTON, JAY W	COLLEYVILLE, TX	76034	7207 JOHN MCCAIN RD
O'NEAL, BRIAN	COLLEYVILLE, TX	76034	7317 CHANEL CT
LAW, JAMES	COLLEYVILLE, TX	76034	109 STILLWATER CIR
STILWILL, CHARLES	COLLEYVILLE, TX	76034	7209 WINDSWEPT TR
DIGGS, WILLIAM KEITH	COLLEYVILLE, TX	76034	7308 CHANEL CT
WALKER, GRADY M	COLLEYVILLE, TX	76034	7309 JOHN MCCAIN RD
AGNEW, GARRICK D	COLLEYVILLE, TX	76034	204 WATERFALL CT
RAU, SUSAN	COLLEYVILLE, TX	76034	7105 CAST IRON FOREST TR
DAVID & ANNA PHILLIPS REVOCABLE	COLLEYVILLE, TX	76034	7300 VANGUARD CT
KIMBELL, ISHAM	COLLEYVILLE, TX	76034	7201 VANGUARD CT
MARTINEZ GRULLON, JUAN	COLLEYVILLE, TX	76034	7300 JOHN MCCAIN RD
SCHNEIDER, HENRY J	COLLEYVILLE, TX	76034	217 WATERFALL CT
FROBERG, PAUL K	COLLEYVILLE, TX	76034	7301 VANGUARD CT
KELLY, JOHN	COLLEYVILLE, TX	76034	105 WATERFALL CT
CLARK, EDWARD D	COLLEYVILLE, TX	76034	104 WATERFALL CT
BEQUEAITH FAMILY TRUST	COLLEYVILLE, TX	76034	7205 VANGUARD CT
CHEN, TAI WAI D	COLLEYVILLE, TX	76034	7205 WINDSWEPT TR
COSTA, LUIZ	COLLEYVILLE, TX	76034	7304 CHANEL CT
GRIFFIN, JEFFREY	COLLEYVILLE, TX	76034	213 WATERFALL CT
CHANDLER, EDWIN K	COLLEYVILLE, TX	76034	301 WATERFALL CT
HUDSON, SUSAN	COLLEYVILLE, TX	76034	7200 VANGUARD CT
REDDY, BIBAS	COLLEYVILLE, TX	76034	7313 CHANEL CT
RYAN, MARSHALL	COLLEYVILLE, TX	76034	7308 VANGUARD CT
KENT, ROBERT	COLLEYVILLE, TX	76034	7315 JOHN MCCAIN RD
TA, TUONG TRAN	COLLEYVILLE, TX	76034	7208 VANGUARD CT
MARGETTS LIVING TRUST	COLLEYVILLE, TX	76034	7105 VANGUARD CT
FAZAL, UMER	COLLEYVILLE, TX	76034	305 WATERFALL CT
HIGHTOWER, ROXANNE S	COLLEYVILLE, TX	76034	104 JOHN MCCAIN RD
ETTA, ANITA B	COLLEYVILLE, TX	76034	101 WATERFALL CT
GRAZIA, TODD	COLLEYVILLE, TX	76034	7313 VANGUARD CT
VISIONS SOUTHWEST 10 LP	GRAPEVINE, TX	76099	7320 CHANEL CT
BUTLER, PERRY L	COLLEYVILLE, TX	76034	208 WATERFALL CT
MARQUART REVOCABLE TRUST	COLLEYVILLE, TX	76034	501 TUMBLEWEED TR
BRIGHT, WILLIAM R	COLLEYVILLE, TX	76034	7201 WINDSWEPT TR
RIACH, STEVEN E	COLLEYVILLE, TX	76034	7109 JOHN MCCAIN RD
WHITTIER HEIGHTS HOME OWNERS AS	FORT WORTH, TX	76244	404 RIVERPATH
RAHMAN, EDWARD A	COLLEYVILLE, TX	76034	100 WATERFALL CT
DAWSON FARMS LLC	COLLEYVILLE, TX	76034	7209 JOHN MCCAIN RD
LEE, JENNIFER FANG EN	COLLEYVILLE, TX	76034	117 STILLWATER CIR
INMAN, MARGARET K	COLLEYVILLE, TX	76034	212 WATERFALL CT
TOLL DALLAS TX LLC	FORT WASHINGTON, PA	19034	105 JOHN MCCAIN RD
OLD GROVE ADDITION	COLLEYVILLE, TX	76034	COURTESY NOTICE
WESTMONT ADDITION	KELLER, TX	76244	COURTESY NOTICE
CHANEL COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
VANGUARD ESTATES ADDITION	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTICELLO ADDITION-COLLEYVILLE	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	GRAPEVINE, TX	76051	STATE REQUIRED
YOUNG, CURTIS	SOUTHLAKE, TX	76092	1130 N CARROLL AVE SUITE 200

May 1, 2024

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

Dear Planning and Zoning Commission,

In reference to the Notice of Public Hearing (scheduled for 5/13/24) for the rezoning of 7209 & 7215 John McCain Road, and as homeowners at the potential impacted property of 108 John McCain Road, we are requesting additional information on the drainage for the property. With the development, we expect that there will be less grass, trees and other water absorbing features during the periods of moderate rainfall, increasing the drainage flow out of the property. Currently, when moderate and heavy rain events occur in short time frames, extensive flooding occurs downstream from the property. There are multiple “choke” points downstream that go between numerous homeowner properties and into the Monticello community. The debris and rainwater from upstream (where 7209 & 7215 addresses are located) consistently back up, flood and at times damage property.

From: Statement of Planning Objectives Zoning Narrative 15 Apr 2024

“There is an existing drainage through the property, and the 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 east, across John McCain Road.”

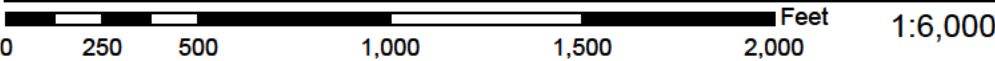
Without additional information on the analysis completed by the development group, we are unable to ascertain if the development will reduce or increase the water flow to the existing brooks downstream from the development. If there is additional information that can be provided, or if we can assist in providing additional impact information, please contact me at:

Edward Van Horne - 108 John McCain Road - [REDACTED]

National Flood Hazard Layer FIRMMette



97°10'18"W 32°55'1"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		29.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/1/2024 at 3:21 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





⊗ = Flow junction, drainage pipe
▨ = Flood area

108 John McCain Rd. flood and run-off
Typical for .75" > rainfall during 90-minute period



**Debris from upstream
blocks and floods**

ORDINANCE O-24-2283

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 12.16 ACRES, BEING LOT 1, BLOCK 1, ALLZIM ACRES, TRACT 4D02, ABSTRACT 295, WILLIAM E. CROOKS SURVEY, AND TRACTS 2A7B, 2A8C, AND 2A9A, ABSTRACT 295, MARY M. FREEMAN SURVEY, LOCATED AT 7209 JOHN MCCAIN ROAD AND 7215 JOHN MCCAIN ROAD, BY AUTHORIZING A REZONING FROM R-20 SINGLE FAMILY RESIDENTIAL AND AG AGRICULTURAL TO RE SINGLE FAMILY 'ESTATE' RESIDENTIAL, R-40 SINGLE FAMILY RESIDENTIAL, R-30 SINGLE FAMILY RESIDENTIAL, AND AG AGRICULTURAL; 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 R-20 Single Family Residential to RE Single Family 'Estate' Residential, R-40 Single Family Residential, R-30 Single Family Residential, and AG Agricultural under Case No. ZC24-007; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a rezoning from AG Agricultural and R-20 Single Family Residential to RE Single Family 'Estate' Residential, R-40 Single Family Residential, R-30 Single Family Residential, and AG Agricultural on 12.16 acres, being Lot 1, Block 1, Allzim Acres, Tract 4D02, Abstract 295, William E. Crooks Survey, and Tracts 2A7B, 2A8C, and 2A9A, Abstract 533, Mary M. Freeman Survey, located at 7209 John McCain Road and 7215 John McCain Road, as depicted on the attached as Exhibit "A".
- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of June 2024.

The second reading and public hearing being conducted on the 18th day of June 2024.

APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 18TH DAY OF JUNE 2024.

Mayor Bobby Lindamood		Mark Alphonso, Place 2	
Mayor Pro Tem Brandi Elder		Ben Graves, Place 4	
Deputy Mayor Pro Tem Scotty Richardson		Tim Raine, Place 6	
Kimberly Holt Gunderson, Place 5			

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

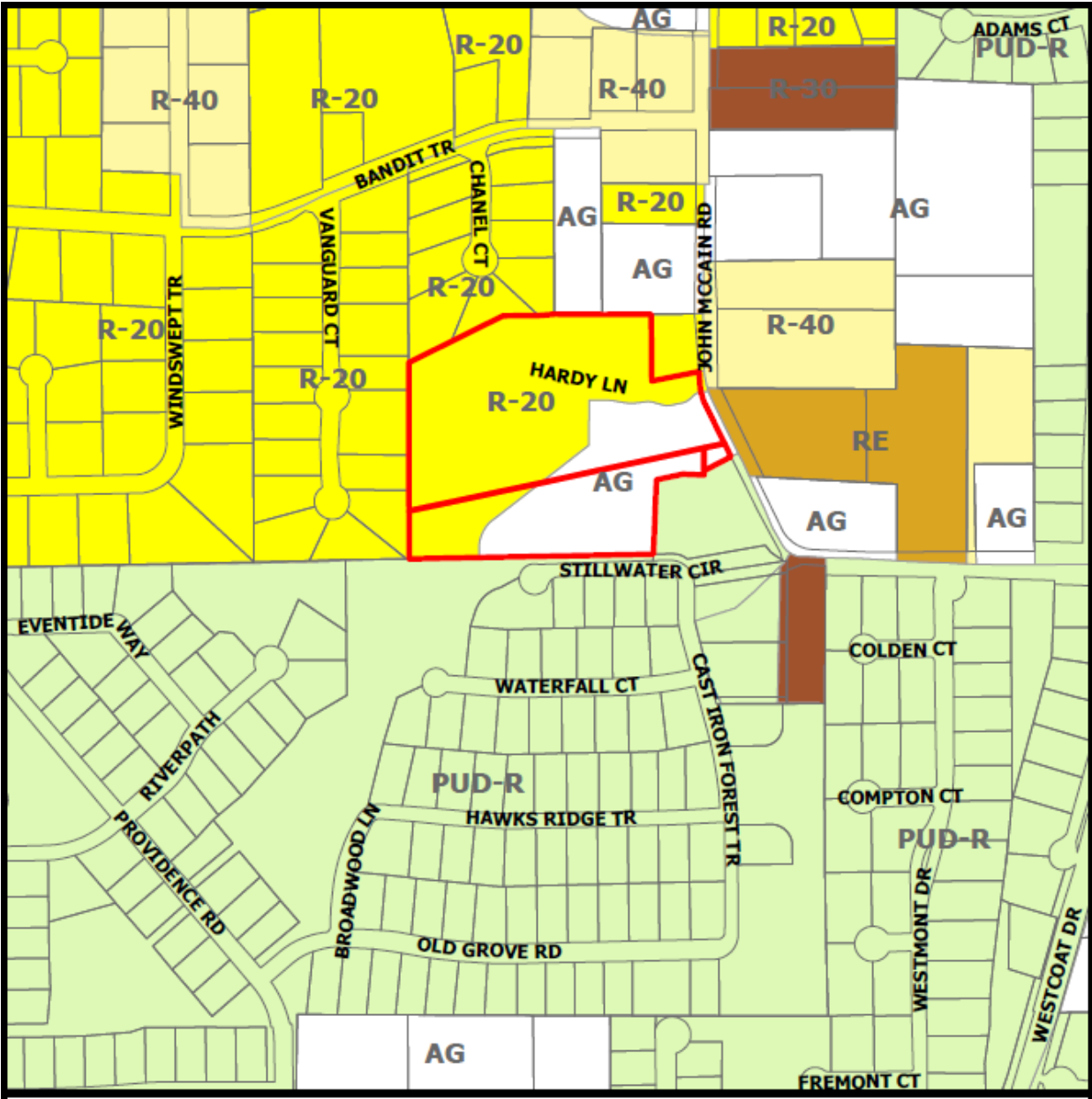


Exhibit "B" – Development Plan

Gross Acreage	100.00%	12.038 ac.
Site Data		
Gross Acreage	12.038 ac.	
Gross Density	0.98 bldg/ac.	
Lot Summary		
Residential Use	7	
Minimum Lot Size	30.675 sq.	
Maximum Lot Size	60.657 sq.	
Current Open Space	2	
Zoning & Current Use		
Existing Zoning	R-20 A/6	
Proposed Zoning	R-20 A/6	
Current Use	Vacant	
Proposed Use	Residential	

1
School

[illegible]

Colleyville, Tarrant County, Texas

AREA NO.	AREA AC.	PERCENTION	1" RAINFALL	2" RAINFALL	3" RAINFALL	4" RAINFALL	5" RAINFALL	6" RAINFALL	7" RAINFALL	8" RAINFALL	9" RAINFALL	10" RAINFALL	11" RAINFALL	12" RAINFALL	13" RAINFALL	14" RAINFALL	15" RAINFALL	16" RAINFALL	17" RAINFALL	18" RAINFALL	19" RAINFALL	20" RAINFALL	21" RAINFALL	22" RAINFALL	23" RAINFALL	24" RAINFALL	25" RAINFALL	26" RAINFALL	27" RAINFALL	28" RAINFALL	29" RAINFALL	30" RAINFALL	31" RAINFALL	32" RAINFALL	33" RAINFALL	34" RAINFALL	35" RAINFALL	36" RAINFALL	37" RAINFALL	38" RAINFALL	39" RAINFALL	40" RAINFALL	41" RAINFALL	42" RAINFALL	43" RAINFALL	44" RAINFALL	45" RAINFALL	46" RAINFALL	47" RAINFALL	48" RAINFALL	49" RAINFALL	50" RAINFALL	51" RAINFALL	52" RAINFALL	53" RAINFALL	54" RAINFALL	55" RAINFALL	56" RAINFALL	57" RAINFALL	58" RAINFALL	59" RAINFALL	60" RAINFALL	61" RAINFALL	62" RAINFALL	63" RAINFALL	64" RAINFALL	65" RAINFALL	66" RAINFALL	67" RAINFALL	68" RAINFALL	69" RAINFALL	70" RAINFALL	71" RAINFALL	72" RAINFALL	73" RAINFALL	74" RAINFALL	75" RAINFALL	76" RAINFALL	77" RAINFALL	78" RAINFALL	79" RAINFALL	80" RAINFALL	81" RAINFALL	82" RAINFALL	83" RAINFALL	84" RAINFALL	85" RAINFALL	86" RAINFALL	87" RAINFALL	88" RAINFALL	89" RAINFALL	90" RAINFALL	91" RAINFALL	92" RAINFALL	93" RAINFALL	94" RAINFALL	95" RAINFALL	96" RAINFALL	97" RAINFALL	98" RAINFALL	99" RAINFALL	100" RAINFALL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
01	3.6	17.3	0.6	1.2	1.8	2.4	3.0	3.6	4.2	4.8	5.4	6.0	6.6	7.2	7.8	8.4	9.0	9.6	10.2	10.8	11.4	12.0	12.6	13.2	13.8	14.4	15.0	15.6	16.2	16.8	17.4	18.0	18.6	19.2	19.8	20.4	21.0	21.6	22.2	22.8	23.4	24.0	24.6	25.2	25.8	26.4	27.0	27.6	28.2	28.8	29.4	30.0	30.6	31.2	31.8	32.4	33.0	33.6	34.2	34.8	35.4	36.0	36.6	37.2	37.8	38.4	39.0	39.6	40.2	40.8	41.4	42.0	42.6	43.2	43.8	44.4	45.0	45.6	46.2	46.8	47.4	48.0	48.6	49.2	49.8	50.4	51.0	51.6	52.2	52.8	53.4	54.0	54.6	55.2	55.8	56.4	57.0	57.6	58.2	58.8	59.4	60.0	60.6	61.2	61.8	62.4	63.0	63.6	64.2	64.8	65.4	66.0	66.6	67.2	67.8	68.4	69.0	69.6	70.2	70.8	71.4	72.0	72.6	73.2	73.8	74.4	75.0	75.6	76.2	76.8	77.4	78.0	78.6	79.2	79.8	80.4	81.0	81.6	82.2	82.8	83.4	84.0	84.6	85.2	85.8	86.4	87.0	87.6	88.2	88.8	89.4	90.0	90.6	91.2	91.8	92.4	93.0	93.6	94.2	94.8	95.4	96.0	96.6	97.2	97.8	98.4	99.0	99.6	100.2	100.8	101.4	102.0	102.6	103.2	103.8	104.4	105.0	105.6	106.2	106.8	107.4	108.0	108.6	109.2	109.8	110.4	111.0	111.6	112.2	112.8	113.4	114.0	114.6	115.2	115.8	116.4	117.0	117.6	118.2	118.8	119.4	120.0	120.6	121.2	121.8	122.4	123.0	123.6	124.2	124.8	125.4	126.0	126.6	127.2	127.8	128.4	129.0	129.6	130.2	130.8	131.4	132.0	132.6	133.2	133.8	134.4	135.0	135.6	136.2	136.8	137.4	138.0	138.6	139.2	139.8	140.4	141.0	141.6	142.2	142.8	143.4	144.0	144.6	145.2	145.8	146.4	147.0	147.6	148.2	148.8	149.4	150.0	150.6	151.2	151.8	152.4	153.0	153.6	154.2	154.8	155.4	156.0	156.6	157.2	157.8	158.4	159.0	159.6	160.2	160.8	161.4	162.0	162.6	163.2	163.8	164.4	165.0	165.6	166.2	166.8	167.4	168.0	168.6	169.2	169.8	170.4	171.0	171.6	172.2	172.8	173.4	174.0	174.6	175.2	175.8	176.4	177.0	177.6	178.2	178.8	179.4	180.0	180.6	181.2	181.8	182.4	183.0	183.6	184.2	184.8	185.4	186.0	186.6	187.2	187.8	188.4	189.0	189.6	190.2	190.8	191.4	192.0	192.6	193.2	193.8	194.4	195.0	195.6	196.2	196.8	197.4	198.0	198.6	199.2	199.8	200.4	201.0	201.6	202.2	202.8	203.4	204.0	204.6	205.2	205.8	206.4	207.0	207.6	208.2	208.8	209.4	210.0	210.6	211.2	211.8	212.4	213.0	213.6	214.2	214.8	215.4	216.0	216.6	217.2	217.8	218.4	219.0	219.6	220.2	220.8	221.4	222.0	222.6	223.2	223.8	224.4	225.0	225.6	226.2	226.8	227.4	228.0	228.6	229.2	229.8	230.4	231.0	231.6	232.2	232.8	233.4	234.0	234.6	235.2	235.8	236.4	237.0	237.6	238.2	238.8	239.4	240.0	240.6	241.2	241.8	242.4	243.0	243.6	244.2	244.8	245.4	246.0	246.6	247.2	247.8	248.4	249.0	249.6	250.2	250.8	251.4	252.0	252.6	253.2	253.8	254.4	255.0	255.6	256.2	256.8	257.4	258.0	258.6	259.2	259.8	260.4	261.0	261.6	262.2	262.8	263.4	264.0	264.6	265.2	265.8	266.4	267.0	267.6	268.2	268.8	269.4	270.0	270.6	271.2	271.8	272.4	273.0	273.6	274.2	274.8	275.4	276.0	276.6	277.2	277.8	278.4	279.0	279.6	280.2	280.8	281.4	282.0	282.6	283.2	283.8	284.4	285.0	285.6	286.2	286.8	287.4	288.0	288.6	289.2	289.8	290.4	291.0	291.6	292.2	292.8	293.4	294.0	294.6	295.2	295.8	296.4	297.0	297.6	298.2	298.8	299.4	300.0	300.6	301.2	301.8	302.4	303.0	303.6	304.2	304.8	305.4	306.0	306.6	307.2	307.8	308.4	309.0	309.6	310.2	310.8	311.4	312.0	312.6	313.2	313.8	314.4	315.0	315.6	316.2	316.8	317.4	318.0	318.6	319.2	319.8	320.4	321.0	321.6	322.2	322.8	323.4	324.0	324.6	325.2	325.8	326.4	327.0	327.6	328.2	328.8	329.4	330.0	330.6	331.2	331.8	332.4	333.0	333.6	334.2	334.8	335.4	336.0	336.6	337.2	337.8	338.4	339.0	339.6	340.2	340.8	341.4	342.0	342.6	343.2	343.8	344.4	345.0	345.6	346.2	346.8	347.4	348.0	348.6	349.2	349.8	350.4	351.0	351.6	352.2	352.8	353.4	354.0	354.6	355.2	355.8	356.4	357.0	357.6	358.2	358.8	359.4	360.0	360.6	361.2	361.8	362.4	363.0	363.6	364.2	364.8	365.4	366.0	366.6	367.2	367.8	368.4	369.0	369.6	370.2	370.8	371.4	372.0	372.6	373.2	373.8	374.4	375.0	375.6	376.2	376.8	377.4	378.0	378.6	379.2	379.8	380.4	381.0	381.6	382.2	382.8	383.4	384.0	384.6	385.2	385.8	386.4	387.0	387.6	388.2	388.8	389.4	390.0	390.6	391.2	391.8	392.4	393.0	393.6	394.2	394.8	395.4	396.0	396.6	397.2	397.8	398.4	399.0	399.6	400.2	400.8	401.4	402.0	402.6	403.2	403.8	404.4	405.0	405.6	406.2	406.8	407.4	408.0	408.6	409.2	409.8	410.4	411.0	411.6	412.2	412.8	413.4	414.0	414.6	415.2	415.8	416.4	417.0	417.6	418.2	418.8	419.4	420.0	420.6	421.2	421.8	422.4	423.0	423.6	424.2	424.8	425.4	426.0	426.6	427.2	427.8	428.4	429.0	429.6	430.2	430.8	431.4	432.0	432.6	433.2	433.8	434.4	435.0	435.6	436.2	436.8	437.4	438.0	438.6	439.2	439.8	440.4	441.0	441.6	442.2	442.8	443.4	444.0	444.6	445.2	445.8	446.4	447.0	447.6	448.2	448.8	449.4	450.0	450.6	451.2	451.8	452.4	453.0	453.6	454.2	454.8	455.4	456.0	456.6	457.2	457.8	458.4	459.0	459.6	460.2	460.8	461.4	462.0	462.6	463.2	463.8	464.4	465.0	465.6	466.2	466.8	467.4	468.0	468.6	469.2	469.8	470.4	471.0	471.6	472.2	472.8	473.4	474.0	474.6	475.2	475.8	476.4	477.0	477.6	478.2	478.8	479.4	480.0	480.6	481.2	481.8	482.4	483.0	483.6	484.2	484.8	485.4	486.0	486.6	487.2	487.8	488.4	489.0	489.6	490.2	490.8	491.4	492.0	492.6	493.2	493.8	494.4	495.0	495.6	496.2	496.8	497.4	498.0	498.6	499.2	499.8	500.4	501.0	501.6	502.2	502.8	503.4	504.0	504.6	505.2	505.8	506.4	507.0	507.6	508.2	508.8	509.4	510.0	510.6	511.2	511.8	512.4	513.0	513.6	514.2	514.8	515.4	516.0	516.6	517.2	517.8	518.4	519.0	519.6	520.2	520.8	521.4	522.0	522.6	523.2	523.8	524.4	525.0	525.6	526.2	526.8	527.4	528.0	528.6	529.2	529.8	530.4	531.0	531.6	532.2	532.8	533.4	534.0	534.6	535.2	535.8	536.4	537.0	537.6	538.2	538.8	539.4	540.0	540.6	541.2	541.8	542.4	543.0	543.6	544.2	544.8	545.4	546.0	546.6	547.2	547.8	548.4	549.0	549.6	550.2	550.8	551.4	552.0	552.6	553.2	553.8	554.4	555.0	555.6	556.2	556.8	557.4	558.0	558.6	559.2	559.8	560.4	561.0	561.6	562.2	562.8	563.4	564.0	564.6	565.2	565.8	566.4	567.0	567.6	568.2	568.8	569.4	570.0	570.6	571.2	571.8	572.4	573.0	573.6	574.2	574.8	575.4	576.0	576.6	577.2	577.8	578.4	579.0	579.6	580.2	580.8	581.4	582.0	582.6	583.2	583.8	584.4	585.0	585.6	586.2	586.8	587.4	588.0	588.6	589.2	589.8	590.4	591.0	591.6	592.2	592.8	593.4	594.0	594.6	595.2	595.8	596.4	597.0	597.6	598.2	598.8	599.4	600.0	600.6	601.2	601.8	602.4	603.0	603.6	604.2	604.8	605.4	606.0	606.6	607.2	607.8	608.4	609.0	609.6	610.2	610.8	611.4	612.0	612.6	613.2	613.8	614.4	615.0	615.6	616.2	616.8	617.4	618.0	618.6	619.2	619.8	620.4	621.0	621.6	622.2	622.8	623.4	624.0	624.6	625.2	625.8	626.4	627.0	627.6	628.2	628.8	629.4	630.0	630.6	631.2	631.8	632.4	633.0	633.6	634.2	634.8	635.4	636.0	636.6	637.2	637.8	638.4	639.0	639.6	640.2	640.8	641.4	642.0	642.6	643.2	643.8	644.4	645.0	645.6	646.2	646.8	647.4	648.0	648.6	649.2	649.8	650.4	651.0	651.6	652.2	652.8	653.4	654.0	654.6	655.2	655.8	656.4	657.0	657.6	658.2	658.8	659.4	660.0	660.6	661.2	661.8	662.4	663.0	663.6	664.2	664.8	665.4	666.0	666.6	667.2	667.8	668.4	669.0	669.6	670.2	670.8	671.4	672.0	672.6	673.2	673.8	67



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 7e

Agenda Date 6/18/2024

Number Ordinance O-24-2284

Type Ordinance

Department Community Development

Title

Consideration of amendments to the Land Development Code, Chapter 2 Definitions and Chapter 3, Section 3.28 Supplementary District Regulations, specifically to prohibit the use of a vehicle as a dwelling or housekeeping unit when parked or stored on public property, GC24-004

Explanation

Second Reading and Public Hearing

There were no speakers regarding this item at the June 4, 2024, City Council Meeting.

First Reading and Public Hearing

The City Council has directed staff to prepare a change to the Land Development Code, which would prohibit the use of a vehicle as a dwelling or housekeeping unit when parked or stored on public property. The proposed amendment specifically states that no vehicle shall be used for living, sleeping, or housekeeping purposes when parked or stored on public property. Definitions for "housekeeping" and "vehicle" are also being added to Chapter 2 Definitions.

Staff Recommendation: Staff recommends approval of the proposed amendment to the Land Development Code.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the amendment at their May 13, 2024 meeting by a vote of 6-0.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Proposed LDC Language
2. Ordinance O-24-2284

Chapter 2 Definitions

- *Housekeeping* means a person or persons living together in a dwelling as a single entity sharing and having access to all common living facilities in the dwelling.
- *Vehicle* means a self-propelled device that can be used to transport or draw persons on a highway. This includes an automobile, recreational vehicle, major recreational vehicle, commercial vehicle, and a trailer or semi-trailer designed to be used with a self-propelled device.

Section 3.28 Supplementary District Regulations

I. Parking and Storage of Vehicles in General

1. On-Street Parking: Commercial vehicles with a manufactured capacity rated of over one (1) ton are prohibited from being parked on any public street, alley, parkway, boulevard, or public place in all zoning districts, except the ML (Light Manufacturing) district for a period not to exceed twenty-four (24) hours during loading or unloading. In the ML district, on-street parking is prohibited along all major thoroughfares, including expressways, arterials, and collector streets.
2. Off-Street Parking: Commercial vehicles of over one (1) ton manufactured capacity (truck tractor, road tractors and special mobile equipment) are permitted only in the ML (Light Manufacturing), RE (Single Family 'Estate' Residential), or AG (Agricultural) zoning districts. They are prohibited from being parked or stored on any lot in all other zoning districts. Exemption: Such vehicles shall be allowed on any lot greater than 40,000 sq. ft. provided they are located behind the front yard setback.

All other commercial vehicles may be permitted on a residentially zoned lot, provided said parking space shall be in an enclosed garage, under a carport, or on an all-weather hard surface driveway located in a side or rear yard. Exemption: an all-weather (durable, dust-free) hard surface driveway is not required for such equipment on lots 40,000 sq. ft. in size or greater.

3. Off-street vehicle parking spaces shall not be located within ten (10) feet of existing proposed major thoroughfare street right-of-way lines in any commercial or industrial district. Such off-street parking spaces shall consist of a paved surface, i.e., concrete, HMAC, brick or paving stone approved by the city building official. All ten (10) foot buffer areas shall be landscaped and maintained to enhance esthetic qualities.
4. No vehicle shall be used for living, sleeping, or housekeeping purposes when parked or stored on public property.
5. To avoid the unsightly appearance of junked and abandoned vehicles in residential districts, no vehicles may be parked or stored on a residential premise where visible to

any adjacent right-of-way or residential use, unless a current state vehicle registration sticker is displayed thereon or the vehicle is behind a solid fence or solid vegetative screening at least 6 feet in height. Such vehicles are those that cannot be immediately or readily started or moved under their own power, and including vehicles without current licenses and vehicles with wheels or other major components removed or broken.

ORDINANCE O-24-2284

AMENDING CHAPTER 2, DEFINITIONS AND CHAPTER 3, SECTION 3.28.I PARKING AND STORAGE OF VEHICLES IN GENERAL OF THE COLLEYVILLE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Colleyville approved Ordinance O-00-1214 on April 18, 2000, adopting the Land Development Code; and

WHEREAS, the City of Colleyville desires to amend Chapter 2, Definitions and Chapter 3, Section 3.28.I Parking and Storage of Vehicles in General of the Land Development Code; and

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

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

- Sec. 1. THAT *Chapter 2, Definitions and Chapter 3, Section 3-28.I Parking and Storage of Vehicles in General* of the Land Development Code is hereby amended to read as depicted in the attached Exhibit "A".
- Sec. 2. 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. 3. 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. 4. 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. 5. 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 4th day of June 2024.

The second reading and public hearing being conducted on the 18th day of June 2024.

APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 18TH DAY OF JUNE 2024.

Mayor Bobby Lindamood		Mark Alphonso, Place 2	
Mayor Pro Tem Brandi Elder		Ben Graves, Place 4	
Deputy Mayor Pro Tem Scotty Richardson		Tim Raine, Place 6	
Kimberly Holt Gunderson, Place 5			

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"

Chapter 2- Definitions

- Housekeeping means a person or persons living together in a dwelling as a single entity sharing and having access to all common living facilities in the dwelling.
- Vehicle means a self-propelled device that can be used to transport or draw persons on a highway. This includes an automobile, recreational vehicle, major recreational vehicle, commercial vehicle, and a trailer or semi-trailer designed to be used with a self-propelled device.

Chapter 3 – Land Use

Section 3.28 Supplementary District Regulations

I. Parking and Storage of Vehicles in General

1. On-Street Parking: Commercial vehicles with a manufactured capacity rated of over one (1) ton are prohibited from being parked on any public street, alley, parkway, boulevard, or public place in all zoning districts, except the ML (Light Manufacturing) district for a period not to exceed twenty-four (24) hours during loading or unloading. In the ML district, on-street parking is prohibited along all major thoroughfares, including expressways, arterials, and collector streets.
2. Off-Street Parking: Commercial vehicles of over one (1) ton manufactured capacity (truck tractor, road tractors and special mobile equipment) are permitted only in the ML (Light Manufacturing), RE (Single Family 'Estate' Residential), or AG (Agricultural) zoning districts. They are prohibited from being parked or stored on any lot in all other zoning districts. Exemption: Such vehicles shall be allowed on any lot greater than 40,000 sq. ft. provided they are located behind the front yard setback.

All other commercial vehicles may be permitted on a residentially zoned lot, provided said parking space shall be in an enclosed garage, under a carport, or on an all-weather hard surface driveway located in a side or rear yard. Exemption: an all-weather (durable, dust-free) hard surface driveway is not required for such equipment on lots 40,000 sq. ft. in size or greater.

3. Off-street vehicle parking spaces shall not be located within ten (10) feet of existing proposed major thoroughfare street right-of-way lines in any commercial or industrial district. Such off-street parking spaces shall consist of a paved surface, i.e., concrete, HMAC, brick or paving stone approved by the city building official. All ten (10) foot buffer areas shall be landscaped and maintained to enhance esthetic qualities.
4. No vehicle shall be used for living, sleeping, or housekeeping purposes when parked or stored on public property.
5. To avoid the unsightly appearance of junked and abandoned vehicles in residential districts, no vehicles may be parked or stored on a residential premise where visible

to any adjacent right-of-way or residential use, unless a current state vehicle registration sticker is displayed thereon or the vehicle is behind a solid fence or solid vegetative screening at least 6 feet in height. Such vehicles are those that cannot be immediately or readily started or moved under their own power, and including vehicles without current licenses and vehicles with wheels or other major components removed or broken.



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 7f

Agenda Date 6/18/2024

Number Ordinance O-24-2285

Type Ordinance

Department Community Development

Title

Consideration of an amendment to the Land Development Code, Chapter 3, Section 3.24 Schedule of Permitted Uses, specifically to include Special Land Use Standards for Heliports and Airports and Commercial Drone Delivery Hubs, GC24-005

Explanation

Second Reading and Public Hearing

There was one speaker regarding this item at the June 4, 2024, City Council Meeting.

First Reading and Public Hearing

The City Council has directed staff to prepare a change to the Land Development Code which would add commercial drone delivery hubs to Chapter 3, Section 3.24.B, Schedule of District Regulations, and provide Special Land Use Standards for Heliports and Airports and Commercial Drone Delivery Hubs.

Staff Recommendation: Staff recommends approval of the proposed amendment to the Land Development Code.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the amendment at their May 13, 2024 meeting by a vote of 6-0.

Recommendation

Approve

Attachments

1. LDC Drone Delivery Hub Exhibit
2. Ordinance O-24-2285

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
I. AUTOMOTIVE AND TRANSPORTATION USES																		
Airports and Heliports and Commercial Drone Delivery Hub	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		17	24
Auto Alarm / Stereo / Window Tinting Stores													S	S	P		10	7
Auto Lube Shops													S	S	P		10	9
Automotive and Motor Vehicle Sales													S	S	S		10	8
Auto Parts and Accessory Stores												P	P	P	P		10	7
Auto, Truck or Trailer Rental													S	S	S		10	8
Auto Upholstery Shops														S	P		10	9
Auto Parking Lots and Garages (free standing)										S	S	S	S	S	S			n.a.
Auto Repair Shop													S	S	S		10	9
Boat and Water-craft Sales and Service													S	S	S		10	8
Bus or Passenger Train Stations												S	S	S	S			24
Car Wash (self-service and automatic)														S	S			9
Commuter Transit Stations												S	S	S	S			24
Electric Vehicle (EV) Charging Station										S	S	S	S	S	S		18	n.a.
Gasoline Service Stations														S	S		10	7
LPG / CNG Dispensing Stations														S	S			24
Motorcycle Sales and Service														S	S		10	8
Paint and Body Shops														S	S		10	9
Park and Ride Facilities												S	S	S	S			24
Railroad or Motor Freight Terminals															S			24
Recreational Vehicle Sales and Service														S	S		10	8

Tire and Battery Stores													S	S	S	10	7
Truck and Heavy Equipment Sales and Service														S	S	10	8
Vehicle Storage Yards or Facilities													S	S	S	S	24
J. HEAVY COMMERCIAL, INDUSTRIAL & MANUFACTURING USES																	

- C. Special Land Use Standards – The following Special Land Use: Standards, which are referenced in the Special Land Use Standards column of Table 3.24.B, Schedule of Permitted Principal Uses, refer to additional standards and requirements that are applicable to the listed land use.

17. Heliports and Airports and Commercial Drone Delivery Hub – No heliport, airport or commercial drone delivery hub shall be constructed, operated, or maintained without the approval of a Special Use Permit (SUP) per Section 3.24 of the Land Development Code. Commercial drone delivery shall be defined as the use of drones or similar devices weighing less than 100 pounds on takeoff, including everything that is on board or otherwise attached to the drone, to enable the receipt, storage, and distribution of packages by air. A Drone hub will be defined as a designated area over which an unmanned aircraft completes the final phase of the approach, to a hover or a landing, and from which an unmanned aircraft initiates take-off. The drone hub includes both the launch pads and any required safety areas, and may include areas for the outdoor storage of goods, materials, containers, trailers, or other equipment.

- a. A heliport, airport, or commercial drone delivery hub shall comply with the following regulations, unless the City Council in approving the Special Use Permit for a heliport, airport, or commercial drone delivery hub has imposed other requirements necessary in the particular case to protect the public interests.

- i. The heliport, airport, or commercial drone delivery hub must be designated on an approved site plan.
- ii. It shall be unlawful to take-off or land any helicopter on a repetitive basis at other than an approved heliport approved by the City Council pursuant to a Special Use Permit. This article and this section do not require compliance for landings and take-offs on a non-regular and infrequent basis that are otherwise lawful under federal law and regulations, such as, but not limited to: showing of real estate, personal landings and takeoffs in order to handle personal transactions and other similar uses, special events, or emergency use.
- iii. No helicopter, which has not been rated or licensed by the FAA or its successors, shall be flown from, taken-off from or landed at or upon any heliport or helistop in the city.
- iv. No person shall navigate any aircraft over, land upon or fly the same from, or service, maintain or repair any aircraft or conduct any aircraft operations on or from heliports or helistops, airports, and commercial drone delivery hubs within the city limits, otherwise than in conformity with the requirements of the federal air regulations, as established by the FAA or its successors.
- v. No person shall knowingly operate any aircraft above the city or give any exhibition of flying or otherwise, while such aircraft is in a defective condition, when the same is likely to cause any accident or injury to person or property, nor shall any person operate an aircraft over the city at any time, unless such person is fully capable of handling and controlling the aircraft so operated, nor shall any person operate any aircraft while under the influence of any drug or intoxicant of any nature so as to incapacitate such person from operating any such aircraft.
- vi. When adjacent to residential properties, no drone hub shall be located within 150 feet of residential properties.
- vii. The heliport, airport or commercial drone delivery hub must not be placed;
 1. Within any required setbacks;

2. Within any required landscape edge;
 3. Within fire lanes, easements, maneuvering aisles, customer pick-up lanes, or required loading zones and parking spaces; or
 4. So as to obstruct visibility or interfere with pedestrian or vehicle circulation.
- viii. Accessory buildings used to store goods, materials, or containers related to commercial drone delivery must adhere to the accessory building guidelines as per the requirements of Section 3.27.
 - ix. Aesthetic improvements around any commercial drone delivery hub location shall be provided to complement the development.
- b. Parking and Loading Regulations:
- i. Parking is not required for a heliport, airport, or commercial drone delivery hub use.
 - ii. The City Council may decrease the amount of required parking for a site up to 10% to accommodate the drone staging area for a commercial drone delivery hub with approval of a site plan if minimum parking requirements are not met with the approval of a drone use. The parking reduction is revoked if the commercial drone delivery hub use is removed.

ORDINANCE O-24-2285

AMENDING CHAPTER 3, SECTION 3.24.B SCHEDULE OF PERMITTED PRINCIPAL USES AND SECTION 3.24.C. SPECIAL LAND USE STANDARDS OF THE COLLEYVILLE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Colleyville approved Ordinance O-00-1214 on April 18, 2000, adopting the Land Development Code; and

WHEREAS, the City of Colleyville desires to amend Chapter 3, Section 3.24.B. Schedule of Permitted Principal Uses and Section 3.24.C. Special Land Use Standards of the Land Development Code; and

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

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

Sec. 1. THAT *Chapter 3, Section 3.24.B Schedule of Permitted Principal Uses and Section 3.24.C. Special Land Use Standards* of the Land Development Code is hereby amended to read as depicted in the attached Exhibit "A".

Sec. 2. 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. 3. 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. 4. 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. 5. 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 4th day of June 2024.

The second reading and public hearing being conducted on the 18th day of June 2024.

APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 18TH DAY OF JUNE 2024.

Mayor Bobby Lindamood		Mark Alphonso, Place 2	
Mayor Pro Tem Brandi Elder		Ben Graves, Place 4	
Deputy Mayor Pro Tem Scotty Richardson		Tim Raine, Place 6	
Kimberly Holt Gunderson, Place 5			

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"

Table 3.24.B- - Schedule of Permitted Principal Uses

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Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
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Electric Vehicle (EV) Charging Station										S	S	S	S	S	S		18	n.a.
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Motorcycle Sales and Service														S	S		10	8
Paint and Body Shops														S	S		10	9
Park and Ride Facilities												S	S	S	S			24

Railroad or Motor Freight Terminals															S		24
Recreational Vehicle Sales and Service														S	S	10	8
Tire and Battery Stores													S	S	S	10	7
Truck and Heavy Equipment Sales and Service														S	S	10	8
Vehicle Storage Yards or Facilities												S	S	S	S		24

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 - iii. No helicopter, which has not been rated or licensed by the FAA or its successors, shall be flown from, taken-off from or landed at or upon any heliport or helistop in the city.
 - iv. No person shall navigate any aircraft over, land upon or fly the same from, or service, maintain or repair any aircraft or conduct any aircraft operations on or from heliports or helistops, airports, and commercial drone delivery hubs within the city limits, otherwise than in conformity with the requirements of the federal air regulations, as established by the FAA or its successors.
 - v. No person shall knowingly operate any aircraft above the city or give any exhibition of flying or otherwise, while such aircraft is in a defective condition, when the same is likely to cause any accident or injury to person or property, nor shall any person operate an aircraft over the city at any time, unless such person is fully capable of handling and controlling the aircraft so operated, nor shall any person operate any aircraft while under the influence of any drug or intoxicant of any nature so as to incapacitate such person from operating any such aircraft.
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CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 7g

Agenda Date 6/18/2024

Number Ordinance O-24-2286

Type Ordinance

Department Community Development

Title

Consideration of an amendment to the Land Development Code, Chapter 3, Section 3.24 Schedule of Permitted Uses, specifically to include Special Land Use Standards for Electric Vehicle (EV) Charging Stations, GC24-006

Explanation

Second Reading and Public Hearing

There was one speaker regarding this item at the June 4, 2024, City Council Meeting.

First Reading and Public Hearing

The City Council has directed staff to prepare a change to the Land Development Code which would add Electric Vehicle (EV) Charging Stations to Chapter 3, Section 3.24B, Schedule of District Regulations, and provide Special Land Use Standards for Electric Vehicle (EV) Charging Stations.

Staff Recommendation: Staff recommends approval of the proposed amendment to the Land Development Code.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the amendment at their May 13, 2024 meeting by a vote of 6-0.

Recommendation

Approve

Attachments

1. Electric Vehicle Charging Station LDC Exhibit
2. Ordinance O-24-2286

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
I. AUTOMOTIVE AND TRANSPORTATION USES																		
Airports and Heliports and Commercial Drone Delivery Hub	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		17	24
Auto Alarm / Stereo / Window Tinting Stores													S	S	P		10	7
Auto Lube Shops													S	S	P		10	9
Automotive and Motor Vehicle Sales													S	S	S		10	8
Auto Parts and Accessory Stores												P	P	P	P		10	7
Auto, Truck or Trailer Rental													S	S	S		10	8
Auto Upholstery Shops														S	P		10	9
Auto Parking Lots and Garages (free standing)										S	S	S	S	S	S			n.a.
Auto Repair Shop													S	S	S		10	9
Boat and Water-craft Sales and Service													S	S	S		10	8
Bus or Passenger Train Stations												S	S	S	S			24
Car Wash (self-service and automatic)														S	S			9
Commuter Transit Stations												S	S	S	S			24
Electric Vehicle (EV) Charging Station										S	S	S	S	S	S		18	n.a.
Gasoline Service Stations														S	S		10	7
LPG / CNG Dispensing Stations														S	S			24
Motorcycle Sales and Service														S	S		10	8
Paint and Body Shops														S	S		10	9
Park and Ride Facilities												S	S	S	S			24
Railroad or Motor Freight Terminals															S			24
Recreational Vehicle Sales and Service														S	S		10	8

Tire and Battery Stores													S	S	S	10	7
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Vehicle Storage Yards or Facilities												S	S	S	S		24
J. HEAVY COMMERCIAL, INDUSTRIAL & MANUFACTURING USES																	

- C. Special Land Use Standards – The following Special Land Use: Standards, which are referenced in the Special Land Use Standards column of Table 3.24.B, Schedule of Permitted Principal Uses, refer to additional standards and requirements that are applicable to the listed land use.

18. Electric Vehicle (EV) Charging Station – A permit from the Building Inspections Department is required for the construction, replacement, or installation of an EV charging station in non-residential districts, or for the installation of electrical equipment for the purposes of charging an electric or hybrid vehicle in a residential dwelling.

- a. An EV charging station in a non-residential district shall comply with the following regulations, unless the City Council in approving a Special Use Permit for an EV charging station has imposed other requirements necessary in the particular case to protect the public interests.
 - i. EV charging stations must be in addition to required parking spaces.
 - ii. All signage associated with the charging stations must be approved as part of the Special Use Permit.
 - iii. No off-premise signage, through installation of changeable copy screens or devices, are permitted within, on, adjacent to, or associated with an EV charging station.
 - iv. EV charging stations may not be located immediately adjacent to public rights-of-way, and must be located internal to a property.
 - v. All charging stations must be setback a minimum of 25 feet from adjacent property lines when immediately adjacent to a residential use or district.
 - vi. EV supply equipment, including feeders and distribution equipment, shall be placed and operated from underground electric sources and not from electric poles. Transformers, switch gears, and other required electrical components shall be pad mounted.
 - vii. Every application and permit for an EV charging station must include a utility will-serve letter from the local electric delivery company detailing their ability to serve the site.
 - viii. Emergency power shut-off and parking structure prohibition requirements shall be regulated by the building and fire codes adopted by the City. In any case where there is conflict between ordinance and code, the most restrictive requirement shall apply.

ORDINANCE O-24-2286

AMENDING CHAPTER 3, SECTION 3.24.B. SCHEDULE OF PERMITTED PRINCIPAL USES AND SECTION 3.24.C. SPECIAL LAND USE STANDARDS OF THE COLLEYVILLE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Colleyville approved Ordinance O-00-1214 on April 18, 2000, adopting the Land Development Code; and

WHEREAS, the City of Colleyville desires to amend Chapter 3, Section 3.24.B. Schedule of Permitted Principal Uses and Section 3.24.C. Special Land Use Standards of the Land Development Code; and

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

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

- Sec. 1. THAT *Chapter 3, Section 3.24.B. Schedule of Permitted Principal Uses and Section 3.24.C. Special Land Use Standards* of the Land Development Code is hereby amended to read as depicted in the attached Exhibit "A".
- Sec. 2. 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. 3. 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. 4. 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. 5. 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 4th day of June 2024.

The second reading and public hearing being conducted on the 18th day of June 2024.

APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 18TH DAY OF JUNE 2024.

Mayor Bobby Lindamood		Mark Alphonso, Place 2	
Mayor Pro Tem Brandi Elder		Ben Graves, Place 4	
Deputy Mayor Pro Tem Scotty Richardson		Tim Raine, Place 6	
Kimberly Holt Gunderson, Place 5			

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"

Table 3.24.B- - Schedule of Permitted Principal Uses																		
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Park and Ride Facilities												S	S	S	S			24

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CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 8a

Agenda Date 6/18/2024

Number Resolution R-24-4948

Type Resolution

Department Community Development

Title

A resolution providing for the approval of a development agreement with Confluent Development, providing for developer contributions to public intersection and roadway improvements in connection with zoning case ZC24-001, the Sagora Senior Living project, and authorizing the City Manager to execute the agreement

Explanation

Reading and Public Hearing

If approved, the proposed PUD-C known as the Sagora Senior Living project replaces an existing PUD-C for senior living on the property at Cheek-Sparger Road and Wayne Drive. The prior 2012 PUD-C included a requirement for the developer of the senior living project to construct a roundabout at Cheek-Sparger and Bedford Roads to mitigate traffic impacts. City staff has negotiated an updated requirement (see attached developer agreement) with representatives of the Sagora Senior Living development, for City Council consideration if the project is approved. Both parties agreed the City should manage design and construction of any intersection improvements, with the developer contributing financially.

The proposed developer agreement includes a total of \$1,342,016 in contributions for intersection improvements, in addition to \$616,971 in customary building, fire, and MEP permit fees. The contributions toward intersection improvements breakdown as follows:

Roadway Impact Fee	\$702,016
Water & Sewer Impact Fee	\$124,562
Confluent (developer contribution)	\$375,000
Covenant Christian Academy contribution (paid pre-2012)	\$140,438
TOTAL Applied to Intersection	\$1,342,016

This resolution provides for approval of the negotiated developer agreement.

Financial Impact

Upon approval, the developer will pay the City of Colleyville \$702,016 in roadway impact fees, \$124,562 in water and sewer impact fees, and a development contribution of \$375,000. These amounts will be in addition to traditional building, fire, and MEP permit fees estimated at \$616,971.

Recommendation

Approve

Attachments

1. City Developer Agreement for Sagora Senior Living
2. Resolution R-24-4948

CITY DEVELOPER AGREEMENT

Sagora Senior Living Facility

This Developer Agreement (the “Agreement”) is entered into as of the Effective Date by and between the **City of Colleyville, Texas**, a Texas home-rule municipality (the “City”) and **Confluent Development** (the “Developer”) (each a “party” and collectively the “parties”).

RECITALS:

WHEREAS, Developer is the owner of certain real property located in Colleyville, Texas consisting of 18.45 acres of land being described as Lots 1, 2, and 3, Block A, of the Heritage Farms Addition, filed in the Plat Records, Tarrant County, Texas and commonly known as located at 913 Cheek-Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court, Colleyville, Texas 76034 (as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, Developer intends to develop a senior living facility upon the Property in conformance with City Ordinance O-24-2282, as approved and adopted by the City Council on June 18, 2024, as the same may be amended from time to time (the “PUD-C Ordinance”); and

WHEREAS, in conformance with the PUD-C Ordinance, Developer and City desire to memorialize the parties’ agreement regarding Developer’s payment of various development fees, including Developer’s monetary contribution toward future public infrastructure improvement projects that will serve to lessen the Project’s impact on the City’s existing public infrastructure; and

NOW THEREFORE, for and in consideration of the mutual covenants herein contained, and for other valuable and good consideration, the sufficiency and receipt of which are hereby expressly acknowledged and confirmed by the parties, the City and Developer hereby agree as follows:

Article I Definitions

Except where the context clearly indicates a different meaning, wherever used in this Agreement, the following words and phrases shall have the following meanings:

“*Applicable Law*” means all local, state and federal laws, including City’s Land Development Code and all other City codes, ordinances, regulations and policies applicable to the subject matter of this Agreement.

“*Building Permit(s)*” means and includes all permits required for the construction of the Project to be issued by the City of Colleyville.

“*Commencement of Construction*” means that (i) all civil construction plans have been prepared and all necessary Government Approvals have been obtained; (ii) all necessary permits for have been issued by all applicable governmental authorities, and (iii) Developer has issued a notice to its contractor to proceed with the construction of the Project and the contractor has mobilized to commence such construction.

“*Construction Costs*” means, with regard to the Public Improvements, all hard and soft construction costs related to the planning and construction of the Public Improvements, including all soft costs related to City’s employees, contractors, engineers, attorneys, and consultants, together with all other development related costs that would customarily be considered “soft costs” by industry standards.

“*Development Fees*” means all City development fees required for the Project, including all impact and permit fees.

“*Effective Date*” means the last date of execution of this Agreement.

“*Project*” means the development and construction of a senior living facility upon the Property in conformance with City Ordinance O-24-2282.

“*Public Improvements*” means the public roadway infrastructure improvements to be constructed by the City (and/or its contractor(s)) in the area of the public intersection located at Cheek–Sparger Road and Bedford Road.

Article II

Term

The term of this Agreement shall commence on the Effective Date and shall terminate upon completion of the parties’ respective obligations set forth herein, unless terminated in conformance with this Agreement.

Article III

Developer Obligations

3.1 Development Fees. Developer shall remit all Development Fees assessed by the City for the Project in conformance with the City’s building codes and Applicable Law. The estimated Development Fees based upon the City’s preliminary review of the Project plans are as follows:

Development Fee Type	Fee Amount
Roadway Impact Fee	\$702,016
Water & Sewer Impact Fee	\$124,562
Building, Fire & MEP Permit Fees	\$616,971
Total Estimated Development Fees	<u>\$1,443,549</u>

3.2 Developer Contribution for Public Improvements. In addition to the final Development Fees to paid to City, Developer shall pay a lump-sum monetary contribution to the City in the amount of \$375,000 (the “Contribution”), which will be used by City to offset a portion of the City’s Construction Costs associated with the Public Improvements. The Contribution shall be paid in full on or before the date of issuance of the Building Permit for the Project by the City.

3.3 Project Construction. Developer shall obtain all Government Approvals prior to Commencement of Construction of the Project and shall construct the Project in full conformance with the PUD Ordinance, including any amendments thereto.

Article IV

City Obligations

4.1 Public Improvements. In consideration for Developer’s obligations set forth in Article III of this Agreement, City agrees that it will use the entire principal amount of the Contribution (excluding interest) to offset the Construction Costs related to the Public Improvements. City further agrees that it shall cause Commencement of Construction of the Public Improvements on or before the fifth (5th) anniversary of the date of Commencement of Construction of the Project by Developer.

4.2 Refund of Unused Contribution. If, by the fifth (5th) anniversary of the date of Commencement of Construction of the Project, Developer has performed all obligations under this Agreement and City has not used the entire amount of the Contribution for the Public Improvements, City shall provide written notice to Developer identifying the amount of the unused principal balance of the Contribution (excluding interest) and providing Developer thirty (30) days from the date of the notice to submit a written request for a refund to City. In the event Developer does not timely submit a written refund request in response to City's notice, Developer shall be deemed to have waived its right to receive a refund and the remaining balance of the Contribution shall become the property of City and the City shall have no further obligation to use the funds for the Public Improvements.

Article V

Default; Termination

5.1 Default. Should fail to comply with any term or condition this Agreement, the party shall be deemed in default of this Agreement. Subject to an approved extension pursuant to Section 5.2, below, if the defaulting party does not correct the default within thirty (30) days after written notice, the non-defaulting party may terminate this Agreement.

5.2 Extension of Initial Cure Period. During the initial cure period, if the defaulting party provides the non-defaulting party written notice of the curative measures which it proposes to undertake, and proceeds promptly to initiate such measures to cure such default, and thereafter continuously and diligently prosecutes the curing of such default, the initial cure period shall be extended for such period as may be necessary to cure such default, provided, that in no event shall such extension exceed sixty (60) days following the initial occurrence of the default without the written consent of the non-defaulting party, which may be withheld in the non-defaulting party's sole discretion (except in the case of Force Majeure, in which event the Force Majeure provisions shall apply).

5.3 Termination by City. In addition to both parties' right to terminate for an uncured default of the other under this Agreement, the City may immediately terminate this Agreement upon the occurrence of any of the following:

- (a) the dissolution or termination of Developer's legal existence;
- (b) any general assignment of Developer's property for the benefit of its creditors;
- (c) the appointment of a receiver or trustee all or substantially all of the assets of Developer; or
- (d) the commencement of any proceedings under any bankruptcy or insolvency laws by or against Developer and such proceedings are not dismissed within ninety (90) days after the filing thereof.

5.4 No Refund Upon Termination. In the event the City terminates this Agreement pursuant to Section 5.1 or 5.3 of this Agreement, Developer shall not be entitled to a refund of any portion of the Contribution and the remaining balance of the Contribution shall become the property of City immediately upon termination.

5.5 Force Majeure. No party shall be liable to the other party for any failure, delay, or interruption in the performance of any of the terms, covenants, or conditions of this Agreement due to causes beyond the party's respective control or because of applicable law, including, but not limited to, war, nuclear disaster, labor strikes, acts of God, fire, flood, riot, a government restriction, quarantine, or mandatory closure order enacted in response to a pandemic or other public health crises, or any other circumstance for which a party is not legally responsible or which is not reasonably within its power to

control (each an event of “Force Majeure”). The party asserting Force Majeure shall give prompt notice to the other party of the prevention of performance as soon as the asserting party is reasonably aware of such prevention and has the burden of demonstrating (i) how and why their performance was so prevented, (ii) the period of time during which they were so prevented from performing (which under the facts may be equal to, or shorter or longer than, the duration of the Force Majeure event itself), and (iii) that the party used reasonable efforts to mitigate and/or eliminate such prevention and resumed performance under this Agreement as soon as reasonably practicable.

Article VI Miscellaneous

6.1 Entire Agreement. This Agreement embodies the complete agreement of the parties hereto, superseding all oral or written, previous and contemporary agreements between the parties relating to the matters in this Agreement, and except as otherwise provided herein cannot be modified without written agreement of the parties to be attached to and made a part of this Agreement.

6.2 Notice. With the exception of digital files or materials sent for display and related communication, which shall be permissible by email, all notices required by this Agreement shall be in writing and addressed to the following, or such other party or address as either party designates in writing, by: (i) courier with signed receipt of delivery; (ii) overnight mail by UPS or Federal Express or other reputable overnight delivery service; (iii), certified mail, postage prepaid, return receipt requested; and (iv) by hand delivery with signed receipt of delivery:

If intended for Developer, to:
Confluent Development
Attn: _____
2215 Market Street
Denver, CO 80205

With copy to:
Attn: _____

If intended for City, to:
City of Colleyville, Texas
Attn: Jerry Ducay, City Manager
100 Main Street
Colleyville, Texas 76034
jducay@colleyville.com

With copy to:
Wyatt Hamilton Findlay, PLLC
Attn: Whitt Wyatt
5810 Long Prairie Road, Ste. 700-220
Flower Mound, Texas 75028
whitt@wfhlegal.com

6.3 Successors and Assigns. The obligations and covenants of the Developer under this Agreement shall be binding on the Developer, its successors and permitted assigns. Developer may not assign this Agreement without the prior written consent of the City Manager. Any person or entity who acquires the Property, or any portion thereof, shall take the Property subject to the terms of this Agreement.

6.4 Severability. In the event any section, subsection, paragraph, sentence, phrase or word herein is held invalid, illegal or unconstitutional, the balance of this Agreement shall be enforceable and shall be enforced as if the parties intended at all times to delete said invalid section, subsection, paragraph, sentence, phrase or word.

6.5 Governing Law. The validity of this Agreement and any of its terms and provisions, as well as the rights and duties of the parties, shall be governed by the laws of the State of Texas; and exclusive venue

for any action concerning this Agreement shall be in State District Court of Tarrant County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court.

6.6 Recitals and Exhibits. The recitals to this Agreement are incorporated herein.

6.7 No Waiver. No delay or failure by either party to exercise any right under this Agreement, and no partial or single exercise of that right, shall constitute a waiver of that or any other right, unless otherwise expressly provided herein or in a writing signed by the Party alleged to be waiving any such right.

6.8 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

6.9 Further Acts. The City and the Developer agree to execute such additional documents as may be reasonably requested by either party in order to implement the transactions reflected by this Agreement.

6.10 Authorization. The undersigned persons represent that they have full capacity and authority to grant all rights and assume all obligations that are granted or assumed under this Agreement.

The parties have executed and delivered this Agreement as of the Effective Date.

EXECUTED in duplicate originals this the ____ day of _____, 2024

CITY OF COLLEYVILLE, TEXAS

By: _____
Jerry Ducay, City Manager

EXECUTED in duplicate originals this the ____ day of _____, 2024.

CONFLUENT DEVELOPMENT

By: _____

Name: _____

RESOLUTION R-24-4948

**A RESOLUTION APPROVING A CITY-DEVELOPER AGREEMENT
FOR THE SAGORA SENIOR LIVING FACILITY PROJECT;
PROVIDING FOR A MONETARY CONTRIBUTION TO THE CITY FOR
CERTAIN PUBLIC ROADWAY IMPROVEMENTS IN CONNECTION
WITH THE PROJECT; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, on June 18, 2024 the City Council approved PUD-C zoning Ordinance O-24-2282 (the "PUD-C Ordinance"), providing for the development of a senior living facility on certain real property located at 913 Cheek-Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court, Colleyville, Texas (the "Project"); and

WHEREAS, in conformance with the PUD-C Ordinance, the City and the developer of the Project desire to enter into a City-Developer agreement providing for a monetary contribution to the City for future public infrastructure improvements that will serve to lessen the Project's impact on the City's existing public infrastructure and promote the health, safety, and welfare of the community.

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

Sec. 1. THAT the City-Developer agreement attached hereto as Exhibit "A", is hereby approved and the City Manager is hereby authorized to execute the same.

Sec. 2. THAT this Resolution shall be effective immediately upon approval.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS, ON THIS THE 18TH DAY OF JUNE 2024.

Mayor Bobby Lindamood		Mark Alphonso, Place 2	
Mayor Pro Tem Brandi Elder		Ben Graves, Place 4	
Deputy Mayor Pro Tem Scotty Richardson		Tim Raine, Place 6	
Kimberly Holt Gunderson, Place 5			

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Exhibit "A" – Developer Agreement



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 9a	Agenda Date 6/18/2024	Number Resolution R-24-4940
Type Resolution		
Department Community Development		

Title

Consideration of variances to the Land Development Code Section 3.24.G Schedule of District Regulations, specifically for lot area, lot width, lot depth, front setback, and side yard setback, on Lot 1A of the John W J Wright Subdivision, being located at 1009 Church Street, Case VC24-007

Explanation

Reading and Public Hearing

This item was tabled from the May 21, 2024 City Council meeting.

LaHoda Group, Inc., the applicant, has 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, width, and depth), front setback, and side setback in the AG Agricultural district. The request is to allow for a garage to be reconstructed in its previous location with a side setback of 4.5 feet and a front yard setback of approximately 30 feet. The lot is substandard with regard to minimum area, width, and depth.

Existing Conditions/Background: The subject property, 1009 Church Street, resides on the south side of Church Street east of Pleasant Run Road, and has AG Agricultural zoning. This is an existing platted lot that has an existing home that is being remodeled.

Requested Variance: The applicant is requesting variances to the lot size (area, width, and depth) and front and side setbacks of the AG zoning district to allow for a garage to be reconstructed in its previous location at a legal, non-conforming house.

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

The minimum standards for the AG zoning district are as follows:

Minimum Lot Area	130,680 square feet	±16,900 SF
Minimum Lot Width	200 feet	116 feet
Minimum Lot Depth	300 feet	145 feet
Front/Street Side Building Line	30 feet	30 feet
Side Building Line	10 feet	4.5 feet
Rear Building Line	25 feet	
Max. Lot Coverage	20%	

Max. Impervious Coverage 50%

Analysis: The subject property was platted in 1979 and has been zoning AG Agricultural since incorporation into the City of Colleyville. The lot does not comply with the minimum size (area, width, and depth) requirements of the AG district.

Additionally, the lot has a small house with multiple legal, non-conforming elements that is currently undergoing a renovation project. As part of the renovation, the garage portion was removed. Per the Land Development Code, "No such non-conforming building may be enlarged or altered in a way which increases its nonconformity, but any building or portion thereof may be altered to decrease its nonconformity or to comply with City codes." The applicant is requesting to reconstruct the garage in its previous location. However, the property is zoned AG and requires a 40-foot front setback and a 25-foot side setback. The applicant is requesting variances, front setback of 30 feet and side setback of 4.5 feet, to allow for the garage to be reconstructed in its previous location. No expansion of the garage is proposed.

Plat Status: The property is currently platted as Lot 1A, John W J Wright Subdivision.

DRC Review: The Development Review Committee (DRC) reviewed the request at their April 22, 2024, meeting and determined the application was complete and may be scheduled for the next available City Council meeting.

Drainage: N/A

Surrounding Development: The properties to the north, east, and south are zoned AG Agricultural and are improved with churches and their ancillary uses. The property to the west is zoned CC-1 Village Retail district and is largely undeveloped but used for ancillary sport fields related to the nearby church.

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

Staff Recommendation: Staff recommends denial due to technical non-compliance.

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. Plat Exhibit
5. Site Plan and Architectural Plan Exhibit
6. Section 3.7 Non-Conforming Uses, Lots, and Buildings
7. Notification Map
8. Notification List
9. Notification Letter
10. Resolution R-24-4940

Aerial Map

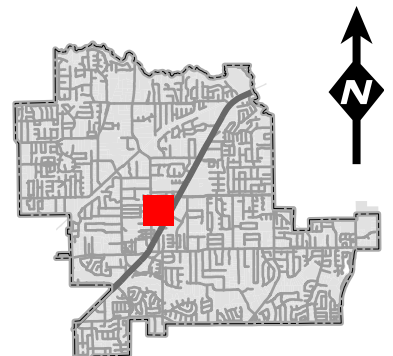


VC24-007

1009 Church St



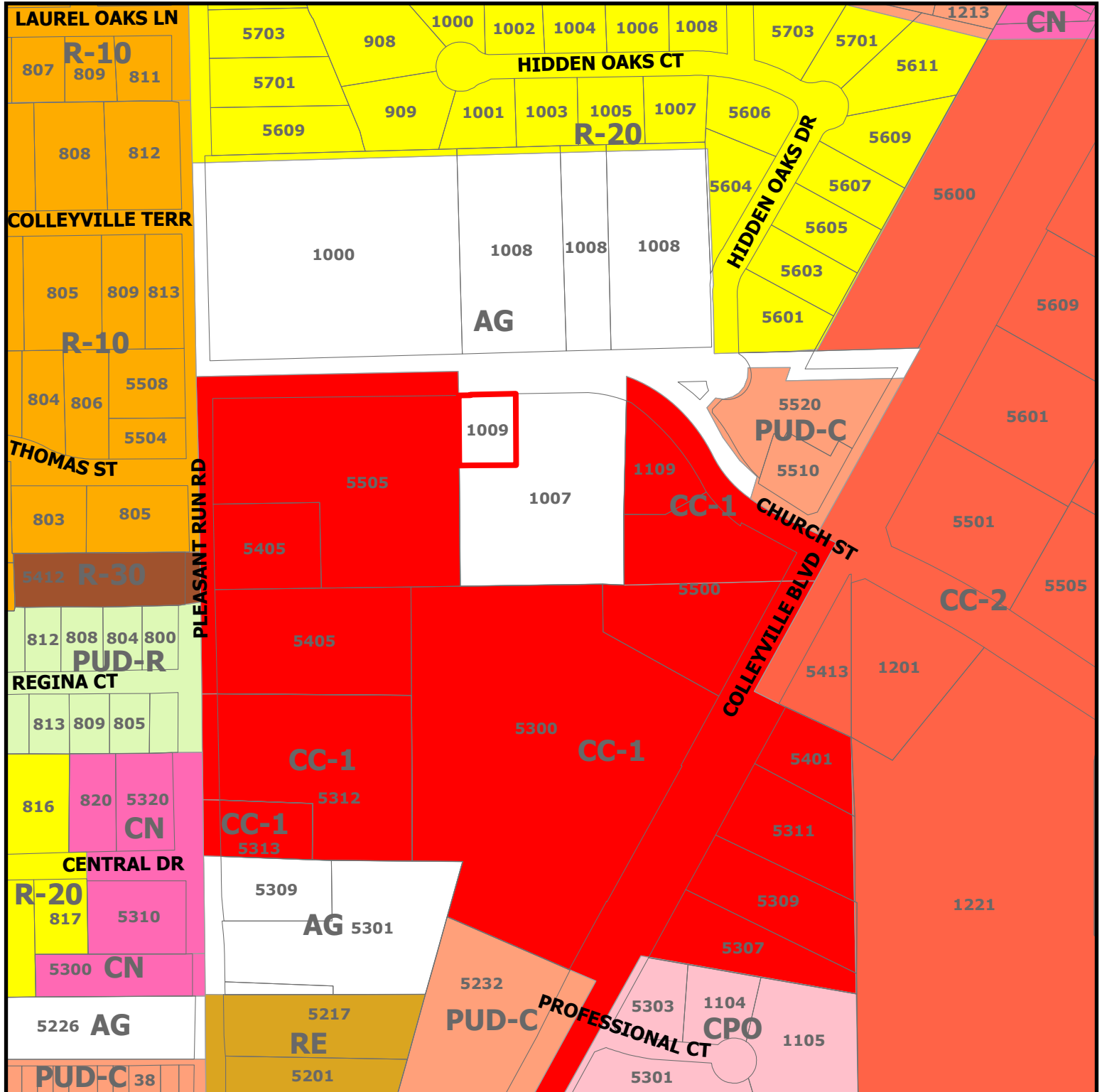
Subject Property



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.

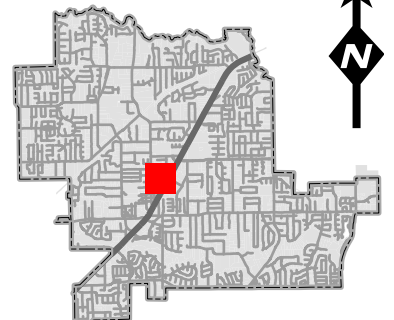
Zoning Map



VC24-007

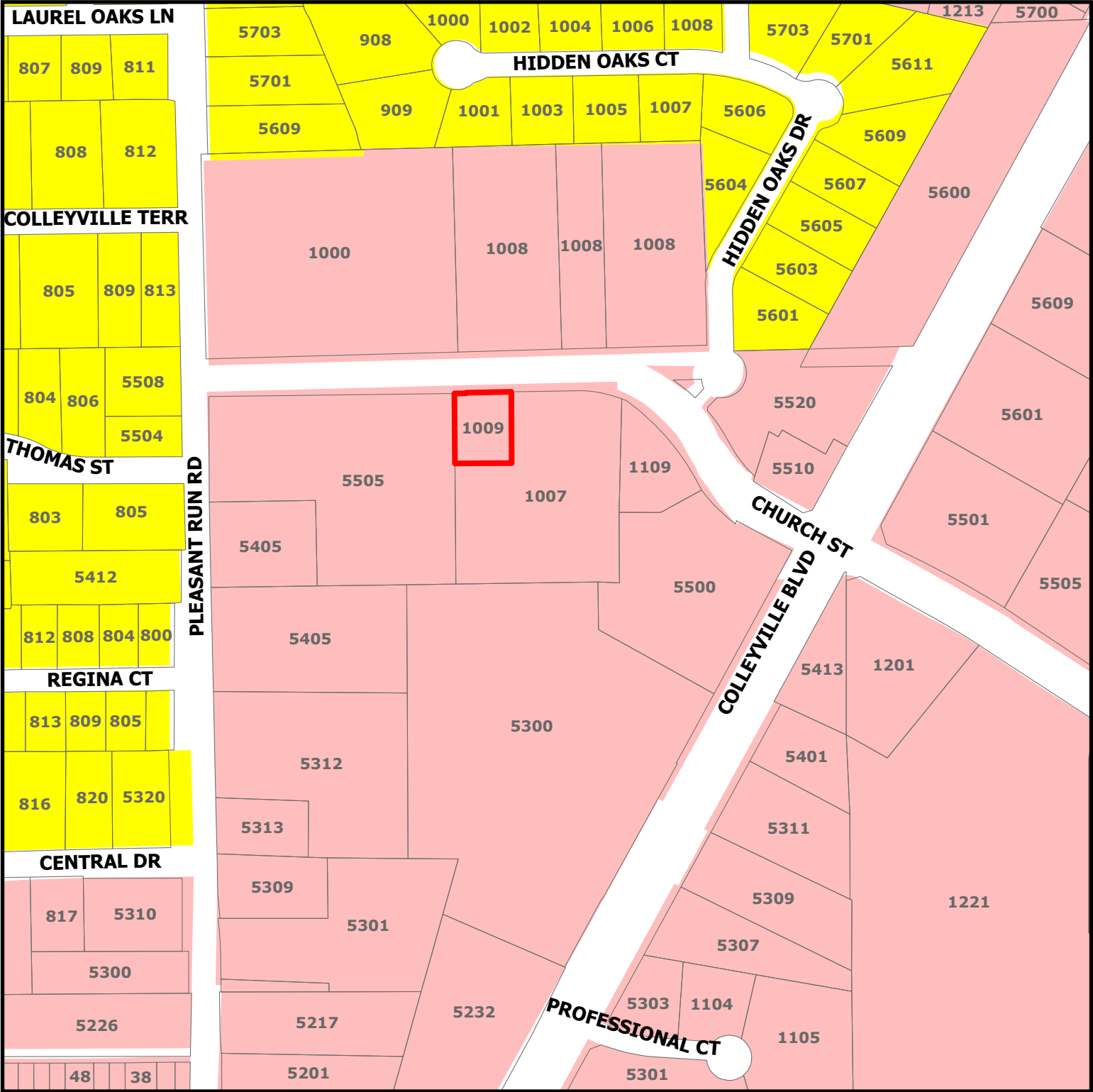
1009 Church St

Subject Property



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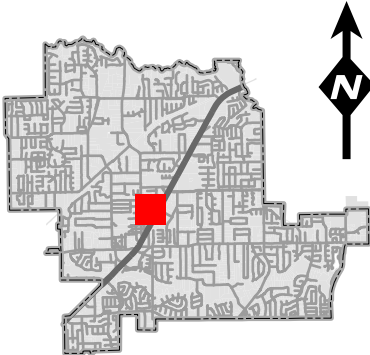
Future Land Use Map



VC24-007

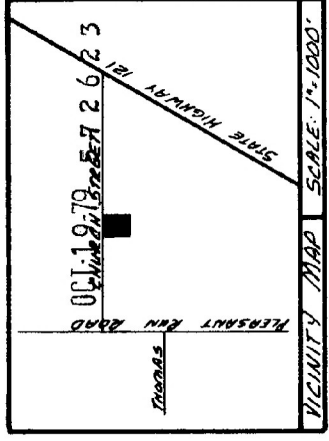
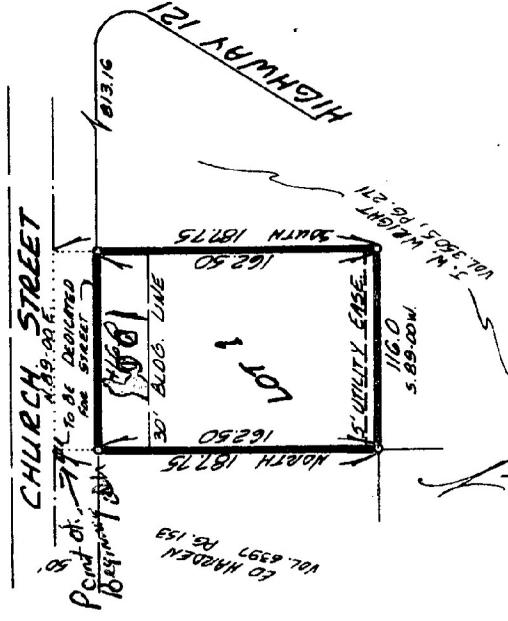
1009 Church St

-  Residential
-  Colleyville Blvd Corridor
-  Subject Property



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400/100



B - WD 4.00

Return to:
City of Colleyville
P.O. Box 185
Colleyville, TX
76034

Plat Showing

LOT 1,

FILED
TARRANT COUNTY, TEXAS

90CT 19 P12: 25

BY _____
COUNTY CLERK
DEP.

JOHN W. J. WRIGHT SUBDIVISION,

out of the Nancy B. Looney Survey, Abst. #937,

to the City of Colleyville, Tarrant County, Texas.

NOTE:

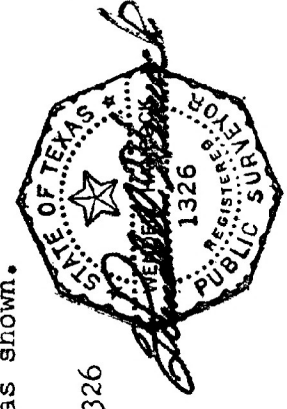
Occupancy of any tract is prohibited until a septic tank with a capacity of not less than 1,000 gallons and with a drain field of not less than 450 feet, or lessor length as authorized prior to recording of this plat has been installed on such tract and has been inspected and approved by the health officer having jurisdiction.

NOTE:

Occupancy of any tract is prohibited until a water supply, satisfactory for human consumption is available from a source on the land, a community source, or a public utility source in an adequate and sufficient supply for family use and operation of a septic system approved by health officer having jurisdiction.

This is to certify that the above plat represents a survey made on the ground and iron pins were set at each property corner. There are no encroachments or apparent easements except as shown.

WENDELL HANCOCK
Registered Public Surveyor #1326
1721 Haltom Road
Fort Worth, Texas 76117
834-6243



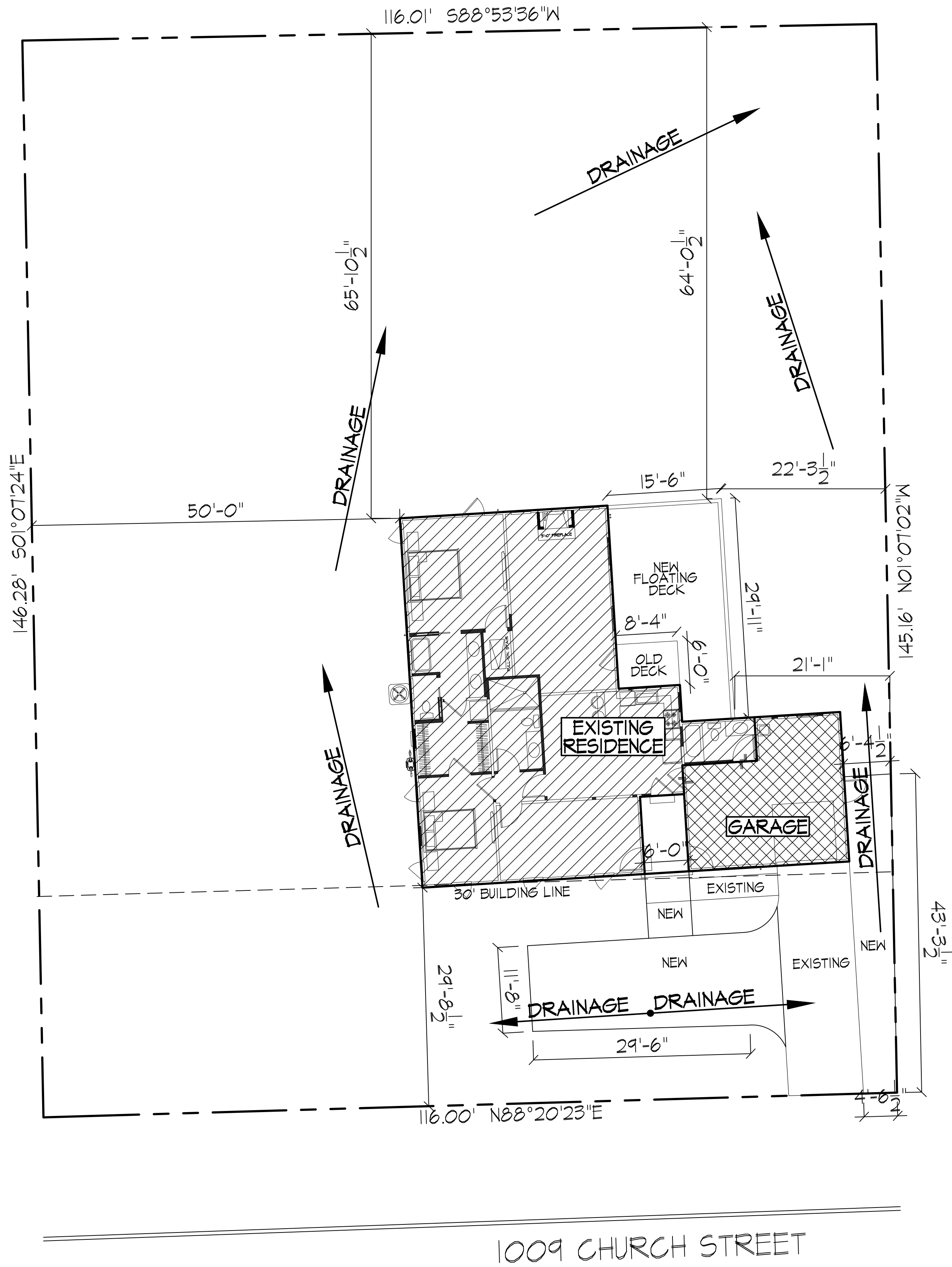
APPROVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS.

Michael D. Schwartz
CHAIRMAN

Richard Johnson
SECRETARY

October 8, 1979
DATE

IMPERVIOUS COVERAGE WORKSHEET			
AREA DESCRIPTION	EXISTING SQ. FT.	NEW / ADDED SQ. FT.	TOTAL SQ. FT.
DWELLING FOOTPRINT	1,619 SQ. FT.	0 SQ. FT.	1,619 SQ. FT.
GARAGE FOOTPRINT	382 SQ. FT.	0 SQ. FT.	382 SQ. FT.
COVERED PORCH	67 SQ. FT.	0 SQ. FT.	67 SQ. FT.
COVERED PATIO			
COVERED DECK	50 SQ. FT.	372 SQ. FT.	422 SQ. FT.
ACCESSORY STRUCTURES			
OTHER ROOFED AREAS			
TOTAL COVERED AREA	2,118 SQ. FT.	372 SQ. FT.	2,490 SQ. FT.
DRIVEMAY	317 SQ. FT.	425 SQ. FT.	742 SQ. FT.
SIDEWALK	36 SQ. FT.	289 SQ. FT.	325 SQ. FT.
COVERED PORCH			
UNCOVERED PATIO			
UNCOVERED DECK			
TOTAL IMPERVIOUS COVERAGE	353 SQ. FT.	714 SQ. FT.	1,067 SQ. FT.
POOL/SPA (SURFACE AREA)			
POOL/SPA DECK (SURFACE AREA)			
TOTAL POOL/SPA AREA			0 SQ. FT.
LOT SIZE	16,905 SQ. FT.		
EXISTING BUILDING COVERAGE	12.53%		
TOTAL BUILDING COVERAGE	14.73%		
EXISTING IMPERVIOUS COVERAGE	2.09%		
TOTAL IMPERVIOUS COVERAGE	6.31%		
TOTAL LOT COVERAGE	21.04%		



LOT: 1
JOHN W. J. WRIGHT SUBDIVISION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS



07-25-2023

JOB #2296

01/SEP/2025

22/JUN/2025

24/MAY/2025

BLAKE ARCHITECTS

1202 S. White Chapel Blvd.
Suite A
Southlake, Texas 76092

817-488-9397

BART LAHODA REMODEL

1009 CHURCH STREET COLLEYVILLE, TEXAS

SHEET

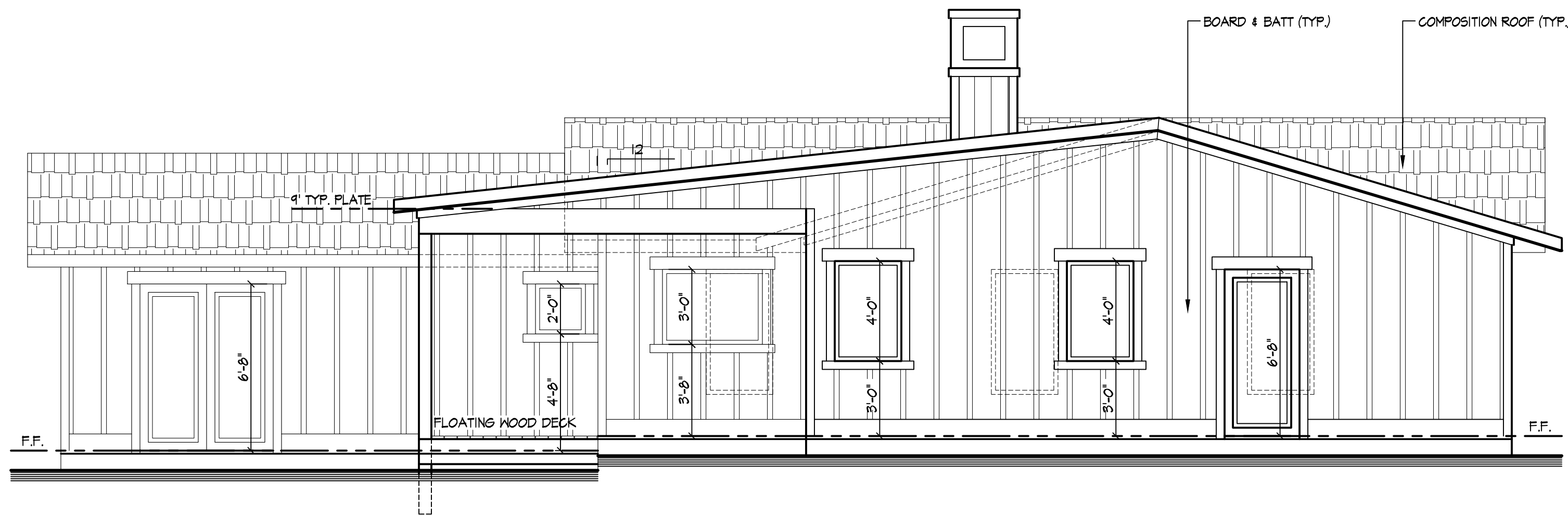
1

OF 1

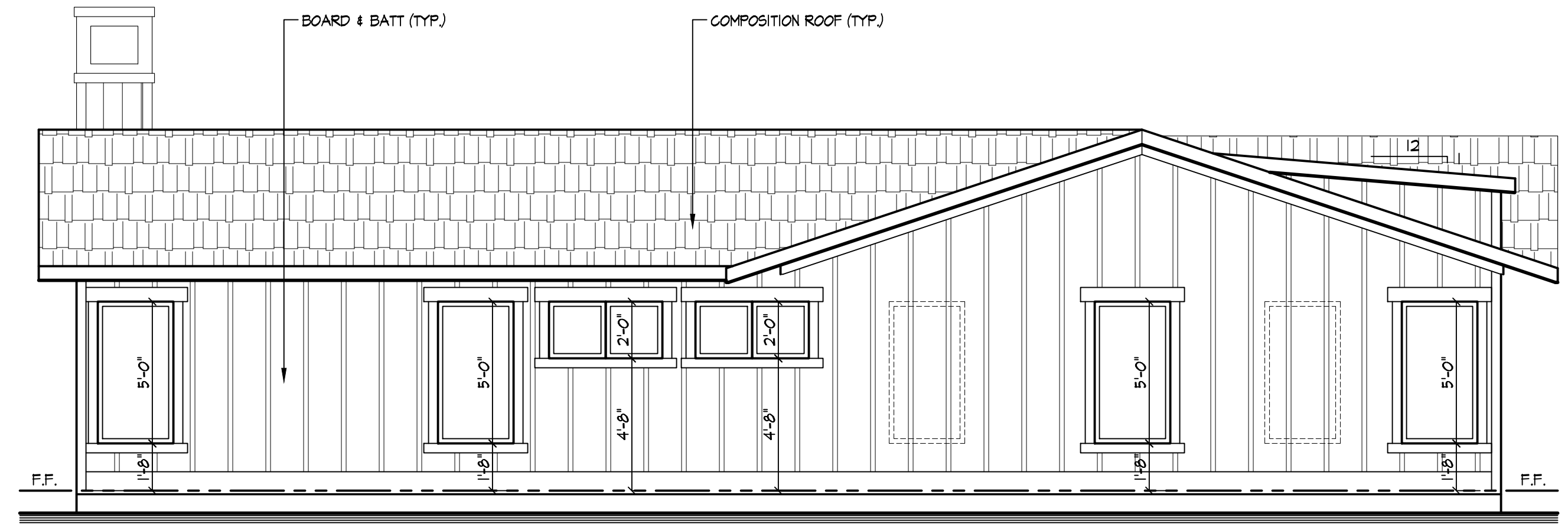
SP SHEETS



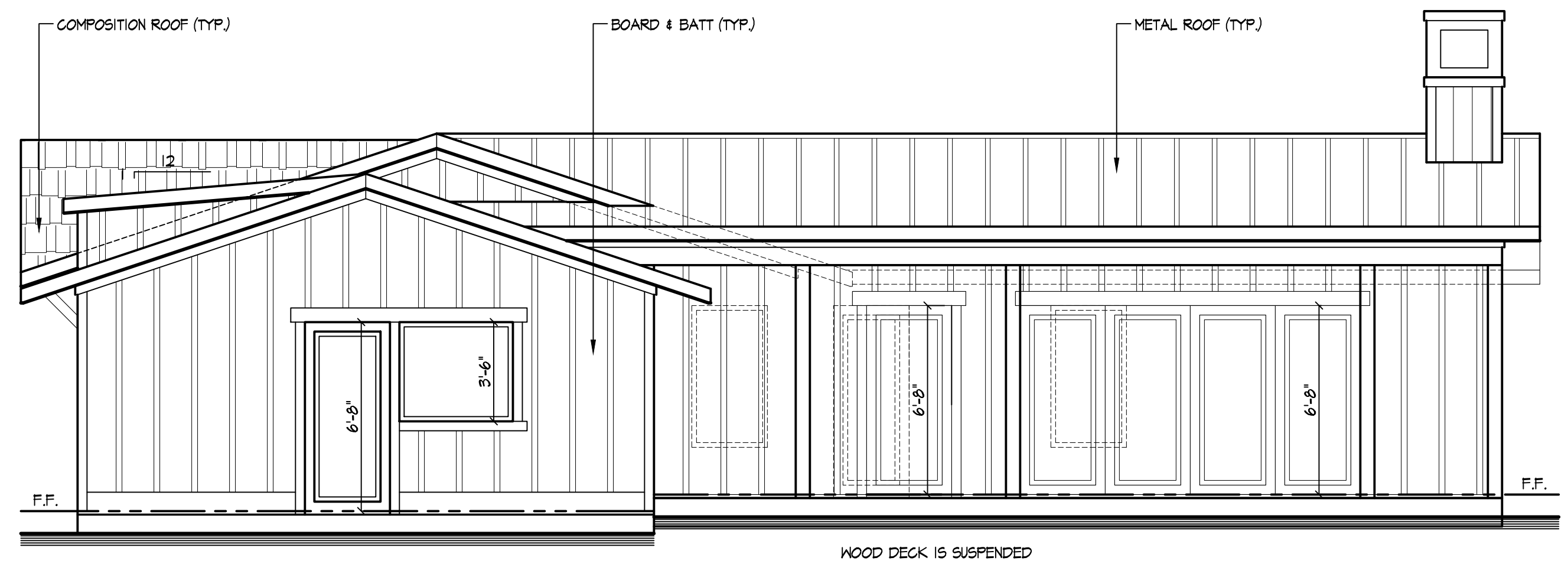
FRONT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"



LEFT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT ELEVATION
SCALE: 1/4"=1'-0"

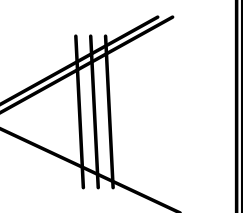
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SHEET

A =

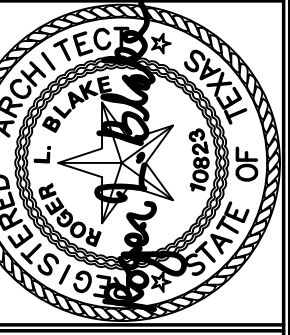
OF 6A SHEETS

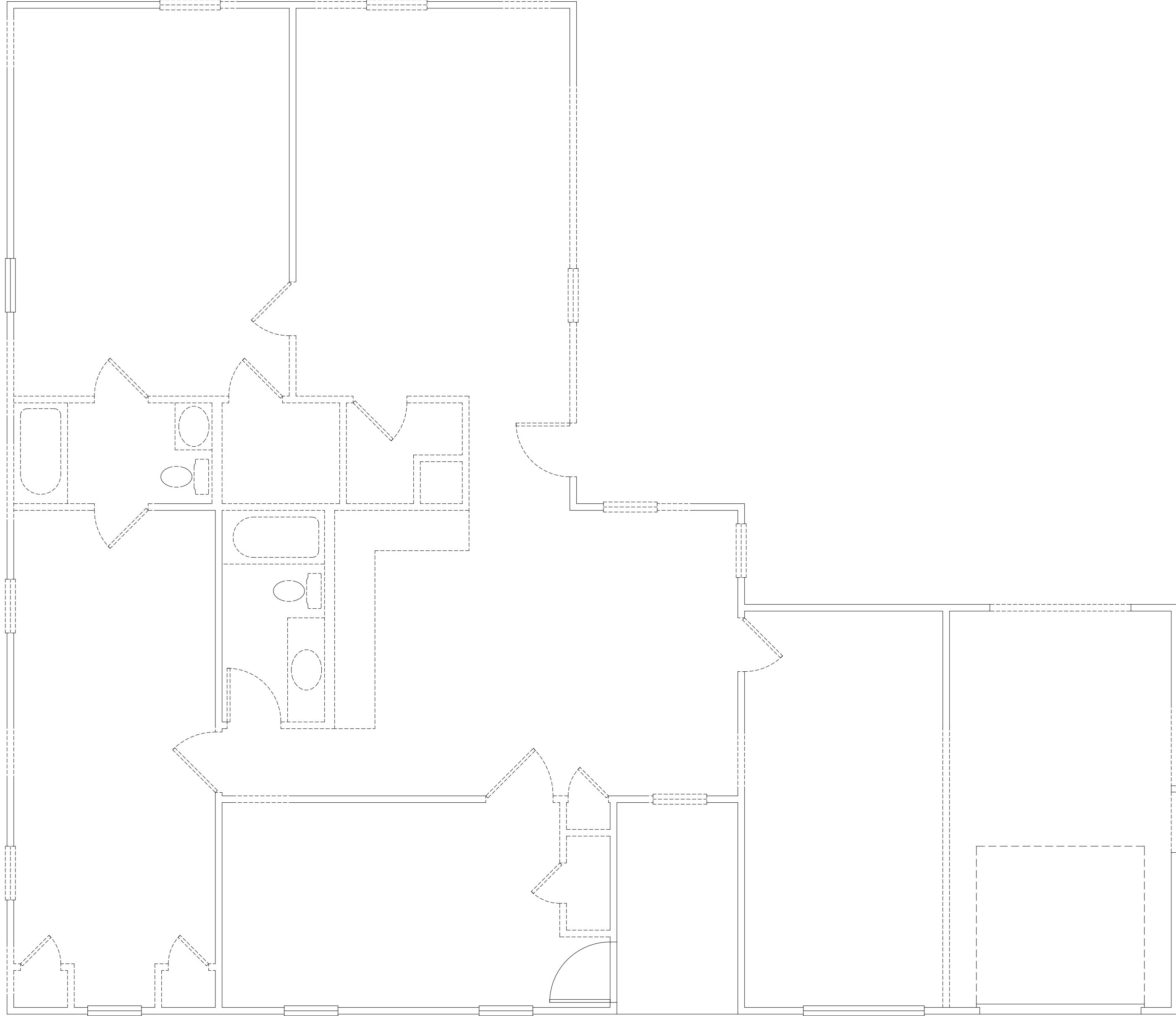
BART LAHODA REMODEL
1009 CHURCH STREET COLLEYVILLE, TEXAS



BLAKE ARCHITECTS
1202 S. White Chapel Blvd. Suite A
Southlake, Texas 76092 • 817-488-9397

JOB #2246
21/JUL/2023
22/JUN/2023
24/MAY/2023





DEMO PLAN
SCALE: 1/4"=1'-0"

FILE NAME: 2296-PLAN L (04-01-2023) MH

07.25.2023		JOB #2296		BLAKE ARCHITECTS 1202 S. White Chapel Blvd. Southlake, Texas 76092	Suite A • 817-488-9397
		21/JUL/2023			
		22/JUN/2023			
		24/MAY/2023			

BART LAHODA REMODEL	
1009 CHURCH STREET	COLLEYVILLE, TEXAS

SHEET
A = 2
OF 6A SHEETS

AREAS	
LIVING AREA	1619 SQ. FT.
GARAGE	382 SQ. FT.
PORCH/PATIO	61 SQ. FT.
TOTAL UNDER ROOF AREA	2,068 SQ. FT.
DECK	422 SQ. FT.

DOOR SCHEDULE		
MARK	SIZE	TYPE
1	3'-0"X6'-8"	NOT USED
2	3'-0"X6'-8"	NOT USED
3	2'-0"X6'-8"	NOT USED
4	5'-4"X6'-8" UNIT	(2) 2'-8"X6'-8" SLIDING DOORS
5	3'-0"X6'-8"	INT. S.C.
6	2'-6"X6'-8"	NOT USED
7	3'-0"X6'-8"	INT. POCKET
8	2'-8"X6'-8"	INT. POCKET
9	8'-0"X6'-8"	OVERHEAD GARAGE DOOR
10	12'-0"X6'-8"	(4) 3'-0"X6'-8" SLIDING DOORS

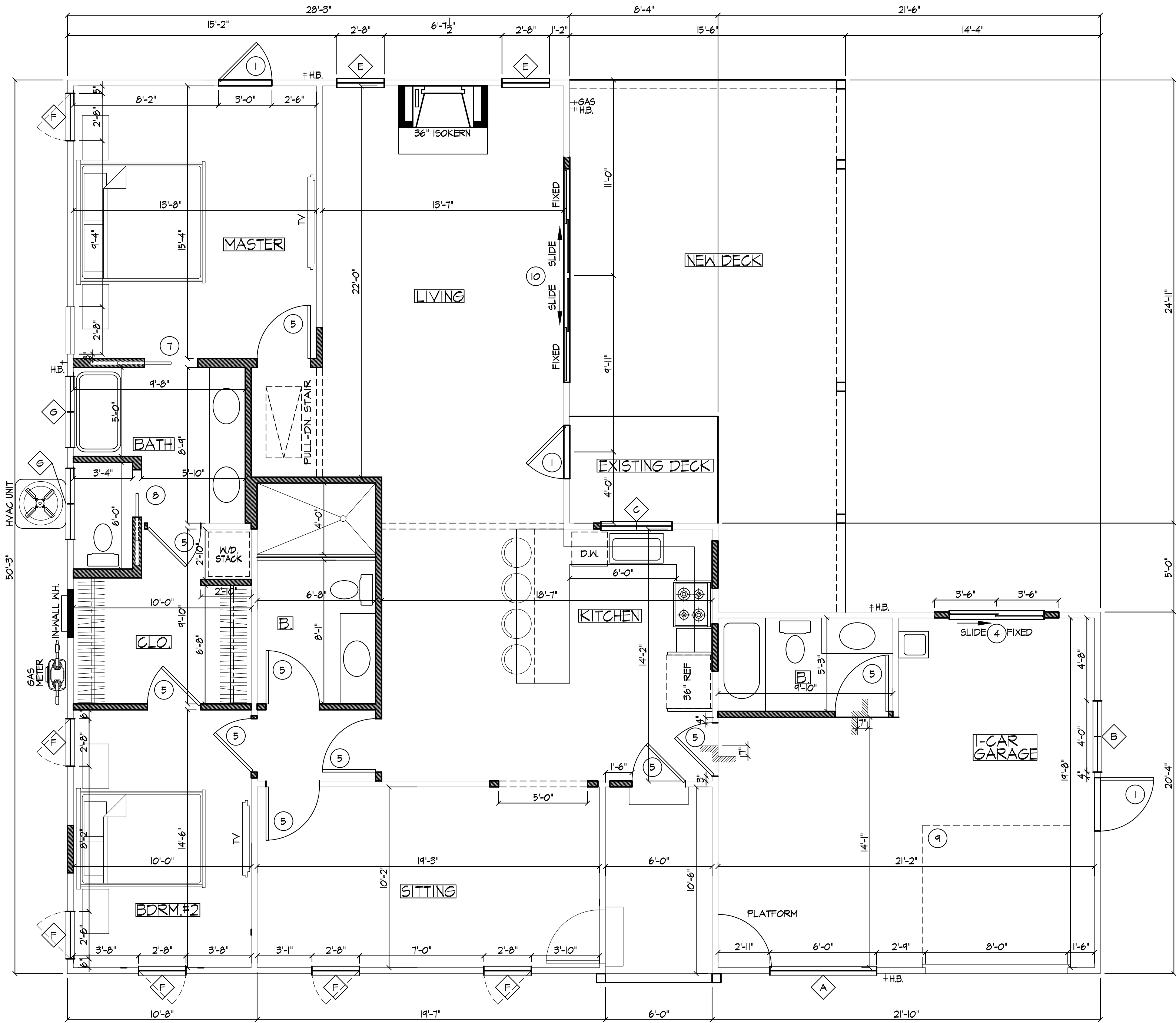
WINDOW SCHEDULE		
MARK	SIZE	TYPE
A	6'-0"X3'-0"	FIXED
B	4'-0"X3'-6"	SLIDING
C	4'-0"X3'-0"	SLIDING
D	2'-8"X6'-0"	NOT USED
E	2'-8"X4'-0"	FIXED
F	2'-8"X3'-0"	CASEMENT
G	4'-0"X2'-0"	SLIDING
J	1'-6"X1'-6"	FIXED
K	1'-6"X5'-0"	FIXED

KEY	
	EXISTING WALLS
	NEW WALLS
	SUPPORT & REMOVE EXISTING STRUCTURE

MATCH EXISTING PLATE, PITCH, OVERHANG, MATERIALS, COLORS, CONSTRUCTION STYLES, ETC.

ALL EXISTING CONDITIONS & DIMENSIONS ARE TO BE FIELD VERIFIED.

STRUCTURALLY SUPPORT ALL STRUCTURE BEFORE ALTERING OR REMOVING ANY EXISTING STRUCTURE.



FLOOR PLAN

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

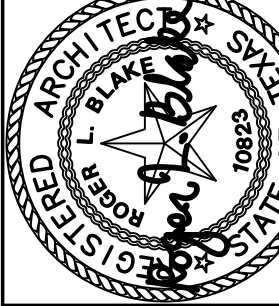
FILE NAME: 2296-PLAN L (01-01-2025) MH

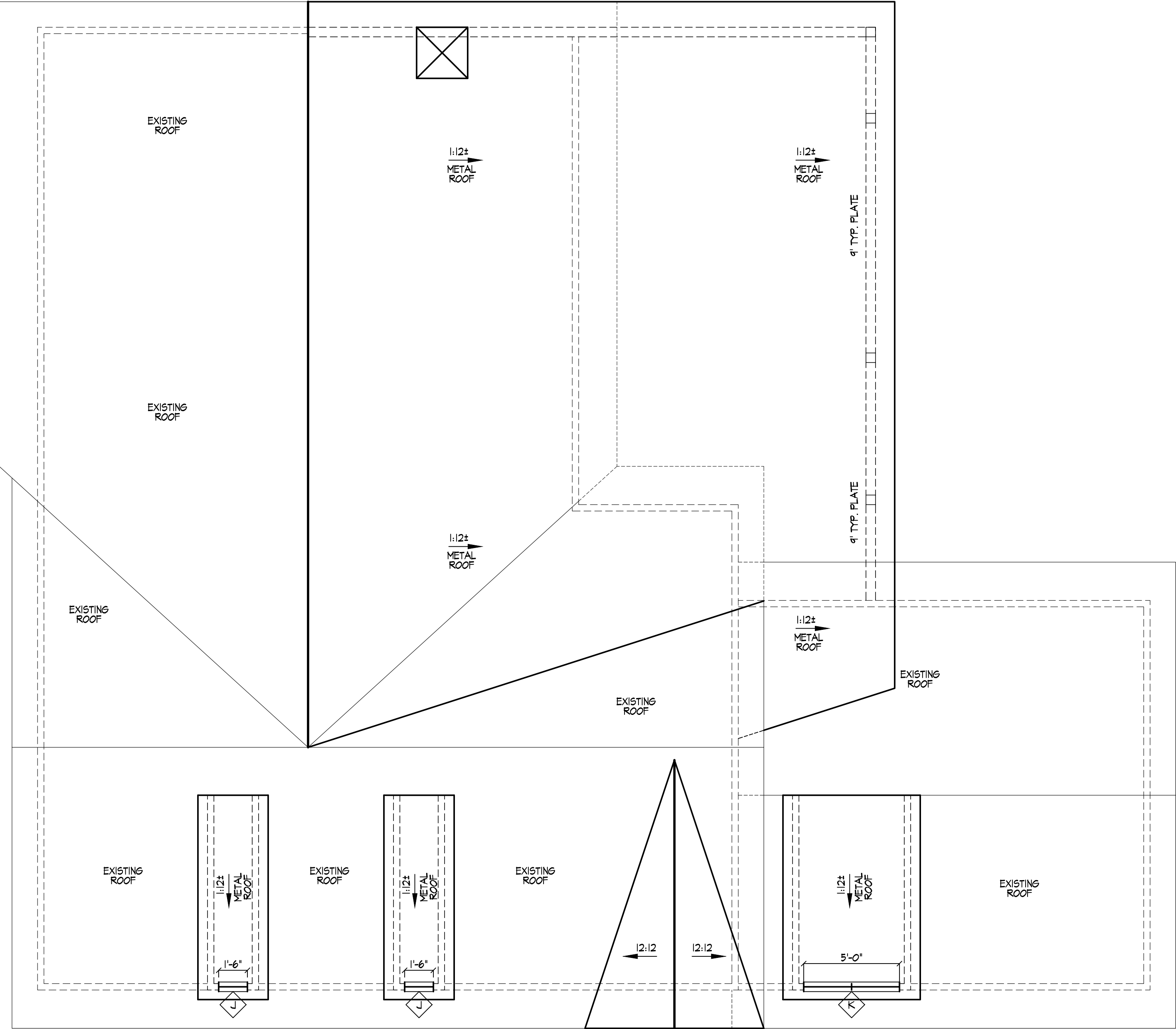
BLAKE ARCHITECTS
1202 S. White Chapel Blvd. Suite A
Southlake, Texas 76092 • 817-488-9397

BART LAHODA REMODEL
1009 CHURCH STREET COLLEYVILLE, TEXAS

SHEET
A-3
OF 6A SHEETS

JOB #2296
21/JUL/2025
22/JUN/2025
24/MAY/2025



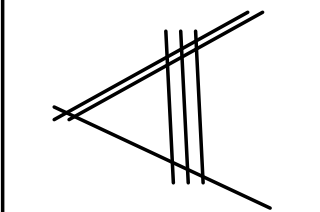


ROOF PLAN
SCALE: 1/4"=1'-0"

FILE NAME: 2296-PLAN L (04-01-2023).JN

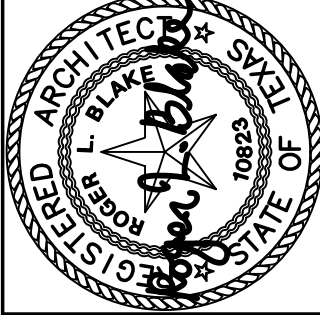
SHEET
A = 4
OF 6A SHEETS

BART LAHODA REMODEL
1009 CHURCH STREET COLLEYVILLE, TEXAS



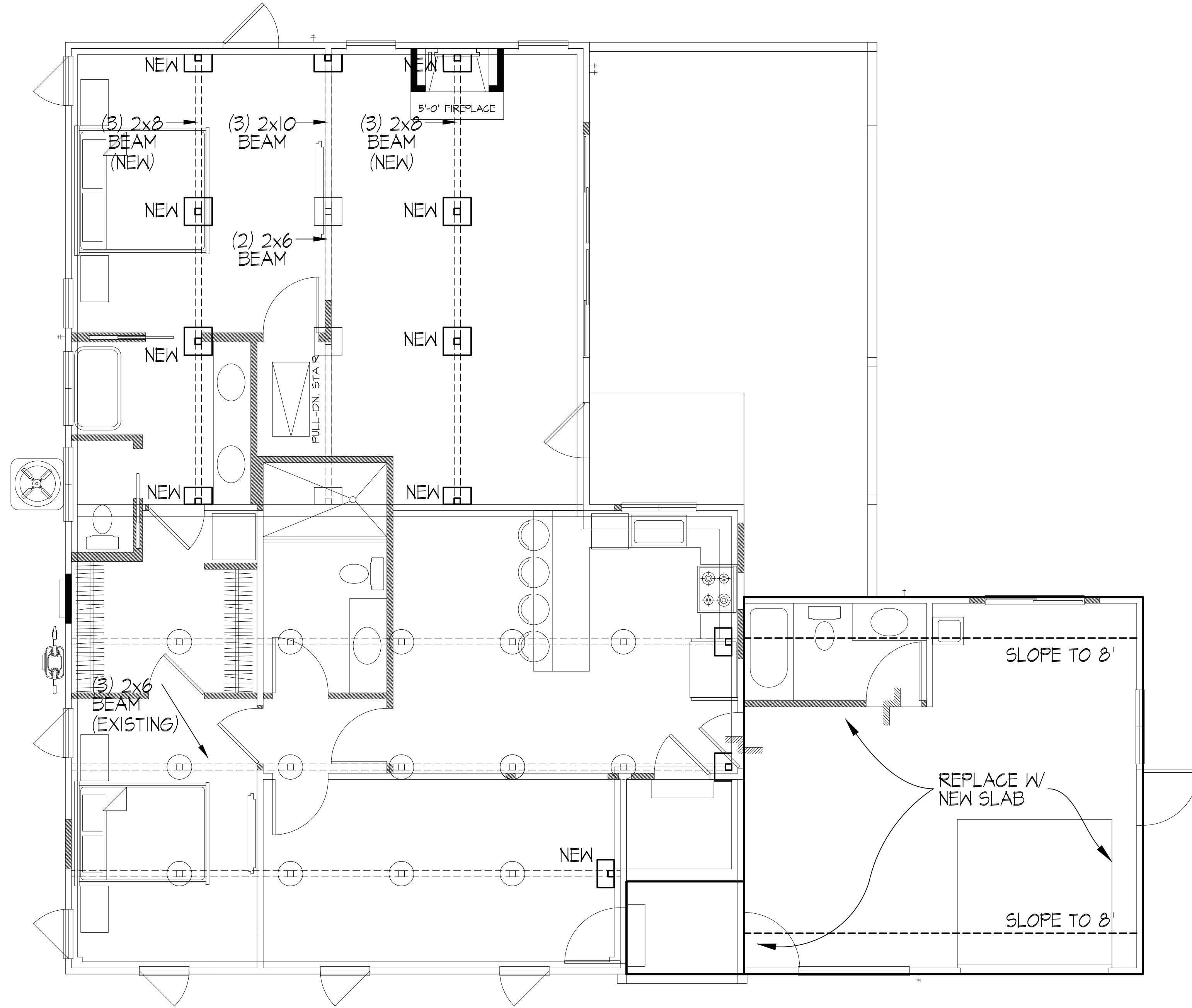
BLAKE ARCHITECTS
1202 S. White Chapel Blvd. Suite A
Southlake, Texas 76092 • 817-488-9397

JOB #2296
21/JUL/2023
22/JUN/2023
24/MAY/2023



07.23.2023



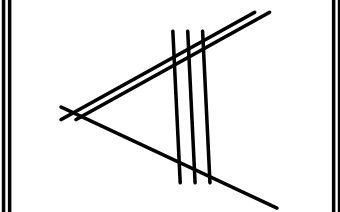


FOUNDATION PLAN (PIER & BEAM)
SCALE: 1/4"=1'-0"

FILE NAME: 2296-PLAN.L (04-01-2023) MH

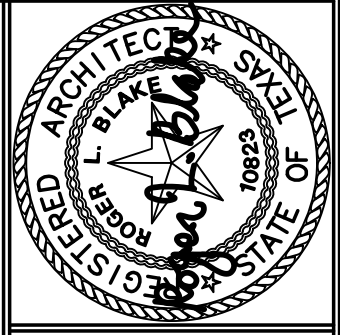
SHEET
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OF 6A SHEETS

BART LAHODA REMODEL
1009 CHURCH STREET COLLEYVILLE, TEXAS



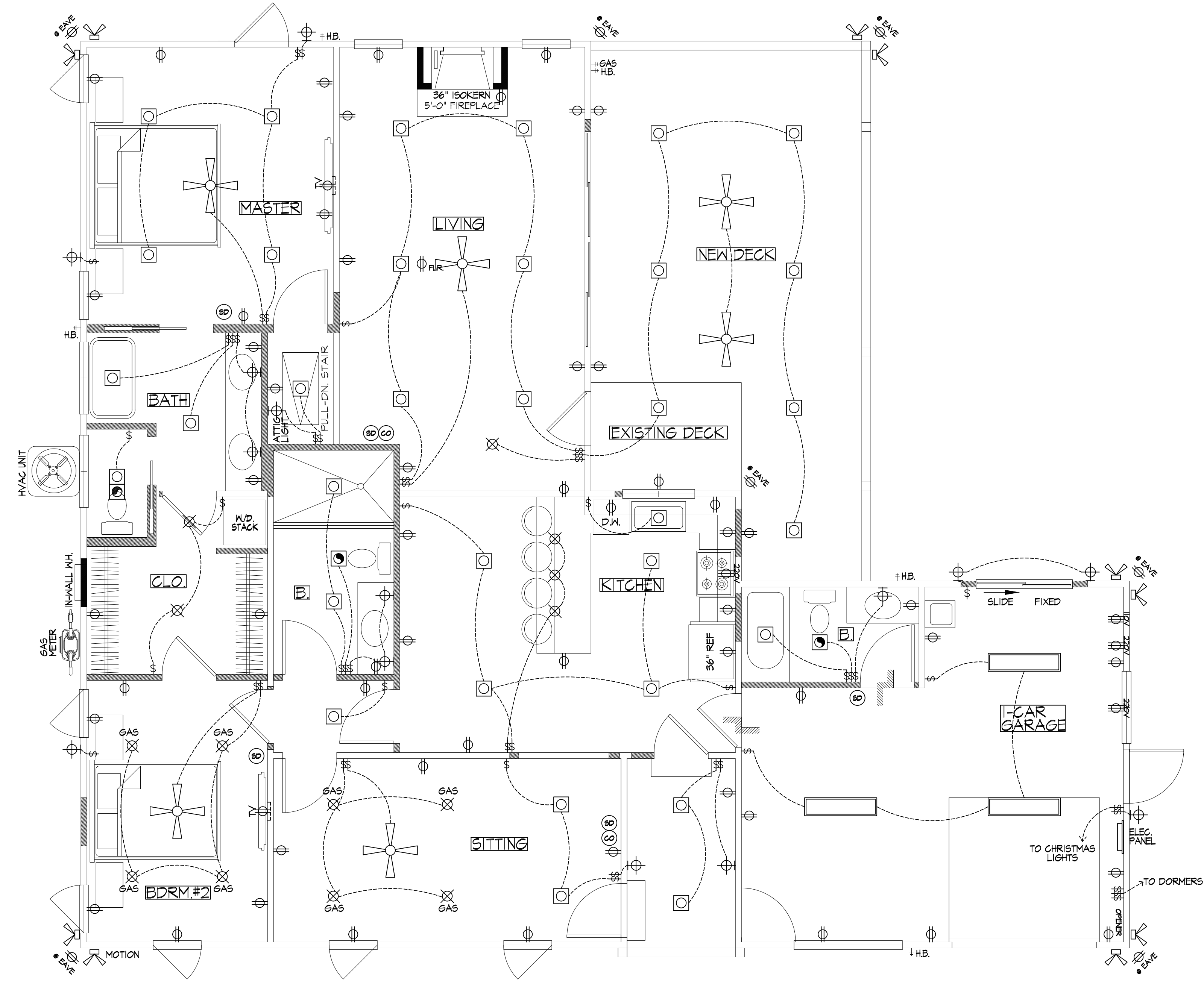
BLAKE ARCHITECTS
1202 S. White Chapel Blvd. Suite A
Southlake, Texas 76092 • 817-488-9397

JOB #2296
21/JUL/2023
22/JUN/2023
24/MAY/2023



07.25.2023

	CAN LIGHT
	PENDANT LIGHT/ CHANDELIER
	WALL MOUNT LIGHT
	CEILING FAN & LIGHT
	FAN
	FAN & LIGHT
	UNDER COUNTER LIGHT
	FLUORESCENT LIGHT
	MOTION DETECTED LIGHT
	RECEPTACLE
	FLOOR RECEPTACLE
	CEILING RECEPTACLE
	220V RECEPTACLE
	EAVE RECEPTACLE
	ELECT. SWITCH
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR



ELECTRICAL PLAN

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

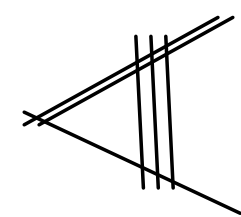
FILE NAME: 2296-PLAN_L (09-01-2023) JM

SHEET

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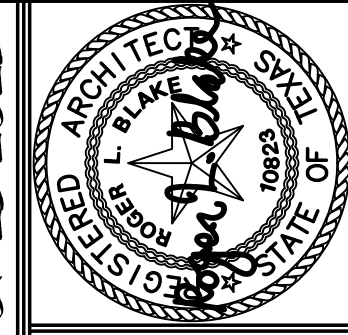
OF  **SHEETS**

BART LAHODA REMODEL
1009 CHURCH STREET COLLEYVILLE, TEXAS



BLAKE ARCHITECTS
1202 S. White Chapel Blvd. • Suite A
Southlake, Texas 76092 • 817-488-9397

JOB #2296
21/JUL/2023
22/JUN/2023
24/MAY/2023



Section 3.7 – Non-conforming Uses, Lots and Buildings

- A. Intent – Within the districts established by this Chapter, or amendments that may later be adopted, there exist lots and uses of land, buildings and structures, uses of land and buildings in combination, and characteristics of use which were lawful before the original zoning ordinance was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this Chapter or future amendment. It is the intent of this Chapter to permit these non-conformities to continue until they are removed, but not to encourage their survival. It is further the intent of this Chapter that such non-conformities shall not be enlarged upon, expanded or extended, nor be used as ground for adding other buildings and structures or uses prohibited elsewhere in the same district.

Non-conforming uses are declared by this Chapter to be incompatible with permitted uses in the districts involved. A non-conforming use of a building or structure, a non-conforming use of land, or a non-conforming use of buildings and land in combination shall not be extended or enlarged after passage of this Chapter by attachment on a building or premises or by the addition of other uses of a nature which would be prohibited generally in the district involved.

To avoid undue hardship, nothing in this Chapter shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Chapter and upon which actual building construction has been carried on diligently. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction, provided that work shall be carried on diligently.

- B. Non-conforming Lots of Record – In any zoning district in which single-family dwellings or commercial buildings are permitted, a single-family dwelling or commercial building and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this Chapter, notwithstanding limitations imposed by other provisions of this Chapter; provided, that such lot must be in separate ownership, and must conform with the district regulations governing minimum lot size and yard dimensions for the district in which such lot is located. Variance of district regulations governing minimum lot size or minimum yard dimensions shall be obtained only through action of the City Council per Chapter 1, Section 1.13.D and Sections 1.16.E.
- C. Non-conforming Uses of Land (or Land with Minor Building Only) – Where at the time of passage of this Chapter lawful use of land exists which would not be permitted by the regulations imposed by this Chapter, and where such use involves no individual structure with a replacement cost exceeding one thousand dollars (\$1,000), the use may be continued so long as it remains otherwise lawful, provided:
1. No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of the original zoning ordinance;
 2. No such nonconforming use shall be moved in whole or in part to any portion of the same lot or parcel other than that occupied by such use at the effective date of adoption or amendment of the original zoning ordinance;
 3. If any such nonconforming use of land ceases for any reason for a period of more than ninety (90) consecutive days, any subsequent use of such land shall conform to the regulations specified by this Chapter for the district in which such land is located;
 4. No additional building not conforming to the requirements of this Chapter shall be erected in connection with such nonconforming use of land.

- D. Non-conforming Buildings – Where a lawful building exists at the effective date of adoption or amendment of this Chapter that could not be built under the terms of this Chapter by reason of restrictions on area, lot coverage, height, yards, its location on the lot, or other requirements concerning the building, such building may be continued so long as it remains otherwise lawful, subject to the following provisions:
1. No such non-conforming building may be enlarged or altered in a way which increases its nonconformity, but any building or portion thereof may be altered to decrease its nonconformity or to comply with City building codes.
 2. Should such non-conforming building or non-conforming portion of a building be destroyed by any means to an extent of more than fifty (50) percent of its replacement cost at time of destruction; it shall not be reconstructed except in conformity with the provisions of this Chapter, or when approved by the City Council per Section 1.13.C, after public hearing thereon, when the Council's findings, having due regard for the property rights of persons affected, were considered in the light of public welfare and the character of the area surrounding the nonconforming building and the conservation and protection of property.
 3. Should such building be moved for any reason any distance whatever, it shall thereafter conform to the regulations of the district in which it is located after it is moved.
- E. Non-conforming Uses of Buildings or of Buildings and Premises in Combination – If lawful use involving individual buildings with a replacement cost of one thousand dollars (\$1,000.00) or more, or of buildings and premises in combination, exist at the effective date of adoption or amendment of this Chapter that would not be allowed in a particular district under the terms of this Chapter, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:
1. No existing building devoted to a use not permitted by this Chapter in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the building to a use permitted in the district in which it is located, or to comply with City building codes.
 2. Any non-conforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this Chapter, but no such use shall be extended to occupy any land outside such building.
 3. If no structural alterations are made, except as required by the City's building codes, any non-conforming use of a building, or building and premises, may, as a waiver, be changed to another non-conforming use provided that the City Council, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use. In permitting such change, the City Council may require appropriate conditions and safeguards in accord with the provisions of this Chapter.
 4. Any building, or building and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the non-conforming use may not thereafter be resumed.
 5. When a non-conforming use of a building, or building and premises in combination, is discontinued or abandoned for six (6) consecutive months or for eighteen (18) months during any three-year period (except when government action impedes access to the premises), the building, or building and premises in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located.
 6. Where non-conforming use status applies to a building and premises in combination, removal or destruction of the building shall eliminate the non-conforming status and any new construction shall be in accordance with the zoning regulations applicable to the district. Destruction for the purpose

of this subsection is defined as damage to an extent of more than fifty (50) percent of the replacement cost at time of destruction. (O-00-1261 / 12/19/00)

- F. Repairs and Maintenance – On any non-conforming building or portion of a building containing a non-conforming use, work may be done in any period of twelve (12) consecutive months on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing, to an extent not exceeding ten (10) percent of the current replacement cost of the non-conforming building or non-conforming portion of the building as the case may be, provided that the cubic content existing when it became non-conforming shall not be increased.

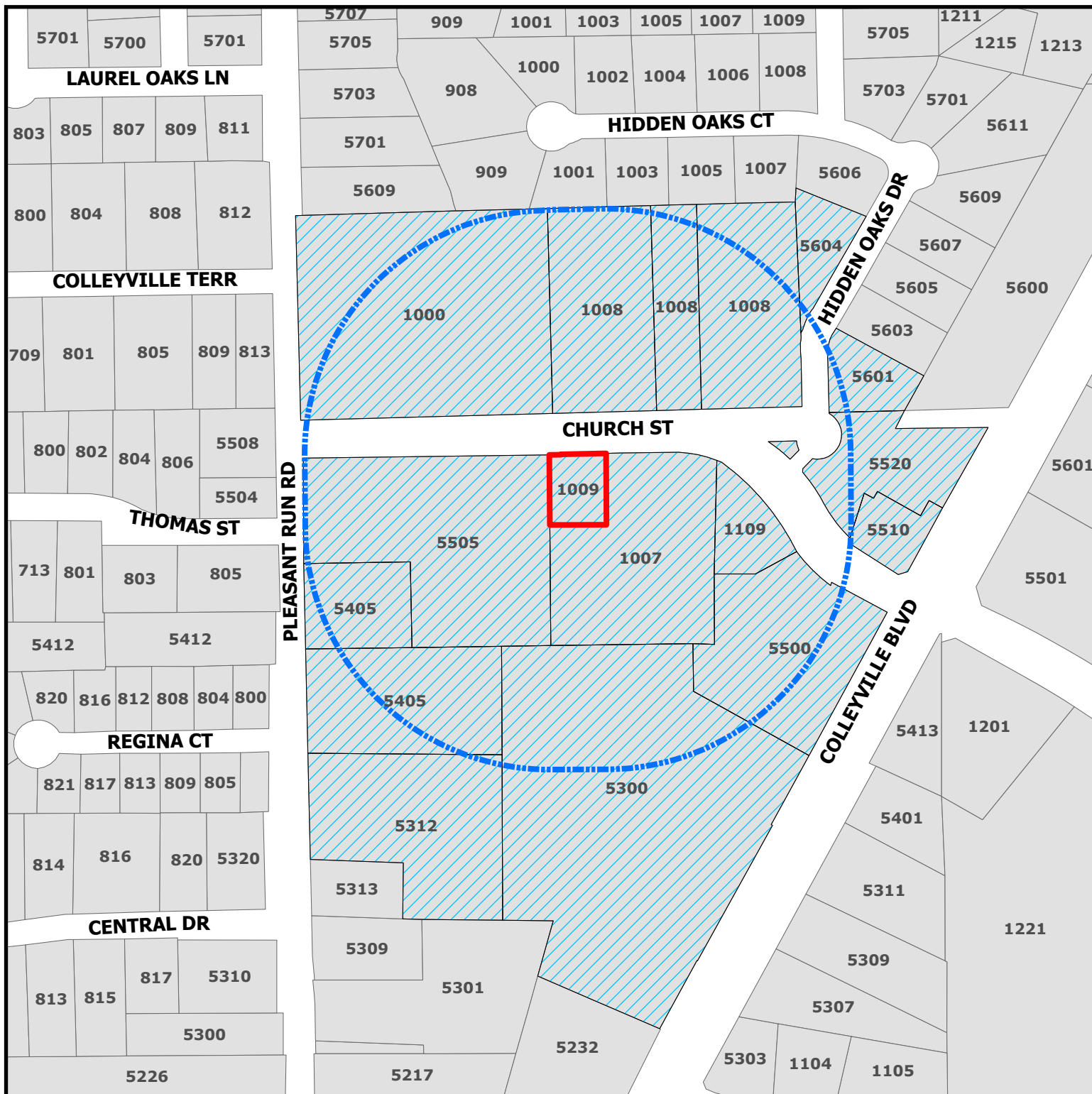
If a non-conforming building or portion of a building containing a non-conforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by any duly authorized City official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the district in which it is located.

Nothing in this Chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

G. Changing Non-conforming Uses

1. Any non-conforming use may be changed to a conforming use and once such change is made, the use shall not thereafter be changed back to a non-conforming use.
2. The City Council, per Section 1.13.C, may grant a change of use from one non-conforming use to another non-conforming use provided such change is to a use permitted in a zoning district where the original non-conforming use would be permitted or such change is to a use permitted in a more restrictive classification. However, such change of use and occupancy shall not tend to prolong the life of a non-conforming use. Upon review of the facts in accordance with the procedures for the City Council, contained in *Chapter 1 – General Provisions* of this Land Development Code, the City Council may establish a specific period of time for the return of the occupancy to a conforming use.
3. The City Council, per Section 1.13.C, may approve the remodeling or enlargement of a non-conforming use when such an enlargement would not tend to prolong the life of the non-conforming use. Upon review of the facts, the City Council may establish a specific period of time for the return of the occupancy to a conforming use in accordance with the procedures of the City Council contained in *Chapter 1 – General Provisions* of this Land Development Code.

Notification Map

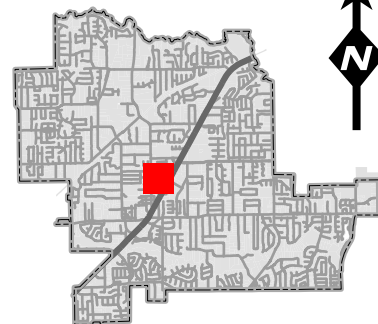


VC24-007

1009 Church St

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

-  Parcels to be notified
-  Buffer
-  Subject Property



Owner Name

CORE-FULMER, SARAH ELIZABETH
FIRST BAPTIST CH COLLEYVILLE
LAHODA, BARTON G
DEDIEGO FAMILY TRUST
JD JUDD REALTY HOLDINGS LLC
FIRST UNITED METH COLLEYVILLE
5520 COLLEYVILLE LLC
CHIVAKULA, LAKSHMI
GII SHP EBSW DFW LLC
COLLEYVILLE CHURCH OF CHRIST
HIDDEN OAKS ESTATES
LAUREL OAKS ESTATES
COLLEYVILLE HEIGHTS
GRAPEVINE COLLEYVILLE ISD
LAHODA GROUP INC

Owner Address

5604 HIDDEN OAKS CT
5405 PLEASANT RUN RD
PO BOX 881
4381 MORRIS DR
1109 CHURCH ST
1000 CHURCH ST
1401 FOUNTAIN GROVE PKWY # M117
4104 CHARBRAY CT
707 WESTCHESTER AVE SUITE 401
1008 CHURCH ST
5705 PLEASANT RUN RD
809 Laurel Oaks Lane
816 Regina Court
3051 IRA E WOODS AVE
PO BOX 699

Owner City

COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
SOQUEL, CA
COLLEYVILLE, TX
COLLEYVILLE, TX
SANTA ROSA, CA
CEDAR PARK, TX
WEST HARRISON, NY
COLLEYVILLE, TX
COLLEYVILLE ,TX
COLLEYVILLE ,TX
COLLEYVILLE ,TX
COLLEYVILLE ,TX
GRAPEVINE, TX
COLLEYVILLE, TX

Owner Zip	Situs Address
76034	5604 HIDDEN OAKS DR
76034	1007 CHURCH ST
76034	1009 CHURCH ST
95073	5510 COLLEYVILLE BLVD
76034	1109 CHURCH ST
76034	1000 CHURCH ST
95403	5520 COLLEYVILLE BLVD
78613	5601 HIDDEN OAKS DR
10604	5500 COLLEYVILLE BLVD
76034	1008 CHURCH ST
76034	COURTESY NOTICE
76034	COURTESY NOTICE
76034	COURTESY NOTICE
76051	STATE REQUIRED
76034	APPLICANT



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

**City Council Meeting: Tuesday, May 21, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration of a request for a variance to the Land Development Code Section 3.24.G Schedule of District Regulations for lot area, lot width, lot depth, front yard, and side yard setback for Lot 1A of the John W J Wright Subdivision. The variance request is to allow for a garage to be reconstructed in its previous location with a side setback of 4.5 feet and a front yard setback of approximately 30 feet. The lot is substandard with regard to minimum area, width, and depth.

Zoning Case: VC24-007

Applicant: LaHoda Group, Inc.

Owner: Barton LaHoda

Location: 1009 Church St

Property Description: Lot 1A, John W J Wright Subdivision

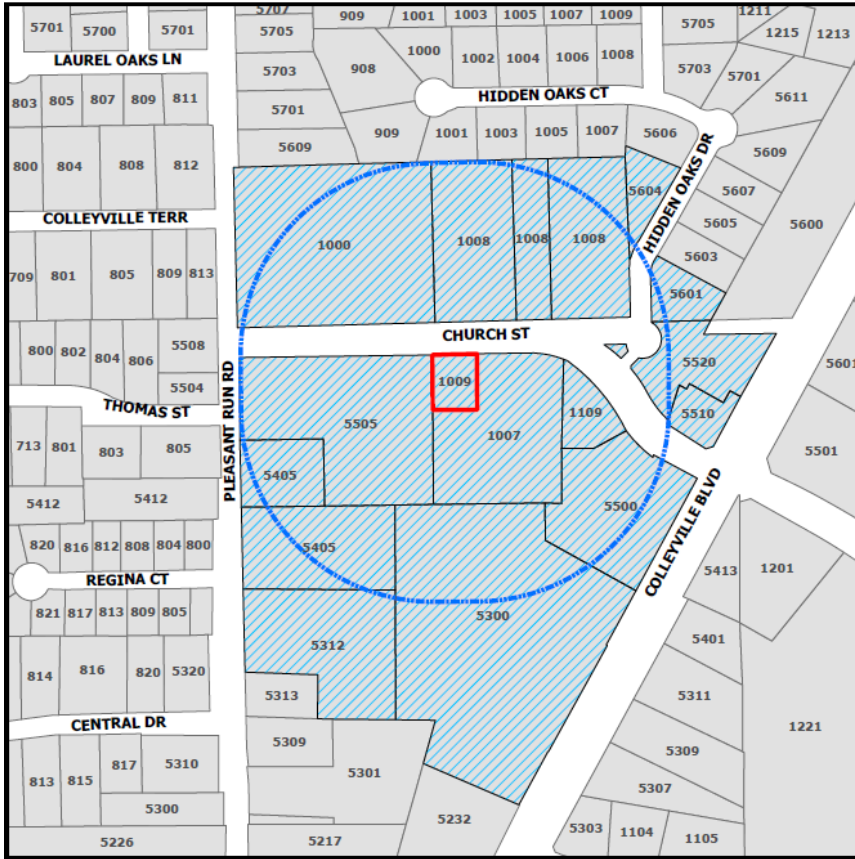
Present Zoning: AG Agricultural

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. Action by the City Council serves as a final action on the request.

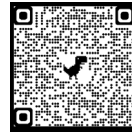
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address or email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

**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com**

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 817.503.1050. Please reference the zoning case number when requesting information.

Christopher Pham

Christopher Pham
Planner

RESOLUTION R-24-4940

A RESOLUTION APPROVING A REQUEST FOR A VARIANCE TO THE PROVISIONS OF SECTION 3.24.G SCHEDULE OF DISTRICT REGULATIONS OF THE LAND DEVELOPMENT CODE, SPECIFICALLY FOR LOT AREA, LOT WIDTH, LOT DEPTH, FRONT SETBACK AND SIDE SETBACK, IN THE AG AGRICULTURAL DISTRICT, FOR LOT 1A, JOHN W.J. WRIGHT SUBDIVISION, LOCATED AT 1009 CHURCH STREET

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 16,900 square feet, the lot width to be 116 feet, the lot depth to be approximately 145 feet, the front yard setback to be 30 feet, and the side yard setback to be 4.5 feet in the AG Agricultural district, located at 1009 Church Street (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.

APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS, ON THIS THE 18TH DAY OF JUNE 2024.

Mayor Bobby Lindamood		Mark Alphonso, Place 2	
Mayor Pro Tem Brandi Elder		Ben Graves, Place 4	
Deputy Mayor Pro Tem Scotty Richardson		Tim Raine, Place 6	
Kimberly Holt Gunderson, Place 5			

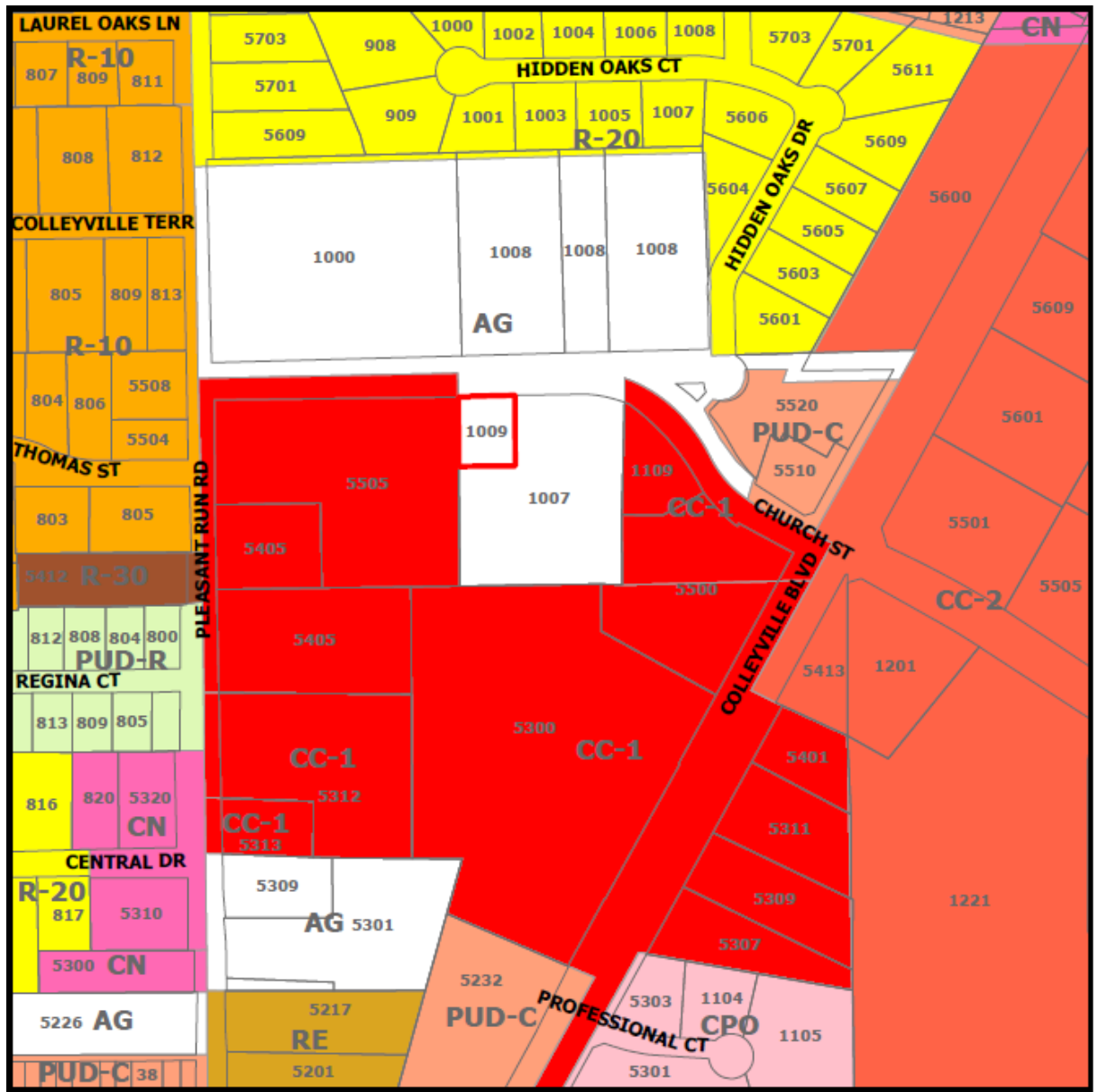
ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Attachment "A"



[illegible]



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 11

Agenda Date 6/18/2024

Type Report

Department City Secretary

Title

Planning and Zoning Commission Minutes - May 13, 2024

Planning and Zoning Commission Worksession Minutes - May 28, 2024

Attachments

1. Planning and Zoning Commission Minutes - May 13, 2024
2. Planning and Zoning Commission Worksession Minutes - May 28, 2024



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, MAY 13, 2024

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by chair Bevill on May 13, 2024 at 6:15 p.m.

Roll Call

Present: David Groves, Mark Alphonso, Sayeda Syed, Jerry Savoie, Jerome Obinabo, and Claudia Bevill

Absent: Tim Raine

Staff Present: Ben Bryner, Jacquelyn Reyff, Kris Potts, and Christopher Pham

Also Present: Attorney, Sarah Ross, Fire Marshal, Rob Mckeown, City Engineer, Larry Wright

Jacquelyn Reyff briefed the commission for case ZC24-001 and showcased new exhibits provided by the applicant. There was general discussion surrounding drainage and the retention pond proposed.

Kristopher Potts briefed the commission for case ZC24-005.

Christopher Pham briefed the commission for case ZC24-007. There was discussion regarding driveway access for lot 7 of the plan, questions regarding drainage, and discussion around building footprints on the lots.

Ben Bryner briefed the commission for cases GC24-004, GC24-005, & GC24-006. There was some discussion regarding the city's goals with the Land Development Code amendments.

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:51 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on May 13, 2024, at 7:01 p.m.

Roll Call

Present: David Groves, Mark Alphonso, Sayeda Syed, Jerry Savoie, Jerome Obinabo, and Claudia Bevill

Absent: Tim Raine

Staff Present: Ben Bryner, Jacquelyn Reyff, Kris Potts, Christopher Pham

Also Present: Attorney, Nicole Corr, Fire Marshal, Rob Mckeown, City Engineer, Larry Wright

1. APPROVAL OF MINUTES

1a April 8, 2024 Planning and Zoning Commission Meeting Minutes

April 22, 2024 Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Alphonso made a motion to approve the April 8, 2024 Planning and Zoning Commission Meeting Minutes and the April 22, 2024 Planning and Zoning Worksession meeting minutes.

Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Alphonso, Syed, Savoie, Obinabo, and Bevill

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

2a TABLED FROM THE APRIL 8, 2024 PLANNING AND ZONING COMMISSION MEETING

Consideration of a Rezoning from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development - Commercial on Lots 1 and 2, Block A, Heritage Farms Addition, located at 913 Cheek-Sparger Road and 3808 Wayne Drive, Case ZC24-001

Commissioner Syed made a motion to remove Case ZC24-001 from the table.

Commissioner Obinabo seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Alphonso, Syed, Savoie, Obinabo, and Bevill

Nay: 0

Jacquelyn Reyff presented the case and briefed the Commission.

H McNeish, 2215 Market Street, Denver, CO, presented his case for the proposed senior living project. He presented information and renderings of the project and information regarding the development and operations groups involved. He answered the Commission's questions regarding the design and material choices of the buildings, the construction timeline for the project, and how the project would be funded. As stated by Mr. McNeish, the development's materials were decided based on financial analyses, the project would have a construction timeline of 20 months, and the development was privately funded with no federal grant funding involved.

The Commission also questioned the development group's portfolio of projects and their overall success rate, whether the senior living facilities were lease only or had the option for tenants to buy property, and the business agreement between Sagora Living and Confluent Development.

Commission Chair Bevill inquired about the neighborhood meetings the group has had with the neighbors and their responses to the development. Chair Bevill also asked about the entrances along Bedford Road, whether the independent living cottage private lawns were factored into the open space calculation, traffic, and whether the need for senior living would continue in the future. Chair Bevill stated

that the building height was too tall at three stories. Commissioner Syed inquired about whether the pickleball courts would be used as air ambulance helipads.

The public hearing was opened at 7:52 p.m.

Jocelyne Buckelew, 3709 Woodmont Ct, did not wish to speak but did wish to record her opposition.

Tara Finch, 3721 Woodmont Ct, Bedford, TX, spoke in opposition, specifically regarding development of the lot behind her residence, the height of the three story building, traffic concerns, tree impact, and drainage.

Jason Finch, 3721 Woodmont Ct, Bedford, TX, spoke in opposition, specifically regarding drainage concerns and whether the development would offer tax benefits to the City of Colleyville.

Tom Buckelew, 3709 Woodmont Ct, Bedford, TX, spoke in opposition, specifically regarding drainage concerns.

Steven Fryer, 4300 Briar Ridge Dr, spoke in opposition, specifically regarding traffic concerns on Bedford Rd.

Commissioner Groves stated that additional traffic may have been created as a result of the Jackson Road construction that is ongoing.

Jim Makens, 1312 Somerset Ct, spoke neutrally, specifically by supporting the land use for senior living, but citing traffic concerns related to the development, as well as questioning when the roundabout along Cheek Sparger Road would be constructed.

Grady Walker, 7301 John McCain Rd, spoke in support, specifically by supporting the land use for senior living, but criticized the business model of renting units and emphasized traffic concerns.

Bill West, 1009 Michael Sean Ct, Bedford, TX, spoke in opposition, specifically regarding drainage, traffic, lighting, vermin, fencing, and noise concerns.

With no one wishing to speak, the public hearing was closed at 8:42 p.m.

The Commission asked Mr. McNeish questions related to the amount of traffic generated by the development and the timeline on the construction of the roundabout. Mr. McNeish stated that the traffic analysis determined that based on

the math, 800 daily trips could potentially be generated, but that the actual number of trips was projected to be less. Furthermore, the traffic analysis determined that the development would have an approximately 3% impact on adjacent roadways. Mr. McNeish stated that the construction timeline of the roundabout was dependent on the City and that the developer's role in the roundabout is monetary, and thus would not control the timing of roundabout construction.

The Commission inquired about the entry points of the development. Bryan McCaleb answered the Commission's questions, stating that the development would have gates on all of its entry points that stay open during the day and close at night for resident safety.

Kimley-Horn engineer, Joe Fracarro, answered the Commission's questions about drainage concerns, specifically regarding the development's ability to improve drainage on the site, the undersized drainage pipes underneath Tara Village Shopping Center, and the concept of retention to control drainage. Commissioner Syed inquired about the depth of the retention pond and requested a cross-section of the pond. City Engineer, Larry Wright, confirmed that the drainage plan and addition of a retention pond would improve the site's drainage.

The Commission took a recess for an Executive Session at 9:13 p.m.

The Executive Session ended and the regular meeting resumed at 9:28 p.m.

Commissioner Groves stated that the building height was too tall at 3 stories, and if there was any way to reduce the height of the building to be 2 stories instead. Additionally, he inquired about the number of employees that would be working on the site and their shift schedule. The applicant stated that there was no way logistically to reduce the building height and that approximately 125 employees would work and that they would work standard shifts.

Commissioner Savoie stated that the building height was too tall and inquired whether the layout of the main building could be flipped. Commissioner Syed agreed that the building was too tall and stated that the development looked like apartments and duplexes to her. Commissioner Alphonso stated that the roundabout completion date was decided by the city, but inquired if there was a way for the City to tie the roundabout completion date to the issuance of a building permit upon approval. Commissioner Obinabo inquired whether a building height reduction could be possible, and brought up the idea of tabling the item to see a height reduction.

**Commissioner Syed made a motion to deny Case ZC24-001.
Commissioner Groves seconded the motion.**

The motion was carried by the following vote:**Aye: 5 – Groves, Syed, Savoie, Obinabo, and Bevill****Nay: 1 - Alphonso**

Commission Chair Bevill moved item 2e up the agenda to be heard following 2a to prevent individuals who came to speak regarding item 2e from waiting too long.

- 2e.** Consideration of an amendment to the Land Development Code, Chapter 3, Section 3.24 Schedule of Permitted Uses, specifically to include Special Land Use Standards for Heliports and Airports and Commercial Drone Delivery Hubs, GC24-005

Ben Bryner presented the Land Development Code amendment and briefed the Commission.

Commission Chair Bevill clarified that the heliport, airport, and drone regulations are a proactive move from the City to establish a minimum set of regulations for any future applications, and not an active case submittal. Commissioner Obinabo inquired about job impact of drone delivery and requested language in the Land Development Code regarding drone safety, specifically drone parachutes in the case a drone malfunctions.

The public hearing was opened at 9:49 p.m.

Julie Makens, 1312 Somerset Ct, did not wish to speak but wished to record her opposition.

Jack Hake, 4609 Westbury Dr, spoke in opposition, specifically to request that helipads be restricted commercial zonings.

Jeff Zimmerman, 4404 Bowman Dr, spoke in opposition, specifically to request more restrictive verbiage and to rework the definition of commercial drone delivery.

Jim Makens, 1312 Somerset Ct, spoke in opposition to any helicopters in Colleyville and requested commercial drone delivery to be a separated permitted principle use.

Cynthia Phillips, 4204 York Dr, spoke in opposition, specifically to request additional clarification on the definitions and verbiage in the amendment.

With no one wishing to speak, the public hearing was closed at 10:01 p.m.

There was general discussion amongst the Commission about whether commercial drone delivery should be a separate line item on the principal use chart and what the goals of the Land Development Code amendment were.

Commissioner Alphonso made a motion to approve the Land Development Code Amendment, Case GC24-005.

Commissioner Obinabo seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Alphonso, Syed, Savoie, Obinabo, and Bevill

Nay: 0

- 2b.** Consideration of a Special Use Permit to allow for Package Store Sales – Off-premises Consumption on Lot 4B1, Block 1, Brown Trail-West Addition, located at 4405 Colleyville Boulevard, Case ZC24-005

Kristopher Potts presented the case and briefed the Commission.

The public hearing was opened at 10:10 p.m.

With no one wishing to speak, the public hearing was closed at 10:10 p.m.

Commissioner Groves made a motion to approve Case ZC24-005.
Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Alphonso, Syed, Savoie, Obinabo, and Bevill

Nay: 0

- 2c.** Consideration of a Rezoning from R-20 Single Family Residential and AG Agricultural to RE Single Family Estate Residential, R-40 Single Family Residential, R-30 Single Family Residential, and AG Agricultural on Lot 1, Block 1, Allzim Acres, Tract 4D02, Abstract 295, William E. Crooks Survey, and Tracts 2A7B, 2A8C, and 2A9A, Abstract 533, Mary M. Freeman Survey, located at 7209 John McCain Road and 7215 John McCain Road, Case ZC24-007

Christopher Pham presented the case and briefed the Commission.

Curtis Young, 1130 N Carroll Ave, Suite 200, Southlake, TX, answered the Commission's questions regarding the requested zoning changes and whether the subdivision would be private and gated or public. Mr. Young stated that the subdivision would be public and that the lots were zoned from R-20 to R-30, R-40, and RE due to the owner of the property wanting to build on a larger lot and wanting the rest of the subdivision to match the character of their house. There was discussion regarding the zoning of Lot 7, specifically why it was remaining AG. The public hearing opened at 10:24 p.m.

Grady Walker, 7301 John McCain Rd, spoke in support, stating its congruence with Colleyville's standards.

Wes Dawson, 7209 John McCain Rd, spoke regarding his proposed development plans for his property. He stated that he likes living in Colleyville, will improve the drainage, and plans on improving the property.

With no one wishing to speak, the public hearing was closed at 10:33 p.m.

Commissioner Alphonso made a motion to approve Case ZC24-007. Commissioner Obinabo seconded the motion.

The motion was carried by the following vote:

**Aye: 6 – Groves, Alphonso, Syed, Savoie, Obinabo, and Bevill
Nay: 0**

2d. TABLED FROM THE APRIL 8, 2024 PLANNING AND ZONING COMMISSION MEETING.

Consideration of amendments to the Land Development Code, Chapter 2 Definitions and Chapter 3, Section 3.28 Supplementary District Regulations, specifically to prohibit the use of a vehicle as a dwelling or housekeeping unit when parked or stored on public property, GC24-004

Commissioner Groves made a motion to remove Case GC24-004 from the table.

Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Alphonso, Syed, Savoie, Obinabo, and Bevill

Nay: 0

Ben Bryner presented the Land Development Code amendments and briefed the Commission.

The public hearing was opened at 10:37 p.m.

With no one wishing to speak, the public hearing was closed at 10:37 p.m.

Commissioner Obinabo made a motion to approve the Land Development Code Amendment, Case GC24-004.

Commissioner Savoie seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Alphonso, Syed, Savoie, Obinabo, and Bevill

Nay: 0

- 2f.** Consideration of an amendment to the Land Development Code, Chapter 3, Section 3.24 Schedule of Permitted Uses, specifically to include Special Land Use Standards for Electric Vehicle (EV) Charging Stations, GC24-006

Ben Bryner presented the Land Development Amendment and briefed the Commission.

Staff answered the questions of the Commission regarding the goals of the Land Development Code Amendment, whether taxes or fees could be assessed per commercial Electric Vehicle built, and impact fee schedules that could be added that modeled the impact fees of gasoline stations.

The public hearing was opened at 10:55 p.m.

With no one wishing to speak, the public hearing was closed at 10:55 p.m.

Commissioner Alphonso made a motion to approve the Land Development Code Amendment, Case GC24-007.

Commissioner Obinabo seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Alphonso, Syed, Savoie, Obinabo, and Bevill
Nay: 0

4. CITIZEN COMMENTS

The public forum opened at 10:59 p.m.

With no one wishing to speak, the public forum closed at 10:59 p.m.

5. ADJOURNMENT

The meeting adjourned at 10:59 p.m.

The minutes were written and prepared by:

Christopher Pham

Christopher Pham
Planner

The meeting minutes were approved on June 10, 2024 by a vote of 5-0.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MAY 28, 2024

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on May 28, 2024, at 6:15 p.m.

Roll Call

Present: Mark Alphonso, Sayeda Syed, Jerome Obinabo, Jerry Savoie, and Claudia Bevill

Absent: David Groves, Sayeda Syed

Staff Present: Ben Bryner, Kris Potts, Chris Pham

Also Present: Attorney, Sarah Walsh, Fire Marshal, Rob Mckeown

2. WORKSESSION AGENDA ITMES

- 2a** Presentation and discussion of a Replat with a Waiver for side yard setback on Lot 56R, Block 4, Western-Trails Section Two, located at 7608 Overland Trail, Case PC24-004

Chris Pham presented item 2a and briefed the Commission. City Staff addressed questions from the Commission regarding when the home was purchased / built. The property was built several decades ago, staff addressed questions regarding the proposed plat waiver for the side yard setback.

- 2b** Presentation and discussion of a Special Use Permit to allow for a Carport on Lot 1, Block 1, Debrecht Addition, located at 306 Van Oaks Drive, Case ZC24-008

Chris Pham presented item 2b and briefed the Commission. City staff addressed questions from the Commission regarding the location of the proposed carport, and the materials the proposed carport would be built from.

- 2c** Presentation and discussion of a Rezoning from AG Agricultural to R-40 Single Family Residential on Lot 1, Block 1, Pleasant Run Baptist Church Addition, located at 6001 Pleasant Run Road, ZC24-009

Kris Potts presented item 2c and briefed the Commission. City staff addressed questions from the Commission regarding the properties adjacency to Colleyville Elementary. Staff also addressed questions regarding the frontage access for the properties.

3. ADJOURNMENT

The meeting adjourned at 6:28 p.m.

The minutes were written and prepared by:

Kris Potts

Kris Potts
Planner

The meeting minutes were approved on June 10, 2024 by a vote of 5-0.

RESOLUTION R-24-4949

**A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
JUNE 18, 2024**

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 18TH DAY OF JUNE 2024.

Mayor Bobby Lindamood	_____	Mark Alphonso, Place 2	_____
Mayor Pro Tem Brandi Elder	_____	Ben Graves, Place 4	_____
Deputy Mayor Pro Tem Scotty Richardson	_____	Tim Raine, Place 6	_____
Kimberly Holt Gunderson, Place 5	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor