CITY OF COLLEYVILLE
CITY COUNCIL AGENDA

100 Main Street, Colleyville, Texas, 76034

TUESDAY, DECEMBER 3, 2024

HEROES PARK GROUNDBREAKING
SOUTH LOT - CITY HALL
5:00 P.M.

WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM - THIRD FLOOR

CALL TO ORDER

WS-1 Discussion of the Cheek-Sparger Road Intersection Study

WS-2 Discussion of adopting the current International Building Code series to include the Property Maintenance Code

WS-3 Discussion of Building Permit Fees

WS-4 Discussion of the December 3, 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: Farzin Hamraee, 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-24-4993

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-24-4994

4a Approval of the minutes of the regular City Council meeting of November 19, 2024

4b Approval of rejecting all bids for the Justice Center Roof Rehabilitation Project

4c Approval of an amendment to the Professional Services Agreement with Westwood Professional Services, Inc., amending the design parameters for the FY2025 Green Ribbon Project to include two additional locations, in an amount not to exceed $94,500.00, and authorizing the City Manager to execute the amendment

4d Casting the City's 17 ballots for the election to the Tarrant Appraisal District Board of Directors

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

5a Ordinance O-24-2305

Consideration of a Special Use Permit to allow for a fence on Lot 1, Block 1, Chelsea Park Addition, located at 5000 Chelsea Drive, Case ZC24-020

5b Ordinance O-24-2306

Consideration of changing the zoning from AG Agricultural to CC-1 Village Retail on Lot 2, Block 1, First Baptist Church Addition, located at 1007 Church Street, Case ZC24-021

5c Ordinance O-24-2307

Consideration of a Special Use Permit to allow for a fence on Lot 16, Block 8, Oak Crest Hills Addition, located at 405 Oak Valley Drive, Case ZC24-022

5d Ordinance O-24-2308

Appeal of decision of denial by the Planning and Zoning Commission for consideration of a Special Use Permit to allow for a residential carport on Lot 8, Block 1, Arbor Estates Addition, located at 2401 Spruce Court, Case ZC24-023

5e Ordinance O-24-2309

Consideration of a Special Use Permit for a reduction in parking on Lot 1, Block 1, Gonzalez Addition, located at 6609 Colleyville Boulevard, Case ZC24-026

5f Ordinance O-24-2310

Amending Ordinance O-23-2256 relating to the Fiscal Year 2024 budget

5g Ordinance O-24-2311

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

6. RESOLUTION(S): READING AND PUBLIC HEARING

6a Resolution R-24-4995

Consideration of a Preliminary/Final Plat for the Oak Creek Subdivision, being Lot 1, Block 1, Allzim Acres Addition and Tracts 2A7B, 2ABC, and 2A9A, Abstract 533, Mary M Freeman Survey, located at 7209 John McCain Road and 7215 John McCain Road, Case PC24-012

6b Resolution R-24-4996

Consideration of a Preliminary/Final Plat for The Bluffs of Colleyville Subdivision, being Tracts 1B1, 1B2, 1C1, and 1B3, Abstract 294, Robert Chowning Survey and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case PC24-013

7. CITIZEN COMMENTS

8. REPORTS

Colleyville Center Advisory Committee Minutes - August 19, 2024

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, DECEMBER 3, 2024 - READING AND PUBLIC HEARING - RESOLUTION R-24-4997

10. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Wednesday, November 27, 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 817.503.1130, and reasonable accommodations will be made to assist you.

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number WS-1 **Agenda Date** 12/3/2024
Type Worksession
Department Public Works

Title
Discussion of the Cheek-Sparger Road Intersection Study

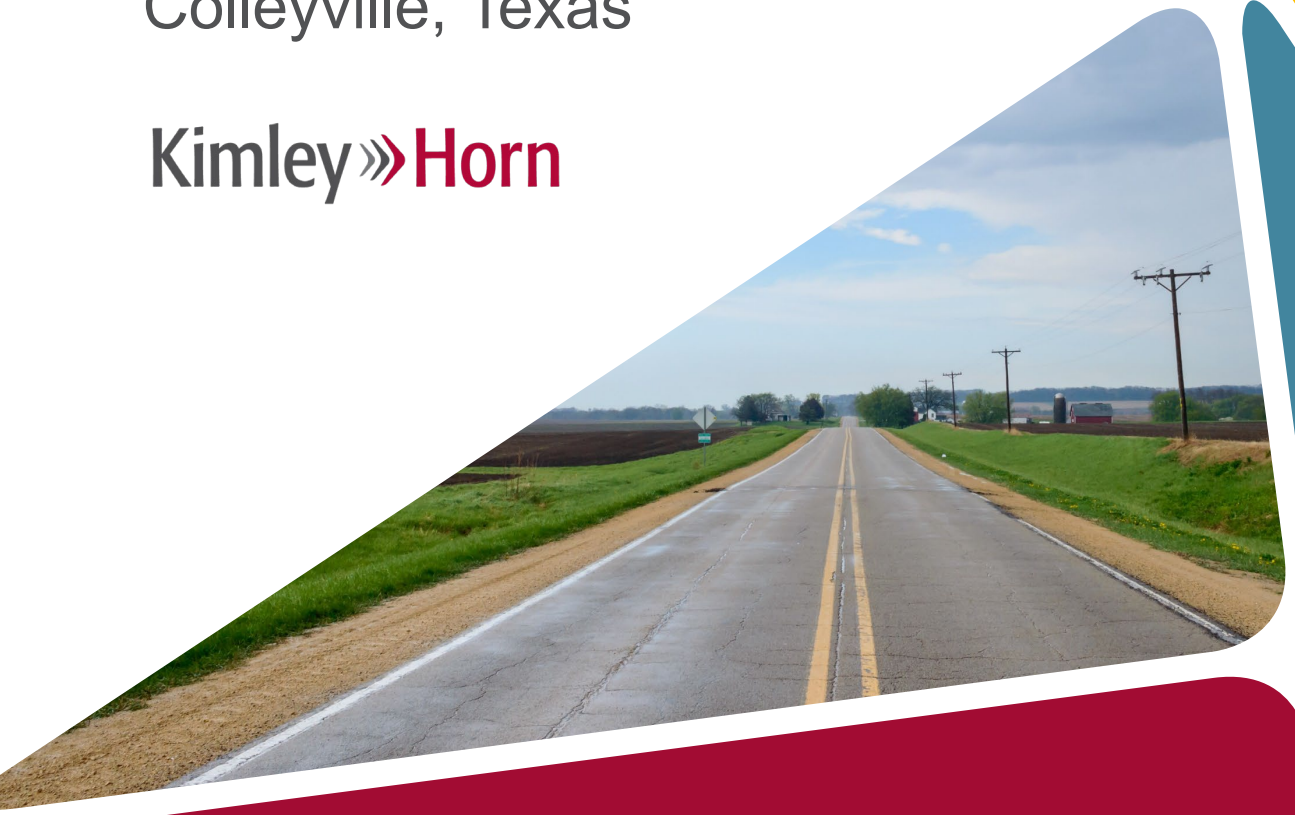
Explanation
Representatives from Kimley-Horn, the City's consultant, will present the intersection study.

Attachments
1. Intersection Study Presentation

Intersection Alternative Evaluation

Cheek-Sparger Road
Colleyville, Texas

Kimley»Horn



Project Team

Lucy Cunningham, PE, PTOE

David Halloin, PE, PTOE

Venkat Muthukumar, EIT

Sam Earl, EIT

Intersection Overview

Study Area

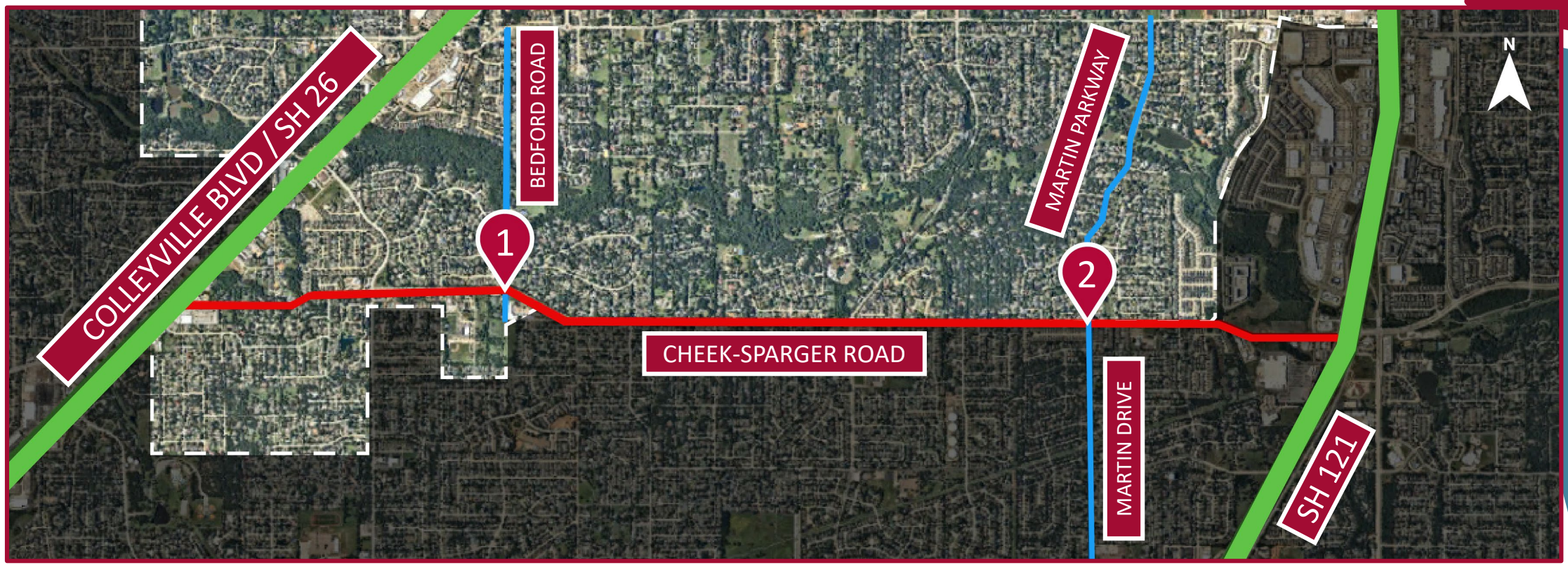
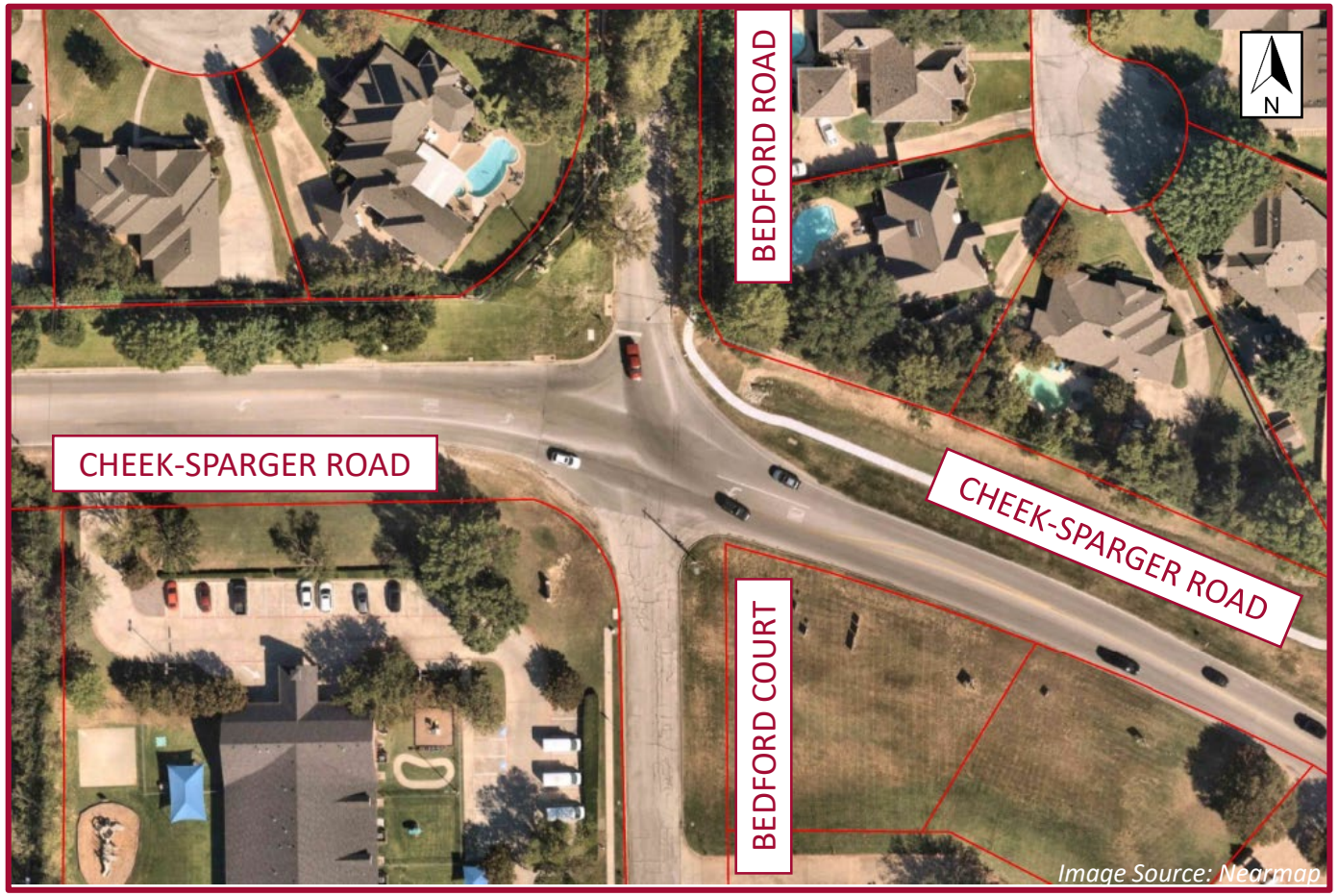
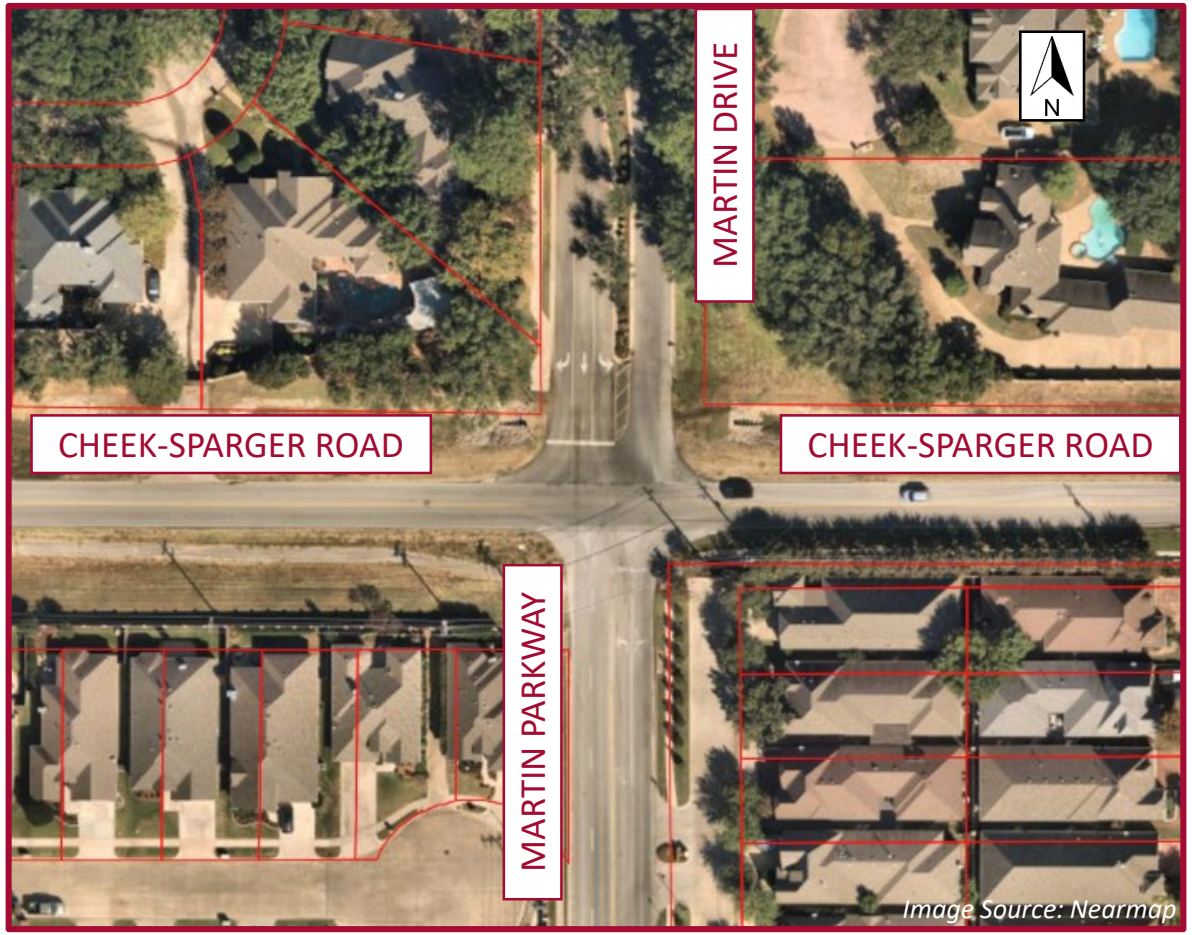


Image Source: Nearmap

Intersection 1: Cheek-Sparger Road at Bedford Road/Court



Intersection 2: Cheek-Sparger Road at Martin Drive/Parkway



Methodology

- Traffic counts obtained on Tues. 8/20/24 and Sat. 8/17/24
  - AM, PM, Midday, Saturday Peak Hours
- Two developments considered in 2029 projection
  - H-E-B along corridor at TX Highway 121
  - Senior living facility south of Bedford Court
  - 2% annual growth assumed
- Site visit performed during PM peak hour on 9/12/24

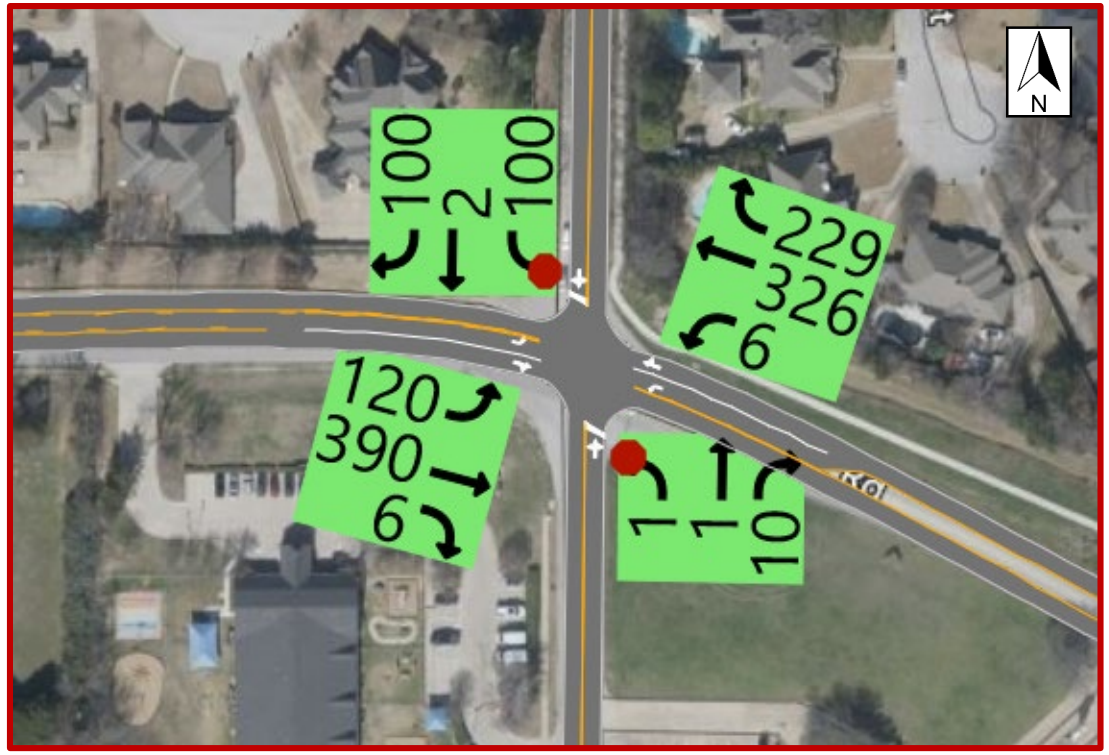
Methodology

- Synchro 12 was used for evaluation of 4 alternatives:
  1. Two-Way Stop Control (TWSC)
  2. All-Way Stop Control (AWSC)
  3. Traffic Signal
  4. Roundabout

Cheek-Sparger Road at Bedford Road/Court

Operational Analysis and Site Visit Summary

Existing Traffic Volumes

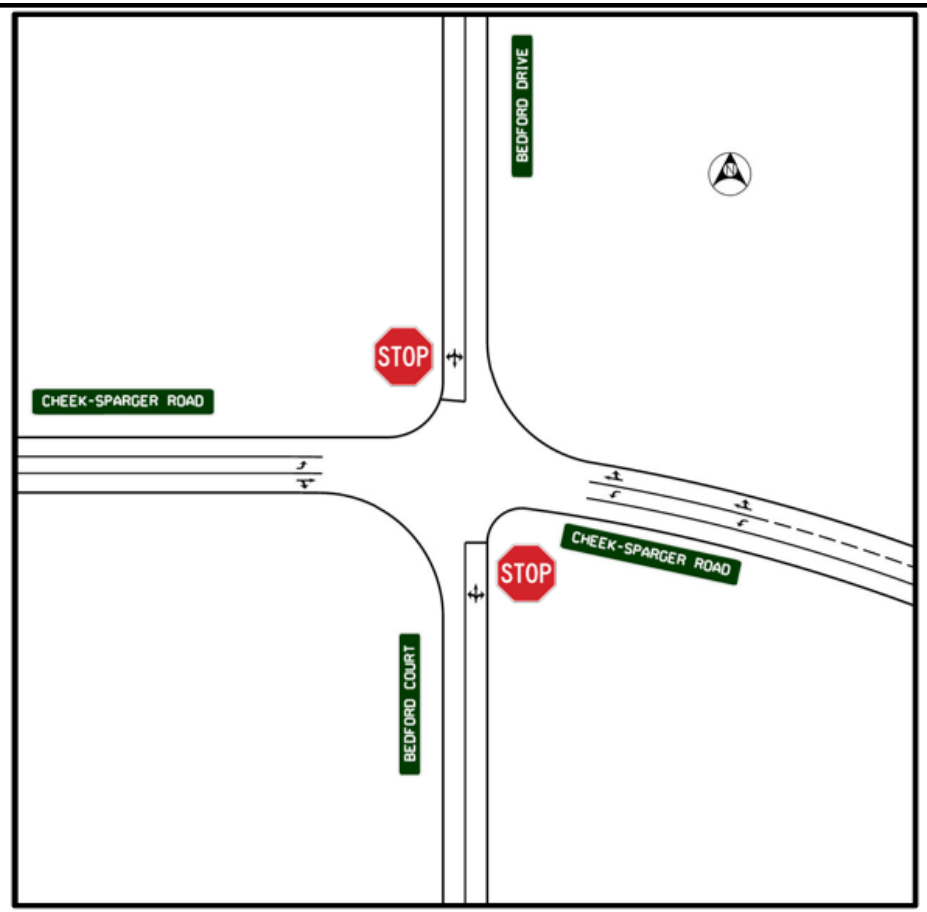


2024 AM Peak Hour

2024 PM Peak Hour

Existing Operational Analysis

CONCEPTUAL LANE CONFIGURATION



Capacity Results

	EXISTING (2024) AM PEAK		EXISTING (2024) PM PEAK	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
NB	14.4	B	23.65	C
WB	0.09	A	0.05	A
SB	99	F	395.6	F
EB	2.16	A	2.11	A
Overall	16.5	C	66.4	F

Crash Data

Study Years:

2019-2024

Sourced from TxDOT CRIS and City Reports

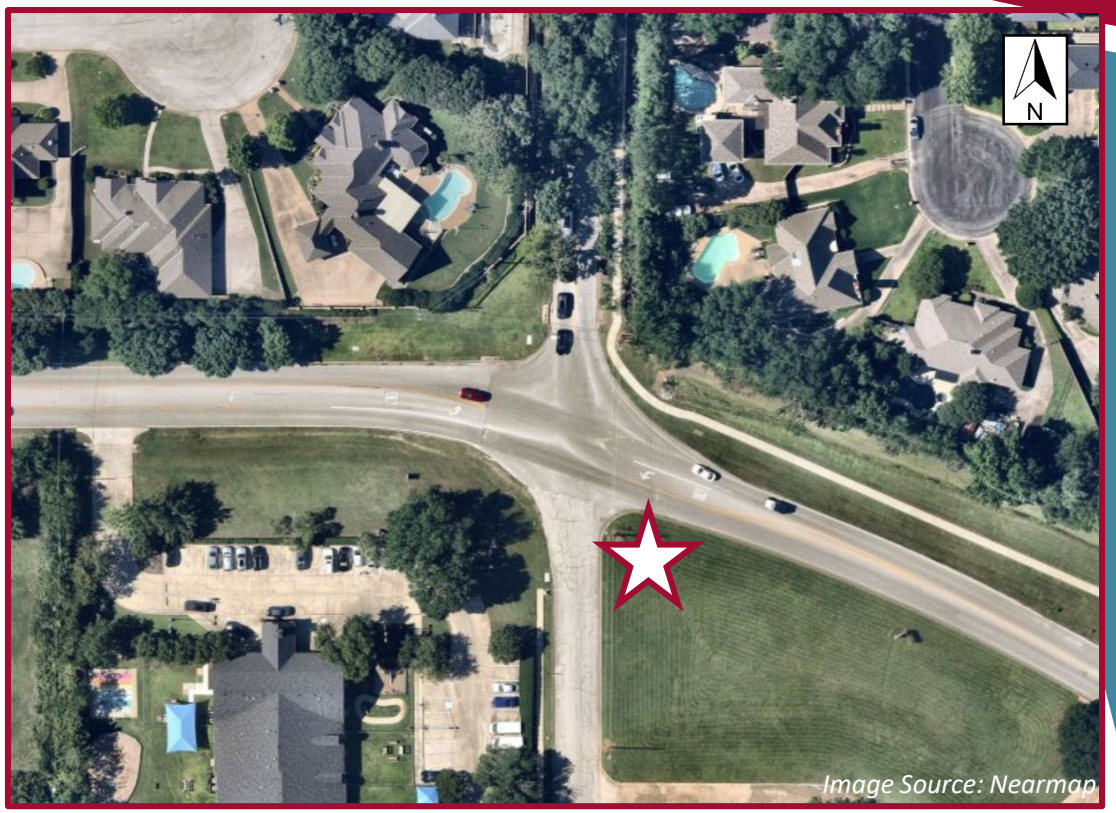
3 Crashes Reported at intersection in study period

One Intersection-Related Collision (2022)

- Failed to yield of right-of-way
- Angled collision
- No reported injuries

Site Visit Observations

Existing Intersection from SE Corner



Picture Location

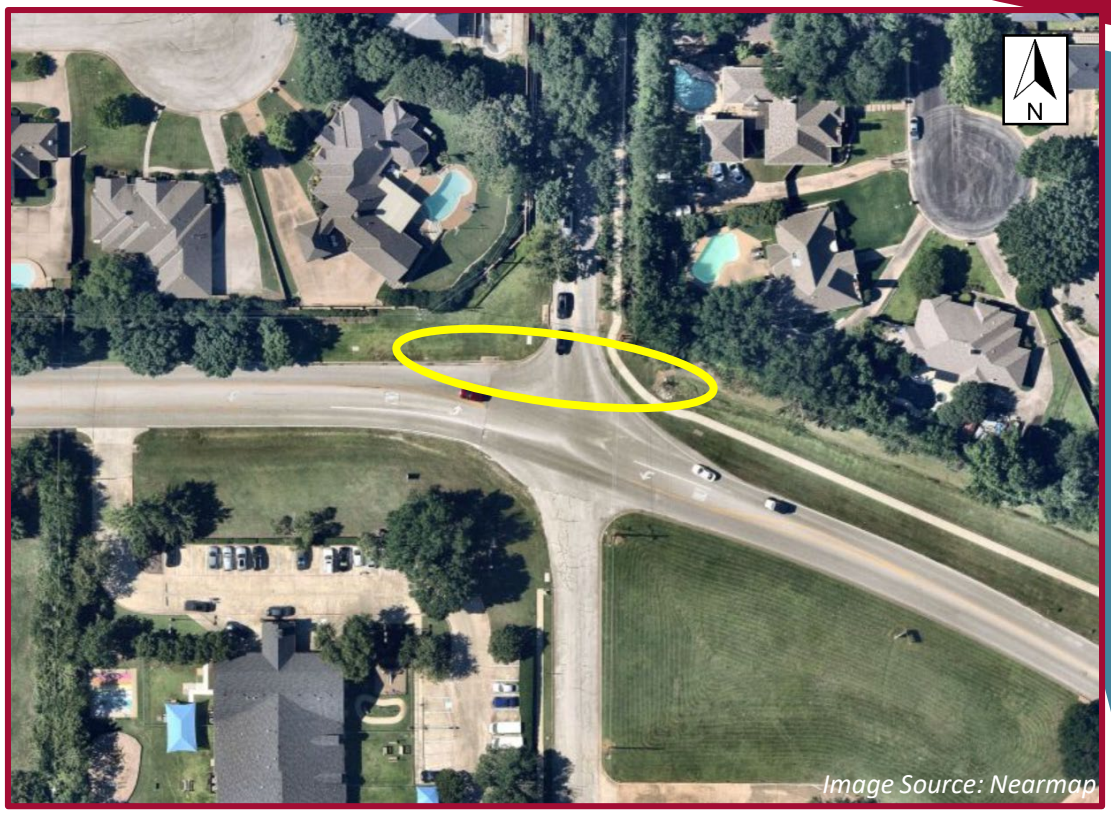
Site Visit Observations

Vehicle Queuing on North Leg

Queue Location

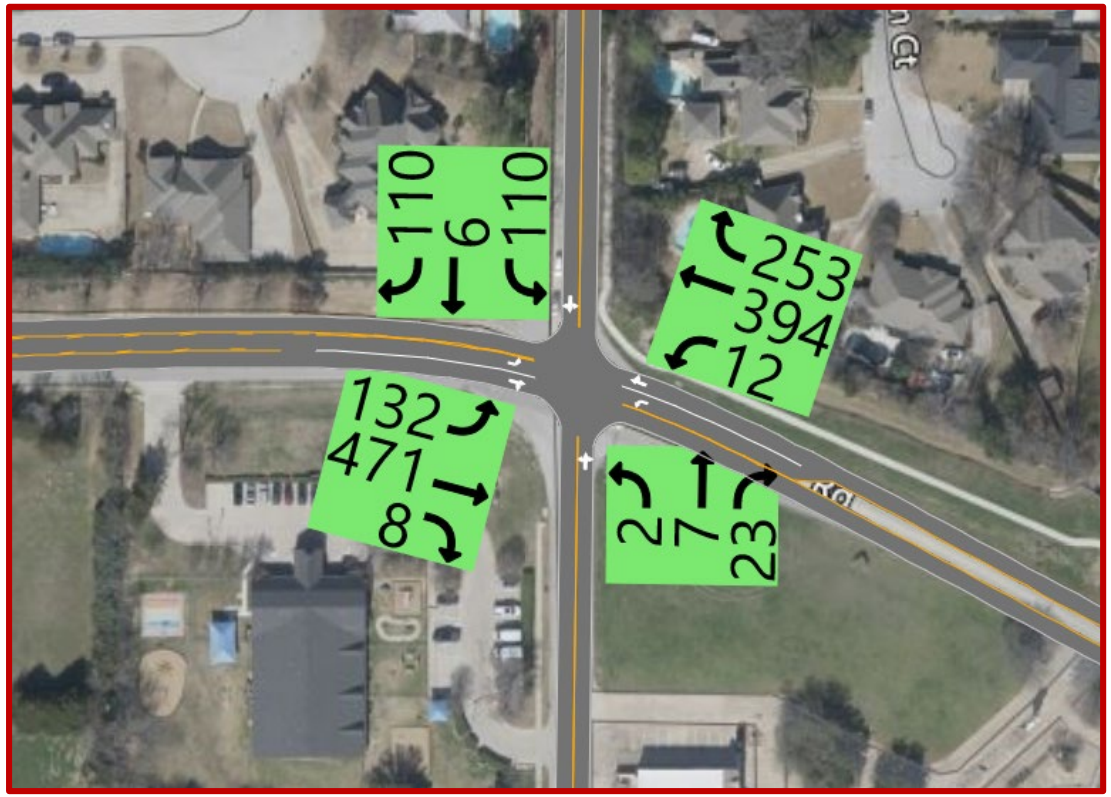
Site Visit Observations

Drainage Structure Crossing North Leg

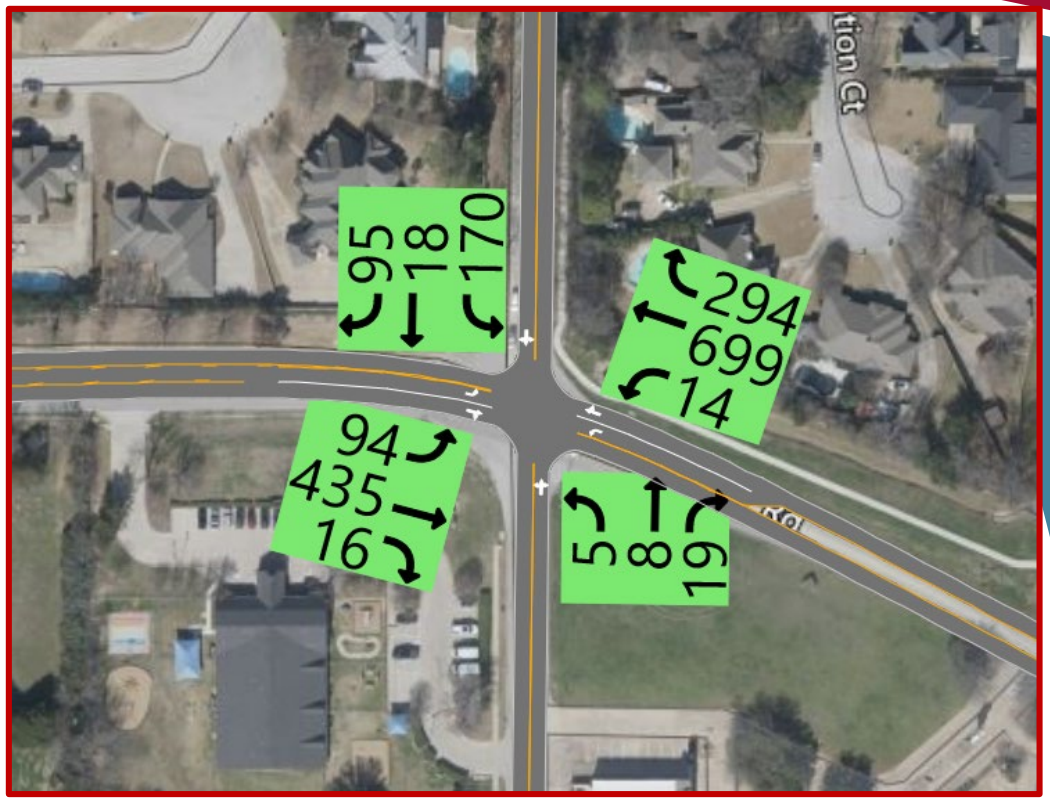


Drainage Structure Location

Projected 2029 Traffic Volumes



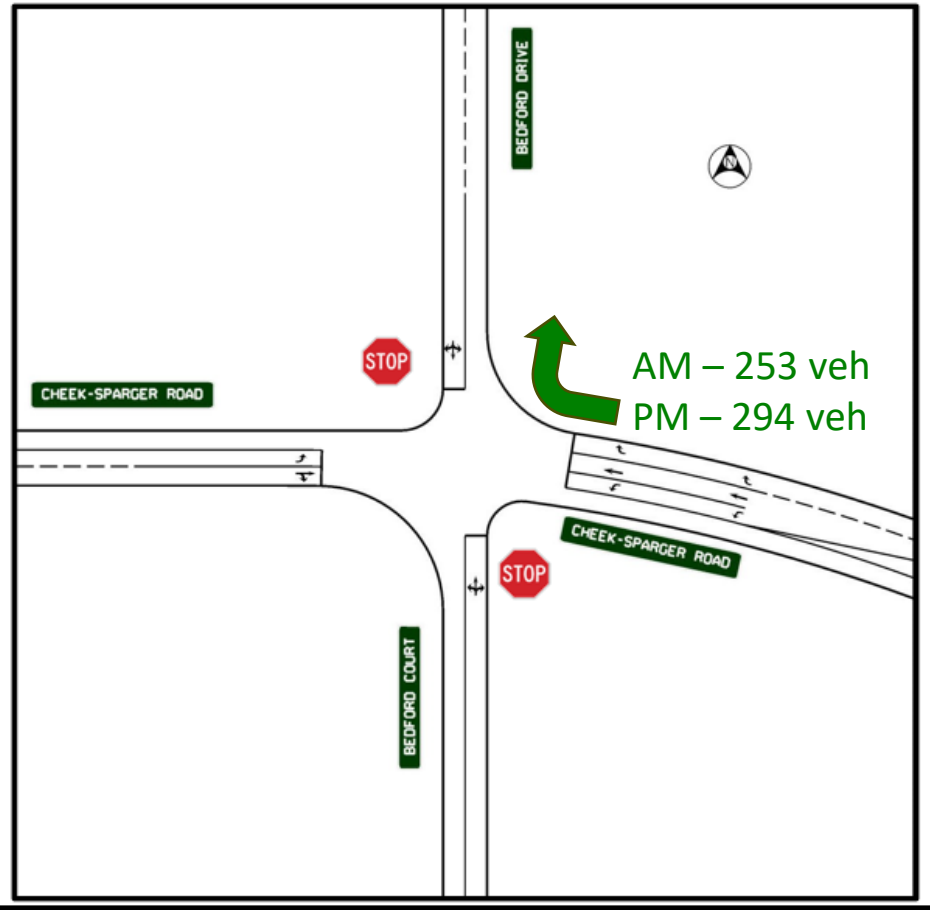
2029 AM Peak Hour



2029 PM Peak Hour

Projected Two-Way Stop Control Operational Analysis

CONCEPTUAL LANE CONFIGURATION

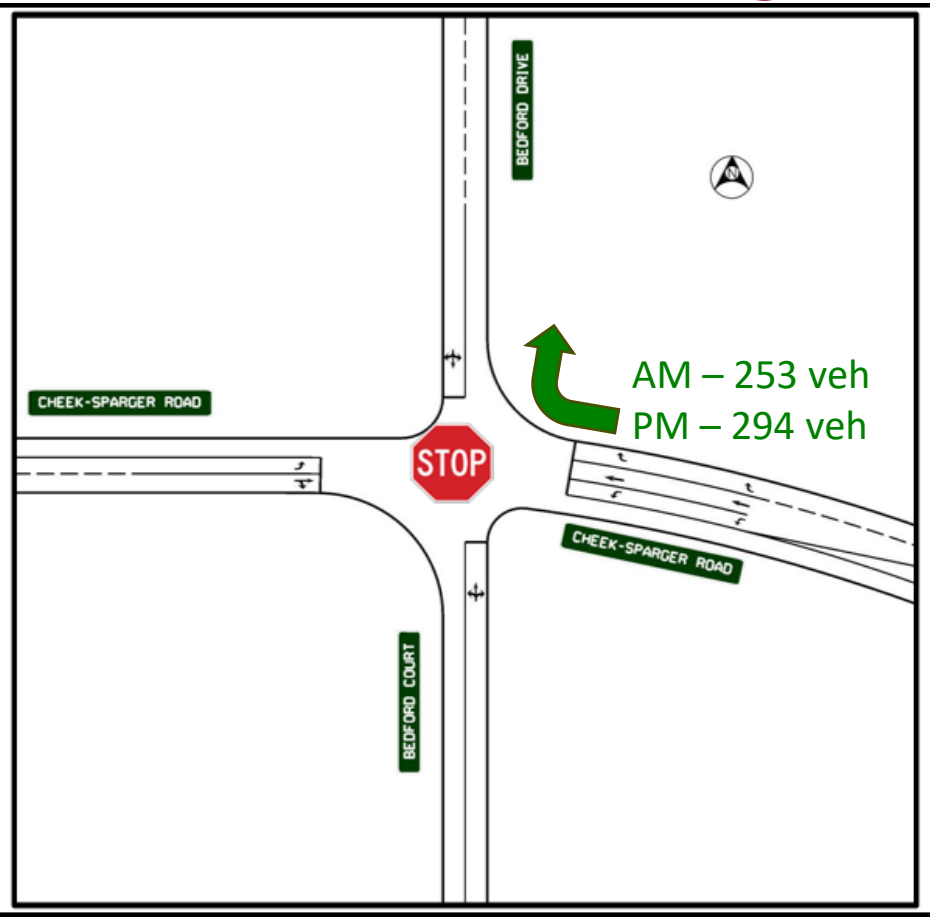


Capacity Results

	Opening Year (2029) AM PEAK		Opening Year (2029) PM PEAK	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
NB	22.79	C	42.75	E
WB	0.15	A	0.12	A
SB	232.9	F	957.3	F
EB	2.12	A	2.01	A
Overall	35.8	E	146.5	F

Projected All-Way Stop Control Operational Analysis

CONCEPTUAL LANE CONFIGURATION

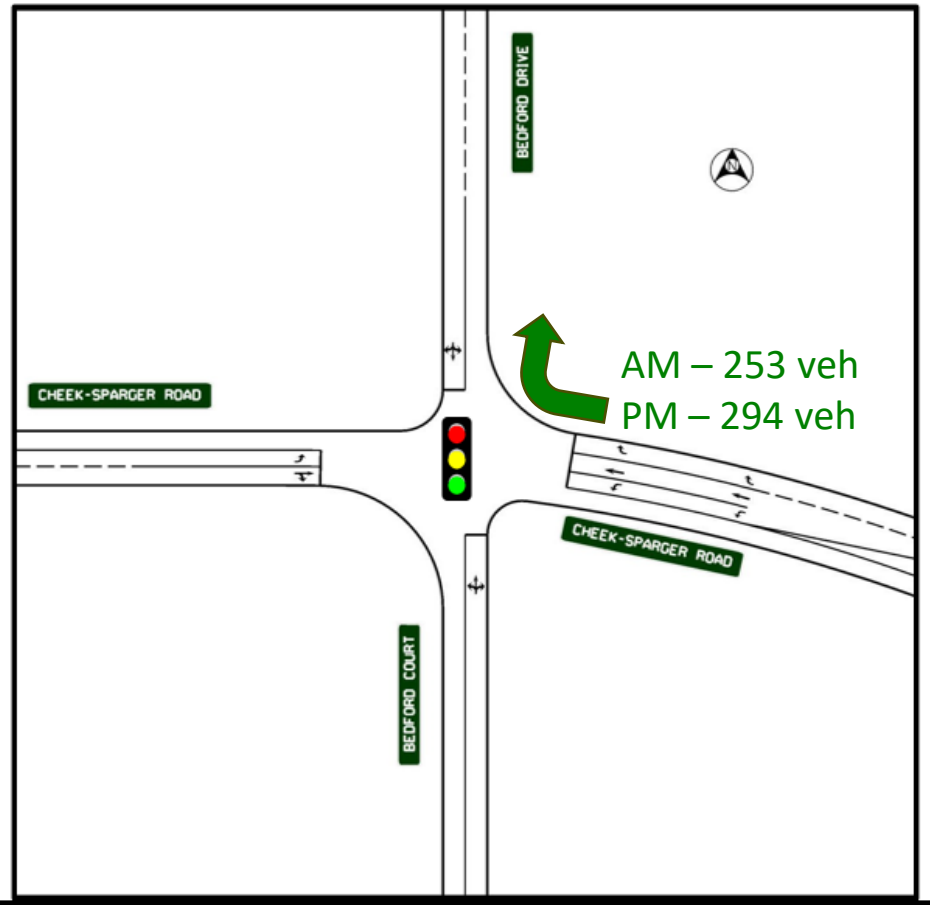


Capacity Results

	Opening Year (2029) AM PEAK		Opening Year (2029) PM PEAK	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
NB	12	B	13.3	B
WB	24.9	C	182.3	F
SB	19.4	C	29.1	D
EB	77	F	85.8	F
Overall	44.6	E	128	F

Projected Signal Operational Analysis

CONCEPTUAL LANE CONFIGURATION

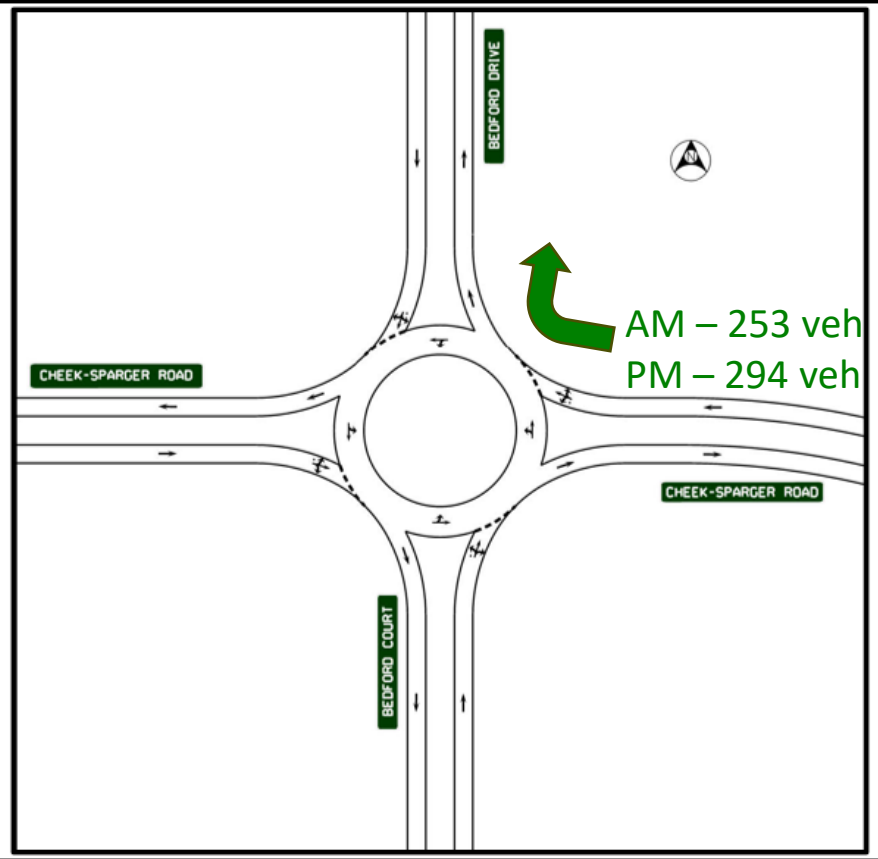


Capacity Results

	Opening Year (2029) AM PEAK		Opening Year (2029) PM PEAK	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
NB	11.8	B	11.4	B
WB	12.9	B	35	C
SB	31	C	29.1	C
EB	13.4	B	15.4	B
Overall	15.8	B	28.8	C

Projected Roundabout Operational Analysis

CONCEPTUAL LANE CONFIGURATION



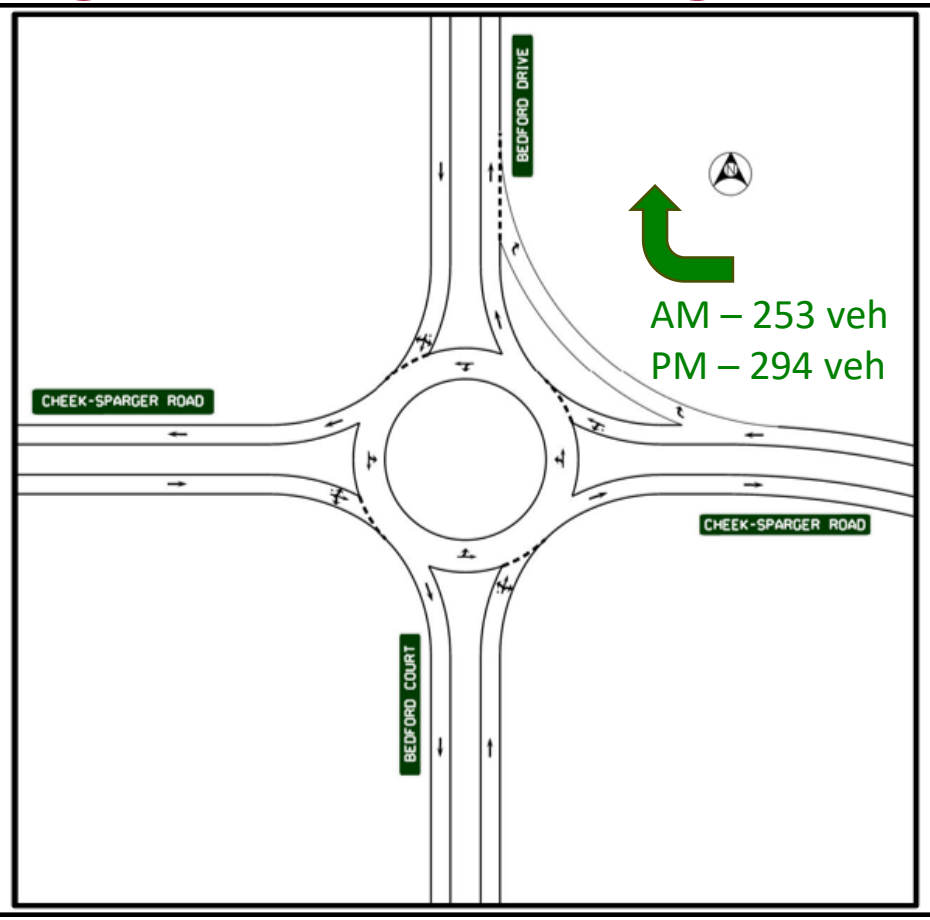
Capacity Results

	Opening Year (2029) AM PEAK		Opening Year (2029) PM PEAK	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
NB	6.7	A	6.4	A
WB	11.2	B	28.1*	D (C)
SB	7.3	A	14.7	B
EB	9.9	A	10.1	B
Overall	10	A	20.4	C

*Level of Service evaluated differently between signalized and unsignalized intersections, 26.1 seconds is considered LOS C at a signalized intersection

Projected Roundabout Operational Analysis with Bypass Lane

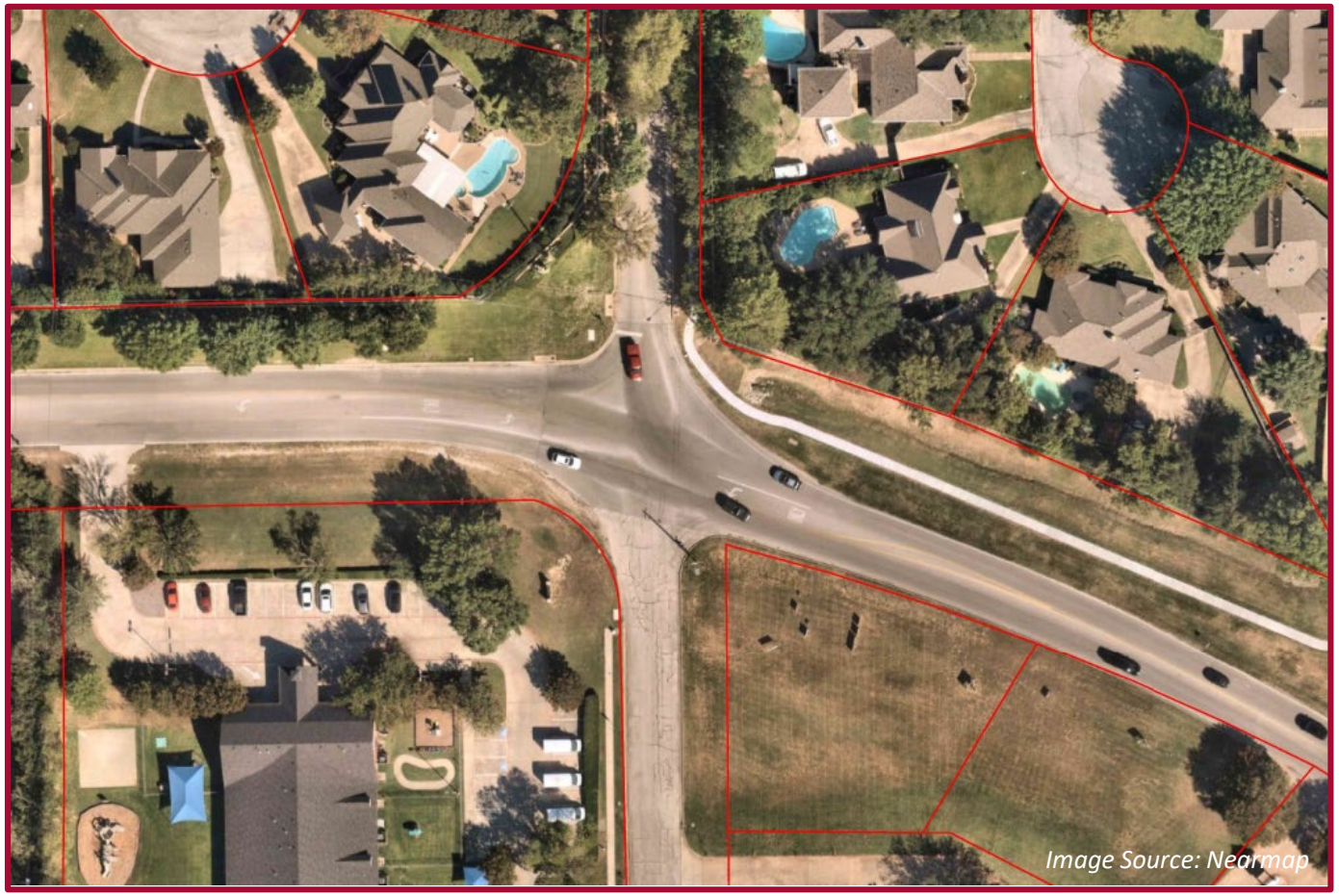
CONCEPTUAL LANE CONFIGURATION



Capacity Results

	Opening Year (2029) AM PEAK		Opening Year (2029) PM PEAK	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
NB	6.7	A	6.4	A
WB	6.3	A	9.7	A
SB	7.3	A	14.7	B
EB	9.9	A	10.1	B
Overall	7.9	A	10.5	B

Recommendations: Bedford Road

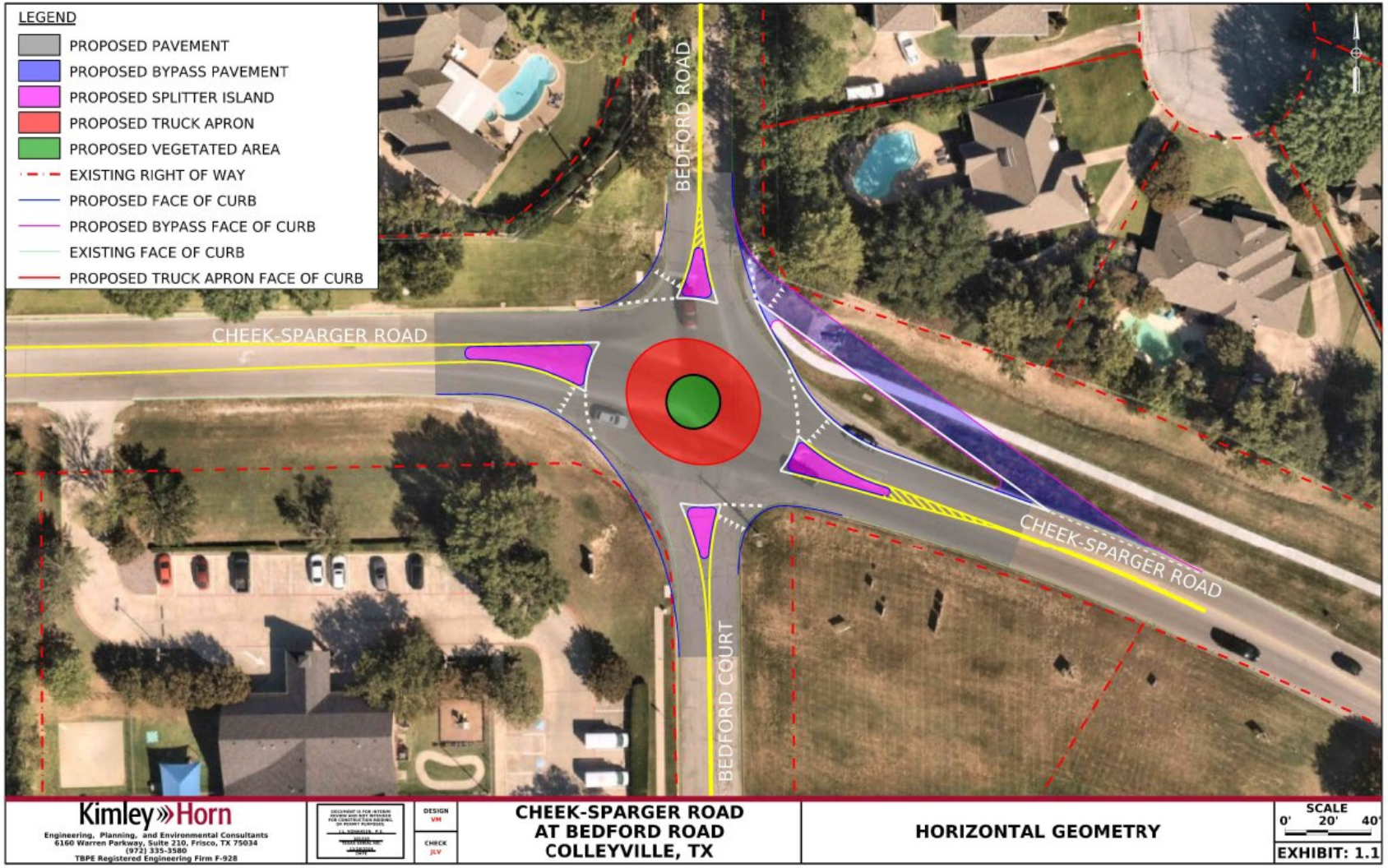


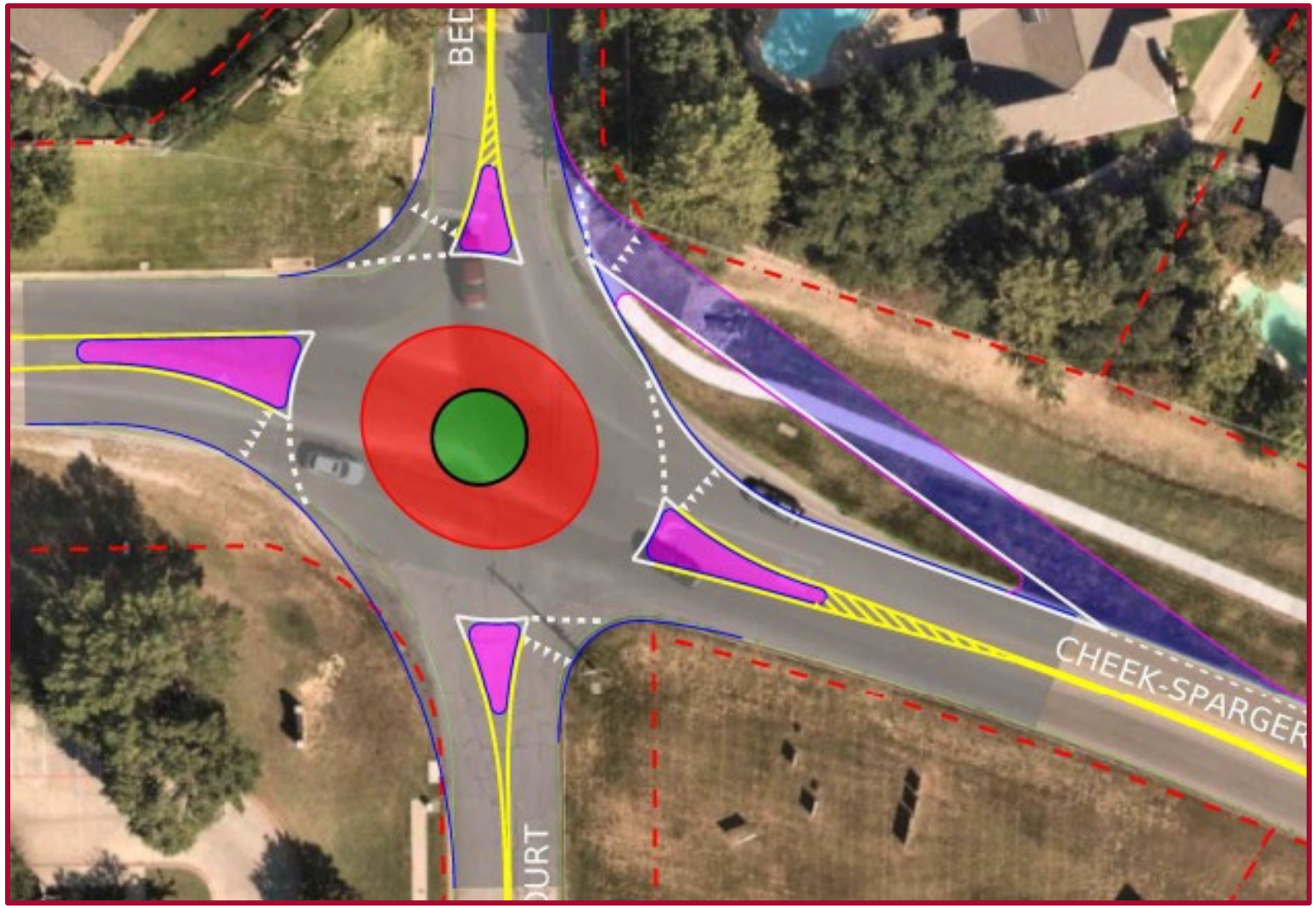
Bedford Road Considerations

- Existing bar ditch running along Cheek-Sparger Road *(Geometric/Utility)*
- Drainage structure beneath north leg of intersection, crossing Bedford Road *(Utility)*
- Overhead lines crossing intersection in both directions *(Utility)*
- Screening walls along residential properties on north side of intersection (*Geometric*)
- Observed queuing at southbound entry to intersection from site visit *(Operations)*

Bedford Road Recommendation

- **Roundabout**
  - Anticipated to accommodate traffic during design year
    - Available space for WB bypass lane in future years
  - Can mitigate angled and intersection-related crashes
  - Projected to provide most efficient peak-hour operations
  - Conceptual design provided


LEGEND
PROPOSED PAVEMENT
PROPOSED BYPASS PAVEMENT
PROPOSED SPLITTER ISLAND
PROPOSED TRUCK APRON
PROPOSED VEGETATED AREA
EXISTING RIGHT OF WAY
PROPOSED FACE OF CURB
PROPOSED BYPASS FACE OF CURB
EXISTING FACE OF CURB
PROPOSED TRUCK APRON FACE OF CURB
BEDFORD ROAD
CHEEK-SPARGER ROAD
CHEEK-SPARGER ROAD
BEDFORD COURT
Kimley»Horn
Engineering, Planning, and Environmental Consultants
6160 Warren Parkway, Suite 210, Frisco, TX 75034
(972) 335-3580
TBPE Registered Engineering Firm F-928
DESIGN VM
CHECK JLV
CHEEK-SPARGER ROAD
AT BEDFORD ROAD
COLLEYVILLE, TX
HORIZONTAL GEOMETRY
SCALE
0' 20' 40'
EXHIBIT: 1.1


CHEEK-SPARGER

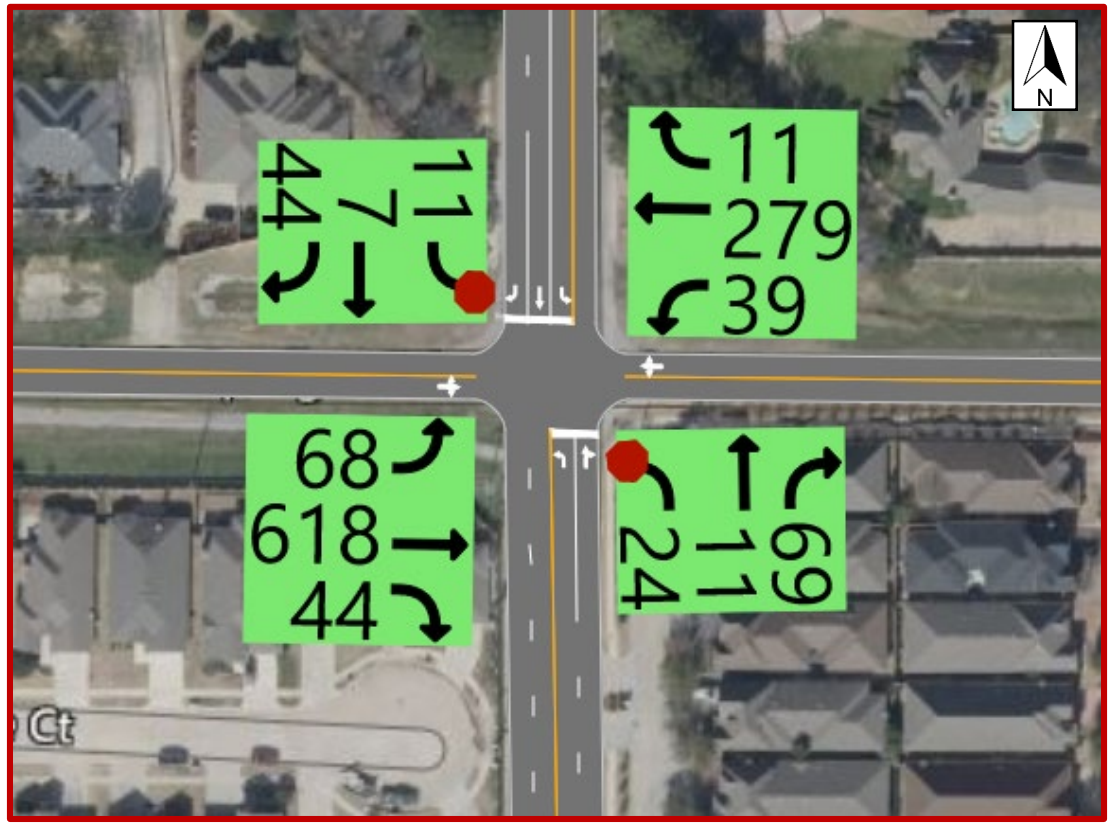
Roundabout Cost Estimate

- Based on quantities present within conceptual design
  - Assuming proposed expansion of Cheek-Sparger Road has taken place
  - Further analysis required to determine impacts of right-of-way
- Total estimated cost: $1,000,000 - $1,340,000
  - Paving - $200,000 - $600,000
  - Earthwork - $120,000 - $410,000
  - Illumination - $50,000 - $175,000

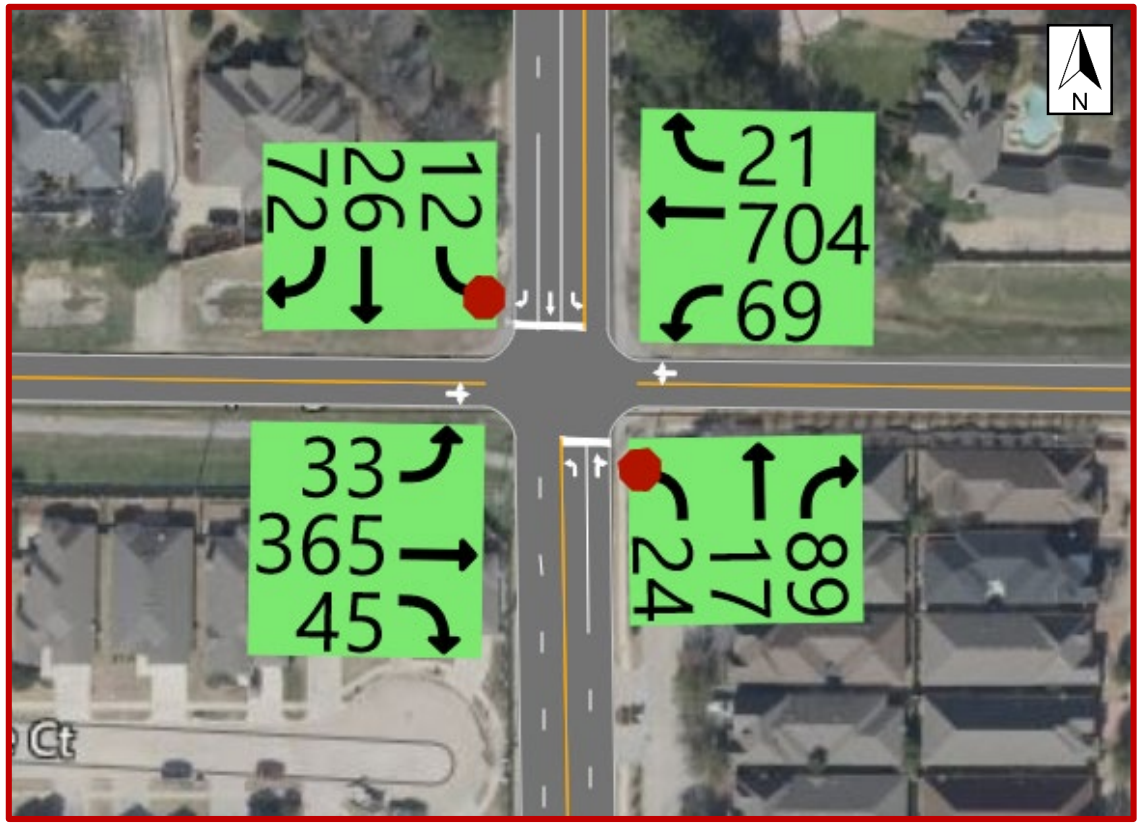
Cheek-Sparger Road at Martin Drive/Parkway

Operational Analysis and Site Visit Summary

Existing Traffic Volumes



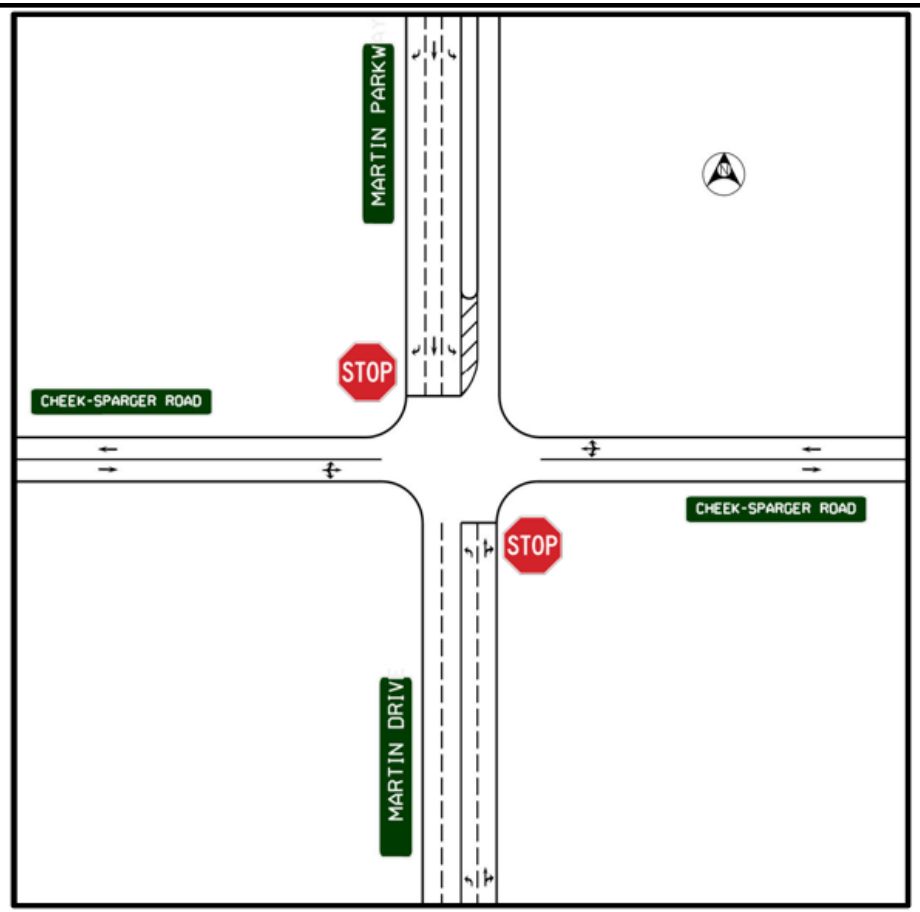
2024 AM Peak Hour



2024 PM Peak Hour

Existing Operational Analysis

CONCEPTUAL LANE CONFIGURATION



Capacity Results

	EXISTING (2024) AM PEAK		EXISTING (2024) PM PEAK	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
NB	24.97	C	35.94	E
WB	1.1	A	0.74	A
SB	18.8	C	29.58	D
EB	0.75	A	0.71	A
Overall	3.8	A	6	A

Crash Data

Study Years:
2019-2024

Sourced from TxDOT CRIS and City Reports

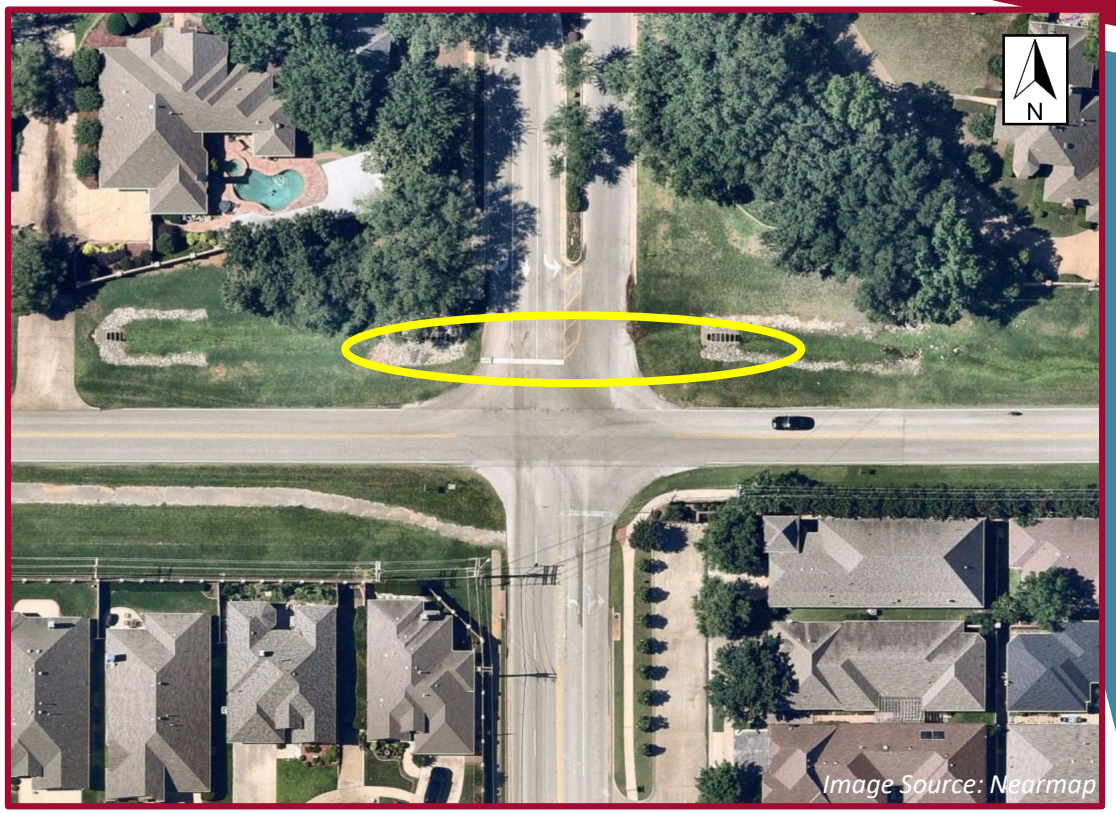
23 Crashes Reported
at intersection in study period

21 Intersection-Related Collisions

- 14 failed to yield right of way
- 17 angled collisions
- 7 reported injuries
  - 4 suspected minor injuries
  - 3 possible injuries

Site Visit Observations

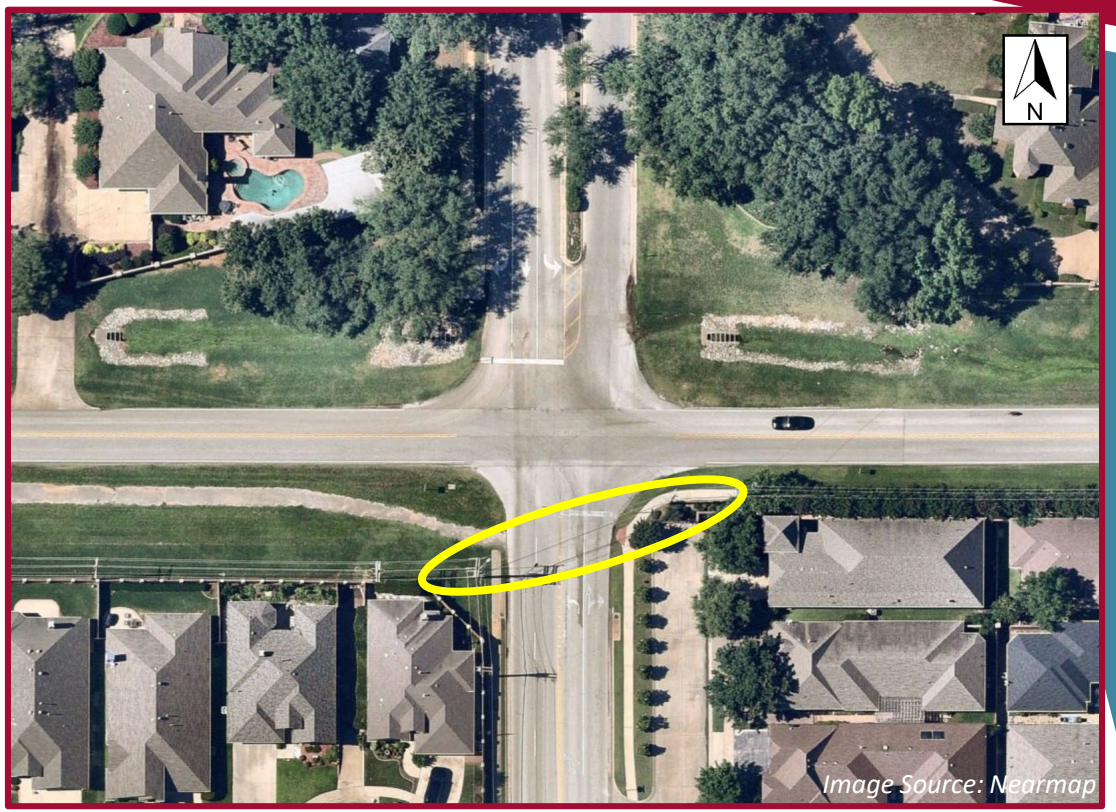
Drainage Structure Running Below North Leg



Drainage Structure Location

Site Visit Observations

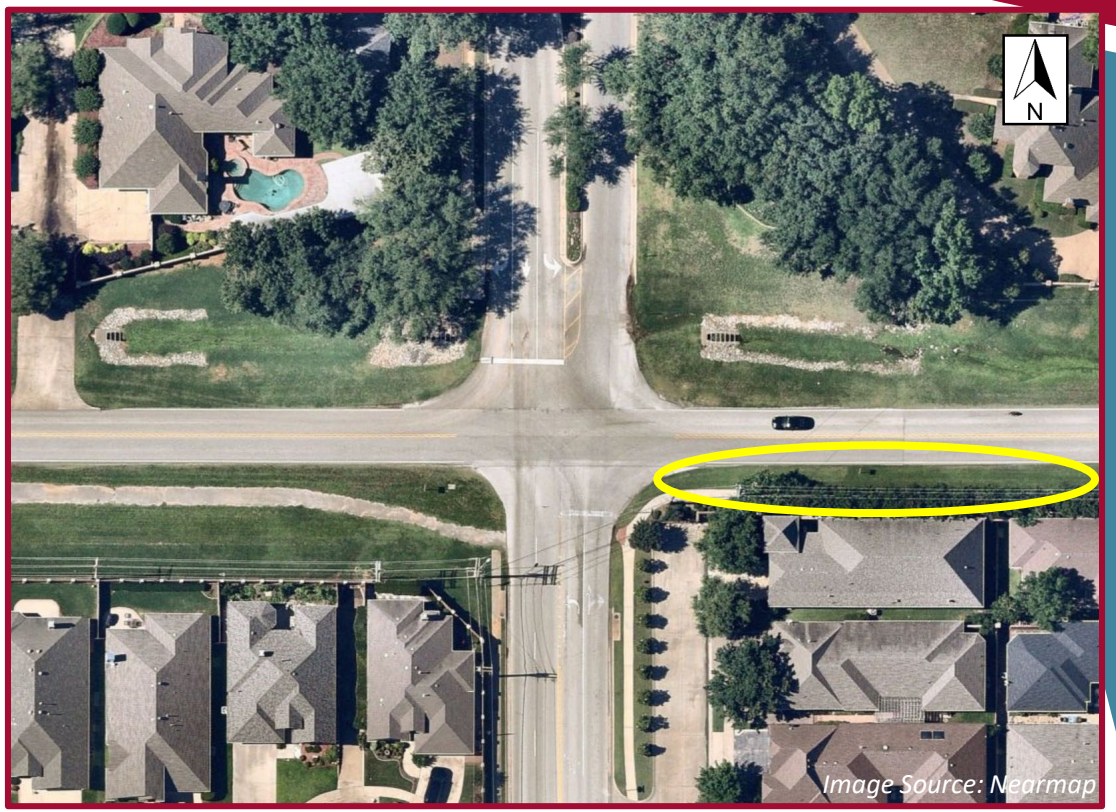
Existing Overhead Lines and Lamp Post



Utility Location

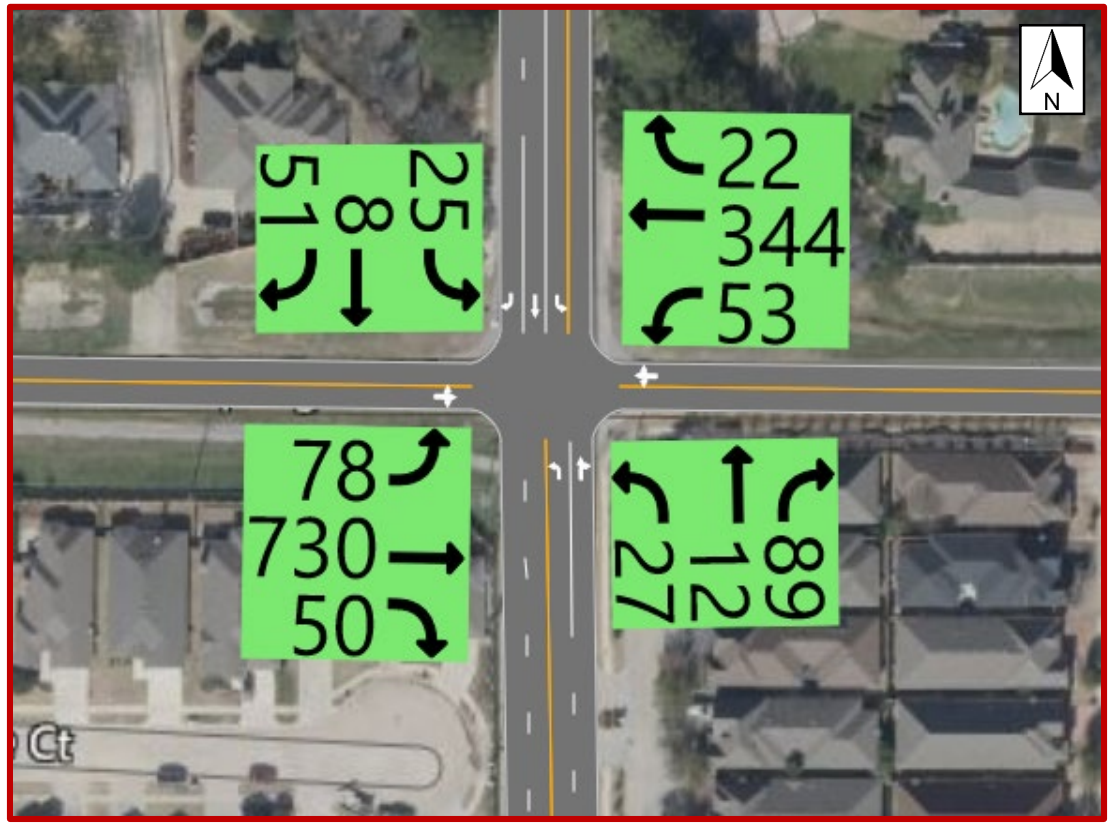
Site Visit Observations

East Leg Screening Wall Constraint

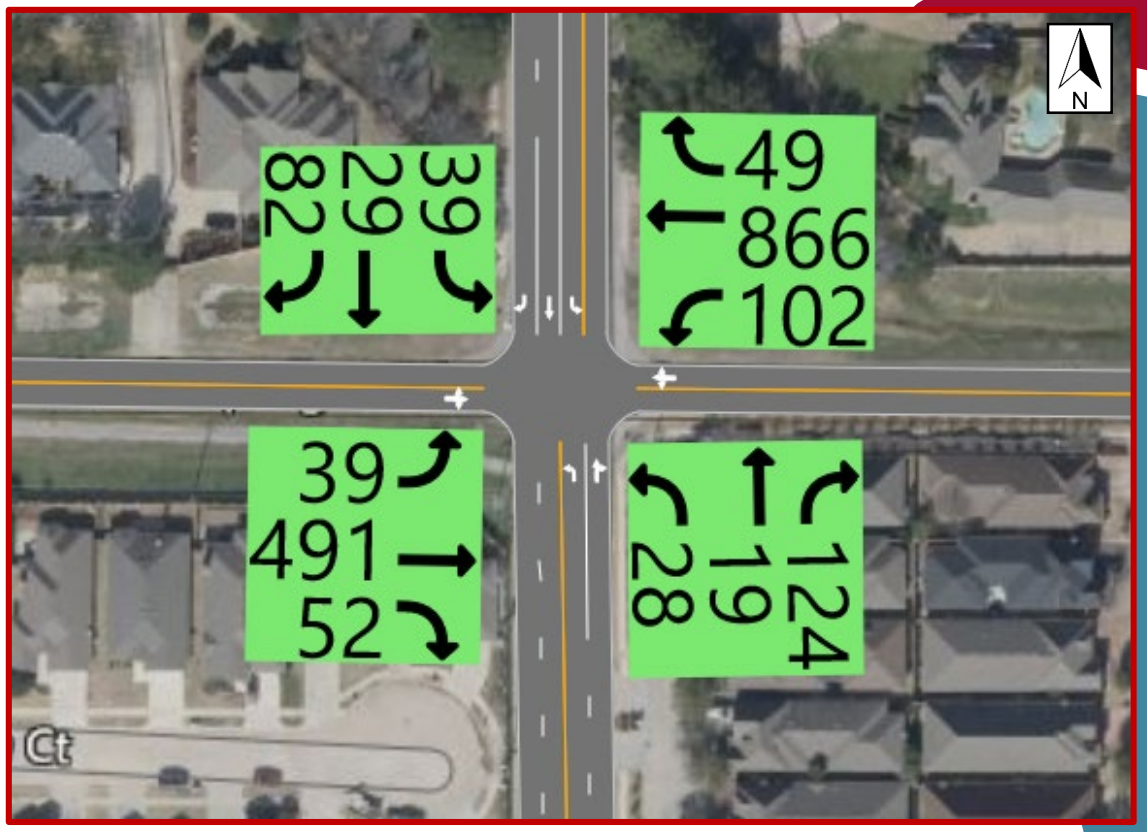


Screening Wall Location

Projected 2029 Traffic Volumes



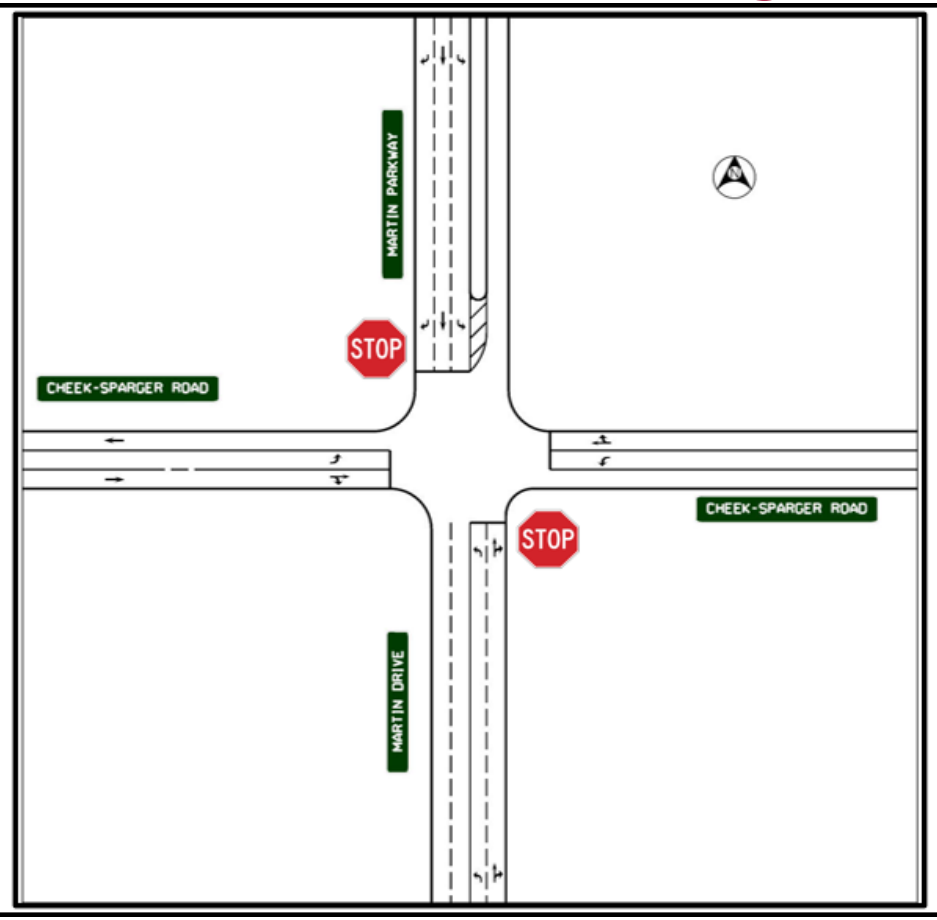
2029 AM Peak Hour



2029 PM Peak Hour

Projected Two-Way Stop Control Operational Analysis

CONCEPTUAL LANE CONFIGURATION

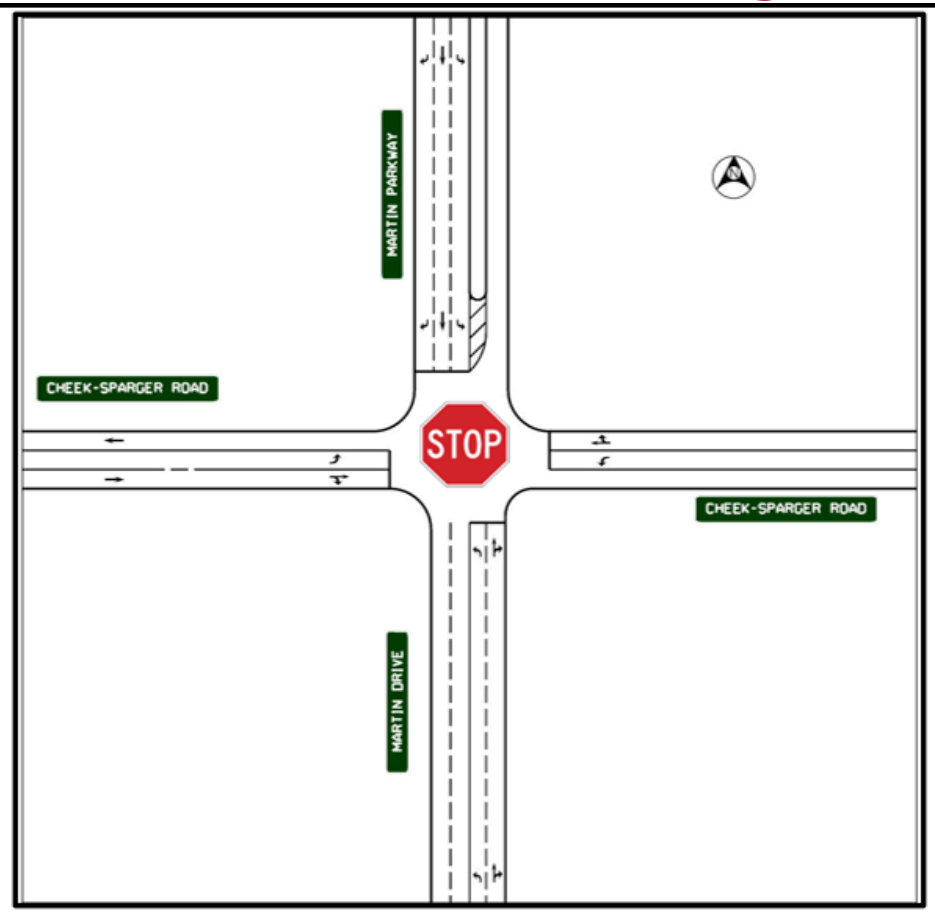


Capacity Results

	Opening Year (2029) AM PEAK		Opening Year (2029) PM PEAK	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
NB	37.17	E	156.91	F
WB	1.26	A	0.92	A
SB	43.35	E	201.24	F
EB	0.76	A	0.71	A
Overall	6.4	A	30.4	D

Projected All-Way Stop Control Operational Analysis

CONCEPTUAL LANE CONFIGURATION

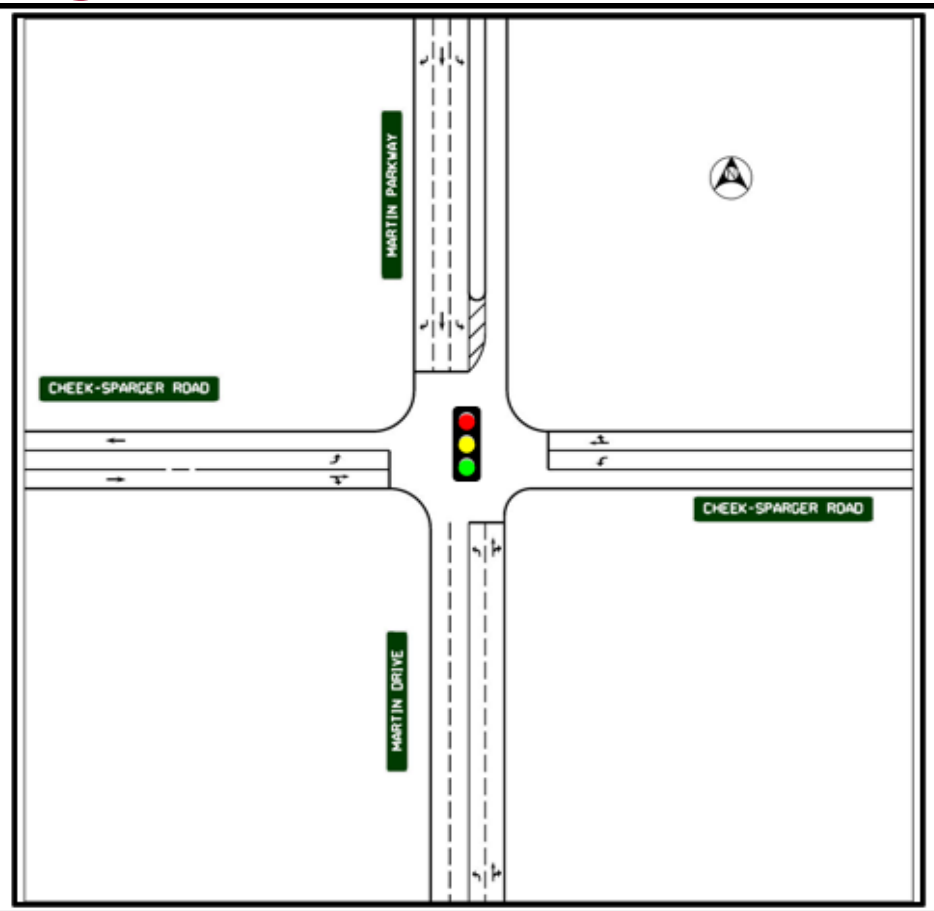


Capacity Results

	Opening Year (2029) AM PEAK		Opening Year (2029) PM PEAK	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
NB	14.1	B	18.8	C
WB	31.5	D	476.7	F
SB	13.1	B	16.1	C
EB	269.6	F	157.5	F
Overall	166.2	F	303.2	F

Projected Signal Operational Analysis

CONCEPTUAL LANE CONFIGURATION

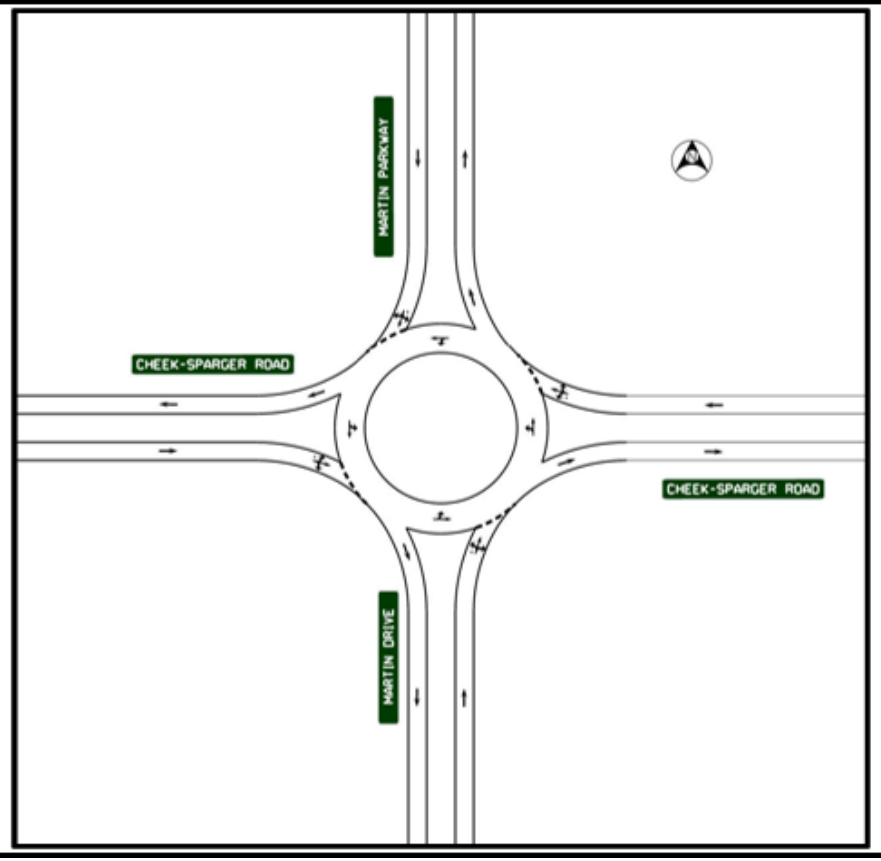


Capacity Results

	Opening Year (2029) AM PEAK		Opening Year (2029) PM PEAK	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
NB	19.3	B	21.4	C
WB	10.3	B	29.9	C
SB	15	B	18.3	B
EB	19.4	B	14.3	B
Overall	16.6	B	23.5	C

Projected Roundabout Operational Analysis

CONCEPTUAL LANE CONFIGURATION



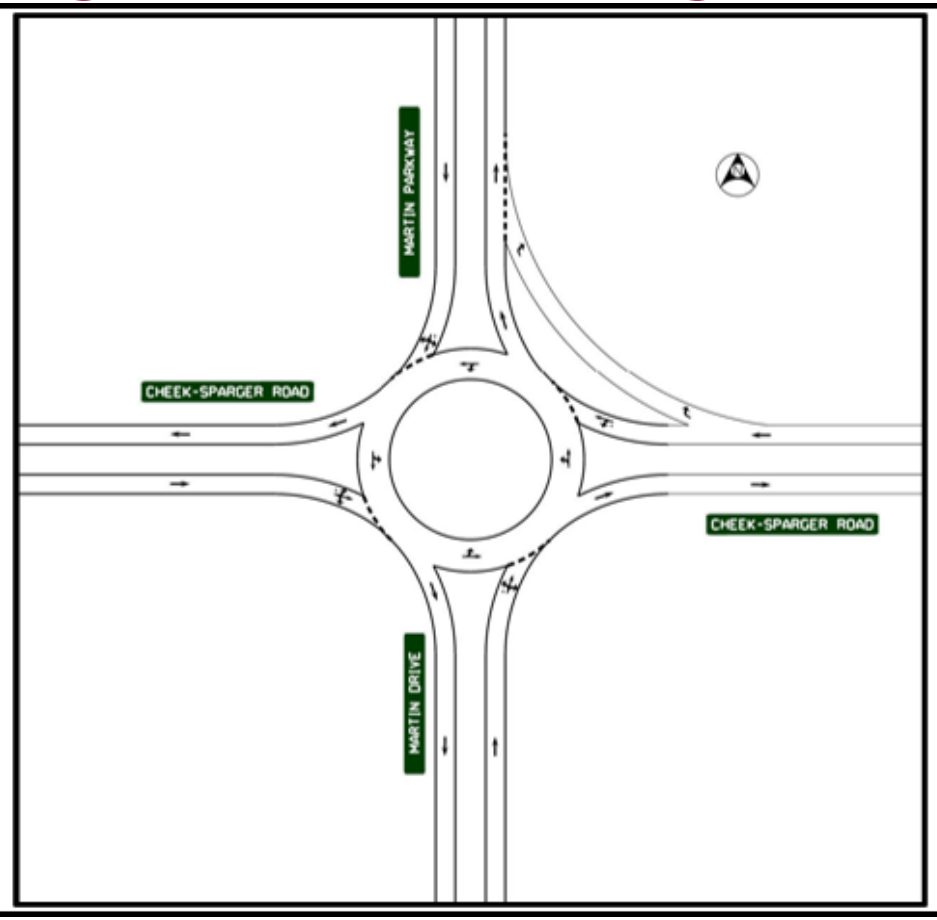
Capacity Results

	Opening Year (2029) AM PEAK		Opening Year (2029) PM PEAK	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
NB	10.6	B	8.2	A
WB	6.8	A	26.1*	D (C)
SB	5.4	A	14.9	B
EB	15.4	C	10.2	B
Overall	12	B	18.8	C

*Level of Service evaluated differently between signalized and unsignalized intersections, 26.1 seconds is considered LOS C at a signalized intersection

Projected Roundabout Operational Analysis with Bypass Lane

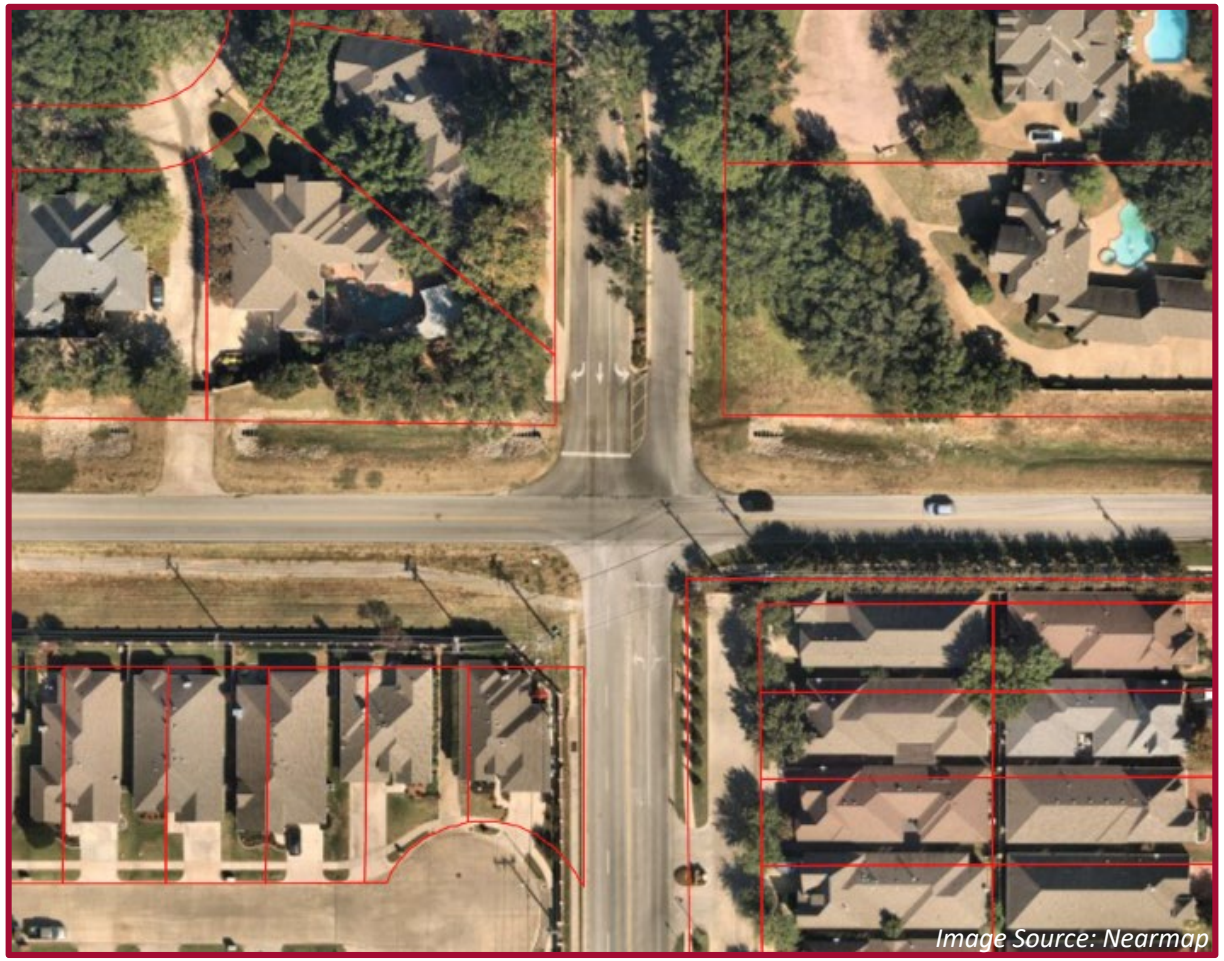
CONCEPTUAL LANE CONFIGURATION



Capacity Results

	Opening Year (2029) AM PEAK		Opening Year (2029) PM PEAK	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
NB	10.6	B	8.2	A
WB	6.4	A	20.7	C
SB	5.4	A	14.9	B
EB	15.4	C	10.2	B
Overall	11.9	B	15.9	C

Recommendations: Martin Drive



Martin Drive Considerations

- Existing bar ditch running along Cheek-Sparger Road *(Geometric/Utility)*
- Overhead lines crossing Martin Drive *(Utility)*
- Screening walls along residential properties surrounding the intersection *(Geometric)*
- 23 crashes since 1/1/2019 *(Safety)*
  - 4 Minor Injuries
- Left turning movements observed to cause delay along Cheek-Sparger Road *(Safety/Operations)*

Martin Drive Recommendation

- **Traffic Signal**
  - Anticipated to accommodate traffic during design year
  - Protected left-turning movements to increase safety and reduce delay
    - Assumes exclusive left-turn lane
  - Anticipated to reduce number/severity of crashes based on historical crash details

Traffic Signal Cost Estimate

- Based on recent construction costs in the region
  - $600,000 - $650,000
- Assumes expansion of Cheek-Sparger Road has taken place
  - Other projects address utility considerations

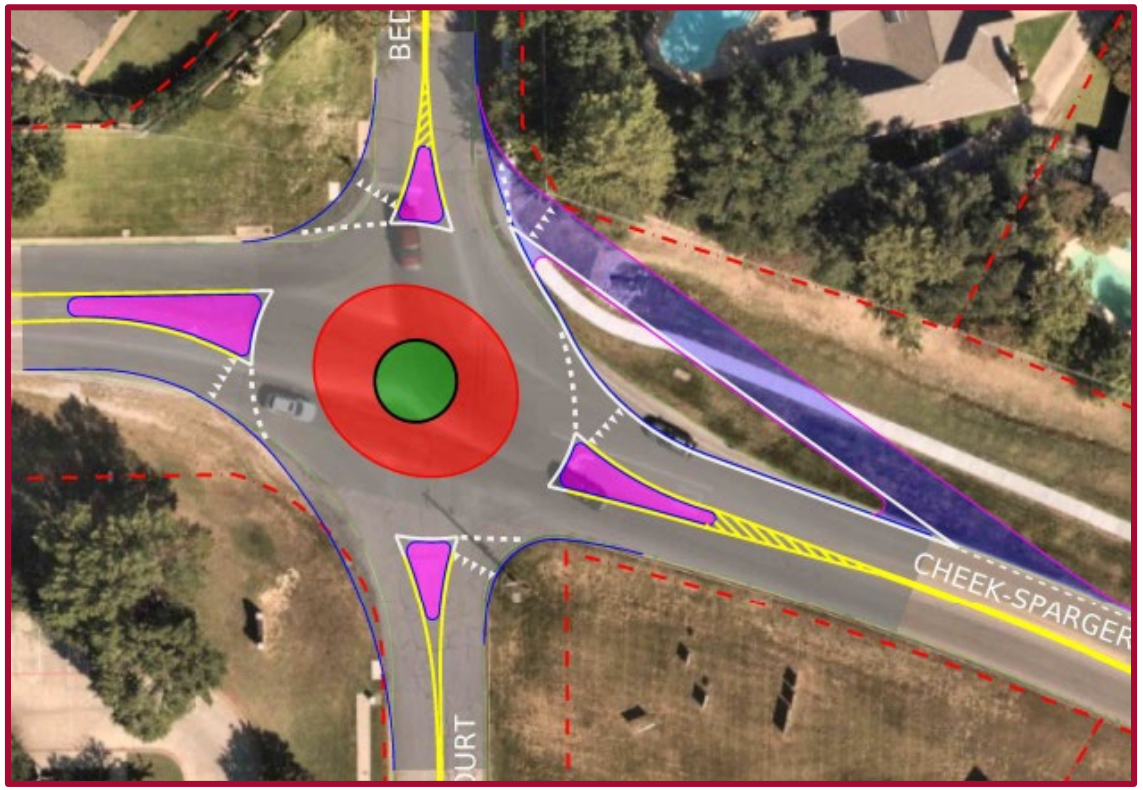
Summary of Considerations

- Bedford Road
  - Existing bar ditch running along Cheek-Sparger Road *(Geometric/Utility)*
  - Drainage structure beneath north leg of intersection, crossing Bedford Road *(Utility)*
  - Observed queuing at southbound entry to intersection from site visit *(Operations)*

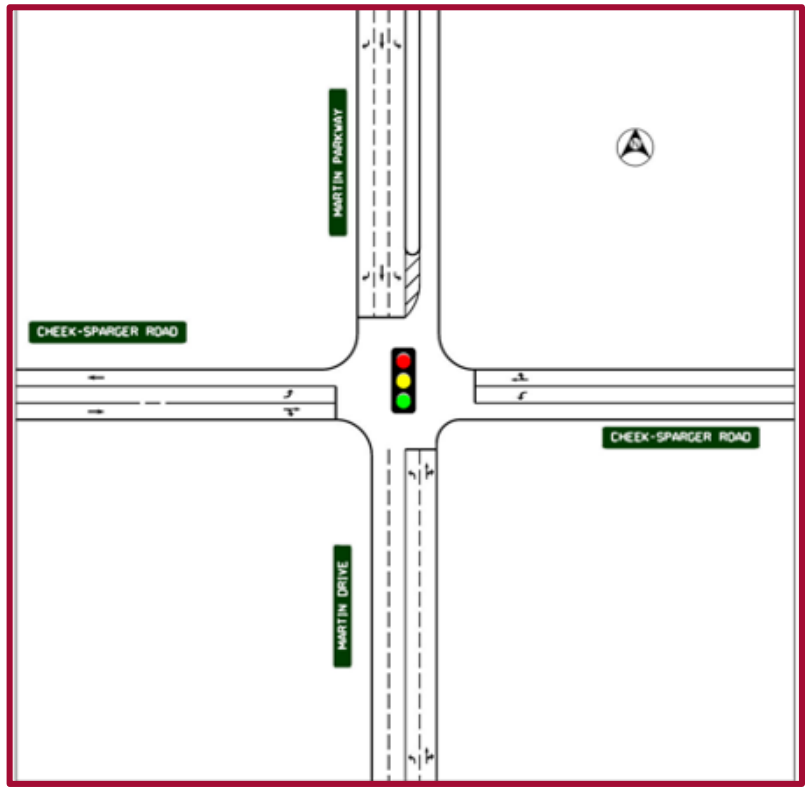
Summary of Considerations

- Martin Drive
  - Screening walls along residential properties surrounding the intersection *(Geometric)*
  - 23 crashes since 1/1/2019 *(Safety)*
    - 4 Minor Injuries
  - Left turning movements observed to cause delay along Cheek-Sparger Road *(Safety/Operations)*

Summary of Recommendations



Cheek-Sparger & Bedford Rd



Cheek-Sparger & Martin Dr

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number WS-2 **Agenda Date** 12/3/2024
Type Worksession
Department Community Development

Title
Discussion of adopting the current International Building Code series to include the Property Maintenance Code

Explanation
Community Development staff is requesting to adopt the 2024 International Codes and the 2023 National Electric Code (most current codes) which will include the Property Maintenance Code. There are a limited number of regional amendments that will be included. Staff would also like to establish a program to adopt the codes on a three year cycle.

Attachments
1. 2024 I-Codes Adoption Presentation

Discussion of Adoption of 2024 I-Codes

December 3, 2024

Adoption of the 2024 International Codes

COUNCIL WORK SESSION DISCUSSION ITEM

- Consideration for adoption of the 2024 International Codes and the 2023 National Electric Code (most current)
- Limited adoption of regional amendments
- Property Maintenance Code included
- Establish a program to adopt the codes on a 3-year cycle

Adoption of the 2024 International Codes

- Building Code (IBC)
- Residential Code (IRC)
- Energy Conservation Code (IECC)
- Plumbing Code (IPC)
- Fuel Gas Code (IFGC)
- Mechanical Code (IMC)
- Fire Code (IFC)
- Swimming Pool and Spa Code (ISPSC)
- Existing Building Code (IEBC)
- Property Maintenance Code (IPMC)
- 2023 National Electric Code (NEC)

Adoption of the 2024 International Codes

CURRENT CODES AND RECENT EDITIONS

- Colleyville currently operates under the 2018 International Codes and 2020 National Electric Code, including all NCTCOG amendments

Adoption of the 2024 International Codes

BACKGROUND

- Building and construction codes have been implemented since 1928 and the three major code groups merged to publish a single set of codes in the year 2000 – International Codes.
- International Code Council (ICC) develops and prints the model codes
- Proposed code changes are submitted to ICC annually by any person or group
- Code changes are ratified by a majority vote at the ICC code hearings and new codes are published every three years

Adoption of the 2024 International Codes

REASONS FOR ADOPTING UPDATED CODES

- Helps maintain the City's approval rating with the Insurance Services Office, Inc. (ISO). The rating is distributed by ISO for use by property/casualty insurers to assist in their insurance underwriting and premium development programs for residential and commercial properties
- Ensures and enhances the sustainability of the built environment for the City through review and enforcement of updated construction codes
- Promotes protection of the health, safety, and welfare of the general public
- Helps stay current with new and improved construction standards & material as well as consistency within the region as neighboring communities adopt current codes

Adoption of the 2024 International Codes

EXAMPLES OF MAJOR CODE CHANGES

Building Code (IBC)

- **Formatting:** The 2024 IBC uses a single-column text format instead of the previous two-column format. This change was made to improve readability, especially online.
- **Code change identification:** QR codes replace the previous margin markings to identify code changes.
- **Load restrictions:** The 2024 IBC includes new load restrictions for temporary structures, including wind, ice, and snow.
- **Tornado loadings:** The 2024 IBC includes provisions for tornado loadings for the first time.
- **Energy storage systems:** The 2024 IBC includes new requirements for energy storage systems and battery protection in garages.
- **Sleeping lofts:** The 2024 IBC includes requirements for sleeping lofts in habitable attic-style and tiny home-style lofts.
- **Kitchen islands:** The 2024 IBC no longer requires kitchen islands to have receptacle outlets.
- **Snow load maps:** The 2024 IBC includes new snow load maps that detail the design load for each region.
- **Alcohol beverage manufacturing facilities:** The 2024 IBC classifies distilleries and similar facilities as Group F-1 occupancies if the alcohol content exceeds 20 percent.
- **Lithium-ion batteries:** The 2024 IBC requires fire sprinklers for Group B, F-1, M, and S-1 occupancies that use or store lithium-ion batteries.

Adoption of the 2024 International Codes

EXAMPLES OF MAJOR CODE CHANGES

Residential Code (IRC)

- **Sleeping lofts**: New requirements for habitable attic style lofts, and maximum size limits for tiny home style lofts
- **Shared accessory rooms**: An option in two-family dwellings
- **Storage batteries**: New protection requirements for storage batteries in garages
- **Energy storage systems**: Many new requirements
- **Floor below guards**: Reinforcement is now required at a mezzanine
- **DWV system**: The final test may be visual
- **Air exhaust openings**: Now allowed near operable windows and doors
- **A2L refrigerants**: Added as an option for cooling equipment
- **Solvent cement joints**: Allowed for CPVC pipe above and below ground
- **Maps**: Snow, wind, and seismic maps updated
- **Accessibility**: Clarified in care facilities
- **Geotechnical evaluation**: The table of soil classifications is expanded to allow the use of USDA data
- **Vapor retarder**: A 6-mil construction-grade polyethylene vapor retarder is allowed under a concrete floor slab
- **Chapter 3 reorganization**: Sections are grouped by topic, such as structural, fire resistance, fire and CO detection, and more

Adoption of the 2024 International Codes

EXAMPLES OF MAJOR CODE CHANGES

Plumbing Code (IPC)

- Provisions added for support of buried piping beneath building where expansive soil conditions exist.
- Requirement added for tracer wire for buried plastic sewer piping.
- Option added for vacuum testing of DWV piping.
- Plumbing fixture requirements significantly updated for various Group I occupancies.
- Exception added for allowing special locking mechanism for doors to multiple-user toilet facilities.
- Plastic pans for gas-fired water heaters required to be tested in accordance with ASTM E84 or UL 723.
- Showerhead flow limited to 2.0 gpm with performance complying with high efficiency requirements.
- Installation standards added for solvent-cemented plastic piping joints.
- Standards added for chemical waste piping materials.

Adoption of the 2024 International Codes

EXAMPLES OF MAJOR CODE CHANGES

Mechanical Code (IMC)

- Provisions prohibiting the use of domestic ductless range hoods in Groups I-1 and I-2 were removed.
- An identification requirement was added for Group A2L and B2L refrigerants.
- The requirements for machinery rooms containing Group A2L refrigerants were changed and Group B2L refrigerants were added to the provisions.
- Limits for the use of Group A1 and A2L refrigerants changed in high probability systems used for human comfort, unless permitted as excepted.
- UL 2158A Standard was added to the requirements for commercial dryer exhaust.
- Ventilation requirements for outpatient healthcare facilities to match the requirements in ASHRAE 62.1-2019.
- Addition of a new minimum landing at the roof hatch for personnel to safely use the hatch when accessing the roof for repair and maintenance.
- Addition of a new testing option for grease ductwork.
- Requirements for steam baths were added.
- A new standard requirement for refrigeration systems containing carbon dioxide was added.

Adoption of the 2024 International Codes

EXAMPLES OF MAJOR CODE CHANGES

Fuel Gas Code (IFGC)

- [BS] 302.3.1 Engineered wood products. Sections 302.3.2, 302.3.3, and 302.3.4 have all been deleted.
- 304.1 General. The entire section is new for the 2024 Codes. Existing code language has been deleted.
- 304.12 Protection from fumes and gases. Existing code language has been deleted. The entire section is new for the 2024 Codes.
- 403.6 Workmanship and defects. Existing code language has been rewritten and additional code language has been added for the 2024 Codes.
- Appendix C - C105.2, Test for combustion air and vent drafting for natural draft and Category I appliances. Existing code language has been deleted. The entire section is new for the 2024 Codes (appendices are voluntary and apply only if specifically adopted).

Adoption of the 2024 International Codes

EXAMPLES OF MAJOR CODE CHANGES

Existing Building Code (IEBC)

- **Occupiable roofs.** The concept of occupiable roofs requirements has been incorporated in a variety of locations to correlate with the IBC.
- **Storm Shelters.** The requirements have been coordinated with revisions in the IBC and ICC 500, clarifying that where constructed, storm shelters shall comply with IBC Section 423.
- **Risk category increase.** Clarifies how risk categories should be assigned for structural design where the addition and the existing building have different uses.
- **Smoke compartment requirements.** Existing Group I-1, condition 2 occupancies and ambulatory care facilities may be required to divide stories into no fewer than two smoke compartments for more substantial additions and alterations.
- **Adult Changing stations.** Where additional toilet facilities are being added and IBC Section 1110.4.1 would require adult changing stations, Section 306.7.15 would require that at least one accessible family or assisted use toilet room must contain one.
- **Exterior wall covering and wall envelopes sprinkler requirement.** Section 309.2.1 has been added to require that if combustible exterior wall envelopes or coverings are installed on a high-rise building, the building must be equipped throughout with a sprinkler system. There are some exceptions for smaller installations and when only a combustible water resistive barrier is installed.
- **Owner's responsibility at construction sites.** Section 1502 was added to address the need for the owner to properly develop, implement and maintain a site safety plan during construction. A site safety director must be designated who is responsible for conducting daily fire safety inspections.
- **Non-required automatic sprinkler system.** A section has been added to Chapter 10 (under the change of occupancy classification requirements) to allow removal of a nonrequired existing automatic sprinkler system if several criteria are met.
- **APPENDIX E TEMPORARY EMERGENCY USES.** This new appendix was created to provide guidance for designers, engineers, architects, and fire and building officials to allow temporary emergency uses of existing buildings with respect to the minimum code requirements. This appendix is intended to serve as a template or checklist for use during an emergency that references the relevant code requirements.

Adoption of the 2024 International Codes

EXAMPLES OF MAJOR CODE CHANGES

Fire Code (IFC)

- **Lithium-ion batteries:** Stricter regulations on the storage, use, and manufacturing of lithium-ion batteries, often requiring automatic sprinkler systems and specific detection methods depending on the application.
- **Energy storage systems (ESS):** Increased focus on fire safety requirements for energy storage systems.
- **Powered micromobility devices:** New sections addressing charging hazards associated with electric scooters and similar devices.
- **Carbon monoxide detection:** Mandatory carbon monoxide alarms or detection systems in all types of occupancies.
- **A2L refrigerants:** Recognition of the need for A2L (flammable) refrigerants with proper safety regulations.
- **Valet trash:** Restrictions on valet trash collection unless approved by the fire code official.
- **Inflatable amusement devices:** New section with specific requirements for inflatable amusement devices.
- **Temporary heating and cooking operations:** Updated regulations for temporary heating and cooking operations.

Adoption of the 2024 International Codes

EXAMPLES OF MAJOR CODE CHANGES

Energy Code (IECC)

- **Increased insulation requirements:** Adjustments to insulation levels in different climate zones, potentially including ceiling insulation returning to 2018 IECC levels.
- **Stricter air sealing standards:** More emphasis on sealing around windows, doors, and other penetrations to minimize air leakage.
- **Advanced window and door performance:** Higher efficiency requirements for windows and doors, especially in colder climates.
- **Expanded efficiency credits:** Additional options for builders to earn energy efficiency credits beyond the basic prescriptive requirements.
- **Updated Energy Rating Index (ERI):** Modifications to the ERI compliance pathway for better usability.

Adoption of the 2024 International Codes

EXAMPLES OF MAJOR CODE CHANGES

National Electrical Code (NEC)

- **GFCI protection:** GFCI protection is now required for all 125-volt through 250-volt receptacles in kitchens, including wall space receptacles and countertop surfaces. GFCI protection is also required for appliances like wall-mounted ovens, counter-mounted cooking units, clothes dryers, and microwave ovens.
- **Surge protection:** Surge protection is now required for:
  - Multifamily dwelling units
  - Dormitory units
  - Guest rooms and guest suites of hotels and motels
  - Patient sleeping rooms in nursing homes and limited care facilities
- **Protective barriers:** A protective barrier must be placed over terminals and busbars supplied by transformers and tapped conductors.
- **Cybersecurity:** Cybersecurity is now included in the NEC.
- **Energy management systems:** Requirements for energy management systems (EMSs) that limit loads have been expanded.
- **Doors:** Doors must be open at least 90 degrees.
- **Switchboards, switchgear, and panelboards:** All switchboards, switchgear, and panelboards must be permanently marked with the identification and physical location of where the power originates.

Adoption of the 2024 International Codes

Property Maintenance Code

- The International Property Maintenance Code (IPMC) is part of the International Codes package
- The IPMC is a model code that regulates the minimum maintenance requirements for existing buildings
- Addresses all regulations currently adopted and further includes regulations for:
  - Graffiti
  - Paint
  - Condition of windows, walls, & roof

Adoption of the 2024 International Codes

- Currently the Municipal Code has regulation for the following:
  - Accumulation of garbage and filth
  - Accumulation of offensive materials (yard waste, dirt, old merchandise, used materials, etc.)
  - Ponds or pools of unwholesome water
  - Junked vehicles *(also updated LDC in March 2021)*
  - Weeds, grass, and uncultivated plants
  - Brush (residential)

- The IPMC would regulate:
  - Defacement of property (e.g. Graffiti)
  - Exterior of structures (e.g. paint, windows, walls, roof)
    - Provides an additional tool for Code Enforcement

Adoption of the 2024 International Codes

Staff is proposing to establish a program to adopt the codes on a 3-year cycle

- Off-set by one year for the I-Codes and 2 years for the NEC
- Adopt at the end of the release year
- Effective at the beginning of the next year
- Limited adoption of regional amendments

Discussion

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number WS-3 **Agenda Date** 12/3/2024
Type Worksession
Department Community Development

Title
Discussion of Building Permit Fees

Explanation
The intent of building permits is to verify compliance with adopted building codes. The permit fees are to ensure development covers a portion of this cost and pays its own way. Texas House Bill 842 (approved in 2019) prohibited municipalities from calculating residential permit fees based on valuation of the project, which was the previous method for Colleyville and several other north Texas cities. The fees were revised and changed to a "per square foot" model or a "fixed" fee. At that time, the City Council recommended a periodic review. It has been approximately five years and staff has compiled a review of fees compared to surrounding cities. Several fees are recommended to be increased to better align with surrounding communities and help off-set inflation and rising costs.

Attachments
1. Building Permit Fee Review Presentation

Discussion of Building Permit Fees

December 3, 2024

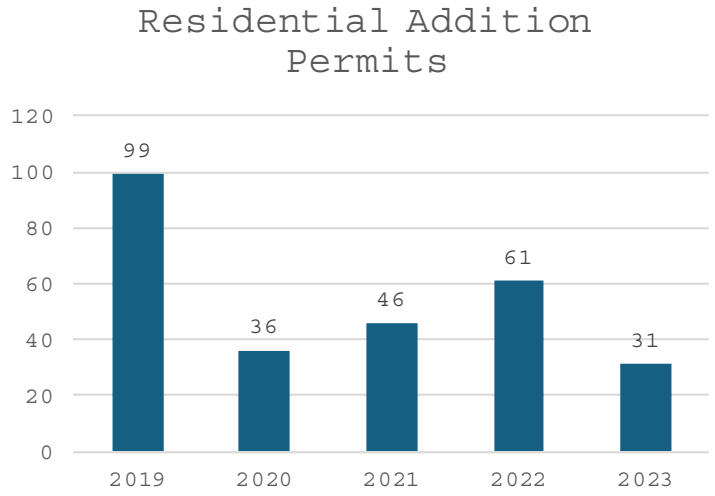
Building Permit Fee Review

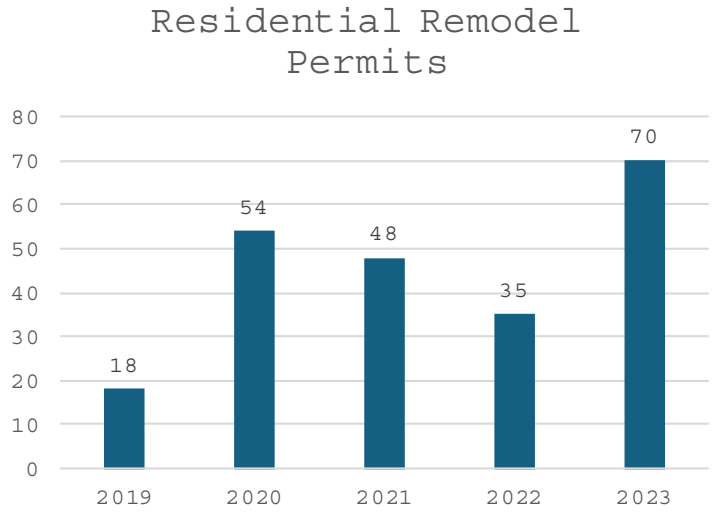
- The intent of building permits is to verify compliance with adopted building codes. The permit fees are to ensure that development covers a portion of this cost and pays its own way.
- HB 842 (2019) prohibited municipalities from calculating residential permit fees based on valuation of the project, which was the previous method for Colleyville and several other north Texas cities.
- The current fees are now calculated at a schedule of:
  - $1.00/s.f. for new homes and additions
  - $0.80/s.f. for remodels and accessory structures
- Many other fixed permit fees

Building Permit Fee Review

Current Colleyville Building Fees:

New Residential Construction:	$1.00/sf
Residential Additions:	$1.00
Residential Alterations/Remodel:	$0.80
Accessory Buildings:	$0.80
Misc. Mechanical:	$75
Misc. Electrical:	$75
Misc. Plumbing:	$75
Sign:	$75
Pool & Hot Tub:	$500
Hot Tub only:	$200
Roof:	$50
Fence:	$75
Solar:	$500





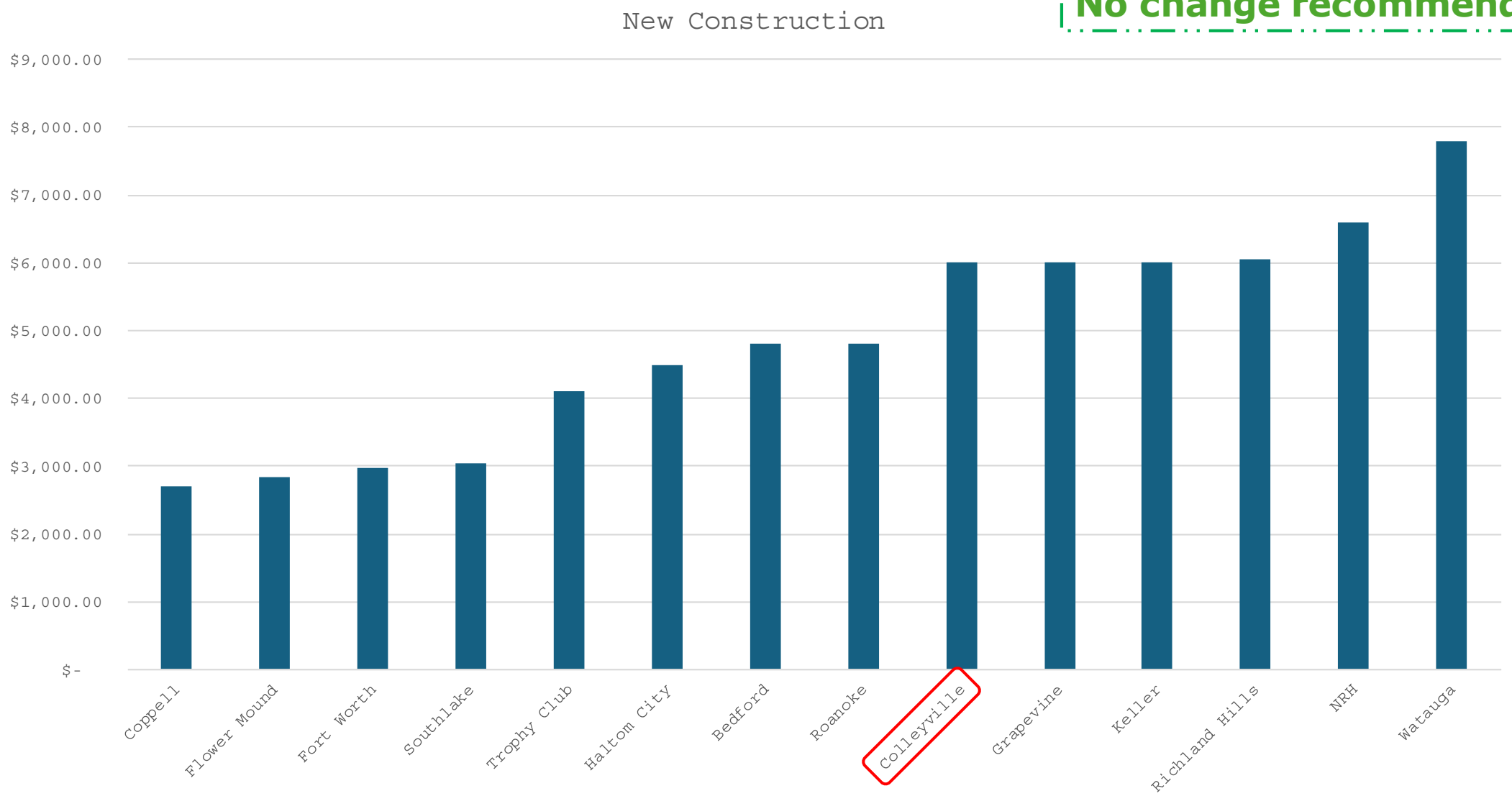
Building Permit Fee Review

New Residential Construction:		Average Home = ±6,000 SF
Colleyville	$1.00/sf	$6,000
Keller	$1.00/sf	$6,000
Watauga	$1.30/sf	$7,800
Southlake	$50 + $0.50/sf	$3,050
Bedford	$0.80/sf	$4,800
Grapevine	$1.00/sf	$6,000
Coppell	$0.45/sf	$2,700
Fort Worth	$1,223.63 + $0.293/sf	$2,981.63
NRH	$1.10/sf	$6,600
Richland Hills	$50 + $1.00/sf	$6,050
Haltom City	$0.75/sf	$4,500
Roanoke	$0.80/sf	$4,800
Trophy Club	$3,414 + $0.6827/sf*	$4,096.70
Flower Mound	$2,845	$2,845

*per square foot over 5,000 SF

Building Permit Fee Review

No change recommended



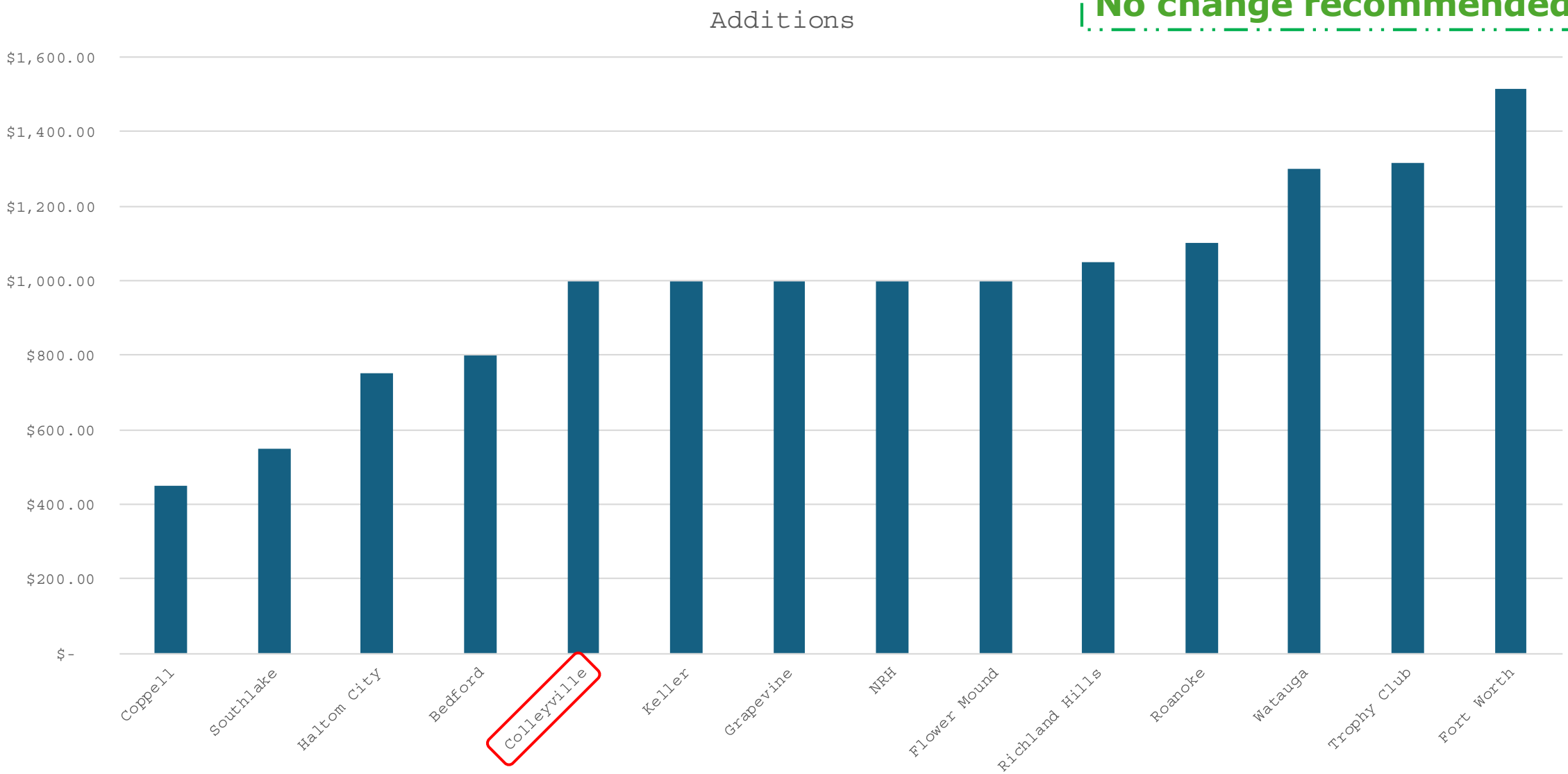
Building Permit Fee Review

Residential Additions:		Per 1,000/sf
Colleyville	$1.00/sf	$1,000
Keller	$1.00/sf	$1,000
Watauga	$1.30/sf	$1,300
Southlake	$50 + $0.50/sf	$550
Bedford	$0.80/sf	$800
Grapevine	$1.00/sf	$1,000
Coppell	$0.45/sf	$450
Fort Worth	$1,223.63 + $0.293/sf	$1,516.63
NRH	$100 + $0.90/sf	$1,000
Richland Hills	$50 + $1.00/sf	$1,050
Haltom City	$0.75/sf	$750
Roanoke	$1.10/sf	$1,100
Trophy Club	$1,316 + $0.6089/sf*	$1,316
Flower Mound	$(based on sq. ft.)	$1,000

*per square foot over 1,000 SF

Building Permit Fee Review

No change recommended



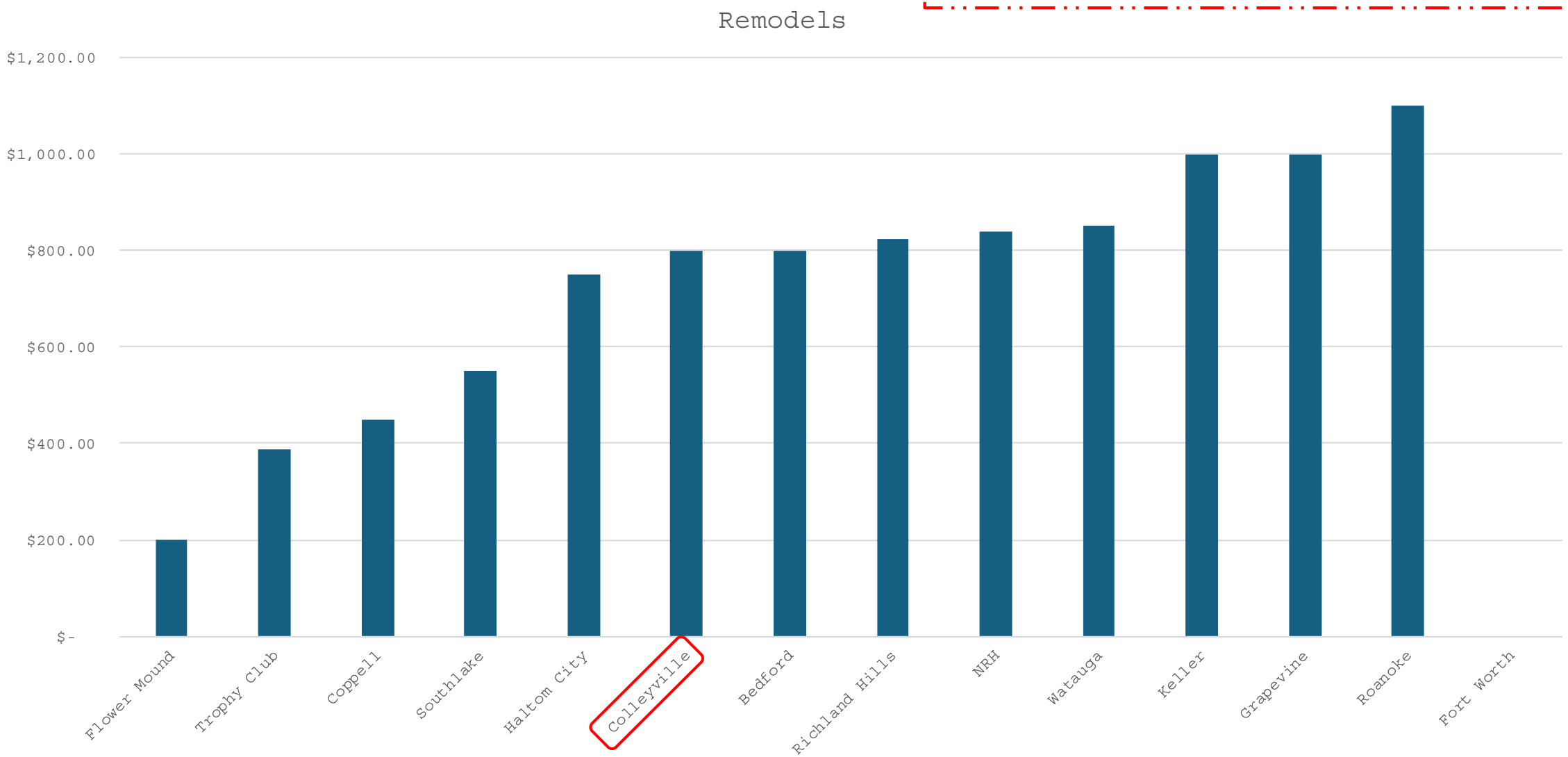
Building Permit Fee Review

Residential Alterations/Remodels:		Per 1,000 SF
Colleyville	$0.80/sf	$800
Keller	$1.00/sf	$1,000
Watauga	$0.85/sf	$850
Southlake	$50 + $0.50/sf	$550
Bedford	$0.80/sf	$800
Grapevine	$1.00/sf	$1,000
Coppell	$0.45/sf	$450
Fort Worth	N/A	N/A
NRH	$39 + $0.80	$839
Richland Hills	$25 + $0.80	$825
Haltom City	$0.75/sf	$750
Roanoke	$1.10/sf	$1,100
Trophy Club	$250 + $0.195/sf*	$386.50
Flower Mound	$200	$200

*per square foot over 300 SF

Building Permit Fee Review

Recommend increase to $1.00/sf

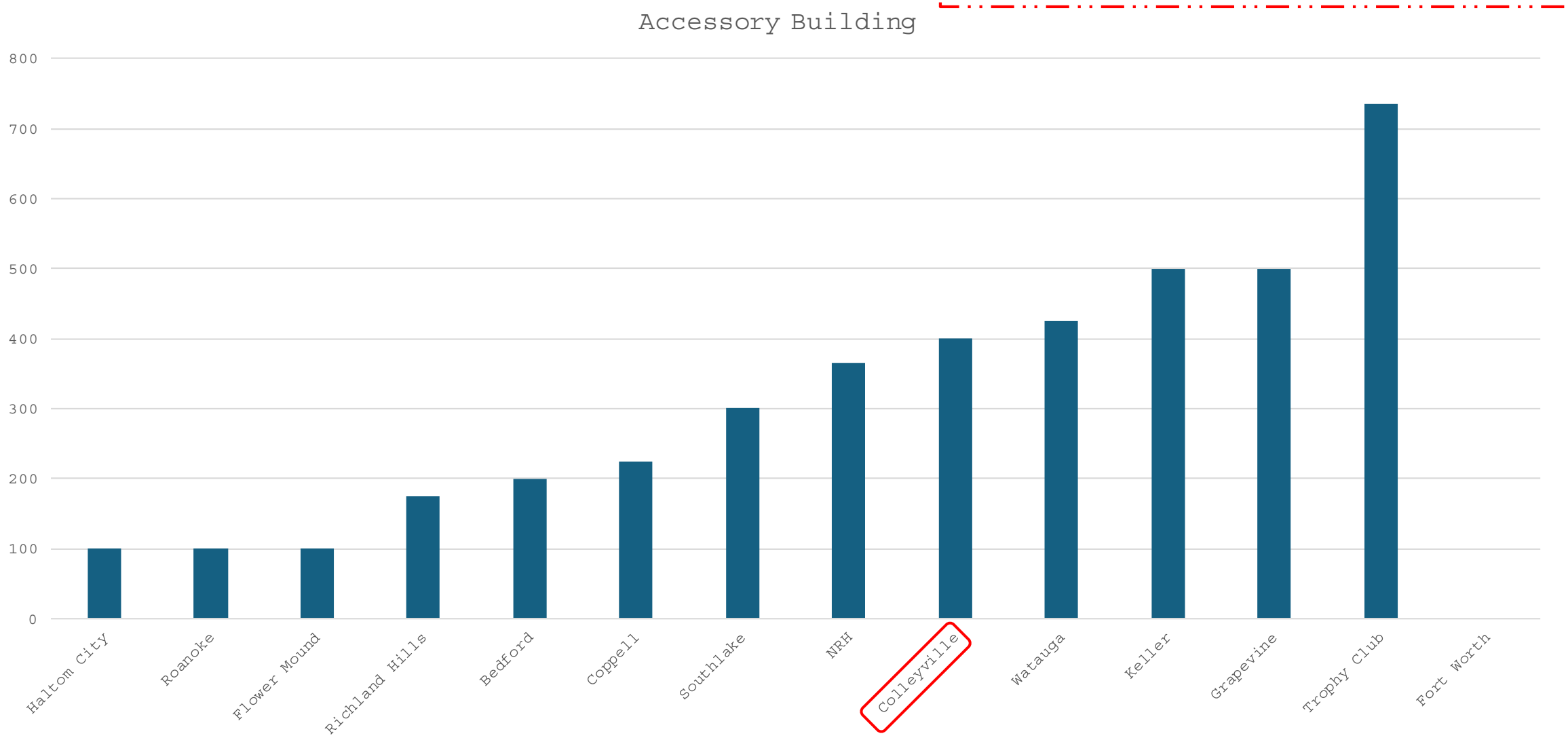


Building Permit Fee Review

Accessory Buildings:		Per 500 SF
Colleyville	$0.80/sf	$400
Keller	$1.00/sf	$500
Watauga	$0.85/sf	$425
Southlake	$50 + $0.50/sf	$300
Bedford	$200	$200
Grapevine	$1.00/sf	$500
Coppell	$0.45/sf	$225
Fort Worth	n/a	n/a
NRH	$39 + $0.65	$364
Richland Hills	$50 + $0.25	$175
Haltom City	$100	$100
Roanoke	$100	$100
Trophy Club	$736 + $0.4649/sf*	$736
Flower Mound	$100	$100

Building Permit Fee Review

Recommend increase to $1.00/sf

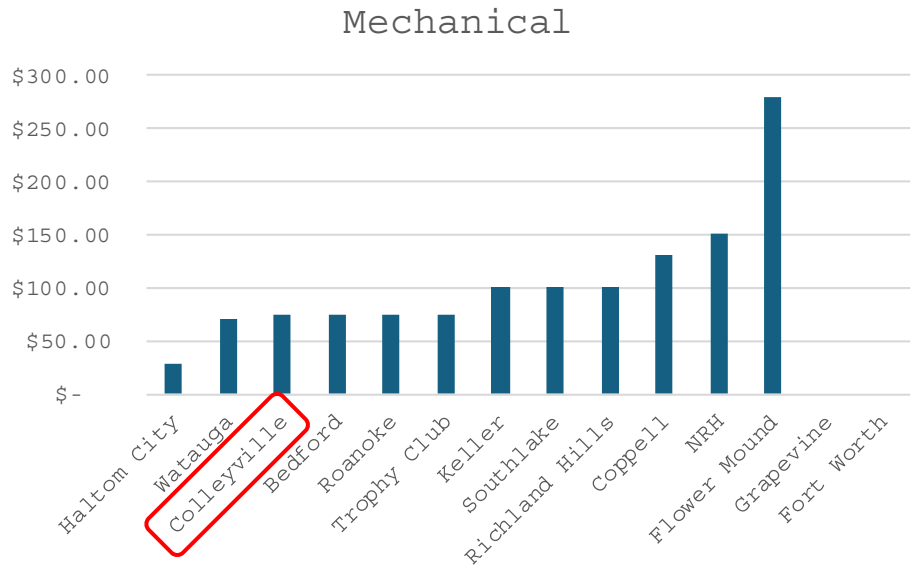


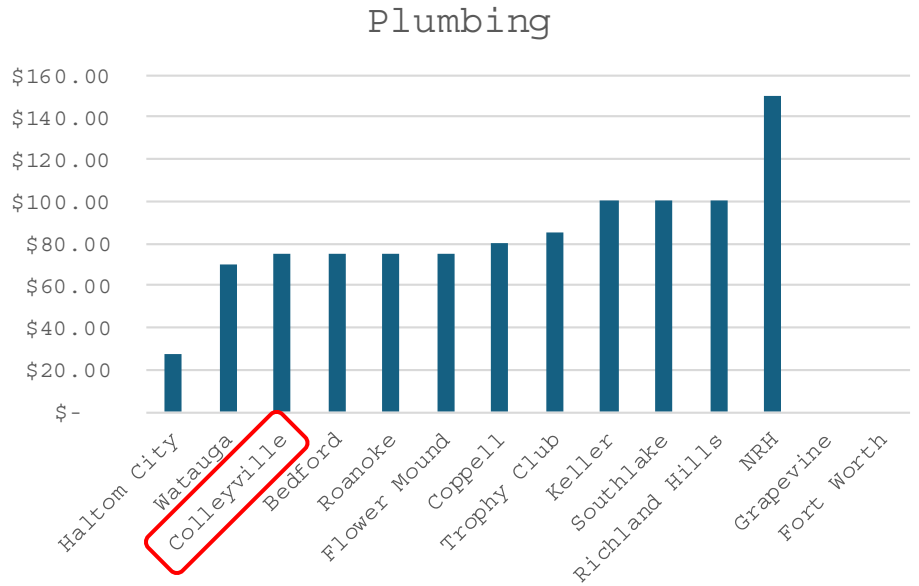
Building Permit Fee Review

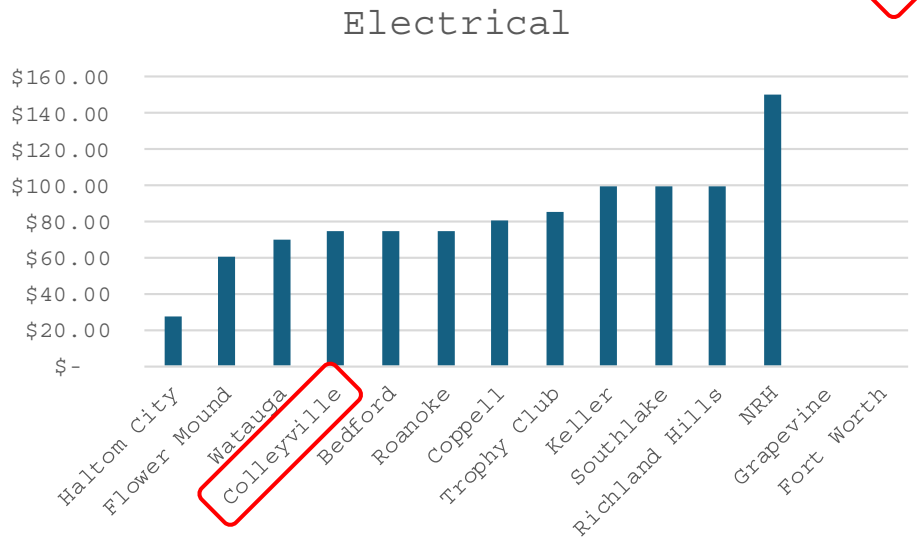
	Misc. Mechanical:	Misc. Electrical	Misc. Plumbing
Colleyville	$75	$75	$75
Keller	$100	$100	$100
Watauga	$70	$70	$70
Southlake	$100	$100	$100
Bedford	$75	$75	$75
Grapevine			
Coppell	$130	$80	$80
Fort Worth			
NRH	$150	$150	$150
Richland Hills	$100	$100	$100
Haltom City	$27.50	$27.50	$27.50
Roanoke	$75	$75	$75
Trophy Club	$75	$85	$85
Flower Mound	$280	$60	$75

Building Permit Fee Review

Recommend increases to $100







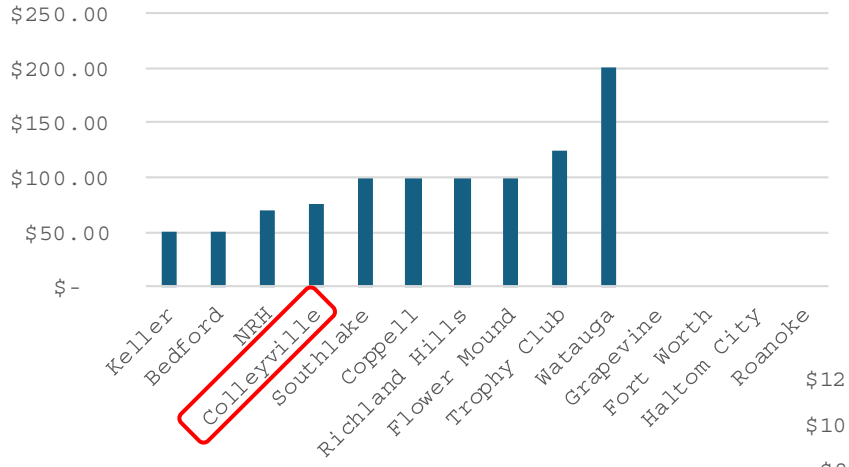
Building Permit Fee Review

	Sign:	Roof:	Fence:	Pool:	Solar:
Colleyville	$75	$50	$75	$500	$500
Keller	$50		$50	$500	
Watauga	$200	$100	$value	$value	$375
Southlake	$100	$100	$100	$500	$200
Bedford	$50	$75	$75	$300	$75
Coppell	$100	$100	$50	$300	$240
NRH	$69	$39	$24	$242	
Richland Hills	$100	$50	$25	$value	$200
Haltom City	$value	$175	$50	$500	$300
Roanoke	$value	$50	$50	$300	$50
Trophy Club	$125	$85	$85	$value	$
Flower Mound	$100	$175	$60	$350	$485
Grapevine				$150	
Fort Worth					

Building Permit Fee Review

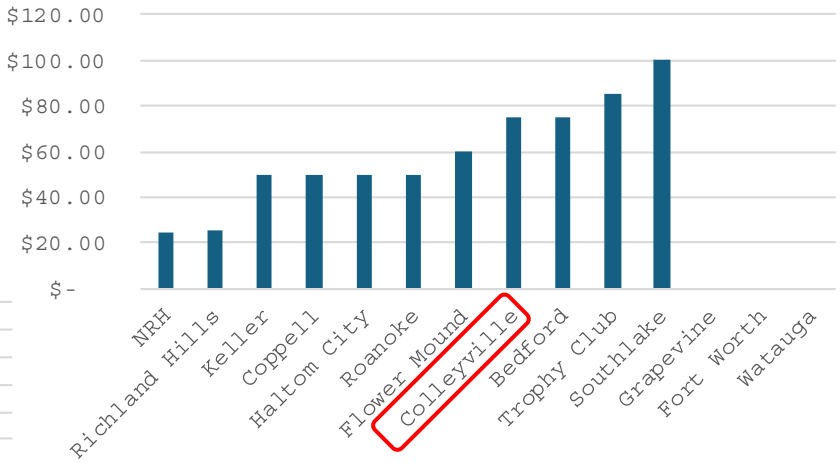
Sign

Recommend increase to $100



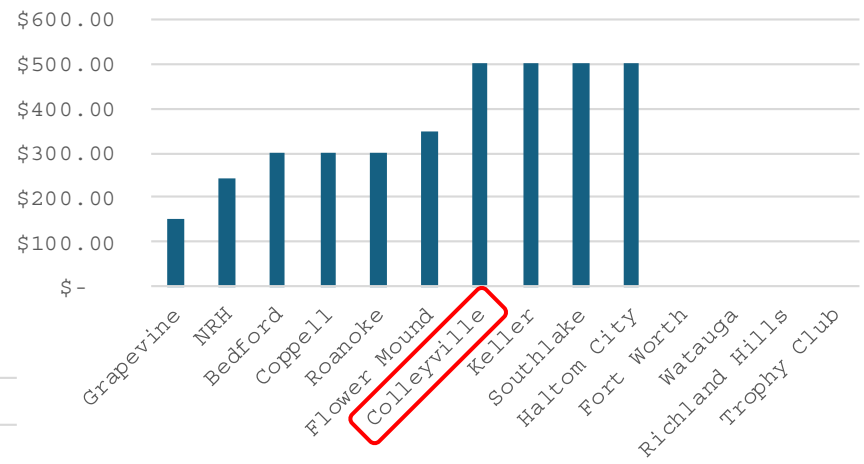
Fence

Recommend increase to $100



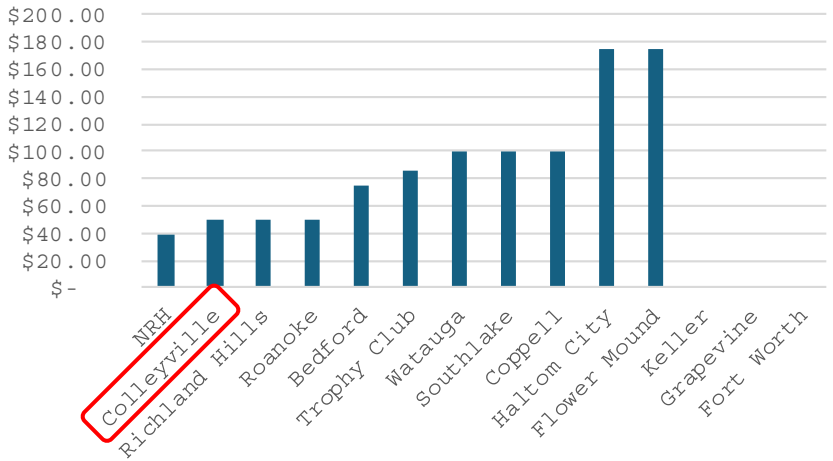
Pool

No change recommended



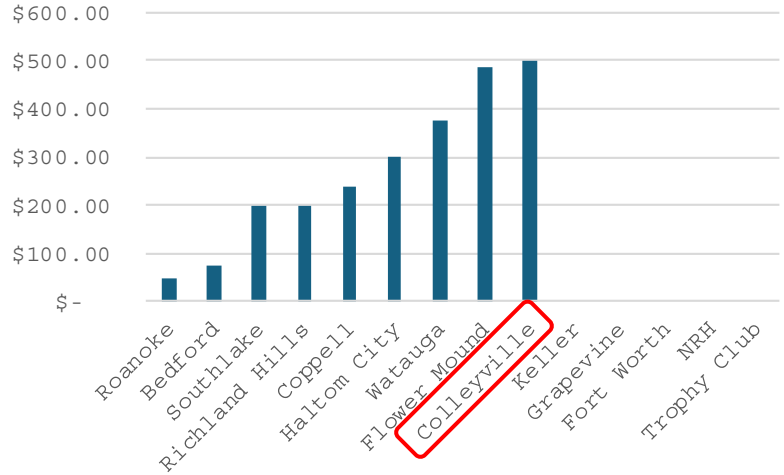
Roof

Recommend increase to $100



Solar

No change recommended



Building Permit Fee Review

Current Colleyville Building Fees:		Recommendation:
New Residential Construction:	$1.00/sf	no change
Residential Additions:	$1.00/sf	no change
Residential Alterations/Remodel:	$0.80/sf	$1.00/sf
Accessory Buildings:	$0.80/sf	$1.00/sf
Misc. Mechanical:	$75	$100
Misc. Electrical:	$75	$100
Misc. Plumbing:	$75	$100
Sign:	$75	$100
Pool & Hot Tub:	$500	no change
Hot Tub only:	$200	no change
Roof:	$50	$100
Fence:	$75	$100
Solar:	$500	no change

Discussion

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number WS-4 **Agenda Date** 12/3/2024
Type Worksession
Department City Secretary

Title
Discussion of the December 3, 2024, City Council regular agenda items

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 1
Agenda Date 12/3/2024
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-24-4993

A RESOLUTION APPROVING COUNCIL ACTION REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL MEETING OF DECEMBER 3, 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 3RD DAY OF DECEMBER 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
City Secretary, TRMC

Bobby Lindamood
Mayor

RESOLUTION R-24-4994

APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF DECEMBER 3, 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 November 19, 2024

b. Approval of rejecting all bids for the Justice Center Roof Rehabilitation Project

c. Approval of an amendment to the Professional Services Agreement with Westwood Professional Services, Inc., amending the design parameters for the FY2025 Green Ribbon Project to include two additional locations, in an amount not to exceed $94,500.00, and authorizing the City Manager to execute the amendment

d. Casting the City's 17 ballots for the election to the Tarrant Appraisal District Board of Directors

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 3RD DAY OF DECEMBER 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
City Secretary, TRMC

Bobby Lindamood
Mayor

CITY OF COLLEYVILLE
CITY COUNCIL MINUTES

100 Main Street, Colleyville, Texas, 76034

TUESDAY, NOVEMBER 19, 2024

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, November 19, 2024, at 5:30 p.m.

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

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, Public Works Director Amber Beard, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Discussion and update on the SH26 Turnback Program

City Manager Jerry Ducay provided the history of reconstruction and expansion of SH26, funding, and resolutions regarding funding, the turnback program, terms, and the previous Memorandum of Understanding. He then reviewed the current discussions with North Central Texas Council of Governments and Texas Department of Transportation.

There was discussion regarding maintenance costs, traffic signals, and future use of Colleyville Boulevard. City Council directed the City Manager to draft a resolution addressing a turnback program to bring forward at a future City Council Meeting.

WS-2 Discussion of the November 19, 2024, City Council regular agenda items

City Manager Jerry Ducay noted the applicant for the tabled resolutions for abandonment of right-of-way and a replat has agreed to pay the City $19,660.50 as requested. Manager Ducay stated the applicant for Liquor Mart has not supplied the information requested by City Council at the previous meeting.

Mayor Lindamood adjourned the Worksession at 5:54 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 551.087 – 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 6:58 p.m.

Mayor Lindamood called the regular meeting of the City Council to order at 7:09 p.m. and called the roll.

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

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-24-4989

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

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

Mayor Lindamood stated Colleyville loves to support Colleyville businesses and noted Small Business Saturday is November 30 and a proclamation is being forwarded to the Small Business Saturday Coalition.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-24-4990

4a Approval of the minutes of the regular City Council meeting of November 6, 2024

4b Approval of an Interlocal Agreement and funding for the Metroport Teen Court Program

4c Approval of the Police Department body camera and in- car video replacement agreement with Motorola Solutions, in an amount not to exceed $415,000, and authorizing the City Manager to execute the agreement

4d Changing the regularly scheduled 2025 City Council Meeting of Tuesday, January 21, to Wednesday, January 22, Tuesday, March 18, to Tuesday, March 11, Tuesday, May 20, to Tuesday, May 13, Tuesday, September 2, to Wednesday, September 3, Tuesday, October 7, to Wednesday, October 8, and Tuesday, November 4, to Wednesday, November 5, 2025, to accommodate holidays when the City is closed, GCISD Spring Break, National Night Out, and Election Day

4e Appointing members to the Colleyville Economic Development Corporation, Library Board, Metroport Teen Court Advisory Board, Planning and Zoning Commission, and the Zoning Board of Adjustment/Sign Board of Appeals

Mayor Lindamood read Resolution R-24-4990 in its entirety.

Aaron Gunther, Deputy Court Administrator, and Nicole Porell Municipal Court Administrator presented item 4b and were joined by Municipal Court Clerks Justin Whiteside and Denisse Romero to answer questions of the City Council.

Police Chief Michael Miller presented item 4c. and explained current in car video system is past life expectancy and is no longer serviceable. He noted the body cameras will reach end of life and no longer be supported as of December 31, 2024. Chief Miller went on to discuss the advantages of the proposed equipment and noted the increased technology far surpasses their current equipment.

City Secretary Christine Loven presented item 4d and 4e. For item 4e, the following were appointed:

Colleyville Economic Development Corporation: Councilmember Kimberly Holt Gunderson, George Dodson, Ralph Hunkins, and John Terhoeve for a term to June 2026; Library Board: Al Cain, Place 2, Molly Skinner, Place 4, Darrell Brown, Place 6, David Thach, Place 7, Debra Sims, Alternate 1; Metroport Teen Court: Susan Baum, Sayeda Syed, Councilmember Tim Raine; Planning and Zoning Commission, David Groves, Place 1, Brandon Arnold, Place 2, David Ebert, Place 3, Richard

Remley, Place 4; Zoning Board of Adjustment/Sign Board of Appeals: Richard Vallario, Place 1, Dee Kamerman, Place 2, Dan Shadle, Place 3, all to a term of November 2026.

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

Mayor Pro Tem Elder made a motion to approve Resolution R-24-4990, seconded by Councilmember Alphonso.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - October 2024

Assistant City Manager Mark Wood presented the October financial report noting this was the first month of the new fiscal year and there is very little to note. He provided a review of surplus funds at the close of FY24 and reviewed all funds for FY25.

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

6a Ordinance O-24-2302

Consideration of a Special Use Permit for a residential carport on Lot 27, Block 2, Woodbriar Estates West Addition, being located at 3412 San Bar Lane, Case ZC24-015

Mayor Lindamood read the caption of Ordinance O-24-2302.

Community Development Director Ben Bryner reviewed the Land Development Code carport regulations and presented the SUP request to allow a 414 square foot carport to remain on the property, although it was built without a building permit or the required SUP. Director Bryner stated the structure does not currently comply with the material standards, however, the applicant will add the required masonry and cedar posts, which are required to make the carport compliant. He noted the ordinance exhibit has been updated to reflect the cedar posts and masonry.

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

Mayor Lindamood made a motion to approve Ordinance O-24-2302, with the ordinance stating the cedar posts and masonry must be completed, seconded by Mayor Pro Tem Elder.

The motion was approved by the following vote:

Ayes: 6 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

Nays: 1 - Councilmember Mark Alphonso.

6b Ordinance O-24-2303
Consideration of a Special Use Permit to allow for Package Store Sales – Off-premises Consumption on Lot 1, Block 1, Towne Square Addition, being located at 5600 Colleyville Boulevard, Suite G, Case ZC24-016

Mayor Lindamood read the caption of Ordinance O-24-2303.

Mayor Lindamood stated the applicant had not submitted the information City Council requested at the December 6, 2024 City Council Meeting, which would have allowed Council an opportunity to visit a store and see the building materials, and quality features of the business. Mayor Lindamood stated he would allow staff to make the presentation if Council wants to hear it, otherwise he will open a public hearing and proceed with a motion.

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

Mayor Lindamood made a motion to deny without prejudice Ordinance O-24-2303, seconded by Councilmember Alphonso.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

6c Ordinance O-24-2304
Consideration of a Special Use Permit for a residential carport on Lot 2, Block 1, Arbor Estates II Addition, being located at 5503 Sycamore Drive, Case ZC24-018

Mayor Lindamood read the caption of Ordinance O-24-2304

Community Development Director Ben Bryner stated at the first reading of this ordinance a super majority vote was required, however, several adjacent property owners have formally rescinded their opposition, changing the calculated opposition to 14%. Therefore, no super-majority vote is required. He then reviewed the Land Development Code and the applicant's requested SUP for a carport.

Mayor Lindamood opened the public hearing without any speakers.

Speaking in opposition was Janet Suedmeier, 2301 Mulberry Court.

Scott Hall, 5503 Sycamore Drive, applicant, stated the HOA design committee approved his carport and the turning radius necessary does not allow the carport to be constructed in a different location.

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

Councilmember Alphonso made a motion to approve Ordinance O-24-2304, seconded by Councilmember Graves.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-24-4991

Approving a Landscape Maintenance Agreement with Texas Department of Transportation for the purpose of maintaining irrigation and landscape improvements installed for the Green Ribbon Program and authorizing the City Manager to execute the agreement

Mayor Lindamood read Resolution R-24-4991 in its entirety.

Public Works Director Amber Beard presented this item and stated approval provides for the City to maintain irrigation and landscape improvements as part of the Green Ribbon Program grant.

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

Mayor Pro Tem Elder made a motion to approve Resolution R-24-4991, seconded by Councilmember Alphonso.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

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

8a Resolution R-24-4985

Consideration of a resolution for the abandonment of right-of-way for Lot 1, Block 1, 5520 Colleyville Addition

Mayor Pro Tem Elder made a motion to remove Resolution R-24-4985 from the table, seconded by Deputy Mayor Pro Tem Richardson, and approved unanimously.

Mayor Lindamood read Resolution R-24-4985 in its entirety.

Community Development Director Ben Bryner presented this item and stated the Resolution was tabled at the previous City Council Meeting as the City wished to seek compensation for the abandonment. Director Bryner stated the applicant has confirmed they will compensate the City for the right-of-way.

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

Mayor Lindamood made a motion to approve Resolution R-24-4985, with the amendment the applicant will pay to the City of Colleyville, $19,660.50, seconded by Deputy Mayor Pro Tem Richardson.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

8b Resolution R-24-4986

Consideration of a replat for Lot 1, Block 1, 5520 Colleyville Addition, being located at 5520 Colleyville Boulevard, Case PC24-009

Councilmember Graves made a motion to remove Resolution R-24-4986 from the table, seconded by Councilmember Raine, and approved unanimously.

Mayor Lindamood read Resolution R-24-4986 in its entirety.

Community Development Director Ben Bryner presented this item and stated the Resolution was tabled at the previous meeting, as the replat is the companion to Resolution R-24-4985, which City Council approved for abandonment of right-of-way for Lot 1, Block 1, 5520 Colleyville Addition.

Councilmember Graves made a motion to approve Resolution R-24-4986, seconded by Councilmember Holt Gunderson.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

9. CITIZEN COMMENTS

Janet Suedmeier, 2301 Mulberry Court, discussed and asked questions regarding Special Use Permits and voluntary HOAs.

10. REPORTS

October 14, 2024 Planning and Zoning Commission Minutes
October 28, 2024 Planning and Zoning Commission Worksession Minutes

There was no discussion of this item.

11. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, NOVEMBER 19, 2024 - READING AND PUBLIC HEARING - RESOLUTION R-24-4992

This resolution was not needed.

12. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 8:45 p.m.

APPROVED BY A VOTE OF AYES, NAYS, ON THIS THE 3RD DAY OF DECEMBER 2024.

Minutes taken and prepared by:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 4b **Agenda Date** 12/3/2024 **Number** Resolution R-24-4994
Type Resolution
Department Engineering

Title
Approval of rejecting all bids for the Justice Center Roof Rehabilitation Project

Explanation
Reading and Public Hearing

This item seeks approval of rejecting all bids for the Justice Center Roof Rehabilitation project.

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on July 21, July 28, August 4, and August 11, 2024. The notice to bidders and bid packet were posted on CivCast for free downloading and distributed to the Dodge Lead Center, BlueBook Building and Construction Network, and Construct Connect, which includes ISqFt, CMD, CDC, and Bid Clerk. Additionally, staff directly notified a list of local contractors who may be interested in the bid opportunity. The project had 56 plan holders, of which were 2 architects, 1 engineer, 24 general contractors, 1 manufacturer, 1 not specified, 7 others, 1 owner, 7 plan rooms, 8 sub-contractors and 4 suppliers.

The City received six sealed bids, which were opened and publicly read aloud on August 20, 2024.

The City currently has a TML claim for potential storm damage on the section of roof that would be replaced. In the best interest of the City staff recommends rejecting all bids until the claim process is complete.

Financial Impact
There is no financial impact to the City.

Recommendation
Approve

Attachments
1. Bid Tabulation

City of Colleyville - Roof Repairs 2024 Colleyville Justice Center

Bid Tabulation ID: BSV-2024-004

Item	Description	Unit	QTY	Paragon Roofing, LLC.	LD Tebben Co Inc	RYCARS Construction	Crawford Roofing, Inc.	Cowboys Roofing LLC	ICGM GROUP
Base Bid									
1	Provide Scope of Work in accordance with the Project Drawings and Specification	LS	1.00	$184,541.00	$188,905.00	$211,150.00	$216,360.00	$257,060.00	$271,823.00
Base Bid Sub Totals				**$184,541.00**	**$188,905.00**	**$211,150.00**	**$216,360.00**	**$257,060.00**	**$271,823.00**
Alternative Bid 1									
1	Replacement of deteriorated 2x wood nailer with similar treated wood nailer, including all incidentals, in accordance with City of Colleyville Standards and Specifications:	LF	100.00	$790.00	$326.00	$750.00	$800.00	$41,000.00	$70,000.00
2	Removal and replacement of rusted/damaged metal deck to match existing	SF	10.00	$180.00	$1,000.00	$250.00	$80.00	$8,000.00	$4,801.60
Alternate Bid Sub Totals				$970.00	$1,326.00	$1,000.00	$880.00	$49,000.00	$74,801.60
Grand T				**$185,511.00**	**$190,231.00**	**$212,150.00**	**$217,240.00**	**$306,060.00**	**$346,624.60**

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 4c **Agenda Date** 12/3/2024 **Number** Resolution R-24-4994
Type Resolution
Department Engineering

Title
Approval of an amendment to the Professional Services Agreement with Westwood Professional Services, Inc., amending the design parameters for the FY2025 Green Ribbon Project to include two additional locations, in an amount not to exceed $94,500.00, and authorizing the City Manager to execute the amendment

Explanation
Reading and Public Hearing

This item is for the consideration and approval of an amendment to increase the existing Professional Services Agreement with Westwood Professional Services, Inc., by $94,500.00, for the purpose of including Green Ribbon design for two additional locations.

The City included Green Ribbon funding applications for three separate locations. Initially, staff was advised by the Texas Department of Transportation (TxDOT) only one location would be funded; SH 26 from north of John McCain to south of Longwood Drive. In October, staff received notification the additional two locations; SH 121 from Gateway Drive to north of Glade Road; and FM 3029 from north of Lavaca Trail to south of West McDonwell School Road were granted funding.

Financial Impact
The TIF is the designated funding source for the design phase of the project. Prior to this amendment, the cost for the FY2025 Green Ribbon Design was $42,800.00. If approved, this would increase the design contract by $94,500.00, for a total not to exceed design cost of $137,300.00.

Recommendation
Approve

Attachments
1. Westwood Professional Services Agreement
2. Contract Amendment 1

Docusign Envelope ID: 3F24A2E6-59D4-45C2-A169-0F6A8506F2CD

PROFESSIONAL SERVICES AGREEMENT
SH26 JM TO LONGWOOD FY25 GREEN RIBBON

This Professional Services Agreement ("Agreement") is made by and between the **City of Colleyville, Texas** ("City"), and **Westwood Professional Services, Inc.** (**"**Professional") (each a "party" and collectively the "parties"), acting by and through their respective authorized representatives.

RECITALS

WHEREAS, City desires to engage Professional to perform certain work and services, hereinafter referred to only as "services", as further specified in the Scope of Services defined in Section 1 of this Agreement; and

WHEREAS, Professional has expressed a willingness to perform said services in conformance with this Agreement.

NOW, THEREFORE, for and in consideration of the covenants and promises made one to the other herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Section 1. Scope of Services

Upon written notice to proceed by City, Professional agrees to provide to City SH26 JM to Longwood FY25 Green Ribbon ("Project"), as set forth in the Scope of Services attached hereto as **Exhibit "A"** and incorporated herein by reference (the "Scope of Services"). Professional shall not be entitled to any claim for extra services, additional services or changes in the services without a written agreement with City prior to the performance of such services.

Section 2. Term of Agreement

The term of this Agreement shall begin on the last date of execution hereof (the "Effective Date") and shall continue until Professional completes the services required herein and the City has accepted the same, unless sooner terminated as provided in this Agreement.

Section 3. Professional's Obligations

(a) Performance of Services. Professional shall furnish and pay for all labor, tools, software, materials, equipment, supplies, transportation and management necessary to perform the services. To the extent reasonably necessary, Professional may engage the services of any agents, assistants, or other persons that Professional may deem proper to assist in the performance of the services under this Agreement; provided, that Professional shall be responsible for all costs related thereto, except as expressly authorized in writing in advance by City.

(b) Site Access. City will endeavor to provide such rights of access on any project site as may be reasonably necessary for Professional to perform any necessary studies, surveys, tests or other required investigations in relation to the services; provided, that City shall have no obligation to (i) provide off-site access, (ii) provide access to private property for which City does not have an existing right to access, nor (ii) incur any costs associated with the access to be provided under this Agreement.

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(c) Standard of Care. Professional shall perform the services with the skill and care ordinarily provided by competent professionals practicing in the same or similar locality and under the same or similar circumstances and professional licenses. Professional shall be responsible for the professional quality, technical accuracy, and the coordination of all services, including all Project Documents, designs, drawings, specifications, plans, reports, presentations and all other services furnished by Professional under this Agreement. Professional shall, without additional compensation, correct or revise any errors or deficiencies in the services. Professional shall further make, without expense to City, such revisions to the Project Documents as may be required to meet the needs of City and which are within the Professional's Scope of Services.

(d) Additional Services. Should City require additional services not included under this Agreement, Professional shall make reasonable effort to provide such additional services in accordance with the fee schedule set forth in **Exhibit A**, and within the time schedule prescribed by City; and without decreasing the effectiveness of the performance of services required under this Agreement.

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

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

(g) Inspection of Records. Professional grants City and its designees the right to audit, examine or inspect, at City's election, all of Professional's Records (defined below) relating to the performance of services under this Agreement, during the term of the Agreement and any retention period herein. City's audit, examination, or inspection of Professional's Records may be performed by a City designee, which may include its internal auditors or an outside representative engaged by City. Professional agrees to retain Professional's Records for a minimum of two (2) years following termination of the Agreement, unless there is an ongoing dispute under the contract; then, such retention period shall extend until final resolution of the dispute. "Professional's Records" shall include any and all information, materials and data of every kind and character generated in connection with the services under this Agreement. City agrees that it will exercise its right to audit, examine or inspect Professional's Records during regular business hours unless City has provided advance written notice of an alternate time. Professional agrees to allow City and its designees access to all of Professional's Records, Professional's facilities, and the current or former employees of Professional, to the extent deemed reasonably necessary by City or its designee(s), to perform such audit, inspection or examination.

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

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(i) Hazardous Materials. Professional shall report the presence and location of any hazardous materials it notices or which an professional of similar skill and experience should have noticed to the City.

Section 4. Performance Schedule

(a) Time for Performance. Professional shall perform all services as provided for under this Agreement in a proper, efficient, timely, and professional manner in accordance with City's requirements. In the event Professional's performance of this Agreement is delayed or interfered with by acts of the City or others, Professional may request an extension of time in conformance with this Section 4 for the performance of same as hereinafter provided but shall not be entitled to any increase in fee or price, or to damages or additional compensation as a consequence of such delays.

(b) Extensions; Written Request Required. No allowance of any extension of time, for any cause whatever (including an event of Force Majeure as defined herein below), shall be claimed or made to Professional, unless Professional shall have made written request upon City for such extension within forty-eight (48) hours after the cause for such extension occurred, and unless City and Professional have agreed in writing upon the allowance of additional time to be made.

Section 5. Documents

(a) Project Documents. All proposals, reports, studies, surveys, applications, drawings, plans, specifications, data, and other documents, whether in draft form or final form (including any electronic format) prepared by Professional and its employees, consultants, subcontractors, agents, or representatives (collectively referred to in this section as "Professional) for the use and/or benefit of City in connection with this Agreement ("Project Documents"). Professional shall be deemed the authors of their respective component of the Project Documents. Notwithstanding, upon payment by City as required by this Agreement, City shall own, have, keep and retain all rights, title and interest in and to all Project Documents, including all ownership, common law, statutory, and other reserved rights, including copyrights (except copyrights held by the Professional) in and to all Project Documents, whether in draft form or final form, which are produced at City's request and in furtherance of this Agreement. City shall have full authority to authorize any contractor(s), subcontractors, consultants, and material or equipment suppliers to reproduce applicable portions of the Project Documents to and for use in their execution of the services or for any other purpose. Acceptance and approval of the Project Documents by City shall not constitute nor be deemed a release of the responsibility and liability of Professional for the accuracy or competency of its designs, working drawings, specifications, or other documents; nor shall such approval be deemed to be an assumption of such responsibility by City for any defect in the designs, working drawings and specifications, or any other documents prepared by Professional.

(b) Professional's Documents. All previously owned intellectual property of Professional, including but not limited to any computer software (object code and source code), tools, systems, equipment or other information used by Professional or its suppliers in the course of delivering the Services hereunder, and any know-how, methodologies or processes used by Professional to provide the services or protect deliverables to City, including without limitation, all copyrights, trademarks, patents, trade secrets and any other proprietary rights inherent therein and appurtenant thereto ("Professional's Documents"), shall remain the sole and exclusive property of Professional. Notwithstanding, Professional agrees that City shall have the right to access to all such information and City is granted the right to make and retain copies of Professional's Documents. City acknowledges that any reuse of Professional's Documents without specific written verification or adaptation by Professional will be at City's sole risk and without liability or legal exposure to Professional.

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(c) Confidential Information. Professional agrees it will notify City in writing if it considers specific information to be confidential or proprietary trade secrets and will use its best efforts to clearly mark all such information as "Confidential" and/or "Proprietary – Trade Secret" at the time it is delivered or made accessible to City. City acknowledges that all such designated information is considered by Professional to be confidential and the exclusive property of Professional. Notwithstanding the foregoing, Professional acknowledges that this Agreement, and all services performed hereunder, are subject to the legal requirements of the Texas Public Information Act and that City will have no obligation to protect or otherwise limit disclosure of any confidential or proprietary information if Professional has not notified City of such designation in conformance with this section. Professional agrees and covenants to protect any and all proprietary rights of City (or other persons) in any materials provided to Professional by City. Additionally, any materials provided to Professional by City shall not be released to any third party without the consent of City and shall be returned intact to City upon termination or completion of this Agreement if instructed to do so by City. In the event City delivers to Professional any information that has been expressly marked "Confidential" or has notified Professional is confidential or is the proprietary information of a third-party, Professional agrees it shall not disclose to anyone directly or indirectly during the term of this Agreement or at any time thereafter, any such information, nor shall it use any such information for any purpose other than as reasonably necessary in connection with Professional's performance of the services under this Agreement. Professional shall further, at its own expense, defend all suits or proceedings instituted against City and pay any award of damages or loss resulting from an injunction, against City, insofar as the same are based on any claim that materials or services provided under this Agreement constitute an infringement of any patent, trade secret, trademark, copyright or other intellectual property rights. Notwithstanding, the foregoing confidentiality obligations shall not extend to and nothing herein shall limit either party's right to disclose any information provided hereunder which: (i) was or becomes generally available to the public, other than as a result of a disclosure by the receiving party or its personnel; (ii) was or becomes available to the receiving party or its representatives on a non-confidential basis, provided that the source of the information is not bound by a confidentiality agreement or otherwise prohibited from transmitting such information by a contractual, legal, or fiduciary duty; (iii) was independently developed by the receiving party without the use of any confidential information of the disclosing party; or (iv) is required to be disclosed by applicable law or a court order.

Section 6. Payment

(a) Compensation. Professional's compensation shall be as specified in the payment schedule set forth in **Exhibit A**; provided, that the total compensation under this Agreement shall not exceed FOURTY-TWO THOUSAND, EIGHT HUNDRED DOLLARS ($42,800.00).

(b) Payment Terms. City agrees to pay Professional for all services authorized in writing and properly performed by Professional in general conformance with the fee schedule(s) set forth in **Exhibit A**, subject to changes in the Scope of Services or additional services agreed upon in writing. Unless otherwise agreed in writing, all payments to Professional by City shall be based on detailed monthly invoices submitted by Professional for work performed and accepted by City, less any previous payments. Payment will be due within thirty (30) days of the City's receipt and acceptance of an approved invoice. Notwithstanding the foregoing, City reserves the right to delay, without penalty, any payment to Professional when, in the opinion of City, Professional has not made satisfactory progress on the Project as described in the Scope of Services.

(c) Deductions. City may deduct from any amounts due or to become due to Professional any sum or sums owing by Professional to City. In the event of any breach by Professional of any provision or obligation of this Agreement, or in the event of the assertion by other parties of any claim or lien against City, or City's premises, arising out of Professional's performance of this Agreement, City shall have the

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right to retain out of any payments due or to become due to Professional an amount sufficient to completely protect City from any and all reasonably anticipated loss, damage or expense therefrom, until the breach, claim or lien has been satisfactorily remedied or adjusted by Professional.

Section 7. Default; Force Majeure

(a) Default; Notice to Cure. A party shall be deemed in default under this Agreement if the party is in breach of a material provision of this Agreement and said breach is not cured within fifteen (15) days written notice of default by the other party. In the event the breaching party has notified the other party in writing that it is diligently working to cure the breach and has provided reasonable written evidence in support of the same, the breaching party shall not be deemed in default until the thirtieth (30^{th}) day following the non-breaching party's notice of default.

(b) Default by Professional. In addition to default under Section 7(a) above, Professional shall be in default under this Agreement if Professional fails to comply or becomes disabled and unable to comply with the provisions of this Agreement related to Professional's performance of the services, including the quality or character of the services or time of performance for any material component of the services. If such default is not corrected within ten (10) days from the date of City's written notice to Professional regarding the same, City may, at its sole discretion without prejudice to any other right or remedy:

(i) Terminate this Agreement and be relieved of the payment of any further consideration to Professional except for all services determined by City to be satisfactorily completed prior to termination. Payment for work satisfactorily completed shall be for actual costs, including reasonable salaries and travel expenses of Professional to and from meetings called by City at which Professional is required to attend, but shall not include any loss of profit of Professional. In the event of such termination, City may proceed to complete the services in any manner deemed proper by City, either by the use of its own forces or by re-subletting to others; or

(ii) City may, without terminating this Agreement or taking over the services, furnish the necessary labor, materials, equipment, supplies and/or assistance necessary to remedy the situation, at the expense of Professional.

(c) Force Majeure. To the extent either party of this Agreement shall be wholly or partially prevented from the performance of any obligation or duty placed on such party by reason of or through stoppage of labor, riot, fire, flood, acts of war, insurrection, court judgment, or a government restriction, quarantine or mandatory closure order enacted in response to a pandemic or other public health crises, or other specific cause reasonably beyond the party's control and not attributable to its malfeasance, neglect or nonfeasance (each an event of "Force Majeure"), the time for performance of such obligation (other than a payment obligation) may be extended for a period equal to the time lost by reason such event, provided, that the party complies with the provisions of this section. Specifically, the party asserting Force Majeure (i) 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 (ii) has the burden of demonstrating: (1) how and why their performance was so prevented, (2) 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 (3) that the party used commercially reasonable efforts to mitigate and/or eliminate such prevention and resumed performance under this Agreement as soon as reasonably practicable.

Section 8. Termination; Suspension

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(a) Termination Upon Default. Either party may terminate this Agreement upon written notice if the other party is in default of this Agreement, subject to the defaulting party's right to cure in conformance with the terms of this Agreement.

(b) Termination for Convenience. Either party shall be entitled to terminate this Agreement, with or without cause, by providing thirty (30) days prior written notice to Professional.

(c) Termination Following Request for Modification. Should City require a modification of this Agreement with Professional, and in the event City and Professional fail to agree upon a modification to this Agreement, City shall have the option of terminating this Agreement and Professional's services hereunder at no additional cost other than the payment to Professional, in accordance with the terms of this Agreement, for the services reasonably determined by City to be properly performed by Professional prior to such termination date.

(d) Suspension. City reserves the right to suspend this Agreement for the convenience of City by issuing a written notice of suspension which shall describe City's reason(s) for the suspension and the expected duration of the suspension. Such expected duration shall, in no way, guarantee what the total number of days of suspension shall occur. Such suspension shall take effect immediately upon Professional's receipt of said notice. Should such suspension extend past the expected duration identified by City in its latest notice of suspension, Professional shall have the right to terminate this Agreement if Professional if (i) Professional provides not less than thirty (30) days prior written notice to City requesting to recommence the services, and (ii) City does not recommence the services within the time requested.

Section 9. Insurance

Professional shall during the term hereof maintain in full force and effect all policies of insurance reasonably required by City. Professional's obligation to provide acceptable certificates of insurance is a material condition precedent to this Agreement, and services under this Agreement shall not commence until certificates of insurance have been received, reviewed, and accepted by City. The minimum coverages and limits of liability for the policies of insurance required for the specific services under this Agreement are maintained by and accessible through the City's purchasing department.

Section 10. Indemnification; Notice.

PROFESSIONAL AGREES TO INDEMNIFY AND SAVE HARMLESS CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CITY INDEMNITEES") FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, REASONABLE ATTORNEYS' FEES AND COSTS OF INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY THE NEGLIGENT PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION ON THE PART OF PROFESSIONAL, ITS OFFICERS, DIRECTORS, MANAGERS, AND EMPLOYEES (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE FROM OR ARE ATTRIBUTED TO THE NEGLIGENCE OR WILFUL MISCONDUCT OF A CITY INDEMNITEE, IN WHOLE OR IN PART, IN WHICH CASE PROFESSIONAL SHALL INDEMNIFY THE CITY INDEMNITEES TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO PROFESSIONAL, ITS OFFICERS, AGENTS, OR EMPLOYEES AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION).

Notices of Claim. Professional shall promptly advise City in writing of any claim or demand against the

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City, related to or arising out of Professional's acts or omissions under this Agreement and shall see to the investigation of such claims or demand at Professional's sole cost and expense; provided, that City, at its option and at its own expense, may participate in such investigation without relieving Professional of any of its obligations hereunder. Professional's obligations under this section shall not be limited to the limits of coverage of insurance maintained or required to be maintained under this Agreement.

THE PROVISIONS OF THIS SECTION SHALL SURVIVE EXPIRATION OR TERMINATION OF THIS AGREEMENT FOR A PERIOD OF FOUR (4) YEARS.

Section 11. Notice.

All notices required by this Agreement shall be in writing and addressed to the parties at the addresses set forth on the signature page(s) of this Agreement (or to such other address that may be designated by the receiving party from time to time in accordance with this section). All notices shall be delivered by (a) personal delivery, (b) certified or registered mail (in each case, return receipt requested, postage prepaid), (c) nationally recognized overnight courier (with all fees pre-paid), or (d) email of a pdf document containing the required notice. Such notice or document shall be deemed to be delivered or given, whether actually received or not, (i) when received if delivered or given in person, (ii) if sent by United States mail, three (3) business days after being deposited in the United States mail as set forth above, (iii) on the next business day after the day the notice or document is provided to a nationally recognized carrier to be delivered as set forth above, or (iv) if sent by email, the next business day. A confirmation of delivery report which reflects the time that the email was delivered to the recipient's last notified email address is prima facie evidence of its receipt by the recipient, unless the sender receives a delivery failure notification, indicating that the email has not been delivered to the recipient.

Section 12. Verifications by Professional

Professional's execution of this Agreement shall serve as its formal acknowledgement and written verification that:

(a) if the requirements of Subchapter J, Chapter 552, Government Code, apply to this Agreement and Professional agrees that the Agreement can be terminated if Professional knowingly or intentionally fails to comply with a requirement of that subchapter;

(b) pursuant to Texas Government Code Chapter 2270, that Professional's organization does not presently boycott Israel and will not boycott Israel during the term of this Agreement; and

(c) pursuant to Texas Government Code Chapter 2251, that Professional's organization does not current discriminate against firearm and ammunition industries and will not for the term of the contract. Discriminating means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with the firearm or ammunition industry or with a person or entity doing business in the firearm or ammunition industry, but does not include an action made for ordinary business purposes.

Section 13. Miscellaneous

(a) Professional shall not assign or sublet this Agreement, in whole or in part, without the prior written consent of City. (b) Professional shall comply with all federal, state, county, and municipal laws, ordinances, resolutions, regulations, rules, and orders applicable to the services under this Agreement. (c) The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the state district courts of Tarrant County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said courts. (d) This Agreement contains the entire understanding

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of the parties with respect to the subject matter hereof and there are no oral understandings, statements or stipulations bearing upon the meaning or effect of this Agreement which have not been incorporated herein. (e) The exhibits attached hereto, if any, are incorporated herein and made a part hereof for all purposes. (f) Unless expressly provided otherwise herein, this Agreement may only be modified, amended, supplemented or waived by a mutual written agreement of the parties. (g) In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it. (h) Any of the representations and obligations of the parties, as well as any rights and benefits of the parties pertaining to a period of time following the termination of this Agreement shall survive termination. (i) This Agreement may be executed by the parties in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the parties. (j) Each party represents that it has full capacity and authority to grant all rights and assume all obligations granted and assumed under this Agreement. (k) Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -
SIGNATURE PAGE FOLLOWS]

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

For City:

CITY OF COLLEYVILLE, TEXAS

By: _____
Jerry Ducay
City Manager

Date: 8/15/2024

Notice Address:

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

Colleyville Contract ID:
PSA_aa_June 21, 2024_v1.20220714

For Professional:

WESTWOOD PROFESSIONAL SERVICES, INC.

By: DocuSigned by: Rob Copouls
0B11B83641D848D...
Rob Copouls
Senior Vice President

Date: 8/13/2024

Notice Address:

Westwood Professional Services, Inc.
Attn: Rob Copouls, Senior Vice President
2805 North Dallas Parkway, Suite 150
Plano, Texas 75093
E: wade.peterson@westwoodps.com

With a copy to:
Westwood Professional Services, Inc.
Attn: Legal
2805 North Dallas Parkway, Suite 150
Plano, Texas 75093
E: legal@westwoodps.com

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EXHIBIT "A"
SCOPE OF SERVICES

(attached)

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Westwood

June 19, 2024
Project No.: 0041616.03

Ms. Amber Beard
CITY OF COLLEYVILLE
100 Main Street
Colleyville, Texas 76034

Re: Professional Landscape Architecture Services
COLLEYVILLE FY25 GREEN RIBBON - SH26
Colleyville, Tarrant County, Texas

Dear Ms. Beard:

Westwood Professional Services, Inc. is pleased to submit this proposal to provide professional landscape architecture services relating to the referenced project. It is our understanding the project consists of landscape planting and irrigation plans for the award of $400,000 in TxDOT Green Ribbon funding and an additional $142,000 to be provided by the City, to be used along SH 26 from John McCain to south of Longwood Drive.

Based on our preliminary discussions and the information received to date, our perception of the project is described in the attached documents:

- Exhibit A.1 – Scope of Services;
- Exhibit A.2 – Compensation and Method of Payment;
- Exhibit A.3 – Insurance; and
- Exhibit A.4 – Site Exhibit

Westwood Professional Services, Inc. is pleased to have this opportunity to submit this proposal and look forward to working with you on this project. If the proposed agreement is acceptable to you as presented, please execute one copy of the agreement form and return one original copy to our office. If you have any questions or would like any additional information, please do not hesitate to call us at your convenience.

Sincerely,

Dorothy J. Witmeyer, P.L.A.

DJW/sje/akb

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EXHIBIT 'A.1' – SCOPE OF SERVICES

COLLEYVILLE FY25 GREEN RIBBON

PROJECT DESCRIPTION:

It is our understanding the project consists of landscape planting and irrigation plans for the award of $400,000 in TxDOT Green Ribbon funding and an additional $142,000 to be provided by the City, to be used along SH 26 from John McCain to south of Longwood Drive.

ASSUMPTIONS AND EXCLUSIONS:

A. Below are shown the assumptions and qualifiers for the landscape architecture scope of work found herein.

1. Assumptions:
   - Area of work is as shown in "Exhibit D" attached.
   - Project budget is $542,000.00.
   - The design will be based on the concept used for the green ribbon application, consisting of planting and irrigation items only based on TxDOT's Green Ribbon Project.
   - No survey will be done for this project. The project limits and area of work will be based on Google aerials, Lidar data available, existing plans available, and City staff knowledge of the area.

2. Exclusions:
   - Multiple design alternatives
   - Irrigation systems utilizing reclaimed water that require pumps, filters and associated controls. This can be provided as an additional service if needed.
   - Site signage and/or signs for buildings and vehicular circulation.
   - Site and/or ornamental lighting.
   - Site walls.

BASIC SERVICES:

B. Project Management, Coordination & Submittals
Westwood will attend meetings and or presentations to coordinate with other team members and the owner during the design phase and submit plans for formal TxDOT review as required.

1. Included in this item:
   - Up to four (4) meetings with the CLIENT and/or TxDOT to coordinate the design and submittals.
   - Formal review submittals and responses to TxDOT at 60%, 90%, 95% and final plans.

C. Supplemental Design Requirements

Westwood will prepare additional files and standard plan sheets to complete TxDOT's PS&E process for a state let.

1. Included in this item:

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- Base file creation in absence of design survey data. Develop a schematic working base file from Lidar, digital CAD data, aerial photos and pdf document available.
- Site visit to verify existing conditions at locations subject to improvements.
- General notes related to demolition activities and TxDOT specification standards.
- One (1) Epic Sheet and One (1) Grading and Drainage Plan if required showing the location of sediment controls.
- Standard TxDOT Sheets to include: one (1) Cover Page, one (1) Index of Sheets, one (1) Estimates and Quantities, one (1) Quantity Summary, Traffic Control Plan Standards and Traffic Standards (Electrical) if required.
- Standard TxDOT PS&E forms and coordination in TxDOT Connect.

D. Landscape Planting Plans

Westwood will provide a Landscape Planting Plan that consists of selection and location of ornamental plantings, trees, turf, mulches, and associated items.

1. Included in this item:
    - Construction documents per the concept approved and included in the Green Ribbon Grant Application to a level sufficient to demonstrate design intent and allow the construction thereof, including material and quantity schedules, notes and technical details.
    - One (1) 22"x34" Plan submittal meeting TxDOT requirements as previously described at 60%, 90%, 95% and final plans.

E. Landscape Irrigation Plans

Westwood will provide a Landscape Irrigation Plan that consists of a fully automated irrigation system to service the plantings on the site as required.

1. Included in this item:
    - Construction documents to include irrigation plans to a level sufficient to demonstrate design intent and allow the construction thereof, including materials and quantity schedules, pipe sizing, notes and technical installation details.
    - One (1) 22"x34" Plan submittal meeting TxDOT requirements as previously described at 60%, 90%, 95% and Final plans.

F. TxDOT Environmental Documents

Westwood will manage environmental documents in accordance with TxDOT guidelines.

1. Included in this item:
    - Prepare the necessary documentation to obtain blanket categorical exclusion for environmental clearance through TxDOT.

G. Reimbursable Expenses.

1. Included in this item are usual and customary expenses normally incurred during this type of project. These could include travel expenses, courier delivery charges, overnight delivery charges, copies of existing plans and/or maps, photocopies, printing and reproduction (either in-house or by

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reproduction company). Application, review and filing fees are not included in this item. These services will be billed at cost +10%, with documentation provided, and are shown as a not to exceed (NTE) cost in the Compensation section.

H. Limited Landscape Bid & Construction Administration
During the Bid and Construction Phase, Westwood will be available to provide coordination as required with prospective bidders and selected contractors at hourly rates as requested by the Client.

This shall not be construed as performing continuous construction inspection.
Please note the following:

- Westwood shall not at any time supervise or have authority over any Contractor work or jobsite management procedures, nor shall Westwood have authority over or be responsible for the means and methods, or procedures of construction selected or used by the Contractor.
- Westwood neither guarantees the performance of the Contractor nor assumes responsibility for the Contractor's failure to furnish and perform the Work in accordance with the Contract Documents.
- Westwood shall not provide or have any responsibility for surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements.
- Westwood shall not be responsible for the acts or omissions of the Contractor or for any decision or interpretation of the Contract Documents made by the Contractor.
- While at the Site, Westwood's employees and representatives shall comply with the specific applicable requirements of the Contractor's and Owner's safety programs of which Westwood has been informed in writing.

Services <u>not</u> included in this contract:

- *Construction inspection services.*
- *As-builts of the constructed improvements.*
- *Public hearings or City Council/Commission meetings.*
- *Utility coordination meeting(s) to start relocation process with affected franchise utilities*
- *Floodplain studies and permitting*
- *Boundary and topographic surveying*
- *Traffic and parking studies*
- *Storm Water Pollution Prevention Plans (SWPPP)*
- *Demolition plan*
- *Drainage Plan*
- *Hardscape Plan*
- *Site Lighting Plan*
- *Design of walls, light pole bases, transformer or generator pads, hardscape features, pavers and/or site signage*
- *Graphic representation documents.*
- *Geotechnical investigation.*
- *Environmental investigation beyond what is shown above.*
- *Services associated with filing of the "Notice of Intent" form (NOI) to the Texas Commission on Environmental Quality (TCEQ) for the proposed construction activities.*

Docusign Envelope ID: 3F24A2E6-59D4-45C2-A169-0F6A8506F2CD

- *Reclaimed Water Irrigation Design*
- *Wetlands determination and permitting.*
- *Coordination of gas, electric, telephone and cable television services*
- *Dedication of easements and/or right-of-way be separate instrument*

END OF EXHIBIT 'A.1'

Docusign Envelope ID: 3F24A2E6-59D4-45C2-A169-0F6A8506F2CD

EXHIBIT 'A.2' – COMPENSATION AND METHOD OF PAYMENT

COLLEYVILLE FY23 GREEN RIBBON

COMPENSATION:

For all professional services included in EXHIBIT 'A.1', Scope of Services, Westwood shall be compensated a lump sum fee of $42,800.00 as summarized below. The total lump sum fee shall be considered full compensation for the services described in EXHIBIT 'A.1', including all labor materials, supplies, and equipment necessary to deliver the services.

Basic & Special Services	
B. Project Management & Coordination Meetings	$4,000.00
C. Supplemental Design Requirements	$14,000.00
D. Landscape Planting Plans	$9,600.00
E. Landscape Irrigation Plans	$6,400.00
F. TxDOT Environmental Documents	$3,000.00
G. Reimbursable Expenses (Cost + 10% with documentation)	$1,800.00 (NTE)
H. Limited Landscape Bid & Construction Administration	$4,000.00 (Hourly, NTE)
TOTAL	**$42,800.00**

METHOD OF PAYMENT:

Westwood shall be paid monthly payments as described in Agreement. The cumulative sum of such monthly partial fee payments shall not exceed the total current project budget including all approved Amendments. Each invoice shall be verified as to its accuracy and compliance with the terms of the Agreement by an officer of Westwood.

Monthly statements for reimbursable services performed by sub consultants will be based upon the actual cost to Westwood plus ten percent (10%). Direct expenses for services such as printing, express mail, fees, mileage and other direct expenses that are incurred during the progress of the project will be billed at 1.1 times Westwood's cost.

END OF EXHIBIT 'A.2'

Docusign Envelope ID: 3F24A2E6-59D4-45C2-A169-0F6A8506F2CD

EXHIBIT A.3 – INSURANCE

A. *Insurance.* Westwood shall, during the life of the Agreement, maintain the following insurances:

1. Commercial General Liability (occurrence form not less than):
   $2,000,000 General Liability
   $2,000,000 Products and Completed Operations Aggregate
   $1,000,000 Personal and Advertising Injury
   $1,000,000 Each Occurrence
   $10,000 Medical Expense

2. Commercial Automobile Liability (all scheduled auto, hired and non-owned autos):
   $1,000,000 Combined Single Limit

3. Umbrella
   $5,000,000 Aggregate
   $5,000,000 Each Occurrence

4. Workers Compensation
   $1,000,000 Each Accident
   $1,000,000 Policy Limit
   $1,000,000 Each Employee

Professional Liability Errors and Omissions Insurance. Westwood shall carry Professional Liability Errors and Omissions insurance with limited contractual liability in the amount of $2,000,000 per claim and in the aggregate for the duration of the Agreement.

END OF EXHIBIT 'A.2'

Docusign Envelope ID: 3F24A2E6-59D4-45C2-A169-0F6A8506F2CD

EXHIBIT A.4 – SITE EXHIBIT

END OF EXHIBIT 'A.4'

FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT

This First Amendment to Professional Services Agreement ("First Amendment") is entered by and between the **City of Colleyville, Texas** ("City") and **Westwood Professional Services, Inc.,** ("Professional") as of the Effective Date.

WHEREAS, City and Professional previously entered into a Professional Services Agreement effective August 15, 2024, (the "Agreement"); and

WHEREAS, City and Professional now desire to amend the terms of the Agreement in the manner provided herein.

NOW THEREFORE, for and in consideration of the mutual covenants made herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and Professional agree as follows:

1. Exhibit A of the Agreement (Scope of Services) is hereby amended to incorporate the additional Scope of Services dated November 19, 2024 attached hereto and incorporated herein as Exhibit A to this First Amendment.

2. The total compensation amount stated in Section 6(a) of the Agreement (entitled "Payment") is hereby amended to provide for a total not to exceed amount of One hundred Twenty-Six Thousand Eight Hundred Dollars ($137,300.00).

3. Except as provided in Paragraphs 1 and 2 above, the provisions of the Agreement remain in full force and effect without amendment.

4. This First Amendment shall be deemed effective on the date it has been signed by the authorized representatives of City and Professional (the "Effective Date").

Signatures on following page

SIGNED AND AGREED by City on _____, 2024.

City of Colleyville, Texas

By: _____
Jerry Ducay, City Manager

SIGNED AND AGREED by Professional on _____, 2024.

Westwood Professional Services, Inc.

By: _____
Rob Copouls, Senior Vice President

EXHIBIT A
SCOPE OF SERVICES
Revised November 19, 2024

(attached)

SUPPLEMENTAL AGREEMENT No. 01

WHEREAS, **City of Colleyville** (CLIENT) and **Westwood Professional Services, Inc.** (CONSULTANT) made and entered into an agreement dated August 15, 2024 (AGREEMENT); and

WHEREAS, the AGREEMENT involves landscape architecture services for the City of Colleyville Fy25 Green Ribbon (PROJECT); and

WHEREAS, it has become necessary to execute Supplemental Agreement No. 01 to said AGREEMENT to include an increased scope of work and revised maximum fee;

NOW THEREFORE, CLIENT and CONSULTANT, acting herein by and through their duly authorized representatives, enter into the following agreement which amends the AGREEMENT;

1.

The AGREEMENT is amended to include the additional landscape architecture services as specified in Exhibit A of the CONSULTANT'S proposal letter dated November 19, 2024, copies of which are attached hereto and incorporated herein. The cost for the additional design services to be performed by CONSULTANT total $94,500.00.

2.

The AGREEMENT is amended to provide for an increase in the amount of $94,500.00 for a total maximum fee to be paid to CONSULTANT for all work and services performed in the AGREEMENT, as amended, so that the total fee paid by the CLIENT for all work and services shall not exceed the sum of $137,300.00.

3.

All other provisions of the AGREEMENT which are not expressly amended herein shall remain in full force and effect.

This Supplemental Agreement No. 01 is made on the 19th day of November, 2024.

The undersigned officers and/or agents of the parties hereto are the properly authorized officials and have the necessary authority to execute this Supplemental Agreement No. 01 on behalf of the parties hereto, and each party hereby certifies to the other that any necessary resolution extending said authority have been duly passed and are now in effect.

CITY OF COLLEYVILLE, TEXAS	WESTWOOD PROFESSIONAL SERVICES, INC.
_____	_____
Client Name _____	Dorothy J. Witmeyer, P.L.A.
Title _____	Senior Project Manager

EXHIBIT A to Agreement between the City of Colleyville, Texas ("Client") and Westwood Professional Services, Inc., ("Westwood") for Consulting Services

SUPPLEMENTAL AGREEMENT NO. 01
EXHIBIT 'A' – SCOPE OF ADDITIONAL SERVICES

CITY OF COLLEYVILLE FY25 GREEN RIBBON

ADDITIONAL PROJECT SCOPE:
It is our understanding that the supplemental project scope will consist of landscape planting and irrigation plans for the additional award amount of $1.2 million in TxDOT Green Ribbon funding, to be used along SH 121 from Gateway Drive to North of Glade Road and FM 3029 from North of Lavaca Trail to South of W. McDonwell Road, per the conceptual design submitted for the FY26 & FY27 applications. Design work will take place within the TxDOT ROW and the same assumptions and exclusion from the original agreement will apply. It is assumed that all locations can be combined into one bid package using a primary CSJ and two (2) secondary CSJs.

BASIC SERVICES:

A. Project Management, Coordination & Submittals
   1. Included in this item:
      - Up to six (6) additional meetings with the CLIENT and/or TxDOT to coordinate the design and submittals.
      - Formal review submittals and responses to TxDOT at 60%, 90%, 95% and final plans.

B. Supplemental Design Requirements for Green Ribbon
   Westwood will prepare additional files and standard plan sheets to complete TxDOT's PS&E process for a FY25 Green Ribbon state let project.

   1. Included in this item:
      - Base file creation in absence of design survey data for the two additional locations. Develop a schematic working base file from Lidar, digital CAD data, aerial photos and pdf document developed during the Conceptual Plan Services phase.
      - Site visit to verify existing conditions at locations subject to improvements.
      - General notes related to demolition activities and TxDOT specification standards, incorporating the two new locations.
      - One (1) Epic Sheet and One (1) Grading and Drainage Plan if required showing the location of sediment controls per CSJ.
      - Standard TxDOT Sheets to include: one (1) Cover Page, one (1) Index of Sheets, one (1) Estimates and Quantities, one (1) Quantity Summary, Traffic Control Plan Standards and Traffic Standards (Electrical) if required. This does not include custom traffic control plans; those can be provided for an additional fee.
      - Standard TxDOT PS&E forms and coordination in TxDOT Connect.

C. Landscape Planting Plans

1. Included in this item:
    - Construction documents per the concepts approved and included in the Green Ribbon Grant Application to a level sufficient to demonstrate design intent and allow the construction thereof, including material and quantity schedules, notes and technical details.
    - One (1) 22"x34" Plan submittal meeting TxDOT requirements as previously described at 60%, 90%, 95% and final plans

D. Landscape Irrigation Plans

1. Included in this item:
    - Construction documents to include irrigation plans to a level sufficient to demonstrate design intent and allow the construction thereof, including materials and quantity schedules, pipe sizing, notes and technical installation details.
    - One (1) 22"x34" Plan submittal meeting TxDOT requirements as previously described at 60%, 90%, 95% and Final plans.

E. TxDOT Environmental Documents

1. Included in this item:
    - Prepare the necessary documentation to obtain blanket categorical exclusion for environmental clearance through TxDOT for each CSJ.

F. Reimbursable Expenses

To be provided in accordance with the original agreement.

G. Limited Landscape Bid & Construction Administration

To be provided in accordance with the original agreement for the additional two locations. It is assumed that one bid package will be complied and one project letting.

H. Traffic Control Plans

Westwood will prepare a Traffic Control Plan to accommodate the temporary modifications to the public right-of-way in conjunction with the planned planting and irrigation improvements, if required.

1. Included in this item:
    - Create a traffic control plan sheet that shows traffic control signing and detours per TxDOT standard details for each location to receive planting and irrigation improvements in this contract. Number of locations shall not exceed three (3).
    - Plans will be prepared in accordance with TxDOT Standard Traffic Control Devices and work in conjunction with those standard sheets.
    - Up to two (2) revisions of the traffic control plan sheets per TxDOT comments.

END OF EXHIBIT 'A'

EXHIBIT B to Agreement between the City of Colleyville, Texas ("Client") and Westwood Professional Services, Inc., ("Westwood") for Consulting Services

EXHIBIT 'B' – COMPENSATION AND METHOD OF PAYMENT

CITY OF COLLEYVILLE FY25 GREEN RIBBON

COMPENSATION:

For all professional services included in EXHIBIT 'A', Scope of Services, Westwood shall be compensated a fee of $94,500.00 as summarized below. The total lump sum fee shall be considered full compensation for the services described in EXHIBIT 'A', including all labor materials, supplies, and equipment necessary to deliver the services.

Basic Services

A.	Project Management, Coordination & Submittals	$8,000.00
B.	Supplemental Design Requirements for Green Ribbon	$30,000.00
C.	Landscape Planting Plans	$20,000.00
D.	Landscape Irrigation Plans	$12,800.00
E.	TxDOT Environmental Documents	$6,000.00
F.	Reimbursable Expenses (Not to Exceed)	$1,200.00
G.	Limited Landscape Bid & Construction Administration (Hrly, NTE)	$6,000.00
H.	Traffic Control Plans	$10,500.00
	TOTAL	**$94,500.00**

METHOD OF PAYMENT:

The cumulative sum of such monthly partial fee payments shall not exceed the total current project budget including all approved Amendments. Each invoice shall be verified as to its accuracy and compliance with the terms of this Agreement by an officer of Westwood.

END OF EXHIBIT 'B'

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 4d **Agenda Date** 12/3/2024 **Number** Resolution R-24-4994
Type Resolution
Department City Council

Title
Casting the City's 17 ballots for the election to the Tarrant Appraisal District Board of Directors

Explanation
Reading and Public Hearing

This item provides for the City of Colleyville to cast their 17 ballots to one or more candidates for the Tarrant Appraisal District Board. There are five positions to be appointed, and this resolution is required to be forwarded to the Chief Appraiser not later than December 15, 2024. The votes will be tallied and the new terms begin January 1, 2025.

On October 2, 2024, the Colleyville City Council nominated Mr. Mike Alfred and Mrs. Sayeda Syed.

Nominees are:

Mr. Mike Alfred	Mrs. Phyllis Grissom
Mr. Alan Blaylock	Mr. Lee Henderson
Ms. Wendy Burgess	Mr. Scott Lindgren
Mr. Fred Campos	Mr. Gary Losada
Ms. Mattie Peterson Compton	Ms. Gloria Peña
Mr. Eric Crile	Mr. Vince Puente
Dr. Daryl Davis	Ms. Sayeda Syed

Financial Impact
There is no financial impact to the City.

Recommendation
Approve

Attachments

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 5a **Agenda Date** 12/3/2024 **Number** Ordinance O-24-2305
Type Ordinance
Department Community Development

Title
Consideration of a Special Use Permit to allow for a fence on Lot 1, Block 1, Chelsea Park Addition, located at 5000 Chelsea Drive, Case ZC24-020

Explanation
First Reading and Public Hearing

Innocent Olengue, the applicant, has submitted a request for a Special Use Permit (SUP) for a fence on Lot 1, Block 1, Chelsea Park Addition, being approximately 0.54 acres, and zoned R-20 Single Family Residential. The SUP request is to allow for the replacement of an existing 6-foot wood fence with an 8-foot wood fence along Glade Road. An SUP is required to allow for a fence to be placed within the required corner street side yard setback along the property line.

Existing Conditions/Background: The subject property, 5000 Chelsea Drive, resides at the intersection of Chelsea Drive and Glade Road and has R-20 Single Family Residential zoning. The property currently has a single family home constructed in 1979.

SUP Request: The applicant is requesting approval of an SUP to allow for a wood fence 8-foot in height to be placed within the street side yard setback along the property line adjacent to Glade Road.

Ordinance – Section 3.26 Fences, Free Standing Walls, and Screening Materials Regulations of the Land Development Code establishes the maximum size and location of fencing to be permitted by staff on a residential lot:

E. Fence and Free-Standing Wall Setback Requirement:

1. Corner Side Yards: Except where allowed elsewhere in this chapter, no fence or freestanding wall greater than thirty (30) inches in height and greater than twenty-five (25) percent opaque construction shall extend into the required street side yard. A fence that is greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction may extend into the required street yard and be located not less than ten (10) feet from the side property line. The regulations of 1.a through 1.d above shall apply.

Special Use Permit Provision: Any request for a building permit for a fence/wall which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

Analysis: The applicant is making the request to replace their 6-foot wood fence which is damaged. The fence being proposed would be an 8-foot tall wood fence, and it would encroach in the street side yard setback. The fencing would be placed on the property line along Glade Road to meet up with the front setback line at the location of the existing fence.

Plat Status: The property is platted as Lot 1, Block 1, Chelsea Park Addition.

DRC Review: The DRC reviewed the request during their October 21, 2024 meeting and determined the case would be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north and east are zoned R-20 Single Family Residential and improved with single family homes. The properties to the south and west are zoned R-40 Single Family Residential and improved with single family homes.

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

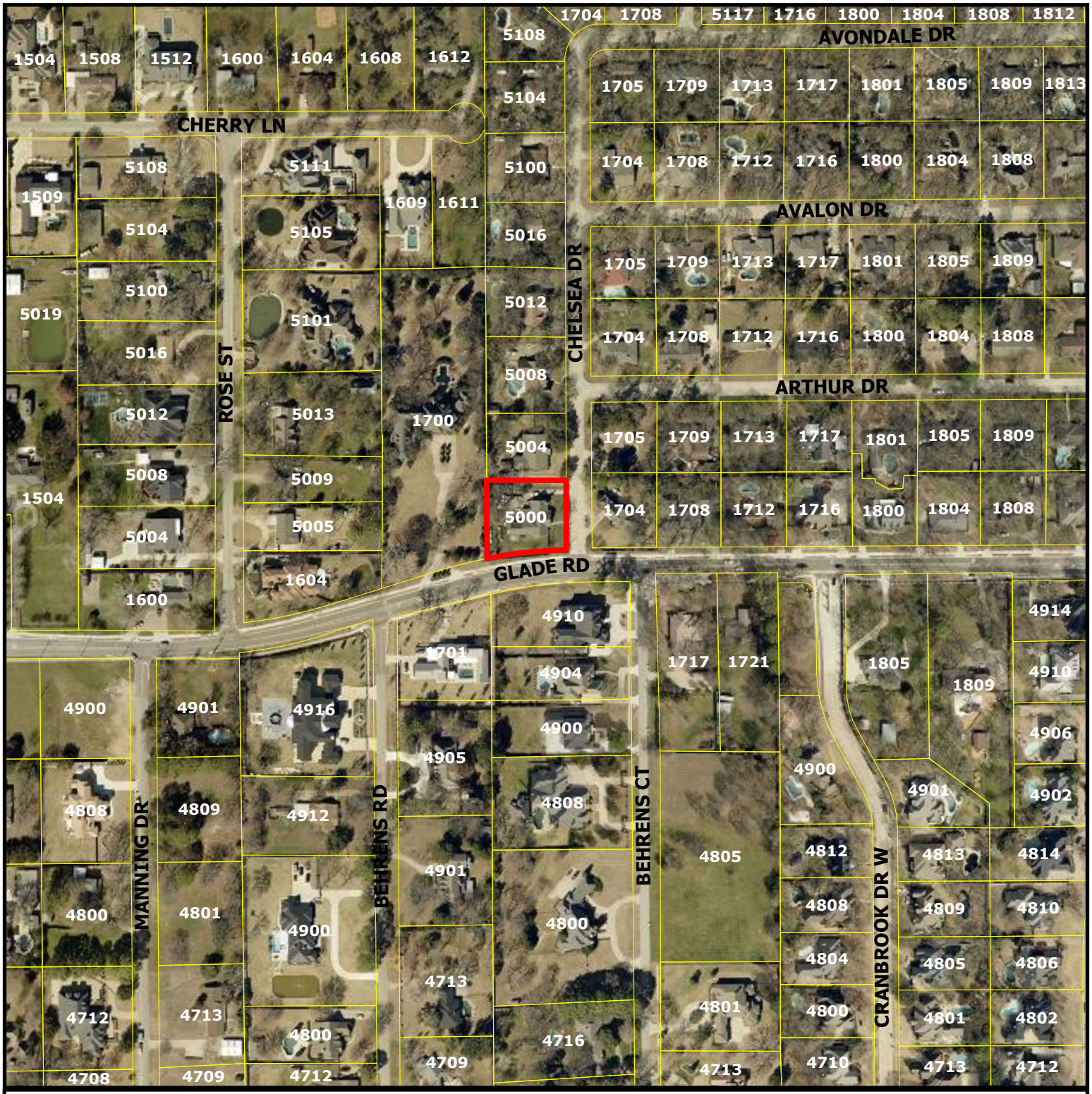
Staff Recommendation: Staff recommends approval of the requested SUP. Although it does not meet the technical requirements of the Land Development Code, it will improve the property by replacing a dilapidated fence.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their November 12, 2024 meeting by a vote of 6-0.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan Exhibit
5. Notification Map
6. Notification Letter
7. Notification List
8. Ordinance O-24-2305

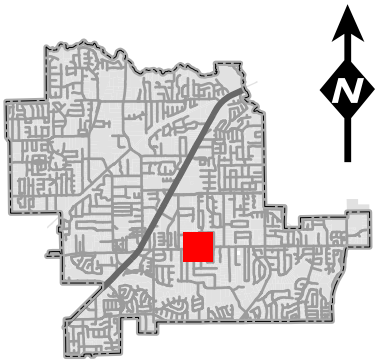
Aerial Map



ZC24-020

5000 Chelsea Dr

Subject Property



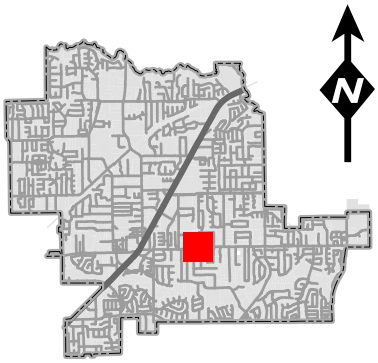
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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

Zoning Map

CITY OF COLLEYVILLE TEXAS

ZC24-020

5000 Chelsea Dr



Subject Property

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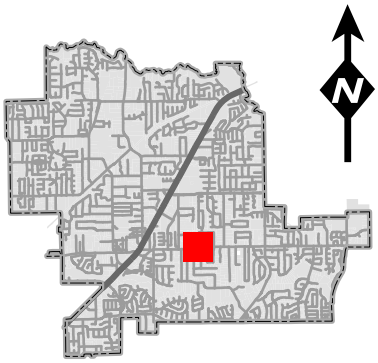
Future Land Use Map

CITY OF COLLEYVILLE TEXAS

ZC24-020

5000 Chelsea Dr



Residential

Subject Property

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5000 CHELSEA DRIVE SITE PLAN

REMOVE 6 FT FENCE. INSTALL NEW 8F WOOD FENCE

Notification Map

CITY OF COLLEYVILLE TEXAS

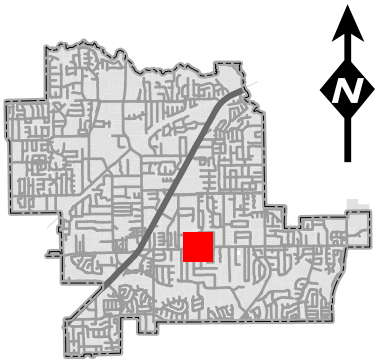
ZC24-020

5000 Chelsea Dr

Parcels to be notified

Buffer

Subject Property



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NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

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

Planning and Zoning Commission Meeting: Tuesday, November 12, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, December 3, 2024 & Tuesday, December 17, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request:	Consideration of a Special Use Permit for a fence on Lot 1, Block 1, Chelsea Park Addition. The request is to allow for the replacement of an existing 6 foot wood fence with an 8 foot wood fence along the property line adjacent to Glade Road. The Special Use Permit is required for fences over 30 inches tall and with over 25% opaque construction placed in the required street side yard setback.
Zoning Case:	ZC24-020
Applicant:	Innocent Olengue
Owner:	Innocent Olengue
Location:	5000 Chelsea Drive
Property Description:	Lot 1, Block 1, Chelsea Park Addition
Present Zoning:	R-20 Single Family Residential

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

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

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

Christopher Pham

Christopher Pham
Planner

Owner_Name	Situs_Addr
NGUYEN, HAI	4916 BEHRENS RD
HUBBARD, MATTHEW	4808 BEHRENS CT
REINHARDT LIVING TRUST	4805 BEHRENS CT
DAVID AND KECIA MALDONADO REVOCABLE TRUST	1701 GLADE RD
SAMUEL J MCCOLLOUGH & JOYCE B MCCOLLOUGH RE\	4912 BEHRENS RD
FORDYCE, MARK	5101 ROSE ST
DUCIC, YADRANKO	1700 GLADE RD
VANKAWALA, RAJENDRA C	4910 BEHRENS CT
WILLIAMS, DARYL	4905 BEHRENS RD
HOOKS, DURAN	5004 CHELSEA DR
WEBSTER & KIM MANGHAM FAMILY TRUST	5008 CHELSEA DR
HARRINGTON, D NEAL	5012 CHELSEA DR
KING, MARY	5016 CHELSEA DR
CASILIO JOELLEN TR	1705 AVALON DR
VOSS BRANDON MATTHEW	1716 ARTHUR DR
ABBOTT, LARRY	1712 ARTHUR DR
GOMEZ, ERIC	1708 ARTHUR DR
PARKER, TIMOTHY	1704 ARTHUR DR
DACY INVESTMENT GROUP LLC	1709 AVALON DR
STOWE, STEPHEN	1713 AVALON DR
MILNER, WALTER J	1705 ARTHUR DR
BROWN, KATHARINE M	1709 ARTHUR DR
HANSON, ANNE F	1713 ARTHUR DR
DICKINSON, SPENCER	1717 ARTHUR DR
CHAPPELL, LARRY W	1716 GLADE RD
DIDIER, RICHARD	1712 GLADE RD
PEAK, CAROLYN J	1708 GLADE RD
STANLEY, REBECCA S	1704 GLADE RD
TANG, YUAN	1717 GLADE RD
BAUM, DANIEL	1604 GLADE RD
BACA, CHAD	5005 ROSE ST
STEWART, LARRY R	5009 ROSE ST
WINTERS, DAN L	5013 ROSE ST
HERRON, DAVID	5105 ROSE ST
TRAVIS, COLIN	1609 CHERRY LN
CRANBROOK HOMEOWNERS ASSOCIATION	1725 GLADE RD
LY, DUY	4900 BEHRENS CT
BANTA, STEVEN M	4904 BEHRENS CT
VOLOSEN, MIRCEA	1721 GLADE RD
CHELSEA PARK ADDITION	COURTESY NOTICE
CRANBROOK ESTATES	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
OLENGUE, INNOCENT	5000 CHELSEA DR

ORDINANCE O-24-2305

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.54 ACRES, BEING LOT 1, BLOCK 1, CHELSEA PARK ADDITION BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A FENCE TO EXTEND INTO THE STREET SIDE YARD SETBACK AND BE LOCATED ALONG THE PROPERTY LINE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for a fence to extend into the street side yard setback and be located on the property line, Case No. ZC24-020; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit to allow for a fence on 0.54 acres, being Lot 1, Block 1, of the Chelsea Park Addition, located at 5000 Chelsea Drive, as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall allow an 8-foot wood fence to extend into the street side yard setback and be placed on the property line.

b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".

c. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of December 2024.

The second reading and public hearing being conducted on the 17th day of December 2024.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 17TH DAY OF DECEMBER 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

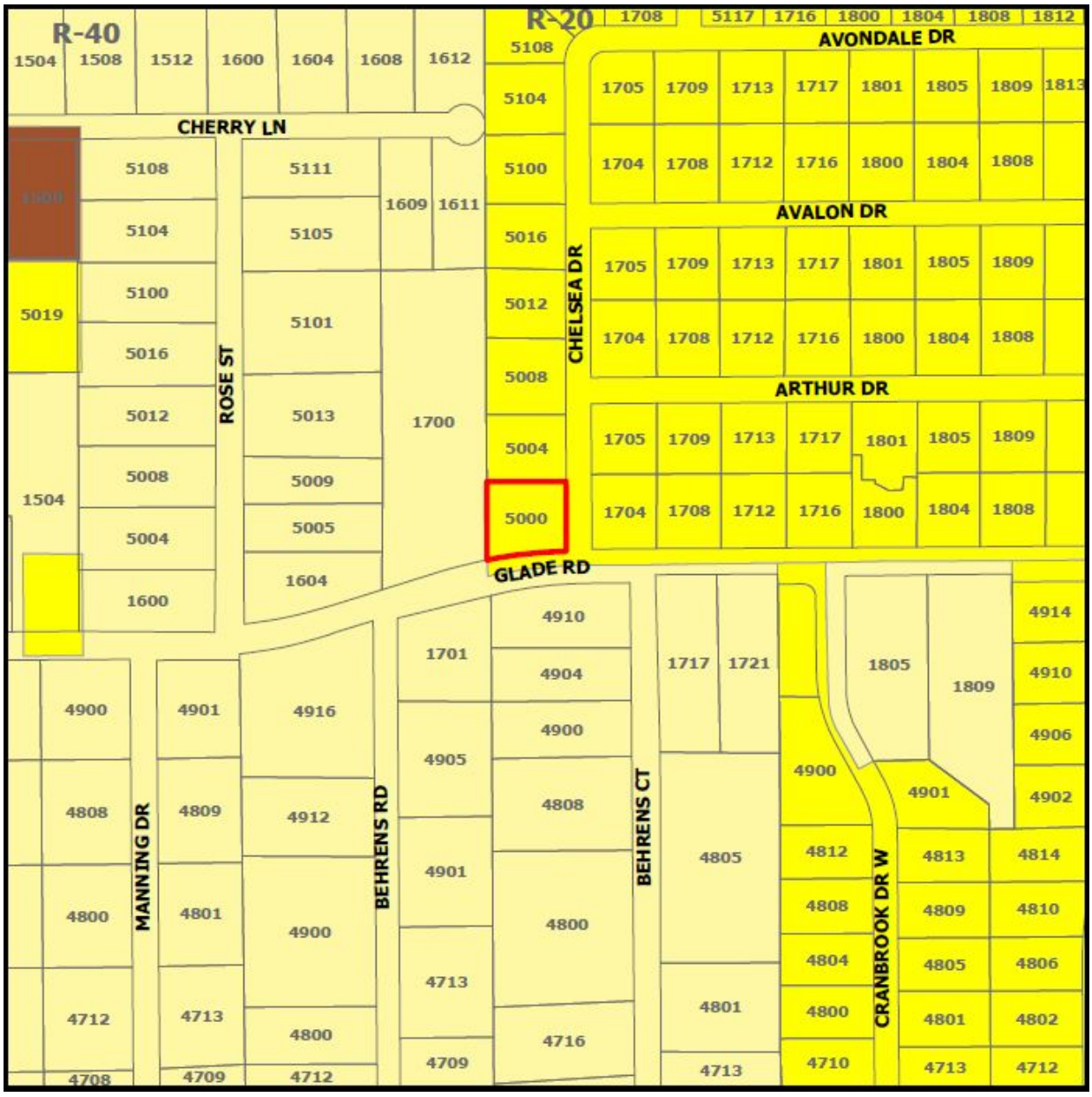


Exhibit "B" – Site Plan

5000 CHELSEA DRIVE SITE PLAN

REMOVE 6 FT FENCE. INSTALL NEW 8F WOOD FENCE

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 5b **Agenda Date** 12/3/2024 **Number** Ordinance O-24-2306
Type Ordinance
Department Community Development

Title
Consideration of changing the zoning from AG Agricultural to CC-1 Village Retail on Lot 2, Block 1, First Baptist Church Addition, located at 1007 Church Street, Case ZC24-021

Explanation
First Reading and Public Hearing

Zach Towery, the applicant, has submitted a request for a rezoning from AG Agricultural to CC-1 Village Retail on Lot 2, Block 1, First Baptist Church Addition, being approximately 2.77 acres, and zoned AG Agricultural. The purpose of the rezoning is to allow for the future platting and expansion of Crosscreek Church's campus with a new office and storage building.

Existing Conditions/Background: The subject property, 1007 Church Street, is zoned AG Agricultural. It is located to the southwest of the intersection of Church Street and Colleyville Boulevard. The property is currently improved with an office building, two accessory buildings, and parking for the church campus. The existing buildings will be removed for future improvements.

Proposed Zoning Change: The request is to rezone from the AG Agricultural district to the CC-1 Village Retail district. The request is to unify the zoning of the entire Crosscreek Church campus to the CC-1 Village Retail district and allow for the development of new buildings in the future.

Analysis: Per the proposed, this project is requesting to rezone the property to allow for a new storage and office building in the future. The property does not currently comply with AG zoning district standards. The property will comply with CC-1 Village Retail, as well as match the zoning of the entire of the church campus once rezoned.

Plat Status: The subject property is platted as Lot 2, Block 1, First Baptist Church Addition.

DRC Review: The DRC reviewed the request during their October 21, 2024 meeting and determined the case would be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the south and east are zoned CC-1 Village Retail and are improved with the Crosscreek Church campus, the Baylor Scott & White Emergency Hospital, and a commercial medical office building. The property to the north is zoned AG Agricultural and improved with the Colleyville Church of Christ. The properties to the west are zoned AG Agricultural and CC-1 Village Retail and are improved with a single family home.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property as part of the Colleyville Boulevard Corridor. The proposed request complies with the future land use designation.

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 recommends approval of this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their November 12, 2024 meeting by a vote of 6-0.

Attachments

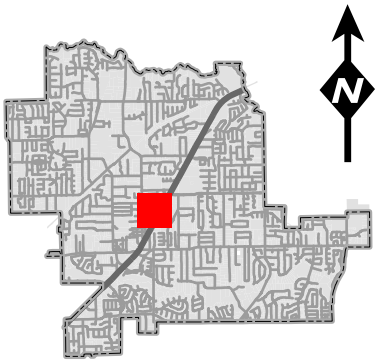
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan Exhibit
5. Topographic Exhibit
6. Site Area Map Exhibit
7. Notification Map
8. Notification Letter
9. Notification List
10. Ordinance O-24-2306

Aerial Map

CITY OF COLLEYVILLE TEXAS

ZC24-021

1007 Church St



DISCLAIMER:
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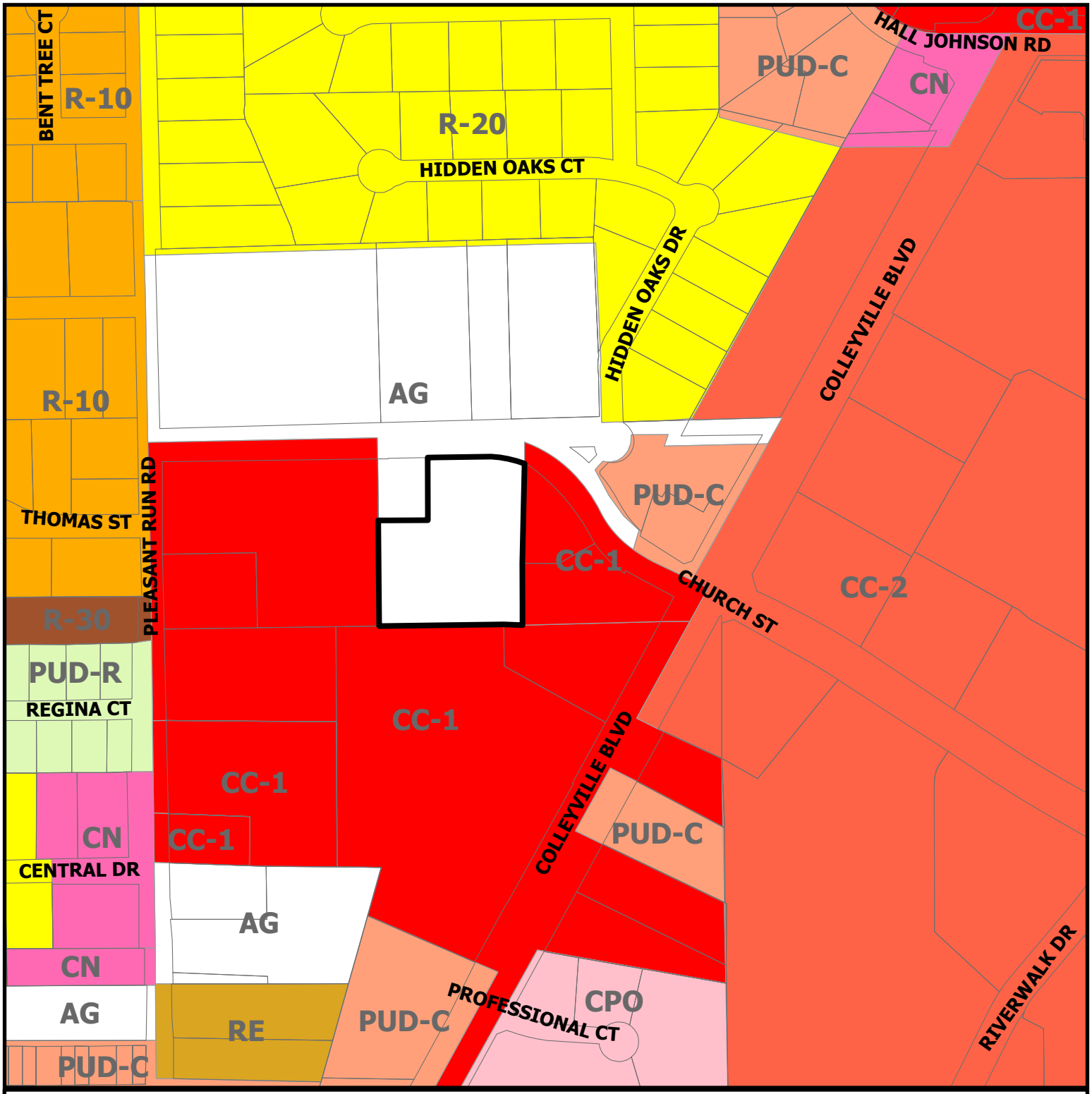
Subject Property

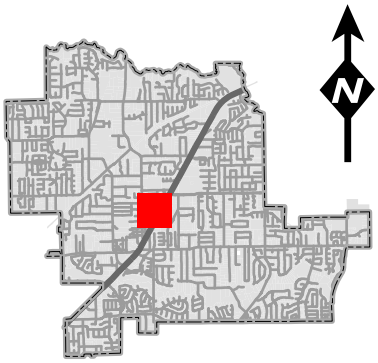
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC24-021

1007 Church St



Subject Property

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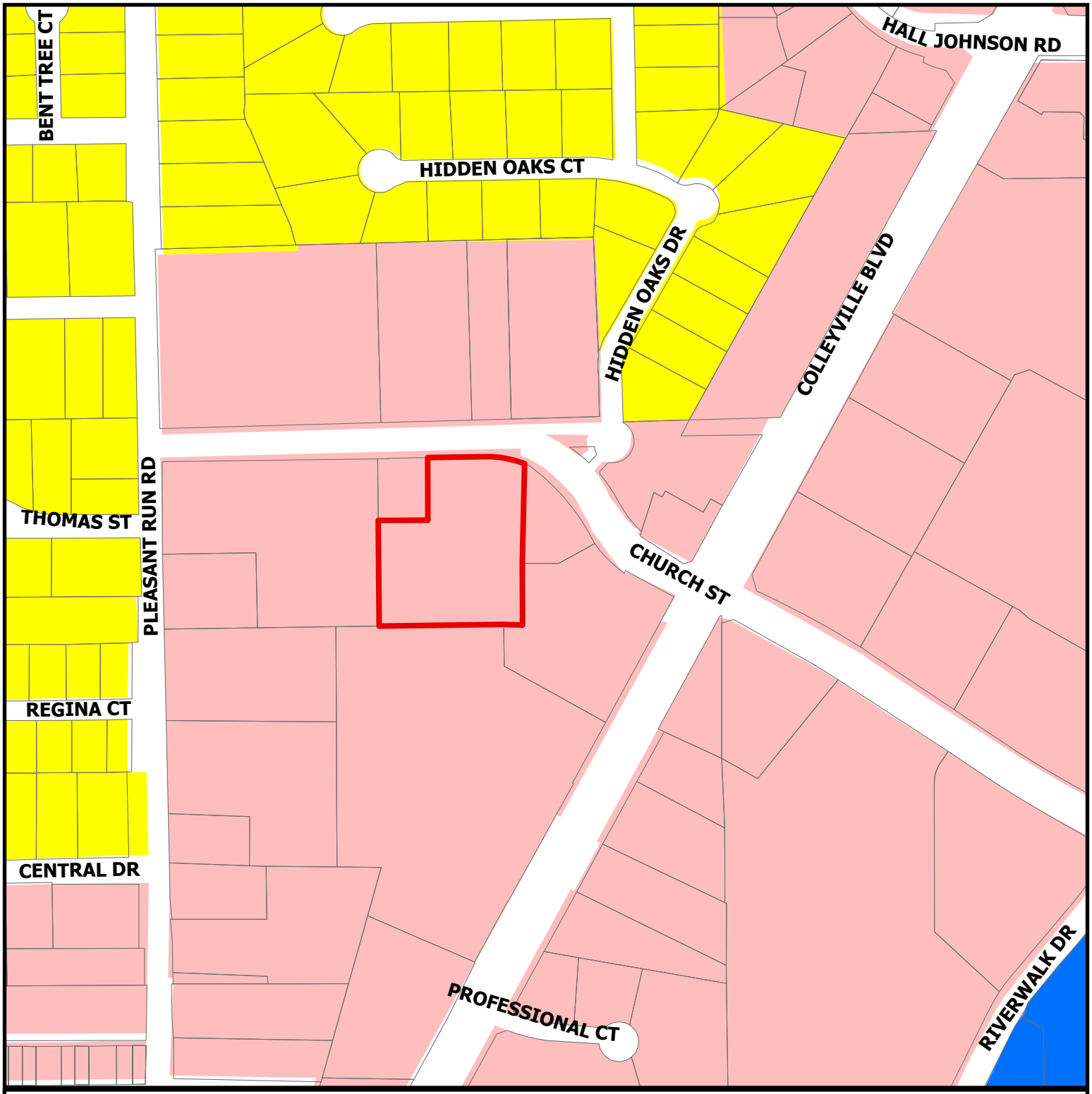
Future Land Use Map

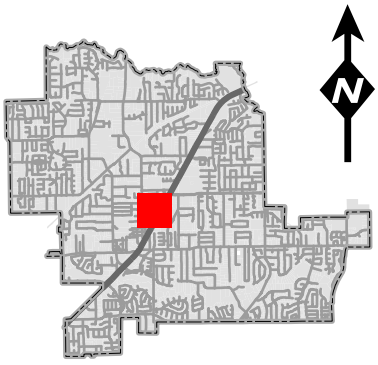


CITY OF COLLEYVILLE TEXAS

ZC24-021

1007 Church St

- Residential
- Institutional
- Colleyville Blvd Corridor
- Subject Property



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Know what's **below.**
Call before you dig.

SITE BENCHMARK

BM NO. 1 THE BENCHMARK IS A MAG NAIL WITH A WASTER STAMPED "JPH BENCHMARK" SET IN A CONCRETE CURB ON A PARKING LOT, BEING LOCATED APPROXIMATELY 1035' SOUTHWESTERLY FROM THE CENTERLINE INTERSECTION OF CHURCH ST. & SH 26

ELEVATION = 610.85' (NAD '88)

LEGEND

- EXISTING FIRE LANE STRIPING — FIRELANE
- PARKING COUNT (10)
- PROPERTY BOUNDARY

GRAPHIC SCALE
0 20 40 FEET
SCALE: 1" = 20'

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

SHEA O. KIRKMAN
P.E.# 91865
DATE: April 8, 2024

5405 PLEASANT RUN RD.
COLLEYVILLE, TX
817-281-4158

CROSS CREEK CHURCH

LOTS 1-2, BLOCK 1
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: KE PROJECT NUMBER

ISSUE DATE: DATE

STORAGE CONCEPT PLAN

SHEET:
V1.0

FULL PATH: K:\Jobs\CCC2400_CrossCreekChurch\Drawings\03 - Production\K:\Jobs\CCC2400_CrossCreekChurch\Drawings\03 - Production\C3.0 SITE PLAN_CCC2400
FILENAME: C3.0 SITE PLAN_CCC2400.dwg
PLOTTED BY: Dalton Black
PLOTTED DATE: 4/8/2024

SURVEYOR'S NOTES:

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

NOTE REGARDING UTILITIES

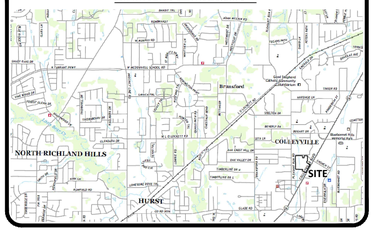
Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

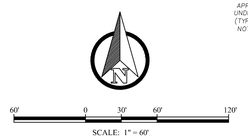
Utility locations are per observed evidence and the below sources ONLY. There may exist additional or different underground utilities than are shown hereon, and surveyor did not perform a full SUE investigation.

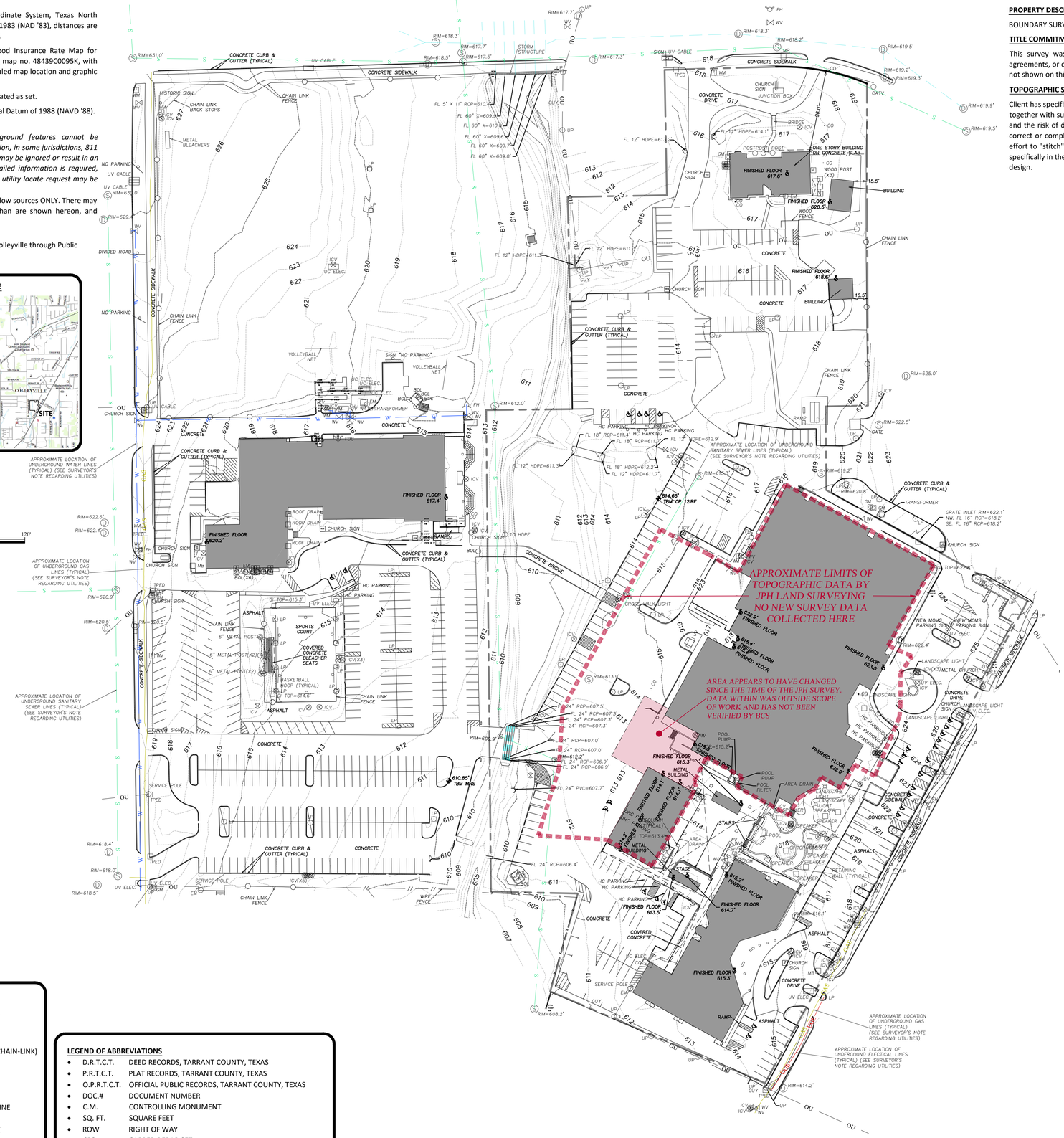
DigTess - Ticket #2461350650

Maps/Plans: Maps and plans provided by the City of Colleyville through Public Open Records Request

VICINITY MAP - NOT TO SCALE







PROPERTY DESCRIPTION

BOUNDARY SURVEY/VERIFICATION WAS SPECIFICALLY EXCLUDED BY CLIENT.

TITLE COMMITMENT NOTES

This survey was prepared without the benefit of a commitment for title insurance. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

TOPOGRAPHIC SURVEY WARNING/DISCLAIMER

Client has specifically directed surveyor to limit survey to specific area(s) of the site, and attempt to "stitch" this data together with survey data from a previous surveyor. Client has been advised of the limitations of this methodology, and the risk of discrepancies. Surveyor makes no representation that the data contained in the previous survey is correct or complete, and any data shown within this area is subject to change. At the limits of this area, the best effort to "stitch" this data together was made, as requested, but there may exist differences and/or discrepancies, specifically in these areas. Client is responsible for field verifying all of these areas prior to beginning construction or design.

LEGEND OF SYMBOLS

- A air conditioning unit
- ICV irrigation control valve
- CATV cable tv
- EM electric meter
- fence or guardrail
- FDC fire dept. connection
- FH fire hydrant
- BOL bollard
- AD area drain
- GI grate inlet
- GV gas valve
- GM gas meter
- GWELL gas well
- sign
- S sanitary sewer manhole
- D storm water manhole
- T telephone manhole
- TFL tank fill lid
- TPED telephone pedestal
- TSP/MAS traffic signal pole
- CO utility clean out
- UCC comm. utility cabinet
- UCE electric utility cabinet
- UVC comm. utility vault
- UVE elect. utility vault
- UVW water utility vault
- UP/SP utility/service pole
- utility sign
- water shutoff
- WV water valve
- well
- WM water meter
- CATV cable tv riser
- ARV air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

LEGEND OF LINETYPES

- SUBJECT TRACT BOUNDARY
- ADJOINING TRACT BOUNDARY
- CENTER LINE
- EASEMENT
- FENCE (WIRE/WOOD/METAL/CHAIN-LINK)
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- UGFO UNDERGROUND FIBER OPTIC LINE
- UGC UNDERGROUND CABLE LINE
- UGE UNDERGROUND ELECTRIC LINE
- OVERHEAD UTILITY LINE

LEGEND OF ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
DOC.#	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
SQ. FT.	SQUARE FEET
ROW	RIGHT OF WAY
CRS	CAPPED REBAR SET

SURVEY PREPARED BY: EARTH CHAIN SURVEYING, LLC - 2641 NE LOOP 820, SUITE 100, NORTH RICHLAND HILLS, TX 76180

kirkman ENGINEERING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

JOB NO.	2024.001.352
DRAWN:	SMW
CHECKED:	JHB

TABLE OF REVISIONS

09/21/2024	ADDITIONAL TOPO

CROSS CREEK CHURCH

COLLEYVILLE, TEXAS

SHEET:

V01

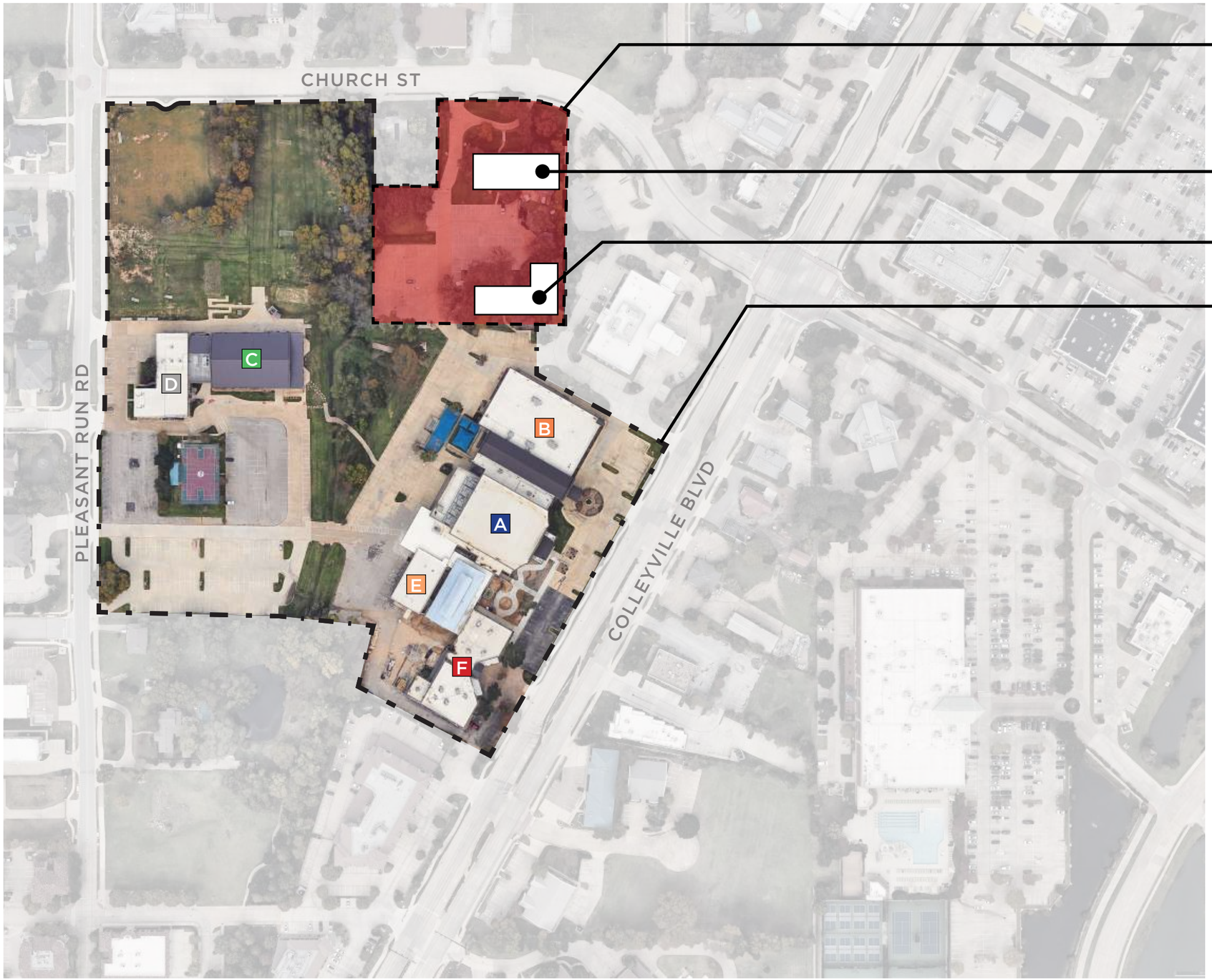
TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY

CROSS CREEK CHURCH - COLLEYVILLE TX
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

P:\Survey\001 - Kirkman Engineering\2024\352 - Cross Creek Church Colleyville\Drawings

CROSSCREEK CHURCH
CAMPUS MAP



SITE AREA

OFFICE (FUTURE)

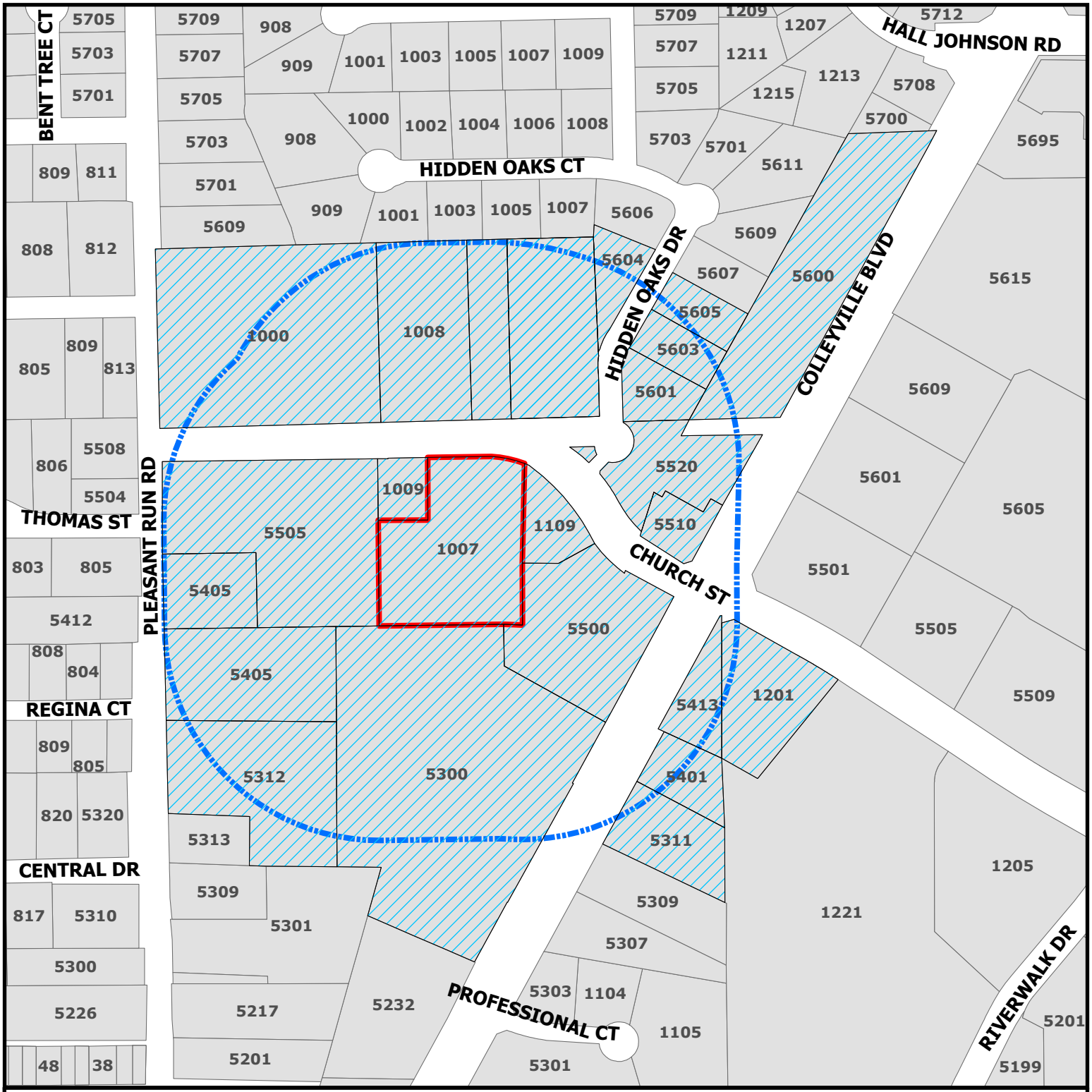
STORAGE (FUTURE)

CAMPUS BOUNDARY

- **A** WORSHIP CENTER
- **B** KIDS
- **C** STUDENTS
- **D** OFFICES
- **E** ADULTS
- **F** ADULTS / CHAPEL

NOT TO SCALE

Notification Map



CITY OF COLLEYVILLE TEXAS

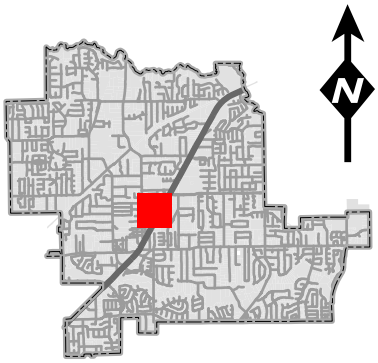
ZC24-021

1007 Church St

Parcels to be notified

Buffer

Subject Property



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NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

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

Planning and Zoning Commission Meeting: Tuesday, November 12, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, December 3, 2024 & Tuesday, December 17, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

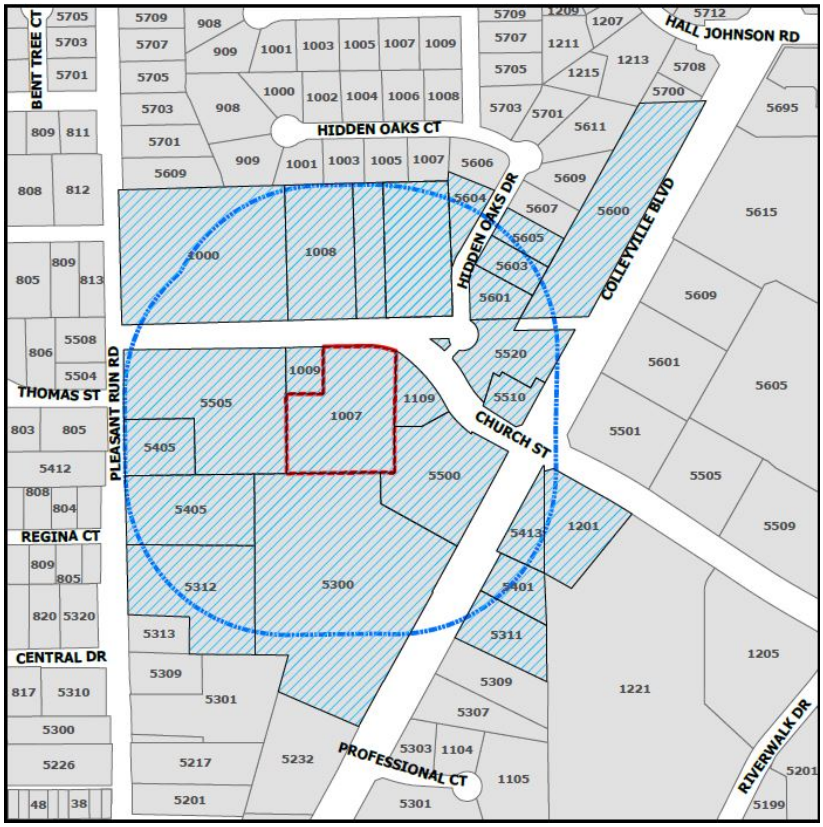
Request:	Consideration of a Rezoning from AG Agricultural to CC-1 Village Retail on Lot 2, Block 1, First Baptist Church-Colleyville Addition. The rezoning request is to allow for a new office and storage building to be built for the Crosscreek Church campus.
Zoning Case:	ZC24-021
Applicant:	Zach Towery
Owner:	First Baptist Church Colleyville
Location:	1007 Church Street
Property Description:	Lot 2, Block 1, First Baptist Church Addition
Present Zoning:	AG Agricultural

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

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

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

Christopher Pham

Christopher Pham
Planner

Owner_Name	Situs_Addr
FIRST UNITED METH COLLEYVILLE	1000 CHURCH ST
BRADY, BLAKE	5401 COLLEYVILLE BLVD
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD
CORE-FULMER, SARAH ELIZABETH	5604 HIDDEN OAKS DR
LEACH, TERRY	5605 HIDDEN OAKS DR
CORGAN, KYLE D	5603 HIDDEN OAKS DR
CHIVAKULA, LAKSHMI	5601 HIDDEN OAKS DR
GII SHP EBSW DFW LLC	5500 COLLEYVILLE BLVD
JD JUDD REALTY HOLDINGS LLC	1109 CHURCH ST
2727 PN SPE LLC	5520 COLLEYVILLE BLVD
DEDIEGO FAMILY TRUST	5510 COLLEYVILLE BLVD
BRANCH BANKING & TRUST CO	1201 CHURCH ST
EAGLE-COLLEYVILLE TOWNE SQUARE	5600 COLLEYVILLE BLVD
BAJRAM & RUZDI INVESTMENTS LLC	5311 COLLEYVILLE BLVD
LAHODA, BARTON G	1009 CHURCH ST
R P GANTOS VENTURES LLC	5413 COLLEYVILLE BLVD
DIOCESE OF NEWTON FOR THE MELKITES IN THE UNITE	1008 CHURCH ST
COLLEYVILLE CHURCH OF CHRIST	1008 CHURCH ST
LAUREL OAKS ESTATES	COURTESY NOTICE
COLLEYVILLE HEIGHTS	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
Towery, Zach	5405 PLEASANT RUN RD

ORDINANCE O-24-2306

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 2.77 ACRES, BEING LOT 2, BLOCK 1, FIRST BAPTIST CHURCH ADDITION FROM AG AGRICULTURAL TO CC-1 VILLAGE RETAIL; 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 to CC-1 Village Retail under Case No. ZC24-021; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning from AG Agricultural to CC-1 Village Retail on 2.77 acres, being Lot 2, Block 1, of the First Baptist Church Addition, located at 1007 Church Street, as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. 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 3rd day of December 2024.

The second reading and public hearing being conducted on the 17th day of December 2024.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 17TH DAY OF DECEMBER 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**

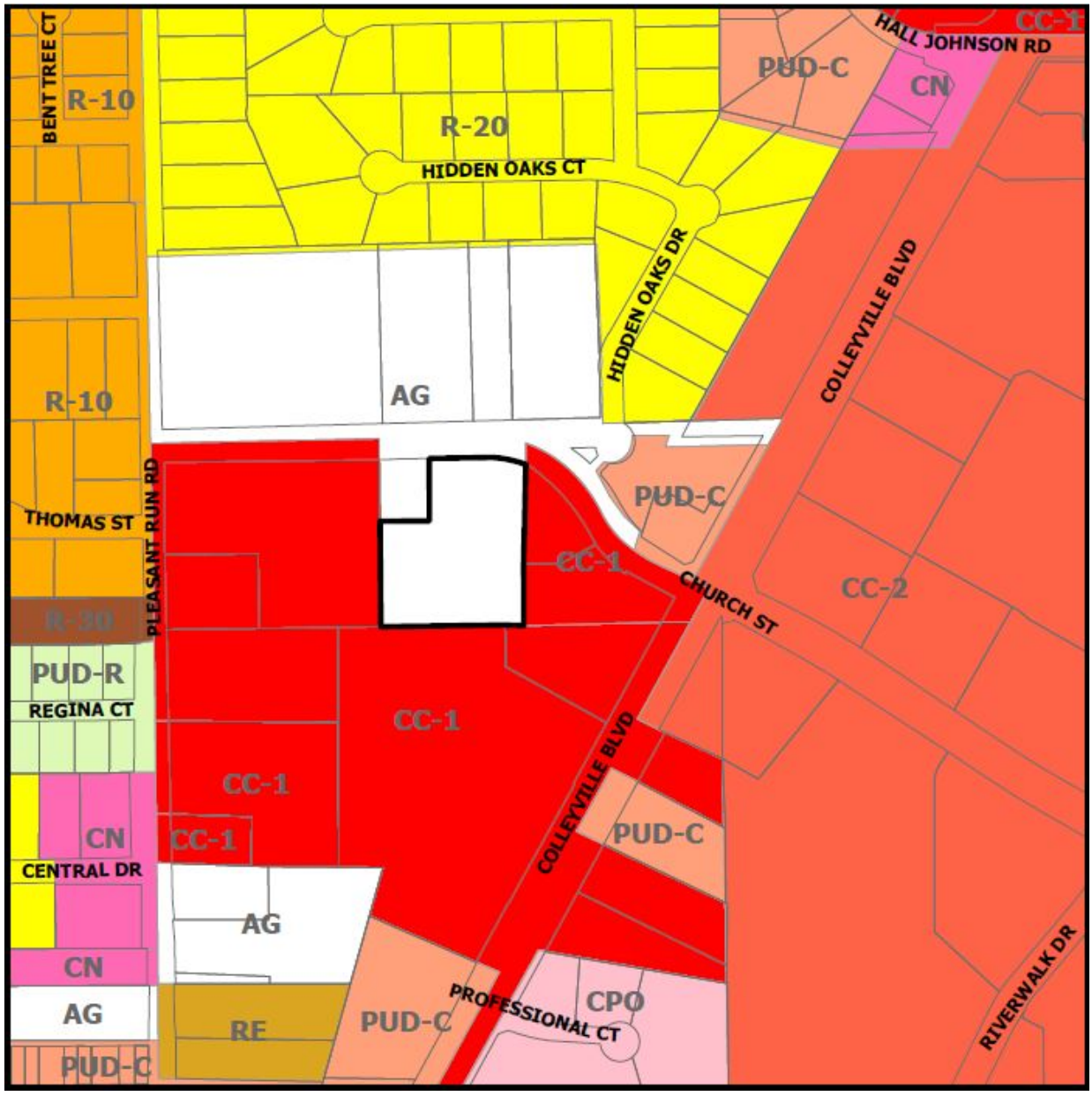
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

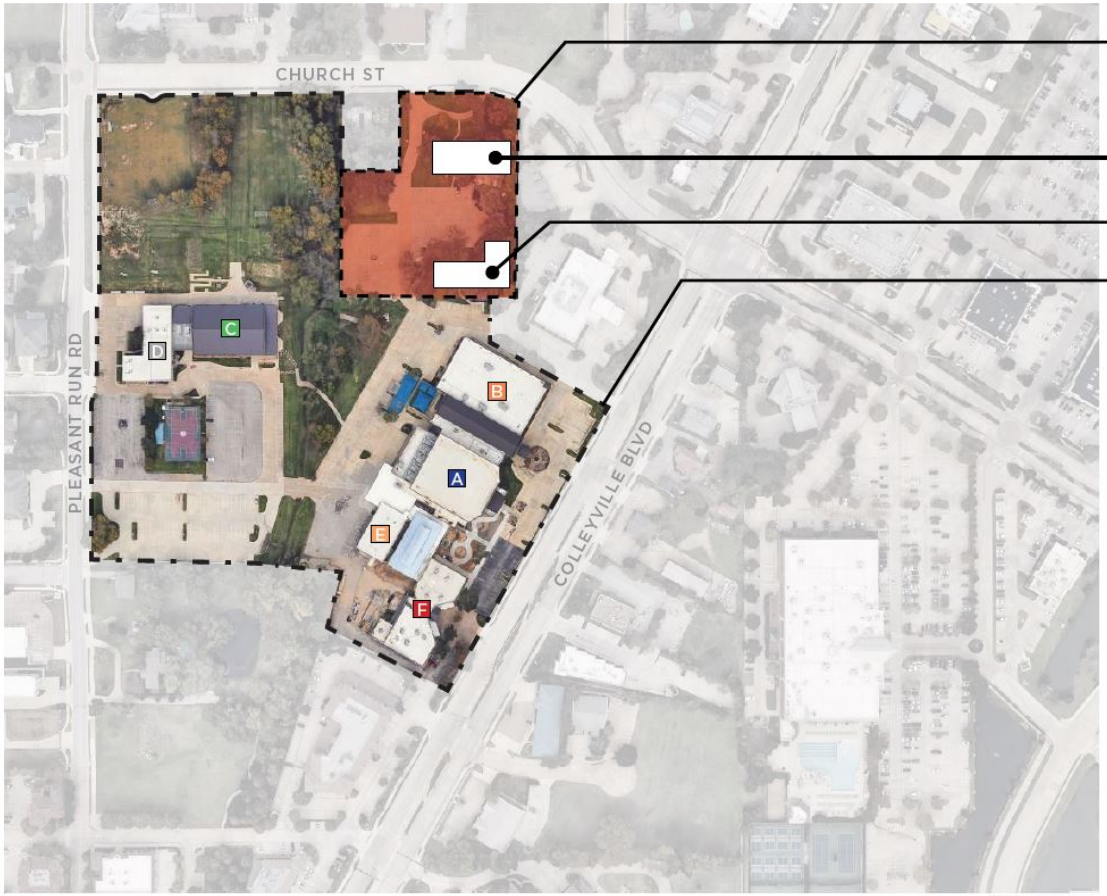
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



CROSSCREEK CHURCH
CAMPUS MAP



SITE AREA

OFFICE (FUTURE)

STORAGE (FUTURE)

CAMPUS BOUNDARY

- A WORSHIP CENTER
- B KIDS
- C STUDENTS
- D OFFICES
- E ADULTS
- F ADULTS / CHAPEL

NOT TO SCALE

Exhibit "B" – Site Plan

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 5c **Agenda Date** 12/3/2024 **Number** Ordinance O-24-2307
Type Public Hearing Agenda Items
Department Community Development

Title
Consideration of a Special Use Permit to allow for a fence on Lot 16, Block 8, Oak Crest Hills Addition, located at 405 Oak Valley Drive, Case ZC24-022

Explanation
First Reading and Public Hearing

MA & S Construction, the applicant, has submitted a request for a Special Use Permit for a fence on Lot 16, Block 8, Oak Crest Hills Addition, being approximately 0.54 acres, and zoned R-20 Single Family Residential. The SUP request is to allow a wrought iron fence and a portion of a wood fence that was built within the required street side yard setback approximately along the property line to remain.

Existing Conditions/Background: The subject property, 405 Oak Valley Drive, resides at the intersection of Oak Valley Drive and Bransford Road and has R-20 Single Family Residential zoning. The property currently has a new single family home that is under construction.

SUP Request: The applicant is requesting approval of an SUP to allow for a wrought iron fence 6-foot in height and a portion of a wood fence to encroach into the required street side yard setback and to be placed along the property line.

Ordinance – Section 3.26 Fences, Free Standing Walls, and Screening Materials Regulations of the Land Development Code establishes the maximum size and location of fencing to be permitted by staff on a residential lot:

E. Fence and Free-Standing Wall Setback Requirement:

1. Corner Side Yards: Except where allowed elsewhere in this chapter, no fence or freestanding wall greater than thirty (30) inches in height and greater than twenty-five (25) percent opaque construction shall extend into the required street side yard. A fence that is greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction may extend into the required street yard and be located not less than ten (10) feet from the side property line. The regulations of 1.a through 1.d above shall apply.

Special Use Permit Provision: Any request for a building permit for a fence/wall

which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

Analysis: The applicant is making the request to keep a fence that encroaches into the required street side yard setback after a fence permit was issued in error. The fence is composed of wrought iron along Bransford Road and wood along the rear. The wrought iron portion of the fence complies with the 25% opaque construction requirement. The alignment of the fence is consistent with other fences and buildings along the west side of Bransford Road. Additionally, the wood fence provides screening from the adjacent commercial property to the south.

Plat Status: The property is platted as Lot 16, Block 8, Oak Crest Hills Addition.

DRC Review: The DRC reviewed the request during their October 21, 2024 and determined the case would be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north and west are zoned R-20 Single Family Residential and improved with single family homes. The properties to the east are zoned R-10 Single Family Residential and improved with single family homes. The property to the south is zoned CN Neighborhood Commercial and improved with an office building.

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

Staff Recommendation: Staff recommends approval of the requested SUP. The fence location is consistent with other fences along Bransford Road and provides screening to the adjacent commercial property to the south.

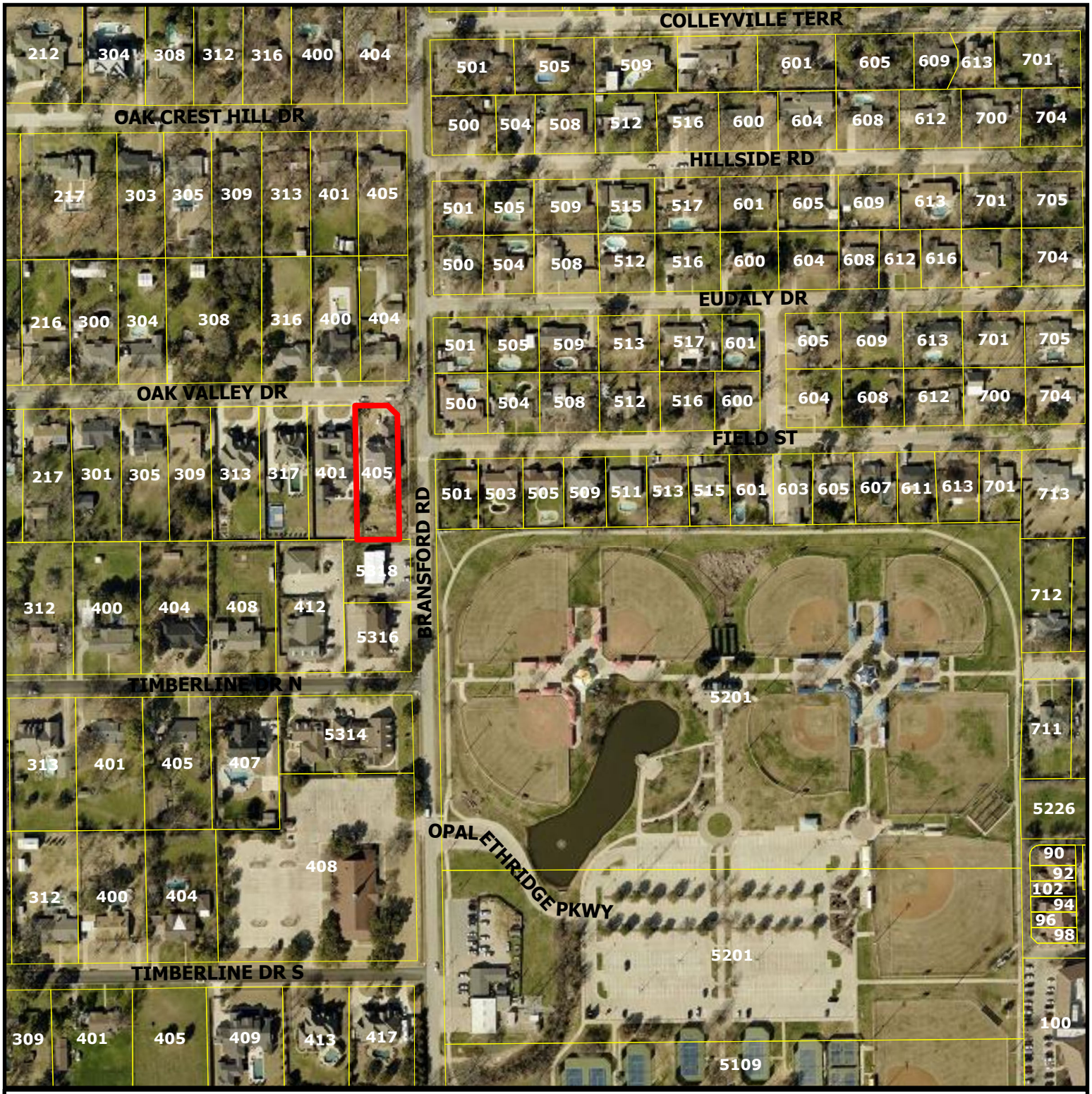
Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval with the condition that the additional screening material attached to the fence be removed at their November 12, 2024 meeting by a vote of 6-0.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Fence Site Plan

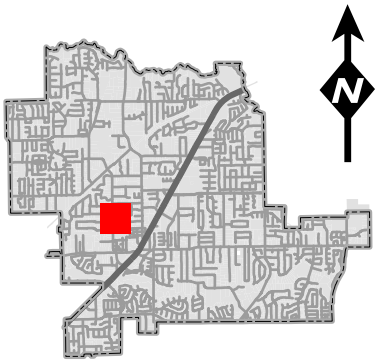
5. Photos of Fence
6. Notification Map
7. Notification Letter
8. Notification List
9. Ordinance O-24-2307

Aerial Map



ZC24-022

405 Oak Valley Dr



Subject Property

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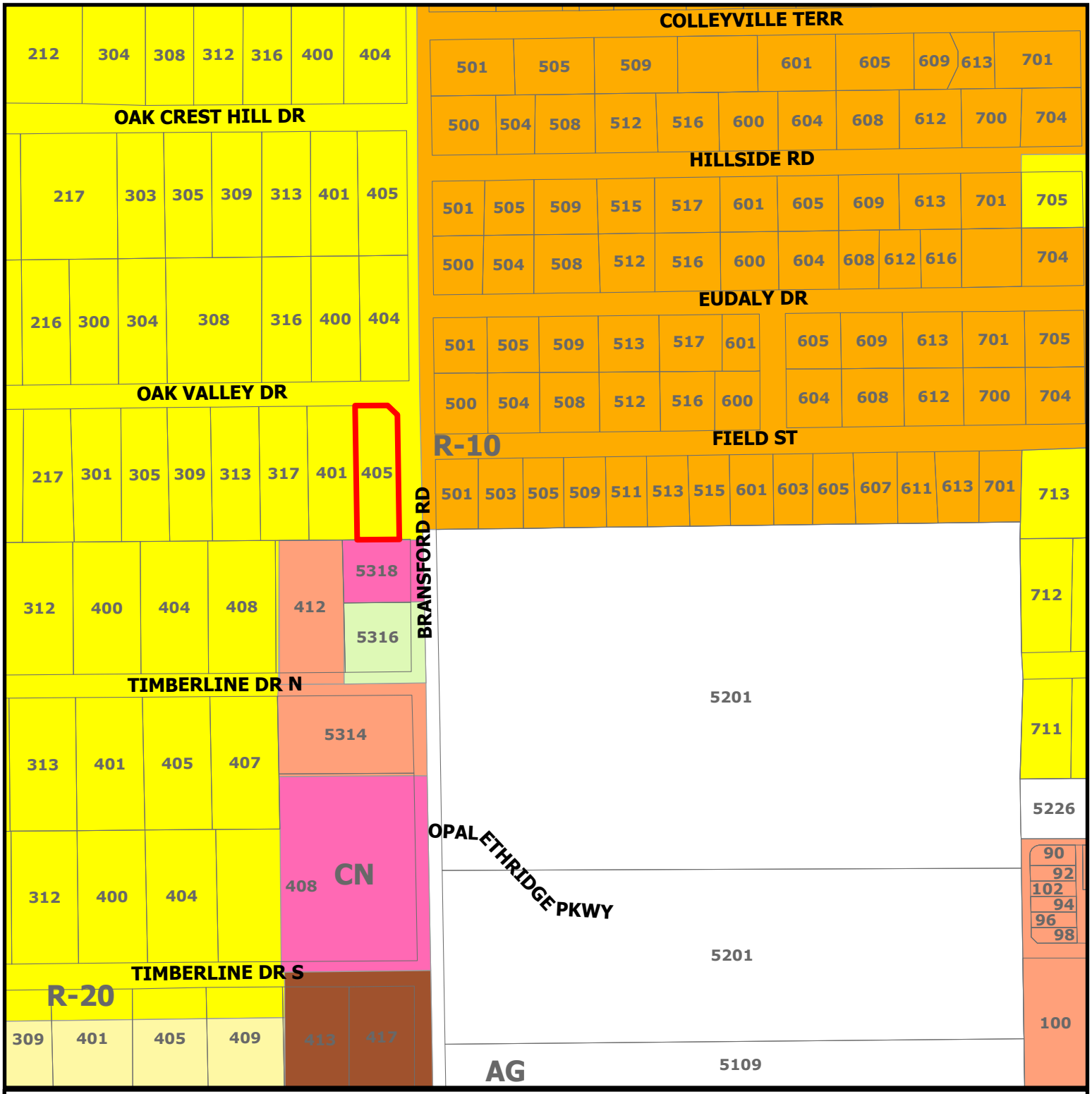
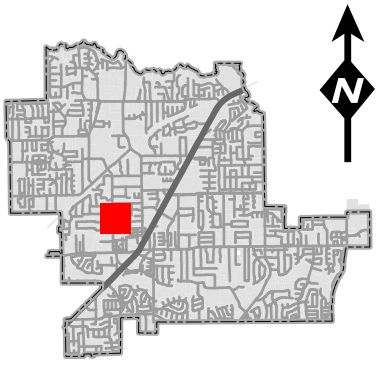
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC24-022

405 Oak Valley Dr



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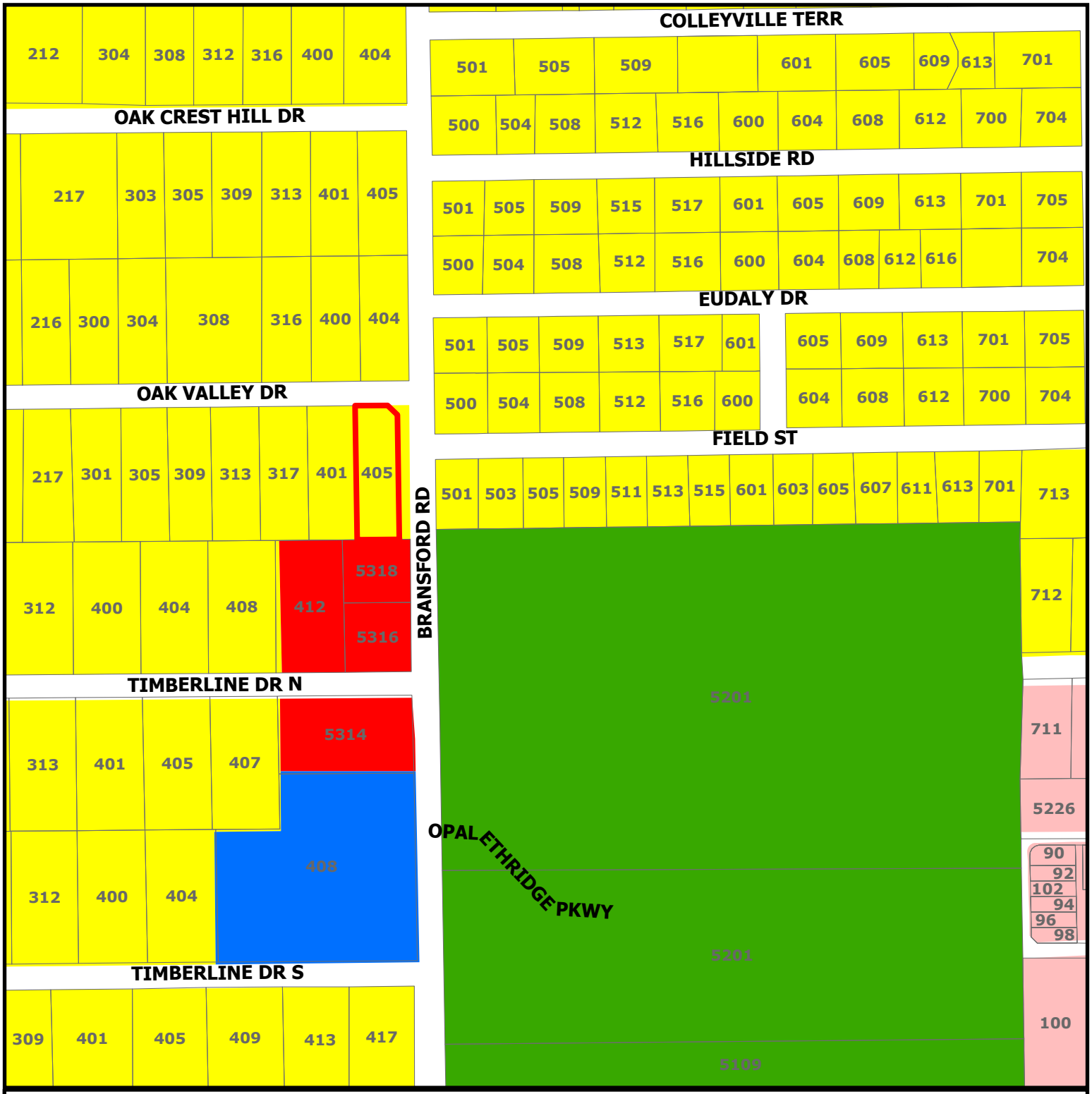
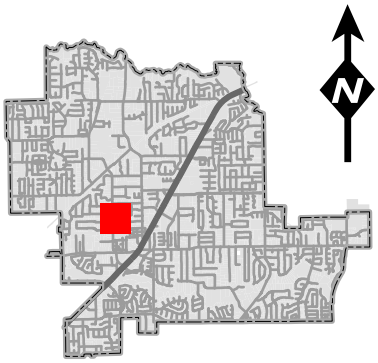
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

ZC24-022

405 Oak Valley Dr



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

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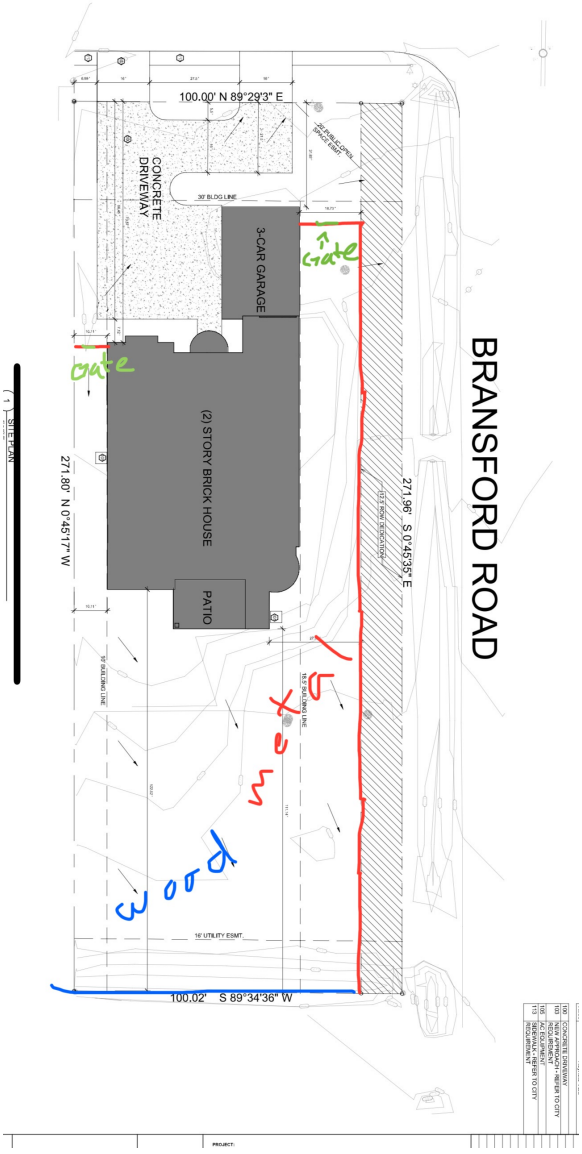
EAST OAK VALLEY DRIVE

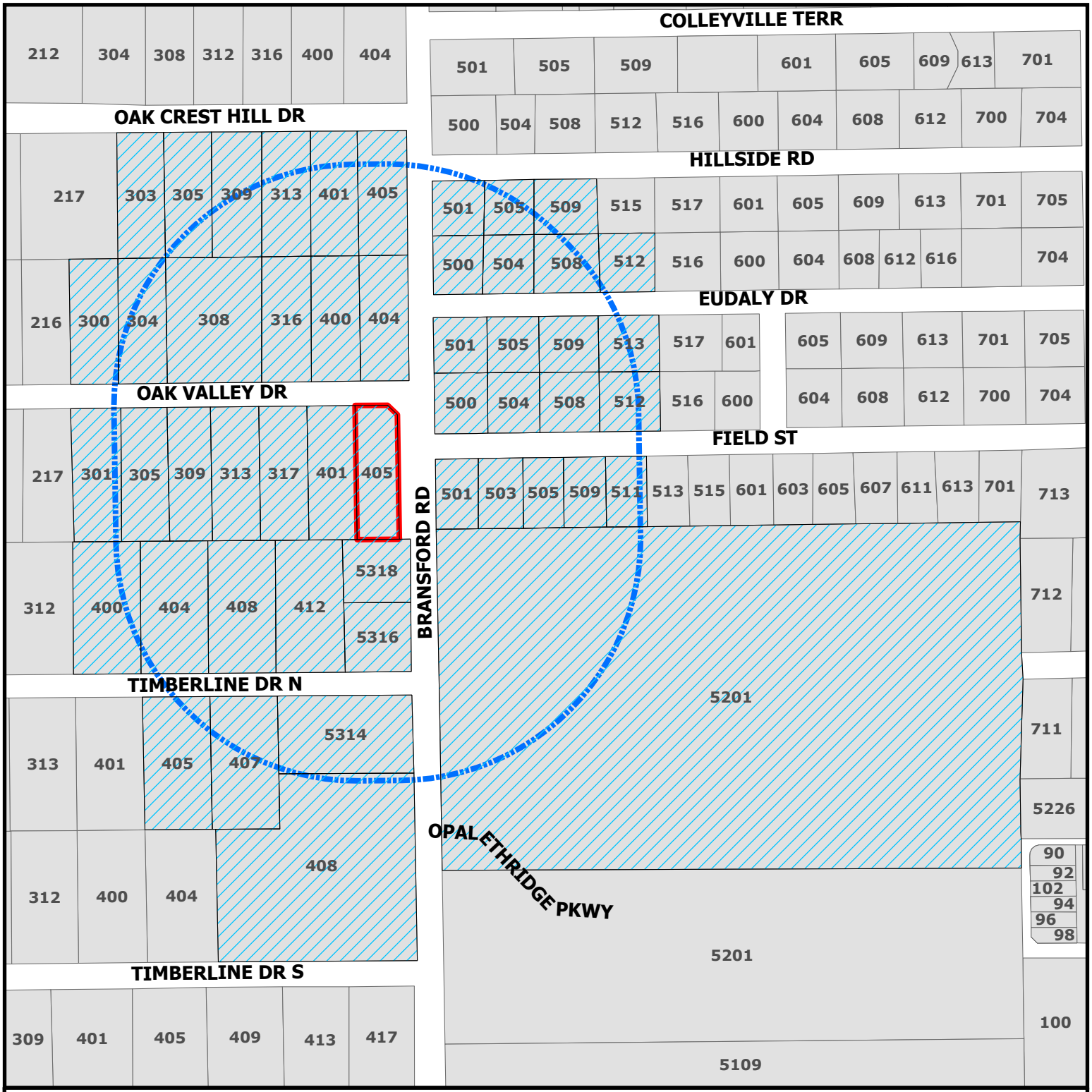


PROJECT:

SPORT

404
OAK
STOP

Notification Map



CITY OF COLLEYVILLE TEXAS

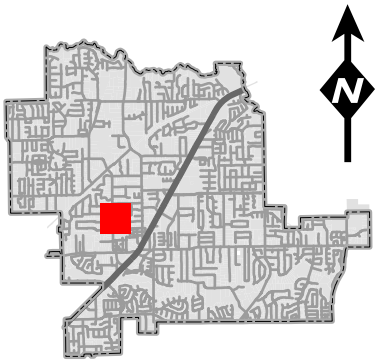
ZC24-022

405 Oak Valley Dr

Parcels to be notified

Buffer

Subject Property



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NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

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

Planning and Zoning Commission Meeting: Tuesday, November 12, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, December 3, 2024 & Tuesday, December 17, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

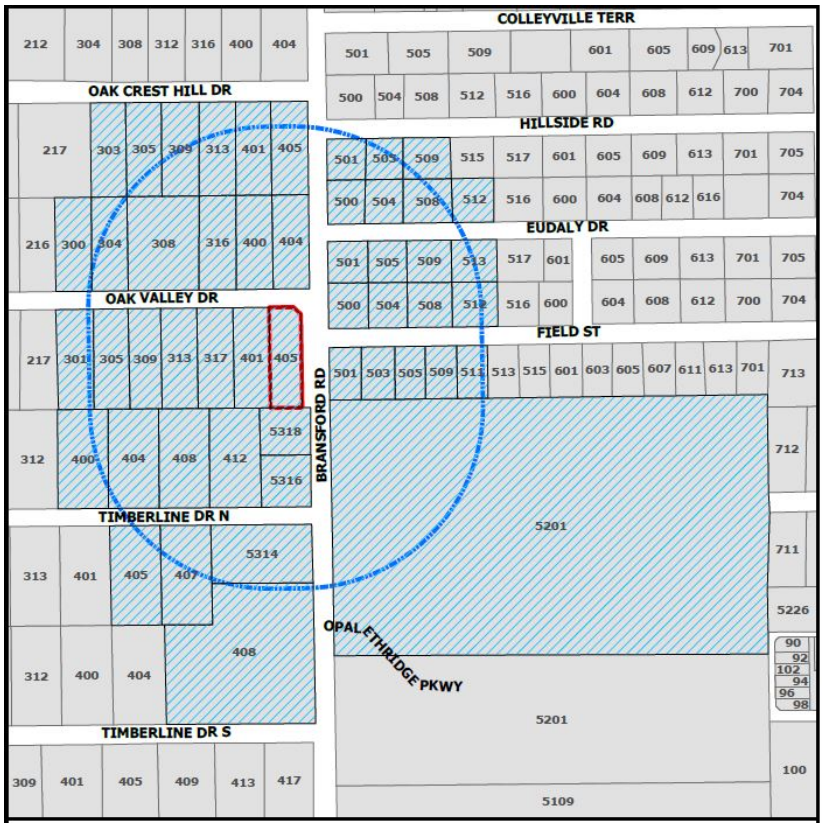
Request:	Consideration of a Special Use Permit for a fence on Lot 16, Block 8, Oak Crest Hills Addition. The request is to allow for a 6-foot wrought iron fence and a portion of a 6-foot wood fence that was built within the required street side yard setback approximately along the property line to remain.
Zoning Case:	ZC24-022
Applicant:	MA & S Construction
Owner:	MA & S Construction
Location:	405 Oak Valley Drive
Property Description:	Lot 16, Block 8, Oak Crest Hills Addition
Present Zoning:	R-20 Single Family Residential

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

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

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

Christopher Pham

Christopher Pham
Planner

Owner_Name	Situs_Addr
ELLENWOOD, ERIC	408 TIMBERLINE DR N
WILLIAMS, ERIC	404 TIMBERLINE DR N
HORST, EVERETT J	400 TIMBERLINE DR N
SOUTHLAKE ASSISTED LIVING LP	412 TIMBERLINE DR N
KIESLING, ROBERT	5316 BRANSFORD RD
RANDY IS DANDY LLC	5318 BRANSFORD RD
VELAZQUEZ, CELIA	407 TIMBERLINE DR N
CHURCH OF JESUS CHRIST OF LDS	408 TIMBERLINE DR S
TORREZ, ROBERT	405 TIMBERLINE DR N
SOUTHLAKE ASSISTED LIVING LP	5314 BRANSFORD RD
FNF PROPERTIES LLC	303 OAK CREST HILL DR
BIRDWELL, JEFF	305 OAK CREST HILL DR
GAUER, FRANCES	309 OAK CREST HILL DR
NORMAN, LESLIE	313 OAK CREST HILL DR
THOMPSON, DONNA V	401 OAK CREST HILL DR
PRESNALL, ROGER	405 OAK CREST HILL DR
AGAPE HOLDINGS LLC	404 OAK VALLEY DR
GAMBILL, MEREDITH	400 OAK VALLEY DR
MARTIN, JERRY WAYNE	316 OAK VALLEY DR
WESTERMAN, THOMAS F	308 OAK VALLEY DR
SIMPSON, VANESSA	304 OAK VALLEY DR
STANKIEWICZ, ANDREW	300 OAK VALLEY DR
SILVEY, ASHLEY	301 OAK VALLEY DR
OAK VALLEY PROPERTY LLC	305 OAK VALLEY DR
WINN, DILLARD R	309 OAK VALLEY DR
MACKEY, SHAWN T	313 OAK VALLEY DR
TAKACS, GERGELY	317 OAK VALLEY DR
SMARTRUST	401 OAK VALLEY DR
MA & S CONSTRUCTION	405 OAK VALLEY DR
BINION, MICHAEL	501 HILLSIDE RD
HERRERA, SARAH	505 HILLSIDE RD
DALTON, JOEL W	512 EUDALY DR
HORAK, JO LANELLE	508 EUDALY DR
QUALLS, JERRY L	504 EUDALY DR
MCINTOSH, DEWITT	500 EUDALY DR
HILLSIDE BLUES LTD	509 HILLSIDE RD
BURY, PAUL M	501 EUDALY DR
HARROD, LARRY D	505 EUDALY DR
ROSE, ANGELA KAREN	512 FIELD ST
HURTADO, ROBERTO	508 FIELD ST
GAYLE, CRYSTAL	504 FIELD ST
SOWELL, JANA M ETAL	500 FIELD ST
FERNANDEZ, CHARLES	509 EUDALY DR
QUEST IRA INC	513 EUDALY DR
BOSHRA, MORKOS	501 FIELD ST
PRESLEY, CHARLES F.	503 FIELD ST
KEEFE, CATHERINE	505 FIELD ST
ABBOTT, MARYANN	509 FIELD ST
SALMERON, ERIC	511 FIELD ST
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED

ORDINANCE O-24-2307

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A FENCE ON 0.54 ACRES, BEING LOT 16, BLOCK 8, OAK CREST HILLS ADDITION, PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for a fence to extend into the street side yard setback, Case No. ZC24-022; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit to allow for a fence on 0.54 acres, being Lot 16, Block 8, of the Oak Crest Hills Addition, located at 405 Oak Valley Drive, as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall allow a fence to extend into the street side yard setback and be placed on the property line.

b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".

c. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of December 2024.

The second reading and public hearing being conducted on the 17th day of December 2024.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 17TH DAY OF DECEMBER 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

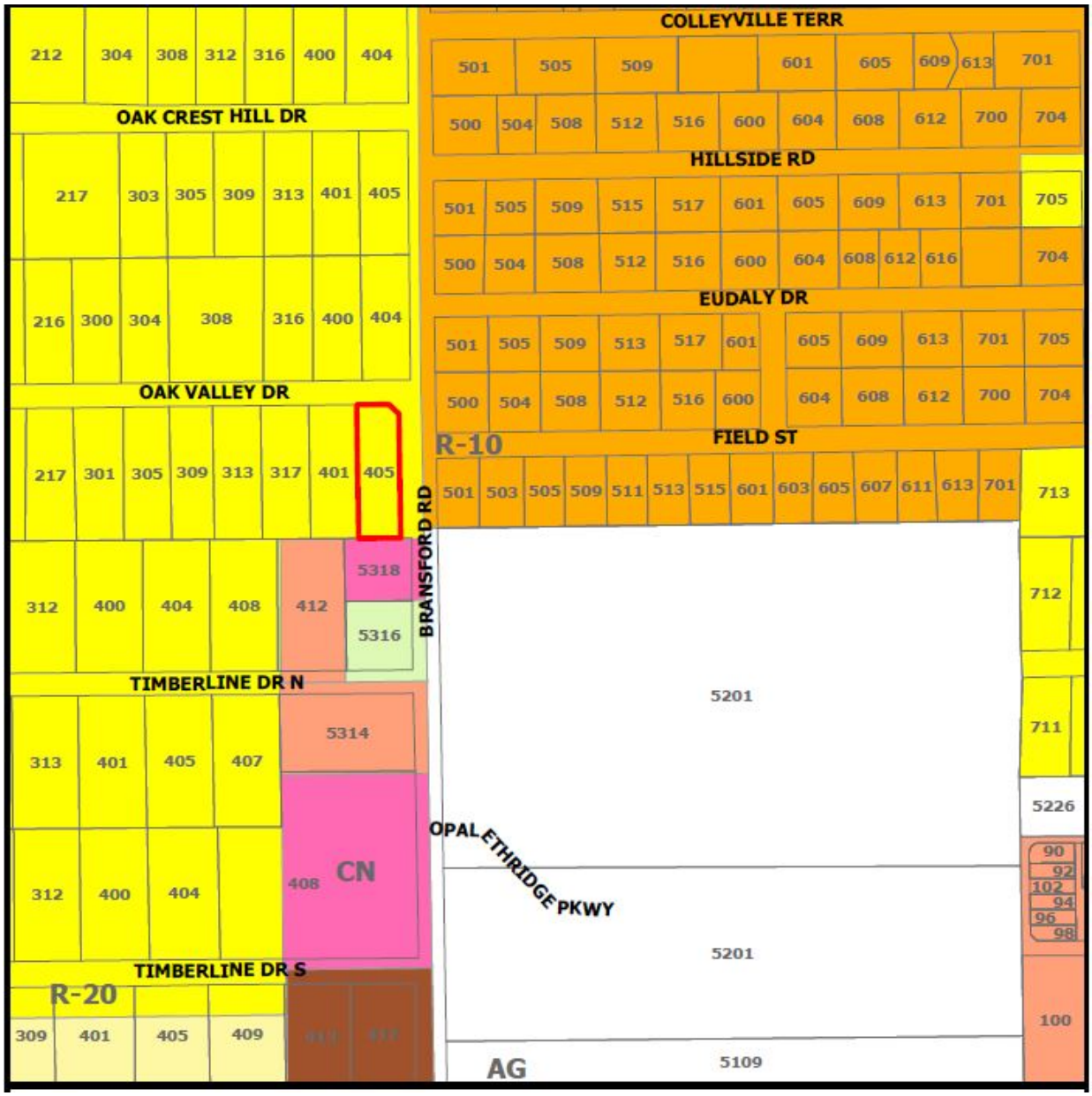
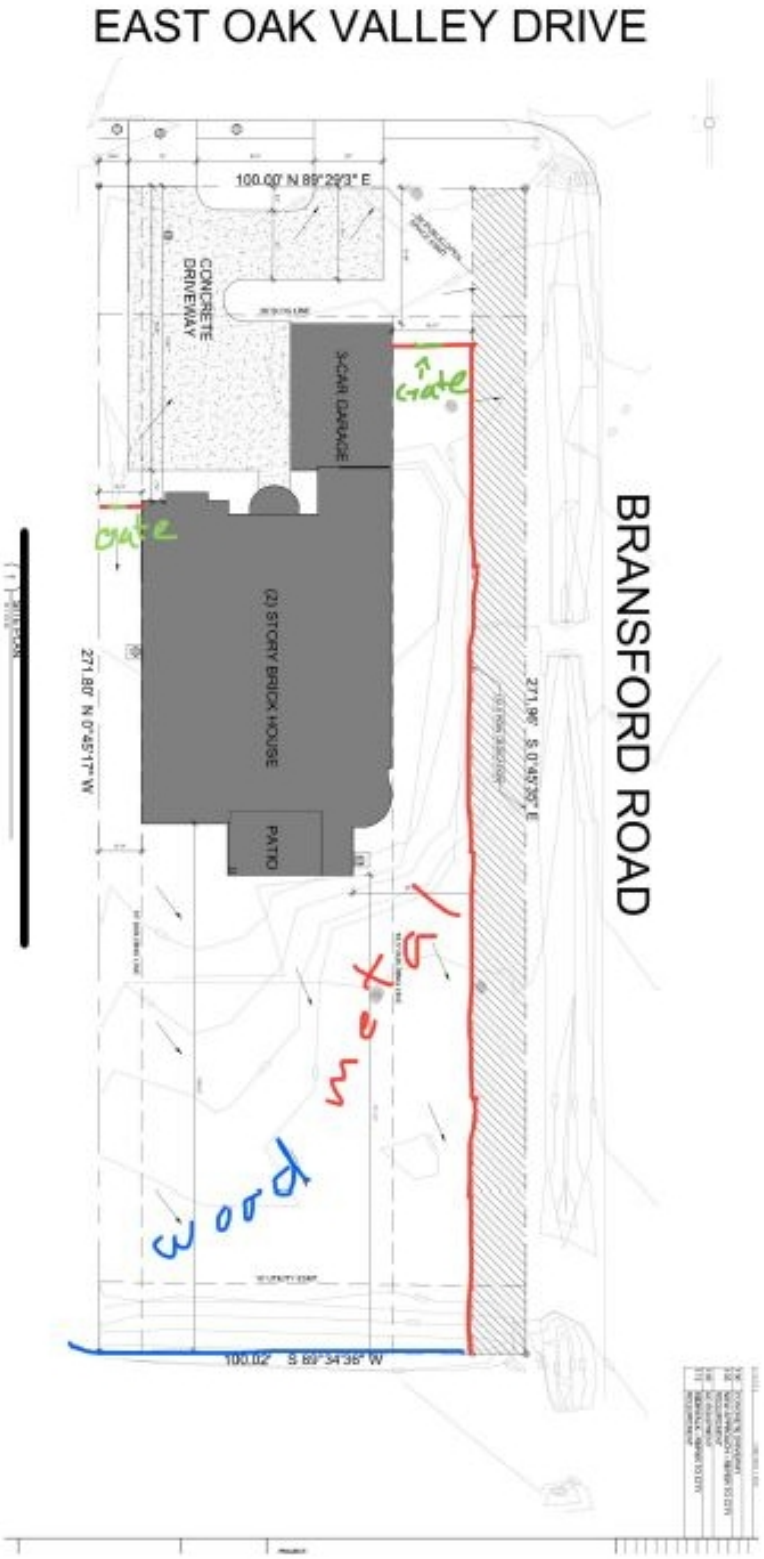


Exhibit "B" – Site Plan



CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 5d **Agenda Date** 12/3/2024 **Number** Ordinance O-24-2308
Type Ordinance
Department Community Development

Title
Appeal of decision of denial by the Planning and Zoning Commission for consideration of a Special Use Permit to allow for a residential carport on Lot 8, Block 1, Arbor Estates Addition, located at 2401 Spruce Court, Case ZC24-023

Explanation
First Reading and Public Hearing

The Planning and Zoning Commission recommended denial at their November 12, 2024 meeting by a vote of 6-0. 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.

Joe Chiles, the applicant, has submitted a request for a Special Use Permit to allow for a residential carport on Lot 8, Block 1, of the Arbor Estates Addition, being approximately 0.44 acres, and zoned R-20 Single Family Residential.

Existing Conditions/Background: The subject property, 2401 Spruce Court, is zoned R-20 Single Family Residential. It is located on the south side of the intersection of Spruce Court and Amador Trail. The property is a platted lot and is developed with a single family home. A detached carport was recently built over a section of the home's backyard.

SUP Request: The applicant is requesting approval of an SUP to allow for a carport.

C. Residential Carport Regulations – Carports located in zoning districts, which permit single-family residential dwellings, shall comply with the regulations contained in this section.

1. Approval by Special Use Permit Only: In accordance with the Special Use Permit procedures contained in this Chapter of these zoning regulations, no carport shall be built in the City of Colleyville without approval by the City Council for a Special Use Permit to construct a carport in a zoning district that permits single family residential dwellings.

2. Carport Standards: A carport shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a carport has imposed other

requirements necessary in the particular case to protect the public interests.

a. Size: A carport shall not exceed 480 square feet in area. The longest dimension on a carport shall not exceed 24 feet.

b. Height: A carport shall not exceed a maximum height of 15 feet. The height shall be measured from the finished grade to the highest point of the roof.

c. Setbacks:

i. A carport located within ten (10) feet of the principal building shall comply with the front, side and rear yard setbacks of the zoning district. The distance shall be measured between the two closest points of the carport and principal building.

ii. A carport located 10 feet or more from a principal building may extend into a required side yard, provided all of the following conditions are satisfied:
(1) Every part of such carport is unenclosed except for necessary structural supports;
(2) No part of the carport is less than five (5) feet from a side or rear lot line, and
(3) The carport is located completely within the rear yard area as defined in these zoning regulations

d. Design Criteria:

i. Roof - Carports shall have a pitched roof of at least 2:12. Flat roofs shall be prohibited.

ii. Posts - Posts shall be clad or finished of brick, stone, cedar or decorative metal, such as metal lattice. For purpose of this requirement, decorative metal shall consist of twenty-five (25) percent opaque surfaces. The dimension of each post as viewed from each primary elevation shall not be less than eight inches (8") or more than forty-eight inches (48"). Any carport with two or more elevations that exceed the 48-inch criteria shall be considered an accessory building and be regulated as such. Cedar posts shall be wrapped using masonry stone or brick from the base to at least 50% of the post height. The exposed portion of the cedar post shall be a minimum of 8 inches.

Special Use Permit Provision: Any request for a carport shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in the Land Development Code.

Analysis: The request is to allow for a 1,000 square foot carport that was built to remain. The carport was built without a building permit or the required SUP. The carport is 25 feet in width, 40 feet in length, 20 feet tall, and is located approximately 15 feet from the rear and side property lines. The structure does not currently comply with the material standards, size regulations, height regulations, or setback regulations outlined

in the Land Development Code. In the R-20 zoning district, there is a 30-foot setback on the street side yard that structures must not encroach into. The carport was not built with a foundation and is not over an all-weather surface.

Plat Status: The property is platted as Lot 8, Block 1, Arbor Estates Addition.

DRC Review: The DRC reviewed the request during their October 21, 2024 meeting and determined that the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, south, east, and west are zoned R-20 Single Family Residential and improved with single family homes.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for residential development. The proposed SUP does not conflict with any portion of the comprehensive plan.

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

Staff Recommendation: Staff recommends denial of the Special Use Permit due to technical non-compliance.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended denial of the request at their November 12, 2024 meeting by a vote of 6-0.

Attachments

1. Appeal Request
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Statement of Planning Objectives - Updated
7. Site Plan Exhibit
8. Images Provided by Applicant
9. Before and After Photos
10. Notification Map
11. Notification Letter
12. Notification List
13. Letters Received

14. Opposition Map
15. Opposition Report
16. Ordinance O-24-2308

From:
To: Jackie Reyff
Subject: 2401 Spruce Ct
Date: Thursday, November 14, 2024 1:36:30 PM

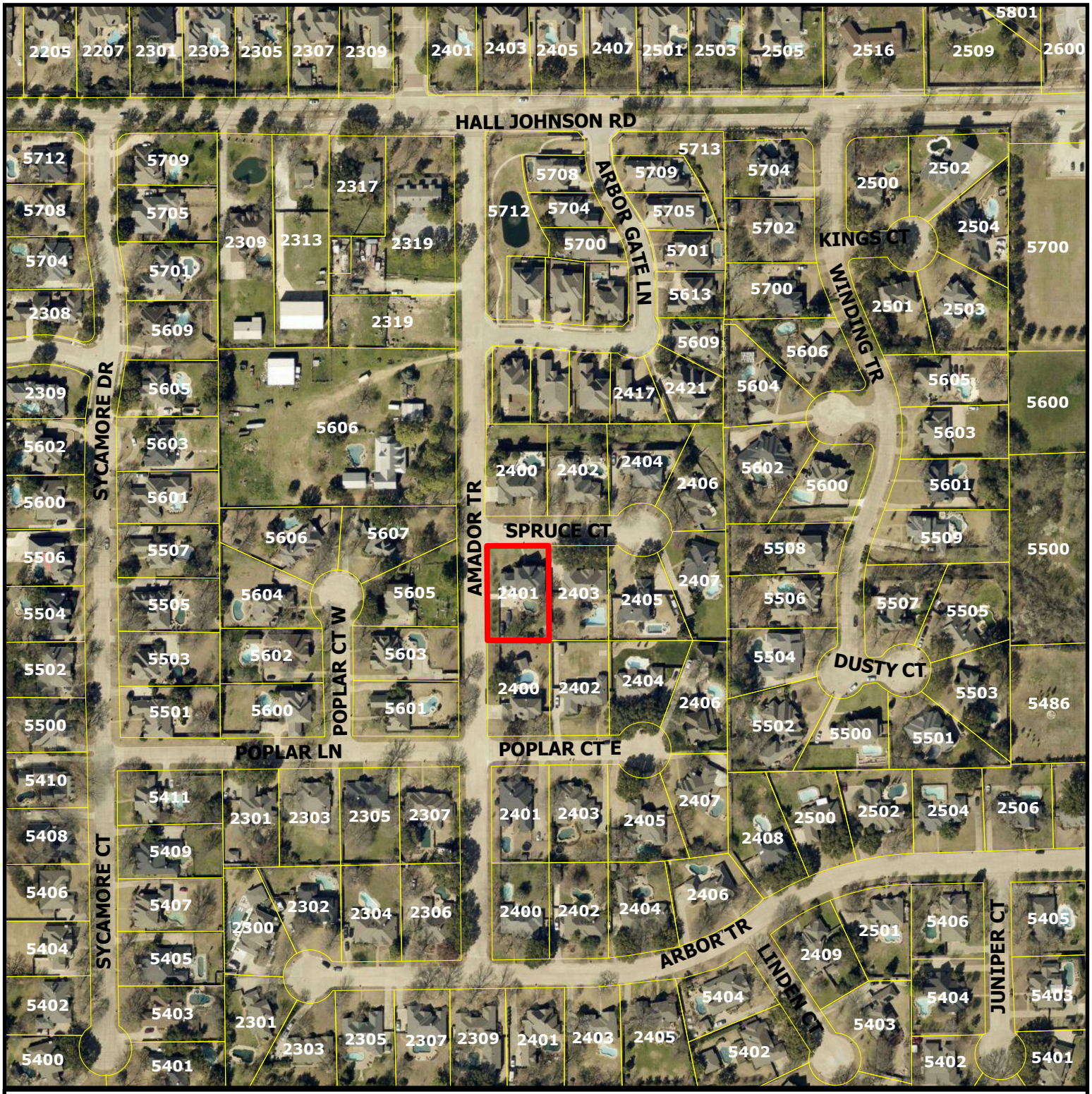
Ms. Reyff,

I would like to appeal to the City Council the P&Z's decision to not grant my SUP and variance requests please.

Thank you,

Joe Chiles
2401 Spruce Ct
Colleyville, TX 76034

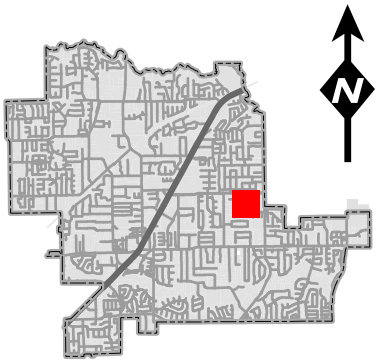
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC24-023

2401 Spruce Ct



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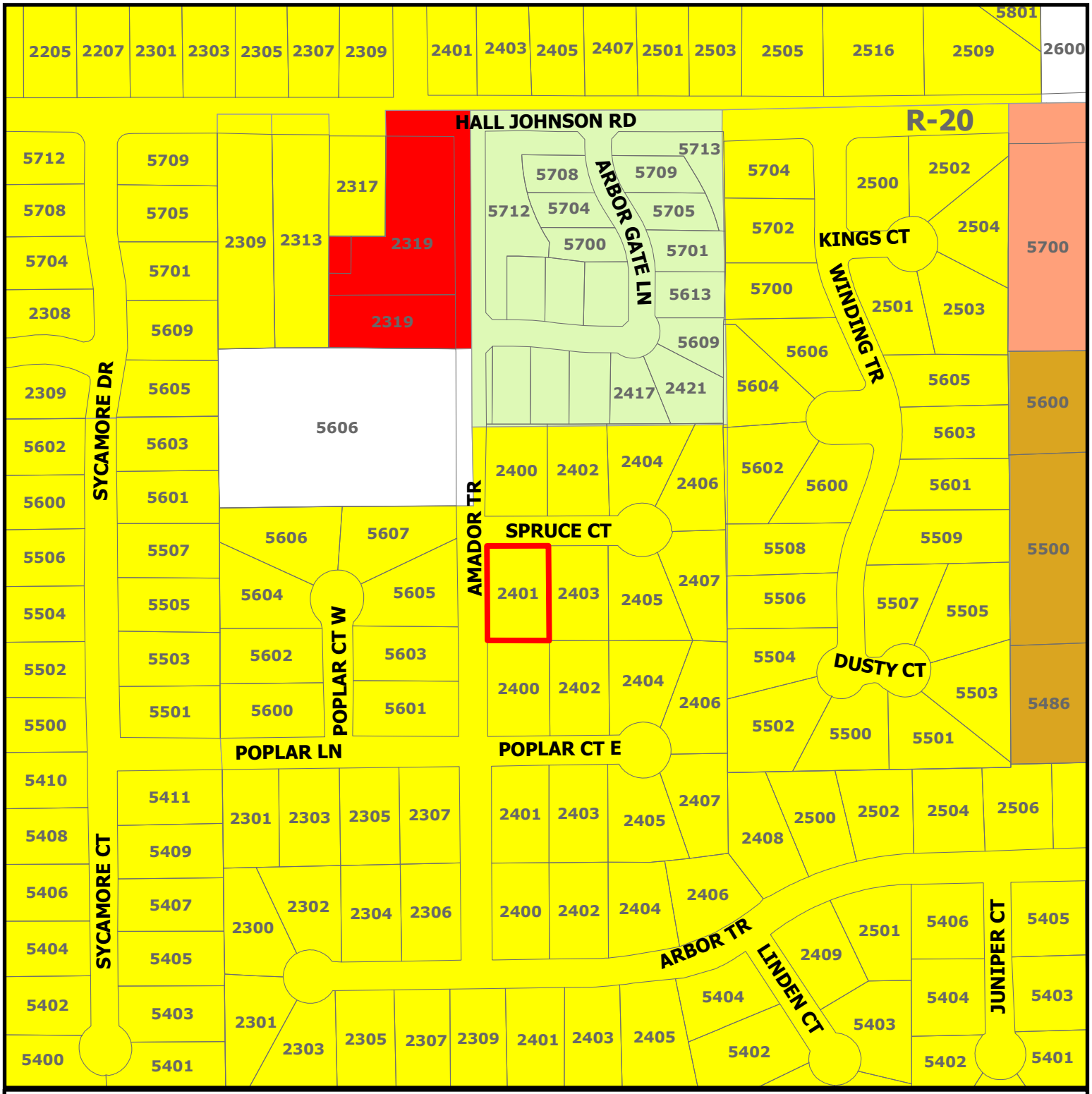
Subject Property

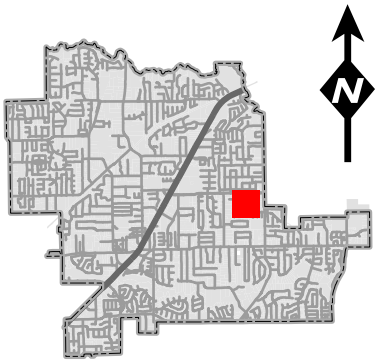
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC24-023

2401 Spruce Ct



Subject Property

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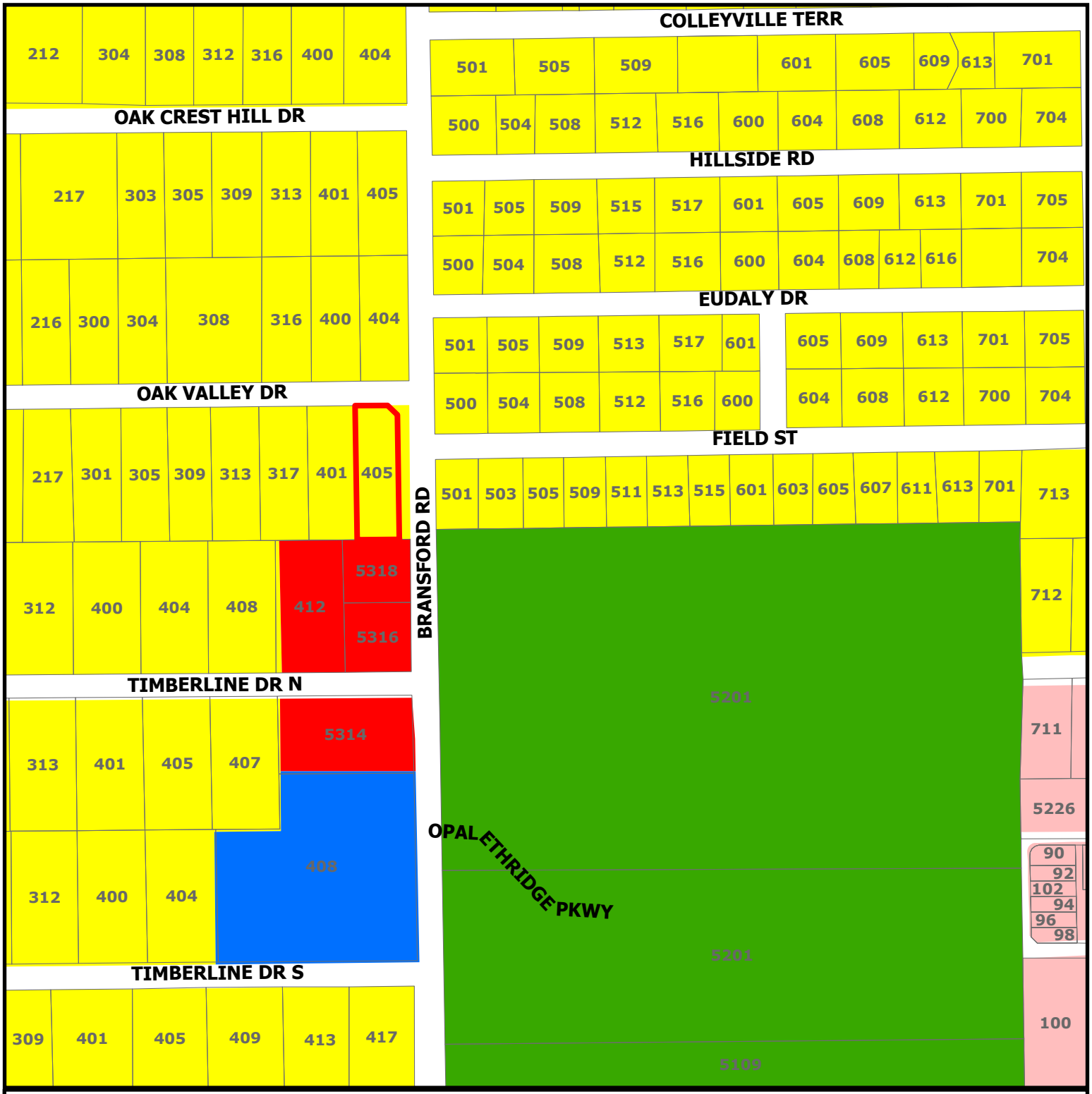
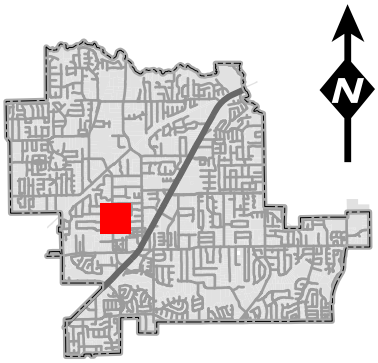
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

ZC24-022

405 Oak Valley Dr



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

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Joe & Vicki Chiles

2401 Spruce ct
Colleyville TX 76034
United States

October 10, 2024

City of Colleyville
100 Main Street
Colleyville, TX 76034-1016

To Whom it May Concern,

My wife Vicki and I are lifetime residents of Denton County and moved to Colleyville in May of 2023 after living a short time near Eagle Mountain Lake. We part time in Colorado, so being this close to DFW airport is perfect. We enjoy the small town feel with all the conveniences so near by and are very comfortable here. Thank you for your consideration.

After losing our roof in the damaging hail storms this spring, we decided that we needed to provide protection for our vehicles. We own two classic cars and a Sprinter Van. That is why we built the structure in question. I believe it is within the building lines and outside any easements according to our plat.

I sincerely apologize for not obtaining a Special Use Permit before beginning construction and humbly ask for your consideration to grant our request for a waiver or variance after your review of all the information and inspection of the structure.

Sincerely yours,

Joe Chiles

Joe Chiles

2401 Spruce ct
Colleyville TX 76034
United States

November 21, 2024

Colleyville City Council
100 Main St.
Colleyville, TX 76034

Honorable Mayor and Esteemed City Council,

I am Joe Chiles. We come before to ask for approval for a Residential Special Use Permit (SUP), possibly with stipulations as to what can be done to satisfy the Council and Building officials to allow the structure in question to remain. I have spoke to many of my immediate neighbors and most would be amicable to let the structure remain with the councils' approval. The folks that are in opposition live between a quarter mile to a half mile from our home. One suggestion from a neighbor was that we raise our fence to the maximum height to help conceal the structure and vehicles. I also have learned that a garage does not have the same restrictions as a carport and I could very easily enclose it and install a door. Another neighbor doesn't mind the structure, but would be more comfortable if the council would grant the SUP. Others are not comfortable getting involved, but admitted to me that they are not opposed to the structure. We are wide open to any suggestions or stipulations in order to permit and finish the structure.

After the super storms this spring we built the shelter to protect our 2 classic cars, Sprinter van and Boat. Parking them on the street or in the open would subject them to possible damage from weather, vandalism and maybe even theft as well as safety concerns. I'm not sure why carports are not allowed as the demand for covered parking is very high and adds value to any property. When we bought our house it had been abandoned by the previous owner for years and was 201 days on the market this time around. When the previous owner tried to dress it up to sell, they made matters worse. Paint was spayed on the roof and windows and nothing was repaired. The

landscape was out of control and the house was covered up and hidden from view. The windows were horrid and the pool was in bad repair. We pulled a dead Raccoon form the attic which had been there for years, Painted the exterior, cleaned up the landscape, removed a giant bolder from the front yard, restrained the fence, etc, etc...

We have invested over $100,000 in this property and brought it back to life. Most people in our area are very happy with all the improvements, including the structure in question. It was designed and built to blend in with our house and surrounding properties, which it does. It looks very similar to other structures in our area such as gazebos, and other detached structures. Currently we have spent about $25,000 on it and it would be very expensive to tear down and haul off.

Real estate professionals have told us that we increased the value of our property significantly and increased the value and curb appeal of all the homes on Amador Trail and Spruce Ct. You are all welcome to come see for yourself and speak to me personally. I have included before and after pictures of the property.

I know this is difficult for all of you, but please consider our side of the story. We must have a unanimous vote from the Council to approve the SUP for the project. So we beg you all to consider granting our application, with or without stipulations, and allow us to consult with the Community Development Director and Building Officials to inspect the structure and report back to you. After Council's consideration of all the information and our commitment in writing to any required stipulations, consider moving forward with the SUP to finish the project to everyones satisfaction. We also pledge to never go forward with any projects without consulting with the City in the future and we sincerely apologize for doing so this time. Thank you for your consideration and thank you for your service.

Sincerely,

Joe Chiles

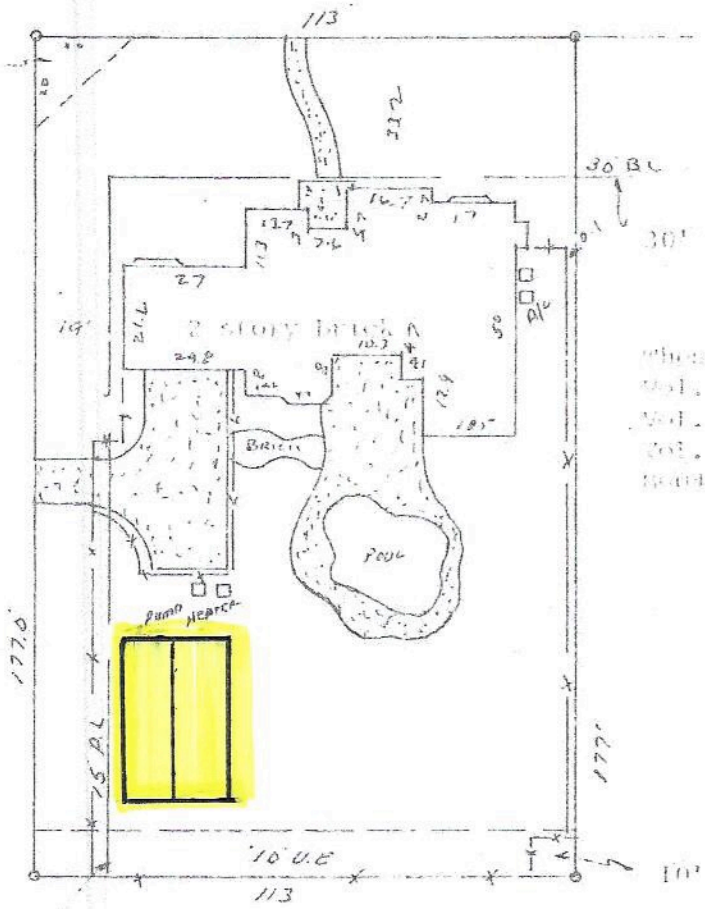
T. D. Disheroon Registered Professional Land Surveyor

6717 Colmont Avenue Fort Worth, Texas 76116 731-0587 FAX 732-2014

Lot 2, Block 1, ARBOR ESTATES, an addition to the City of Colleyville, Tarrant County, Texas, according to the Corrected Plat thereof recorded in Cabinet A, Slide 1-3, of the Plat Records, Tarrant County, Texas.

2401 Carson Court.

20'X20' Open Space Esmt. per plat.



30' Bldg. line per plat.

INITIAL HERE

where easements do not apply
Vol. 1972, Pg. 91, Tarrant
Vol. 7001, Pg. 170, Tarrant
Vol. 7001, Pg. 170, and Vol.
8088, Pg. 182, T.C.C.

10' utility easement per plat.

15' Bldg. line per plat.

According to FEMA/ U.S. Department of Housing and Urban Development this Property is not in the 100 Year Flood Zone, According to Community Panel Number 480590 0005B Dated December 1, 1982

I hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway.

31
32
33
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35
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37
38

PRIVATE PROPERTY
KEEP OUT

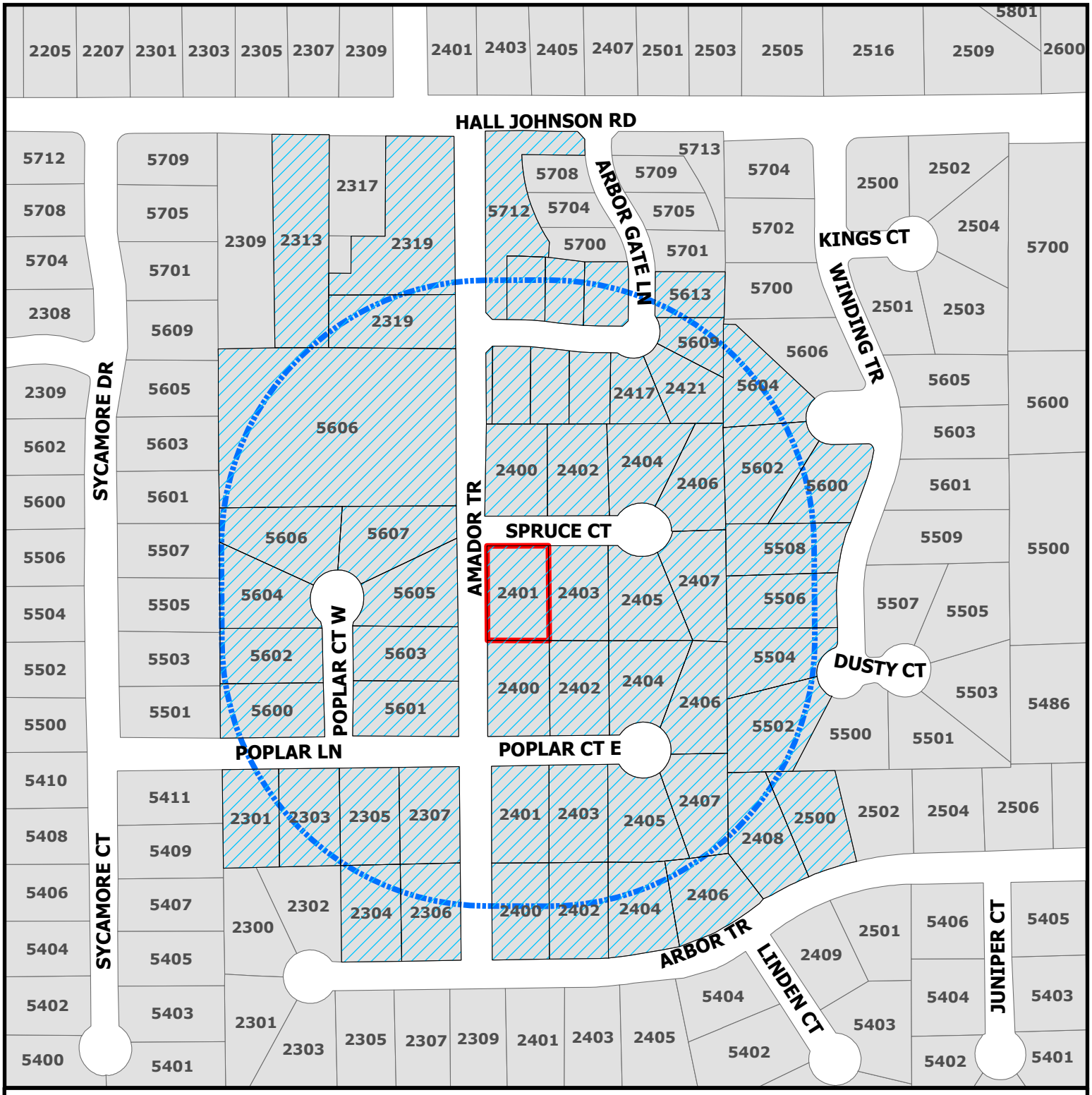
2401
2401

Photos

2401
2401

McClain Trailers

Notification Map



CITY OF COLLEYVILLE TEXAS

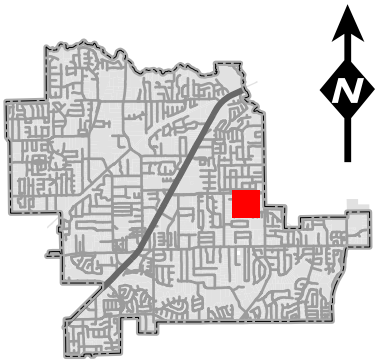
ZC24-023

2401 Spruce Ct

Parcels to be notified

Buffer

Subject Property



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NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

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

Planning and Zoning Commission Meeting: Tuesday, November 12, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, December 3, 2024 & Tuesday, December 17, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

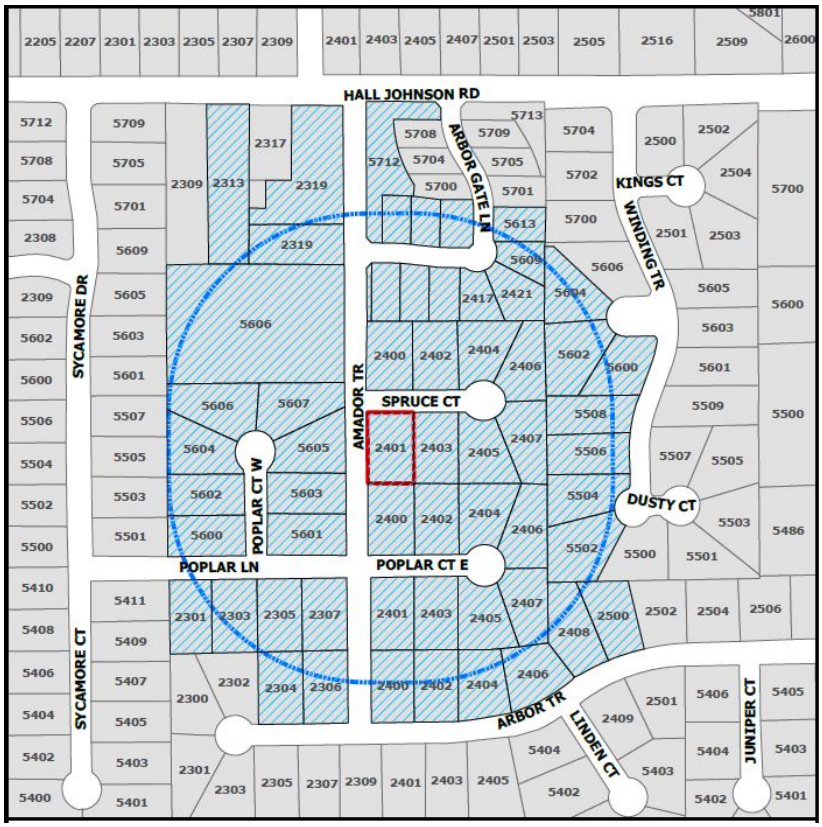
Request:	Consideration of a Special Use Permit to allow for a residential carport that is larger and closer to a property line than allowed on Lot 8, Block 1, Arbor Estates Addition. The request is to allow for a carport that was built without a permit to remain on the property. The carport does not comply with the size and height regulations of the Land Development Code.
Zoning Case:	ZC24-023
Applicant:	Joe Chiles
Owner:	Vickie Colby-Chiles Revocable Trust
Location:	2401 Spruce Court
Property Description:	Lot 8, Block 1, Arbor Estates Addition
Present Zoning:	R-20 Single Family Residential

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

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

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

Christopher Pham

Christopher Pham
Planner

Owner_Name	Situs_Addr
FARES, RABAB	2400 ARBOR GATE LN
SCHAMP, RICK	2404 ARBOR GATE LN
WIESE, SHANNON	2408 ARBOR GATE LN
ENCLAVE AT ARBOR ESTATES HOA	5712 ARBOR GATE LN
ZELLA LIVING TRUST	2405 ARBOR GATE LN
FAULKNER, DENNIS	2409 ARBOR GATE LN
KALAMKAR SHAH REVOCABLE LIVING TRUST	2413 ARBOR GATE LN
MANTEL, RONALD P	2417 ARBOR GATE LN
SMALLWOOD, DAN LEE	2421 ARBOR GATE LN
SWAN, STANLEY	5609 ARBOR GATE LN
TU, YIDONG	5613 ARBOR GATE LN
ENCLAVE AT ARBOR ESTATES HOA	2401 ARBOR GATE LN
PRIMROSE, RANDALL	2313 HALL JOHNSON RD
HALL, CHARLIE W	5606 AMADOR TR
NORTHEAST PROPERTIES INC	2319 HALL JOHNSON RD
HALL, CHARLIE	2319 HALL JOHNSON RD
HEBERT, MICHAEL A	5504 DUSTY CT
GRECO, VINCENT L	5502 DUSTY CT
HARRISON, GARY L	5604 CREEKSIDE CT
GEHLER, CHRISTOPHER	5602 CREEKSIDE CT
KUPPER, CASEY M	5600 CREEKSIDE CT
BLACK, CHRIS	5508 WINDING TR
CORREA, FRANCOSCO	5506 WINDING TR
GILBERT, JASON	2400 SPRUCE CT
SHORT, ANTHONY K	2402 POPLAR CT E
JACKSON, DANIEL	2404 POPLAR CT E
MARSH, MATTHEW	2406 POPLAR CT E
SLOSSON, MARK R	2407 POPLAR CT E
VELLA, DAVID M	2405 POPLAR CT E
THE SSH TRUST	2403 POPLAR CT E
ARITA, JON	2401 POPLAR CT E
ALOTTO, JAMES R	2400 ARBOR TR
HARRINGTON, JON D	2402 ARBOR TR
JONES, RUTH-ANN	2404 ARBOR TR
FOREMAN, NATHAN	2402 SPRUCE CT
FARISS, LANDON	2406 ARBOR TR
WANG, ERIC T	2408 ARBOR TR
BURNETT, MEGAN	2500 ARBOR TR
WOOTEN, JENNIFER	2404 SPRUCE CT
HOELSCHER, SKYLER	2406 SPRUCE CT
SHUMATE, LORA LEIGH	2407 SPRUCE CT
SMITH, TORY	2405 SPRUCE CT
HARRIS MANAGEMENT TRUST	2403 SPRUCE CT
MARRS, KATHI	2400 POPLAR CT E
TOOKEY LIVING TRUST	5601 POPLAR CT W
TOOKEY, RICHARD	2303 POPLAR LN
HALLMARK, SANDRA	2305 POPLAR LN
SCHNEIDER, RONALD	2307 POPLAR LN
THE ARINGTON FAMILY TRUST	2306 ARBOR TR
BOLTON, JEFFREY M	2304 ARBOR TR
WYLIE, C TODD	5603 POPLAR CT W
TIAN, YOUQIN	5605 POPLAR CT W
CASE, GARY	5607 POPLAR CT W
NAJA, NICOLE	5606 POPLAR CT W
FARISS ROBERT AND LESLIE FARISS REVOCABLE LIVIN(	5604 POPLAR CT W
YATES, CLINT	5602 POPLAR CT W
WALLACE, MATTHEW	5600 POPLAR CT W

TAYLOR, THOMAS P	2301 POPLAR LN
LEYTON GROVE ADDITION	COURTESY NOTICE
ARBOR ESTATES	COURTESY NOTICE
ARBOR ESTATES II	COURTESY NOTICE
ENCLAVE AT ARBOR ESTATES, THE	COURTESY NOTICE
HIGHLAND MEADOWS ADDN	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
VICKIE COLBY-CHILES REVOCABLE TRUST	2401 SPRUCE CT

From: [redacted]
To: Citizen Letters
Subject: Joe Chiles carport ZC24-023
Date: Tuesday, November 5, 2024 12:38:14 PM

To the City of Colleyville,

I received your letter regarding Joe Chiles' car port (ZC24-023). I live directly behind him and view it daily. This note is to inform you that I do not have a problem with his carport or your issuance of a Special Use Permit.

Respectfully,

Kathi Marrs
2400 Poplar Ct E, Colleyville, TX 76034

Please acknowledge receipt of this email and submit it for the hearing.

From: [redacted]
To: Citizen Letters; Kristopher Potts
Subject: Special Use Permit for Case ZC24-023
Date: Tuesday, November 5, 2024 3:07:22 PM

Dear Planning and Zoning Commissioners,

I received a letter from the City of Colleyville regarding a request for a Special Use Permit for Lot 8, Block 1 in the Arbor Estates Addition. While I recognize and appreciate the owner's attempt to make such a huge structure as visually appealing as possible, I am nonetheless opposed to a Special Use Permit because it sets an untenable precedent.

If this property owner is given an after the fact Special Use Permit, what happens when the next neighbor wants to build a similar structure to protect a boat or RV? While a slap-on-the-wrist fine may serve as some measure of punishment, the structure remains a visible testament to others that it is okay to "ask for forgiveness rather than permission" when they want to make additions to their property.

Thank you for your consideration,
Daniel and Norma Jackson
2404 Poplar Ct E, Colleyville, TX 76034

From: [redacted]
To: Citizen Letters
Cc: Kristopher Potts
Subject: Special Use Permit for Case ZC24-023
Date: Thursday, November 7, 2024 3:11:04 PM

Dear Planning and Zoning Commissioners,

I received a letter from the City of Colleyville regarding a request for a Special Use Permit for Lot 8, Block 1 in the Arbor Estates Addition. While I recognize and appreciate the owner's attempt to make such a huge structure as visually appealing as possible, I am concerned about the ability for others in our city/neighbor to build without a permit and seek forgiveness after the fact.

My assumption is that the property owner is aware of requiring a permit prior to building such a large structure. In addition, a certified builder would have also known that a permit is required. As part of the planning and zoning commission is the contractor not at fault as well. Overall, I do pass by the structure multiple times a day and it isn't a horrible structure but rather large. We have other neighbors that have large RV's and as far as I am concerned this may open the door for others to build large structures to cover those RV's. What will the city do at that point? Favor one neighbor over another if approval is provided. Once a decision has been made will we (those that received the initial notification) be notified in writing as to the outcome by the planning and zoning commission? I would hope we would be provided the reasoning for either approval or denial.

Liza and Mark Slosson
2407 Poplar Ct E, Colleyville, TX 76034

From: [redacted]
To: Citizen Letters
Subject: Zoning Case: ZC24-023 - 2401 Spruce Court
Date: Tuesday, November 19, 2024 10:52:02 AM

My husband, Matthew Wallace, and myself own the house at 5600 Poplar CT W in Arbor Estates in Colleyville, TX. We cannot attend the city council meeting on Dec. 3 or Dec. 17, so I am writing this email, it can be made part of the public record.

We received notice of a public hearing regarding a neighbor at 2401 Spruce CT. They are asking for the carport that was built on this property be able to remain on the property.

The carport on this property is a very nice carport, I would hate to see them have to tear it down. It is on the side of their property that is next to the street. **We give approval to their request for this carport**, that does not comply with size and height regulations, **to remain on property**.

Angela Wallace

From: [redacted]
To: Citizen Letters
Subject: Zoning Case ZC24-023, Joe Chiles, 2401 Spruce Court
Date: Friday, November 22, 2024 2:06:12 PM

To Community Development, City of Colleyville, Colleyville City Council:

I would like to express my firm opinion of the zoning change request for this matter.

I have lived at 2407 Spruce Court for 34 years. During that time, the home at 2401 Spruce Court was practically abandoned for many years. Mr. and Mrs. Chiles moved in a year and a half ago and have brought some wonderful changes to our neighborhood. They have invested heavily in the property's value and in turn the value of Arbor Estates. Everything that has been done is top-of-the-line, first class quality improvements.

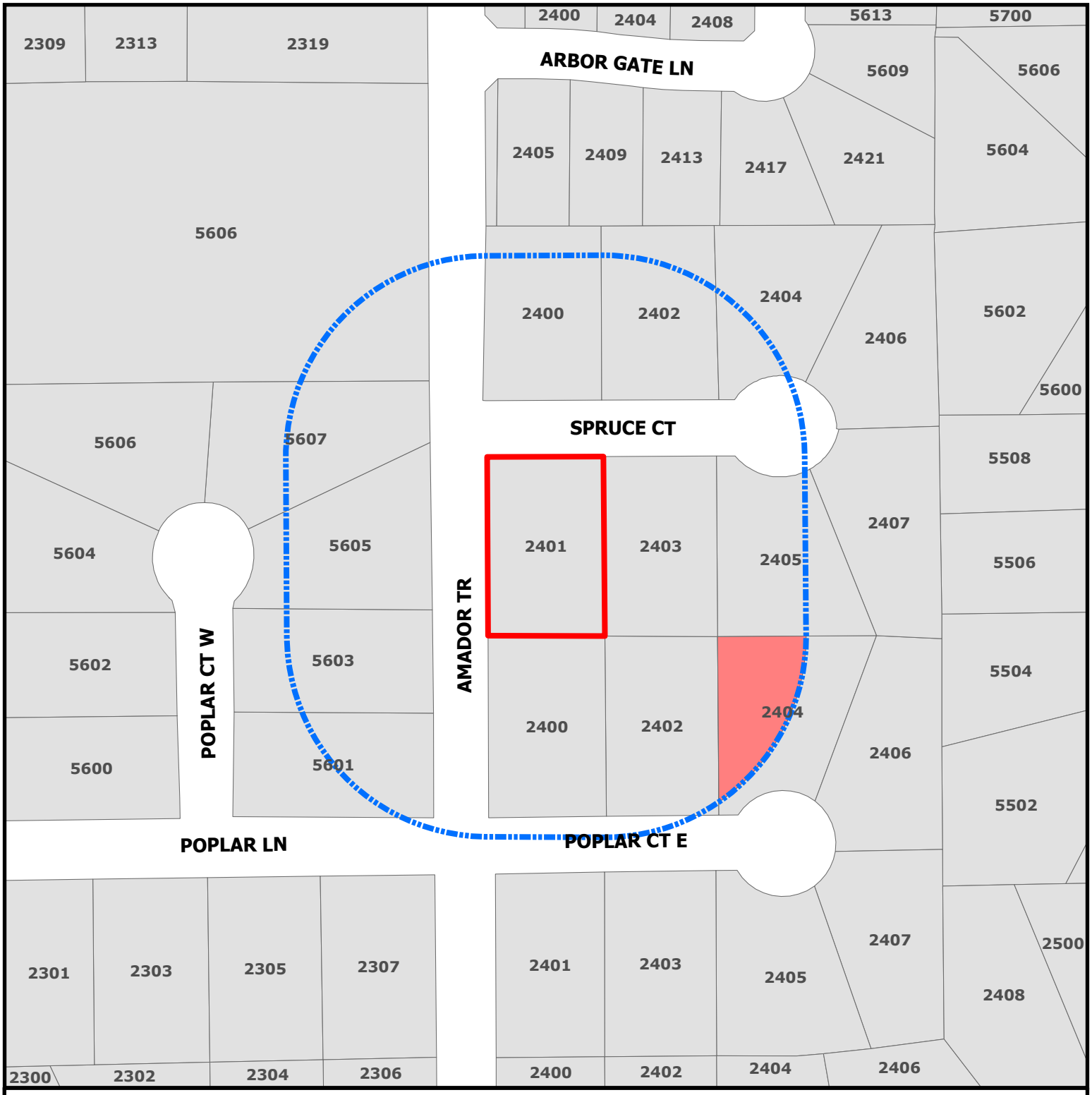
Because we have a "voluntary" HOA in this neighborhood, many owners park large RV's and boats in their backyards where they are easily visible from the street. Over-sized trucks and vans park in the driveway or on the street. Mr. Chiles invested in a quality structure that looks like a covered patio. It does not in any way harm the aesthetics of the neighborhood. And trust me, I have been a realtor for 10 years, and work for Tim Gauntt at Century 21 Judge Fite in Colleyville. I am well qualified to state my evaluation of the property improvements and value.

Please allow an exception for this structure, as it is an excellent addition to the property and neighborhood.

Sincerely,

Lora Shumate
2407 Spruce Court

Opposition Map



CITY OF COLLEYVILLE TEXAS

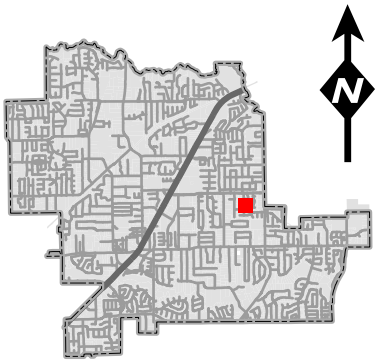
ZC24-023

2401 Spruce Ct

Subject Property

Opposing

Buffer_Protest



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List of Opposing Properties

Address	Owner's Name	Percentage
2404 POPLAR CT E	JACKSON, DANIEL	4.16%

Address Count : 1 **Total Percentage:** 4.16%

ORDINANCE O-24-2308

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.44 ACRES, BEING LOT 8, BLOCK 1, ARBOR ESTATES ADDITION, LOCATED AT 2401 SPRUCE COURT, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A RESIDENTIAL CARPORT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for a Carport under Case No. ZC24-023; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a Residential Carport on 0.44 acres, being Lot 8, Block 1, Arbor Estates Addition, located at 2401 Spruce Court, as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall allow a carport being 40 feet in length; 1,000 square feet in area; 20 feet in height; encroaching into the street yard 15 feet; no all-weather surface; and posts with no masonry stone or brick 50% of the height.

b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".

c. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of December 2024.

The second reading and public hearing being conducted on the 17th day of December 2024.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 17TH DAY OF DECEMBER 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

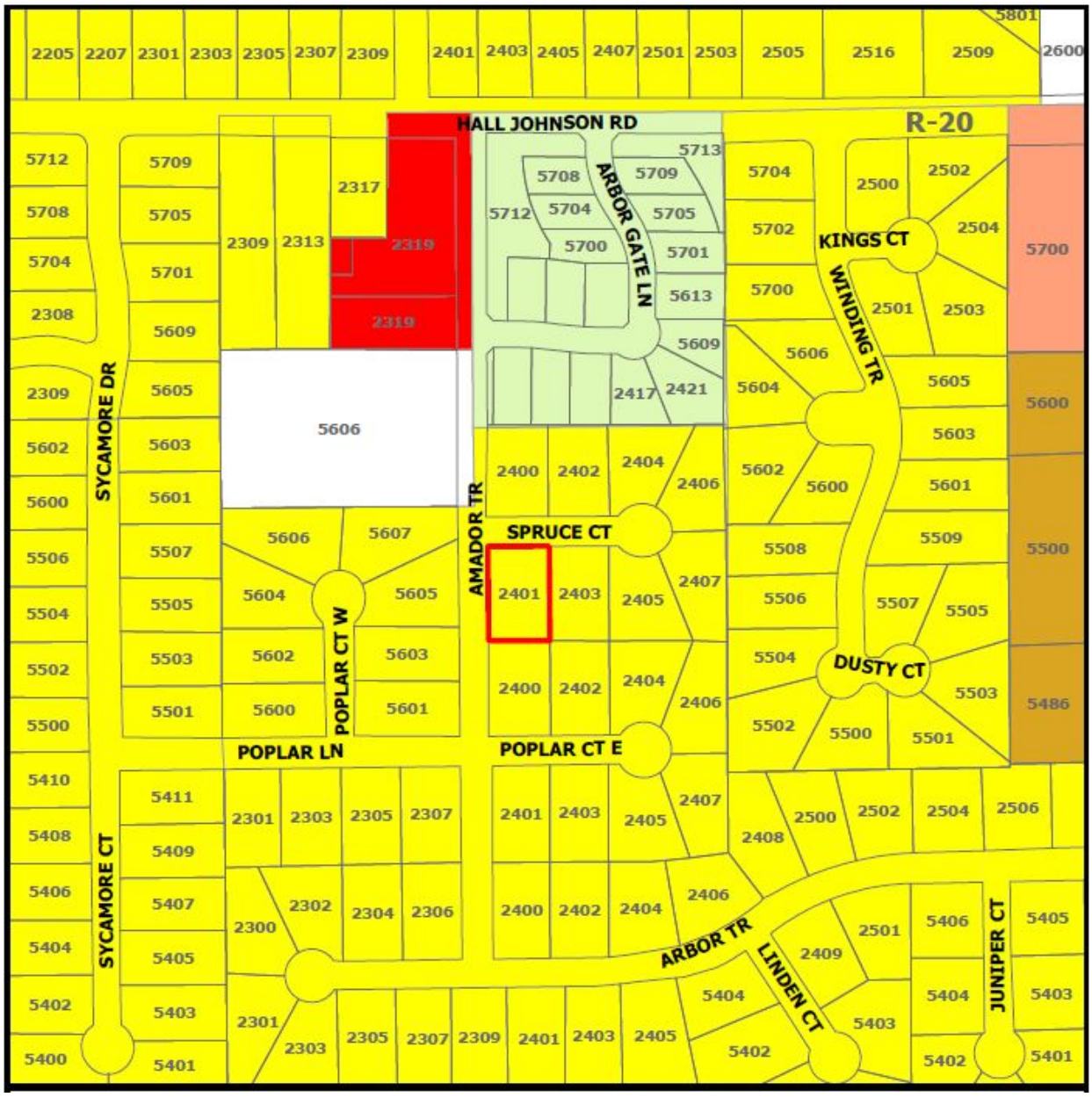
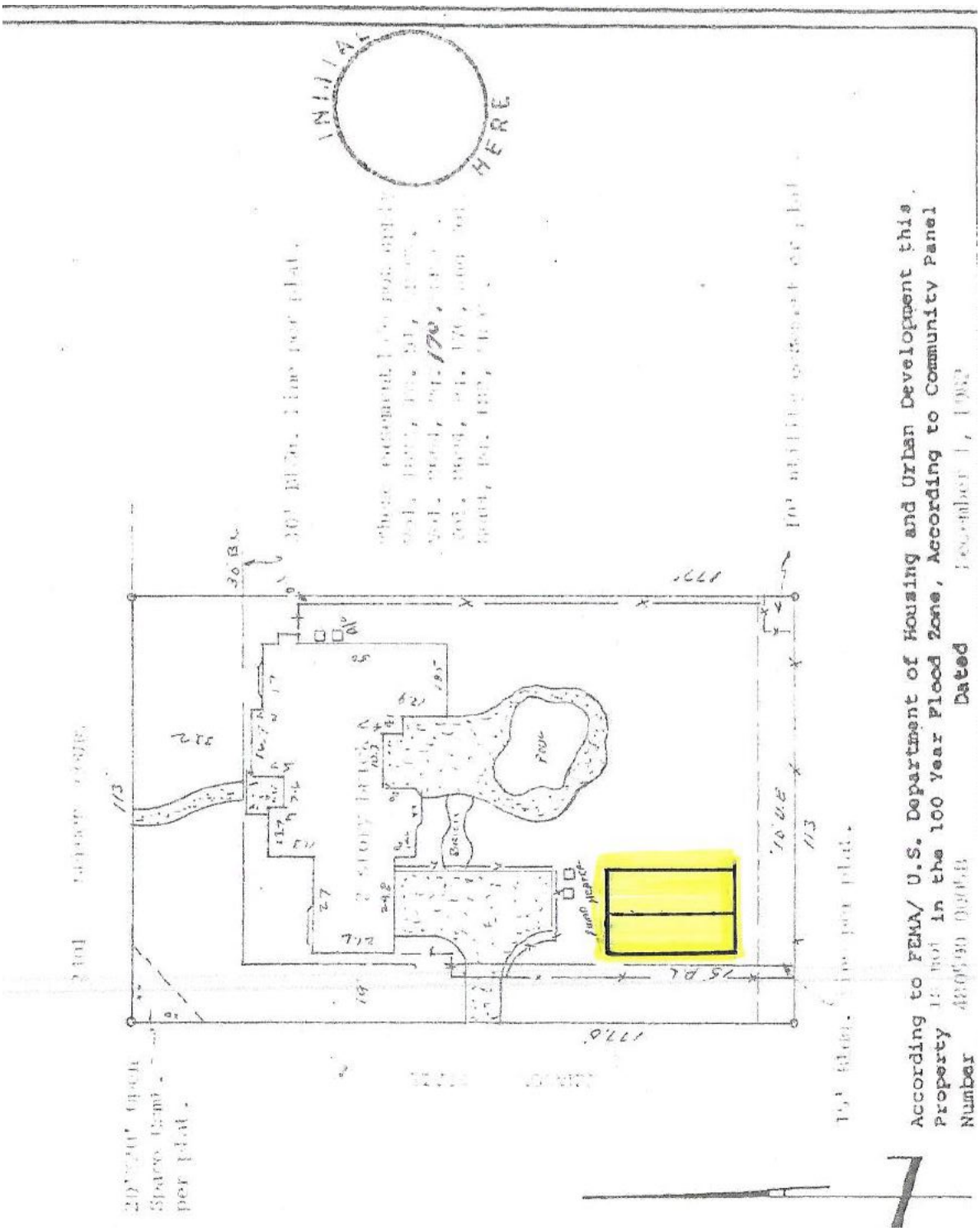


Exhibit "B" – Carport Exhibit



CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 5e **Agenda Date** 12/3/2024 **Number** Ordinance O-24-2309
Type Ordinance
Department Community Development

Title
Consideration of a Special Use Permit for a reduction in parking on Lot 1, Block 1, Gonzalez Addition, located at 6609 Colleyville Boulevard, Case ZC24-026

Explanation
First Reading and Public Hearing

Russell Motz, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for a reduction in parking on Lot 1, Block 1, Gonzalez Addition, being approximately 0.42 acres, and zoned ML Light Industrial. A reduction in parking is allowed in the ML Light Industrial district with the approval of an SUP.

Existing Conditions/Background: The subject property, 6609 Colleyville Boulevard, is zoned ML and generally located on the east side of Colleyville Boulevard, north of Tarrant Lane. The subject property is a platted lot and is currently undeveloped.

SUP Request: The applicant is requesting approval of an SUP to allow for a reduction in parking at this location.

Ordinance – Land Development Code, Chapter 3, Section 3.29 Parking Requirements I. Supplemental Parking Space Requirements 5:

Special Use Permit Provision: A reduction may be authorized after approval of a Special Use Permit by the City Council when associated with new development or a significant change in use of an existing building or site. A parking analysis report justifying the reduction shall be provided as part of the request for parking reduction.

Analysis: The applicant is requesting the SUP for a reduction in parking. The parking ratio for the use is one space per 200 SF. The applicant is requesting a reduction in parking to allow for a new 5,497 square foot training and baseball facility to be allowed 18 spots rather than the required 27 spots. The applicant states the training facility will not need the amount of required parking as it is highly specialized one-on-one training. Approval of an SUP at this location for this user should not adversely impact surrounding uses or the character of the neighborhood.

Plat Status: The property is platted as Lot 1, Block 1, Gonzalez Addition.

DRC Review: The DRC reviewed the request during their October 21, 2024 meeting

and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north and south are zoned ML Light Industrial district and developed with a mixture of retail and automotive uses. The properties to the east are zoned PUD-C and improved with automotive uses. The property to the west is Colleyville Boulevard.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property as "Colleyville Boulevard Corridor" and located within a Sales Tax Preferred Intersection. The proposed SUP does not conflict with any portion of the comprehensive plan.

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

Staff Recommendation: Staff recommends approval of this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their November 12, 2024 meeting by a vote of 6-0.

Attachments

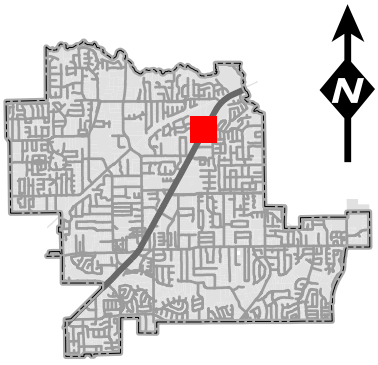
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan Exhibit
6. Notification Map
7. Notification Letter
8. Notification List
9. Ordinance O-24-2309

Aerial Map

CITY OF COLLEYVILLE TEXAS

ZC24-026

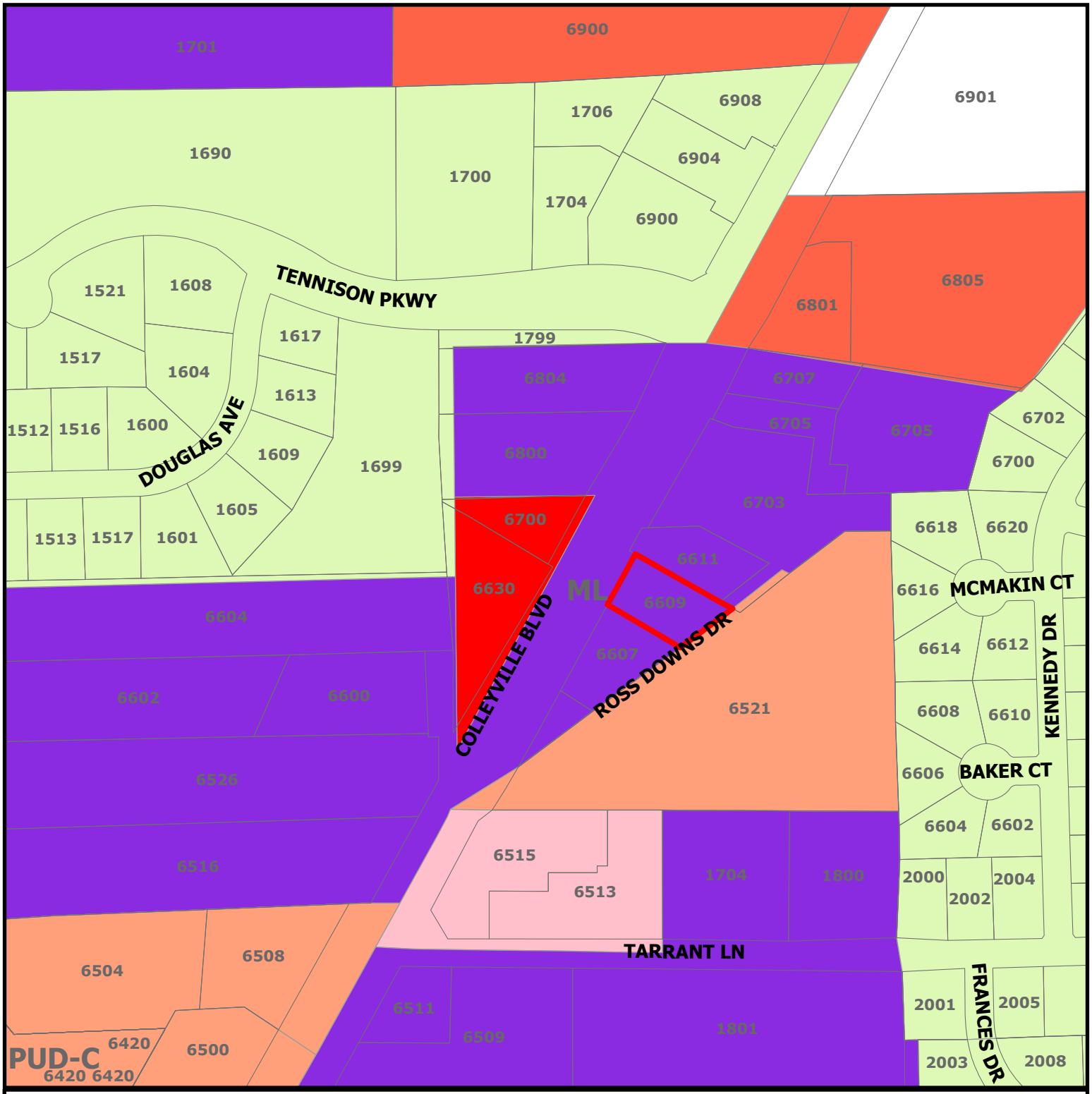
6609 Colleyville Blvd



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.

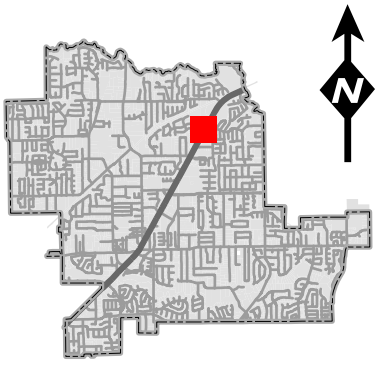
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC24-026

6609 Colleyville Blvd



Subject Property

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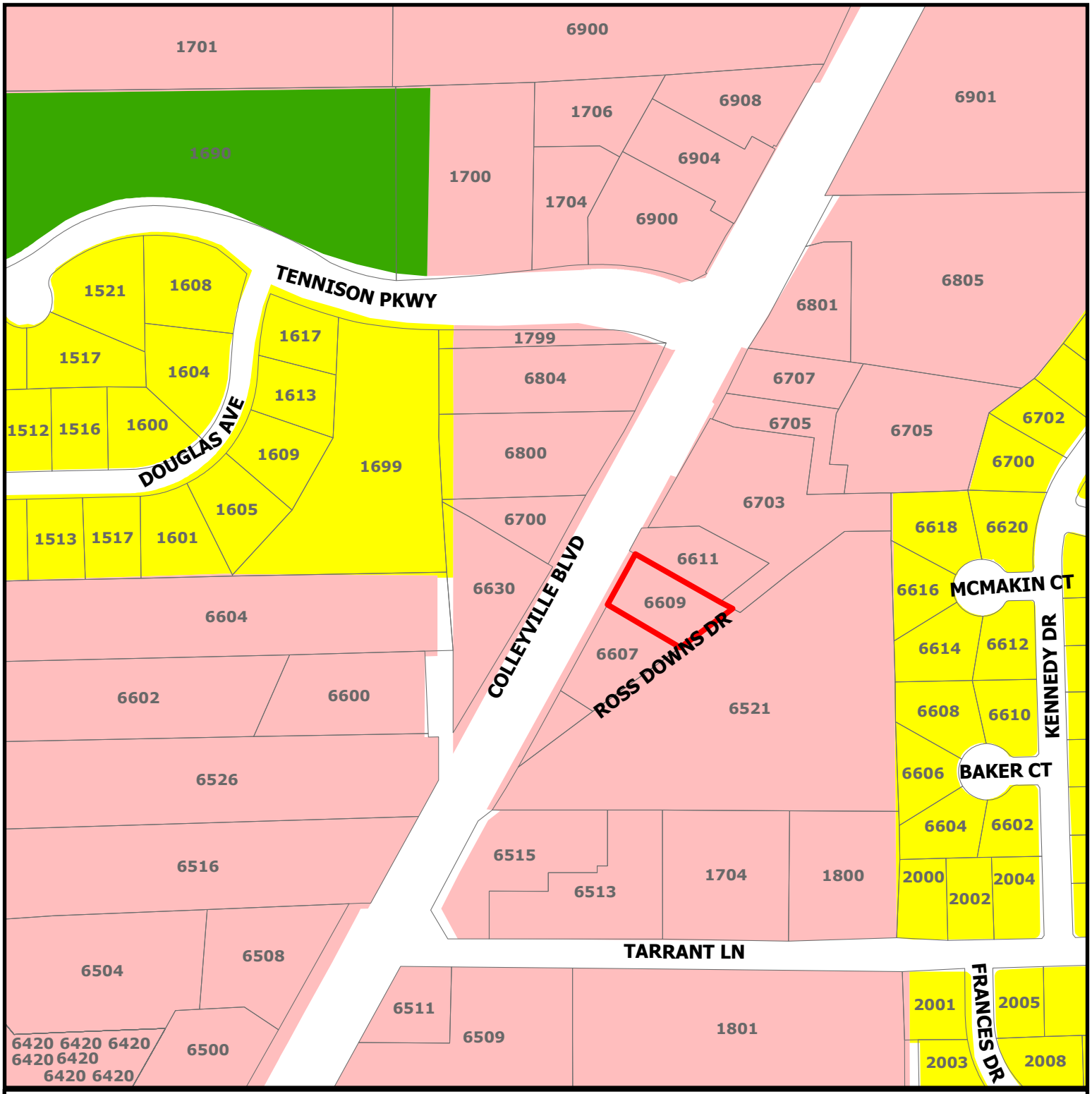
Future Land Use Map

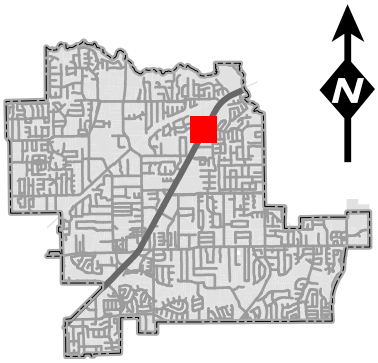


CITY OF COLLEYVILLE TEXAS

ZC24-026

6609 Colleyville Blvd

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



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Kaizen Sports Performance

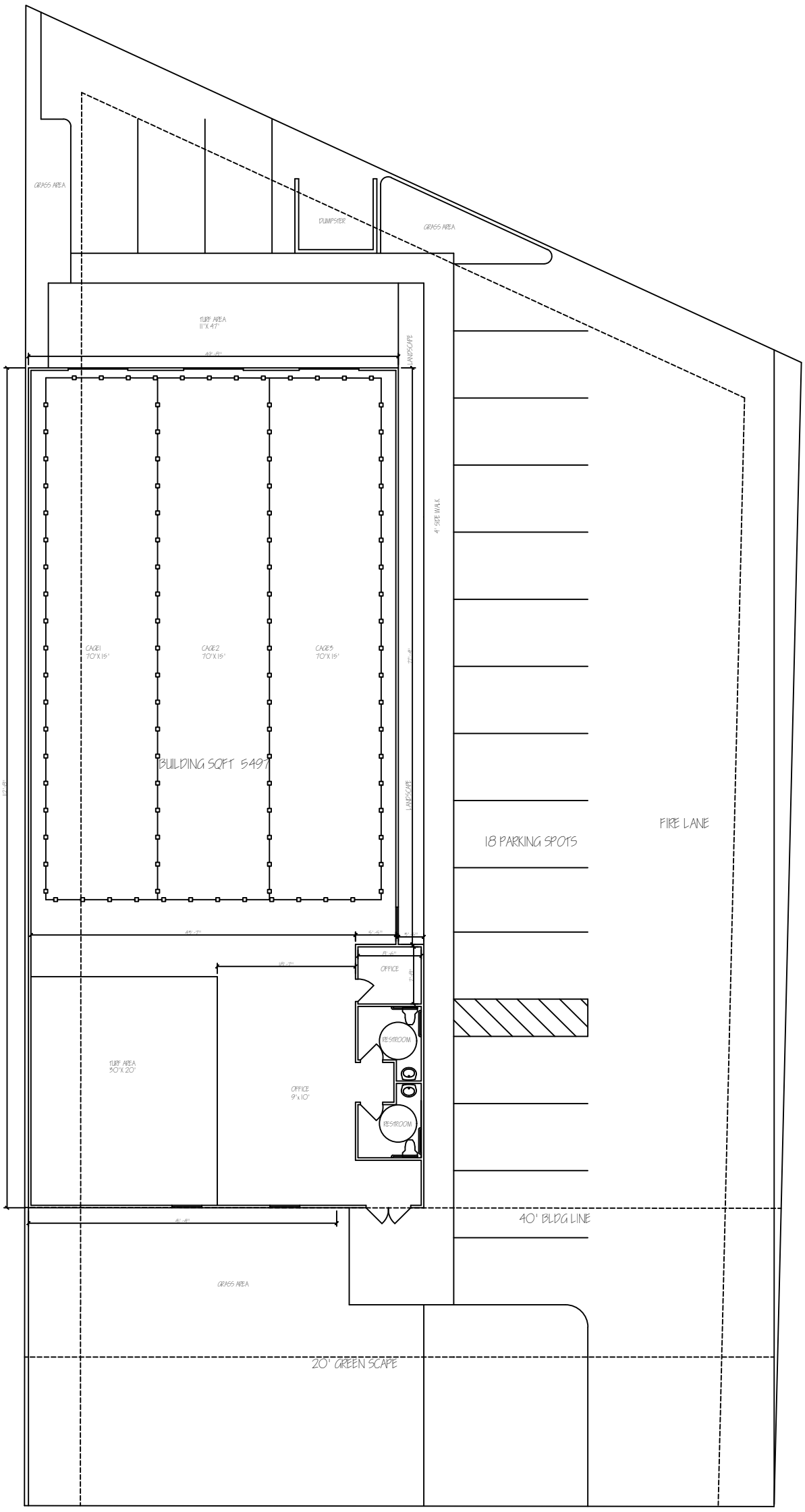
Kaizen Sports Performance is a baseball and softball training facility for individual instruction. Preston Motz is the business owner and grew up in Colleyville playing baseball through CBA and eventually playing for Colleyville Heritage High School during the time when they won the state championship. Baseball had an incredible impact on his life and now after graduating college with an entrepreneurship and marketing degree he is excited to take his life passion and start a business where he grew up. His father will be the landowner and lease the business to his son. This training facility will bring Colleyville tax dollars to the community, keeping residents from having to drive to Southlake and Grapevine for their instructional needs. This will be a top-level training facility with the latest in technology to drive true results on the field. This facility will have 3 training lanes and expect no more than 3 coaches and 3 students in the lanes with possibly 3 more in the waiting area. Our expected parking needs are a max of 9 spots and have 18 built in.

There is a potential project that is going in behind us that has requested us to give them access for a water line and if possible, a road they can use to get to their project cutting through our property. We are building that into our plans and with that they will grant us lifetime use of their parking should the need ever occur. This is more for planning for potential uses for this facility in the future should we outgrow it over time.

We are very excited about this opportunity and know this will be a great compliment to Colleyville and their residents.

Thank you,

Preston Motz



ADDRESS:

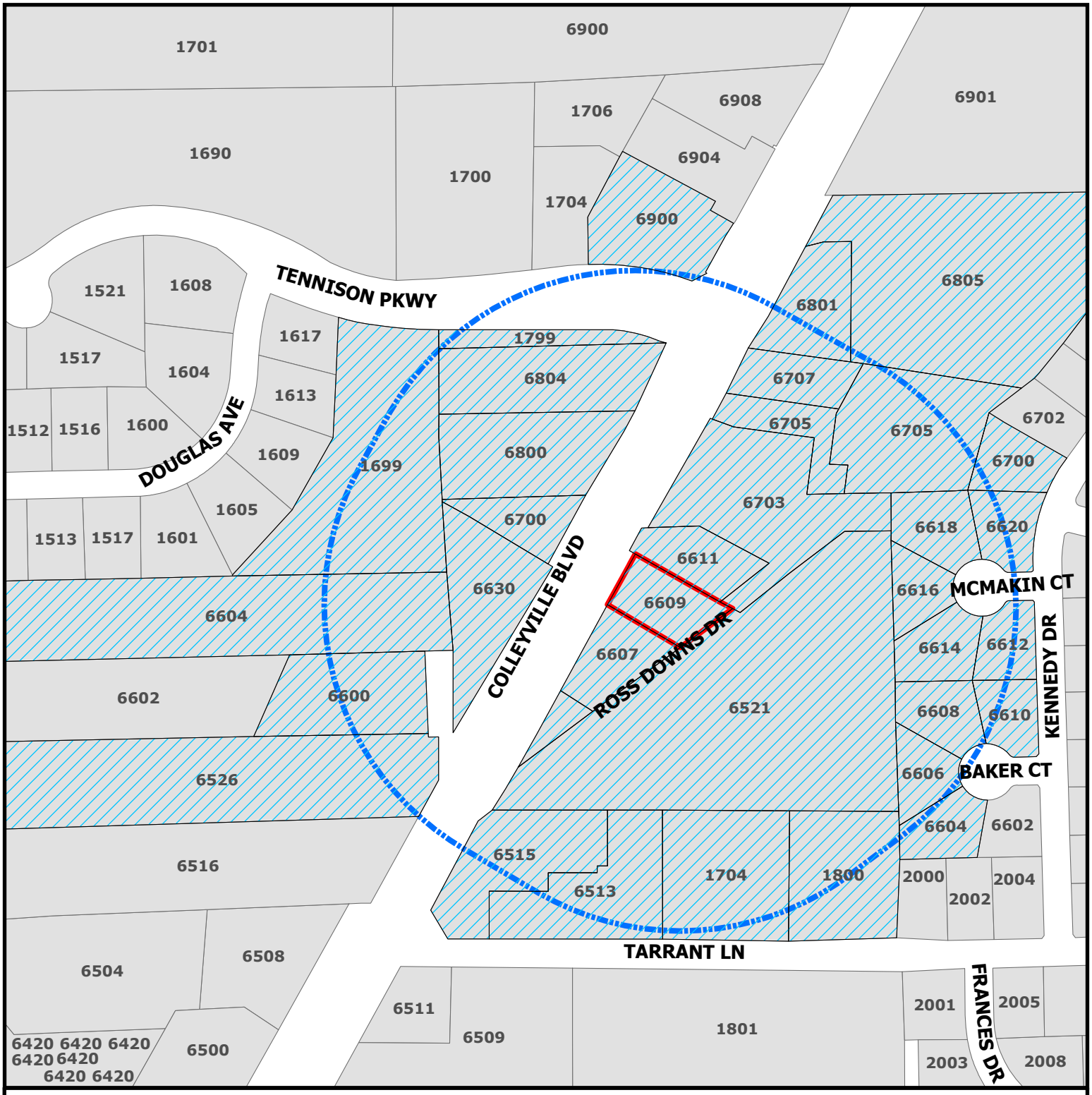
Robert Johnson Designs

845 ENTERPRISE PL, STE B 76092 SOUTHLAKE TX

(817) 251-4646

These plans are the property of Robert Johnson Residential Design, and are not to be reproduced, traced or reused for construction without the written permission of Robert Johnson Residential Design. These plans are intended to provide the construction information necessary to build this structure. Builder/Owner shall verify and check all dimensions prior to construction. Limit of designers not to exceed fee paid for plans.

Notification Map



CITY OF COLLEYVILLE TEXAS

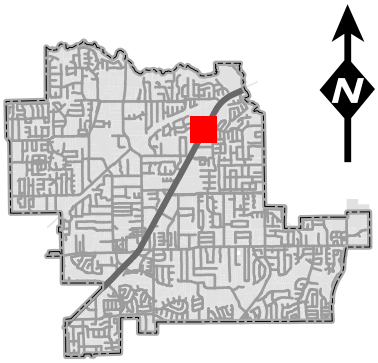
ZC24-026

6609 Colleyville Blvd

Parcels to be notified

Buffer

Subject Property



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NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Addr»
«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: Tuesday, November 12, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, December 3, 2024 & Tuesday, December 17, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

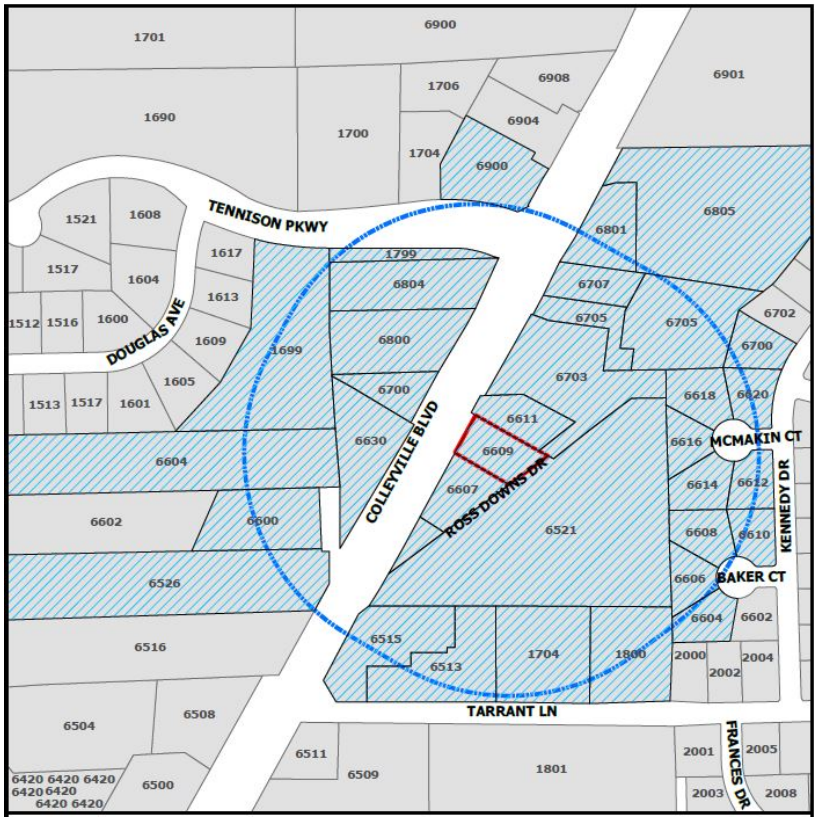
Request:	Consideration of a Special Use Permit for a Reduction in Parking on Lot 1, Block 1, Gonzalez Addition. The request is to allow for a new 5,497 square foot training and baseball batting facility to be allowed 18 parking spots rather than the required 27 spots.
Zoning Case:	ZC24-026
Applicant:	Russell Motz
Owner:	Eric Jose Gonzalez & Cori Michelle Gonzalez Family Trust
Location:	6609 Colleyville Boulevard
Property Description:	Lot 1, Block 1, Gonzalez Addition
Present Zoning:	ML Light Industrial

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

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

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

Christopher Pham

Christopher Pham
Planner

Owner_Name	Situs_Addr
ERIC JOSE GONZALEZ & CORI MICHELLE GONZALEZ FAI	6609 COLLEYVILLE BLVD
COLLEYVILLE JHCC LLC	6804 COLLEYVILLE BLVD
MONTERRA HOME OWNER'S ASSOC	1699 TENNISON PKWY
FELLER-DAVIS ENTERPRISES LLC	6900 COLLEYVILLE BLVD
TX14 COLLEYVILLE LLC	6805 COLLEYVILLE BLVD
COLLEYVILLE CREME DE LA CREME	6801 COLLEYVILLE BLVD
SBJ RESCH FAMILY LTD	1800 TARRANT LN
AMERICA'S STORAGE	1704 TARRANT LN
FLOWERS, GREGG W	6614 MCMAKIN CT
JEWEL, MIRZA	6616 MCMAKIN CT
MCDERMOTT, COLIN	6618 MCMAKIN CT
WILEY, PAUL	6620 MCMAKIN CT
BERGER, ANDREW	6700 KENNEDY DR
MENDIOLA, DAWN RENEE	6604 BAKER CT
FABIAN, SAVANNAH	6606 BAKER CT
MCENTIRE, KENNETH	6608 BAKER CT
FERRIS, DARRELL K	6610 BAKER CT
STEVENS, MICHAEL	6612 MCMAKIN CT
HART, NEIL J	6703 COLLEYVILLE BLVD
IKENOUYE LLC	6705 COLLEYVILLE BLVD
LANI PROPERTIES LLC	6707 COLLEYVILLE BLVD
6515 COLLEYVILLE LLC	6513 TARRANT LN
DD MOORE LLC	6700 COLLEYVILLE BLVD
3 J GREEN LIMITED PARTNERSHIP	6630 COLLEYVILLE BLVD
STRATEGERY REAL ESTATE HOLDING	6800 COLLEYVILLE BLVD
J&C SERVICE GROUP LLC	6521 COLLEYVILLE BLVD
REYNOLDS, JOHN C	6604 COLLEYVILLE BLVD
TRES ROSAS LTD	6526 COLLEYVILLE BLVD
COMBINED ENTERPRISES INC	6607 COLLEYVILLE BLVD
GARDNER, DAVID	6611 COLLEYVILLE BLVD
SELECT ROOFING LLC	6605 COLLEYVILLE BLVD
ROSS DOWNS ESTATES	COURTESY NOTICE
MONTERRA ADDITION	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
MOTZ, RUSSELL	

ORDINANCE O-24-2309

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.42 ACRES, BEING LOT 1, BLOCK 1, OF THE GONZALEZ ADDITION, LOCATED AT 6609 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR A REDUCTION IN PARKING; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a reduction in parking, Case ZC24-026; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a reduction in parking on 0.42 acres, being Lot 1, Block 1, Gonzalez Addition, located at 6609 Colleyville Boulevard, as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall apply to a reduction in parking for a baseball training facility.
b. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
c. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of December 2024.

The second reading and public hearing being conducted on the 17th day of December 2024.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 17TH DAY OF DECEMBER 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

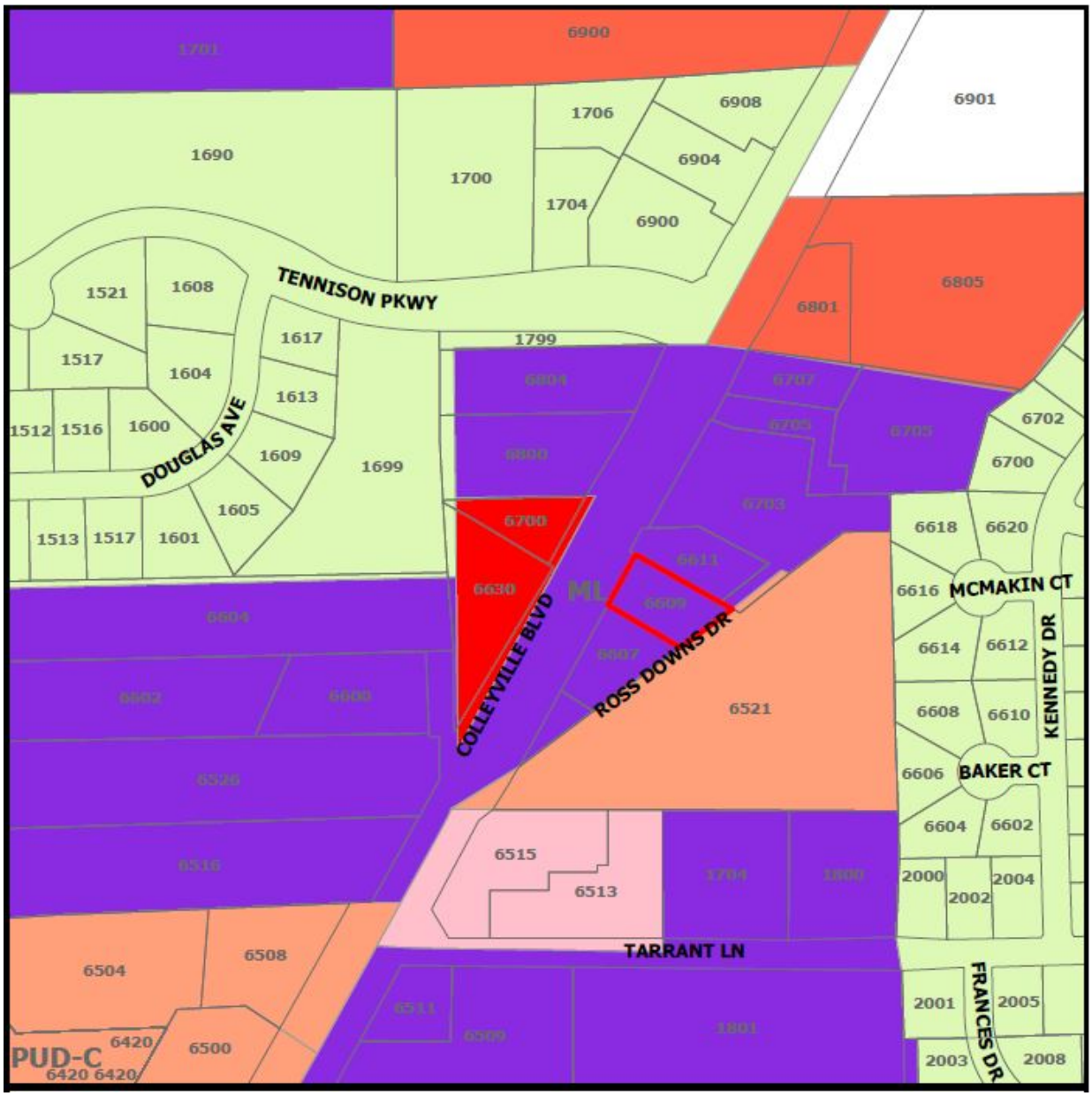
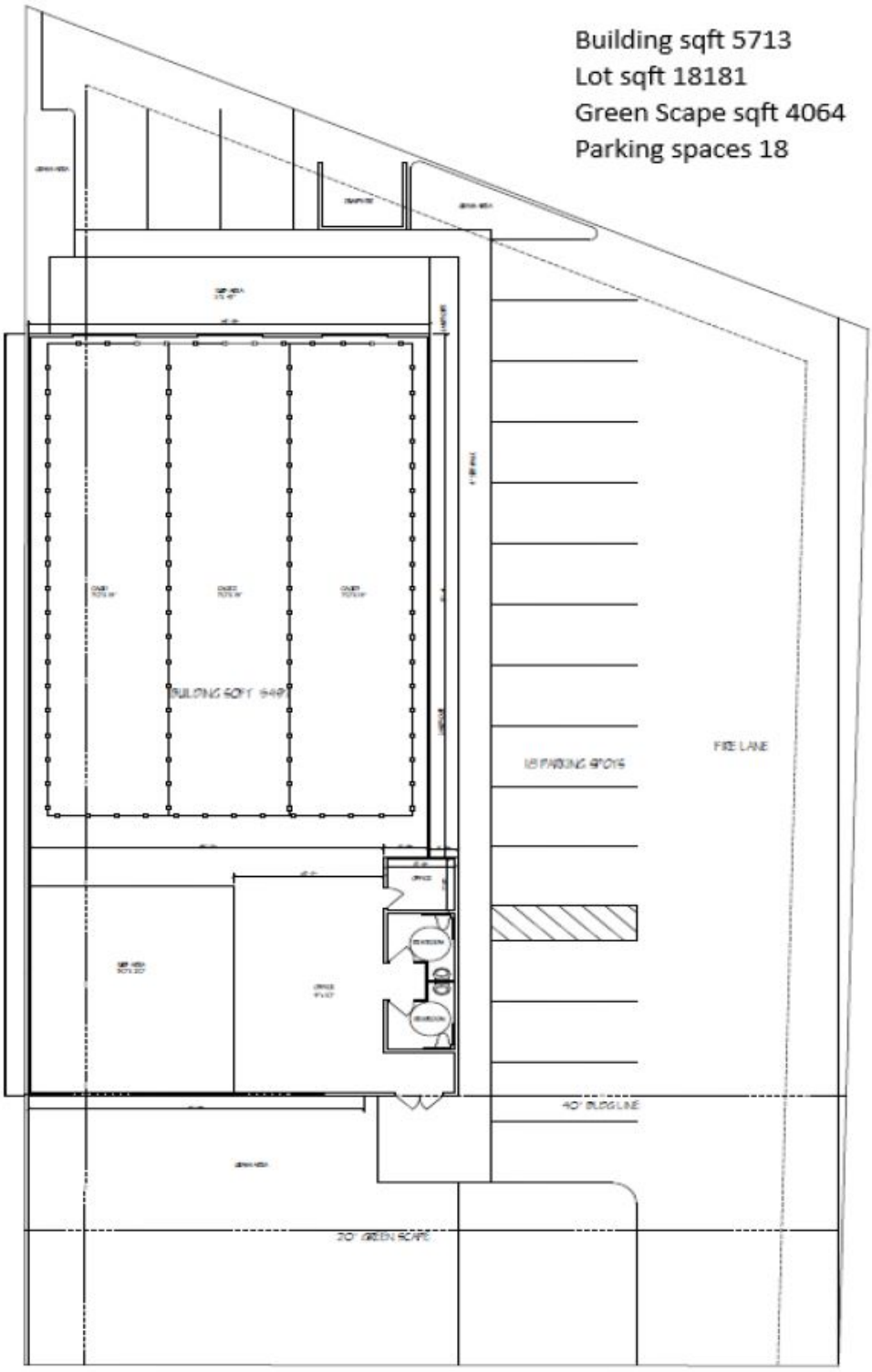


Exhibit "B" – Site Plan



1 SITE PLAN – "A"
SCALE: 1" = 30'-0"

COLLEYVILLE

1717 S. HAMPTON RD.
COLLEYVILLE, TX 75000
T: XXX.XXX.XXXX

ARCHITECT
James E. Langford
Architects and Planners
3001 Bookhout St.
Dallas, Texas 75201

T: 214 520 9100
F: 214 520 9271

OWNER
SHOAL CREEK CAPITAL
4723 Memphis St.
Dallas, Texas 75207
T: 000 000 0000
F: 000 000 0000

STRUCTURAL & CIVIL ENGINEER
RLG Engineering
12001 N. Central Expy., Suite 300
Dallas, Texas 75243
T: 214 739 8663
F: 000 000 0000

NOT FOR CONSTRUCTION

These drawings are intended for purposes other than construction or regulatory approval. They depict the scope of the work in a complete and accurate manner, but have not been sealed or signed and are therefore not considered complete for official and regulatory uses.
James E. Langford
TX reg. No. 10319

NOT FOR PRICING

NO.	REVISIONS/SUBMISSIONS	DATE

Drawing Title
SITE PLAN

Date 11/08/24
Scale AS SHOWN
Project No. 00000
Drawn by X.X.
Checked by J. Langford
Drawing Number
AC1.01A
SHEET OF

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 5f **Agenda Date** 12/3/2024 **Number** Ordinance O-24-2310
Type Ordinance
Department Finance

Title
Amending Ordinance O-23-2256 relating to the Fiscal Year 2024 budget

Explanation
First Reading and Public Hearing

The proposed ordinance will amend Ordinance O-23-2256 that approved and adopted the Fiscal Year 2024 budget for several purposes:

1. To transfer the FY 2024 General Fund year-end operating surplus to the Capital Projects Fund for future capital projects;
2. To transfer the FY 2024 Utility Fund year-end operating surplus to the Utility Capital Projects Fund for future utility capital projects; and
3. To transfer the FY 2024 Drainage Fund year-end operating surplus to the Drainage Capital Projects Fund for future drainage capital projects.

In accordance with Section 9.04 (D) of the Charter of the City of Colleyville, the proposed ordinance will authorize the City Manager to transfer part or all of any unencumbered appropriation balance from one department to another, if expenditures in a department exceeded the adopted budget.

Financial Impact
This budget amendment sweeps both General Fund and Utility Fund operating surpluses to the Capital Projects Fund and Utility Capital Projects Fund, respectively, providing a significant funding source for capital projects while ensuring compliance with the City's financial policy of maintaining 90 days of operating reserves.

Recommendation
Approve

Attachments
1. Ordinance O-24-2310

ORDINANCE O-24-2310

AMENDING SECTION 3 OF ORDINANCE O-23-2256 OF THE FISCAL YEAR 2024 BUDGET AMOUNTS FOR THE TRANSFER OF GENERAL FUND, UTILITY FUND, AND DRAINAGE UTILITY FUND OPERATING SURPLUSES TO THE CAPITAL PROJECTS FUND, UTILITY CAPITAL PROJECTS FUND, AND DRAINAGE CAPITAL PROJECTS FUND; AND AUTHORIZING THE CITY MANAGER TO TRANSFER UNSPENT FY2024 BUDGET APPROPRIATIONS FROM ONE DEPARTMENT TO ANOTHER IF EXPENDITURES IN A DEPARTMENT EXCEEDED THE ADOPTED BUDGET ON SEPTEMBER 30, 2024

WHEREAS, FY2024 General Fund, Utility Fund, and Drainage Fund projected year end revenues are anticipated to exceed expenditures; and

WHEREAS, the City Council desires to provide funding for future general, utility, and drainage capital projects; and

WHEREAS, necessary expenditures over the course of a fiscal year may cause certain departments to either exceed the FY2024 original budget or conclude the year under-budget, and it is required that original budget appropriation amounts be amended accordingly.

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

Sec. 1. THAT the City Manager is authorized to transfer the FY2024 General Fund operating surplus to the Capital Projects Fund for future capital projects on September 30, 2024.

Sec. 2. THAT the City Manager is authorized to transfer the FY2024 Utility Fund operating surplus to the Utility Capital Projects Fund for future utility capital projects on September 30, 2024.

Sec. 3. THAT the City Manager is authorized to transfer the FY2024 Drainage Fund operating surplus to the Drainage Capital Projects Fund for future utility capital projects on September 30, 2024.

Sec. 4. THAT in the event that expenditures in a department exceed the adopted budget for that department, the City Manager is authorized to transfer all or part of the unencumbered

appropriation balance from one department to another per the Charter of the City of Colleyville, Section 9.04 (D):

Sec. 5. THAT the effective date of this ordinance shall be September 30, 2024.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of December 2024.

The second reading and public hearing being conducted on the 17th day of December 2024.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 17TH DAY OF DECEMBER 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 5g **Agenda Date** 12/3/2024 **Number** Ordinance O-24-2311
Type Ordinance
Department Finance

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

Explanation
First Reading and Public Hearing

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

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

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

Water Rates
Staff recommends consideration of increasing the current water volumetric rate from $5.5969 to $6.2446. The largest FY25 budgetary increases for the Trinity River Authority are related to debt service and raw water costs.

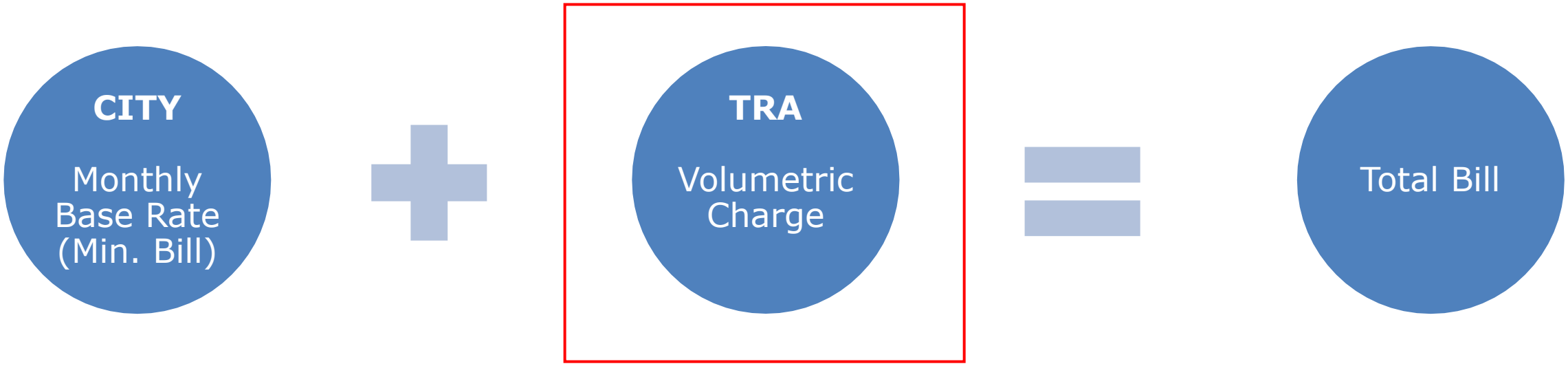
Wastewater Rates
Staff recommends consideration of increasing the current wastewater volumetric rate from $3.7371 to $4.3115. The largest FY25 budgetary increases for the Trinity River Authority Wastewater Treatment are related to debt service.

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

Recommendation
Approve

Attachments
1. Volumetric Rates Presentation FY25
2. Ordinance O-24-2311

FIRST READING AND PUBLIC HEARING ORDINANCE O-24-2311



- Fixed monthly charges calculated based on the amount of revenue necessary to recover the City's operating costs.
  - Water Base Rate
  - Wastewater Base Rate
  - Capital Improvement Plan (CIP) Rate
- Effective Date: October 1

- TRA bills Colleyville for water and wastewater treatment.
  - WATER: Based on volume of treated water purchased
  - WASTEWATER: Based on volume of wastewater treated
- Effective Date: January 1

- Colleyville bills customers:
  - A base rate to recover the operating costs.
  - A volumetric rate based on projected payments to TRA

FIRST READING AND PUBLIC HEARING
ORDINANCE O-24-2311

Water		**2024**	**2025**	
	OM	$3.3088	$3.4440	
	Debt	$2.2882	$2.5032	
		$5.5970	**$5.9472**	6.26%

WW		**2024**	**2025**	
	OM	$1.3714	$1.5830	
	Debt	$2.3656	$2.5232	
		$3.7370	**$4.1062**	9.88%

FIRST READING AND PUBLIC HEARING
ORDINANCE O-24-2311

Capital Utility Fund Projects (5-year CIP)	
$	4,820,000
$	2,900,000
$	5,000,000
$	1,600,000
$	1,150,000
$	**15,470,000**

	1%	3%	5%	7%	9%
Water Rate	$ 0.0595	$ 0.1784	$ 0.2974	$ 0.4163	$ 0.5352
WW Rate	$ 0.0411	$ 0.1232	$ 0.2053	$ 0.2874	$ 0.3696
Water Annual	$ 176,740.67	$ 530,222.02	$ 883,703.37	$ 1,237,184.72	$ 1,590,666.06
WW Annual	$ 43,583.92	$ 130,751.77	$ 217,919.61	$ 305,087.45	$ 392,255.30
Total Utility	$ 220,324.60	$ 660,973.79	$ 1,101,622.98	$ 1,542,272.17	$ 1,982,921.36
Total 5-Year	$ 1,101,622.98	$ 3,304,868.93	$ 5,508,114.89	$ 7,711,360.85	$ 9,914,606.80

FY25 TRA Rate	Proposed CIP Add-on	Added CIP Revenue	New FY25 TRA Rate
$ 5.9472	$ 0.2974	$ 883,703	**$ 6.2446**
$ 4.1062	$ 0.2053	$ 217,920	**$ 4.3115**

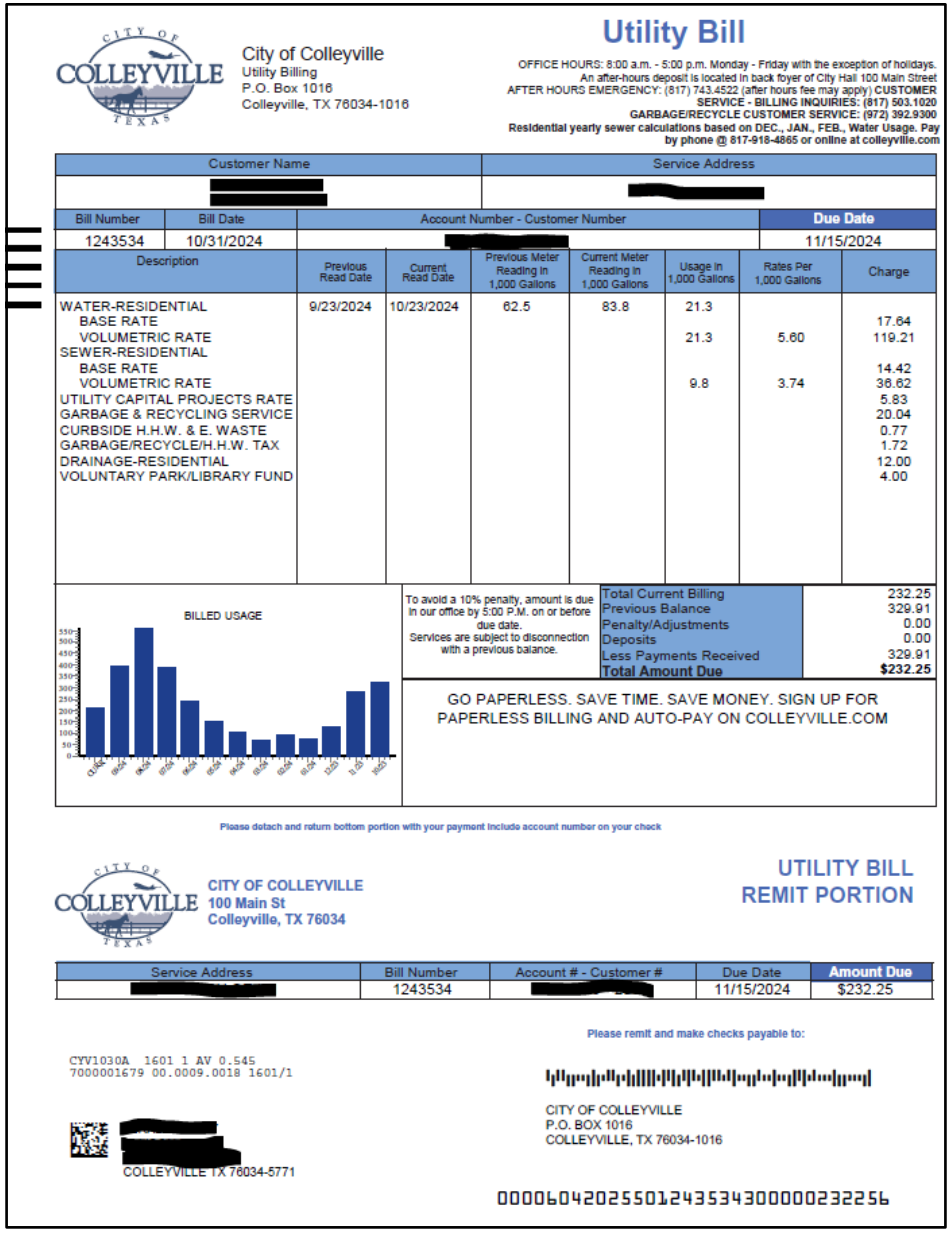
Summary:

- $15M in utility CIP projects over next 5 years
- Adding 5% to TRA rate will generate est. $5.5M in CIP revenue over 5 years
- This strategy will help cash-fund projects to avoid debt
- Based on average usage of 8.1 mgd water/2.9 mgd ww

FIRST READING AND PUBLIC HEARING
ORDINANCE O-24-2311

TRA Rate Increase Only:
Current bill – $232.25
New bill - $243.33
Increase - $11.08 / TRA

TRA Rate Increase Plus CIP:
Current bill – $232.25
New bill - $251.67
Increase - $19.42 ($11.08 / TRA; $8.34 / City CIP)



City of Colleyville
Utility Billing
P.O. Box 1016
Colleyville, TX 76034-1016

Utility Bill

OFFICE HOURS: 8:00 a.m. - 5:00 p.m. Monday - Friday with the exception of holidays.
An after-hours deposit is located in back foyer of City Hall 100 Main Street
AFTER HOURS EMERGENCY: (817) 743.4522 (after hours fee may apply) CUSTOMER SERVICE - BILLING INQUIRIES: (817) 503.1020
GARBAGE/RECYCLE CUSTOMER SERVICE: (972) 392.9300
Residential yearly sewer calculations based on DEC., JAN., FEB., Water Usage. Pay by phone @ 817-918-4865 or online at colleyville.com

Customer Name	Service Address
[redacted]	[redacted]

Bill Number	Bill Date	Account Number - Customer Number	Due Date
1243534	10/31/2024	[redacted]	11/15/2024

Description	Previous Read Date	Current Read Date	Previous Meter Reading in 1,000 Gallons	Current Meter Reading in 1,000 Gallons	Usage in 1,000 Gallons	Rates Per 1,000 Gallons	Charge
WATER-RESIDENTIAL	9/23/2024	10/23/2024	62.5	83.8	21.3		
BASE RATE							17.64
VOLUMETRIC RATE					21.3	5.60	119.21
SEWER-RESIDENTIAL							
BASE RATE							14.42
VOLUMETRIC RATE					9.8	3.74	36.62
UTILITY CAPITAL PROJECTS RATE							5.83
GARBAGE & RECYCLING SERVICE							20.04
CURBSIDE H.H.W. & E. WASTE							0.77
GARBAGE/RECYCLE/H.H.W. TAX							1.72
DRAINAGE-RESIDENTIAL							12.00
VOLUNTARY PARK/LIBRARY FUND							4.00

BILLED USAGE

To avoid a 10% penalty, amount is due in our office by 5:00 P.M. on or before due date.
Services are subject to disconnection with a previous balance.

Total Current Billing	232.25
Previous Balance	329.91
Penalty/Adjustments	0.00
Deposits	0.00
Less Payments Received	329.91
Total Amount Due	**$232.25**

GO PAPERLESS. SAVE TIME. SAVE MONEY. SIGN UP FOR PAPERLESS BILLING AND AUTO-PAY ON COLLEYVILLE.COM

Please detach and return bottom portion with your payment include account number on your check

CITY OF COLLEYVILLE
100 Main St
Colleyville, TX 76034

UTILITY BILL
REMIT PORTION

Service Address	Bill Number	Account # - Customer #	Due Date	Amount Due
[redacted]	1243534	[redacted]	11/15/2024	$232.25

Please remit and make checks payable to:

CYV1030A 1601 1 AV 0.545
7000001679 00.0009.0018 1601/1

[redacted]
COLLEYVILLE TX 76034-5771

CITY OF COLLEYVILLE
P.O. BOX 1016
COLLEYVILLE, TX 76034-1016

00006042025501243534300000232256

ORDINANCE O-24-2311

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

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

WHEREAS, the Fiscal Year 2025 Utility Fund operating budget has been proposed and the required base rates to fund said budget have been calculated; and

WHEREAS, the FY25 – FY29 capital improvement plan has been proposed and the required capital improvement rates to fund said plan have been calculated.

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

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

Sec. A. - Water rates.

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

Base charge per month for in-city customers:	
Water meters 1 inch or less	$17.64
Water meters of 1.5 inches	$35.28
Water meters of 2 inches	$56.45
Water meters of 3 inches	$105.85
Water meters of 4 inches	$176.41
Base charge per month for out-of-city customers:	
Water meters 1 inch or less	$21.64
Water meters of 1.5 inches	$39.28
Water meters of 2 inches	$60.45
Water meters of 3 inches	$109.85

Water meters of 4 inches	$180.41
Volumetric charge per 1,000 gallons	$6.2446

Rates for fire hydrant meters:

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

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

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

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

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

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

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

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

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

Sec. B. - Sewer rates.

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

A base charge per month shall be charged as follows:	
Residential customers	$14.42
Non-residential customers	$20.42

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

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

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

Volumetric rate per 1,000 gallons:	$4.3115

Sec. C. – Capital Projects rates.

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

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

Sec. D. – Billing; delinquent penalty.

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

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

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

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

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of December 2024.

The second reading and public hearing being conducted on the 17th day of December 2024.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 17TH DAY OF DECEMBER 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 6a **Agenda Date** 12/3/2024 **Number** Resolution R-24-4995
Type Resolution
Department Community Development

Title

Consideration of a Preliminary/Final Plat for the Oak Creek Subdivision, being Lot 1, Block 1, Allzim Acres Addition and Tracts 2A7B, 2ABC, and 2A9A, Abstract 533, Mary M Freeman Survey, located at 7209 John McCain Road and 7215 John McCain Road, Case PC24-012

Explanation

Reading and Public Hearing

Clayton Redinger, the applicant, has submitted a request for a Preliminary/Final Plat for Lots 1-7, Block 1, Oak Creek Addition, being approximately 12.04 acres, and zoned AG Agricultural, RE Single Family 'Estate' Residential, R-40 Single Family Residential, and R-30 Single Family Residential district. The purpose of the plat is for a new seven lot single-family subdivision.

Existing Conditions/Background: The subject property, 7215 John McCain Road and 7209 John McCain Road, is zoned AG Agricultural, RE Single Family 'Estate' Residential, R-40 Single Family Residential, and R-30 Single Family Residential district. 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 that will remain. 7215 John McCain Road is an unplatted lot and is currently undeveloped.

Lot Dimensions and Setbacks: The seven lot subdivision includes lots with RE Single Family 'Estate', R-40 Single Family Residential, R-30 Single Family residential, and AG Agricultural zoning. As submitted, the lots shown on the proposed plat meets the requirements of all zoning districts as described in the Land Development Code.

Analysis: The proposed plat creates seven new single-family residential lots for the subdivision known as Oak Creek. All the proposed lots will meet the requirements of the zoning districts as presented. The existing home will remain on one of the R-40 lots.

Plat Status: The subject properties are two properties, one unplatted as Tract 4D02, Abstract 295, William E. Crooks Survey and Tracts 2A7B, 2A8C, & 2A9A, Mary M. Freeman Survey, and one platted as Lot 1, Block 1, Allzim Acres.

DRC Review: The DRC met on October 21st, 2024 and offered the following comments to the applicant:

1. Place the required 30’ Landscape Preservation Easement along the north and western property lines and provide a note.
2. Provide a note from the Land Development Code, Section 9.19.2 that states: All electric, telephone, cable, and other fiber utilities shall be placed in the rear easement. Mechanical equipment, transformers, and other visible installations will not be permitted in the front yards of any lots.
3. Include the Planning and Zoning Commission and City Council Signature approval blocks.
4. Please see the attached pdf regarding Engineering Comments.

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

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.

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

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

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

Staff Recommendation: Staff recommends approval of the Preliminary/Final plat.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the plat at their November 12, 2024 meeting by a vote of 6-0.

Attachments

1. Aerial Map

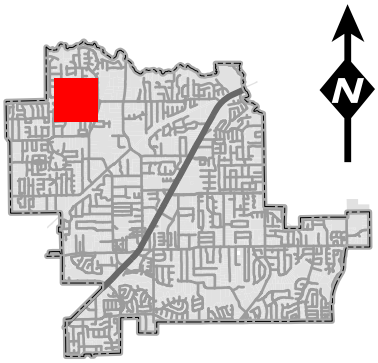
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Grading and Drainage Exhibits
6. Notification Map
7. Notification Letter
8. Notification List
9. Resolution R-24-4995

Aerial Map

CITY OF COLLEYVILLE TEXAS

PC24-012

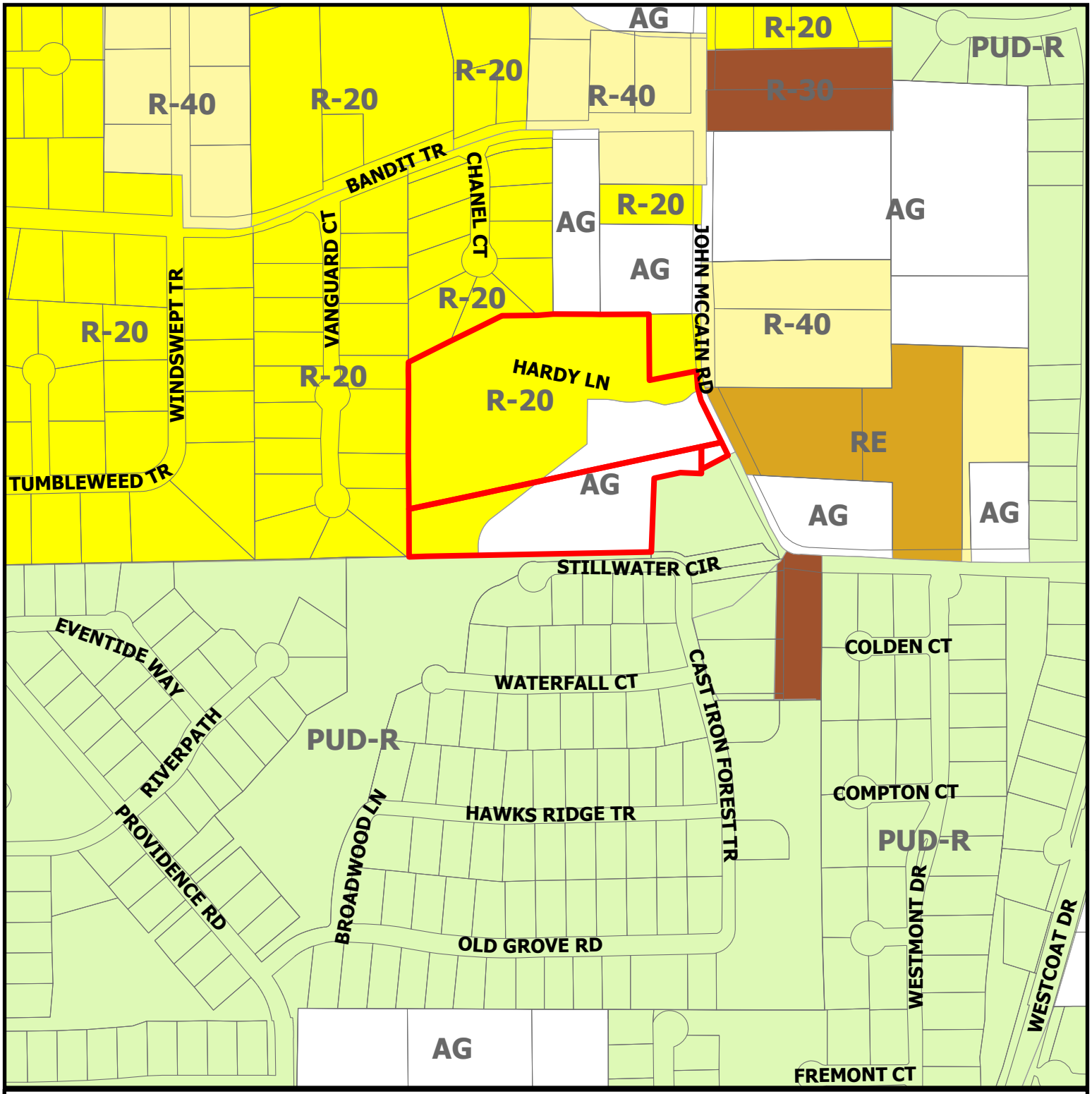
7215 John McCain Rd



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.

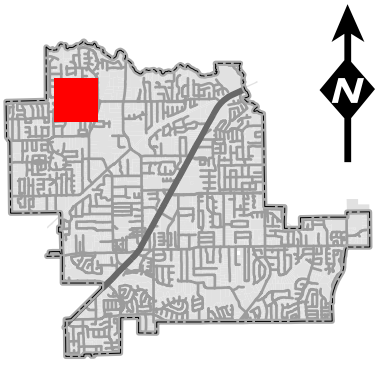
Zoning Map



CITY OF COLLEYVILLE TEXAS

PC24-012

7215 John McCain Rd



Subject Property

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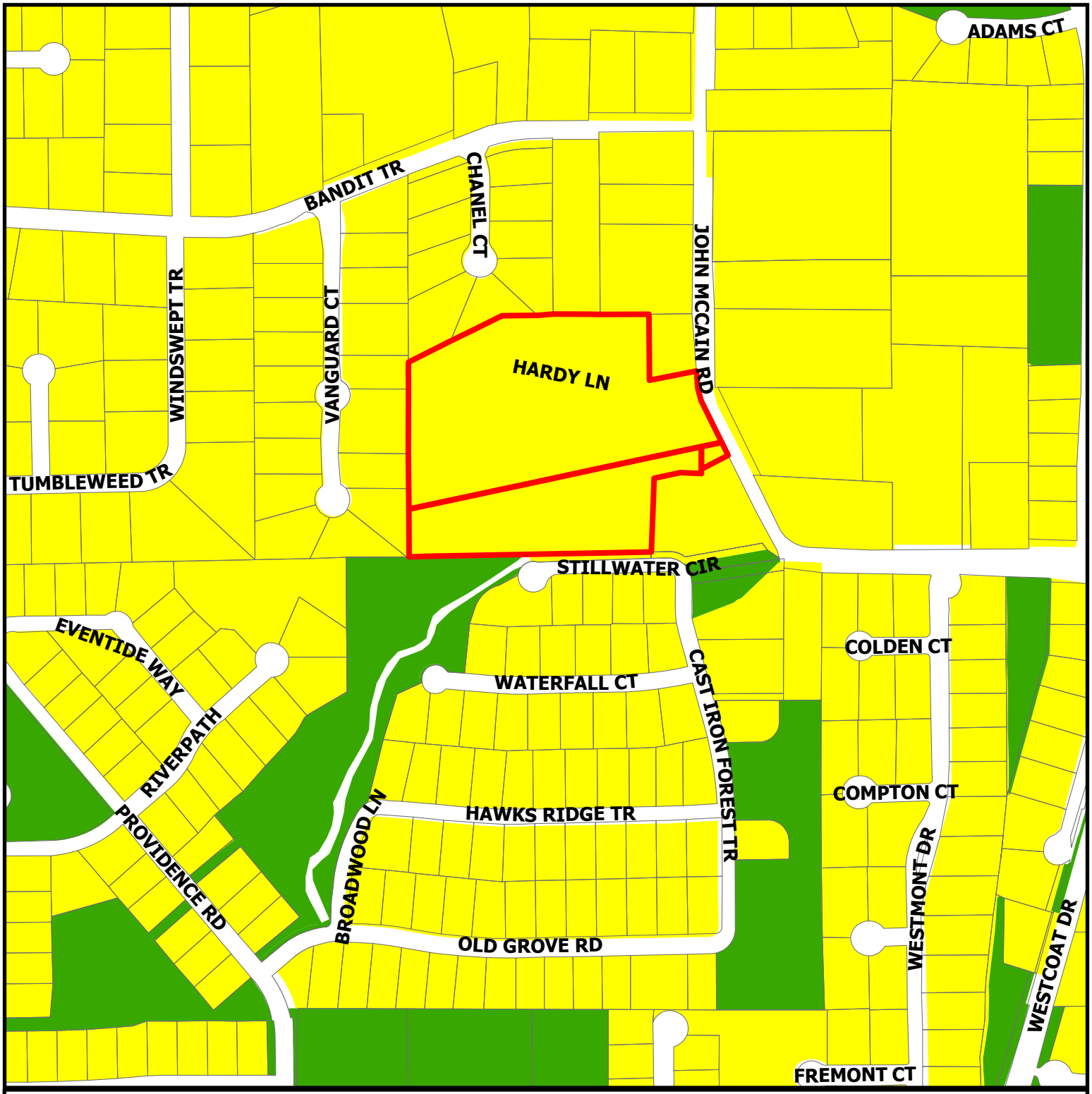
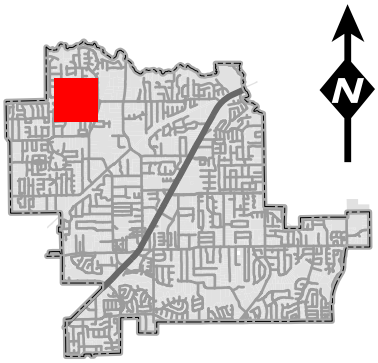
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

PC24-012

7215 John McCain Rd



- Residential
- Open Space; Parks
- Subject Property

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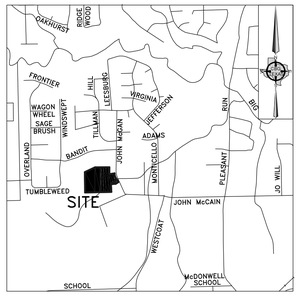
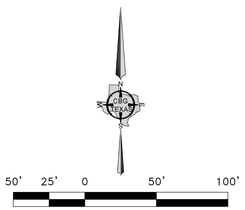
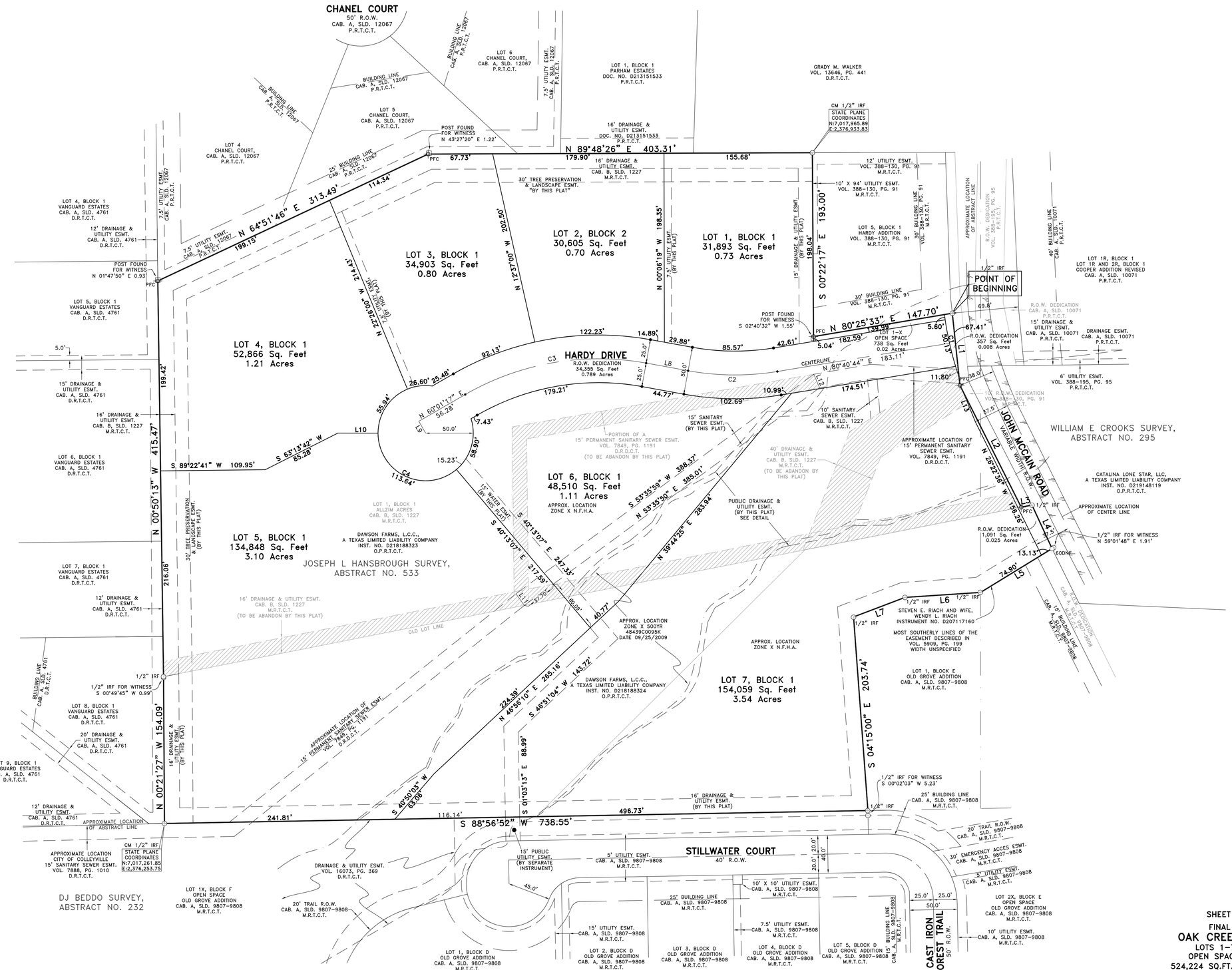


VICINITY MAP
NOT TO SCALE



SCALE: 1" = 50'

LINE	BEARING	DISTANCE
L1	S 06°03'49" E	76.10'
L2	S 26°41'15" E	143.21'
L3	N 78°49'21" E	11.55'
L4	S 24°46'16" E	50.34'
L5	S 58°29'45" W	88.03'
L6	S 86°12'04" W	79.56'
L7	S 69°12'39" W	57.75'
L8	N 79°42'26" W	44.77'
L9	S 29°58'43" E	14.38'
L10	S 89°58'43" E	42.20'
L11	S 35°46'05" E	15.02'
L12	N 23°09'13" W	15.41'
L13	N 22°11'57" W	35.70'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	67.53'	337.13'	11°28'36"	N 13°10'25" W	67.42'
C2	94.13'	274.97'	19°36'51"	N 89°30'51" W	93.67'
C3	196.78'	279.97'	40°16'17"	N 80°09'26" E	192.76'
C4	258.08'	49.99'	295°45'52"	N 49°50'08" W	53.16'

LEGEND
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
M.R.T.C.T. = MAP RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET
SLD. = SLIDE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1/2" IRF = 1/2 INCH IRON ROD FOUND
PFC = POINT FOR CORNER
ESMT. = EASEMENT
60DNF = 60D NAIL FOUND FOR CORNER

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

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

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

GENERAL NOTES
1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 8 LOTS, 7 SINGLE FAMILY LOTS, 1 OPEN SPACE LOT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6) ACCORDING TO THE F.I.R.M. IN MAP NO. 48439C0095K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
7) THIS DEVELOPMENT MAY NOT HAVE EMERGENCY ACCESS DURING 100-YEAR STORM EVENT.
8) NO EXISTING TREES CONTAINED WITHIN THE TREE PRESERVATION & LANDSCAPE EASEMENT MAY BE REMOVED WITHOUT WRITTEN PERMISSION FROM THE CITY OF COLLEYVILLE.
9) ALL ELECTRIC, TELEPHONE, CABLE, AND OTHER FIBER UTILITIES SHALL BE PLACED IN THE REAR EASEMENT. MECHANICAL EQUIPMENT, TRANSFORMERS, AND OTHER VISIBLE INSTALLATIONS WILL NOT BE PERMITTED IN THE FRONT YARDS OF ANY LOTS

SHEET 1 OF 2

FINAL REPLAT
OAK CREEK ADDITION
LOTS 1-7, BLOCK 1
OPEN SPACE LOTS 1-X
524,224 SQ.FT. / 12.04 ACRES
JOSEPH L HANSBROUGH SURVEY, ABSTRACT NO. 533 &
WILLIAM E CROOKS SURVEY, ABSTRACT NO. 295
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

OWNER: DAWSON FARMS, L.C.C.
7209 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
972-986-7239

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio
PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=50' / DATE: 10/29/2024 / JOB NO. 1516151-13 / DRAWN BY: JLA

OWNER'S CERTIFICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Whereas, Dawson Farms, L.C.C., is the sole owner land situated in the Joseph L Hansbrough Survey, Abstract No. 533 and William E Crooks Survey, Abstract Number 295, City of Colleyville, Tarrant County, Texas, also known as Replat of Allzim Acres a Revision of Lots 1, 4, 6, and 9, Block 1, of Hardy Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 1227, Map Records, Tarrant County, Texas, same being that tract of land conveyed to Dawson Farms, L.C.C., a Texas limited liability company, by deed recorded in County Clerk File No. D218188323, Real Property Records of Tarrant County, Texas, and being that tract of land conveyed to Dawson Farms, L.L.C., a Texas limited liability company, by deed recorded in County Clerk File No. D218188324, Real Property Records of Tarrant County, Texas Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner of Lot 5, Block 1, of Hardy Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388–130, Page 91, Map Records, Tarrant County, Texas, and being along the West line of John McCain Road (public right–of–way);

THENCE South 06 degrees 03 minutes 49 seconds East, along the West line of said John McCain Road, a distance of 76.10 feet to a point for corner;

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THENCE South 24 degrees 46 minutes 16 seconds East, along the West line of said John McCain Road, a distance of 50.34 feet to a 60d nail found for corner, said corner being the North corner of Lot 1, Block E, Old Grove Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 9807–9808, Plat Records, Tarrant County, Texas, from which a 1/2 inch iron rod found bears North 59 degrees 01 minutes 48 seconds East, a distance of 1.91 feet for witness;

THENCE South 58 degrees 29 minutes 45 seconds West, along the North line of said Lot 1, a distance of 88.03 feet to a 5/8 inch iron rod found for corner;

THENCE South 86 degrees 12 minutes 04 seconds West, along the North line of said Lot 1, a distance of 79.56 feet to a 1/2 inch iron rod found for corner;

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THENCE North 00 degrees 50 minutes 13 seconds West, along the East line of said Vanguard Estates Addition, a distance of 415.47 feet to a point for corner, said corner being the South corner of Chanel Court, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 12087, Map Records, Tarrant County, Texas, from which a post found bears North 01 degrees 47 minutes 50 seconds East, a distance of 0.93 feet for witness;

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THENCE North 80 degrees 25 minutes 33 seconds East, along the South line of said Hardy Addition, a distance of 147.70 feet to the POINT FOR BEGINNING and containing 524,224 square feet or 12.04 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Witness by our hands this _____ day of _____, 2024

BY: _____ _____
Dawson Farms, L.C.C. (Owner) Date
Wesley Dawson (Representative)

STATE OF TEXAS
TARRANT COUNTY

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

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

Dated this the_____ day of _____, 2024

RELEASED FOR REVIEW 10/29/2024 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

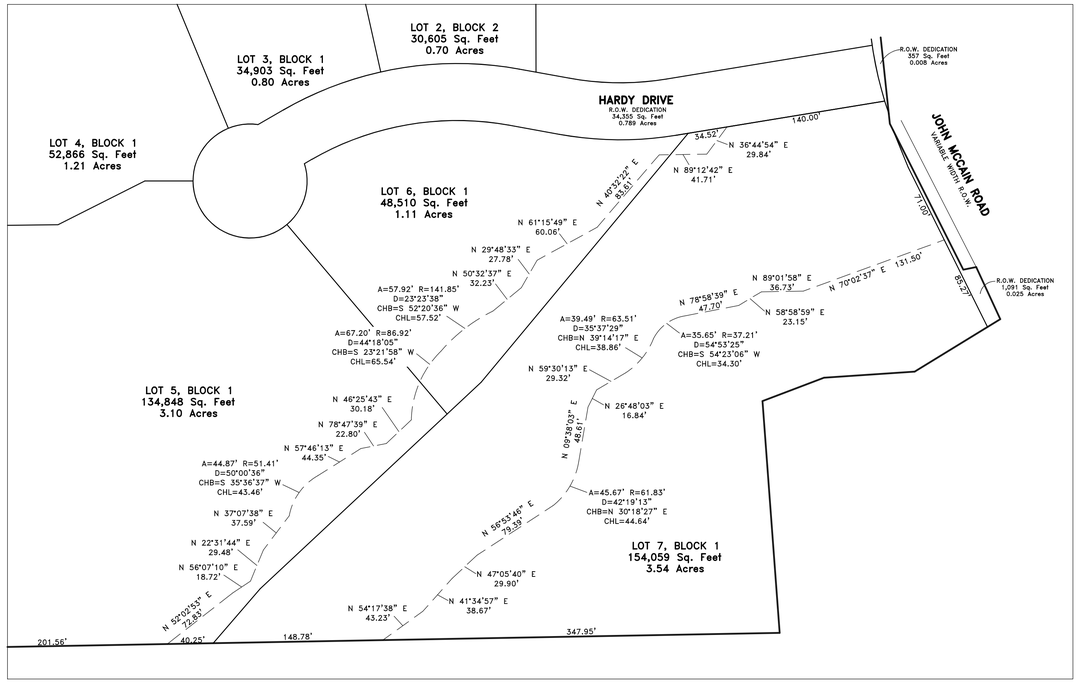
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
TARRANT COUNTY

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

_____
Notary Public in and for the State of Texas



PUBLIC DRAINAGE & UTILITY EASEMENT DETAIL

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

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

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

GENERAL NOTES

1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 8 LOTS, 7 SINGLE FAMILY LOTS, 1 OPEN SPACE LOT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6) ACCORDING TO THE F.I.R.M. IN MAP NO. 48439C0095K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
7) THIS DEVELOPMENT MAY NOT HAVE EMERGENCY ACCESS DURING 100–YEAR STORM EVENT.
8) NO EXISTING TREES CONTAINED WITHIN THE TREE PRESERVATION & LANDSCAPE EASEMENT MAY BE REMOVED WITHOUT WRITTEN PERMISSION FROM THE CITY OF COLLEYVILLE.
9) ALL ELECTRIC, TELEPHONE, CABLE, AND OTHER FIBER UTILITIES SHALL BE PLACED IN THE REAR EASEMENT. MECHANICAL EQUIPMENT, TRANSFORMERS, AND OTHER VISIBLE INSTALLATIONS WILL NOT BE PERMITTED IN THE FRONT YARDS OF ANY LOTS

LEGEND

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
M.R.T.C.T. = MAP RECORDS, TARRANT COUNTY, TEXAS
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OWNER: DAWSON FARMS, L.C.C.
7209 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
972–986–7239

SHEET 2 OF 2

FINAL REPLAT
OAK CREEK ADDITION
LOTS 1–7, BLOCK 1
OPEN SPACE LOTS 1–X
524,224 SQ.FT. / 12.04 ACRES
JOSEPH L HANSBROUGH SURVEY, ABSTRACT NO. 533 &
WILLIAM E CROOKS SURVEY, ABSTRACT NO. 295
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio
PLANNING & SURVEYING
Main Office
1413 East I–30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=50' / DATE: 10/29/2024 / JOB NO. 1516151–13 / DRAWN BY: JLA

PLANS FOR THE CONSTRUCTION OF

CIVIL SITE WORK IMPROVEMENTS

TO SERVE

OAK CREEK

12.035 ACRE SITE

IN THE

CITY OF COLLEYVILLE, TEXAS

OWNER/DEVELOPER:

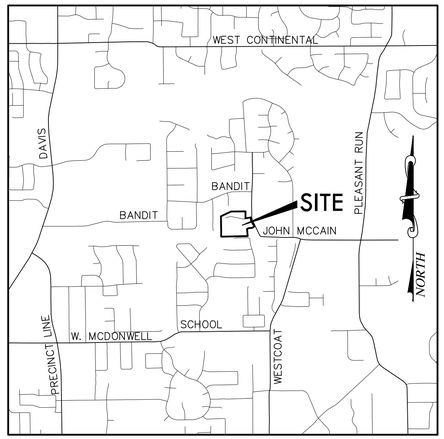
DAWSON FARMS, LLC
7209 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
PHONE: (972) 986-7239
CONTACT: WES DAWSON

CIVIL ENGINEER:

REDINGER GROUP, LLC
P.O. BOX 93206
SOUTHLAKE, TEXAS 76092
PH: (817) 253-5727
CONTACT: CLAYTON REDINGER, P.E.

SURVEYOR:

CBG SURVEYING TEXAS, LLC
1413 EAST I-30, SUITE 7
GARLAND, TEXAS 75043
PHONE: (214) 349-9485
CONTACT: J.T. THOMPSON, R.P.L.S.



VICINITY MAP

SCALE: 1" = 2000'

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
C0.1	COVER SHEET
C0.2	FINAL PLAT
C0.3	FINAL PLAT
C0.4	GENERAL CONSTRUCTION NOTES
C0.5	DEMOLITION PLAN
C1.1	EXISTING DRAINAGE PLAN
C1.2	DRAINAGE AREA MAP
C2.1	EROSION CONTROL PLAN
C2.2	GRADING PLAN
C3.1	WATER PLAN
C4.1	SANITARY SEWER PLAN & PROFILE – SS-1
C4.2	SANITARY SEWER PLAN & PROFILE – SS-2
C5.1	STORM DRAIN PLAN & PROFILE – SD-1
C6.1	PAVING PLAN & PROFILE
C6.2	PAVING PLAN – CUL-DE-SAC & INTERSECTION
C6.3	SIDEWALK, SIGNAGE & STREET LIGHT PLAN
C7.1	TREE PRESERVATION PLAN
C7.2	TREE LIST
C8.1	EROSION CONTROL DETAILS
C8.2	WATER DETAILS
C8.3	SANITARY SEWER DETAILS
C8.4	STORM DRAIN DETAILS
C8.5	CONCRETE HEADWALL – TXDOT CH-FW-0
C8.6	PAVING DETAILS

REDINGER GROUP, LLC

Engineering Firm Registration Number F-23328

OCTOBER 2024

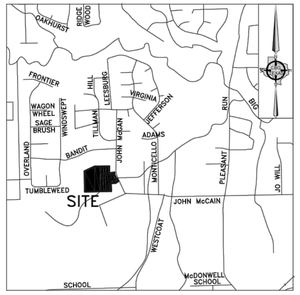
PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 10/11/2024

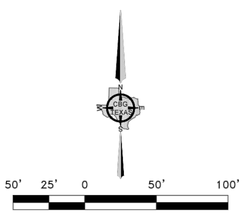
REDINGER GROUP, LLC

REDINGER GROUP PROJECT NO. 1026-01 OAK CREEK

F:\1026-01\CADD\COVER.dwg modified by dm at Oct 11, 2024 - 1:07pm

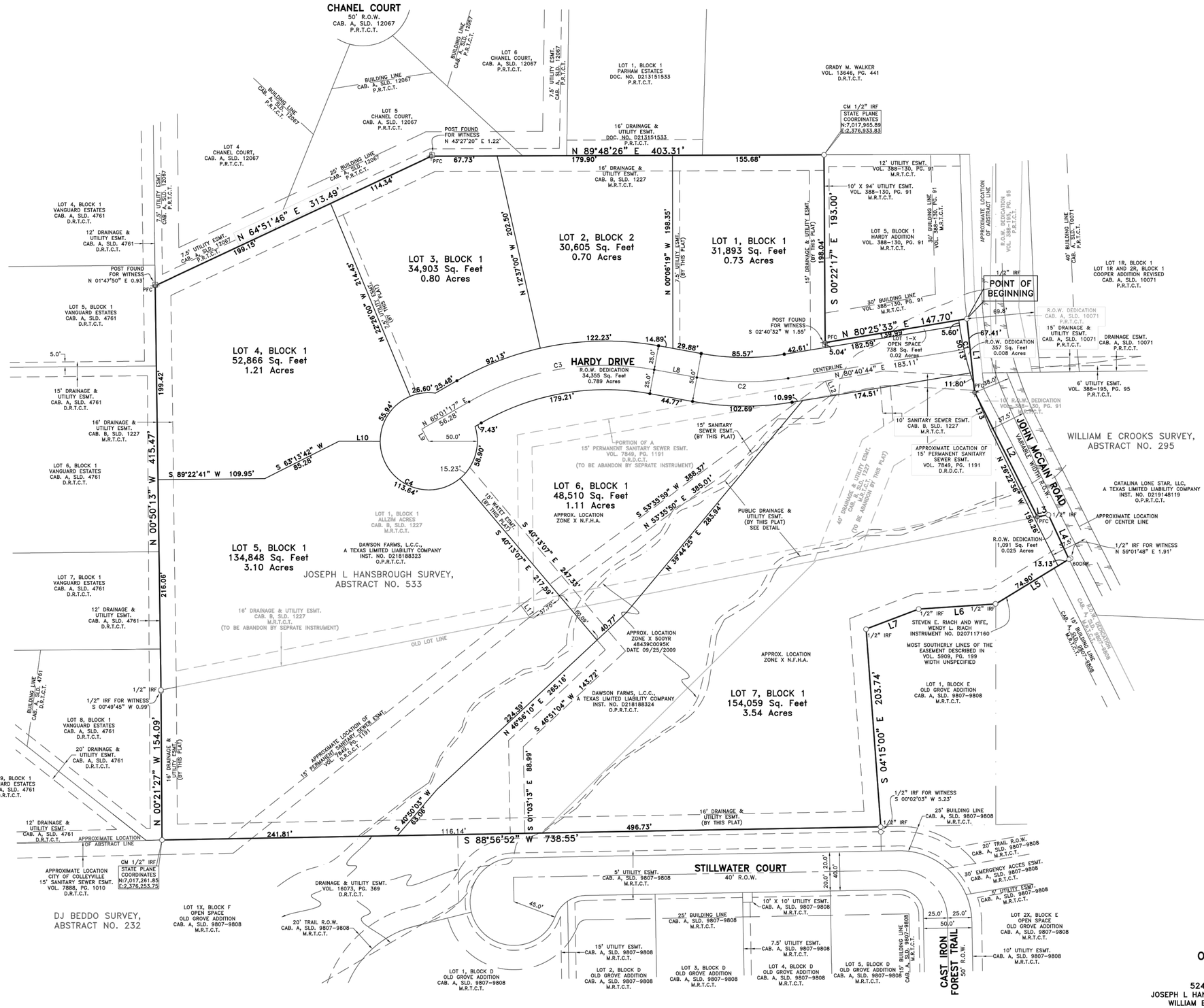


VICINITY MAP
NOT TO SCALE



SCALE: 1" = 50'

LINE	BEARING	DISTANCE
L1	S 06°03'49" E	76.10'
L2	S 26°41'15" E	143.21'
L3	N 78°49'21" E	11.55'
L4	S 24°46'16" E	50.34'
L5	S 58°29'45" W	88.03'
L6	S 86°12'04" W	79.56'
L7	S 69°12'39" W	57.75'
L8	N 79°42'26" W	44.77'
L9	S 29°58'43" E	14.38'
L10	S 89°58'43" E	42.20'
L11	S 35°46'05" E	15.02'
L12	N 23°09'13" W	15.41'
L13	N 22°11'57" W	35.70'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	67.53'	337.13'	11°28'36"	N 13°10'25" W	67.42'
C2	94.13'	274.97'	19°36'51"	N 89°30'51" W	93.67'
C3	196.78'	279.97'	40°16'17"	N 80°09'26" E	192.76'
C4	258.08'	49.99'	295°45'52"	N 49°50'08" W	53.16'

LEGEND
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SHEET 1 OF 2

FINAL REPLAT
OAK CREEK ADDITION
LOTS 1-7, BLOCK 1
OPEN SPACE LOTS 1-X
524,224 SQ.FT. / 12.04 ACRES
JOSEPH L HANSBROUGH SURVEY, ABSTRACT NO. 533 &
WILLIAM E CROOKS SURVEY, ABSTRACT NO. 295
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

OWNER: DAWSON FARMS, L.C.C.
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SCALE: 1"=50' / DATE: 04/23/2024 / JOB NO. 1516151-13 / DRAWN BY: JLA

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OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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Witness by our hands this _____ day of _____, 2024

BY: _____ _____
Dawson Farms, L.C.C. (Owner) Date
Wesley Dawson (Representative)

STATE OF TEXAS
TARRANT COUNTY

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

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

Dated this the_____ day of _____, 2024

RELEASED FOR REVIEW 10/08/2024 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

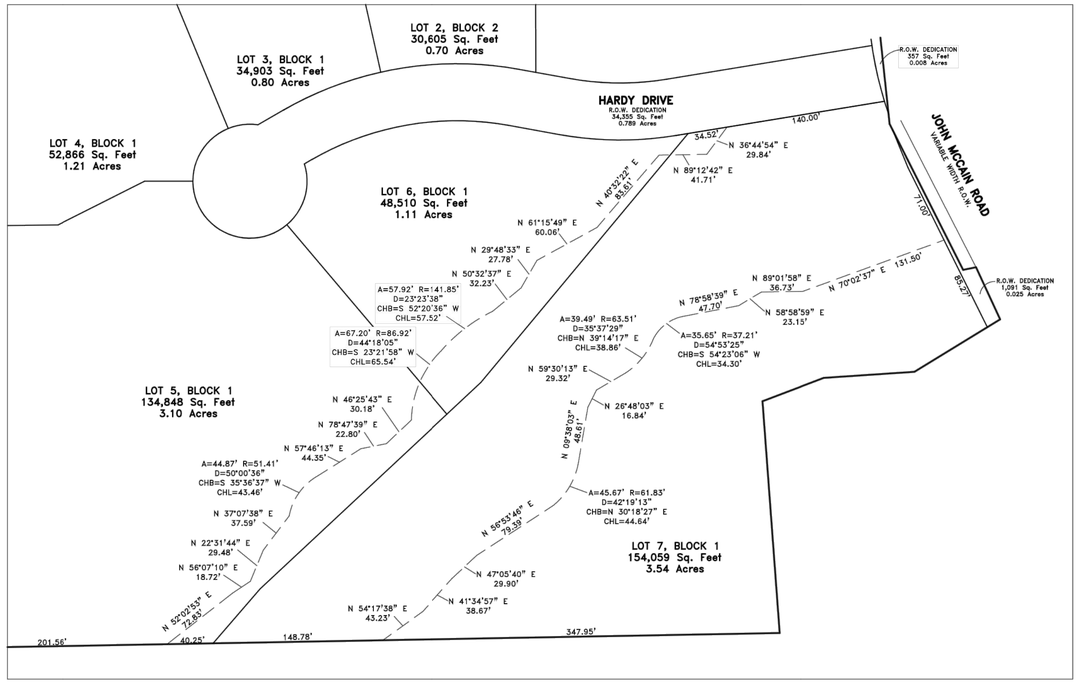
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
TARRANT COUNTY

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

_____
Notary Public in and for the State of Texas



PUBLIC DRAINAGE & UTILITY EASEMENT DETAIL

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

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

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

GENERAL NOTES

1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 9 LOTS, 7 SINGLE FAMILY LOTS, 2 OPEN SPACE LOT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6) ACCORDING TO THE F.I.R.M. IN MAP NO. 48439C0095K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
7) THIS DEVELOPMENT MAY NOT HAVE EMERGENCY ACCESS DURING 100–YEAR STROM EVENT.

LEGEND

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
M.R.T.C.T. = MAP RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET
SLD. = SLIDE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT–OF–WAY
1/2" IRF = 1/2 INCH IRON ROD FOUND
PFC = POINT FOR CORNER
ESMT. = EASEMENT
60DNF = 60D NAIL FOUND FOR CORNER

SHEET 2 OF 2

FINAL REPLAT
OAK CREEK ADDITION
LOTS 1–7, BLOCK 1
OPEN SPACE LOTS 1–X
524,224 SQ.FT. / 12.04 ACRES
JOSEPH L HANSBROUGH SURVEY, ABSTRACT NO. 533 &
WILLIAM E CROOKS SURVEY, ABSTRACT NO. 295
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

OWNER: DAWSON FARMS, L.C.C.
7209 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
972–986–7239

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio
PLANNING & SURVEYING
Main Office
1413 East I–30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=50' / DATE: 04/23/2024 / JOB NO. 1516151–13 / DRAWN BY: JLA

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
ROW LINE		
LOT LINE		
CENTER LINE		
CONTOUR	562	562
CURB		
EDGE OF ASPHALT		
FIRE HYDRANT	FH	
GUARD POST / BOLLARD	GP	
SIGN		
WALL		
POWER POLE	PP	
OVERHEAD ELECTRIC	OHE	OHE
OVERHEAD ELECTRIC & TELEPHONE	OHET	OHET
UNDERGROUND ELECTRIC	UGE	UGE
GAS LINE	G	G
STORM DRAIN LINE	12" RCP	12" RCP
STORM DRAIN MANHOLE	SDMH	
SANITARY SEWER LINE	8"SS	8" SANITARY SEWER
SANITARY SEWER MANHOLE	SSMH	
SANITARY SEWER CLEANOUT	CO	
WATER LINE	8"W	8" WATER
WATER METER	WM	
WATER VALVE	WV	

ABBREVIATIONS

APPROX	APPROXIMATELY	FW	FIRE WATER	OCEW	ON CENTER EACH WAY
ASPH	ASPHALT	G	GAS	OHE	OVERHEAD ELECTRIC
BC	BACK OF CURB	GI	GRATE INLET	R	RADIUS
B-B	BACK TO BACK OF CURB	GM	GAS METER	RCB	REINFORCED CONCRETE BOX
BM	BENCHMARK	HDPE	HIGH DENSITY POLYETHYLENE PIPE	RCI	RECESSED CURB INLET
BW	BOTTOM OF WALL	HDWL	HEADWALL	RCP	REINFORCED CONCRETE PIPE
CATV	CABLE TV	HMAC	HOT MIX ASPHALTIC CONCRETE	RCCP	REINFORCED CONCRETE CYLINDRICAL PIPE
CFS	CUBIC FEET PER SECOND	HORIZ	HORIZONTAL		
CI	CURB INLET	HP	HIGH POINT	REINF	REINFORCED
CMP	CORRUGATED METAL PIPE	HVAC	HEATING, VENTILATION AND AIR CONDITIONING	RL	RIDGE LINE
CO	CLEANOUT			ROW	RIGHT OF WAY
CONC	CONCRETE	IRR	IRRIGATION	RT	RIGHT
CONST	CONSTRUCT	JB	JUNCTION BOX	SF	SQUARE FEET
CL	CENTER LINE	JT	JOINT	SD	STORM DRAIN
DCO	DOUBLE CLEANOUT	LF	LINEAR FEET	SQ	SQUARE
DIA	DIAMETER	LP	LOW POINT	SS	SANITARY SEWER
DIP	DUCTILE IRON PIPE	LT	LEFT	STA	STATION
DW	DOMESTIC WATER	MH	MANHOLE	SY	SQUARE YARD
EL	ELEVATION	N/A	NOT APPLICABLE	T	TELEPHONE
EMH	ELECTRIC MANHOLE	NG	NATURAL GROUND (EXISTING)	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	PC	POINT OF CURVATURE	TG	TOP OF GROUND
EX	EXISTING	PCC	POINT OF COMPOUND CURVATURE	TMH	TELEPHONE MANHOLE
FC	FACE OF CURB	PI	POINT OF INTERSECTION	TOB	TOP OF BANK
F-F	FACE TO FACE OF CURB	PIV	POST INDICATOR VALVE	TOS	TOE OF SLOPE
FFE	FINISHED FLOOR ELEVATION	PL	PROPERTY LINE	TP	TOP OF PAVEMENT
FH	FIRE HYDRANT	PP	POWER POLE	TPIPE	TOP OF PIPE
FM	FORCE MAIN	PRC	POINT OF REVERSE CURVATURE	TW	TOP OF WALL
FO	FIBER OPTICS	PROP	PROPOSED	TYP	TYPICAL
FP	FINISHED PAD	PT	POINT OF TANGENCY	UGE	UNDERGROUND ELECTRIC
FPS	FEET PER SECOND	PVC	POLYVINYL CHLORIDE PIPE	VCP	VITRIFIED CLAY PIPE
FL	FLOW LINE	PVMT	PAVEMENT	W	WATER
				WV	WATER VALVE

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF COLLEYVILLE AND GOVERNED BY THE CITY OF COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014), TEXAS DEPARTMENT OF TRANSPORTATION TEXAS STANDARD SPECIFICATION 1993 EDITION, AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION.
2. A COPY OF THE COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014) CAN BE OBTAINED FROM THE FOLLOWING CITY WEBSITE: **WWW.COLLEYVILLE.COM/PUBLICWORKS/ENGINEERINGDIVISION/CONSTRUCTIONSTANDARDSANDDETAILS**
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF COLLEYVILLE STANDARDS WHERE THEY DIFFER FROM NCTCOG STANDARDS.
4. WORK PERFORMED IN THE STATE HIGHWAY RIGHT-OF-WAY. AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW.
5. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT. CONTACT NUMBER 817-503-1366.
6. THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

UNDERGROUND FACILITY OWNER	TELEPHONE NUMBER
ABOVE NET FIBER	(214) 869-8352
AT&T	(214) 745-2964
AT&T TEXAS (CALL DIGTESS)	(800) 344-8377
ATMOS ENERGY	(817) 359-1313
CHARTER COMMUNICATIONS	(817) 822-8745
CITY OF COLLEYVILLE	(817) 503-1090
DIGTESS (LINE LOCATES)	(800) 344-8377
LEVEL (3) COMMUNICATIONS	(877) 366-8344
ONCOR ELECTRIC DELIVERY	(817) 215-6688
ONE SOURCE COMMUNICATIONS	(817) 692-6042
TRI COUNTY ELECTRIC	(817) 431-1541
VERIZON ENGINEERING	(972) 578-3354

7. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE INSPECTOR AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
8. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 – 137, AND ANY AMENDMENTS THERETO.
9. THIS ITEM SHALL GOVERN THE CONTROL MEASURES NECESSARY TO PREVENT AND CONTROL SOIL EROSION, SEDIMENTATION, AND WATER POLLUTION WHICH MAY DEGRADE RECEIVING WATERS INCLUDING RIVERS, STREAMS, LAKES, RESERVOIRS, GROUND WATER, AND WETLANDS. THE CONTROL MEASURES CONTAINED HEREIN SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION CONTRACT AND COORDINATED WITH ANY PERMANENT OR TEMPORARY POLLUTION CONTROL FEATURES SPECIFIED ELSEWHERE ON THE PLANS AND IN THE SPECIFICATIONS TO ASSURE EFFECTIVE AND CONTINUOUS WATER POLLUTION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIODS. THESE CONTROL MEASURES SHALL NOT BE USED AS A SUBSTITUTE FOR THE PERMANENT POLLUTION CONTROL MEASURES UNLESS OTHERWISE DIRECTED BY THE CITY IN WRITING. THE CONTROLS MAY INCLUDE SILT FENCES, STRAW BALE DIKES, ROCK BERMS, DIVERSION DIKES, INTERCEPTOR SWALES, SEDIMENT TRAPS, AND BASINS, PIPE SLOPE DRAINS, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCES, SEEDING, SODDING, MULCHING, SOIL RETENTION BLANKETS OR OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER POLLUTION CONTROL.
10. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, SPRINKLER SYSTEMS, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
11. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
12. RECORD DRAWINGS: THE CONTRACTOR SHALL KEEP ONE (1) RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE DRAWINGS SHALL BE AVAILABLE TO THE ENGINEER AND THE CITY AND SHALL BE DELIVERED TO THE CITY UPON COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF FINAL PAYMENT AND/OR INITIAL ACCEPTANCE LETTER.
13. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
14. THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES. WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE OR AS DIRECTED BY THE CITY ENGINEER.
15. THE CONTRACTOR SHALL KEEP RECORDS FOR RECORD DRAWINGS AND SHALL SUBMIT MARKUPS TO THE CITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALKTHROUGH INSPECTION.
16. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM THE GENERAL CONTRACTOR, SUB-CONTRACTORS, THE DESIGN ENGINEER, AND THE CITY OF COLLEYVILLE STAFF.
17. ALL CONSTRUCTION MUST ADHERE TO THE CITY OF COLLEYVILLE TREE PRESERVATION ORDINANCE

GENERAL NOTES – PAVING IMPROVEMENTS

1. ALL FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST NINETY-FIVE (95%) PERCENT STANDARD PROCTOR AS PER ASTM D 698 AT OR ABOVE OPTIMUM MOISTURE CONTENT. LIFTS SHALL BE AS SPECIFIED PER THE SOILS LAB RECOMMENDATION AND AS APPROVED BY THE CITY. ALL FILL SHALL BE TESTED AS INSTALLED AND CERTIFIED BY AN APPROVED SOILS LABORATORY
2. ALL STREETS, UNLESS ALTERNATIVE DESIGN IS SUBMITTED BY LAB, DESIGNED BY THE TRIAXIAL METHOD AS SPECIFIED IN TEXAS HIGHWAY DEPARTMENT REQUIREMENTS AND APPROVED BY THE CITY OF COLLEYVILLE, AND SHALL BE CONSTRUCTED ON A MINIMUM OF (8") INCHES OF STABILIZED SUBGRADE (LIME AND/OR CEMENT) AS SOIL TESTS INDICATE. COMPACTION SHALL BE NINETY-FIVE (95%) PERCENT DENSITY AS PER AASHTO DESIGNATION T1SO. DENSITY TESTS SHALL BE TAKEN EVERY 1,000 SQUARE YARDS OR LESS, AS REQUIRED BY CITY INSPECTOR.

TABLE 1 – RECOMMENDED % AND QUANTITIES OF LIME/CEMENT

PLASTICITY INDEX (PI)	ASSUMED UNIT DRY WEIGHT (pcf)	% LIME	QUANTITY OF LIME (lbs/sy)	% CEMENT	QUANTITY OF CEMENT (lbs/sy)
0-15	120	0	0	5	36*
16-25	116	3	21	5	35
26-35	112	4	27	5	34
36-45	100	5	30	6	36

3. THE SUB-GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB-GRADE STABILIZATION.
4. CURB AND GUTTER SHALL CONSIST OF STEEL REINFORCED CONCRETE AND SHALL BE SIX (6") INCHES HIGH AND THIRTY (30") INCHES WIDE.
5. THE PARKWAYS AND STREETS SHALL BE ROUGH CUT TO A PLUS OR MINUS ONE-TENTH (0. L') FEET OF THEIR RESPECTIVE FINAL GRADES.
6. CONSTRUCTION OF WHEEL CHAIR RAMPS WILL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR AT THE TIME OF PUBLIC IMPROVEMENTS.
7. INDIVIDUAL WATER AND SEWER SERVICES AND WATER VALVES SHALL HAVE A SUITABLE MARKER ("W") FOR WATER, "S" FOR SANITARY SEWER AND "V" FOR VALVES) STAMPED ON THE FACE OF THE CURB, OR IF NO CURB IS CONSTRUCTED, ON THE TOP OF THE PAVEMENT. THE MARKS SHALL BE A MINIMUM OF TWO (2") INCHES IN HEIGHT AND WIDTH. WATER SERVICES SHALL BE LOCATED 10' UPSTREAM FROM THE SANITARY SEWER SERVICE, WITH THE SEWER SERVICE AT THE CENTER OF THE FRONT OF THE LOT.
8. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY I MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY THE CITY'S TESTING FIRM. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY-TWO-(72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
9. MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING. NO BLOCK OUTS ALLOWED
10. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL "PERMANENT SURVEY REFERENCE MONUMENTS" AS DESCRIBED IN THE SUBDIVISION ORDINANCE INCLUDING CONCRETE MONUMENTS AT ALL BOUNDARY CORNERS. THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET CENTERLINE AT THE LOCATION ON EACH FIRE HYDRANT.
11. HMAC PAVING- BINDER SHALL HAVE NO MORE THAN 15% RAP, ALL SURFACE MIX SHALL BE VIRGIN. NO RAS IS ALLOWED. MIX DESIGN SHALL BE SUBMITTED TO CITY PRIOR FOR APPROVAL.
12. CONCRETE PAVING- NO MANUFACTURED SAND IS ALLOWED.
13. ALL RE-ENFORCING STILL SHALL BE DOMESTIC AND MEET THE TXDOT STEEL MILL GUIDE LINES.

GENERAL NOTES – WATER IMPROVEMENTS

1. THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES.
2. WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE.
3. ALL WATER METERS UP TO 2" IN DIAMETER SHALL BE INSTALLED BY CITY PERSONNEL. ALL WATER METERS EXCEEDING 2" DIAMETER SHALL BE INSPECTED AND ACCEPTED BY CITY OF COLLEYVILLE REPRESENTATIVE.
4. FIRE HYDRANTS SHALL BE LOCATED THREE TO EIGHT FEET BEHIND THE BACK OF CURB AS SHOWN IN THE DETAILS. THIS WILL ALSO INCLUDE SPLASH PADS WHICH ARE CONSIDERED SUBSIDIARY TO THE FIRE HYDRANT PLACEMENT.
5. ALL WATER LINES 4" THRU 12" SHALL BE CLASS 150(DR18) AND CONFORM TO AWWA C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH NCTCOG STD. SPECS. (SEE C1.7)WATER MAINS TO HAVE A MINIMUM OF 42" COVER TO THE TOP OF PIPE.
6. SERVICE LINE CONNECTORS, 2" AND UNDER SHALL BE NSF CERTIFIED HIGH DENSITY POLYETHYLENE WITH FACTORY INSTALLED 10AWG TRACER WIRE, MEETING ALL APPROPRIATE AWWA AND NATIONAL PLUMBING CODE REQUIREMENTS FOR THE INTENDED USE, AND CONNECTED WITH COMPRESSION FITTINGS. ALL TAPS AND SERVICES SHALL BE CONSTRUCTED AS 1" OR LARGER. ¾" TAPS AND SERVICE LINES ARE PROHIBITED.
7. WATER SERVICES SHALL BE BACKFILLED IN GRANULAR SAND AS PER DETAILS.
8. WATER SERVICES SHOULD BE LOCATED AT THE PROPERTY LINE. EACH LOCATION IS TO BE STAMPED ON THE CURB WITH 2" HIGH LETTER "W".
9. WATER METER BOXES WILL BE INSTALLED AFTER PAVING ACTIVITIES HAVE BEEN COMPLETED.
10. CURB STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.
11. ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX SHALL BE INSTALLED AS PER THE DETAILS. HYDRANTS WILL BE SHALL BE PAINTED KEMLUSTER RED PRIOR TO ACCEPTANCE BY THE CITY. THE CONTRACTOR SHALL PUT 2 COATS OF PAINT OR UNTIL APPROVED BY THE CITY.
12. ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR. THE PAVING CONTRACTOR SHALL ADJUST WATER VALVE ASSEMBLY TO FINAL GRADE AND PLACE A MONOLITHICALLY. (CONCRETE PAD IN HMAC) NO BLOCK OUTS WILL BE ALLOWED.
13. FIRE HYDRANTS SHALL BE EQUIPPED WITH 4-1/2" STORZ ADAPTER FOR CONNECTION WITH 5" HOSE.
14. WHEN A WATER LINE IS BORED, THE CASING SHALL BE CAPPED AND VALVES ADDED ON EITHER SIDE.
15. ALL FITTINGS AND BENDS SHALL HAVE MEGA LUG RETAINER GLANDS IN ADDITION TO STANDARD THRUST BLOCKING AS REQUIRED BY STANDARD DETAILS.
16. FOR VALVES WITH OPERATING NUTS 6' BELOW GROUND SHALL BE INSTALLED WITH A 1AND1/4" SOLID STEM EXTENSION (DETAIL W-1).

GENERAL NOTES – SANITARY SEWER IMPROVEMENTS

1. SANITARY SEWER PVC PIPE SHALL BE SDR 35 IF DEPTH OF LINE IS 10' OR LESS AND SDR 26 IF DEPTH OF LINE IS GREATER THAN 10'.
2. PIPE SHALL HAVE CL. B (S-8) EMBEDMENT, OR BETTER. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. AFTER COMPLETION OF ALL TESTING (I.E. MANDREL & AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE VIDEOTAPE TO PW INSPECTIONS.
4. A 2" HIGH LETTER "S" SHALL BE STAMPED ON THE CURB TO MARK THE LOCATION OF THE SEWER SERVICES. THE SERVICE SHOULD BE LOCATED IN THE CENTER OF EACH LOT.
5. CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
6. RIM ELEVATIONS OF THE PROPOSED SANITARY SEWER MANHOLES IN STREETS ARE TO BE CONSTRUCTED BY UTILITY CONTRACTOR AND ADJUSTED BY PAVING CONTRACTOR TO FINISHED GRADE AT TIME OF PAVING. BLOCK OUTS ARE NOT ALLOWED.
7. MANHOLES SHALL BE 5FT IN DIAMETER WITH 3FT DIAMETER LID.
8. ALL DROP MANHOLES SHALL BE INSIDE DROPS AS PER DETAIL S-4.
9. ALL TRENCHES SHALL BE COMPACTION TESTED AT THE RATE OF ONE TEST PER 300 L.F. OF TRENCH PER LIFT. LIFTS SHALL BE NO GREATER THAN 12" LOOSE. TESTS SHALL BE STAGGERED SO THAT TESTS OF ADJACENT LIFTS ARE NOT DIRECTLY OVER THE PREVIOUS LIFT. IF THE DISTANCE BETWEEN MANHOLES EXCEEDS 300 L.F., A MINIMUM OF 2 TESTS PER LIFT SHALL BE TAKEN OR AS DIRECTED BY THE CITY. THE PAVING CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE CITY OF COLLEYVILLE HAS APPROVED ALL TRENCH WORK.
10. ALL MANHOLES SHALL BE VACUUMED TESTED.
11. ALL NEW SERVICE TIE-INS SHALL BE ONLY TO PIPE SECTIONS. NO DIRECT MANHOLE CONNECTIONS SHALL BE ALLOWED.
12. CLEAN-OUTS TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE.

GENERAL NOTES – STORM DRAINAGE IMPROVEMENTS

1. ALL STORM SEWER AND CULVERT PIPE AND FITTINGS SHALL BE ASTM C76, CLASS III, IV, V REINFORCED CONCRETE PIPE (RCP), INSTALLED WITH A BELL AND A SPIGOT AND JOINTED WITH RAM NECK.
2. BACKFILL SHALL BE ¼ TO 1" ROCK, 6 " MINIMUM FOR THE BEDDING (MORE IF GROUND WATER IS ENCOUNTERED), AND ROCK PLACED UP TO THE CENTER OR SPRING LINE OF THE PIPE. TRENCH SHALL BE EXCAVATED WIDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY.
3. AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS.
4. INSTALL A BENCHMARK ON A DRAINAGE STRUCTURE WITHIN OR NEAR THE SITE. A LETTER INCLUDING THE LOCATION AND ELEVATION OF THE BENCHMARK MUST BE SUBMITTED TO PUBLIC WORKS PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT AS WELL AS IN THE GIS ASSETS FORM.
5. ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WIPED WITH NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL.
6. BOTH PRE-CAST AND CAST-IN-PLACE STRUCTURES ARE ALLOWED.

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (972) 386-7339
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: DAWSON FARMS, LLC
2700 JOHN MCCAIN RD
COLLEYVILLE, TEXAS 76034
PHONE: (972) 386-7339
CONTACT: WES DAWSON

GENERAL CONSTRUCTION NOTES
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN SOUTH END OF HEADWALL IN WEST ROW OF JOHN MCCAIN RD LOCATED 50' SOUTH OF DRIVEWAY
ELEV = 627.35

TBM 1
MAG NAIL IN STILLWATER COURT AT THE PC
ELEV = 651.77

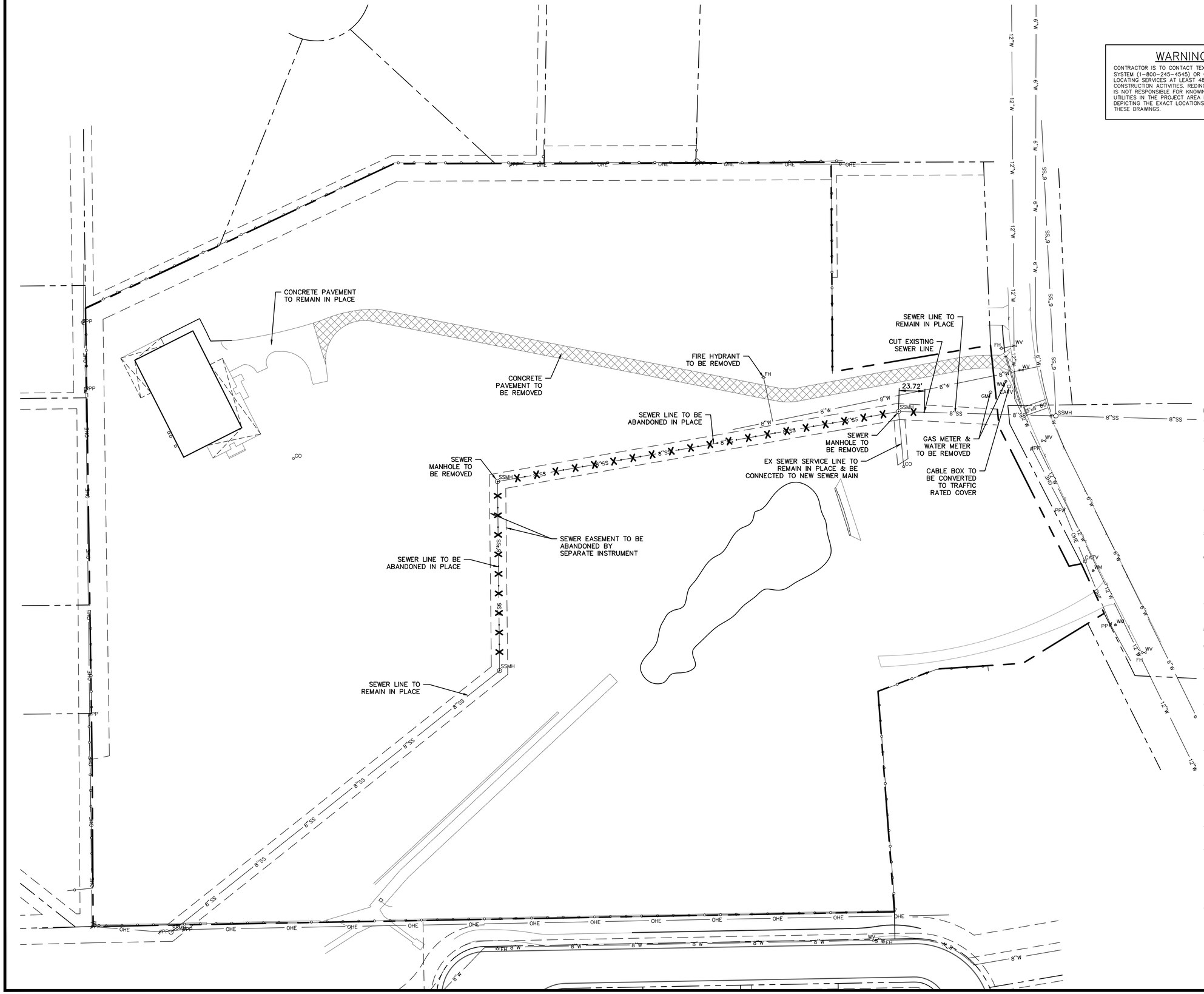
TBM 2
MAG NAIL AT END OF STILLWATER COURT TO START THE CUL-DE-SAC
ELEV = 642.90

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 10/11/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
C0.4



WARNING

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. REDINGER GROUP, LLC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

NORTH

0 20 40 80

(IN FEET)
1 INCH = 40FT

LEGEND

- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED

NOTES:

1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET C0.4 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. THE CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS TO THE SITE AND ADJACENT PROPERTIES AT ALL TIMES AND CONDUCT HIS OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
3. CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS, FENCING, BRACING AND SHORING, AND SECURITY DEVICES TO PROTECT EXISTING STRUCTURES, UTILITIES, APPURTENANCES, TREES AND LANDSCAPING, AND TO PREVENT MOVEMENT OR SETTLEMENT OF EXISTING STRUCTURES WHICH ARE NOT TO BE DEMOLISHED AND/OR REMOVED.
4. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNING AUTHORITIES AND THE DEVELOPER IMMEDIATELY IF HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED.
5. CONTRACTOR SHALL REMOVE AND STORE ON SITE (WHERE DESIGNATED BY THE DEVELOPER), ALL MATERIALS TO BE SALVAGED OR RE-INSTALLED LATER IN CONSTRUCTION.
6. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL FRANCHISE UTILITY COMPANIES FOR THE REMOVAL AND/ OR RELOCATION OF THE RESPECTIVE UTILITY LINES AND APPARATUSES USED BY EACH UTILITY. ALL WORK ASSOCIATED WITH FRANCHISE UTILITY REMOVAL, RELOCATION AND/OR MODIFICATIONS ARE TO BE PERFORMED ONLY BY THAT UTILITY PROVIDER UNLESS SPECIFICALLY NOTED OTHERWISE.
7. NO TREES SHALL BE CUT AND/OR REMOVED FROM THE PROJECT SITE UNTIL SPECIFICALLY AUTHORIZED IN WRITING BY THE GOVERNING AUTHORITY AND/OR DEVELOPER.
8. REFERENCE EROSION AND SEDIMENT CONTROL PLAN FOR TREE PROTECTION NOTES.
9. SAWCUTTING, WHERE INDICATED ON THE DRAWINGS FOR REMOVAL OF EXISTING PAVEMENT, SHALL BE A FULL DEPTH CUT THAT IS NEAT AND TRUE IN ALIGNMENT.
10. NO PUBLIC WATER AND WASTEWATER LINE REMOVAL IS INCLUDED IN THIS CONTRACT. THE CONTRACTOR SHALL DISCONNECT, REMOVE AND/OR CAP ALL PRIVATE UTILITIES AT THE PROPERTY LINE, AND SHALL DOCUMENT THE LOCATION OF CAPPED UTILITIES AND SUBSURFACE OBSTRUCTIONS THAT ARE ENCOUNTERED.
11. ABATEMENT OF BUILDINGS CONTAINING ASBESTOS AND OTHER ENVIRONMENTALLY SENSITIVE MATERIALS WILL BE REQUIRED BEFORE DEMOLITION ACTIVITIES COMMENCE. ABATEMENT IS NOT PART OF THIS CONTRACT AND WILL BE PERFORMED BY OTHERS. ABATEMENT ACTIVITIES WILL INCLUDE REMOVAL OF CERTAIN PRE-ABATEMENT ITEMS ALONG WITH ALL ENVIRONMENTALLY SENSITIVE MATERIALS FROM THE SITE PRIOR TO DEMOLITION ACTIVITIES.
12. DEMOLITION AND REMOVAL OF DESIGNATED BUILDINGS AND STRUCTURES SHALL INCLUDE, IN ADDITION TO ALL ABOVE GROUND MATERIALS, THE SLAB, FOUNDATION & PIERS. FOUNDATION AND PIERS SHALL BE REMOVED TO A DEPTH OF AT LEAST 5 FEET BELOW EXISTING FINISHED GRADE IN THAT LOCATION.
13. REMOVAL OF FENCING, RETAINING WALLS & MISC. SITE FEATURES: ALL ON-SITE FENCING (EXCEPT PERIMETER SITE SECURITY FENCING), RETAINING WALLS AND OTHER EXISTING ABOVE GROUND FEATURES, EXCEPT THOSE DESIGNATED TO REMAIN IN PLACE OR TO BE REMOVED BY OTHERS, ARE TO BE REMOVED AND DISPOSED OF AS A PART OF THIS CONTRACT.
14. THE CONTRACTOR SHALL BACKFILL ALL EXCAVATED AREAS CAUSED AS A RESULT OF DEMOLITION, AND PROVIDE POSITIVE DRAINAGE TO PREVENT PONDING OF WATER.
15. ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING BUT NOT LIMITED TO CONCRETE CURB AND PAVEMENT; ASPHALT PAVEMENT; BUILDING MATERIALS; EXCESS OR UNSUITABLE EARTHEN MATERIAL; UTILITY PIPING; TREES, BRUSH AND STUMPS; FENCING; ROCK; TRASH, REFUSE AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE.
16. ALL STRUCTURES, UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT DESIGNATED TO BE REMOVED BUT THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK, SOLELY AT THE EXPENSE OF THE CONTRACTOR.

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 552-7992
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: DAWSON FARMS, LLC
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COLLEYVILLE, TEXAS 76034
PHONE: (972) 380-7239
CONTACT: MISS DAWSON

DEMOLITION PLAN
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN SOUTH END OF HEADWALL IN WEST ROW OF JOHN MCCAIN RD LOCATED 50' SOUTH OF DRIVEWAY
ELEV = 627.35

TBM 1
MAG NAIL IN STILLWATER COURT AT THE PC
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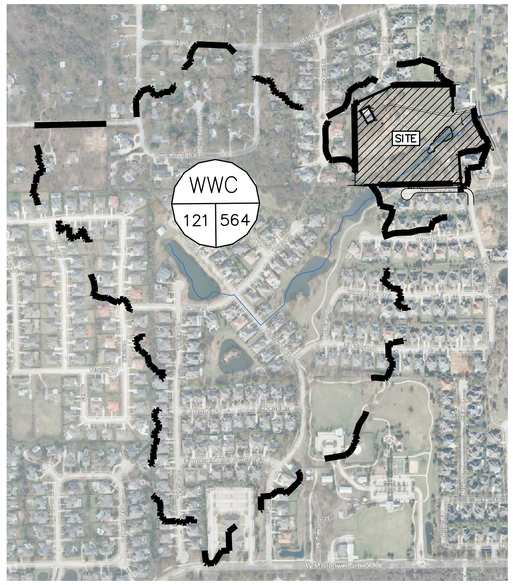
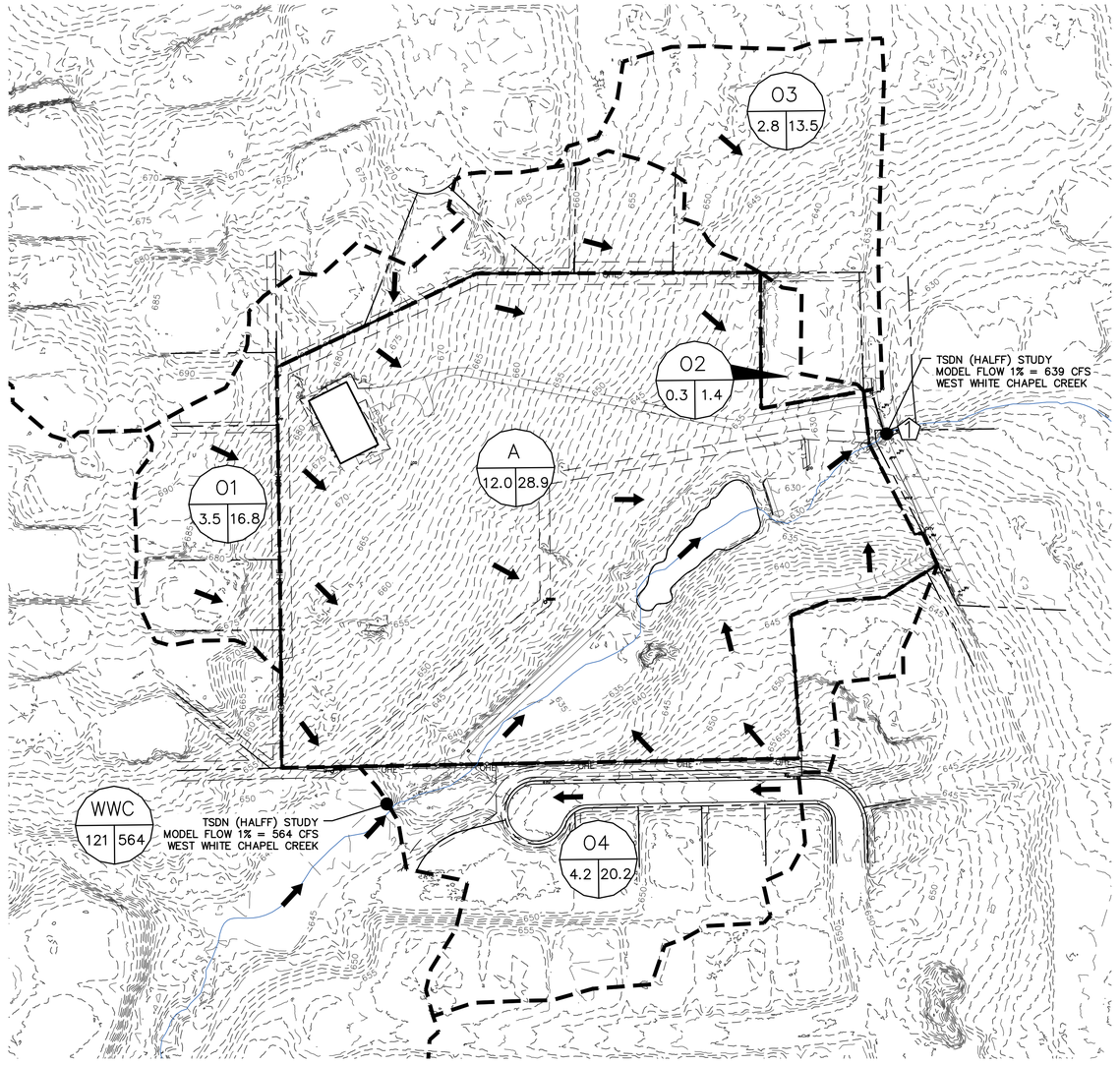
Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 10/11/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
C0.5

REDINGER GROUP PROJECT No. 1026-01 - OAK CREEK - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS





LEGEND

- DRAINAGE AREA LABEL (NAME / AC | Q100)
- FLOW ARROW (POST-PROJECT)
- DRAINAGE DIVIDE
- EXISTING CONTOUR MINOR —501—
- EXISTING CONTOUR MAJOR —500—
- FLOW PATH FOR TC CALCS
- DESIGN POINT (1)

WEST WHITE CHAPEL CREEK
FROM FY14 - TSDN (HALFF) STUDY

MODEL FROM HALFF (DEVELOPED) CN=84 & 14 MIN LAG

DESCR	4%	2%	1%	0.20%
WEW_03	80.6	94.5	108.7	168.2
WEW_J03	395.7	526.3	638.7	1001.9

MODEL REVISED (EXISTING) CN=77 & 17 MIN LAG

DESCR	4%	2%	1%	0.20%
WEW_03	65.5	78.5	92	143.4
WEW_J03	397.3	528.8	639.5	1008.6

DIFFERENCE (EXISTING TO PROPOSED)

DESCR	4%	2%	1%	0.20%
WEW_03	15.1	16	16.7	24.8
WEW_J03	-1.6	-2.5	-0.8	-6.7

WEW-03 (EXISTING CONDITIONS)
WEIGHTED CURVE NUMBER CALCULATION

		LAND USE			
		RES 1/3 AC		OPEN SPACE (FAIR)	
SOIL TYPE	AREA TOT	AREA	CN	AREA	CN
B	7.25	0.73	72	6.52	69
C	5.14	2.80	81	2.34	79
D	6.09	2.85	86	3.25	84
			WEIGHTED CURVE NUMBER:		77

***HALFF ASSOCIATES, INC. HEC-HMS MODEL DATA OBTAINED THROUGH CITY OF COLLEYVILLE. EXISTING CONDITION CALCULATED USING EXISTING LAND USES WITH SLIGHLY INCREASED LAG TIME. POST-PROJECT CONDITION REFLECTS ORIGINAL HALFF MODEL PARAMETERS. DETENTION NOT RECOMMENDED FOR DEVELOPMENT.*

RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)

AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
O1	3.5	SF-RES	0.60	15	3.50	7.4	4.55	9.6	5.34	11.2	6.40	13.4	7.20	15.1	8.02	16.8
O2	0.3	SF-RES	0.60	15	3.50	0.6	4.55	0.8	5.34	1.0	6.40	1.2	7.20	1.3	8.02	1.4
O3	2.8	SF-RES	0.60	15	3.50	5.9	4.55	7.6	5.34	9.0	6.40	10.8	7.20	12.1	8.02	13.5
O4	4.2	SF-RES	0.60	15	3.50	8.8	4.55	11.5	5.34	13.5	6.40	16.1	7.20	18.1	8.02	20.2
WWC	121.0	HALFF STUDY		HMS						216.2		367.7		469.5		563.8
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	25.9	8.02	28.9
DP-1	143.8	HALFF STUDY		HMS						226.9		395.7		526.3		638.7

REDINGER GROUP, LLC
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PHONE: (817) 778-8552
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2700 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
PHONE: (972) 380-7239
CONTACT: MIKE DAWSON

NO.	REVISION	BY	DATE

EXISTING DRAINAGE PLAN
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN SOUTH END OF HEADWALL IN WEST ROW OF JOHN MCCAIN RD LOCATED 50' SOUTH OF DRIVEWAY
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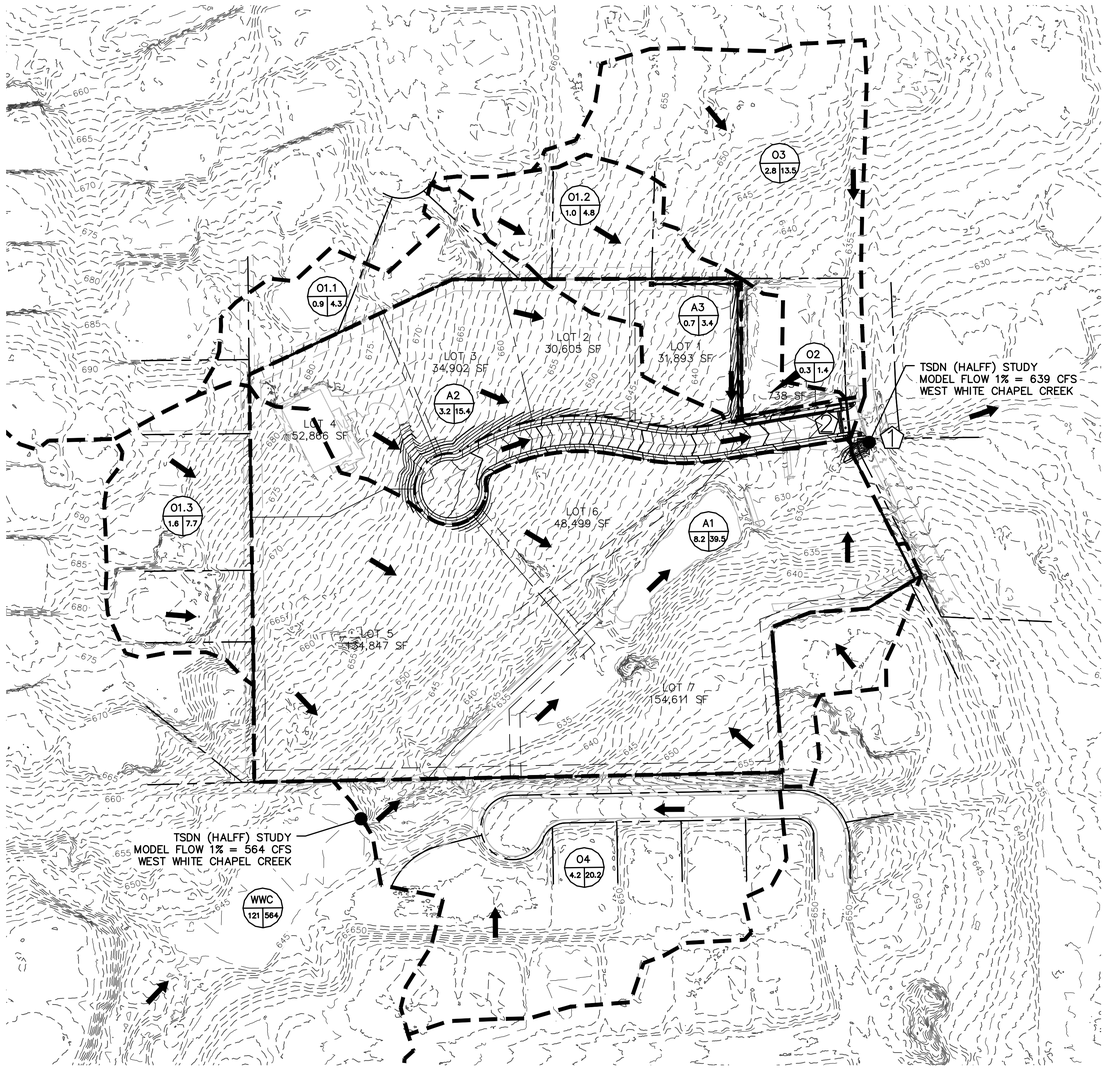
Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 10/11/2016

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
C1.1

REDINGER GROUP PROJECT No. 1026-01 – OAK CREEK – WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS – COLLEYVILLE, TEXAS



LEGEND

DRAINAGE AREA LABEL — NAME / AC | Q100

FLOW ARROW (POST–PROJECT)

DRAINAGE DIVIDE

EXISTING CONTOUR MINOR — 501

EXISTING CONTOUR MAJOR — 500

FLOW PATH FOR TC CALCS

DESIGN POINT — 1

NORTH

0 50 100 200

(IN FEET)
1 INCH = 100FT

NOTES:
1. STREET/ROW FLOW CAPACITY
   STREET (31') = Qcap = 350*S^0.5 = 50 CFS @ 2.02%
   ROW W/ESMT (60') = Qcap = 800*S^0.5 = 114 CFS @ 2.02%
2. CRITERIA BASED ON CITY OF COLLEYVILLE LAND DEVELOPMENT CODE; ENGINEERING DESIGN STANDARDS

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)
O1.1	0.9	SF-RES	0.60	15	3.50	1.9	4.55	2.5	5.34	2.9	6.40	3.5	7.20	3.9	8.02	4.3
O1.2	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
O1.3	1.6	SF-RES	0.60	15	3.50	3.4	4.55	4.4	5.34	5.1	6.40	6.1	7.20	6.9	8.02	7.7
O2	0.3	SF-RES	0.60	15	3.50	0.6	4.55	0.8	5.34	1.0	6.40	1.2	7.20	1.3	8.02	1.4
O3	2.8	SF-RES	0.60	15	3.50	5.9	4.55	7.6	5.34	9.0	6.40	10.8	7.20	12.1	8.02	13.5
O4	4.2	SF-RES	0.60	15	3.50	8.8	4.55	11.5	5.34	13.5	6.40	16.1	7.20	18.1	8.02	20.2
WWC	121.0	HALFF STUDY		HMS						216.2		367.7		469.5		563.8
A1	8.2	SF-RES	0.60	15	3.50	17.2	4.55	22.4	5.34	26.3	6.40	31.5	7.20	35.4	8.02	39.5
A2	3.2	SF-RES	0.60	15	3.50	6.7	4.55	8.7	5.34	10.3	6.40	12.3	7.20	13.8	8.02	15.4
A3	0.7	SF-RES	0.60	15	3.50	1.5	4.55	1.9	5.34	2.2	6.40	2.7	7.20	3.0	8.02	3.4
DP-1	143.8	HALFF STUDY		HMS						226.9		395.7		526.3		638.7
DP-2	8.9	SF-RES	0.60	15	3.50	18.7	4.55	24.3	5.34	28.5	6.40	34.2	7.20	38.4	8.02	42.8

$$Q = 2.3(L + 1.8W)d^{1.5}$$

COMPUTATION DEPRESSED CURB-OPENING INLET CAPACITY (SUMP)

Inlet	Flow, Q CFS	Base Depth d (ft)	Depression a (ft)	Water Depth di (ft)	Inlet Length L(ft)	Opening Height H(ft)	Depression Width W(ft)	P=L+1.8W P (ft)
SD-1 (X2)	17.3	0.17	0.33	0.5	15	0.67	2	18.6

**from Figure 1.10 iSWM Technical Manual*

COMPUTATION FOR DROP INLETS IN SAG

Inlet No.	Inlet type	Perimeter, P, ft	Flow, Q, CFS	Depth of flow, d, ft
SD-1; 2+00	2'X2' DROP	8	4.8	0.34
SD-1; 3+87	2'X2' DROP	8	0	0.00
SD-1; 5+07	2'X2' DROP	8	3.4	0.27

Q=3.0*P*Y^(3/2)

STORM DRAIN HYDRAULIC CALCULATIONS TABLE

FROM	TO	Pipe Length	Drainage Area Incremental No.	Incremental Area	Total Area	Runoff "c"	Incr. cA	Total cA	Time of Concentration Inlet min.	Travel min.	Total min.	5-year Intensity in/hr.	100-year Intensity in/hr.	Q5 Runoff cfs	Q100 Runoff cfs	Inlet bypass cfs	Q pipe cfs	Pipe Size in.	n	Sf ft/ft	HGL D/S Elev.	HGL U/S Elev.	HEAD LOSS CALCULATIONS V1 (in) ft/sec	V2 (out) ft/sec	V1²/2G ft.	V2²/2G ft.	Kj	KjV1²/2G ft.	Hk ft.	Design HGL Elev.	Invert Elev. FROM ft.	Invert Elev. TO ft.	T/C ELEV. ft.	COMMENTS
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	
SD-1																																		
3+87	5+07	120	O1.2	1.00	1.00	0.60	0.6	0.6	15.0	0.0	15	5.34	8.02	3.2	4.8	0.00	4.8	18	0.013	0.0021	634.6	643.8	0.00	2.72	0.00	0.12	1.25	0.00	0.14	644.0	634.0	643.4		
2+00	3+87	187	NA	0.00	1.00	0.60	0.0	0.6	15.0	0.7	16	5.23	7.85	3.1	4.7	0.00	4.7	18	0.013	0.0020	627.8	634.5	2.72	2.66	0.12	0.11	0.50	0.06	0.10	634.6	626.2	634.0		
1+83	2+00	17	A3	0.70	1.70	0.60	0.4	1.0	16.0	1.2	17	5.12	7.68	5.2	7.8	0.00	7.8	18	0.013	0.0056	627.5	627.6	2.66	4.43	0.11	0.31	0.50	0.06	0.25	627.8	626.0	626.2		
0+53	1+83	130	NA	0.00	1.70	0.60	0.0	1.0	17.0	0.1	17	5.12	7.68	5.2	7.8	0.00	7.8	18	0.013	0.0056	626.6	627.3	4.43	4.43	0.31	0.31	0.35	0.11	0.20	627.5	624.1	626.0		
0+21	0+53	32	O1.1,A2+O2+O3)/2	3.60	5.30	0.60	2.2	3.2	17.0	0.5	17	5.12	7.68	16.3	24.4	0.00	24.4	24X2	0.013	0.0029	626.2	626.3	4.43	5.08	0.31	0.40	0.50	0.15	0.25	626.6	623.9	624.1	627.6	
0+00	0+21	21	O1.1,A2+O2+O3)/2	3.60	8.90	0.60	2.2	5.3	17.0	0.1	17	5.12	7.68	27.4	41.0	0.00	41.0	24X2	0.013	0.0082	625.59	625.8	5.08	6.53	0.40	0.66	0.50	0.20	0.46	626.2	623.6	623.9	627.6	TO W WHITE CHAPEL CREEK
																						**	Highlight ~ HGL determined by partial flow										

Notes:
1 Time of concentration (and intensity) only changes at downstream junctions. Paired inlets do not constitute a downstream junction.
2 HGL must be below grade along main or at least 1' below top of curb at each inlet (including entry loss of 1.25v2/2g).
3 Inlet spacing shall be determined by 5-year to top of curb or 100-year filling right-of-way, whichever is most restrictive.
4 Minimum head loss shall be 0.10 feet in a subcritical flow regime. Supercritical flow regimes do not generate head losses.

NO.	REVISION	BY	DATE

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PHONE: (817) 854-7972
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: DAWSON FARMS, LLC
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CONTACT: WES DAWSON

DRAINAGE AREA MAP
OAK CREEK
COLLEYVILLE, TEXAS

PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 10/17/2024

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ELEV = 642.90

Drawn By: DSM

Reviewed By: CTR

Project: 1026-01

SHEET
C1.2

REDINGER GROUP PROJECT No. 1026-01 – OAK CREEK – WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS – COLLEYVILLE, TEXAS

WARNING

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. REDINGER GROUP, LLC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

NORTH

0 20 40 80

(IN FEET)
1 INCH = 40FT

LEGEND

- SILT FENCE
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- FINISHED SLOPE
- TREE PROTECTION FENCE
- ROCK BERM

NOTES:

1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET C0.4 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. SWPPP COMPLIANCE: THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHILE CONDUCTING HIS ACTIVITIES ON THIS PROJECT. IN ADDITION TO CONSTRUCTING THOSE ITEMS INDICATED ON THE PLAN SHEETS, COMPLIANCE WITH THE SWPPP INCLUDES CONFORMANCE TO CERTAIN PRACTICES AND PROCEDURES (IDENTIFIED IN THE (SWPPP) DURING PROJECT CONSTRUCTION. THE SWPPP PLANS AND DOCUMENTS ARE PROVIDED FOR THE SOLE BENEFIT OF THE CONTRACTOR AS A PLANNING TOOL FOR COMPLYING WITH THE ENVIRONMENTAL REGULATIONS OF THIS PROJECT. THE CONTRACTOR IS EXPECTED TO PROVIDE, EXPAND, SUBMIT AND MONITOR A FULL COMPREHENSIVE SWPPP BEYOND WHAT IS HEREIN PROVIDED.

3. BMP INSTALLATION: PRIOR TO COMMENCING GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ALL SWPPP MEASURES AND DEVICES AS INDICATED ON THE EROSION & SEDIMENT CONTROL PLAN. ALL SWPPP MEASURES AND DEVICES SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND DETAILS SHOWN IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION "BEST MANAGEMENT PRACTICES" (BMP) MANUAL, OR AS MODIFIED BY THE CONTRACT DOCUMENTS.

4. CLEANING, REPAIR AND MAINTENANCE: THE CONTRACTOR SHALL REFER TO THE SWPPP FOR SEQUENCING OF CONSTRUCTION, INSTALLATION OF NEW EROSION CONTROL DEVICES AND CLEANING, REPAIR AND MAINTENANCE OF EXISTING EROSION CONTROL DEVICES. THE CONTRACTOR SHALL REVISE, RELOCATE AND/OR ADD DEVICES TO REFLECT ACTUAL SITE CONDITIONS AND TO ACCOMMODATE LOCATIONS FOR CONSTRUCTION TRAILER AREAS, STORAGE AREAS, FUELING AREAS, TOILETS, TRASH RECEPTACLES AND WASHOUT AREAS. ANY ACCIDENTAL RELEASE OF SEDIMENT OR POLLUTANTS FROM THE SITE SHALL BE CLEANED BY THE CONTRACTOR.

5. SITE ENTRY/EXIT LOCATIONS: SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAYS MUST BE REMOVED IMMEDIATELY. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.

6. PROTECTION OF ADJACENT PROPERTY: CONTRACTOR SHALL ASSUME FULL LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL METHODS AND PROCEDURES SHOWN AND NOTED IN THE PLANS AND SWPPP.

7. RE-VEGETATION: AT THE COMPLETION OF PAVING AND FINAL GRADING OPERATIONS, ALL DISTURBED AREAS SHALL BE VEGETATED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTS' PLANS. IN AREAS NOT COVERED BY LANDSCAPE PLAN, THE CONTRACTOR SHALL PROVIDE HYDROMULCH SEEDING AND/OR SODDING FOR ALL DISTURBED AREAS (NOT DESIGNATED TO BE PAVED) IN ACCORDANCE WITH ALL GOVERNING AUTHORITIES' SPECIFICATIONS.

8. BMP REMOVAL: THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL SEDIMENT BARRIERS AND INLET PROTECTION AFTER VEGETATION HAS BEEN COMPLETED AND ALL AREAS OF THE SITE HAVE BEEN STABILIZED AND ACCEPTED BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 778-9722
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: DAWSON FARMS, LLC
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COLLEYVILLE, TEXAS 76034
PHONE: (972) 386-7239
CONTACT: TRES DAWSON

EROSION CONTROL PLAN
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN SOUTH END OF HEADWALL IN WEST ROW OF JOHN MCCAIN RD LOCATED 50' SOUTH OF DRIVEWAY
ELEV = 627.35

TBM 1
MAG NAIL IN STILLWATER COURT AT THE PC
ELEV = 651.77

TBM 2
MAG NAIL AT END OF STILLWATER COURT TO START THE CUL-DE-SAC
ELEV = 642.90

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 10/11/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
C2.1

REDINGER GROUP PROJECT No. 1026-01 - OAK CREEK - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS

GRADING LEGEND

- FFE = FINISHED FLOOR
- TP = TOP OF PAVEMENT
- TI = TOP OF INLET
- G = GUTTER
- TC = TOP OF CURB
- TW = TOP OF WALL
- BW = BOTTOM OF WALL
- FL = FLOW LINE
- HP = HIGH POINT
- FLOW DIRECTION
- HIGH POINT
- SWALE

NORTH

0 20 40 80

(IN FEET)

1 INCH = 40FT

WARNING

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GENERAL CONSTRUCTION NOTES

1. CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NCTCOG STANDARDS AS AMENDED BY THE GOVERNING BODY'S DESIGN STANDARDS AND DETAILS, WHICH ARE THE DETAILS INCLUDED AND MADE PART OF THESE DRAWINGS.
2. LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON PUBLICLY AVAILABLE RECORDS. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITIES BOTH VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

GRADING NOTES

1. ALL GRADES ARE TO GUTTER OR TOP OF PAVEMENT UNLESS OTHERWISE NOTED. SEE GRADING LEGEND FOR ADDITIONAL NOTATION.
2. HUNDREDS PLACE HAS BEEN OMITTED ON SPOT ELEVATIONS FOR PLAN READABILITY.
3. FINISHED GRADES SHOWN HEREON REPRESENT TOP OF PAVING, TOP OF SOD AND/OR LANDSCAPING UNLESS OTHERWISE NOTED.
4. SOD OR LANDSCAPING SHALL NOT BE PLACED ABOVE THE FINISHED FLOOR. FINAL GRADE SHALL BE VERIFIED TO ENSURE POSITIVE FLOW AWAY FROM ALL STRUCTURES.
5. ROUGH GRADING SHALL BE WITHIN 0.1 FT +/- OF FINISHED GRADES SHOWN. UNDER PAVEMENT AND/OR FINISHED FLOORS, GRADES SHALL BE CONSTRUCTED TO THE TOP OF SUBGRADE.
6. CONTOURS REPRESENT FINISHED GRADES.
7. ALL SIDEWALKS SHALL BE BACKFILLED AS NECESSARY TO PREVENT THE IMPENDENCE OF DRAINAGE.
8. RETAINING WALL ELEVATIONS ARE CALLED FROM TOP OF WALL TO FINISHED GRADE AT BOTTOM OF WALL. STRUCTURAL DESIGN OF RETAINING WALLS TO BE PERFORMED BY OTHERS.
9. GRADING SHOWN IS ROUGH GRADING TO CREATE BUILDING AREAS. EACH LOT MUST HAVE A DETAILED GRADING PLAN APPROVED BY THE CITY OF COLLEYVILLE THAT WILL CLEARLY ELIMINATE CROSS-LOT DRAINAGE.

AMERICANS WITH DISABILITIES ACT COMPLIANCE

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ADA ACCESSIBILITY COMPLIANCE. IN THE EVENT OF A CONFLICT BETWEEN THE PLANS AND TAS/ADA ACCESSIBILITY GUIDELINES, THE DISCREPANCY SHALL BE REPORTED IMMEDIATELY, IN WRITING, TO THE ENGINEER, PRIOR TO CONSTRUCTION.
2. ALL SIDEWALKS AND PAVED AREAS REQUIRING ADA ACCESS SHALL BE CONSTRUCTED AT A 5% MAXIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS SLOPE.

NO.	REVISION	BY	DATE

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PREPARED FOR: DAWSON FARMS, LLC
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COLLEYVILLE, TEXAS 76034
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CONTACT: WES DAWSON

GRADING PLAN
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN SOUTH END OF HEADWALL IN WEST ROW OF JOHN MCCAIN RD LOCATED 50' SOUTH OF DRIVEWAY
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ELEV = 651.77

TBM 2
MAG NAIL AT END OF STILLWATER COURT TO START THE CUL-DE-SAC
ELEV = 642.90

PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date: 09/17/2024

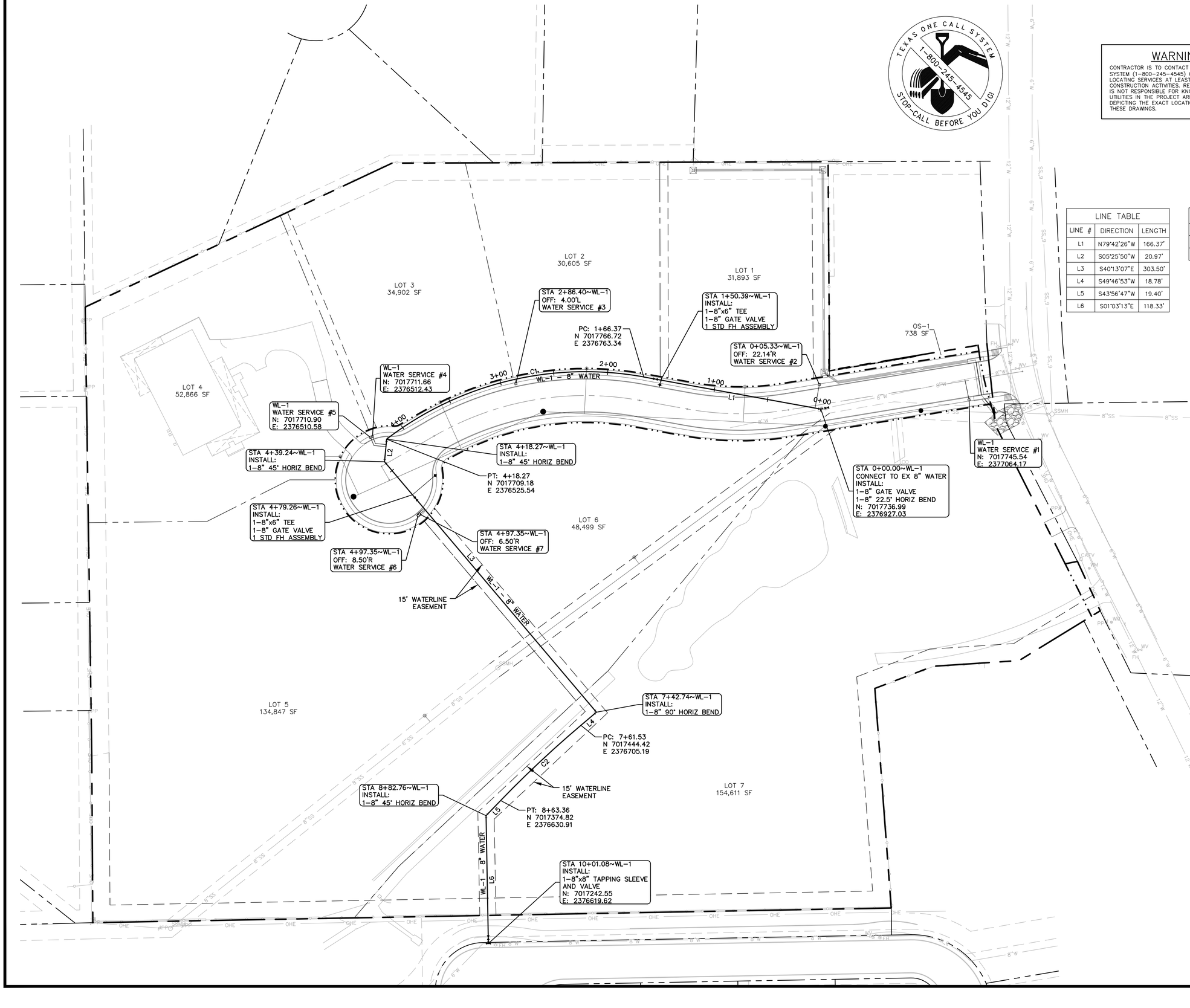
Drawn By: DSM

Reviewed By: CTR

Project: 1026-01

SHEET
C2.2

REDINGER GROUP PROJECT No. 1026-01 - OAK CREEK - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS



TEXAS ONE CALL SYSTEM
1-800-245-4545
STOP-CALL BEFORE YOU DIG!

WARNING

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NORTH

0 20 40 80

(IN FEET)
1 INCH = 40FT

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N79°42'26"W	166.37'
L2	S05°25'50"W	20.97'
L3	S40°13'07"E	303.50'
L4	S49°46'53"W	18.78'
L5	S43°56'47"W	19.40'
L6	S01°03'13"E	118.33'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	302.00'	251.89'	47°47'23"	S76°23'53"W	244.66'
C2	1000.00'	101.84'	5°50'05"	S46°51'50"W	101.79'

NOTES:

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

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 601-5540
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: DAWSON FARMS, LLC
2700 JOHN MCCAIN ROAD
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PHONE: (972) 386-7239
CONTACT: WES DAWSON

WATER PLAN
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN SOUTH END OF HEADWALL IN WEST ROW OF JOHN MCCAIN RD LOCATED 50' SOUTH OF DRIVEWAY
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ELEV = 642.90

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Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date: 10/17/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
C3.1

REDINGER GROUP PROJECT No. 1026-01 - OAK CREEK - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS

NOTES

1. ALL SEWER SERVICES ARE DIRECTED TO CENTER OF LOT UNLESS OTHERWISE DIMENSIONED.
2. SEE SHEET C8.3 FOR DETAILS.
3. SEE SANITARY SEWER SERVICE TABLE FOR SPECIFIC ELEVATIONS OF CLEANOUT FLOWLINES AT EASEMENT LINE.
4. SERVICE CLEANOUTS ARE TO BE PLACED AT THE R.O.W. LINE, APPROXIMATELY 9.5' BACK OF CURB.
5. ALL MANHOLES MUST HAVE 0.1' OF FALL THROUGH MANHOLE.
6. SANITARY SEWER SERVICES TO BE INSTALLED BELOW WATER MAINS.

WARNING

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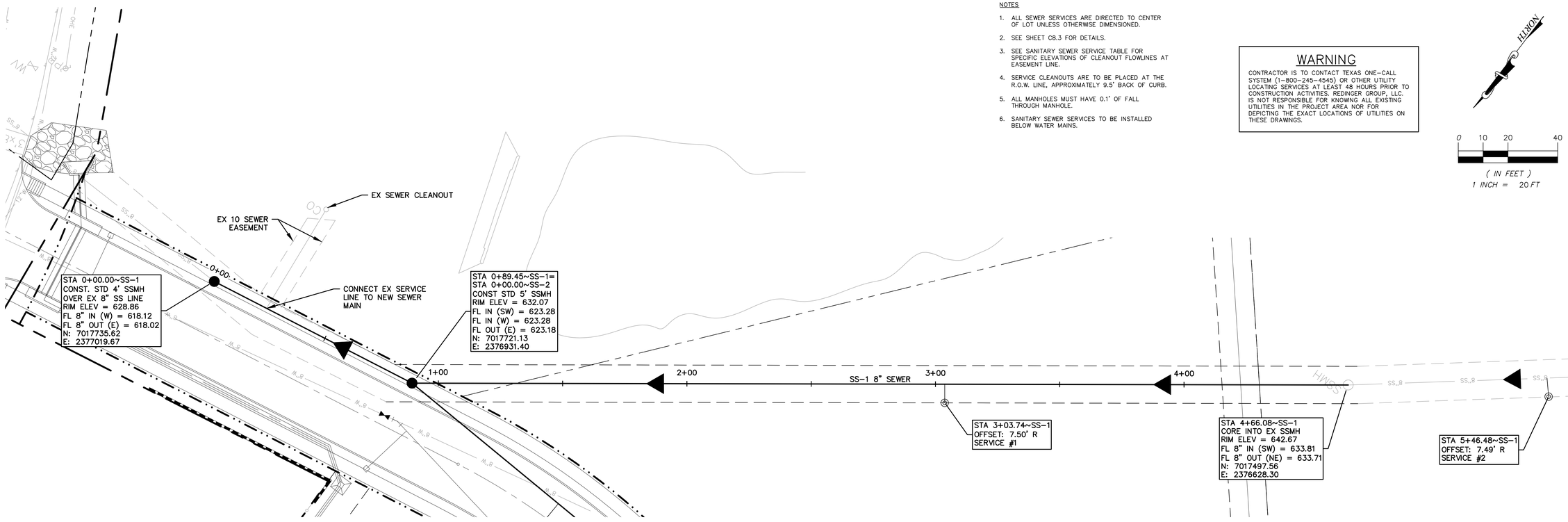
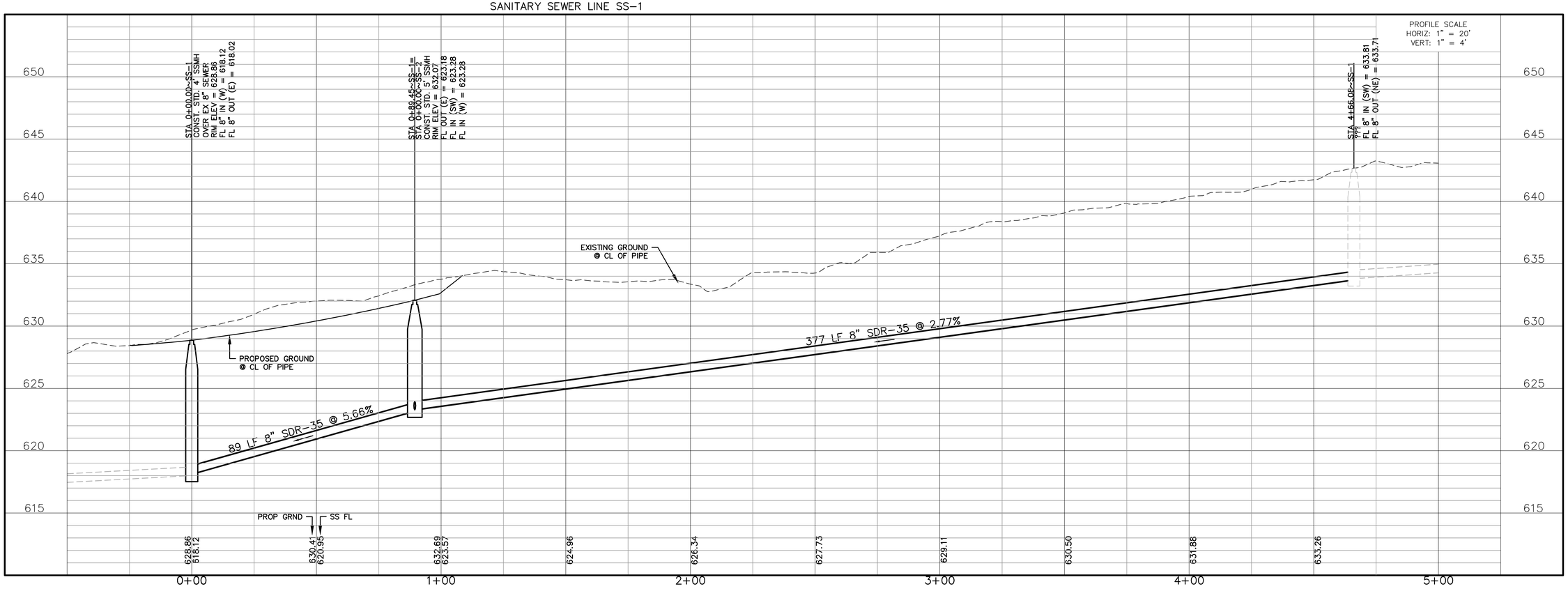


SANITARY SEWER LINE SS-1



0 10 20 40

(IN FEET)
1 INCH = 20 FT

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 562-5236
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PHONE: (972) 380-7239
CONTACT: MIKE DAWSON

SANITARY SEWER PLAN & PROFILE - SS-1
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN SOUTH END OF HEADWALL IN WEST ROW OF JOHN MCCAIN RD LOCATED 50' SOUTH OF DRIVEWAY
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ELEV = 642.90

PRELIMINARY
FOR REVIEW ONLY
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Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 10/11/2024

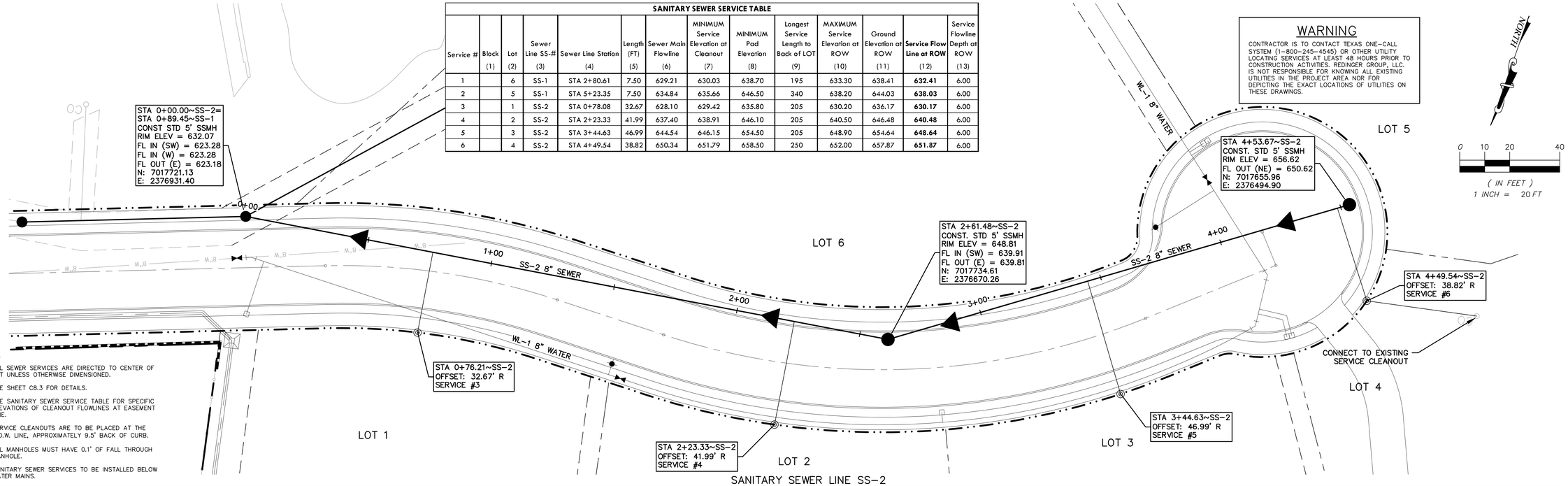
Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
C4.1

REDINGER GROUP PROJECT No. 1026-01 - OAK CREEK - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS

SANITARY SEWER SERVICE TABLE

Service #	Block (1)	Lot (2)	Sewer Line SS-# (3)	Sewer Line Station (4)	Length (FT) (5)	Sewer Main Flowline (6)	MINIMUM Service Elevation at Cleanout (7)	MINIMUM Pad Elevation (8)	Longest Service Length to Back of LOT (9)	MAXIMUM Service Elevation at ROW (10)	Ground Elevation at ROW (11)	**Service Flow Line at ROW** (12)	Service Flowline Depth at ROW (13)
1		6	SS-1	STA 2+80.61	7.50	629.21	630.03	638.70	195	633.30	638.41	**632.41**	6.00
2		5	SS-1	STA 5+23.35	7.50	634.84	635.66	646.50	340	638.20	644.03	**638.03**	6.00
3		1	SS-2	STA 0+78.08	32.67	628.10	629.42	635.80	205	630.20	636.17	**630.17**	6.00
4		2	SS-2	STA 2+23.33	41.99	637.40	638.91	646.10	205	640.50	646.48	**640.48**	6.00
5		3	SS-2	STA 3+44.63	46.99	644.54	646.15	654.50	205	648.90	654.64	**648.64**	6.00
6		4	SS-2	STA 4+49.54	38.82	650.34	651.79	658.50	250	652.00	657.87	**651.87**	6.00



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NORTH

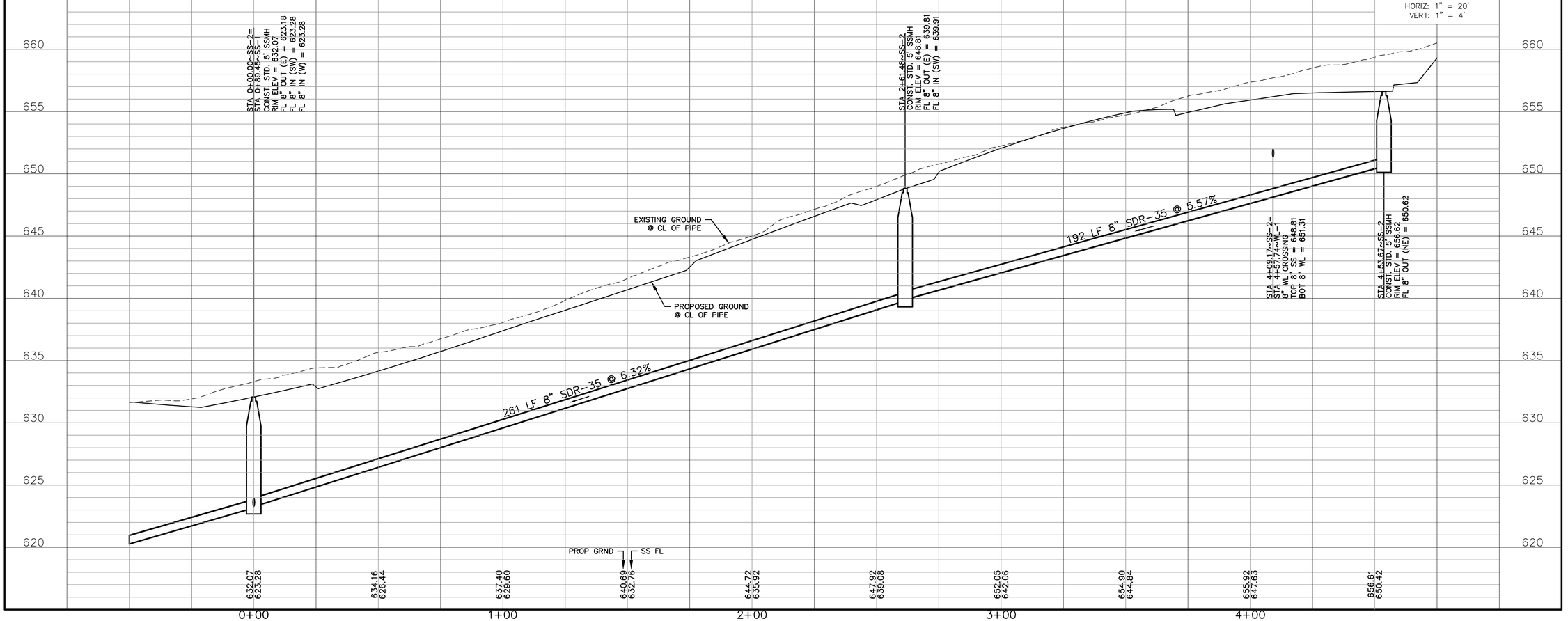
0 10 20 40

(IN FEET)
1 INCH = 20 FT

NOTES

1. ALL SEWER SERVICES ARE DIRECTED TO CENTER OF LOT UNLESS OTHERWISE DIMENSIONED.
2. SEE SHEET C8.3 FOR DETAILS.
3. SEE SANITARY SEWER SERVICE TABLE FOR SPECIFIC ELEVATIONS OF CLEANOUT FLOWLINES AT EASEMENT LINE.
4. SERVICE CLEANOUTS ARE TO BE PLACED AT THE R.O.W. LINE, APPROXIMATELY 9.5' BACK OF CURB.
5. ALL MANHOLES MUST HAVE 0.1' OF FALL THROUGH MANHOLE.
6. SANITARY SEWER SERVICES TO BE INSTALLED BELOW WATER MAINS.

PROFILE SCALE
HORIZ: 1" = 20'
VERT: 1" = 4'



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2700 W. MCCOY ROAD
COLLEYVILLE, TEXAS 76034
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CONTACT: TROY DAWSON

NO.	REVISION	BY	DATE

SANITARY SEWER PLAN & PROFILE - SS-2
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN SOUTH END OF HEADWALL IN WEST ROW OF JOHN MCCAIN RD LOCATED 50' SOUTH OF DRIVEWAY
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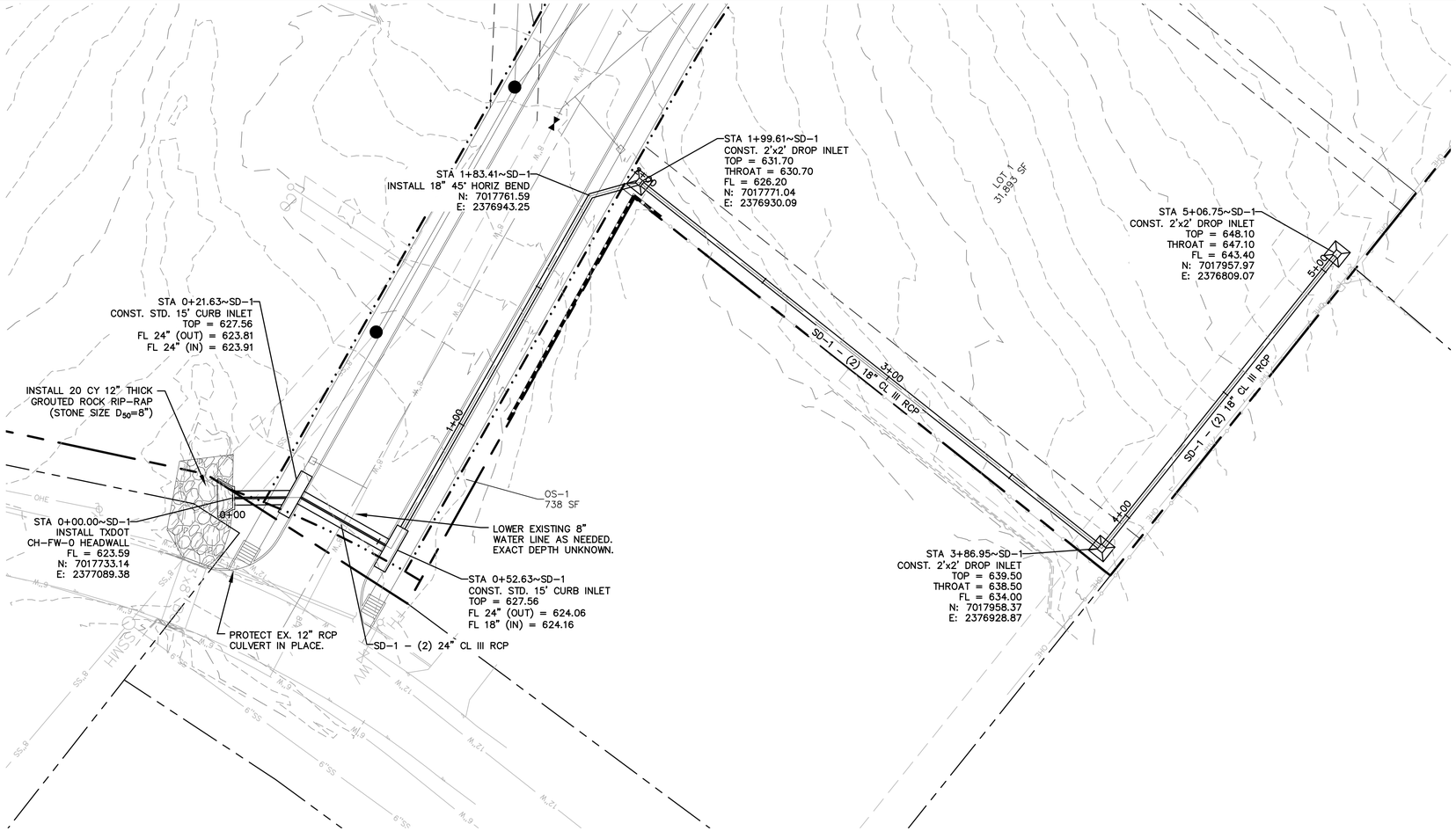
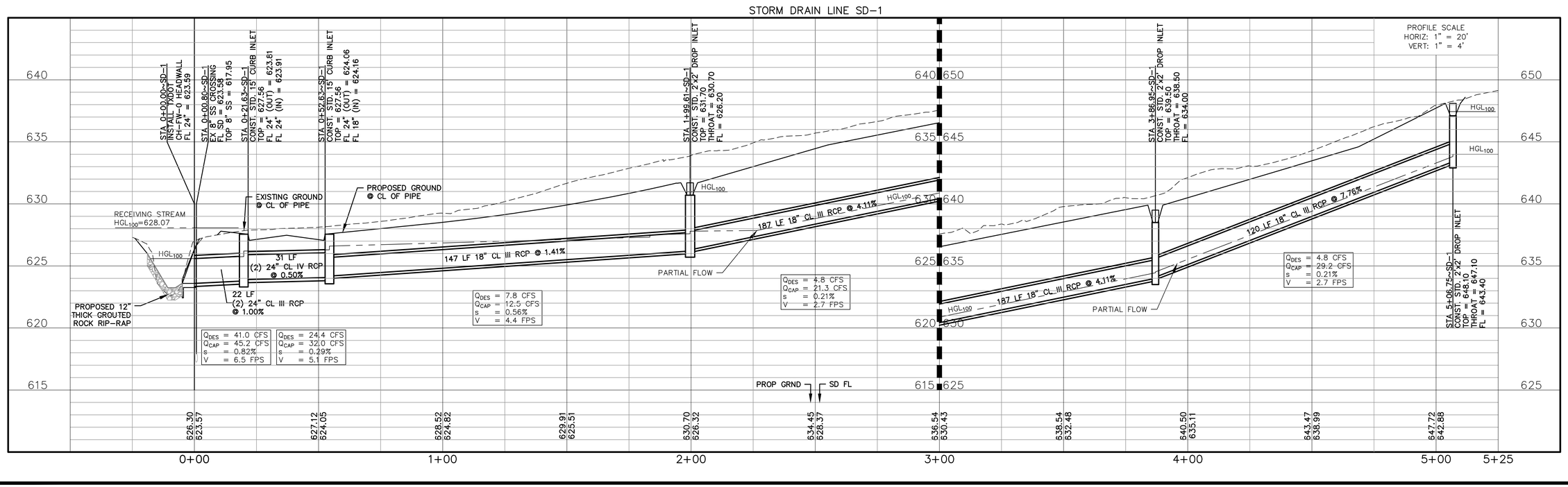
Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 09/17/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
C4.2

REDINGER GROUP PROJECT No. 1026-01 - OAK CREEK - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS





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NORTH

0 10 20 40

(IN FEET)
1 INCH = 20FT

STORM DRAIN NOTES:

1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET C0.4 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. PROTECTION OF UTILITIES: THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL UTILITY POLES, FENCES, TREES, SHRUBS, GAS MAINS, TELEPHONE CABLES, ELECTRIC CABLES, DRAINAGE PIPES, UTILITY SERVICES, AND ALL OTHER UTILITIES AND STRUCTURES BOTH ABOVE AND BELOW THE GROUND.

3. PUBLIC STORM DRAIN PIPE: UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPE FOR PUBLIC STORM DRAIN IMPROVEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP), CLASS III.

4. PRIVATE STORM DRAIN PIPE: UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPE FOR PRIVATE STORM DRAIN IMPROVEMENTS SHALL BE AS FOLLOWS:

   GREATER THAN 36": REINFORCED CONCRETE PIPE (RCP), CLASS III

   15" THROUGH 36": REINFORCED CONCRETE PIPE (RCP), CLASS III OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12

   4" THROUGH 12": POLYVINYL CHLORIDE PIPE (PVC), SDR - 35, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12

5. RCP JOINT SEALANT: REINFORCED CONCRETE PIPE JOINTS SHALL BE SEALED WITH RAMNECK OR APPROVED EQUAL.

6. GROUTING: ALL PIPE ENTERING PUBLIC STORM DRAIN STRUCTURES SHALL BE GROUTED TO ASSURE WATERTIGHT CONNECTIONS.

7. CONCRETE COLLARS: CONCRETE COLLARS SHALL BE INSTALLED AT ALL CHANGES IN CONDUIT SIZE AND AT ALL JOINTS THAT ARE PULLED IN EXCESS OF THAT RECOMMENDED BY THE CONDUIT MANUFACTURER.

8. ROOF DRAINS: THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ROOF DRAIN LATERALS WITH BUILDING PLANS FOR DOWNSPOUT CONNECTIONS. END AND CAP ROOF DRAIN LATERALS FIVE (5) FEET FROM BUILDING AT 12" BELOW FINISH GRADE FOR CONNECTION OF DOWNSPOUTS.

9. ADJUSTMENT OF STRUCTURES: ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES, INLETS AND CLEANOUTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO, AND AFTER, PLACEMENT OF PAVING AND GRASSING.

NO.	REVISION	BY	DATE

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STORM DRAIN PLAN & PROFILE - SD-1
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN SOUTH END OF HEADWALL IN WEST ROW OF JOHN MCCAIN RD LOCATED 50' SOUTH OF DRIVEWAY
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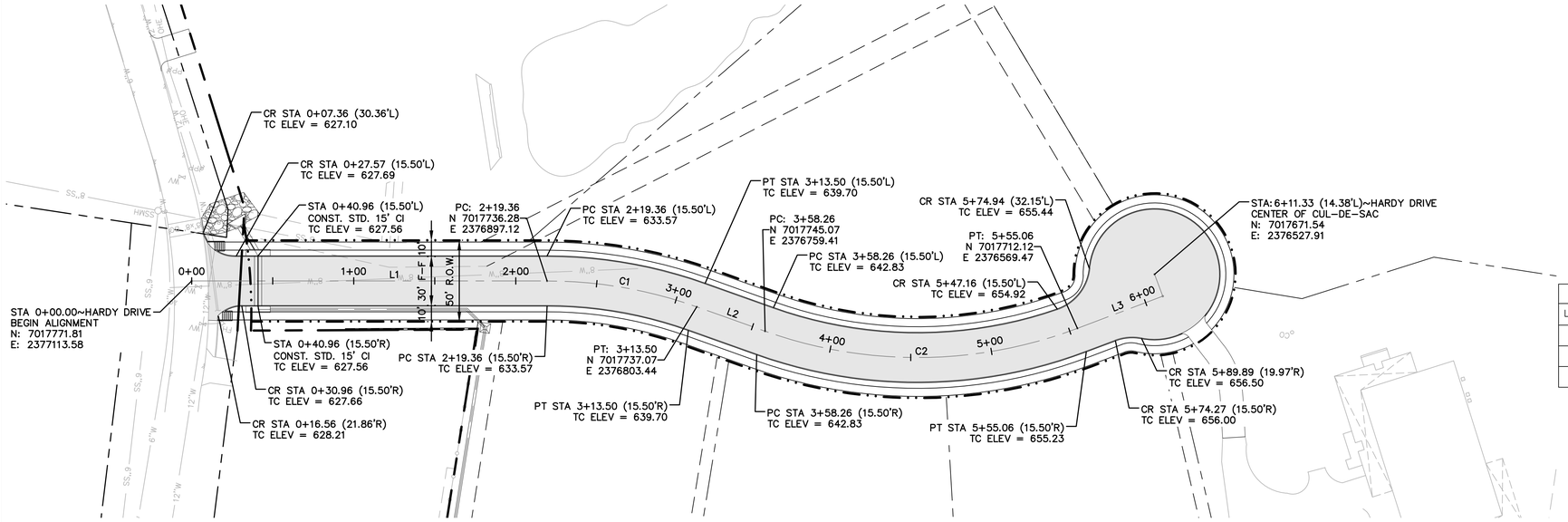
Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 10/17/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
C5.1

REDINGER GROUP PROJECT No. 1026-01 - OAK CREEK - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS



WARNING

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NORTH

0 20 40 80

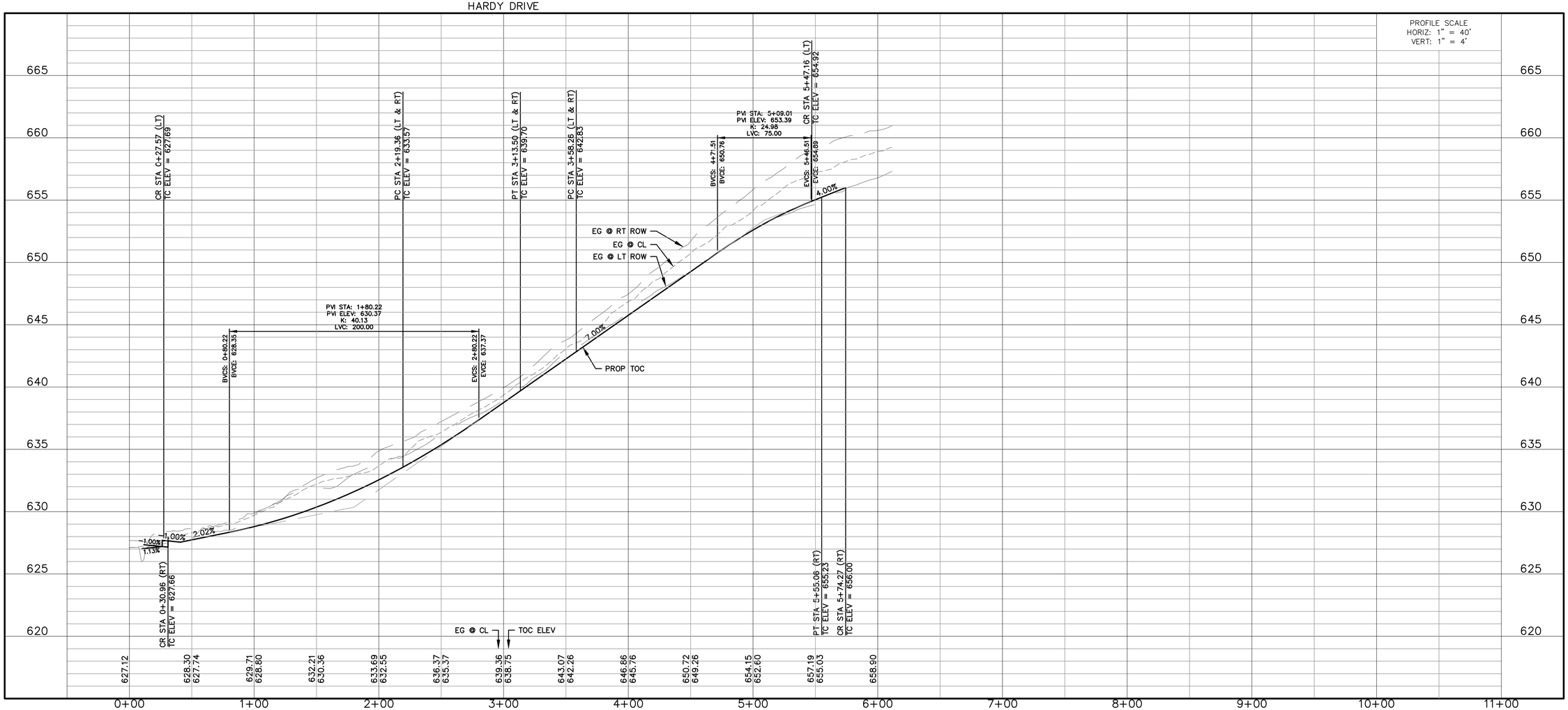
(IN FEET)
1 INCH = 40FT

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S80°40'44"W	219.36'
L2	N79°42'26"W	44.75'
L3	S60°01'17"W	56.27'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	275.00	94.14	19°36'51"	N89°30'51"W	93.68
C2	280.00	196.80	40°16'17"	S80°09'26"W	192.78

HARDY DRIVE

PROFILE SCALE
HORIZ: 1" = 40'
VERT: 1" = 4'



NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 778-8538
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: DAWSON FARMS, LLC
2700 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
PHONE: (972) 380-7239
CONTACT: TRES DAWSON

PAVING PLAN & PROFILE
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN SOUTH END OF HEADWALL IN WEST ROW OF JOHN MCCAIN RD LOCATED 50' SOUTH OF DRIVEWAY
ELEV = 627.35

TBM 1
MAG NAIL IN STILLWATER COURT AT THE PC
ELEV = 651.77

TBM 2
MAG NAIL AT END OF STILLWATER COURT TO START THE CUL-DE-SAC
ELEV = 642.90

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date: 10/17/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
C6.1

REDINGER GROUP PROJECT No. 1026-01 - OAK CREEK - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS

WARNING

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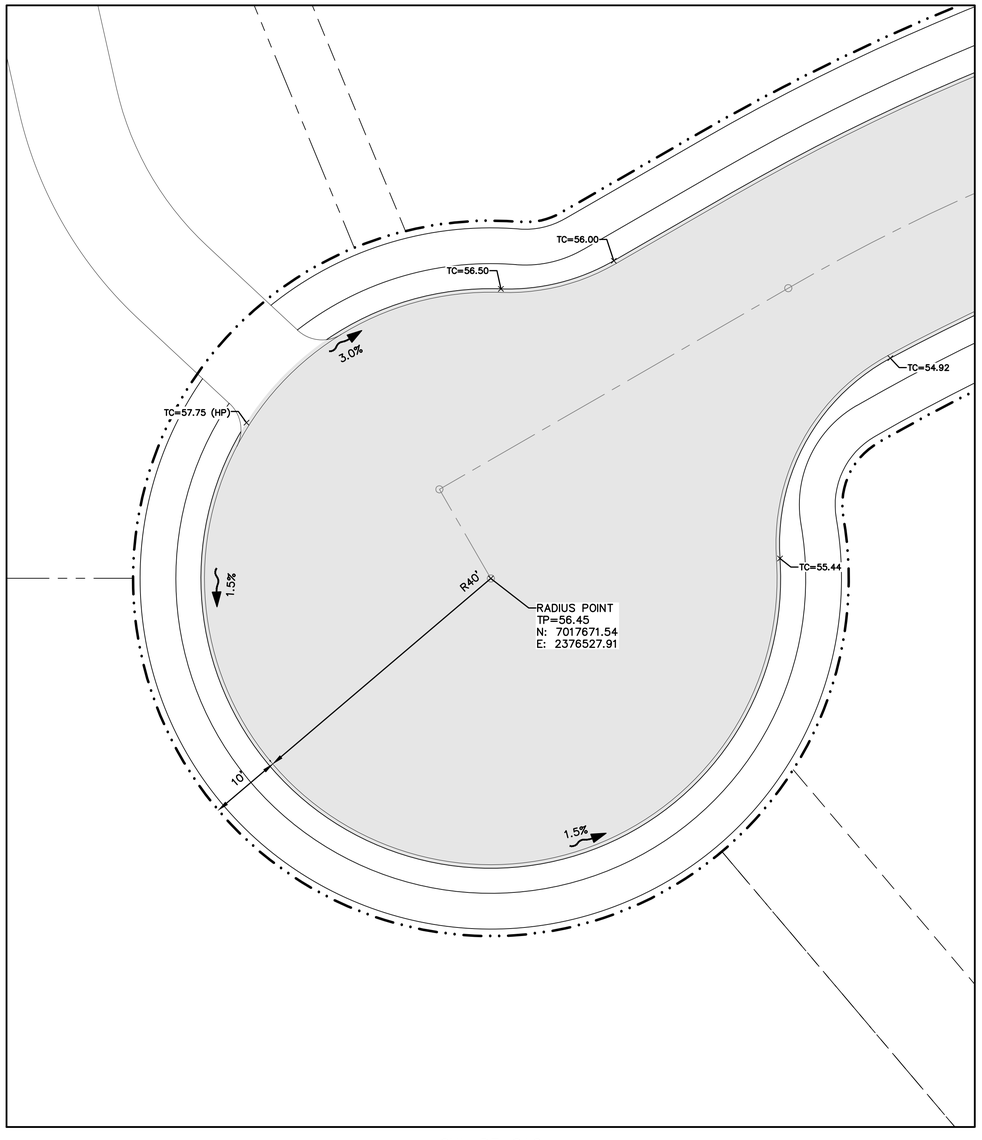
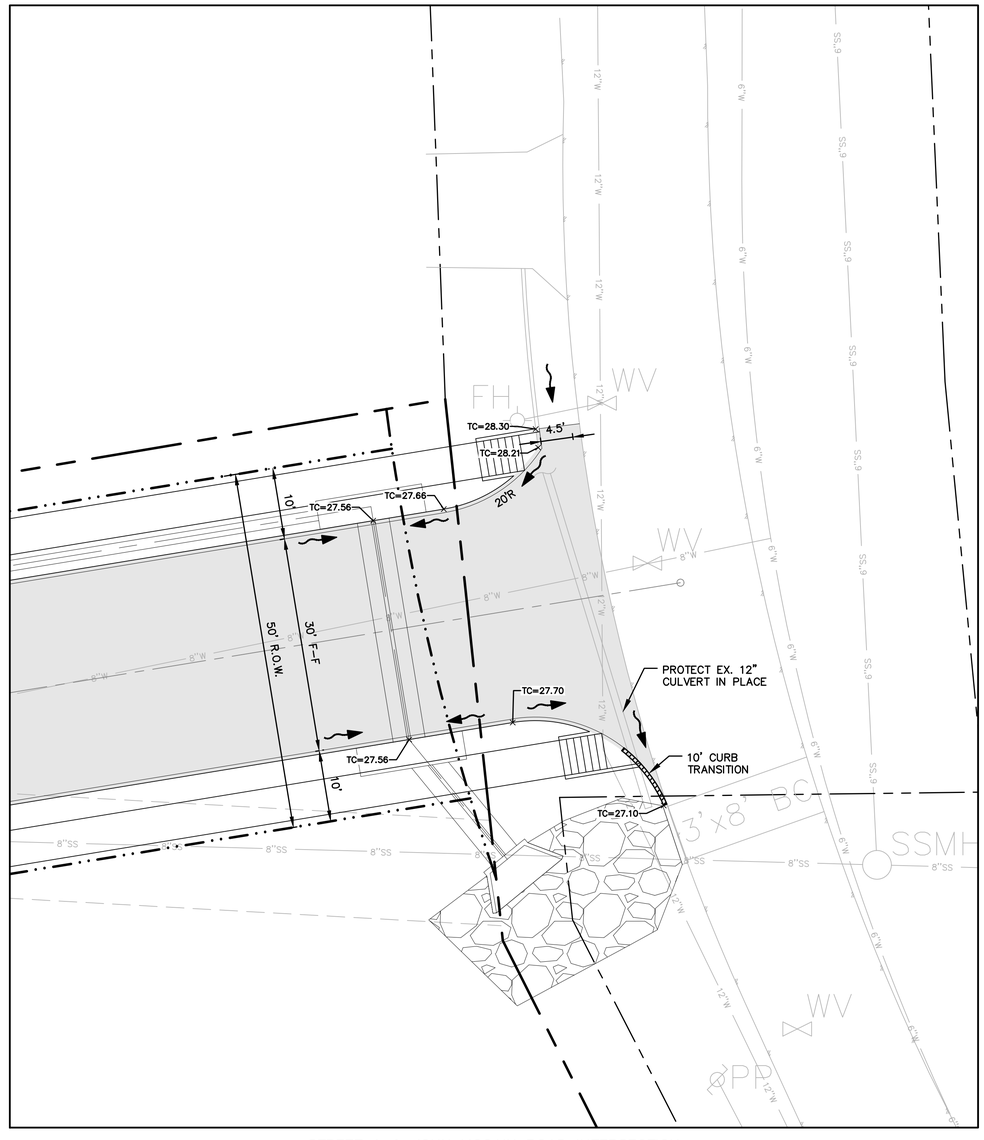
NORTH

0 5 10 20

(IN FEET)
1 INCH = 10FT



CUL-DE-SAC
SCALE: 1"=10'



STREET A & JOHN MCCAIN ROAD INTERSECTION
SCALE: 1"=10'

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: 817.601.5540
ENGINEERING FIRM REGISTRATION NUMBER F-23328

PREPARED FOR: DAWSON FARMS, LLC
2720 PALOMA TRAIL
COLLEYVILLE, TEXAS 76034
PHONE: (972) 386-7239
CONTACT: MISS SHANNON

PAVING PLAN - CUL-DE-SAC & INTERSECTION
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN SOUTH END OF HEADWALL IN WEST ROW OF JOHN MCCAIN RD LOCATED 50' SOUTH OF DRIVEWAY
ELEV = 627.35

TBM 1
MAG NAIL IN STILLWATER COURT AT THE PC
ELEV = 651.77

TBM 2
MAG NAIL AT END OF STILLWATER COURT TO START THE CUL-DE-SAC
ELEV = 642.90

PRELIMINARY
FOR REVIEW ONLY
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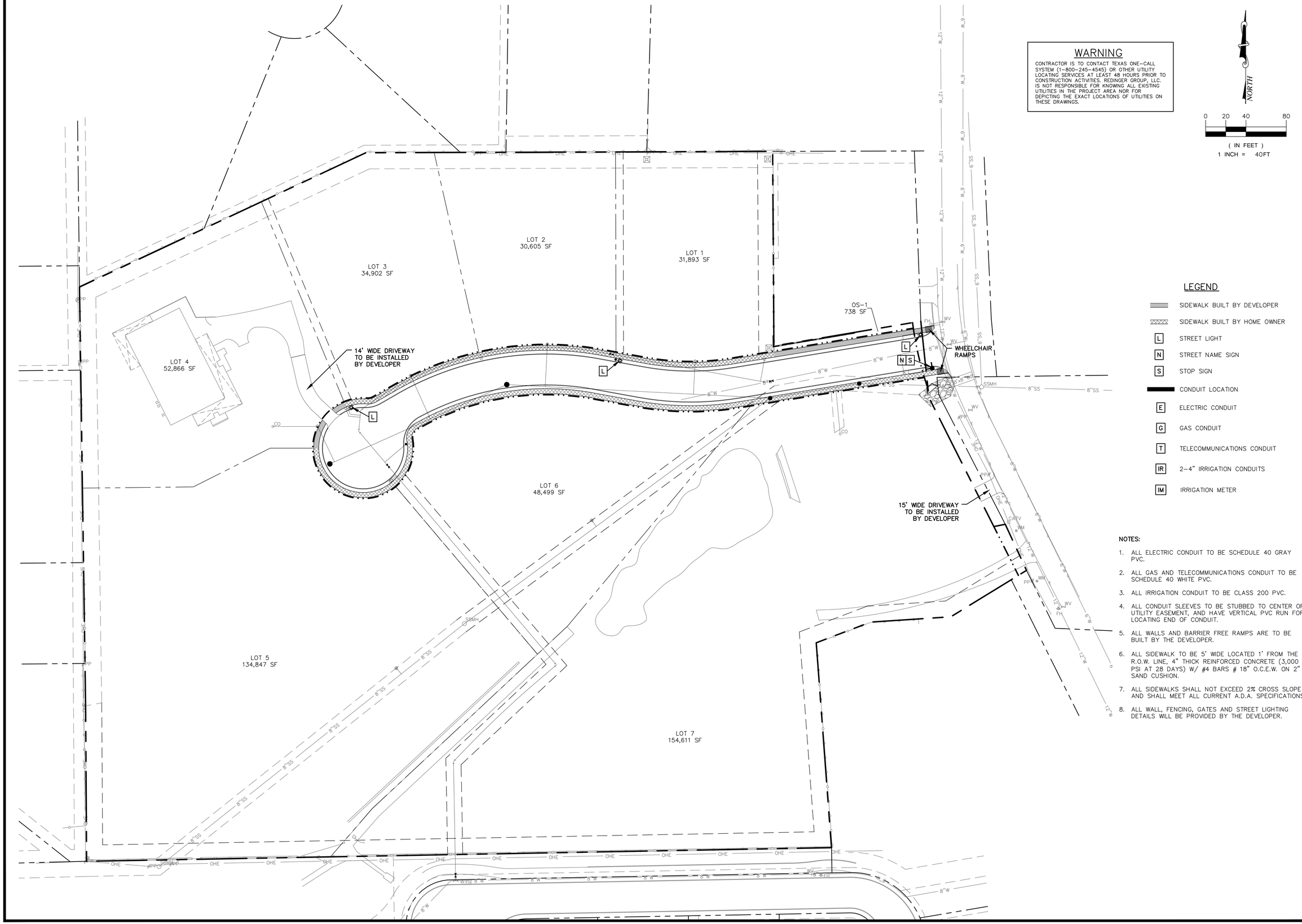
Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date: 10/11/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
C6.2

REDINGER GROUP PROJECT No. 1026-01 - OAK CREEK - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS



WARNING

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NORTH

0 20 40 80

(IN FEET)
1 INCH = 40FT

LEGEND

- SIDEWALK BUILT BY DEVELOPER
- SIDEWALK BUILT BY HOME OWNER
- [L] STREET LIGHT
- [N] STREET NAME SIGN
- [S] STOP SIGN
- CONDUIT LOCATION
- [E] ELECTRIC CONDUIT
- [G] GAS CONDUIT
- [T] TELECOMMUNICATIONS CONDUIT
- [IR] 2-4" IRRIGATION CONDUITS
- [IM] IRRIGATION METER

NOTES:

1. ALL ELECTRIC CONDUIT TO BE SCHEDULE 40 GRAY PVC.
2. ALL GAS AND TELECOMMUNICATIONS CONDUIT TO BE SCHEDULE 40 WHITE PVC.
3. ALL IRRIGATION CONDUIT TO BE CLASS 200 PVC.
4. ALL CONDUIT SLEEVES TO BE STUBBED TO CENTER OF UTILITY EASEMENT, AND HAVE VERTICAL PVC RUN FOR LOCATING END OF CONDUIT.
5. ALL WALLS AND BARRIER FREE RAMPS ARE TO BE BUILT BY THE DEVELOPER.
6. ALL SIDEWALK TO BE 5' WIDE LOCATED 1' FROM THE R.O.W. LINE, 4" THICK REINFORCED CONCRETE (3,000 PSI AT 28 DAYS) W/ #4 BARS # 18" O.C.E.W. ON 2" SAND CUSHION.
7. ALL SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE AND SHALL MEET ALL CURRENT A.D.A. SPECIFICATIONS.
8. ALL WALL, FENCING, GATES AND STREET LIGHTING DETAILS WILL BE PROVIDED BY THE DEVELOPER.

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 562-5236
ENGINEERING FIRM REGISTRATION NUMBER F-23328

PREPARED FOR: DAWSON FARMS, LLC
7270 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
PHONE: (972) 380-7239
CONTACT: MISS DAWSON

SIDEWALK, SIGNAGE & STREET LIGHT PLAN
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN SOUTH END OF HEADWALL IN WEST ROW OF JOHN MCCAIN RD LOCATED 50' SOUTH OF DRIVEWAY
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ELEV = 642.90

PRELIMINARY
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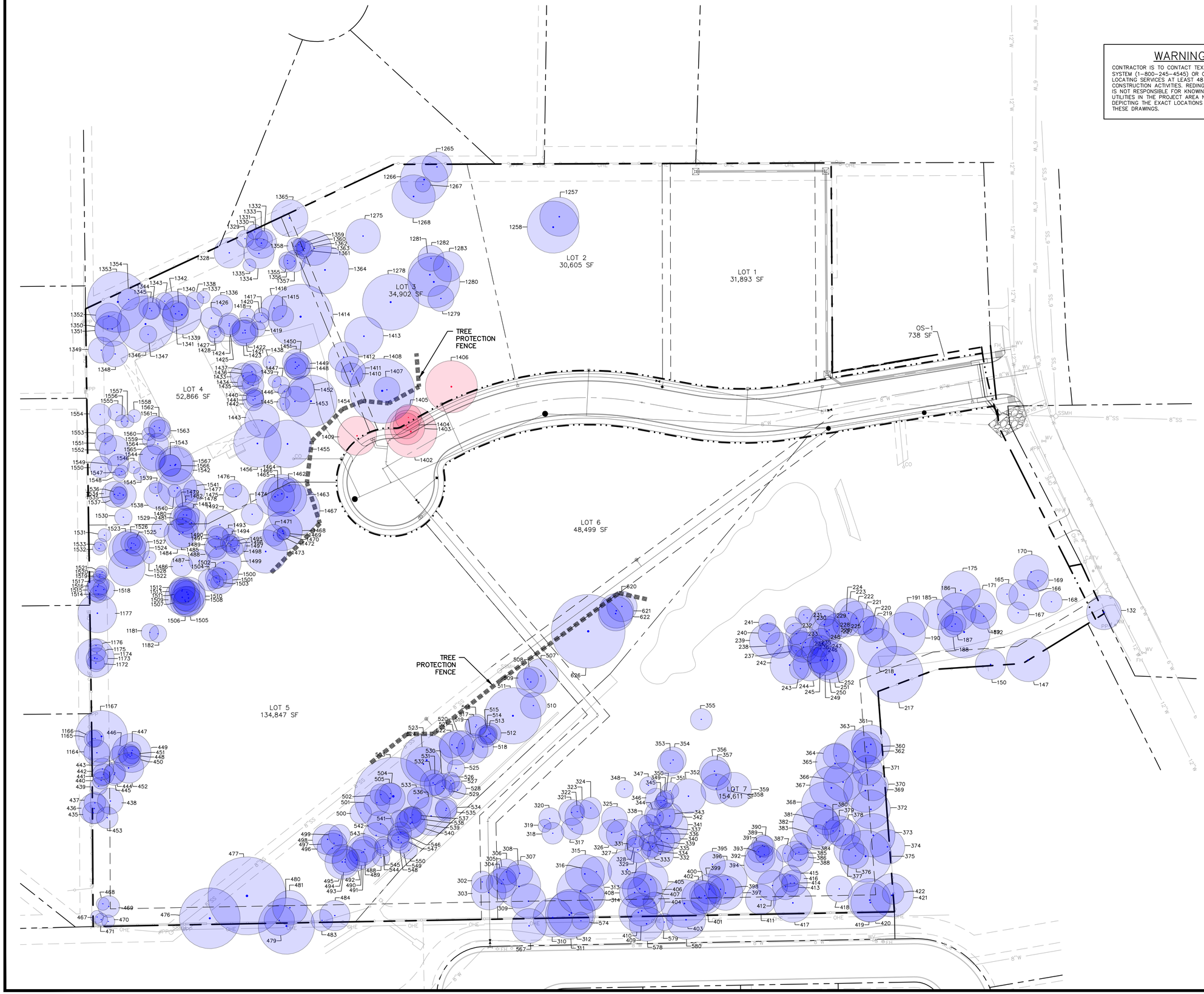
Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 10/11/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
C6.3

REDINGER GROUP PROJECT No. 1026-01 - OAK CREEK - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS



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NORTH

0 20 40 80

(IN FEET)
1 INCH = 40FT

LEGEND

TREE TO REMAIN

TREE TO BE REMOVED

TREE PROTECTION FENCE

TREE PROTECTION NOTES

1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET C0.4 "GENERAL CONSTRUCTION NOTES" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. TREE PROTECTION IDENTIFICATION: PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DEVELOPER AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREAS OF THE EXISTING TREES TO BE PROTECTED AND PRESERVED. THE CONTRACTOR SHALL THEN CLEARLY TAG OR MARK ALL TREES TO BE PROTECTED AND PRESERVED. NO TREES SHALL BE CUT AND/OR REMOVED FROM THE PROJECT SITE UNTIL SPECIFICALLY AUTHORIZED IN WRITING BY THE GOVERNING AUTHORITY AND/OR DEVELOPER.
3. TREE PROTECTION FENCE: THE CONTRACTOR SHALL ERECT A FENCE (PER DETAILS) AROUND EACH TREE TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE OF THE TREE. THE TREE PROTECTION FENCE LOCATION SHOWN ON THE PLAN IS SCHEMATIC IN NATURE.
4. TREE CANOPY RESTRICTIONS: DURING CONSTRUCTION, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., IN THE CANOPY AREA.
5. TREE ATTACHMENT RESTRICTIONS: NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
6. FILL RESTRICTIONS: NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED WITHOUT AN APPROVED PLAN FOR USE OF TREE WELLS OR RETAINING WELLS. CHANGES OF GRADE SIX (6) INCHES OR GREATER SHALL REQUIRE ADDITIONAL MEASURES TO MAINTAIN PROPER OXYGEN AND WATER EXCHANGE WITH THE ROOT SYSTEM. IN ADDITION, THE FOLLOWING GUIDELINES ARE TO PROTECT THE TREES TO BE PRESERVED.
   A. WITH MAJOR GRADE CHANGES, A RETAINING WALL OR TREE WELL OF A DESIGN APPROVED BY THE GOVERNING AUTHORITY SHALL BE CONSTRUCTED AROUND THE TREE NO CLOSER THAN HALF THE DISTANCE BETWEEN THE TRUNK AND THE DRIP LINE. THE RETAINING WALL SHOULD BE CONSTRUCTED SO AS TO MAINTAIN THE EXISTING GRADES AROUND THE TREE OR GROUP OF TREES.
   B. AT NO TIME SHALL A WALL, PAVEMENT OR POROUS PAVEMENT BE PLACED LESS THAN FIVE (5) FEET OR ONE (1) FOOT FOR EVERY TWO (2) INCHES IN CALIPER, WHICHEVER IS GREATER, TO THE TRUNK OF THE TREE.
   C. ROOT PRUNING WILL BE REQUIRED WHEN THE CRITICAL ROOT ZONE IS TO BE DISTURBED. THIS IS IN AREAS WHERE PAVING OR THE BUILDING PAD EXTENDS TO OR BENEATH THE DRIP LINE OF THE TREE.

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 778-8727
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: DAWSON FARMS, LLC
2700 FARM TO MARKET ROAD
COLLEYVILLE, TEXAS 76034
PHONE: (972) 386-7339
CONTACT: TRES DAWSON

TREE PRESERVATION PLAN
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

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ELEV = 642.90

PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 10/11/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
C7.1

REDINGER GROUP PROJECT No. 1026-01 – OAK CREEK – WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS – COLLEYVILLE, TEXAS

TREES TO REMAIN	
Tree #	Size & Species
132	16" OAK TWINS
147	20" ELM
150	14" OAK
165	10" OAK
166	14" OAK
167	10" ELM
168	10" ELM TWINS
169	10" ELM TWINS
170	16" OAK TWINS
171	16" OAK
172	12" ELM
175	18" OAK
185	14" OAK
186	18" OAK
187	10" OAK
188	10" OAK
189	24" OAK
190	20" OAK
191	16" OAK
217	26" OAK
218	18" OAK
219	12" OAK
220	12" OAK
221	12" OAK
222	16" OAK
223	14" OAK
224	12" OAK
225	12" OAK
226	10" OAK
227	14" ELM
228	14" OAK
229	10" OAK
230	8" OAK
231	8" ELM
232	8" OAK
233	10" OAK
234	12" OAK
235	14" OAK
236	14" OAK
237	6" OAK
238	12" OAK
239	16" ELM
240	10" OAK
241	8" OAK
242	18" OAK TWINS
243	10" OAK
244	16" OAK
245	12" OAK
246	12" OAK
247	10" OAK
248	8" OAK
249	14" OAK
250	18" OAK
251	20" OAK
252	12" OAK
302	DEAD" TR 10
303	DEAD" TR 16
304	DEAD" TR 14
305	DEAD" TR 12
306	DEAD" TR 12
307	DEAD" TR 12
308	20" OAK
309	16" OAK
310	18" OAK
311	22" OAK
312	22" OAK
313	22" OAK
314	12" OAK TWINS
315	18" OAK
316	14" OAK TWINS
317	DEAD" TR 10
318	DEAD" TR 10
319	DEAD" TR 6
320	DEAD" TR 10
321	DEAD" TR 12
322	DEAD" TR 6
323	DEAD" TR 16
324	DEAD" TR 10
325	DEAD" TR 12
326	DEAD" TR 12
327	14" OAK
328	8" OAK

TREES TO REMAIN	
Tree #	Size & Species
329	8" OAK
330	12" OAK
331	18" ELM
332	12" OAK TWINS
333	10" OAK
334	8" OAK
335	8" OAK
336	10" OAK
337	10" OAK
338	10" OAK TWINS
339	12" OAK
340	12" OAK
341	16" OAK
342	12" OAK
343	14" OAK
344	8" OAK
345	6" OAK
346	10" OAK
347	DEAD" TR 8
348	DEAD" TR 8
349	8" OAK
350	8" OAK
351	8" OAK
352	16" OAK
353	DEAD" TR 12
354	DEAD" TR 12
355	DEAD" TR 10
356	14" OAK
357	14" OAK
358	14" OAK
359	16" OAK
360	14" OAK
361	18" OAK
362	14" OAK
363	20" OAK
364	12" OAK
365	18" OAK
366	18" OAK
367	20" OAK
368	22" OAK
369	20" OAK
370	14" OAK
371	14" OAK
372	18" OAK
373	20" OAK
374	16" OAK
375	24" OAK
376	12" OAK
377	14" OAK
378	14" OAK
379	14" OAK TWINS
380	10" OAK
381	12" OAK TWINS
382	22" OAK
383	10" OAK
384	10" OAK TWINS
385	8" OAK
386	12" OAK TWINS
387	8" OAK
388	12" OAK
389	10" OAK
390	10" OAK
391	10" OAK TWINS
392	14" OAK
393	8" OAK
394	18" OAK
395	12" OAK TWINS
396	18" OAK
397	16" OAK
398	14" OAK
399	14" OAK
400	14" OAK
401	14" OAK
402	16" OAK
403	22" OAK
404	10" OAK
405	16" OAK
406	16" OAK
407	16" OAK
408	14" OAK
409	14" OAK
410	18" OAK

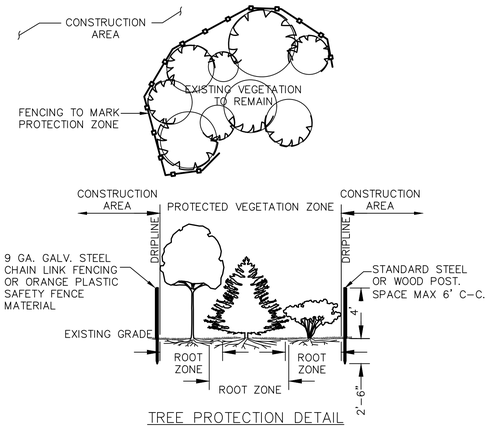
TREES TO REMAIN	
Tree #	Size & Species
411	14" OAK
412	14" OAK
413	12" OAK
414	8" OAK
415	10" OAK
416	12" OAK TWINS
417	18" OAK
418	12" OAK
419	20" OAK
420	18" OAK
421	20" OAK
422	10" HACK
435	10" OAK
436	14" OAK
437	10" OAK
438	12" OAK TWINS
439	8" OAK TRIPS
440	8" OAK
441	8" OAK
442	10" OAK
443	10" OAK
444	10" OAK
445	10" OAK
446	8" OAK
447	8" OAK
448	8" OAK
449	18" OAK
450	10" OAK
451	10" OAK
452	14" OAK TWINS
453	10" OAK
467	6" OAK
468	6" OAK
469	10" OAK
470	6" OAK
471	6" OAK QUADS
476	28" ELM
477	36" BOIS D
479	14" OAK
480	26" OAK
481	16" OAK
483	10" ELM TRIPS
484	14" OAK
488	8" OAK
489	12" OAK
490	12" OAK
491	16" OAK
492	10" OAK TWINS
493	12" OAK TRIPS
494	12" OAK TWINS
495	16" OAK
496	14" OAK
497	12" OAK
498	14" OAK
499	10" OAK
500	10" OAK
501	12" OAK TRIPS
502	10" OAK
503	36" ELM
504	10" OAK
505	14" OAK
507	16" OAK
508	14" OAK
509	10" OAK
510	12" OAK
511	26" OAK
512	10" OAK
513	8" ELM
514	8" OAK
515	10" OAK
516	10" OAK
517	10" OAK
518	10" OAK TWINS
519	14" OAK
520	12" OAK
521	16" OAK
522	12" OAK
523	24" ELM
524	16" ELM
525	8" OAK
526	8" OAK
527	8" OAK

TREES TO REMAIN	
Tree #	Size & Species
528	8" OAK
529	8" OAK
530	12" OAK
531	10" OAK
532	12" OAK
533	10" OAK
534	10" OAK
535	10" OAK
536	18" OAK
537	8" OAK TWINS
538	10" OAK
539	14" OAK
540	14" OAK
541	8" OAK TWINS
542	12" OAK
543	12" OAK
544	8" OAK
545	8" OAK
546	10" OAK
547	10" OAK
548	10" OAK
549	10" OAK
550	8" OAK
567	16" OAK TRIPS
574	8" ELM
578	16" BO D
579	8" ELM
580	18" OAK
620	14" OAK
621	16" OAK
622	16" OAK
626	34" OAK
1164	12" OAK FORK
1165	8" ELM
1166	8" OAK
1167	24" ELM
1172	8" OAK
1173	10" OAK
1174	18" OAK
1175	8" OAK
1176	6" OAK
1177	18" OAK
1181	8" OAK
1182	8" OAK
1257	18" OAK
1258	24" OAK
1265	14" OAK
1266	22" OAK
1267	7" OAK
1268	20" OAK
1275	16" OAK
1278	26" OAK FORK
1279	12" OAK
1280	24" OAK
1281	20" OAK
1282	12" OAK
1283	14" OAK
1328	14" OAK
1329	8" HACK
1330	7" HACK
1331	10" OAK
1332	8" OAK
1333	14" OAK
1334	14" OAK
1335	6" OAK
1336	10" OAK FORK
1337	6" OAK
1338	8" OAK
1339	18" OAK
1340	8" OAK
1341	12" OAK
1342	14" OAK
1343	8" OAK
1344	8" OAK
1345	10" OAK
1346	26" OAK FORK
1347	8" OAK
1348	12" OAK
1349	12" OAK
1350	12" OAK
1351	16" OAK
1352	12" OAK

TREES TO REMAIN	
Tree #	Size & Species
1353	28" OAK FORK
1354	10" OAK DEAD
1355	8" OAK
1356	8" OAK
1357	10" OAK
1358	8" OAK
1359	6" OAK
1360	8" OAK
1361	8" HAVK
1362	8" OAK
1363	16" OAK
1364	22" OAK
1365	17" HACK
1407	12" OAK
1408	30" OAK TRIPLE
1410	10" OAK
1411	14" OAK TWIN
1412	14" OAK
1413	18" OAK
1414	30" OAK FORK
1415	10" OAK
1416	12" OAK
1417	7" OAK
1418	7" OAK
1419	7"
1420	8" OAK
1421	12" OAK
1422	12" OAK
1423	12" OAK
1424	10" OAK
1425	10" OAK
1426	10" OAK
1427	6" OAK
1428	8" OAK
1433	12" OAK
1434	10" OAK
1435	10" OAK
1436	10"
1437	10" OAK
1438	6" OAK
1439	6"
1440	8" OAK
1441	8"
1442	10" OAK
1443	16" OAK
1445	6" OAK
1446	6"
1447	8" OAK
1448	10" OAK
1449	12" OAK
1450	12" OAK
1451	12"
1452	12" OAK
1453	14" OAK
1454	24" OAK TRIPLE
1455	22" OAK
1456	22"
1462	6" CEDAR
1463	18" OAK
1464	18"
1465	18"
1466	6" OAK
1467	24" OAK
1468	18" OAK
1469	6" OAK
1470	6"
1471	10" MUL
1472	6" OAK
1473	20" OAK FORK
1474	10" OAK
1475	12" OAK
1476	8" OAK
1477	10" OAK
1478	10"
1479	8" OAK
1480	12" OAK
1481	12"
1482	12"
1483	14" OAK
1484	14" OAK
1485	14"
1486	10" OAK

TREES TO REMAIN	
Tree #	Size & Species
1487	10"
1488	10"
1489	10"
1490	10"
1491	10"
1492	14" OAK
1493	6" OAK
1494	6"
1495	8" OAK
1496	8"
1497	8"
1498	8"
1499	16" OAK FORK
1500	12" OAK
1501	12"
1502	10" OAK
1503	6" OAK
1504	10" OAK
1505	14" OAK
1506	14"
1507	10" OAK FORK
1508	16" FORK
1509	16"
1510	16"
1511	12" OAK
1512	12"
1513	12"
1514	8" OAK
1515	10" OAK
1516	10"
1517	10"
1518	10"
1519	6" OAK
1520	6"
1521	6"
1522	17" OAK
1523	17"
1524	17" OAK
1525	6" OAK
1526	10" OAK
1527	10"
1528	6"
1529	8" OAK
1530	8"
1531	6" OAK
1532	6"
1533	6"
1534	12" OAK
1535	8" OAK
1536	6" OAK
1537	12" OAK
1538	12" OAK
1539	6" OAK
1540	6"
1541	18" OAK
1542	18"
1543	10" OAK
1544	12" OAK
1545	6" OAK
1546	6"
1547	6"
1548	6"
1549	10" OAK
1550	10" TWIN
1551	10"
1552	14" OAK
1553	8" OAK
1554	10" OAK
1555	8" OAK
1556	6" OAK
1557	6"
1558	6"
1559	6"
1560	6"
1561	10" OAK
1562	10"
1563	10"
1564	10"
1565	12" OAK
1566	10" OAK
1567	16" OAK

TREES TO BE REMOVED	
Tree #	Size & Species
1402	24" OAK
1403	16" OAK
1404	12" OAK
1405	12" OAK
1406	24" HACK
1409	18" OAK



TREE PROTECTION DETAIL

NOT TO SCALE

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: 817.552.7922
ENGINEERING FIRM REGISTRATION NUMBER F-23328

PREPARED FOR: DAWSON FARMS, LLC
7700 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
PHONE: (972) 386-7239
CONTACT: MISS SHANNON

TREE LIST
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN SOUTH END OF HEADWALL IN WEST ROW OF JOHN MCCAIN RD LOCATED 50' SOUTH OF DRIVEWAY
ELEV = 627.35

TBM 1
MAG NAIL IN STILLWATER COURT AT THE PC
ELEV = 651.77

TBM 2
MAG NAIL AT END OF STILLWATER COURT TO START THE CUL-DE-SAC
ELEV = 642.90

PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 10/11/2024

Drawn By: DSM

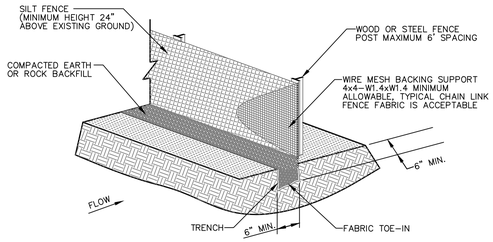
Reviewed By: CTR

Project: 1026-01

SHEET
C7.2

REDINGER GROUP PROJECT No. 1026-01 – OAK CREEK – WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS – COLLEYVILLE, TEXAS

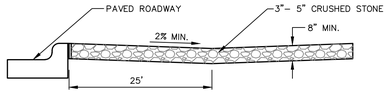
SILT FENCE — N.T.S. | 1



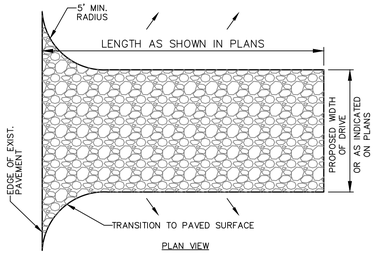
NOTES:

1. WOOD OR STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE POSTS MUST BE EMBEDDED A MINIMUM OF ONE FEET FOR STEEL OR TWO FEET FOR WOOD.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON THE UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL SUPPORT POST. THERE SHALL BE A 6 INCH DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. CONTRACTOR SHALL PROVIDE TRIANGULAR SEDIMENT FILTER DIKE WHERE SILT FENCE IS REQUIRED BUT NOT INSTALLABLE.

STABILIZED CONSTRUCTION ENTRANCE — N.T.S. | 2



CROSS SECTION

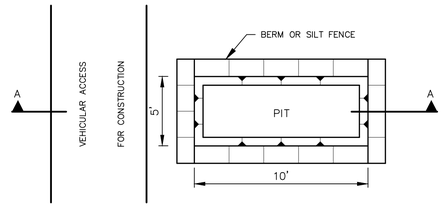


PLAN VIEW

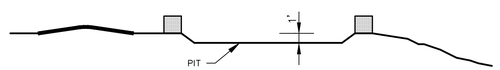
NOTES:

1. STONE SIZE: 3"–5" CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
2. LENGTH: AS EFFECTIVE, BUT NOT LESS THAN 30 FEET.
3. THICKNESS: NOT LESS THAN 6".
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING: WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC ROADWAY, MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
8. CONTRACTOR TO COORDINATE EXACT LOCATION OF THIS DETAIL.

CONCRETE WASHOUT PIT — N.T.S. | 3



PLAN

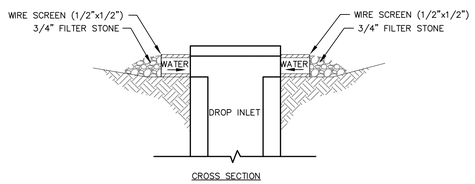


SECTION A–A

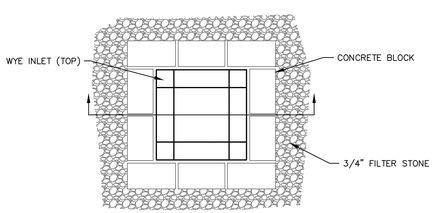
NOTES:

1. DETAIL ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

WYE INLET PROTECTION — N.T.S. | 4

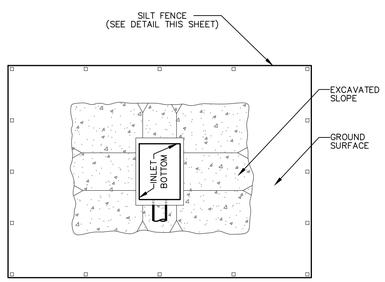


CROSS SECTION



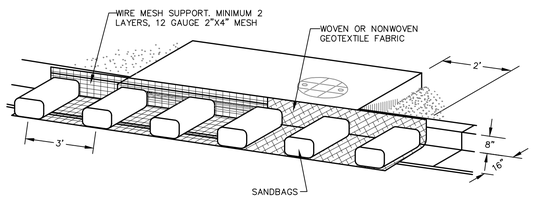
PLAN VIEW

INLET PROTECTION (BEFORE STREET IS PAVED) — N.T.S. | 5



PLAN VIEW

CURB INLET PROTECTION — N.T.S. | 6



NOTES:

1. WHEN A SANDBAG IS FILLED WITH MATERIAL, THE OPEN END OF THE SANDBAG SHOULD BE STAPLED OR TIED WITH NYLON OR POLY CHORD.
2. INLET PROTECTION SHALL BE PLACED OVER THE MOUTH OF THE INLET WITH A 2 FOOT OVERLAP ON EITHER SIDE.
3. THE FABRIC COVER SHALL BE A CONTINUOUS WRAPPING OF GEOTEXTILE.
4. THE SKIRT SHALL BE WEIGHTED WITH ONE 18"X24"X6" SANDBAG EVERY 3 FEET.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF FOUR INCHES, AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.
7. AFTER THE DEVELOPMENT SITE IS COMPLETELY STABILIZED, THE DIKES AND ANY REMAINING SILT SHALL BE REMOVED. SILT SHALL BE DISPOSED OF AS INDICATED IN NOTE 6 ABOVE.

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 552-7990
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: DAWSON FARMS, LLC
2700 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
PHONE: (972) 386-7339
CONTACT: WES DAWSON

EROSION CONTROL DETAILS
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN SOUTH END OF HEADWALL IN WEST ROW OF JOHN MCCAIN RD LOCATED 50' SOUTH OF DRIVEWAY
ELEV = 627.35

TBM 1
MAG NAIL IN STILLWATER COURT AT THE PC
ELEV = 651.77

TBM 2
MAG NAIL AT END OF STILLWATER COURT TO START THE CUL-DE-SAC
ELEV = 642.90

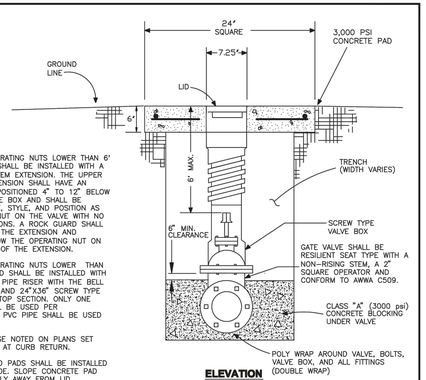
PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 10/11/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1026–01

SHEET
C8.1

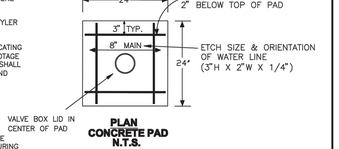
REDINGER GROUP PROJECT No. 1026–01 – OAK CREEK – WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS – COLLEYVILLE, TEXAS



NOTES

1. VALVES WITH OPERATING NUTS LOWER THAN 6' BELOW GROUND SHALL BE INSTALLED WITH A 1-1/4" SOLID STEM EXTENSION. THE UPPER END OF THE EXTENSION SHALL HAVE AN OPERATING NUT POSITIONED 4" TO 12" BELOW THE LID OF VALVE BOX AND SHALL BE IDENTICAL IN SIZE, STYLE, AND POSITION AS THE OPERATING NUT ON THE VALVE WITH NO CLIP ON EXTENSIONS. A ROCK GUARD SHALL BE ATTACHED TO THE EXTENSION AND LOCATED 2" BELOW THE OPERATING NUT ON THE UPPER END OF THE EXTENSION.
2. VALVES WITH OPERATING NUTS LOWER THAN 6' BELOW GROUND SHALL BE INSTALLED WITH 6" DUCTILE IRON PIPE RISER WITH THE BELL OVER THE VALVE AND 24"X36" SCREW TYPE VALVE BOX FOR TOP SECTION. ONLY ONE VALVE BOX SHALL BE USED PER INSTALLATION. NO PVC PIPE SHALL BE USED FOR THE RISER.
3. UNLESS OTHERWISE NOTED ON PLANS SET VALVES AND BOX AT CURB RETURN.
4. VALVE BOXES AND PADS SHALL BE INSTALLED AT FINISHED GRADE. SLOPE CONCRETE PAD SURFACED SLIGHTLY AWAY FROM LID.
5. ALL VALVES SHALL BE RESTRAINED BY AN APPROVED THRUST RESTRAINT DEVICE. RESTRAIN VALVE TO NEAREST FITTING WHERE APPLICABLE.
6. VALVE BOXES SHALL BE E.J.I.W. 6850, TYLER PIPE, OR APPROVED EQUIVALENT.
7. ETCH OR IMPRESS CURB WITH "V" (INDICATING DIRECTION OF VALVE LOCATION) AND FOOTAGE TO VALVE BOX. NUMBERS AND SYMBOL SHALL BE 4" IN HEIGHT AND MUST BE NEAT AND LEGIBLE.
8. VALVE BOXES SHALL INCLUDE 2'X2'X6" THICK CONCRETE PAD WITH COVER IN CENTER OF PAD.
9. ALL VALVES SHALL BE SET ON CONCRETE BLOCK FOOTING SUPPORT PRIOR TO POURING CONCRETE BLOCKING.
10. ALL GATE VALVES SHALL BE MUELLER, OR APPROVED EQUAL.
11. ALL VALVES SHALL OPEN LEFT.
12. THIS DETAIL APPLIES TO 6" THRU 12" GATE VALVES

ELEVATION
NOT TO SCALE



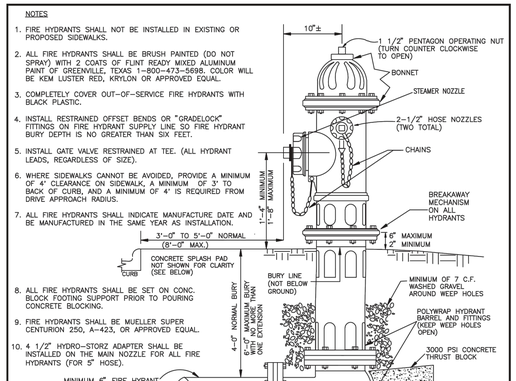
PLAN
CONCRETE PAD
N.T.S.

REVISIONS
REVISIONS

VALVE DETAIL WITH BOX AND CONCRETE PAD

CITY OF COLLEYVILLE TEXAS

DEC 2013 W-1

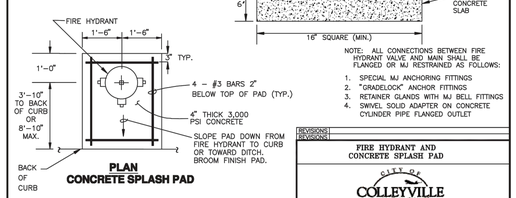


NOTES

1. FIRE HYDRANTS SHALL NOT BE INSTALLED IN EXISTING OR PROPOSED SIDEWALKS.
2. ALL FIRE HYDRANTS SHALL BE BRUSH PAINTED (DO NOT SPRAY) WITH 2 COATS OF FLINT READY MIXED ALUMINUM PAINT OF GREENVILLE, TEXAS 1-800-473-5698. COLOR WILL BE KEM LUSTER RED, KRYLON OR APPROVED EQUAL.
3. COMPLETELY COVER OUT-OF-SERVICE FIRE HYDRANTS WITH BLACK PLASTIC.
4. INSTALL RESTRAINED OFFSET BENDS OR "GRADELOCK" FITTINGS ON FIRE HYDRANT SUPPLY LINE SO FIRE HYDRANT BURY DEPTH IS NO GREATER THAN SIX FEET.
5. INSTALL GATE VALVE RESTRAINED AT TEE. (ALL HYDRANT LEADS, REGARDLESS OF SIZE).
6. WHERE SIDEWALKS CANNOT BE AVOIDED, PROVIDE A MINIMUM OF 4' CLEARANCE ON SIDEWALK, A MINIMUM OF 3' TO BACK OF CURB, AND A MINIMUM OF 4' IS REQUIRED FROM DRIVE APPROACH RADIUS.
7. ALL FIRE HYDRANTS SHALL INDICATE MANUFACTURE DATE AND BE MANUFACTURED IN THE SAME YEAR AS INSTALLATION.
8. ALL FIRE HYDRANTS SHALL BE SET ON CONC. BLOCK FOOTING SUPPORT PRIOR TO POURING CONCRETE BLOCKING.
9. FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 250, A-423, OR APPROVED EQUAL.
10. 4 1/2" HYDRO-STORZ ADAPTER SHALL BE INSTALLED ON THE MAIN NOZZLE FOR ALL FIRE HYDRANTS (FOR 5" HOSE).

NOTE: ALL CONNECTIONS BETWEEN FIRE HYDRANT VALVE AND MAIN SHALL BE FLANGED OR MJ RESTRAINED AS FOLLOWS:

1. SPECIAL MJ ANCHORING FITTINGS
2. "GRADELOCK" ANCHOR FITTINGS
3. RETAINER GLANDS WITH MJ BELL FITTINGS
4. SWIVEL SOLID ADAPTER ON CONCRETE CYLINDER PIPE FLANGED OUTLET



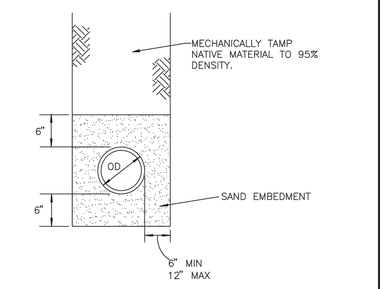
PLAN
CONCRETE SPLASH PAD

REVISIONS
REVISIONS

FIRE HYDRANT AND CONCRETE SPLASH PAD

CITY OF COLLEYVILLE TEXAS

DEC 2013 W-2



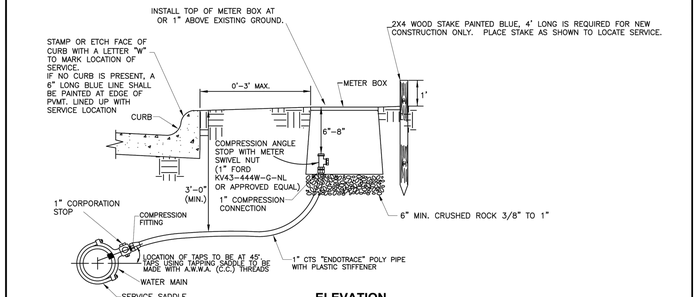
CLASS "C" EMBEDMENT
TYPICAL WATER MAIN

REVISIONS
REVISIONS

CLASS 'C' WATER EMBEDMENT

CITY OF COLLEYVILLE TEXAS

DEC 2013 W-4



ELEVATION
NOT TO SCALE

NOTES:

1. DOUBLE STRAPPED BRONZE SADDLE SHALL BE USED FOR ALL SERVICE TAPS.
2. ALL FITTINGS SHALL BE COMPRESSION FITTINGS.
3. NO TAPS SHALL BE LESS THAN 1".
4. METERS SHALL NOT BE INSTALLED IN EXISTING OR PROPOSED SIDEWALKS OR WITHIN 3' OF DRIVEWAYS OR STREETS.
5. TAPS SHALL BE LOCATED ON SIDE OF MAIN FACING TOWARD METER LOCATION.
6. FOR NEW DEVELOPMENT, METERS SHALL BE LOCATED 1' OFF LOT LINE.
7. METER BOX SHALL BE DFW PLASTICS, INC. MODEL NO. DFW37F-12-BODY WITH HEAVY DUTY PLASTIC COVER MODEL NO. DFW37C-AF1F-DEEP-LID OR APPROVED EQUAL.
8. FOR CIP OR TXDOT PROJECTS ONLY: ALL WATER METERS SHALL BE SUPPLIED BY THE CONTRACTOR AS FOLLOWS:

   5/8"x3/4": NEPTUNE T-10 USG R900I PROCODER W/6' ANT (ED2B31RPWG11SGB9)

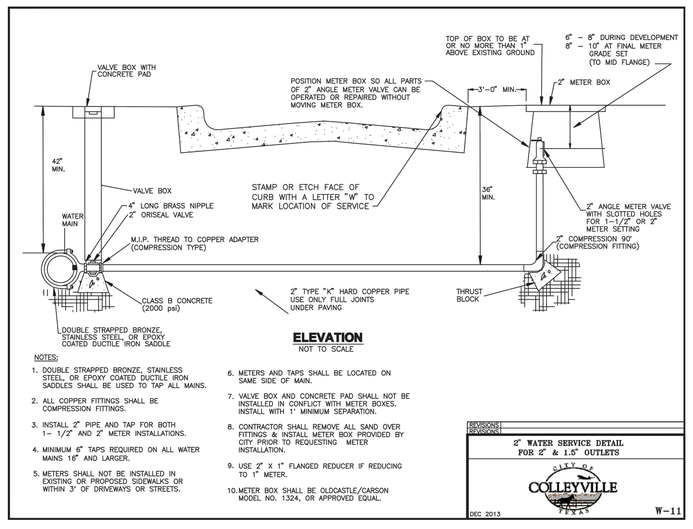
   1": NEPTUNE T-10 R900I PROCODER USG BRZ W/6' ANT (ED2F21RPWG11SGB9)

REVISIONS MAR 2024, MATERIAL REVISIONS
REVISIONS

1" WATER SERVICE FOR 1" AND 3/4" OUTLETS

CITY OF COLLEYVILLE TEXAS

MAR 2024 W-10



ELEVATION
NOT TO SCALE

NOTES:

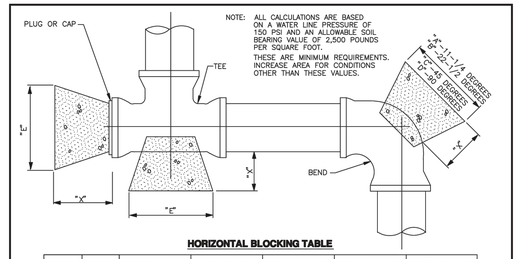
1. DOUBLE STRAPPED BRONZE, STAINLESS STEEL, OR EPOXY COATED DUCTILE IRON SADDLES SHALL BE USED TO TAP ALL MAINS.
2. ALL COPPER FITTINGS SHALL BE COMPRESSION FITTINGS.
3. INSTALL 2" PIPE AND TAP FOR BOTH 1- 1/2" AND 2" METER INSTALLATIONS.
4. MINIMUM 6" TAPS REQUIRED ON ALL WATER MAINS 16" AND LARGER.
5. METERS SHALL NOT BE INSTALLED IN EXISTING OR PROPOSED SIDEWALKS OR WITHIN 3' OF DRIVEWAYS OR STREETS.
6. METERS AND TAPS SHALL BE LOCATED ON SAME SIDE OF MAIN.
7. VALVE BOX AND CONCRETE PAD SHALL NOT BE INSTALLED IN CONFLICT WITH METER BOXES. INSTALL WITH 1' MINIMUM SEPARATION.
8. CONTRACTOR SHALL REMOVE ALL SAND OVER FITTINGS & INSTALL METER BOX PROVIDED BY CITY PRIOR TO REQUESTING METER INSTALLATION.
9. USE 2" X 1" FLANGED REDUCER IF REDUCING TO 1" METER.
10. METER BOX SHALL BE OLDCASTLE/CARSON MODEL NO. 1324, OR APPROVED EQUAL.

REVISIONS
REVISIONS

2" WATER SERVICE DETAIL FOR 2" & 1.5" OUTLETS

CITY OF COLLEYVILLE TEXAS

DEC 2013 W-11



HORIZONTAL BLOCKING TABLE

PIPE SIZE	"X" DIM. IN FT.	11-1/4 DEGREES "X"	11-1/4 DEGREES MIN. AREA	22-1/2 DEGREES "B"	22-1/2 DEGREES MIN. AREA	45 DEGREES "C"	45 DEGREES MIN. AREA	90 DEGREES "D"	90 DEGREES MIN. AREA	TEE & PLUG "E"	TEE & PLUG MIN. AREA
4"	1.5	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.06	1.00	1.00
6"	1.5	1.00	1.00	1.00	1.00	1.14	1.30	1.55	2.40	1.30	1.70
8"	1.5	1.00	1.00	1.08	1.18	1.52	2.31	2.07	4.27	1.74	3.02
10"	1.5	1.00	1.00	1.35	1.84	1.90	3.61	2.58	6.66	2.17	4.71
12"	1.5	1.00	1.33	1.63	2.65	1.86	5.19	3.10	9.60	2.61	6.79
14"	1.5	1.03	1.81	1.90	3.60	2.66	7.07	3.61	13.06	3.04	9.24
16"	2.0	1.18	2.36	2.17	4.71	3.04	9.23	4.13	17.06	3.47	12.06
18"	2.0	1.33	2.99	2.44	5.96	3.42	11.69	4.65	21.59	3.91	15.27
20"	2.0	1.48	3.70	2.71	7.35	3.80	14.43	5.16	26.66	4.34	18.85
21"	2.0	1.55	4.07	2.85	8.11	3.99	15.91	5.42	29.39	4.56	20.78
24"	2.0	1.77	5.32	3.25	10.59	4.56	20.77	6.20	38.39	5.21	27.14
27"	2.5	1.99	6.73	3.66	13.40	5.13	26.29	6.97	48.58	5.86	34.35
30"	2.5	2.22	8.31	4.07	16.55	5.70	32.46	7.74	59.98	6.51	42.41
33"	2.5	2.44	10.06	4.47	20.02	6.27	39.28	8.52	72.57	7.16	51.31
36"	2.5	2.66	11.97	4.88	23.83	6.84	46.74	9.29	86.37	7.81	61.07
39"	2.5	2.88	14.05	5.29	27.97	7.41	54.86	10.07	101.36	8.47	71.68
42"	3.0	3.10	16.30	5.69	32.43	7.98	63.62	10.85	117.56	9.12	83.13

NOTE: CLASS "B" CONCRETE 2,000 PSI SHALL BE USED FOR ALL BLOCKING UNLESS OTHERWISE NOTED ON STANDARD DETAILS OR PLANS.

THE MINIMUM VERTICAL DIMENSION OF ALL BLOCKING SHALL BE 1.5 TIMES THE PIPE DIAMETER WITH AT LEAST 0.75 TIMES THE PIPE DIAMETER EXTENDING BOTH ABOVE AND BELOW THE PIPE CENTERLINE. THIS DIMENSION DETERMINES THE "A" DIMENSION FOR 11-1/4" BENDS.

FOR 22-1/2", 45", 90", AND TEES AND PLUGS, THE VERTICAL DIMENSION SHALL BE EQUAL TO THE HORIZONTAL DIMENSION SHOWN TO PRODUCE THE REQUIRED MINIMUM AREA.

ALL MINIMUM AREAS ARE IN SQUARE FEET.

BLOCKING TO BE AGAINST UNDISTURBED TRENCH WALLS AND BOTTOM.

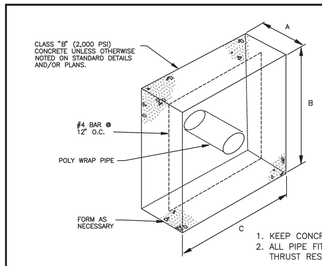
AS A MINIMUM, ALL PIPE FITTINGS IN PRESSURE SITUATIONS SHALL ALSO BE RESTRAINED BY AN APPROVED THRUST RESTRAINT DEVICE.

REVISIONS
REVISIONS

HORIZONTAL THRUST BLOCK

CITY OF COLLEYVILLE TEXAS

DEC 2013 W-5



NOTES:

1. KEEP CONCRETE CLEAR OF PIPE JOINTS & BOLTS.
2. ALL PIPE FITTINGS BE RESTRAINED BY AN APPROVED THRUST RESTRAINT DEVICE.

BENDS		90°	45°	22-1/2°	11-1/4°
PIPE NOMINAL DIA. (in.)					
6	•VOL.	28.27	22.61	11.33	5.65
	REQ'D. A	1.75	1.5	1.0	0.75
	C.F. B	4.0	3.88	3.36	2.75
	FT. C	4.0	3.88	3.36	2.75
8	•VOL.	50.27	40.21	20.11	10.05
	REQ'D. A	2.0	1.75	1.5	1.0
	C.F. B	5.0	4.8	3.66	3.2
	FT. C	5.0	4.8	3.66	3.2
10	•VOL.	78.54	62.83	31.41	15.71
	REQ'D. A	2.25	2.0	1.75	1.5
	C.F. B	5.9	5.6	4.25	3.25
	FT. C	5.9	5.6	4.25	3.25
12	•VOL.	153.94	123.15	61.57	30.79
	REQ'D. A	4.0	3.5	2.0	1.75
	C.F. B	6.2	6.0	5.54	4.2
	FT. C	6.2	6.0	5.54	4.2

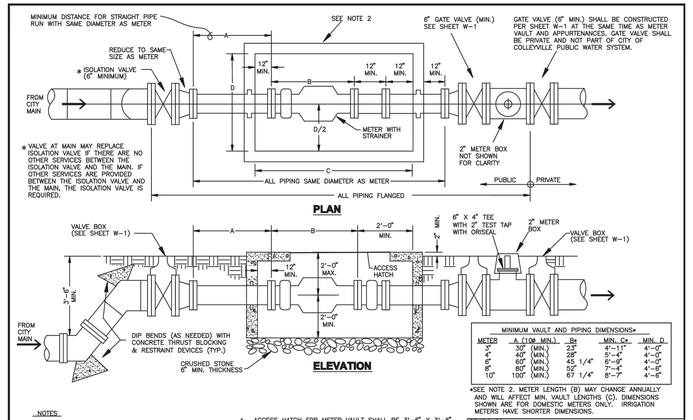
•VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND CONCRETE WEIGHT OF 150 LB. PER CU. FT.

REVISIONS
REVISIONS

VERTICAL TIE-DOWN BLOCK

CITY OF COLLEYVILLE TEXAS

DEC 2013 W-6



PLAN

ELEVATION

MINIMUM VAULT AND PIPING DIMENSIONS*

METER	A (10# MIN.)	B+	MIN. C+	MIN. D
5/8"x3/4"	30" (MIN.)	23"	4'-11"	4'-0"
1"	40" (MIN.)	28"	5'-4"	4'-0"
1 1/2"	60" (MIN.)	45 1/4"	6'-9"	4'-0"
2"	80" (MIN.)	52"	7'-4"	4'-6"
10"	100" (MIN.)	67 1/4"	8'-7"	4'-6"

*SEE NOTE 2. METER LENGTH (B) MAY CHANGE ANNUALLY AND WILL AFFECT MIN. VAULT LENGTHS (C). DIMENSIONS SHOWN ARE FOR DOMESTIC METERS ONLY. IRRIGATION METERS HAVE SHORTER DIMENSIONS.

NOTES

1. PIPING & BENDS IN METER VAULT SHALL BE FLANGED DUCTILE IRON, CLASS 350. OTHER PIPING & FITTINGS SHALL BE RESTRAINED MJ OR FLANGED DUCTILE IRON.
2. CONTACT PUBLIC WORKS DEPARTMENT FOR CURRENT INFORMATION ON METERS & VAULTS PRIOR TO DESIGN OF METER FACILITY. VAULTS MAY BE CONSTRUCTED OF CAST-IN-PLACE OR PRECAST CONCRETE OR PLASTIC AS APPROVED BY THE CITY.
3. METER VAULT SHALL NOT BE INSTALLED IN EXISTING OR PROPOSED SIDEWALKS, DRIVEWAYS, PAVEMENTS OR ANY TRAFFIC AREAS.
4. ACCESS HATCH FOR METER VAULT SHALL BE 3'-0" X 3'-0" AS MANUFACTURED BY BILCO OR APPROVED EQUAL. HATCH SHALL BE LOCATED FOR EASE OF ENTRY AND ACCESS TO METER.
5. TOP OF VAULT SHALL BE 2" ABOVE GROUND WITH DRAINAGE SLOPING DOWN AWAY FROM VAULT.
6. METER BYPASSES ARE ONLY ALLOWED ON ONE-WAY FEEDS.

REVISIONS
REVISIONS

TYPICAL METER VAULT & APPURTENANCES

CITY OF COLLEYVILLE TEXAS

DEC 2013 W-12

REDINGER GROUP, LLC
P.O. BOX 93206
SOUTHLAKE, TEXAS 76092
PHONE: (972) 386-7239
ENGINEERING FIRM REGISTRATION NUMBER F-23328

PREPARED FOR: DAWSON FARMS, LLC
2700 COLLEYVILLE BLVD
COLLEYVILLE, TEXAS 76034
CONTACT: TRES DAWSON

NO.	REVISION	BY	DATE

WATER DETAILS
OAK CREEK
COLLEYVILLE, TEXAS

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No.: 97497 Date: 10/17/2024

Drawn By: DSM

Reviewed By: CTR

Project: 1026-01

BENCHMARKS:

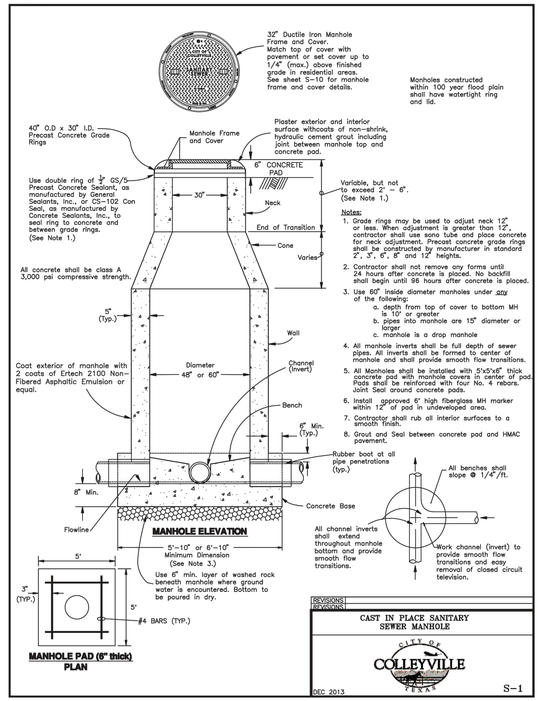
CITY BM NO. 38
2" BRASS DISC IN
SOUTH END OF
HEADWALL IN WEST ROW
OF JOHN MCCAIN RD
LOCATED 50' SOUTH OF
DRIVEWAY
ELEV = 627.35

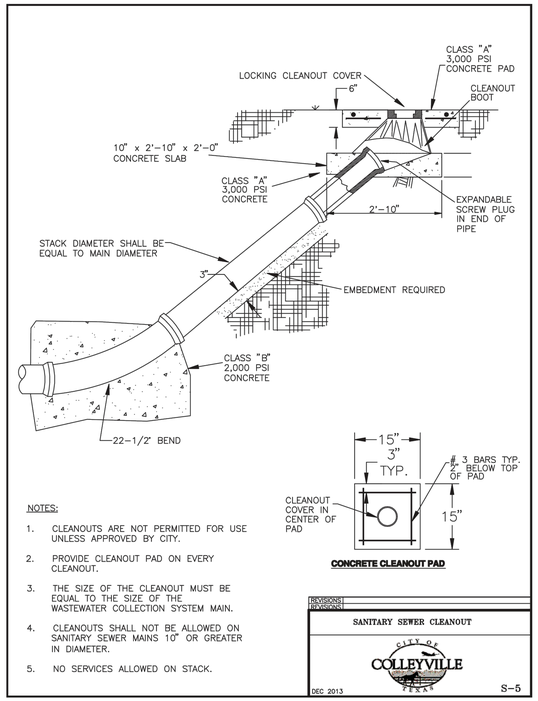
TBM 1
MAG NAIL IN STILLWATER
COURT AT THE PC
ELEV = 651.77

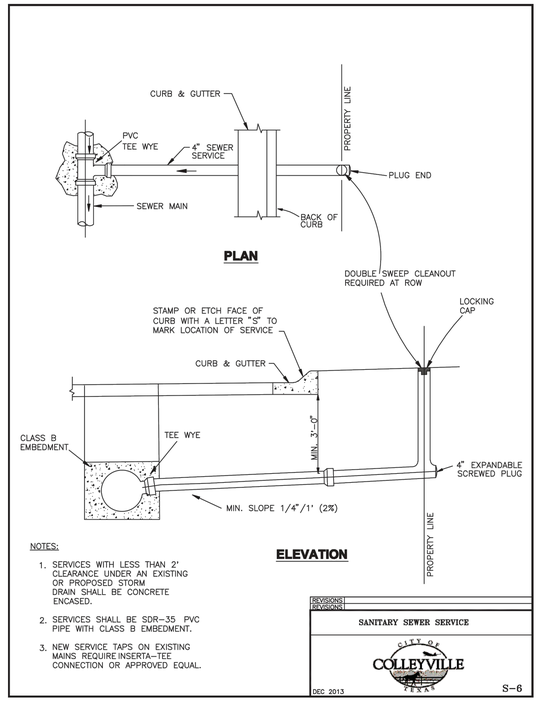
TBM 2
MAG NAIL AT END OF
STILLWATER COURT TO
START THE CUL-DE-SAC
ELEV = 642.90

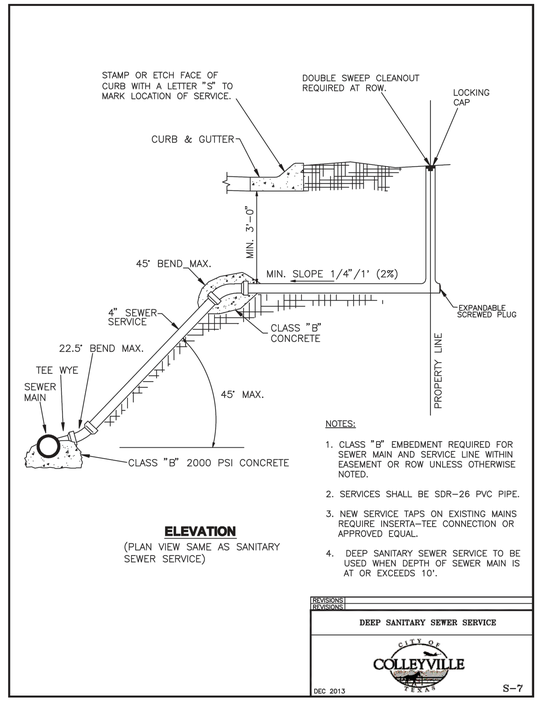
SHEET
C8.2

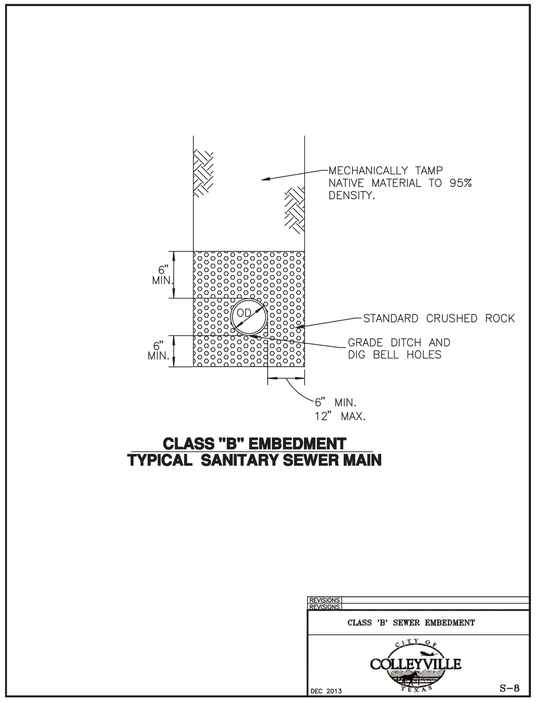
REDINGER GROUP PROJECT No. 1026-01 – OAK CREEK – WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS – COLLEYVILLE, TEXAS

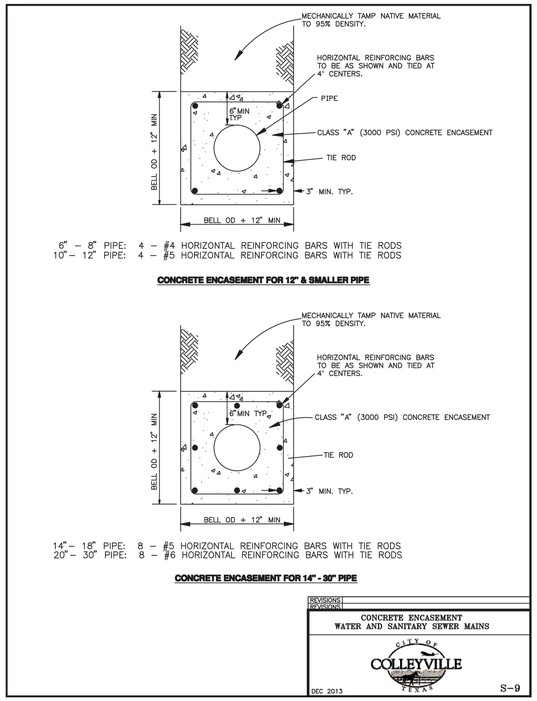


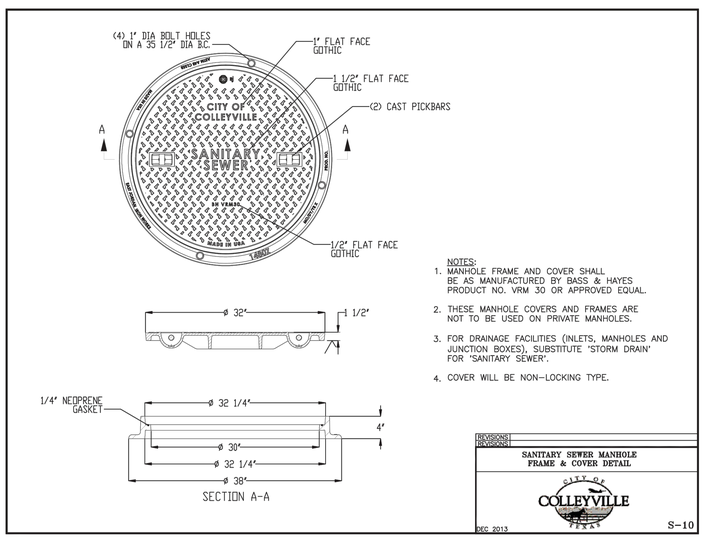












REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
817.552.2233 FIRM REGISTRATION NUMBER F-23328
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: DAWSON FARMS, LLC
3000 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
PHONE: (972) 386-7239
CONTACT: TRES DAWSON

NO.	REVISION	BY	DATE

SANITARY SEWER DETAILS
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN SOUTH END OF HEADWALL IN WEST ROW OF JOHN MCCAIN RD. LOCATED 50' SOUTH OF DRIVEWAY
ELEV = 627.35

TBM 1
MAG NAIL IN STILLWATER COURT AT THE PC
ELEV = 651.77

TBM 2
MAG NAIL AT END OF STILLWATER COURT TO START THE CUL-DE-SAC
ELEV = 642.90

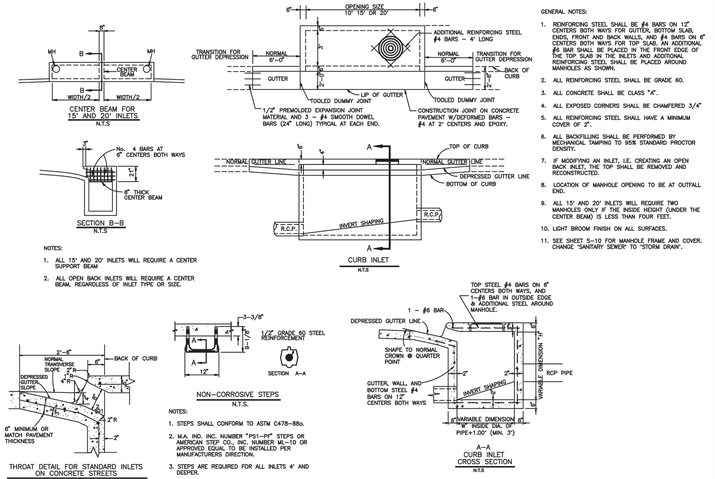
PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

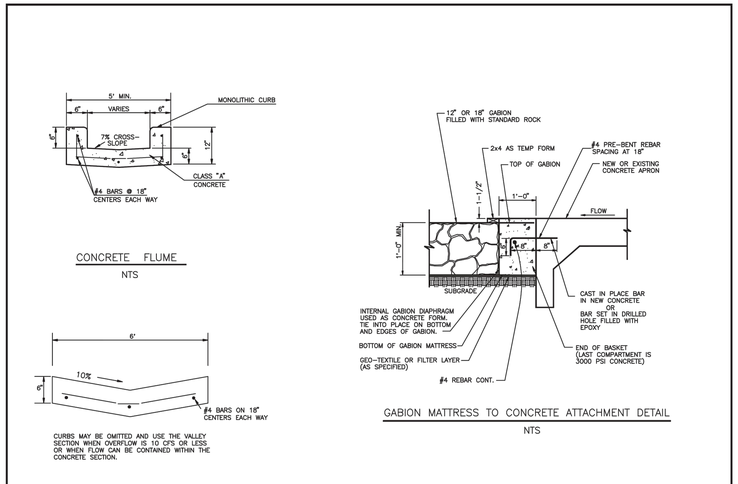
Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 10/11/2024

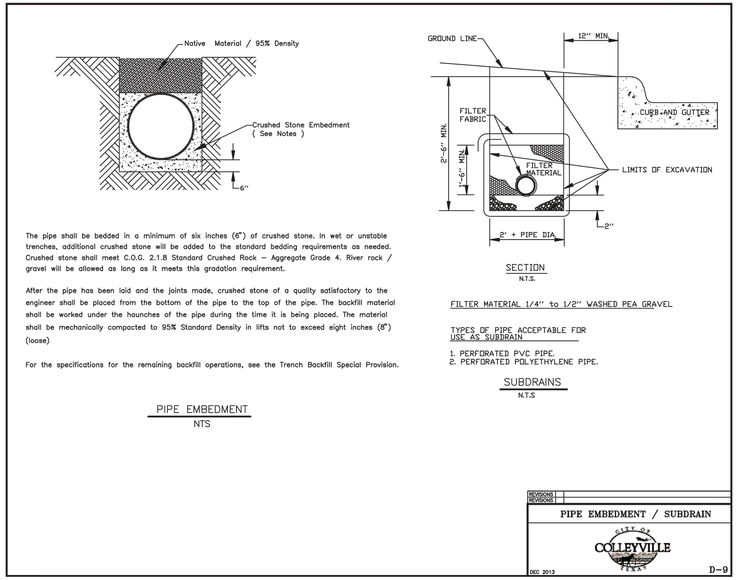
Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

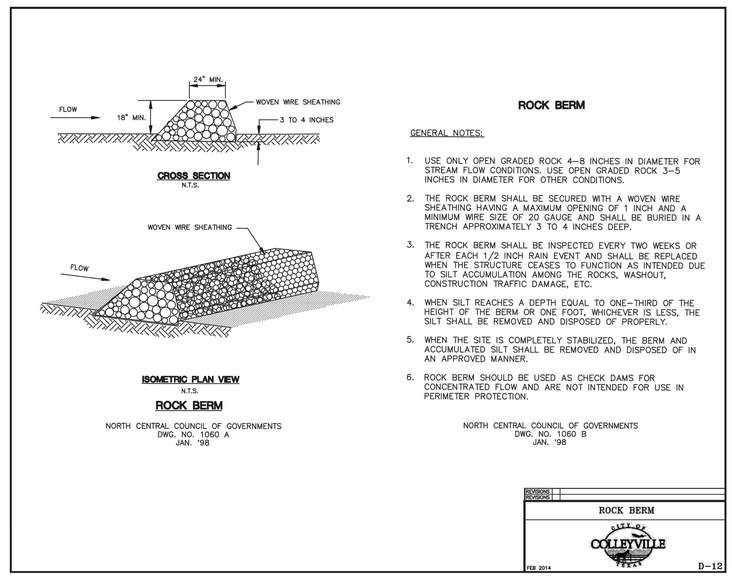
SHEET
C8.3

REDINGER GROUP PROJECT No. 1026-01 - OAK CREEK - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS









REDINGER GROUP, LLC
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(972) 896-1733 FAX (972) 896-1732
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: DAWSON FARMS, LLC
2700 POST OAK BOULEVARD
COLLEYVILLE, TEXAS 76034
PHONE: (972) 386-7239
CONTACT: MIKE DAWSON

NO.	REVISION	BY	DATE

STORM DRAIN DETAILS
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN SOUTH END OF HEADWALL IN WEST ROW OF JOHN MCCAIN RD LOCATED 50' SOUTH OF DRIVEWAY
ELEV = 627.35

TBM 1
MAG NAIL IN STILLWATER COURT AT THE PC
ELEV = 651.77

TBM 2
MAG NAIL AT END OF STILLWATER COURT TO START THE CUL-DE-SAC
ELEV = 642.90

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLANTON T. REDINGER
P.E. No.: 97497 Date: 10/11/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
C8.4

REDINGER GROUP PROJECT No. 1026-01 – OAK CREEK – WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS – COLLEYVILLE, TEXAS

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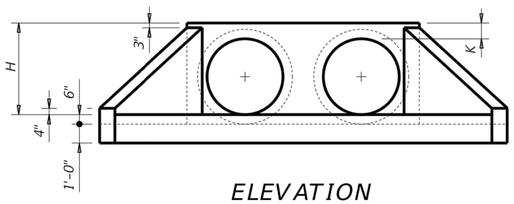
DATE:
FILE:

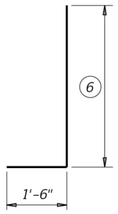
TABLE OF VARIABLE DIMENSIONS AND QUANTITIES FOR ONE HEADWALL (5)

Slope	Dia of Pipe (D)	Values for One Pipe						Values to be Added for Each Addt'l Pipe		
		W	X	Y	L	Reinf (Lbs)	Conc (CY) (1)	X and W	Reinf (Lbs)	Conc (CY) (1)
2:1	12"	4' - 7 ½"	2' - 6"	2' - 10"	3' - 3 ¼"	88	0.6	1' - 9"	20	0.2
	15"	5' - 5 ¾"	2' - 9 ½"	3' - 4"	3' - 10 ¼"	103	0.7	2' - 2"	24	0.3
	18"	6' - 4 ¼"	3' - 1"	3' - 10"	4' - 5"	124	0.9	2' - 8"	32	0.3
	21"	7' - 2 ¾"	3' - 4 ½"	4' - 4"	5' - 0"	143	1.1	3' - 1"	43	0.4
	24"	8' - 2 ½"	3' - 9 ½"	4' - 10"	5' - 7"	164	1.3	3' - 7"	50	0.5
	27"	9' - 1"	4' - 1"	5' - 4"	6' - 2"	179	1.5	3' - 11"	56	0.6
	30"	9' - 11 ½"	4' - 4 ½"	5' - 10"	6' - 8 ¾"	203	1.7	4' - 4"	65	0.8
	33"	10' - 10"	4' - 8"	6' - 4"	7' - 3 ¾"	224	2.0	4' - 8"	71	0.9
	36"	11' - 8 ¼"	4' - 11 ½"	6' - 10"	7' - 10 ¾"	249	2.2	5' - 1"	81	1.0
	42"	13' - 5 ¼"	5' - 6 ½"	7' - 10"	9' - 0 ½"	298	2.8	5' - 10"	97	1.3
	48"	15' - 9"	6' - 1 ½"	9' - 4"	10' - 9 ¼"	360	3.8	6' - 7"	117	1.7
	54"	17' - 5 ¾"	6' - 8 ½"	10' - 4"	11' - 11 ¼"	427	4.5	7' - 6"	151	2.1
	60"	19' - 2 ¾"	7' - 3 ½"	11' - 4"	13' - 1"	481	5.3	8' - 3"	174	2.5
	66"	20' - 11 ½"	7' - 10 ½"	12' - 4"	14' - 3"	544	6.2	8' - 9"	194	2.9
	72"	22' - 8 ½"	8' - 5 ½"	13' - 4"	15' - 4 ¾"	601	7.1	9' - 4"	213	3.3
3:1	12"	6' - 3"	2' - 6"	4' - 3"	4' - 11"	118	0.8	1' - 9"	22	0.2
	15"	7' - 5"	2' - 9 ½"	5' - 0"	5' - 9 ¼"	137	1.1	2' - 2"	28	0.3
	18"	8' - 6 ¾"	3' - 1"	5' - 9"	6' - 7 ¾"	170	1.3	2' - 8"	37	0.5
	21"	9' - 8 ¾"	3' - 4 ½"	6' - 6"	7' - 6"	195	1.6	3' - 1"	48	0.6
	24"	11' - 0"	3' - 9 ½"	7' - 3"	8' - 4 ½"	227	2.0	3' - 7"	58	0.7
	27"	12' - 2"	4' - 1"	8' - 0"	9' - 2 ¾"	251	2.3	3' - 11"	67	0.8
	30"	13' - 4"	4' - 4 ½"	8' - 9"	10' - 1 ¼"	293	2.7	4' - 4"	77	1.0
	33"	14' - 5 ¾"	4' - 8"	9' - 6"	10' - 11 ¾"	318	3.1	4' - 8"	84	1.2
	36"	15' - 7 ¾"	4' - 11 ½"	10' - 3"	11' - 10"	351	3.5	5' - 1"	96	1.4
	42"	17' - 11 ½"	5' - 6 ½"	11' - 9"	13' - 6 ¾"	432	4.5	5' - 10"	119	1.7
	48"	21' - 1 ¾"	6' - 1 ½"	14' - 0"	16' - 2"	537	6.1	6' - 7"	146	2.3
	54"	23' - 5 ½"	6' - 8 ½"	15' - 6"	17' - 10 ¾"	630	7.3	7' - 6"	186	2.9
	60"	25' - 9 ¼"	7' - 3 ½"	17' - 0"	19' - 7 ½"	719	8.7	8' - 3"	219	3.4
	66"	28' - 1"	7' - 10 ½"	18' - 6"	21' - 4 ¼"	811	10.1	8' - 9"	242	3.9
	72"	30' - 4 ¾"	8' - 5 ½"	20' - 0"	23' - 1 ¼"	924	11.7	9' - 4"	272	4.4
4:1	12"	7' - 10 ¾"	2' - 6"	5' - 8"	6' - 6 ½"	148	1.1	1' - 9"	24	0.3
	15"	9' - 4"	2' - 9 ½"	6' - 8"	7' - 8 ½"	181	1.5	2' - 2"	32	0.4
	18"	10' - 9 ½"	3' - 1"	7' - 8"	8' - 10 ¼"	221	1.9	2' - 8"	42	0.5
	21"	12' - 2 ¾"	3' - 4 ½"	8' - 8"	10' - 0"	260	2.3	3' - 1"	57	0.7
	24"	13' - 9 ½"	3' - 9 ½"	9' - 8"	11' - 2"	301	2.8	3' - 7"	67	0.9
	27"	15' - 3"	4' - 1"	10' - 8"	12' - 3 ¾"	334	3.3	3' - 11"	77	1.0
	30"	16' - 8 ¼"	4' - 4 ½"	11' - 8"	13' - 5 ¾"	385	3.8	4' - 4"	89	1.3
	33"	18' - 1 ¾"	4' - 8"	12' - 8"	14' - 7 ½"	425	4.5	4' - 8"	101	1.4
	36"	19' - 7"	4' - 11 ½"	13' - 8"	15' - 9 ¼"	472	5.1	5' - 1"	115	1.7
	42"	22' - 5 ¾"	5' - 6 ½"	15' - 8"	18' - 1"	583	6.5	5' - 10"	141	2.1
	48"	26' - 6 ¼"	6' - 1 ½"	18' - 8"	21' - 6 ¾"	730	8.9	6' - 7"	175	2.8
	54"	29' - 5"	6' - 8 ½"	20' - 8"	23' - 10 ¼"	875	10.7	7' - 6"	226	3.6
	60"	32' - 3 ¾"	7' - 3 ½"	22' - 8"	26' - 2"	996	12.7	8' - 3"	264	4.3
	66"	35' - 2 ½"	7' - 10 ½"	24' - 8"	28' - 5 ¾"	1,140	14.9	8' - 9"	300	4.9
	72"	38' - 1 ¼"	8' - 5 ½"	26' - 8"	30' - 9 ½"	1,297	17.3	9' - 4"	334	5.6
6:1	12"	11' - 2"	2' - 6"	8' - 6"	9' - 9 ¾"	224	1.9	1' - 9"	28	0.4
	15"	13' - 2 ¼"	2' - 9 ½"	10' - 0"	11' - 6 ½"	268	2.5	2' - 2"	37	0.5
	18"	15' - 2 ½"	3' - 1"	11' - 6"	13' - 3 ¼"	330	3.2	2' - 8"	50	0.7
	21"	17' - 2 ¾"	3' - 4 ½"	13' - 0"	15' - 0 ¼"	387	3.9	3' - 1"	69	0.9
	24"	19' - 4 ½"	3' - 9 ½"	14' - 6"	16' - 9"	453	4.8	3' - 7"	80	1.2
	27"	21' - 4 ¾"	4' - 1"	16' - 0"	18' - 5 ¾"	512	5.7	3' - 11"	96	1.4
	30"	23' - 5 ¼"	4' - 4 ½"	17' - 6"	20' - 2 ½"	593	6.7	4' - 4"	110	1.7
	33"	25' - 5 ½"	4' - 8"	19' - 0"	21' - 11 ¼"	675	7.8	4' - 8"	127	2.0
	36"	27' - 5 ¾"	4' - 11 ½"	20' - 6"	23' - 8"	735	9.0	5' - 1"	144	2.3
	42"	31' - 6 ¼"	5' - 6 ½"	23' - 6"	27' - 1 ½"	922	11.5	5' - 10"	179	3.0
	48"	37' - 3 ½"	6' - 1 ½"	28' - 0"	32' - 4"	1,191	15.9	6' - 7"	231	4.0
	54"	41' - 4 ¼"	6' - 8 ½"	31' - 0"	35' - 9 ½"	1,424	19.2	7' - 6"	300	5.0
	60"	45' - 4 ¾"	7' - 3 ½"	34' - 0"	39' - 3"	1,631	22.9	8' - 3"	353	6.0

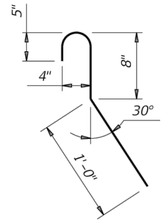


ELEVATION

(Showing dimensions.)



BARS V



BARS CL

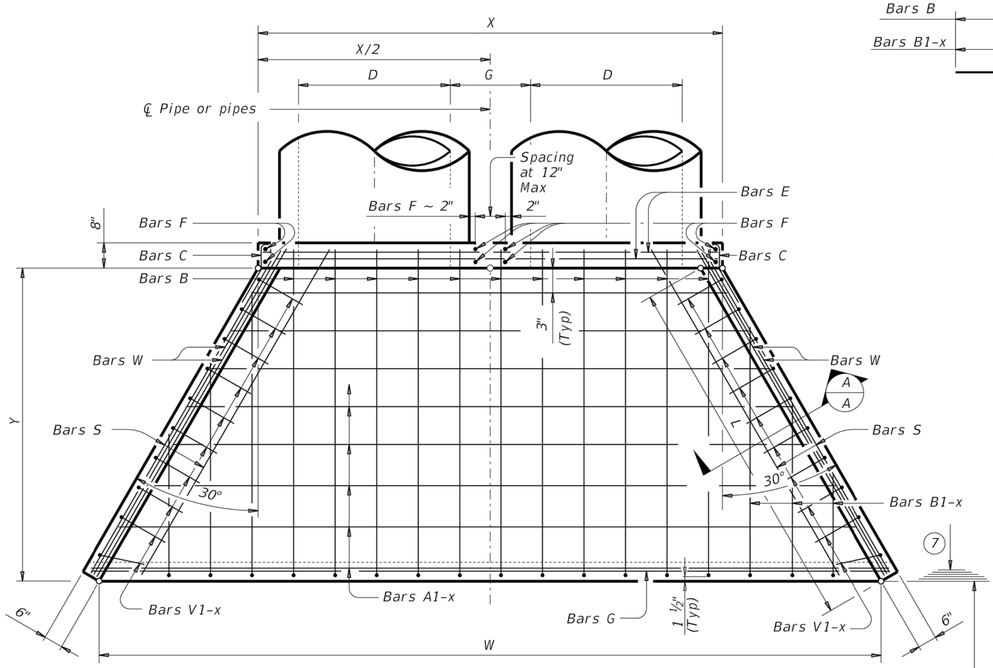
(Length = 2'-5")

TABLE OF (5) REINFORCING STEEL

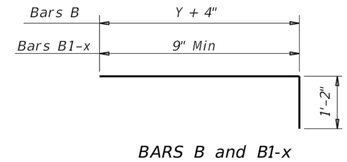
Bar	Size	Spa	No.
A	#4	1' - 0"	~
B	#3	1' - 6"	~
C	#4	1' - 0"	~
D	#3	1' - 0"	~
E	#5	~	4
F	#5	~	~
G	#3	~	2
S	#4	~	6
V	#4	1' - 0"	~
W	#5	~	4

TABLE OF CONSTANT DIMENSIONS

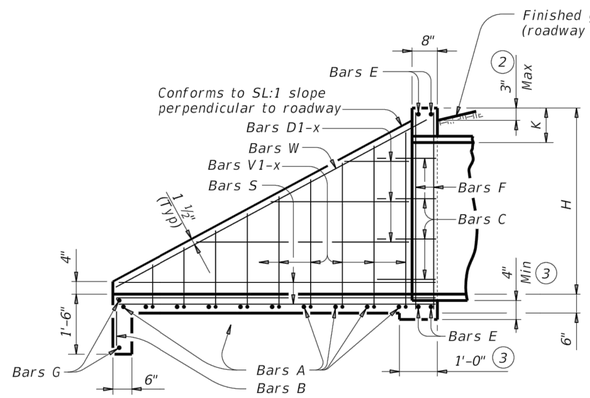
Dia of Pipe (D)	G	K (4)	H
12"	0' - 9"	1' - 0"	2' - 0"
15"	0' - 11"	1' - 0"	2' - 3"
18"	1' - 2"	1' - 0"	2' - 6"
21"	1' - 4"	1' - 0"	2' - 9"
24"	1' - 7"	1' - 0"	3' - 0"
27"	1' - 8"	1' - 0"	3' - 3"
30"	1' - 10"	1' - 0"	3' - 6"
33"	1' - 11"	1' - 0"	3' - 9"
36"	2' - 1"	1' - 0"	4' - 0"
42"	2' - 4"	1' - 0"	4' - 6"
48"	2' - 7"	1' - 3"	5' - 3"
54"	3' - 0"	1' - 3"	5' - 9"
60"	3' - 3"	1' - 3"	6' - 3"
66"	3' - 3"	1' - 3"	6' - 9"
72"	3' - 4"	1' - 3"	7' - 3"



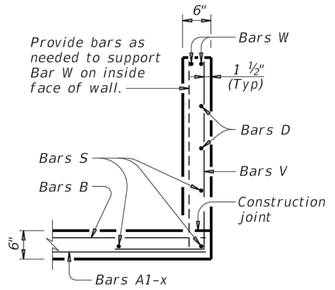
PLAN



BARS B and B1-x



TYPICAL WING ELEVATION



SECTION A-A

(1) Quantities shown are for concrete pipe and will increase slightly for metal pipe installations.

(2) For vehicle safety, construct curbs no more than 3" above finished grade. Reduce curb heights, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.

(3) Provide a 1'-0" footing as shown where required to maintain 4" minimum cover for pipes.

(4) Dimensions shown are usual and maximum.

(5) Quantities shown are for one structure end only (one headwall).

(6) Min Length = $6" + 3" \times \left(\frac{12 \times H - 7}{12 \times L}\right)$

Max Length = $12 \times H - 3" \times \left(\frac{12 \times H - 7}{12 \times L}\right) - 1"$

(7) Lengths of wings based on SL:1 slope along this line.

MATERIAL NOTES:

Provide Grade 60 reinforcing steel.
Provide Class C concrete (f'c = 3,600 psi).

GENERAL NOTES:

Designed according to AASHTO LRFD Bridge Design Specifications.

Do not mount bridge rails of any type directly to these culvert headwalls.

This standard may not be used for wall heights, H, exceeding the values shown.

Cover dimensions are clear dimensions, unless noted otherwise. Reinforcing dimensions are out-to-out of bars.

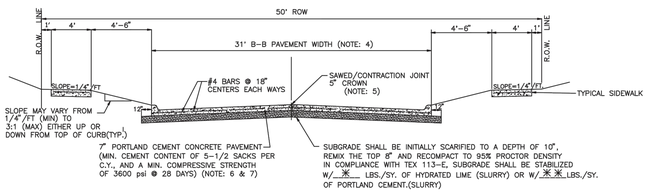
Texas Department of Transportation

Bridge Division Standard

CONCRETE HEADWALLS
WITH FLARED WINGS FOR 0° SKEW PIPE CULVERTS

CH-FW-0

FILE: CD-CH-FW0-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS				
	DIST	COUNTY		SHEET NO.



31' CONCRETE PAVEMENT SECTION
TYPICAL CROSS SECTION

NTS

NOTES:

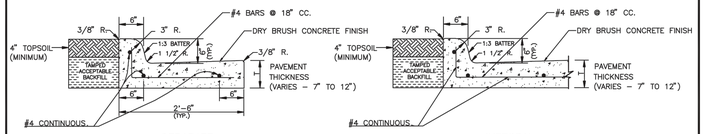
1. TRANSVERSE SAWED CONTRACTION JOINTS AT 12' INTERVALS FOR CONCRETE PAVEMENT.
2. LIME SHALL BE APPLIED AT 6% BY WEIGHT MINIMUM QUANTITY IS 36 LBS/SY. IN SOME AREAS A GREATER QUANTITY (OR A LIME SERIES TEST) MAY BE REQUIRED AT THE CITY'S DISCRETION.
3. CEMENT SHALL BE APPLIED AT 5% BY WEIGHT. MINIMUM QUANTITY IS 30#/SY.
4. 43' BB FOR 2-LANE COLLECTOR, 49' BB FOR 4-LANE COLLECTOR
5. 6" CROWN FOR COLLECTOR.
6. 8" THICKNESS FOR COLLECTOR.
7. HAND POURS SHALL BE 6-SACK.

REVISIONS
REVISIONS

CONCRETE STREET SECTION

CITY OF COLLEYVILLE TEXAS

DEC 2013 P-1



NOTES:

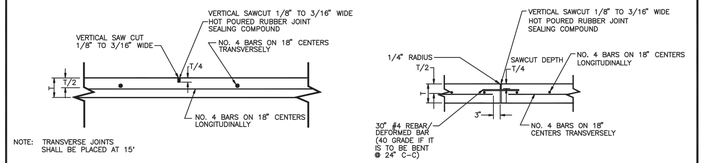
1. TOOLED JOINTS SHALL BE PLACED AT FIVE FOOT INTERVALS OR MATCHING ABUTTING SIDEWALK JOINTS AND PAVEMENT JOINTS.
2. EXPANSION JOINTS SHALL BE PLACED AT ALL INTERSECTIONS PC'S, PT'S, DRIVEWAYS, INLETS, OTHER CURB AND GUTTER OR EVERY 200 FEET.
3. CONCRETE SHALL BE 5 1/2 SACK - 3600 PSI.
4. MOUNTABLE CURBS ARE NOT ALLOWED.

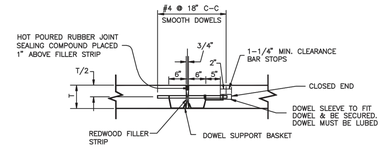
REVISIONS
REVISIONS

CONCRETE CURB & GUTTER

CITY OF COLLEYVILLE TEXAS

DEC 2013 P-4





NOTES:

1. PAVEMENT STEEL IS NOT SHOWN FOR CLARITY AND SHALL STOP 3 INCHES FROM JOINT.
2. EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 600 FEET.

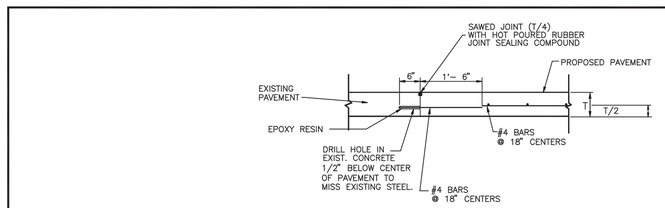
TRANSVERSE EXPANSION JOINT
NTS

REVISIONS
REVISIONS

PAVEMENT JOINTS

CITY OF COLLEYVILLE TEXAS

DEC 2013 P-5

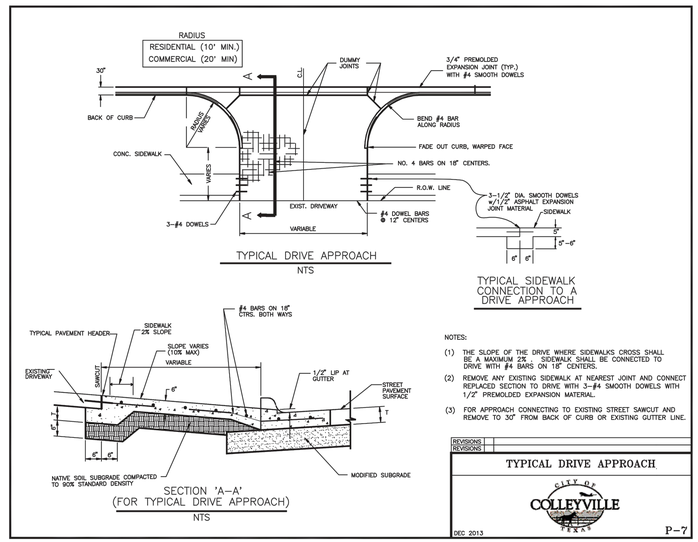


REVISIONS
REVISIONS

PAVEMENT HEADER, EPOXY TIE BAR

CITY OF COLLEYVILLE TEXAS

DEC 2013 P-6



NOTES:

(1) THE SLOPE OF THE DRIVE WHERE SIDEWALKS CROSS SHALL BE A MAXIMUM 2% . SIDEWALK SHALL BE CONNECTED TO DRIVE WITH #4 BARS ON 18" CENTERS.

(2) REMOVE ANY EXISTING SIDEWALK AT NEAREST JOINT AND CONNECT REPLACED SECTION TO DRIVE WITH 3-#4 SMOOTH DOWELS WITH 1/2" PREMOLDED EXPANSION MATERIAL.

(3) FOR APPROACH CONNECTING TO EXISTING STREET SAWCUT AND REMOVE TO 30" FROM BACK OF CURB OR EXISTING GUTTER LINE.

REVISIONS
REVISIONS

TYPICAL DRIVE APPROACH

CITY OF COLLEYVILLE TEXAS

DEC 2013 P-7

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
(972) 896-1211 OFFICE
ENGINEERING FIRM REGISTRATION NUMBER F-23328

PREPARED FOR: DAWSON FARMS, LLC
2700 COLLEYVILLE BLVD
COLLEYVILLE, TEXAS 76034
PHONE: (972) 386-7239
CONTACT: MIKE DAWSON

PAVING DETAILS
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN SOUTH END OF HEADWALL IN WEST ROW OF JOHN MCCAIN RD LOCATED 50' SOUTH OF DRIVEWAY
ELEV = 627.35

TBM 1
MAG NAIL IN STILLWATER COURT AT THE PC
ELEV = 651.77

TBM 2
MAG NAIL AT END OF STILLWATER COURT TO START THE CUL-DE-SAC
ELEV = 642.90

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

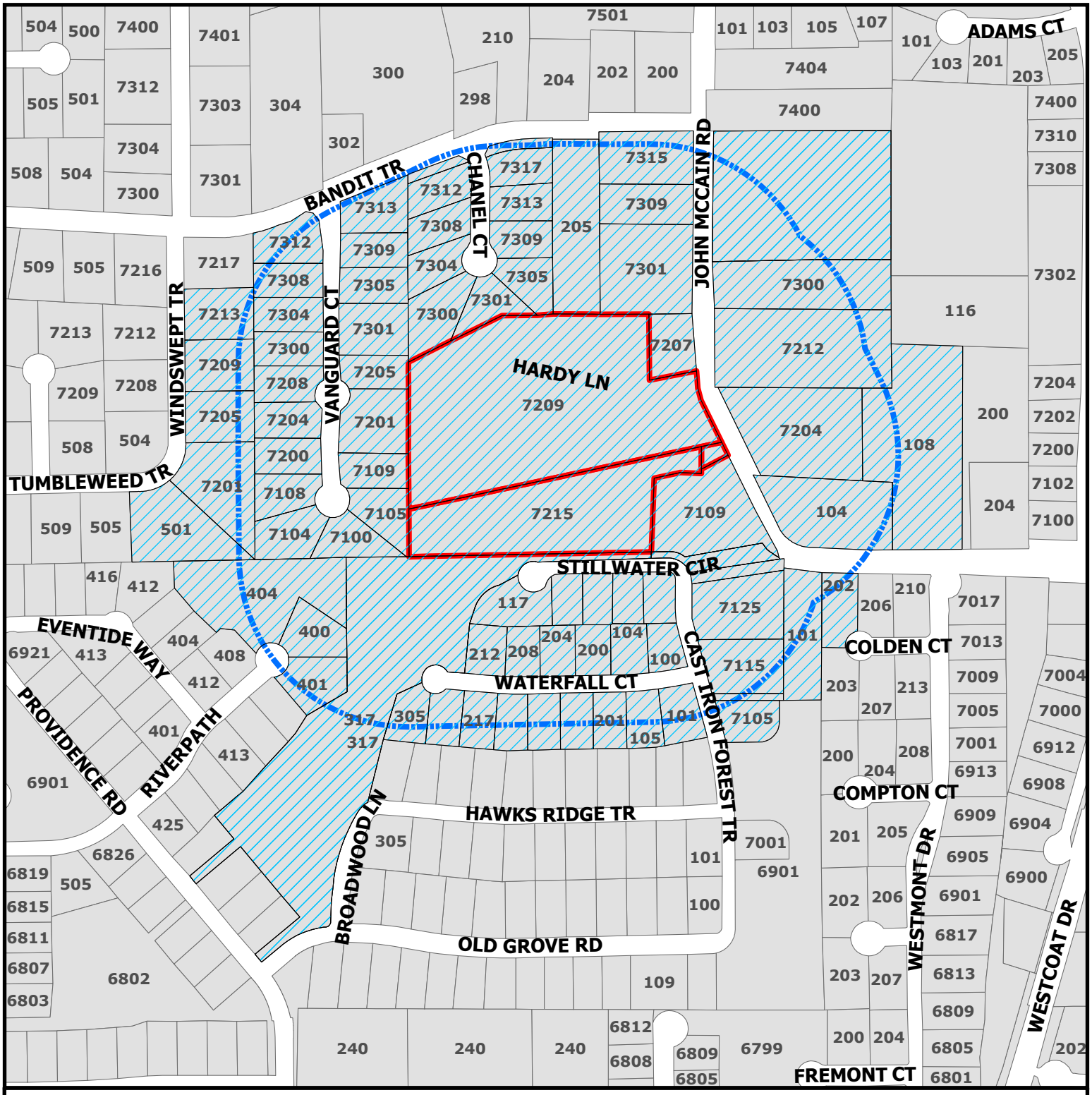
Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 10/11/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
C8.6

REDINGER GROUP PROJECT No. 1026-01 - OAK CREEK - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS

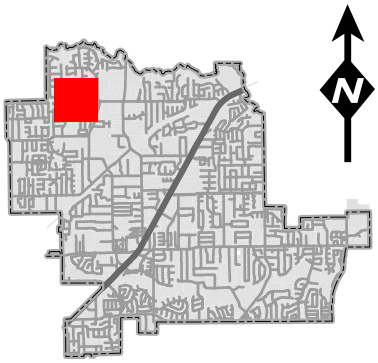
Notification Map



CITY OF COLLEYVILLE TEXAS

PC24-012

7215 John McCain Rd



Parcels to be notified

Buffer

Subject Property

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

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: Tuesday, November 12, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, December 3, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request:	Consideration of a Preliminary/Final Plat for the Oak Creek Subdivision, being Lot 1, Block 1, Allzim Acres Addition & Tracts 2A7B, 2ABC, and 2A9A, Abstract 533, Mary M Freeman Survey. The purpose of the plat is to allow for a 7 lot single-family residential subdivision known as Oak Creek.
Zoning Case:	PC24-012
Applicant:	Clayton Redinger
Owner:	Dawson Farms, LLC
Location:	7209 & 7215 John McCain Road
Property Description:	Lot 1, Block 1, Allzim Acres Addition & Tracts 2A7B, 2ABC, and 2A9A, Abstract 533, Mary M Freeman Survey
Present Zoning:	R-30 Single Family Residential, R-40 Single Family Residential, RE Single Family 'Estate' Residential, AG Agricultural

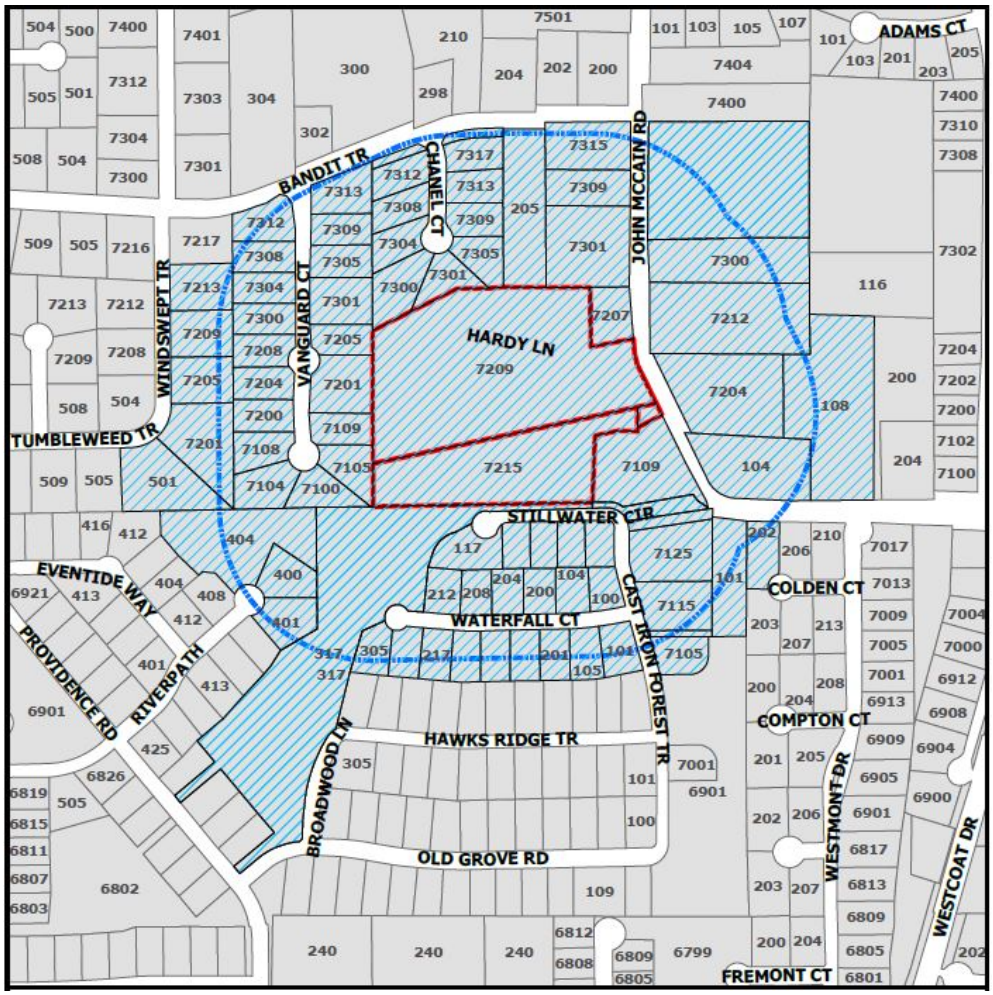
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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



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 case number when requesting information.

Kris Potts

Kristopher Potts

Owner_Name	Situs_Addr
KENT, ROBERT	7315 JOHN MCCAIN RD
WALKER, GRADY M	7309 JOHN MCCAIN RD
ATHERTON, JAY W	7207 JOHN MCCAIN RD
BATTLES, BRANDON	101 JOHN MCCAIN RD
VAN HORNE, EDWARD	108 JOHN MCCAIN RD
BELL, APRIL	7204 JOHN MCCAIN RD
RAU, SUSAN	7105 CAST IRON FOREST TR
FAZAL, UMER	305 WATERFALL CT
CHANDLER, EDWIN K	301 WATERFALL CT
SCHNEIDER, HENRY J	217 WATERFALL CT
GRIFFIN, JEFFREY	213 WATERFALL CT
PATEL, AJAY ARVIND	209 WATERFALL CT
SMITH, WILLIAM	205 WATERFALL CT
OWEN, JOHN	201 WATERFALL CT
KELLY, JOHN	105 WATERFALL CT
ETTA, ANITA B	101 WATERFALL CT
LEE, JENNIFER FANG EN	117 STILLWATER CIR
BUTLER, PERRY L	208 WATERFALL CT
INMAN, MARGARET K	212 WATERFALL CT
BYRD, MICHAEL C	113 STILLWATER CIR
LAW, JAMES	109 STILLWATER CIR
COX, CLYDE	105 STILLWATER CIR
ALLEN, LEROY	101 STILLWATER CIR
RAHMAN, EDWARD A	100 WATERFALL CT
CLARK, EDWARD D	104 WATERFALL CT
BARNES, IRWIN	200 WATERFALL CT
AGNEW, GARRICK D	204 WATERFALL CT
RIACH FAMILY TRUST	7109 JOHN MCCAIN RD
STERNFELD, TODD	7125 CAST IRON FOREST TR
DH PROPERTY GROUP LLC	7115 CAST IRON FOREST TR
TOLL DALLAS TX LLC	7189 CAST IRON FOREST TR
OLD GROVE MAINTENANCE ASSOCIATION INC	7109 CAST IRON FOREST TR
PELTIER, ANGELA	205 BANDIT TR
GRAZIA, TODD	7313 VANGUARD CT
STEVENS, GREGORY	7104 VANGUARD CT
GONZALEZ, AL	7108 VANGUARD CT
HUDSON, SUSAN	7200 VANGUARD CT
GOODEN, JOHN L	7204 VANGUARD CT
PLIER, KRISTOPHER	7208 VANGUARD CT
DAVID & ANNA PHILLIPS REVOCABLE TRUST	7300 VANGUARD CT
AGUIRRE LIVING TRUST	7304 VANGUARD CT
RYAN, MARSHALL	7308 VANGUARD CT
BENINK, ERIC	7312 VANGUARD CT
ATHULATHMUDALI, K	7309 VANGUARD CT
SKINNER, ALFRED H	7305 VANGUARD CT
FROBERG, PAUL K	7301 VANGUARD CT
GREEN, KENNETH	7205 VANGUARD CT
KIMBELL, ISHAM	7201 VANGUARD CT
FOSTER, ROSS	7109 VANGUARD CT
DAVIS, JOEY	7105 VANGUARD CT
HOLLAN, GEORGE	7100 VANGUARD CT
STILWILL, CHARLES	7209 WINDSWEPT TR
RODRIGUEZ, ANTHONY	7213 WINDSWEPT TR
MARQUART REVOCABLE TRUST	501 TUMBLEWEED TR
BRIGHT, WILLIAM R	7201 WINDSWEPT TR
CHEN, TAI WAI D	7205 WINDSWEPT TR
BOLTON, JONATHAN	202 COLDEN CT
MYERS, FLOYD	400 RIVERPATH
CLARRY, KEITH E	401 RIVERPATH
WHITTIER HEIGHTS HOME OWNERS ASSOC INC	404 RIVERPATH
FLORENT AND NADINE BAILLOT FAMILY TRUST	7312 CHANEL CT
DIGGS, WILLIAM KEITH	7308 CHANEL CT
COSTA, LUIZ	7304 CHANEL CT
CHEATWOOD, JOEL	7300 CHANEL CT
FERRELL, HUNTER	7301 CHANEL CT
WAGNER, FREDERICK V	7305 CHANEL CT
CROWE REVOCABLE TRUST	7309 CHANEL CT
REDDY, BIBAS	7313 CHANEL CT
O'NEAL, BRIAN	7317 CHANEL CT
VISIONS SOUTHWEST 10 LP	7321 CHANEL CT
JUDON, MATTHEW	7212 JOHN MCCAIN RD
MARTINEZ GRULLON, JUAN	7300 JOHN MCCAIN RD
JONES, MARK	7316 JOHN MCCAIN RD
HIGHTOWER, ROXANNE S	104 JOHN MCCAIN RD
BILLINGS, FLORENCE L	7301 JOHN MCCAIN RD
OLD GROVE ADDITION	COURTESY NOTICE
WESTMONT ADDITION	COURTESY NOTICE
CHANEL COURT	COURTESY NOTICE
VANGUARD ESTATES ADDITION	COURTESY NOTICE
MONTICELLO ADDITION-COLLEYVLLE	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
DAWSON FARMS LLC	7209 JOHN MCCAIN RD
CLAYTON REDINGER	

RESOLUTION R-24-4995

A RESOLUTION APPROVING A PRELIMINARY/FINAL PLAT FOR THE OAK CREEK ADDITION

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary/Final Plat for The Oak Creek Addition on November 12, 2024.

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

Sec. 1. THAT the Preliminary/Final Plat for The Oak Creek Addition on approximately 12.04 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 3RD DAY OF DECEMBER 2024.

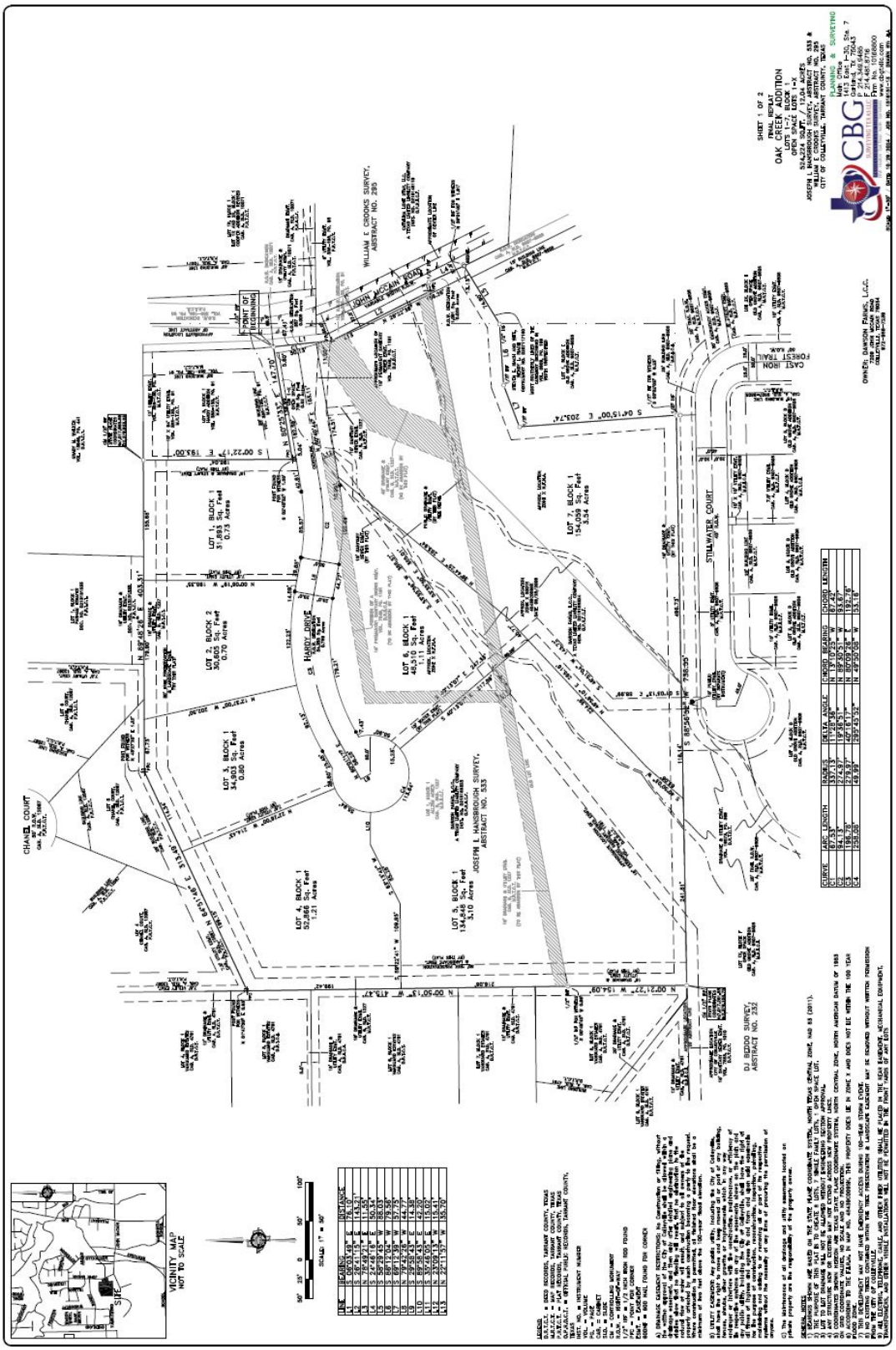
Mayor Bobby Lindamood	_____	Mark Alphonso, Place 2	_____
Mayor Pro Tem Brandi Elder	_____	Ben Graves, Place 4	_____
Deputy Mayor Pro Tem Scotty Richardson	_____	Tim Raine, Place 6	_____
Kimberly Holt Gunderson, Place 5	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Exhibit "A" – Plat Exhibit



CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 6b **Agenda Date** 12/3/2024 **Number** Resolution R-24-4996
Type Public Hearing Agenda Items
Department Community Development

Title
Consideration of a Preliminary/Final Plat for The Bluffs of Colleyville Subdivision, being Tracts 1B1, 1B2, 1C1, and 1B3, Abstract 294, Robert Chowning Survey and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case PC24-013

Explanation
Reading and Public Hearing

Clayton Redinger, the applicant, has submitted a request for a Preliminary/Final Plat for Lots 1-9, Block 1, The Bluffs of Colleyville Addition, being approximately 13.90 acres, and zoned R-40 Single Family Residential district. The purpose of the plat is for a new nine lot single-family subdivision.

Existing Conditions/Background: The subject properties, 2417 Wilkes Drive and 6900 Pool Road, reside south of the intersection of Pool Road and Colleyville Boulevard. The properties currently have one single family home and two accessory buildings that will be removed. On the north side of the property is floodplain and Big Bear Creek.

Lot Dimensions and Setbacks: Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-40 zoning regulations require the following standards:

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

As submitted, the lots shown on the proposed plat meet the requirements of the R-40 zoning as described in the Land Development Code.

Analysis: The proposed plat creates nine new single-family residential lots. All the proposed lots meet the requirements of the R-40 zoning district. An open space lot will be dedicated to the City on the north side of the development. In the rear of all properties there will be a 25-foot tree preservation easement.

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

DRC Review: The DRC reviewed the request during their October 21st, 2024 meeting and provided the following comments:

1. Provide a street name.
2. Add the square footage to each lot.
3. The Plat title name should be changed to Preliminary/Final Plat.
4. Provide a note from the Land Development Code, Section 9.19.2 that states: All electric, telephone, cable, and other fiber utilities shall be placed in the rear easement. Mechanical equipment, transformers, and other visible installations will not be permitted in the front yards of any lots.
5. For Engineering Comments please refer to the attached pdf.

Applicant provided updated exhibits on October 31, 2024.

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

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

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

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

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

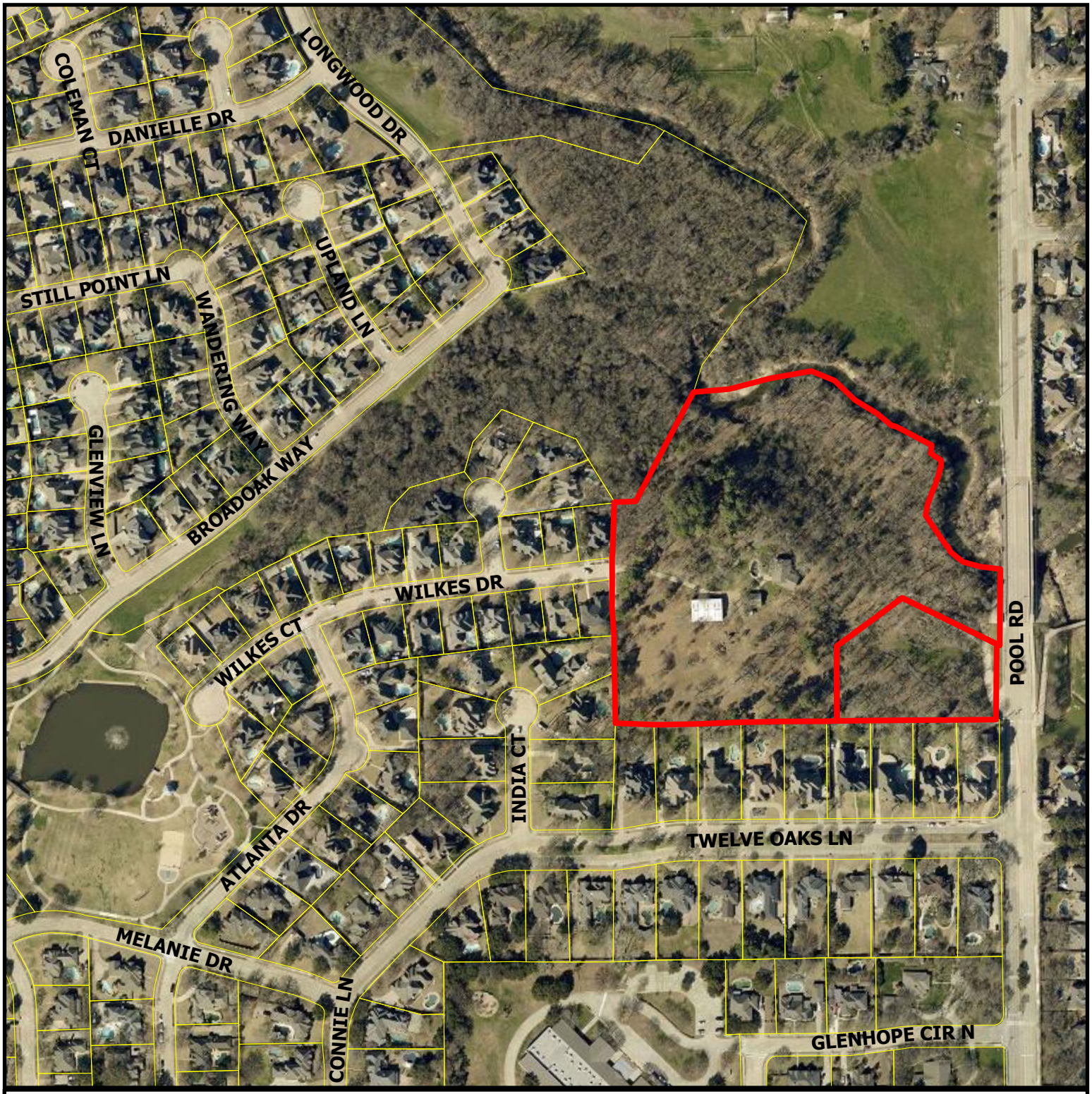
Staff Recommendation: Staff recommends approval of the Preliminary/Final plat.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the plat at their November 12, 2024 meeting by a vote of 6-0.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Grading and Drainage Exhibits
6. Notification Map
7. Notification Letter
8. Notification List
9. Resolution R-24-4996

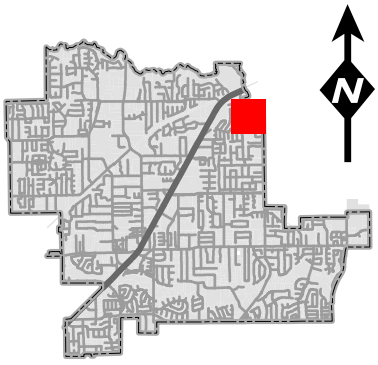
Aerial Map



CITY OF COLLEYVILLE TEXAS

PC24-013

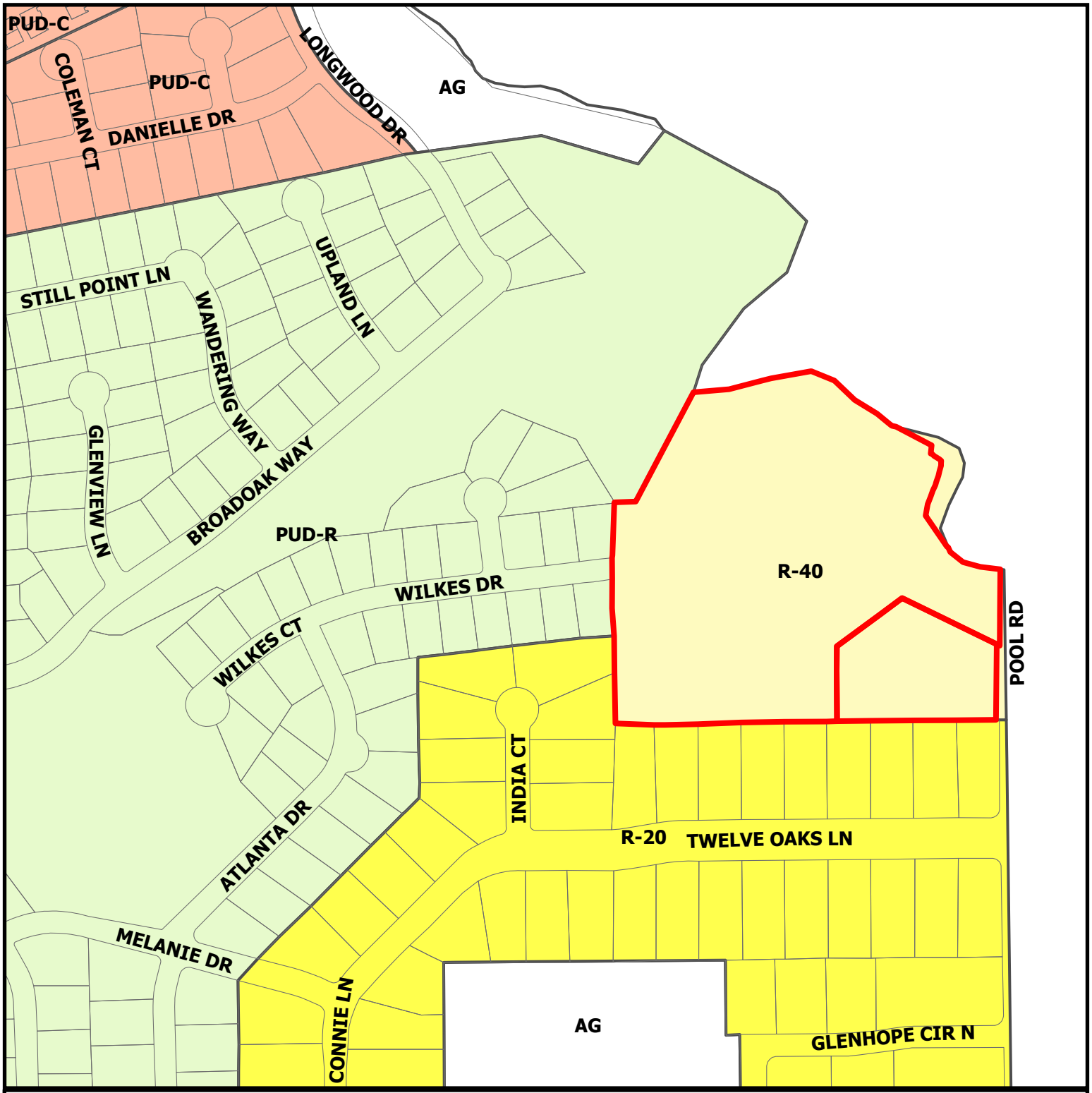
2417 Wilkes Dr



Subject Property

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

Zoning Map



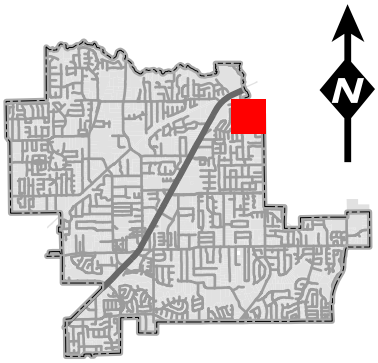
CITY OF COLLEYVILLE TEXAS

PC24-013

2417 Wilkes Dr

Zoning

AG	Agricultural	R-10	Single Family Residential (10,000
CC-1	Village Retail	R-15	Single Family Residential (15,000
CC-2	Shopping Center	R-20	Single Family Residential (20,000
CC-3	Highway Commercial	R-30	Single Family Residential (30,000
CN	Neighborhood Commercial	R-40	Single Family Residential (40,000
CPO	Professional Office	R-MF	Multi-Family Residential
ML	Light Manufacturing	RD	Two Family Residential
PUD-C	Planned Unit Development, Commercial	RE	Single Family 'Estate' Residential
PUD-R	Planned Unit Development, Residential		Subject Property



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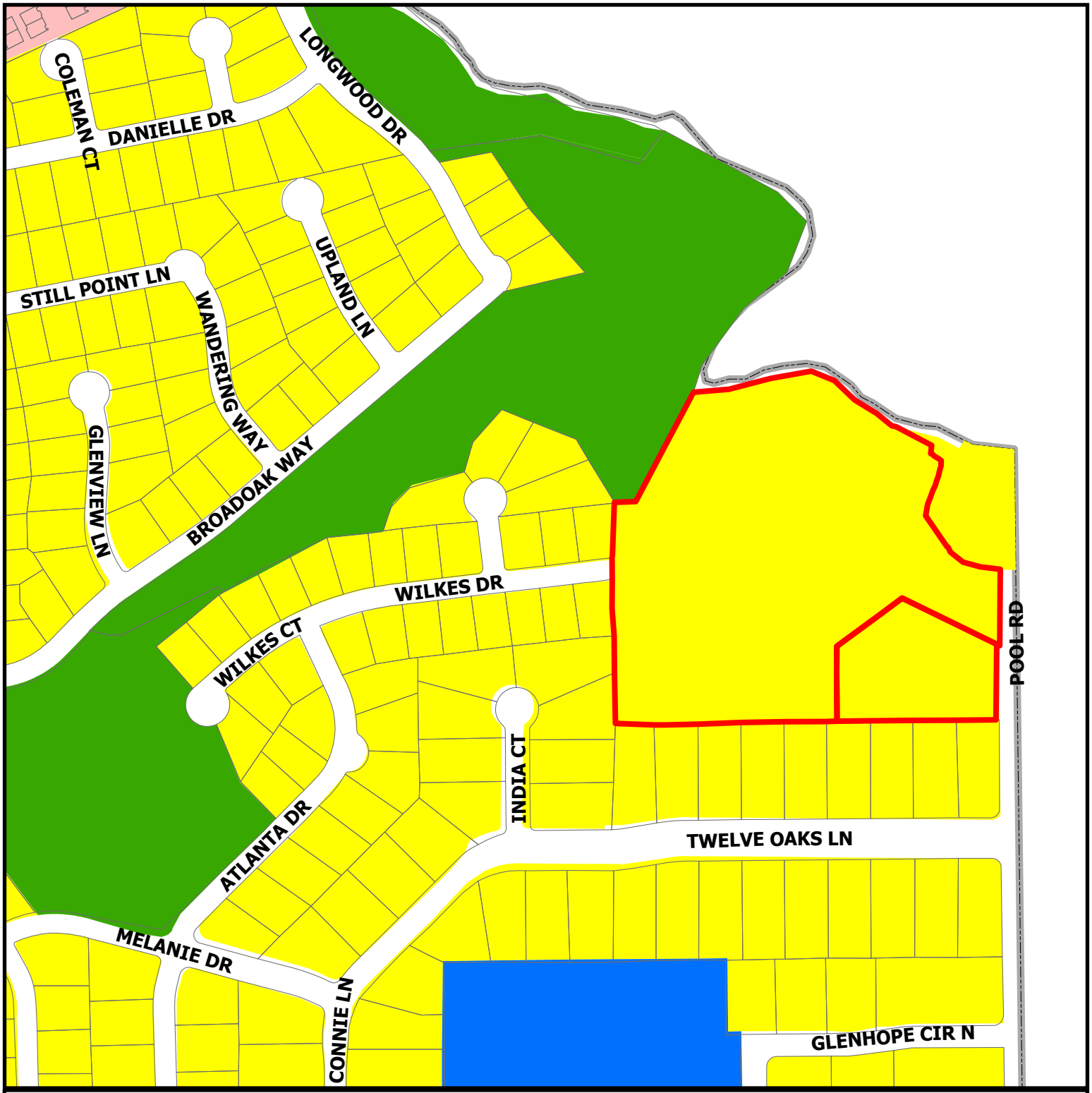
Future Land Use Map

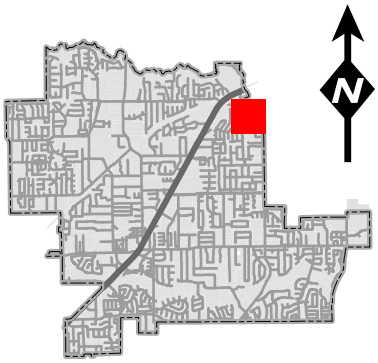


CITY OF COLLEYVILLE TEXAS

PC24-013

2417 Wilkes Dr

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



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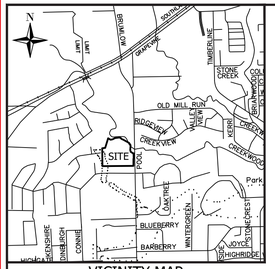
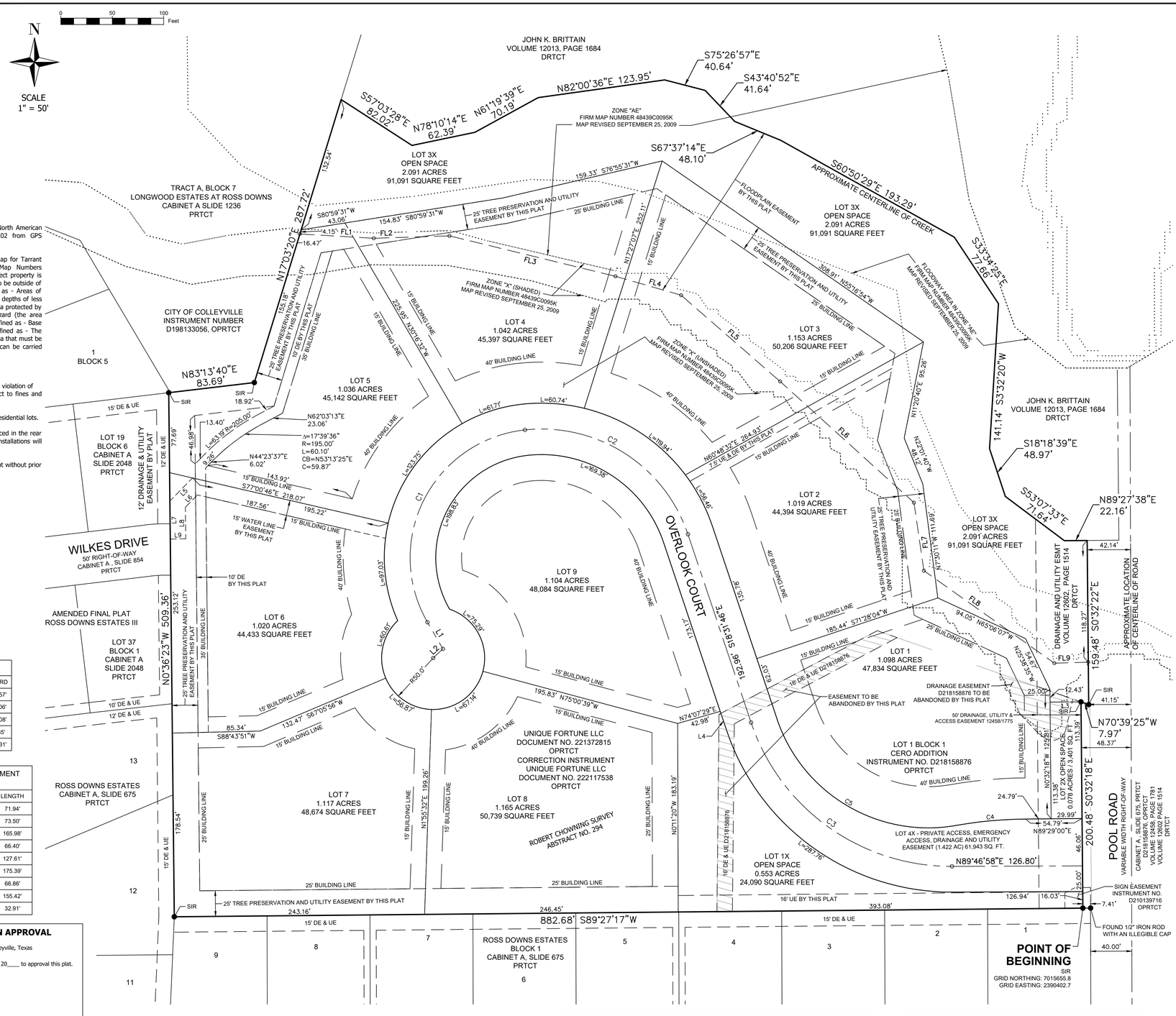


VICINITY MAP

NOT TO SCALE



NOTES

1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

2. According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Panel 95 of 495, Map Numbers 48439C0095K, Map Revised Date: September 25, 2009, the subject property is located in **Zone "X" (Unshaded)** defined as - Areas determined to be outside of the 0.2% annual chance floodplain. **Zone "X" (Shaded)** define as - Areas of 0.2% annual flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 1% annual chance flood. Area of Special Flood Hazard (the area subject to flooding by the 1% annual chance flood) **Zone "AE"** defined as - Base Flood Elevations determined. **Floodway areas in Zone "AE"** defined as - The floodway is the channel of a stream plus any adjacent floodplain area that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights.

This statement does not reflect any type of flood study by this firm.

3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.

4. The purpose of this plat is to create 9 residential lots and 4 non-residential lots.

5. All electric, telephone, cable, and other fiber utilities shall be placed in the rear easement. Mechanical equipment, transformers, and other visible installations will not be permitted in the front yards of any lots.

6. No Trees shall be removed with in the Tree Preservation Easement without prior approval from the City of Colleyville.

LEGEND

SYMBOL	DESCRIPTION
OPRTCT	OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS
PRTCT	PLAT RECORDS TARRANT COUNTY TEXAS
SIR	SET IRON ROD WITH CAP STAMPED "ypassociates.com"
BL	BUILDING LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
BTP	BY THIS PLAT
L =	ARC LENGTH
AC.	ACRES
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	113°54'51"	125.00'	248.53'	N26°52'11"E	209.57'
C2	77°38'38"	149.99'	203.26'	S57°21'05"E	188.06'
C3	71°41'06"	205.00'	256.48'	S54°22'29"E	240.08'
C4	9°29'35"	410.00'	67.93'	N84°44'12"E	67.85'
C5	81°28'39"	155.00'	220.42'	S59°16'16"E	202.31'

LINE TABLE

NO.	BEARING	LENGTH
L1	N30°05'14"W	29.92'
L2	N46°27'15"E	12.98'
L3	S89°27'42"W	29.99'
L4	N18°31'46"W	19.79'
L5	S44°23'48"W	31.40'
L6	N44°23'48"E	16.77'
L7	S00°36'07"E	36.94'
L8	N00°36'12"W	30.72'
L9	N89°23'48"E	15.00'

FLOOD PLAIN EASEMENT LINE TABLE

NO.	BEARING	LENGTH
FL1	S86°40'56"E	71.94'
FL2	N88°09'08"E	73.50'
FL3	S76°17'28"E	165.98'
FL4	S73°56'11"E	66.40'
FL5	S48°55'13"E	127.61'
FL6	S47°49'32"E	175.39'
FL7	S08°17'59"E	66.86'
FL8	S54°40'20"E	155.42'
FL9	N88°15'41"E	32.91'

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Colleyville, Texas

voted affirmatively on this _____day of _____, 20____ to approval this plat.

_____
Chairman, Planning and Zoning Commission

_____
Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Colleyville, Texas voted affirmatively on

this _____day of _____, 20____ to approval this plat.

_____
Mayor, City of Colleyville

_____
Attest: City Secretary

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, DESIREÉ L. HURST, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

_____
Desireé L. Hurst Date

Registered Professional Land Surveyor No. 6230

Utility Easements

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

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

Floodway Easement Restriction: No construction shall be allowed within a floodway easement without the written approval of the City of Colleyville, and then only after detailed engineering plans and studies show that no flooding will result.

Dedication Certificate

WHEREAS, UNIQUE FORTUNE and BRUCE & STACEY TAYLOR, are the owners of a tract of land situated in the Robert Chowning Survey, Abstract No. 294, Tarrant County, Texas, and being all of a 12.01 acre tract conveyed to them by General Warrant Deed recorded in Document number D221372815, Correction Instrument D222117538, Official Public Records, Tarrant County, Texas (OPRTCT) and all of Lot 1, Block 1, Cero Addition, an addition to City of Colleyville, Tarrant County, Texas recorded in Clerk's File No. D218158876, Plat Records, Tarrant County, Texas (PRTCT) and being more particularly described as follows:

BEGINNING at a set 1/2" iron rod with cap stamped "ypassociates.com" having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 7015655.8 and Easting 2390402.7, on the south line of said Lot 1, Block 1, Cero Addition, on the north line of Lot 1, Block 1, Ross Downs Estates, an addition to Colleyville, Texas recorded in Cabinet A, Slide 675, PRTCT and on the west right-of-way line of Pool Road (variable width) from which a found 1/2" iron rod bears North 89 degrees 27 minutes 17 seconds East, (Grid Bearings based on said Texas Coordinate System), a distance of 7.41 feet;

THENCE South 89 degrees 27 minutes 17 seconds West, with the south line of said Lot 1, Block 1, Cero Addition and the south line of said 12.01 acre tract, a distance of 882.68 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the southwest corner of said 12.01 acre tract and the west line of Lot 12, Block 1 of said Ross Downs Estates;

THENCE North 00 degrees 36 minutes 23 seconds West, with the west line of said 12.01 acre tract, a distance of 509.36 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at an angle point in the west line of said 12.01 acre tract and a south corner of a tract of land to City of Colleyville recorded in Instrument Number D198133056, OPRTCT;

THENCE North 83 degrees 13 minutes 40 seconds East, continuing with the said west line of said 12.01 acre tract and the south line of said City of Colleyville tract, a distance of 83.69 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";

THENCE North 17 degrees 03 minutes 20 seconds East, continuing with the said west line of said 12.01 acre tract and the east line of said City of Colleyville tract, a distance of 287.72 feet to a point on the approximate centerline of a creek;

THENCE Southeasterly along said creek the following (13) thirteen calls as follows:

1. South 57 degrees 03 minutes 28 seconds East, a distance of 82.02 feet to a point for corner.
2. North 78 degrees 10 minutes 14 seconds East, a distance of 62.39 feet to a point for corner.
3. North 61 degrees 19 minutes 39 seconds East, a distance of 70.19 feet to a point for corner.
4. North 82 degrees 00 minutes 36 seconds East, a distance of 123.95 feet to a point for corner.
5. South 75 degrees 26 minutes 57 seconds East, a distance of 40.64 feet to a point for corner.
6. South 43 degrees 40 minutes 52 seconds East, a distance of 41.64 feet to a point for corner.
7. South 67 degrees 37 minutes 14 seconds East, a distance of 48.10 feet to a point for corner.
8. South 60 degrees 50 minutes 29 seconds East, a distance of 193.29 feet to a point for corner.
9. South 33 degrees 34 minutes 25 seconds East, a distance of 77.66 feet to a point for corner.
10. South 03 degrees 32 minutes 20 seconds West, a distance of 141.14 feet to a point for corner.
11. South 18 degrees 18 minutes 39 seconds East, a distance of 48.97 feet to a point for corner.
12. South 53 degrees 07 minutes 33 seconds East, a distance of 71.64 feet to a point for corner.
13. North 89 degrees 27 minutes 38 seconds East, a distance of 22.16 feet to a point for corner on the east line of said 12.01 acre tract and said Pool Road.

THENCE Southeasterly along said 12.01 acre tract, the west right-of-way line of said Pool road and the east line of said Lot 1, Block 1, Cero Addition creek the following (3) three calls as follows:

1. South 00 degrees 32 minutes 22 seconds East, a distance of 159.48 feet to a set 1/2" iron rod with cap stamped "ypassociates.com".
2. North 70 degrees 39 minutes 25 seconds West, a distance of 7.97 feet to a set 1/2" iron rod with cap stamped "ypassociates.com".
3. South 03 degrees 32 minutes 18 seconds East, a distance of 200.48 feet to the **POINT OF BEGINNING** and containing 13.90 acres of land, more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That We, UNIQUE FORTUNE and BRUCE & STACEY TAYLOR, Owners, do hereby adopt this plat designating the hereinbefore described property as Lots 1-9, Lot 1X, Lot 2X, Lot 3X and Lot 4X, Block 1, The Bluffs, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction , maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 20_____.

_____
UNIQUE FORTUNE

STATE OF TEXAS ~

COUNTY OF _____~

Before Me, the undersigned authority, on this day personally appeared _____known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2024.

_____
Notary Public in an for the State of Texas

_____
BRUCE & STACEY TAYLOR

STATE OF TEXAS ~

COUNTY OF _____~

Before Me, the undersigned authority, on this day personally appeared _____known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2024.

_____
Notary Public in an for the State of Texas

PRELIMINARY/FINAL PLAT
THE BLUFFS
LOTS 1-9, LOTS 1X, 2X, 3X AND LOT 4X, BLOCK 1

BEING 13.90 ACRES SITUATED IN THE
ROBERT CHOWNING SURVEY
ABSTRACT NUMBER 294

CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PREPARED OCTOBER 2024

OWNER/DEVELOPER:
UNIQUE FORTUNE, LLC
400 N. CARROLL AVENUE
SOUTHLAKE, TX 76092
PHONE: 817.421.2067

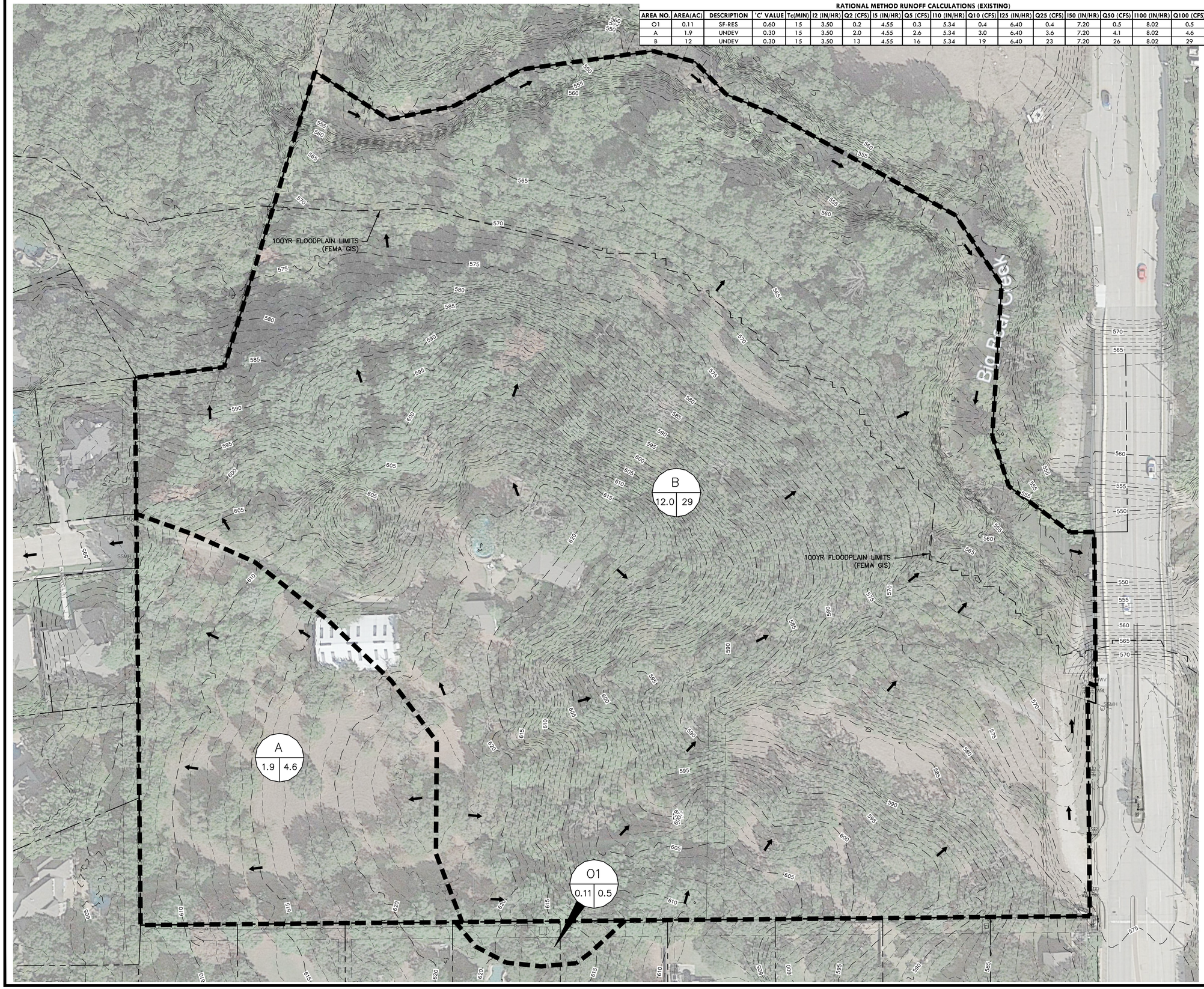
OWNER/DEVELOPER:
BRUCE TAYLOR AND STACY TAYLOR
4501 SHADYCREEK LANE
COLLEYVILLE, TX 76034

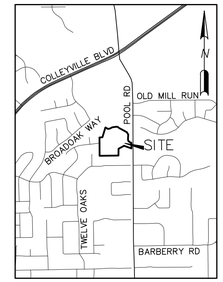
SURVEYOR:
YAZEL PEEBLES &
ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 682.233.2030

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097
Bedford, TX 76095
817.268.3316
ypassociates.com
info@ypassociates.com
TBPELS 10194022

RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)

AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
O1	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5
A	1.9	UNDEV	0.30	15	3.50	2.0	4.55	2.6	5.34	3.0	6.40	3.6	7.20	4.1	8.02	4.6
B	12	UNDEV	0.30	15	3.50	13	4.55	16	5.34	19	6.40	23	7.20	26	8.02	29





VICINITY MAP
SCALE: 1" = 2000'

NORTH

0 20 40 80

(IN FEET)
1 INCH = 40FT

LEGEND

- NAME / AC | Q100 — DRAINAGE AREA LABEL
- FLOW ARROW (POST-PROJECT)
- DRAINAGE DIVIDE
- 501 — EXISTING CONTOUR MINOR
- 500 — EXISTING CONTOUR MAJOR
- 1 — DESIGN POINT

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

CITY CASE NO. ----

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93305
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105
ENGINEERING FIRM REGISTRATION NUMBER F-23328

PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
1700 PACIFIC AVENUE, SUITE 4100
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105

EXISTING DRAINAGE PLAN
THE BLUFFS
COLLEYVILLE, TEXAS

BENCHMARKS:

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

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

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No.: 97497 Date: 10/10/2024

Drawn By: DSM

Reviewed By: CTR

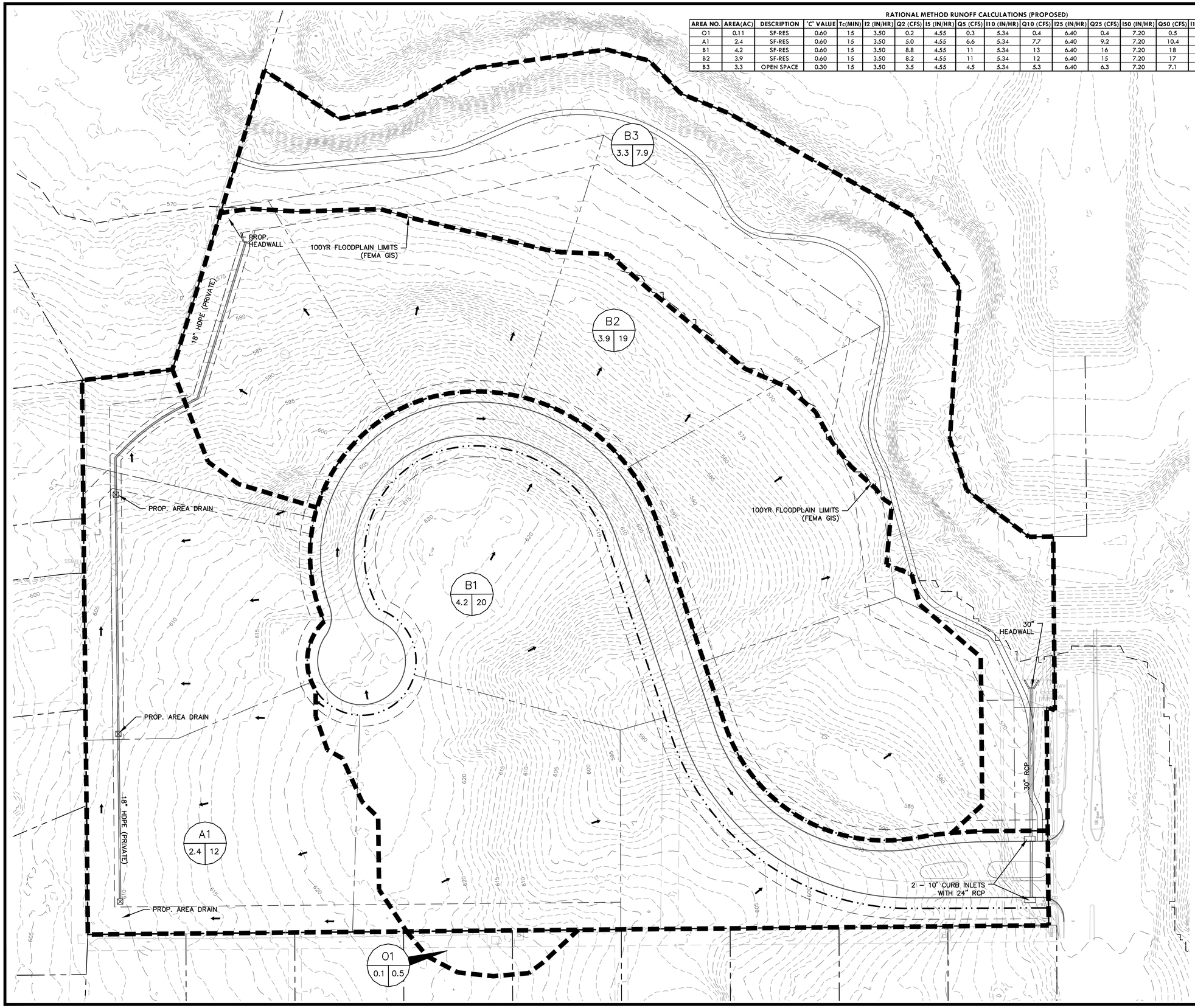
Project: 1013-01

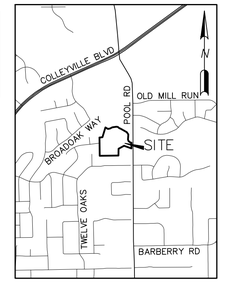
SHEET
1

REDINGER GROUP PROJECT No. 1013-01 - PRELIMINARY PLAT FOR THE BLUFFS - 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	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5
A1	2.4	SF-RES	0.60	15	3.50	5.0	4.55	6.6	5.34	7.7	6.40	9.2	7.20	10.4	8.02	12
B1	4.2	SF-RES	0.60	15	3.50	8.8	4.55	11	5.34	13	6.40	16	7.20	18	8.02	20
B2	3.9	SF-RES	0.60	15	3.50	8.2	4.55	11	5.34	12	6.40	15	7.20	17	8.02	19
B3	3.3	OPEN SPACE	0.30	15	3.50	3.5	4.55	4.5	5.34	5.3	6.40	6.3	7.20	7.1	8.02	7.9





VICINITY MAP
SCALE: 1" = 2000'

NORTH

0 20 40 80

(IN FEET)
1 INCH = 40FT

LEGEND

- NAME / AC | Q100 — DRAINAGE AREA LABEL
- FLOW ARROW (POST-PROJECT)
- DRAINAGE DIVIDE
- —501— EXISTING CONTOUR MINOR
- — 500 — EXISTING CONTOUR MAJOR
- (1) DESIGN POINT

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

CITY CASE NO. ----

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105
ENGINEERING FIRM REGISTRATION NUMBER F-23328

PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
1 LEGACY TOWN CENTER, SUITE 100
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105

PRELIMINARY GRADING & DRAINAGE PLAN
THE BLUFFS
COLLEYVILLE, TEXAS

BENCHMARKS:

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

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

PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 10/17/2024

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

SHEET
2

REDINGER GROUP PROJECT No. 1013–01 – PRELIMINARY PLAT FOR THE BLUFFS – COLLEYVILLE, TEXAS

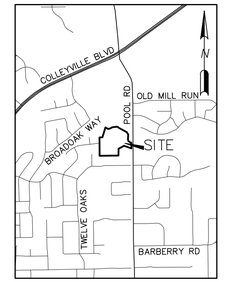
LEGEND

- PROP. 8" WATER LINE
- PROP. FIRE HYDRANT
- PROP. SEWER MANHOLE
- PROP. 8" SEWER LINE
- PROP. CULVERT
- W — EXIST. WATER MAIN
- SS — EXIST. SEWER MAIN

NORTH

0 20 40 80

(IN FEET)
1 INCH = 40FT



VICINITY MAP
SCALE: 1" = 2000'

INSTALL: STORM HEADWALL
100 YEAR FLOODPLAIN
10' DRAINAGE EASEMENT
OS-3 91,091 SF
LOT 4 45,397 SF
LOT 3 50,206 SF
LOT 5 45,142 SF
INSTALL: SSMH
INSTALL: SSMH
INSTALL: SSMH
15' WATER EASEMENT
EXISTING FIRE HYDRANT
INSTALL: AREA DRAIN
CONNECT TO EX WATER LINE
INSTALL: FIRE HYDRANT
10' UTILITY EASEMENT
LOT 2 44,394 SF
INSTALL: SSMH
100 YEAR FLOODPLAIN
LOT 9 48,084 SF
10' UTILITY EASEMENT
LOT 6 44,433 SF
10' DRAINAGE EASEMENT
10' UTILITY EASEMENT
INSTALL: STORM HEADWALL
INSTALL: AREA DRAIN
INSTALL: SSMH
INSTALL: FIRE HYDRANT
INSTALL: FIRE HYDRANT
LOT 8 50,739 SF
LOT 7 48,674 SF
LOT 1 47,834 SF
OS-2 3,401 SF
INSTALL: SSMH
INSTALL: SSMH
INSTALL: 10' CURB INLET
INSTALL: 10' CURB INLET
CONNECT TO EX WATER LINE
OS-1 24,090 SF
INSTALL: AREA DRAIN
INSTALL: FIRE HYDRANT

CITY CASE NO. ----

NOTES:

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

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
1201 E. SOUTHLAKE BLVD, SUITE 100
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105

PRELIMINARY UTILITY PLAN
THE BLUFFS
COLLEYVILLE, TEXAS

BENCHMARKS:

COLLEYVILLE BM-29
2" BRASS DISC IN CL INLET IN N. ROW OF TWELVE OAKS 128' W OF POOL ROAD & 25.4' N OF MEDIAN BOC
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ELEV = 577.13'

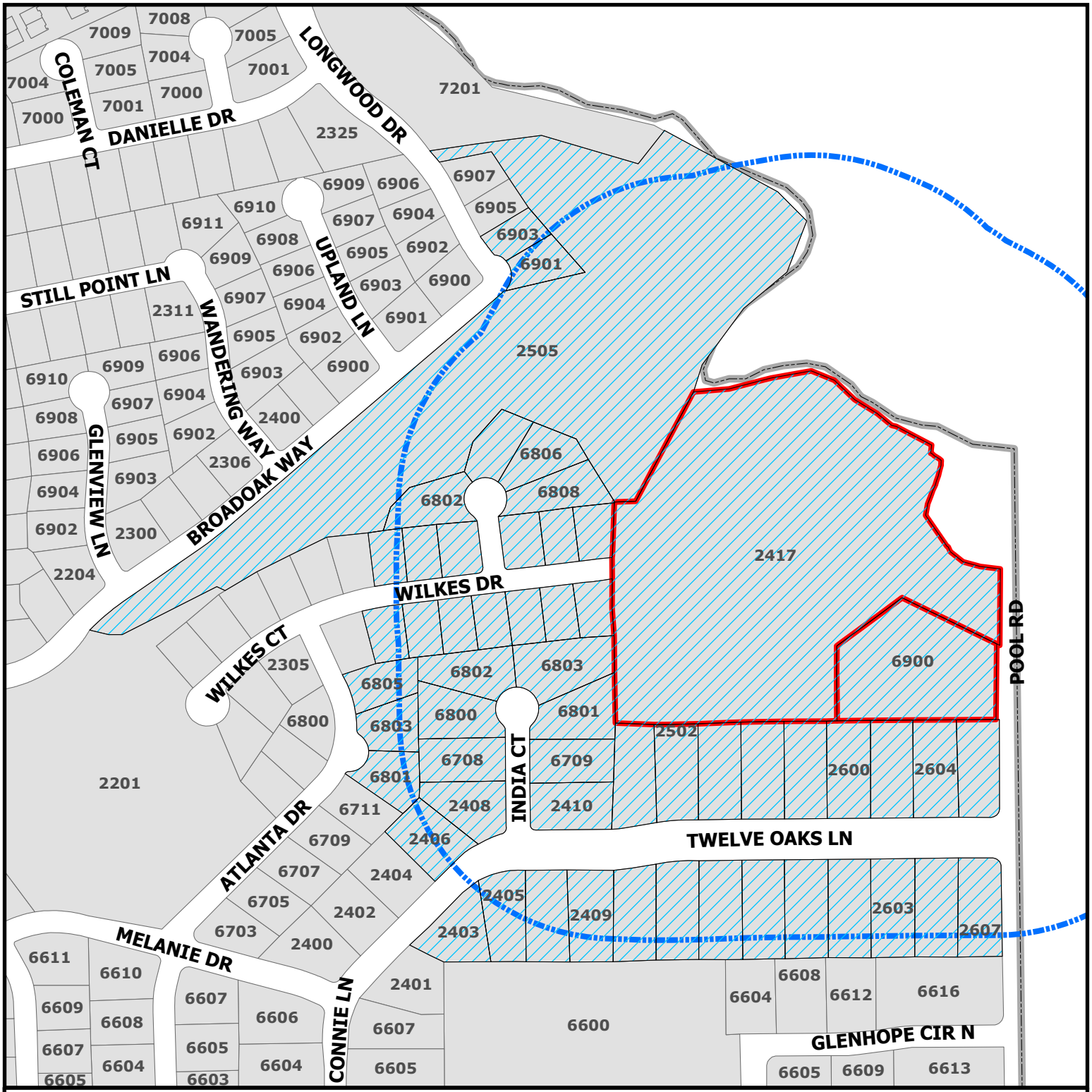
PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 08/19/2024

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

SHEET 3

REDINGER GROUP PROJECT No. 1013-01 - PRELIMINARY PLAT FOR THE BLUFFS - COLLEYVILLE, TEXAS

Notification Map



CITY OF COLLEYVILLE TEXAS

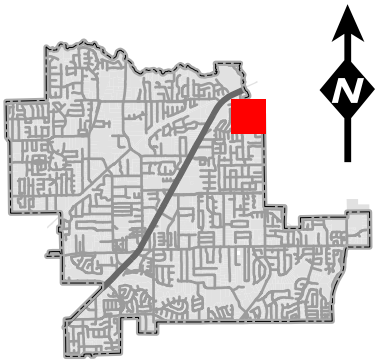
PC24-013

2417 Wilkes Dr

Buffer

Subject Property

Parcels to be notified



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.

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: Tuesday, November 12, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, December 3, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request:	Consideration of a Preliminary/Final Plat for the Bluffs Subdivision, being Tracts 1B1, 1B2, 1C1, and 1B3, Abstract 294, Robert Chowning Survey & Lot 1, Block 1, Cero Addition. The purpose of the plat is to allow for a 9 lot single-family residential subdivision known as The Bluffs.
Zoning Case:	PC24-013
Applicant:	Clayton Redinger
Owner:	Unique Fortune LLC
Location:	2417 Wilkes Drive & 6900 Pool Road
Property Description:	Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition
Present Zoning:	R-40 Single Family Residential

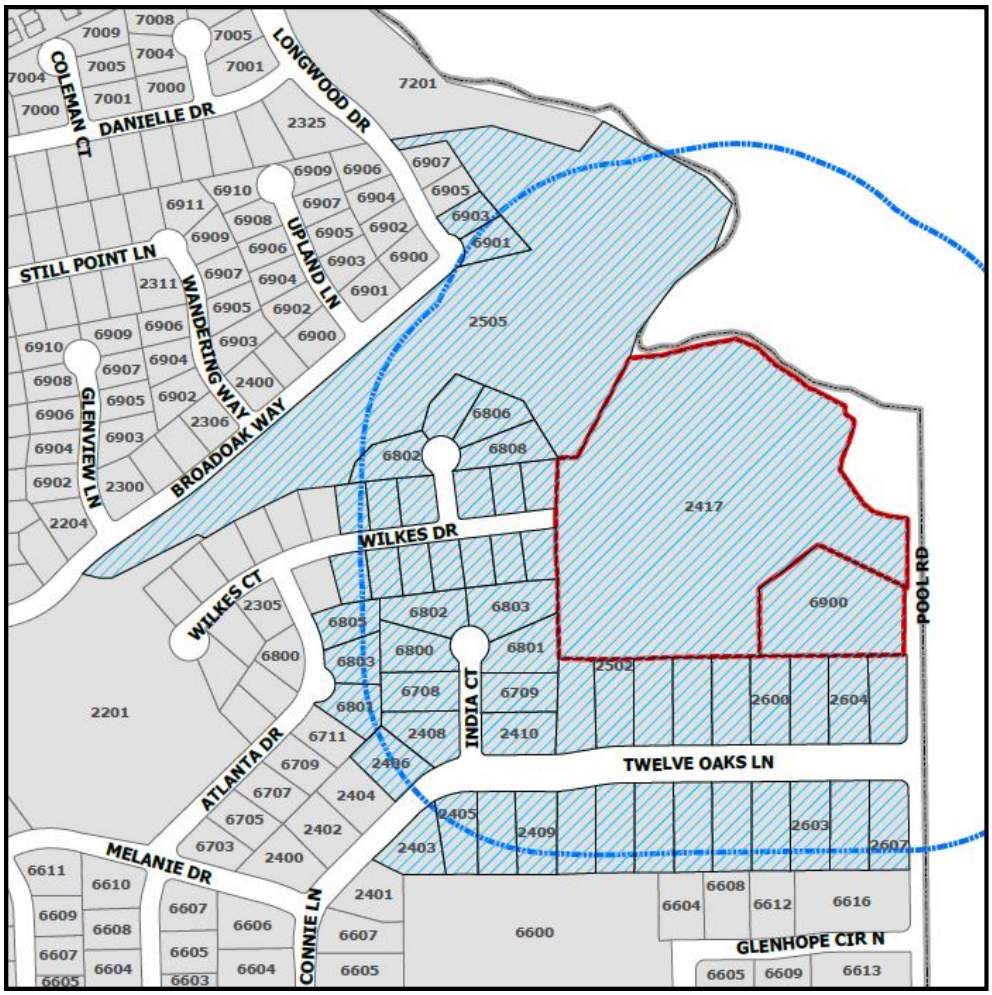
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

Christopher Pham

Christopher Pham
Planner

Owner_Name	Situs_Addr
KENT, ROBERT	7315 JOHN MCCAIN RD
WALKER, GRADY M	7309 JOHN MCCAIN RD
ATHERTON, JAY W	7207 JOHN MCCAIN RD
BATTLES, BRANDON	101 JOHN MCCAIN RD
VAN HORNE, EDWARD	108 JOHN MCCAIN RD
BELL, APRIL	7204 JOHN MCCAIN RD
RAU, SUSAN	7105 CAST IRON FOREST TR
FAZAL, UMER	305 WATERFALL CT
CHANDLER, EDWIN K	301 WATERFALL CT
SCHNEIDER, HENRY J	217 WATERFALL CT
GRIFFIN, JEFFREY	213 WATERFALL CT
PATEL, AJAY ARVIND	209 WATERFALL CT
SMITH, WILLIAM	205 WATERFALL CT
OWEN, JOHN	201 WATERFALL CT
KELLY, JOHN	105 WATERFALL CT
ETTA, ANITA B	101 WATERFALL CT
LEE, JENNIFER FANG EN	117 STILLWATER CIR
BUTLER, PERRY L	208 WATERFALL CT
INMAN, MARGARET K	212 WATERFALL CT
BYRD, MICHAEL C	113 STILLWATER CIR
LAW, JAMES	109 STILLWATER CIR
COX, CLYDE	105 STILLWATER CIR
ALLEN, LEROY	101 STILLWATER CIR
RAHMAN, EDWARD A	100 WATERFALL CT
CLARK, EDWARD D	104 WATERFALL CT
BARNES, IRWIN	200 WATERFALL CT
AGNEW, GARRICK D	204 WATERFALL CT
RIACH FAMILY TRUST	7109 JOHN MCCAIN RD
STERNFELD, TODD	7125 CAST IRON FOREST TR
DH PROPERTY GROUP LLC	7115 CAST IRON FOREST TR
TOLL DALLAS TX LLC	7189 CAST IRON FOREST TR
OLD GROVE MAINTENANCE ASSOCIATION INC	7109 CAST IRON FOREST TR
PELTIER, ANGELA	205 BANDIT TR
GRAZIA, TODD	7313 VANGUARD CT
STEVENS, GREGORY	7104 VANGUARD CT
GONZALEZ, AL	7108 VANGUARD CT
HUDSON, SUSAN	7200 VANGUARD CT
GOODEN, JOHN L	7204 VANGUARD CT
PLIER, KRISTOPHER	7208 VANGUARD CT
DAVID & ANNA PHILLIPS REVOCABLE TRUST	7300 VANGUARD CT
AGUIRRE LIVING TRUST	7304 VANGUARD CT
RYAN, MARSHALL	7308 VANGUARD CT
BENINK, ERIC	7312 VANGUARD CT
ATHULATHMUDALI, K	7309 VANGUARD CT
SKINNER, ALFRED H	7305 VANGUARD CT
FROBERG, PAUL K	7301 VANGUARD CT
GREEN, KENNETH	7205 VANGUARD CT
KIMBELL, ISHAM	7201 VANGUARD CT
FOSTER, ROSS	7109 VANGUARD CT
DAVIS, JOEY	7105 VANGUARD CT
HOLLAN, GEORGE	7100 VANGUARD CT
STILWILL, CHARLES	7209 WINDSWEPT TR
RODRIGUEZ, ANTHONY	7213 WINDSWEPT TR
MARQUART REVOCABLE TRUST	501 TUMBLEWEED TR
BRIGHT, WILLIAM R	7201 WINDSWEPT TR
CHEN, TAI WAI D	7205 WINDSWEPT TR
BOLTON, JONATHAN	202 COLDEN CT
MYERS, FLOYD	400 RIVERPATH
CLARRY, KEITH E	401 RIVERPATH
WHITTIER HEIGHTS HOME OWNERS ASSOC INC	404 RIVERPATH
FLORENT AND NADINE BAILLOT FAMILY TRUST	7312 CHANEL CT
DIGGS, WILLIAM KEITH	7308 CHANEL CT
COSTA, LUIZ	7304 CHANEL CT
CHEATWOOD, JOEL	7300 CHANEL CT
FERRELL, HUNTER	7301 CHANEL CT
WAGNER, FREDERICK V	7305 CHANEL CT
CROWE REVOCABLE TRUST	7309 CHANEL CT
REDDY, BIBAS	7313 CHANEL CT
O'NEAL, BRIAN	7317 CHANEL CT
VISIONS SOUTHWEST 10 LP	7321 CHANEL CT
JUDON, MATTHEW	7212 JOHN MCCAIN RD
MARTINEZ GRULLON, JUAN	7300 JOHN MCCAIN RD
JONES, MARK	7316 JOHN MCCAIN RD
HIGHTOWER, ROXANNE S	104 JOHN MCCAIN RD
BILLINGS, FLORENCE L	7301 JOHN MCCAIN RD
OLD GROVE ADDITION	COURTESY NOTICE
WESTMONT ADDITION	COURTESY NOTICE
CHANEL COURT	COURTESY NOTICE
VANGUARD ESTATES ADDITION	COURTESY NOTICE
MONTICELLO ADDITION-COLLEYVLLE	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
DAWSON FARMS LLC	7209 JOHN MCCAIN RD
CLAYTON REDINGER	

RESOLUTION R-24-4996

A RESOLUTION APPROVING A PRELIMINARY/FINAL PLAT FOR THE BLUFFS OF COLLEYVILLE ADDITION

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary/Final Plat for The Bluffs Addition on November 12, 2024.

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

Sec. 1. THAT the Preliminary/Final Plat for The Bluffs of Colleyville Addition on approximately 13.90 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

Sec. 2. THAT the 2.091 acre open space, Lot 3X, shall be donated to the City of Colleyville and designated as parkland.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 3RD DAY OF DECEMBER 2024.

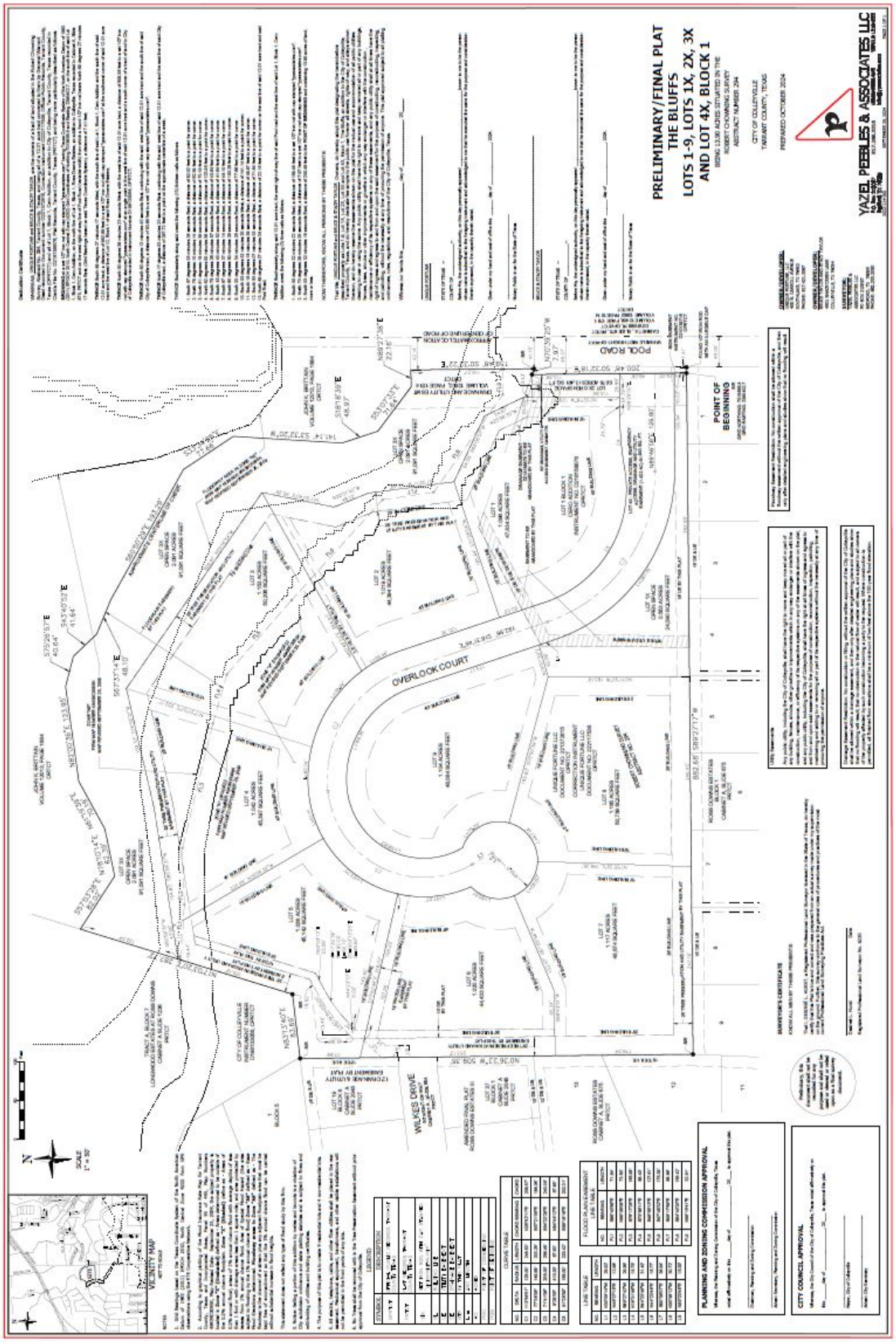
Mayor Bobby Lindamood	_____	Mark Alphonso, Place 2	_____
Mayor Pro Tem Brandi Elder	_____	Ben Graves, Place 4	_____
Deputy Mayor Pro Tem Scotty Richardson	_____	Tim Raine, Place 6	_____
Kimberly Holt Gunderson, Place 5	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Exhibit "A" – Plat Exhibit



CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 8
Agenda Date 12/3/2024
Type Report
Department City Secretary

Title
Colleyville Center Advisory Committee Minutes - August 19, 2024

Attachments
1. Colleyville Center Advisory Committee Minutes - August 19, 2024

CITY OF COLLEYVILLE
COLLEYVILLE CENTER ADVISORY COMMITTEE MINUTES

5301 Riverwalk Drive

MONDAY, AUGUST 19, 2024 - 5:30 PM

PRESENT: Fred Mills, Vice-Chair; Judith Goodwin; Lee Koch; Alex Thomas; Paul Vigiletti; Ann Morgan; Louis Miller; Jessica Harig; Tina Anderson; Chelsea Rose, Colleyville Center Manager; Kristi Isbell, Colleyville Center Sales & Hospitality Specialist

ABSENT: Jeremy Tallo, Chair; Darla Dennison

1. CALL TO ORDER

The meeting was called to order by Fred Mills at 5:30 p.m.

2. APPROVAL OF MINUTES

Tina Anderson motioned for approval of the May 13, 2024 minutes. Lee Koch seconded the motion. The motion was approved with no dissension.

3. REGULAR AGENDA ITEMS

3a Budget and Utilization Update

Chelsea Rose reminded Committee that the City's new fiscal year begins on October 1, 2024 and budget approvals will be finalized by City Council in September. Rose explained that proposed adjustments include funds for window updates repair in the Capital Improvement Fund. Rose described success with utilizing Intern positions and stated there is current job posting to fill vacant Event Concierge position. Rose stated that funds for advertising should remain similar to previous years and will be used for Community Impact print and digital ads, Peach Jar digital advertising to area school families, social media ads, community sponsorships for target demographics, and to support our Wedding Wire page and advertising.

Rose provided explanation of Center utilization between May 2024-July 2024 based on City, GCISD, HOA, non-profit, resident, and standard clients. Rose noted that the first half of May is busy with school banquets, weddings, and non-profit events, the remaining weeks experience a "summer slowdown" with overall utilization decreasing from 87% to 63%. Rose explained that this is consistent year over year with most non-profits taking a hiatus from regular meetings and businesses hesitant to schedule seminars and events due to summer travel, but the Center did have all five June weekends booked with weddings. Rose added that 4,423 guests visited

the Colleyville Center during this quarter. Chris Carlson asked if specifics could be provided for year over year comparisons (rather than previous quarter) and staff explained that was already going to be included for the next meeting because the data has been captured for the previous year.

3b Community Engagement and Marketing Update

Rose reminded of the Restaurant Roadmap promotion during December 2023 and February 2024 that included a physical copy of the Restaurant Roadmap along with a Colleyville $35 Gift Card. Rose explained that staff have created a digital version of the Restaurant Roadmap that is accessible on the City's website and through the QR code provided. Rose described the Colleyville Camera Caper (photo scavenger hunt) as another recent engagement activity with the community with positive feedback, increased connection, and opportunity for new visitors to the Colleyville Center.

Rose introduced a new Colleyville Center client survey that invites clients and guests to provide feedback through a four-question survey. Clients submitting feedback are eligible for a monthly prize drawing of a Colleyville $35 Gift Card or gift card to a Colleyville business. Rose introduced an updated Rate Card for the Colleyville Center that includes weekday, as well as weekend rate information, and additional offerings. Discussion ensued about placing the rate cards in other City departments for more visibility and staff will follow up on this possibility.

Rose provided information on new social media strategy that has resulted in increased interaction and reach with new features including a stop motion tour of venue, meet the team highlights, and venue rental offerings. Rose stated that City and GCISD promotions are very popular posts. Fred Mills asked about "non-social media" ways to access these updates and staff explained this information would be included on the Center's webpage, ColleyvilleCenter.com. Discussion ensued about possibility of cross promoting with the Chamber of Commerce and including a QR code on sponsorship slide.

Further, Rose provided information on the advertising package with Community Impact, last year, and provided a link to the most recent Storytelling article and explained will pursue a similar package this year. Rose listed additional community partnerships will include the CHHS Football Home Game sponsorship, SCORE Women's Business Forum sponsorship, Colleyville Chamber Women of Worth sponsorship, Grapevine Young Professionals' Spooky Soiree, and the recently completed GCEF New Educator's Luncheon in July.

3c Update on Facility Maintenance and Improvements

Rose updated the Committee on the recently completed repairs to the front columns of the Colleyville Center and presented before and after photos. Rose explained still finalizing the details of A/V updates and hope to have the Conference Room complete prior to end of FY24 with Grand Hall updates budgeted for FY25 along with repairs to the window wall. Rose indicated that staff will aim to have timing and more details on window wall repairs. Rose provided insight on the timing challenges

involved with the A/V updates and ways to accommodate events that may need to be moved to another room. Discussion ensued about other types of A/V update options that may require fewer upgrades over time and Rose reminded of primary concern is for the security of the City's network and all technology needs to fit this need.

3d Discussion of Items for Future Agendas

Chris Carlson suggested discussion of ways to increase summer bookings and reach potential clients that rely on summer travel such as college recruitment events, traveling museums, etc. Staff provided additional dates for Colleyville Center Advisory Committee meetings: November 18, 2024, February 10, 2025, and May 19, 2025.

4. ADJOURNMENT

Ann Morgan motioned to adjourn the meeting. Paul Vigiletti seconded the motion. The motion was approved with no dissension. The meeting was adjourned at 6:13 p.m.

APPROVED BY A VOTE OF 10 AYES, 0 NAYS, AND 0 ABSTENTIONS ON THIS THE 18TH DAY OF NOVEMBER, 2024.

RESOLUTION R-24-4997

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF DECEMBER 3, 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 3RD DAY OF DECEMBER 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
City Secretary, TRMC

Bobby Lindamood
Mayor