



CITY OF COLLEYVILLE CITY COUNCIL AGENDA

100 Main Street, Colleyville, Texas, 76034

TUESDAY, FEBRUARY 18, 2025

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

CALL TO ORDER

WS-1 Fire Department Update

WS-2 Colleyville Challenge Coin

WS-3 Discussion of the February 18, 2025, 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 - Receive legal advice from the City's legal counsel regarding the May 2025 Bond Election

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: Bishop Edward Smyth of the
Colleyville Ward of the Church of Jesus Christ of Latter-day Saints**

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-25-5014**
- 3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**
- 4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-25-5015**
 - 4a** Approval of the minutes of the regular City Council meeting of February 4, 2025
 - 4b** Approval of a Professional Services Agreement with Kimley Horn and Associates, Inc., in an amount not to exceed \$152,000.00 for the design of the Bedford Road at Cheek-Sparger Road Roundabout, and authorizing the City Manager to execute the agreement
 - 4c** Approval of the sale of property, seized items, found items, obsolete and non-serviceable equipment
- 5. ITEMS NOT FOR CITY COUNCIL ACTION**
 - 5a** Monthly Financial Report - January 2025
- 6. ORDINANCE(S): SECOND READING AND PUBLIC HEARING**
 - 6a Ordinance O-25-2319**

Consideration of a rezoning from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial on Tract 2A and a portion of an abandoned street, Abstract 963, Absalom J. Lott Survey, being located at 6521 Colleyville Boulevard, Case ZC24-031
- 7. CITIZEN COMMENTS**
- 8. REPORTS**

Colleyville Center Advisory Minutes - November 18, 2024
Planning and Zoning Commission Minutes - January 13, 2025
Planning and Zoning Commission Minutes - January 27, 2025
- 9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, FEBRUARY 18, 2025 - READING AND PUBLIC HEARING - RESOLUTION R-25-5016**

10. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, February 14, 2025*, 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 2/18/2025

Type Worksession

Department Fire

Title

Fire Department Update

Explanation

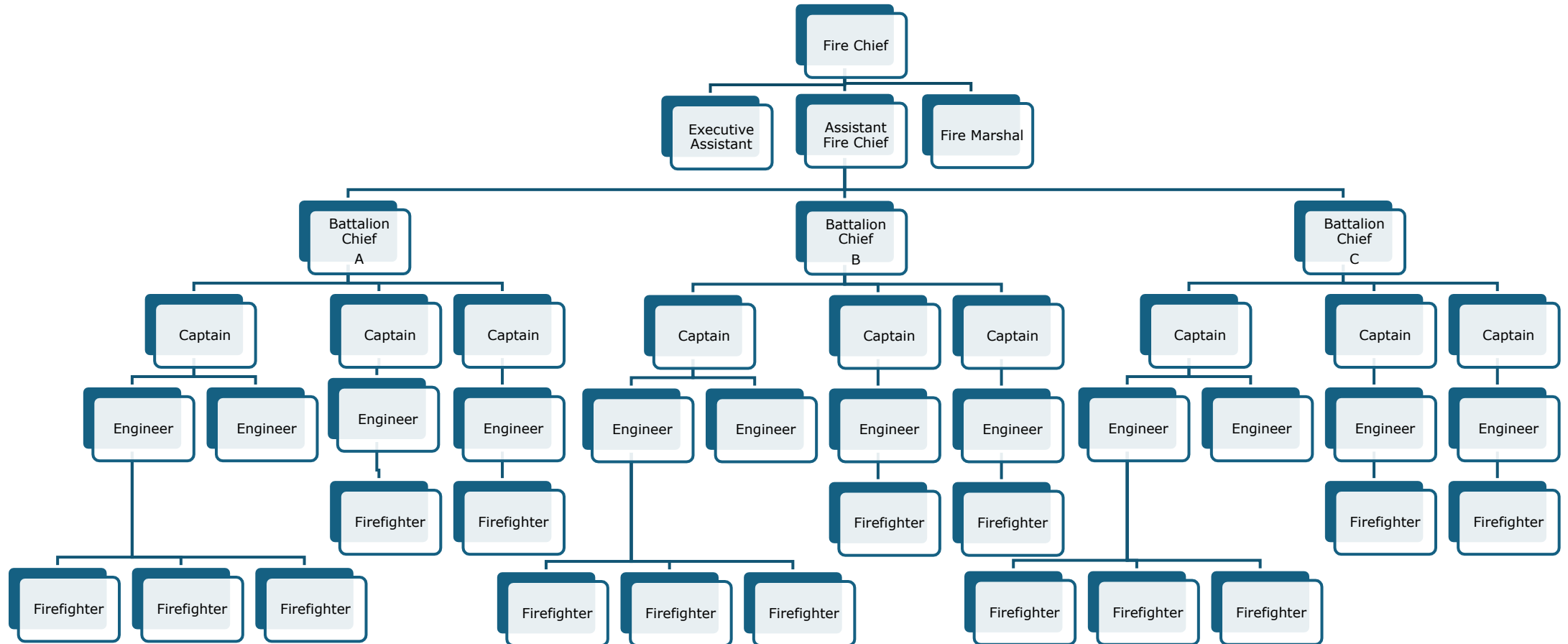
Fire Chief Mark Cantrell will present an update on the Fire Department.

Attachments

1. Fire Department Update presentation

Mark Cantrell
Fire Chief

Org Chart



Awards and Accomplishments



- Mission Lifeline(Gold Plus)
- EMS for Children(Gold)
- Heart Safe Community
- Baylor EMS Superstar



- Glidescope GO laryngoscope
- Chevy 2500
- New UTV
- Digital Fire Extinguisher trainer
- Electric Vehicle (EV) fire response equipment



- Incident reporting software
- Pre-fire Plan Software

Fire Station 1



Fire Station 2



Fire Station 3



Building Remodel



- Station 1
 - New bay floors
- Construction of training building FY25
 - Funded with a combination of capital funding and deployment revenue



- Station 3
 - Floors
 - Complete bathroom rework
 - New gear lockers
- Station 2
 - New cabinet fronts and paint
 - Repaint the entire station
 - Weight room rework

Statewide Mobilization



- Work hours
 - 10,971 total
- Activations
 - 10 events
 - Hurricane Beryl
 - Valley View Tornado
 - Smokehouse Creek
 - Largest wildfire in Texas history
 - Colleyville led the first EMTF response outside of Texas
- Personnel utilized
 - 18 members

*All of these events are reimbursed for personnel and equipment.

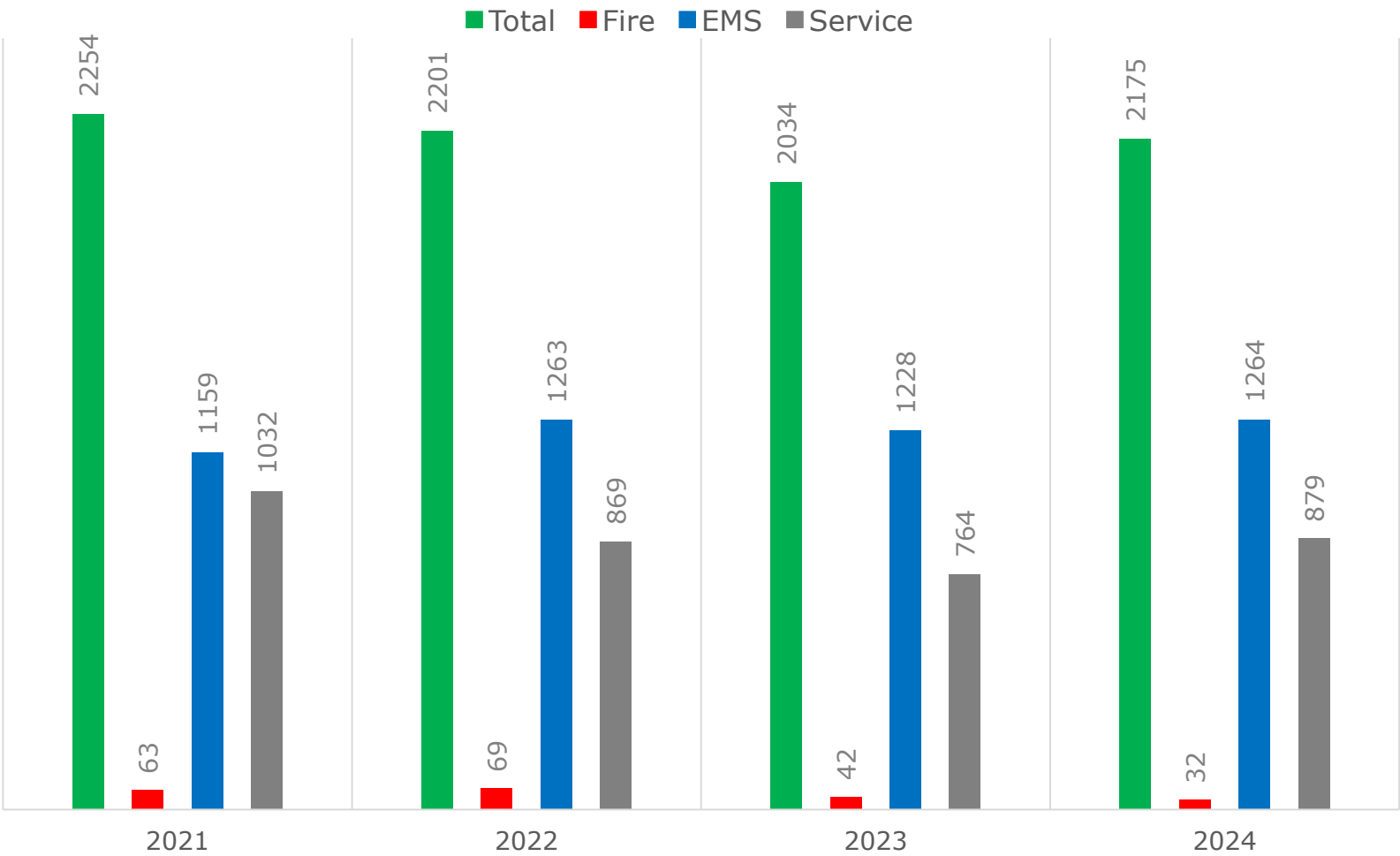


- Trained City employees on CPR, Narcan administration, and Stop the Bleed
- Training community on CPR and Stop the Bleed
- Training for all employees is 240 hours annually
- Pool Safety checks
- Lifejacket distribution
- Certified Car Seat installers
- Smoke detector and battery replacement

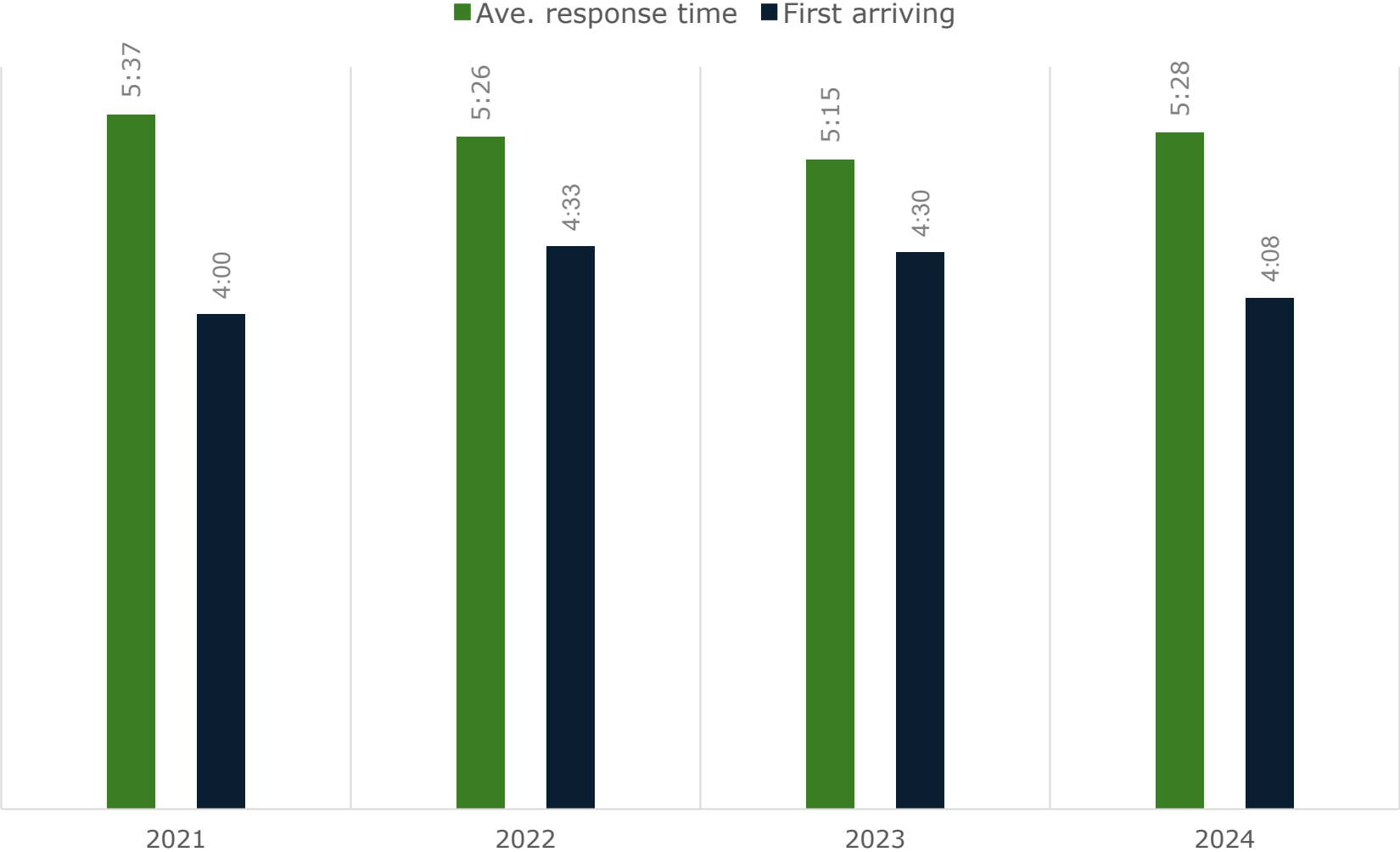
2.2 times more likely to get cancer
5 times more likely to commit suicide

- Annual physicals for all firefighters
 - Includes cancer screening and fitness testing
- Safer apparatus design
 - Non slip on apparatus walking surfaces
 - Air decontamination system
- Partnership with Readiness group
 - Providing no cost counseling services to first responders
 - Annual mental health awareness training
- Moved to 48/96 shift schedule

INCIDENT VOLUME



RESPONSE TIME



- Average age of patient
 - 2022 – 60
 - 2023 – 61
 - 2024 – 62
- Mutual Aid Ambulances
 - 2021 – 15
 - 2022 – 23
 - 2023 – 21
 - 2024 – 40
- EMS billing breakdown
 - Medicare 60%
 - Insurance 26%
 - Selfpay 13%
 - Medicaide 1%

- Training
 - High acuity / low frequency
 - Low acuity / high frequency
- Response
 - Efficient use of resources and personnel
- Community involvement
 - Regular evaluation of community needs



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-2

Agenda Date 2/18/2025

Type Worksession

Department City Manager

Title

Colleyville Challenge Coin

Explanation

The history of challenge coins dates back to the Roman Empire. In more recent history, challenge coins became a popular way for military units to boost morale and comradery. Today, challenge coins are often used by the military, public safety departments, and even as corporate coins.

In Colleyville, our Police and Fire Departments have a history of using challenge coins. This year, a City of Colleyville challenge coin was introduced. This agenda item provides for discussion of the new City of Colleyville challenge coin and how it is intended to be utilized.

Attachments

1. Challenge Coin presentation



Colleyville Challenge Coin

City Council Worksession
February 4, 2025



Challenge Coin History

The history of challenge coins dates back to the Roman Empire. In more recent history, challenge coins became a popular way for military units to boost morale and comradery.

Today, challenge coins are often used by the military, public safety departments, and even as corporate coins.

In Colleyville, our Police and Fire Departments have a history of using challenge coins.

- › Colleyville Fire Department
- › Colleyville Police Department



Colleyville Challenge Coins



Police Department



Fire Department



New: City of Colleyville



City of Colleyville Coin

There are many situations in which it may be appropriate to share a challenge coin with an individual, both within and outside your organization.

A few examples include:

- To express thanks
- To recognize actions demonstrating City values
- As a commemorative token
- To trade in friendship with another organization



Questions and Discussion



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-3

Agenda Date 2/18/2025

Type Worksession

Department City Secretary

Title

Discussion of the February 18, 2025, City Council regular agenda items

Attachments



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 1

Agenda Date 2/18/2025

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 - Receive legal advice from the City's legal counsel regarding the May 2025 Bond Election

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-25-5014

**A RESOLUTION APPROVING COUNCIL ACTION REGARDING
EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL
MEETING OF FEBRUARY 18, 2025**

WHEREAS, following discussion in Executive Session, and in full accordance with the requirements of the Open Meetings Act, the City Council determines that the following action is in the best interests of the health, safety, and welfare of the public.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 18TH DAY OF FEBRUARY 2025.

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-25-5015

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 18, 2025**

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 February 4, 2025
 - b. Approval of a Professional Services Agreement with Kimley Horn and Associates, Inc., in an amount not to exceed \$152,000.00 for the design of the Bedford Road at Cheek-Sparger Road Roundabout, and authorizing the City Manager to execute the agreement
 - c. Approval of the sale of property, seized items, found items, obsolete and non-serviceable equipment

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 18TH DAY OF FEBRUARY 2025.

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

Brandi Elder
Mayor Pro Tem



CITY OF COLLEYVILLE CITY COUNCIL MINUTES

100 Main Street, Colleyville, Texas, 76034

TUESDAY, FEBRUARY 4, 2025

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, February 4, 2025, 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, Finance Director Cassie Smith, City Attorney Sarah Ross, and City Secretary Christine Loven.

WS-1 Discussion of Purple Heart City Designation

Assistant City Manager Adrienne Lothery advised the City Council a member of the Heroes Park board would like to nominate the City for a Purple Heart Designation. She explained the City's only requirement was to accept the nomination and provide a proclamation.

The City Council agreed they would like to move forward and thanked Heroes Park Board Member Eric Newton for the nomination.

WS-2 Discussion of the Recreation Center expansion project

Assistant City Manager Mark Wood presented a recap of the history of the Recreation Center expansion project and the restated in May last year, Colleyville citizens asked the City to place a bond election for improvements to the Colleyville Recreation Center on the May 2025 ballot. Since that time the City has had some preliminary plans drawn and has since hired a financial advisor and bond counsel. Manager Wood stated the proposition on the May 2025 ballot, which can be voted for or against will read, "The issuance of \$20,000,000 in general obligation bonds for parks and recreational facilities and related improvements including expansion of the Colleyville Recreation Center and the imposition of a tax sufficient to pay the principal of and interest on the bonds."

Manager Wood introduced Paul Jasin, Managing Director, Specialized Public Finance Inc., the City's financial advisor who reviewed the financials for a \$20 million dollar bond project. Mr. Jasin also introduced Paul Braden, Head of Public Finance, Norton Rose Fulbright, the City's bond counsel. Both Mr. Jasin and Mr. Braden answered questions of the City Council.

WS-3 Discussion of the February 4, 2025, City Council regular agenda items

There was no discussion of this item.

Mayor Lindamood adjourned the Worksession at 6:01 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

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There was no action taken and Mayor Lindamood adjourned Executive Session at 6:45 p.m.

Mayor Lindamood called the regular meeting of the City Council to order at 7:00 p.m. and called the roll.

INVOCATION: Pastor Lanre Sobo, Glory House

PLEDGE OF ALLEGIANCE: City Attorney Sarah Ross

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-25-5010

Mayor Lindamood read Resolution R-25-5010 in its entirety.

Assistant City Manager Mark Wood explained the resolution approves a BEST Grant of \$30,000 to Tara Village, which is spending a substantial amount of money to

update the entire Tara Village. He also stated the second BEST Grant of \$5,000 for Signature Arts Dental will assist with landscaping and painting.

The City Council thanked both businesses for their investment in Colleyville.

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

Councilmember Graves made a motion to approve Resolution R-25-5010, 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.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

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

School Resource Officer Appreciation Proclamation - Mayor Bobby Lindamood and Police Chief Michael Miller

Mayor Lindamood and Chief Miller were joined by School Resource Officers, Assistant Chief Hillary Wreay, and Captains Chuck Tinsman and Scotty Graves, all of whom recognized the SRO's and extended their appreciation for their service.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-25-5011

4a Approval of the minutes of the regular City Council meeting of January 22, 2025

Mayor Lindamood read Resolution R-25-5011 in its entirety.

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

Councilmember Alphonso made a motion to approve Resolution R-25-5011, seconded by Mayor Pro Tem Elder.

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. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**5a Ordinance O-25-2318**

Consideration of a Special Use Permit to allow for a Veterinarian Clinic to operate out of an existing dog grooming and boarding center on Lot 5, Block 1, Colleyville Industrial Park, being located at 1808 Industrial Boulevard, Case ZC24-030 - **WITHDRAWN**

Mayor Lindamood stated Ordinance O-25-2318 was withdrawn by the applicant.

5b Ordinance O-25-2319

Consideration of a rezoning from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial on Tract 2A and a portion of an abandoned street, Abstract 963, Absalom J. Lott Survey, being located at 6521 Colleyville Boulevard, Case ZC24-031

Mayor Lindamood read the caption of Ordinance O-25-2319.

Community Development Director Ben Bryner presented this rezoning request to create a new PUD, which would allow for the development of a new office warehouse business park. The current PUD was approved in 2003 and allows for auto repair shop, with numerous other sub-uses to include truck rental, landscaping contractor with outside storage, one single-family residential unit, and the outside storage of recreational vehicles, boats, automobiles, and vans. Director Bryner stated if approved, the proposed PUD allows a new configuration and use, per the statement of planning objectives, the applicant is requesting to allow for the development of a commercial business park which provides for flex spaces to be used by small businesses. As part of the development, the developers would re-pave the abandoned Ross Down Drive and provide for a 24' fire lane.

There was general discussion regarding a tree plan, gutters, and hours of operation.

Mayor Lindamood opened the public hearing.

Gregg Flowers, 6614 McMakin Court, spoke in support and advised the City Council the developers spoke with the residents in the neighborhood and received their feedback, and while in favor of the project, he asked the developer be made to keep true to the PUD.

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

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

At the request of City Council, applicant Girish Narayan answered questions of the City Council. He stated the hours of operation are 6 a.m. to 8 p.m., there will be no outside storage, and the spaces would be for lease.

This was a first reading and no action was taken.

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

6a Ordinance O-25-2312

Consideration of an amendment to the Planned Unit Development - Commercial district for The Village at Colleyville for consideration of a specific use of a prayer room to be allowed within The Village at Colleyville Addition, Case ZC24-024 - **WITHDRAWN**

Mayor Lindamood stated Ordinance O-25-2312 was withdrawn by the applicant.

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-25-5012

Consider and approve a Resolution calling a bond election to be held in the City of Colleyville, Texas; and resolving other matters incident and related to such election

Mayor Lindamood stated this resolution was prepared by the City's bond counsel and contains multiple pages of 'legalese', which is required to be included in the resolution, however, the City Attorney has advised the entire resolution is not required to be read aloud as a copy of the entire resolution is included in the meeting packet, which is available for download on the City's website. He asked if there were any objections to reading only the relevant information in the resolution as follows:

There shall be an election held in the City of Colleyville, Texas on May 3, 2025, for the purpose of submitting the following proposition to the voters of the City:

PROPOSITION A

"Shall the City Council of the City of Colleyville, Texas, be authorized to issue general obligation bonds of the City in the principal amount of \$20,000,000 for permanent public improvements and public purposes, to-wit: designing, acquiring, constructing, expanding, improving and equipping parks and recreational facilities, including expansion of the Colleyville Recreation Center, and the purchase of land, easements, rights-of-way, and other real property interests necessary therefor; such bonds to mature serially or otherwise over a period not to exceed 40 years from their date of issuance, to be issued and sold in one or more series at any price or prices and to bear interest at any rate or rates (fixed, floating, variable or otherwise) as shall be determined within the discretion of the City Council at the time of issuance of the bonds; and whether the City Council of the City shall be

authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes, within the limitations prescribed by law, on all taxable property in the City sufficient to pay the annual interest on the bonds and to create a sinking fund to pay the bonds at maturity?"

Assistant City Manager Mark Wood presented a recap of the history of the Recreation Center expansion project and restated in May last year, Colleyville citizens approved the City to place a bond election for improvements to the Colleyville Recreation Center on the May 2025 ballot by a vote of 74% in favor and 26% against. Since that time the City has had some preliminary plans drawn and has since hired a financial advisor and bond counsel. Manager Wood stated the proposition on the May 2025 ballot, which can be voted for or against will be the language which Mayor Lindamood read.

Manager Wood introduced Paul Jasin, Managing Director, Specialized Public Finance Inc., the City's financial advisor who reviewed the financials for a \$20 million dollar bond project and answered questions of the City Council.

Mayor Lindamood opened the public hearing.

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

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

Mayor Pro Tem Elder made a motion to approve Resolution R-25-5012, 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.

8. CITIZEN COMMENTS

Sayed Syed, 6705 Sapphire Circle North, spoke regarding the Tarrant Appraisal District.

Kathy Hadley, 204 Timberline Drive N, spoke regarding the beautification of the City and keeping large lots required.

9. REPORTS

Colleyville Tree Board Minutes - December 19, 2024

There was no discussion of this item.

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, FEBRUARY 4, 2025 - READING AND PUBLIC HEARING - RESOLUTION R-25-5013

This resolution was not needed.

11. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 8:35 p.m.

APPROVED BY A VOTE OF AYES, NAYS, ON THIS THE 18TH DAY OF February 2025.

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4b

Agenda Date 2/18/2025

Number Resolution R-25-5015

Type Resolution

Department Engineering

Title

Approval of a Professional Services Agreement with Kimley Horn and Associates, Inc., in an amount not to exceed \$152,000.00 for the design of the Bedford Road at Cheek-Sparger Road Roundabout, and authorizing the City Manager to execute the agreement

Explanation

Reading and Public Hearing

In September of 2024, City Council approved the 2025-2029 Capital Improvement Program (CIP) by Resolution R-24-4970, which includes the design of a roundabout at Bedford Road at Cheek-Sparger Road.

The engineering design proposal is comprised of basic services in the amount of \$152,000.00, which include topographic survey, geotechnical engineering, bidding and contracting, and construction administration assistance. The project consists of a single-lane roundabout at the intersection of Bedford Road and Cheek-Sparger Road.

The City recently completed a Request for Qualifications process for professional engineering services. This process resulted in a total of 70 submittals from various Professional Engineering Firms. Based on a review of the submitted Statements of Qualifications as well as an interview with the firm, staff is recommending the use of Kimley Horn for the design.

Financial Impact

The funding source for the design of the Bedford Road at Cheek-Sparger Road Roundabout is the TIF.

Recommendation

Approve

Attachments

1. Professional Services Agreement

PROFESSIONAL SERVICES AGREEMENT
BEDFORD ROAD/CHEEK-SPARGER ROUNDABOUT-FINAL DESIGN

This Professional Services Agreement ("Agreement") is made by and between the **City of Colleyville, Texas** ("City"), and **Kimley Horn and Associates, 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 the Bedford Road/Cheek-Sparger Road Roundabout-Final Design ("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, 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.

(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** in conformance with the City's requirements 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 four (4) years following termination of the Agreement, unless there is an ongoing dispute under the contract; then, such retention period shall extend until final resolution of the dispute. "Professional's Records" shall include any and all information, materials and data of every kind and character generated as a result of the services under this Agreement. City agrees that it will exercise its right to audit, examine or inspect Professional's Records only during regular business hours. 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, deemed 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.

(i) Hazardous Materials. Professional shall report the presence and location of any hazardous materials it notices or which an engineer 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, and other documents, including those in electronic form, prepared by Professional and its consultants, subcontractors, agents, representatives and/or employees in connection with this Agreement ("Project Documents") are intended for the use and benefit of City. Professional and its consultants, subcontractors, agents, representatives, and/or employees shall be deemed the authors of their respective part 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 contractor(s), subcontractors, sub-subcontractors, City 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, its employees, associates, agents and consultants for the accuracy or competency of their designs, working drawings and specifications or other documents and work; 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, its employees, associates, agents and consultants. Any modifications made by the City to any of the Professional's documents, or any reuse of the documents without written authorization or adaptation by the Professional will be at the City's sole risk and without liability to the 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 or its suppliers. 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.

(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 in any materials provided to Professional. 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 or if instructed to do so by City. In the event City delivers to Professional information that it has 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 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, or legal cause; (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 ONE-HUNDRED FIFTY-TWO THOUSAND DOLLARS (\$152,000.00).

(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 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 for payment or lien against City, or City’s premises, to the extent caused by Professional’s performance of this Agreement, City shall have the 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 for payment 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 (30th) 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, work strikes, 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

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

Section 10. Indemnification; Notice.

CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF PROFESSIONAL PURSUANT TO THIS AGREEMENT. PROFESSIONAL HEREBY WAIVES ALL CLAIMS AGAINST CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CITY INDEMNITEES") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE CITY INDEMNITEES. PROFESSIONAL AGREES TO INDEMNIFY, AND SAVE HARMLESS THE 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 NEGLIGENCE PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION ON THE PART OF PROFESSIONAL, ITS OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (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 INDEMNITEE 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 City, related to or arising out of Professional's acts or omissions under this Agreement and shall see to the investigation and defense 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 defense 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 by Professional under this Agreement.

THE PROVISIONS OF THIS SECTION SHALL SURVIVE THE EARLIER OF (i) EXPIRATION OR (ii) 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 published 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 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:

For Professional:

CITY OF COLLEYVILLE, TEXAS

KIMLEY HORN AND ASSOCIATES., INC.

By: _____

Jerry Duca
City Manager

By: _____

Bradley J. Hill
Regional Contract Lead

Date: _____

Date: _____

Notice Address:

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

Notice Address:

Kimley-Horn and Associates, Inc.
Attn: Misty Christian, P.E.
801 Cherry St, Suite1300, Unit 11
Fort Worth, Texas 76102
E: misty.christian@kimley-horn.com

Colleyville Contract ID:

EXHIBIT "A"

Scope of Services

Task 1: Project Management

As part of this Task, the following subtasks will be performed:

- A. Perform general project management related tasks such as routine communication with the City, project status updates, quality control efforts, internal team meetings, project invoicing, project planning efforts, preparation of the project schedule and updates to the project schedule. The project management budget for this task is based upon an eight (8) month design schedule. Management of the project during construction will be covered under Task 6.
- B. Conduct up to two (2) site visits to observe pre-construction conditions, review topographic features identified as part of Task 3, and to review the design performed as part of this task prior to bidding the project.

Task 2: Design

- A. The Professional will design and prepare construction plans and contract documents for a single-lane roundabout at the intersection of Bedford Road and Cheek-Sparger Road that adheres to local and federal design criteria and standard roundabout industry standards. The following components will be provided in the construction plans:
 - 1. Roundabout sheets will consist of the following information.
 - i. Alignment Data Sheet for the Roundabout which will illustrate the alignment for each leg of the intersection and the circulatory roadway.
 - ii. Roundabout Paving Plan Layout – Plan sheets will include station and coordinate data for all horizontal alignment P.C.'s, P.T.'s, P.I.'s; station.
 - iii. Roundabout Profile Sheets –The profiles will show elevation data of all vertical profile P.C.'s, P.T.'s, P.I.'s, low points, and high points; lengths of vertical curves, grades, K values, e, and vertical clearances where required.
 - iv. Roundabout Grading Plan Sheets – The sheets will show the roundabout grading contours and allow for adding additional information to the cross-slope plan sheets.
 - v. Sidewalk Locations
 - 2. Drainage Area Maps-Includes pre- and post-developed drainage area maps using the topographic survey (Task 3) or available LIDAR. The Professional will request record drawings from the City to assist in determining the drainage patterns.
 - 3. Drainage Calculations-The Professional will perform drainage calculations for the drainage area maps and provide calculations for any closed or open drainage system. The Professional will use the Rational Method to determine the 10 and 100 year storm events.
 - 4. Drainage Design Sheets-The Professional will prepare closed and/or open system drainage sheets to convey the roundabout drainage to an adequate outfall.
 - 5. Pavement Marking and Signage Plan.
 - 6. Erosion Control Plan-The Professional will prepare erosion control sheets for the project.
 - 7. Traffic Control Plans-The Professional will prepare traffic control plans in accordance with TMUTCD.
 - 8. Construction Details-City, TxDOT or NCTCOG details will be included in the construction plans as needed.
 - 9. The traffic and operational information that was determined during the feasibility phase of the project (separate contract) will be relied upon for purposes of the final design efforts.
 - 10. It is not anticipated that any water and or sewer designs will be required for this project.

B. The Professional will prepare the following submittals:

1. 60% construction plans and OPCC for the City's review and comments.
2. The Professional will address the 60% comments provided by the City and prepare 90% construction plans and OPCC for the City's review and comments.
3. The Professional will address the 90% comments provided by the City and prepare the final construction plans and OPCC. The Consultant has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Consultant at this time and represent only the Consultant's judgment as a design professional familiar with the construction industry. The Consultant cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

C. Prepare for, attend, and conduct up to three (3) project meetings with the City to discuss the design/project.

D. The project will be registered with TDLR if the sidewalk improvements exceed \$50,000. Fees associated with the registration are included in this Scope. Professional will coordinate with a subconsultant to register and inspect the project.

E. The Professional will assist the City in preparing the bidding documents by providing the pay items descriptions, bid form and other relevant special provisions, details, or technical specifications.

Meetings:

- Up to three (3) project meetings

Deliverables:

- 60% construction plans and OPCC
- 90% construction plans and OPCC
- Final construction plans, bidding documents, and OPCC

Task 3: Topographic Survey

The Professional, through the subconsultant, will provide topographic survey from the Bedford Road/Cheek-Sparger Road project limits. The limits extend approximately 600 feet along Bedford Road from the existing Bedford Road/Cheek-Sparger Road intersection, and approximately 600 linear feet west and east of the existing intersection. The survey includes performing cross sections approximately every 50 feet and 20 feet beyond the property line. Locating property lines and easements will be included in the scope. Other subtasks in this scope consist of:

- A. Establish horizontal control points.
- B. Establish a vertical control benchmark circuit as needed throughout the project. The CITY will provide established monument information for the area.
- C. Set horizontal and vertical control points, which shall be based on NAD 83 and NAVD 88.
- D. Perform a survey to identify and locate existing topographic elements within the corridor. This survey will consist of the following: :
 - Property corner monumentation
 - Existing pavement, curbs, sidewalks, barrier free ramps, etc.
 - Driveways
 - Existing storm drain inlets, manholes, junction boxes (including culvert sizes and invert elevations)
 - Outfalls and erosion control

- Existing driveway culverts and swales
- Utility manholes, vaults, water valves, water meters, sprinkler heads, telephone poles, power poles, utility markers, other public utilities, and franchise utilities
- Signs (excluding temporary signs)
- Buildings and permanent structures
- Retaining walls
- Landscaping
- Fence limits and material types (excluding temporary fences)
- Other applicable physical features that could impact design

E. Perform cross-sections throughout project limits at 50-foot intervals and at grade breaks.

F. Prepare a final topographic drawing in digital format (including contours and breaklines) showing the features located in the field and an ASCII coordinate file of the points located in the field.

Task 4: Geotechnical Engineering

The Professional, through its subconsultant, will provide geotechnical testing services of subsurface conditions within the project limits. The geotechnical analysis will identify the types of soils present and subsurface soil conditions. No more than two (2) bores will be performed to determine the soil conditions. The geotechnical engineer will recommend a pavement section to be relied upon in the design. A geotechnical study will be provided to the City for their records.

Task 5: Limited Bidding Phase Services

The Professional will assist the City in bidding the project. This task consists of answering questions from the bidders during the bidding process, issuing addendums (when appropriate), reviewing the qualifications/previous project experience provided by the apparent low bidder, and provide a summary of bid/bidder evaluation to the City. The City will be responsible for the posting the advertisement to bid the project and managing the bidding process. The City will be preparing the bid tab. This task assumes the project will be bid one time. This scope includes bidding one additive alternate or alternate bid. This scope does include preparing for or attending a pre-bid meeting. Bidding the project more than one time is considered Additional Services. The City will prepare the executed contracts and provide to the Contractor for execution.

Meetings:

- Pre-Bid meeting, if necessary (remote)

Deliverables:

- Summary of reference call(s) responses
- Recommendation of lowest responsible bidder

Task 6: Limited Construction Phase Services

This task consists of Professional performing Construction Phase Services which may include the following subtasks. The budget for this task is based upon 70 hours of effort for staff that will be anticipated to work on the project during construction which may include administrative staff and professional engineers. Exceeding the budgeted amount will be considered Additional Services.

- A. Pre-Construction Conference. Professional will conduct a Pre-Construction Conference prior to commencement of Work at the Site.
- B. Visits to Site and Observation of Construction. Only if requested by the City, Professional will provide on-site construction observation services during the construction phase. Professional will make visits at intervals as directed by City in order to observe the progress of the Work. Such visits and observations by Professional are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress. Observations are to be limited to spot checking, selective measurement, and similar methods of general observation of the Work based on Professional's exercise of professional judgment. Based on information obtained during such visits and such observations, Professional will evaluate whether Contractor's work is generally proceeding in

accordance with the Contract Documents, and Professional will keep City informed of the general progress of the Work.

The purpose of Professional's site visits will be to enable Professional to better carry out the duties and responsibilities specifically assigned in this Agreement to Professional, and to provide City a greater degree of confidence that the completed Work will conform in general to the Contract Documents. Professional shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct, or have control over Contractor's work, nor shall Professional have authority over or responsibility for the means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction selected by Contractor, for safety precautions and programs incident to Contractor's work, nor for any failure of Contractor to comply with laws and regulations applicable to Contractor's furnishing and performing the Work. Accordingly, Professional neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

- C. Recommendations with Respect to Defective Work. Professional will recommend to City that Contractor's work be disapproved and rejected while it is in progress if, on the basis of such observations, Professional believes that such work will not produce a completed Project that conforms generally to Contract Documents.
- D. Clarifications and Interpretations. Professional will respond to reasonable and appropriate Contractor requests for information and issue necessary clarifications and interpretations of the Contract Documents to City as appropriate to the orderly completion of Contractor's work. Any orders authorizing variations from the Contract Documents will be made by City.
- E. Change Orders. Professional may recommend Change Orders to City, and will review and make recommendations related to Change Orders submitted or proposed by the Contractor.
- F. Shop Drawings, Submittals and Samples. Professional will review and approve or take other appropriate action in respect to Shop Drawings and Samples and other data which Contractor is required to submit (including data on materials, schedules, traffic control plans and SWPP), but only for conformance with the information given in the Contract Documents. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction or to related safety precautions and programs.
- G. Disputes between City and Contractor. Professional will, if requested by City, render written decision on all claims of City and Contractor relating to the acceptability of Contractor's work or the interpretation of the requirements of the Contract Documents pertaining to the progress of Contractor's work. In rendering such decisions, Professional shall be fair and not show partiality to City or Contractor and shall not be liable in connection with any decision rendered in good faith in such capacity.
- H. Substantial Completion. Only if requested by the City, Professional will, promptly after notice from Contractor that it considers the entire Work ready for its intended use, in company with City and Contractor, conduct a site visit to determine if the Work is substantially complete. Work will be considered substantially complete following satisfactory completion of all items with the exception of those identified on a final punch list. If after considering any objections of City, Professional considers the Work substantially complete, Professional will notify City and Contractor.
- I. Final Notice of Acceptability of the Work. Only if requested by the City, Professional will conduct a final site visit to determine if the completed Work of Contractor is generally in accordance with the Contract Documents and the final punch list so that Professional may recommend, in writing, final payment to Contractor. Accompanying the recommendation for final payment, Professional shall also provide a notice that the Work is generally in accordance with the Contract Documents to the best of Professional's knowledge, information, and belief based on the extent of its services and based upon information provided to Professional upon which it is entitled to rely.
- J. Limitation of Responsibilities. Professional shall not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing the Work. Professional shall not have the authority or responsibility to stop the work of any Contractor.

- K. Prepare record drawings provided by the Contractor and the City to Professional. Record drawings shall show significant changes reported by the Contractor or made to the design by the Professional. Record drawings are not guaranteed to be as-built, but will be based on information made available. Record drawings will be provided in pdf and AutoCAD format.

Professional will perform the services in Tasks 1 – 4 for the lump sum fee below. Individual task amounts are informational only. ENGINEER may reallocate budgets as needed. All permitting, application, and similar project fees will be paid directly by the CITY, unless otherwise specified in the Scope.

Lump sum fees will be invoiced monthly based upon the overall percentage of services performed

Task 1	Project Management	\$	20,000
Task 2	Design	\$	85,000
Task 3	Topographic Survey	\$	15,000
Task 4	Geotechnical Engineering	\$	6,000
Task 5	Limited Bidding Phase Services	\$	6,000
Task 6	Limited Construction Phase Services	\$	20,000
Total Budgeted Fee		\$	152,000

All permitting, applications, and similar project fees will be paid directly by the City.

The Professional will perform the Tasks 5-6 on a labor fee plus expense basis. Labor fee will be billed on an hourly basis according to Professional's then-current rates.

Direct reimbursable expenses such as express delivery services, air travel, and other direct expenses will be billed at 1.15 times cost. A percentage of labor fee will be added to each invoice to cover certain other expenses such as telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Administrative time related to the project will be billed hourly. All permitting, application, and similar project fees will be paid directly by the City. Should the City request Professional to advance any such project fees on the City's behalf, an invoice for such fees, with a fifteen percent (15%) markup, will be immediately issued to and paid by the City.

Schedule of Rates and Expenses

Kimley-Horn and Associates, Inc.

Standard Rate Schedule

(Hourly Rate)

<i>Senior Professional I</i>	<i>\$260 - \$360</i>
<i>Senior Professional II</i>	<i>\$345 - \$380</i>
<i>Professional</i>	<i>\$235 - \$300</i>
<i>Analyst</i>	<i>\$165 - \$250</i>
<i>Senior Technical Support</i>	<i>\$160 - \$285</i>
<i>Technical Support</i>	<i>\$125 - \$155</i>
<i>Support Staff</i>	<i>\$110 - \$150</i>



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4c	Agenda Date 2/18/2025	Number Resolution R-25-5015
Type Resolution		
Department Engineering		

Title

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

Explanation

Reading and Public Hearing

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

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

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

Following is the five-year auction history.

Year	Proceeds
2020	\$ 16,557.06
2021	\$ 25,831.42
2022	\$ 21,871.88
2023	\$ 24,414.75
2024	\$ 17,898.75

Financial Impact

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

Recommendation

Approve

Attachments

1. Disposal List

February 2025 Disposal List

Department	QTY	Description of Item
Engineering	6	46 x 36" Wall Frames
Finance	1	Wood book shelf
Finance	1	4 Drawer Filing Cabinet
Finance	1	Sentry Safe w/ key
Finance	4	Hand Held Readers
Finance	1	Binding maching w/ binding supplies
Finance	6	Metal 4 Drawer Filing cabinets
Fire	1	Misc workout equipment
Fire	1	Elliptical trainer
ISM	1	3M 702 Portable Scanner
ISM	4	6.5in ceiling speaker tile support bridge
ISM	1	Altronix R248ULCB
ISM	1	APC BACK-UPS ES 350
ISM	1	APC Smart UPS 3000XL
ISM	1	APC Smart UPS SUA1500RM2U
ISM	1	APC UPS
ISM	1	AT&T Router
ISM	1	Atlas sound PA601 AMP
ISM	1	Axis P1347 security camera
ISM	3	Barco Clickshare R9861006D01
ISM	2	Barco Clickshare R9861008
ISM	2	Barco R9861006BNA
ISM	1	BIAMP AMP-a460H
ISM	3	BIAMP Tesira Forte Avb Ai
ISM	1	Box of Miscelanious Binders
ISM	8	Box of Miscelanious Cables
ISM	1	Box of Miscelanious Camera/Accessories
ISM	1	Box of Miscelanious cds/flopydisk
ISM	1	Box of Miscelanious Hotspots
ISM	4	Box of Miscelanious Items
ISM	1	Brightsign XD4
ISM	1	CA speaker pair
ISM	49	Cisco Access Point
ISM	1	Cisco SF100-16
ISM	1	Creative Speaker
ISM	1	Crestron Wall screen
ISM	1	Crestron AASCRST04
ISM	1	Crestron AMP-2210HT
ISM	2	Crestron CEN-ERFGW-POE
ISM	1	Crestron CEN-GWEXER-PWE
ISM	1	CRESTRON CEN-SWPOE-16
ISM	1	Crestron CP3N
ISM	1	Crestron DM-MD8X8
ISM	2	Crestron DMPS3-4K-150-C
ISM	7	Crestron DM-RMC-Scaler-C
ISM	8	Crestron DM-TX-200-C-2G-B-T
ISM	1	Crestron MP-AMP30
ISM	1	Crestron TPS-6X
ISM	1	Crestron TPS-6X-IMCW
ISM	1	Crestron TST-602-B-T

February 2025 Disposal List

Department	QTY	Description of Item
ISM	1	Crestron TSW-550-TTK-B-S
ISM	1	Crestron wall tablet
ISM	2	Crestron wireless touch screen charger
ISM	1	Crestron wireless touch screen mount
ISM	1	Cricut Expression
ISM	1	Cyberpower Battery Backup OR2200LCDRTL2U
ISM	1	Dell C2660dn color printer
ISM	1	Dell Latitude 5300
ISM	3	Dell Latitude 7389
ISM	3	Dell Latitude 7400
ISM	1	Dell Speakers
ISM	1	EM 9100 Projector
ISM	1	Epson Color Printer C88+
ISM	1	Epson TM-U675
ISM	1	Fujitsu Fi 6110
ISM	2	HIKVISION dome cameras
ISM	1	Hitachi 43in tv
ISM	2	HP 1350
ISM	1	HP c4118a printer
ISM	1	HP Color Laser Jet Pro M452DW
ISM	1	HP Design Jet 750C Plus
ISM	1	HP Laser Jet 4250N
ISM	1	HP Laser Jet 700 color MFP
ISM	1	HP Laser Jet Pro 400 MFP
ISM	1	HP LaserJet M404dn
ISM	1	HP RP5700
ISM	1	Ipad
ISM	3	Ithica itherm 280
ISM	16	JBL Ceiling Speakers
ISM	4	JBL Speakers JRX200
ISM	12	Keyboards
ISM	1	Laptop Bag
ISM	1	Latitude 3190 2 in 1
ISM	1	Latitude 3379
ISM	1	Latitude 5490
ISM	1	Latitude 7390 2 in 1
ISM	1	Middle atlantic UPS-1000R-8IP
ISM	1	Monitor stand
ISM	5	Mouse
ISM	1	NETGEAR GS724T Smart Switch
ISM	1	Optiplex 5060
ISM	1	Optiplex 745
ISM	3	Panasonic CF-31
ISM	1	PANASONIC PT-RW630LW Projector
ISM	1	Panasonic PT-RZ670LB Projector
ISM	1	PepLink Balace 305
ISM	1	Picture Mate 260
ISM	1	Precision Tower 7910
ISM	3	QSC CX302V
ISM	1	Samsung 43in tv

February 2025 Disposal List

Department	QTY	Description of Item
ISM	1	Scrap Metal
ISM	1	SHARP LC-52D78UN TV
ISM	1	Shure UA844
ISM	2	Shure ULXD4
ISM	1	Shure ULXD4Q
ISM	1	Sony BDP-S1500
ISM	1	Sony BDP-S6500
ISM	1	Technicolor Router
ISM	1	Time Warner Router
ISM	1	TRIPPLITE UPS
ISM	16	Various monitors
ISM	2	Williams PPA T45 FM transmitter
Library	6	Red pastic chairs. Length: 24", Width: 22.5", Height: 31.5".
Library	1	Adjustable dry erase easel. Length: 32-40", Width: 27-35", Height: 50-70"
Library	19	8-foot rectangular folding tables. Length: 96", Width:30", Height: 29".
Library	2	4-foot rectangular folding tables. Length: 46", Width:30", Height: 29".
Library	6	5-foot rectangular folding tables. Length: 60", Width:18", Height: 29".
Library	121	Upholstered stack chairs with different fabrics. Length: 21.5", Width:20", Height: 31"
Library	1	Podium / lectern. Length: 15.5", Width:23.5", Height: 46.5"
Library	2	Wooden stool. Length: 18", Width:18.5", Height: 25.5"
Library	4	Black plastic stack chairs. Length: 21.5", Width:20", Height: 31"
Library	8	5-foot circular folding tables. Length: 60", Width:60", Height: 29".
Library	3	Vertical stack chair cart. Length: 24", Width:29", Height: 22".
Library	2	Angled stack chair cart. Length: 24", Width:30", Height: 21".
Library	1	Northern Beaver brand manual hand crank toy or prize dispenser. Length: 11", Width:12", Height: 50".
Library	16	Wooden stackable chairs. Length: 23.5", Width:21", Height: 31.5".
Library	48	Acrylic magazine box. Length: 9.5", Width:8", Height: 8".
Library	5	Grey office task chair. Length: 28", Width:29", Height: 44".
Library	1	Metal shelving unit with oval shaped wooden top. The unit have 6 wide (38") shelves and 6 narrow (18") shelves. All shelves are removable and can be adjusted to different heights. Length: 60.5", Width:40.5", Height: 52".
Police	6	Lot of 6 Tomar Lights Bars (3 Fully Functional, 3 Parts Only)
Police	2	Lot of 2 Push Bumpers (2007-2013 Tahoe)
Police	5	Lot of 5 Push Bumpers (2015-2020 Chevy Tahoe)
Police	3	Lot of 3 Prionser Partition Cage w/ Plastic Seats (2015-2020 Chevy Tahoe)
Police	1	Whelen Light Bar (Amber Color)(Unknown Condition)

February 2025 Disposal List

Department	QTY	Description of Item
Police	8	Lot of 8 Havis Computer Dock for Panasonic CF-31
Police	2	Pair of Pillar Lights Red/Blue (2007-2013 Tahoe)
Police	3	lot of 3 LED Spotlights
Police	1	Stalker Dual DSR Radar w/ 2 Antennas
Police	1	Lot of Stalker dual Radar Parts (2 Counting Units, 4 Displays, 6 Antennas, 3 Remotes) (Unknown Condition)
Police	1	Decatur Genesis VP Directional Radar (No batteries) (Unknown Condition)
Police	1	Lot of Misc. Whelen Light Heads 12 - M2 4 - M4 4 - 500Series 8 - Tomar Light Heads 6 - Misc Emergency Lights
Police	1	Segway
Police	8	Lot of 8 Zebra TC7X Android Devices w/ Batteries, 8 Spare Batteries and two 4-Bay Battery Chargers
Police	2	Lot of 2 Digital Cameras (Nikon Coolpix 2100, Nikon Coolpix L620)
Police	1	1994 Dodge Dakota (V6 Mag) (VIN1B7GL23X0RS523904; Mileage 145,170)
Police	55	Lot of 55 Misc. Brass Letters
Police	12	Lot of 12 Cloth Floormats, assorted sizes and colors
Police	1	85" Samsung Flat Screen TV Unknown Condition
Police	1	65" Samsung Curved TV Unknown Condition
Police	3	50" Hisense Flat Screen TV Unknown Condition
Police	1	Men's Fossil Watch w/ Black wristband
Police	1	Men's Bulova Watch w/ gold colored wristband
Police	1	Women's ring w/ clear stones
Police	1	Women's gold colored ring
Police	1	Fossil Watch gold colored
Police	1	Guess Watch silver colored
Police	1	Samsung Soundbar w/ power cord, remote and optic cord Unknown condition
Police	1	Panasonic Viesia Flat Screen TV 42", Older model
Police	1	Pioneer DJ controller
Police	1	Men's Tungsten Wedding Ring
Police	1	Apple Watch, Series 6
Public Works	1	Pelsue Air Blower & Tube
Public Works	2	Lawn Mowers (Honda and Snapper)
Public Works	1	Wacker Neuson Packer
Public Works	1	Miscellaneous weights, weight bar, stand and exercise stretcher
Public Works	1	Oak Desk and File Cabinet
Public Works	1	Cherry Desk
Public Works	1	Metal Desk
Public Works	1	Large oval table
Public Works	1	4 drawer Metal File Cabinet
Public Works	1	Antenna Stand Approx. 33' tall

February 2025 Disposal List

Department	QTY	Description of Item
Parks and Recreation	6	Round Tables with Wood tops with metal legs
Parks and Recreation	13	Tall Brown Leather chairs with black metal legs
Parks and Recreation	24	Tan heather fabric with black metal legs
Parks and Recreation	1	Black leather office chair
Parks and Recreation	1	Tall Black faux leather chair with mesh back & metal foot rest
Parks and Recreation	4	Large and small American Flag; Small Texas flag; Flag with Cross; 4 flag stands
Parks and Recreation	1	Foosball Table with Red and Blue Players with wood handles
Parks and Recreation	1	White painted shelves
Parks and Recreation	1	Kobalt Tall Work wood table with silver metal legs
Parks and Recreation	2	Rolling volleyball stand with wood platform and light blue pads/ Black metal stand with grey foam platform
Parks and Recreation	1	Empty IT rack with cut cords and fuse boxes
Parks and Recreation	1	Hisense Black wall mount tv with HDMI
Parks and Recreation	2	Two Hitachi Black TV's
Parks and Recreation	1	JVC Small black tv with swivel wall mount & brace
Parks and Recreation	3	3 LG TV's; 1 partial wall mount; 1 w/wall mount & HDMI; 1 no cords
Parks and Recreation	1	Samsung Small black tv (no cords)
Parks and Recreation	1	Sharp Black tv
Parks and Recreation	1	TCL Black tv with wall mount



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 5

Agenda Date 2/18/2025

Type Report

Department Finance

Title

Monthly Financial Report - January 2025

Explanation

Staff will present the monthly financial report for January 2025.

Attachments

1. January 2025 Monthly Budget vs Actual
2. January 2025 Financial Report presentation

City of Colleyville
Monthly Budget vs Actual Report
January 31, 2025

	FY 2025				FY 2024				
	Annual Budget	Actual Thru Mth	Variance Annual	% of Annual Bdg	Annual Actual YTD	Actual Thru Mth	Variance Annual	% of Annual Act	% chg from PY
General Fund									
Current Taxes	18,008,973	15,010,837	2,998,136	83.4%	17,108,374	11,214,156	5,894,218	65.5%	33.9%
Delinquent	30,000	15,104	14,896	50.3%	8,013	(3,241)	11,254	-40.4%	-566.1%
P&I	60,000	6,131	53,869	10.2%	89,261	4,977	84,284	5.6%	23.2%
Property Tax Total	18,098,973	15,032,071	3,066,902	83.1%	17,205,647	11,215,892	5,989,755	65.2%	34.0%
Sales Tax	5,200,000	839,271	4,360,729	16.1%	5,359,899	826,412	4,533,487	15.4%	1.6%
Oncor Electric	910,000	-	910,000	0.0%	915,334	-	915,334	0.0%	0.0%
Tri-County Electric	185,000	-	185,000	0.0%	191,546	-	191,546	0.0%	0.0%
Atmos Gas	600,000	-	600,000	0.0%	629,385	-	629,385	0.0%	0.0%
AT&T	15,000	5,026	9,974	33.5%	11,582	6,065	5,517	52.4%	-17.1%
Verizon/Others	12,000	2,409	9,592	20.1%	9,655	3,314	6,341	34.3%	-27.3%
Refuse/Recycling	300,000	82,643	217,357	27.5%	320,936	79,384	241,552	24.7%	4.1%
Cable TV	200,000	49,729	150,271	24.9%	224,807	59,896	164,912	26.6%	-17.0%
Network Nodes	250	250	-	100.0%	250	250	-	100.0%	0.0%
Franchise Fees	2,222,250	140,057	2,082,193	6.3%	2,303,496	148,908	2,154,588	6.5%	-5.9%
GF Revenues	29,655,370	18,126,423	11,528,947	61.1%	30,324,385	14,108,950	16,215,434	46.5%	28.5%
GF Expenditures	27,858,385	9,012,991	18,845,394	32.4%	26,735,539	9,551,584	17,183,955	35.7%	-5.6%
Utilities Fund									
Water - Base Rate	2,373,871	421,876	1,951,995	17.8%	2,277,212	703,400	1,573,812	30.9%	-40.0%
Sewer - Base Rate	1,722,064	318,811	1,403,253	18.5%	1,682,758	546,282	1,136,476	32.5%	-41.6%
Water - Volumetric Rate	16,027,206	4,495,462	11,531,744	28.0%	13,333,796	3,760,842	9,572,954	28.2%	19.5%
Sewer - Volumetric Rate	3,862,562	1,448,043	2,414,519	37.5%	3,998,532	1,247,970	2,750,562	31.2%	16.0%
Water & Sewer	23,985,703	6,684,191	17,301,512	27.9%	21,292,298	6,258,495	15,033,804	29.4%	6.8%
Utilities Revenues	24,424,703	6,973,631	17,451,073	28.6%	23,744,620	6,568,988	17,175,633	27.7%	6.2%
Utilities Expenditures	23,908,883	6,254,636	17,654,247	26.2%	20,950,125	6,151,599	14,798,526	29.4%	1.7%
Debt Service Fund									
Current Taxes	911,283	924,979	(13,696)	101.5%	652,761	427,870	224,891	65.5%	116.2%
Delinquent	2,000	577	1,423	28.9%	453	(123)	575	-27.1%	-570.4%
P&I	2,000	236	1,764	11.8%	3,488	192	3,297	5.5%	22.9%
Property Tax Total	915,283	925,792	(10,509)	101.1%	656,702	427,939	228,763	65.2%	116.3%
DS Revenues	1,477,283	925,792	551,491	62.7%	1,216,702	987,939	228,763	81.2%	-6.3%
DS Expenditures	1,540,894	902,960	637,934	58.6%	1,245,535	169,235	1,076,300	13.6%	433.6%
Drainage Fund									
Drainage Fee	1,733,000	505,307	1,227,693	29.2%	1,463,341	842,560	620,781	57.6%	-40.0%
Drain Revenues	1,758,000	521,101	1,236,899	29.6%	1,513,213	872,478	640,735	57.7%	-40.3%
Drain Expenditures	1,084,956	333,299	751,657	30.7%	742,737	464,234	278,503	62.5%	-28.2%
Hotel Occupancy Tax (HOT) Fund									
HOT Tax	230,000	52,748	177,252	22.9%	219,059	56,654	162,405	25.9%	-6.9%
HOT Revenues	230,000	52,748	177,252	22.9%	219,059	56,654	162,405	25.9%	-6.9%
HOT Expenditures	285,527	126,091	159,436	44.2%	239,527	119,447	120,080	49.9%	5.6%

Note: The financial figures presented are unaudited and subject to change pending final audit adjustments.

Monthly Financial Report

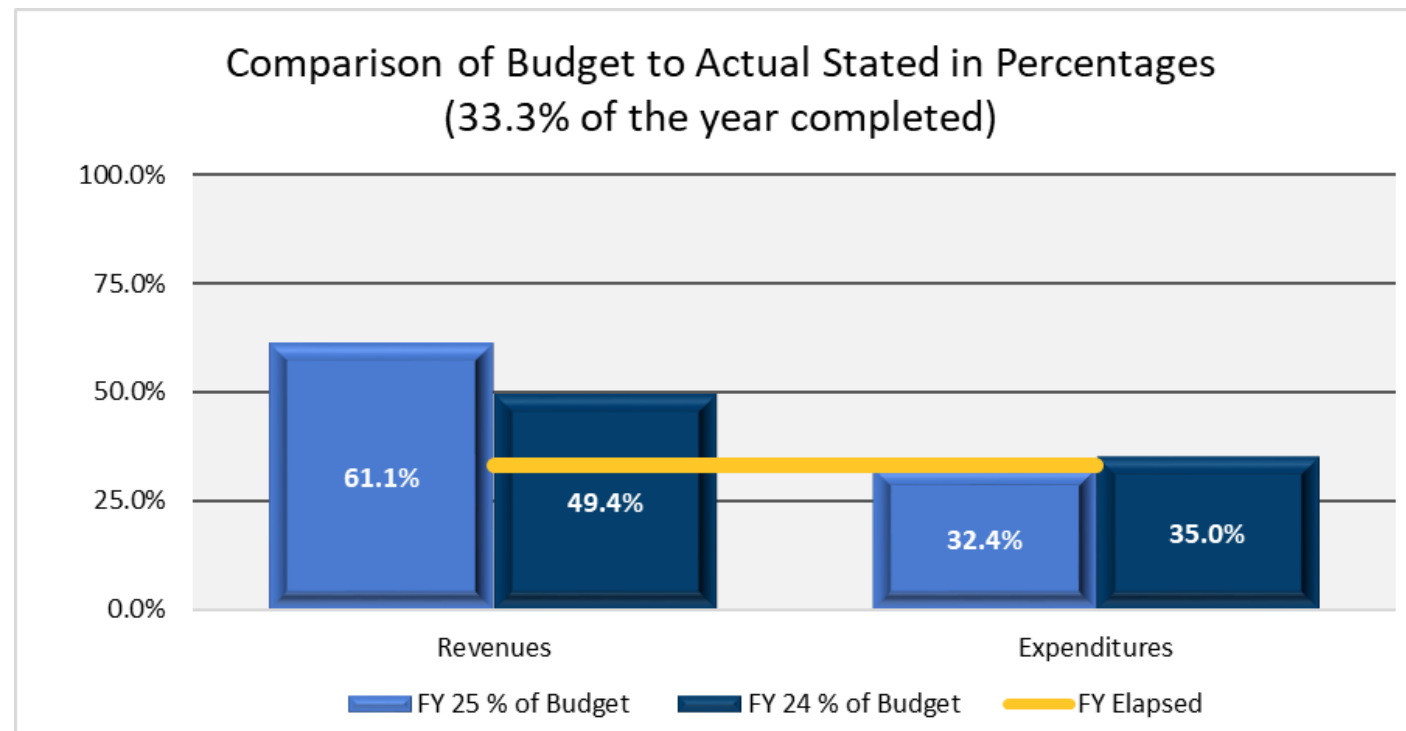
January 2025

City Council Meeting
February 18, 2025

General Fund Performance



	FY 25 Budget	FY 25 YTD	FY 25 % of Budget	FY 24 YTD	FY 24 % of Budget
Revenues	\$ 29,655,370	\$ 18,126,423	61.1%	\$ 14,108,950	49.4%
Expenditures	27,858,385	9,012,991	32.4%	9,551,584	35.0%
Total	\$ 1,796,985	\$ 9,113,432		\$ 4,557,367	

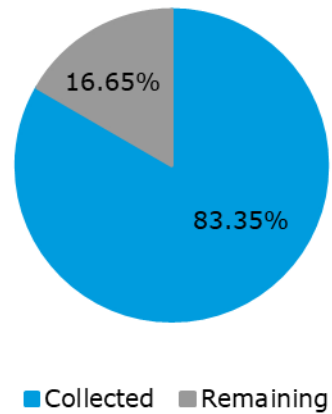


Note:. Property taxes are due in January

Property Tax Collections



Cumulative Collections vs. Budget



FY 25 Rate:

- M&O \$0.260172
- I&S \$0.016032

Total Rate:

\$0.276204/\$100

	FY 25 Budget	FY 25 YTD	% of Budget	FY 24 YTD	FY 24 % of Budget
Current Taxes	\$ 18,008,973	\$ 15,010,837	83.35%	\$ 11,214,156	65.84%

Note: Property taxes are due in January.

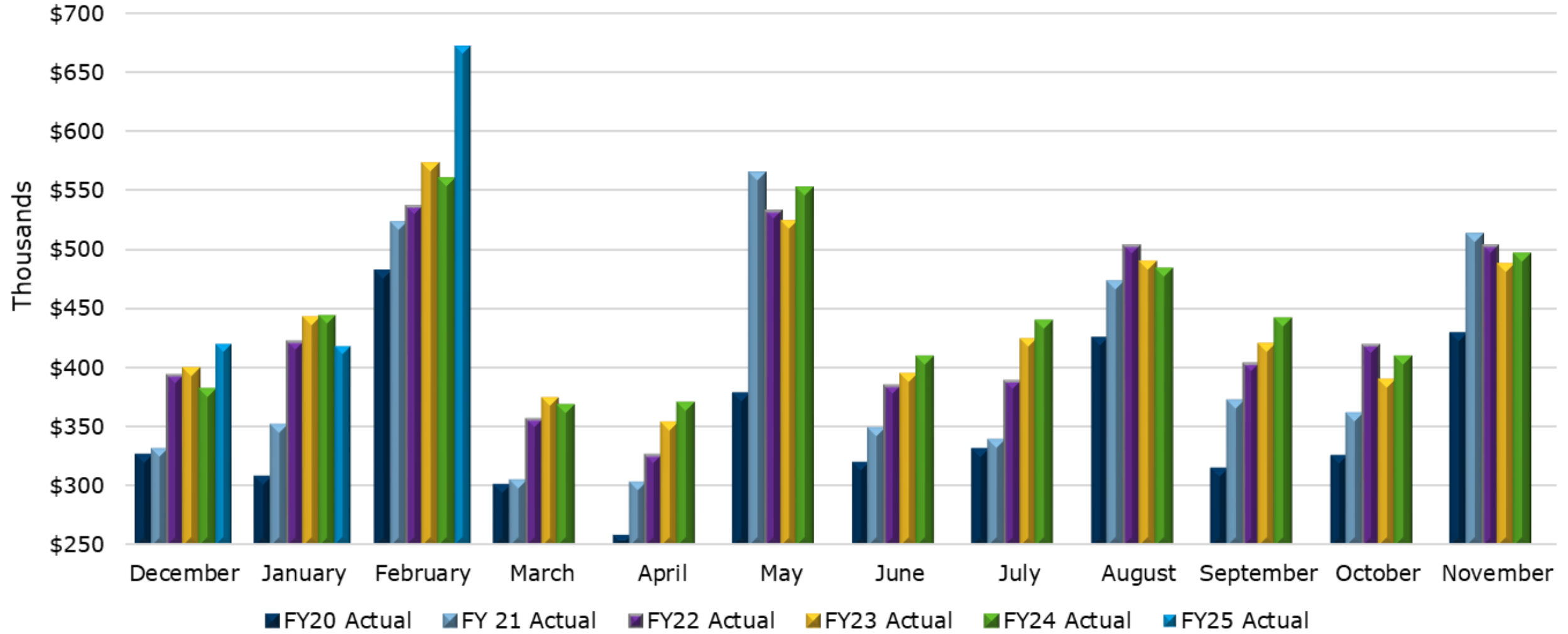
Sales Tax: Current Fiscal Year Collections



Collections Month	Sales Month	FY 24 Actual	FY 25 Actual	Increase/ (Decrease)	% Change
December	October	\$ 382,458	\$ 420,829	\$ 38,371	10.03%
January	November	443,954	418,443	(25,511)	-5.75%
February	December	559,919	672,822	112,903	20.16%
Total		\$ 1,386,331	\$ 1,512,094	\$ 125,763	9.07%

Per GASB rules, December is the first month of FY25 in which collections from sales taxes are recorded. October and November sales taxes are recorded in the prior fiscal year since the sales for those receipts occurred two months prior.

Sales Tax: Comparative Collections



Sales Tax: Regional Benchmark



	Net Payment This Period	Comparable Payment PY	% Change	Payment YTD	PY Payment YTD	% Change YTD
Colleyville	1,008,728	839,458	20.16%	1,636,078	1,505,057	8.71%
North Richland Hills	2,513,064	2,050,924	22.53%	4,150,444	3,697,997	12.23%
Bedford	1,826,219	1,660,303	9.99%	3,007,005	2,894,217	3.90%
Grapevine	6,806,521	6,650,225	2.35%	12,076,305	11,801,353	2.33%
Keller	2,074,797	1,739,501	19.28%	3,352,455	3,058,110	9.63%
Hurst	2,241,927	2,146,546	4.44%	3,744,900	3,667,353	2.11%
Euless	2,867,844	2,694,759	6.42%	4,970,203	4,616,513	7.66%
Southlake	4,816,081	4,497,738	7.08%	8,240,824	7,707,987	6.91%

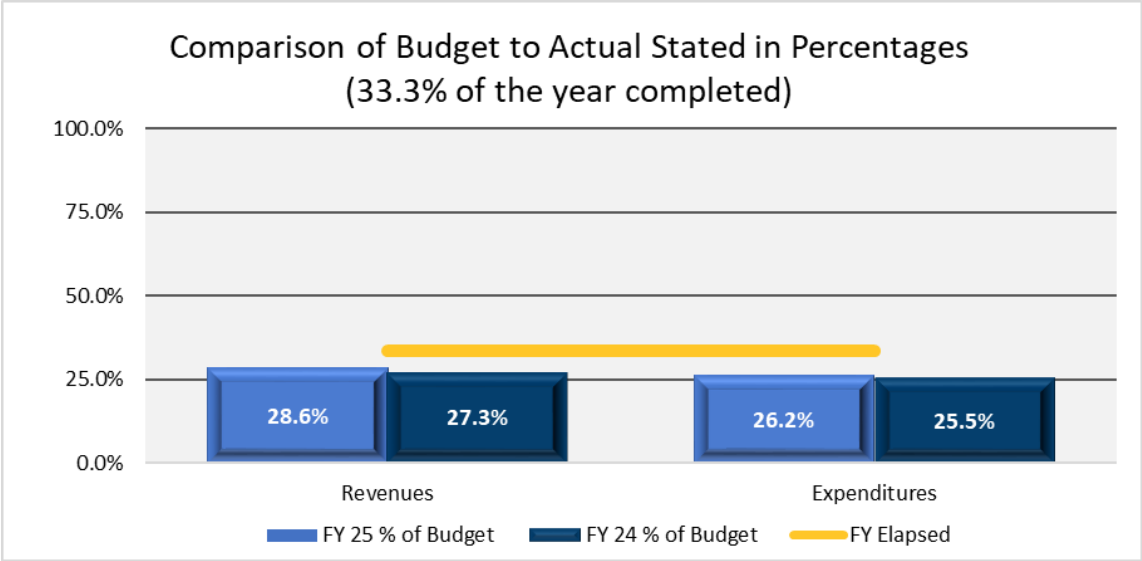
Note: Colleyville Collections above include both City General Fund and CEDC collections



Utilities Fund Performance

CV

	FY 25 Budget	FY 25 YTD	FY 25 % of Budget	FY 24 YTD	FY 24 % of Budget
Revenues	\$ 24,424,703	\$ 6,973,631	28.6%	\$ 6,568,988	27.3%
Expenditures	23,908,883	6,254,636	26.2%	6,151,599	25.5%
Total	\$ 515,820	\$ 718,995		\$ 417,389	

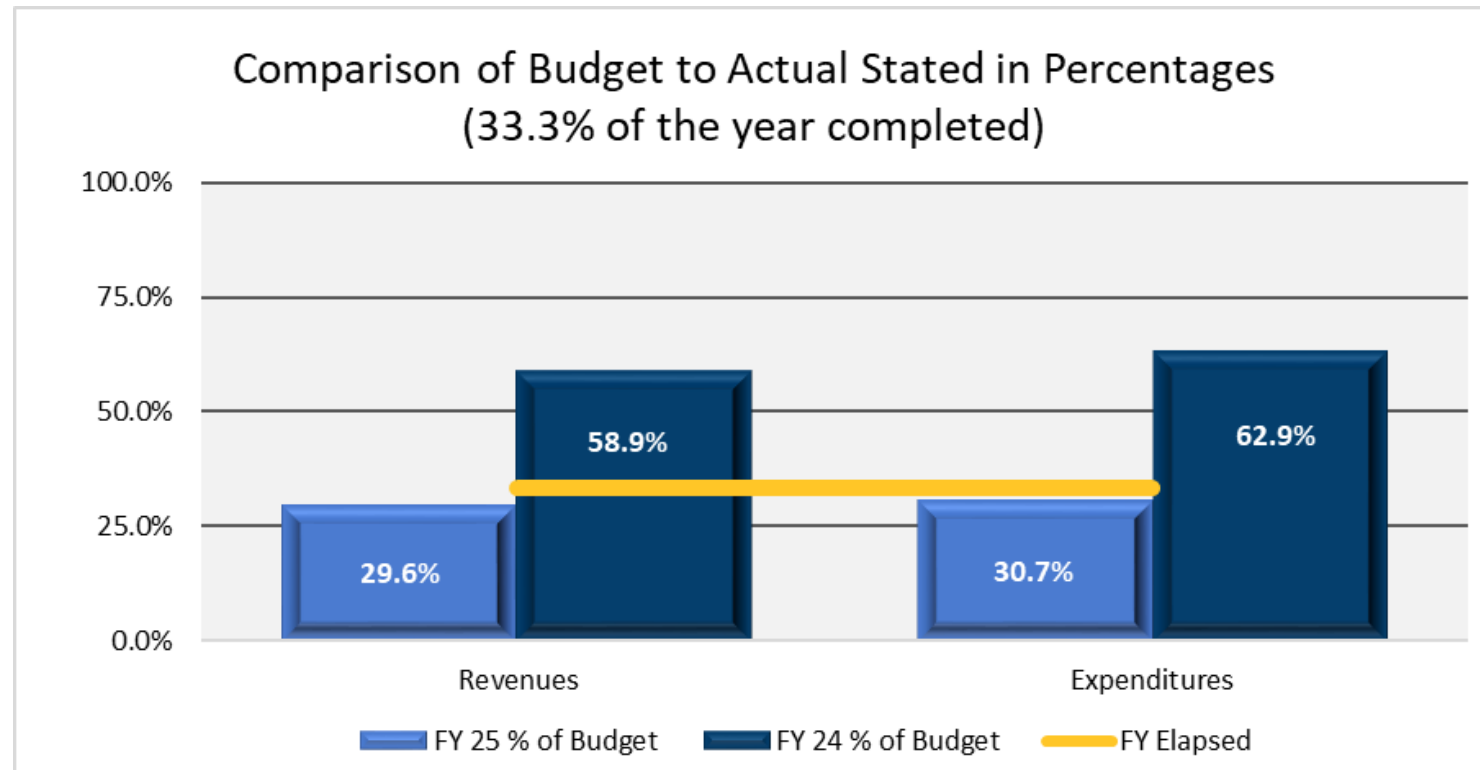


TRA			City		
	FY 25 Budget	FY 25 YTD		FY 25 Budget	FY 25 YTD
Revenues	\$ 19,889,768	\$ 5,943,505	Revenues	\$ 4,534,935	\$ 1,030,125
Expenditures	19,889,768	4,887,395	Expenditure	\$ 4,019,115	1,367,241
Total	\$ -	\$ 1,056,110		\$ 515,820	\$ (337,116)

Drainage Fund Performance



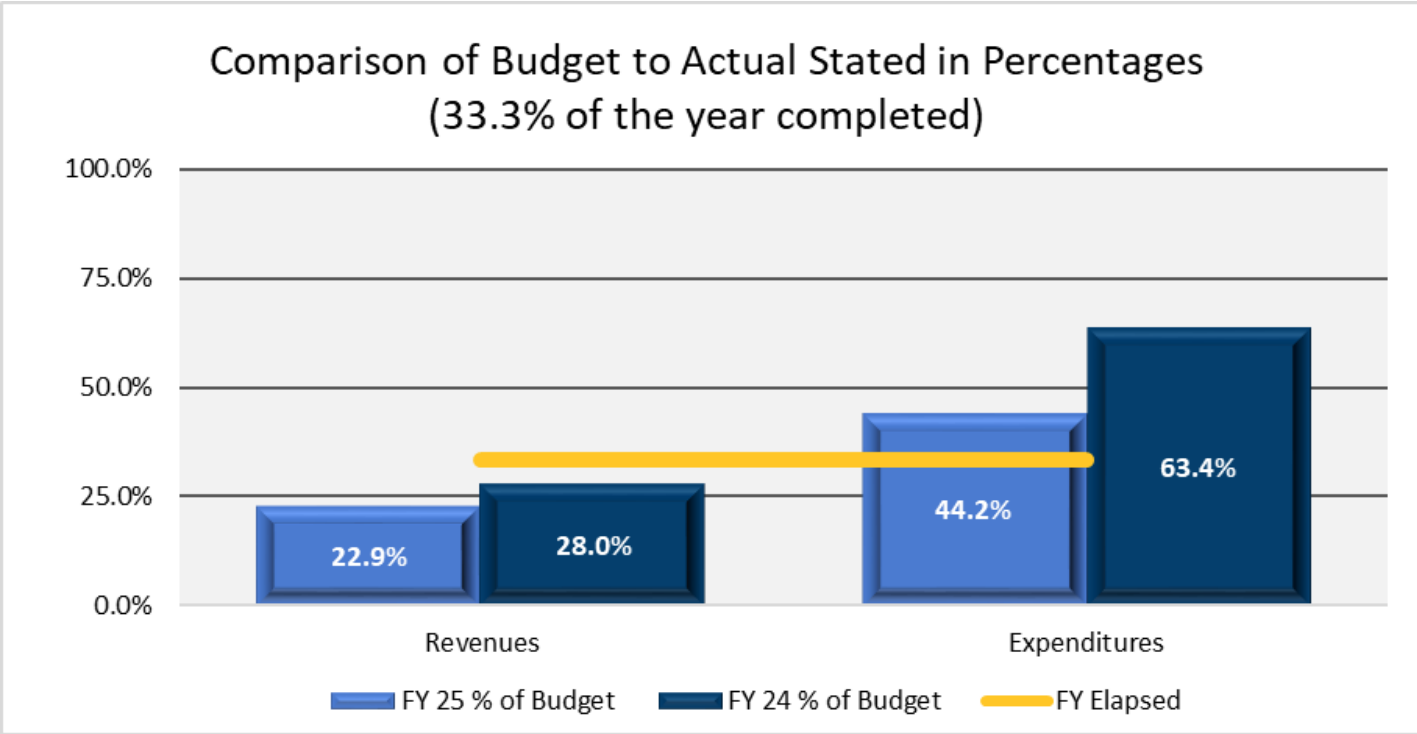
	FY 25 Budget		FY 25 YTD		FY 25 % of Budget	FY 24 YTD		FY 24 % of Budget
Revenues	\$	1,758,000	\$	521,101	29.6%	\$	872,478	58.9%
Expenditures		1,084,956		333,299	30.7%		464,234	62.9%
Total	\$	673,044	\$	187,802		\$	408,244	



Hotel Tax (HOT) Fund Performance



	FY 25 Budget		FY 25 YTD		FY 25 % of Budget	FY 24 YTD		FY 24 % of Budget
Revenues	\$	230,000	\$	52,748	22.9%	\$	56,654	28.0%
Expenditures		285,527		126,091	44.2%		119,447	63.4%
Total	\$	(55,527)	\$	(73,343)		\$	(62,793)	



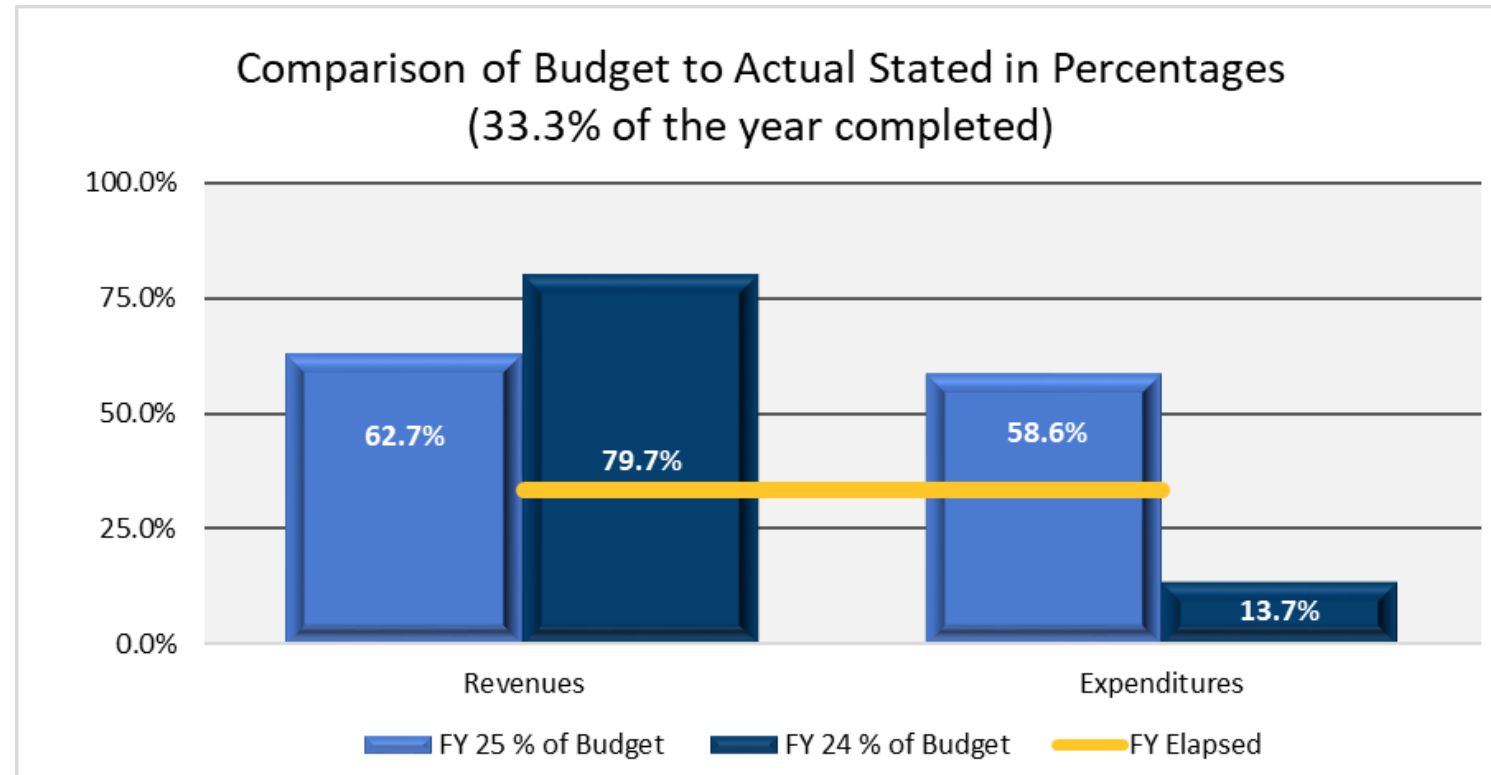
Hotel occupancy tax revenues are due quarterly. Receipts for the first quarter will be received by January 31.



Debt Service Fund Performance



	FY 25 Budget	FY 25 YTD	FY 25 % of Budget	FY 24 YTD	FY 24 % of Budget
Revenues	\$ 1,477,283	\$ 925,792	62.7%	\$ 987,939	79.7%
Expenditures	1,540,894	902,960	58.6%	169,235	13.7%
Total	\$ (63,611)	\$ 22,832		\$ 818,704	



Questions & Discussion





CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 6a

Agenda Date 2/18/2025

Number Ordinance O-25-2319

Type Ordinance

Department Community Development

Title

Consideration of a rezoning from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial on Tract 2A and a portion of an abandoned street, Abstract 963, Absalom J. Lott Survey, being located at 6521 Colleyville Boulevard, Case ZC24-031

Explanation

Second Reading and Public Hearing

The applicant was present and answered questions regarding drainage, access and traffic, and uses. Two citizens came forward to speak during the public hearing, one in favor and one opposed. The primary concerns expressed were regarding drainage being managed appropriately and the traffic into and out of the site.

First Reading and Public Hearing

Girish Narayan, the applicant, has submitted a request to rezone the 4.31 acre property located at 6521 Colleyville Boulevard, from PUD-C Planned Unit Development - Commercial to a new PUD-C Planned Unit Development - Commercial district to replace the existing ordinance. The rezoning request is for a new PUD to be created, which would allow for the development of a new office warehouse business park.

Existing Conditions/Background: The subject property is unplatted as Tract 2A and a portion of an abandoned street, Abstract 963, Absalom J. Lott Survey, and is zoned PUD-C Planned Unit Development - Commercial. The property is currently improved with an automotive repair shop, known as Hodges Automotive. The auto repair shop was authorized with the approval of Ordinance O-03-1416.

Proposed Zoning Change: The request is to rezone from the PUD-C Planned Unit Development Commercial to the PUD-C Planned Unit Development - Commercial district to replace the existing ordinance. The request is to construct a new business park development. The business park development would feature suites with roll-up garage doors.

Purpose: The purpose of a PUD is to provide for greater flexibility and discretion in the approval of residential, non-residential and mixed use developments by encouraging creative, efficient, and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be

through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development which will be of special benefit to the property owners or to the community.

Analysis: The subject property, with the proposed new configuration and use, necessitates the change in zoning and request for a new PUD-C Planned Unit Development – Commercial district. This property has zoning approved in 2003 for the development of an auto repair shop, with numerous other sub-uses. The ordinance allowed for automotive repair, truck rental, landscaping contractor with outside storage, one single-family residential unit, and the outside storage of recreational vehicles, boats, automobiles, and vans.

Per the statement of planning objectives, this project is requesting to allow for the development of a commercial business park which provides for flex spaces to be used by small businesses. The project proposes the construction of three buildings, with a total project size of 83,500 s.f. and provides 137 parking spaces. Each building would have multiple suites, with suites averaging 3,600 s.f. Each suite will feature a small office space and front loading 14'x14' overhead doors, designed to support light industrial uses. Five suites along Ross Down Drive will be tailored to retail-centric users. The hours of operation for the businesses would be from 6 a.m.- 8 p.m. As part of the development, the developers would re-pave the abandoned Ross Down Drive and provide for a 24' fire lane.

As per the attached elevations exhibit, the buildings will have brick facades, with plaster fascia roofs. Buildings Two and Three will also include sloping roof planes with metal shingles. As part of the PUD-C request, the applicant is requesting a waiver in required horizontal and vertical articulation from the regulations of Chapter 6 of the Land Development Code. The development would provide 40,116 s.f. of landscaped open space, which is in excess of the required 20% landscaped open space.

Plat Status: The subject properties are unplatted as Tract 2A and a portion of an abandoned street, Abstract 963, Absalom J. Lott Survey.

DRC Review: The Development Review Committee (DRC) reviewed this request during their December 23, 2024 meeting and offered the following comments to the applicant:

1. The articulation, horizontal and vertical, of the elevations do not meet Chapter 6 of the Land Development Code. Provide the percentage of materials for the elevations.
2. Design note: Design of buildings may warrant some redesign. City Manager's Office has asked if the applicant will consider frosted glass material for the roll-up garage doors, rather than the galvanized aluminum shown.
3. Fire Comment: Please confirm the fire lane turning radii. As per Chapter 14, the minimum inside turning radius is 30 feet and the minimum outside turning radius is 50 feet.

The applicant provided updated exhibits on January 6, 2025.

Drainage: The development will provide for two detention ponds. As proposed, the drainage as provided is compliant with the Land Development Code.

Surrounding Development: Properties to the north and west are zoned ML Light Industrial and are improved with commercial development. The properties to the south are zoned ML Light Industrial and CPO Professional Office Commercial District and are improved with commercial development. The properties to the east are zoned PUD-R Planned Unit Development – Residential and improved with single-family residential homes.

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

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

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

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

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

Staff Recommendation: Staff is neutral on this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their January 13, 2025 meeting by a vote of 6-0.

Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map

4. Statement of Planning Objectives
5. Site Plan Exhibit
6. Existing Site Conditions
7. Elevations Exhibit
8. Drainage Plan Exhibit
9. Landscaping and Screening Wall Exhibit
10. Rendering Provided by Applicant
11. Colleyville Entry Exhibit
12. Utility Plan Exhibit
13. Paving Plan Exhibit
14. Trip Generation Report
15. Economic Development Information
16. Development Schedule
17. Notification Map
18. Notification Letter
19. Notification List
20. Letters Received
21. Letter of Opposition
22. Ordinance O-25-2319

Aerial Map

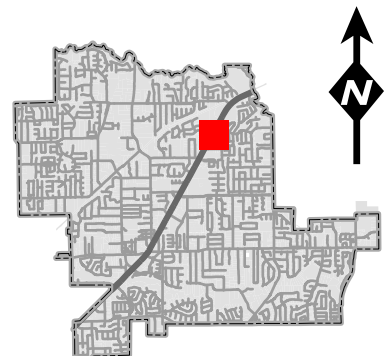


ZC24-031

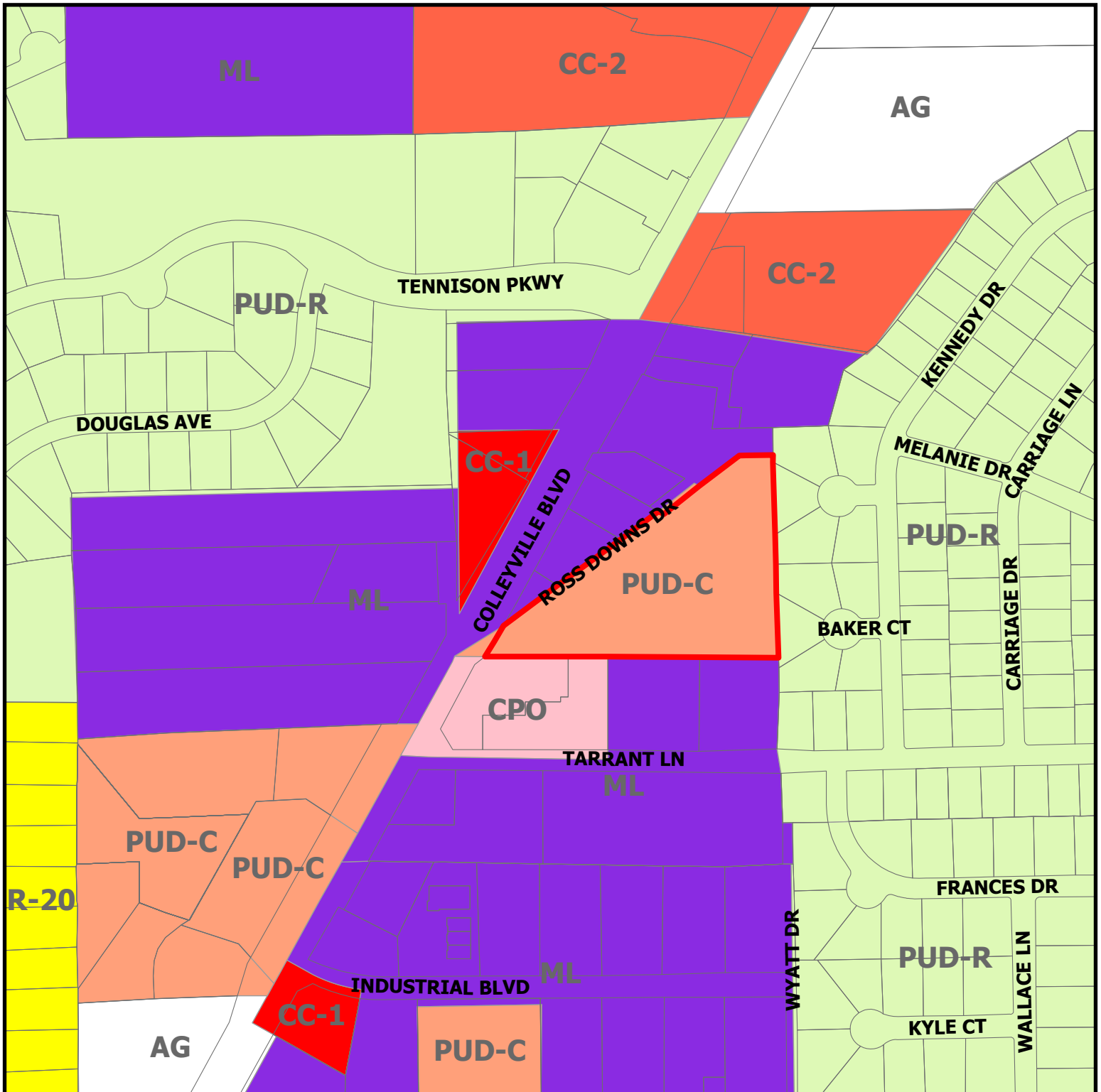
6521 Colleyville Blvd

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 Subject Property



Zoning Map

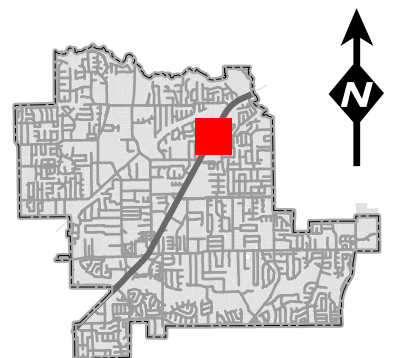


ZC24-031

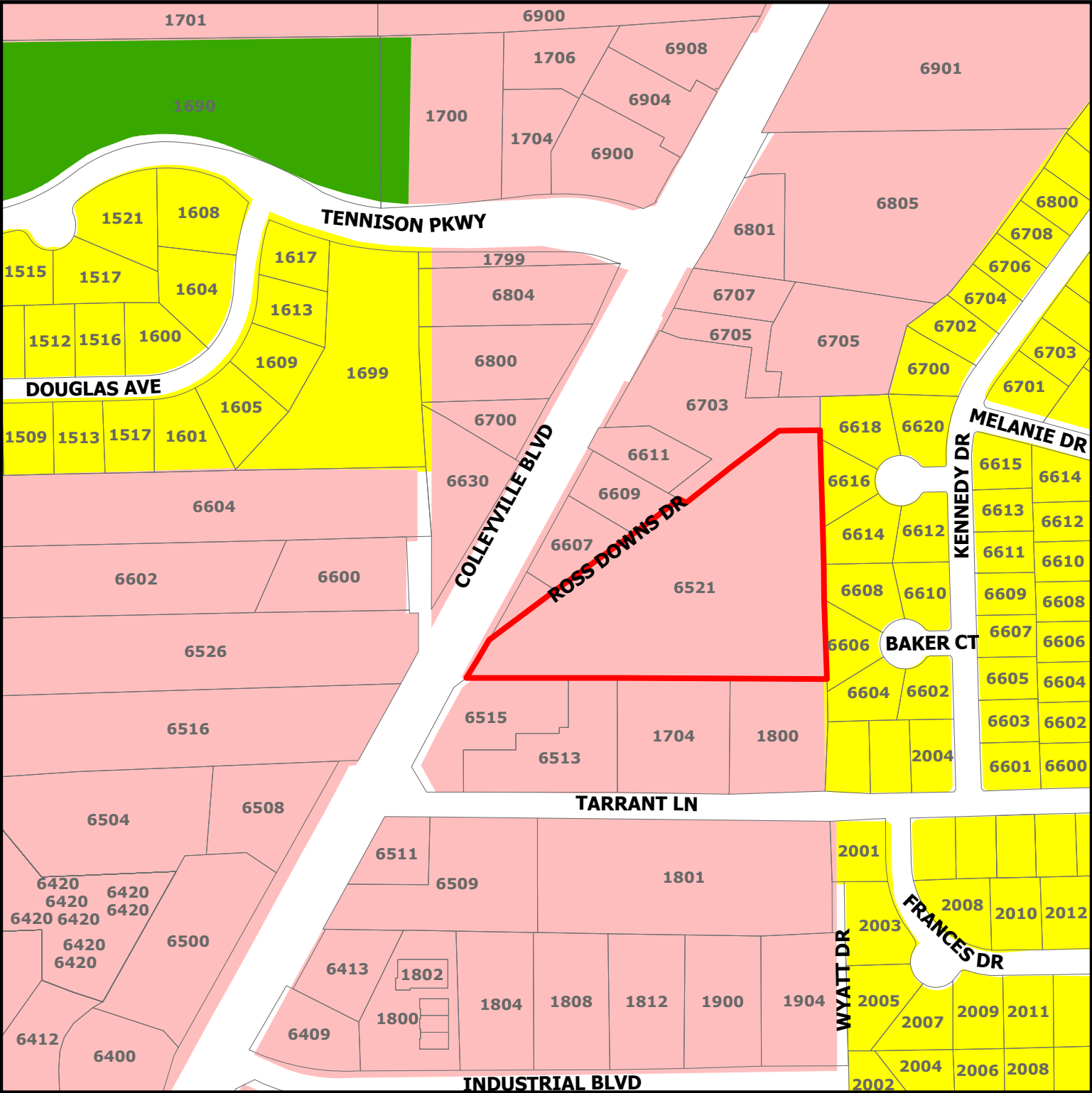
6521 Colleyville Blvd

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 Subject Property



Future Land Use Map

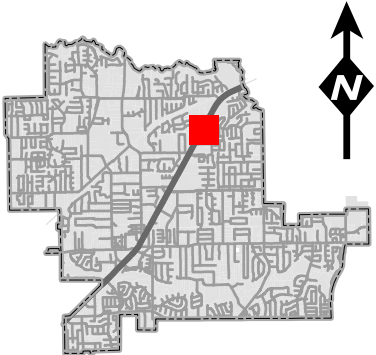


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ZC24-031

6521 Colleyville Blvd

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



Statement of Planning Objectives

Colleyville Business Park | 6521 Colleyville Blvd, Colleyville, TX

The goal of Colleyville Business Parks is to transform 6521 Colleyville Blvd into a high-quality small-business hub that meets the growing demand for functional and affordable flex spaces in Colleyville, Texas. By re-zoning this 4.26-acre site, Shoal Creek Capital Partners (SCCP) aims to create a planned use development (PUD-C) that supports the needs of local contractors, trades people, and service providers while enhancing the aesthetics and functionality of Colleyville Blvd and respecting the surrounding neighborhood.

This project proposes the construction of three buildings, totaling approximately 83,500 SF, with suites averaging 3,600 SF. Each suite will feature small office buildouts and front-loading 14' x 14' overhead doors, designed to support flexible uses such as light industrial, warehousing, and service-based businesses. Additionally, five suites along Ross Downs R will be tailored to retail-centric users, fostering a blend of commerce and services that complements the community.

Key design and planning objectives include:

1. **Planned Uses:** The Planned Use Development (PUD) outlines a thoughtful selection of commercial and industrial uses for the property, deliberately excluding those that could disrupt the tranquility and character of the surrounding neighborhood. These uses have been presented and reviewed by residents of the neighboring Ross Downs Estate.

Implementation:

- Restricted uses that are noisy (auto repair, auto body shops, etc.)
 - Restricted uses that are unsightly (outdoor storage, etc.)
 - Restricted uses that invite behaviors that are incompatible with Colleyville's community values (CBD Store, Pawn shops, Title Loans, Alcohol sales, etc.)
 - Dictates restricted operating hours as 6 am – 8 pm.
2. **Enhanced Landscaping:** The landscaping design attempts to achieve a thoughtful approach to blending functionality and beautification while addressing community concerns. First, the project seeks to provide a visual appeal along Colleyville Blvd and provide a natural barrier for detention areas.

Implementation:

- Planting Bald Cypress trees along the Colleyville frontage ensures effective screening of detention areas and the building.
- Incorporating Vitex plants and a seasonal mix of flowers around signage enhances the boulevard's aesthetics, benefiting both the project and the broader community.
- The preservation of trees along Ross Downs Blvd creates a canopy cover, enhancing the boulevard's appealing elements.

Secondly, the landscaping design aims to address neighborhood feedback by creating a visually appealing border and screening for the neighborhood to the east.

Implementation:

- Easter Red Cypress trees are planted at suite lines to create visual breaks in the buildings. This design feature was inspired by members of Ross Downs neighborhood who preferred a neighborhood-like feel rather than a fully screened barrier.
 - An 8-foot masonry fence along the eastern border further ensures privacy and minimizes potential disturbances.
3. **Architectural Compatibility:** The project incorporates architectural elements that are inspired by surrounding buildings to help integrate the development into Colleyville's existing aesthetic.

Implementation:

- The project borrows stone and brick veneer materials from projects along Colleyville Blvd. The residents of Ross Downs pointed towards these projects as successful integration of new development into the Colleyville community.
 - The alteration of materials along the building's façade adds articulation to the building.
 - Additionally, lighting elements are used to give the property a neighborhood-like feeling. The lighting elements are carefully chosen to reduce upward radiance and minimize disturbance to the neighborhood. All lighting is directed away from residential properties.
 - To integrate the project into the Ross Downs neighborhood and maintain a neighborhood feel, the east-most building (bordering the neighbors), implements a pitched metal hip roof that aligns with the design of the Ross Downs Estate.
4. **Drainage Solution:** The project addresses drainage concerns raised by the Ross Downs neighborhood, aiming to minimize disturbances and resolve site-specific drainage issues.

Implementation:

- Two detention ponds will be constructed to maintain the existing outfalls on the site. These ponds will also capture additional runoff generated by the site's re-development
 - Recognizing existing drainage conditions where water from the site flows into the neighborhood, a flume will be installed along the property's border. This flume is designed to capture runoff and redirect it to the north and south of the property, preventing water from impacting the Ross Downs neighborhood.
5. **Economic Impact:** The project will address a high demand for small-suite flex spaces, particularly in a supply-constrained submarket, while fostering the growth of small businesses in Colleyville. The tenant base for this project includes home service businesses, small retail businesses, and professional services. This project will fill in a key gap in

Colleyville's strong economic base and provide faster and more affordable home service options for the residents of Colleyville.

SCCP envisions the Colleyville Business Park as a first-class development that balances high-quality design standards with financial viability. By securing city support and incorporating community input, the project will align with Colleyville's strategic goals while introducing an attractive and functional property that elevates the area's commercial offerings.

SITE DATA SUMMARY	
SITE AREA	(185498.59SF) or 4.26 ACRES
TOTAL BUILDING	3 BUILDING
BUILDING 1	33332 SF (18%)
BUILDING 2	21600 SF (11.6%)
BUILDING 3	28800 SF (15.5%)
FLOOR TO AREA RATIO (FAR)	45.1% OF SITE

NOTE:
SITE DATA SUMMARY TABLES DO NOT
INCLUDE ROSS DOWN ROAD AREA.

SITE DATA SUMMARY	
SITE AREA	(185498.59SF) or 4.26 ACRES
CURRENT ZONING	C - COMMERCIAL
TOTAL PARKING PROVIDED	137 SPACES
TOTAL IMPERVIOUS AREA	137191 SF (74%)
TOTAL LANDSCAPE AREA (PERVIOUS AREA)	48308 SF (26%)
DRIVE AISLES/PEDESTRIAN WALKWAY	53460 SF (28.8%)
FLOOR TO AREA RATIO (FAR)	45.1% OF SITE

LOT 1R2R, BLOCK 1
WEST INDUSTRIAL ADDITION
INST. NO. D219036730
O.P.R.T.C.T.

APPROXIMATE LOCATION OF
APPARENT R.O.W. ABANDONMENT
TO BE RETAINED AS AN ACCESS
ESMT.
INST. NO. D219036730, O.P.R.T.C.T.

DAVID WADE GARNER
INST. NO. D22218475
O.P.R.T.C.T.

LOT 1, BLOCK 1
GONZALEZ ADDITION
INST. NO. D222114572
O.P.R.T.C.T.

COMBINED ENTERPRISES, INC.
VOL. 11932, PG. 2035
D.R.T.C.T.

COLLEYVILLE BOULEVARD
(S.H. 26)
(VARIABLE WIDTH R.O.W.)

30' radii cutting into
neighbors property. If
this driveway is
required could we
utilize this as an exit
only FL?

SELECT ROOFING LLC
INST. NO. D214261589
O.P.R.T.C.T.

PERMANENT DRAINAGE
& UTILITY ESMT.
VOL. 14249, PG. 511
D.R.T.C.T.

With this driveway in
compliance. Do we
need the one cutting
through the Baseball
facility?

EXISTING 3'X3'
GRATE INLET

PROP. VALLEY
GUTTER (NOT A
PEDESTRIAN
WALKWAY)

PROP. DETENTION
AREA @ 5.50'
DEPTH

PROP. 06' TALL
STACK STONE
RW W/FENCE
OVERLAD

7.5' UTILITY ESMT.
INST. NO.
D215163264
O.P.R.T.C.T.

1/2" IRF
(C.M.)

22.50' DRAINAGE &
UTILITY ESMT.

BLOCK 2
PONCE ADDITION
CAB. A, SL. 1642
P.R.T.C.T.

15' DRAINAGE &
UTILITY ESMT.
CAB. A, SL. 1642
P.R.T.C.T.

LOT 12

LOT 11

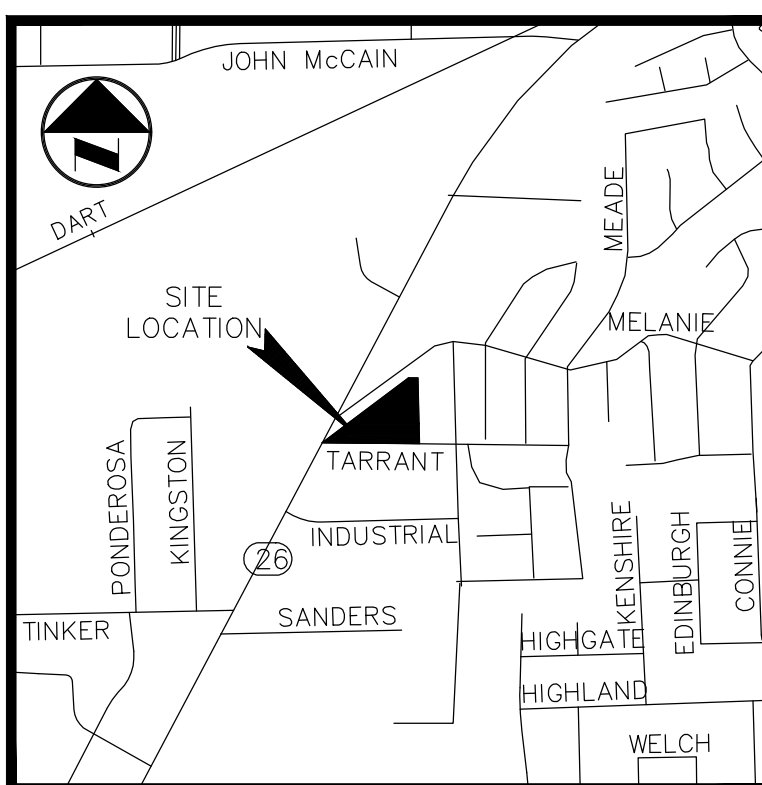
LOT 10

LOT 7

LOT 6

LOT 5

0 15 30 60
(FEET)
1 inch = 30 ft.



LEGEND

- PROPERTY LINE
- EASEMENT/SETBACK LINE
- FIRE LANE STRIPING
- FIRE LANE EXTENTS
- INSTALL 4" 3000psi REINFORCED
CONCRETE PAVEMENT WITH #3 BARS
@ 24" O.C.E.W.(PEDESTRIAN WALK
WAYS)
- ACCESSIBLE PARKING SPACE

NOTE:
REFER TO ARCHITECTURAL PLANS FOR EXACT
BUILDING DIMENSIONS. BUILDING DIMENSIONS
SHOWN ON THIS PLAN ARE FOR REFERENCE
ONLY.

CONSULTANT
RLG CONSULTING ENGINEERS, INC.
12001 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TX 75243
(214) 739-8100
CONTACT: ABDULLAH EMAD

OWNER
SHOAL CREEK CAPITAL
4723 MEMPHIS STREET
DALLAS, TX 75207
(512) 963-3911
CONTACT: WILSON BAUER

RLG CONSULTING ENGINEERS 12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243 5601 BRIDGE STREET #420 FORT WORTH, TX 76112 WWW.RLGINC.COM TBPE FIRM REG. F-493					
SITE PLAN					
COLLEYVILLE BLVD. COMMERCIAL					
6521 COLLEYVILLE BLVD					
ZONING REVIEW SET					
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS					
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	12/16/2024	2413	102	C02.01

PROGRESS SET FOR REVIEW ONLY

ISSUED 12/16/2024

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

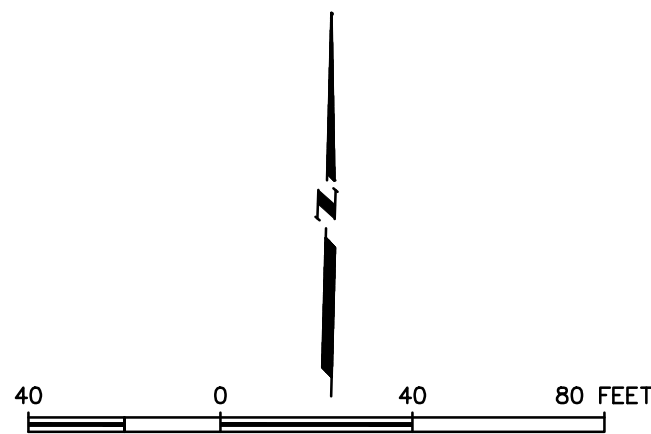
ABDULLAH EMAD
TEXAS PE #128156

BENCHMARKS:
CITY BM 125 2" BRASS DISC IN CL
INLET IN FRONT OF 1804 INDUSTRIAL BLVD
IN THE NORTH R.O.W. AND 620' EAST OF
CL HWY 26. IT IS ALSO
49.4' NW OF A FIRE HYDRANT IN THE
SOUTH R.O.W. ELEV=612.66

BM 1 TEMPORARY BENCHMARK
SET ON NORTH SIDE OF ASPHALT ON
ROSS DOWNS DRIVE ACROSS FROM
DRIVEWAY FOR SUBJECT PROPERTY. ELEV=611.82

BM 2 TEMPORARY BENCHMARK
SET IN TOP OF CURB ON ROSS DOWNS
DRIVE AT THE SOUTHEAST END OF
INTERSECTION WITH COLLEYVILLE
BOULEVARD; NORTHWEST OF GRATE INLET.
ELEV=607.35

—	GUY ANCHOR
●	LIGHT STANDARD
○	UTILITY POLE
⊗	MAIL BOX
⊙	SANITARY SEWER MANHOLE
⊞	STORM SEWER DRAIN
OHE	OVERHEAD ELECTRIC LINE
C.M.	CONTROLLING MONUMENT
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND



THENCE N 89°30'14" W, with the north line of said Ponce Addition, at a distance of 407.96 feet passing a 1/2-inch iron rod found for the northwest corner of said Ponce Addition and the northeast corner of said C-D Subdivision, and continuing for a total distance of 707.42 feet to the **POINT OF BEGINNING** and containing 185,499 square feet or 4.258 acres of land, more or less.

OWNER OF RECORD
J&C SERVICE GROUP LLC
6521 COLLEYVILLE BLVD.
COLLEYVILLE, TX 76034-6231

COLLEYVILLE
BUSINESS PARK

6521 Colleyville Blvd
COLLEYVILLE, TX 76034
T: XXX XXX XXXX

ARCHITECT
James E. Langford
Architects and Planners
3001 Bookout St.
Dallas, Texas 75201
T: 214 520 9100
F: 214 520 9271

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

STRUCTURAL & CIVIL ENGINEER
RLG Engineering
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MEP ENGINEERING
RWB Consulting Engineers
12222 Merit Dr., Suite 400
Dallas, Texas 75251
Tel: 972-788-4222

LANDSCAPE ARCHITECT
Kendall + Landscape Architecture
6976 Santa Barbara Dr.
Dallas, Texas 75214
Tel: 214 739-3226
Fax: 000 000-0000

NO.	REVISIONS/SUBMISSIONS	DATE

Drawing Title

SITE
PLAN

Date
01/03/25

Scale
AS SHOWN

Project No.
00000

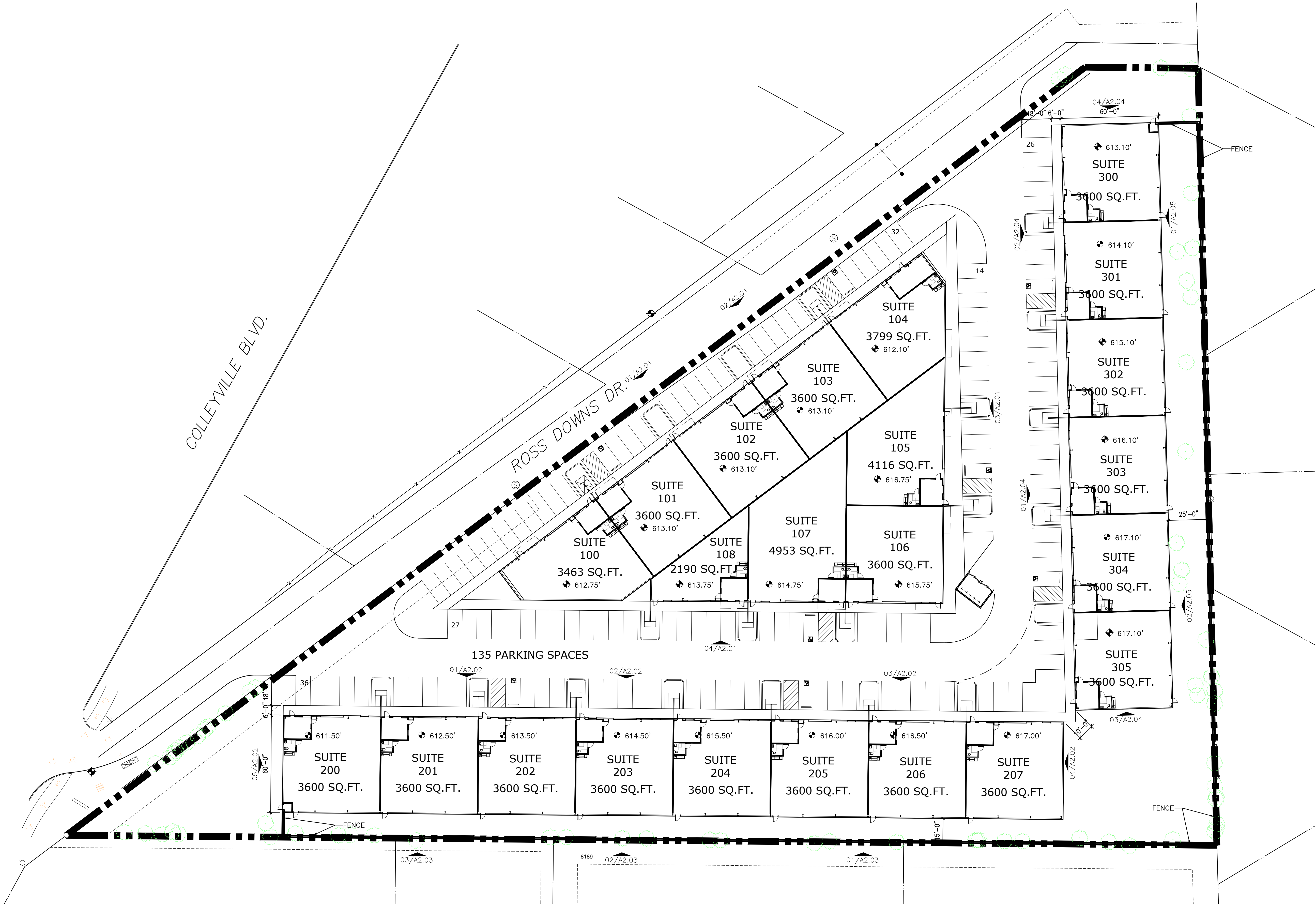
Drawn by
X.X.

Checked by
J. Langford

Drawing Number

AC1.01

SHEET OF



① SITE PLAN - "A"
SCALE: 1"=30'-0" XREF:XX-XXX

COLLEYVILLE
BUSINESS PARK

6521 Colleyville Blvd
COLLEYVILLE, TX 76034
T: XXX XXX XXXX

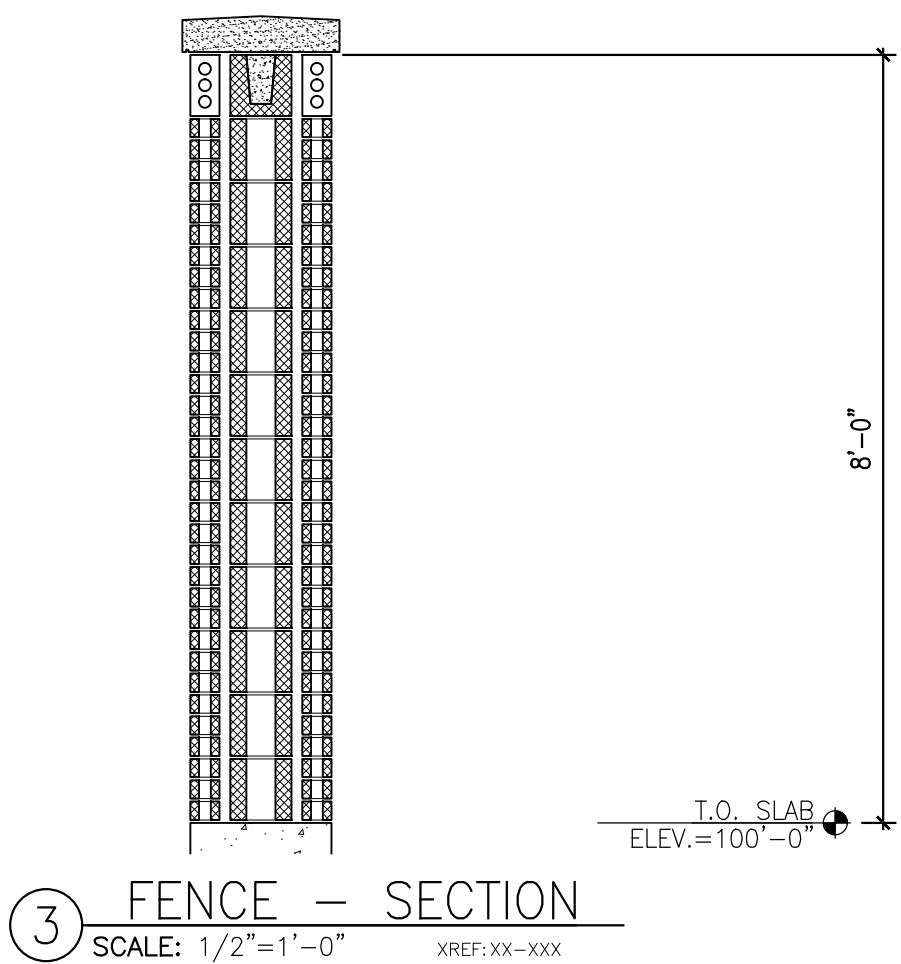
ARCHITECT
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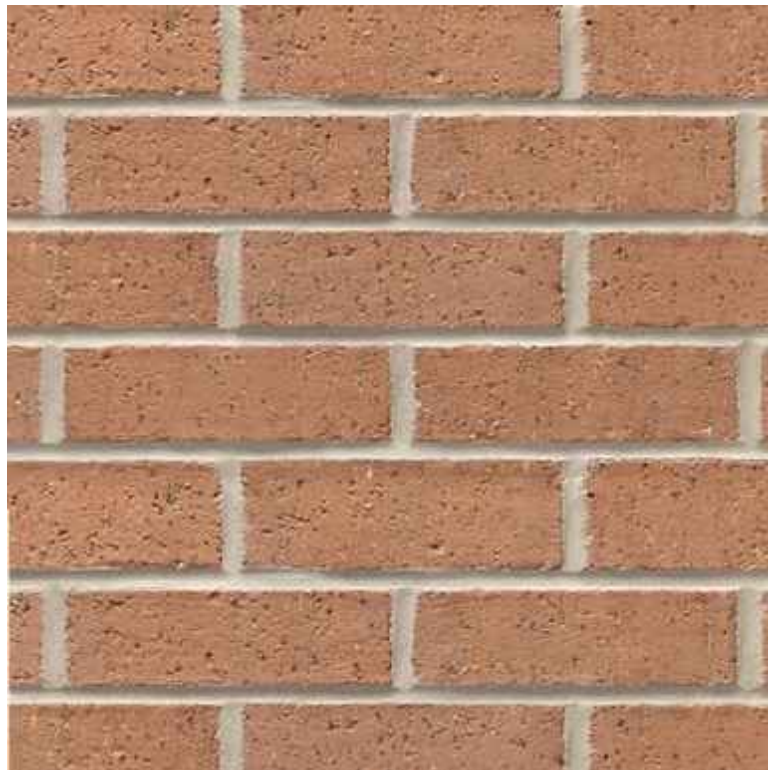
METAL ROOF SHINGLES



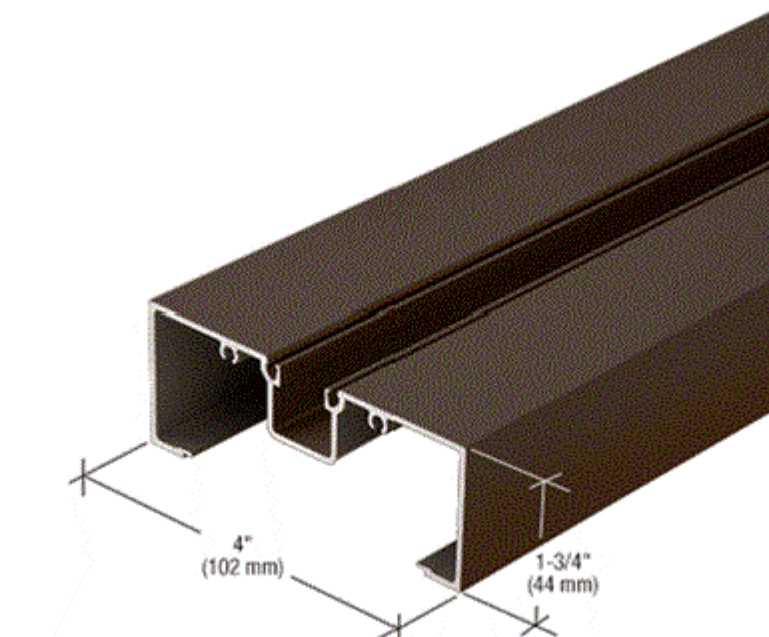
SANDSTONE



EL RICARDO - ACME BRICK

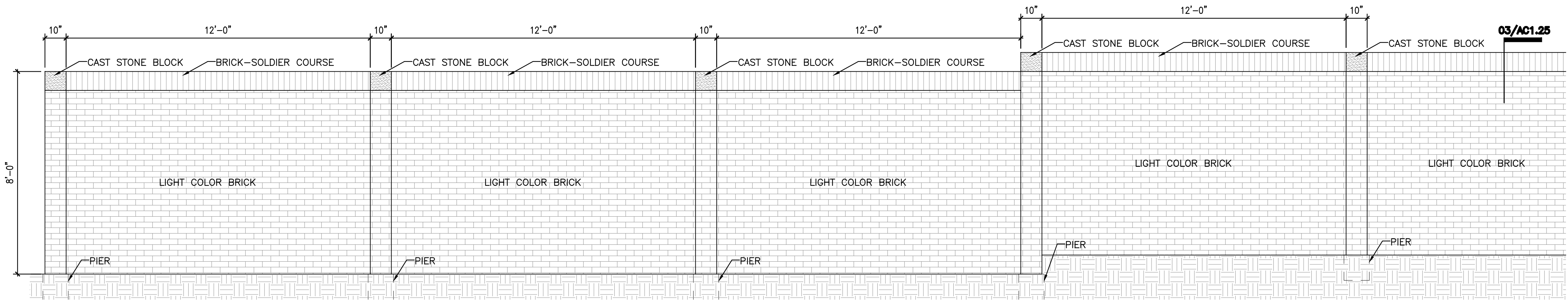


ACADEMY - ACME BRICK



DARK BRONZE - ALUM. WINDOW FRAME

② MATERIAL SAMPLES
SCALE: 1"=1'-0" XREF:XX-XXX



NO.	REVISIONS/SUBMISSIONS	DATE

Drawing Title	
SITE DETAILS	
Date	01/03/25
Scale	AS SHOWN
Project No.	00000
Drawn by	X.X.
Checked by	J. Langford
Drawing Number	AC1.25
SHEET OF	

6521 Colleyville Blvd
COLLEYVILLE, TX 76034
T: XXX XXX XXXX

ARCHITECT
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LANDSCAPE ARCHITECT
Kendall + Landscape Architecture
6976 Santa Barbara Dr.
Dallas, Texas 75214

Tel: 214 739-3226
Fax: 000 000-0000

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Drawing Title

ELEVATIONS

Date 01/06/25

Scale AS SHOWN

Project No.	00000
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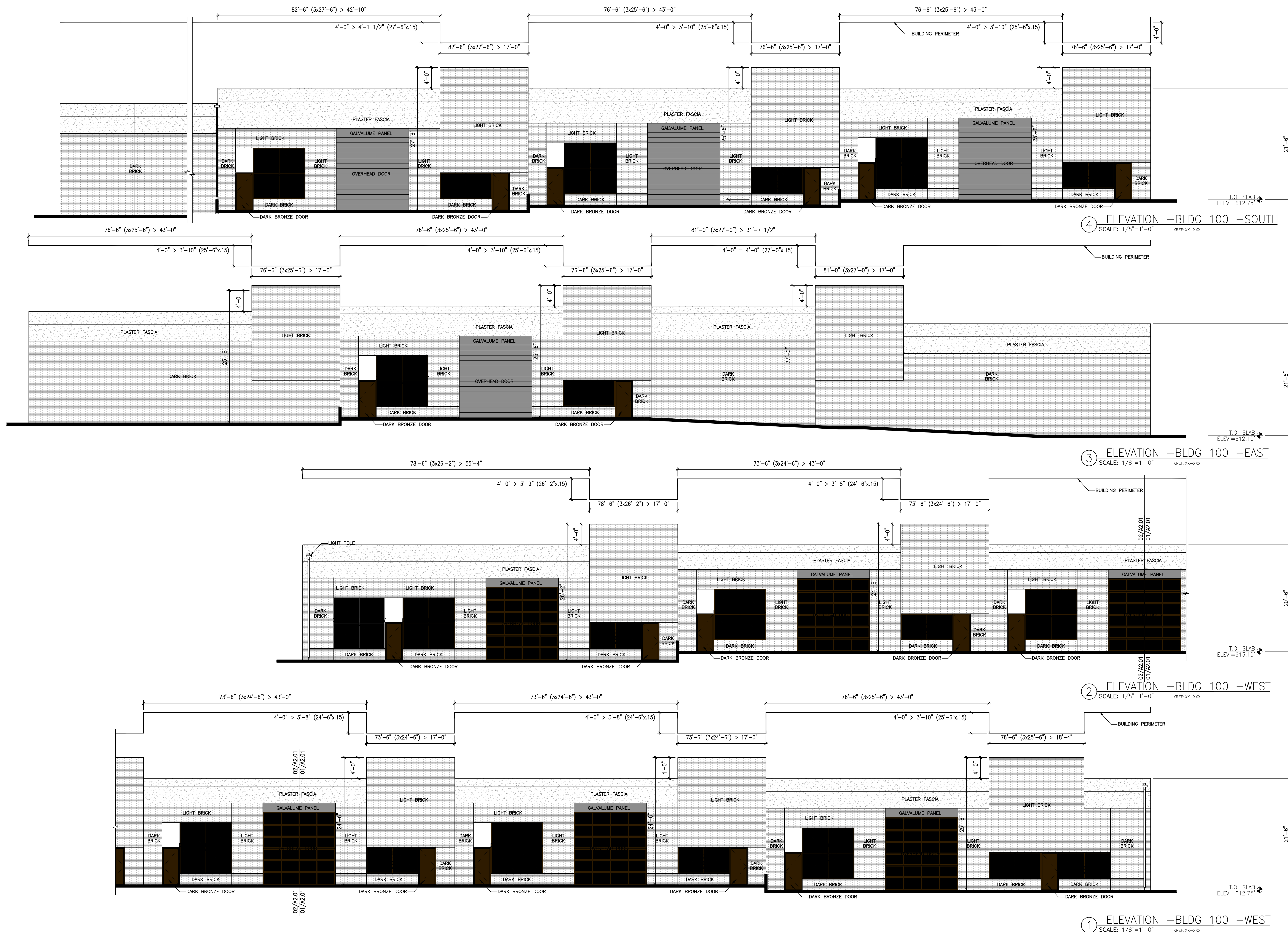
Drawn by X.X

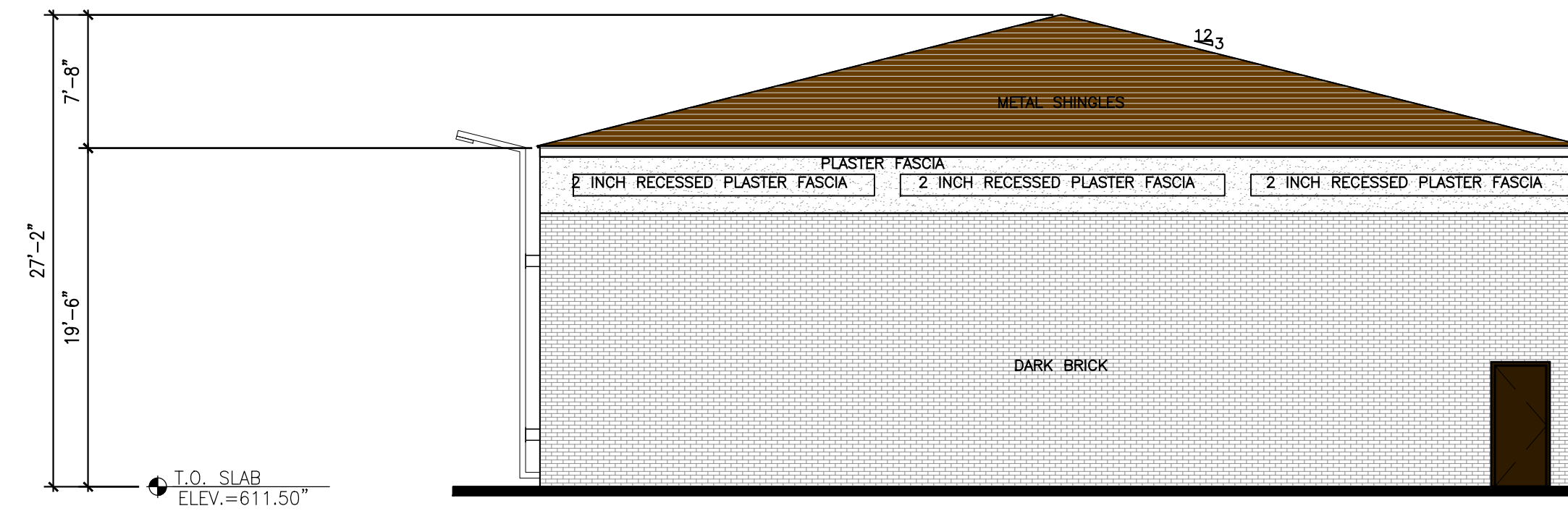
Checked by J. Langford

Drawing Number

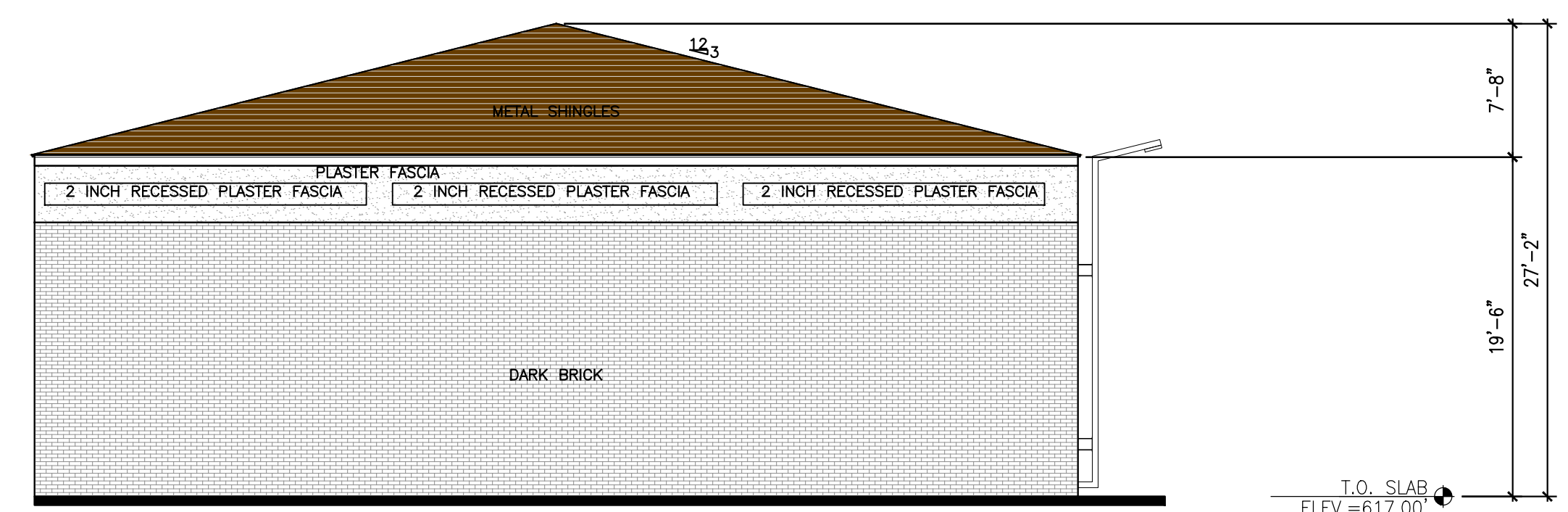
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SHEET OF

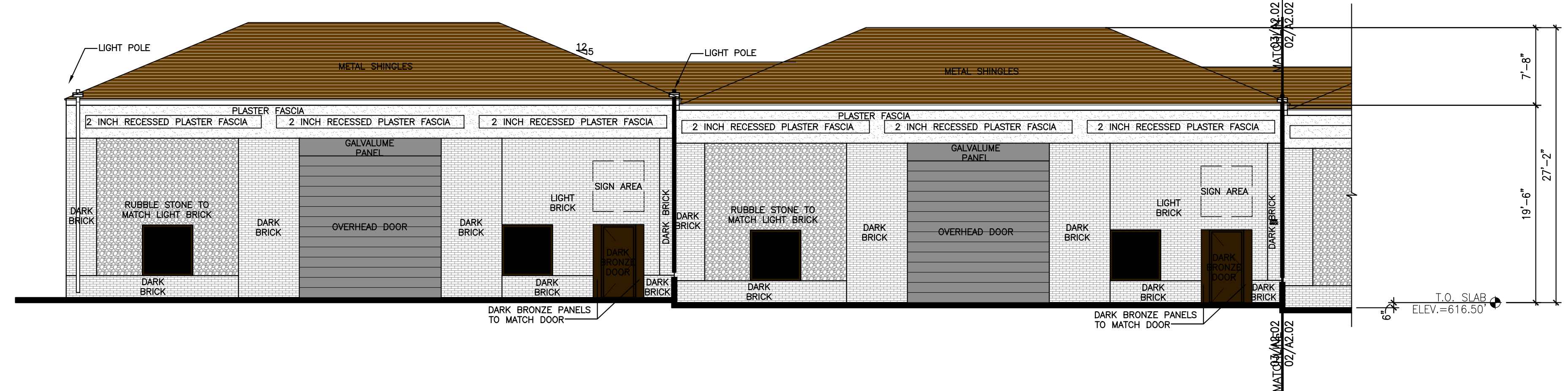




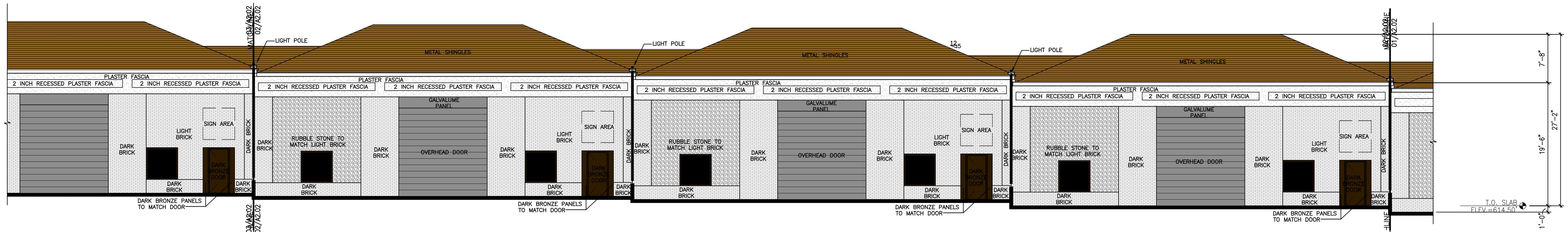
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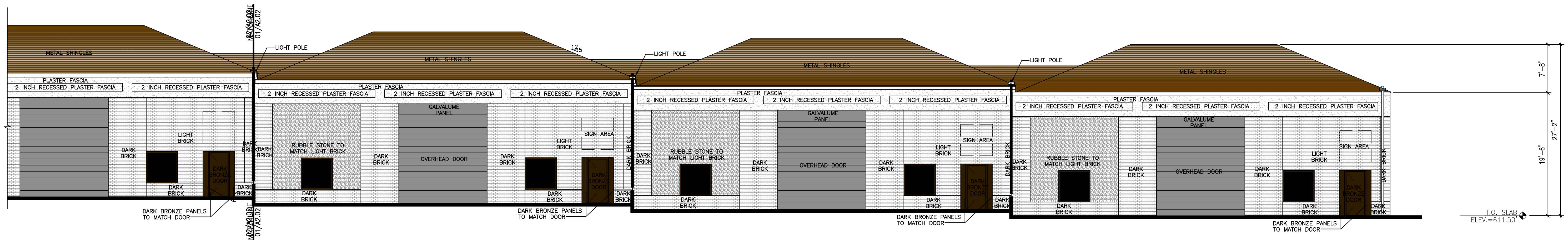
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SCALE: 1/8"=1'-0" XREF:XX-XXX



2 ELEVATION -BLDG 200 -NORTH
SCALE: 1/8"=1'-0" XREF:XX-XXX



1 ELEVATION -BLDG 200 -NORTH
SCALE: 1/8"=1'-0" XREF:XX-XXX

COLLEYVILLE BUSINESS PARK

6521 Colleyville Blvd
COLLEYVILLE, TX 76034
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
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F: 000 000 0000

STRUCTURAL & CIVIL ENGINEER
RLG Engineering
12001 N. Central Expy., Suite 300
Dallas, Texas 75243
T: 214 739 8900
F: 000 000 0000

MEP ENGINEERING
RWB Consulting Engineers
12222 Merit Dr., Suite 400
Dallas, Texas 75251
Tel: 972-788-4222

LANDSCAPE ARCHITECT
Kendall + Landscape Architecture
6976 Santa Barbara Dr.
Dallas, Texas 75214
Tel: 214 739-3226
Fax: 000 000-0000

NO.	REVISIONS/SUBMISSIONS	DATE

Drawing Title

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Date
01/06/25

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AS SHOWN

Project No.
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X.X.

Checked by
J. Langford

Drawing Number

A2.02

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COLLEYVILLE
BUSINESS PARK

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COLLEYVILLE, TX 76034
T: XXX XXX XXXX

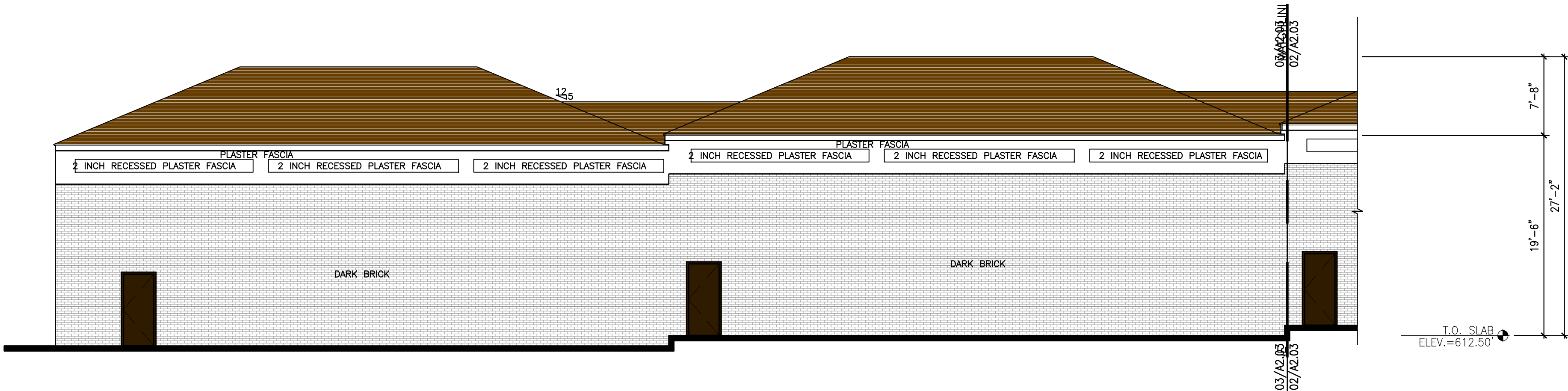
ARCHITECT
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Dallas, Texas 75201
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F: 214 520 9271

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

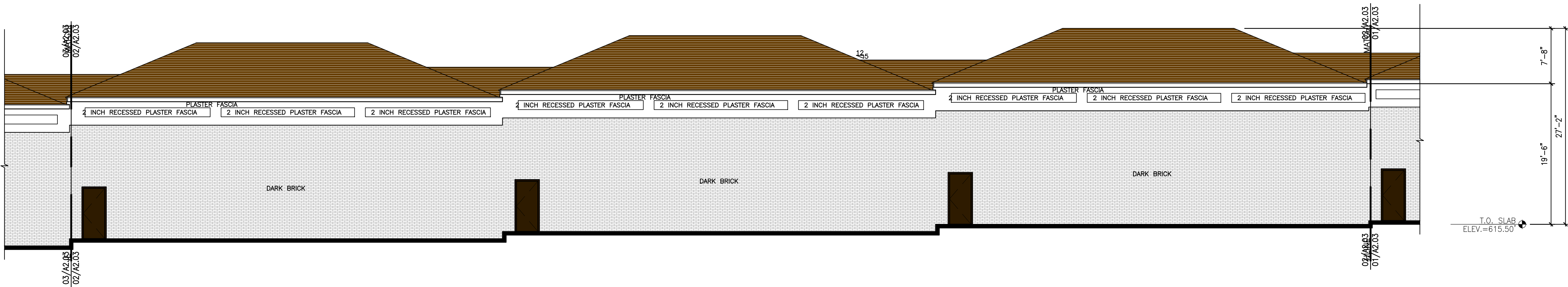
STRUCTURAL & CIVIL ENGINEER
RLG Engineering
12001 N. Central Expy., Suite 300
Dallas, Texas 75243
T: 214 739 8900
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MEP ENGINEERING
RWB Consulting Engineers
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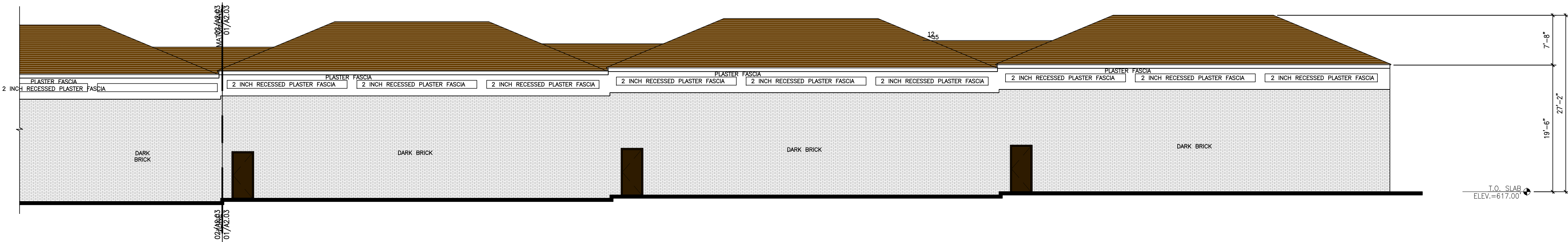
LANDSCAPE ARCHITECT
Kendall + Landscape Architecture
6976 Santa Barbara Dr.
Dallas, Texas 75214
Tel: 214 739-3226
Fax: 000 000-0000



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SCALE: 1/8"=1'-0" XREF:XX-XXX



② ELEVATION -BLDG 200 -SOUTH
SCALE: 1/8"=1'-0" XREF:XX-XXX



① ELEVATION -BLDG 200 -SOUTH
SCALE: 1/8"=1'-0" XREF:XX-XXX

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Drawing Title

ELEVATIONS

Date

01/06/25

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J. Langford

Drawing Number

A2.03

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COLLEYVILLE
BUSINESS PARK

6521 Colleyville Blvd
COLLEYVILLE, TX 76034
T: XXX XXX XXXX

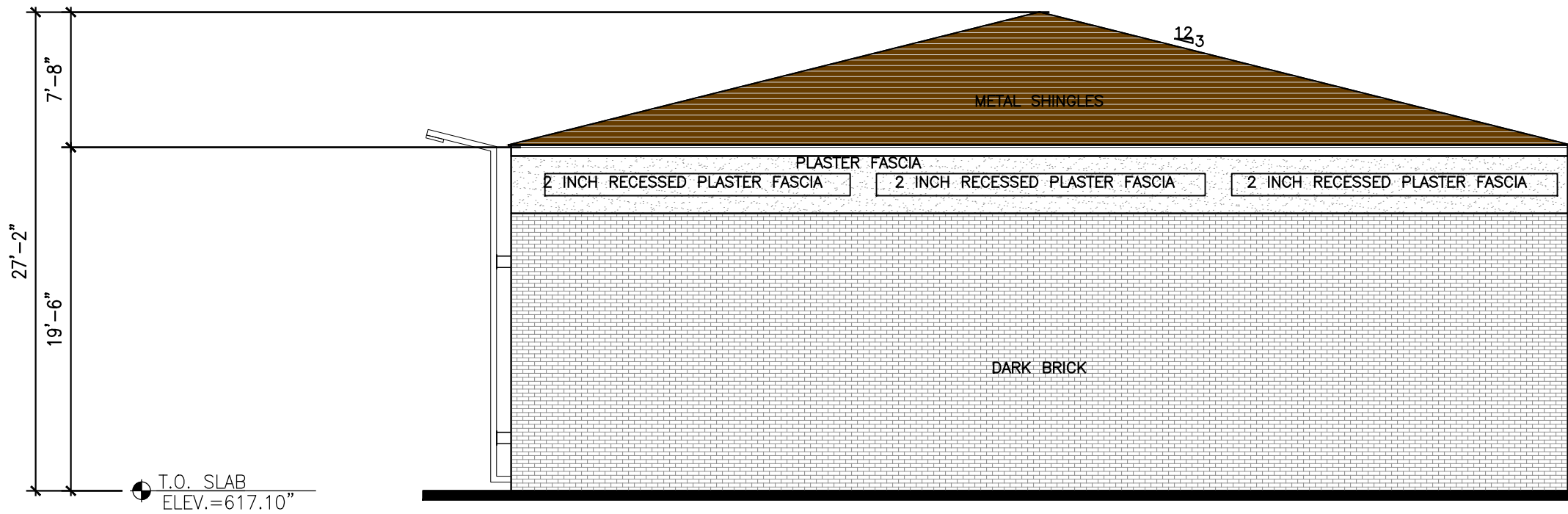
ARCHITECT
James E. Langford
Architects and Planners
3001 Bookout St.
Dallas, Texas 75201
T: 214 520 9100
F: 214 520 9271

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

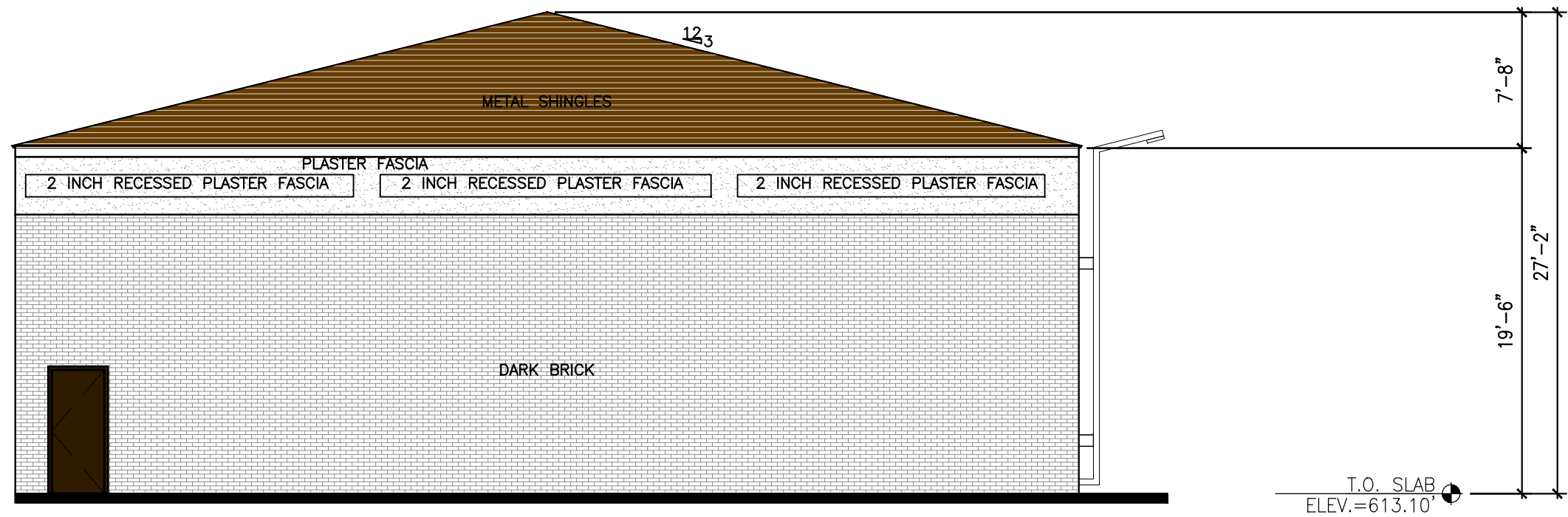
STRUCTURAL & CIVIL ENGINEER
RLG Engineering
12001 N. Central Expy., Suite 300
Dallas, Texas 75243
T: 214 739 8900
F: 000 000 0000

MEP ENGINEERING
RWB Consulting Engineers
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Dallas, Texas 75251
Tel: 972-788-4222

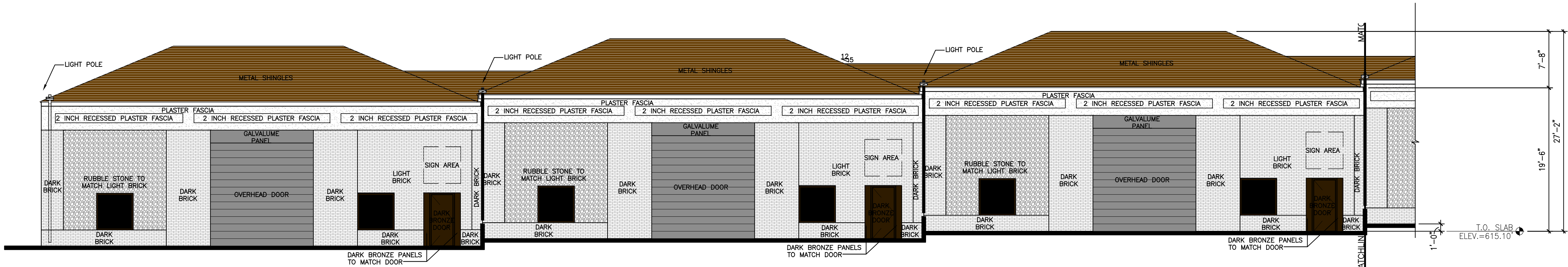
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Kendall + Landscape Architecture
6976 Santa Barbara Dr.
Dallas, Texas 75214
Tel: 214 739-3226
Fax: 000 000-0000



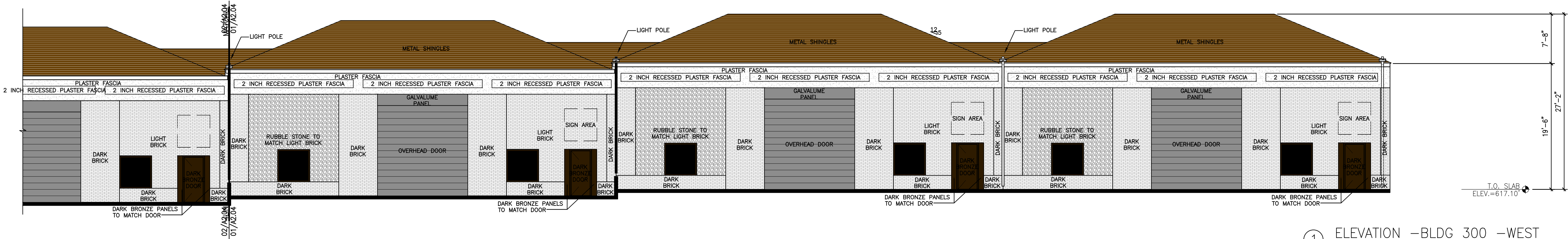
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② ELEVATION -BLDG 300 -WEST
SCALE: 1/8"=1'-0" XREF:XX-XXX



① ELEVATION -BLDG 300 -EAST
SCALE: 1/8"=1'-0" XREF:XX-XXX

NO.	REVISIONS/SUBMISSIONS	DATE

Drawing Title

ELEVATIONS

Date 01/06/25

Scale AS SHOWN

Project No. 00000

Drawn by X.X.

Checked by J. Langford

Drawing Number

A2.04

SHEET OF

COLLEYVILLE
BUSINESS PARK

6521 Colleyville Blvd
COLLEYVILLE, TX 76034
T: XXX XXX XXXX

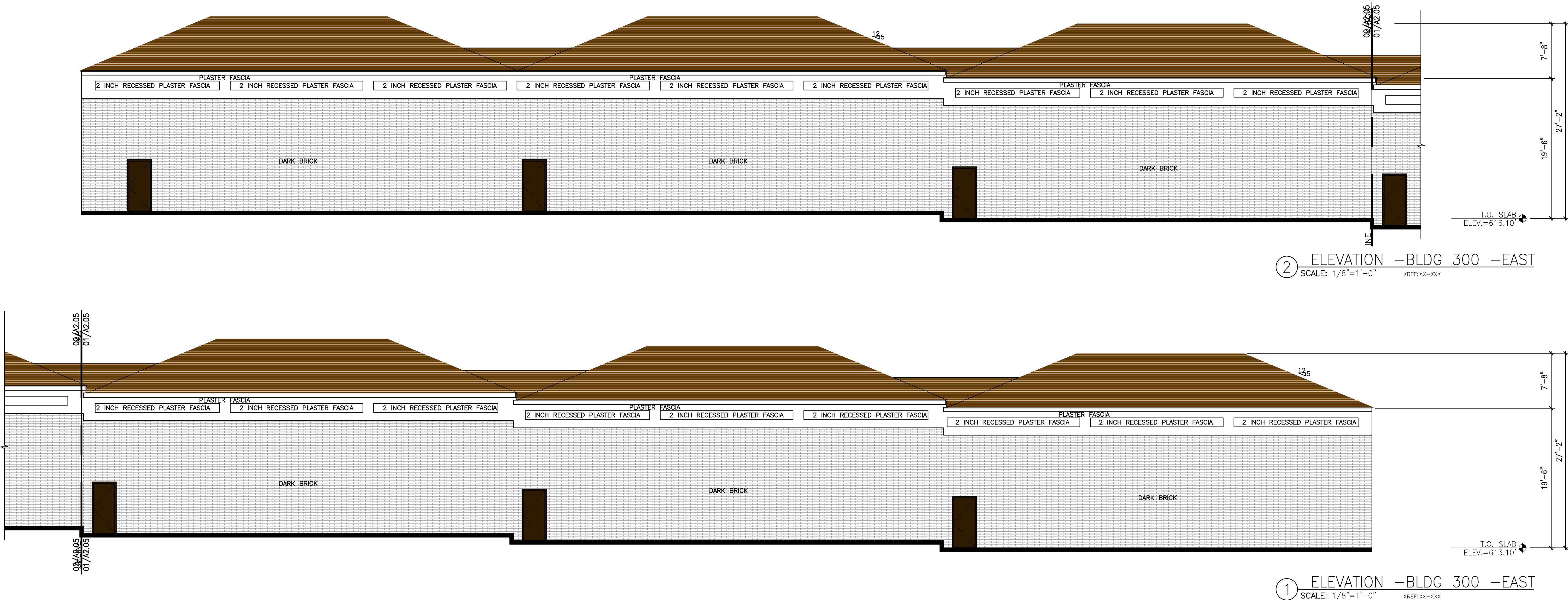
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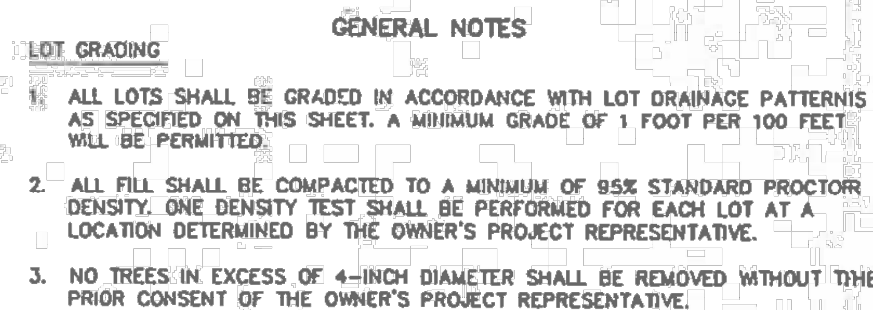


NO.	REVISIONS/SUBMISSIONS	DATE

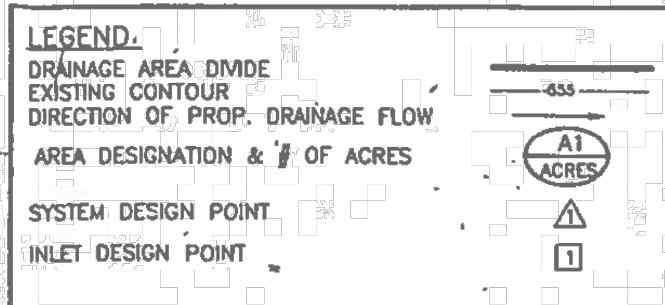
Drawing Title
ELEVATIONS

Date	01/06/25
Scale	AS SHOWN
Project No.	00000
Drawn by	X.X.
Checked by	J. Langford
Drawing Number	A2.05

A2.05
SHEET OF



PROPOSED SWALE AND CONCRETE DRAINAGE
STRUCTURE; SEE SHEET NO. 17.



RECORD / DRAWING

THESE RECORD DRAWINGS APPLY ONLY TO THESE FACILITIES CONSTRUCTED UNDER THE CONTRACT IDENTIFIED IN THE TITLE BLOCK AND HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. WASHINGTON AND ASSOCIATES WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DRAWING AS A RESULT OF WORK BY OTHERS.

REVISIONS PER CITY OF COLLEYVILLE	REVIEW COMMENTS	3-18-91
REVISIONS PER CITY OF COLLEYVILLE	REVIEW COMMENTS	2-14-91
REVISIONS REQUESTED BY OWNER	7 / 18 / 91	
REVISIONS REQUESTED BY CITY	8 / 8 / 91	

AREA NUMBER	DESIGN POINT	AREA (ACRES)	L (MI)	RUNOFF COEFF. "C"	L _W (HOURS)	T _{TD} (HOURS)	Q _P (CMS)	Q ₁₀₀ (CMS)	NOTES
A1	15	2.31	10	0.70	8.65	11.50	10.87	18.59	CONST. STD. 15" CURB INLET
B1	15	4.37	10	0.70	8.65	11.50	20.18	35.18	CONST. STD. 15" CURB INLET
C1	15	1.50	15	0.60	5.50	8.80	4.85	8.64	
C2	15	0.12	15	0.60	5.50	8.80	0.40	0.69	
C3	15	0.22	15	0.60	5.50	8.80	0.73	1.27	
C1 THRU C3	15	1.84	15	0.60	5.50	8.80	8.07	10.60	CONST. STD. 5" CURB INLET
D1	15	1.10	15	0.60	5.50	8.80	3.63	6.34	CONST. STD. 5" CURB INLET
E1	15	1.46	15	0.60	5.50	8.80	4.62	8.41	CONST. STD. 10" CURB INLET
F1	15	0.91	15	0.60	5.50	8.80	3.00	5.24	
F2	15	0.17	15	0.60	5.50	8.80	0.40	0.69	
F3	15	0.23	15	0.60	5.50	8.80	0.74	1.32	
F4	15	0.13	15	0.60	5.50	8.80	0.49	0.86	
F1 THRU F4	15	1.41	15	0.60	5.50	8.80	4.65	8.12	CONST. STD. 10" CURB INLET
G1	15	1.02	15	0.60	5.50	8.80	3.37	5.86	CONST. STD. 5" CURB INLET
H1	15	70.80	22.40	0.57	4.50	7.70	159.66	311.18	CONST. CONC. BOX, STRUCTURE
J1	15	1.38	15	0.60	5.50	8.80	4.49	7.83	CONST. STD. 10" CURB INLET
K1	15	0.17	15	0.60	5.50	8.80	0.58	0.98	
K2	15	1.04	15	0.60	5.50	8.80	3.43	5.99	
K3	15	0.28	15	0.60	5.50	8.80	0.92	1.61	
K1 THRU K3	15	1.49	15	0.60	5.50	8.80	4.92	8.58	CONST. STD. 10" CURB INLET
L1	15	0.63	15	0.60	5.50	8.80	5.58	9.39	CONST. STD. 10" CURB INLET
M1	15	2.07	15	0.50	5.50	8.80	5.69	9.94	CONST. STD. 10" SUMP INLET
M2	15	0.50	15	0.50	5.50	8.80	1.37	2.40	
M1 & M2	15	2.57	15	0.50	5.50	8.80	7.06	12.34	
N1	15	0.56	15	0.60	5.50	8.80	1.85	3.22	CONST. 2x2 GRATE INLET
N2	15	0.66	15	0.60	5.50	8.80	2.16	3.80	CONST. 2x2 GRATE INLET
N3	15	0.83	15	0.60	5.50	8.80	2.74	4.74	PROVIDE 5' OPEN PARAPET WALL 5' LONG EACH SIDE
O1	15	2.05	15	0.60	5.50	8.80	6.76	11.60	
O1	15	1.09	15	0.60	5.50	8.80	3.60	6.28	CONST. STD. 5" CURB INLET
P1	15	0.88	15	0.60	5.50	8.80	2.90	5.07	CONST. STD. 5" CURB INLET
Q1	15	1.43	15	0.60	5.50	8.80	4.72	8.24	
Q2	15	0.22	15	0.60	5.50	8.80	0.73	1.27	
Q3	15	0.88	15	0.60	5.50	8.80	2.90	5.07	
Q4	15	0.38	15	0.60	5.50	8.80	1.25	2.18	
Q5	15	0.30	15	0.60	5.50	8.80	0.99	1.73	
Q6	15	0.32	15	0.60	5.50	8.80	1.06	1.84	
Q7	15	0.37	15	0.60	5.50	8.80	1.22	2.13	
Q8	15	0.32	15	0.60	5.50	8.80	1.06	1.84	
Q1 THRU Q8	15	4.23	15	0.60	5.50	8.80	13.92	24.32	CONST. 2 - STD. 10" CURB INLETS
R1	15	1.39	15	0.60	5.50	8.80	6.57	11.46	CONST. STD. 10" CURB INLET
S1	15	0.80	15	0.60	5.50	8.80	1.98	3.46	CONST. STD. 10" CURB INLET
T1	15	0.55	15	0.60	5.50	8.80	1.81	3.17	
T2	15	0.20	15	0.60	5.50	8.80	0.68	1.15	
T3	15	0.23	15	0.60	5.50	8.80	0.78	1.32	
T4	15	0.18	15	0.60	5.50	8.80	0.53	0.92	
T5	15	0.63	15	0.60	5.50	8.80	3.07	5.36	
T6	15	2.23	15	0.60	5.50	8.80	6.42	10.69	
T7	15	0.10	15	0.60	5.50	8.80	0.33	0.58	
T8	15	0.20	15	0.60	5.50	8.80	0.68	1.15	
T1 THRU T8	15	4.92	15	0.60	5.50	8.80	16.24	28.33	CONST. 2 - 10" SUMP INLETS
U1	15	0.83	15	0.60	5.50	8.80	2.74	4.78	
U2	15	0.67	15	0.60	5.50	9.00	2.21	3.88	
V1	15	0.88	10	0.70	6.60	11.50	3.14	5.47	CONST. CONC. SWALE
W1 & B1	15	0.56	10	0.70	6.60	11.50	30.68	53.77	BEGIN LINE "B"
W1	15	70.80	22.4	0.57	4.50	7.70	188.88	311.18	BEGIN 5'x5' BOX
A1 THRU G1	15	13.31	16.4	0.55	5.35	6.45	45.24	79.9	END 30" RCP
A1 THRU H1	15	24.41	22.6	0.57	4.50	7.70	216.51	370.48	BEGIN 3'x3' BOX
A1 THRU M2	15	36.46	23.2	0.50	4.30	7.40	228.10	392.55	
A1 THRU N1	15	92.02	23.2	0.58	4.30	7.40	229.90	394.95	CONST. 2x2 GRATE INLET
A1 THRU H2	15	92.68	23.4	0.58	4.30	7.40	231.14	397.78	CONST. 2x2 GRATE INLET
A1 THRU N3	15	93.51	23.6	0.58	4.30	7.40	233.21	401.34	END 9'x5' BOX CULVERT BEGIN TRANSITION
A1 THRU N3	15	93.51	24.0	0.58	4.30	7.40	253.21	401.54	END TRANSITION BEGIN 18" 7'x4' BOX CULVERT
A1 DCP1	15	107.21	24.1	0.58	4.30	7.40	267.38	460.15	END BOX CULVERT & BEGIN CHANNEL
U1 & U2	15	0.88	28.3	0.59	4.20	7.20	269.38	461.85	END CONCRETE CHANNEL
ALL B & Q	15	133.47	25.4	0.58	4.20	7.20	325.13	557.37	CONNECTION WITH ROSS DOWNS JDC STORM DRAIN

I, David R. Washington, a Professional Engineer, registered in the State of Texas, have prepared this Drainage Study and Plan in compliance with the latest published policy, criteria, and requirements of the City of Colleyville, and have verified that the topographic information used in this Study and Plan is in compliance with said requirements and is otherwise suitable for developing this workable overall Plan of Drainage which can be implemented through proper detailed construction planning and subsequent construction.

David R. Washington, P.E.

ROSS DOWNS ESTATES II
THE CITY OF COLLEYVILLE, TEXAS

DRAINAGE AREA MAP

WASHINGTON & ASSOCIATES, INC.
ENGINEERS • PLANNERS

500 Grapevine Hwy., Suite 375 • Hurst, Texas 76054 • 817/485-0707 • Metro 817/498-3077

DATE: NOV. 1990	DRAWN: D.D.J.	DESIGN: K.L.C.	APPROV: T.J.
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FILENAME: \\089-007\CDAM1H	JOB NO. 089-007	SHEET 10
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Figure 1. The study area and the location of the sampling stations.

FOR REFERENCE ONLY

PROGRESS SET
FOR REVIEW ONLY

ISSUED 12/16/2024

THESE DOCUMENTS ARE FOR DESIGN

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THESE DOCUMENTS ARE FOR DESIGN
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OR UNDER THE SUPERVISION OF:

ABDULLAH EMAD
TEXAS DE #128156

TEXAS FE #126150

BENCHMARKS:
CITY BM 125 2" BRASS DISC IN CL
INLET IN FRONT OF 1804 INDUSTRIAL BLVD
IN THE NORTH R.O.W. AND 620' EAST OF
CL HWY 26. IT IS ALSO
49.4' NW OF A FIRE HYDRANT IN THE
SOUTH R.O.W. ELEV. 640.66

BM 1 TEMPORARY BENCHMARK
SET ON NORTH SIDE OF ASPHALT ON
ROSS DOWNS DRIVE ACROSS FROM
DRIVEWAY FOR SUBJECT PROPERTY.
ELEV=611.82

BM 2 TEMPORARY BENCHMARK
SET IN TOP OF CURB ON ROSS DOWNS
DRIVE AT THE SOUTHEAST END OF
INTERSECTION WITH COLLEYVILLE
BOULEVARD; NORTHWEST OF GRATE INLET
ELEV. 603.35

RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
5601 BRIDGE STREET #420 FORT WORTH, TX 76112
WWW.RLGINC.COM TBPB FIRM REG. F-493

DRAINAGE AREA MAP (FOR REFERENCE ONLY)

COLLEYVILLE BLVD. COMMERCIAL

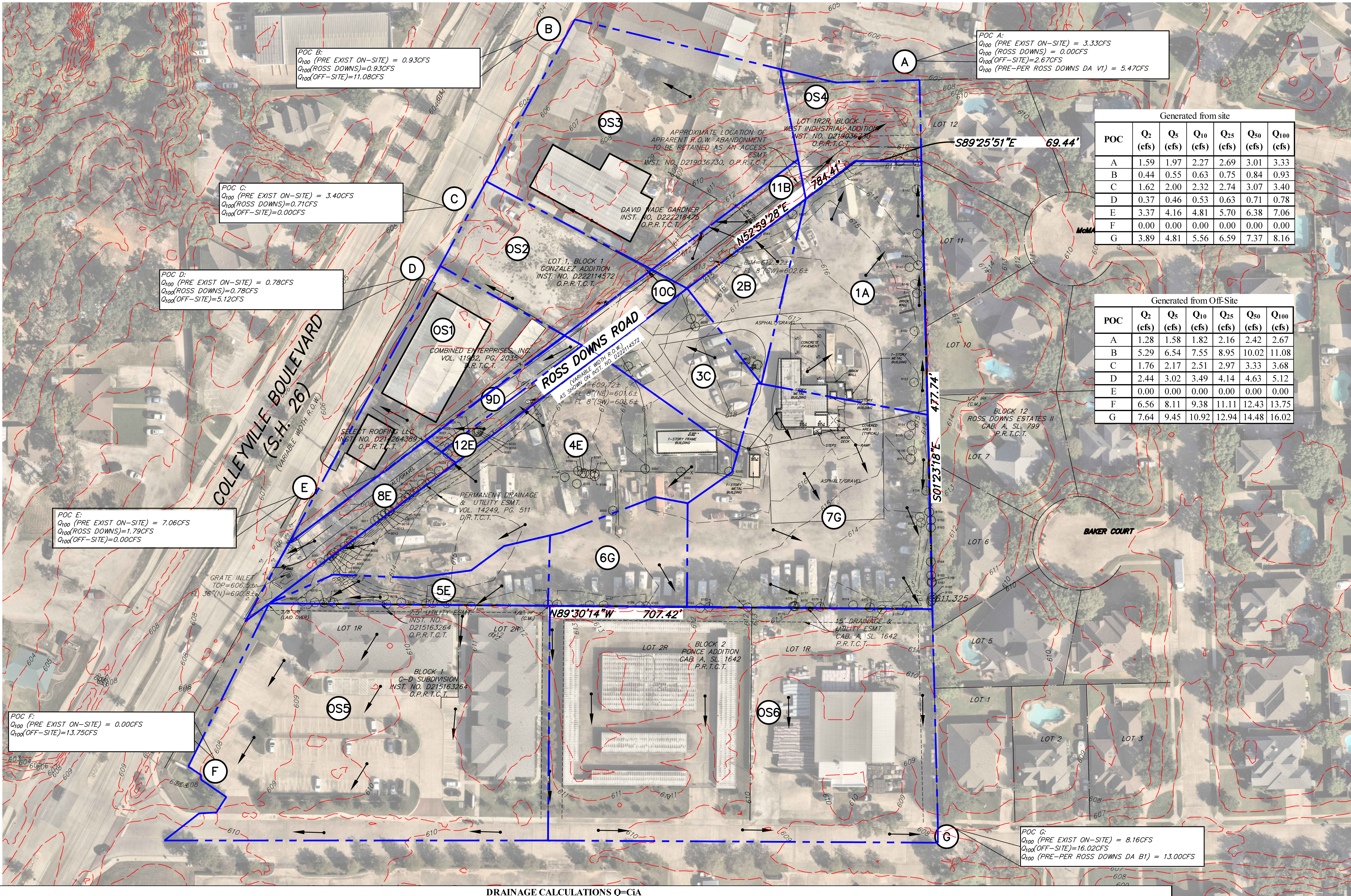
6521 COLLEYVILLE BLVD

ZONING REVIEW SET

CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET

RLG	RLG	DATE 12/24	2413	102	C08.01
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Drainage Area 1	
Building Area (SF)	1,173.60
Paving Area (SF)	1,967.89
Total Impervious (SF)	3,141.49
Gravel Area (SF)	3,231.08
Pervious (SF)	30,146.27
Weighted C	0.41

Drainage Area 2	
Building Area (SF)	18.73
Paving Area (SF)	1,158.57
Total Impervious (SF)	1,177.31
Gravel Area (SF)	2,745.65
Pervious (SF)	6,296.61
Weighted C	0.45

Drainage Area 3	
Building Area (SF)	61.41
Paving Area (SF)	2,719.49
Total Impervious (SF)	2,780.89
Gravel Area (SF)	6,180.03
Pervious (SF)	5,264.98
Weighted C	0.52

Drainage Area 4	
Building Area (SF)	1,510.82
Paving Area (SF)	0.00
Total Impervious (SF)	1,510.82
Gravel Area (SF)	14,835.72
Pervious (SF)	30,455.91
Weighted C	0.42

Drainage Area 5	
Building Area (SF)	0.00
Paving Area (SF)	0.00
Total Impervious (SF)	0.00
Gravel Area (SF)	3,221.09
Pervious (SF)	7,508.68
Weighted C	0.40

Drainage Area 6	
Building Area (SF)	0.00
Paving Area (SF)	0.00
Total Impervious (SF)	0.00
Gravel Area (SF)	9,316.13
Pervious (SF)	5,318.58
Weighted C	0.45

Drainage Area 7	
Building Area (SF)	2,220.07
Paving Area (SF)	15,003.94
Total Impervious (SF)	17,224.02
Gravel Area (SF)	16,124.75
Pervious (SF)	18,944.31
Weighted C	0.58

Drainage Area 8	
Building Area (SF)	0.00
Paving Area (SF)	4,202.86
Total Impervious (SF)	4,202.86
Gravel Area (SF)	0.00
Pervious (SF)	4,749.04
Weighted C	0.61

Drainage Area 9	
Building Area (SF)	0.00
Paving Area (SF)	8,474.56
Total Impervious (SF)	3,750.37
Gravel Area (SF)	0.00
Pervious (SF)	438.72
Weighted C	0.84

Drainage Area 10	
Building Area (SF)	0.00
Paving Area (SF)	2,948.69
Total Impervious (SF)	2,948.69
Gravel Area (SF)	0.00
Pervious (SF)	1,592.84
Weighted C	0.71

Drainage Area 11	
Building Area (SF)	0.00
Paving Area (SF)	3,223.40
Total Impervious (SF)	3,223.40
Gravel Area (SF)	0.00
Pervious (SF)	3,629.97
Weighted C	0.61

NOTE:
1. C VALUES USED TO CALCULATE WEIGHTED RUNOFF COEFFICIENTS ARE NOTED BELOW

PERVIOUS GRASS AREAS - C=0.35
IMPERVIOUS GRAVEL AREAS - C=0.5
IMPERVIOUS PAVED ASPHALT/CONCRETE AREAS - C=0.9
IMPERVIOUS ROOF AREAS - C=0.9

NOTE:
1. INTENSITIES PROVIDED ARE REFERENCED FROM NOAA ATLAS 14. INTENSITIES FROM NOAA WERE COMPARED TO THE INTENSITIES LOCATED IN THE ISMM HYDROLOGY CHART 5.1 FOR TARRANT COUNTY AND THROUGH ENGINEERING JUDGEMENT NOAA WAS FOUND TO BE MORE CONSERVATIVE.
2. THE REFERENCED DRAINAGE AREA MAP FROM THE ROSS DOWN ESTATES II DEVELOPMENT WAS USED TO DETERMINE PRE EXISTING FLOWS TO POINT OF CONCENTRATION "A" AND "C". THE DRAINAGE AREA MAP DENOTES OUR SITE AS AREAS "B1" AND "V1" RESPECTIVELY.

DRAINAGE CALCULATIONS Q=CIA																
DRAINAGE AREA	Area (acres)	Time of Concentration (min)	C (composite)	i ₂ (in/hr)	i ₅ (in/hr)	i ₁₀ (in/hr)	i ₁₅ (in/hr)	i ₃₀ (in/hr)	i ₆₀ (in/hr)	Q ₂ (cfs)	Q ₅ (cfs)	Q ₁₀ (cfs)	Q ₁₅ (cfs)	Q ₃₀ (cfs)	Q ₆₀ (cfs)	Outfall
1A	0.84	10	0.41	4.62	5.71	6.6	7.82	8.75	9.68	1.59	1.97	2.27	2.69	3.01	3.33	A
2B	0.23	10	0.45	4.62	5.71	6.6	7.82	8.75	9.68	0.49	0.61	0.70	0.83	0.93	1.03	C
3C	0.33	10	0.52	4.62	5.71	6.6	7.82	8.75	9.68	0.79	0.97	1.13	1.33	1.49	1.65	C
4E	1.07	10	0.42	4.62	5.71	6.6	7.82	8.75	9.68	2.06	2.55	2.95	3.49	3.90	4.32	E
5E	0.25	10	0.40	4.62	5.71	6.6	7.82	8.75	9.68	0.45	0.56	0.64	0.76	0.85	0.94	E
6G	0.34	10	0.45	4.62	5.71	6.6	7.82	8.75	9.68	0.69	0.85	0.99	1.17	1.31	1.45	G
7G	1.20	10	0.58	4.62	5.71	6.6	7.82	8.75	9.68	3.20	3.96	4.57	5.42	6.07	6.71	G
8E(ROSS DOWN)	0.21	10	0.61	4.62	5.71	6.6	7.82	8.75	9.68	0.58	0.71	0.82	0.98	1.09	1.21	E
9D(ROSS DOWN)	0.10	10	0.84	4.62	5.71	6.6	7.82	8.75	9.68	0.37	0.46	0.53	0.63	0.71	0.78	D
10C(ROSS DOWN)	0.10	10	0.71	4.62	5.71	6.6	7.82	8.75	9.68	0.34	0.42	0.49	0.58	0.65	0.71	C
11B(ROSS DOWN)	0.16	10	0.61	4.62	5.71	6.6	7.82	8.75	9.68	0.44	0.55	0.63	0.75	0.84	0.93	B
12E(ROSS DOWN)	0.07	11	0.84	4.62	5.71	6.6	7.82	8.75	9.68	0.28	0.34	0.40	0.47	0.53	0.58	E
OS1	0.59	10	0.90	4.62	5.71	6.6	7.82	8.75	9.68	2.44	3.02	3.49	4.14	4.63	5.12	D
OS2	0.42	10	0.90	4.62	5.71	6.6	7.82	8.75	9.68	1.76	2.17	2.51	2.97	3.33	3.68	C
OS3	1.27	10	0.90	4.62	5.71	6.6	7.82	8.75	9.68	5.29	6.54	7.55	8.95	10.02	11.08	B
OS4	0.31	10	0.90	4.62	5.71	6.6	7.82	8.75	9.68	1.28	1.58	1.82	2.16	2.42	2.67	A
OS5	2.03	10	0.70	4.62	5.71	6.6	7.82	8.75	9.68	6.56	8.11	9.38	11.11	12.43	13.75	F
OS6	2.36	10	0.70	4.62	5.71	6.6	7.82	8.75	9.68	7.64	9.45	10.92	12.94	14.48	16.02	G
TOTAL(site)	4.26									9.28	11.46	13.25	15.70	17.57	19.43	
TOTAL(ross down)	0.56									1.73	2.14	2.48	2.94	3.29	3.63	

PROGRESS SET FOR REVIEW ONLY
ISSUED 12/16/2024

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

ABDULLAH EMAD
TEXAS PE #128156

BENCHMARKS:
CITY BM 125 - 2" BRASS DISC IN CL INLET IN FRONT OF 1804 INDUSTRIAL BLVD IN THE NORTH R.O.W. AND 620' EAST OF CL HWY 26. IT IS ALSO 49.4' NW OF A FIRE HYDRANT IN THE SOUTH R.O.W. ELEV=612.66

BM 1 - TEMPORARY BENCHMARK SET ON NORTH SIDE OF ASPHALT ON ROSS DOWNS DRIVE ACROSS FROM DRIVEWAY FOR SUBJECT PROPERTY. ELEV=611.82

BM 2 - TEMPORARY BENCHMARK SET IN TOP OF CURB ON ROSS DOWNS DRIVE AT THE SOUTHEAST END OF INTERSECTION WITH COLLEYVILLE BOULEVARD; NORTHWEST OF GRATE INLET. ELEV=607.35

RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
5601 BRIDGE STREET #420 FORT WORTH, TX 76112
WWW.RLGINC.COM TBPE FIRM REG. F-493

PRE-DEVELOPMENT DRAINAGE AREA MAP

COLLEYVILLE BLVD. COMMERCIAL

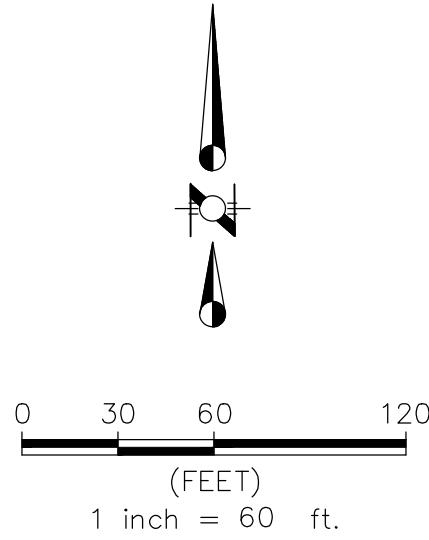
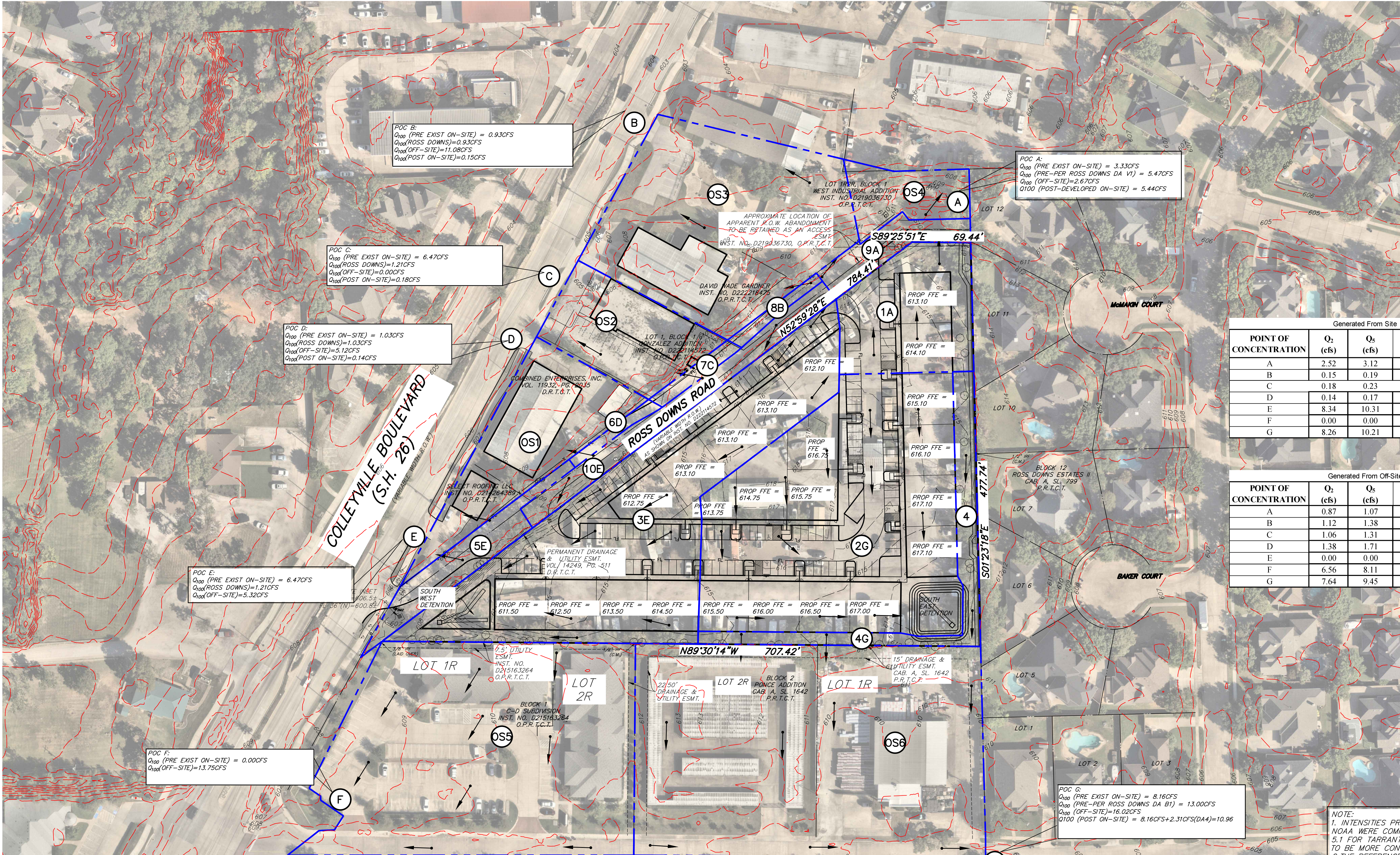
6521 COLLEYVILLE BLVD

ZONING REVIEW SET

CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	12/16/2024	2413	102	C08.02

D:\Projects\2024\12162024 Colleyville Blvd. Commercial\16 - Project Drawings\1602-02 POST-DEVELOPMENT DRAINAGE AREA MAP.dwg 12/11/2024 4:54:30 PM



LEGEND

- 668 --- EXISTING LIDAR CONTOUR LINE (PROVIDED BY TXGIO)
- 668 --- EXISTING CONTOUR LINE
- 668 --- PROPOSED CONTOUR LINE
- FLOW ARROW ---
- DRAINAGE DIVIDE LINE ---
- ① --- DRAINAGE AREA NUMBER
- A --- POINT OF CONCENTRATION

Generated From Site						
POINT OF CONCENTRATION	Q ₂ (cfs)	Q ₅ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)
A	2.52	3.12	3.60	4.27	4.78	5.29
B	0.15	0.19	0.22	0.26	0.29	0.32
C	0.18	0.23	0.26	0.31	0.35	0.39
D	0.14	0.17	0.20	0.24	0.27	0.29
E	8.34	10.31	11.92	14.12	15.80	17.48
F	0.00	0.00	0.00	0.00	0.00	0.00
G	8.26	10.21	11.80	13.98	15.64	17.31

Generated From Off-Site						
POINT OF CONCENTRATION	Q ₂ (cfs)	Q ₅ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)
A	0.87	1.07	1.24	1.47	1.64	1.81
B	1.12	1.38	1.60	1.89	2.12	2.34
C	1.06	1.31	1.51	1.79	2.00	2.22
D	1.38	1.71	1.98	2.34	2.62	2.90
E	0.00	0.00	0.00	0.00	0.00	0.00
F	6.56	8.11	9.38	11.11	12.43	13.75
G	7.64	9.45	10.92	12.94	14.48	16.02

NOTE:
1. C VALUE FOR ONSITE RATIONAL METHOD IS
EQUAL TO 0.85 AS STATED IN SECTION 14-170 IN
THE LAND DEVELOPMENT CODE SUB SECTION C
FOR AN INDUSTRIAL SITE.

NOTE:
1. INTENSITIES PROVIDED ARE REFERENCED FROM NOAA ATLAS 14. INTENSITIES FROM
NOAA WERE COMPARED TO THE INTENSITIES LOCATED IN THE ISWMM HYDROLOGY CHART
5.1 FOR TARRANT COUNTY AND THROUGH ENGINEERING JUDGEMENT NOAA WAS FOUND
TO BE MORE CONSERVATIVE.
2. THE REFERENCED DRAINAGE AREA MAP FROM THE ROSS DOWN ESTATES II
DEVELOPMENT WAS USED TO DETERMINE PRE EXISTING FLOWS TO POINT OF
CONCENTRATION "A" AND "C". THE DRAINAGE AREA MAP DENOTES OUR SITE AS AREAS
"B1" AND "V1" RESPECTIVELY.

DRAINAGE CALCULATIONS Q=CIA																	
DRAINAGE AREA	Area (acres)	T _c	C	i ₂ (in/hr)	i ₅ (in/hr)	i ₁₀ (in/hr)	i ₂₅ (in/hr)	i ₅₀ (in/hr)	i ₁₀₀ (in/hr)	Q ₂ (cfs)	Q ₅ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)	Outfall	Remarks
1A	0.50	10	0.85	4.62	5.71	6.6	7.82	8.75	9.68	1.94	2.40	2.78	3.29	3.68	4.07	A	SHEET FLOW TO STREET AND OUT THROUGH NORTHERN PROPERTY
2G	1.82	10	0.85	4.62	5.71	6.6	7.82	8.75	9.68	7.16	8.84	10.22	12.11	13.55	14.99	E	SHEET FLOW TO DRIVE AISLE, THROUGH A PROP STORM SYSTEM AND INTO SOUTH EAST DETENTION SYSTEM
3E	1.66	10	0.85	4.62	5.71	6.6	7.82	8.75	9.68	6.52	8.05	9.31	11.03	12.34	13.65	G	SURFACE DRAIN TO ROSS AND ONSITE STORM SYSTEM AND INTO THE SOUTHWEST DETENTION SYSTEM
4G	0.28	10	0.85	4.62	5.71	6.6	7.82	8.75	9.68	1.10	1.37	1.58	1.87	2.09	2.31	G	SHEET FLOW TO PROPERTIES SOUTH OF SITE
5E(ROSS DOWNS)	0.21	10	0.85	4.62	5.71	6.6	7.82	8.75	9.68	0.83	1.02	1.18	1.40	1.57	1.74	E	SHEET FLOW INTO ADJACENT PROPERTIES AND INTO COLLEYVILLE BLVD
6D(ROSS DOWNS)	0.04	10	0.85	4.62	5.71	6.6	7.82	8.75	9.68	0.14	0.17	0.20	0.24	0.27	0.29	D	SHEET FLOW INTO ADJACENT PROPERTIES AND INTO COLLEYVILLE BLVD
7C(ROSS DOWNS)	0.05	10	0.85	4.62	5.71	6.6	7.82	8.75	9.68	0.18	0.23	0.26	0.31	0.35	0.39	C	SHEET FLOW INTO ADJACENT PROPERTIES AND INTO COLLEYVILLE BLVD
8B(ROSS DOWNS)	0.04	10	0.85	4.62	5.71	6.6	7.82	8.75	9.68	0.15	0.19	0.22	0.26	0.29	0.32	B	SHEET FLOW INTO ADJACENT PROPERTIES AND INTO COLLEYVILLE BLVD
9A(ROSS DOWNS)	0.15	10	0.85	4.62	5.71	6.6	7.82	8.75	9.68	0.58	0.71	0.83	0.98	1.10	1.21	A	SHEET FLOW INTO ADJACENT PROPERTIES AND TO POC A
10E(ROSS DOWNS)	0.25	10	0.85	4.62	5.71	6.6	7.82	8.75	9.68	1.00	1.23	1.43	1.69	1.89	2.09	E	SHEET FLOW INTO ADJACENT PROPERTIES AND INTO COLLEYVILLE BLVD
OS1	0.33	10	0.9	4.62	5.71	6.6	7.82	8.75	9.68	1.38	1.71	1.98	2.34	2.62	2.90	D	OFF SITE SHEET FLOW INTO ADJACENT PROPERTIES AND INTO COLLEYVILLE BLVD
OS2	0.25	10	0.9	4.62	5.71	6.6	7.82	8.75	9.68	1.06	1.31	1.51	1.79	2.00	2.22	C	OFF SITE SHEET FLOW INTO CURB INLET AND INTO DETENTION POND, FLOW WILL BY PASS DETENTION SYSTEM AND FLOW INTO TXDOT SYSTEM
OS3	0.27	10	0.9	4.62	5.71	6.6	7.82	8.75	9.68	1.12	1.38	1.60	1.89	2.12	2.34	B	OFF SITE SHEET FLOW TO THE NORTH EAST INTO ADJACENT PROPERTIES MATCHING PRE EXISTING CONDITIONS
OS4	0.21	10	0.9	4.62	5.71	6.6	7.82	8.75	9.68	0.87	1.07	1.24	1.47	1.64	1.81	A	OFF SITE SHEET FLOW TOWARDS COLLEYVILLE BLVD AND INTO TXDOT STORM SYSTEM
OS5	2.03	10	0.7	4.62	5.71	6.6	7.82	8.75	9.68	6.56	8.11	9.38	11.11	12.43	13.75	F	OFF SITE SHEET FLOW SOUTHWEST INTO TXDOT SYSTEM
OS6	2.36	10	0.7	4.62	5.71	6.6	7.82	8.75	9.68	7.64	9.45	10.92	12.94	14.48	16.02	G	OFF SITE SHEET FLOW SOUTH AND INTO 15' CURB INLET SERVING ROSS DOWNS ESTATES II
TOTAL (SITE)	4.26									16.72	20.67	23.89	28.30	31.67	35.04		
TOTAL (ROSS DOWNS)	0.73									2.88	3.56	4.12	4.88	5.46	6.04		
TOTAL (OFF SITE)	5.46									18.63	23.03	26.62	31.54	35.29	39.04		

PROGRESS SET
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ABDULLAH EMAD
TEXAS PE #128156

BENCHMARKS:
CITY BM 125 - 2" BRASS DISC IN CL
INLET IN FRONT OF 1804 INDUSTRIAL BLVD
IN THE NORTH R.O.W. AND 620' EAST OF
CL HWY 26. IT IS ALSO
49.4' NW OF A FIRE HYDRANT IN THE
SOUTH R.O.W. ELEV=612.66

BM 1 TEMPORARY BENCHMARK
SET ON NORTH SIDE OF ASPHALT ON
ROSS DOWNS DRIVE ACROSS TROW
DRIVEWAY FOR SUBJECT PROPERTY.
ELEV=611.82
BM 2 TEMPORARY BENCHMARK
SET IN TOP OF CURB ON ROSS DOWNS
DRIVE AT THE SOUTHEAST END OF
INTERSECTION WITH COLLEYVILLE
BOULEVARD, NORTHWEST OF GRATE INLET.
ELEV=607.35

RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
5601 BRIDGE STREET #420 FORT WORTH, TX 76112
WWW.RLGINC.COM TBP FIRM REG. F-493

POST-DEVELOPMENT DRAINAGE AREA MAP

COLLEYVILLE BLVD. COMMERCIAL

6521 COLLEYVILLE BLVD

ZONING REVIEW SET

CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	12/16/2024	2413	102	C08.03

SOUTH WEST DETENTION TABLES

Qdis =	Cund * I * A
Qin =	Cdev * I * A
Vin =	Time * Qin * 60 sec/min
Vout =	0.5 * (Time + Tc) * Qdis * 60 sec/min
Storage =	Vin - Vout
Cdev =	C1*A1 + C2*A2 A
	C=0.85 ZONING

SOUTH WEST DETENTION	DRAINAGE AREAS	Q2 (cfs)	Q5 (cfs)	Q10 (cfs)	Q25 (cfs)	Q50 (cfs)	Q100 (cfs)
PREDEVELOPED FLOW TO TXDOT INLET "POC E"	PreDev Area 4.8,12	3.37	4.16	4.81	5.70	6.38	7.06
POST DEVELOPED FLOW CIRCUMVENTING DETENTION SYSTEM	5(ROSS DOWNS)	0.83	1.02	1.18	1.40	1.57	1.74
ALLOWABLE DISCHARGE FROM DETENTION SYSTEM		2.54	3.14	3.63	4.30	4.81	5.32

Time (min)	I100 (in/hr)	Cdev	A (acre)	Qin (cfs)	Qdis (cfs)	Vin (cf)	Vout (cf)	Storage (cf)
10	9.68	0.85	1.91	15.7	5.32	9448	3191	6257
15	7.95	0.85	1.91	12.9	5.32	11639	3989	7650
20	7.12	0.85	1.91	11.6	5.32	13905	4787	9118
30	5.47	0.85	1.91	8.9	5.32	16016	6382	9634
40	4.85	0.85	1.91	7.9	5.32	18922	7978	10944
50	4.22	0.85	1.91	6.9	5.32	20610	9573	11037
60	3.60	0.85	1.91	5.9	5.32	21082	11169	9913
70	3.39	0.85	1.91	5.5	5.32	23149	12764	10385
80	3.18	0.85	1.91	5.2	5.32	24804	14360	10444
90	2.97	0.85	1.91	4.8	5.32	26045	15955	10089
100	2.75	0.85	1.91	4.5	5.32	26873	17551	9322
110	2.54	0.85	1.91	4.1	5.32	27288	19146	8141
120	2.33	0.85	1.91	3.8	5.32	27289	20742	6547

NOTE:
Q100 EVENT SHALL GOVERN DETENTION VOLUME REQUIEMENTS

DETENTION SUMMARY
Q100=5.32cfs (OUT)
STORAGE REQ'D=11,037 FT³
STORAGE PROVIDED=13,600± FT³

NOTE:
1. DETENTION CALCULATIONS ARE BASED OFF PRE EXISTING CALCULATED C VALUES. NOT THE REFERENCED C VALUES FROM ROSS DOWN ESTATES II DRAINAGE AREA MAP.
2. DETENTION CALCULATIONS ARE BASED OF NOAA ATLAS INTENSITIES. THE REFERENCED ROSS DOWN ESTATES II HAS AN INTENSITY OF 11.50IN/HR.
3. PROPOSED DETENTION PONDS INCLUDE 1' OF FREE BOARD.
4. PROPOSED FLOWS AT DIFFERENT POC'S WILL MATCH OR BE LOWER THAN PRE EXISTING FLOWS TO THE ASSOCIATED POC'S.

Time (min)	I50 (in/hr)	Cdev	A (acre)	Qin (cfs)	Qdis (cfs)	Vin (cf)	Vout (cf)	Storage (cf)
10	8.75	0.85	1.91	14.2	4.81	8540	2884	5656
15	7.20	0.85	1.91	11.7	4.81	10541	3606	6935
20	6.45	0.85	1.91	10.5	4.81	12590	4327	8264
30	4.95	0.85	1.91	8.1	4.81	14494	5769	8725
40	4.38	0.85	1.91	7.1	4.81	17113	7211	9901
50	3.82	0.85	1.91	6.2	4.81	18625	8653	9972
60	3.25	0.85	1.91	5.3	4.81	19032	10096	8936
70	3.06	0.85	1.91	5.0	4.81	20883	11538	9345
80	2.86	0.85	1.91	4.7	4.81	22357	12980	9377
90	2.67	0.85	1.91	4.3	4.81	23453	14422	9031
100	2.48	0.85	1.91	4.0	4.81	24172	15865	8308
110	2.28	0.85	1.91	3.7	4.81	24514	17307	7207
120	2.09	0.85	1.91	3.4	4.81	24478	18749	5729

Time (min)	I25 (in/hr)	Cdev	A (acre)	Qin (cfs)	Qdis (cfs)	Vin (cf)	Vout (cf)	Storage (cf)
10	7.82	0.85	1.91	12.7	4.30	7632	2578	5054
15	6.46	0.85	1.91	10.5	4.30	9458	3222	6235
20	5.79	0.85	1.91	9.4	4.30	11302	3867	7435
30	4.45	0.85	1.91	7.2	4.30	13030	5156	7874
40	3.94	0.85	1.91	6.4	4.30	15369	6445	8924
50	3.42	0.85	1.91	5.6	4.30	16706	7734	8972
60	2.91	0.85	1.91	4.7	4.30	17041	9023	8018
70	2.73	0.85	1.91	4.4	4.30	18674	10312	8363
80	2.56	0.85	1.91	4.2	4.30	19963	11601	8362
90	2.38	0.85	1.91	3.9	4.30	20906	12890	8016
100	2.20	0.85	1.91	3.6	4.30	21505	14179	7326
110	2.03	0.85	1.91	3.3	4.30	21758	15467	6291
120	1.85	0.85	1.91	3.0	4.30	21667	16756	4911

Time (min)	I10 (in/hr)	Cdev	A (acre)	Qin (cfs)	Qdis (cfs)	Vin (cf)	Vout (cf)	Storage (cf)
10	6.60	0.85	1.91	10.7	3.63	6442	2176	4266
15	5.46	0.85	1.91	8.9	3.63	7993	2720	5274
20	4.90	0.85	1.91	8.0	3.63	9558	3264	6295
30	3.77	0.85	1.91	6.1	3.63	11039	4351	6687
40	3.33	0.85	1.91	5.4	3.63	13013	5439	7574
50	2.90	0.85	1.91	4.7	3.63	14136	6527	7609
60	2.46	0.85	1.91	4.0	3.63	14406	7615	6791
70	2.31	0.85	1.91	3.8	3.63	15771	8703	7068
80	2.16	0.85	1.91	3.5	3.63	16839	9791	7049
90	2.01	0.85	1.91	3.3	3.63	17612	10879	6733
100	1.85	0.85	1.91	3.0	3.63	18089	11967	6122
110	1.70	0.85	1.91	2.8	3.63	18269	13054	5215
120	1.55	0.85	1.91	2.5	3.63	18154	14142	4011

Time (min)	I5 (in/hr)	Cdev	A (acre)	Qin (cfs)	Qdis (cfs)	Vin (cf)	Vout (cf)	Storage (cf)
10	5.71	0.85	1.91	9.3	3.14	5573	1882	3691
15	4.73	0.85	1.91	7.7	3.14	6925	2353	4572
20	4.24	0.85	1.91	6.9	3.14	8283	2824	5460
30	3.27	0.85	1.91	5.3	3.14	9575	3765	5810
40	2.89	0.85	1.91	4.7	3.14	11283	4706	6577
50	2.51	0.85	1.91	4.1	3.14	12249	5647	6602
60	2.13	0.85	1.91	3.5	3.14	12473	6588	5885
70	2.00	0.85	1.91	3.2	3.14	13641	7529	6112
80	1.86	0.85	1.91	3.0	3.14	14549	8471	6078
90	1.73	0.85	1.91	2.8	3.14	15196	9412	5785
100	1.60	0.85	1.91	2.6	3.14	15584	10353	5231
110	1.46	0.85	1.91	2.4	3.14	15710	11294	4416
120	1.33	0.85	1.91	2.2	3.14	15577	12235	3342

Time (min)	I2 (in/hr)	Cdev	A (acre)	Qin (cfs)	Qdis (cfs)	Vin (cf)	Vout (cf)	Storage (cf)
10	4.62	0.85	1.91	7.5	2.54	4509	1523	2986
15	3.83	0.85	1.91	6.2	2.54	5607	1904	3703
20	3.44	0.85	1.91	5.6	2.54	6708	2285	4424
30	2.65	0.85	1.91	4.3	2.54	7759	3046	4713
40	2.34	0.85	1.91	3.8	2.54	9135	3808	5328
50	2.03	0.85	1.91	3.3	2.54	9906	4569	5337
60	1.72	0.85	1.91	2.8	2.54	10072	5331	4742
70	1.61	0.85	1.91	2.6	2.54	11011	6092	4919
80	1.50	0.85	1.91	2.4	2.54	11738	6854	4685
90	1.40	0.85	1.91	2.3	2.54	12254	7615	4639
100	1.29	0.85	1.91	2.1	2.54	12558	8377	4181
110	1.18	0.85	1.91	1.9	2.54	12651	9138	3513
120	1.07	0.85	1.91	1.7	2.54	12532	9900	2632

SOUTH EAST DETENTION TABLES

Qdis =	Cund * I * A
Qin =	Cdev * I * A
Vin =	Time * Qin * 60 sec/min
Vout =	0.5 * (Time + Tc) * Qdis * 60 sec/min
Storage =	Vin - Vout
Cdev =	C1*A1 + C2*A2/(A) C=0.85 ZONING

SOUTH EAST DETENTION	DRAINAGE AREAS	Q2 (cfs)	Q5 (cfs)	Q10 (cfs)	Q25 (cfs)	Q50 (cfs)	Q100 (cfs)
PREDEVELOPED FLOW TO 15' CURB INLET "POC G"	PreDev Area 6.7,OS6	11.54	14.26	16.48	19.53	21.85	24.17
POST DEVELOPED FLOW CIRCUMVENTING DETENTION SYSTEM	4.OS6	8.75	10.81	12.50	14.81	16.57	18.33
ALLOWABLE DISCHARGE FROM DETENTION SYSTEM		2.79	3.45	3.98	4.72	5.28	5.84

Time (min)	I100 (in/hr)	Cdev	A (acre)	Qin (cfs)	Qdis (cfs)	Vin (cf)	Vout (cf)	Storage (cf)
10	9.68	0.85	1.82	15.0	5.84	8996	3506	5489
15	7.95	0.85	1.82	12.3	5.84	11082	4383	6699
20	7.12	0.85	1.82	11.0	5.84	13240	5260	7980
30	5.47	0.85	1.82	8.5	5.84	15250	7013	8237
40	4.85	0.85	1.82	7.5	5.84	18016	8766	9250
50	4.22	0.85	1.82	6.5	5.84	19624	10519	9104
60	3.60	0.85	1.82	5.6	5.84	20073	12273	7800
70	3.39	0.85	1.82	5.2	5.84	22042	14026	8016
80	3.18	0.85	1.82	4.9	5.84	23617	15779	7838
90	2.97	0.85	1.82	4.6	5.84	24799	17532	7266
100	2.75	0.85	1.82	4.3	5.84	25587	19286	6301
110	2.54	0.85	1.82	3.9	5.84	25982	21039	4943
120	2.33	0.85	1.82	3.6	5.84	25984	22792	3191

NOTE:
Q100 EVENT SHALL GOVERN DETENTION VOLUME REQUIEMENTS

DETENTION SUMMARY
Q100=5.84cfs (OUT)
STORAGE REQ'D=9,250 FT³
STORAGE PROVIDED=13,510± FT³

Time (min)	I50 (in/hr)	Cdev	A (acre)	Qin (cfs)	Qdis (cfs)	Vin (cf)	Vout (cf)	Storage (cf)
10	8.75	0.85	1.82	13.6	5.28	8131	3170	4962
15	7.20	0.85	1.82	11.2	5.28	10037	3962	6075
20	6.45	0.85	1.82	10.0	5.28	11988	4754	7234
30	4.95	0.85	1.82	7.7	5.28	13800	6339	7461
40	4.38	0.85	1.82	6.8	5.28	16294	7924	8370
50	3.82	0.85	1.82	5.9	5.28	17734	9509	8226
60	3.25	0.85	1.82	5.0	5.28	18122	11094	7028
70	3.06	0.85	1.82	4.7	5.28	19894	12678	7206
80	2.86	0.85	1.82	4.4	5.28	21287	14263	7024
90	2.67	0.85	1.82	4.1	5.28	22331	15848	6483
100	2.48	0.85	1.82	3.8	5.28	23016	17433	5583
110	2.28	0.85	1.82	3.5	5.28	23341	19018	4324
120	2.09	0.85	1.82	3.2	5.28	23307	20602	2705

Time (min)	I25 (in/hr)	Cdev	A (acre)	Qin (cfs)	Qdis (cfs)	Vin (cf)	Vout (cf)	Storage (cf)
10	7.82	0.85	1.82	12.1	4.72	7267	2833	4434
15	6.46	0.85	1.82	10.0	4.72	9005	3541	5464
20	5.79	0.85	1.82	9.0	4.72	10761	4249	6512
30	4.45	0.85	1.82	6.9	4.72	12406	5665	6741
40	3.94	0.85	1.82	6.1	4.72	14634	7082	7552
50	3.42	0.85	1.82	5.3	4.72	15907	8498	7409
60	2.91	0.85	1.82	4.5	4.72	16226	9915	6311
70	2.73	0.85	1.82	4.2	4.72	17781	11331	6450
80	2.56	0.85	1.82	4.0	4.72	19008	12747	6260
90	2.38	0.85	1.82	3.7	4.72	19906	14164	57

C EXISTING TREE LISTING

Key No.	Tree	Caliper Inch	Disposition	Health	Exclusion	Mitigation	Notes
8001.	Elm	32	To remain and protect	Alive			
8002.	Hackberry	10	To remain and protect	Alive			
8003.	Elm	9	To remain and protect	Alive			
8004.	Elm	10	To remain and protect	Alive			
8005.	Dead Tree	15	To remain and protect	Dead			
8006.	Hackberry	6	To remain and protect	Alive			
8007.	Elm	6	To remain and protect	Alive			
8008.	Hackberry	8	To remain and protect	Alive			
8009.	Elm	6	To remain and protect	Alive			
8010.	Elm	24	To remain and protect	Alive			
8011.	Elm	9	To be removed	Alive			In the right of w
8012.	Elm	6	To be removed	Alive			In the right of w
8013.	Elm	7	To be removed	Alive			In the right of w
8014.	Elm	6	To be removed	Alive			In the right of w
8015.	Elm	15	To be removed	Alive			In the right of w
8016.	Elm	8	To be removed	Alive			In the right of w
8017.	Elm	6	To be removed	Alive			In the right of w
8018.	Elm	7	To be removed	Alive			In the right of w
8019.	Elm	7	To be removed	Alive			In the right of w
8020.	Elm	8	To be removed	Alive			In the right of w
8021.	Oak	22	To be removed	Alive			In the right of w
8022.	Hackberry	6	To be removed	Alive			In the right of w
8023.	Oak	22	To be removed	Alive			In the right of w
8024.	Elm	11	To be removed	Alive			In the right of w
8025.	Elm	15	To be removed	Alive			In the right of w
8026.	Elm	9	To be removed	Alive			In the right of w
8027.	Elm	9	To be removed	Alive			In the right of w
8028.	Elm	9	To be removed	Alive			In the right of w
8029.	Elm	8	To be removed	Alive			In the right of w
8030.	Elm	9	To be removed	Alive			In the right of w
8031.	Elm	16	To be removed	Alive			In the right of w
8032.	Elm	17	To be removed	Alive			In the right of w
8033.	Elm	21	To be removed	Alive			In the right of w
8035.	Elm	34	To be removed	Alive			In the right of w
8036.	Elm	13	To be removed	Alive			In the right of w
8037.	Elm	14	To be removed	Alive			In the right of w
8038.	Hackberry	12	To be removed	Alive			
8039.	Hackberry	36	To be removed	Alive	Building envelope		
8040.	Hackberry	14	To be removed	Alive	Building envelope		
8041.	Hackberry	23	To be removed	Alive			
8042.	Hackberry	8	To be removed	Alive			In the right of w
8043.	Elm	24	To be removed	Alive			In the right of w
8069.	Hackberry	11	To be removed	Alive			In the right of w
8070.	Hackberry	19	To be removed	Alive			
8076.	Hackberry	8	To be removed	Alive	Building envelope		
8077.	Elm	11	To be removed	Alive	Building envelope		
8111.	Hackberry	14	To be removed	Alive	Building envelope		
8133.	Hackberry	40	To be removed	Alive	Building envelope		
8137.	Hackberry	27	To remain and protect	Alive			
8138.	Hackberry	13	To remain and protect	Alive			
8142.	Live Oak	27	To remain and protect	Alive			
8143.	Unknown	10	To remain and protect	Dead			
8144.	Bradford Pear	21	To remain and protect	Alive			
8145.	Unknown	11	To remain and protect	Dead			
8146.	Unknown	11	To remain and protect	Dead			
8147.	Unknown	11	To remain and protect	Dead			
8152.	Unknown	11	To remain and protect	Dead			
8153.	Hackberry	30	To remain and protect	Alive			
8154.	Unknown	12	To remain and protect	Dead			
8155.	Pine	13	To be removed	Alive	Building envelope		
8156.	Pine	11	To be removed	Alive	Building envelope		
8157.	Elm	13	To be removed	Alive	Building envelope		
8158.	Hackberry	23	To be removed	Alive	Required screenwall		
8159.	Elm	21	To be removed	Alive	Required screenwall		
8160.	Oak	16	To remain and protect	Alive			
8161.	Oak	9	To remain and protect	Alive			
8162.	Hackberry	37	To be removed	Alive	Required screenwall		
8163.	Hackberry	21	To be removed	Alive	Required screenwall		
8164.	Hackberry	8	To be removed	Alive	Required screenwall		
8165.	Hackberry	30	To be removed	Alive	Required screenwall		
8166.	Hackberry	8	To be removed	Alive	Required screenwall		
8167.	Bradford Pear	22	To be removed	Alive	Required screenwall		
8168.	Hackberry	6	To be removed	Alive	Required screenwall		
8169.	Hackberry	6	To be removed	Alive	Required screenwall		
8170.	Elm	18	To be removed	Alive	Required screenwall		
8171.	Elm	36	To remain and protect	Alive			
8172.	Elm	72	To remain and protect	Alive			
8173.	Elm	11	To remain and protect	Alive			
8174.	Elm	19	To remain and protect	Alive			
8175.	Hackberry	16	To remain and protect	Alive			
8176.	Hackberry	16	To remain and protect	Alive			
8177.	Elm	24	To remain and protect	Alive			
8178.	Elm	11	To remain and protect	Alive			
8179.	Elm	24	To remain and protect	Alive			
8181.	Elm	48	To remain and protect	Alive			
8182.	Hackberry	9	To remain and protect	Alive			
8183.	Elm	24	To remain and protect	Alive			
8185.	Elm	13	To remain and protect	Alive			
8186.	Elm	14	To remain and protect	Alive			
8187.	Hackberry	32	To remain and protect	Alive			
8188.	Elm	16	To remain and protect	Alive			
8189.	Elm	27	To remain and protect	Alive			
8191.	Elm	9	To remain and protect	Alive			
8192.	Willow	74	To be removed	Alive	Building envelope		
8193.	Willow	80	To be removed	Alive	Building envelope		
8194.	Elm	10	To be removed	Alive	Building envelope		
8195.	Elm	9	To be removed	Alive	Building envelope		
8196.	Unknown	10	To be removed	Alive	Building envelope		
8197.	Unknown	10	To be removed	Alive	Building envelope		
8198.	Willow	11	To be removed	Alive	Building envelope		
8199.	Willow	10	To be removed	Alive	Building envelope		
8200.	Willow	37	To be removed	Alive	Building envelope		
8201.	Hackberry	15	To be removed	Alive	Building envelope		
8202.	Elm	12	To be removed	Alive	Building envelope		
8203.	Elm	24	To be removed	Alive	Building envelope		
8205.	Elm	24	To remain and protect	Alive			
8206.	Elm	13	To remain and protect	Alive			
8207.	Elm	13	To remain and protect	Alive			
8208.	Elm	12	To remain and protect	Alive			
8210.	Hackberry	22	To remain and protect	Alive			
8211.	Elm	34	To remain and protect	Alive			
8212.	Elm	9	To remain and protect	Alive			
8213.	Cedar	8	To remain and protect	Alive			
8214.	Elm	10	To remain and protect	Alive			
8215.	Elm	9	To remain and protect	Alive			
8216.	Willow	21	To remain and protect	Alive			
8218.	Ulc.	20	To remain and protect	Alive			

Protected Caliper inches removed
50% existing tree preservation credit
Mitigation required
Number of trees installed - 4" caliper

0
0.0
0.0
0

B LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCING
- 5'-0" BUILDING EXEMPTION LINE

APPROXIMATE LOCATION OF APPARENT
R.O.W. ABANDONMENT TO BE RETAINED
AS AN ACCESS EASEMENT.
INST. NO. D219036730, O.P.R.T.C.T.

PERMANENT DRAINAGE & UTILITY
EASEMENT.
VOL. 14249, PG. 511 D.R.T.C.T.

7.5' UTILITY EASEMENT.
INST. NO. D215163264 O.P.R.T.C.T.

A TREE PROTECTION AND REMOVAL PLAN

1" = 30'-0"

0 15' 30' 60'



Colleyville Business Park
Colleyville, Texas

Seal

Revisions

Issue Date

13 December 2024

Sheet Name
TREE PROTECTION
AND REMOVAL

Sheet Number

L1.01



Colleyville Business Park
Colleyville, Texas

Seal

Revisions

Issue Date

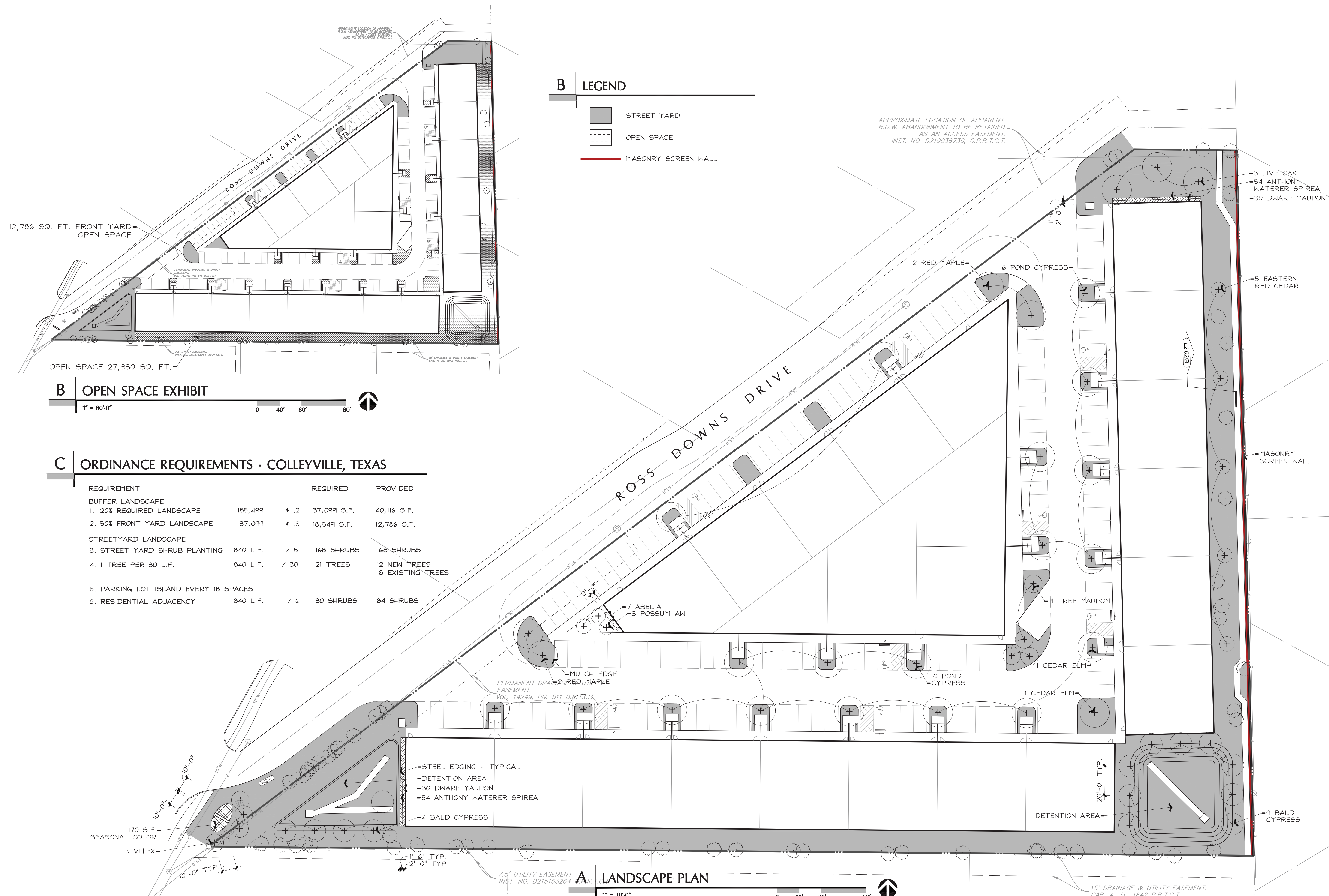
13 December 2024

Sheet Name

LANDSCAPE PLAN

Sheet Number

L2.01





A | PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED. IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS SHUMARDII	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
TAXODIUM DISTICHUM	BALD CYPRESS	65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER.
TAXODIUM ASCENDUM	POND CYPRESS	65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 3'-4' SPREAD	SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
ILEX VOMITORIA	TREE YAUPON	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
VITEX AGNUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
ILEX DECIDUOUS	POSSUMHAW	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
SPIREA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	3 GALLON	24" ON CENTER
ILEX VOMITORIA NANA	DWARF YAUPON	3 GALLON	24" ON CENTER
ABELIA GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	3 GALLON	36" ON CENTER

LAWN

CYNDON

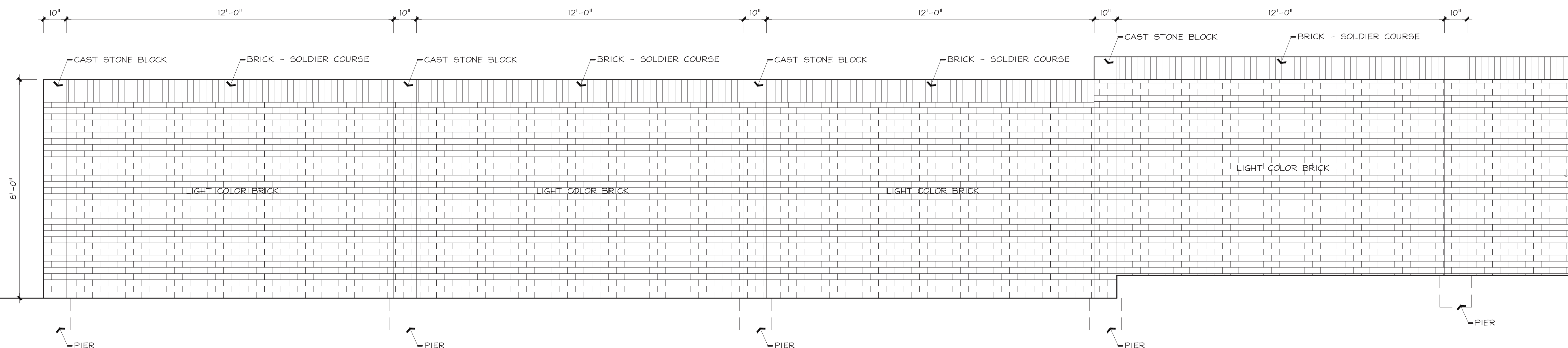
SOLID SOD BERMUDA

ANNUALS

SPRING - PANSIES 'BEACON FIELD' OR 'MAXIM BLUE' OR 'IMPERIAL SILVER PRINCESS' - 4" POT, 8" ON CENTER.

SUMMER - NEW GOLD LANTANA - 1 GALLON, 18" ON CENTER

FALL - CHRYSANTHEMUM 'SEMINOLE' - 4" POT, 8" ON CENTER.



B | MASONRY WALL ELEVATION

$$1/2'' = 1' \cdot 0''$$

1

1

Seal

Revisions

Issue Date

13 December 2024

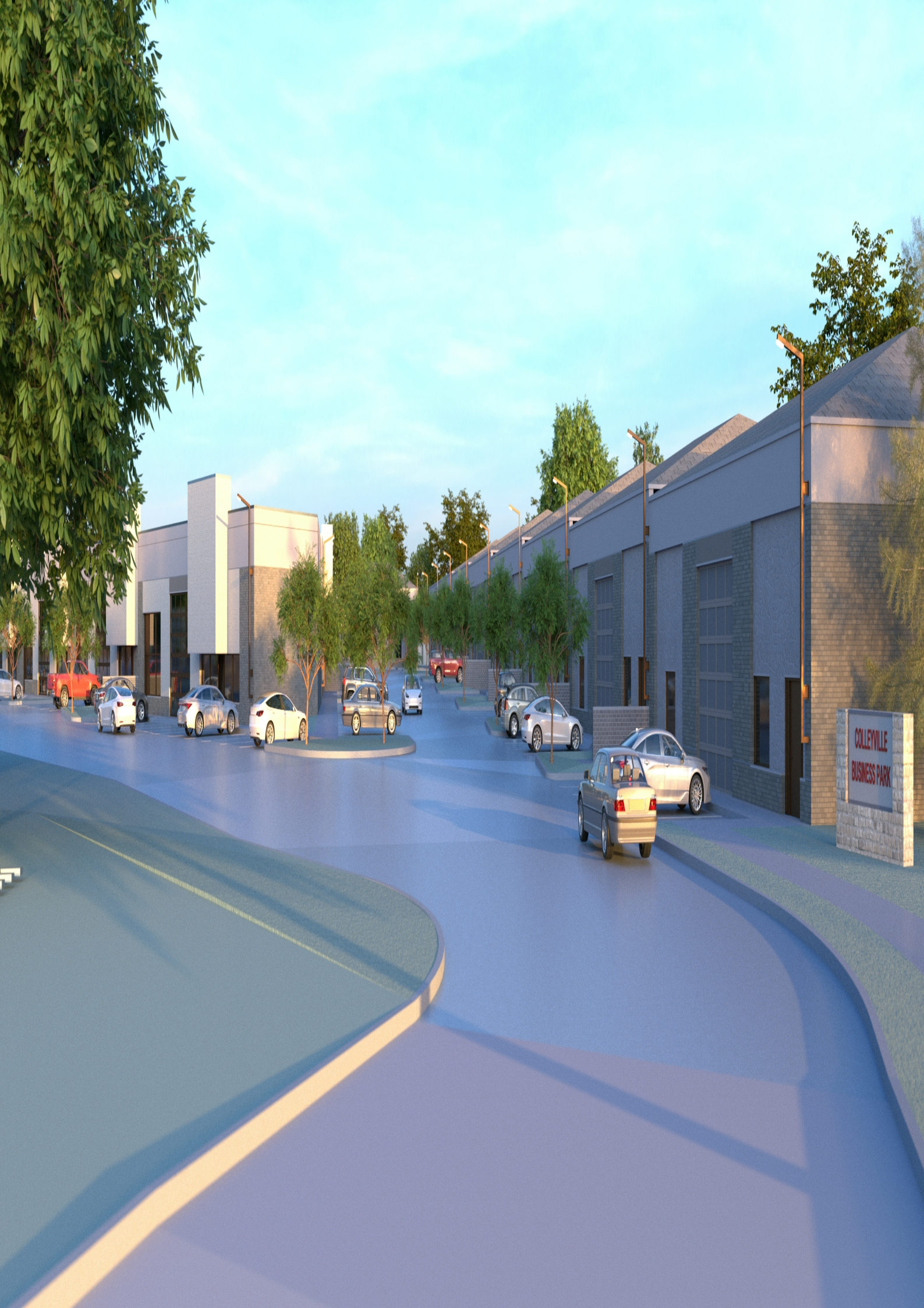
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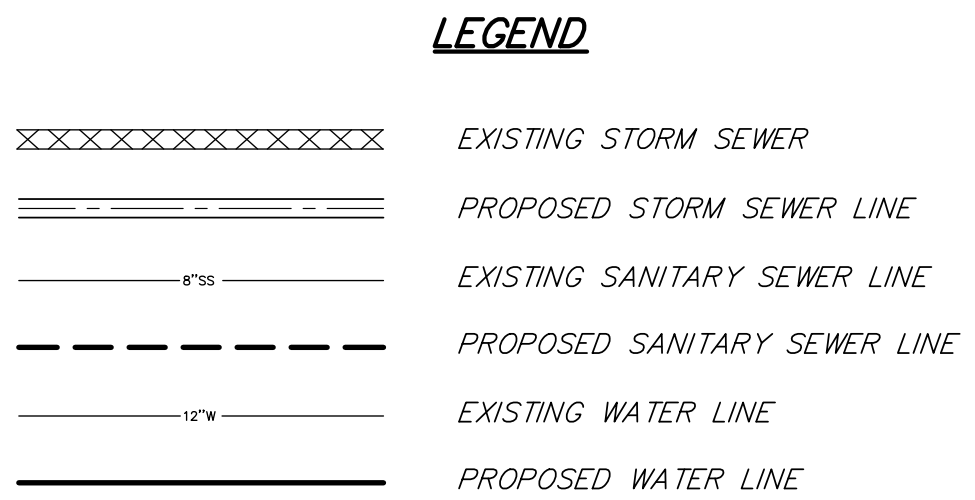
DETAILS

Sheet Number

L2.02



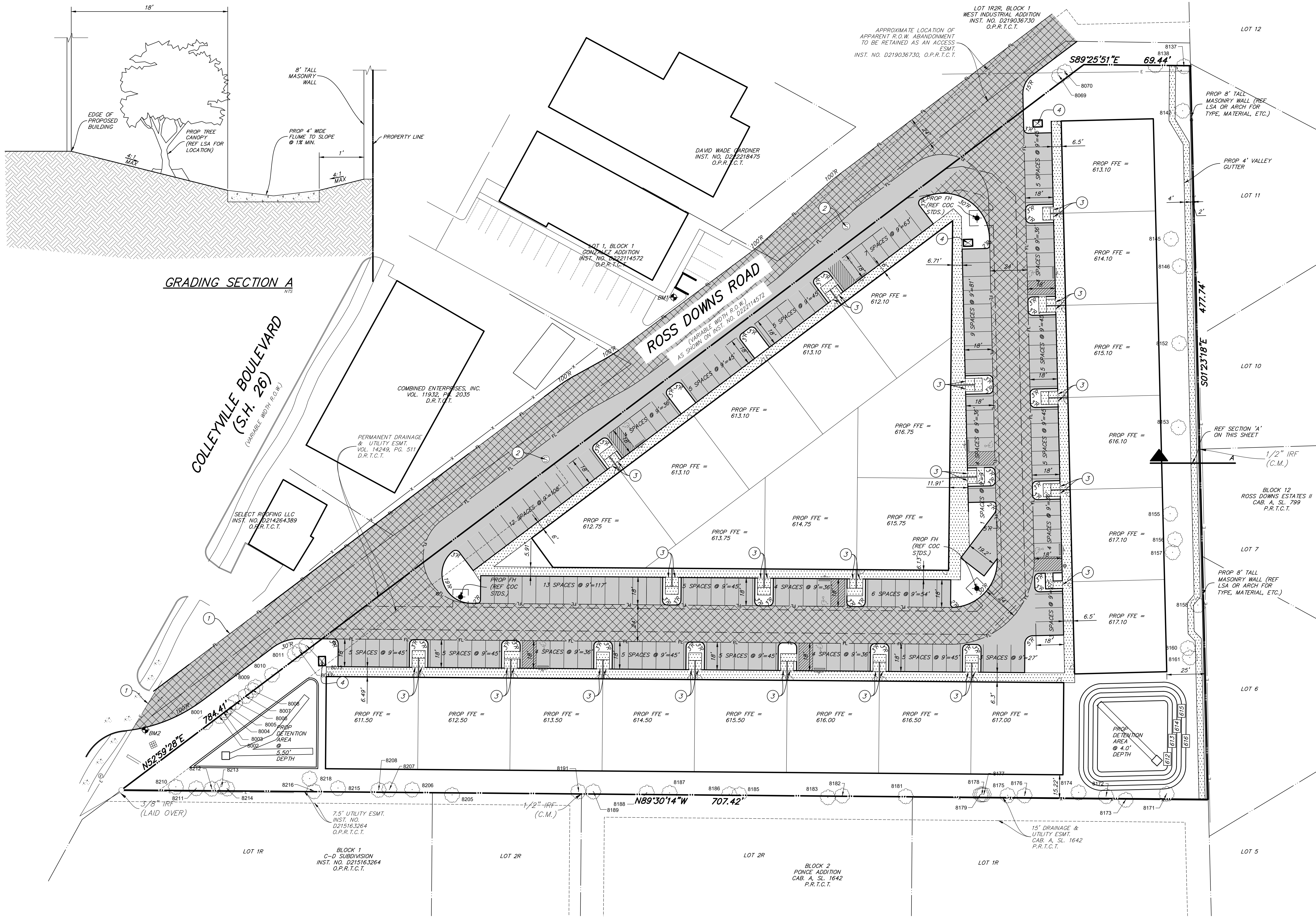




NOTE: ALL PROPOSED FH'S, VAULTS, WATER LINES, AND OTHER PUBLIC UTILITY SCO TO BE INSTALLED PER COC STANDARDS AND DETAILS.

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	12/16/2024	2413	102	C10.01

P:\CIVIL\2024\2412.102 Colleyville Blvd. Commercial\6 - Project Drawings\06-01 PAVING PLAN.dwg 12/17/2024 4:52:13 PM: Michael Martinez



LEGEND

- INSTALL 7" 3600psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W.
- INSTALL 6" 3600psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W.
- INSTALL 4" 3000psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 24" O.C.E.W.
- PROPOSED CURB
- LIMITS OF PAVEMENT SAWCUT
- MATCH EXISTING PAVEMENT ELEVATION
- ADJUST EXISTING UTILITY APPURTENANCE TO GRADE
- PROPOSED BARRIER FREE RAMP
- PROPOSED 6" FIRE VAULT

NOTE: PAVEMENT DESIGNS SHOWN ARE FOR REFERENCE ONLY. ONCE A GEOTECH REPORT HAS BEEN PROVIDED, RLG WILL USE HIS/HERS PAVEMENT RECOMMENDATIONS FOR DESIGN.

RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
5601 BRIDGE STREET #420 FORT WORTH, TX 76112
WWW.RLGINC.COM TBPE FIRM REG. F-493

PAVING PLAN
COLLEYVILLE BLVD. COMMERCIAL
6521 COLLEYVILLE BLVD

ZONING REVIEW SET
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	12/16/2024	2413	102	C06.01

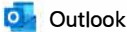
PROGRESS SET
FOR REVIEW ONLY

ISSUED 12/16/2024

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

ABDULLAH EMAD
TEXAS PE #128156

BENCHMARKS:
CITY BM 125 - 2" BRASS DISC IN CL INLET IN FRONT OF 1804 INDUSTRIAL BLVD IN THE NORTH R.O.W. AND 620' EAST OF CL HWY 26. IT IS ALSO 49.4' NW OF A FIRE HYDRANT IN THE SOUTH R.O.W. ELEV=612.66
BM 1 - TEMPORARY BENCHMARK SET ON NORTH SIDE OF ASPHALT ON ROSS DOWNS DRIVE ACROSS FROM DRIVEWAY FOR SUBJECT PROPERTY. ELEV=611.82
BM 2 - TEMPORARY BENCHMARK SET IN TOP OF CURB ON ROSS DOWNS DRIVE AT THE SOUTHWEST END OF INTERSECTION WITH COLLEYVILLE BOULEVARD; NORTHWEST OF GRATE INLET. ELEV=607.35



RE: 6521 Colleyville Blvd, Colleyville, Tx - Site Plan Submittal

From Elizabeth Crowe <elizabeth@eccengineers.com>
Date Mon 2024-10-28 4:58 PM
To Eddie Cecena <eddie.cecena@rlginc.com>; Girish Narayan <girish@shoalcreekcap.com>
Cc Wilson Bauer <wilson@shoalcreekcap.com>; Jack Crow <jack@shoalcreekcap.com>

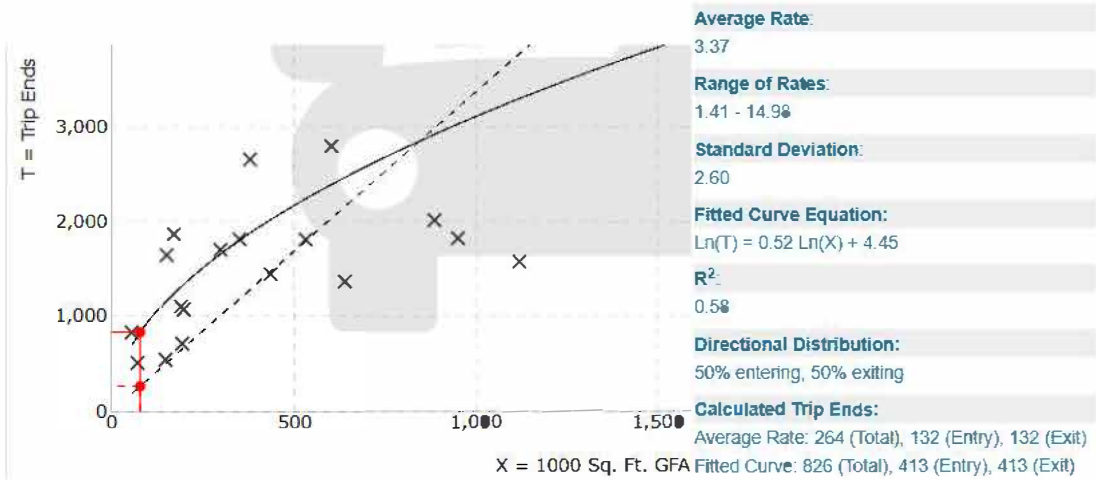
Gentlemen,

Per the City of Colleyville standards, a development that is predicted to generate less than 1,000 daily trips would not be subject to a traffic study. Utilizing the Industrial Park Land Use No. 130 from the Institute of Transportation Engineers (Definition and calculations following), the **proposed 78,246 SF development would not exceed 1,000 Daily Trips.**
This was the Land Use I sent to Girish in early October to see if this “fits” the type of development that would be likely.

Land Use: 130 Industrial Park

Description

An industrial park contains several individual industrial or related facilities. It is characterized by a mix of manufacturing, service, and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. Many industrial parks contain highly diversified facilities. Some parks in the database have a large number of small businesses and others have one or two dominant industries. General light industrial (Land Use 110) and manufacturing (Land Use 140) are related uses.



As I recall from previous correspondence with Eddie, the City of Colleyville was going to require no more of a Traffic Study than TxDOT. **THE TxDOT CRITERIA is OVER 500 Daily trips for a driveway permit and the resulting calculation is greater than 500. I would have to give the results from the Fitted Curve Equation of 826 daily trips.**

I am available if anyone requests interpretation of the graph and/or calculations.

Thank you
Elizabeth Crowe

Elizabeth Crowe, P.E.
Elizabeth Crowe Engineering Associates, PLLC
elizabeth@eccengineers.com
Mobile 214-683-6252

City of Colleyville Property Tax Revenue

Commercial Property Taxes	
Project Size (SF)	83,473
Valuation per SF	\$150
Total Commercial Property Valuation	\$12,520,950
BPP Taxes	
Suites	23
Approximate Taxable Value per Suite	\$10,000
Total BPP Value	\$230,000
Total Value Creation	\$12,750,950

Total Value Creation	\$11,927,050
City of Colleyville Milliage	\$0.260991
Annual Stabilized City Income	\$33,279

City of Colleyville Sales Tax Revenue

Project Size (SF)	83,473
Annual Sales PSF	\$100
Total Gross Sales	\$8,347,300

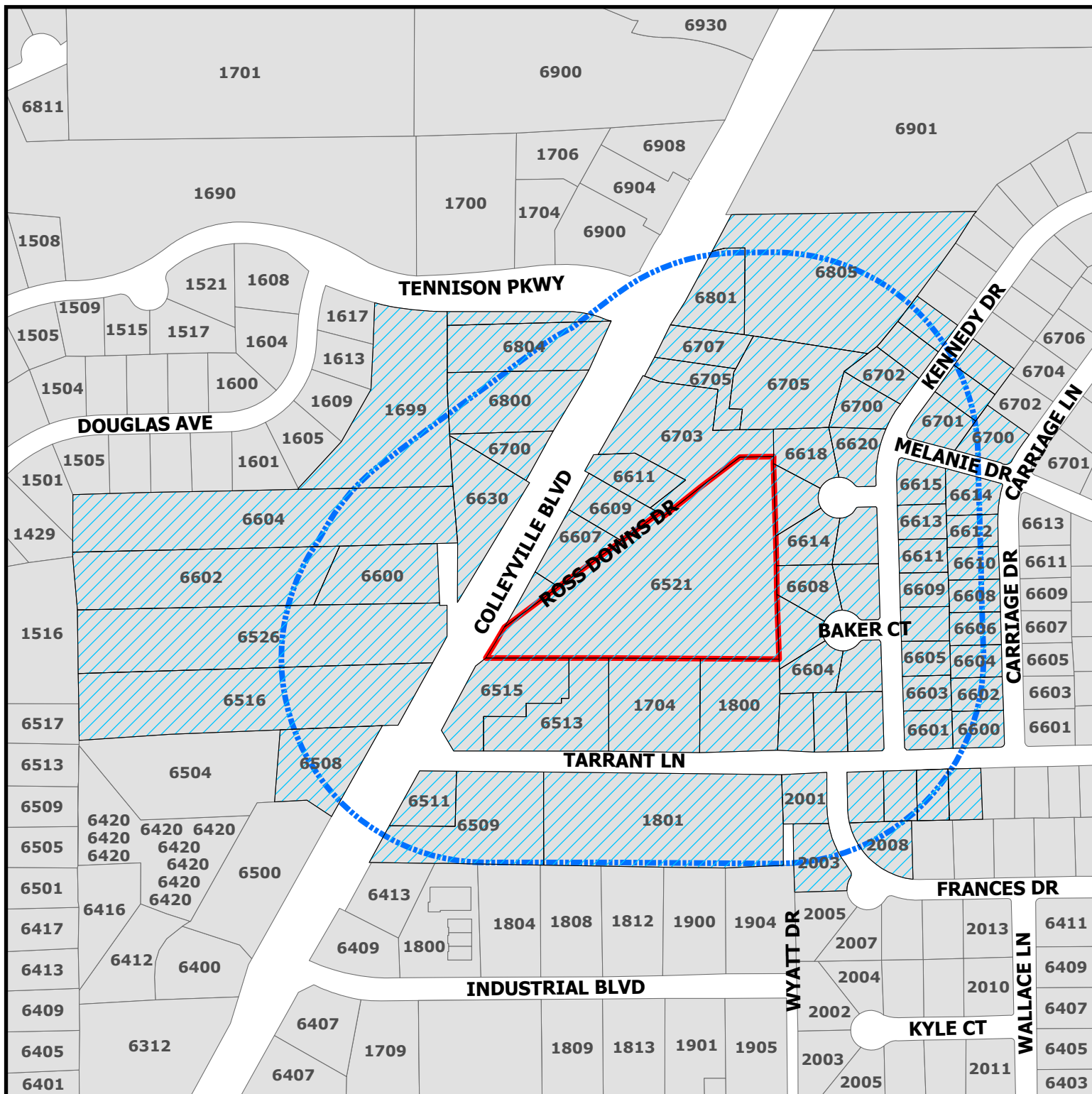
City of Colleyville Sales Tax	\$0.02
Annual Stabalized City Sales Tax Income	\$166,946

Total Annual City Income Produced	\$200,225
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	Name	Duration	Start	Finish	Predecessors	(%) Complete	Q4 2024			Q1 2025		Q2 2025		Q3 2025			Q4 2025			Q1 2026			Q2 2026			Q3 2026			Q4 2026			Q1 2027			
							Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
1	DESIGN	147 d	11/1/24	5/26/25		0%																													
2	Design Release	0 d	11/1/24	11/1/24		0%																													
3	Concept Design	25 d	11/1/24	12/5/24	2	0%																													
4	Schematic Design	20 d	2/18/25	3/17/25	13	0%																													
5	Design Development	20 d	3/18/25	4/14/25	4	0%																													
6	Construction Documents	20 d	4/15/25	5/12/25	5	0%																													
7	CD Review & Approval	10 d	5/13/25	5/26/25	6	0%																													
8	ENGINEERING	117 d	11/1/24	4/14/25		0%																													
9	Concept Plan	28 d	11/1/24	12/10/24	2	0%																													
10	Civil Design	40 d	2/18/25	4/14/25	13	0%																													
11	GOVERNMENT APPROVALS	161 d	12/3/24	7/15/25		0%																													
12	HOA Meeting	0 d	12/3/24	12/3/24		0%																													
13	REZONING	46 d	12/16/24	2/18/25		0%																													
14	Rezoning Submission	0 d	12/16/24	12/16/24		0%																													
15	Comments from P&Z	0 d	12/23/24	12/23/24		0%																													
16	Resubmission	0 d	1/3/25	1/3/25		0%																													
17	P&Z Meeting	0 d	1/13/25	1/13/25		0%																													
18	City Council Meeting #1	0 d	2/4/25	2/4/25		0%																													
19	City Council Meeting #2	0 d	2/18/25	2/18/25		0%																													
20	Engineering Site Plan Submittal	0 d	4/15/25	4/15/25	10FS+1 d	0%																													
21	Engineering Site Plan Review	60 d	4/16/25	7/8/25	20	0%																													
22	Building Permit Review	40 d	5/13/25	7/7/25	6	0%																													
23	Preconstruction Meeting	5 d	7/9/25	7/15/25	21	0%																													
24	BIDDING / CONTRACT NEGOTIATIONS	36 d	5/13/25	7/1/25		0%																													
25	GC Bidding	15 d	5/13/25	6/2/25	6	0%																													
26	Bid Review	10 d	6/3/25	6/16/25	25	0%																													
27	Select GC	1 d	6/17/25	6/17/25	26	0%																													
28	Contract Negotiation	10 d	6/18/25	7/1/25	27	0%																													
29	CONSTRUCTION	251 d	7/16/25	7/1/26		0%																													
30	Mobilize	5 d	7/16/25	7/22/25	23	0%																													
31	Demolition	20 d	7/23/25	8/19/25	30	0%																													
32	Earthwork	40 d	8/20/25	10/14/25	31	0%																													
33	Site Utilities	30 d	9/25/25	11/5/25	32FS-14 d	0%																													
34	Piers	15 d	10/15/25	11/4/25	32	0%																													
35	Underground Plumbing	15 d	10/29/25	11/18/25	34FS-5 d	0%																													
36	Floor Slab	20 d	11/12/25	12/9/25	35FS-5 d	0%																													
37	Steel Erection	20 d	12/10/25	1/6/26	36	0%																													
38	Metal Panels	20 d	1/7/26	2/3/26	37	0%																													

	Name	Duration	Start	Finish	Predecessors	(%) Complete	Q4 2024			Q1 2025			Q2 2025			Q3 2025			Q4 2025			Q1 2026			Q2 2026			Q3 2026			Q4 2026			Q1 2027	
							Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
39	Roof Panels	20 d	2/4/26	3/3/26	38	0%																													
40	OH MEPF	20 d	3/4/26	3/31/26	39	0%																													
41	Exterior Finishes	40 d	3/4/26	4/28/26	39	0%																													
42	Paving	100 d	12/10/25	4/28/26	36	0%																													
43	Canopies	20 d	4/29/26	5/26/26	41	0%																													
44	Overhead Doors	10 d	4/29/26	5/12/26	41	0%																													
45	Hollow Metal Doors	10 d	4/29/26	5/12/26	41	0%																													
46	Storefront	20 d	4/29/26	5/26/26	41	0%																													
47	Sidewalks	10 d	4/29/26	5/12/26	42	0%																													
48	Irrigation / Landscape	25 d	5/13/26	6/16/26	47	0%																													
49	Striping	5 d	6/17/26	6/23/26	48	0%																													
50	Inspections	10 d	6/17/26	6/30/26	48	0%																													
51	Substantial Completion	1 d	7/1/26	7/1/26	50	0%																													

Notification Map

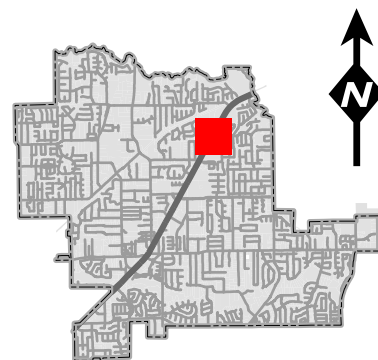


ZC24-031

6521 Colleyville Blvd

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

-  Parcels to be notified
-  Buffer
-  Subject Property





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, January 13, 2025 at 7:00 p.m.
City Council Meetings: Tuesday, February 4, 2025 & Tuesday, February 18, 2025 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Rezoning from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial on Tract 2A and a portion of an abandoned street, Abstract 963, Absalom J. Lott Survey, being located at 6521 Colleyville Blvd, Case ZC24-031. The rezoning request is for a new PUD to be created which would allow for the development of an office-warehouse park.

Zoning Case: ZC24-031

Applicant: Girish Narayan

Owner: J&C Service Group LLC

Location: 6521 Colleyville Boulevard

Property Description: Tract 2A and a portion of an abandoned street, Abstract 963, Absalom J. Lott Survey

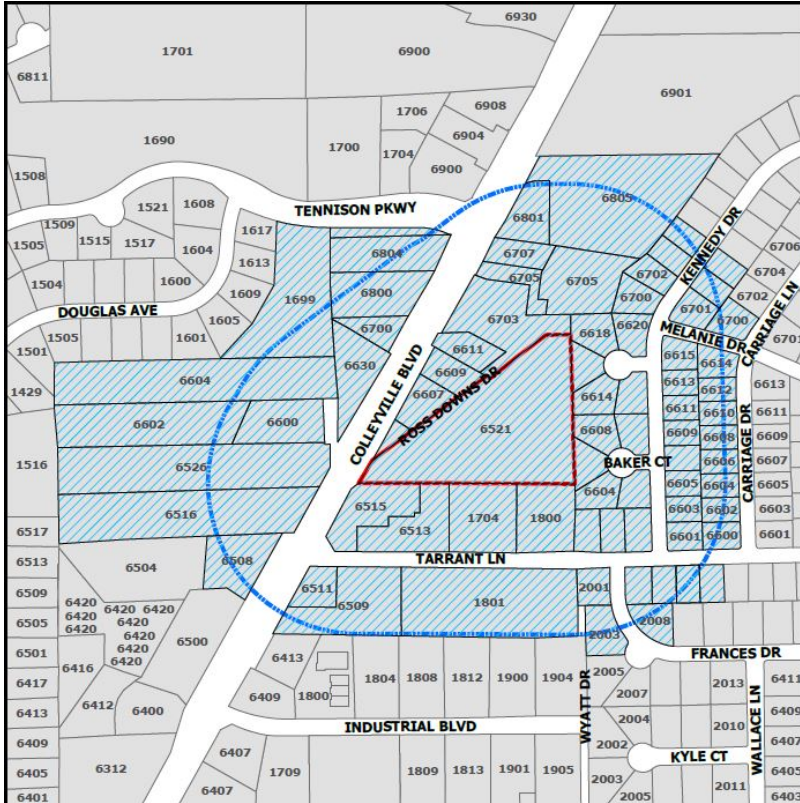
Present Zoning: PUD-C Planned Unit Development – Commercial

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

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

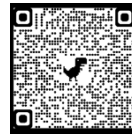
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



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

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



For additional information, please contact the Community Development Department at 817.503.1050. Please reference the zoning case number when requesting information.

Kris Potts

Kris Potts
Planner

Owner_Name	Situs_Addr
ERIC JOSE GONZALEZ & CORI MICHELLE GONZALEZ FAM	6609 COLLEYVILLE BLVD
COLLEYVILLE JHCC LLC	6804 COLLEYVILLE BLVD
ARROYO NORTE LTD	6600 COLLEYVILLE BLVD
MONTERRA HOME OWNER'S ASSOC	1799 TENNISON PKWY
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
ATWELL, JEFFREY O	6701 KENNEDY DR
WARD, JAMES	6700 CARRIAGE LN
COTTEN, JANICE R S	6703 KENNEDY DR
DILES FAMILY REVOCABLE LIVING TRUST	6705 KENNEDY DR
REID, RYAN	2000 TARRANT LN
FLOWERS, GREGG W	6614 MCKAMIN CT
JEWEL, MIRZA	6616 MCKAMIN CT
MCDERMOTT, COLIN	6618 MCKAMIN CT
WILEY, PAUL	6620 MCKAMIN CT
BERGER, ANDREW	6700 KENNEDY DR
RYAN, MICHAEL J	6702 KENNEDY DR
WILLIAMSON, KENNY	6704 KENNEDY DR
FRANKS, JAY R	6706 KENNEDY DR
MOAN, MICHAEL RAYMOND	2002 TARRANT LN
RODGERS, CHRISTOPHER	2004 TARRANT LN
PABON, EFREN A	6602 BAKER CT
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 MCKAMIN CT
LOFTUS, DONNA M	2008 FRANCES DR
ECHOLS, BRENT K	2001 TARRANT LN
HAGEN, WILLIAM R	2005 TARRANT LN
GILLIAM, MARK D	2007 TARRANT LN
KNEPPER, NOAH	2009 TARRANT LN
KNEPPER, CHERYL	2009 TARRANT LN
STADLER, TERESA	2011 TARRANT LN
CAMERON, DAVID A	2003 FRANCES DR
KIEFER, KAREN	6601 KENNEDY DR
WALIA, SANDEEP	6612 CARRIAGE DR
JONES, DEAN	6610 CARRIAGE DR
DAVIS, JAMES G	6608 CARRIAGE DR
XIA, XIAOXIA	6606 CARRIAGE DR
KING, BOBBY	6604 CARRIAGE DR
ROSSR LIVING TRUST	6602 CARRIAGE DR
GARRETT, BOBBY	6600 CARRIAGE DR
PINGEL, BRITTNEY	6603 KENNEDY DR
BERMAN, MICHELLE	6605 KENNEDY DR
SOLIMAN, AYMAN R	6607 KENNEDY DR
MONTEMAYOR, PEDRO	6609 KENNEDY DR
SMITH, BYRON E	6611 KENNEDY DR
FILEWOOD, MARK A	6613 KENNEDY DR
LARMON, PAUL W	6615 KENNEDY DR
DUFFY, MARK	6614 CARRIAGE DR
LANI PROPERTIES LLC	6705 COLLEYVILLE BLVD
HART, NEIL J	6703 COLLEYVILLE BLVD
IKENOUYE LLC	6705 COLLEYVILLE BLVD
6515 COLLEYVILLE LLC	6513 TARRANT LN
DD MOORE LLC	6700 COLLEYVILLE BLVD
3 J GREEN LIMITED PARTNERSHIP	6630 COLLEYVILLE BLVD
STRATEGY REAL ESTATE HOLDING	6800 COLLEYVILLE BLVD
J&C SERVICE GROUP LLC	6521 COLLEYVILLE BLVD
REYNOLDS, JOHN C	6604 COLLEYVILLE BLVD
TRES ROSAS LTD	6602 COLLEYVILLE BLVD
STREAMLINE DESIGNS HOLDINGS LLC	6516 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
Girish Narayan	APPLICANT

CITY OF COLLEYVILLE P&Z COMMITTEE MEETING

01.13.25

My name is Ken Green. I reside at 7205 Vanguard Ct., Colleyville, TX 76034. I apologize for not being able to be here due to multiple medical procedures last week.

In 1998, I donated the property that is now 6700 Colleyville Blvd (Lake Cities Dental) to the Colleyville Chamber of Commerce and developed and built 6620, 6630 and 6700 Colleyville Blvd., relocating my CPA Firm to 6620.

Due to the success of the Colleyville location, in 2009 I built 6508 Colleyville Blvd. to gain more space for my office, an attorney's office and a dentist.

In 2015, I developed 6513 & 6515 Colleyville Blvd for Medical and Professional offices.

One year ago, along with my two CPA partners, we completed the new building at 6400 and 6500 Colleyville Blvd. known as Green Curtis Daley CPAs.

My buildings located at 6513 and 6515 are adjacent to 6521 Colleyville Blvd. zoning case ZC24-031. Over the past 10 years, I have had multiple issues with the current occupants of 6521 Colleyville Blvd. Just to name a few, they have dumped multiple loads of fill material without rain water flow studies which changed how rainwater flows and floods my properties.

I have gone behind the buildings to find extension cords draped over my fence and plugged into my outdoor outlets stealing my electricity. We stopped their electricians from trying to power their Hodges Automotive Sign by running electricity from our electric control box.

I feel the new proposed usage as an office warehouse park to be the highest and best use for his property. This project will continue to clean up and upgrade the North Colleyville Blvd area. Please pass this request.

Thank You,

Ken Green

Zoning Case: ZC24-031 - Ross Downs Impacted Resident - Protest Letter

PROTEST LETTER

Zoning Case: ZC24-031

Applicant: Girish Narayan

Owner: J&C Service Group LLC

Location: 6521 Colleyville Blvd.

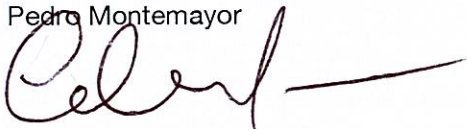
Property Description: Tract 2A and a portion of an abandoned street, Abstract 963, Absalom J. Lott Survey

Present Zoning: PUD-C Planned Unit Development - Commercial

City of Colleyville - My name is Pedro Montemayor and I reside in Ross Downs Estates that is impacted in the 200ft notification area with this new zoning proposal. Please accept this letter as my written protest prior to the public hearing for zoning case ZC24-031. This office/warehouse park will back up to my subdivision and will be clearly visible from Colleyville Blvd. and my home. I cannot imagine the noise this warehouse will generate for the surrounding homes and businesses. I work from home so adding more commercial noise will not lend itself to a good work environment for me. It will also generate a lot of 18-wheeler traffic on Colleyville Blvd. If I understand the builders are requesting to open the median there for trucks to be able to cross over Colleyville Blvd. It's hard enough to cross over Tarrant Ln and Colleyville Blvd. as it stands but adding in this additional commercial traffic will become a major issue. The city just did a major uplift on Colleyville Blvd by adding in the towers, the walking/running/biking paths, the Colleyville sign. Let's enjoy it; don't ruin it. Think about what we all invested in for this city. Make it a destination point people want to come visit for a good reason. Our local business owners are being forced to close their doors on regular basis. They cannot survive, adding in this commercial building will force people to visit surrounding cities because they will not want to deal with the flow of traffic.

I moved my family here for a reason; to enjoy quiet, suburban family life. A place to raise my family and call HOME, not a place to have 18-wheelers park and call it a WAREHOUSE. By adding this into our community you are not only taking away from the current family life that we have, but you are taking away from any future charms of locating to Colleyville. The amount of noise, eye sore, commercial traffic and much more that this building will bring will down grade my house value in the future as well. I ask you to please not allow this to happen and know that I disapprove of this new zoning development

Thank You,
Pedro Montemayor

A handwritten signature in dark ink, appearing to read 'Pedro', followed by a long horizontal flourish.

Ross Downs Estate
6609 Kennedy Drive, Colleyville, TX 76034

Ben Bryner

Subject: RE: ZC24-031 Letter of Opposition

From: Pedro Montemayor <>

Date: February 7, 2025 at 4:16:27 PM CST

To: Christopher Pham <CPham@colleyville.com>

Subject: Re: ZC24-031 Letter of Opposition

PROTEST LETTER

Zoning Case: ZC24-031

Applicant: Girish Narayan

Owner: J&C Service Group LLC

Location: 6521 Colleyville Blvd.

Property Description: Tract 2A and a portion of an abandoned street, Abstract 963, Absalom J. Lott Survey

Present Zoning: PUD-C Planned Unit Development - Commercial

City of Colleyville - My name is Pedro Montemayor and I reside in Ross Downs Estates that is impacted in the 200ft notification area with this new zoning proposal. Please accept this letter as my written protest prior to the public hearing for zoning case ZC24-031. This office/warehouse will back up to my subdivision and will be clearly visible from Colleyville Blvd. and my home. I cannot imagine the noise this structure will generate for the surrounding homes and businesses. I work from home so adding more commercial noise will not lend itself to a good work environment for me.

I moved my family here for a reason; to enjoy quiet, suburban family life. A place to raise my family and call home. By adding more commercial structures near our community you are not only taking away from the current family life that we have, but you are taking away from any future charms of locating to Colleyville. I ask you to please not allow this to happen and know that I disapprove of this new zoning development

Thank You,
Pedro Montemayor

Ross Downs Estate
6609 Kennedy Drive
Colleyville, TX 76034

LETTER OF OPPOSITION

From: Pedro Montemayor
Date: February 7, 2025 at 4:16:27 PM CST
To: Christopher Pham <CPham@colleyville.com>
Subject: Re: ZC24-031 Letter of Opposition

PROTEST LETTER

Zoning Case: ZC24-031
Applicant: Girish Narayan
Owner: J&C Service Group LLC
Location: 6521 Colleyville Blvd.
Property Description: Tract 2A and a portion of an abandoned street, Abstract 963, Absalom J. Lott Survey
Present Zoning: PUD-C Planned Unit Development - Commercial

City of Colleyville - My name is Pedro Montemayor and I reside in Ross Downs Estates that is impacted in the 200ft notification area with this new zoning proposal. Please accept this letter as my written protest prior to the public hearing for zoning case ZC24-031. This office/warehouse will back up to my subdivision and will be clearly visible from Colleyville Blvd. and my home. I cannot imagine the noise this structure will generate for the surrounding homes and businesses. I work from home so adding more commercial noise will not lend itself to a good work environment for me.

I moved my family here for a reason; to enjoy quiet, suburban family life. A place to raise my family and call home. By adding more commercial structures near our community you are not only taking away from the current family life that we have, but you are taking away from any future charms of locating to Colleyville. I ask you to please not allow this to happen and know that I disapprove of this new zoning development

Thank You,
Pedro Montemayor

Ross Downs Estate
6609 Kennedy Drive
Colleyville, TX 76034

ORDINANCE O-25-2319

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 4.31 ACRES ON TRACT 2A AND A PORTION OF AN ABANDONED STREET, ABSTRACT 963, ABSALOM J. LOTT SURVEY, LOCATED AT 6521 COLLEYVILLE BOULEVARD FROM THE PUD-C PLANNED UNIT DEVELOPMENT - COMMERCIAL DISTRICT TO THE PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC24-031; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the

Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 4.31 acres on Tract 2A and a portion of an abandoned street, Abstract 963, Absalom J. Lott Survey, located at 6521 Colleyville Boulevard from the PUD-C Planned Unit Development - Commercial District To The PUD-C Planned Unit Development – Commercial Zoning District, as depicted on the attached as Exhibit "A".
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-C is to allow for the construction of a new business park designed to support new businesses with light industrial and retail uses.
- b. This development shall be generally consistent with the Statement of Planning Objectives, Exhibit "B".
- c. The proposed development is subject to PUD-C Planned Unit Development – Commercial zoning district and all the

associated regulations contained in the Land Development Code, except as amended by this Ordinance.

2. DEVELOPMENT PLAN

- a. The development shall be generally consistent with the Site Plan and Building Elevations attached in Exhibits "C".

3. PERMITTED USES

- a. A list of permitted uses is shown on Exhibit "B" as depicted in the attached exhibits.
- b. All accessory buildings and uses, customarily incidental to the uses listed in Exhibit "B" on the same lot within.

4. HOURS OF OPERATION

- a. Business operations and deliveries to the property shall be restricted to 6:00 a.m. to 8:00 p.m. daily.

5. CONCEPTUAL PLAN AND PLATTING

- a. The development shall be generally consistent with Site Plan Exhibit "C", which shall not be considered the preliminary plat. Minor adjustments, such as building articulations, shall be permitted. Other modifications, which do not change the use may be approved administratively by staff.

6. BUILDING DESIGN

- a. All buildings on the property shall be generally consistent with the building elevations and specified material depicted in Exhibit "D".
- b. Buildings on the property shall not exceed one story or 28 feet in height.
- c. The maximum floor area of all buildings on the property is limited to 83,500 square feet.
- d. The cumulative exterior walls of the buildings in this development shall be in accordance with the attached elevations. Masonry, for the purposes of this PUD, shall be defined as including: brick, stone, cast stone, simulated

stone, faux stone, thin veneered thin-set stone, concrete block, and three coat plaster/stucco. Other wall surface materials may include cementitious siding, wood, or ACM (aluminum composite material) panels.

- e. Except as modified, all buildings shall, at a minimum, meet the provisions of Chapter 6 – Commercial Design Standards in the Land Development Code.

7. LANDSCAPING AND OPEN SPACE

- a. The development shall provide a minimum of 20 percent pervious cover area, as shown on the Landscaping and Open Space plans Exhibit “E” and all open space areas shall be landscaped and maintained by the property owner. Open space may include detention or retention ponds.
- b. All landscaping shall comply with Exhibit “E”.

8. PARKING AND ACCESS

- a. This development shall contain not less than 137 parking spaces.

9. LIGHTING

- a. All lighting shall be directed away from adjacent residential properties. Illumination from light poles shall not exceed 0.5 foot-candles as measured from any portion of the property line.

10. FENCING

- a. An eight foot precast concrete or masonry wall shall be constructed along the east property line adjacent to the existing residential uses located in the Ross Downs Estates subdivision.
- b. The fence shall be generally consistent with Exhibit “E”.

11. SIGNAGE

- a. All monument signs shall meet the minimum requirements of the Land Development Code.

- b. The development will be allowed up to two Subdivision Monument signs and one General Business sign, or one Subdivision Monument sign and two General Business signs as they are defined in the Land Development Code.

12. TRASH COMPACTOR AND EMERGENCY GENERATOR ENCLOSURE

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

- Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing conducted on the 4th day of February 2025.

The second reading and public hearing conducted on the 18th day of February 2025.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 18TH DAY OF FEBRUARY 2025.

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

Brandi Elder
Mayor Pro Tem

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

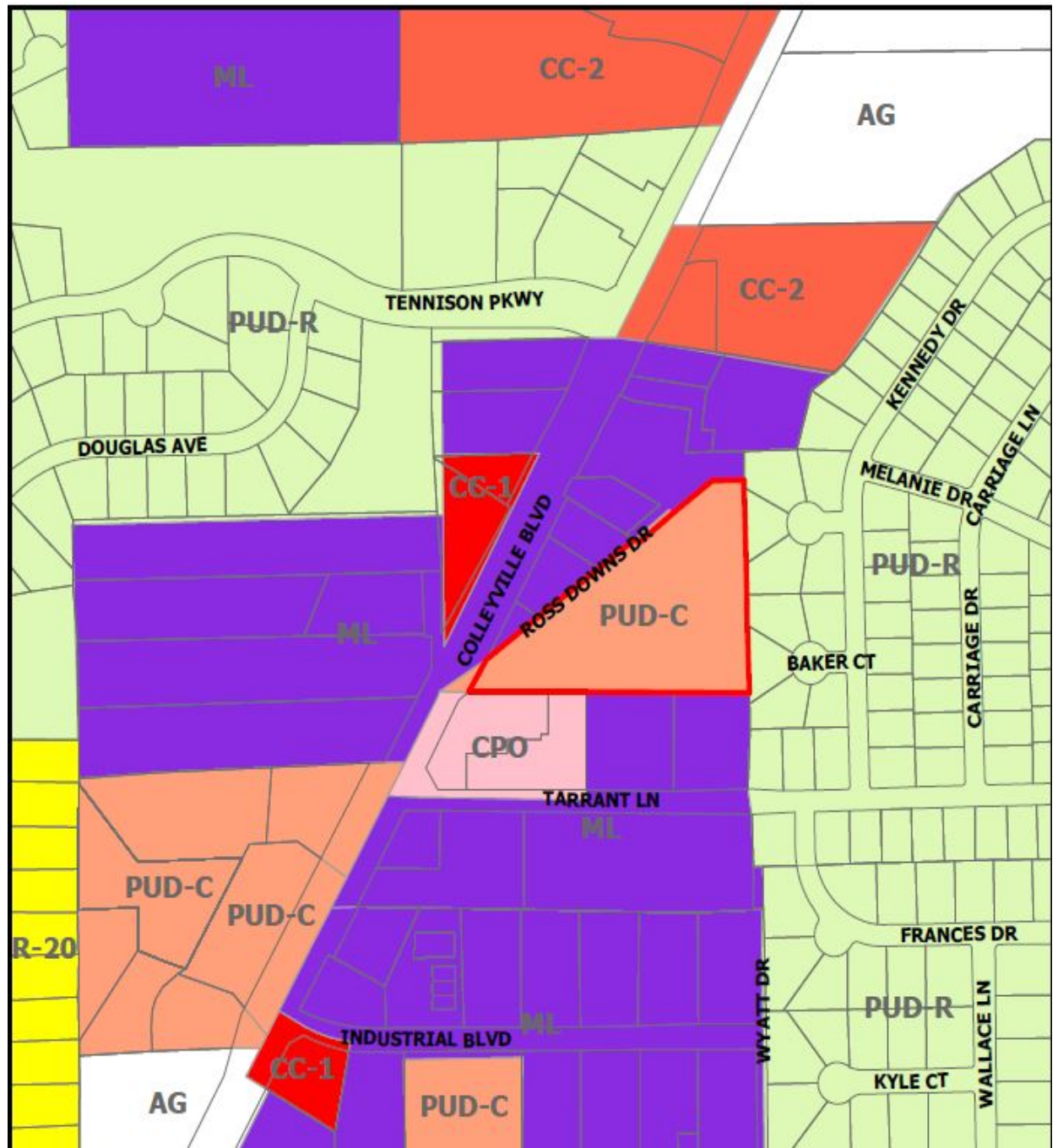


Exhibit “B” – Statement of Planning Objectives and Permitted Use Chart

Statement of Planning Objectives Colleyville Business Park | 6521 Colleyville Blvd, Colleyville, TX

The goal of Colleyville Business Parks is to transform 6521 Colleyville Blvd into a high-quality small-business hub that meets the growing demand for functional and affordable flex spaces in Colleyville, Texas. By re-zoning this 4.26-acre site, Shoal Creek Capital Partners (SCCP) aims to create a planned use development (PUD-C) that supports the needs of local contractors, trades people, and service providers while enhancing the aesthetics and functionality of Colleyville Blvd and respecting the surrounding neighborhood.

This project proposes the construction of three buildings, totaling approximately 83,500 SF, with suites averaging 3,600 SF. Each suite will feature small office buildouts and front-loading 14' x 14' overhead doors, designed to support flexible uses such as light industrial, warehousing, and service-based businesses. Additionally, five suites along Ross Downs R will be tailored to retail-centric users, fostering a blend of commerce and services that complements the community.

Key design and planning objectives include:

Planned Uses: The Planned Use Development (PUD) outlines a thoughtful selection of commercial and industrial uses for the property, deliberately excluding those that could disrupt the tranquility and character of the surrounding neighborhood. These uses have been presented and reviewed by residents of the neighboring Ross Downs Estate. Restricted uses that are noisy (auto repair, auto body shops, etc.)

Restricted uses that are unsightly (outdoor storage, etc.)

Restricted uses that invite behaviors that are incompatible with Colleyville’s community values (CBD Store, Pawn shops, Title Loans, Alcohol sales, etc.)

Dictates restricted operating hours as 6 am – 8 pm.

Implementation:

Enhanced Landscaping: The landscaping design attempts to achieve a thoughtful approach to blending functionality and beautification while addressing community concerns. First, the project seeks to provide a visual appeal along Colleyville Blvd and provide a natural barrier for detention areas. Planting Bald Cypress trees along the Colleyville frontage ensures effective screening of detention areas and the building.

Incorporating Vitex plants and a seasonal mix of flowers around signage enhances the boulevard's aesthetics, benefiting both the project and the broader community.

The preservation of trees along Ross Downs Blvd creates a canopy cover, enhancing the boulevard’s appealing elements.

Implementation:

Secondly, the landscaping design aims to address neighborhood feedback by creating a visually appealing border and screening for the neighborhood to the east.

Easter Red Cypress trees are planted at suite lines to create visual breaks in the buildings. This design feature was inspired by members of Ross Downs neighborhood who preferred a neighborhood-like feel rather than a fully screened barrier.

An 8-foot masonry fence along the eastern border further ensures privacy and minimizes potential disturbances.

Implementation:

Architectural Compatibility: The project incorporates architectural elements that are inspired by surrounding buildings to help integrate the development into Colleyville's existing aesthetic. The project borrows stone and brick veneer materials from projects along Colleyville Blvd. The residents of Ross Downs pointed towards these projects as successful integration of new development into the Colleyville community.

The alteration of materials along the building's façade adds articulation to the building.

Additionally, lighting elements are used to give the property a neighborhood-like feeling. The lighting elements are carefully chosen to reduce upward radiance and minimize disturbance to the neighborhood. All lighting is directed away from residential properties.

To integrate the project into the Ross Downs neighborhood and maintain a neighborhood feel, the east-most building (bordering the neighbors), implements a pitched metal hip roof that aligns with the design of the Ross Downs Estate.

Implementation:

Drainage Solution: The project addresses drainage concerns raised by the Ross Downs neighborhood, aiming to minimize disturbances and resolve site-specific drainage issues. Two detention ponds will be constructed to maintain the existing outfalls on the site. These ponds will also capture additional runoff generated by the site's re-development

Recognizing existing drainage conditions where water from the site flows into the neighborhood, a flume will be installed along the property's border. This flume is designed to capture runoff and redirect it to the north and south of the property, preventing water from impacting the Ross Downs neighborhood.

Implementation:

1. **Economic Impact:** The project will address a high demand for small-suite flex spaces, particularly in a supply-constrained submarket, while fostering the growth of small businesses in Colleyville. The tenant base for this project includes home service businesses, small retail businesses, and professional services. This project will fill in a key gap in

1 and provide faster and more affordable home service options for the residents of Colleyville.

SCCP envisions the Colleyville Business Park as a first-class development that balances high-quality design standards with financial viability. By securing city support and incorporating community input, the project will align with Colleyville's strategic goals while introducing an attractive and functional property that elevates the area's commercial offerings.

Table 3.24.B- - Schedule of Permitted Principal Uses			
Land Use Classification			
	CC3	ML	PD
A. RESIDENTIAL ACCOMODATION USES			
Single Family Detached Dwelling			X
Duplex – Attached Dwelling			X
Townhome – Attached Dwellings			X
Multi-family – Attached Dwellings			X
HUD Code Manufactured Housing			X
Assisted Living Facilities	PUD		X
Bed and Breakfast Lodging			X
Private (HOA) Recreational Facilities			X
B. ACCESSORY USES			
Accessory Building	S	S	X
Carport			X
Home Occupations Uses			X
Accessory Dwelling		S	X
C. AGRICULTURAL USES			
Commercial equestrian boarding stable and school			X
Crop Farming			X
Livestock raising and breeding			X
Private horse stables for domestic use			X
Roadside produce stands (year round)			X
D. UTILITY USES			
Electrical Substations	S	S	X
Public Utility Supply and Storage Yards	S	S	X
Telecommunications Towers	S	S	X
Water Pumping Stations	S	S	X
Wind Driven Generators	S	S	X
E. PUBLIC AND INSTITUTIONAL USES			
Colleges or Universities	S	S	S
Community Centers or Recreation Centers	P	P	P
Government Buildings, Offices and Facilities	P	P	P
Fire Stations / Police Stations	P	P	X
Golf Courses – Public Owned	P	P	X
Government Maintenance Facilities	P	P	P
Libraries	P	P	X
Museums	P	P	X

X: Restricted Use
S: Special Use Permit
P: Permitted Use

Post Office	P	P	S
Parks and Open Space Areas	P	P	P
Public Maintenance and Storage Buildings	S	S	P
Private Schools – Elementary and Secondary	S	S	X
Private Schools – High School	S	S	X
Public Schools – Elementary and Secondary	P	P	X
Public Schools – High School	P	P	X
Religious Institutions	P	P	X
F. OFFICE USES			
Accountant's Offices	P	S	P
Advertising Agencies	P	S	P
Attorney Offices	P	S	P
Chiropractic Clinics	P	S	P
Emergency Clinic (24 hrs.)	P	S	X
Engineering, Architect's, and Surveyor's Offices	P	S	P
General Business Offices not elsewhere listed	P	S	P
Insurance Agencies	P	S	P
Management and Public Relations Services Offices	P	S	P
Optometrist Office	P	S	P
Psychologist Offices	P	S	P
Physician's or Dentist's Offices	P	S	P
Real Estate Agency Offices	P	S	P
Security Broker Offices	P	S	P
Telemarketing Offices	P	S	P
Title Abstract Offices	P	S	P
Trade or Business Schools	S	P	P
Travel Agency / Airline Ticket Offices	P	S	P
G. RETAIL AND SERVICE USES			
Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premises Consumption	S		X
Alcoholic Beverage Sales – On-premises Consumption	S		X
Package Store Sales – Off-premises Consumption	S		X
Alcohol or Drug Treatment Center	S	S	X
Antique Stores	P		P
Apparel and Accessory Stores	P		P
Arts and Crafts Stores and Hobby Shops	P		P
Bakery Stores	P		P
Banks, Credit Unions and Financial Institutions	P		P
Barber Shops and Beauty Shops	P		P
Bicycle Shops	P		P
Book, Stationary or Greeting Card Shops	P		P
Camera or Music Stores	P		P
Carnivals and Circuses			X

CBD Store	S		X
Cemeteries or Mausoleums	S	S	X
Charitable Donation Station	S		S
Civic, Social or Fraternal Organizations			X
Convenience Stores with gasoline sales	S	S	X
Copy Centers/Print Shops	P	P	P
Dance Studios, Martial Arts Studios, and Cheerleading & Gymnastics Facilities	P	P	P
Day Care Centers	S		X
Department Stores	P		P
Dog Boarding with indoor and/or outdoor kennels	S	S	X
Dog Grooming	S	S	P
Dry Cleaner Pick-up Stations	P		P
Dry Cleaners (up to 5,000 s. f. w/on-site laundry)	P		X
Equipment Rental and Leasing Stores	S	P	P
Florist Shops	P		P
Food Catering	S	P	P
Funeral Homes	S		X
Furniture and Appliance Stores	P		P
General Retail Store (not listed elsewhere)	S		P
Grocery Stores	P		X
Hardware, electrical & plumbing w/o outside display	P		P
Hardware , electrical & plumbing with outside display	P	P	P
Hospitals	S		X
Hotels and Motels	P		X
Home Decoration Stores	P		P
Jewelry Stores	P		P
Locksmiths	S	P	P
Massage Therapy (Licensed and Unlicensed)	S		S
Mailing and Shipping Stores	P	P	P
Meat or Fish Market	P		X
Nurseries and Greenhouses with outside display	P	P	X
Pawn Shops		S	X
Pet Stores	P		X
Pharmacy	P		P
Photography Studios	P	P	P
Purchasing and/or resale of precious metals including jewelry, gem stones, gold, silver, and platinum and not licensed as a Pawn Shop by the State of Texas		S	P
Restaurants, Cafes and Cafeterias	P		P
Restaurants with drive-in or drive-thru service	P		X
Second hand goods shop	S		P
Self-service Laundries	S		X
Short Term Loans (Title/Payday)		S	X
Sporting Goods Store	P		P

Shoe Repair Shops	P		P
Tailor and Alteration Shops	P		P
Veterinarian Clinic with indoor and/or outdoor kennels	S	S	X
Video Rental and Sales Stores	P		P
Wedding Chapels	S	S	X
H. RECREATIONAL AND ENTERTAINMENT USES			
Adult Entertainment Establishments			X
Amusement Centers (indoors)	P	S	X
Archery and Firearms Ranges	S	S	X
Billiard Parlors	S		X
Commercial Recreation (outdoor)	S	S	X
Fitness Centers	P	P	P
Golf Courses – Privately Owned	P	P	X
Golf Driving Ranges	S	S	X
Miniature Golf Courses	S		X
Roller or Ice Skating Rinks	S		X
Theaters	P	S	X
I. AUTOMOTIVE AND TRANSPORTATION USES			
Airports / Heliports / Commercial Drone Delivery Hub	S	S	S
Auto Alarm / Stereo / Window Tinting Stores	S	P	X
Auto Lube Shops	S	P	X
Automotive and Motor Vehicle Sales	S	S	X
Auto Parts and Accessory Stores	P	P	X
Auto, Truck or Trailer Rental	S	S	X
Auto Upholstery Shops	S	P	X
Auto Parking Lots and Garages (free standing)	S	S	X
Auto Repair Shop	S	S	X
Boat and Water-craft Sales and Service	S	S	X
Bus or Passenger Train Stations	S	S	X
Car Wash (self-service and automatic)	S	S	X
Commuter Transit Stations	S	S	X
Electric Vehicle (EV) Charging Station	S	S	S
Gasoline Service Stations	S	S	X
LPG / CNG Dispensing Stations	S	S	X
Motorcycle Sales and Service	S	S	X
Paint and Body Shops	S	S	X
Park and Ride Facilities	S	S	X
Railroad or Motor Freight Terminals		S	X
Recreational Vehicle Sales and Service	S	S	X
Tire and Battery Stores	S	S	X
Truck and Heavy Equipment Sales and Service	S	S	X

Vehicle Storage Yards or Facilities	S	S	X
J. HEAVY COMMERCIAL, INDUSTRIAL & MANUFACTURING USES			
Appliance Repair Shops	S	S	P
Building Material Sales with outside storage	S	S	X
Commercial Laundry	S	S	X
Contractor Office with storage yard	S	S	X
Contractor Office without storage yard	P	P	P
Electronic Assembly or Manufacturing		P	P
Exterminator Shop	S	S	P
Food Packaging and Manufacturing		S	S
Furniture and Cabinet Manufacturing		P	P
Office Showroom		P	P
Oil and Gas Extraction	S	S	X
Plumbing, HVAC and Electrical Trades Shops	P	P	P
Printing and Publishing - Commercial		P	P
Research and Development Labs		P	P
Scientific Instrument Assembly and Manufacturing		P	S
Self-Storage Facilities (mini-warehouse)		S	P
Upholstery and Furniture Repair Shops	P	P	P
Warehouse and Distribution Facilities		S	P
Wood, Paper or Leather Products		P	P
Manufacturing not elsewhere listed		S	P
Welding or Machine Shop		P	X
Wholesale Store/Supply		P	P
Wholesale Store/Supply with outdoor storage		S	X

Exhibit "C" –Site Plan

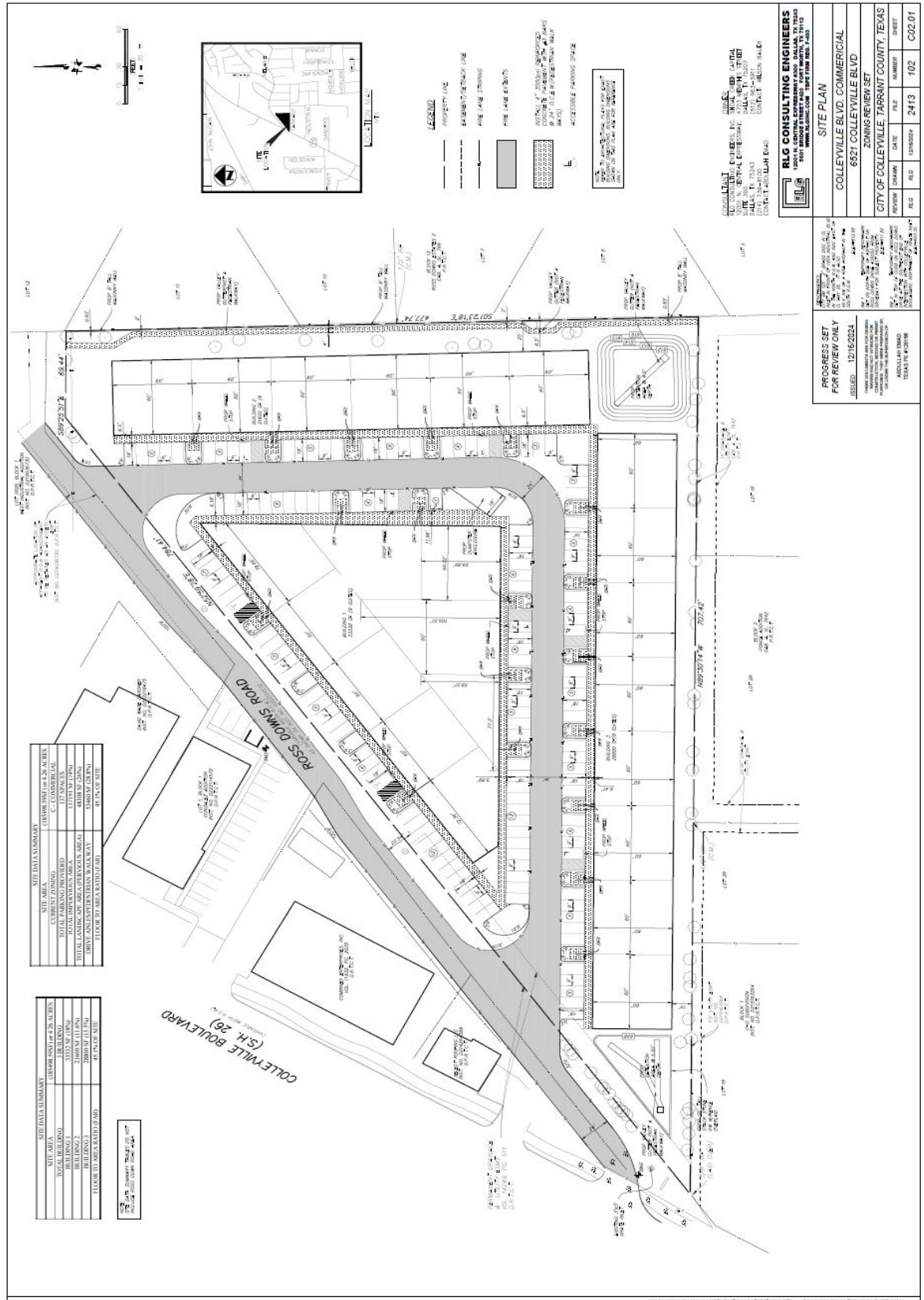


Exhibit "D" – Building Elevation



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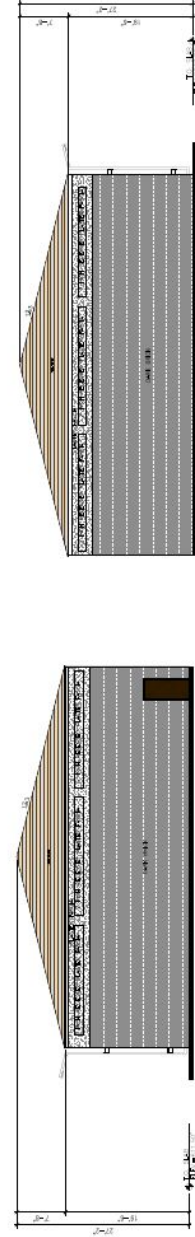
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NO.	REVISIONS OR REMARKS	DATE

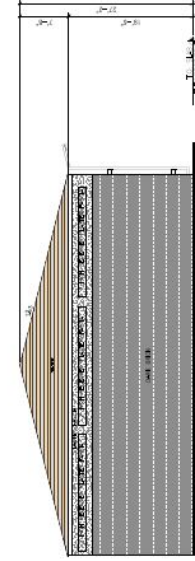
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Checked By: J.S.
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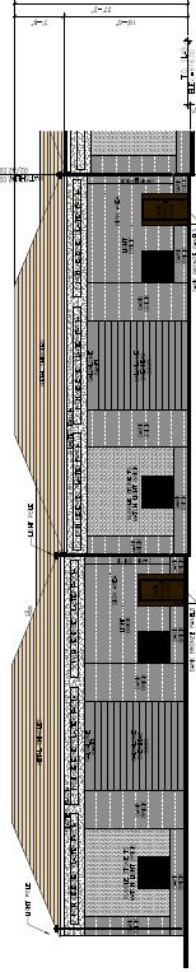
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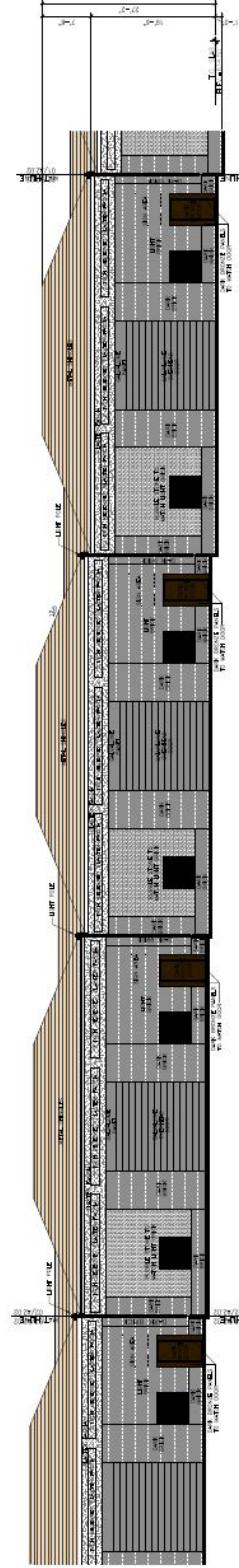
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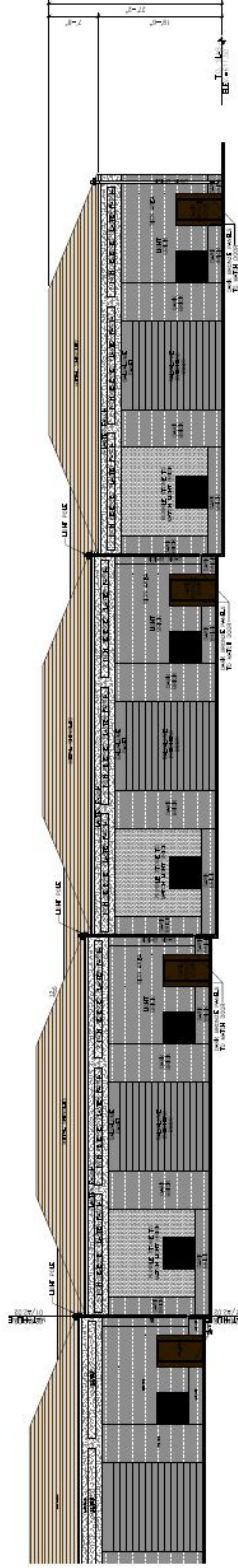
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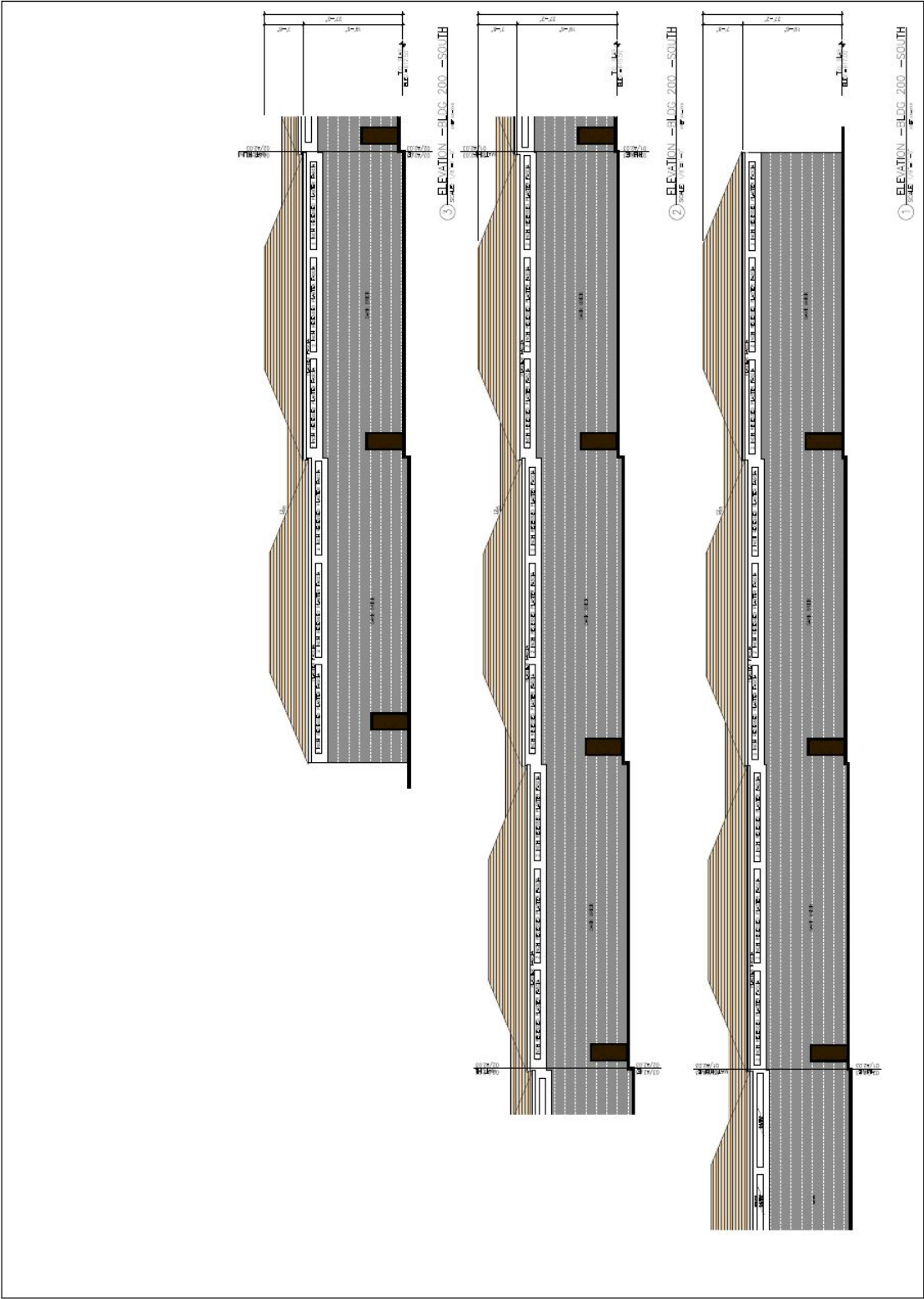
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2 ELEVATION - BLDG 200 - NORTH
SCALE: 1/8" = 1'-0"



1 ELEVATION - BLDG 200 - NORTH
SCALE: 1/8" = 1'-0"



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BUSINESS PARK**

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NO.	DESCRIPTION	DATE
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ELEVATIONS

Scale: 1/8" = 1'-0"

Sheet: 12/12/24

Drawn by: J.H.

Program: 00000

Checked by: J.H.

Created by: J.H.

Drawing Number: 12/12/24

A2.03

SHEET OF

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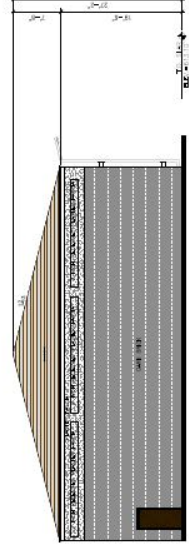
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MET PLUMBING

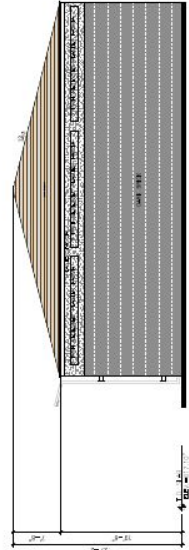
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LANDSCAPE ARCHITECT

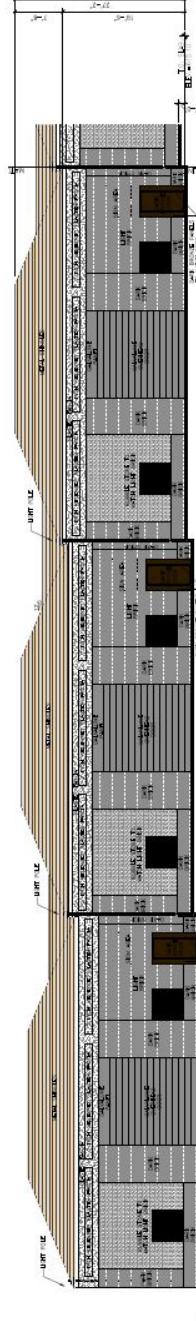
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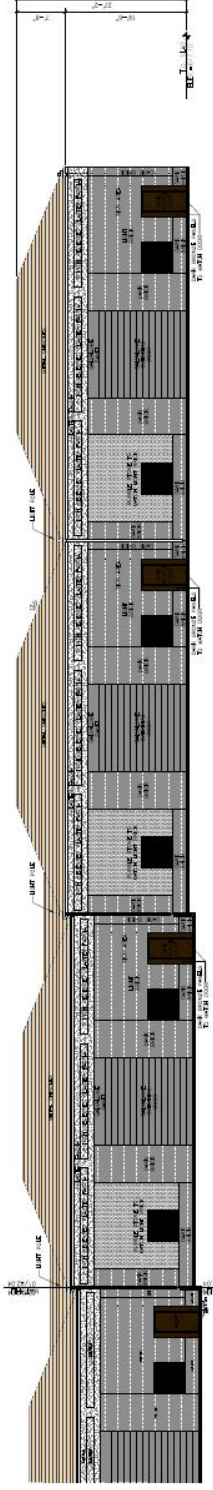
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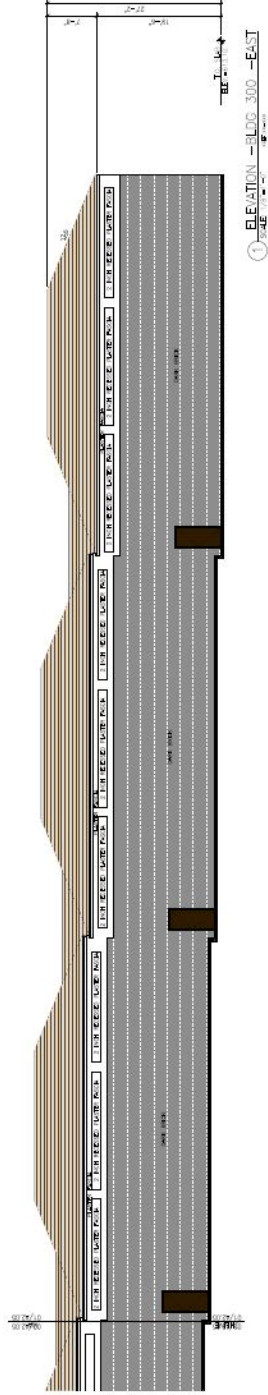


1 ELEVATION -BLOG 300 -WEST
SCALE: 1/8" = 1'-0"

NO.	REVISIONS/DESCRIPTION	DATE

ELEVATIONS

Date	12/12/24
Scale	1/8" = 1'-0"
Project No.	000000
Drawn By	J.C.L.
Checked By	J.C.L.
Drawing Number	A2.04



COLLEYVILLE
BUSINESS PARK

8075 Colleyville Blvd.
Colleyville, TX 76034
T: 817.333.3333

ARCHITECT
JAMES L. HARRIS
Architectural Firm
Dallas, Texas 75225
T: 214.333.3333
F: 214.333.3333

CONCRETE
SHAW GROUP, INC.
Dallas, Texas 75225
T: 817.333.3333
F: 817.333.3333

STRUCTURAL & CIVIL ENGINEER
J. L. HARRIS
Dallas, Texas 75225
T: 817.333.3333
F: 817.333.3333

MVP ENGINEERING
Dallas, Texas 75225
T: 817.333.3333
F: 817.333.3333

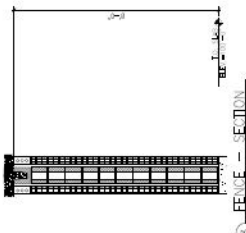
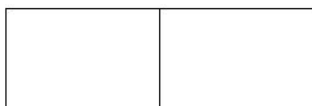
LANDSCAPE ARCHITECT
J. L. HARRIS
Dallas, Texas 75225
T: 817.333.3333
F: 817.333.3333

NO.	REVISION/DESCRIPTION	DATE

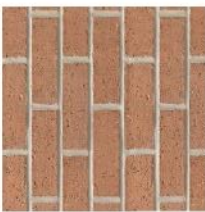
SITE
DETAILS

Date	01/03/25
Scale	AS SHOWN
Project No.	00000
Drawn By	J. L. HARRIS
Checked By	J. L. HARRIS
Drawing Number	

AC1.25
SHEET OF



3 FENCE - SECTION



ACADEMY - ACME BRICK



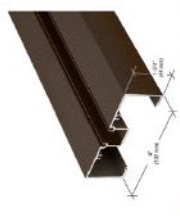
EL RICARDO - ACME BRICK



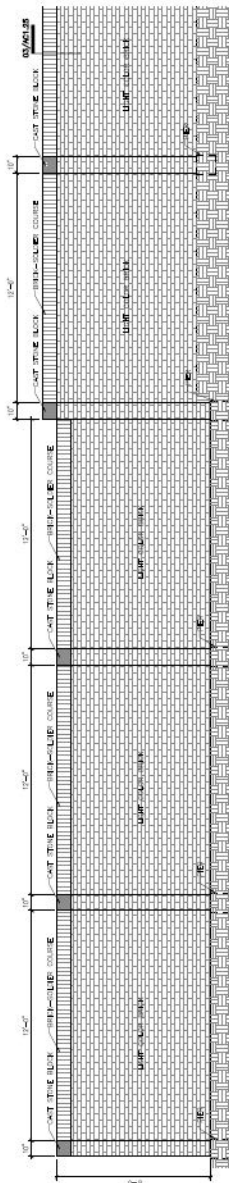
SANDSTONE



METAL ROOF SHINGLES



DARK BRONZE - ALUM. WINDOW FRAME
2 MATERIAL SAMPLES



1 FENCE ELEVATION



A PLANT LISTING

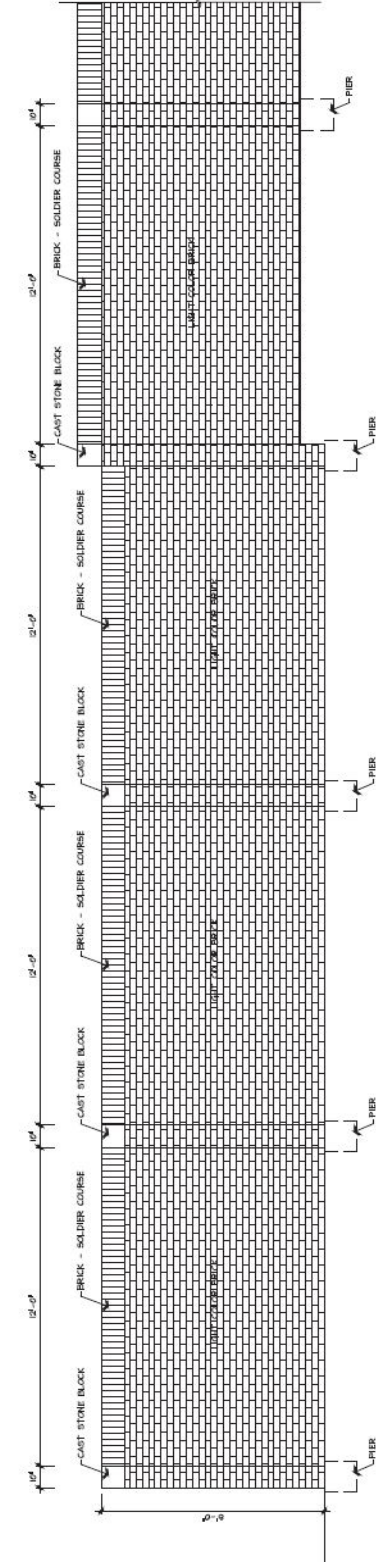
ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.
IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

BOTANIC NAME	COTTON NAME	SIZE	DESCRIPTION
LARGE TREES			
CELESTIAL	CELESTIAL	100 GALLON CONTAINER, 4'-4" 1/2" CALIPER, 9' - 10' HEIGHT, 9'-0" SPREAD	SINGLE STRAIGHT LEADER.
CELESTIAL	CELESTIAL	100 GALLON CONTAINER, 4'-4" 1/2" CALIPER, 9' - 10' HEIGHT, 9'-0" SPREAD	SINGLE STRAIGHT LEADER.
CELESTIAL	CELESTIAL	100 GALLON CONTAINER, 4'-4" 1/2" CALIPER, 9' - 10' HEIGHT, 9'-0" SPREAD	SINGLE STRAIGHT LEADER.
CELESTIAL	CELESTIAL	100 GALLON CONTAINER, 4'-4" 1/2" CALIPER, 9' - 10' HEIGHT, 9'-0" SPREAD	SINGLE STRAIGHT LEADER.
ORIENTAL TREES			
CELESTIAL	CELESTIAL	100 GALLON CONTAINER, 4'-4" 1/2" CALIPER, 9' - 10' HEIGHT, 9'-0" SPREAD	SINGLE STRAIGHT LEADER.
CELESTIAL	CELESTIAL	100 GALLON CONTAINER, 4'-4" 1/2" CALIPER, 9' - 10' HEIGHT, 9'-0" SPREAD	SINGLE STRAIGHT LEADER.
CELESTIAL	CELESTIAL	100 GALLON CONTAINER, 4'-4" 1/2" CALIPER, 9' - 10' HEIGHT, 9'-0" SPREAD	SINGLE STRAIGHT LEADER.
CELESTIAL	CELESTIAL	100 GALLON CONTAINER, 4'-4" 1/2" CALIPER, 9' - 10' HEIGHT, 9'-0" SPREAD	SINGLE STRAIGHT LEADER.
SHRUBS			
CELESTIAL	CELESTIAL	100 GALLON CONTAINER, 4'-4" 1/2" CALIPER, 9' - 10' HEIGHT, 9'-0" SPREAD	SINGLE STRAIGHT LEADER.
CELESTIAL	CELESTIAL	100 GALLON CONTAINER, 4'-4" 1/2" CALIPER, 9' - 10' HEIGHT, 9'-0" SPREAD	SINGLE STRAIGHT LEADER.
CELESTIAL	CELESTIAL	100 GALLON CONTAINER, 4'-4" 1/2" CALIPER, 9' - 10' HEIGHT, 9'-0" SPREAD	SINGLE STRAIGHT LEADER.
CELESTIAL	CELESTIAL	100 GALLON CONTAINER, 4'-4" 1/2" CALIPER, 9' - 10' HEIGHT, 9'-0" SPREAD	SINGLE STRAIGHT LEADER.
ANNUALS			
CELESTIAL	CELESTIAL	100 GALLON CONTAINER, 4'-4" 1/2" CALIPER, 9' - 10' HEIGHT, 9'-0" SPREAD	SINGLE STRAIGHT LEADER.
CELESTIAL	CELESTIAL	100 GALLON CONTAINER, 4'-4" 1/2" CALIPER, 9' - 10' HEIGHT, 9'-0" SPREAD	SINGLE STRAIGHT LEADER.
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CELESTIAL	CELESTIAL	100 GALLON CONTAINER, 4'-4" 1/2" CALIPER, 9' - 10' HEIGHT, 9'-0" SPREAD	SINGLE STRAIGHT LEADER.



Colleyville Business Park
Colleyville, Texas

B MASONRY WALL ELEVATION



13 December 2024

DETAILS

Sheet Number

L2.02



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 8

Agenda Date 2/18/2025

Type Report

Department City Secretary

Title

Colleyville Center Advisory Minutes - November 18, 2024

Planning and Zoning Commission Minutes - January 13, 2025

Planning and Zoning Commission Minutes - January 27, 2025

Attachments

1. Colleyville Center Advisory Minutes - November 18, 2024
2. Planning and Zoning Commission Minutes - January 13, 2025
3. Planning and Zoning Commission Minutes - January 27, 2025



CITY OF COLLEYVILLE COLLEYVILLE CENTER ADVISORY COMMITTEE MINUTES

5301 Riverwalk Drive

MONDAY, NOVEMBER 18, 2024 - 5:30 PM

PRESENT: Jeremy Tallo, Chair; Fred Mills, Vice-Chair; Judith Goodwin; Lee Koch; Paul Vigiletti; Ann Morgan; Louis Miller; Tina Anderson; Darla Dennison; Kristi Isbell, Colleyville Center Sales & Hospitality Specialist

ABSENT: Alex Thomas; Jessica Harig; Chelsea Rose, Colleyville Center Manager

1. CALL TO ORDER

The meeting was called to order by Fred Mills at 5:34 p.m.

2. APPROVAL OF MINUTES

Ann Morgan motioned for approval of the August 19, 2024 minutes. Tina Anderson seconded the motion. The motion was approved with no dissension.

3. REGULAR AGENDA ITEMS

3a Budget and Utilization Update

Kristi Isbell confirmed the hiring of new staff members, Lexie Burton as Event Concierge, and Katherine Giles as Intern. Isbell explained the City's new fiscal year began October 1, 2025 and the Colleyville Center's budget remained similar to the previous fiscal year with variations in the Capital Improvement Plan (CIP) budget for venue improvements such as audio/visual upgrade and window replacement. Additionally, Isbell stated that the City's In Kind Donations to selected Colleyville based non-profits had been extended to further offset their rental costs. Darla Dennison questioned the reason for the varying amounts of In Kind Donation and Isbell explained that this was likely based on the non-profit's utilization of the Center when the In Kind Donations began three years prior. Discussion ensued among Committee on frequency of meetings and events held by non-profits and additional ways to offset costs.

Isbell provided information on Center utilization between August – October 2024 and a year-over-year comparison with 2023. Isbell reminded that the increased City utilization August – October 2023 was due to the displacement of some Parks & Recreation events, to the Center, due to the Senior Center renovations. Louis Miller noted that the Standard rentals increased from 21% to 40%, year-over-year, and Isbell added that the non-profit utilization increased from 26% to 48% year-over-

year. Isbell noted that there was one GCISD event hosted between August – October 2024, a community-wide introduction to their Career & Technical Education (CTE) department, and Isbell provided an overview of that program and need for community involvement.

3b Community Engagement and Marketing Update

Isbell provided information on recent marketing opportunities and partnerships that included the sponsorship of Grapevine Young Professionals (GYP) Spooky Soiree event; the Colleyville Chamber WOW event; the SCORE Women's Business Forum; and, CHHS Football (Home Game) sponsorship as well as two Colleyville Center history presentations, and a renewal of an advertising package with Community Impact regional newspaper. Isbell described the Center's membership in the Texas Association of Venues and Facilities (TxAVF) and our commitment to host a regional meeting in May 2025. Isbell further noted that the features of Community Impact advertising package included print ads, two story telling articles (with QR code to recent story telling article provided) and geo-mapping. Tina Anderson indicated Colleyville Rotary Club is using a similar package and felt was an economical marketing resource, especially for digital presence, and encouraged use of the CI daily email.

Isbell provided an update on the Colleyville Center's social media presence that included an increase in reach and interaction for both Facebook and Instagram and noted that posts on wedding tips were well liked and this type of content would be integrated into strategy. Isbell explained increased effort to follow up with recent wedding clients to obtain reviews and photos in order to refresh website content and incorporate into recent posts.

Isbell described current Community Engagement campaign - that bring "feet in the door" - is the Center's give-away of holiday lights 3D glasses and Business BINGO. Isbell explained that Business BINGO is our City promotion, similar to Small Business Saturday, and is a push to support all of our businesses over the next six weeks (rather than a one-day Small Business Saturday event). Isbell described staff efforts to promote the Colleyville Center's effort to promote offers from Colleyville businesses for events hosted in the Center. Ann Morgan questioned how the Colleyville Center rates compare to other venues and Isbell described a recent study, shared with Advisory last year, of rate comparisons and the need to factor in what is included and not included with each venue.

3c Update on Facility Maintenance and Improvements

Isbell provided updates on facility maintenance that included the removal of an ailing tree in the Courtyard, raising of sidewalk (with one inch differentiation in seams) on the north side of venue, repair to double doors on east side of building and several small projects completed by operations staff. Isbell noted the partnership between the Colleyville Garden Club and our Parks staff on a five-year plan of projects and Morgan provided additional feedback on these projects. Isbell stated that the A/V upgrades are in process with some of the equipment already delivered and phase one of installation to begin on November 20, 2024. Isbell added that, also on

November 20, the original stage lighting would be updated to provide better illumination of the front of stage. Isbell explained that more quotes are needed to replace an exterior door, and possibly the frame, on the east side of building and this project is on-going. Discussion ensued regarding the frequency and types of events that utilize the stage for presentations versus productions or recitals and the niche events that require a stage. Isbell reminded of challenges to hosting large-scale productions include our capacity limitations, lack of long-term storage for "scenes", and a changing room. Fred Mills questioned the drive for revenue in the Colleyville Center and Isbell explained that City Council and Leadership are more supportive of the Colleyville Center as a "home" for Colleyville non-profits and resident / business events rather than solely as a revenue source for the City. Morgan asked if there were updates on the window replacement project and Isbell stated that staff are seeking additional and more detailed quotes and that possible installation could be in late summer due to opening in booking calendar.

3d Discussion of Items for Future Agendas

Future agenda items will include updates on the window replacement project. Staff provided additional dates for Colleyville Center Advisory Committee meetings: February 10, 2025, May 19, 2025, and August 11, 2025.

4. ADJOURNMENT

Lee Koch motioned to adjourn the meeting. Darla Dennison seconded the motion. The motion was approved with no dissension. The meeting was adjourned at 6:42 p.m.

APPROVED BY A VOTE OF 8 AYES, 0 NAYS, AND 0 ABSTENTIONS ON THIS THE 10TH DAY OF FEBRUARY, 2025.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, JANUARY 13, 2025

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on January 13, 2025 at 6:15 p.m.

Roll Call

Present: Richard Remley, David Ebert, Jerome Obinabo, Brandon Arnold, Jerry Savoie, and Claudia Bevill

Absent: David Groves

Staff Present: Ben Bryner, Jacquelyn Reyff, Kristopher Potts, and Christopher Pham

Also Present: Attorney, Sarah Ross, Fire Marshal, Rob Mckeown

City staff briefed the Commission on the items that would be presented on tonight's agenda. There was general discussion amongst the updates to the case the Commission would be voting on.

The Commission had questions about case ZC24-006, specifically regarding language in the ordinance that would prevent residential uses and whether the units would be rented or sold.

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:41 p.m.

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on January 13, 2025, at 7:08 p.m.

Roll Call

Present: Richard Remley, David Ebert, Jerome Obinabo, Brandon Arnold, Jerry Savoie, and Claudia Bevill

Absent: David Groves

Staff Present: Ben Bryner, Jacquelyn Reyff, Kristopher Potts, and Christopher Pham

Also Present: Attorney, Sarah Ross, Fire Marshal, Rob Mckeown

1. ELECTION OF OFFICERS

1a Election of Chair and Vice-Chair of the Planning and Zoning Commission

Commissioner Savoie made a motion to elect Commissioner Bevill as Chair of the Planning and Zoning Commission.

Commissioner Remley seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Remley, Ebert, Obinabo, Arnold, and Savoie

Nay: 0

Abstain: 1 – Bevill

Commissioner Remley made a motion to elect Commissioner Groves as Vice-Chair of the Planning and Zoning Commission.

Commissioner Obinabo seconded the motion.

Aye: 6 – Remley, Ebert, Obinabo, Arnold, Savoie, and Bevill

Nay: 0

2. APPROVAL OF MINUTES

2a December 9, 2024 Planning and Zoning Commission Meeting Minutes

December 23, 2024 Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Remley made a motion to approve the December 9, 2024 Planning and Zoning Commission Meeting Minutes and the December 23, 2024 Planning and Zoning Worksession meeting minutes with corrections.

Commissioner Arnold seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Remley, Ebert, Obinabo, Arnold, Savoie, and Bevill

Nay: 0

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a rezoning from CC-1 Village Retail and PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial on Lot 1, Block 1, Tinker Crossing Addition, Lot 1A, Block 1, Kathleen’s Art Café Addition, and Lot R14-3, Block 1, Colleyville Industrial Park, located at 1801 Industrial Boulevard and 6255 and 6301 Colleyville Boulevard, ZC24-006

Christopher Pham presented case ZC24-006 and briefed the Commission. The request is to allow for a new PUD to be created which would allow for a ‘luxury garage’ development to be built.

The applicant, Skye Thibodeaux, came forward to address concerns the Commission had in their worksession discussion. He stated that there would be a Property Owners Association for garage unit owners and that the garages would be personalized, which would allow for owners to add features such as bathrooms if they saw fit. He also let the Commission know that with adjustments to the site plan, the open space percentage would be between 20%-22% and that underground detention would be provided.

The public hearing was opened at 7:43 p.m.

The following citizens did not wish to speak, but did wish to record their opposition:

Karen Gahan, 1905 Fountain Pass Drive
Norma Tacconi, 1617 Fountain Pass Drive
Eugenio Tacconi, 1617 Fountain Pass Drive

Cathy Mielke, 1901 Fountain Pass Drive, spoke in opposition, specifically regarding concerns with the development's effects on property value, quality of landscaping and buffer zones, the height of masonry screening, noise control measures, building height, privacy concerns due to the placement of high windows on the exterior of the buildings, and whether the property would be sold as units or rented.

Mary Dede, 1717 Rock Dove Circle, spoke in opposition, specifically regarding the number of luxury garages in nearby communities, traffic impact on their subdivision entrance, the desirability of garage and storage units adjacent to Colleyville Boulevard, and concerns whether the units would be sold or leased.

Barbara Shea, 6108 Brazos Court, spoke in support, stating that luxury garages are more desirable than additional self-storage. She did have concerns regarding traffic impact and the impact of the development on Oak Pointe Drive.

Robert Brown, 1407 Savoy Ct, spoke neutrally, specifically regarding concerns of increased drainage impact on the Monterra Subdivision from this development.

With no one wishing to speak, the public hearing was closed at 8:08 p.m.

The applicant, Skye Thibodeaux, came forward to address resident concerns. He stated that drainage would be accounted for as part of the development and that the neighborhood privacy would be respected as the high windows would be for light and would not be usable for garage owners to look out of. He stated that the number of entrances to the development was controlled by TXDOT.

The Commissioners discussed amongst themselves regarding their concerns. Commissioners Obinabo and Remley made the recommendation that the case should be tabled to provide updated exhibits that addressed neighbor concerns. Chair Bevill made recommendations that the units should be sold, rather than leased, and that the reflection of the glass garage doors could cause nuisances to nearby neighbors. She recommended that frosted film be added to the glass and that the overall building height should be reduced.

Commissioner Obinabo made a motion to table case ZC24-006 to the March 10, 2025 Planning & Zoning Commission Meeting.

Commissioner Remley seconded the motion.

The motion was carried by the following vote:

Aye: 6 –Remley, Ebert, Obinabo, Arnold, Savoie, and Bevill

Nay: 0

- 3b** Consideration of a Special Use Permit to allow for a Warehouse and Distribution Facilities use on Tracts 2G, 2H, and 2J, Abstract 963, Absalom J Lott Survey, and Lot 1, Block 1, Konyha Addition, being located at 6600, 6602, 6604, and 6526 Colleyville Boulevard, Case ZC24-025

REQUEST TO TABLE BY APPLICANT TO FEBRUARY 10, 2025 PLANNING

Commissioner Obinabo made a motion to table Case ZC24-024 to the February 10, 2025 Planning and Zoning Commission Meeting.

Commissioner Ebert seconded the motion.

The motion was carried by the following vote:

Aye: 6 –Remley, Ebert, Obinabo, Arnold, Savoie, and Bevill

Nay: 0

- 3c** Consideration of a Special Use Permit to allow for a Veterinarian Clinic to operate out of an existing dog grooming and boarding center on Lot 5, Block 1, Colleyville Industrial Park, being located at 1808 Industrial Boulevard, Case ZC24-030

Kris Potts presented case ZC24-030 and briefed the Commission on the request. The request is to allow a veterinarian clinic, Vetted, to operate out of an existing pet grooming and boarding facility.

The applicant, Melissa Preston, 1802 Baylia Lane, Spring Hill, TN, 37174 came forward to let the Commission know she was available for any questions.

The public hearing was opened at 8:38 p.m.

With no one wishing to speak, the public hearing was closed at 8:38 p.m.

Commissioner Bevill made a motion to approve case ZC24-030.

Commissioner Obinabo seconded the motion.

The motion was carried by the following vote:

Aye: 6 –Remley, Ebert, Obinabo, Arnold, Savoie, and Bevill

Nay: 0

- 3d** Consideration of a rezoning from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial on Tract 2A and a portion of an abandoned street, Abstract 963, Absalom J. Lott Survey, being located at 6521 Colleyville Boulevard, Case ZC24-031

Jacquelyn Reyff presented case ZC24-031 and briefed the Commission on the rezoning request. The request is for a new office-warehouse development.

Girish Narayn, 4721 Memphis St, Dallas, TX, 75207, the applicant, presented the request and read a letter he received in support from Ken Green, 7205 Vanguard Court.

The public hearing was opened at 8:52 p.m.

Greg Flowers, 6614 McMakin Court, spoke in support of the development, specifically regarding the aesthetics of the development and drainage improvements. He did have a concern regarding traffic increasing as a result of the development.

Scott Knepper, 2009 Tarrant Lane, spoke neutrally on the development, stating that traffic would increase as a result of the development and that Tarrant Lane would see increasing usage as a thoroughfare.

Dave Dudziak, 2301 Wilkes Court, spoke in support of the item, stating that the improvements to the site and maintenance were improvements from the current state, however he did have concerns regarding traffic impact.

With no one wishing to speak, the public hearing was closed at 9:05 p.m.

The applicant, Girish Narayan, spoke in regards to traffic concerns. He stated that a full traffic study was requested and that a median break was proposed to TXDOT, who would have to approve the median break. Wilson Bauer spoke on the existing use as Hodges Automotive and the number of trips generated from that business.

The Commission had discussion amongst themselves on whether a traffic study could be added as a condition of an approval and how traffic on Colleyville Boulevard would increase regardless of the approval of this development.

Commissioner Savoie made a motion to approve case ZC24-031.

Commissioner Ebert seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Remley, Ebert, Obinabo, Arnold, Savoie, and Bevill

Nay: 0

4. CITIZEN COMMENTS

The public forum opened at 9:20 p.m.

With no one wishing to speak, the public forum closed at 9:20 p.m.

5. ADJOURNMENT

The meeting adjourned at 9:21 p.m.

The minutes were written and prepared by:

Christopher Pham

Christopher Pham
Planner

The meeting minutes were approved on February 10, 2025 by a vote of 6-0.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

JANUARY 27, 2025

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on January 27, 2025, at 6:16 p.m.

Roll Call

Present: Claudia Bevill, Jerry Savoie, David Ebert, Richard Remley, Jerome Obinabo, and Brandon Arnold

Absent: David Groves

Staff Present: Ben Bryner, Jacquelyn Reyff, Chris Pham, and Kris Potts

Also Present: Fire Marshal, Rob Mckeown, and Attorney, Sarah Ross

2. WORKSESSION AGENDA ITMES

- 2a** Presentation and discussion of a replat for Lot 1R-1-A, Block 1, First Baptist Church of Colleyville Addition, being Lots 1 and 2, Block 1, Garden Addition; Lot 1, Block 1, H.E.C. Addition; Lots 1R-1 and 2, Block 1, First Baptist Church of Colleyville Addition; and Tracts 1C and 1C03, Abstract 936, Joseph M. Looney Survey, located at 5300 Colleyville Boulevard, 1007 Church Street, and 5312, 5313, 5405, and 5505 Pleasant Run Road, Case PC25-002

Chris Pham presented the case and briefed the Commission on the replat request. The request is to combine the lots of the Crosscreek Church Campus into one lot for future development efforts.

- 2b** Presentation and discussion of a rezoning from AG Agricultural to R-30 Single-Family Residential and R-40 Single-Family Residential districts on

Tracts 4A2 and 4B2, 4A3 and 4B3, Abstract 295, William E. Crooks Survey, being located at 7316 and 116 John McCain Road, Case ZC25-001

Kris Potts briefed the Commission on the rezoning request. There was discussion regarding the number of lots that were allowed on a single access point cul-de-sac, and whether an emergency access easement on the southeast most lots would be beneficial for the development and neighbors or not. Staff informed the Commission that a second point of ingress and egress was required when a development proposes over 12 lots, but that the Land Development Code sets a maximum of 10 lots on a cul-de-sac. The Commission inquired about the reason the Land Development Code establishes a limit on the number of lots.

2c Presentation and discussion of a change to the Land Development Code, Chapter 3, Section 3.27, Accessory Building Regulations and Residential Carport Regulations

Ben Bryner briefed the Commission on the Land Development Code Amendment. The Commission inquired if a checklist or application with all the information presented might be beneficial to carport applicants. Staff stated that applicants normally talk to the city prior to applying for a carport, and that staff would provide that information.

3. ADJOURNMENT

The meeting adjourned at 6:39 p.m.

The minutes were written and prepared by:

Christopher Pham

Christopher Pham
Planner

The meeting minutes were approved on February 10th, 2025 by a vote of 6-0.

RESOLUTION R-25-5016

**A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
FEBRUARY 18, 2025**

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 18TH DAY OF
FEBRUARY 2025.

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