



CITY OF COLLEYVILLE CITY COUNCIL AGENDA

100 Main Street, Colleyville, Texas, 76034

TUESDAY, MARCH 11, 2025

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

CALL TO ORDER

WS-1 Discussion of updated street signs at signalized intersections

WS-2 Discussion of the March 11, 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

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

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

**REGULAR MEETING
7:00 P.M.
CITY COUNCIL CHAMBERS**

INVOCATION: Pastor Laura Collins, Compass Church

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-25-5023

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Proclamation in recognition of Brain Injury Awareness Month - Mayor Lindamood and James Durham

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-25-5024

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

4b Accepting the annual audit for the Fiscal Year ended September 30, 2024

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - February 2025

6. ORDINANCE(S): SECOND READING AND PUBLIC HEARING**6a Ordinance O-25-2320**

Consideration of a change to the Land Development Code, Chapter 3, Section 3.27, Accessory Building Regulations and Residential Carport Regulations

7. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**7a Ordinance O-25-2321**

Request to appeal the decision by the Planning and Zoning Commission for the consideration 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

8. RESOLUTION(S): READING AND PUBLIC HEARING**8a Resolution R-25-5025**

Consideration of a variance to the lot size regulations of the RD Two-Family Residential zoning district on Lot 122, Block 6, Woodland Hills Addition, being located at 3903 Bowden Hill Lane E, VC25-001

9. CITIZEN COMMENTS

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR MARCH 11, 2025 - READING AND PUBLIC HEARING - RESOLUTION R-25-5026

11. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, March 7, 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 3/11/2025

Type Worksession

Department City Manager

Title

Discussion of updated street signs at signalized intersections

Explanation

This agenda item provides for further discussion of updated branding on street signs to incorporate the new CV monogram. This is a follow-up discussion from the January 7, 2025 Worksession, at which the City Council requested example mock-ups of two different options.

Attachments

1. CV Branding on Street Signs Presentation



Branding Extension: Street Signs

City Council Worksession
March 11, 2025



At the City Council's Priorities Workshop this year, one of the priorities identified was...

Continue Branding / Community Spirit

Action Item:

One opportunity specifically mentioned was adding the CV monogram to street signs.

➤ **Where to begin?**

One approach would be to begin with replacing all of the street signs at signalized intersections.

➤ **How to phase in?**

Street signs within neighborhoods could then be considered over time, with annual funding allocated to replace all over several years.

➤ **How many?**

Currently there are 12 signalized intersections in Colleyville. At these intersections there are 47 proposed illuminated street signs.

Signalized Intersections

1. SH26 & Longwood Drive
2. SH26 & John McCain (3 signs currently, add 1)
3. SH26 & Tinker Road
4. SH26 & Hall-Johnson Road
5. SH26 & Church Street
6. SH26 & Mission Lane (no signs currently, add 4)
7. SH26 & Main Street / Thompson Terrace
8. SH26 & Glade Road
9. SH26 & Centerpark Drive
10. SH26 & Brown Trail / Mill Valley Drive
11. Cheek-Sparger & Brown Trail
12. Glade Road & Heritage Avenue



This style preferred at
January 7 Worksession



► How much for Phase I at signalized intersections?

Estimate of \$38,500

Total of 47 illuminated street name signs (42 are replacements)

Mock-Ups



Mock Up 1: Blue Same as Wayfinding & CV



Mock Up 2: Blue Same as Current Street Signs





**CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING**

Agenda Number WS-2	Agenda Date 3/11/2025
Type Worksession	
Department City Secretary	

Title
Discussion of the March 11, 2025, City Council regular agenda items

Explanation

Attachments



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 1

Agenda Date 3/11/2025

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

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-25-5023

**A RESOLUTION APPROVING COUNCIL ACTION REGARDING
EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL
MEETING OF MARCH 11, 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 11TH DAY OF MARCH 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



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 3	Agenda Date 3/11/2025
Type Announcements, Proclamations, and Presentations	
Department City Secretary	

Title
Proclamation in recognition of Brain Injury Awareness Month - Mayor Lindamood and James Durham

Attachments

RESOLUTION R-25-5024

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF MARCH 11, 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 March 4, 2025
 - b. Accepting the annual audit for the Fiscal Year ended September 30, 2024

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 11TH DAY OF MARCH 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



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

TUESDAY, MARCH 4, 2025

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, March 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: Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Community Relations and Event Specialist Hailey Waldon, Community Development Director Ben Bryner, Finance Director Cassie Smith, Public Works Director Amber Beard, City Attorney Sarah Ross, and City Secretary Christine Loven.

WS-1 Annual Crime Report and Police Department Update

Police Chief Michael Miller presented the 2024 Annual Crime Report, which explained the types of crime reported, the statistical data recorded, and the year-to-year comparison. Chief Miller noted an increase in retail theft, which led to an increase of four percent in reportable crimes in 2024. He also provided an overview patrol activity, auto crashes, criminal investigations, and cases of interest. Chief Miller also provided an update on the citizen feedback software PowerEngage.

The Mayor and City Council thanked Chief Miller and his department for all of their exceptional work for the community.

WS-2 Review of the FY26 Budget Calendar

Finance Director Cassie Smith reviewed the FY26 budget calendar and answered questions of the City Council.

WS-3 Discussion of Stars & Guitars 2026

Community Relations and Event Specialist Hailey Waldon stated there had been interest from the City Council in being able to secure Craig Morgan for Stars & Guitars and he can be available for the 2026 event to open Heroes Park. There is an item on the consent agenda which will allow staff to proceed with securing Craig Morgan for Stars & Guitars 2026.

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

There was no discussion of this item.

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

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

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

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There was no action taken and Mayor Lindamood adjourned Executive Session at 6:55 p.m.

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

INVOCATION: Pastor Lee Johnson, Bear Valley Church

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-25-5017

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

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

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-25-5018

- 4a** Approval of the minutes of the regular City Council meeting of February 18, 2025
- 4b** Approval of a contract with entertainer Craig Morgan, in an amount not to exceed \$75,000, for Stars and Guitars, June 2026, and authorizing the City Manager to execute the contract
- 4c** Approval of an Interlocal Agreement with Tarrant County for the rehabilitation of various streets as identified in the agreement and authorizing the City Manager to execute the agreement
- 4d** Approval of a Professional Services Agreement with Garver, LLC, in an amount not to exceed \$199,650.00, for the design of the Hall-Johnson and McPherson Elevated Storage Tank Rehabilitation Project, and authorizing the City Manager to execute the agreement
- 4e** Approval of an Interlocal Agreement with Tarrant County for funding of the Cheek-Sparger Road Project, as identified in the agreement, and authorizing the City Manager to execute the agreement

Mayor Lindamood read Resolution R-25-5018 in its entirety.

Community Relations and Event Specialist Hailey Waldon presented 4b.

Public Works Director Amber Beard presented items 4c through 4e.

There were no questions and the Mayor and City Council expressed their appreciation to Tarrant County for partnering with the City on street projects.

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

Councilmember Holt Gunderson made a motion to approve Resolution R-25-5018, 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.

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

5a Ordinance O-25-2320

Consideration of a change to the Land Development Code, Chapter 3, Section 3.27, Accessory Building Regulations and Residential Carport Regulations

Mayor Lindamood read the caption of Ordinance O-25-2320.

Community Development Director Ben Bryner presented this item and noted the Planning and Zoning Commission approved the changes to the Land Development Code regarding accessory building regulations and residential carports. He explained the amendment will remove the requirement of a Special Use Permit (SUP) for carports which meet all the section requirements and are located completely to the rear of the house or are not visible from the street, and carports proposed on corner lots will still require an SUP approval.

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

This was a first reading and no action was taken.

6. RESOLUTION(S): READING AND PUBLIC HEARING

6a Resolution R-25-5019

Consideration 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

Mayor Lindamood read Resolution R-25-5019 in its entirety.

Community Development Director Ben Bryner presented this item and noted approval will allow CrossCreek Church campus to be platted together as one lot.

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

Councilmember Graves made a motion to approve Resolution R-25-5019, seconded by Councilmember Raine.

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.

6b Resolution R-25-5020

Approving an Advanced Funding Agreement with Texas Department of Transportation for Green Ribbon Funding

Mayor Lindamood read Resolution R-25-5020 in its entirety.

Director of Public Works Amber Beard stated this resolution provides for funding to pay a portion of the costs for three landscaping projects at SH26 from North of John McCain to South of Longwood Drive; SH121 from Gateway Drive to North of Glade Road; and FM 3029 from North of Lavaca Trail to South of West McDonwell School Road. She stated the resolution also authorizes the commitment of local matching funds from the Tax Increment Financing District.

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

Mayor Pro Tem Elder made a motion to approve Resolution R-25-5020, seconded by Councilmember Alphonso.

The motion was approved by the following vote:

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

6c Resolution R-25-5021

Cancelling the May 3, 2025, General Election for city officers; ordering each unopposed candidate be declared elected to office

Mayor Lindamood read Resolution R-25-5021 in its entirety.

City Secretary Christine Loven stated the candidates for Mayor, and Councilmembers Place 1 and Place 2 are unopposed and her written certification of such has been provided to the City Council. Secretary Loven stated Mayor Bobby Lindamood, Councilmember Place 1 Brandi Elder, and Councilmember Place 2 Mark Alphonso are hereby declared elected to the specified offices and shall be issued a certificate of election after Election Day in accordance with the Texas Election Code. She further noted approval of the resolution provides the City to enter into a contract with Tarrant County Elections as there will be a bond referendum on the May 3, 2025 ballot.

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

Councilmember Graves made a motion to approve Resolution R-25-5021, 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.

7. CITIZEN COMMENTS

There were no speakers.

8. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, MARCH 4, 2025 - READING AND PUBLIC HEARING - RESOLUTION R-25-5022

This resolution was not needed.

9. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 7:46 p.m.

APPROVED THIS THE 11TH DAY OF MARCH 2025.

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4b

Agenda Date 3/11/2025

Number Resolution R-25-5024

Type Resolution

Department Finance

Title

Accepting the annual audit for the Fiscal Year ended September 30, 2024

Explanation

Reading and Public Hearing

On Tuesday, March 4, 2025, the Audit Committee met with Michelle Gilley, Audit Supervisor, Assurance Services, with the City's audit firm, Weaver, to review the results of the annual audit for Fiscal Year ended September 30, 2024, and the Statement on Auditing Standards 114 audit management letter. The City received an unmodified audit opinion (Independent Auditor's Report), which is the most favorable audit opinion an entity can receive. Jennifer Ripka will be present to give a brief presentation regarding the annual audit.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. City of Colleyville annual report final
2. City of Colleyville single audit report final

COLLEYVILLE



**CITY OF COLLEYVILLE, TEXAS
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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City of Colleyville, Texas

Annual Comprehensive Financial Report
For the Fiscal Year Ended September 30, 2024

Prepared by
Finance Department

Karen Hines
Accounting Manager

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City of Colleyville, Texas
Annual Comprehensive Financial Report
For the Fiscal Year Ended September 30, 2024
Table of Contents

	Exhibit	Page
Introductory Section		
Letter of Transmittal		v
Certificate of Achievement		x
Organizational Chart		xi
Principal Officials		xii
Financial Section		
Independent Auditor's Report		3
Management's Discussion and Analysis		7
Basic Financial Statements		
Statement of Net Position	1	19
Statement of Activities	2	20
Fund Financial Statements:		
Governmental Funds Financial Statements:		
Balance Sheet	3	23
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position	4	24
Statement of Revenues, Expenditures, and Changes in Fund Balance	5	25
Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balance to the Statement of Activities	6	26
Proprietary Funds Financial Statements:		
Statement of Net Position	7	27
Statement of Revenues, Expenses, and Changes in Net Position	8	28
Statement of Cash Flows	9	29
Fiduciary Fund Financial Statement:		
Statement of Fiduciary Net Position - Custodial Fund	10	31
Statement of Changes in Fiduciary Net Position - Custodial Fund	11	32
Notes to the Basic Financial Statements		33
Required Supplementary Information		
Budgetary Comparison Schedules:		
Budgetary Comparison Schedule - General Fund	A-1	69
Budgetary Comparison Schedule - Colleyville Economic Development Fund	A-2	70
Notes to Budgetary Comparison Schedules		71
Schedule of Changes in Net Pension Liability and Related Ratios - TMRS	A-3	72
Schedule of Contributions - TMRS	A-4	73
Notes to Texas Municipal Retirement System - Net Pension Liability		
Required Supplementary Information		74
Schedule of Changes in Net OPEB Liability and Related Ratios - TMRS	A-5	75
Notes to Texas Municipal Retirement System- OPEB Liability		76

City of Colleyville, Texas
Annual Comprehensive Financial Report
For the Fiscal Year Ended September 30, 2024
Table of Contents – Continued

	Exhibit	Page
Combining And Individual Fund Financial Statements And Schedules		
Budgetary Comparison Schedule - Debt Service Fund	B-1	79
Non-Major Governmental Funds:		
Combining Balance Sheet	B-2	82
Combining Statement of Revenues, Expenditures and Changes in Fund Balances	B-3	86
Budgetary Comparison Schedule - Crime District Fund	B-4	90
Custodial Funds:		
Combining Statement of Fiduciary Net Position - Employee Activity Fund and Police Asset Forfeiture Fund	C-1	92
Combining Statement of Changes in Fiduciary Net Position Employee Activity Fund and Police Asset Forfeiture Fund	C-2	93
 Statistical Section		
Net Position By Component	1	98
Changes in Net Position	2	100
Fund Balances - Governmental Funds	3	102
Changes in Fund Balances - Governmental Funds	4	103
Assessed Value and Estimated Actual Value of Taxable Property	5	104
Direct and Overlapping Property Tax Rates	6	105
Principal Property Tax Payers	7	106
Property Tax Levies and Collections	8	107
Principal Water Customers	9	108
Ratio of Outstanding Debt by Type	10	109
Ratio of General Bonded Debt Outstanding	11	110
Direct and Overlapping Governmental Activities Debt	12	111
Demographic and Economic Statistics	13	112
Principal Employers	14	113
Full-Time Equivalent City Government Employees By Function/Program	15	114
Operating Indicators By Function/Program	16	115
Capital Asset Statistics By Function/Program	17	116

Introductory Section

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March 5, 2025

To the Honorable Mayor, Members of the City Council, and Citizens of the City of Colleyville:

The Annual Comprehensive Financial Report of the City of Colleyville (the "City") for the fiscal year ended September 30, 2024, is hereby submitted. Responsibility for both the accuracy of the data, and completeness and fairness of the presentation, including all disclosures, rests with the City. To the best of our knowledge and belief, the enclosed data are accurate in all material respects and are reported in a manner designed to present fairly the financial position, results of operations and cash flows of the various funds of the City. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

In developing and evaluating the City's accounting system, consideration is given to the adequacy of internal accounting controls. These controls are designed to provide reasonable, but not absolute, assurance regarding the safeguarding of assets against loss from unauthorized use or disposition, and the reliability of financial records for preparing financial statements and maintaining accountability for assets. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits likely to be derived, and the evaluation of costs and benefits requires estimates and judgments by management. We believe that the City's current system of internal controls adequately safeguards assets and provides reasonable assurance of proper recording of financial transactions.

As required by the City's charter, the financial statements have been audited by Weaver and Tidwell, L.L.P., a firm of certified public accountants. The goal of the independent audit was to provide reasonable assurances that the financial statements of the City of Colleyville for the fiscal year ended September 30, 2024, are free of material misstatement. The independent audit involved examining on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that the City of Colleyville's financial statements for fiscal year ended September 30, 2024, are presented in conformity with generally accepted accounting principles (GAAP).

As required by GAAP, management provides a narrative introduction, overview and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the independent auditors report.

PROFILE OF THE GOVERNMENT

On January 10, 1956, the City of Colleyville was incorporated and adopted a home-rule charter on January 15, 1977. It has a Council-Manager form of government with policy making and legislative authority vested in a governing body consisting of a Mayor and six Council members. The Mayor and Council are responsible for passing ordinances, adopting the budget, appointing board and committee members, and hiring the City Manager. The City Manager is responsible for carrying out the policies and

ordinances of the Mayor and Council, overseeing the day-to-day operations of the City, and appointing department directors upon confirmation by the City Council. The Mayor and six Council members are elected on an at large, non-partisan basis for three year terms. The three year terms are staggered so that the Mayor and City Council persons from Place 1 and 2 are elected in year one, City Council persons from Places 3 and 4 are elected in year two, and City Council persons from Places 5 and 6 are elected in year three. Per the City Charter, no one person can serve as a council member or mayor for more than two consecutive three year terms.

The City provides a full range of municipal services. These services include police and fire protection, municipal court, streets, drainage utility, leisure services (parks and recreation, Colleyville Center and library), water and sewer, engineering/community development, and general administrative services. Based upon the criterion set forth in generally accepted accounting principles, the following organizations are includable within the City's reporting entity:

<u>Entity</u>	<u>Method of Inclusion</u>
Colleyville Economic Development Corporation (CEDC)	Blended
Colleyville Crime Control and Prevention District	Blended
Colleyville Tax Investment Financing Reinvestment Zone Zone Number One (TIF)	Discretely Presented

The City Charter of the City of Colleyville establishes the fiscal year as October 1 through September 30. The Charter requires the City Manager to submit a proposed budget and accompanying budget message to the City Council each year and the proposed budget is presented to the City Council at a budget work session. After public hearings at two consecutive regular City Council meetings, the Council may adopt the proposed budget, with or without amendment. The budget ordinance is to be adopted no later than the 30th day of September and requires an affirmative vote of a majority of the Council. The City maintains budgetary control by adopting an annual operating budget for the General Fund, Debt Service Fund, Hotel Tax Fund, Drainage Utility Fund, and Water and Sewer Enterprise Fund. In conjunction with two corresponding boards of directors, the City also adopts annual operating budgets for the Colleyville Crime Control and Prevention District as well as the Colleyville Economic Development Corporation. Detail control is maintained at the line item level by encumbering available funds at the time a purchase order is written. Encumbrances lapse at fiscal year-end, but can be re-appropriated through a budget amendment during the following fiscal year. The City Manager is authorized to transfer budgeted amounts between departments within any fund. However, any revisions that alter the total expenditures of any fund must be approved by the City Council.

LOCAL ECONOMY

The City of Colleyville is a residential-oriented community located 11 miles northeast of the City of Fort Worth, 22 miles northwest of Dallas and 5 miles west of Dallas/Fort Worth International Airport in Northeast Tarrant County. The City issued 178 building permits during the year, including 31 commercial permits and 147 residential permits, and the average appraised value of a residential property increased from \$890,501 to \$905,319. In addition, the City has purchased parcels of land located at the northern and southern gateways of the City along State Highway 26 with the intention of selling the property for future development. The property along the southern portion of the City, purchased for \$2.554 million and consisting of nearly 6 acres, is under contract with Venture DFW for retail and restaurant development. The 3.81-acre parcel owned by the City at the southeast corner of John McCain and SH26 has a letter of interest from an indoor pickle ball concept. The City has engaged a consultant to assist with planning the 37-acre commercial site at John McCain and SH26. The City's retail and office sectors are doing well. The City has 2.8 acres of retail and office space with an occupancy rate of 92%.

Infrastructure projects completed in fiscal year 2024 include Roberts Road Improvements Phase 1, Preston Manor Check Valve Installation, Reserve Lift Station rehabilitation and Wayfinding Signage Phase 1. Several infrastructure projects were bid and awarded in fiscal year 2024 that will be completed in fiscal

year 2025, which are Pecan Park Drainage Improvements, Quail Crest and Woodbriar Water and Wastewater Improvements and Tinker Road. Additionally, the City capitalized \$1.4 million in facility and property renovations, including interior and exterior renovations at newly acquired Colleyville Recreation Center, interior renovations at the Colleyville Justice Center, exterior renovations at the Historic Webb House and Green Ribbon improvements to LD Lockett and SH 26. Finally, almost 3.14 lane miles were resurfaced throughout Colleyville.

For the Future. Future infrastructure, rehabilitation and renovation projects scheduled include continued utility and roadway improvements on Roberts Rd and throughout the Pecan Park, Quail Crest and Woodbriar subdivisions. In addition, the City is planning for a roundabout at Cheek-Sparger Rd. and Bedford Rd and a right turn lane from Heritage Ave on to Cheek-Sparger Rd. Drainage projects include improvements along Wagonwheel Ct, Chisholm Ct and Bandit Trl. Future projects also include connectivity sidewalk/trail construction along Bransford Rd, Westcoat Dr, McDonwell School Rd, Montclair Dr, Hardage Ln and Herbert Rd. The City will have various street resurfacing improvements completed in partnership with Tarrant County, and the construction of Heroes Park and renovations and additions at the Colleyville Recreation Center will continue.

FINANCIAL INFORMATION

Financial Policies

The City of Colleyville operates under financial policies that include multiple components to provide consistency, clarity, and appropriate statutory compliance in the City's financial processes. The City's Charter provides a strong foundation, outlining requirements for the annual budget, monthly financial reports, and annual audit. Additional policies such as the Investment Policy, reviewed annually by the City Council, and the Fund Balance Policy, reviewed every three years by the Audit Committee, provide further detail and guidance. Decisions are also made in accordance with any existing bond covenants or state law.

Long Term Financial Planning

In Fiscal Year 2005, the City Council adopted a Fund Balance Policy requiring a 90-day reserve for fund balance in both the General Fund and the Utility Fund. In Fiscal Year 2011, the policy was updated to reflect the designations of non-spendable, restricted, committed, assigned and unassigned as required by GASB 54. At the end of Fiscal Year 2023, both the General Fund and the Utility Fund have a fund balance in excess of the required 90-day reserve. Amounts in excess of the reserve may be used to fund one-time capital expenditures.

In January 2017, the City Council held a Visioning Workshop and created a new Strategic Plan, which included an updated Vision, Mission, and Values. The Strategic Plan also articulated six overall goals and several strategies to achieve each, as shown below in the version that was updated in June 2018. For each strategy identified, one or more objectives were assigned. The City has reaffirmed the plan in subsequent Visioning Workshops, most recently in June 2023.

City of Colleyville Strategic Plan

(updated June 2018)



Staff's role is to manage City activities and finances in a way that reflects the City Council's and the community's highest priorities. Development of the annual budget is guided by the priorities outlined in the City of Colleyville's Strategic Plan. Every new effort and element of the City's budget, including existing programs, is tied to one or more of these goals, strategies, and objectives.

As a part of the annual budget process, an updated five-year forecast for the General Fund, Hotel Tax Fund, Utility Fund, Drainage Fund, Crime Control and Prevention District Fund, Economic Development Corporation Fund, and Debt Service Fund is presented to the City Council with the proposed budget. The budget process also includes an annual update of the five-year capital improvement program (CIP). Projects in the CIP are funded from a variety of sources including the Capital Projects Fund, Utility Capital Projects Fund, the Tax Increment Financing (TIF) District Fund, or Special Revenue Funds. The Capital Projects Fund accounts for money transferred from the General Fund for use on capital projects, street impact fees, perimeter street fees, and other funds for general capital projects. For internal reporting and tracking, the Utility Capital Projects Fund is used to account for money transferred from the Utility Fund (the operating fund) for use on utility capital projects, water impact fees, and wastewater impact fees. For the ACFR purposes, the activity for the Utility Fund and the Utility Capital Projects Fund are combined as the Water and Wastewater Fund.

AWARDS AND ACKNOWLEDGEMENTS

Awards. The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Colleyville for its comprehensive annual financial report for the fiscal year ended September 30, 2023. This was the 35th

consecutive year that the City has received this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to GFOA to determine its eligibility for another certificate.

In addition, the City also received the GFOA's Distinguished Budget Presentation award for its annual budget dated October 1, 2024. In order to qualify for this award, the City's budget document was judged to be proficient in several categories, including as a policy document, a financial plan, an operations guide, and a communications device.

Acknowledgements. The preparation of this report could not be accomplished on a timely basis without the dedicated endeavors of the entire staff of the Finance Department. We would like to express our sincere appreciation to all employees who contributed to the preparation. Additionally, we would also like to thank the Mayor, City Council, and City Manager for their support in planning and conducting the financial operations of the City in a responsible and progressive manner.

Respectfully submitted,

Cassandra Smith

Cassandra Smith, CPA, CGFO, CGFM
Director of Finance

Karen Hines

Karen Hines
Accounting Manager

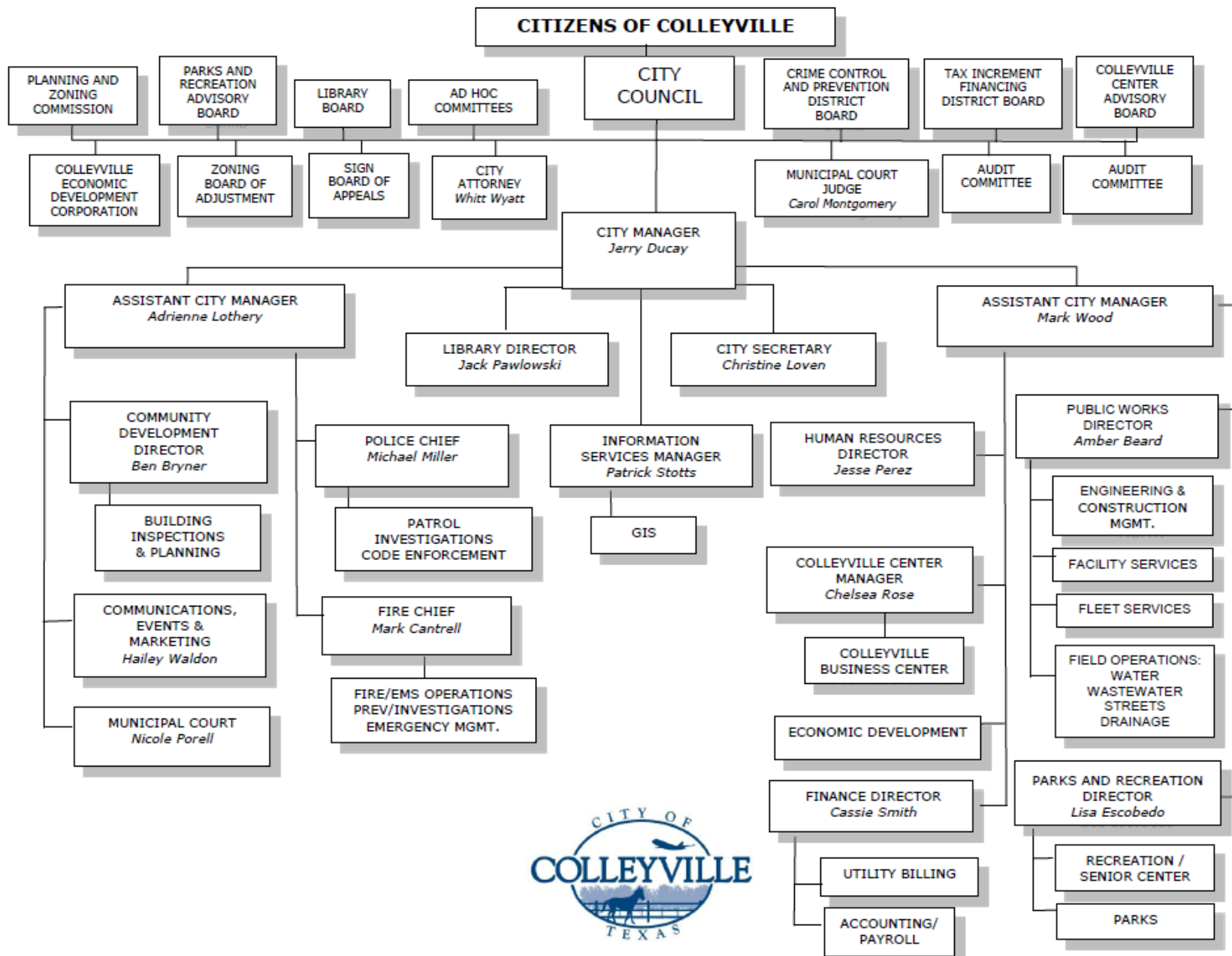


Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Colleyville
Texas**



As of 1/21/25

CITY OF COLLEYVILLE, TEXAS

**HOME RULE, COUNCIL – MANAGER
FORM OF GOVERNMENT**

CITY OFFICIALS

YEAR ENDED SEPTEMBER 30, 2024

Bobby Lindamood
Mayor

Brandi Elder
Councilmember, Place 1

Mark Alphonso
Councilmember, Place 2

Scotty Richardson
Mayor Pro-Tem and
Councilmember, Place 3

Ben Graves
Councilmember, Place 4

Kimberly Holt Gunderson
Councilmember, Place 5

Tim Raine
Councilmember, Place 6

Jerry Ducay
City Manager

Karen Hines
Accounting Manager

Financial Section

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Independent Auditor's Report

To the Members of the City Council
and City Manager
City of Colleyville, Texas

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Colleyville, Texas (the City) as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Note 1 to the basic financial statements, during the year ended September 30, 2024, the City implemented Governmental Accounting Standards Board (GASB) Statement No. 100, Accounting Changes and Error Corrections. Beginning fund balance has been restated as a result of the implementation of this statement. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

The City's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

The Members of the City Council
and City Manager
City of Colleyville, Texas

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and TMRS pension and OPEB schedules (as listed in the table of contents), be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the financial statements.

The combining and individual fund financial statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and schedules are fairly stated in all material respects, in relation to the basic financial statements as a whole.

Other Information Included in the Annual Comprehensive Financial Report (ACFR)

Management is responsible for the other information included in the ACFR. The other information comprises the introductory section and statistical section but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

The Members of the City Council and Manager of
City of Colleyville, Texas

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 05, 2025, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Weaver and Tidwell, L.L.P.

WEAVER AND TIDWELL, L.L.P.

Dallas, Texas
March 05, 2025

Management's Discussion and Analysis

As management of the City of Colleyville, we offer readers of the City's financial statement this narrative overview and analysis of the financial activities of the City for the fiscal year Ended September 30, 2024. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages v – ix of this report

Financial Highlights

- The assets plus the deferred outflows of resources of the City of Colleyville exceeded its liabilities plus the deferred inflows of resources as of September 30, 2024, by \$248,081,127 (net position). Of this amount, \$76,812,938 (unrestricted net position) may be used to meet the City's ongoing obligations to citizens and creditors in accordance with the City's fund designation and fiscal policies.
- The City's total net position increased by \$3,783,963 over FY 2023 operations.
- As of the close of the current fiscal year, the City of Colleyville's governmental funds reported combined ending fund balances of \$56,658,412.
- As of September 30, 2024, unassigned fund balance for the General Fund was \$7,726,148, or 30% of the total General Fund expenditures.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: (1) government-wide financial statements, (2) fund financial statements and (3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide Financial Statements, are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all of the City's assets, liabilities, and deferred inflows/outflows of resources, with the difference between the two reported as net position. Net position is reported as one of three categories: net investment in capital assets, restricted, or unrestricted. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Statement of Activities presents information showing how the City's net position changed during the fiscal year. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in the future fiscal periods (e.g., uncollected taxes and earned but unused compensated absences).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include General Government, Public Safety, Public Works, and Cultural and Recreation. The business-type activities of the City include Water and Wastewater, and Drainage Utility.

The government-wide financial statements include not only the City itself but also component units: The Colleyville Tax Increment Financing Reinvestment Zone Number One (TIF) financial information is reported separately from the financial information presented for the primary

government. The Colleyville Economic Development Corporation (CEDC) and the Colleyville Crime Control and Prevention City (CCCPC), although also legally separate, function for all practical purposes as departments of the City, and therefore have been included as an integral part of the primary government.

Fund Financial Statements provide more detailed information about the City's most significant funds – not the City as a whole. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental, funds, proprietary funds, and fiduciary funds. The fund financial statements for governmental funds, proprietary funds, and fiduciary funds can be found in the financial section of this report.

Governmental Funds – Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on current sources and uses of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluation a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds balance sheet and the governmental fund statements of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains 24 individual governmental funds. Information is presented separately in the Governmental Fund Balance Sheet and in the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances for the General Fund, Debt Service Fund, Capital Projects, and, Colleyville Economic Development, all of which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements later in this report.

Proprietary Funds are used when the City charges customers for services it provides. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The City maintains one type of proprietary fund. Enterprise Funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses Enterprise Funds to account for the Water and Wastewater Fund and Drainage Utility Fund, both are considered to be major funds of the City.

Fiduciary Funds – Fiduciary funds are used to account for resources held for the benefit of parties outside the City. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The City has two custodial funds: Employee Activity Fund and Police Asset Forfeiture Fund. The custodial funds account for funds held in an agency capacity for the benefit of the City employees and for the benefit of law enforcement purposes.

Notes to the Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found beginning on page 33 of this report.

Required Supplementary Information presents certain required information concerning the City's General Fund budget comparison, and progress in funding its obligation to provide pension benefits and other post-employment benefits to its employees. Required supplementary information can be found beginning on page 69 of this report.

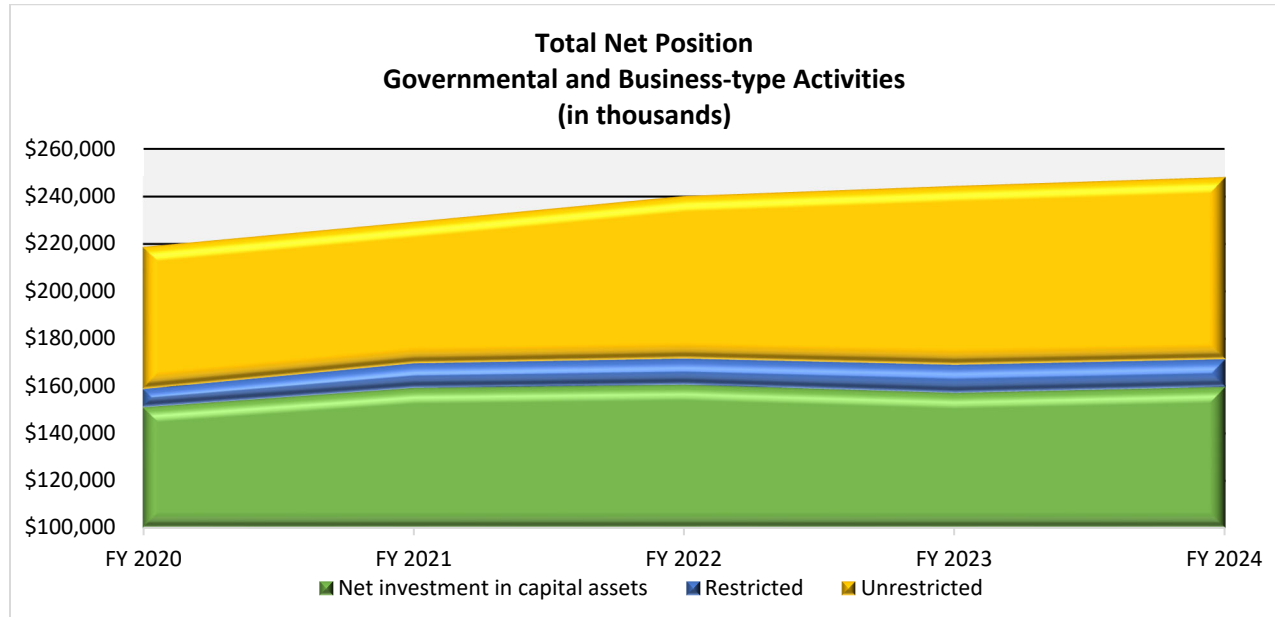
Governmental-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of government's financial position. In the case of the City of Colleyville, assets plus deferred outflows of resources exceeded liabilities plus the deferred inflows of resources by \$248,081,127 as of September 30, 2024.

Condensed Statement of Net Position						
Primary Government						
	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Current and other assets	\$ 62,477,657	\$ 59,449,286	\$ 38,431,387	\$ 34,567,011	\$ 100,909,044	\$ 94,016,297
Capital assets, net	130,401,829	127,287,942	44,711,923	44,129,896	175,113,752	171,417,838
Total assets	192,879,486	186,737,228	83,143,310	78,696,907	276,022,796	265,434,135
Deferred outflows of resources	3,360,219	5,713,089	484,425	823,626	3,844,644	6,536,715
Current liabilities	5,469,947	1,856,483	3,254,035	2,358,208	8,723,982	4,214,691
Long-term liabilities	21,710,462	21,704,244	920,452	1,255,239	22,630,914	22,959,483
Total liabilities	27,180,409	23,560,727	4,174,487	3,613,447	31,354,896	27,174,174
Deferred inflows of resources	386,673	455,386	44,744	44,126	431,417	499,512
Net position:						
Net investment in capital assets	114,858,764	112,840,820	44,711,923	44,129,896	159,570,687	156,970,716
Restricted	11,697,502	11,944,994	-	-	11,697,502	11,944,994
Unrestricted	42,116,357	43,648,390	34,696,581	31,733,064	76,812,938	75,381,454
Total net position	\$ 168,672,623	\$ 168,434,204	\$ 79,408,504	\$ 75,862,960	\$ 248,081,127	\$ 244,297,164

The largest portion of the City's net position of \$159,570,687 reflects its investments in capital assets (e.g., land, building, equipment, improvements, construction in progress and infrastructure), less any outstanding debt used to acquire those assets. The City uses these capital assets to provide service to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

A portion of the City's net position (\$11,697,502) represents resources that are subject to external restriction on how they may be used. The remaining balance (\$76,812,938) of unrestricted net position may be used to meet the City's ongoing obligation to citizens and creditors in accordance with the City's fund designation and fiscal policies.



As of September 30, 2024, the City has positive balances in all three categories of net position, both for the City as a whole, as well as for its governmental and business-type activities separately. Fiscal year 2024 governmental activities resulted in a \$238,419 increase in net position. That increase was due to higher revenue intake, and continued investment in the City's capital assets. Fiscal year 2024 business-type activities resulted in a \$3,545,544 increase in net position. The City has two contracts with the Trinity River Authority of Texas (TRA) for the purchase of treated water and for the transportation, treatment and disposal of sanitary sewage and other waste. In fiscal year 2024, TRA refunded the City \$1,386,717 after calculating the authority's true up balances. Additionally, the TRA did not invoice the City for October and November, resulting in a net gain to the City of over \$3 million.

Analysis of the City's Operations – The following table provides a summary of the City's operations for the year ended September 30, 2024. Governmental activities increased the City of Colleyville's net position by \$238,419, and business-type activities contributed an increase to the City's net position of \$3,545,544.

The Members of the City Council and Manager of
City of Colleyville, Texas

Condensed Statement of Activities

Primary Government

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Revenues:						
Program revenues:						
Charges for services	\$ 3,742,643	\$ 3,914,639	\$ 25,531,699	\$ 24,820,443	\$ 29,274,342	\$ 28,735,082
Operating grants and contributions	2,200,169	2,412,210	503,801	60,670	2,703,970	2,472,880
Capital grants and contributions	1,090,940	210,095	-	-	1,090,940	210,095
General revenues:						
Property tax	17,904,226	16,518,553	-	-	17,904,226	16,518,553
Sales tax	10,654,186	10,494,933	-	-	10,654,186	10,494,933
Franchise tax	1,982,559	2,079,169	-	-	1,982,559	2,079,169
Other tax	358,874	352,673	-	-	358,874	352,673
Investment income	2,262,400	1,605,013	1,450,500	920,547	3,712,900	2,525,560
Miscellaneous	115,953	176,815	99,663	22,462	215,616	199,277
Gain on sale of capital assets	-	130,885	-	-	-	130,885
Total revenues	40,311,950	37,894,985	27,585,663	25,824,122	67,897,613	63,719,107
Expenses:						
General government	6,622,685	7,213,931	-	-	6,622,685	7,213,931
Community development	1,744,404	1,686,445	-	-	1,744,404	1,686,445
Fire and rescue	8,661,229	8,299,502	-	-	8,661,229	8,299,502
Leisure services	6,419,332	5,758,314	-	-	6,419,332	5,758,314
Maintenance	992,114	679,038	-	-	992,114	679,038
Municipal court	775,929	659,203	-	-	775,929	659,203
Police	9,023,613	8,560,126	-	-	9,023,613	8,560,126
Streets and drainage	5,727,460	3,953,690	-	-	5,727,460	3,953,690
Water and wastewater	-	-	22,721,878	21,243,253	22,721,878	21,243,253
Drainage	-	-	883,578	859,520	883,578	859,520
Interest on long-term debt	541,428	590,667	-	-	541,428	590,667
Total expenses	40,508,194	37,400,916	23,605,456	22,102,773	64,113,650	59,503,689
Increases (decreases) before transfers	(196,244)	494,069	3,980,207	3,721,349	3,783,963	4,215,418
Transfers	434,663	325,917	(434,663)	(325,917)	-	-
Change in net position	238,419	819,986	3,545,544	3,395,432	3,783,963	4,215,418
Net position - October 1	168,434,204	167,614,218	75,862,960	72,467,528	244,297,164	240,081,746
Net position - September 30	\$ 168,672,623	\$ 168,434,204	\$ 79,408,504	\$ 75,862,960	\$ 248,081,127	\$ 244,297,164

The Members of the City Council and Manager of
City of Colleyville, Texas

Revenues – For fiscal year ended September 30, 2024, revenues for the primary government totaled \$67,897,613 with \$40,311,950 from governmental activities and \$27,585,663 from business-type activities.

Program revenues are derived from the program itself and reduce the cost of the function of the City. Total program revenues were \$33,069,252 of total revenues, which increased \$1,651,195 from the prior year. The business-type Charges for services of \$25,531,699 are primarily from water and sewer charges. Capital grants and contributions have increased by \$1,384,646 due to developer contributions on two projects in the City.

General revenues are revenues that cannot be assigned to a specific function. The largest revenue sources for governmental activities comes from its residential property values (\$17,904,226), which experienced a 12% growth over the prior year's certified values. City leaders voted to adopt the City's no-new-revenue rate for the fifth consecutive year, taking the tax rate from \$0.26562/\$100 valuation to \$0.26099/\$100 valuation. In spite of this reduction, some moderate new growth did bring in higher revenue for the City.

Expenses – For the fiscal year ended September 30, 2024, expenses for the primary government totaled \$64,113,650 with \$40,508,194 for governmental activities and \$23,605,456 for business-type activities.

The City's largest governmental activities functions are Police of \$9,023,613 and Fire and rescue of \$8,661,229 making up 28% of the total expenses. The expenses can be attributed to salaries (including benefits and overtime).

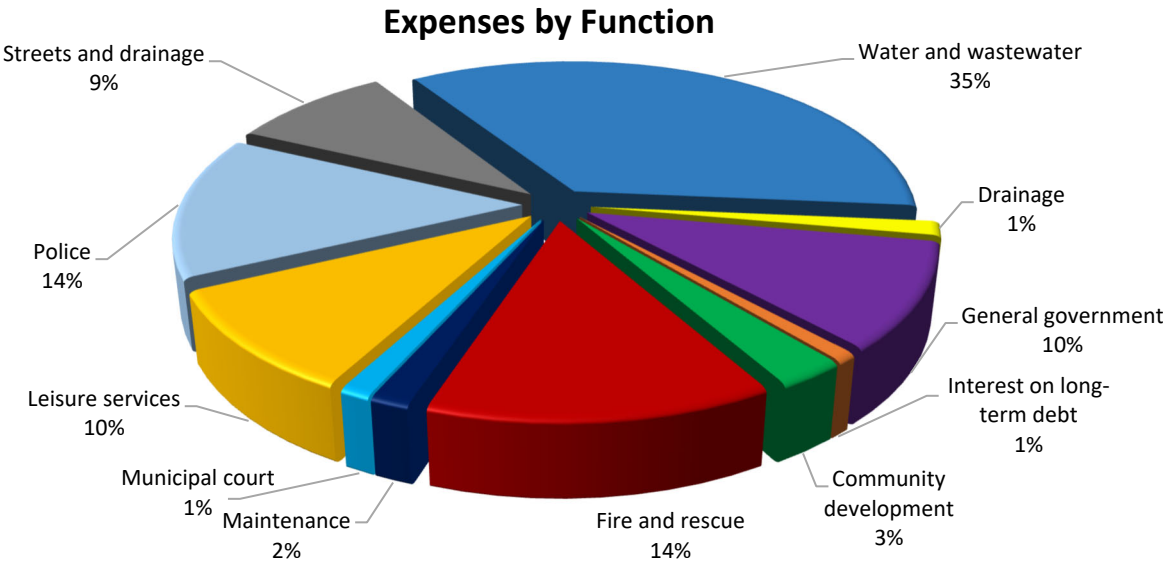
The Water and wastewater business-type activities function expenses were \$22,721,878 or 35% of total expenses. These expenses enable the City to provide water and wastewater services to its customers. This function increased by \$1,478,625 due primarily to increases in payments to Trinity River Authority for water and sewer due to increased usage during the summer months.

General government governmental activities function expenses were \$6,622,685 or 10% of total expenses. The expenses can be primarily attributed to salaries and benefits for employees.

The Leisure services governmental activities function had expenses of \$6,419,332 or 10% of total expenses. These services include: parks and recreation, library services, senior center, and community center.

The Streets and drainage governmental activities function had expenses of \$5,727,460 or 9% of total expenses. These expenses are for the maintenance of the streets and drainage systems throughout the City.

The remaining governmental activities functions are Community development with expenses of \$1,744,404 or 3%, Maintenance with expenses of \$992,114 or 2%, Municipal court with expenses of \$775,929 or 1%, and Interest on long-term debt with expenses of \$541,428 or 1%.

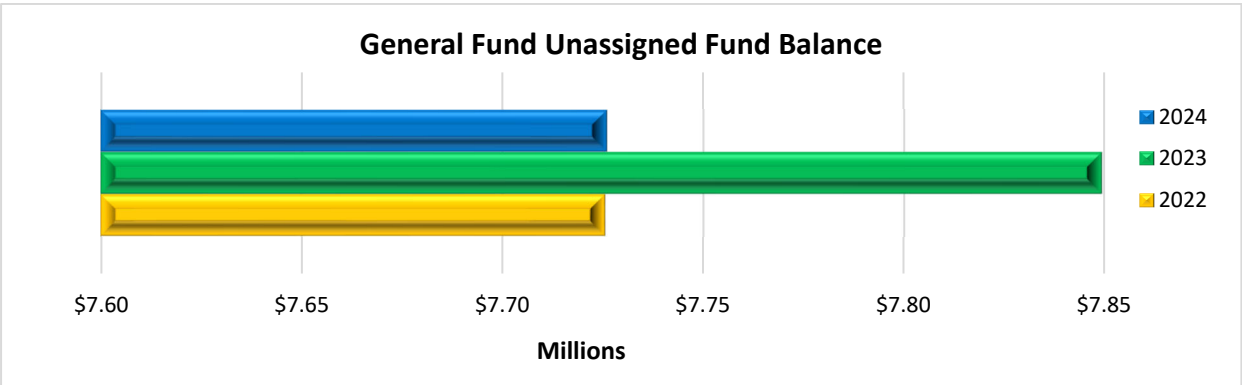


Financial Analysis of the City's Major Funds

Governmental Funds

The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The **General Fund** is the chief operating fund of the City. At the end of the current year, its unassigned fund balance was \$7,726,148, while the total fund balance reached \$8,543,650. The General Fund total fund balance increased \$28,688 primarily due to increased sales tax revenues. As a measure of the General Funds liquidity, it may be useful to compare both the unassigned and total fund balance to its expenditures. Unassigned fund balance was \$7,726,148, or 30% of total General Fund expenditures. Total fund balance was \$8,543,650 or 33% of General Fund expenditures. The General Fund also had non-spendable amounts of \$664 for inventories and committed amounts of \$816,838 for strategic initiatives.



The **Colleyville Economic Development Corporation** ended the fiscal year with a total fund balance of \$7,352,205. All of this balance is restricted for use for the purposes for which the Corporation is organized, including municipal park improvements, construction of community use buildings, and land and improvements for additional neighborhood parks.

The **Debt Service** fund ended the fiscal year with a total fund balance of \$414,233 compared to \$443,066 at the end fiscal year 2023. This fund balance is restricted for the payment of debt.

The **Capital Projects** fund ended the fiscal year with a total fund balance of \$29,781,805 that is restricted for capital projects.

Proprietary Funds

The City's proprietary funds provide the same type of information found in the government-wide financial statements but in more detail.

The unrestricted net position was \$31,913,294 for the **Water and Wastewater Fund**, which was a net position increase of \$2,848,468 primarily due to increased temperatures in the summer months causing higher water usage.

The unrestricted net position of \$2,783,287 for the **Drainage Utility Fund**, resulted in a net position increase of \$697,076 due to increased service revenues and investment income.

General Fund Budgetary Highlights

With the FY24 budget, resources were allocated according to the priorities of our citizens and City Council, while maintaining the conservative fiscal approach that has allowed Colleyville to attain and maintain an AAA bond rating. Cost increases were absorbed via reductions in other expenses or by identifying alternative fund sources to allow any new revenue to be allocated for priority areas.

Colleyville's approach to budgeting places emphasis on maintaining business-like efficiency and keeping as low a tax rate as possible while maintaining or expanding service levels. As such, FY24 was the sixth year that the City adopted the no-new-revenue property tax rate, meaning properties on both the 2023 and 2024 tax rolls would not pay a higher tax bill to the city over those two years. Any increases in property tax revenue would come as a result of new development, rather than a higher tax rate. Staff has also managed to absorb annual operational increases within its existing budget through appropriate use of restricted revenues such as hotel and sales tax as well as maintaining lean operations.

During the year, there was no change in appropriations between the original and final amended budget.

Actual General Fund revenues exceeded budgeted revenues by \$1,785,059 during the year. This is due to increased property tax collections and greater than anticipated earnings on investments.

Total expenditures were lower than budgeted amounts by \$499,041 for the fiscal year. This is mainly due to maintaining a conservative approach to budgeting and spending throughout the year.

Refer to the General Fund Budgetary Comparison Schedule on page 69 of this report for a detailed presentation of the actual General Fund operations compared to both the original and final budget for fiscal year 2024.

Capital Assets

The City of Colleyville's investment in capital assets for its governmental and business-type activities as of September 30, 2024 amounts to \$175,113,652, net of accumulated depreciation. This investment in capital assets includes land, building and equipment, improvements other than buildings, infrastructure, and construction work in progress. Major capital asset events occurring during the current fiscal year included the following:

- Renovations of the Recreation Center.
- New playground equipment at two parks.
- New HVAC system at Colleyville Center.
- Library equipment, including a book sorter, locker system, and computer equipment.
- Vehicles and security cameras for the Police department.

	Governmental Activities		Business-type Activities		Total Primary Government	
	2024	2023	2024	2023	2024	2023
Land	\$ 10,728,729	\$ 10,713,548	\$ 304,839	\$ 304,839	\$ 11,033,568	\$ 11,018,387
Construction in progress	11,553,700	8,227,281	2,653,472	910,487	14,207,172	9,137,768
Buildings and improvements	65,886,767	64,136,021	103,159	103,159	65,989,926	64,239,180
Equipment	12,420,587	15,006,014	3,193,968	3,041,921	15,614,555	18,047,935
Infrastructure	115,879,933	113,080,492	91,832,453	90,960,782	207,712,386	204,041,274
Right to use lease assets	3,105,977	2,601,595	-	-	3,105,977	2,601,595
Right to use subscription assets	441,753	441,753	-	-	441,753	441,753
	<u>220,017,446</u>	<u>214,206,704</u>	<u>98,087,891</u>	<u>95,321,188</u>	<u>318,105,337</u>	<u>309,527,892</u>
Less: accumulated depreciation/amortization	<u>(89,615,617)</u>	<u>(86,771,511)</u>	<u>(53,375,968)</u>	<u>(51,191,292)</u>	<u>(142,991,585)</u>	<u>(137,962,803)</u>
Total capital assets, net	<u>\$ 130,401,829</u>	<u>\$ 127,435,193</u>	<u>\$ 44,711,923</u>	<u>\$ 44,129,896</u>	<u>\$ 175,113,752</u>	<u>\$ 171,565,089</u>

Additional information on the City's capital assets can be found in Note 5 of the basic financial statements.

Debt Administration

At the end of the fiscal year, the City had \$22,630,915 in long-term obligations outstanding, of which \$11,614,798 is bonded debt. The City's AAA rating on its' General Obligation Bonds was reaffirmed by both Standard and Poor's and Fitch Ratings. These are the highest bond ratings assigned to municipal debt by these agencies.

	Primary Government					
	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
General obligation bonds and certificates of obligation, net	\$ 11,614,798	\$ 12,147,738	\$ -	\$ -	\$ 11,614,798	\$ 12,147,738
Financed purchases	3,677,759	695,819	-	-	3,677,759	695,819
Lease liabilities	149,692	173,694	-	-	149,692	173,694
Subscription liabilities	144,914	289,308	-	-	144,914	289,308
Compensated absences	2,432,190	2,332,895	388,325	380,910	2,820,515	2,713,805
Net pension liability	3,135,576	5,557,486	452,039	801,194	3,587,615	6,358,680
Total OPEB liability	555,534	507,304	80,088	73,135	635,622	580,439
Total long-term debt	<u>\$ 21,710,463</u>	<u>\$ 21,704,244</u>	<u>\$ 920,452</u>	<u>\$ 1,255,239</u>	<u>\$ 22,630,915</u>	<u>\$ 22,959,483</u>

Additional information on the City's long-term debt can be found in Note 7 of the basic financial statements. Please see the following notes of the basic financial statements for more information on: Note 8 – Pension Plans, and Note 9 – Other Postemployment Benefits.

Economic Factors and Next Year's Budgets and Rates

The properties in Colleyville City Limits are predominately residential, which tends to help mitigate the negative effects of economic fluctuations. Property values have rebounded from the declines experienced in fiscal years 2011 and 2012 and have experienced tremendous growth in the last several years. Certified values increased 12% in total from 2023 to 2024. However, one of the City Council's highest priorities is minimizing the tax burden of our citizens. As such, careful consideration is given to the amount of revenue (and associated tax rate) needed, as opposed to simply maintaining a tax rate that brings in ever increasing amounts of revenue due to increased property values. Any tax rate above the no-new-revenue tax rate (i.e., that brings in more revenue than the prior year, excluding revenue from new construction) must be fully justified, with the reasons for adopting such a rate clearly communicated. For fiscal year 2024, the City had a goal of adopting the no-new-revenue tax rate, which was achieved by adopting a tax rate of \$0.26099/\$100 valuation, a \$0.005 reduction from the fiscal year 2023 tax rate of \$0.265618/\$100 valuation. This rate reduction serves to provide some relief to property owners receiving higher appraisal values, while also providing the revenue necessary to fund programs and services.

Sales tax is the second largest revenue source. This revenue stream makes up approximately 18% of the General Fund's annual operating revenue, and it has endured two major disruptions in the past several years. The first is the construction that took place along Colleyville's primary commercial corridor, Colleyville Boulevard (SH26), which concluded in 2020. The second disruption came in 2020 and 2021 as COVID-19 restricted commerce in the City's restaurant and in-person services sectors. For several surrounding communities, Colleyville included, consumers shifted their purchasing habits to online vendors, meaning that while brick-and-mortar storefronts felt significant financial pressure Colleyville maintained an increasing trajectory for its overall sales tax. As a result, Colleyville came out of the past two years with a total revenue increase of more than \$2 million. Acknowledging the difficulty facing businesses within City boundaries, Colleyville staff responded to these by providing grants to businesses and gift cards to residents to encourage local economic activity. As is the City's policy, sales tax has been budgeted conservatively with slight growth for FY25 and limited growth in future years. As of the date of this report, the City has seen a 6.7% increase after five months' worth of collections in FY25.

At the budget work session presentation in August, staff reviewed a five-year forecast for all operating funds. That forecast includes estimates for expenditures and the revenues necessary to continue balancing the budget. Ad valorem revenue was projected with average annual growth of about 4.5%, reflecting potential new growth on top of an effective tax rate. Conversely, sales tax was projected with 1% growth. The forecast for General Fund expenditures includes average annual cost increases of approximately 2.5% for materials and contractual services required each year, as well as personnel costs to continue funding appropriate market and merit adjustments and increasing healthcare costs. These forecasts help staff and the City Council focus on the long-term budgetary implications of current funding decisions. They also help to put long-term goals into perspective relative to the overall resources available.

Water and wastewater base rates are directly related to the City's budget for the Utility Fund, and rates are set to only recover the City's cost of operating the utility system. Based on the fiscal year 2025 budget, which includes zero debt payments and a slight increase in the number of customers, water and wastewater base rates experienced a moderate increase due to staffing costs as well as the cost for Trinity River Authority's treatment services. Fortunately, no increase was needed in the CIP base rate due to the Utility's five-year capital improvement program being sufficiently funded with the current rate structure.

Request for Information

The financial report is designed to provide our citizens, customers, investors and creditors with a general overview of the City's finances. If you have questions about this report or need any additional information, contact Cassie Smith, Director of Finance, at 100 Main Street, Colleyville, Texas 76034, or call (817) 503-1014.

Basic Financial Statements

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City of Colleyville, Texas
Statement of Net Position
September 30, 2024

Exhibit 1

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	
ASSETS				
Cash and cash equivalents	\$ 8,972,389	\$ 5,339,282	\$ 14,311,671	\$ 423,960
Investments	35,236,715	24,192,529	59,429,244	1,092,461
Receivables (net of allowance for uncollectibles of \$366,154)				
Accounts	579,798	4,528,802	5,108,600	-
Taxes	1,251,493	-	1,251,493	-
Loans	15,242,011	4,000,000	19,242,011	3,584,000
Leases	76,307	-	76,307	-
Due from other governments	937,684	-	937,684	-
Internal balances	-	-	-	-
Inventories	664	269,952	270,616	-
Prepaid items	48,485	-	48,485	-
Restricted assets:				
Investments	-	37,623	37,623	-
Accrued interest	132,111	63,199	195,310	-
Capital assets:				
Non-depreciable	22,282,429	2,958,311	25,240,740	26,314,020
Right to use lease assets (net of amortization)	1,182,173	-	1,182,173	44,458
Right to use subscription assets (net of amortization)	147,251	-	147,251	-
Depreciable (net of depreciation)	106,789,976	41,753,612	148,543,588	45,828,159
Total assets	192,879,486	83,143,310	276,022,796	77,287,058
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows - TMRS pension and OPEB	3,360,219	484,425	3,844,644	-
Total deferred outflows of resources	3,360,219	484,425	3,844,644	-
LIABILITIES				
Accounts payable	4,323,977	2,385,956	6,709,933	172,477
Accrued liabilities	934,762	163,686	1,098,448	432,418
Accrued interest payable	171,304	-	171,304	-
Advances from developers	-	185,893	185,893	-
Customer deposits	39,904	518,500	558,404	-
Non-current liabilities:				
Due within one year	1,510,032	47,172	1,557,204	41,670
Due in more than one year	16,526,049	343,565	16,869,614	19,134,261
Net pension liability	3,135,576	452,039	3,587,615	-
OPEB liability	538,805	77,676	616,481	-
Total liabilities	27,180,409	4,174,487	31,354,896	19,780,826
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows - Lease related	76,307	-	76,307	-
Deferred inflows - TMRS pension and OPEB	310,366	44,744	355,110	-
Total deferred inflows of resources	386,673	44,744	431,417	-
NET POSITION				
Net investment in capital assets	114,858,764	44,711,923	159,570,687	52,585,713
Restricted:				
Debt service	220,287	-	220,287	-
Court security and technology	134,786	-	134,786	-
Leisure services	201,351	-	201,351	-
Economic development	7,352,205	-	7,352,205	-
Police	3,765,533	-	3,765,533	-
Historical purposes	23,340	-	23,340	-
Unrestricted	42,116,357	34,696,581	76,812,938	4,920,519
TOTAL NET POSITION	<u>\$ 168,672,623</u>	<u>\$ 79,408,504</u>	<u>\$ 248,081,127</u>	<u>\$ 57,506,232</u>

The Notes to the Financial Statements are an integral part of this statement.

City of Colleyville, Texas

Statement of Activities

For the Fiscal Year Ended September 30, 2024

Functions/Program Activities	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
PRIMARY GOVERNMENT				
Governmental activities:				
General government	\$ 6,622,685	\$ 372	\$ 1,452,700	\$ 235,000
Community development	1,744,404	1,119,470	-	-
Fire and rescue	8,661,229	506,433	189,291	-
Leisure services	6,419,332	626,961	423,964	-
Maintenance	992,114	-	-	-
Municipal court	775,929	1,242,742	-	-
Police	9,023,613	108,099	134,214	-
Streets and drainage	5,727,460	138,566	-	855,940
Interest on long-term debt	541,428	-	-	-
Total governmental activities	40,508,194	3,742,643	2,200,169	1,090,940
Business-type activities:				
Water and sewer	22,721,878	24,056,578	-	503,801
Drainage	883,578	1,475,121	-	-
Total business-type activities	23,605,456	25,531,699	-	503,801
TOTAL PRIMARY GOVERNMENT	\$ 64,113,650	\$ 29,274,342	\$ 2,200,169	\$ 1,594,741
COMPONENT UNIT				
Tax increment financing	\$ 4,715,174	\$ -	\$ -	\$ -
TOTAL COMPONENT UNIT	\$ 4,715,174	\$ -	\$ -	\$ -

General revenues and transfers:

Taxes:

Property taxes

Sales taxes

Franchise taxes

Other taxes

Interest on investments

Miscellaneous

Transfers

Total general revenues and transfers

Change in net position

Net position, beginning of year

NET POSITION, end of year

The Notes to the Financial Statements are an integral part of this statement.

Net (Expense) Revenue and Changes in Net Position			
Primary Government			Component Unit
Governmental Activities	Business-type Activities	Total	
\$ (4,934,613)	\$ -	\$ (4,934,613)	\$ -
(624,934)	-	(624,934)	-
(7,965,505)	-	(7,965,505)	-
(5,368,407)	-	(5,368,407)	-
(992,114)	-	(992,114)	-
466,813	-	466,813	-
(8,781,300)	-	(8,781,300)	-
(4,732,954)	-	(4,732,954)	-
(541,428)	-	(541,428)	-
(33,474,442)	-	(33,474,442)	-
-	1,838,501	1,838,501	-
-	591,543	591,543	-
-	2,430,044	2,430,044	-
\$ (33,474,442)	\$ 2,430,044	\$ (31,044,398)	\$ -
\$ -	\$ -	\$ -	\$ (4,715,174)
\$ -	\$ -	\$ -	\$ (4,715,174)
\$ 17,904,226	\$ -	\$ 17,904,226	\$ 6,609,913
10,654,186	-	10,654,186	-
1,982,559	-	1,982,559	-
358,874	-	358,874	-
2,262,400	1,450,500	3,712,900	41,224
115,953	99,663	215,616	46,298
434,663	(434,663)	-	-
33,712,861	1,115,500	34,828,361	6,697,435
238,419	3,545,544	3,783,963	1,982,261
168,434,204	75,862,960	244,297,164	55,523,971
\$ 168,672,623	\$ 79,408,504	\$ 248,081,127	\$ 57,506,232

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City of Colleyville, Texas

Balance Sheet Governmental Funds September 30, 2024

Exhibit 3

	General	Debt Service	Capital Projects	Colleyville Economic Development	Grant Fund	Colleyville Tomorrow Fund	Non-Major Governmental Funds	Governmental Funds
ASSETS								
Cash and cash equivalents	\$ 27,518	\$ 365,294	\$ 3,958,296	\$ 1,699,241	\$ -	\$ -	\$ 2,922,040	\$ 8,972,389
Investments	14,574,974	-	8,120,163	5,280,532	-	-	7,261,046	35,236,715
Receivables, net of allowances for uncollectibles:								
Accounts	193,184	-	-	-	-	-	386,614	579,798
Taxes	1,225,196	26,297	-	-	-	-	-	1,251,493
Loans	107,750	-	15,134,261	-	-	-	-	15,242,011
Leases	76,307	-	-	-	-	-	-	76,307
Due from other funds	-	-	2,800,000	-	-	-	-	2,800,000
Due from other governments	-	-	-	452,288	-	-	485,396	937,684
Accrued interest	124,935	-	840	5,917	-	-	419	132,111
Inventories	664	-	-	-	-	-	-	664
Prepaid items	-	48,485	-	-	-	-	-	48,485
TOTAL ASSETS	\$ 16,330,528	\$ 440,076	\$ 30,013,560	\$ 7,437,978	\$ -	\$ -	\$ 11,055,515	\$ 65,277,657
LIABILITIES								
Accounts payable	\$ 3,920,300	\$ -	\$ 131,294	\$ 46,535	\$ -	\$ -	\$ 225,848	\$ 4,323,977
Accrued liabilities	531,915	-	100,461	39,238	-	-	263,148	934,762
Due to other funds	2,800,000	-	-	-	-	-	-	2,800,000
Customer deposits	39,904	-	-	-	-	-	-	39,904
Total liabilities	7,292,119	-	231,755	85,773	-	-	488,996	8,098,643
DEFERRED INFLOWS OF RESOURCES								
Deferred inflows - Lease related	76,307	-	-	-	-	-	-	76,307
Unavailable resources	418,452	25,843	-	-	-	-	-	444,295
TOTAL DEFERRED INFLOWS OF RESOURCES	494,759	25,843	-	-	-	-	-	520,602
FUND BALANCES (DEFICIT)								
Nonspendable for:								
Inventories	664	-	-	-	-	-	-	664
Prepaid items	-	48,485	-	-	-	-	-	48,485
Restricted for:								
Debt service	-	365,748	-	-	-	-	-	365,748
Court security and technology	-	-	-	-	-	-	134,786	134,786
Leisure services	-	-	-	-	-	-	201,351	201,351
Economic development	-	-	-	7,352,205	-	-	-	7,352,205
Police	-	-	-	-	-	-	3,765,533	3,765,533
Historical purposes	-	-	-	-	-	-	23,340	23,340
Committed for:								
Strategic initiatives	816,838	-	-	-	-	-	-	816,838
Leisure services	-	-	-	-	-	-	2,487,842	2,487,842
Capital projects	-	-	29,781,805	-	-	-	1,305,992	31,087,797
Assigned for:								
Capital projects	-	-	-	-	-	-	2,069,959	2,069,959
Leisure services	-	-	-	-	-	-	18,573	18,573
Fire	-	-	-	-	-	-	749,675	749,675
Unassigned	7,726,148	-	-	-	-	-	(190,532)	7,535,616
Total fund balances (deficit)	8,543,650	414,233	29,781,805	7,352,205	-	-	10,566,519	56,658,412
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES (DEFICIT)	\$ 16,330,528	\$ 440,076	\$ 30,013,560	\$ 7,437,978	\$ -	\$ -	\$ 11,055,515	\$ 65,277,657

The Notes to the Financial Statements are an integral part of this statement.

City of Colleyville, Texas**Exhibit 4**

Reconciliation of the Governmental Funds
Balance Sheet to the Statement of Net Position
As of September 30, 2024

TOTAL FUND BALANCES - GOVERNMENT FUNDS		\$ 56,658,412
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the governmental funds balance sheet.		130,401,829
Interest payable on long-term debt does not require current financial resources; therefore, interest payable is not reported as a liability in the governmental funds balance sheet.		(171,304)
Revenues earned but not available within sixty days of the year end are not recognized as revenue on the fund financial statements.		444,295
Net deferred outflows and inflows of resources related to net pension liability results in an increase in net position in the government-wide financial statements.		3,049,853
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the fund financial statements. These noncurrent liabilities are as follows:		
Long term debt	\$ (11,370,000)	
Unamortized bond premium/discount, net	(244,798)	
Financed purchase liabilities	(3,677,758)	
Lease liabilities	(149,692)	
Subscription liabilities	(144,914)	
Compensated absences	(2,432,190)	
Other post employment benefits liability	(555,534)	
Net pension liability	(3,135,576)	
		<u>(21,710,462)</u>
Net position of governmental activities		\$ 168,672,623

The Notes to the Financial Statements are an integral part of this statement.

City of Colleyville, Texas

Exhibit 5

Statement of Revenues, Expenditures, and Changes in Fund Balances Governmental Funds For the Fiscal Year Ended September 30, 2024

	General	Debt Service	Capital Projects	Colleyville Economic Development	Grant Fund	Colleyville Tomorrow Fund	Non-Major Governmental Funds	Total Governmental Funds
REVENUES								
Taxes	\$ 25,008,857	\$ 656,702	\$ -	\$ 2,675,932	\$ -	\$ -	\$ 2,837,414	\$ 31,178,905
Fines and forfeitures	665,947	-	-	-	-	-	75,198	741,145
Licenses, permits and fees	748,155	-	-	-	-	-	-	748,155
Intergovernmental	235,000	-	-	-	-	-	66,475	301,475
Charges for services	1,874,675	-	-	-	-	-	-	1,874,675
Capital improvement fees	-	-	134,216	-	-	-	-	134,216
Grants/contributions	-	-	35,000	-	-	-	2,032,509	2,067,509
Investment earnings	1,245,945	-	405,351	226,503	-	-	384,601	2,262,400
Miscellaneous	106,760	-	-	70	-	-	332	107,162
Total revenues	29,885,339	656,702	574,567	2,902,505	-	-	5,396,529	39,415,642
EXPENDITURES								
Current:								
General government	5,631,968	-	154,190	281,623	-	-	231,787	6,299,568
Community development and engineering	1,636,206	-	90,480	-	-	-	-	1,726,686
Fire and rescue	7,227,274	-	2,289	-	-	-	818,631	8,048,194
Leisure services	2,857,531	-	-	1,525,808	-	-	410,343	4,793,682
Maintenance	915,424	-	-	-	-	-	-	915,424
Municipal court	662,224	-	-	-	-	-	113,705	775,929
Police services	5,751,102	-	-	-	-	-	2,390,262	8,141,364
Streets and drainage	977,228	-	1,707,305	-	-	-	-	2,684,533
Capital outlay	31,071	-	3,064,237	1,279,969	-	-	4,714,604	9,089,881
Debt service:								
Principal retirement	-	763,048	-	-	-	-	-	763,048
Interest and fiscal charges	-	482,487	-	-	-	-	-	482,487
Total expenditures	25,690,028	1,245,535	5,018,501	3,087,400	-	-	8,679,332	43,720,796
Excess (deficiency) of revenues over (under) expenditures	4,195,311	(588,833)	(4,443,934)	(184,895)	-	-	(3,282,803)	(4,305,154)
OTHER FINANCING SOURCES (USES)								
Issuance of financed purchases	-	-	-	-	-	-	3,244,987	3,244,987
Issuance of leases	29,196	-	-	-	-	-	-	29,196
Proceeds from the sale of property	33,070	-	-	-	-	-	102,659	135,729
Transfers in	434,663	560,000	3,588,846	-	-	-	524,706	5,108,215
Transfers out	(4,663,552)	-	-	-	-	-	(10,000)	(4,673,552)
Total other financing sources (uses)	(4,166,623)	560,000	3,588,846	-	-	-	3,862,352	3,844,575
Net change in fund balances	28,688	(28,833)	(855,088)	(184,895)	-	-	579,549	(460,579)
Fund balances, beginning of year	8,514,962	443,066	30,636,893	7,537,100	(246,527)	520,438	9,986,970	57,392,902
Change within financial reporting entity (major to nonmajor fund)	-	-	-	-	246,527	(520,438)	-	(273,911)
Fund balances, beginning of year, as adjusted or restated	8,514,962	443,066	30,636,893	7,537,100	-	-	9,986,970	57,118,991
FUND BALANCES (DEFICIT), END OF YEAR	\$ 8,543,650	\$ 414,233	\$ 29,781,805	\$ 7,352,205	\$ -	\$ -	\$ 10,566,519	\$ 56,658,412

The Notes to the Financial Statements are an integral part of this statement.

City of Colleyville, Texas

Exhibit 6

Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes In Fund Balances of Governmental Funds to the Statement of Activities For the Fiscal Year Ended September 30, 2024

TOTAL NET CHANGE IN FUND BALANCES - GOVERNMENTAL FUNDS	\$	(460,579)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation/amortization expense. This is the amount of capital assets recorded in the current period.		9,305,044
Depreciation/amortization expense on capital assets is reported in the statement of activities but does not require the use of current financial resources. Therefore, depreciation/amortization expense is not reported as expenditures in the governmental funds.		(6,333,730)
The issuance of long-term debt (e.g. bonds or leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas the amounts are deferred and amortized in the statement of activities. This amount is the net effect of the following items:		
Proceeds from leases	\$	(31,250)
Proceeds from financed purchases		(3,244,987)
Financed purchase liability payments		263,048
Lease liability payments		55,252
Subscription liability payments		144,394
Principal payments		500,000
Amortization of premiums and deferred losses		32,940
		(2,280,603)
The net change in net pension liability/asset, deferred outflows and deferred inflows is reported in the statement of activities but does not require the use of current financial resources and, therefore is not reported as an expenditure in the governmental funds.		21,464
Current year changes in the long-term liability for compensated absences do not require the use of current financial resources; and therefore, are not reported as expenditures in governmental funds.		(99,295)
The net change in OPEB liability, deferred outflows and deferred inflow is reported in the statement of activities but does not require the use of current financial resources and, therefore is not reported as expenditures in the governmental funds.		(4,941)
Current year changes in accrued interest payable do not require the use of current financial resources; and therefore, are not reported as expenditures in governmental funds.		(91,882)
Governmental funds do not recognize assets contributed by developers. However, in the statement of activities the fair market value of those assets are recognized as revenue, then allocated over their estimated useful lives and reported as depreciation/amortization expense.		855,940
In the governmental fund financial statements the proceeds from sale of assets are shown as an increase in financial resources. In the government-wide financial statements, the gain or loss is calculated and reported.		(713,367)
Certain revenues in the government-wide statement of activities that do not provide current financial resources are not reported as revenue in the governmental funds.		40,368
CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES	\$	238,419

The Notes to the Financial Statements are an integral part of this statement.

City of Colleyville, Texas
Statement of Net Position
Proprietary Funds
September 30, 2024

Exhibit 7

	Water and Sewer Fund	Drainage Utility Fund	Total
ASSETS			
Current assets:			
Cash and cash equivalents	\$ 4,126,696	\$ 1,212,586	\$ 5,339,282
Investments	22,400,998	1,791,531	24,192,529
Accounts receivable, net of allowance	4,314,180	214,622	4,528,802
Inventories	269,952	-	269,952
Restricted assets:			
Investments	-	37,623	37,623
Total current assets	31,111,826	3,256,362	34,368,188
Noncurrent assets:			
Accrued interest	63,199	-	63,199
Loan receivable	4,000,000	-	4,000,000
Capital assets:			
Land and improvements	304,839	-	304,839
Buildings	103,159	-	103,159
Utility system	86,261,905	5,570,548	91,832,453
Equipment and furniture	2,416,835	777,133	3,193,968
Construction in progress	1,994,631	658,841	2,653,472
Less: accumulated depreciation	(50,776,438)	(2,599,530)	(53,375,968)
Total non-current assets	44,368,130	4,406,992	48,775,122
Total assets	75,479,956	7,663,354	83,143,310
DEFERRED OUTFLOW OF RESOURCES			
Deferred outflows - TMRS pension and OPEB	398,690	85,735	484,425
Total deferred outflows of resources	398,690	85,735	484,425
LIABILITIES			
Current liabilities:			
Accounts payable	2,198,517	187,439	2,385,956
Accrued liabilities	123,395	40,291	163,686
Advances from developers	69,000	116,893	185,893
Customer deposits	518,500	-	518,500
Compensated absences	19,917	24,843	44,760
OPEB liability	1,985	427	2,412
Total current liabilities	2,931,314	369,893	3,301,207
Noncurrent liabilities:			
Compensated absences	256,320	87,245	343,565
Net pension liability	372,035	80,004	452,039
OPEB liability	63,927	13,749	77,676
Total non-current liabilities	692,282	180,998	873,280
Total liabilities	3,623,596	550,891	4,174,487
DEFERRED INFLOW OF RESOURCES			
Deferred inflows - TMRS pension and OPEB	36,825	7,919	44,744
Total deferred inflows of resources	36,825	7,919	44,744
NET POSITION			
Net investment in capital assets	40,304,931	4,406,992	44,711,923
Unrestricted	31,913,294	2,783,287	34,696,581
TOTAL NET POSITION	\$ 72,218,225	\$ 7,190,279	\$ 79,408,504

The Notes to the Financial Statements are an integral part of this statement.

City of Colleyville, Texas
Statement of Revenues, Expenses
and Changes in Net Position
Proprietary Funds
For the Fiscal Year Ended September 30, 2024

Exhibit 8

	Water and Sewer Fund	Drainage Utility Fund	Total
OPERATING REVENUES			
Metered water sales	\$ 15,611,008	\$ -	\$ 15,611,008
Wastewater service charges	5,681,290	-	5,681,290
Drainage service charges	-	1,463,341	1,463,341
Other charges and services	2,764,280	11,780	2,776,060
Miscellaneous	99,663	-	99,663
Total operating revenues	24,156,241	1,475,121	25,631,362
OPERATING EXPENSES			
Personnel services	2,610,599	562,617	3,173,216
Maintenance and contractual services	17,380,794	123,474	17,504,268
Material and supplies	492,644	56,229	548,873
Depreciation and amortization	2,237,841	141,258	2,379,099
Total operating expenses	22,721,878	883,578	23,605,456
OPERATING INCOME (LOSS)	1,434,363	591,543	2,025,906
NON-OPERATING REVENUES (EXPENSES)			
Investment income (loss)	1,344,967	105,533	1,450,500
Interest expense	-	-	-
Proceeds from Sale of Property	-	-	-
Total non-operating revenues (expenses)	1,344,967	105,533	1,450,500
Income (loss) before capital contributions and transfers	2,779,330	697,076	3,476,406
CAPITAL CONTRIBUTIONS AND TRANSFERS			
Capital contributions	503,801	-	503,801
Transfers out	(434,663)	-	(434,663)
Total capital contributions and transfers	69,138	-	69,138
Change in net position	2,848,468	697,076	3,545,544
Net position, beginning of year	69,369,757	6,493,203	75,862,960
NET POSITION, END OF YEAR	<u>\$ 72,218,225</u>	<u>\$ 7,190,279</u>	<u>\$ 79,408,504</u>

The Notes to the Financial Statements are an integral part of this statement.

City of Colleyville, Texas
Statement of Cash Flows
Proprietary Funds
For the Fiscal Year Ended September 30, 2024

Exhibit 9

	Water and Sewer Fund	Drainage Utility Fund	Totals
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash received from customers and users	\$ 24,143,044	\$ 1,424,019	\$ 25,567,063
Cash payments to suppliers for goods and services	(17,164,501)	(2,109)	(17,166,610)
Cash payments to employees for services	(2,615,827)	(552,357)	(3,168,184)
Net cash provided by (used in) operating activities	4,362,716	869,553	5,232,269
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES			
Cash loaned to other funds	400,000	-	400,000
Transfers in	-	-	-
Transfers out	(434,663)	-	(434,663)
Net cash provided by (used in) non-capital financing activities	(34,663)	-	(34,663)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition of capital assets	(1,768,067)	(705,112)	(2,473,179)
Proceeds from sale of capital assets	15,854	-	15,854
Net cash provided by (used in) capital and related financing activities	(1,752,213)	(705,112)	(2,457,325)
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of Investments	(2,874,550)	-	(2,874,550)
Sale and Maturities of investments	-	194,467	194,467
Earnings (losses) on investments	1,371,775	105,533	1,477,308
Net cash provided by (used in) investing activities	(1,502,775)	300,000	(1,202,775)
Net change in cash and cash equivalents	1,073,065	464,441	1,537,506
Cash and cash equivalents, beginning of year	3,053,631	748,145	3,801,776
CASH AND CASH EQUIVALENTS, END OF YEAR	\$ 4,126,696	\$ 1,212,586	\$ 5,339,282
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES			
Operating income (loss)	\$ 1,434,363	\$ 591,543	\$ 2,025,906
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:			
Depreciation and amortization	2,237,841	141,258	2,379,099
Decrease (increase) in assets and deferred outflows of resources:			
Receivables	(19,927)	(51,102)	(71,029)
Inventory	(2,566)	-	(2,566)
Deferred outflows - TMRS pension and OPEB	279,167	60,034	339,201
Increase (decrease) in liabilities and deferred outflows of resources:			
Accounts payable	659,316	152,558	811,874
Accrued liabilities	52,187	25,036	77,223
Compensated absences	(3,267)	10,682	7,415
Customer deposits	6,730	-	6,730
Net pension liability	(287,360)	(61,795)	(349,155)
Total OPEB liability	5,723	1,230	6,953
Deferred inflows - TMRS pension and OPEB	509	109	618
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	\$ 4,362,716	\$ 869,553	\$ 5,232,269
NON-CASH CAPITAL AND RELATED FINANCING			
Contributions of capital assets from developers	\$ 503,801	\$ -	\$ 503,801
Net non-cash capital and related financing activities	\$ 503,801	\$ -	\$ 503,801
Reconciliation of total cash to the statement of NET POSITION:			
Cash and cash equivalents - current	\$ 4,126,696	\$ 1,212,586	\$ 5,339,282
CASH AND CASH EQUIVALENTS, END OF YEAR	\$ 4,126,696	\$ 1,212,586	\$ 5,339,282
NONCASH DISCLOSURES:			
Developers' contributions	\$ 503,801	\$ -	\$ 503,801

The Notes to the Financial Statements are an integral part of this statement.

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City of Colleyville, Texas
 Statement of Fiduciary Net Position
 Custodial Funds
 September 30, 2024

Exhibit 10

	<u>Custodial Funds</u>
ASSETS	
Cash and cash equivalents	\$ 33,023
Investments	<u>10,200</u>
Total assets	43,223
NET POSITION	
Restricted for other purposes	<u>43,223</u>
TOTAL NET POSITION	<u><u>\$ 43,223</u></u>

The Notes to Financial Statements are an integral part of this statement.

City of Colleyville, Texas

Statement of Changes in Fiduciary Net Position
Custodial Funds
For the Fiscal Year Ended September 30, 2024

Exhibit 11

	Custodial Funds
ADDITIONS	
Contributions	\$ 8,476
Forfeitures	2,002
Investment earnings	526
Other additions	17,899
Total additions	28,903
DEDUCTIONS	
Operating expenses	23,823
Total deductions	23,823
Change in net position	5,080
Net position, beginning	38,143
NET POSITION, ENDING	\$ 43,223

The Notes to Financial Statements are an integral part of this statement.

City of Colleyville, Texas

Notes to the Basic Financial Statements

Note 1. Summary of Significant Accounting Policies

The City of Colleyville Home Rule Charter was adopted by the voters at an election held on January 15, 1977. The City operates under a Council-Manager form of government.

The accounting policies of the City of Colleyville, Texas (the City) conform to generally accepted accounting principles as applicable to governmental units. The following is a summary of the more significant of such policies:

A. Reporting Entity

As required by generally accepted accounting principles, these financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units, although legally separate entities are, in substance, part of the government's operations and so data from these units are combined with data of the primary government. Each discretely presented component unit, on the other hand, is reported in a separate column in the combined financial statements to emphasize it is legally separate from the government. Each blended component unit has a September 30 year-end.

Blended Component Unit — The Colleyville Economic Development Corporation (CEDC) was incorporated on September 3, 1996, as a nonprofit industrial development corporation under the Development Corporation Act of 1979 (Act). The CEDC operates under a seven-member board of directors appointed by the City Council. Each of the directors shall be a resident of the City. The Corporation is organized exclusively for the purposes of benefiting and accomplishing public purposes of and to act on behalf of, the City, and the specific purposes for which the Corporation is organized. This includes municipal park improvements, the purchase of land and improvements for additional neighborhood parks, the construction of a community center and library. Although it is legally separate from the City, the CEDC is reported as if it were part of the primary government, because CEDC is financing public improvements and the City is the primary beneficiary of the services provided.

Blended Component Unit — Colleyville Crime Control and Prevention City (the CCCPC) was formed under Chapter 363 of the Texas Local Government Code, the Crime Control and Prevention City Act. The CCCPC is organized to act on behalf of the City for financing, development of crime control throughout the City. The CCCPC is governed by a seven-member board consisting of all members of the City Council. The CCCPC is reported as a part of the primary government because it provides services entirely for the City.

Discretely Presented Component Unit — Colleyville Tax Increment Financing Reinvestment Zone Number One (the TIF) was formed to make public improvements, under the authority of the Tax Increment Financing Act. The TIF is governed by a nine-member board consisting of five members appointed by the City Council and one member each appointed by the four other participating taxing entities. The primary government appoints a voting majority of the unit's governing body and the City has a potential economic benefit from this unit. Therefore, the TIF is presented in the accompanying financial statements as a discretely presented component unit. Complete financial statements for the TIF may be obtained from the City of Colleyville Finance Department, 100 Main Street, Colleyville, Texas 76034.

B. Government-wide Fund Financial Statements

The government-wide financial statements (i.e. the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements.

City of Colleyville, Texas

Notes to the Basic Financial Statements

Governmental activities, which normally are supported by taxes and intergovernmental revenue, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenue. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenue* includes 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenue are reported instead as *general revenue*.

Separate financial statements are provided for Governmental Funds, Proprietary Funds, and Fiduciary Funds, even though the latter are excluded from the government-wide financial statements. Major individual Governmental Funds and major individual Enterprise Funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the Proprietary Fund and Fiduciary Fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenue to be available if collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, sales taxes, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenue of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the City.

Governmental Funds

Governmental Funds are those through which most governmental functions of the City are financed. The acquisition, use, and balances of the City's expendable financial resources and the related liabilities (except those accounted for in the proprietary fund type) are accounted for through governmental funds. The measurement focus is upon determination of changes in financial position, rather than upon net income determination. The following are the City's Governmental Fund types:

City of Colleyville, Texas

Notes to the Basic Financial Statements

The City reports the following major Governmental Funds:

The General Fund — is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund.

The Debt Service Fund — is used to account for the acquisition of resources for, and the payment of, general long-term debt principal and interest, and related costs.

The Capital Projects Fund — is used to account for financial resources to be used for the acquisition or construction of general major capital facilities. Financing is provided primarily by the sale of general obligation bonds and developer contributions.

The Colleyville Economic Development Fund — is used to account for the use of bond proceeds and sales tax revenues for municipal park improvements, the purchase of land and equipment for additional neighborhood parks and for the construction of a community center and library.

Additionally, the City also reports the following non-major funds:

Special Revenue Funds — accounts for the revenues and expenditures associated with a special project or purpose.

Non-Major Capital Funds — accounts for the acquisition of parks related capital outlay, vehicles, and equipment.

Proprietary Funds

Proprietary Funds are used to account for activities that are similar to those often found in the private sector. The measurement focus is upon determination of net income and capital maintenance.

The City reports the following major Proprietary Funds:

The Water and Wastewater Fund — is used to account for operations (a) that are financed and operated in a manner similar to private business enterprises — where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenue earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes. This fund is used to account for water and wastewater operations.

The Drainage Utility Fund — is used to account for the establishment and maintenance of drainage facilities within the municipal boundaries of the City. All activities necessary to provide such facilities are accounted for in this fund, included but not limited to, administration, operations, maintenance, billing and collections.

City of Colleyville, Texas

Notes to the Basic Financial Statements

Fiduciary Funds

Custodial Funds are used to account for assets held by the City in a trustee capacity or as an agent on behalf of others. The City has two Fiduciary Funds: Employee Activity and the Police Asset Forfeiture Fund. These funds are held for the benefit of City employees and to account for assets seized in criminal-related activities held until remittance.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the City's water and wastewater function and various other functions of the government. Elimination of these charges would distort the direct costs and program revenue reported for the various functions concerned.

Amounts reported as *program revenues* include: 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenue. Likewise, general revenue includes all taxes.

Proprietary Funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a Proprietary Fund's principal ongoing operations. The principal operating revenues of the City's Enterprise Funds are charges to customers for sales and services. Operating expenses for Enterprise Funds include the cost of sales and services, administrative expenses, and depreciation/amortization on capital assets/right to use assets. All revenue and expenses not meeting this definition are reported as nonoperating revenue and expenses.

D. Cash and Cash Equivalents and Investments

For purposes of the statement of cash flows, the Enterprise Fund considers all highly liquid investments (investments with original maturities less than 90 days, including restricted assets) to be cash equivalents.

The City's cash and cash equivalents are considered to be cash on hand and demand deposits. Investments for the City are reported at fair value, except for the position in investment pools. The City's investment in pools are reported at the net asset value per share (which approximates fair value) or amortized cost.

E. Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the noncurrent portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

The allowance for uncollectible accounts receivable for utility billing is estimated as a percentage of sales calculated based on historical experience. Ambulance receivables in excess of 180 days comprise the ambulance allowance for uncollectables. The allowance for uncollectable accounts for capias warrants is set at 90% of outstanding receivables.

City of Colleyville, Texas
Notes to the Basic Financial Statements

Property taxes are imposed nonexchange revenues. Assets from imposed nonexchange transactions are recorded when the entity has enforceable legal claim to the asset, or when the entity receives resources, whichever comes first. The enforceable legal claim date for property taxes is the assessment date. The assessment date has been designated in the enabling legislation as of October 1. The City's property tax is levied on the assessed value listed as of the prior January 1. Taxes are due upon receipt of the tax bill. All unpaid taxes become delinquent if not paid before February 1 of the current fiscal year.

F. Inventories and Prepaid Items

Inventories are valued at cost using the first-in/first-out (FIFO) method and consist of expendable supplies and vehicle repair parts. The cost of such inventories is recorded as expenditures/expenses when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

G. Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. The City defines capital assets as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition cost, which is the price that would be paid to acquire an asset with equivalent service potential at the acquisition date.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant, and equipment is depreciated/amortized using the straight-line method over the following estimated useful lives:

Assets	Years
Buildings	15-50
Improvements	20-50
Equipment	5-10
Infrastructure (streets and drainage)	50
Water distribution/sewer collection	5-40

H. Compensated Absences

City employees are granted vacation and sick pay in varying amounts. In the event of termination, an employee is paid for all accumulated, unused vacation. Vacation pay is accrued as it vests to the employee. Sick pay is recorded when paid or upon retirement when a maximum of 90 days is paid. All vacation and sick pay are accrued when incurred in the government-wide and proprietary fund financial statements.

City of Colleyville, Texas

Notes to the Basic Financial Statements

I. Leases

The City is a lessee for a noncancellable leases of equipment and is also a lessor for noncancellable leases of cell towers and other property. Effective October 1, 2021, the City implemented GASB Statement No. 87, *Leases*, which required the recognition of certain lease assets and liabilities for leases that previously were classified as operating or capital leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract.

Lessee –

The City recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements.

At implementation of GASB Statement No. 87, the City initially measured the lease and financing lease liabilities at the present value of payments expected to be made during the remaining lease term. Subsequently, the lease liabilities are reduced by the principal portion of lease payments made. The lease right-to-use asset was initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease right-to use asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a re-measurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the Statement of Net Position.

Lessor –

The City recognizes a lease receivable and deferred inflow of resources in the government-wide, governmental funds and proprietary funds financial statements.

At implementation of GASB Statement No. 87, the City measured the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

City of Colleyville, Texas

Notes to the Basic Financial Statements

J. Subscription-Based Information Technology Arrangements (SBITAs)

The City has noncancelable contracts with SBITA vendors for the right to use information technology (IT) software, alone or in combination with tangible capital assets (the underlying IT assets). The City recognized a subscription liability, reported with long-term debt, and a right-to-use subscription asset (an intangible asset), reported with other capital assets, in the government-wide financial statements. The City recognized subscription liabilities with an initial, individual value of \$10,000 or more.

At the commencement of an SBITA, the City initially measures the subscription liability at the present value of payments expected to be made during the subscription term. Subsequently, the subscription liability is reduced by the principal portion of SBITA payments made. The subscription asset is initially measured as the initial amount of the subscription liability, adjusted for SBITA payments made at or before the SBITA commencement date, plus certain initial implementation cost. Subsequently, the subscription asset is amortized on a straight-line basis over the shorter of the subscription term or the useful life of the underlying IT assets.

Key estimates and judgements related to SBITAs include how the City determines (1) the discount rate it uses to discount the expected subscription payments to present value, (2) subscription term, and (3) subscription payments.

- The City uses the interest rate charged by the SBITA vendor as the discount rate. When the interest rate charged by the SBITA vendor is not provided, the City generally uses its estimates incremental borrowing rate as the discount rate for SBITAs.
- The subscription term includes the noncancellable period of the SBITA.
- Subscription payments included in the measurement of the subscription liability are composed of fixed payments, variable payments fixed in substance or that depend on an index or a rate, termination penalties if the City is reasonably certain to exercise such options, subscription contract incentives receivable from the SBITA vendor, and any other payments that are reasonably certain of being required based on an assessment of all relevant factors.

The City monitors changes in circumstances that would require a remeasurement of its SBITAs and will remeasure the subscription asset and liability if certain changes occur that are expected to significantly affect the amount of the subscription liability.

K. Long-term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position.

In the fund financial statements, the face amount of debt issued is reported as other financing sources for the governmental fund types.

For governmental fund types, bond premiums and discounts, as well as issuance costs, are recognized during the current period. Bond proceeds are reported as another financing source. Issuance costs, even if withheld from the actual net proceeds received, are reported as expenditures. For proprietary fund types, bond premiums and discounts, as well as issuance costs, are charged to current operations rather than being deferred and amortized due to the relatively immaterial effect on the basic financial statements taken as a whole.

City of Colleyville, Texas

Notes to the Basic Financial Statements

L. Fund Balance Classification

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

Non-spendable: This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. Non-spendable items are not expected to be converted to cash or are not expected to be converted to cash within the next year.

Restricted: This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

Committed: This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by resolution of the City Council, the City's highest level of decision-making authority. These amounts cannot be used for any other purpose unless the Council removes or changes the specified use by taking the same type of action that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.

Assigned: This classification includes amounts that are constrained by the City's intent to be used for a specific purpose but are neither restricted nor committed. This is done through resolution of the City Council. This intent can be expressed by the Finance Director.

Unassigned: This classification includes the residual fund balance for the General Fund. The unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of assigned fund balance amounts.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds.

M. Minimum Unassigned Fund Balance

It is the goal of the City to achieve and maintain an unassigned fund balance in the General Fund equal to three months of that year's budgeted expenditures for both the General and Utility Funds. The City Council may declare a fiscal emergency and withdraw any amount of the unassigned General and Utility Funds' balances for purposes of addressing the fiscal emergency. Any such action must also provide for necessary appropriations to restore the designated fund balance to the balance within a three-year period.

City of Colleyville, Texas

Notes to the Basic Financial Statements

N. Net Position Flow Assumption

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

O. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has the following items that qualify for reporting in this category.

Deferred charges on refunding – A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

Pension/OPEB contributions after measurement date — These contributions are deferred and recognized in the following fiscal year.

Difference in projected and actual earnings on pension assets and OPEB liabilities — This difference is deferred and amortized over a closed five-year period.

Difference in expected actual pension/OPEB experience — This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.

In addition to liabilities, the balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government has one type of item, which arises only under a modified accrual basis of accounting, which qualifies for reporting in this category.

Accordingly, the item, *unavailable revenue*, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from four sources: property taxes, municipal fines and ambulance fees, and a note payable from the component unit. These amounts are deferred and recognized as an inflow of resources in that period that the amounts become available. The City also had a deferred inflow of resources for the following:

Difference in projected and actual earnings on pension assets and OPEB liabilities – The difference will be amortized over a closed five year period.

Deferred inflows related to leases – The inflows will be recognized as they are received over the life of the lease receivables.

City of Colleyville, Texas

Notes to the Basic Financial Statements

P. Estimates

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual amounts could differ from those estimates.

Q. Risk Management

Insurance coverage for property, liability and workers' compensation is provided by the Texas Municipal League Intergovernmental Risk Pool, a state insurance pool. Contributions to the Risk Pool for workers' compensation are based on the City's past claims history. The Risk Pool is self-sustaining through members' contributions and maintains insurance to limit risk of loss with an external insurance company. Settlement claims have not exceeded aggregate limits in the past three fiscal years.

R. Pensions

For purposes of measuring the net pension asset, pension related deferred outflows and inflows of resources, and pension expense, City specific information about its Fiduciary Net Position in the Texas Municipal Retirement System (TMRS) and additions to/deductions from the City's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. Information regarding the City's Net Pension Asset is obtained from TMRS through a report prepared for the City by TMRS consulting actuary, Gabriel Roeder Smith & Company, in compliance with Governmental Accounting Standards Board (GASB) Statement No. 68, Accounting and Financial Reporting for Pensions.

S. Other Post-Employment Benefits

For purposes of measuring the total OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information has been determined based on the City's actuary report. For this purpose, OPEB expense recognized each fiscal year is equal to the change in the total OPEB liability from the beginning of the year to the end of the year, adjusted for deferred recognition of certain changes in the liability. Benefit payments are treated as being equal to the employer's yearly contributions for retirees. Information regarding the City's Total OPEB Liability is obtained from TMRS through a report prepared for the City by TMRS consulting actuary, Gabriel Roeder Smith & Company, in compliance with Governmental Accounting Standards Board (GASB) Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions.

T. Deficit Fund Balance

At September 30, 2024, the Grants Fund, a non-major governmental fund, had a deficit fund balance of \$190,532. The fund incurred expenditures not reimbursed under the grant agreement. However, the City anticipates transferring funds related to the expenditures in future fiscal years.

City of Colleyville, Texas

Notes to the Basic Financial Statements

U. Subsequent Events

The City has reviewed its financial statements and evaluated subsequent events for the period of time from its year ended September 30, 2024 through March 05, 2025, the date the financial statements were issued. Management is not aware of any subsequent events that would require recognition or disclosure in the accompanying financial statements.

Note 2. Stewardship, Compliance and Accountability

Budgetary Information

The City Council follows these procedures in establishing budgetary data reflected in the basic financial statements:

1. Prior to September 1, the City Manager submits to the City Council a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
2. Public hearings are conducted to obtain taxpayer comments.
3. Prior to September 30, the budget is legally enacted through passage of an ordinance.
4. The City Manager is authorized to transfer budgeted amounts between departments within any fund; however, any revisions that alter the total expenditures of any fund must be approved by the City Council.
5. Formal budgetary integration is employed as a management control device during the year for the General, Colleyville Economic Development Fund, Crime District Fund, Debt Service, and Enterprise Funds. Budgetary control is maintained at the fund level. Internal budgets prepared for various boards are reviewed by the City Council for expenditures of other Special Revenue Funds. These budgeted expenditures are not formally adopted by the City Council.
6. Budgets for the General and the Debt Service Funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). Formal budgeted amounts are as amended by the City Council for the General, Colleyville Economic Development Fund, Crime District Fund, Debt Service and Enterprise Funds.
7. Budgetary data for the Capital Projects Fund has not been presented in the accompanying basic financial statements, as such funds are budgeted over the life of the respective project and not on an annual basis. Accordingly, formal budgetary integration of the Capital Projects Fund is not employed and comparison of actual results of operations to budgetary data for such fund is not presented.
8. Budgetary data for the Enterprise and Drainage Utility Funds has not been presented since the reporting on such budgets is not legally required.

City of Colleyville, Texas

Notes to the Basic Financial Statements

Note 3. Deposits and Investments

In fiscal year 2016, the City adopted GASB Statement No. 72 (GASB 72), *Fair Value Measurement and Application*. GASB 72 was issued to address accounting and financial reporting issues related to fair value measurements.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

As of September 30, 2024, the City held the following fair value measurements:

	Value at September 30, 2024	Fair Value Measurements			Percent of Total Investments	Weighted Average Maturity (Days)
		Level 1 Inputs	Level 2 Inputs	Level 3 Inputs		
City:						
Cash and cash equivalents:						
Cash deposits - City	\$ 14,309,459	\$ -	\$ -	\$ -		
Petty Cash - City	2,212					
Cash deposits - trust and agency	33,023	-	-	-		
Investments not subject to fair value:						
Investment pools:						
TexPool	23,411,949	-	-	-	32%	38
TexStar	10,177,342	-	-	-	14%	39
Texas CLASS	6,943,206	-	-	-	9%	22
LOGIC	1,819,974	-	-	-	2%	54
Investments in certificates of deposits:						
Certificates of deposits	8,143,532	-	8,143,532	-	11%	62
Investments by fair value level:						
Federal Farm Credit Bonds	8,970,864	-	8,970,864	-	12%	100
 Total cash and investments of the City	 73,811,561	 -	 17,114,396	 -		
Component unit:						
Cash and cash equivalents:						
Cash deposits	423,960	-	-	-		
Investments not subject to fair value:						
Investment pools:						
TexStar	1,092,461	-	-	-	72%	39
 Total cash and investments of the component unit	 1,516,421	 -	 -	 -		
 Total cash and investments of the reporting entity	 \$ 75,327,982	 \$ -	 \$ 17,114,396	 \$ -		

City of Colleyville, Texas

Notes to the Basic Financial Statements

The Public Funds Investment Act (Government Code Chapter 2256) contains specific provisions in the areas of investment practices, management reports and establishment of appropriate policies. Among other things, it requires the City to adopt, implement, and publicize an investment policy. That policy must address the following areas: (1) safety of principal and liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio, (8) investment staff quality and capabilities, and (9) bid solicitation preferences for certificates of deposit.

Statutes authorize the City to invest in (1) obligations of the U. S. Treasury, certain U. S. agencies, and the State of Texas; (2) certificates of deposit, (3) certain municipal securities, (4) money market savings accounts, (5) repurchase agreements, (6) bankers acceptances, (7) Mutual Funds, (8) investment pools, (9) guaranteed investment contracts, and (10) common trust funds. The Act also requires the City to have independent auditors perform test procedures related to investment practices as provided by the Act. The City is in substantial compliance with the requirements of the Act and with local policies.

Investment Pools are measured at amortized cost or net asset value and are exempt from fair value reporting and therefore have been excluded from the hierarchy. Certificates of Deposit are reported as investments in the Statement of Net Position and are measured with Level 2 inputs on the fair value hierarchy. U.S. Government Agency Securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

The amounts for TexStar, Texas CLASS, LOGIC and TexPool (pooled investments) are reported as investments in the Statement of Net Position.

TexPool is duly chartered and overseen by the State Comptroller's Office, administered, and managed by Federated Investors, Inc. State Street Bank serves as the custodial bank. The portfolio consists of U.S. Government securities; collateralized repurchase and reverse repurchase agreements; and AAA rated money market mutual funds.

The investment pool transacts at a net asset value of \$1.00 per share, has a weighted average maturity of 60 days or less and weighted average life of 120 days or less, investments held are highly rated by a nationally recognized statistical rating organization, have no more than 5% of portfolio with one issuer (excluding US government securities), and can meet reasonably foreseeable redemptions. The investment pool has a redemption notice period of one day and no maximum transaction amounts. The investment pools' authorities may only impose restrictions on redemptions in the event of a general suspension of trading on major securities market, general banking moratorium or national or state emergency that affects the pools' liquidity.

Texas CLASS is an external investment pool measured at fair value, i.e., net asset value. The investment pool's strategy is to seek preservation of principal, liquidity, and current income through investment in a diversified portfolio of short-term marketable securities. There are no unfunded commitments related to the investment pool. Texas CLASS has a redemption notice period of one day and may redeem daily. The investment pool's authorities may only impose restrictions on redemptions in the event of a general suspension of trading on major securities market, general banking moratorium or national or state emergency that affects the pool's liquidity. The Texas CLASS portfolio consists of U.S. Government securities; collateralized repurchase and reverse repurchase agreements; AAA rated money market mutual funds; and commercial paper.

City of Colleyville, Texas

Notes to the Basic Financial Statements

LOGIC is duly chartered by the State of Texas Interlocal Cooperation Act, is administered by Hilltop Securities, Inc. and J.P. Morgan Investment Management, Inc. (JPMIM), and managed by JPMIM, who provides custody and investment management.

LOGIC's investment objectives are to seek preservation of principal, liquidity, and current income through investment in a diversified portfolio of short-term marketable securities. The portfolio will maintain a dollar-weighted average maturity that does not exceed 60 days and seeks to maintain a net asset value of \$1.00 per share.

LOGIC may invest in securities including: obligations of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks; other obligations which are unconditionally guaranteed or insured by the U.S.; fully collateralized repurchase agreements with a defined termination date and unconditionally guaranteed or insured by the U.S. or its agencies and instrumentalities; SEC-registered money-market fund rated in the highest rating category by at least one nationally recognized statistical rating organization (NRSRO); and commercial paper as authorized under the Public Funds Investment Act. The investment pool has a redemption notice period of one day and no maximum transaction amounts. The investment pools' authorities may only impose restrictions on redemptions in the event of a general suspension of trading on major securities market, general banking moratorium or national or state emergency that affects the pools' liquidity.

TexSTAR is duly chartered by the State of Texas Interlocal Cooperation Act, is administered by Hilltop Securities, Inc. and J.P. Morgan Investment Management, Inc. (JPMIM), and managed by JPMIM, who provides custody and investment management.

The primary objectives of TexSTAR are, in order of priority, preservation and protection of principal, maintenance of sufficient liquidity to meet Participants' needs, and yield. The portfolio will maintain a dollar-weighted average maturity that does not exceed 60 days and seeks to maintain a net asset value of \$1.00 per share. TexSTAR may invest in securities including: obligations of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks; other obligations which are unconditionally guaranteed or insured by the U.S.; fully collateralized repurchase agreements with a defined termination date and unconditionally guaranteed or insured by the U.S. or its agencies and instrumentalities; and SEC-registered no-load money-market fund which meet the requirements of the Public Funds Investment Act. The investment pool has a redemption notice period of one day and no maximum transaction amounts. The investment pools' authorities may only impose restrictions on redemptions in the event of a general suspension of trading on major securities market, general banking moratorium or national or state emergency that affects the pools' liquidity.

Interest Rate Risk. In accordance with its investment policy, the government manages its exposure to declines in fair market values by limiting the average dollar weighted maturity of its investment portfolios to a maximum of 540 days.

Custodial Credit Risk. The City maintains a cash and investment pool that combines cash of the various funds in order to maximize investment opportunities. The City's policy and state statutes require that all deposits in financial institutions be insured by the Federal Depository Insurance Corporation (FDIC) or fully collateralized as per the Public Funds Collateral Act. The City's deposits were fully insured or collateralized as required by state statutes as of September 30, 2024.

Credit Risk. It is the City's policy to limit its investments to investment types with an investment quality rating not less than A or its equivalent by a nationally recognized statistical rating organization. The City's assets in investments meet the requirements as noted above.

City of Colleyville, Texas

Notes to the Basic Financial Statements

Note 4. Receivables

Receivables as of year-end for the government's individual major funds, nonmajor funds and enterprise funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

	Governmental Funds				Enterprise Funds		
	General	Debt Service	Capital Projects	Non-Major Governmental	Water and Sewer	Drainage Fee	Total
Receivables:							
Accounts	\$ 508,175	\$ -	\$ -	\$ 386,614	\$ 4,367,950	\$ 214,622	\$ 5,477,361
Taxes	1,225,196	26,297	-	-	-	-	1,251,493
Loans	107,750	-	15,134,261	-	4,000,000	-	19,242,011
Leases	76,307	-	-	-	-	-	76,307
Gross receivables	1,917,428	26,297	15,134,261	386,614	8,367,950	214,622	26,047,172
Less allowance	314,991	-	-	-	53,770	-	368,761
Net total receivables	\$ 1,602,437	\$ 26,297	\$ 15,134,261	\$ 386,614	\$ 8,314,180	\$ 214,622	\$ 25,678,411

The City's property tax is levied each October 1 on the assessed value listed as of the prior January 1 for all real property and certain personal property located in the City. The assessed value, net of exemptions, upon which the fiscal 2024 levy was based, was \$7,913,314,287.

Property taxes are limited by the Texas constitution to \$2.50 per \$100 of assessed valuation and by City Charter to \$1.50 per \$100 valuation. Also, the tax rate set per budget year shall not result in property tax revenue increase greater than seven percent of the total property tax revenue collected in the preceding budget year, adjusted for new construction, unless authorized by the voters of the City at a special election. The combined tax rate to finance general governmental service and debt service for the year ended September 30, 2024, was \$0.260991 per \$100 of assessed valuation.

Taxes are due by January 31 following the levy date. Tax collections, including related penalties and interest, was \$19,062,796 for the year ended September 30, 2024. Property taxes receivable at September 30, 2024, were \$274,554.

The appraisal of property within the City is the responsibility of a countywide appraisal City as required by legislation passed by the Texas Legislature. The appraisal City is required under such legislation to assess all property within the appraisal City on the basis of 100% of its appraised value and is prohibited from applying any assessment ratios. The value of property within the appraisal City must be reviewed every three years; however, the City may, at its own expense, require annual reviews of appraised values. The City may challenge appraised values established by the appraisal City through various appeals and, if necessary, legal action.

In 2012, the City extended a loan in the amount of \$200,000 to The Londoner Pub to fund some improvements to the restaurant. The loan, which bears no interest, was restructured in 2020 and is receivable in monthly installments of \$750. The balance of the loan was \$107,750 as of September 30, 2024.

City of Colleyville, Texas

Notes to the Basic Financial Statements

During the year ended September 30, 2022, the primary government loaned \$15,134,261 to discretely presented component unit, Colleyville Tax Increment Financing Reinvestment Zone Number One (the TIF), and during the year ended September 30, 2023, the City loaned an additional \$4,000,000. The purpose of the loan was to assist the TIF in cash-funding large scale capital improvements. As of September 30, 2024, the outstanding balance was \$19,134,261.

The TIF will repay the loan in installments beginning in the 2025 fiscal year, with the full balance due in the 2028 fiscal year. The loan will bear interest at 0%.

Leases receivable – The City has entered into multiple lease agreements as lessor ranging from 4 to 30 year terms. The leases allow the right-to-use of land and cell sites to other organizations over the term of the lease. The City receives annual or monthly payments at the interest rate stated or implied within the leases. The interest rates for these leases are 2.32%. The City has \$76,307 remaining in lease receivables and \$76,307 remaining in deferred inflows in the general fund, as of September 30, 2024.

As of September 30, 2024, the expected lease receivable receipts through the expiration of the leases for which the City is a lessor are as follows:

Fiscal Years Ending September 30,	Governmental Activities		
	Principal	Interest	Total
2025	\$ 51,350	\$ 1,450	\$ 52,800
2026	24,957	579	25,536
Total	<u><u>\$ 76,307</u></u>	<u><u>\$ 2,029</u></u>	<u><u>\$ 78,336</u></u>

City of Colleyville, Texas
Notes to the Basic Financial Statements

Note 5. Capital Assets

Capital asset activity for the year ended September 30, 2024, was as follows:

Primary Government

	Beginning Balance	Capital Acquisitions	Sales or Disposals	Adjustments/ Transfers	Ending Balance
Governmental activities:					
Capital assets not being depreciated/amortized:					
Land	\$ 10,713,548	\$ 15,181	\$ -	\$ -	\$ 10,728,729
Construction-in-progress	8,227,281	6,678,977	-	(3,352,558)	11,553,700
Total capital assets not being depreciated/amortized	18,940,829	6,694,158	-	(3,352,558)	22,282,429
Capital assets being depreciated/amortized:					
Buildings and building improvements	64,136,021	1,004,516	(726,223)	1,472,453	65,886,767
Machinery and equipment	15,006,014	860,239	(844,070)	(2,601,596)	12,420,587
Right to use lease assets - equipment	2,601,595	682,732	(178,350)	-	3,105,977
Right to use subscription asset	441,753	-	-	-	441,753
Improvements other than buildings	113,080,492	919,339	-	1,880,102	115,879,933
Total capital assets being depreciated/amortized	195,265,875	3,466,826	(1,748,643)	750,959	197,735,017
Accumulated depreciation/amortization:					
Buildings and building improvements	(30,379,227)	(2,203,797)	726,223	-	(31,856,801)
Machinery and equipment	(11,815,927)	(819,312)	844,070	1,888,232	(9,902,937)
Right to use lease assets - equipment	(1,281,196)	(820,958)	178,350	-	(1,923,804)
Right to use subscription asset	(147,251)	(147,251)	-	-	(294,502)
Improvements other than buildings	(43,295,161)	(2,342,412)	-	-	(45,637,573)
Total accumulated depreciation/amortization	(86,918,762)	(6,333,730)	1,748,643	1,888,232	(89,615,617)
Total capital assets being depreciated/ amortized, net	108,347,113	(2,866,904)	-	2,639,191	108,119,400
Governmental activities capital assets, net	\$ 127,287,942	\$ 3,827,254	\$ -	\$ (713,367)	\$ 130,401,829

City of Colleyville, Texas
Notes to the Basic Financial Statements

Primary Government—Continued

	Beginning Balance	Capital Acquisitions	Sales or Disposals	Adjustments/ Transfers	Ending Balance
Business-Type activities:					
Capital assets not being depreciated:					
Land	\$ 304,839	\$ -	\$ -	\$ -	\$ 304,839
Construction in progress	910,487	1,814,097	-	(71,112)	2,653,472
Total capital assets not being depreciated	1,215,326	1,814,097	-	(71,112)	2,958,311
Capital assets being depreciated:					
Buildings and building improvements	103,159	-	-	-	103,159
Machinery and equipment	3,041,921	362,324	(210,277)	-	3,193,968
Improvements other than buildings	90,960,782	800,559	-	71,112	91,832,453
Total capital assets being depreciated	94,105,862	1,162,883	(210,277)	71,112	95,129,580
Accumulated depreciation:					
Buildings and building improvements	(145,373)	(3,282)	-	-	(148,655)
Machinery and equipment	(2,293,127)	(236,260)	194,423	-	(2,334,964)
Improvements other than buildings	(48,752,792)	(2,139,557)	-	-	(50,892,349)
Total accumulated depreciation	(51,191,292)	(2,379,099)	194,423	-	(53,375,968)
Total capital assets being depreciated, net	42,914,570	(1,216,216)	(15,854)	71,112	41,753,612
Business type activities capital assets, net	\$ 44,129,896	\$ 597,881	\$ (15,854)	\$ -	\$ 44,711,923

Component Unit

	Beginning Balance	Capital Acquisitions	Sales or Disposals	Adjustments/ Transfers	Ending Balance
Component unit activities:					
Capital assets not being depreciated:					
Land	\$ 17,104,291	\$ -	\$ -	\$ -	\$ 17,104,291
Construction-in-progress	31,553,678	1,934,491	-	(24,278,440)	9,209,729
Total capital assets not being depreciated	48,657,969	1,934,491	-	(24,278,440)	26,314,020
Capital assets being depreciated:					
Right to use leased assets	305,652	-	-	-	305,652
Improvements other than buildings	27,996,838	853,464	-	24,278,440	53,128,742
Total capital assets being depreciated	28,302,490	853,464	-	24,278,440	53,434,394
Accumulated depreciation:					
Right to use leased assets	(194,506)	(66,688)	-	-	(261,194)
Improvements other than buildings	(4,839,413)	(2,461,170)	-	-	(7,300,583)
Total accumulated depreciation	(5,033,919)	(2,527,858)	-	-	(7,561,777)
Total capital assets being depreciated, net	23,268,571	(1,674,394)	-	24,278,440	45,872,617
Component unit activities capital assets, net	\$ 71,926,540	\$ 260,097	\$ -	\$ -	\$ 72,186,637

City of Colleyville, Texas

Notes to the Basic Financial Statements

Depreciation and amortization expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
General government	\$ 569,477
Public safety	1,701,044
Public works	2,410,571
Culture and recreation	<u>1,652,638</u>
Total depreciation and amortization expense - governmental activities	<u>\$ 6,333,730</u>
Business-type activities:	
Water and sewer	\$ 2,237,841
Drainage utility	<u>141,258</u>
Total depreciation and amortization expense - business-type activities	<u>\$ 2,379,099</u>

Construction Commitments

The government has active construction projects as of September 30, 2024. The major projects are listed as follows:

Project	Spent-to-date	Remaining Commitment
Bedford Road Trail	\$ 57,650	\$ 67,350
Bransford Road Trail	12,660	60,340
Colleyville Gateways	7,099,050	2,012,612
Drainage Master Plan	298,253	142,505
Fire Station 2 Remodel	17,569	247,900
FY23 Green Ribbon Grant Projects	151,770	78,159
Heroes Park - Design	867,991	63,344
Jackson Road Bridge water/waste water lines	257,099	14,080
John McCain Culvert	63,491	217,324
Justice Center Build Up Roof Replacement	15,269	256,731
Justice Center Interior Renovation	31,355	499,645
Justice Center Detention Pond Enhancements	371,580	45,000
Loggia Fountain	49,098	261,708
McPherson Park Restroom Renovation	27,712	491,708
Nature Center Trail	343,158	
Pleasant Run Restroom Renovation	26,300	6,700
Preston Manor Valve Vault	98,407	28,150
Public Works Generator	4,072	182,563
Quail Court & Woodbriar Improvements	1,377,273	3,448,154
Recreation Center Remodel	1,428,899	71,101
Recreation Center HVAC	86,484	213,516
Recreation Center Roof	286,529	339,774
Recreation Center Ph2	592,656	291,774
Roberts Road Reconstruction	1,539,148	94,566
Senior Center/Multi Generational Facility Renovation	3,607,237	1,347,354
Small Sidewalk Segments/Trails	676,013	9,362
Tinker Road Reconstruction	368,641	38,356
Water Project #18: Pecan Park	415,877	677,639
Webb House Rehab	673	149,325
Total	<u>\$ 20,171,914</u>	<u>\$ 11,356,740</u>

City of Colleyville, Texas

Notes to the Basic Financial Statements

Note 6. Interfund Transactions

Interfund balances reflect payments made by one fund on behalf of another fund for which cash settlement has not been made as of the end of the accounting period. As of September 30, 2024, interfund balances outstanding were as follows:

	Due to	
	General	Total
Due From Capital Projects	\$ 2,800,000	\$ 2,800,000
Total	\$ 2,800,000	\$ 2,800,000

The composition of interfund transfers as of September 30, 2024, is as follows:

	Transfer in				Total
	General	Debt Service	Capital Projects	Nonmajor Governmental Funds	
Transfer out:					
General fund	\$ -	\$ 560,000	\$ 3,588,846	\$ 514,706	\$ 4,663,552
Nonmajor governmental funds	-	-	-	10,000	10,000
Water and wastewater	434,663	-	-	-	434,663
Total	\$ 434,663	\$ 560,000	\$ 3,588,846	\$ 524,706	\$ 5,108,215

The most significant interfund transfers include the transfers of \$3,588,846, \$560,000 and \$514,706 from the General Fund to the Capital Projects fund, the Debt Service fund and non-major funds, respectively, which represent transfers for capital replacement.

The \$434,663 from the water and wastewater fund to the General Fund for the fund's share of administrative expenses.

Note 7. Long-term Liabilities

General Obligation Bonds

The government issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for governmental activities. The original amount of general obligation bonds issued in prior years was \$35,540,000.

General obligation bonds are direct obligations and pledge the full faith and credit of the government. These bonds generally are issued as 20-year serial bonds with equal amounts of principal maturing each year.

City of Colleyville, Texas

Notes to the Basic Financial Statements

Long-term liability activity for the year ended September 30, 2024, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Amount Due within One Year
Governmental activities:					
General obligation bonds and certificates of obligation	\$ 11,870,000	\$ -	\$ (500,000)	\$ 11,370,000	\$ 510,000
Bond premiums	277,738	-	(32,940)	244,798	32,940
Financed purchase liabilities	695,819	3,244,987	(263,048)	3,677,758	368,418
Lease liabilities	173,694	31,250	(55,252)	149,692	51,957
Subscription liabilities	289,308	-	(144,394)	144,914	287,666
Compensated absences	2,332,895	5,880,043	(5,780,748)	2,432,190	242,322
Net pension liability	5,557,486	-	(2,421,910)	3,135,576	-
Total OPEB liability	507,304	48,230	-	555,534	16,729
Total governmental activities	\$ 21,704,244	\$ 9,204,510	\$ (9,198,292)	\$ 21,710,462	\$ 1,510,032
Business-type activities:					
Compensated absences	\$ 380,910	\$ 651,879	\$ (644,464)	\$ 388,325	\$ 44,760
Net pension liability	801,194	-	(349,155)	452,039	-
Total OPEB liability	73,135	6,953	-	80,088	2,412
Total business-type activities	\$ 1,255,239	\$ 658,832	\$ (993,619)	\$ 920,452	\$ 47,172

For the governmental activities, compensated absences are generally liquidated by the General Fund.

	Beginning Balance	Additions	Reductions	Ending Balance	Amount Due within One Year
Component unit activities					
Loans payable	\$ 19,134,261	\$ -	\$ -	\$ 19,134,261	\$ -
Lease liabilities	110,096	-	(68,426)	41,670	41,670
Total component unit activities	\$ 19,244,357	\$ -	\$ (68,426)	\$ 19,175,931	\$ 41,670

Long-term liabilities at September 30, 2024, consisted of the following:

General Obligation Bonds and Certificates of Obligation	Final Maturity	Interest Rates	Governmental
\$6,225,000 Series 2016, General Obligation Refunding Bonds	2027	2.0 - 3.0%	\$ 1,395,000
\$10,030,000 Series 2022, Certificate of Obligation	2042	5.00%	9,975,000
			\$ 11,370,000

The ordinances authorizing the issuance of Waterworks and Wastewater System Revenue Bonds created the Interest and Sinking Fund and Reserve Fund. The gross revenue of the waterworks and wastewater system, after deduction of reasonable expenses of operations and maintenance, are pledged to such funds in amounts equal to the total annual principal and interest requirements of the bonds and amounts required to maintain the Reserve Fund. At September 30, 2024, the City was in compliance with these requirements.

City of Colleyville, Texas

Notes to the Basic Financial Statements

Governmental-type Activities

General Obligation Bonds and Certificates of Obligation

Fiscal Years Ending September 30,	Governmental Activities		
	Principal	Interest	Total
2025	\$ 510,000	\$ 443,025	\$ 953,025
2026	520,000	431,075	951,075
2027	530,000	418,925	948,925
2028	475,000	400,925	875,925
2029	495,000	376,675	871,675
2030-2034	2,860,000	1,502,650	4,362,650
2035-2039	3,510,000	856,400	4,366,400
2040-2042	2,470,000	150,800	2,620,800
Total	\$ 11,370,000	\$ 4,580,475	\$ 15,950,475

Financed Purchases

The City is a lessee for a noncancellable financed purchases of equipment whose terms range from 3 to 5 years and incur interest at rates between 2.69% and 3.69%. The financed purchase liabilities totaled \$3,677,758 as of September 30, 2024.

The future minimum financed purchase obligations and the net present value of these minimum payments as of September 30, 2024, were as follows:

Fiscal Years Ending September 30,			
	Principal	Interest	Total
2025	\$ 368,418	\$ 217,952	\$ 586,370
2026	1,583,470	101,858	1,685,328
2027	212,617	84,568	297,185
2028	223,035	74,149	297,184
2029	233,964	63,221	297,185
2030-2033	1,056,254	132,483	1,188,737
Total	\$ 3,677,758	\$ 674,231	\$ 4,351,989

City of Colleyville, Texas

Notes to the Basic Financial Statements

Lease Liabilities

The City is a lessee for several noncancellable leases of equipment whose terms last three to six years, bearing interest at their implicit rate of 2.32% Effective October 1, 2021, the City implemented GASB Statement No. 87, Leases. At implementation of this statement, the City initially measured the lease liability at the present value of payments expected to be made during the remaining lease term. The annual requirements to amortize lease liabilities outstanding at September 30, 2024 are as follows:

Fiscal Years Ending September 30,	Principal	Interest	Total
2025	\$ 51,957	\$ 3,508	\$ 55,465
2026	38,536	2,305	40,841
2027	28,169	1,080	29,249
2028	28,829	420	29,249
2029	2,201	4	2,205
Total	\$ 149,692	\$ 7,317	\$ 157,009

The underlying assets related to the financed purchases are classified as machinery and equipment. The amortized value of the right-to-use assets as of the end of the current fiscal year was \$1,182,173 Lease amortization expense has been included in depreciation/amortization expense for the year ended September 30, 2024.

Lease Liabilities of the TIF

The TIF is a lessee for a noncancellable lease of property that bears interest at 2.32% for its five year term. Effective October 1, 2021, the City implemented GASB Statement No. 87, Leases. At implementation of this statement, the City initially measured the lease liability at the present value of payments expected to be made during the remaining lease term. The annual requirements to amortize lease liabilities outstanding at September 30, 2024 are as follows:

Fiscal Years Ending September 30,	Principal	Interest	Total
2025	\$ 41,670	\$ 326	\$ 41,996
Total	\$ 41,670	\$ 326	\$ 41,996

City of Colleyville, Texas

Notes to the Basic Financial Statements

Subscription Based Information Technology Arrangements (SBITA)

The City has entered into multiple SBITAs that allow the right-to-use the SBITA vendor's information technology software over the subscription term. The City is required to make annual payments at its incremental borrowing rate or the interest rate stated or implied within the SBITAs. The SBITA rate, term and ending subscription liability are as follows:

	<u>Interest Rate (s)</u>	<u>Subscription Term in Years</u>	<u>Ending Balance</u>
Governmental activities			
Financial software	3%	3.0	<u>\$ 144,914</u>
Total governmental activities			<u><u>\$ 144,914</u></u>

The value of the subscription assets as of the end of the current fiscal year was \$441,753 and had accumulated amortization of \$294,502.

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	<u>\$ 144,914</u>	<u>\$ 4,406</u>	<u>\$ 149,320</u>
	<u><u>\$ 144,914</u></u>	<u><u>\$ 4,406</u></u>	<u><u>\$ 149,320</u></u>

Note 8. Pension Plans

Plan Descriptions

The City participates as one of 934 plans in the defined benefit cash-balance plan administered by the Texas Municipal Retirement System (TMRS). TMRS is a statewide public retirement plan created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for employees of Texas participating cities. The TMRS Act places the general administration and management of TMRS with a six-member, Governor-appointed Board of Trustees; however, TMRS is not fiscally dependent on the State of Texas. TMRS issues a publicly available Comprehensive Annual Financial Report (Annual Report) that can be obtained at tmrs.com.

All eligible employees of the City are required to participate in TMRS.

Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the City-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

City of Colleyville, Texas
Notes to the Basic Financial Statements

A summary of plan provisions for the City are as follows:

Employee deposit rate	7%
Matching ratio (City to employee)	2 to 1
Years required for vesting	5
Service retirement eligibility	Twenty years to any age, five years at age 60 and above
Updated service credit	100% repeating, transfers
Annuity increase to retirees	0% of CPI

Employees Covered by Benefit Terms

At the December 31, 2023 valuation and measurement date, the following employees were covered by the benefit –terms:

Inactive employees or beneficiaries currently receiving benefits	179
Inactive employees entitled to but not yet receiving benefits	175
Active employees	<u>204</u>
	<u>558</u>

Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the City matching percentages are with 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contributions rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City were 9.96% and 10.27% in calendar years 2022 and 2023, respectively. The city's contributions to TMRS for the year ended September 30, 2024, were \$1,787,056 and were equal to the required contributions.

Net Pension Liability/(Asset)

The City's Net Pension Liability/(Asset) was measured as of December 31, 2023, and the Total Pension Liability/(Asset) used to calculate the Net Pension Liability/(Asset) was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The Total Pension Liability/(Asset) in the December 31, 2023 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	2.75% per year, adjusted down for population declines, if any
Investment rate of return	6.75%, net of pension plan investment expense, including inflation

City of Colleyville, Texas

Notes to the Basic Financial Statements

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with the Public Safety table used for males and the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4- year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2018 to December 31, 2022. The assumptions were adopted in 2023 and first used in the December 31, 2023, actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation and best estimates of arithmetic real rates of return for each major assets class in fiscal year 2024 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global equity	35.0%	6.70%
Core fixed income	6.0%	4.70%
Non-core fixed income	20.0%	8.00%
Other public and private markets	12.0%	8.00%
Real estate	12.0%	7.60%
Hedge funds	5.0%	6.40%
Private equity	10.0%	11.60%
Total	100.0%	

Discount Rate

The discount rate used to measure the Total Pension Liability/(Asset) was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all period of projected benefit payments to determine the Total Pension Liability/(Asset).

City of Colleyville, Texas

Notes to the Basic Financial Statements

Changes in the Net Pension Liability/(Asset)

	Total Pension Liability(Asset) (a)	Increase (Decrease) Plan Fiduciary Net Position (b)	Net Pension Liability(Asset) (a) - (b)
Balance at December 31, 2022	\$ 77,729,770	\$ 71,371,092	\$ 6,358,678
Changes for the year:			
Service cost	2,780,642	-	2,780,642
Interest	5,221,609	-	5,221,609
Change of benefit terms	-	-	-
Difference between expected and actual experience	549,986	-	549,986
Changes of assumptions	(162,243)	-	(162,243)
Contributions - employer	-	1,736,594	(1,736,594)
Contributions - employee	-	1,218,053	(1,218,053)
Net investment income	-	8,259,328	(8,259,328)
Benefit payments, including refunds of employee contributions	(3,525,849)	(3,525,849)	-
Administrative expense	-	(52,551)	52,551
Other changes	-	(367)	367
Net changes	4,864,145	7,635,208	(2,771,063)
Balance at December 31, 2023	\$ 82,593,915	\$ 79,006,300	\$ 3,587,615

The following presents the net pension liability/(asset) of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is one-percentage-point lower (5.75%) or one-percentage-higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
Net pension liability(asset)	\$ 14,862,696	\$ 3,587,615	\$ (5,734,951)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately issued TMRS financial report. The report may be obtained on the Internet at www.tmrs.org.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions.

For the year ended September 30, 2024, the City recognized pension expense of \$1,881,086. The General Fund, Capital Projects Fund, Colleyville Economic Development Fund, Water and Sewer Fund, Drainage Utility Fund, Crime City Fund, and Juvenile Case Manager Fund have been used to liquidate pension liabilities.

City of Colleyville, Texas

Notes to the Basic Financial Statements

At September 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 475,832	\$ 121,166
Changes in actuarial assumptions	-	116,151
Difference between projected and actual investment earnings	1,914,429	-
Contributions subsequent to the measurement date	1,440,688	-
Total	\$ 3,830,949	\$ 237,317

\$1,440,688 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the Net Pension Liability for the year ending September 30, 2025. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Years Ended December 30,	Net Deferred Outflows (Inflows) of Resources
2023	\$ 626,544
2024	675,222
2025	1,539,533
2026	(688,355)
Total	\$ 2,152,944

Note 9. Other Postemployment Benefits

Plan Description

The City also participates in the cost sharing multiple-employer defined benefit group-term life insurance plan operated by the TMRS known as the Supplemental Death Benefits Fund (SDBF). The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death); retired employees are insured for \$7,500; this coverage is an "other post-employment benefit," or OPEB.

City of Colleyville, Texas

Notes to the Basic Financial Statements

Membership in the plan at December 31, 2023, the date of the latest actuarial valuation, consists of the following:

Inactive employees currently receiving benefits	111
Inactive employees entitled to but not yet receiving benefits	29
Active employees	<u>204</u>
Total	<u><u>344</u></u>

Valuation of Assets

For purposes of calculating the Total OPEB Liability, the plan is considered to be unfunded and therefore no assets are accumulated for OPEB.

Actuarial Assumptions:

The OPEB Liability in the December 31, 2023 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50%
Salary increases	3.60% to 11.85% including inflation
Discount rate	3.77%

Salary increases were based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with the Public Safety table used for males and the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees is used with a four-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the period from December 31, 2018 to December 31, 2022. The assumptions were adopted in 2023 and first used in the December 31, 2023, actuarial valuation.

City of Colleyville, Texas

Notes to the Basic Financial Statements

Discount Rate

Because the Supplemental Death Benefits Fund is considered an unfunded trust under GASB Statement No. 75, the relevant discount rate for calculating the Total OPEB Liability is based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of the measurement date.

	OPEB Liability
Balance at December 31, 2022	\$ 580,439
Changes for the year:	
Service cost	24,361
Interest	23,649
Change of benefit terms	-
Difference between expected and actual experience	(7,144)
Changes of assumptions	31,718
Benefit payments, including refunds of employee contributions	(17,401)
Net changes	55,183
Balance at December 31, 2023	\$ 635,622

The following presents the OPEB liability of the City, calculated using the discount rate of 3.77%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is one-percentage-point lower (2.77%) or one-percentage-higher (4.77%) than the current rate:

	1% Decrease in Discount 2.77%	Discount Rate 3.77%	1% Increase in Discount 4.77%
Total OPEB liability	\$ 758,292	\$ 635,622	\$ 539,388

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB.

For the year ended September 30, 2024, the City recognized OPEB expense of \$33,034. The General Fund, Capital Projects Fund, Colleyville Economic Development Fund, Water and Sewer Fund, Drainage Utility Fund, Crime City Fund, and Juvenile Case Manager Fund have been used to liquidate OPEB liabilities.

At September 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ 18,672
Changes in assumptions and other inputs	-	99,121
Contributions made subsequent to measurement date	13,695	-
Total	\$ 13,695	\$ 117,793

City of Colleyville, Texas

Notes to the Basic Financial Statements

\$13,695 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the Net OPEB Liability for the year ending September 30, 2025. Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in pension expense as follows:

Years Ending December 30,	Net Deferred Outflows (Inflows) of Resources
2023	\$ (15,355)
2024	(21,776)
2025	(40,603)
2026	(43,038)
2027	2,979
Total	\$ (117,793)

Note 10. Water and Wastewater Contracts

The City has two contracts with the Trinity River Authority of Texas (TRA) for the purchase of treated water and for the transportation, treatment and disposal of sanitary sewage and other waste. The initial term of the contracts are 35 years (water – April 2014) and 50 years (wastewater – November 2023), however both contain language that they will continue in effect until all related bonds and refunding bonds in lieu of debt have been paid. While the provisions of each of the contracts vary, each contract basically requires the City to pay varying amounts based on the costs associated with water purchased and sewage transported and/or treated and disposed. The cost includes the City's proportionate share of TRA's operating and maintenance expenses, related debt service costs, and certain other miscellaneous charges. Purchases of treated water and charges for the transportation, treatment and disposal of sewage and other wastes during fiscal year 2024 amounted to approximately \$12,852,230 and \$3,623,100, respectively.

Note 11. Contingent Liabilities

The City has been named as a defendant or co-defendant in a number of legal actions. While the outcome of these cases is not known at this time, City management believes that any awards to insured parties which must be paid in excess of amounts covered by insurance will not be material to the financial position of the City.

Note 12. Risk Financing and Insurance

The City is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. During the fiscal year 1974, the City joined the Texas Municipal League Workers Compensation Joint Insurance Fund for risks related to employees. During the fiscal year 1992, the City joined the Texas Municipal League Joint Insurance Fund for risks related to general liability, property and errors and omissions. Premiums are paid to the Pool, which retains a limit of loss. Reinsurance companies insure the risks beyond those limits. The City retains, as a risk, only the deductible amount of each policy. There have been no significant reductions in insurance coverage and no settlements exceeded insurance coverage in the past three fiscal years.

City of Colleyville, Texas

Notes to the Basic Financial Statements

Note 13. Tax Abatements

The City negotiates Chapter 380 sales tax rebate agreements on an individual basis. The City has tax rebate agreements with one entity as of September 30, 2024. The agreement states that the company desires to purchase and use new building materials within the City to generate additional sales and use tax revenue for the City. There were no sales taxes rebated under this agreement for the year ended September 30, 2024.

Note 14. Change Within the Reporting Entity

The City made a change to report Grant Fund and Colleyville Tomorrow Fund as nonmajor special revenue fund, instead of the previously reported major special revenue fund. This represents a change within the reporting entity, affecting the beginning fund balance of the governmental major funds and the nonmajor governmental major funds appearing in the fund financial statements. The changes are reflected in the financial statements.

Note 15. New Accounting Pronouncements

The GASB pronouncements effective in fiscal year 2024 and future fiscal years are listed as follows:

GASB Statement No. 99, Omnibus 2022, enhances comparability in accounting and financial reporting and improves the consistency of authoritative literature by addressing (1) practice issues that have been identified during implementation and application of certain GASB Statements and (2) accounting and financial reporting for financial guarantees. The requirements of this Statement related to extension of use of London Interbank Offered Rate (LIBOR), accounting for Supplemental Nutrition Assistance Program (SNAP) distributions, disclosures of nonmonetary transactions, pledges of future revenues by pledging governments, clarification of certain provisions in Statement No. 34, as amended and terminology updates related to Statements No. 53 and 63 are effective immediately and implemented in the current year. All other requirements of this Statement will be effective for the City in the fiscal years ending September 30, 2024. GASB 99 was implemented in the fiscal year 2024 financial statements with no impact to amounts previously reported.

GASB Statement No. 100, Accounting Changes and Error Corrections – an amendment of GASB Statement No. 62, enhances the accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent and comparable information for making decisions or assessing accountability. The requirements of this Statement are effective for accounting changes and error corrections made in fiscal years beginning after June 15, 2023, and all reporting periods thereafter. The City has implemented this Statement.

GASB Statement No. 101, Compensated Absences, will better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. The objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The requirements of this Statement are effective for fiscal years beginning after December 15, 2023, and all reporting periods thereafter. GASB 101 was implemented in the fiscal year 2024 financial statements with no impact to amounts previously reported.

GASB Statement No. 102, Certain Risk Disclosures, (GASB 102), establishes financial reporting requirements for risk related to vulnerabilities due to certain concentrations or constraints. The requirements of this statement are effective for reporting periods beginning after June 15, 2024. GASB 102 will be implemented in the City's fiscal year 2025 financial statements and the impact has not yet been determined.

City of Colleyville, Texas

Notes to the Basic Financial Statements

GASB Statement No. 103, Financial Reporting Model Improvements, (GASB 103), establishes new accounting and financial reporting requirements – or modifies existing requirements – related to the following:

- Management's discussion & analysis
- Unusual or infrequent items
- Presentation of the proprietary fund statements of revenues, expenses, and changes in fund net position
- Information about major component units in basic financial statements
- Budgetary comparison information
- Financial trends information in the statistical section

The requirements of this statement are effective for reporting periods beginning after June 15, 2025. GASB 103 will be implemented in the City's fiscal year 2026 financial statements and the impact has not yet been determined.

GASB Statement No. 104, Disclosures of Certain Capital Assets, (GASB 104), establishes new disclosure requirements related to certain capital assets. The requirements of this statement are effective for reporting periods beginning after June 15, 2025. GASB 104 will be implemented in the City's fiscal year 2026 financial statements and the impact has not yet been determined.

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Required Supplementary Information

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City of Colleyville, Texas

Exhibit A-1

General Fund

Budgetary Comparison Schedule (GAAP Basis)

For the Fiscal Year Ended September 30, 2024

	Budgeted Amounts			Variance with Final Budget - Positive (Negative)
	Original	Final	Actual	
REVENUES				
Taxes	\$ 24,525,510	\$ 24,525,510	\$ 25,008,857	\$ 483,347
Fines and forfeitures	550,000	550,000	665,947	115,947
Licenses, permits and fees	924,850	924,850	748,155	(176,695)
Intergovernmental	235,000	235,000	235,000	-
Charges for services	1,504,820	1,504,820	1,874,675	369,855
Investment earnings (losses)	300,000	300,000	1,245,945	945,945
Miscellaneous	60,100	60,100	106,760	46,660
Total revenues	28,100,280	28,100,280	29,885,339	1,785,059
EXPENDITURES				
Current:				
General government	5,263,191	5,274,736	5,631,968	(357,232)
Community development and engineering	1,722,878	1,722,878	1,636,206	86,672
Fire and rescue	7,390,021	7,390,021	7,227,274	162,747
Leisure services	2,994,930	2,994,930	2,857,531	137,399
Maintenance	846,052	846,052	915,424	(69,372)
Municipal court	656,575	656,575	662,224	(5,649)
Police services	6,176,473	6,176,473	5,751,102	425,371
Streets and drainage	1,113,404	1,113,404	977,228	136,176
Capital outlay	25,545	14,000	31,071	(17,071)
Total expenditures	26,189,069	26,189,069	25,690,028	499,041
Excess of revenues over expenditures	1,911,211	1,911,211	4,195,311	2,284,100
OTHER FINANCING SOURCES (USES)				
Issuance of leases	-	-	29,196	29,196
Proceeds from the sale of property	20,000	20,000	33,070	13,070
Transfers in	434,662	434,662	434,663	1
Transfers out	(1,074,706)	(1,074,706)	(4,663,552)	(3,588,846)
Total other financing sources (uses)	(620,044)	(620,044)	(4,166,623)	(3,546,579)
Net change in fund balance	1,291,167	1,291,167	28,688	(1,262,479)
Fund balance, beginning of year	8,514,962	8,514,962	8,514,962	-
FUND BALANCE, end of year	\$ 9,806,129	\$ 9,806,129	\$ 8,543,650	\$ (1,262,479)

See Notes to the Budgetary Comparison Schedules

City of Colleyville, Texas**Exhibit A-2**

Colleyville Economic Development Fund
 Budgetary Comparison Schedule (GAAP Basis)
 For the Fiscal Year Ended September 30, 2024

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Taxes	\$ 2,586,555	\$ 2,586,555	\$ 2,675,932	\$ 89,377
Investment earnings	60,000	60,000	226,503	166,503
Miscellaneous	225,000	225,000	70	(224,930)
Total revenues	2,871,555	2,871,555	2,902,505	30,950
EXPENDITURES				
General government	286,625	286,625	281,623	5,002
Leisure services	1,667,139	1,667,139	1,525,808	141,331
Capital outlay	1,789,919	1,497,226	1,279,969	217,257
Total expenditures	3,743,683	3,450,990	3,087,400	363,590
Excess (deficiency) of revenues over (under) expenditures	(872,128)	(579,435)	(184,895)	394,540
Net change in fund balance	(872,128)	(579,435)	(184,895)	394,540
Fund balance, beginning of year	7,537,100	7,537,100	7,537,100	-
FUND BALANCE, end of year	\$ 6,664,972	\$ 6,957,665	\$ 7,352,205	\$ 394,540

City of Colleyville, Texas

Notes to the Budgetary Comparison Schedules
For the Fiscal Year Ended September 30, 2024

Budgetary Data

The City Council adheres to the following procedures in establishing the budgets reflected in the financial statements:

1. Prior to September 1, the City Manager submits to the City Council a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
2. Public hearings are conducted to obtain taxpayers' comments.
3. Prior to September 30, the budget is legally enacted through passage of an ordinance.
4. Annual budgets are legally adopted for the General Fund, Debt Service Fund, the Colleyville Economic Development Fund, and the Crime City Fund all on a basis consistent with accounting principles generally accepted in the United States of America. Formal budgetary integration is not employed for Proprietary Funds. However, the City does adopt an annual budget for those funds for managerial control. Budgetary data for the Capital Projects Fund has not been presented in the budgetary comparison schedules, as such funds are budgeted over the life of the respective project and not on an annual basis. Accordingly, formal budgetary integration is not employed for the Capital Projects Funds.
5. The City Manager is authorized to transfer budgeted amounts between departments within any fund; however, any revisions that alter the total expenditures of any fund must be approved by the City Council.
6. Expenditures in excess of appropriations for the year ended September 30, 2024 were:

General Fund:	
General Government	(\$357,232)
Maintenance	(\$69,372)
Municipal court	(\$5,649)
Capital Outlay	(\$17,071)

- The General Fund general government expenditures exceeded appropriations by \$357,232 because of unbudgeted expenditures made for unforeseen legal fees and increased T.R.A water expenses due to higher usage.
- The General Fund maintenance expenditures exceeded appropriations by \$69,372 because of unbudgeted expenditures made for cleaning services to meet operational needs of the new Recreation Center
- The General Fund municipal court expenditures exceeded appropriations by \$5,649 because of unbudgeted expenditures made for unforeseen additional personnel expenditures.
- The General Fund capital outlay expenditures exceeded appropriations by \$17,071 because of budgeted amounts were not adjusted for actual when final invoices were obtained.

City of Colleyville, Texas

Schedule of Changes in Net Pension Liability and Related Ratios

Texas Municipal Retirement System

Last Ten Measurement Years

Exhibit A-3

	Measurement Year 2023	Measurement Year 2022	Measurement Year 2021	Measurement Year 2020	Measurement Year 2019	Measurement Year 2018	Measurement Year 2017	Measurement Year 2016	Measurement Year 2015	Measurement Year 2014
Total pension liability:										
Service cost	\$ 2,780,642	\$ 2,493,304	\$ 2,348,736	\$ 2,314,748	\$ 2,114,121	\$ 2,067,935	\$ 2,045,941	\$ 1,920,420	\$ 1,820,192	\$ 1,598,908
Interest	5,221,609	4,944,165	4,647,079	4,338,383	4,016,942	3,748,186	3,528,308	3,302,291	3,149,676	2,938,763
Changes of benefit terms	-	-	-	-	-	-	-	-	-	-
Difference between expected and actual experience	549,986	(264,558)	375,286	897,140	943,948	713,928	19,139	205,568	(55,444)	136,216
Change in assumptions	(162,243)	-	-	-	282,429	-	-	-	937,119	-
Benefit payments, including refunds of employee contributions	(3,525,849)	(2,886,767)	(3,197,440)	(2,790,558)	(2,600,777)	(2,542,340)	(2,151,523)	(2,133,755)	(1,814,665)	(1,728,299)
Net change in total pension liability	4,864,145	4,286,144	4,173,661	4,759,713	4,756,663	3,987,709	3,441,865	3,294,524	4,036,878	2,945,588
Total pension liability - beginning	77,729,770	73,443,626	69,269,965	64,510,252	59,753,589	55,765,880	52,324,015	49,029,491	44,992,613	42,047,025
Total pension liability - ending (a)	82,593,915	77,729,770	73,443,626	69,269,965	64,510,252	59,753,589	55,765,880	52,324,015	49,029,491	44,992,613
Plan fiduciary net position:										
Contributions - employer	1,736,594	1,533,978	1,412,852	1,330,792	1,159,312	1,159,516	1,082,013	922,484	903,631	745,874
Contributions - employee	1,218,053	1,099,064	1,053,245	1,042,009	948,036	920,251	898,468	851,897	822,553	763,324
Net investment income	8,259,328	(5,638,435)	8,998,028	4,901,713	8,718,902	(1,757,178)	7,166,092	3,298,224	72,103	2,657,437
Benefit payments, including refunds of employee contributions	(3,525,849)	(2,886,767)	(3,197,440)	(2,790,558)	(2,600,777)	(2,542,340)	(2,151,523)	(2,133,755)	(1,814,665)	(1,728,299)
Administrative expense	(52,551)	(48,799)	(41,637)	(31,719)	(49,271)	(33,959)	(37,136)	(37,249)	(43,918)	(27,747)
Other	(367)	58,231	285	(1,238)	(1,480)	(1,774)	(1,882)	(2,007)	(2,170)	(2,281)
Net change in plan fiduciary net position	7,635,208	(5,882,728)	8,225,333	4,450,999	8,174,722	(2,255,484)	6,956,032	2,899,594	(62,466)	2,408,308
Plan fiduciary net position - beginning	71,371,092	77,253,820	69,028,487	64,577,488	56,402,766	58,658,250	51,702,218	48,802,624	48,865,090	46,456,782
Plan fiduciary net position - ending (b)	79,006,300	71,371,092	77,253,820	69,028,487	64,577,488	56,402,766	58,658,250	51,702,218	48,802,624	48,865,090
Net pension liability (asset) - ending (a) - (b)	\$ 3,587,615	\$ 6,358,678	\$ (3,810,194)	\$ 241,478	\$ (67,236)	\$ 3,350,823	\$ (2,892,370)	\$ 621,797	\$ 226,867	\$ (3,872,477)
Plan fiduciary net position as a percentage of total pension liability (asset)	95.66%	91.82%	105.19%	99.65%	100.10%	94.39%	105.19%	98.81%	99.54%	108.61%
Covered-employee payroll	\$ 17,400,763	\$ 15,700,900	\$ 15,046,358	\$ 14,885,841	\$ 13,543,374	\$ 13,146,439	\$ 12,835,255	\$ 12,169,964	\$ 11,750,753	\$ 10,904,635
Net pension liability(asset) as a percentage of covered-employee payroll	20.62%	40.50%	-25.32%	1.62%	-0.50%	25.49%	-22.53%	5.11%	1.93%	-35.51%

Note: As of December 31 – Measurement Date.

City of Colleyville, Texas
Schedule of Contributions
Texas Municipal Retirement System
Last Ten Fiscal Years

Exhibit A-4

	Fiscal Year 2024	Fiscal Year 2023	Fiscal Year 2022	Fiscal Year 2021	Fiscal Year 2020	Fiscal Year 2019	Fiscal Year 2018	Fiscal Year 2017	Fiscal Year 2016	Fiscal Year 2015
Actuarially determined contribution	\$ 1,787,056	\$ 1,730,978	\$ 1,513,292	\$ 1,352,700	\$ 2,197,460	\$ 2,596,092	\$ 1,538,670	\$ 1,048,848	\$ 941,907	\$ 868,363
Contribution in relation of the actuarially determined contribution	1,787,056	1,730,978	1,513,292	1,352,700	2,197,460	2,596,092	1,538,670	1,048,848	941,907	868,363
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered-employee payroll	\$ 17,400,742	\$ 16,993,904	\$ 15,360,973	\$ 14,821,499	\$ 14,213,930	\$ 13,389,846	\$ 13,188,135	\$ 12,528,384	\$ 12,281,471	\$ 11,640,489
Contributions as a percentage of covered-employee payroll	10.27%	10.19%	9.85%	9.13%	15.46%	19.39%	11.67%	8.37%	7.67%	7.46%

Note: GASB #68, paragraph 81.2.b requires that the data in this schedule be presented as of the City's fiscal year as opposed to the time period covered by the measurement date.

City of Colleyville, Texas

Notes to Texas Municipal Retirement System- Net Pension Liability Required Supplementary Information For the Fiscal Year Ended September 30, 2024

Actuarial cost method	Entry age normal
Amortization method	Level percentage of payroll, closed
Remaining amortization period	21 years (longest amortization ladder)
Asset valuation method	10 Year smoothed market; 12% soft corridor
Inflation	2.50%
Salary increases	3.60% to 11.85% including inflation
Investment rate of return	6.75%
Retirement age	Experience-based table of rates that vary by age. Last updated for the 2023 valuation pursuant to an experience study of the period ending 2022.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence). Pre-retirement: PUB(10) mortality tables, with the 110% of the Public Safety table used for males and the 100% of the General Employee table used for female. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).
Other information	There were no benefit changes during the year.

City of Colleyville, Texas

Exhibit A-5

Schedule of Changes in Total OPEB Liability and Related Ratios Texas Municipal Retirement System Last Seven Years

	Measurement Year 2023	Measurement Year 2022	Measurement Year 2021	Measurement Year 2020	Measurement Year 2019	Measurement Year 2018	Measurement Year 2017
Total OPEB liability:							
Service cost	\$ 24,361	\$ 45,533	\$ 40,625	\$ 32,749	\$ 23,024	\$ 26,293	\$ 21,820
Interest	23,649	15,445	15,809	17,646	18,777	16,950	16,399
Changes of benefit terms	-	-	-	-	-	-	-
Difference between expected and actual experience	(7,144)	2,083	(20,857)	(3,392)	(9,503)	(5,282)	-
Change in assumptions	31,718	(291,399)	25,530	106,857	102,645	(38,274)	41,681
Benefit payments, including refunds of employee contributions	(17,401)	(15,701)	(13,542)	(4,466)	(4,063)	(3,944)	(3,851)
Net changes	55,183	(244,039)	47,565	149,394	130,880	(4,257)	76,049
Net OPEB liability - beginning	580,439	824,478	776,913	627,519	496,639	500,896	424,847
Net OPEB liability - ending	\$ 635,622	\$ 580,439	\$ 824,478	\$ 776,913	\$ 627,519	\$ 496,639	\$ 500,896
Covered-employee payroll	\$ 17,400,763	\$ 15,700,900	\$ 15,046,358	\$ 14,885,841	\$ 13,543,374	\$ 13,146,439	\$ 12,835,255
Net OPEB liability as a percentage of covered-employee payroll	3.65%	3.70%	5.48%	5.22%	4.63%	3.78%	3.90%

*There are not assets in a qualifying trust, as defined by GASB 75, to pay related benefits.

Note: Only seven years of data is presented in accordance with GASB #75. "The information for all period for the 10-year schedules that are required to be presented as required supplementary information may be available initially. In these cases, during the transition period, that information should be presented for as many periods as are available. The schedules should not include information that is not measured in accordance with the requirements of this statement. Additional years' information will be displayed as it becomes available."

City of Colleyville, Texas

Notes to Texas Municipal Retirement System- OPEB Liability Required Supplementary Information For the Fiscal Year Ended September 30, 2024

Inflation	2.50%
Salary increases	3.60% to 11.85% including inflation
Discount rate*	3.77%
Retirees' share of benefit-related cost	\$0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements of GASB Statement No. 68
Mortality rates - service retirees	2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).
Mortality rates - disabled retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year set-forward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence) to account for future mortality improvements subject to the floor

* The discount rate was based on the Fidelity Index's "20-year Municipal GO AA Index" rates as of December 31, 2023.

Combining and Individual Fund Financial Statements and Schedules

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City of Colleyville, Texas

Exhibit B-1

Debt Service Fund

Budgetary Comparison Schedule (GAAP Basis)

For the Fiscal Year Ended September 30, 2024

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Taxes	\$ 1,213,871	\$ 1,213,871	\$ 656,702	\$ (557,169)
Investment earnings	25,000	25,000	-	(25,000)
Total revenues	1,238,871	1,238,871	656,702	(582,169)
EXPENDITURES				
Principal retirement	779,185	779,185	763,048	16,137
Interest and fiscal charges	456,275	456,275	482,487	(26,212)
Total expenditures	1,235,460	1,235,460	1,245,535	(10,075)
Deficiency of revenues under expenditures	3,411	3,411	(588,833)	(592,244)
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	560,000	560,000
Total other financing sources (uses)	-	-	560,000	560,000
Net change in fund balance	3,411	3,411	(28,833)	(32,244)
Fund balance, beginning of year	443,066	443,066	443,066	-
FUND BALANCE, end of year	\$ 446,477	\$ 446,477	\$ 414,233	\$ (32,244)

Non-Major Governmental Funds

Special Revenue Funds

Special Revenue Funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes.

Voluntary Park — This fund is used to account for the operations for which voluntary contributions by citizens are used. Contributions are used primarily to support park activities.

Voluntary Library — This fund is used to account for the operations for which voluntary contributions by citizens are used. Contributions are used primarily to support library activities.

Sesquicentennial Fund – This fund is used to account for sales of the City's Sesquicentennial anniversary history book. Sales proceeds are used to benefit of the City of Colleyville's historical purposes.

Tree Preservation — This fund is used to account for operations related to replacement of trees, which are eliminated due to commercial development. Contributions are received from entities that are developing the property.

Library Donation — This fund is used to account for private and corporate donations for capital purchases related to the library building for the City.

Recreational Event — This fund is used to account for activities related to special events for the City.

The Colleyville Tomorrow Fund – This fund is used to account for proceeds received on gas leases from City-owned property to be used for capital purchases.

The Grant Fund — This fund is used to account for grant related activity.

LEOSE (Law Enforcement Officer Standards and Education) — This fund is used to account for activities related to the continuing education of qualified law enforcement officers as funded by the State of Texas LEOSE Account.

Crime District — This fund is used to account for the Colleyville Crime Control and Prevention City formed to act on behalf of the City for financing the development of crime control throughout the City.

Special Donations — This fund is used to account for various donations made to the City for specific projects.

Court Technology — This fund is used to account for the collection and use of fines collected to be specifically used on technology for the court.

Court Security — This fund is used to account for the collection and use of fines collected to be specifically used for court security purposes.

Public Art — This fund is used to account for the acquisition of art to be placed in City owned facilities with high public visibility.

Juvenile Case Manager — This fund is used to account for staff, whose primary role is handling juvenile defendants in terms of teen court dockets, all school violations including truancy, failure to attend school and parental noncompliance violations, and mandatory classes for drug, tobacco and alcohol defendants, as permitted by state statute.

Deployment Fund – This fund manages the resources and expenditures for emergency deployments related to Natural Disasters, such as wildfires, flashfloods, hurricanes, and tornados. Funding is typically provided by NCTTRAC through reimbursements related to travel and equipment expenses.

Hotel Tax Fund — This fund is used to account for all hotel occupancy tax revenues which are restricted by state statute and can only be used on expenditures related to tourism activities.

Capital Projects Funds

Capital Projects Funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds and trust funds.

Parks Tomorrow Fund — This fund is used to account for proceeds received on gas leases on City-owned parks property for parks capital projects.

Park Land Dedication Fund — This fund is used to account for the acquisition of land for new park sites and to make improvements to or expand existing parks to better serve new development. Fees collected from the developers of residential and commercial development finance the improvements.

Vehicle/Equipment Replacement — This fund is used to account for the replacement of vehicle and other capital equipment.

City of Colleyville, Texas
Non-Major Governmental Funds
Combining Balance Sheet
September 30, 2024

	Special Revenue				
	Voluntary Park	Voluntary Library	Sesquicentennial Fund	Tree Preservation	Library Donation
ASSETS					
Cash and cash equivalents	\$ 55,581	\$ 62,870	\$ 19,653	\$ 69,386	\$ 62,369
Investments	1,134,412	549,341	3,687	281,620	-
Accounts receivable	-	-	-	-	-
Due from other governments	-	-	-	-	-
Accrued interest	-	-	-	-	-
TOTAL ASSETS	\$ 1,189,993	\$ 612,211	\$ 23,340	\$ 351,006	\$ 62,369
LIABILITIES					
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued liabilities	-	-	-	-	-
Due to other funds	-	-	-	-	-
Total liabilities	-	-	-	-	-
FUND BALANCES (DEFICIT)					
Restricted	-	-	23,340	-	62,369
Committed	1,189,993	612,211	-	351,006	-
Assigned	-	-	-	-	-
Unassigned	-	-	-	-	-
Total fund balances (deficit)	1,189,993	612,211	23,340	351,006	62,369
TOTAL LIABILITIES AND FUND BALANCES (DEFICIT)	\$ 1,189,993	\$ 612,211	\$ 23,340	\$ 351,006	\$ 62,369

Special Revenue

Recreational Event	Colleyville Tomorrow Fund	Grant Fund	LEOSE	Crime District	Special Donations
\$ 9,783	\$ 520,128	\$ 1,745	\$ 1,146	\$ 489,748	\$ 42,690
-	-	-	-	2,939,232	-
-	-	-	-	-	-
-	-	-	-	439,706	-
-	-	-	-	419	-
<u>\$ 9,783</u>	<u>\$ 520,128</u>	<u>\$ 1,745</u>	<u>\$ 1,146</u>	<u>\$ 3,869,105</u>	<u>\$ 42,690</u>
\$ -	\$ -	\$ 186,781	\$ -	\$ 39,067	\$ -
-	185,496	5,496	-	65,651	-
-	-	-	-	-	-
-	185,496	192,277	-	104,718	-
-	-	-	1,146	3,764,387	42,690
-	334,632	-	-	-	-
9,783	-	-	-	-	-
-	-	(190,532)	-	-	-
<u>9,783</u>	<u>334,632</u>	<u>(190,532)</u>	<u>1,146</u>	<u>3,764,387</u>	<u>42,690</u>
<u>\$ 9,783</u>	<u>\$ 520,128</u>	<u>\$ 1,745</u>	<u>\$ 1,146</u>	<u>\$ 3,869,105</u>	<u>\$ 42,690</u>

City of Colleyville, Texas

Non-Major Governmental Funds

Combining Balance Sheet - Continued

September 30, 2024

	Special Revenue					
	Court Technology	Court Security	Public Art	Juvenile Case Manager	Deployment Fund	Hotel Tax Fund
ASSETS						
Cash and cash equivalents	\$ 4,398	\$ 1,352	\$ 2,033	\$ 129,036	\$ 393,586	\$ 57,107
Investments	-	-	6,757	-	-	-
Accounts receivable	-	-	-	-	356,089	-
Due from other governments	-	-	-	-	-	45,690
Accrued interest	-	-	-	-	-	-
TOTAL ASSETS	\$ 4,398	\$ 1,352	\$ 8,790	\$ 129,036	\$ 749,675	\$ 102,797
LIABILITIES						
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued liabilities	-	-	-	-	-	6,505
Due to other funds	-	-	-	-	-	-
Total liabilities	-	-	-	-	-	6,505
FUND BALANCES (DEFICIT)						
Restricted	4,398	1,352	-	129,036	-	96,292
Committed	-	-	-	-	-	-
Assigned	-	-	8,790	-	749,675	-
Unassigned	-	-	-	-	-	-
Total fund balances (deficit)	4,398	1,352	8,790	129,036	749,675	96,292
TOTAL LIABILITIES AND FUND BALANCES (DEFICIT)	\$ 4,398	\$ 1,352	\$ 8,790	\$ 129,036	\$ 749,675	\$ 102,797

Capital Projects			
Parks Tomorrow	Park Land Dedication	Vehicle/ Equipment Replacement	Total Non-Major Governmental Funds
\$ 19,708	\$ 45,987	\$ 933,734	\$ 2,922,040
973,560	266,737	1,105,700	7,261,046
-	-	30,525	386,614
-	-	-	485,396
-	-	-	419
<u>\$ 993,268</u>	<u>\$ 312,724</u>	<u>\$ 2,069,959</u>	<u>\$ 11,055,515</u>
\$ -	\$ -	\$ -	\$ 225,848
-	-	-	263,148
-	-	-	-
<u>-</u>	<u>-</u>	<u>-</u>	<u>488,996</u>
-	-	-	4,125,010
993,268	312,724	-	3,793,834
-	-	2,069,959	2,838,207
-	-	-	(190,532)
<u>993,268</u>	<u>312,724</u>	<u>2,069,959</u>	<u>10,566,519</u>
<u>\$ 993,268</u>	<u>\$ 312,724</u>	<u>\$ 2,069,959</u>	<u>\$ 11,055,515</u>

City of Colleyville, Texas

Non-Major Governmental Funds

Combining Statement of Revenues, Expenditures and Changes In Fund Balances

For the Fiscal Year Ended September 30, 2024

	Special Revenue				
	Voluntary Park	Voluntary Library	Sesquicentennial Fund	Tree Preservation	Library Donation
REVENUES					
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Fines and forfeitures	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Grants/contributions	174,736	174,736	-	-	25,616
Investment earnings	58,531	28,344	190	14,530	-
Miscellaneous	-	-	332	-	-
Total revenues	233,267	203,080	522	14,530	25,616
EXPENDITURES					
Current:					
General government	-	-	-	-	-
Fire and rescue	-	-	-	-	-
Leisure services	115,106	165,269	-	-	22,001
Municipal court	-	-	-	-	-
Police services	-	-	-	-	-
Capital outlay	198,599	-	-	-	7,790
Total expenditures	313,705	165,269	-	-	29,791
Excess (deficiency) of revenues over expenditures	(80,438)	37,811	522	14,530	(4,175)
OTHER FINANCING SOURCES (USES)					
Proceeds from financing leases	-	-	-	-	-
Proceeds from the sale of property	-	-	-	-	-
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-
Net changes in fund balances	(80,438)	37,811	522	14,530	(4,175)
Fund balances (deficit), beginning of year	1,270,431	574,400	22,818	336,476	66,544
Change within financial reporting entity (major to nonmajor)	-	-	-	-	-
Fund balances (deficit), beginning of year, as restated	1,270,431	574,400	22,818	336,476	66,544
FUND BALANCES (DEFICIT), END OF YEAR	\$ 1,189,993	\$ 612,211	\$ 23,340	\$ 351,006	\$ 62,369

Special Revenue					
Recreational Event	Colleyville Tomorrow Fund	Grant Fund	LEOSE	Crime District	Special Donations
\$ -	\$ -	\$ -	\$ -	\$ 2,618,355	\$ -
-	-	-	-	-	-
-	-	-	8,791	-	-
9,626	-	169,305	-	-	25,790
-	(309)	-	-	137,557	-
-	-	-	-	-	-
9,626	(309)	169,305	8,791	2,755,912	25,790
24,319	-	-	-	-	-
-	-	1,854	1,150	-	19,460
-	-	3,855	-	-	9,520
-	-	-	-	-	-
-	-	-	6,711	2,380,115	3,436
-	185,497	107,601	-	284,732	-
24,319	185,497	113,310	7,861	2,664,847	32,416
(14,693)	(185,806)	55,995	930	91,065	(6,626)
-	-	-	-	-	-
-	-	-	-	34,524	-
-	-	-	-	-	-
-	-	-	-	(10,000)	-
-	-	-	-	24,524	-
(14,693)	(185,806)	55,995	930	115,589	(6,626)
24,476	-	-	216	3,648,798	49,316
-	520,438	(246,527)	-	-	-
24,476	520,438	(246,527)	216	3,648,798	49,316
\$ 9,783	\$ 334,632	\$ (190,532)	\$ 1,146	\$ 3,764,387	\$ 42,690

City of Colleyville, Texas

Non-Major Governmental Funds

Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Continued For the Fiscal Year Ended September 30, 2024

	Special Revenue					
	Court Technology	Court Security	Public Art	Juvenile Case Manager	Deployment Fund	Hotel Tax Fund
REVENUES						
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 219,059
Fines and forfeitures	21,651	26,436	-	27,111	-	-
Intergovernmental	25,472	32,212	-	-	-	-
Grants/contributions	-	-	-	-	1,452,700	-
Investment earnings	253	-	349	-	-	-
Miscellaneous	-	-	-	-	-	-
Total revenues	47,376	58,648	349	27,111	1,452,700	219,059
EXPENDITURES						
Current:						
General government	-	-	-	-	-	144,936
Fire and rescue	-	-	-	-	796,167	-
Leisure services	-	-	-	-	-	94,592
Municipal court	54,215	59,490	-	-	-	-
Police services	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-
Total expenditures	54,215	59,490	-	-	796,167	239,528
Excess (deficiency) of revenues over expenditures	(6,839)	(842)	349	27,111	656,533	(20,469)
OTHER FINANCING SOURCES (USES)						
Proceeds from financing leases	-	-	-	-	-	-
Proceeds from the sale of property	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-	-
Net changes in fund balances	(6,839)	(842)	349	27,111	656,533	(20,469)
Fund balances (deficit), beginning of year	11,237	2,194	8,441	101,925	93,142	116,761
Change within financial reporting entity (major to nonmajor)	-	-	-	-	-	-
Fund balances (deficit), beginning of year, as restated	11,237	2,194	8,441	101,925	93,142	116,761
FUND BALANCES (DEFICIT), END OF YEAR	\$ 4,398	\$ 1,352	\$ 8,790	\$ 129,036	\$ 749,675	\$ 96,292

Exhibit B-3
(Page 2 of 2)

Capital Projects			
Parks Tomorrow	Park Land Dedication	Vehicle/ Equipment Replacement	Total Non-Major Governmental Funds
\$ -	\$ -	\$ -	\$ 2,837,414
-	-	-	75,198
-	-	-	66,475
-	-	-	2,032,509
49,643	30,847	64,666	384,601
-	-	-	332
49,643	30,847	64,666	5,396,529
-	-	62,532	231,787
-	-	-	818,631
-	-	-	410,343
-	-	-	113,705
-	-	-	2,390,262
-	372,321	3,558,064	4,714,604
-	372,321	3,620,596	8,679,332
49,643	(341,474)	(3,555,930)	(3,282,803)
-	-	3,244,987	3,244,987
-	-	68,135	102,659
-	-	524,706	524,706
-	-	-	(10,000)
-	-	3,837,828	3,862,352
49,643	(341,474)	281,898	579,549
943,625	654,198	1,788,061	9,713,059
-	-	-	273,911
943,625	654,198	1,788,061	9,986,970
\$ 993,268	\$ 312,724	\$ 2,069,959	\$ 10,566,519

City of Colleyville, Texas**Exhibit B-4**

Crime District Fund

Budgetary Comparison Schedule (GAAP Basis)

For the Fiscal Year Ended September 30, 2024

	Budgeted Amounts			Variance with Final Budget - Positive (Negative)
	Original	Final	Actual	
REVENUES				
Taxes	\$ 2,527,529	\$ 2,527,529	\$ 2,618,355	\$ 90,826
Investment earnings	53,200	53,200	137,557	84,357
Miscellaneous	150,000	150,000	-	(150,000)
Total revenues	2,730,729	2,730,729	2,755,912	25,183
EXPENDITURES				
Police services	2,313,041	2,313,041	2,380,115	(67,074)
Capital outlay	262,650	262,650	284,732	(22,082)
Total expenditures	2,575,691	2,575,691	2,664,847	(89,156)
Excess of revenues over expenditures	155,038	155,038	91,065	(63,973)
OTHER FINANCING SOURCES (USES)				
Proceeds from the sale of property	15,000	15,000	34,524	19,524
Transfers out	(10,000)	(10,000)	(10,000)	-
Total other financing sources (uses)	5,000	5,000	24,524	19,524
Net change in fund balance	160,038	160,038	115,589	(44,449)
FUND BALANCE, beginning of year	3,648,798	3,648,798	3,648,798	-
FUND BALANCE, end of year	<u>\$ 3,808,836</u>	<u>\$ 3,808,836</u>	<u>\$ 3,764,387</u>	<u>\$ (44,449)</u>

Custodial Funds

The Custodial Funds are used to account for resources held for others in a custodial capacity. The City maintains the following Custodial Funds:

Employee Activity Fund – This fund is used to account for funds held by the City for the benefit of employees of the City.

Police Asset Forfeiture —This fund is used to account for funds received from the sale of assets seized in criminal-related activities held until their remittance.

City of Colleyville, Texas**Exhibit C-1**

Statement of Fiduciary Net Position -
Employee Activity Fund and Police Asset Forfeiture Fund
September 30, 2024

	Employee Activity Fund	Police Asset Forfeiture Fund	Total
ASSETS			
Cash and cash equivalents	\$ 12,534	\$ 20,489	\$ 33,023
Investments	-	10,200	10,200
Total assets	12,534	30,689	43,223
NET POSITION			
Restricted for other purposes	12,534	30,689	43,223
TOTAL NET POSITION	<u>\$ 12,534</u>	<u>\$ 30,689</u>	<u>\$ 43,223</u>

City of Colleyville, Texas**Exhibit C-2**

Statement of Changes in Fiduciary Net Position -
Employee Activity Fund and Police Asset Forfeiture Fund
For the Fiscal Year Ended September 30, 2024

	Employee Activity Fund	Police Asset Forfeiture Fund	Total
ADDITIONS			
Contributions	\$ 8,476	\$ -	\$ 8,476
Forfeitures	-	2,002	2,002
Investment earnings	-	526	526
Other additions	-	17,899	17,899
Total additions	8,476	20,427	28,903
DEDUCTIONS			
Operating expenses	5,924	17,899	23,823
Total deductions	5,924	17,899	23,823
Change in net position	2,552	2,528	5,080
Net position, beginning	9,982	28,161	38,143
NET POSITION, ENDING	\$ 12,534	\$ 30,689	\$ 43,223

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Statistical Section

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Statistical Section

This part of the City of Colleyville Annual Comprehensive financial report present detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health.

Contents:

Financial Trends Information	98
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These schedules contain trend information intended to help the reader understand how the City's financial position has changed over time.

Revenue Capacity Information.....	104
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These schedules contain information intended to help the reader assess the City's most significant revenue source, property taxes.

Debt Capacity Information.....	109
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These schedules contain information intended to assist users in understanding and assessing the City's current levels of outstanding debt and the ability to issue additional debt.

Demographic and Economic Information	113
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These schedules provide demographic and economic indicators intended to help the readers understand the socioeconomic environment within which the City's financial activities take place.

Operating Information.....	116
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These schedules provide contextual information about the City's operations and resources intended to assist readers in using financial statement information to understand and assess the City's economic condition.

City of Colleyville, Texas
Net Position by Component
Last Ten Fiscal Years
(Accrual Basis of Accounting)
(Unaudited)

	Fiscal Year			
	2015	2016	2017	2018
Governmental activities				
Net investment in capital assets	\$ 98,958,693	\$ 97,982,160	\$ 99,881,334	\$ 100,382,597
Restricted for:				
Debt service	744,295	692,093	612,641	1,936,893
Court Security and technology	154,901	215,142	158,853	74,767
Grant programs	9,844	10,751	11,530	1,554
Leisure services	233,472	233,290	353,561	564,555
Economic development	2,975,894	3,456,897	4,221,531	4,471,253
Police	1,485,735	1,485,771	1,560,027	1,455,308
Historical purposes	-	-	-	-
Unrestricted	34,519,503	36,767,262	35,773,373	35,878,519
Total governmental activities net position	\$ 139,082,337	\$ 140,843,366	\$ 142,572,850	\$ 144,765,446
Business-type activities				
Net investment in capital assets	\$ 44,823,618	\$ 44,010,618	\$ 44,123,735	\$ 43,560,389
Unrestricted	15,260,882	17,263,830	19,185,890	22,400,538
Total business-type activities net position	\$ 60,084,500	\$ 61,274,448	\$ 63,309,625	\$ 65,960,927
Primary government				
Net investment in capital assets	\$ 143,782,311	\$ 141,992,778	\$ 144,005,069	\$ 143,942,986
Restricted for:				
Debt service	744,295	692,093	612,641	1,936,893
Court Security and technology	154,901	215,142	158,853	74,767
Grant programs	9,844	10,751	11,530	1,554
Leisure services	233,472	233,290	353,561	564,555
Economic development	2,975,894	3,456,897	4,221,531	4,471,253
Police	1,485,735	1,485,771	1,560,027	1,455,308
Historical purposes	-	-	-	-
Unrestricted	49,780,385	54,031,092	54,959,263	58,279,057
Total primary governmental net position	\$ 199,166,837	\$ 202,117,814	\$ 205,882,475	\$ 210,726,373

Source: Comprehensive Annual Financial Report

Table 1

Fiscal Year					
2019	2020	2021	2022	2023	2024
\$ 101,081,404	\$ 106,590,088	\$ 113,142,374	\$ 114,903,231	\$ 112,840,820	\$ 114,858,764
1,476,905	1,116,977	1,059,604	876,349	388,085	220,287
63,506	72,041	102,662	162,389	115,356	134,786
74,119	4,520	1,431	-	-	-
612,500	509,204	343,159	275,026	232,621	201,351
4,150,118	4,479,889	6,217,460	6,480,855	7,537,100	7,352,205
1,318,021	1,693,079	2,623,797	3,220,710	3,649,014	3,765,533
-	-	23,308	22,524	22,818	23,340
35,780,949	35,586,831	36,262,212	41,673,134	43,649,967	42,116,357
<u>\$ 144,557,522</u>	<u>\$ 150,052,629</u>	<u>\$ 159,776,007</u>	<u>\$ 167,614,218</u>	<u>\$ 168,435,781</u>	<u>\$ 168,672,623</u>
\$ 42,652,195	\$ 44,311,565	\$ 45,950,733	\$ 45,548,947	\$ 44,129,896	\$ 44,711,923
24,441,942	24,163,534	23,453,069	26,918,581	31,747,311	34,696,581
<u>\$ 67,094,137</u>	<u>\$ 68,475,099</u>	<u>\$ 69,403,802</u>	<u>\$ 72,467,528</u>	<u>\$ 75,877,207</u>	<u>\$ 79,408,504</u>
\$ 143,733,599	\$ 150,901,653	\$ 159,093,107	\$ 160,452,178	\$ 156,970,716	\$ 159,570,687
1,476,905	1,116,977	1,059,604	876,349	388,085	220,287
63,506	72,041	102,662	162,389	115,356	134,786
74,119	4,520	1,431	-	-	-
612,500	509,204	343,159	275,026	232,621	201,351
4,150,118	4,479,889	6,217,460	6,480,855	7,537,100	7,352,205
1,318,021	1,693,079	2,623,797	3,220,710	3,649,014	3,765,533
-	-	-	22,524	22,818	23,340
60,222,891	59,750,365	59,715,281	68,591,715	75,397,278	76,812,938
<u>\$ 211,651,659</u>	<u>\$ 218,527,728</u>	<u>\$ 229,156,501</u>	<u>\$ 240,081,746</u>	<u>\$ 244,312,988</u>	<u>\$ 248,081,127</u>

City of Colleyville, Texas

Changes in Net Position, Last Ten Fiscal Years (Accrual Basis of Accounting) (Unaudited)

	Fiscal Year			
	2015	2016	2017	2018
Expenses				
Governmental activities:				
General government	\$ 4,676,185	\$ 4,449,317	\$ 4,881,741	\$ 5,330,690
Community development and engineering	1,582,461	1,558,750	1,672,823	1,387,909
Fire	5,264,026	4,783,421	5,524,975	5,690,454
Leisure services	4,042,252	4,701,443	4,987,965	4,271,760
Maintenance	684,301	689,861	1,243,614	738,834
Municipal court	522,422	448,420	606,269	595,879
Police	5,681,698	5,734,116	6,093,309	6,634,046
Streets and drainage	4,404,701	5,150,390	3,578,365	4,009,383
Interest on long-term debt	536,161	614,159	408,268	334,839
Total governmental activities expenses	27,394,207	28,129,877	28,997,329	28,993,794
Business-type activities:				
Water and sewer	14,055,232	13,995,038	14,779,262	15,257,125
Drainage	833,599	563,268	646,145	740,994
Total business-type activities expenses	14,888,831	14,558,306	15,425,407	15,998,119
Total primary government expenses	\$ 42,283,038	\$ 42,688,183	\$ 44,422,736	\$ 44,991,913
Program revenues				
Governmental activities:				
Charges for Services:				
General government	\$ 17,500	\$ 15,075	\$ 338,857	\$ 35,684
Community development	1,587,038	1,356,581	1,148,293	1,447,081
Fire and rescue	327,264	387,705	340,630	378,019
Leisure services	503,098	505,203	553,633	563,228
Municipal court	1,474,485	1,306,924	1,181,280	1,110,960
Police	75,415	93,566	98,859	101,662
Streets and drainage	802,551	794,169	634,918	758,952
Operating grants and contributions	450,559	514,845	507,616	614,794
Capital grants and contributions	7,712,266	319,541	1,302,174	406,094
Total governmental activities program revenues	12,950,176	5,293,609	6,106,260	5,416,474
Business-type activities:				
Charges for services:				
Water and sewer	15,800,163	15,499,159	15,956,329	17,332,891
Drainage	948,565	954,642	985,636	1,001,180
Operating grants and contributions				
Capital grants and contributions	2,362,261	43,104	481,413	277,639
Total business-type activities program revenues	19,110,989	16,496,905	17,423,378	18,611,710
Total primary government program revenues	\$ 32,061,165	\$ 21,790,514	\$ 23,529,638	\$ 24,028,184
Net (expenses) revenue				
Governmental activities	\$ (14,444,031)	\$ (22,836,268)	\$ (22,891,069)	\$ (23,577,320)
Business-type activities	4,222,158	1,938,599	1,997,971	2,613,591
Total primary government net expenses	\$ (10,221,873)	\$ (20,897,669)	\$ (20,893,098)	\$ (20,963,729)
General revenues and other changes in net position				
Governmental activities:				
Taxes:				
Property taxes	\$ 13,493,621	\$ 13,790,347	\$ 14,548,461	\$ 15,471,246
Franchise taxes	2,319,723	2,206,890	2,105,881	1,982,578
Sales taxes	6,705,914	7,252,963	7,304,507	7,578,861
Other	107,977	106,607	263,587	351,715
Interest on investments	100,843	142,343	148,933	315,611
Gain (Loss) on sale of capital assets	-	51,849	17,000	51,620
Transfers	1,178,590	895,668	63,319	-
Miscellaneous	82,873	150,630	168,865	126,859
Total governmental activities	23,989,541	24,597,297	24,620,553	25,878,490
Business-type activities:				
Interest on investments	52,480	76,014	100,525	-
Gain (Loss) on sale of capital assets	5,062	71,003	-	-
Transfers	(1,178,590)	(895,668)	(63,319)	(260,238)
Miscellaneous	-	-	-	183,685
Total business-type activities	(1,121,048)	(748,651)	37,206	(76,553)
Total primary government	\$ 22,868,493	\$ 23,848,646	\$ 24,657,759	\$ 25,801,937
Change in net position				
Governmental activities	\$ 9,545,510	\$ 1,761,029	\$ 1,729,484	\$ 2,301,170
Business-type activities	3,101,110	1,189,948	2,035,177	2,537,038
Total primary government	\$ 12,646,620	\$ 2,950,977	\$ 3,764,661	\$ 4,838,208

Source: Comprehensive Annual Financial Report

Table 2

Fiscal Year					
2019	2020	2021	2022	2023	2024
\$ 5,791,827	\$ 5,788,907	\$ 5,668,238	\$ 4,974,336	\$ 7,213,931	\$ 6,622,685
1,398,052	1,609,571	1,591,996	1,567,235	1,686,445	1,744,404
6,192,307	6,437,928	6,740,521	7,126,677	8,299,502	8,661,229
4,710,673	4,569,933	4,499,889	4,668,826	5,758,314	6,419,332
770,762	729,754	775,477	695,435	679,038	992,114
575,098	579,980	638,025	559,820	659,203	775,929
6,749,202	7,204,613	6,978,311	7,276,394	8,560,126	9,023,613
6,181,453	4,647,801	4,696,395	4,561,627	3,953,690	5,727,460
300,840	240,231	111,944	30,510	590,667	541,428
32,670,214	31,808,718	31,700,796	31,460,860	37,400,916	40,508,194
15,463,642	17,054,796	16,334,509	19,205,539	21,231,527	22,721,878
863,826	730,346	812,505	719,298	856,999	883,578
16,327,468	17,785,142	17,147,014	19,924,837	22,088,526	23,605,456
\$ 48,997,682	\$ 49,593,860	\$ 48,847,810	\$ 51,385,697	\$ 59,489,442	\$ 64,113,650
\$ 29,800	\$ 14,488	\$ 28,033	\$ 27,857	\$ 63,680	\$ 372
1,361,965	1,399,114	1,131,498	1,215,522	1,145,119	1,119,470
397,646	397,612	399,288	480,541	502,185	506,433
521,448	228,218	453,096	531,775	589,095	626,961
1,123,157	1,095,647	1,222,696	1,261,507	1,088,470	1,242,742
93,495	75,993	65,379	74,332	152,209	108,099
579,408	323,883	267,372	198,129	373,881	138,566
771,681	2,346,529	3,491,361	4,253,340	2,412,210	2,200,169
369,126	3,756,508	198,935	895,376	210,095	1,090,940
5,247,726	9,637,992	7,257,658	8,938,379	6,536,944	7,033,752
16,057,020	16,845,727	17,422,265	21,639,947	23,775,793	24,056,578
1,011,428	1,007,514	1,013,401	1,011,238	1,044,650	1,475,121
	-	-	250,596	60,670	-
188,749	1,244,335	-	326,850	-	503,801
17,257,197	19,097,576	18,435,666	23,228,631	24,881,113	26,035,500
\$ 22,504,923	\$ 28,735,568	\$ 25,693,324	\$ 32,167,010	\$ 31,418,057	\$ 33,069,252
\$ (27,422,488)	\$ (22,170,726)	\$ (24,443,138)	\$ (22,522,481)	\$ (30,863,972)	\$ (33,474,442)
929,729	1,312,434	1,288,652	3,303,794	2,792,587	2,430,044
\$ (26,492,759)	\$ (20,858,292)	\$ (23,154,486)	\$ (19,218,687)	\$ (28,071,385)	\$ (31,044,398)
\$ 15,676,533	\$ 16,075,481	\$ 16,398,025	\$ 16,292,731	\$ 16,518,553	\$ 17,904,226
2,086,683	1,874,032	1,724,583	1,853,644	2,079,169	1,982,559
7,584,353	8,248,647	9,445,150	10,284,047	10,494,933	10,654,186
350,411	198,861	235,209	339,216	352,673	358,874
967,396	544,752	99,055	43,962	1,605,013	2,262,400
14,116	250,601	61,287	128,261	130,885	-
270,403	250,030	409,276	304,739	325,917	434,663
89,869	223,429	5,787,102	336,955	176,815	115,953
27,039,764	27,665,833	34,159,687	29,583,555	31,683,958	33,712,861
455,178	256,811	31,280	1,258	920,547	1,450,500
-	18,980	-	21,605	-	-
(270,403)	(250,030)	(409,276)	(304,739)	(325,917)	(434,663)
18,706	42,767	17,652	41,808	22,462	99,663
203,481	68,528	(360,344)	(240,068)	617,092	1,115,500
\$ 27,243,245	\$ 27,734,361	\$ 33,799,343	\$ 29,343,487	\$ 32,301,050	\$ 34,828,361
\$ (382,724)	\$ 5,495,107	\$ 9,716,549	\$ 7,061,074	\$ 819,986	\$ 238,419
1,133,210	1,380,962	928,308	3,063,726	3,409,679	3,545,544
\$ 750,486	\$ 6,876,069	\$ 10,644,857	\$ 10,124,800	\$ 4,229,665	\$ 3,783,963

City of Colleyville, Texas

Fund Balances - Governmental Funds (Modified Accrual Basis of Accounting) Last Ten Fiscal Years (Unaudited)

Table 3

	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General fund										
Nonspendable	\$ 2,119	\$ 9,388	\$ 11,152	\$ -	\$ 1,291	\$ 818	\$ 23,150	\$ 1,233	\$ 1,159	\$ 664
Committed	813,536	796,438	682,156	659,712	655,546	655,546	660,687	664,423	664,423	816,838
Unassigned	8,736,746	8,719,620	8,866,760	8,991,999	9,102,499	12,614,900	10,233,533	7,725,583	7,849,380	7,726,148
Total general fund	\$ 9,552,401	\$ 9,525,446	\$ 9,560,068	\$ 9,651,711	\$ 9,759,336	\$ 13,271,264	\$ 10,917,370	\$ 8,391,239	\$ 8,514,962	\$ 8,543,650
All other governmental funds										
Non-spendable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,666	\$ -	\$ 48,485
Restricted	5,689,356	6,162,352	6,998,697	7,265,412	7,063,130	7,884,736	10,377,614	11,032,881	11,999,975	11,842,963
Committed	20,988,217	22,372,620	22,853,666	23,874,535	25,421,317	22,934,331	25,654,094	32,122,842	34,938,037	33,575,639
Assigned	812,939	996,929	1,119,062	1,445,725	1,507,341	1,255,097	1,400,681	1,796,154	1,914,120	2,838,207
Unassigned	-	-	-	-	-	-	-	(451,903)	(246,527)	(190,532)
Total all other governmental funds	\$ 27,490,512	\$ 29,531,901	\$ 30,971,425	\$ 32,585,672	\$ 33,991,788	\$ 32,074,164	\$ 37,432,389	\$ 44,538,640	\$ 48,605,605	\$ 48,114,762

Source: Comprehensive Annual Financial Report

Notes: Includes encumbrances and prepaid items.
The City implemented GASB 54 in 2011

City of Colleyville, Texas

Changes In Fund Balances - Governmental Funds (Modified Accrual Basis of Accounting) Last Ten Fiscal Years (Unaudited)

Table 4

	Fiscal Year					Fiscal Year				
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
REVENUES										
Taxes	\$ 22,620,506	\$ 23,367,715	\$ 24,159,016	\$ 25,615,191	\$ 25,887,789	\$ 26,580,500	\$ 28,047,838	\$ 29,001,346	\$ 29,757,732	\$ 31,178,905
Licenses, permits and fees	1,303,710	1,337,928	1,049,673	1,237,198	1,141,959	974,336	911,816	929,415	851,671	748,155
Capital improvement fees	785,992	766,398	612,134	744,465	568,533	315,183	261,447	194,629	370,431	134,216
Charges for services	1,217,654	1,023,202	1,218,194	1,601,117	1,442,807	1,356,673	1,428,375	1,665,903	1,707,386	1,874,675
Fines and forfeitures	1,571,510	1,398,579	1,485,658	858,709	806,572	728,418	778,894	815,622	716,266	741,145
Interest	100,842	142,330	148,909	315,611	967,396	550,796	99,055	43,962	1,605,013	2,262,400
Intergovernmental	1,377,763	224,367	668,469	950,817	854,005	856,720	5,771,510	262,597	267,547	301,475
Grants/Contributions	981,282	421,497	449,130	328,598	667,736	2,062,719	3,371,752	4,128,012	2,270,870	2,067,509
Miscellaneous	97,873	165,642	183,889	127,626	85,935	313,260	274,059	338,748	190,196	107,162
Total revenues	30,057,132	28,847,658	29,975,072	31,779,332	32,422,732	33,738,605	40,944,746	37,380,234	37,737,112	39,415,642
EXPENDITURES										
General government	4,126,132	4,036,395	4,166,735	4,784,205	4,046,459	4,447,211	5,085,306	5,162,355	5,514,297	6,299,568
Community development	1,524,342	1,623,972	1,511,400	1,349,824	1,369,857	1,642,331	1,606,549	1,589,984	1,597,520	1,726,686
Fire	4,618,103	4,568,639	4,870,759	4,942,939	5,492,430	6,046,058	6,361,196	6,873,727	7,333,495	8,048,194
Police	5,143,662	5,393,431	3,295,197	5,754,470	5,969,109	6,442,739	6,543,861	6,754,000	7,303,563	8,141,364
Leisure services	2,996,371	3,588,611	727,986	3,282,853	3,631,342	3,518,790	3,532,856	3,753,137	4,269,137	4,793,682
Streets and drainage	2,407,780	3,148,848	543,129	1,798,352	3,940,447	2,369,362	2,302,515	1,885,114	1,561,312	2,684,533
Municipal court	508,566	461,393	5,498,406	595,879	575,098	579,980	638,025	559,820	659,203	775,929
Maintenance	662,480	690,007	1,515,283	701,424	744,107	670,108	729,083	792,540	783,594	915,424
Capital outlay	6,268,273	2,373,025	4,421,734	4,950,202	3,141,571	5,194,206	6,840,537	5,057,778	14,884,329	9,089,881
Debt service										
Principal retirement	1,459,693	1,467,094	2,151,212	2,201,206	2,148,690	1,584,683	5,531,733	735,551	705,468	763,048
Interest and fiscal charges	524,414	563,660	420,477	375,647	312,988	255,859	150,880	85,596	588,273	482,487
Total expenditures	30,239,816	27,915,075	29,122,318	30,737,001	31,372,098	32,751,327	39,322,541	33,249,602	45,200,191	43,720,796
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(182,684)	932,583	852,754	1,042,331	1,050,634	987,278	1,622,205	4,130,632	(7,463,079)	(4,305,154)
OTHER FINANCING SOURCES (USES)										
Refunding bonds	-	6,225,000	-	-	-	-	-	-	-	-
Issuance of bonds	-	-	-	-	-	-	-	-	9,825,293	-
Issuance of leases	-	-	-	-	-	-	-	16,488	1,119,792	29,196
Issuance of financed purchases	-	-	541,073	356,459	-	-	938,461	-	-	3,244,987
Sale of capital assets	20,598	95,796	17,000	50,651	14,116	326,996	61,287	128,261	178,058	135,729
Premium on bond issue	-	239,163	-	-	-	-	-	-	204,707	-
Payments to escrow	-	(6,373,776)	-	-	-	-	-	-	-	-
Transfers in	6,497,252	5,665,493	4,552,668	5,160,716	5,212,289	2,275,198	4,226,761	10,068,434	4,657,471	5,108,215
Transfers out	(5,318,662)	(4,769,825)	(4,489,349)	(4,900,478)	(4,941,886)	(2,025,168)	(3,817,485)	(9,763,695)	(4,331,554)	(4,673,552)
Total other financing sources (uses)	1,199,188	1,081,851	621,392	667,348	284,519	577,026	1,409,024	449,488	11,653,767	3,844,575
NET CHANGE IN FUND BALANCES	\$ 1,016,504	\$ 2,014,434	\$ 1,474,146	\$ 1,709,679	\$ 1,335,153	\$ 1,564,304	\$ 3,031,229	\$ 4,580,120	\$ 4,190,688	\$ (460,579)
Debt service as a percentage of noncapital expenditures	8.3%	8.0%	10.4%	10.0%	8.7%	6.7%	17.5%	2.9%	4.3%	3.6%

Source: Comprehensive Annual Financial Report

City of Colleyville, Texas

Table 5

Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years
(Unaudited)

Fiscal Year	Estimated Market Value		Less: Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate
	Real Property	Personal Property			
2015	\$ 4,290,260,905	\$ 101,386,687	\$ 311,122,707	\$ 4,080,524,885	0.35590
2016	4,454,110,130	112,948,913	295,992,599	4,271,066,444	0.35590
2017	5,276,637,668	110,675,076	314,305,247	5,073,007,497	0.33910
2018	5,784,914,251	155,608,995	398,722,284	5,541,800,962	0.33383
2019	5,995,502,975	165,783,371	414,329,132	5,746,957,214	0.32080
2020	6,407,168,658	175,745,491	444,673,050	6,138,241,099	0.30681
2021	6,476,173,723	179,108,894	444,673,050	6,210,609,567	0.30437
2022	6,686,159,826	173,267,357	451,190,644	6,408,236,539	0.29178
2023	7,856,137,088	177,153,949	492,157,382	7,541,133,655	0.26562
2024	9,406,365,659	166,697,732	550,098,124	9,022,965,267	0.26099

Source: Tarrant Appraisal District

Note: Property in Tarrant County is reassessed once every two years. The Appraisal District assesses property at 100 percent of actual value for residential and personal. Tax rates are per \$100 of assessed value.

City of Colleyville, Texas

Direct and Overlapping Property Tax Rates (Per \$100 of Assessed Value)
Last Ten Fiscal Years
(Unaudited)

Table 6

Fiscal Year	City Direct Rates			Overlapping Rates							
	Operating/ General Rate	General Obligation Debt Service	Total Direct	Birdville Independent School District	Carroll Independent School District	Grapevine- Colleyville Independent School District	Hurst-Eules Bedford Independent School District	Keller Independent School District	Tarrant County	Tarrant County College District	Tarrant County Hospital District
2015	0.33461	0.02129	0.35590	1.43500	1.40000	1.320100	1.375000	1.540000	0.264000	0.14950	0.227897
2016	0.33624	0.01966	0.35590	1.45390	1.395000	1.320100	1.350000	1.540000	0.264000	0.14950	0.227897
2017	0.32191	0.01722	0.33913	1.45390	1.390000	1.396700	1.316000	1.520000	0.254000	0.14473	0.227897
2018	0.31600	0.01783	0.33383	1.45390	1.385000	1.396700	1.263000	1.520000	0.244000	0.14006	0.224429
2019	0.30376	0.01704	0.32080	1.45390	1.380000	1.396700	1.273000	1.510000	0.234000	0.13607	0.224429
2020	0.29043	0.01638	0.30681	1.38390	1.300000	1.326700	1.220000	1.408300	0.234000	0.13017	0.224429
2021	0.28944	0.01493	0.30437	1.38030	1.286400	1.303100	1.198000	1.394700	0.234000	0.13017	0.224429
2022	0.28069	0.01109	0.29178	1.33800	1.268600	1.275100	1.160800	1.344000	0.229000	0.13017	0.224429
2023	0.25603	0.00959	0.26562	1.27980	1.218800	1.130800	1.109800	1.272900	0.224000	0.13017	0.224429
2024	0.25140	0.00959	0.26099	1.20310	1.002500	0.924700	0.921100	1.087500	0.194500	0.11217	0.194500

Source: Tarrant Appraisal District

Notes: Overlapping rates are those of local and county governments that apply to property owners within the City of Colleyville, Texas. Not all school district overlapping rates apply to all Colleyville property owners because the City is served by five different independent school districts; for example, although the county property tax rates apply to all City property owners, the Grapevine-Colleyville Independent School District rates apply only to the approximately two-thirds of City property owners whose property is located within that school district's geographic boundaries.

City of Colleyville, Texas
Principal Property Tax Payers
Current Year and Five Years Ago
(Unaudited)

Table 7

2024			2019		
Taxpayer	Taxable Assessed Value	Percentage of Total City Taxable Assessed Value ^a	Taxpayer	Taxable Assessed Value	Percentage of Total City Taxable Assessed Value ^b
1 SVAP III TC Colleyville LLC	\$ 48,384,541	0.63%	Town Center (Velocis Colleyville)	\$ 37,477,871	0.69%
2 KRG Colleyville LLC	34,900,000	0.46%	KRG Colleyville LLC (Colleyville Downs)	27,000,000	0.49%
3 Oncor Electric Delivery Co LLC	26,620,276	0.35%	Lifetime Fitness Real Estate	20,000,000	0.37%
4 Atmos Energy/Mid Tex Division	17,640,847	0.23%	Oncor Electric Delivery	15,507,523	0.28%
5 Colleyville Lofts Venture LLC	12,099,998	0.16%	Welltower Inc	11,189,018	0.21%
6 Welltower Inc	11,861,882	0.15%	Colleyville Lodging LLC	10,871,315	0.20%
7 MDC Coast 7 LLC	9,000,000	0.12%	Colleyville Lofts Venture LLC	10,200,000	0.19%
8 M2 Colleyville LLC	8,200,000	0.11%	Standard Pacific of Texas Inc	9,650,387	0.18%
9 Glade & Heritage Property LLC	7,718,800	0.10%	Atmos Energy	8,570,080	0.16%
10 HPI Self Storage Colleyville LLC	7,633,944	0.10%	Mainvue TX LLC	8,504,197	0.16%
Total	\$ 184,060,288	2.41%	Total	\$ 158,970,391	2.93%
Total assessed valuation	7,662,533,199	100.00%	Total assessed valuation	5,456,363,643	100.00%

Source: Tarrant Appraisal District

^a Taxpayers are assessed on January 1, 2023 (2023 tax year) for the 2024 fiscal year.

^b Taxpayers are assessed on January 1, 2018 (2018 tax year) for the 2019 fiscal year.

City of Colleyville, Texas

Property Tax Levies and Collections Last Ten Fiscal Years (Unaudited)

Table 8

Fiscal Year	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2015	\$ 14,305,704	\$ 14,242,584	99.56%	53,287	\$ 14,295,871	99.93%
2016	14,675,127	14,612,632	99.57%	38,169	14,650,801	99.83%
2017	15,508,345	15,423,832	99.46%	48,978	15,472,810	99.77%
2018	16,651,773	16,590,832	99.63%	40,152	16,630,984	99.88%
2019	16,902,499	16,847,431	99.67%	58,840	16,906,271	100.02%
2020	17,317,428	17,220,445	99.44%	54,238	17,274,683	99.75%
2021	17,582,870	17,531,183	99.71%	22,287	17,553,470	99.83%
2022	17,489,659	17,438,697	99.71%	57,016	17,495,713	100.03%
2023	17,622,608	17,558,548	99.64%	46,611	17,605,159	99.90%
2024	19,138,461	19,049,303	99.53%	-	19,049,303	99.53%

Source: Tarrant County Tax Office

City of Colleyville, Texas
Principal Water Customers
Current Year and Nine Years Ago
(Unaudited)

Table 9

Taxpayer	2024		2015	
	Water Usage	Percentage of Total City Water Usage	Water Usage	Percentage of Total City Water Usage
City Government	56,509,400	2.29%	-	- %
School District	27,321,900	1.11%	39,527,800	1.73%
Fitness Center	12,113,500	0.49%	16,682,900	0.73%
Building Construction	9,891,300	0.40%	-	- %
Shopping Center	5,776,900	0.23%	14,112,300	0.62%
Cemetery	5,773,900	0.23%	4,694,000	0.21%
Residential Home	4,938,900	0.20%	-	- %
Homeowners Assoc	4,891,000	0.20%	4,850,200	0.21%
Radio Broadcasting	4,471,400	0.18%	-	- %
Church	4,309,400	0.17%	-	- %
Irrigation-HOA Common Area	4,200,500	0.17%	4,158,400	0.18%
Hotel	3,768,500	0.15%	-	- %
Grocery Store	3,765,400	0.15%	4,775,000	0.21%
HOA	3,635,600	0.15%	3,722,500	0.16%
Residential Home	3,062,900	0.12%	-	- %
Church	3,022,000	0.12%	-	- %
HOA	2,795,100	0.11%	3,840,200	0.17%
Total	160,247,600	6.47%	96,363,300	4.22%

Notes: City chose not to include the exact names to protect the customers confidentiality.

Source: City utility billing records

City of Colleyville, Texas

Ratio of Outstanding Debt by Type Last Ten Fiscal Years (Unaudited)

Table 10

Fiscal Year	Governmental Activities						Business-Type Activities			Total Primary Government	Percentage of Personal Income ^a	Per Capita ^a
	General Obligation Bonds	Sales Tax Revenue Bonds	Premium	Financed Purchases	Leases	Subscription Based Leases	Water and Sewer Revenue Bonds	Drainage Revenue Bonds	Premium			
2015	\$ 6,920,000	\$ 6,935,000	\$ -	\$ 649,345	\$ -	\$ -	\$ 850,000	\$ 690,000	\$ 59,854	\$ 16,104,199	8019.14%	769
2016	8,550,000	6,525,000	239,163	362,251	-	-	505,000	585,000	49,878	16,816,292	8373.73%	676
2017	7,125,000	6,105,000	238,957	597,110	-	-	155,000	475,000	24,939	14,721,006	7096.58%	696
2018	5,665,000	5,680,000	235,299	637,365	-	-	-	365,000	-	12,582,664	6065.75%	598
2019	4,155,000	5,235,000	225,279	443,675	-	-	-	250,000	-	10,308,954	4969.66%	503
2020	3,110,000	4,775,000	208,716	358,747	-	-	-	125,000	-	8,577,463	4055.06%	334
2021	2,700,000	-	172,787	950,476	-	-	-	-	-	3,823,263	1807.48%	148
2022	2,275,000	-	129,870	639,922	96,879	-	-	-	-	3,141,671	1434.11%	121
2023	1,840,000	10,030,000	277,738	695,819	173,694	289,308	-	-	-	13,306,559	5644.06%	517
2024	1,395,000	9,975,000	244,798	3,677,758	149,692	144,914	-	-	-	15,587,162	6092.59%	608

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

^a See Table 14 for personal income and population data.

City of Colleyville, Texas

Table 11

Ratio of General Bonded Debt Outstanding Last Ten Fiscal Years (Unaudited)

Fiscal Year	General Bonded Debt Outstanding			Percentage of Actual Taxable Value of Property ^a	Per Capita ^b
	General Obligation Bonds	Less: Available Debt Service Funds	Total		
2015	\$ 6,920,000	\$ 744,295	\$ 6,175,705	0.15%	290
2016	8,550,000	692,093	7,857,907	0.19%	353
2017	7,363,957	612,641	6,751,316	0.15%	299
2018	6,903,918	1,936,893	4,967,025	0.10%	227
2019	4,787,038	1,476,905	3,310,133	0.06%	164
2020	3,110,000	951,204	2,158,796	0.03%	121
2021	2,700,000	1,059,604	1,640,396	0.03%	104
2022	2,275,000	876,349	1,398,651	0.02%	87
2023	1,840,000	388,085	1,451,915	0.02%	72
2024	1,395,000	220,287	1,174,713	0.01%	54

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements.

^aSee Table 5 for property value data.

^bSee Table 14 for population data.

City of Colleyville, Texas

Table 12

Direct and Overlapping Governmental Activities Debt
As of September 30, 2024
(Unaudited)

Governmental Unit	Gross Bonded Debt	Percentage of Debt Applicable to Area	Share of Overlapping Debt
Debt repaid with property taxes			
Birdville Independent School District	\$ 621,060,000	0.06%	\$ 372,636
Carroll Independent School District	269,520,000	0.30%	808,560
Grapevine-Colleyville Independent School District	272,665,659	24.61%	67,103,019
Hurst-Euless-Bedford Independent School District	837,940,000	1.30%	10,893,220
Keller Independent School District	736,234,989	3.68%	27,093,448
Tarrant County	345,130,000	2.53%	8,731,789
Tarrant County College District	569,915,000	2.53%	14,418,850
Tarrant County Hospital District	440,020,000	2.53%	11,132,506
Subtotal, overlapping debt			140,554,028
City of Colleyville (direct debt)	15,587,162	100.00%	15,587,162
Total direct and overlapping debt			\$ 156,141,190

Source: Debt outstanding data provided by each school district and county.
Percentage of debt provided by the Municipal Advisory Council of Texas.

City of Colleyville, Texas

Table 13

Demographic and Economic Statistics
Last Ten Calendar Years
(Unaudited)

Fiscal Year	Estimated Population ^a	Personal Income	Per Capita Personal Income	School Enrollment ^b	Unemployment Rate ^c
2015	23,830	\$ 200,822	\$ 66,060	13,824	4.0%
2016	24,230	200,822	66,060	13,830	4.1%
2017	24,630	207,438	68,236	13,972	3.4%
2018	25,010	207,438	66,301	13,882	2.8%
2019	25,370	207,438	72,927	14,042	2.1%
2020	25,700	211,525	76,635	13,970	3.2%
2021	25,920	211,525	76,635	14,040	3.2%
2022	26,057	219,068	83,576	14,013	2.6%
2023	25,721	235,762	92,557	13,568	3.0%
2024	25,629	255,838	95,559	13,366	3.3%

^a North Central Texas Council of Governments

^b Grapevine-Colleyville Independent School District

^c Texas Workforce Commission

City of Colleyville, Texas

Principal Employers
Current Year and Nine Years Ago
(Unaudited)

Table 14

2024			2015		
Employer	Employees	Percentage of Total City Employment	Employer	Employees	Percentage of Total City Employment
Grapevine Colleyville ISD	458	7.62%	Grapevine Colleyville ISD	611	11.83%
Market Street/United Supermarkets	400	6.65%	Market Street	345	6.68%
City of Colleyville	228	3.79%	Lifetime Fitness	250	4.84%
Lifetime Fitness	200	3.33%	City of Colleyville	205	3.97%
Whole Foods Market	130	2.16%	Whole Foods Market	125	2.42%
LaHacienda Ranch	102	1.70%	Albertsons	118	2.29%
Albertsons/Tom Thumb	99	1.65%	Covenant Christian Academy	130	2.52%
Century 21 / Estates Judge Fite Co	97	1.61%	LaHacienda Ranch	100	1.94%
Covenant Christian Academy	80	1.33%	Walmart Neighborhood Market	72	1.39%
Walmart Neighborhood Market	75	1.25%	Sonshine Academy	60	1.16%
Ellery Arbor Memory Care	70	1.16%	US Memory Care	60	1.16%
Compass Christian Church	50	0.83%	Compass Christian Church	50	0.97%
Total	1,989	33.08%	Total	2,126	41.17%
Total Colleyville Daytime Employees	6,014		Total Colleyville Daytime Employees	5,164	

Source: City of Colleyville Economic Development

City of Colleyville, Texas

Full-Time Equivalent City Government Employees By Function/Program Last Ten Fiscal Years (Unaudited)

Table 15

Function/Program	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General government										
Management services	4.00	3.75	5.00	4.20	3.20	3.20	3.20	3.20	3.20	3.20
*Court							4.00	4.00	5.00	6.00
Finance/court	8.00	8.00	9.00	9.00	9.00	9.00	4.00	4.00	4.00	4.00
Planning	3.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Building	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
Other	13.52	14.14	12.14	12.80	11.80	11.80	11.80	11.80	12.93	12.30
Police										
Officers	42.50	43.00	43.00	41.00	41.00	44.00	44.00	44.00	44.00	50.63
Civilians	7.00	6.50	6.00	8.00	8.00	6.73	6.73	6.73	6.73	6.73
Fire										
Firefighters and officers	41.00	41.00	41.00	40.00	40.00	43.00	43.00	44.00	44.00	44.00
Civilians	1.00	1.00	1.00	1.50	1.50	1.50	1.50	2.00	2.00	2.00
Other public works										
Engineering	3.95	4.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75
Other	3.00	3.00	3.00	3.00	3.00	2.00	2.00	2.00	2.00	2.00
Streets	8.35	8.35	8.35	8.35	8.35	8.85	8.85	8.85	6.35	6.35
Parks and recreation	15.00	15.00	17.00	17.00	16.00	16.00	16.00	16.00	16.00	29.50
Library	13.63	13.00	13.00	13.00	12.50	12.50	12.50	12.50	12.75	12.75
Colleyville Center	4.50	4.50	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Water/wastewater	25.03	24.23	25.60	24.70	24.70	24.70	26.70	26.70	26.70	26.70
Drainage	6.00	6.41	6.41	6.20	6.20	6.20	6.20	6.20	6.20	6.20
Total	204.48	205.63	206.25	204.50	201.00	205.23	206.23	207.73	207.61	228.11

Source: City budget

*As of FY21, the Colleyville/Keller Municipal Court reports directly to City Management. Previously, it was out of the Finance Department.

City of Colleyville, Texas

Operating Indicators By Function/Program Last Ten Fiscal Years (Unaudited)

Table 16

Function/Program	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General government										
Building permits issued	181	182	136	169	111	82	61	125	109	211
Building inspections conducted	7,307	8,940	10,666	11,981	10,519	7,321	6,970	7,954	5,519	5,617
Police										
Physical arrests	800	918	602	715	491	190	234	267	242	313
Calls for service	51,537	43,492	34,437	33,765	30,296	51,364	49,445	45,830	34,013	32,868
Traffic violations	21,450	20,790	13,016	15,832	12,804	4,603	5,505	6,558	5,683	6,400
Fire										
Emergency responses	694	1,783	1,768	1,758	1,797	1,779	2,246	2,083	2,094	2,192
Ambulance calls	959	1,037	967	1,000	1,004	939	1,089	1,228	1,184	1,282
Inspections	363	400	361	239	386	352	393	340	578	243
Other public works										
Street resurfacing (miles)	3.7	10.9	6.8	6.0	21.9	7.0	10.0	13.7	3.2	3.1
Parks and recreation										
Athletic field participants	4,434	4,302	4,517	4,386	4,570	2,500	4,361	5,029	5,493	5,470
Community center rentals	452	376	405	320	314	128	200	409	437	355
Library										
Volumes in collection	77,664	80,452	82,182	71,188	70,161	74,939	72,871	73,208	73,938	73,839
Total volumes borrowed	228,160	222,128	227,252	237,124	234,477	145,218	246,043	247,076	265,351	266,564
Water										
Customers	9,631	9,858	9,987	10,215	10,422	10,487	10,608	9,945	9,985	10,005
Average daily consumption (thousands of gallons)	6,451	5,889	6,355	6,508	6,794	7,274	6,679	8,464	8,049	6,878
Peak daily consumption (thousands of gallons)	19,866	15,724	12,434	15,830	14,616	17,562	13,497	19,339	18,978	15,799
Wastewater										
Customers	8,905	9,071	9,270	9,444	9,453	9,619	9,832	9,760	9,799	9,828

Source: City departments

City of Colleyville, Texas

Capital Asset Statistics By Function/Program Last Ten Fiscal Years (Unaudited)

Table 17

Function/Program	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol units	13	13	13	13	13	13	13	13	13	22
Fire										
Stations	3	3	3	3	3	3	3	3	3	3
Public works										
Streets (miles)	283	283	289	289	289	289	289	289	289	289
Streetlights	1,227	1,269	1,269	1,338	1,338	1,338	1,338	1,338	1,338	1,338
Traffic signals	2	2	2	2	2	2	2	2	2	2
Parks and recreation										
Acreage	224	225	225	225	225	225	225	225	225	225
Playgrounds	6	7	7	7	7	7	7	7	9	9
Baseball/softball diamond	9	9	9	9	9	9	9	9	9	9
Soccer fields	14	14	14	14	14	14	14	14	14	14
Community center	1	1	1	1	1	1	1	1	1	1
Water										
Water mains (miles)	205	206	206	206	206	206	206	206	206	206
Fire hydrants	1,422	1,507	1,517	1,521	1,529	1,529	1,529	1,529	1,529	1,564
Storage capacity (thousands of gallons)	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500
Wastewater										
Sanitary sewer (miles)	172	179	180	180	180	180	180	180	180	180
Storm sewers (miles)	67	69	70	70	70	70	70	70	70	70

Source: City departments

^a Baseball, softball, soccer and multipurpose fields combined through 2014

City of Colleyville, Texas

Texas Grant Management Standards Report
Year Ended September 30, 2024

CONTENTS

Page

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	1
Independent Auditor's Report on Compliance for Each Major State Program, Report on Internal Control over Compliance, and Report on Schedule of Expenditures of State Awards Required by Texas Grant Management Standards	3
Schedule of Findings and Questioned Costs	6
Summary of Prior Year Audit Findings	9
Schedule of Expenditures of State Awards	10
Notes to Schedule of Expenditures of State Awards	11

**Independent Auditor's Report on Internal Control over Financial Reporting
and on Compliance and Other Matters Based on an Audit of Financial
Statements Performed in Accordance with Government Auditing Standards**

The Honorable Mayor and City Council of
City of Colleyville, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of City of Colleyville, Texas, (the City), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our reports thereon dated March 05, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The Honorable Mayor and City Council of
City of Colleyville, Texas

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Weaver and Tidwell, L.L.P.

WEAVER AND TIDWELL, L.L.P.

Dallas, Texas
March 05, 2025

**Independent Auditor's Report on Compliance for Each Major State Program,
Report on Internal Control over Compliance, and Report on Schedule of Expenditures
of State Awards Required by Texas Grant Management Standards**

The Honorable Mayor and City Council of
City of Colleyville, Texas

Report on Compliance for Each Major State Program

Opinion on Each Major State Program

We have audited the City of Colleyville, Texas' (the City) compliance with the types of compliance requirements identified as subject to audit in the Texas Grant Management Standards (TxGMS) issued by the Texas Comptroller of Public Accounts that could have a direct and material effect on each of the City's major state programs for the year ended September 30, 2024. The City's major state programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major state programs for the year ended September 30, 2024.

Basis for Opinion on Each Major State Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and TxGMS. Our responsibilities under those standards and TxGMS are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major state program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City's state programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and TxGMS, will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major state program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and TxGMS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the TxGMS, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a state program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a state program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a state program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

The Honorable Mayor and City Council of
City of Colleyville, Texas

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the TxGMS. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of State Awards Required by Texas Grant Management Standards

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of City of Colleyville, Texas (the City), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated March 05, 2025, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying schedule of expenditures of state awards is presented for purposes of additional analysis as required by TxGMS and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of state awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

Weaver and Tidwell, L.L.P.

WEAVER AND TIDWELL, L.L.P.

Dallas, Texas
March 05, 2025

City of Colleyville, Texas
Schedule of Findings and Questioned Costs
For the Year Ended September 30, 2024

Section 1. Summary of the Auditor's Results

Basic Financial Statements

Unmodified opinions were issued on the financial statements.

Internal control over financial reporting:

- Material weakness(es) identified? ☐ Yes ☒ No
- Significant deficiency(ies) identified that is (are) not considered to be material weakness(es)? ☐ Yes ☒ None reported

Noncompliance which is material to the basic financial statements noted? ☐ Yes ☒ No

State Awards

Internal control over major state programs:

- Material weakness(es) identified? ☐ Yes ☒ No
- Significant deficiency(ies) identified that is (are) not considered to be material weakness(es)? ☐ Yes ☒ None reported

Unmodified opinions were issued on compliance for major state programs.

Any audit findings disclosed that are required to be reported in accordance with Texas Grant Management Standards? ☐ Yes ☒ No

Identification of major state programs:

<u>State Grant Number(s)</u>	<u>Name of State Grant or Program</u>	<u>Amount</u>
2024 Wildfire Season 24-0001	TIFMAS Wildfires	\$ 1,445,613

Dollar threshold used to distinguish
Between type A and type B programs: \$750,000

City of Colleyville, Texas

Schedule of Findings and Questioned Costs – Continued
For the Year Ended September 30, 2024

Section 2. Financial Statement Findings

None

City of Colleyville, Texas

Schedule of Findings and Questioned Costs – Continued
For the Year Ended September 30, 2024

Section 3. Findings and Questioned Costs for State Awards

None

City of Colleyville, Texas

Summary of Prior Year Audit Findings
For the Year Ended September 20, 2024

Section 4. Summary of Prior Year Audit Findings

None

City of Colleyville, Texas

Schedule of Expenditures of State Awards

For the Year Ended September 30, 2024

<u>Grantor/Pass-Through Grantor/Program Title</u>	<u>Grant/ Contract Number</u>	<u>State Expenditures</u>
TEXAS DIVISION OF EMERGENCY MANAGEMENT TIFMAS Wildfires	2024 Wildfire Season 24-0001	<u>1,445,613</u>
TOTAL TEXAS DIVISION OF EMERGENCY MANAGEMENT		1,445,613
TEXAS DEPARTMENT OF STATE HEALTH SERVICES NCTTRAC	Lighting Conservation	<u>41,058</u>
TOTAL TEXAS DEPARTMENT OF STATE HEALTH SERVICES		41,058
TOTAL EXPENDITURES OF STATE AWARDS		<u>\$ 1,486,671</u>

The Notes to Schedule of Expenditures of State Awards are an integral part of this schedule.

City of Colleyville, Texas

Notes to Schedule of Expenditures of State Awards
For the Year Ended September 30, 2024

Note 1. General

The accompanying Schedule of Expenditures of State Awards presents the activity of all applicable state awards of the City of Colleyville, Texas (the City). The City's reporting entity is defined in Note 1 to the financial statements. State awards are received directly from state agencies as well as state awards passed through other government agencies are included on the schedules.

Note 2. Basis of Accounting

The accompanying Schedule of Expenditures of State Awards is presented using the modified accrual basis of accounting. The modified accrual basis of accounting is described in Note 1 to the financial statements.

Note 3. Relationship to State Financial Reports

Amounts reported in the accompanying schedule may not agree with amounts reported in the related state financial reports with grantor agencies because of accruals which would be included in the next report filed with the agencies.

Note 4. Subrecipients

Of the state expenditures presented in the Schedule, the City provided no state awards to subrecipients.

Note 5. Loans

At September 30, 2024, the City had no loans or loan guarantees outstanding with state awarding agencies.



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 5

Agenda Date 3/11/2025

Type Report

Department Finance

Title

Monthly Financial Report - February 2025

Explanation

Staff will present the monthly financial report for February 2025.

Attachments

1. February 2025 Budget Presentation
2. February 2025 Monthly Budget vs Actual

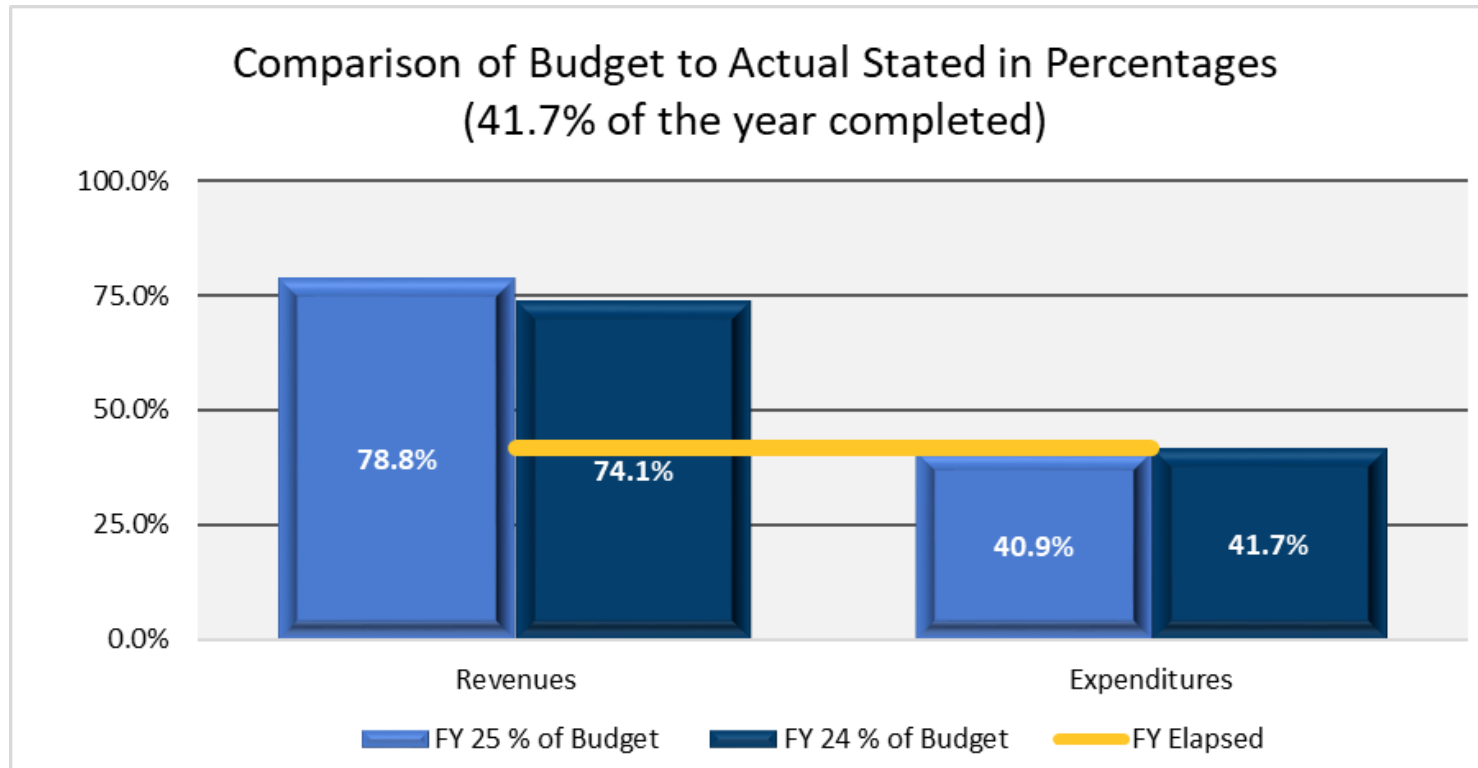
Monthly Financial Report February 2025

City Council Meeting
March 11, 2025

General Fund Performance

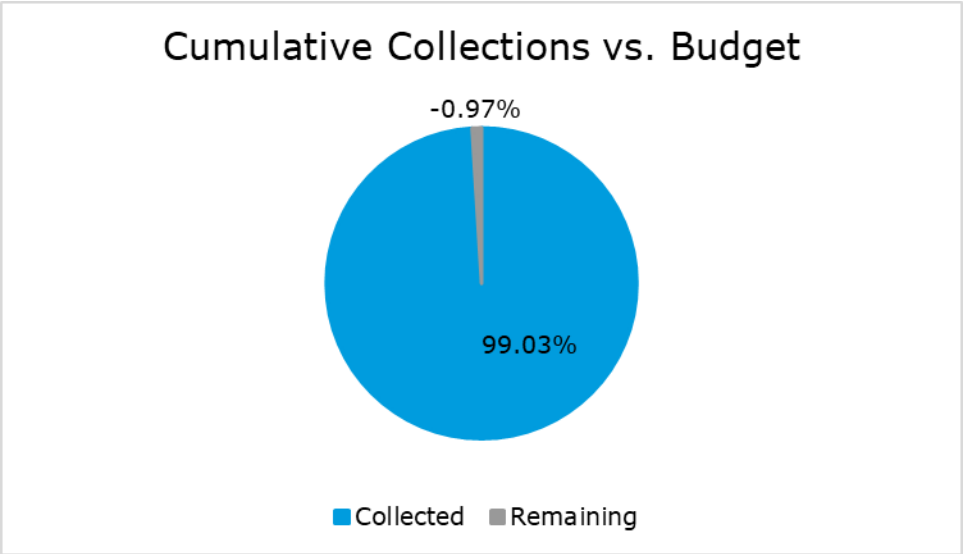


	FY 25 Budget	FY 25 YTD	FY 25 % of Budget	FY 24 YTD	FY 24 % of Budget
Revenues	\$ 29,655,370	\$ 23,378,836	78.8%	\$ 21,159,726	74.1%
Expenditures	28,358,385	11,605,180	40.9%	11,374,589	41.7%
Total	\$ 1,296,985	\$ 11,773,656		\$ 9,785,137	



Note:. Property taxes are due in January

Property Tax Collections



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	\$ 18,188,038	100.99%	\$ 16,187,702	95.04%

Note: Property taxes are due in January.

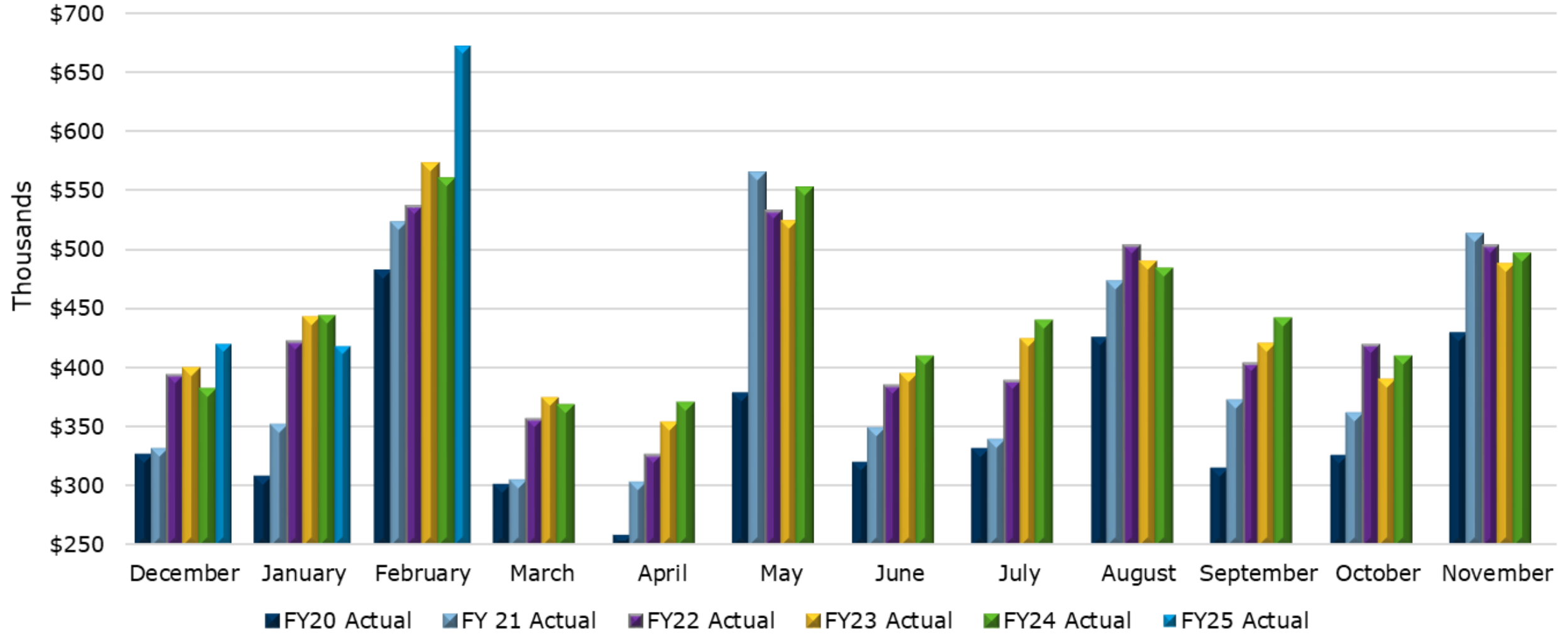
Sales Tax: Current Fiscal Year Collections



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%

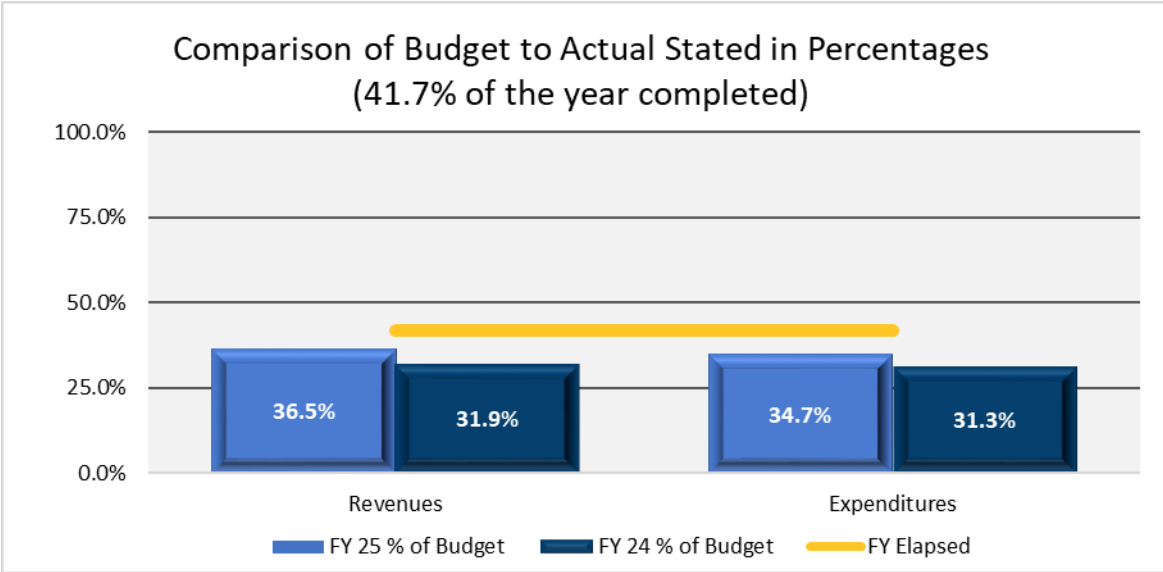
Note: Colleyville Collections above include both City General Fund and CEDC collections



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	\$ 8,910,316	36.5%	\$ 7,696,042	31.9%
Expenditures	23,908,883	8,284,478	34.7%	7,551,546	31.3%
Total	\$ 515,820	\$ 625,838		\$ 144,496	

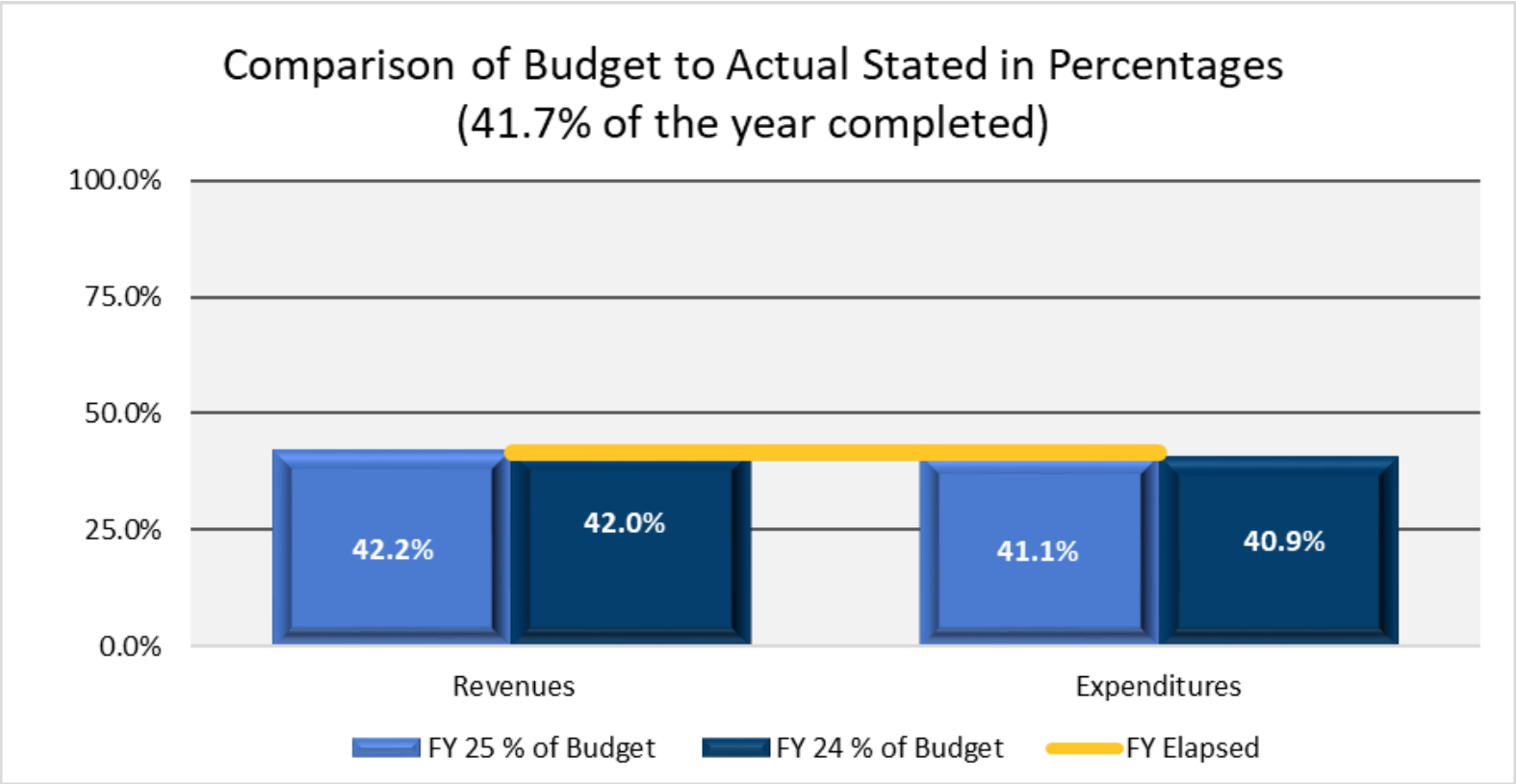


TRA			City		
	FY 25 Budget	FY 25 YTD		FY 25 Budget	FY 25 YTD
Revenues	\$ 19,889,768	\$ 6,834,146	Revenues	\$ 4,534,935	\$ 2,076,170
Expenditures	19,889,768	6,105,155	Expenditure	\$ 4,019,115	2,179,323
Total	\$ -	\$ 728,991		\$ 515,820	\$ (103,153)

Drainage Fund Performance



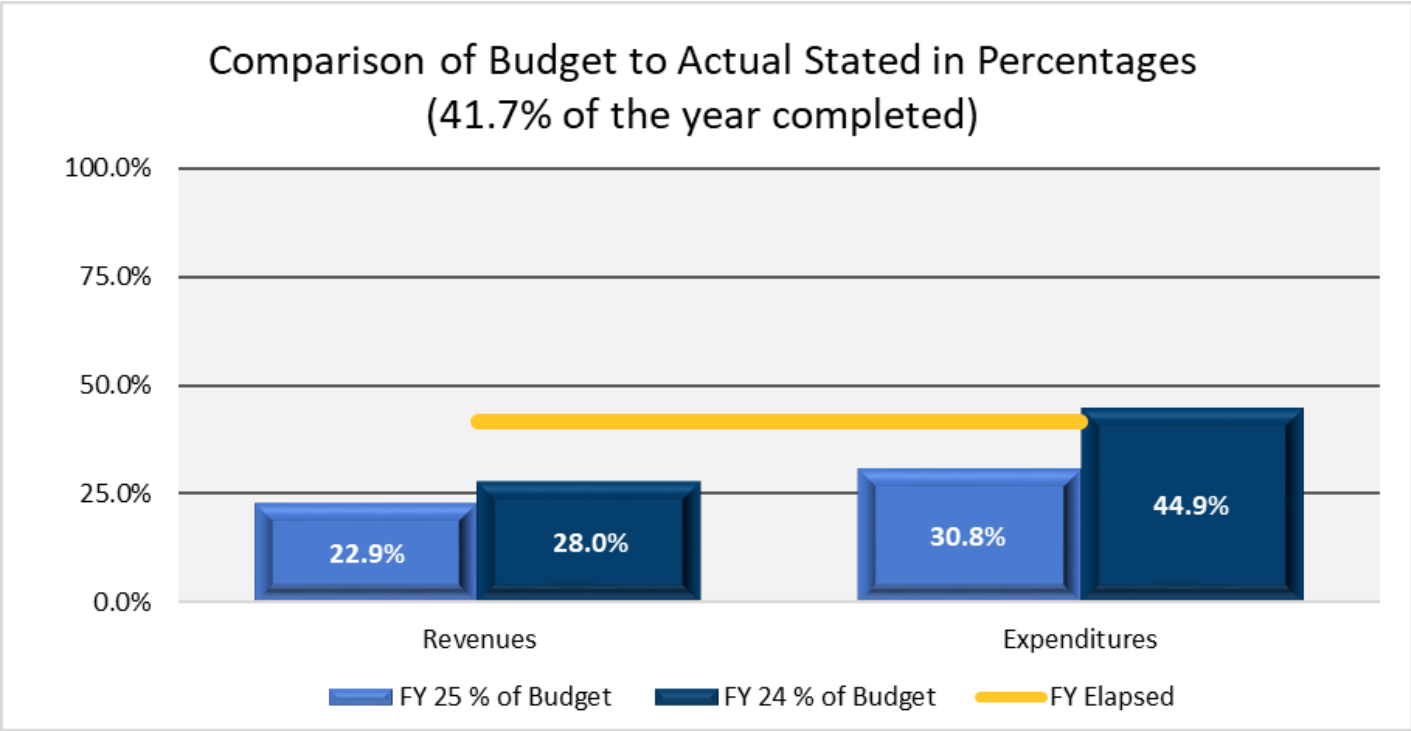
	FY 25 Budget		FY 25 YTD		FY 25 % of Budget	FY 24 YTD		FY 24 % of Budget
Revenues	\$	1,758,000	\$	741,097	42.2%	\$	623,079	42.0%
Expenditures		761,805		313,269	41.1%		302,233	40.9%
Total	\$	996,195	\$	427,828		\$	320,846	



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		285,827		88,130	30.8%		84,655	44.9%
Total	\$	(55,827)	\$	(35,382)		\$	(28,001)	



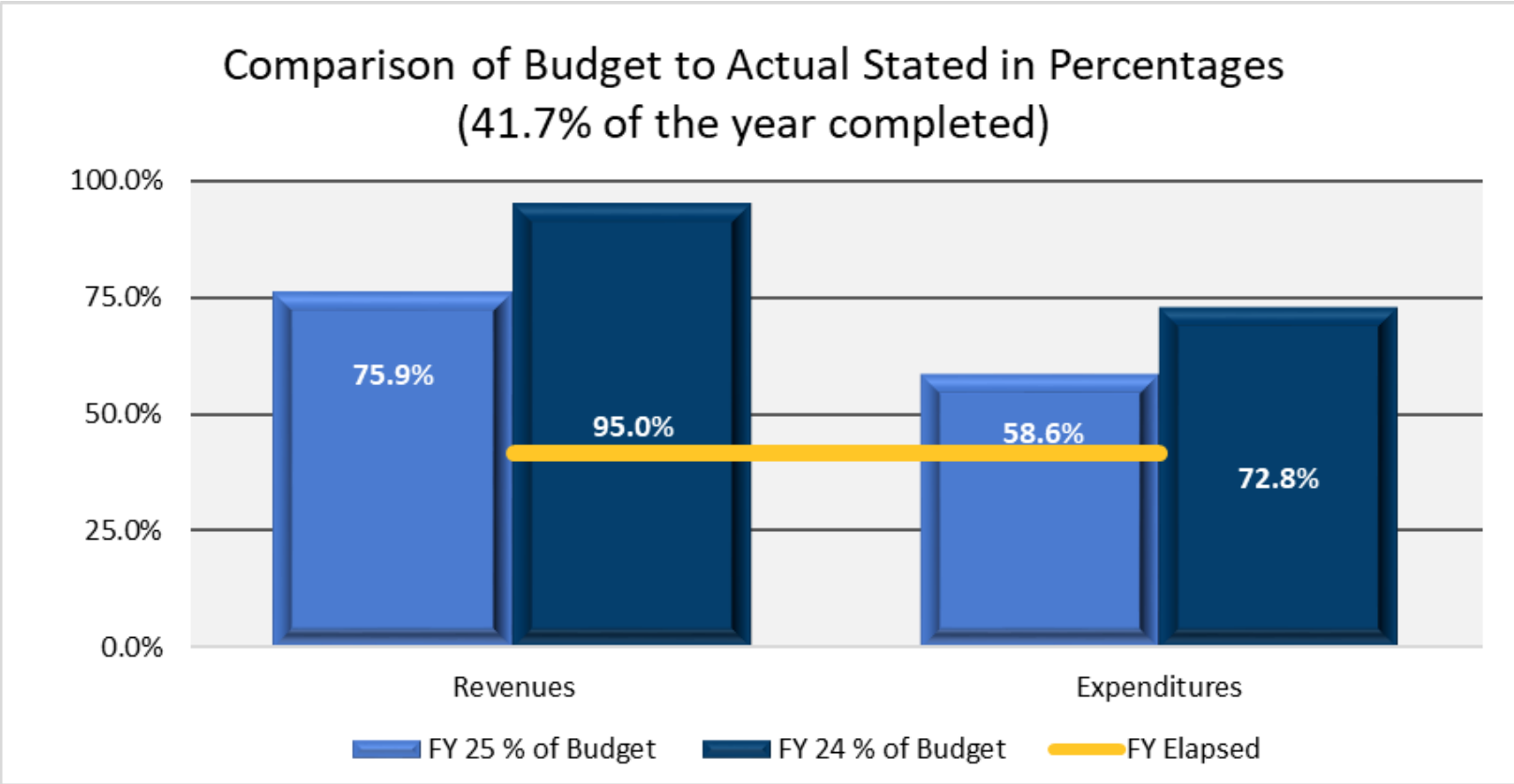
Hotel occupancy tax revenues are due quarterly.



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	\$	1,121,312	75.9%	\$	1,177,413	95.0%
Expenditures		1,540,894		902,960	58.6%		899,535	72.8%
Total	\$	(63,611)	\$	218,353		\$	277,878	



Questions & Discussion



City of Colleyville
Monthly Budget vs Actual Report
February 28, 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	18,188,038	(179,065)	101.0%	17,108,374	16,187,702	920,672	94.6%	12.4%
Delinquent	30,000	7,744	22,256	25.8%	8,013	(12,951)	20,964	-161.6%	-159.8%
P&I	60,000	6,478	53,522	10.8%	89,261	7,125	82,136	8.0%	-9.1%
Property Tax Total	18,098,973	18,202,260	(103,287)	100.6%	17,205,647	16,181,876	1,023,772	94.0%	12.5%
Sales Tax	5,200,000	1,512,093	3,687,907	29.1%	5,359,899	1,386,331	3,973,568	25.9%	9.1%
Oncor Electric	910,000	886,190	23,810	97.4%	915,334	913,190	2,144	99.8%	-3.0%
Tri-County Electric	185,000	172,925	12,075	93.5%	191,546	191,546	-	100.0%	-9.7%
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	3,867	8,133	32.2%	9,655	5,234	4,421	54.2%	-26.1%
Refuse/Recycling	300,000	111,081	188,919	37.0%	320,936	105,979	214,958	33.0%	4.8%
Cable TV	200,000	97,980	102,020	49.0%	224,807	116,746	108,061	51.9%	-16.1%
Network Nodes	250	250	-	100.0%	250	250	-	100.0%	0.0%
Franchise Fees	2,222,250	1,277,319	944,931	57.5%	2,303,496	1,339,009	964,486	58.1%	-4.6%
GF Revenues	29,655,370	23,378,836	6,276,534	78.8%	30,324,385	21,159,726	9,164,658	69.8%	10.5%
GF Expenditures	28,358,385	11,605,180	16,753,206	40.9%	26,735,539	11,374,589	15,360,950	42.5%	2.0%
Utilities Fund									
Water - Base Rate	2,373,871	996,536	1,377,335	42.0%	2,277,212	879,600	1,397,612	38.6%	13.3%
Sewer - Base Rate	1,722,064	722,190	999,874	41.9%	1,682,758	682,702	1,000,056	40.6%	5.8%
Water - Volumetric Rate	16,027,206	4,985,865	11,041,341	31.1%	13,333,796	4,179,956	9,153,841	31.3%	19.3%
Sewer - Volumetric Rate	3,862,562	1,848,282	2,014,281	47.9%	3,998,532	1,586,180	2,412,352	39.7%	16.5%
Water & Sewer	23,985,703	8,552,873	15,432,830	35.7%	21,292,298	7,328,438	13,963,861	34.4%	16.7%
Utilities Revenues	24,424,703	8,910,316	15,514,387	36.5%	23,744,620	7,696,042	16,048,579	32.4%	15.8%
Utilities Expenditures	23,908,883	8,284,478	15,624,405	34.7%	20,950,125	7,551,546	13,398,579	36.0%	9.7%
Debt Service Fund									
Current Taxes	911,283	1,120,761	(209,478)	123.0%	652,761	617,633	35,128	94.6%	81.5%
Delinquent	2,000	297	1,703	14.8%	453	(496)	949	-109.6%	-159.8%
P&I	2,000	255	1,745	12.7%	3,488	275	3,213	7.9%	-7.4%
Property Tax Total	915,283	1,121,312	(206,029)	122.5%	656,702	617,413	39,290	94.0%	81.6%
DS Revenues	1,477,283	1,121,312	355,971	75.9%	1,216,702	1,177,413	39,290	96.8%	-4.8%
DS Expenditures	1,540,894	902,960	637,934	58.6%	1,245,535	899,535	346,000	72.2%	0.4%
Drainage Fund									
Drainage Fee	1,733,000	721,882	1,011,118	41.7%	1,463,341	601,903	861,438	41.1%	19.9%
Drain Revenues	1,758,000	741,097	1,016,903	42.2%	1,513,213	623,079	890,134	41.2%	18.9%
Drain Expenditures	761,805	313,269	448,536	41.1%	742,737	302,233	440,504	40.7%	3.7%
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	285,827	88,130	197,697	30.8%	239,527	84,655	154,873	35.3%	4.1%

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



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 6a

Agenda Date 3/11/2025

Number Ordinance O-25-2320

Type Ordinance

Department Community Development

Title

Consideration of a change to the Land Development Code, Chapter 3, Section 3.27, Accessory Building Regulations and Residential Carport Regulations

Explanation

Second Reading and Public Hearing

Staff presented the item to the City Council. No one came forward during the public hearing to speak on the item.

First Reading and Public Hearing

The City Council has directed staff to prepare an amendment to the Land Development Code Chapter 3, Section 3.27, Accessory Building Regulations and Residential Carport Regulations. The amendment will remove the requirement of a Special Use Permit (SUP) for carports which meet all the section requirements and are located completely to the rear of the house or not visible from the street. Carports proposed on corner lots will still require an SUP approval.

Staff Recommendation: Staff recommends approval of the proposed amendment.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the amendments at their February 10, 2025 meeting by a vote of 6-0.

Recommendation

Approve

Attachments

1. Draft Ordinance Language
2. Ordinance O-25-2320

Section 3.27 Accessory Buildings and Residential Carport Regulations

The following regulations shall govern the location, size and use of accessory buildings:

A. Accessory Buildings Located in Residential Zoning Districts (O-00-1223 / 07/18/00)

1. *Permit Required:*

- a. A building permit shall be required for any accessory building which exceeds one hundred and twenty (120) square feet. However, all accessory buildings containing 120 square feet or less shall comply with the height and setback requirements of this Section. An accessory building shall only be allowed as an incidental structure to a principle building unless the accessory building is located in the Agricultural District.
- b. For the purpose of this Section, the term accessory building shall include detached residential garages, pool houses, accessory dwellings, gazebos, cabanas, or other shade structures. **Exception:** structures for specific use as playground assemblies and/or playhouses shall be exempt provided that minimum five (5) feet setbacks from property lines are maintained.

2. *Maximum Size and Number of Buildings:*

- a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. **Exemption:** Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.
- b. Accessory dwellings allowed by the Land Development Code shall be limited in size to be no more than the most restrictive of the following:
 1. Fifty percent (50%) of the primary structure;
 2. The maximum allowed square footage for accessory buildings on the lot; or
 3. No more than twelve hundred (1,200) square feet
- c. For the purpose of this Section, the size of an accessory building shall be the square footage of each floor, mezzanine, covered porch, or shade structure.
- d. An application to exceed the total square footage authorized above may be approved as a Special Use Permit (SUP).
- e. An existing accessory building may be remodeled or expanded provided the combined square footage of all accessory buildings does not exceed the maximum square footage allowed. However, a legally-existing accessory building which exceeds the maximum square footage allowed may be remodeled or replaced with a new accessory building, but not expanded or increased in height.
- f. There shall be no physical connection between accessory buildings and a minimum separation of three (3) feet between accessory buildings.

3. *Setbacks:*

- a. No accessory building shall be allowed, erected, or located forward of the front façade of the primary dwelling. **Exemption:** Lots containing a minimum of 80,000 square feet shall be exempt from this requirement.
- b. No accessory building shall be erected in any required yard, as defined in *Chapter 2 – Definitions*, except as set forth herein.
- c. Attached accessory buildings – Accessory buildings erected ten (10) feet or closer to the principal building shall be considered attached, and shall comply with the setback lines established for the

applicable zoning district. For the purpose of this regulation, the distance between buildings shall be measured between the nearest wall surfaces. **Exception:** Open structures (open on at least 2 ¾ sides), such as patio covers, shall be allowed to extend into the required rear yard setback a maximum of 10 feet.

- d. Detached accessory buildings – A detached accessory building shall comply with the setback lines established for the applicable zoning district, unless the accessory building is located totally behind the rear of the principal building, then it shall not be placed closer than five (5) feet to any side or rear lot line.
- 4. *Maximum Height:* No accessory building shall penetrate a vertical height envelope defined as being a point five feet from a side or rear lot line and extending vertically 8 feet to a point, then extending at a 45° angle to the allowed height of the zoning district. For clarification, structures shall be measured at grade and shall not exceed the maximum height of the zoning district.
- 5. *Permitted Uses:* The use of an accessory building shall be consistent with the permitted uses of the applicable zoning district. No accessory building shall be used for dwelling purposes (the act of occupying a structure – with or without a kitchen) other than for an accessory dwelling, where permitted by the district regulations or Special Use Permit. No accessory building or accessory dwelling shall be rented.
- 6. *Special Use Permit Provision:* Any request for a building permit for an accessory building which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

B. For Accessory Buildings Located in Non-residential Zoning Districts

- 1. No accessory building shall be erected in any required yard area except as set forth by this section.
- 2. No accessory building shall be erected within ten (10) feet of any other building unless such accessory building is used as a commercial kiosk, in which case such commercial kiosk cannot be located within fifty (50) feet of another building.
- 3. Commercial kiosks as accessory uses and/or buildings may be located within approved nonresidential districts subject to the following conditions:
 - a. Maximum size of two hundred-fifty (250) square feet.
 - b. No inside sales or service or drive in sales or service; walk-up and/or drive-up service permitted.
 - c. Exterior walls shall be of at least seventy-five percent (75%) masonry, glass, or other equivalent material, provided metal material does not exceed twenty-five percent (25%) of the exterior walls.
 - d. Located within required setbacks and in conformance with this section.
 - e. Located in such a manner as to not impede, impair or endanger vehicular traffic on the property where the kiosk is located and for vehicular traffic ingressing from and egressing to public rights-of-way.
 - f. Submission of an acceptable site plan shall be required for consideration of the issuance of a building permit unless a current valid Certificate of Occupancy exists.
 - g. Limited to one (1) kiosk per platted plot.

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

- 1. ~~*Approval by Special Use Permit Only:* In accordance with the Special Use Permit procedures contained in this Chapter of these zoning regulations, no carport shall be built in the City of Colleyville without approval~~

~~by the City Council for a Special Use Permit to construct a carport in a zoning district that permits single family residential dwellings.~~ *Special Use Permit Provision:* Any request for a building permit for a carport which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code. If all criteria is met then a Special Use Permit is not required. EXCEPTION: All carports on a corner lot shall require approval of a Special Use Permit.

2. *Carport Standards:* A carport shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a carport has imposed other requirements necessary in the particular case to protect the public interests.

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

b. *Height:* A carport shall not exceed a maximum height of 15 feet **and no taller than the primary structure.** The height shall be measured from the finished grade to the highest point of the roof.

c. *Setbacks:*

i. A carport located within ten (10) feet of the principal building shall comply with the **front**, side and rear yard setbacks of the zoning district **provided all of the following conditions are satisfied:**
(1) **The carport is located completely to the rear of the house OR is not visible from the street;**
(2) **Is not proposed on a corner lot; and**
(3) **The distance shall be measured between the two closest points of the carport and principal building.**

ii. A carport located 10 feet or more from a principal building may extend into a required side **or rear** yard, provided all of the following conditions are satisfied:
(1) Every part of such carport is unenclosed except for necessary structural supports;
(2) No part of the carport is less than five (5) feet from a side or rear lot line;
(3) The carport is located completely within the rear yard area as defined in these zoning regulations **OR is not visible from the street; and**
(4) **The carport is not proposed on a corner lot.**

d. *Maximum Number Per Lot:* one

e. *Paving and Street Access:*

The parking area of a carport shall be paved not less than nine feet (9') by eighteen feet (18') and provide access to a public street right-of-way. Said access shall be a minimum of nine feet (9') in width and paved. All paved surfaces shall be either concrete, asphalt or pave-stone.

f. *Design Criteria:*

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

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

g. *Adequacy of Plans and Specifications:*

The applicant requesting a Special Use Permit to construct a carport shall submit plans and specifications of the proposed carport for review. Said plans and specifications shall contain sufficient information to allow the City Council to determine that the proposed carport complies with these regulations and the City Council may require additional information when necessary to clarify the applicant's request. At a minimum, the drawings shall contain a plot plan, elevation views and a description of the construction materials.

ORDINANCE O-25-2320

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING CHAPTER 3, SECTION 3.27 ACCESSORY BUILDINGS AND RESIDENTIAL CARPORT REGULATIONS OF THE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Colleyville approved Ordinance O-00-1214 on April 18, 2000, adopting the Land Development Code; and

WHEREAS, the City of Colleyville desires to amend Chapter 3, Section 3.27 Accessory Building and Residential Carport Regulations of the Land Development Code; and

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

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

- Sec. 1. THAT *Chapter 3, Section 3.27 Accessory Building and Residential Carport Regulations* of the Land Development Code is hereby amended to read as depicted in the attached Exhibit "A".
- Sec. 2. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 3. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

- Sec. 4. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 5. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

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

The second reading and public hearing being conducted on the 11th day of March 2025.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 11TH DAY OF MARCH 2024.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

Exhibit "A"

Chapter 3 – Land Use

Section 3.27 Accessory Buildings and Residential Carport Regulations

The following regulations shall govern the location, size and use of accessory buildings:

- C. Residential Carport Regulations – Carports located in zoning districts which permit single family residential dwellings shall comply with the regulations contained in this section.
1. ~~Approval by Special Use Permit Only:~~ In accordance with the Special Use Permit procedures contained in this Chapter of these zoning regulations, no carport shall be built in the City of Colleyville without approval by the City Council for a Special Use Permit to construct a carport in a zoning district that permits single family residential dwellings. *Special Use Permit Provision: Any request for a building permit for a carport which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code. If all criteria is met then a Special Use Permit is not required. EXCEPTION: All carports on a corner lot shall require approval of a Special Use Permit.*
 2. *Carport Standards:* A carport shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a carport has imposed other requirements necessary in the particular case to protect the public interests.
 - a. *Size:* A carport shall not exceed 480 square feet in area. The longest dimension on a carport shall not exceed 24 feet.
 - b. *Height:* A carport shall not exceed a maximum height of 15 feet *and no taller than the primary structure*. The height shall be measured from the finished grade to the highest point of the roof.
 - c. *Setbacks:*
 - i. A carport located within ten (10) feet of the principal building shall comply with the ~~front~~, side and rear yard setbacks of the zoning district *provided all of the following conditions are satisfied:*
 - (1) *The carport is located completely to the rear of the house OR is not visible from the street;*
 - (2) *Is not proposed on a corner lot; and*
 - (3) *The distance shall be measured between the two closest points of the carport and principal building.*
 - ii. A carport located 10 feet or more from a principal building may extend into a required side *or rear* yard, provided all of the following conditions are satisfied:
 - (1) Every part of such carport is unenclosed except for necessary structural supports;
 - (2) No part of the carport is less than five (5) feet from a side or rear lot line;
 - (3) The carport is located completely within the rear yard area as defined in these zoning regulations *OR is not visible from the street; and*
 - (4) *The carport is not proposed on a corner lot*
 - d. *Maximum Number Per Lot:* one
 - e. *Paving and Street Access:*

The parking area of a carport shall be paved not less than nine feet (9') by eighteen feet (18') and provide access to a public street right-of-way. Said access shall be a minimum of nine feet (9') in width and paved. All paved surfaces shall be either concrete, asphalt or pave-stone.

f. *Design Criteria:*

- i. Roof - Carports shall have a pitched roof of at least 2:12. Flat roofs shall be prohibited.
- ii. Posts - Posts shall be clad or finished of brick, stone, cedar or decorative metal, such as metal lattice. For purpose of this requirement, decorative metal shall consist of twenty-five (25) percent opaque surfaces. The dimension of each post as viewed from each primary elevation shall not be less than eight inches (8") or more than forty-eight inches (48"). Any carport with two or more elevations that exceed the 48-inch criteria shall be considered an accessory building and be regulated as such. Cedar posts shall be wrapped using masonry stone or brick from the base to at least 50% of the post height. The exposed portion of the cedar post shall be a minimum of 8 inches.

g. *Adequacy of Plans and Specifications:*

The applicant requesting a Special Use Permit to construct a carport shall submit plans and specifications of the proposed carport for review. Said plans and specifications shall contain sufficient information to allow the City Council to determine that the proposed carport complies with these regulations and the City Council may require additional information when necessary to clarify the applicant's request. At a minimum, the drawings shall contain a plot plan, elevation views and a description of the construction materials.



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 7a

Agenda Date 3/11/2025

Number Ordinance O-25-2321

Type Ordinance

Department Community Development

Title

Request to appeal the decision by the Planning and Zoning Commission for the consideration 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

Explanation

First Reading and Public Hearing

The applicant has appealed the decision by the Planning and Zoning Commission and has modified the request to R-40 zoning with ten lots.

The Planning and Zoning Commission made a motion to approve the request at their February 10, 2025 meeting. However, the motion failed by a vote of 2-4. A failed motion is considered a recommendation for denial. When the Planning and Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Curtis Young, the applicant, has submitted a request for a rezoning from AG Agricultural to R-40 and R-30 Single Family Residential on Tracts 4A2 and 4B2, 4A3 and 4B3, and 4E, Abstract 295, William E. Crooks Survey, being approximately 11.81 acres, and zoned AG Agricultural. The purpose of the rezoning is to allow for the development of a 12 home subdivision.

Existing Conditions/Background: The subject property, 7316 and 116 John McCain Road, is zoned AG Agricultural. It is located southeast of the intersection of Bandit Trail and John McCain Road. There are currently two homes that sit on the respective properties that are intended to be removed.

Proposed Zoning Change: The request is to rezone from the AG Agricultural district to the R-40 and R-30 Single Family Residential District.

Analysis: Per the proposed, the applicant is requesting to rezone the property to allow for a new 12 lot subdivision with seven of the lots being R-30 Single Family Residential and five of the lots being R-40 Single Family Residential. The development will derive its access from one cul-de-sac off of John McCain Road. The applicant is proposing to improve and utilize an existing private access easement to the south, which would

provide a second point of access for emergency services. The proposed development will require a waiver from the provisions of Section 9.17 of the Land Development Code, *Street Design Criteria* if the emergency access easement is not desired. The maximum number of lots served on a single cul-de-sac with R-40 or R-30 zoning per Section 9.17 is ten lots, whereas this is proposing 12 lots.

Plat Status: The subject property is unplatted as Tracts 4A2 and 4B2, 4A3 and 4B3, and 4E, Abstract 295, William E. Crooks Survey.

DRC Review: The DRC reviewed the request during their January 21, 2025 meeting and provided the following comments.

1. Informational Comment – Due to the concept showing 12 lots, and not ten in a cul-de-sac, this configuration is required to obtain a waiver from City Council.
2. See attached pdf for Engineering Comments in red font.

Drainage: A drainage analysis will be required at the time of a Preliminary/Final plat.

Surrounding Development: The property to the east is zoned PUD-R and improved with single-family homes in the Monticello neighborhood. The properties to the west are zoned R-40 and R-20 Single Family Residential and improved with single-family homes. The properties to the north are zoned R-30 and R-20 Single Family Residential and improved with single-family homes. The property to the south is zoned R-40 Single Family Residential and improved with a single family home.

Comprehensive Plan: The City's Comprehensive Plan, *Destination Colleyville*, identifies the subject property for residential development. The proposed request complies with the future land use designation.

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

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

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff is neutral on this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission denied the request at their February 10, 2025 meeting.

The Planning and Zoning Commission made a motion to approve the request at their February 10, 2025 meeting. However, the motion failed by a vote of 2-4. A failed motion is considered a recommendation for denial. When the Planning and Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Recommendation

None

Attachments

1. Appeal of Planning and Zoning Commission Denial
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Previous Zoning Exhibit
7. New Zoning Exhibit
8. Drainage and Grading Exhibits
9. Utility Plan
10. Tree Survey Exhibit
11. Response to DRC Comments
12. Land Development Code Section 9.17 - Street Design Criteria
13. Notification Map
14. Notification Letter
15. Notification List
16. Letters Received
17. Opposition Map
18. Opposition Report
19. Ordinance O-25-2321

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Kristopher Potts](#); [Christopher Pham](#)
Subject: FW: Zoning Case number: ZC25-001- Holt Farms
Date: Tuesday, February 18, 2025 3:02:33 PM

From: Curtis Young <cyoung@sage-dfw.com>
Sent: Tuesday, February 18, 2025 2:56 PM
To: Ben Bryner <BBryner@colleyville.com>
Cc: Paul Rostron <paul@calaiscustomhomes.com>; Clayton Redinger <cr@redingergroup.com>
Subject: Zoning Case number: ZC25-001- Holt Farms

Ben,

As discussed, we'd like to appeal the P&Z denial of this case to the City Council. As P&Z's denial seemed to be primarily because of the inconsistency in the Land Development Code regarding the maximum number of lots with a single entry and our request for a waiver, we've decided to change the plan to have only 10 lots- all R-40. Hopefully, that will take that issue off the table, and the neighbors can be assured we won't be altering the existing access easement.

So, to allow for time to prepare the new plan, staff review, and additional meetings with neighbors and Councilmembers, we'd like for this case to be scheduled for the March 11th, and April 1st City Council meetings.

Please let me know if you need anything additional from me. We'll get you a new plan, soon. Thanks.

Regards-

Curtis W. Young, AIA

Sage Group, Inc.

1130 N. Carroll Avenue, Suite 200

Southlake, Texas 76092

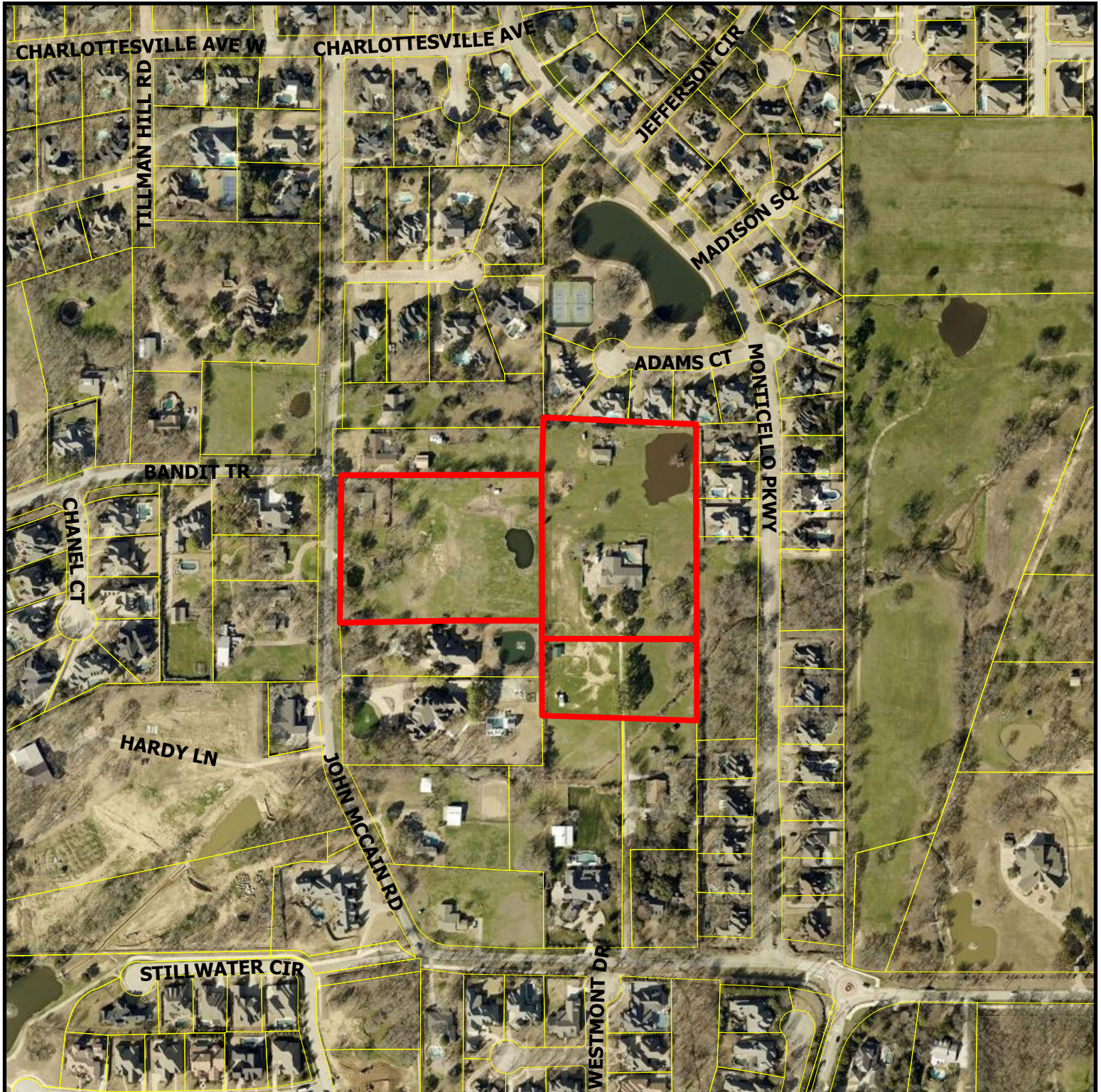
Tel: [817-424-2626](tel:817-424-2626) (Metro)

Fax: [817-424-2890](tel:817-424-2890)

Cell: [817-909-0909](tel:817-909-0909)

Email: cyoung@sage-dfw.com

Aerial Map

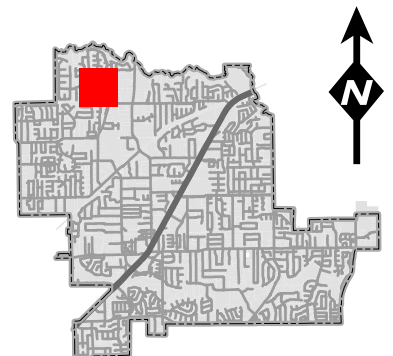


ZC25-001

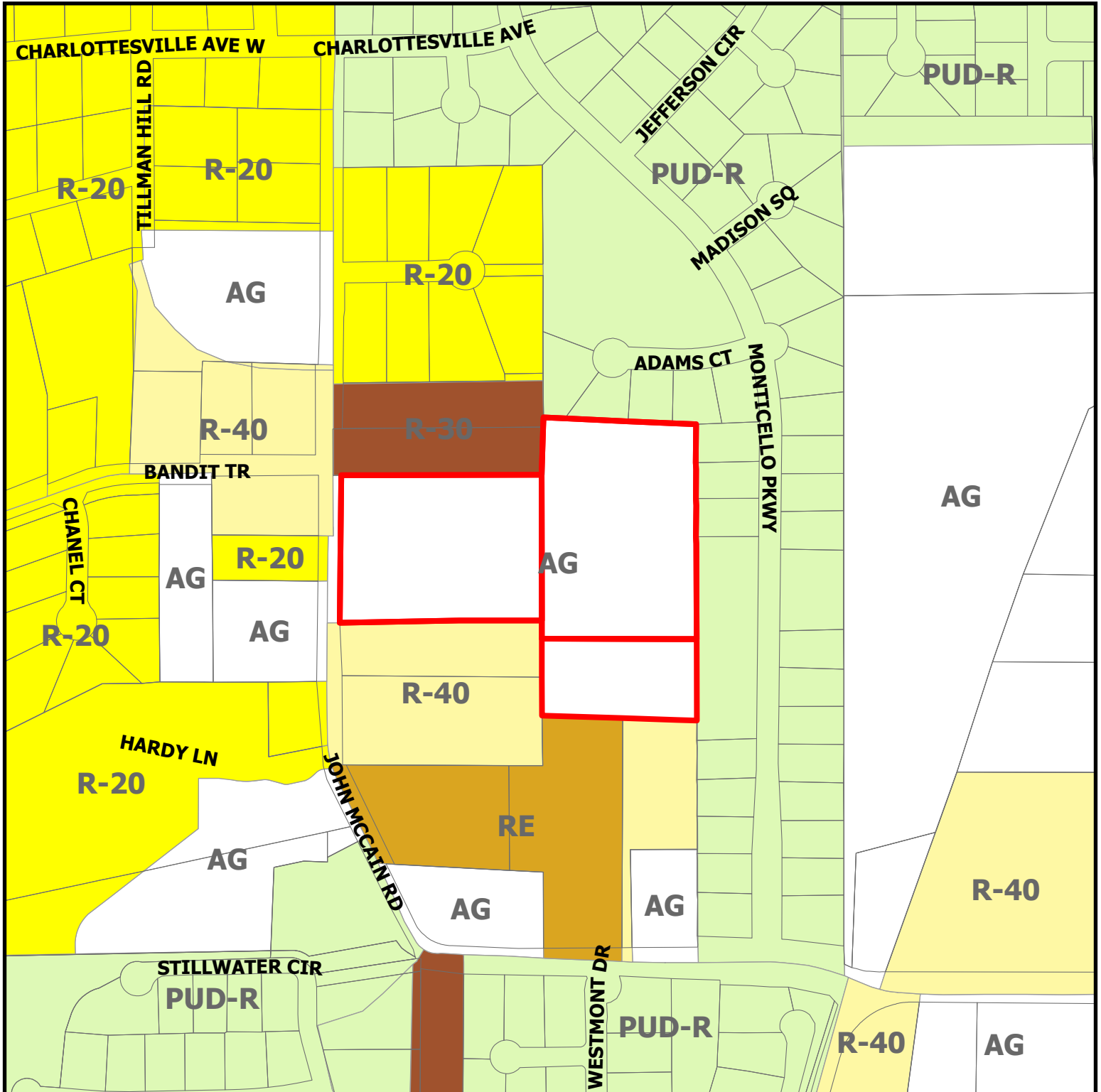
7316 John McCain Road

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

 Subject Property
 Subject Property



Zoning Map

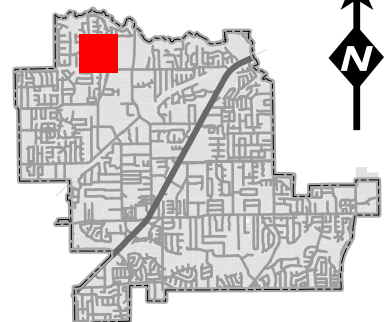


ZC25-001

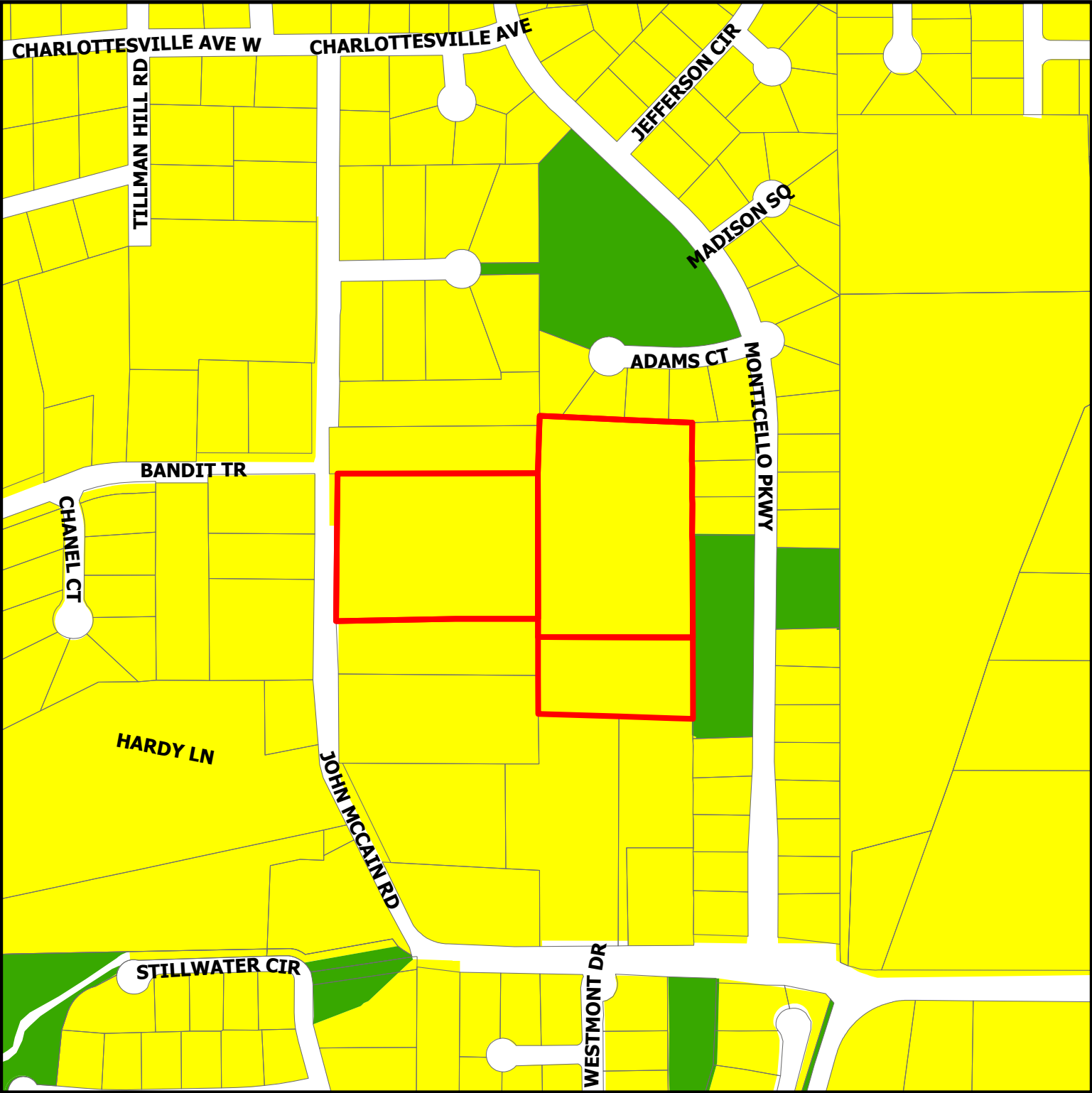
7316 John McCain Road

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 Subject Property
 Subject Property



Future Land Use Map

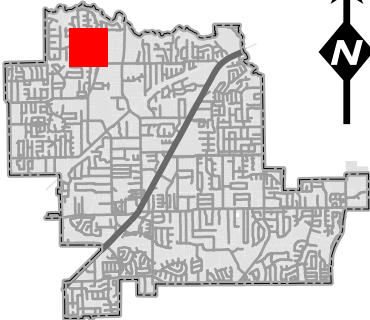


ZC25-001

7316 John McCain Road

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-  Residential
-  Open Space; Parks
-  Subject Property
-  Subject Property



Holt Farms

Colleyville, Texas

Zoning Narrative –10 January 2025

Calais Custom Homes- Owner/Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

Holt Farms is a proposed residential neighborhood of twelve ¾ acre and acre lots, to be developed in the City of Colleyville. The approximately 11.7 acre property is located on the east side of John McCain Road, near the intersection with Bandit Trail.

Adjacencies: The property is adjacent to,

On the north: Residential lots zoned R-30, and the Monticello Neighborhood-zoned PUD-R with lots of 15,000+ sf.

On the west: the Monticello Neighborhood.

On the south: Residential lots zoned R-40 & RE.

On the west, across John McCain Road: Multiple lots zoned AG, R-20 & R-40.

The property has never been zoned for development and is still designated AG. This proposal is a reflection of the above adjacencies, with proposed R-30 lots (1-7) adjacent to the R-30 and smaller lots to the north and west, and proposed R-40 lots (8-12) adjacent to the mostly R-40 zoning to the south. The total number of lots is 12, on almost 12 acres, for a density of 1.02 lots/ acre. There is currently one occupied and another unoccupied single-family home on the property, which will both be replaced with new structures. Another home was recently removed, in anticipation of development.

We believe the proposed plan and resulting homes will at least equal and exceed most of the lot sizes, and the quality and values of the neighborhoods and properties we are adjacent to.

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

Access: The property currently only has one point of street access, from John McCain Road, from which a cul-de-sac will be built, accessing the lots. We are also planning to improve and utilize an existing private access easement to the south, which will provide a second point of access for emergency services, and will not be open for daily use.

The residences planned for Holt Farms will be upscale, with selling prices estimated to start at around \$2.5 million plus. Holt Farms will be developed with the normal Colleyville public street section of 31' (back of curb to back of curb), in a 50' R.O.W

There is an existing drainage and a small amount of flood plain affecting the southeast corner of the property, and the fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. The property generally drains to the east, into this drainage.

To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot. The scale and orientation of the development has been designed to have an inviting visual flow with the existing neighborhoods and surrounding uses, and the location of the streets has been specifically adjusted to allow for the preservation of many of the large Post Oak and Live Oak trees on the property. The design criteria of the homes will create high quality designed homes in keeping with both the immediate neighborhood and Colleyville as a whole.

Development Schedule

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

Site Data Summary Chart

Single Family Residential Lots		12
Residential Lots	87.18 %	10.20 ac.
R.O.W.	11.79 %	1.38 ac.
R.O.W. Dedication	1.03 %	0.12 ac.
Gross Acreage	100.00%	11.70 ac.

Site Data

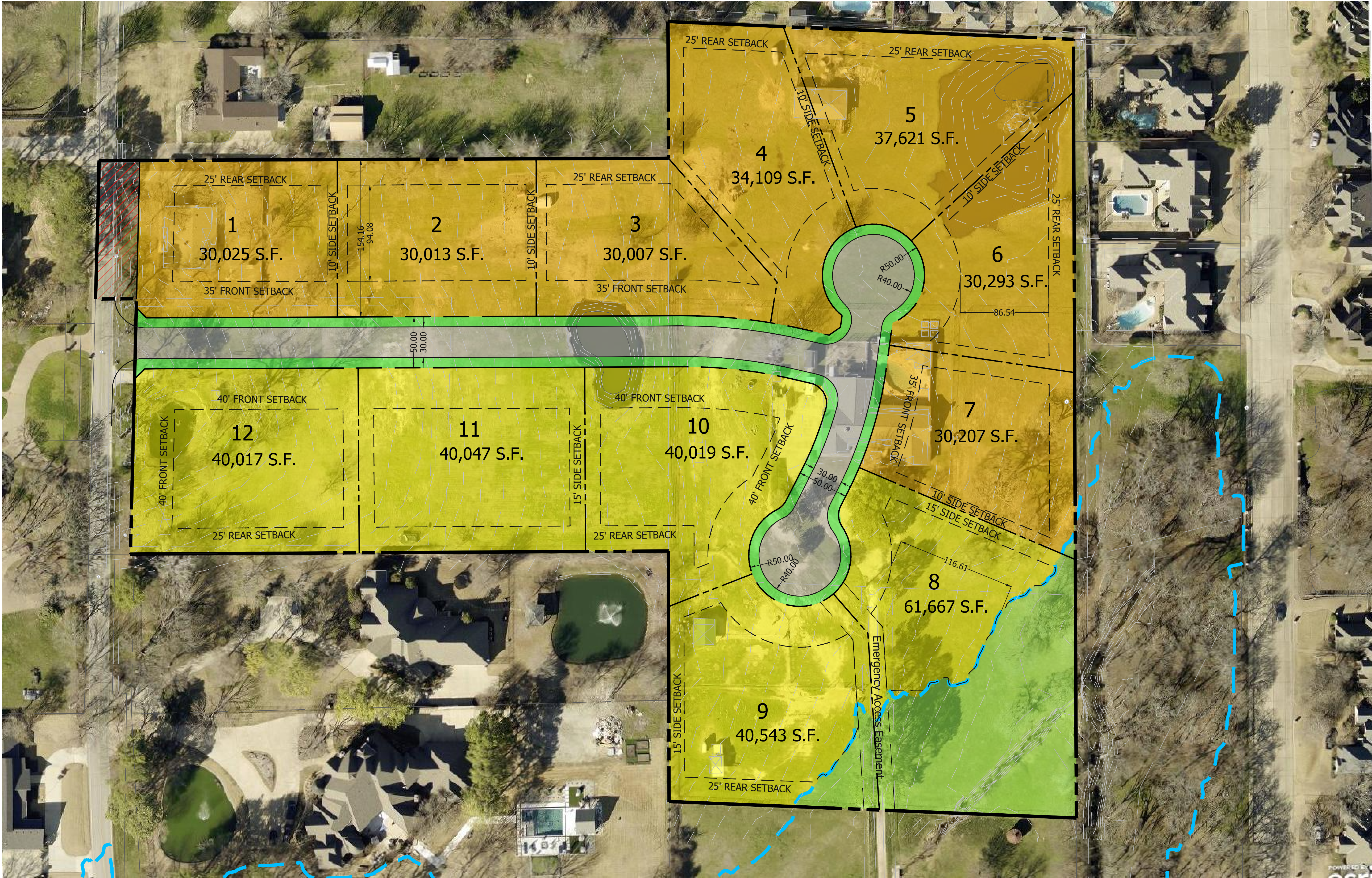
Gross Acreage	11.70 ac.
Gross Density	1.02/units per ac.

Lot Summary

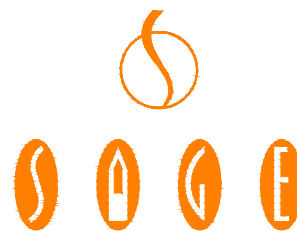
Residential Lots	12
Minimum Lot Size	30,007 s.f.
Average Lot Size	37,047 s.f.

Zoning & Current Use

Existing Zoning:	AG
Proposed Zoning:	R -30 & R - 40
Current Use:	Residential
Proposed Use:	Single-family Residential

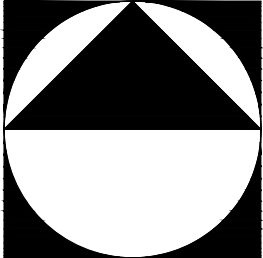


Planner:

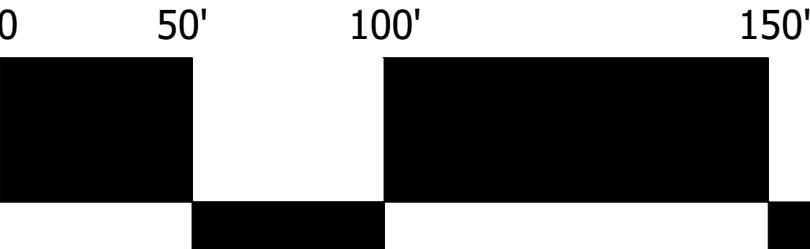


SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

10 JAN 25



1" = 50'



Concept Plan

Holt Farms

Colleyville, Tarrant County, Texas

Site Data Summary Chart

Single Family Residential Lots		10
Residential Lots	89.48 %	10.17 ac.
R.O.W.	9.49 %	1.41 ac.
R.O.W. Dedication	1.03 %	0.12 ac.
Gross Acreage	100.00%	11.70 ac.

Site Data

Gross Acreage	11.70 ac.
Gross Density	0.85/units per ac.

Lot Summary

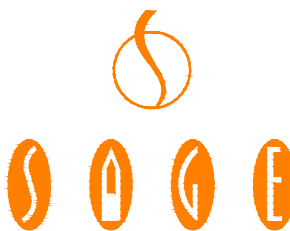
Residential Lots	10
Minimum Lot Size	40,017 s.f.
Average Lot Size	44,305 s.f.

Zoning & Current Use

Existing Zoning:	AG
Proposed Zoning:	R - 40
Current Use:	Residential
Proposed Use:	Single-family Residential



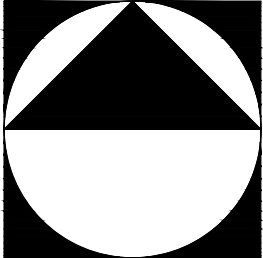
Planner:



SAGE GROUP, INC.

Master Planning
Urban Design
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1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

24 FEB 25



1" = 50'

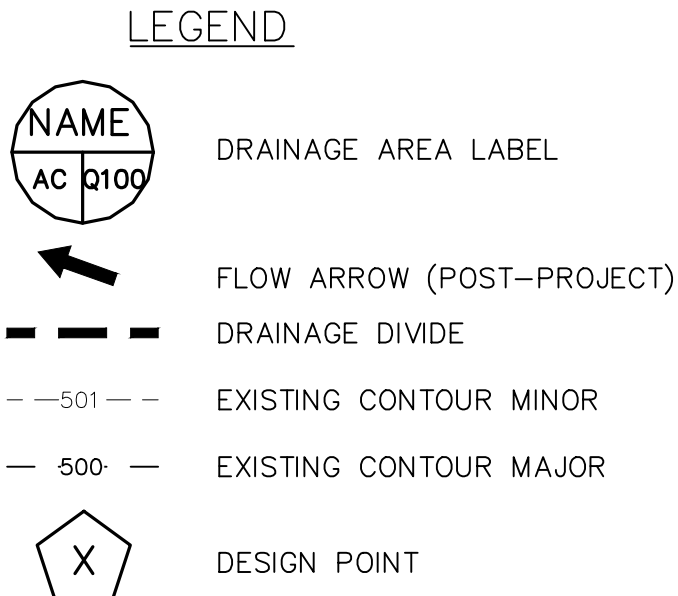
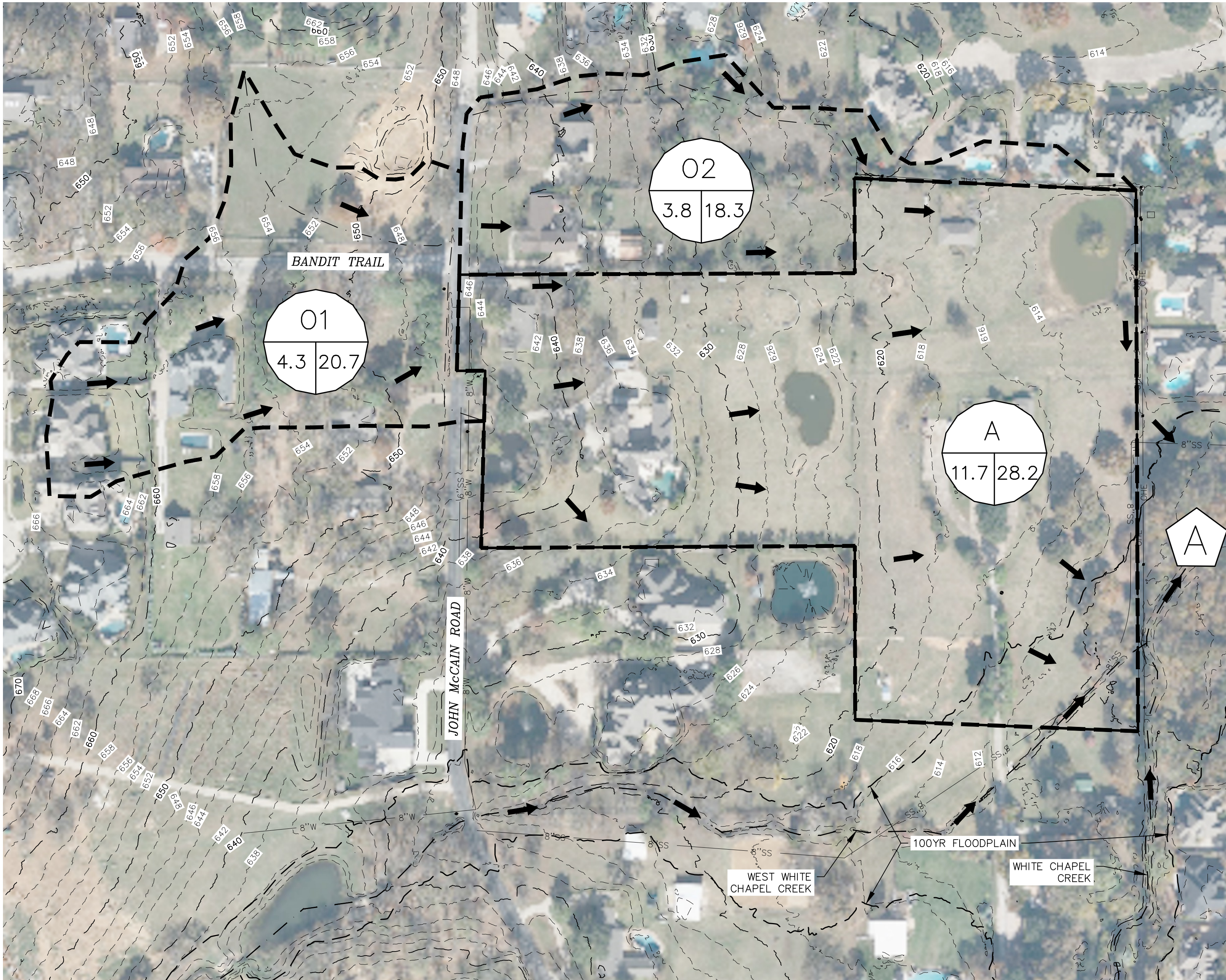
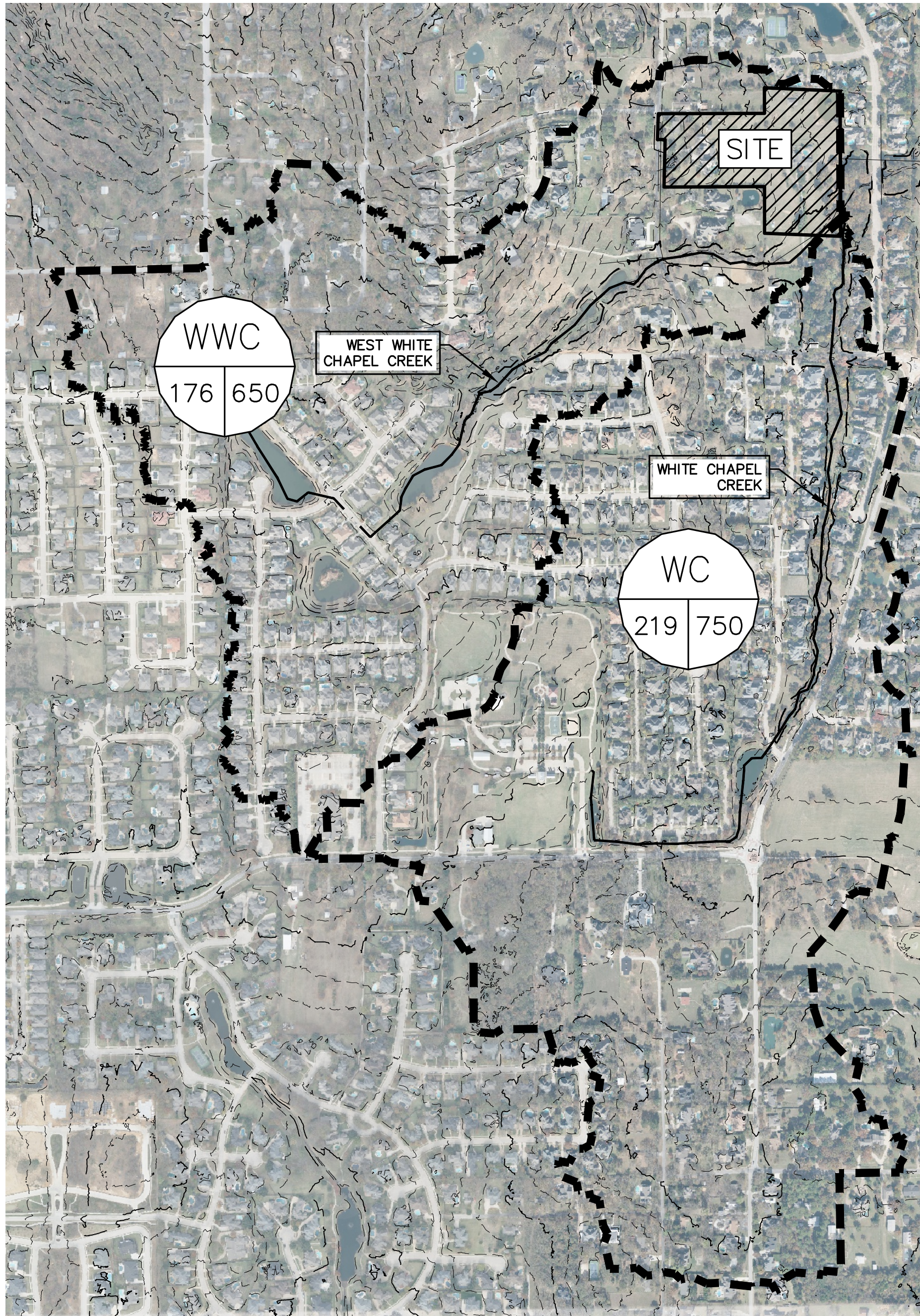
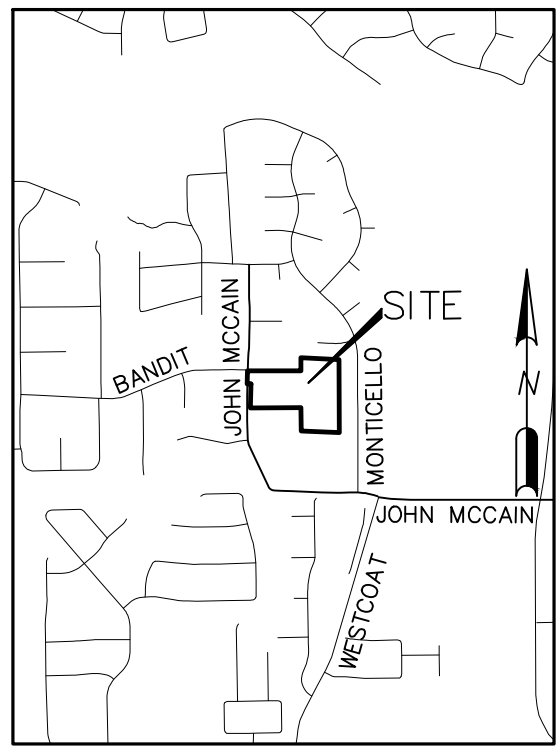
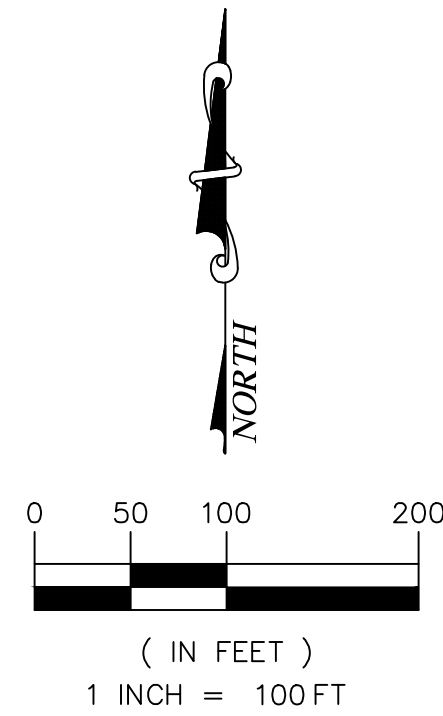
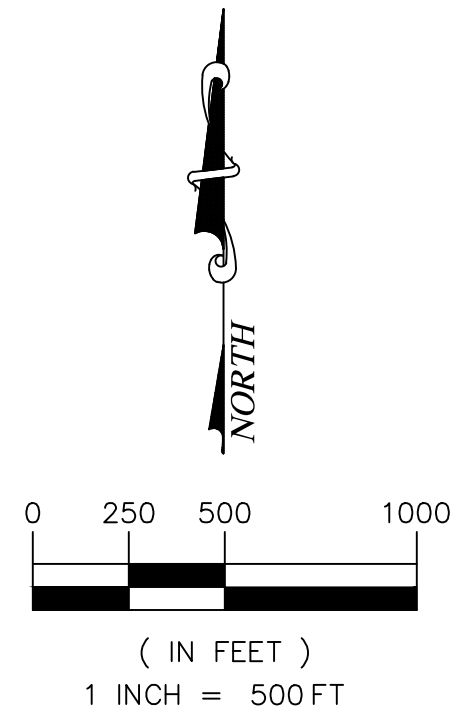
0 50' 100' 150'



Concept Plan

Holt Farms

Colleyville, Tarrant County, Texas



- FLOODPLAIN SHOWN IS PRELIMINARY FLOOD HAZARD DATA AND SHOWS PROJECTED FLOOD HAZARD LIMITS.
- FLOW INFORMATION FOR OFFSITE DRAINAGE AREAS TAKEN FROM FY-14 TDSN (HALFF) STUDY OF WHITE CHAPEL CREEK WATERSHED. HALFF ASSOCIATES, INC. HEC-HMS MODEL DATA OBTAINED THROUGH CITY OF COLLEYVILLE.
- THE DEVELOPMENT AREA DISCHARGES DIRECTLY TO A FEMA REGULATED FLOOD HAZARD AREA AT THE CONFLUENCE OF WEST WHITE CHAPEL AND WHITE CHAPEL CREEKS.
 - DRAINAGE AREA ~ 395 ACRES
 - TIME OF CONCENTRATION ~ 40 MIN
 - 1% PEAK DISCHARGE ~ 1,500 CFS
- THE PROPOSED SITE HAS A TOTAL CONTRIBUTING AREA OF 11.7 ACRES, WHICH IS APPROXIMATELY 3% OF THE OVERALL WATERSHED AT THE POINT OF DISCHARGE. SECTION 2.4 (METHODS FOR DOWNSTREAM EVALUATION) OF THE ISWM TECHNICAL MANUAL RECOGNIZES A RULE OF THUMB FOR ZONE OF INFLUENCE (POINT DOWNSTREAM WHERE THE DISCHARGE FROM A PROPOSED DEVELOPMENT NO LONGER HAS A SIGNIFICANT IMPACT ON THE RECEIVING STREAM...) AS APPROXIMATELY 10%. THIS SITE IS SIGNIFICANTLY BELOW A 10% RULE OF THUMB AND HAS DIRECT ACCESS TO THE MAIN CHANNEL OF THE ADJACENT CREEK. DETENTION IS NOT RECOMMENDED FOR THIS SITE.
- DRAINAGE STUDY TO SUPPORT DETENTION ASSESSMENT TO BE PROVIDED SEPARATELY.
- FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN.

RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)																
AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I5 (IN/HR)	Q5 (CFS)	I10 (IN/HR)	Q10 (CFS)	I25 (IN/HR)	Q25 (CFS)	I50 (IN/HR)	Q50 (CFS)	I100 (IN/HR)	Q100 (CFS)
O1	4.3	SF-RES	0.60	15	3.50	9.0	4.55	11.7	5.34	13.8	6.40	16.5	7.20	18.6	8.02	20.7
O2	3.8	SF-RES	0.60	15	3.50	8.0	4.55	10.4	5.34	12.2	6.40	14.6	7.20	16.4	8.02	18.3
WWC	176	HALFF STUDY		HMS						225		400		550		650
WC	219	HALFF STUDY		HMS						400		500		600		750
A	11.7	UNDEV	0.30	15	3.50	12.3	4.55	16.0	5.34	18.7	6.40	22.5	7.20	25.3	8.02	28.2
DP-A	395	HALFF STUDY		HMS						650		1000		1250		1500

CITY CASE NO. ----

REDINGER GROUP, LLC
P.O. BOX 93006
SOUTH PLAKE, TEXAS 76092
PHONE (817) 333-2727
FAX (817) 333-2727
ENGINEERING REGISTRATION NUMBER 7-2328
PREPARED FOR:
CALVIN CUSTOM HOMES
SOUTH PLAKE, TEXAS 76092
(817) 481-6426

EXISTING DRAINAGE PLAN HOLT FARMS COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
TBM X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 627.2

BM2
TBM X-CUT
N: 7018285.7
E: 2377120.4
ELEV = 647.4

BM 3
TBM 1/2" CAPPED IRON
ROD "EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

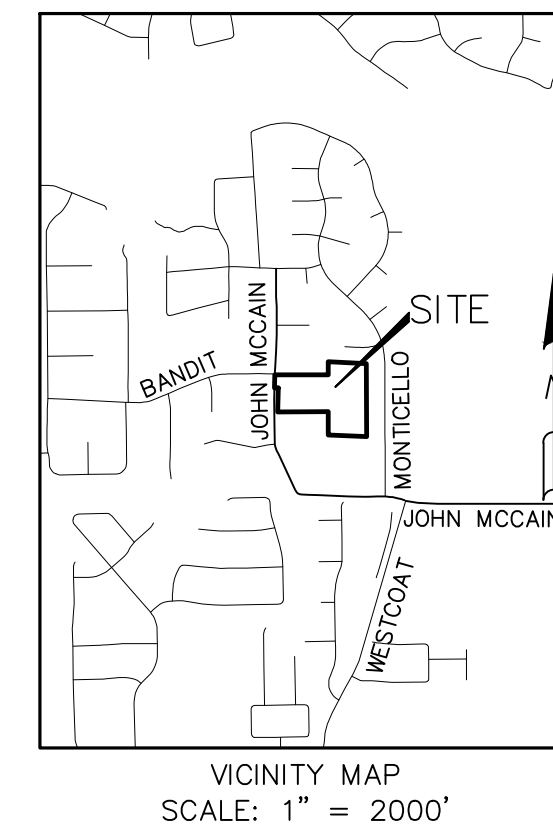
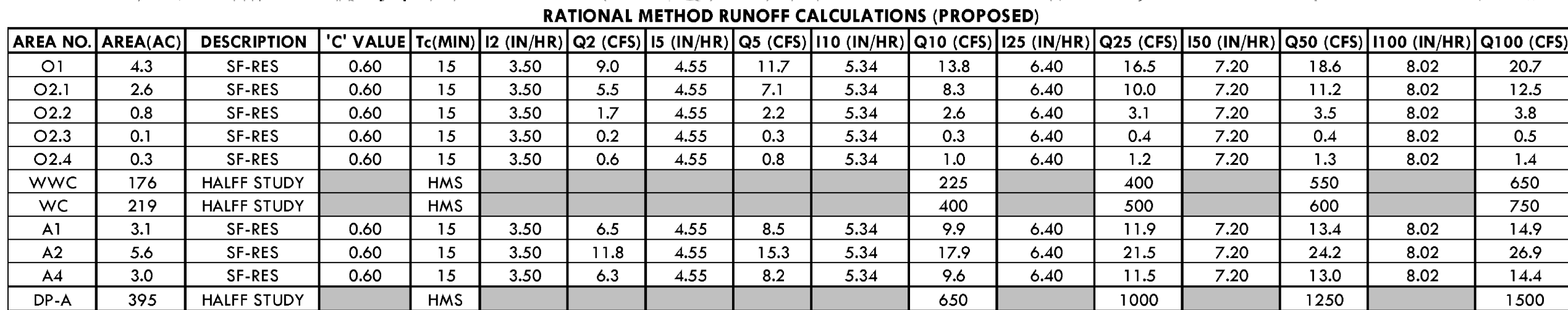
Engineer: CLAYTON T. REDINGER
P.E. No. 87487 Date: 2/25/2025

Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

SHEET

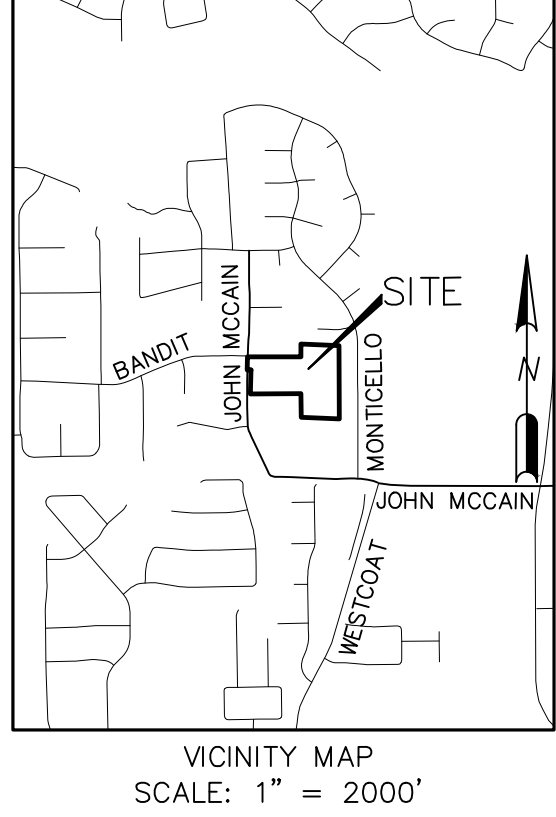
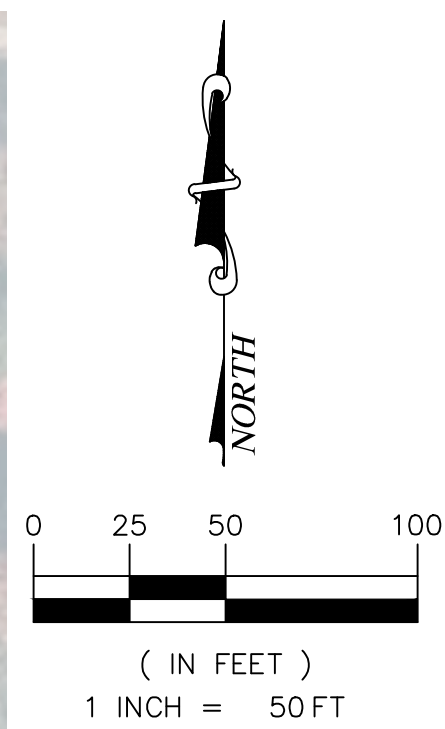
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REDINGER GROUP PROJECT No. 1015-45 - SITE PLAN FOR HOLT FARMS - COLLEYVILLE, TEXAS



- BENCHMARKS:**
- BM1**
TBM X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 627.2
- BM2**
TBM X-CUT
N: 7018285.7
E: 2377120.4
ELEV = 647.4
- BM 3**
TBM 1/2" CAPPED IRON
ROD "EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6

Drawn By: DSM
Reviewed By: CTR
Project: 1015-45



LEGEND

- | | |
|--|---------------------|
| | PROP. 8" WATER LINE |
| | PROP. FIRE HYDRANT |
| | PROP. SEWER MANHOLE |
| | PROP. 8" SEWER LINE |
| | PROP. CULVERT |
| | EXIST. WATER MAIN |
| | EXIST. SEWER MAIN |

NOTES:

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

PRELIMINARY UTILITY PLAN
HOLT FARMS
COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
TBM X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 627.2

BM2
TBM X-CUT
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ELEV = 615.6

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date: 2/25/2025

Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

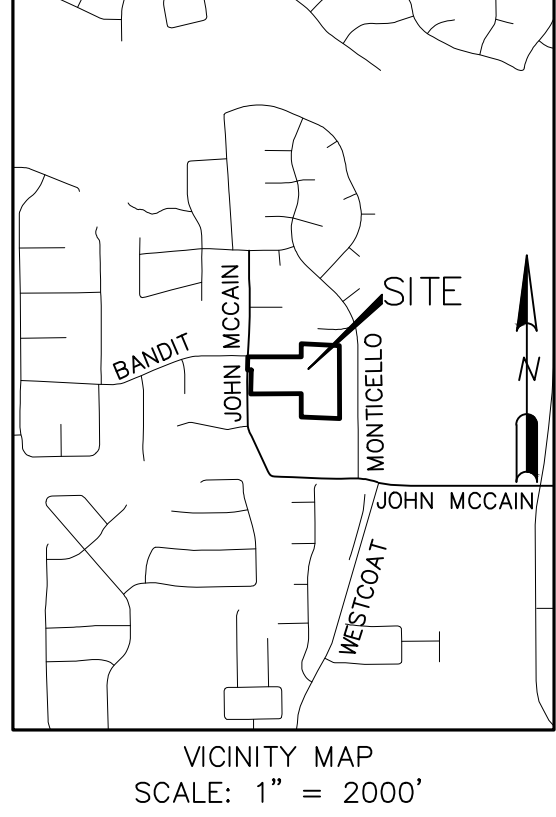
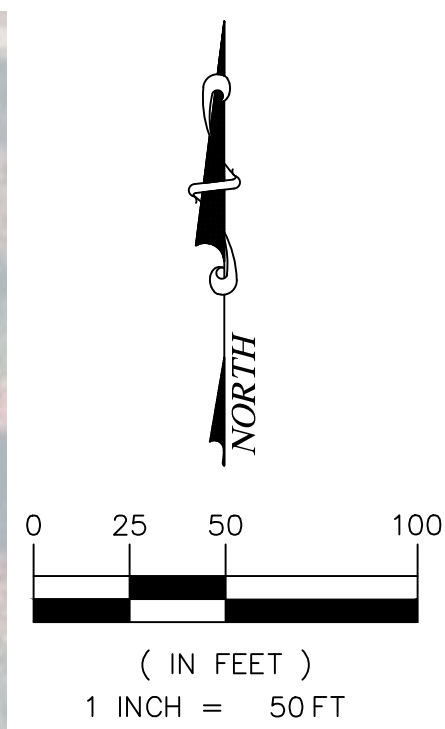
SHEET

3

CITY CASE NO. ----

REDINGER GROUP, LLC
P.O. BOX 92006
DALLAS, TEXAS 75292
PHONE (817) 333-2272
FAX (817) 333-2273
ENGINEERING REGISTRATION NUMBER F-23239
PREPARED FOR: CALAIS CUSTOM HOMES
SOUTHPLANE, TEXAS 76092
(817) 481-6426





LEGEND

- Prop. 8" Water Line
- Prop. Fire Hydrant
- Prop. Sewer Manhole
- Prop. 8" Sewer Line
- Prop. Culvert
- Exist. Water Main (W)
- Exist. Sewer Main (SS)

NOTES:

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

PRELIMINARY UTILITY PLAN
HOLT FARMS
COLLEYVILLE, TEXAS

BENCHMARKS:

- BM1
TBM X-CUT
N: 7018486.7
E: 2377087.7
ELEV = 627.2
- BM2
TBM X-CUT
N: 7018285.7
E: 2377120.4
ELEV = 647.4
- BM3
TBM 1/2" CAPPED IRON
ROD "EAGLE CONTROL"
N: 7018058.6
E: 2377873.4
ELEV = 615.6

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 2/04/2025

Drawn By: DSM
Reviewed By: CTR
Project: 1015-45

SHEET

3

CITY CASE NO. ----

REDINGER GROUP, LLC
P.O. BOX 92006
DALLAS, TEXAS 75292
PHONE (817) 933-2277
FAX (817) 933-2278
CALAIS CUSTOM HOMES
SOUTHPLANE, TEXAS 76092
(817) 481-6426



Trees				Trees Net of R.O.W.	Trees %
Protected Trees		66	-	66	97.06
Borderline Trees		1	-	1	1.47
Trees to be Altered		6	5	1	1.47
		73	5	68	100.00

PROTECTED TREES	
Tree #	Size & Species
6405	24" OAK
6406	16" PECAN
6410	10" ELM
6411	60" ELM
6412	30" MESQUITE
6413	26" ELM
6414	22" ELM
6415	10" HACKBERRY
6417	24" WALNUT
6418	12" CREPE MYRTLE
6422	28" BALD CYPRESS
6903	30" OAK
6904	42" OAK
6905	38" OAK
6906	36" OAK
6907	36" ELM
6909	16" CEDAR
6910	18" HACK
6911	14" BRADFORD PEAR
6912	14" CEDAR
6913	6" ASH
6914	10" CEDAR
6915	9" CEDAR
6922	18" PINE
6923	20" PINE
6924	30" LIVE OAK
6925	36" OAK
6926	42" OAK
6927	20" OAK
6928	6" BRADFORD PEAR
6943	28" OAK
6944	32" OAK
6945	18" LIVE OAK
6946	20" LIVE OAK
6947	36" LIVE OAK
6948	8" BRADFORD PEAR

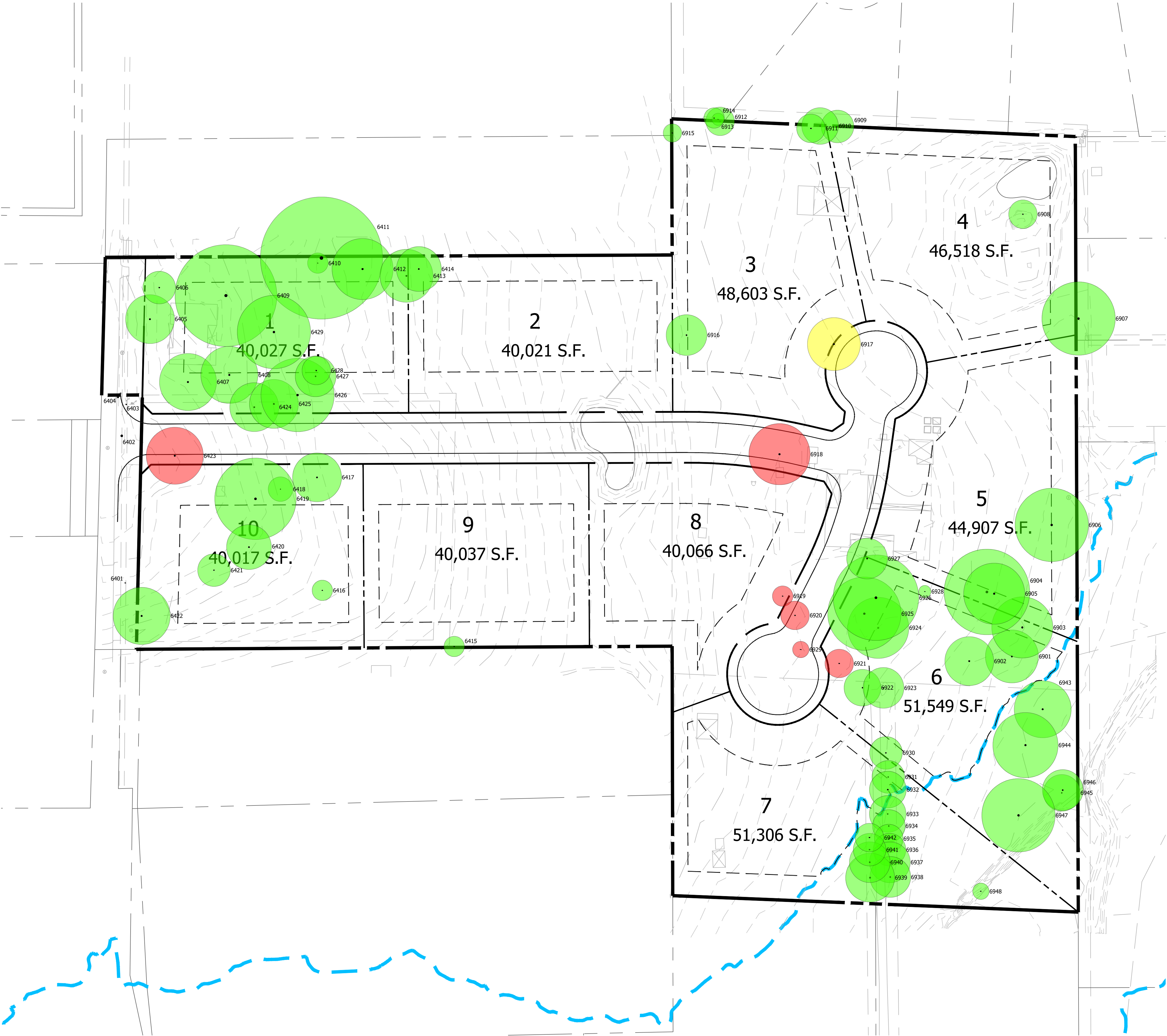
PROTECTED TREES	
Tree #	Size & Species
6408	28" MULBERRY
6409	50" MULBERRY
6416	10" OAK
6419	40" WALNUT
6420	22" MULBERRY
6421	16" OAK
6424	24" MESQUITE
6425	24" CEDAR ELM
6427	20" ELM
6428	14" ELM
6429	36" OAK
6902	24" OAK
6908	14" WILLOW
6916	20" LIVE OAK
6939	24" PINE
6940	20" PINE
6941	16" PINE
6942	14" PINE
6407	28" MULBERRY
6426	36" ELM
6901	26" OAK
6930	16" PINE
6931	16" PINE
6932	18" PINE
6933	18" PINE
6934	16" PINE
6935	14" PINE
6936	16" PINE
6937	20" PINE
6938	20" PINE

TREES TO BE ALTERED	
Tree #	Size & Species
6423	28" OAK
6918	38" ELM
6919	10" BRADFORD PEAR
6920	14" OAK
6921	14" OAK
6929	8" LIVE OAK

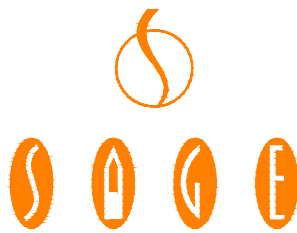
BORDERLINE TREES	
Tree #	Size & Species
6917	26" LIVE OAK

Tree Canopy Coverage

Total site area	509,754 s.f.
Total existing canopy	≈107,408 s.f. -->21.07%
Preserved tree canopy	
Protected tree canopy (green)	≈98,255 s.f. --> 91.49%
Borderline Trees (yellow)	≈ 2,124 s.f. --> 1.97%
Trees to be altered (red)	≈ 7,029 s.f. --> 6.54%
	≈107,408 s.f. -->100.00%

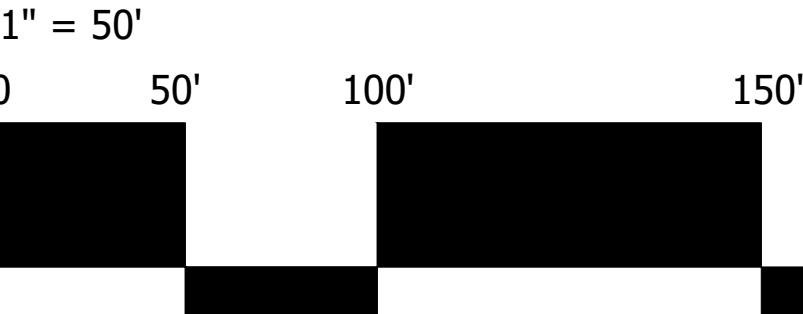
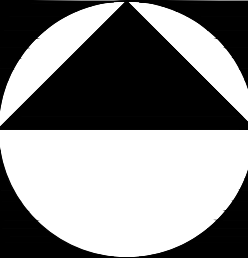


Planner:



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

24 FEB 25



Tree Conservation Plan

Holt Farms

Colleyville, Tarrant County, Texas

January 24, 2025

TO: City of Colleyville

RE: ZC25-001 Holt Farms Zoning – 1st Review Response Letter

This letter is in response to comments received January 21, 2025 for the 1st review of the Zoning Case for Holt Farms by our office. We offer the following responses to your comments:

ENGINEERING REVIEW

Existing Drainage Plan

- 1) Study showing pre and post developed conditions to support this statement required.
RESPONSE: To be provided under separate report.

Preliminary Grading & Drainage Plan

- 1) Optional storm drain along rear of southwestern lots.
RESPONSE: In discussions with the neighbor in question, he has requested that his pond continue to receive runoff from Holt Farms. He has also requested that we keep the runoff on our property (carrying it east) past a point where he intends to construct a new pool. We believe the proposed plan to divert the surface drainage with a berm to a point before allowing it to continue to run onto the neighbor's property is the best solution to the neighbor's wishes.
- 2) Adjacent property has landscape bed here; point discharge will create issues.
RESPONSE: We will have to work closely with the neighbor to coordinate a detailed solution, however we believe the intent shown on the plans is the most desirable solution for both the developer and adjacent neighbor.
- 3) Verify where pond spillway goes and confirm development doesn't impede flow.
RESPONSE: The pond discharges due south and I believe then runs along Holt Farms' west property line in a small swale to the south and does not enter the development boundary.
- 4) Add drop inlet.
RESPONSE: Drop inlet added to lot 4.
- 5) Add storm drainage line & inlets along rear of easternmost lots.
RESPONSE: The elevation of the cul-de-sac will be pushed down to allow the entirety of lot 5 to drain to the propose ROW. Lots 6, 7 and 8 all have access to drain to the adjacent open space lot/drainage easement of Monticello. This reflects the existing drainage pattern.

Preliminary Utility Plan

- 1) Move SS line to centerline of street.
RESPONSE: SS line moved to center of street.
- 2) Any way to eliminate two dead end waterlines?

RESPONSE: After discussion with staff, the drawing has been adjusted accordingly.

Please feel free to call us at 817-253-5727 to discuss any questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CR', is positioned below the word 'Sincerely,'.

Clayton Redinger, P.E.
Redinger Group, LLC
817-253-5727

the development until appropriate provisions have been made. These provisions shall include any drainage design or construction plans necessary to accommodate the off-site drainage problem.

Section 9.16 Street Improvement Requirements

- A. General Requirement – The developer shall construct, at his expense, street facilities necessary for the proper development of the subdivision. The street system shall provide access to every lot in the subdivision and be designed and constructed in accordance with the criteria contained in this Land Development Code.
- B. Improvements to Existing Unimproved Streets and Utilities – This section is applicable to a proposed development situated adjacent to an existing street or municipal utility, which does not meet the standards contained in the Land Development Code. (O-06-1562 / 02-07-06)

1. *Improvements Required* – If a proposed subdivision is situated adjacent to an existing street or municipal utility, which does not meet the standards contained in this Land Development Code, the developer shall bear the cost for constructing the infrastructure improvements required by this Land Development Code in accordance with the General Infrastructure Policy contained elsewhere in the Land Development Code.

For the purpose of this regulation, the calculation used for estimating the reconstruction costs for an unimproved street shall include all street paving, curb and gutter, sidewalks, hike and bike trails, water and sewer utilities, and drainage improvements. The improvements shall be sized in accordance with the most recently approved Master Thoroughfare Plan or Capital Improvements Plan, which is applicable.

2. *Escrow* – The Administrative Official may recommend approval of a subdivision plat to the Approving Body conditioned upon the deposit in escrow, via Letter of Credit or cash, of the estimated costs of the adjacent unimproved street and utility improvements in-lieu of the actual construction of said facilities. Any escrow, without interest, shall be applied against any assessment for improvements levied on such property, but shall not be deemed to release such property from liability for any future costs assessed which exceed the escrow.
3. *One and Two Lot Residential Subdivisions* – If a proposed residential subdivision contains only one or two lots and the developer does not own any contiguous property, in lieu of actual construction, the developer shall pay the applicable perimeter street costs in accordance with the General Infrastructure Policy contained elsewhere in this Land Development Code for the initial one hundred feet of street frontage. The applicable perimeter street costs shall be reduced 0.2% per linear foot of frontage in excess of one hundred feet, not to exceed fifty percent of the applicable additional street frontage.

Exemption: A lot platted under this Section that contains an existing single-family dwelling at the time a subdivision plat application is filed with the City and the lot is situated within a zoning district that allows single-family residential uses, said lot shall have an automatic exemption from the perimeter street costs, provided that existing perimeter street facilities are sufficient to assure the safe, effective and orderly movement of traffic in and about the subdivision and utility services are adequate to serve the development. The following notation shall be placed on the plat: *“Any future divisions of these lots will require full compliance with the unimproved street requirements applicable at the time of any subsequent re-platting.”*

Section 9.17 Street Design Criteria

- A. Street Functional Classification – All streets shall be designed in accordance with the functional classification shown on the most recent version of the Master Thoroughfare Plan and the following:

Functional Classification of Streets	
Street Classification	Functions - Uses
Local	Carries traffic from residential and commercial areas to collector streets and interconnects individual sites. Local streets carry light traffic volumes and trips are of a short duration.
Collector Major Minor	Carries traffic from local streets to arterial streets. Uses served would include medium and high density residential, limited commercial facilities, elementary schools, some small offices and as direct access within industrial parks. Collector streets also carry heavy traffic to major commercial and industrial facilities from arterial streets. Uses would include office parks, industrial parks, and community level commercial facilities.
Arterial Major Minor	The main function of an arterial is to carry traffic from one urban area to another. The arterial streets serve the major activity centers of urbanized areas. An arterial street is used for longer urban trips and carries a high portion of the total traffic with a minimum of mileage.

B. Street Design

1. *In-General* – Streets shall be designed with due regard to topography, with due consideration of the abutting uses, and the anticipated destination of traffic and traffic volumes at full development of the neighborhood. Where necessary to prevent traffic congestion and to ease the movement of vehicles to and from principal traffic generators, additional right-of-way width or other special design shall be provided. Where topographical conditions make other treatment necessary to secure the best overall design, these standards may be modified by the Director of Public Works or designee..
2. *Street Continuity* – The street layout shall provide for the continuation of the collector street system as shown on the Master Thoroughfare Plan. Streets shall provide connection to streets in adjacent subdivisions, but local streets shall be designed so as to discourage use by through traffic and to require the minimum number of streets necessary for convenient and safe access to property.
3. *Curvilinear Streets Encouraged* - The developer is encouraged to consider curvilinear, cul-de-sac, and loop street designs where such use would result in a more functional layout and not necessarily adhere to a rigid rectangular street pattern.
4. *Right-of-way Widths* – Every subdivision plat shall dedicate sufficient right-of-way to comply with the requirements of the Master Thoroughfare Plan. The right-of-way widths shall be designed for the intended use and anticipated traffic volume at optimum development of the area served. Additional right-of-way may be required at street intersections and to provide for left and right turn lanes at high-volume intersections.
5. *Cul-de-sac Lengths* – No street shall be designed as a permanent dead-end street, but shall be designed to incorporate a cul-de-sac which complies with this Section. (O-00-1261 / 12-19-00)
 - a. *Diameter* – A cul-de-sac street shall be provided at the closed end with a minimum property line right-of-way diameter of one hundred feet, and a pavement turn-around with a minimum outside diameter of eighty feet (80'). (O-00-1261 / 12-19-00)
 - b. *Length* – No cul-de-sac street shall exceed six hundred feet (600') in length, unless additional right-of-way width and additional pavement width are provided as required in this Section. Furthermore, no cul-de-sac street shall exceed the maximum length of one-thousand two hundred feet (1,200'). For purpose of this regulation, cul-de-sac length shall be measured along the centerline of the cul-de-sac from the intersecting street right-of-way line to the center point of the cul-de-sac. (O-00-1261 / 12-19-00)
 - c. *Width* – A cul-de-sac street shall have a minimum right-of-way width of fifty feet (50') and a minimum pavement width of thirty-one feet (31'), back-to-back of curb. However, a cul-de-sac street which exceeds six-hundred feet (600') in length shall have a minimum right-of-way width of fifty-six feet (56') and minimum pavement width of thirty-six feet (36'), back-to-back of curb. (O-00-1261 / 12-19-00)

- d. *Maximum Number of Lots* – The maximum number of single-family lots served on a cul-de-sac street shall be as shown in the following table: (O-00-1261 / 12-19-00)

Maximum SF Residences Served on Cul-de-sac	
District	Max. Number of Lots Served
AG	5
RE	5
R-40	10
R-30	10
R-20	12
R-15	12
PUD-R	12

- e. *Temporary Turn-Around* – A temporary turn-around is required when a street is temporarily dead-ended and is longer than one-hundred and fifty (150) feet, as measured from the intersecting street right-of-way line. The temporary turn-around shall be within a temporary easement and constructed of asphalt or concrete. (O-00-1261 / 12-19-00)
6. *Temporary Dead-End Streets* - Temporary dead-end streets shall have provision for future extension of the street and utilities and, if a temporary cul-de-sac is utilized, a reversionary right to the land abutting the turnaround for excess right-of-way shall be provided.
7. *Stub-outs for Future Extensions* - Permanent dead-end roads shall not be allowed. The street layout shall be extended to the tract boundary to provide for future access into adjoining tracts to assure adequate neighborhood circulation unless: 1) prevented by topography or other physical conditions; or 2) the City Council determines that the extension is not necessary for future development of adjacent tracts. In general, these extensions should be not more than one thousand (1,000) feet apart.
8. *Pavement Required* - All street surfaces within or abutting the proposed subdivision shall be paved, with curbs and gutters installed, and constructed in accordance with the standards and specifications contained elsewhere in this Land Development Code.
9. *Frontage Access Road* - Where a subdivision abuts or contains an existing or proposed collector street or railroad right-of-way or abuts a commercial or industrial land use, the City may require a frontage street approximately parallel to and on each side of such right-of-way to separate through and local traffic, or reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or equivalent treatment as may be necessary for adequate protection of residential properties.
10. *Half Streets* - Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations, and where the City Council finds it will be practicable to require the dedication of the other half when the adjoining land is subdivided, the other half of the street shall be platted within such tract.
11. *Number of Subdivision Entryways* – Every subdivision shall be designed to provide sufficient access into the development to accommodate anticipated traffic demands and to provide for emergency public services using the criteria contained in this Section. (O-01-1280 / 08-08-01)
- a. Where a proposed subdivision, or cul-de-sac street, contains more than twelve (12) lots, the development shall provide for two entryways as follows:

- i. The development shall provide one street entryway and one emergency access easement. The emergency access easement shall be located on an adjacent or opposite side of the subdivision from the main entryway. The widths of the right-of-way and driving surfaces of the street entryway and the emergency access easement shall be in accordance with the standards contained elsewhere in this Land Development Code, or
 - ii. The development shall provide two street entryways separated not less than one-hundred feet between the centerlines of the driving surfaces. The widths of the right-of-way and driving surfaces of the two entryways shall be in accordance with the standards contained elsewhere in this Land Development Code, or
 - iii. The development shall provide a divided entryway and one emergency access easement. The driving surfaces of the divided entryway shall be separated by a median not less than ten (10) feet in width and provide for one-way traffic. The widths of the right-of-way and driving surfaces of the divided entryway shall be in accordance with the standards contained elsewhere in this Land Development Code. The emergency access easement shall be located on an adjacent or opposite side of the subdivision from the main entryway and be constructed in accordance with the standards contained elsewhere in this Land Development Code.
- b. If it is physically impractical or otherwise impossible to provide two entryways or to incorporate an emergency access easement into the development in accordance with the above stated requirements, the following alternative may be considered by the approving body:
 - i. A single pavement width of forty-one (41) feet shall be constructed. Said pavement shall extend back from the intersecting street right-of-way a minimum distance of one-hundred (100') feet. All residences within the subdivision shall contain automatic fire-sprinkler systems.
- c. If it is physically impractical or otherwise impossible to comply with the above-stated requirements, an alternative design may be submitted to the City Council for consideration. The approving body may approve the alternate design if it finds that the above-stated requirements can not be satisfied and that all efforts have been made by the developer to comply with said requirements.

12. **Reverse Curves** - Between reverse curves there shall be a tangent section of centerline not less than one hundred feet (100') long.

C. Intersections

1. Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two (2) new streets at an angle of less than seventy-five (75) degrees shall not be acceptable.
2. Proposed new intersections along one side of an existing street shall, wherever practicable, coincide with any existing intersections on the opposite side of such street. Not more than two (2) streets shall intersect at any one point unless specifically approved by the City.
3. Street jogs with centerline offsets of less than one hundred thirty-five (135) feet shall not be permitted.
4. Local streets intersecting a collector street or larger shall have a tangent section of centerline at least fifty (50) feet in length measured from the right-of-way line of the collector street; however, no such tangent is required when the minor street curve has a centerline radius greater than four hundred (400) feet with the center located on the collector street right-of-way line.
5. At local street intersections, the property line corner shall be rounded by an arc having a radius of twelve (12) feet. This radius shall be increased when the smallest angle of intersection is less than eighty (80) degrees. At intersections of streets with major and collector streets the property line corners shall be rounded by an arc having a radius of twenty-five (25) feet. The Director of Public Works or designee may approve comparable cut-offs or cords in place of rounded corners.

6. Where practical, spacing of intersections along collector streets shall be at least 500 feet apart.
- D. Alleys – Alleys shall be provided in commercial and industrial districts and at the rear of multifamily residential building sites for adequate circulation. Where approved by the Fire Marshal, an emergency access easement not less than twenty-four feet (24') in width shall be provided for emergency vehicle access in lieu of any alley. Alleys should intersect streets at right angles or radially to curved streets where sharp changes in alignment cannot be avoided. Property line corners shall be cut off fifteen feet (15') on each side to permit safe vehicular movement. Dead-end alleys shall be prohibited except where prior development of land adjoining the subdivision permits no other reasonable design; under such circumstances alleys shall be provided with turnaround or back-around facilities at the dead-end adequate to permit clear maneuvering of sanitation trucks, utility service vehicles and emergency vehicles. Alleys shall be not less than the following widths:
1. Twenty feet (20') where residential building sites are provided on both sides;
 2. Twenty-two feet (22') wherever residential development abuts commercial or industrial areas;
 3. Twenty-four feet (24') where commercial or industrial development abuts on both sides.

Section 9.18 Easements

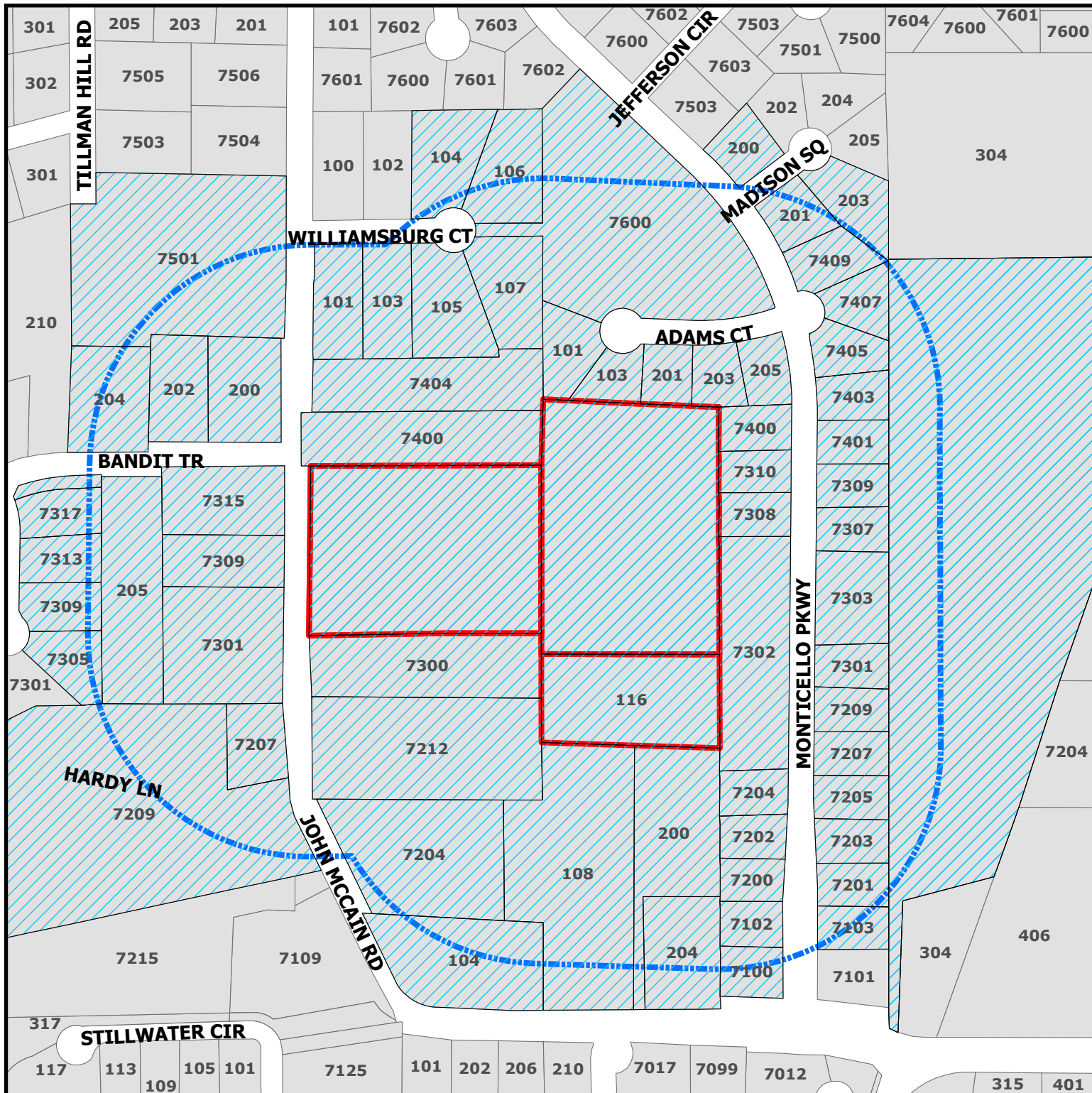
- A. Easements – Easements for drainage and utility construction, service, and maintenance shall be provided in locations approved by the City and affected utilities according to the following standards:
1. Easement for the use of public utilities of not less than seven and one-half (7.5') feet in width shall be provided on each lot and extend along the entire length of the rear property line. Easements shall connect with easements already established on adjoining properties or extend to connect with a public right-of-way. No lot shall be shown with an easement which prevents proper development and full utilization of the lot as a suitable building site for the intended zoning district.
 2. For lots of more than two hundred (200) feet deep, the utility easement shall be not less than sixteen (16) feet wide.
 3. The width of any drainage easement shall be determined by the Director of Public Works or designee or in accordance with the need for drainage improvements established by any drainage study.
 4. All utility easements shall be dedicated as utility and/or drainage easements.
 5. When an easement is granted for public purposes as a separate instrument, the following statement of restrictions shall be placed in dedication instrument:

Utility Easements

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

- B. Easements Adjacent to State Highways – When a proposed water or sewer line or drainage facility will be placed adjacent to a public road maintained by the Texas Department of Transportation, a separate specific use easement shall be provided for each utility or drainage facility.
- C. Emergency Access Easements – Emergency access easements shall have a clear unobstructed width to accommodate a pavement section of not less than twenty-four (24) feet in width. The emergency access easement shall connect at each end to a dedicated public street or shall have a suitable size turnaround at the dead-end, and appropriate turning space at inside corners to permit free movement of emergency

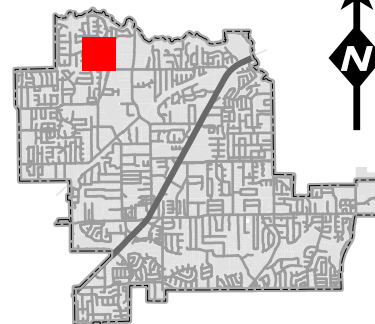
Notification Map



ZC25-001

7316 John McCain Road

-  Parcels to be notified
-  Buffer
-  Subject Property
-  Subject Property



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



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, February 10, 2025 at 7:00 p.m.
City Council Meetings: Tuesday, March 4, 2025 & Tuesday, March 11, 2025 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Rezoning from AG Agricultural to R-30 Single-Family Residential and R-40 Single-Family Residential districts on Tracts 4A2 & 4B2, 4A3 & 4B3, Abstract 295, William E. Crooks Survey, being located at 7316 & 116 John McCain Road. The request is to rezone the property for a new 12 lot single-family subdivision zoned R-30 and R-40 Single Family Residential.

Zoning Case: ZC25-001

Applicant: Curtis Young, Sagegroup

Owner: Dale M. Holt

Location: 7316 & 116 John McCain Rd

Property Description: Tracts 4A2 & 4B2, 4A3 & 4B3, & 4E, Abstract 295, William E. Crooks Survey

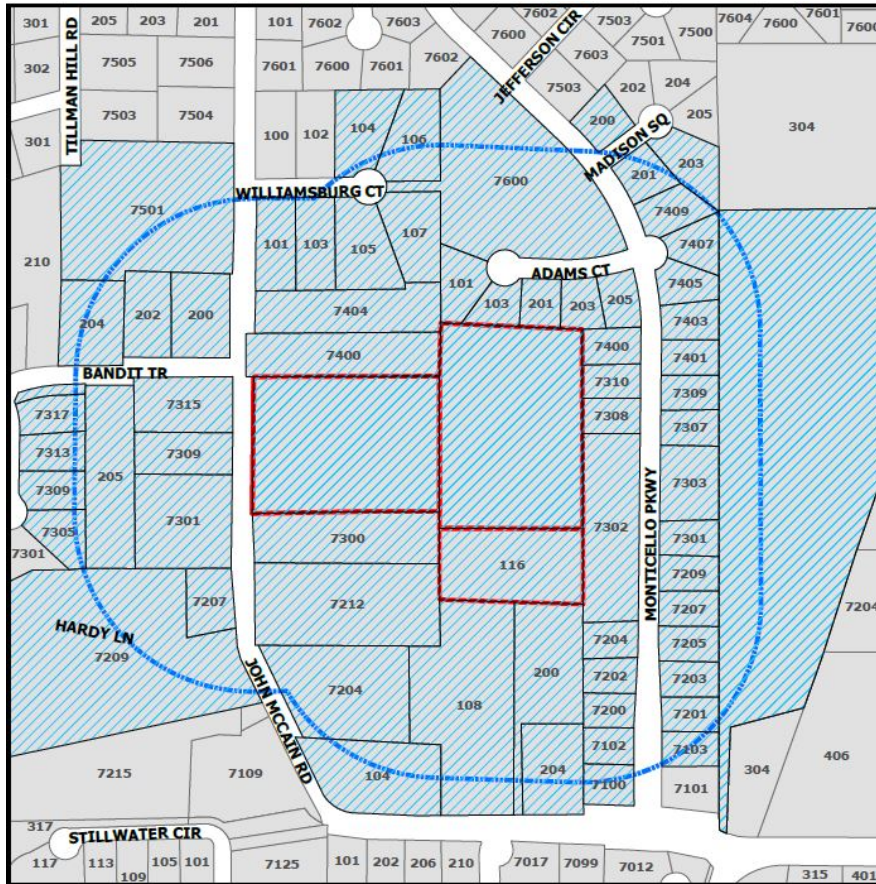
Present Zoning: AG Agricultural

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

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

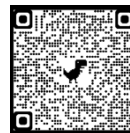
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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
COLGAN, GREGORY D	7501 TILLMAN HILL RD
REKA, PETER U	200 BANDIT TR
KOOP, MITCHELL	202 BANDIT TR
RAGAN, THERON A	204 BANDIT TR
KENT, ROBERT	7315 JOHN MCCAIN RD
WALKER, GRADY M	7309 JOHN MCCAIN RD
ATHERTON, JAY W	7207 JOHN MCCAIN RD
KOONCE, TIMOTHY J	7404 JOHN MCCAIN RD
STEHING, TRENT	7307 MONTICELLO PKWY
HINTON, SHARON	7309 MONTICELLO PKWY
OSBORNE, DONALD	7401 MONTICELLO PKWY
HUNTER, MARK E	7403 MONTICELLO PKWY
WEASNER, JOHN	7405 MONTICELLO PKWY
FRANCIS, BOBBY	7407 MONTICELLO PKWY
SORRELL, ANDREW	7409 MONTICELLO PKWY
SALSBURY, BRUCE	201 MADISON SQ
CHANG, WESLEY EN-TSE	203 MADISON SQ
SCHEFFE, SCOTT A	7103 MONTICELLO PKWY
ANDRE, TERRI	200 MADISON SQ
ALAWY, AHMED	7201 MONTICELLO PKWY
DAVIS, JOHN ROGER	7203 MONTICELLO PKWY
KNOX, LARRY	7205 MONTICELLO PKWY
GALLEGOS, ELVIS	7207 MONTICELLO PKWY
ROBERTS, ROBERT	7209 MONTICELLO PKWY
SATTLER, DAVID	7301 MONTICELLO PKWY
ONEILL, LIAM	7100 MONTICELLO PKWY
LEWIS, LARRY	205 ADAMS CT
LAMB, CHARLES A	203 ADAMS CT
WILLSON, JOSHUA A	201 ADAMS CT
MARKLE, MITCHELL C	103 ADAMS CT
AIRIS, MARK	101 ADAMS CT
SHOMPER, JASON	7102 MONTICELLO PKWY
VENTURA, PAOLA MELO	104 WILLIAMSBURG CT
BRASWELL, JAMES L	106 WILLIAMSBURG CT
AWALT, TIFFANY	107 WILLIAMSBURG CT
MERRIFIELD, WILLIAM	105 WILLIAMSBURG CT
CHAPMAN, MARK NOEL	103 WILLIAMSBURG CT
BEAMAN, TED A	7200 MONTICELLO PKWY
COMPTON, SINA	101 WILLIAMSBURG CT
FLETCHER, CRISTI	7202 MONTICELLO PKWY
HUANG, SHU-MING	7204 MONTICELLO PKWY
MONTICELLO HOMEOWNERS ASSN	7302 MONTICELLO PKWY
SHIELDS, LARRY D	7308 MONTICELLO PKWY
BOLIVAR, JOSE	7310 MONTICELLO PKWY
COOPER, JERRY R	7400 MONTICELLO PKWY
DENNY AND JUDY NEWGREN REVOCABLE TRUST	200 JOHN MCCAIN RD
VAN HORNE, EDWARD	108 JOHN MCCAIN RD
BELL, APRIL	7204 JOHN MCCAIN RD
PELTIER, ANGELA	205 BANDIT TR
DAWSON FARMS LLC	7209 JOHN MCCAIN RD
WAGNER, FREDERICK V	7305 CHANEL CT
CROWE REVOCABLE TRUST	7309 CHANEL CT
REDDY, BIBAS	7313 CHANEL CT
O'NEAL, BRIAN	7317 CHANEL CT
VISIONS SOUTHWEST 10 LP	7321 CHANEL CT
JUDON, MATTHEW	7212 JOHN MCCAIN RD
MARTINEZ GRULLON, JUAN	7300 JOHN MCCAIN RD

TRINITY CHRISTIAN CENTER OF SANTA ANA INC
NEFF, T BRENT
HOLT, DALE M
JONES, MARK
ESSEX MANOR TRUST
HIGHTOWER, ROXANNE S
BILLINGS, FLORENCE L
OLD GROVE ADDITION
WESTMONT ADDITION
CHANEL COURT
VANGUARD ESTATES ADDITION
MONTICELLO ADDITION-COLLEYVILLE
GRAPEVINE COLLEYVILLE ISD
CURTIS YOUNG

304 JOHN MCCAIN RD
204 JOHN MCCAIN RD
116 JOHN MCCAIN RD
7316 JOHN MCCAIN RD
7400 JOHN MCCAIN RD
104 JOHN MCCAIN RD
7301 JOHN MCCAIN RD
COURTESY NOTICE
COURTESY NOTICE
COURTESY NOTICE
COURTESY NOTICE
COURTESY NOTICE
STATE REQUIRED
APPLICANT

February 2, 2025

Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

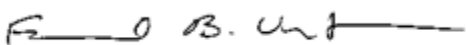
Dear Planning and Zoning Commission,

In reference to the Notice of Public Hearing for the rezoning of AG agricultural farms located at Tracts 4A2 & 4B2, 4A3 & 4B3, ABSTRACT 295, William E. Crooks Survey, at 7316 & 116 John McCain Road, from AG agricultural to a 12-lot single-family residential subdivision. This proposal is scheduled for a vote at the upcoming public hearing on Monday, February 10, 2025, at 7:00 p.m.

As homeowners at the potential impacted property located at **108 John McCain Road**, we are **protesting** the application as submitted. Our property is located directly south, and adjacent to 116 John McCain Road.

Recent approval and development of 7209 & 7215 John McCain Road (west, upstream of creek) has shown an increase in run-off onto our property into the same area 7316 & 116 John McCain Road proposed run-off will additionally impact.

- The rezoning proposal of 7316 & 116 John McCain identifies that there will be a reduction in grass, trees, and other vegetation that absorb water during periods of moderate rainfall, leading to increased drainage flow from the property. Currently, when moderate to heavy rain occurs within short time frames, significant flooding is experienced on our property, we would expect this flooding to get worse with the proposal.
 - Many trees identified on the conservation plan are in the middle of the home plots where building will be erected.
 - The "Preliminary Utility Plan" in the documentation indicates that water run-off drainage exits at the southeast of the property line, directly into the currently overburdened creek. This will likely exacerbate the existing flooding issues in the area.
- The 30' Emergency Access Easement identified appears that it would necessitate the expansion and improvement of the road to meet City standards, which would require the removal of existing trees, fences, and waterflow berms on our property. The current road is currently not the size represented within the proposal.



Edward Van Horne - 108 John McCain Road - - [REDACTED]





108 John McCain Rd. flood and run-off
Typical for moderate rainfall during 90-minute period



Before



During

108 John McCain Rd. flood and run-off
Typical moderate rainfall during 90-minute period

December 24, 2024 Rainfall



Volume of water floods multiple properties

108 John McCain Rd. flood and run-off
Typical for moderate rainfall during 90-minute period



Debris accumulates from the volume of water, floods and damages property. Requires clean up after each storm

Photo facing south from east border

From: [REDACTED]
To: [Citizen Letters](#); [REDACTED]
Subject: Zoning Case ZC25-001
Date: Monday, February 3, 2025 9:05:51 AM

Good Morning -

I am writing this in reference to Zoning Case ZC25-001 which is scheduled to be discussed at the Planning & Zoning meeting on February 10, 2025. I hope to attend the meeting but in case I cannot I would like my objection to this change in zoning to be made part of the public record.

My wife and I own the home at 7200 Monticello parkway to the east of the subject property. A branch of White Chapel Creek runs behind our house and has in the past exceeded its banks resulting in approximately 2 feet of water coming into our backyard approximately 20 feet inside our fence line. We are against any change in zoning that would potentially increase the risk of flooding in this area. While the number of houses being contemplated is not large, the change in zoning from AG could have a significant impact on our property and that of our neighbors. Eliminating the natural terrain in favor of streets, sidewalks and home foundations will cause increased runoff from this property into the creek behind my home. The drainage plan presented demonstrates that the property will drain toward the east and southeast from the two cul-de-sacs.

This change in use does not provide a compelling benefit to the city and could potentially harm several homeowners who will be affected by the increased flow of water draining off this property.

In addition to the concern regarding flooding, we are also opposed to the change in zoning as we do not want to put up with the noise from construction that will be taking place in such close proximity to our backyard.

Thank you,
Ted & Amy Beaman
[REDACTED]

From: [REDACTED]
To: [Citizen Letters](#)
Subject: Protest against the Zoning change case #ZC25-001
Date: Tuesday, February 4, 2025 6:01:14 PM

Dear Honorable Members of the Planning and Zoning Commission Board,

I am writing to formally express our strong opposition to the proposed rezoning of AG agricultural farms located at Tracts 4A2 & 4B2, 4A3 & 4B3, ABSTRACT 295, William E. Crooks Survey, at 7316 & 116 John McCain Road, from AG agricultural to a residential subdivision. This proposal is scheduled for a vote at the upcoming public hearing on Monday, February 10, 2025, at 7:00 p.m.

As concerned citizens and nearby property owners, we urge the committee to reject this rezoning application (Case #ZC25-001). Converting agricultural land to residential use would have severe and far-reaching consequences for our community, including negative impacts on the environment, local infrastructure, quality of life, and property values.

Name: Tim and Jen Koonce
Address: 7404 John McCain Road
[REDACTED]

From: [REDACTED]
To: [Citizen Letters](#)
Subject: Protest against the zoning case change ZC25-001.
Date: Tuesday, February 4, 2025 6:48:34 PM

Dear Honorable Members of the Planning and Zoning Commission Board,

On behalf of the undersigned affected property owners, I am writing to formally express our strong opposition to the proposed rezoning of AG agricultural farms located at Tracts 4A2 & 4B2, 4A3 & 4B3, ABSTRACT 295, William E. Crooks Survey, at 7316 & 116 John McCain Road, from AG agricultural to a residential subdivision. This proposal is scheduled for a vote at the upcoming public hearing on Monday, February 10, 2025, at 7:00 p.m.

As concerned citizens and nearby property owners, we urge the committee to reject this rezoning application (Case #ZC25-001). Converting agricultural land to residential use would have severe and far-reaching consequences for our community, including negative impacts on the environment, local infrastructure, quality of life, and property values.

Name: Becky Braswell
Address: 106 Williamsburg Ct
[REDACTED]

I am very concerned about the small bridge on John McCain near the main entrance of Monticello being able to accommodate additional traffic, as well as water drainage from the property creating problems for Monticello residents.

Regards,

Becky Braswell

From: [REDACTED]
To: [Citizen Letters](#)
Cc: [REDACTED]
Subject: Zoning Case ZC25-001
Date: Tuesday, February 4, 2025 10:26:40 PM

I am writing this letter on behalf of the Monticello Homeowners Association Board as its current Vice-President. We are the owners of the properties at 7302 Monticello Parkway and 7303 Monticello Parkway.

At our board meeting on February 4 the board voted to submit a written objection to the proposed change in zoning from AG to R-30 and R-40 on the property immediately to our west along White Chapel Creek.

Since the work has been completed on the creek at 406 John McCain to the east of our property we have witnessed a backup of water in White Chapel Creek onto our property. We are concerned that the change sought to the west will result in an even further increase in water flow through the property, erosion problems, and potential increased costs for our association members.

Sincerely,
Ted Beaman
Vice President
Monticello HOA Board

Community Development Department

City of Colleyville

100 Main Street

Colleyville, TX 76034

February 5th, 2025

Regarding: Zoning Case ZC25-001

Dear Planning & Zoning Commission and City Council members,

My wife and I have been Colleyville residents for 34 years. Twenty-five of those years have been at our current residence of 200 John McCain Road. We are sending this letter to express our opposition to the above referenced zoning case as proposed. Our property is located directly south of the proposed development and would be one of the homes most impacted by the proposed changes.

We are opposing the proposed case for two critical issues, 1. Secondary emergency access via an easement on my property and 2. significant drainage/flood concerns. We have provided additional detail regarding each concern below.

1) Secondary Emergency access concerns.

In the developer's zoning narrative documents, they address the issue of a secondary emergency access by stating "We plan to improve and utilize an existing easement to the south, which will provide a second point of access for emergency services and will not be open for daily use."

The southern access the developer refers to is located primarily on my property with a small portion of the easement located on my neighbor's property directly to the west. The developer's comment implies that they have the rights or an agreement to make those changes for a secondary access from the south. **To be clear, no such rights or agreement exists.** The developer does not have the ability to unilaterally modify the easement to comply with the city code regarding emergency secondary access. The required modifications would result in significant loss of landscaping, trees, fencing etc. The changes would also encroach on our front yard, decreasing the distance from my front door to the access road. Therefore, we have no interest in allowing our driveway to be modified to provide a secondary access.

If a secondary access is required, it must be located elsewhere. If a different location is not possible, I understand that secondary access may not be required by the city if the developer were to modify the proposal by reducing the total number of lots planned.

2) Drainage and flood concerns.

Our property lies at the convergence of the two small creeks or drainage systems. West White Chapel and White Chapel. The southeast section of the proposed development would divert drainage/storm water into both of these creeks within close proximity of my property. Per the current proposal, the drainage would funnel 100% of the runoff from all 12 acres directly to the south, **pointed at our home.**

This is unacceptable and an indication of extremely poor planning or lack of consideration of the true impact on the neighborhood.

Overall, the assessment of this proposal must take into consideration the impact of the entire drainage system. As I understand state law, no development plan may result in more water/runoff being diverted to surrounding property than existed before. There are a number of issues that have been approved by the city in the past or are currently under consideration that will directly impact our flood concerns and need to be considered along with this proposal. A brief history of changes is necessary to frame or provide context to our concerns.

- **The Monticello Entrance created a choke point and limited capacity for the runoff flowing from south to north and west to east.**

When the City of Colleyville approved the Monticello PUD-R development in the 1980's it created a choke point for the drainage flowing from the south to the north. That runoff is now constrained by the raised elevation of the Monticello entrance and lots along the west side of the entrance. The elevation of the entrance was raised by approximately 5 feet above the surrounding area, including the two homes directly west of the entrance. The problem was also amplified when the plan provided for six homes (increased from an original plan of 3 or 4 homes) to be built on the west side of the entrance narrowing the drainage creek for a significantly longer stretch before opening into the Monticello open space.

Has there been any study to assess the capacity of the current Monticello green space and bridge area to determine if the area can handle the incremental runoff from the proposed development and the 7 lots to the west? Any constraints to the outflow via Monticello will result in water backing up to the west and flooding out our entire property.

- **Development from the south increased runoff significantly.**

Following Monticello's development, the area to the south converted from open pasture to multiple large scale residential developments including, most recently, Westmont. The additional developments have increased flow to the north that the creek is frequently at 100% or over capacity. The overflow results in flooding of the bridge and over the top of John McCain Road. I have personally seen the constrained water flow uphill on John McCain Road to the west and then turn north, down our driveway. That water flows close to our home and into the west White Chapel runoff, flooding a significant percentage of my property. These overcapacity events have increased with frequency in the past few years. This runoff does not include the 20 acres that is yet to be developed at the intersection of McDonwell School Road and Westcoat Road.

- **Road improvements to John McCain Road.**

While there has been no formal notice from the city, I understand that there are plans to improve John McCain Road in the near future. Modification of John McCain Road and bridge may have a significant effect on the drainage flowing north from Westmont and east down the road from the west. Will the changes increase the elevation of the road and/or bridge? Will the existing culverts under the bridge be increased? If so, what will happen to the water when it hits the narrow creek on the north side of the bridge? Will the road improvements include curb and sewer drains to direct the water into the creek and

prevent the silt that currently flows from the west and fills the driveway culverts? What impact with any road changes on the flood risk for the homes along John McCain Road?

- **New development from the West of John McCain Road.**

There are currently seven large lots for sale just west of the proposed development. Those lots feed into the same west White Chapel drainage as the proposed development. While there is a pond on the property, it was not created as a detention pond. For every gallon into the pond a gallon will flow out.

As homes are constructed, there will be a significant reduction in the permeable soil due to roofs, driveways, hardscapes, sidewalks etc. That increased runoff will flow directly to the east increasing the volume of water flowing to an already overtaxed system. The road into the 7 lots also does not appear to be compliant with city codes as it is only wide enough for one vehicle at a time. If the road is widened, that too will contribute to additional runoff.

As indicated above, there are too many unanswered questions to proceed with the proposed development plan. Until we have answers to the many pending questions, we remain opposed to this proposal. We understand that there may be amendments to this proposal in the near future and we look forward to reviewing those.

Sincerely,

Dennis and Judy Newgren

200 John McCain Road

Colleyville, TX 76034

Protest Letter for Public Hearing

Presented by the affected list of community members and property owners listed at the end of this letter.

Date: January 31, 2025

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

Subject: Protest Rezoning of AG Agricultural Farms to 12-Lot Single-Family Residential Subdivisions.

Dear Honorable Members of the Planning and Zoning Commission Board,

On behalf of the undersigned affected property owners, I am writing to formally express our strong opposition to the proposed rezoning of AG agricultural farms located at Tracts 4A2 & 4B2, 4A3 & 4B3, ABSTRACT 295, William E. Crooks Survey, at 7316 & 116 John McCain Road, from AG agricultural to a 12-lot single-family residential subdivision. This proposal is scheduled for a vote at the upcoming public hearing on Monday, February 10, 2025, at 7:00 p.m.

As concerned citizens and nearby property owners, we urge the committee to reject this rezoning application. Converting agricultural land to residential use would have severe and far-reaching consequences for our community, including negative impacts on the environment, local infrastructure, quality of life, and property values.

Key Concerns:

The reasons for my objection include, but are not limited to:

1. **Conflict with Long-Term Land Use Plans**

This rezoning proposal contradicts existing land use plans designed to protect agricultural areas and promote sustainable development. Changing the zoning in favor of short-term development threatens the long-term stability of our community.

2. **Drainage System Overload, Increased Stormwater Runoff, and Flooding Risk**

- **Drainage Overload:** The existing drainage systems are already over capacity and cannot handle the increased volume from new residential development.
- **Flooding:** The current agricultural land helps absorb rainwater, reducing flood risks. The new residential development would increase impervious surfaces, exacerbating flooding issues that some properties are already experiencing. Excessive stormwater runoff can lead to property and infrastructure damage.

3. **Negative Impact on Overloaded Infrastructure and Utilities**

- **Sewer and Drainage System:** The current sewer system is already at its maximum capacity and cannot support the additional waste generated by 12 new homes.
- **Electrical Infrastructure:** The local power grid is already operating at full capacity. Adding 12 homes will overburden the system, increasing the risk of blackouts, electrical hazards, and potential fires due to excessive load from appliances, lighting, and electronics.

- **Water Pressure:** The additional demand from at least 72 showers per week, 12 dishwashers, multiple loads of laundry, and over 24 daily toilet flushes could cause disruptions, clogging, and plumbing issues, leading to water overruns and septic problems.
- **Natural Gas Infrastructure:** The existing gas lines would need to support additional ovens, fireplaces, water heaters, and heated pools. This could reduce gas pressure across the community and introduce 12 new potential fire and gas leak hazards.
- **Internet Signal:** Whether cable or fiber optic, the internet service is already stretched beyond capacity. An additional 12 homes with over 24 residents streaming media, gaming, and using online services would significantly degrade internet quality. Our current fiber optic service already fails to reach its promised capacity due to network overload.

4. Traffic, Congestion, and Safety Concerns

4.1. Increased Traffic and Safety Risks

- Increased residential development will bring more vehicles to the area, leading to higher traffic congestion and safety risks for pedestrians, cyclists, and schoolchildren. Our current road infrastructure may not be equipped to handle this additional burden.
- The addition of 12 new residential lots would significantly increase traffic volume, causing congestion, safety concerns, and decreased air quality.

4.2. Industrial and Service Traffic

- These 12 homes will attract additional service traffic, including plumbing, HVAC, pool maintenance, landscaping, and other contractors who will regularly visit to maintain the properties and yards.
- Increased traffic from delivery services, such as food deliveries and online shopping, will add to road congestion.
- The rise in vehicle activity may also increase concerns about car theft, loitering, and noise disturbances, particularly affecting elderly residents walking in the neighborhood.

4.3. Holiday and Festivity Crowds

- Additional households will bring more visitors during holidays and special events, leading to increased noise, trash, barbecue smoke, traffic jams, illegal parking, and potential neighborhood friction.

4.4. Population Growth and Congestion

- The estimated increase of 24–30 new residents will contribute to congestion throughout the community, particularly at the three main exit streets.
- The addition of at least 24 more vehicles will exacerbate street congestion, parking challenges, and speeding problems.
- A higher number of children and pets within the community will raise safety concerns, as more children playing on the streets increases the risk of accidents.
- The increased number of bicycles on the streets, both for children and adults, will create additional hazards for drivers, increasing the likelihood of accidents.

5. Negative Impact on Community Amenities and Pollution

- **Strain on Community Amenities:** The community's amenities, including tennis courts and lakes, will be negatively impacted by the increased usage from the occupants of 12 additional residential homes. This number will multiply significantly during holidays and weekends, straining shared resources.
- **Pet Waste and Noise Pollution:** The potential addition of 12 homes means an increase in pets, leading to more noise, barking, and littering. If owners do not properly clean up after their dogs—a problem that already exists in the community—public spaces will become unsanitary. A rise in the number of pets also increases the likelihood of dog attacks or bites, posing a safety risk to community members and children.

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- **Air Quality Concerns:** The added air pollution from 12 more households cooking, barbecuing, and burning wood will contribute to poor air quality. This could lead to an increased risk of respiratory illnesses and discomfort for existing residents.
 - **Overcrowding in Parks and Walking Areas:** More residents will result in increased foot traffic in community parks and walking areas, leading to overcrowding and potential unsanitary conditions due to pet waste.
 - **Environmental and Chemical Waste:** The addition of 12 new homes introduces risks of environmental contamination from pool chemicals, household cleaning materials, car exhaust fumes, oil leaks, and other pollutants that can harm local ecosystems.
6. **Strain on Infrastructure and Public Services:** The addition of 12 new homes would place significant stress on roads, schools, emergency services, water supply, and sewage systems. These resources may not be able to accommodate rapid growth, potentially leading to increased taxes and a decline in service quality for existing residents.
7. **Negative Impact on Property Values, Increased Costs, Quality of Life, and Community Character**
- The introduction of 12 high-density residential homes in an area historically zoned for agriculture will alter the rural character of our community and may negatively affect nearby property values.
 - Homeowners Association (HOA) fees may increase to cover the additional costs of maintaining community amenities, including parks, lakes, tennis courts, and trails.
 - Infrastructure improvements required to support the increased population density may result in higher taxes for current residents.
 - Rezoning could devalue existing properties, especially those in rural or agricultural settings, by diminishing the area's open space and rural appeal.
 - Increased traffic, noise pollution, and loss of green space will reduce residents' overall quality of life.
 - This large-scale development disrupts the peaceful, small-town feel of the area, which is a key reason many residents chose to live here.
 - Overcrowding caused by adding 12 more houses will lead to a more congested and less desirable living environment, potentially turning a once-quiet community into a bustling area that loses its appeal and market value.
 - The increased population density may contribute to sanitation issues, attracting more pests such as bugs, rats, and mice, leading to increased pest control costs and contamination risks.
 - The financial burden on public infrastructure will grow, increasing property taxes due to higher demands on city services such as schools, playgrounds, and daycare facilities.
- Current residents may face additional financial liabilities, including higher homeowners' insurance costs, rising HOA fees, and increased maintenance expenses due to accelerated wear and tear on shared community spaces that's suddenly increasing by over 30 people.
8. **Environmental and Agricultural Impact**
- **Environmental Degradation:** The proposed residential development would result in the destruction of natural habitats and potential water pollution, harming local wildlife, contaminating water sources, and exacerbating flooding issues.
 - **Loss of Natural Habitats:** Agricultural lands provide crucial habitats for local wildlife, including endangered species. This development would lead to habitat destruction, ecosystem fragmentation, and the displacement of native species.
 - **Agricultural Impact:** Converting farmland into residential lots would result in the loss of valuable agricultural land that supports local food production and preserves our rural character. Additionally, the disruption of local ecosystems and reduction of green space would negatively impact air quality and stormwater management.

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- **Loss of Agricultural Heritage:** The AG agricultural farms have been an essential part of our community's heritage for generations.

These are permanent issues that will have an ongoing impact on current residents and their properties forever.

Additionally, intermittent but significant problems will arise from the industrial and construction traffic, as well as contractors working to build these 12 units. The construction process will generate excessive noise six days a week for an unknown number of months, along with dust, dirt, and other construction waste. The development will also lead to a high increase in traffic congestion, accidents, and hazardous conditions, particularly during foundational digging, pool excavation, and infrastructure installation.

Furthermore, geological concerns must be taken into account. Digging and increasing the structural load on the ground may destabilize the clay soil and ground structure, causing long-term issues due to soil displacement and compaction from construction materials, concrete, and other building elements. Surrounding houses may be structurally compromised by these activities and by the added weight of the 12 houses, their construction materials, and furnishings.

We are also deeply concerned about the lack of transparency surrounding this development. The developer appears to be deliberately concealing and downplaying the negative consequences outlined above. A meeting was reportedly held earlier this week to present the development project, yet many affected neighbors were not informed, despite their properties being included in the hearing notice area. This meeting took place before the public hearing scheduled for February 10th, raising concerns that the developer has already made pre-determined plans to move forward with the project, despite its clear negative impact on the community.

Requested Action:

For these reasons, we strongly urge you to reject this rezoning request and uphold the agricultural zoning designation. We also request that additional public hearings be held to allow further community input and discussion on this critical matter.

We, the undersigned property owners and community members, respectfully request that the Planning Commission/Zoning Board deny the rezoning application without the option to repeal the decision. Preserving the AG agricultural farms for their intended agricultural use aligns with our community's values, protects environmental resources, and ensures the health, quality of life, safety, and sustainability of our existing residential community. Additionally, it upholds the integrity of our agricultural heritage.

We hope you will prioritize the best interests of our community and environment when making your decision.

Thank you for considering our concerns. We look forward to attending the public hearing on February 10, 2025, at 7:00 p.m. to express our strong opposition to this rezoning proposal.

Sincerely,



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The signing under are the affected neighbors of this matter.

Property Address	Owner Name(s)	Phone number	Email	Signature	Date
7201 Monticello Pkwy, Colleyville, TX, 76034	Alexandra Rashdan	[REDACTED]	[REDACTED]	<i>A Rashdan</i>	01/31/2025
7204 Monticello Pkwy Colleyville, TX 76034	Shu-Ming Huang	[REDACTED]	[REDACTED]	<i>Shu-Ming Huang</i>	Feb 2, 2025
7450 JOHN MCCAIN RD Colleyville, TX 76034	Shawn Bolz	[REDACTED]	[REDACTED]	<i>Shawn Bolz</i>	2/2/25
203 Adams Ct Colleyville, TX	Charles Lamb	[REDACTED]	[REDACTED]	<i>Charles Lamb</i>	2/2/25
105 Williamsburg CT Colleyville TX	WILLIAM MERRIFIELD	[REDACTED]	[REDACTED]	<i>W Merrifield</i>	2/2/25
7308 Monticello Pkwy Colleyville, TX 76034	Larry Shields	[REDACTED]	[REDACTED]	<i>L Shields</i>	2/3/2025
7310 Monticello Pkwy Colleyville, TX 76034	Jose Bolivar	[REDACTED]	[REDACTED]	<i>Jose Bolivar</i>	2/3/25
7300 John McCain Rd Colleyville	Juan Carlos Martinez	[REDACTED]	[REDACTED]	<i>Juan Carlos Martinez</i>	2/3/25

Property address	Owners name	phone number	email	Signature	Date
7100 Monticello Pkwy	Liam + June O'Neil	[REDACTED]	[REDACTED]	Liam O'Neil	2/3/25
7307 Monticello Pkwy	Trent Stedling	[REDACTED]	[REDACTED]	Trent Stedling	2/3/25
7209 Monticello Pkwy	Bobby and Jennie Roberts	[REDACTED]	[REDACTED]	Jennie Roberts	2/3/25
7205 Monticello Pkwy	LARRY KNOX	[REDACTED]	[REDACTED]	Larry Knox	2/3/25
7207 Monticello Parkway	Eli's Gallegos	[REDACTED]	[REDACTED]	Eli Gallegos	2/3/25
7202 Monticello Pkwy	Costi Fletcher	[REDACTED]	[REDACTED]	Costi Fletcher	2/3/25
7400 Monticello Pkwy	Ryan + Laura Cooper	[REDACTED]	[REDACTED]	RLC	2/3/25
104 IOAN MCCARTHY	ROXANNE JONES	[REDACTED]	[REDACTED]	Roxanne Jones	2/4/25

February 7, 2025

Subject: Protest against the Zoning change case #ZC25-001.

Email Draft to send to the City zoning board:

-> Send your email to: citizenletters@colleyville.com

Dear Honorable Members of the Planning and Zoning Commission Board,

On behalf of the undersigned affected property owners, I am writing to formally express our strong opposition to the proposed rezoning of AG agricultural farms located at Tracts 4A2 & 4B2, 4A3 & 4B3, ABSTRACT 295, William E. Crooks Survey, at 7316 & 116 John McCain Road, from AG agricultural to a residential subdivision. This proposal is scheduled for a vote at the upcoming public hearing on Monday, February 10, 2025, at 7:00 p.m.

As concerned citizens and nearby property owners, we urge the committee to reject this rezoning application (Case #ZC25-001). Converting agricultural land to residential use would have severe and far-reaching consequences for our community, including negative impacts on the environment, local infrastructure, quality of life, and property values.

Name: *Mark Airis*

Address: *101 Adams Ct., Colleyville, TX 76034*

Phone number: [REDACTED]

Dear Honorable Members of the Planning and Zoning Commission Board,

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As a property owner within the 200' area and Colleyville resident, I ask the committee to ***reject*** this rezoning application (Case #ZC25-001).

I own 7301 and 7309 John McCain Rd and my homes driveway is ~30' from the entrance of the proposed development, identified as 7316 John McCain which had a second home, previously developed as Lot 1 Block 1 of the Epperson Addition, 7308 John McCain Rd., now owned by Calais Homes as of 1/13/2025.

I have owned my homes since 1998 and 1999 respectively and in Colleyville for ~40+ years. During my time in Colleyville and on John McCain, I have worked with City Staff and Council over the years on multiple concerns, issues and improvements from road, development, drainage, cut across and traffic violations, an emergency access road, roundabouts, to re-writing the irrigation meter impact fee for the City at one time.

I have 381.37 feet of frontage on John McCain and have walked almost every property in the area surrounding mine including 7316/7308 John McCain, shot the elevations as per City directive to map the drainage and water runoff while installing ~400' of hydro conduit and lined ADS pipe to help mitigate drainage issues and improve road safety by elimination a large section of bar ditches on John McCain Rd.

I have a number of concerns which have already been submitted but I will highlight 2 of the top concerns.

- 1) ROADS: These are some of the concerns as we will be increasing that amount of traffic with residential, commercial, service, utility and City traffic through this area on a daily basis.
- John McCain from Bandit heading South past the 104 John McCain curve now heading East is a high concern safety issue today. It does not meet the standard for road width as well as the radius of the curve is tight.
 - Please note, at 104 John McCain, part of the property is curbed around the corner. There are also small boulders in place. I would ask that someone reach out to Ben or Roxanne Jones to get the history of the issues and events that predicated the changes and lingering issues of that side of the street.
 - On the opposite side of the street, 101 John McCain, Beth and Brandon Battles there is a large oak that has quite a number of battle scars from vehicles exiting the curve in all weather conditions.
 - Also at this curve most any vehicle larger than a 1 Ton truck or any vehicle pulling anything larger than a small utility trailer are unable to maintain their vehicle in their lane. Which is why, in the curbed area of 104 John McCain there are ruts in their yard from box, bobtails and tractor trailer rigs as well as trucks with landscape and car hauler trailers.
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 - In the past two repaving of John McCain I have had to push very hard in order to get a solid yellow line replaced into the middle of the road. In the most recent repaving by the Tarrant County folks the center strip was not replaced. As a result the

number of cars passing other cars on this stretch in both direction increased as well as traffic, cars, trucks and commercial delivery vehicles including tractor trailers riding the center of the road. The reason for the City's hesitation is that the road width does not provide for striping but I pushed due to safety concerns.

- There is a blind spot generated going from 104 John McCain towards 7301 John McCain and adds to the road concerns. Traffic going North are at risk due to the width of the road and traffic pulling onto John McCain from the 7301 pasture gate down to 104 John McCain are at risk with traffic going at posted speeds.
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- There is a significant amount of cut across traffic in both directions from cars and trucks especially in the morning and afternoon. A high number of the traffic do not follow the rules of the road. With the entrance being located in close proximity to the Bandit intersection will generate an addition safety issue during high traffic times.

2) DRAINAGE:

In reviewing the drainage plans for this development it creates concerns when reviewing the assumptions.

It looks functional on paper. An engineer has indicated what they have calculated for the directions and elevations and slope that will be required to manage the water in this development to shed away. But the concern is managing the water "downstream" and "upstream" and against the adjoining properties. There is already a significant issue with water in all the surrounding areas.

I have been involved in water issue in this area for years based on the fact that the "plan" looked good on paper. I raised concerns with the City when Vanguard and Chanel Court were being built. I met onsite with the City Engineer at that time to point out issues and options to mitigate the risk. They were ignored and also given a pass on one requirement. The resulting issues are that the adjacent properties are having to resolve those issues at a significant personal cost. In my case the water runoff from Chanel Court comes across 205 Bandit and then over to me. The volume of water between 7309 and 7301 John McCain comes across as a sheet up to your ankles. As it continues down to the corner of the 7301 property and the Dawson Farms Development it come up inside my shop, and at the corner has created a cavern that comes out of the ground and up into the air about 6". It has pushed over a 6' chain link fence ~100' long. This water comes across to the Dawson Farms and they also receive water from the Vanguard addition. The cost to Mr Dawson is ~\$115K and my cost to collect and manage the water is going to be ~\$51K.

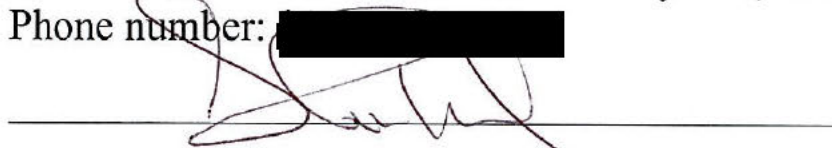
The relevance to this new development is that the water we are having to control is being routed and sent under John McCain and farther down to ultimately be combine with the new developments run off. There is also water being routed down John McCain from the Bandit area on the sides of the road at the surface. This combines with the water being managed from Dawson Farms.

I bring this up so that we should be resolving the existing water issues the home owners and area are having today and with capacity to be able to support any new developments first before they are approved.

Name: Grady Walker/Louise Billings

Address: 7301 John McCain Rd Colleyville, TX. 76034

Phone number: [REDACTED]



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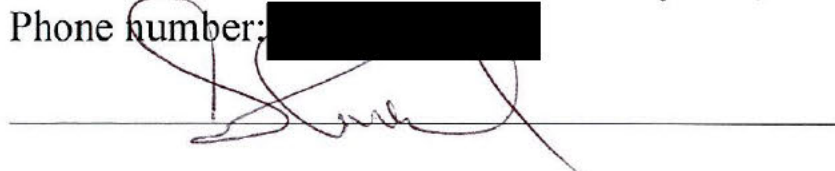
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I bring this up so that we should be resolving the existing water issues the home owners and area are having today and with capacity to be able to support any new developments first before they are approved.

Name: Grady Walker/Zerena Walker

Address: 7309 John McCain Rd Colleyville, TX. 76034

Phone number: [REDACTED]

A handwritten signature in dark ink, appearing to read 'Grady Walker', is written over a horizontal line. The signature is stylized and somewhat cursive.

From: [REDACTED]
To: [Citizen Letters](#)
Subject: Protest against the Zoning change case #ZC25-001
Date: Friday, February 7, 2025 2:38:15 PM
Attachments: [image001.png](#)

Dear Honorable Members of the Planning and Zoning Commission Board,

I am writing to formally express my strong opposition to the proposed rezoning of AG agricultural farms located at Tracts 4A2 & 4B2, 4A3 & 4B3, ABSTRACT 295, William E. Crooks Survey, at 7316 & 116 John McCain Road, from AG agricultural to a residential subdivision.

This proposal is scheduled for a vote at the upcoming public hearing on Monday, February 10, 2025, at 7:00 p.m.

As a concerned citizen and nearby property owner, I urge the committee to reject this rezoning application (Case #ZC25-001).

Converting agricultural land to residential use would have severe and far-reaching consequences for our community, including negative impacts in regards to flooding and number of homed that would impact traffic.

Name: April Bell
Address: 7204 John McCain Rd., Colleyville
Phone number: [REDACTED]

Thank you for your consideration.

Best and be blessed -
April Bell
t. [REDACTED]

[REDACTED] E [REDACTED]



Author, [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Citizen Letters](#)
Cc: [REDACTED]
Subject: Re-Zoning Project
Date: Monday, February 10, 2025 3:11:28 PM

Dear Honorable Members of the Planning and Zoning Commission Board,

On behalf of the property 7212 John McCain Rd owner, I am writing to formally express my strong opposition to the proposed rezoning of AG agricultural farms located at Tracts 4A2 & 4B2, 4A3 & 4B3, ABSTRACT 295, William E. Crooks Survey, at 7316 & 116 John McCain Road, from AG agricultural to a residential subdivision. This proposal is scheduled for a vote at the upcoming public hearing on Monday, February 10, 2025, at 7:00 p.m.

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As a concerned resident, I believe that this rezoning will have negative and lasting effects on our community, including but not limited to:

- > Increased traffic congestion and safety risks
- > Overloaded infrastructure (sewage, drainage, water, electricity, internet, etc.)
- > Potential flooding issues due to loss of natural drainage
- > Negative impact on property values and quality of life
- > Environmental degradation and loss of green space
- > Higher HOA fees, property taxes, and service costs

Thank you for your time and support in helping me preserve our neighborhood and protect our homes.

Best regards,

Matt Judon

From: [REDACTED]
To: [Citizen Letters](#)
Subject: Zone change opposition letter
Date: Monday, February 10, 2025 5:49:23 PM

Dear Honorable Members of the Planning and Zoning Commission Board,

On behalf of the undersigned affected property owners, I am writing to formally express our strong opposition to the proposed rezoning of AG agricultural farms located at Tracts 4A2 & 4B2, 4A3 & 4B3, ABSTRACT 295, William E. Crooks Survey, at 7316 & 116 John McCain Road, from AG agricultural to a residential subdivision. This proposal is scheduled for a vote at the upcoming public hearing on Monday, February 10, 2025, at 7:00 p.m.

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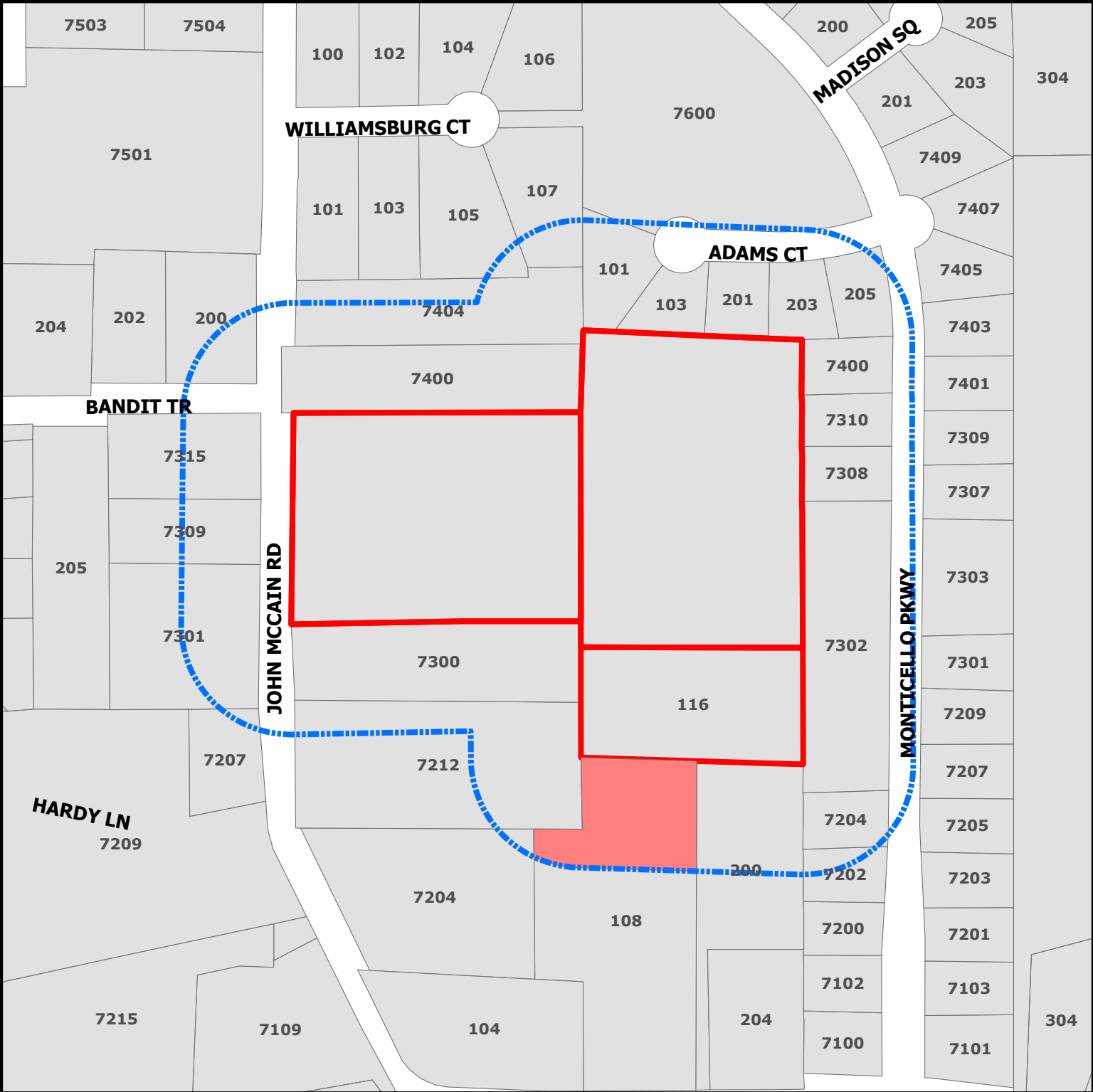
Name: Brandon Awalt
Address: 107 Williamsburg Ct
Phone number: [REDACTED]
Sent from my iPhone

From: [REDACTED]
To: [Citizen Letters](#)
Subject: Reference ZC25-001
Date: Wednesday, February 12, 2025 10:55:30 AM

I missed the planning and zoning meeting in regards to changing the zoning on the property on John McCain. I am **totally against** this due to the repercussions. John McCain is very narrow and the increase in traffic would be a problem. It is a narrow double lane road. I could only imagine the disaster during the construction with traffic! I would also imagine flooding or drainage issues could be caused since we already have a flooding area at the intersection of Bandit and John McCain when it rains. How many new home developments does Colleyville need! I can only image the wildlife that would be affected with no place to go. We live in Monticello and I want the egg guy back! Now we will be trapped in the neighborhood due to flooding and won't even be able to get eggs!

Director of Nursing/Administration
Dr. Bob Smith Health Center
Southern Methodist University
[REDACTED]

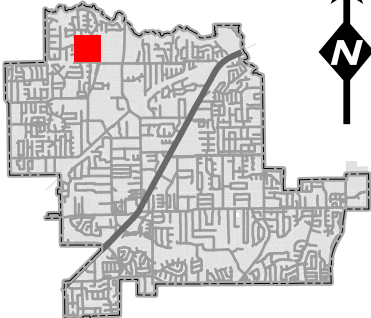
Opposition Map



ZC25-001

7316 John McCain Road

-  Subject Property
-  Opposing
-  Buffer_Protest



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.

List of Opposing Properties

Address	Owner's Name	Percentage
108 JOHN MCCAIN RD	VAN HORNE, EDWARD	4.42%

Address Count : 1

Total Percentage: 4.42%

ORDINANCE O-25-2321

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 11.81 ACRES, BEING TRACTS 4A2 AND 4B2, 4A3 AND 4B3, AND 4E, ABSTRACT 295, WILLIAM E. CROOKS SURVEY, BY AUTHORIZING A REZONING FROM AG AGRICULTURAL TO R-40 SINGLE-FAMILY RESIDENTIAL SINGLE-FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning from AG Agricultural to R-40 Single-Family Residential district under Case No. ZC25-001; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a rezoning from AG Agricultural to R-40 Single-Family Residential on 11.81 acres, being Tracts 4A2 and 4B2, 4A3 and 4B3, and 4E, Abstract 295, William E. Crooks Survey,

located at 7316 and 116 John McCain Road, as depicted on the attached as Exhibit "A".

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

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

1. GENERAL

a. As depicted in the attached Exhibit "A" and Exhibit "B".

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 11th day of March 2025.

The second reading and public hearing being conducted on the 1st day of April 2025.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 1ST DAY OF APRIL 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	Bobby Lindamood
City Secretary	Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

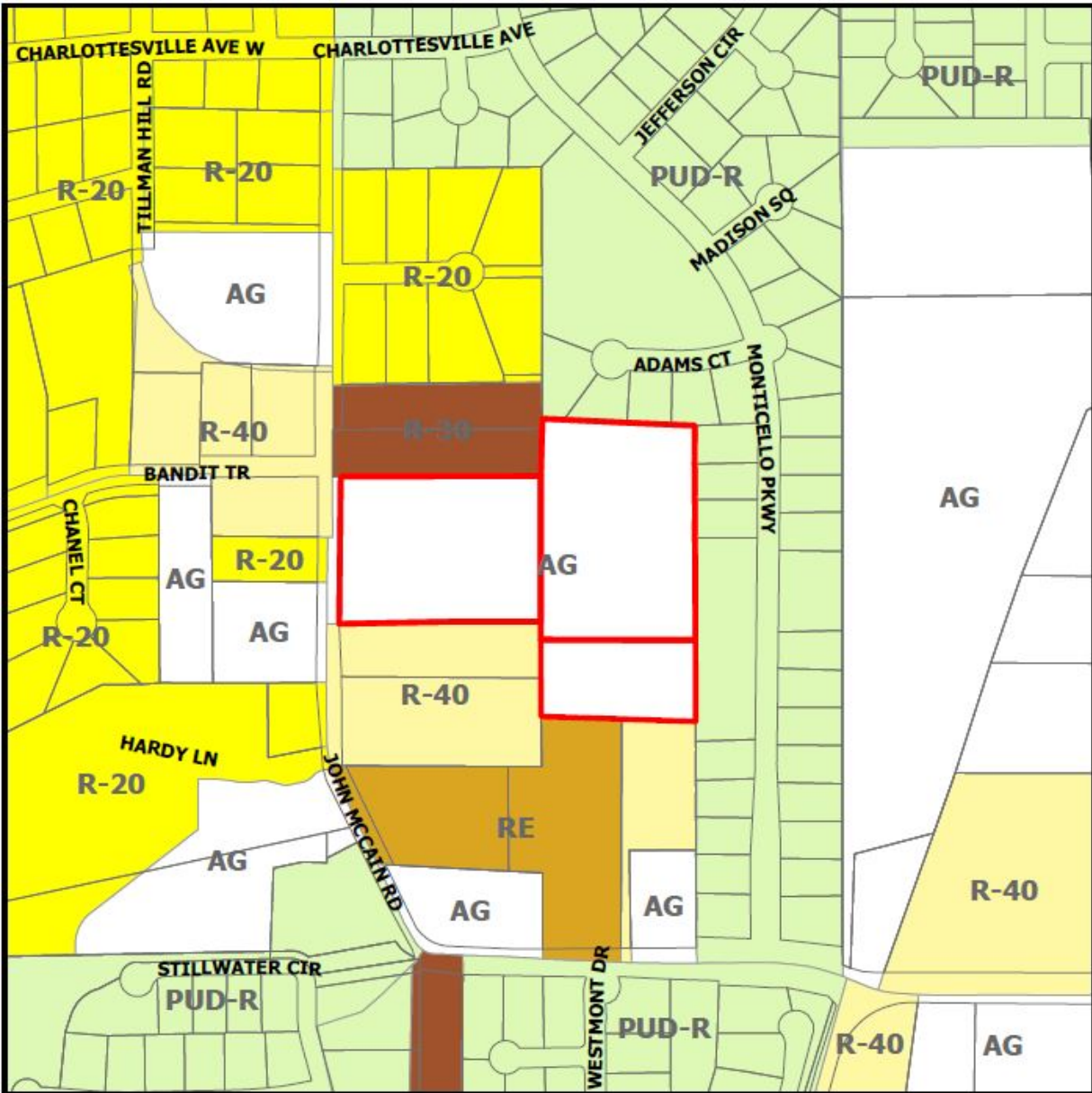
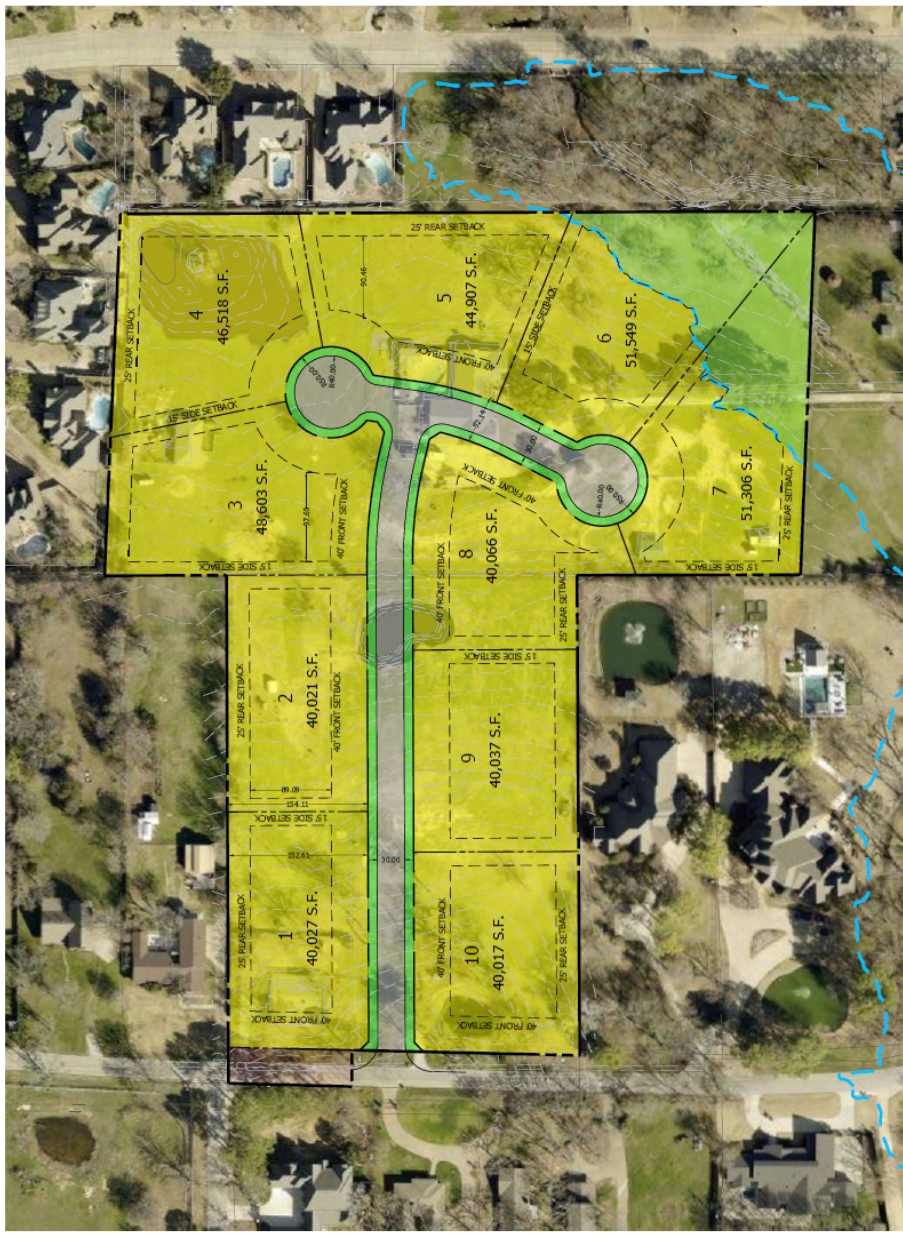
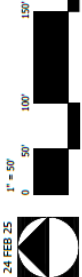


Exhibit "B" – Site Plan



Site Data Summary Chart	
Single-Family Residential Lots	
Residential Lots	10
R.O.W.	85.48 %
R.O.W. Dedication	10.17 ac.
Gross Acreage	1.41 ac.
Site Data	1.03 %
Gross Acreage	100.00%
Site Data	11.70 ac.
Gross Acreage	11.70 ac.
Site Data	11.70 ac.
Lot Summary	10
Minimum Lot Size	40,017 s.f.
Average Lot Size	44,355 s.f.
Zoning & Current Use	AG
Existing Zoning:	Residential
Proposed Use:	Single-Family Residential

Planner: SAGE GROUP, INC.
Residential Planning
1120 N. Central Ave., Suite 200
Ft. Worth, TX 76102
817-742-2626



Concept Plan

Holt Farms
Colleyville, Tarrant County, Texas



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 8a	Agenda Date 3/11/2025	Number Resolution R-25-5025
Type Resolution		
Department Community Development		

Title

Consideration of a variance to the lot size regulations of the RD Two-Family Residential zoning district on Lot 122, Block 6, Woodland Hills Addition, being located at 3903 Bowden Hill Lane E, VC25-001

Explanation

Reading and Public Hearing

Terence Higgins, the applicant, has submitted a request for variance to the provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically for the lot size (area, depth, and width) in the RD Two-Family Residential district. The request is to allow for a new accessory structure to be built on a property with an existing home. Lots zoned RD that are developed for single-family use are required to conform to the standards of the R-20 zoning district. The lot area is 9,987 square feet, the width is 82 feet, and the depth is 115 feet.

Existing Conditions/Background: The subject property, 3903 Bowden Hill Lane East, is zoned RD Two-Family Residential and developed with a single-family use. There is an existing home on the property.

Requested Variance: The applicant is requesting a variance to the lot size, specifically lot area, lot depth, and lot width, to allow for a new accessory structure to be constructed. The existing RD zoning requires a minimum of 20,000 square feet for the lot area, 100 feet for lot width, and 125 feet for lot depth when developed with a single-family residential use. The variance would allow for the existing lot area of 9,987 square feet, width of 82 feet, and depth of 115 feet.

Ordinance – Chapter 3 – Land Use – Section 3.24.G Schedule of District Regulations

The minimum standards for the R-20 zoning district are as follows:

Minimum Lot Size	20,000 square feet	9,987 s.f.
Minimum Lot Width	100 feet	82 ft.
Minimum Lot Depth	125 feet	115 ft
Front Building Line	30 feet	
Side Building Line	10 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	30%	20.52%
Max. Imperious Coverage	60%	41%

Analysis: When a lot zoned RD is developed with a single-family residential use, the lot shall comply with the R-20 zoning district standards. A variance to the lot size (area, depth, and width) is required to allow the ability to apply for and receive the necessary building permit to build a new accessory structure.

Plat Status: The property is currently platted as Lot 122, Block 6, of the Woodland Hills Addition.

DRC Review: The Development Review Committee (DRC) reviewed the request at their February 17, 2025, meeting and determined the application was complete and may be scheduled for the next available City Council meeting.

Drainage: N/A

Surrounding Development: The properties to the north, south, and west are zoned RD Two-Family Residential and improved with single-family homes. The properties to the east are zoned PUD-R Planned Unit Development – Residential and improved with single-family homes.

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

Financial Impact

There is no financial impact to the City.

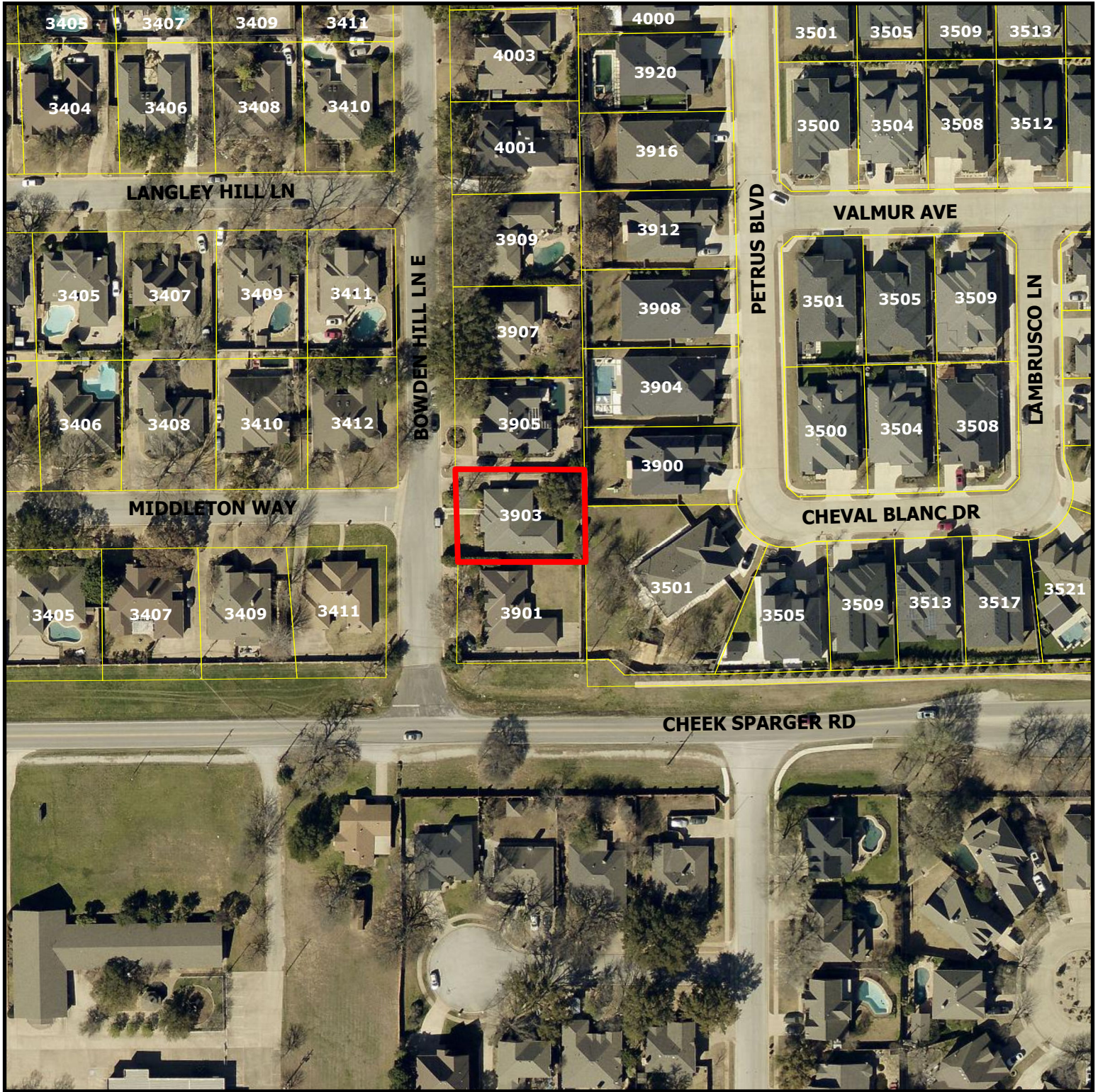
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Site Plan
6. Building Elevations
7. Notification Map
8. Notification List
9. Property Owner Notification Letter
10. Resolution R-25-5025

Aerial Map



VC25-001

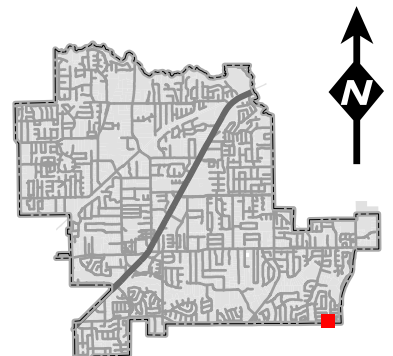
3903 Bowden Hill Lane E

DISCLAIMER:

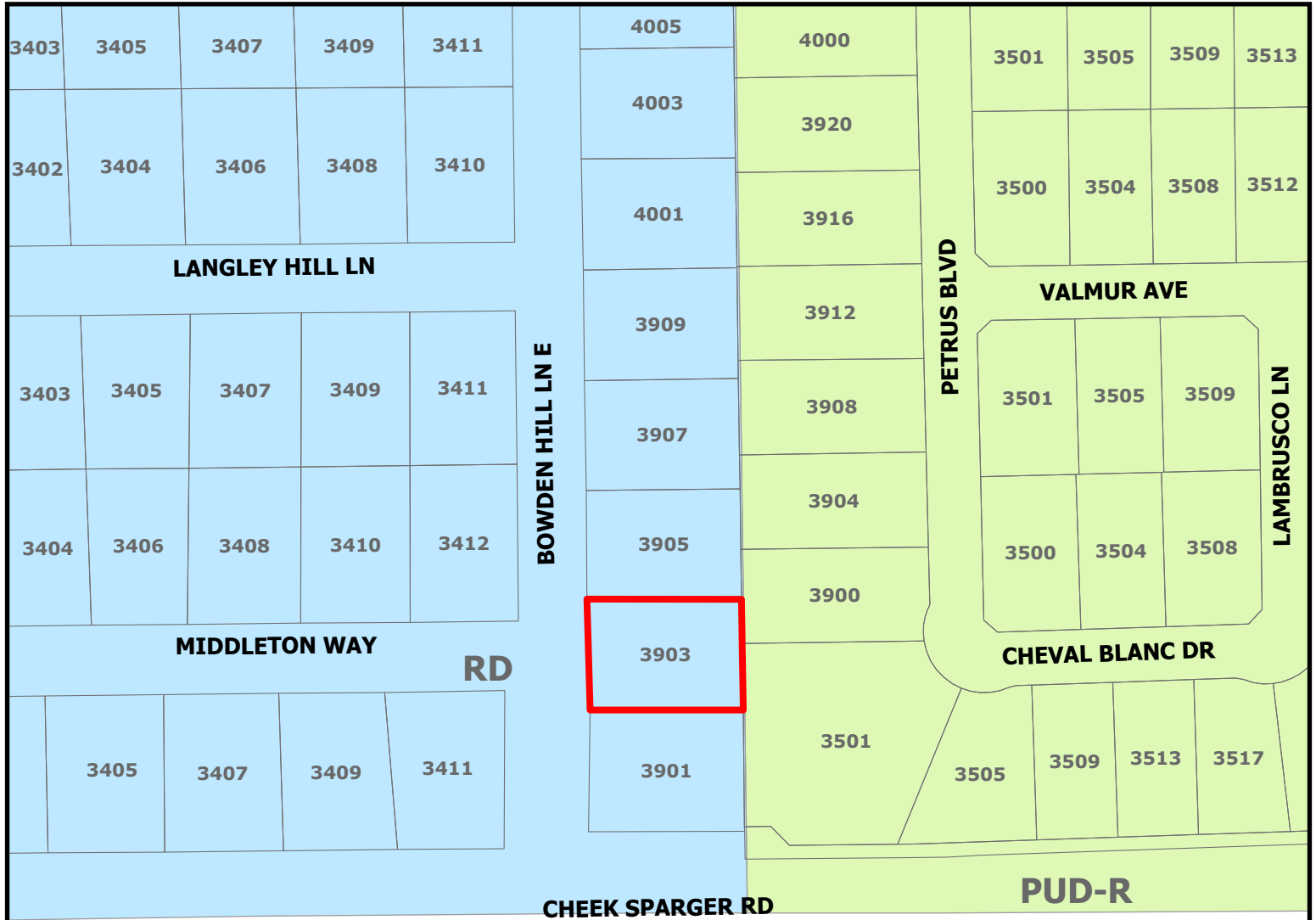
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Subject Property



Zoning Map



VC25-001

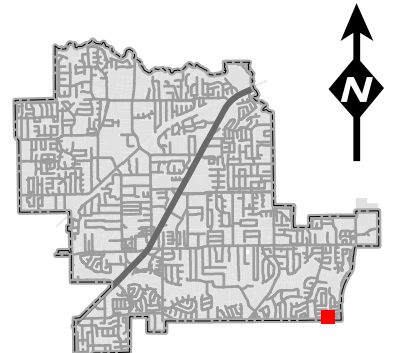
3903 Bowden Hill Lane E

DISCLAIMER:

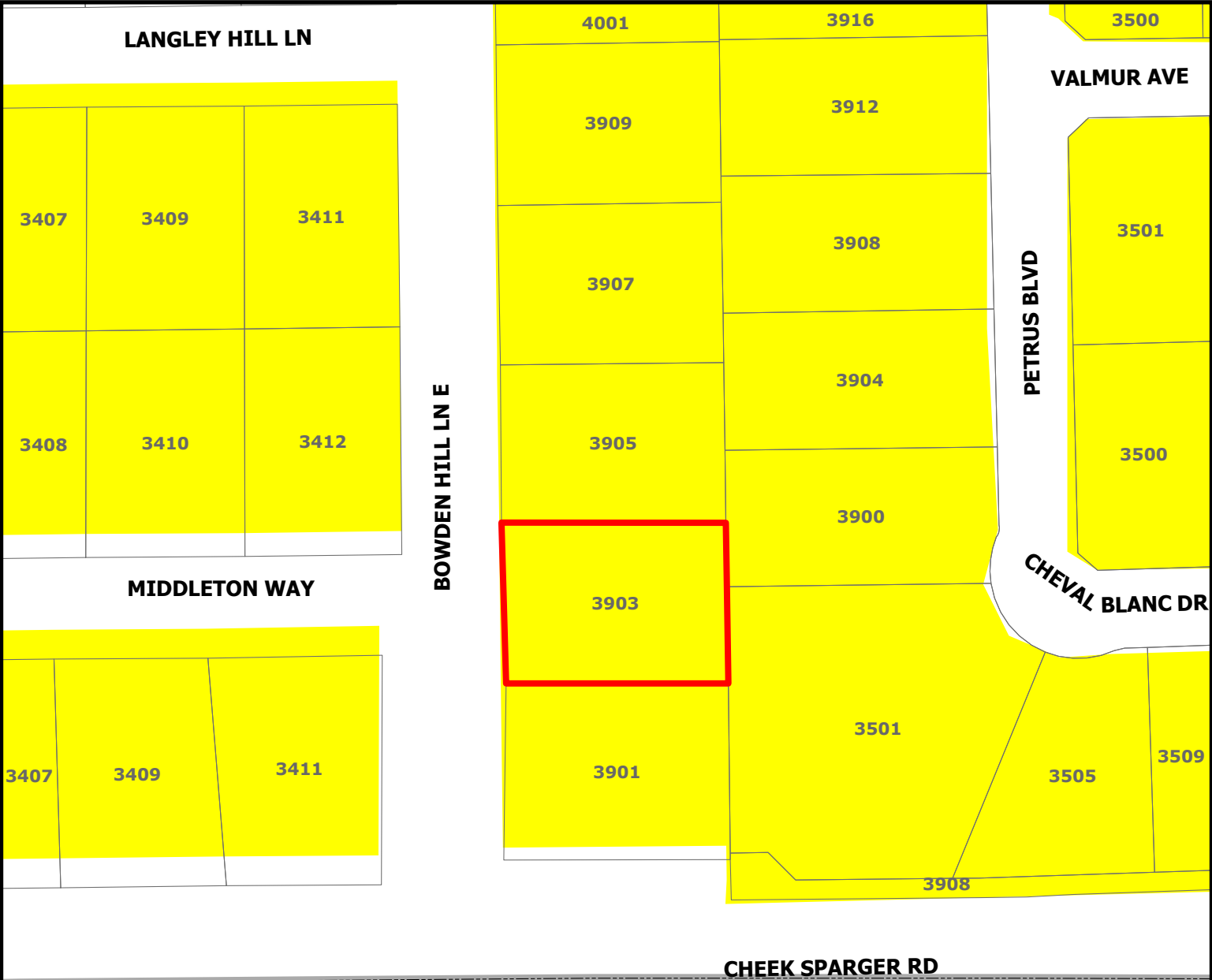
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Future Land Use Map

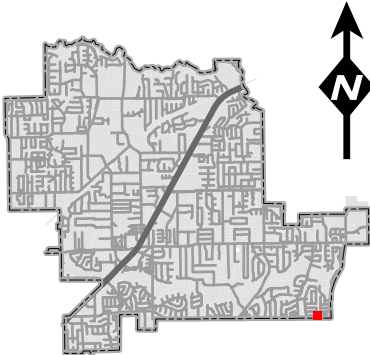


VC25-001

3903 Bowden Hill Lane E

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-  Residential
-  Subject Property



PROPERTY DESCRIPTION

BEING all of LOT 122, in BLOCK 6, of WOODLAND HILLS SIXTH FILING, an addition to the City of Colleyville, Tarrant County, Texas as shown on the Plat recorded in Volume 388-181, at Page 65 of the Plat Records of Tarrant County, Texas.

Notes:

- 1) This survey was prepared without the use and/or benefit of a current title report. The undersigned made a diligent search to research this parcel to discover easements that may affect this parcel. None other than those shown on the recorded plat were discovered.
- 2) CM-indicates controlling monument.
- 3) The basis of bearings for this survey is the east line of Bowden Hill Lane East, as shown on the plat recorded in Volume 388-181, at Page 65 of the Plat Records of Tarrant County, Texas.

CERTIFICATION OF SURVEY

TO: Fidelity National Title Agency, Inc., and Pipeline Farms, LLC.:

I hereby certify that this survey was actually made on the ground and is in accordance with current minimum standards for a Category 1A, Condition II Survey as adopted by the Texas Society of Professional Surveyors in 1988, and unless shown otherwise, the title lines and lines of actual possession are the same and that the size, location and type of buildings are as shown, and that the visible improvements are as shown, and the distance from the building to the nearest boundary line is as shown, and that there are no visible encroachments affecting this property that the undersigned is aware of other than those shown.

Michael Dale Linke

Michael Dale Linke
Registered Professional Land Surveyor No. 4508



LAND TITLE SURVEY
OF

LOT 122, BLOCK 6
WOODLAND HILLS
6TH FILING
AN ADDITION TO THE
CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

CLIENT: MR HARRY CHAPMAN

PRISM SURVEYS, INC.

REG. NO. 101325-00



COMMERCIAL, RESIDENTIAL,
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS
P.O. BOX 181553
1361 W. EULESS BOULEVARD, #112
EULESS, TEXAS 76040
(817) 540-8048
email: prism-mobile@msn.com



1/11/2025, 5:43 AM

PROPERTY DESCRIPTION

BEING all of LOT 122, in BLOCK 6, of WOODLAND HILLS SOUTH PLATS, an addition to the City of Colleyville, Tarrant County, Texas, as shown on the Plat recorded in Volume 388-181, at Page 65 of the Plat Records of Tarrant County, Texas.

NOTES:

- 1) This survey was prepared without the use of public records of a current title report. The undersigned makes a diligent search to research this parcel to discover encumbrances that may affect this parcel. None other than those shown on the recorded plat were discovered.
- 2) CM-Indicates controlling monument.
- 3) The basis of bearings for this survey is the east line of Bowden Hill Lane East, as shown on the plat recorded in Volume 388-181, at Page 65 of the Plat Records of Tarrant County, Texas.

CERTIFICATION OF SURVEY

I, Prismsurveys, Inc., a Texas Limited Liability Company, do hereby certify that this survey was actually made on the ground and is in accordance with current standards for a Category 1A, Conditional Survey, as defined by the Texas Board of Professional Land Surveyors in 1986, and that the survey was made by a duly Licensed Professional Land Surveyor, Michael Dale Limes, License No. 4508, and that the survey was made in accordance with the standards and type of buildings are as shown and that the boundaries shown on this plat are the boundaries of the property and that there are no visible encumbrances of record on the property but the undersigned is aware of none other than those shown.

Michael Dale Limes
Registered Professional Land Surveyor No. 4508



LAND TITLE SURVEY

OF

LOT 122, BLOCK 6

WOODLAND HILLS

6TH FILING

AN ADDITION TO THE

CITY OF COLLEYVILLE,

TARRANT COUNTY, TEXAS

CLASH OF INTERESTS

PRISM SURVEYS, INC.



RES. NO. 10125-30

COMMERCIAL, RESIDENTIAL,

BOUNDARY, TOPOGRAPHIC,

TRAIL & CONSTRUCTION SURVEYS

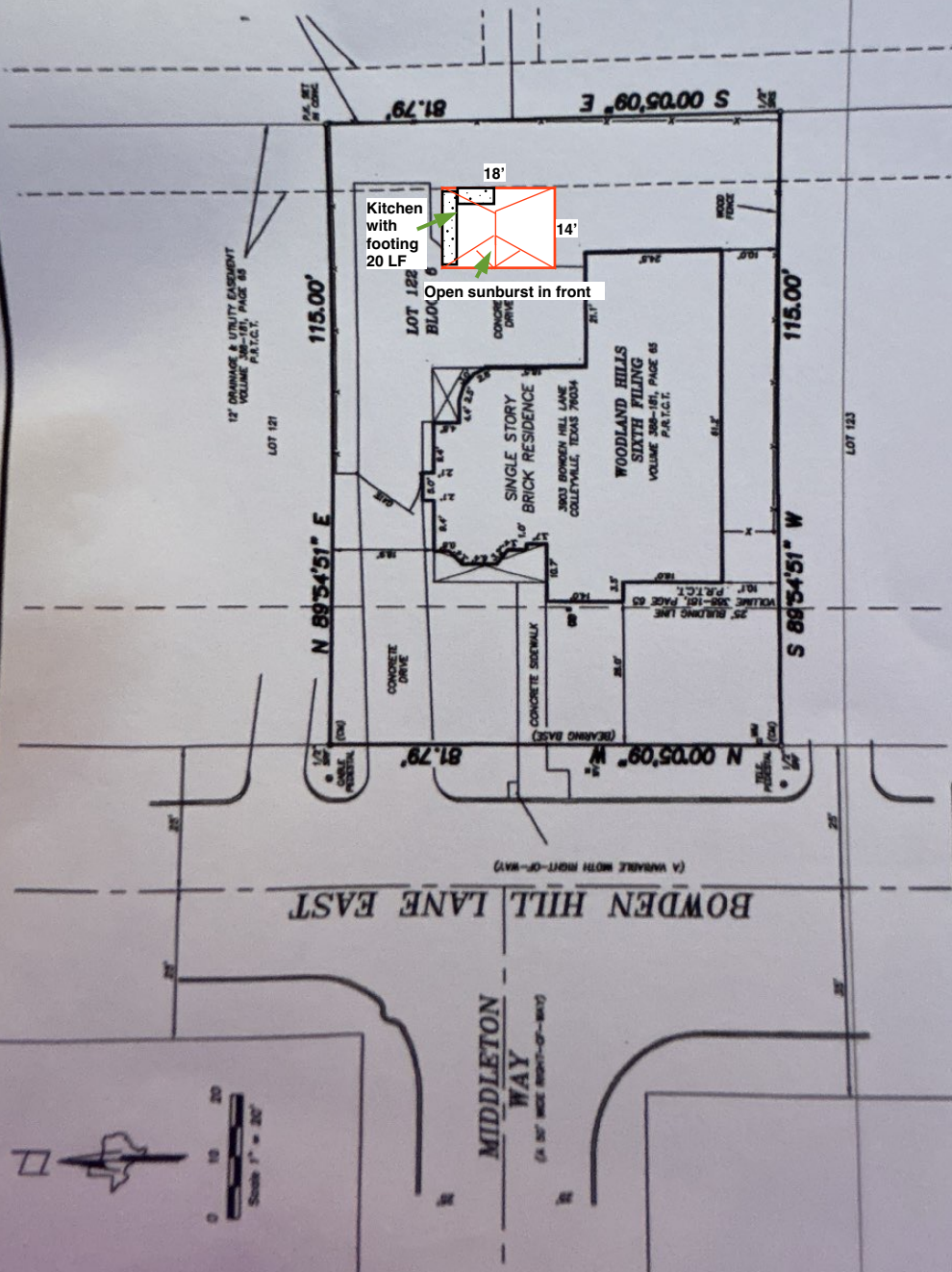
P.O. BOX 181033

1341 W. DALES ROAD, SUITE 1112

DALESS, TEXAS 76040

PHONE: (817) 545-8048

EMAIL: prism@prismsurveys.com



Flood Shaded
The graphics within this Flood Insurance Rate Map
for Tarrant County, Texas, and incorporated areas, no portion
of this property is located in a special flood hazard area. The
property appears in Zone X (unshaded). Community Panel No.
46132C022801, dated September 28, 2006.

Notification Map

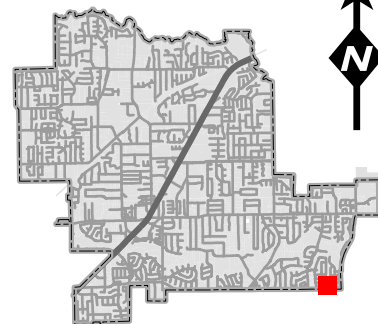


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VC25-001

3903 Bowden Hill Lane E

-  Parcels to be notified
-  Buffer
-  Subject Property



Owner_Name	Owner_Addr	Owner_City	Owner_Zip	Situs_Addr
ZIEGLER, DAVID C	3410 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3410 LANGLEY HILL LN
JOHNSON, LARRY B	3408 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3408 LANGLEY HILL LN
BARNA, MARY ANN	3406 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3406 LANGLEY HILL LN
GREER, BRADLEY	3404 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3404 LANGLEY HILL LN
PAZIK, CYNTHIA	3402 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3402 LANGLEY HILL LN
BEALS, ENELL	3405 BOWDEN HILL LN N	COLLEYVILLE, TX	76034	3405 BOWDEN HILL LN N
JONES, PATRICK F	3407 BOWDEN HILL LN N	COLLEYVILLE, TX	76034	3407 BOWDEN HILL LN N
KOBERNUSZ, MELVIN	3409 BOWDEN HILL LN	COLLEYVILLE, TX	76034	3409 BOWDEN HILL LN N
HOHERTZ, MICHAEL	3411 BOWDEN HILL LN N	COLLEYVILLE, TX	76034	3411 BOWDEN HILL LN N
BILL AND MARY OTTO FAMILY TRUST	3412 MIDDLETON WAY	COLLEYVILLE, TX	76034	3412 MIDDLETON WAY
CANTU, GARY	3410 MIDDLETON WAY	COLLEYVILLE, TX	76034	3410 MIDDLETON WAY
AYERS, CRAIG W	3408 MIDDLETON WAY	COLLEYVILLE, TX	76034	3408 MIDDLETON WAY
GALANTE, WENDY	3406 MIDDLETON WAY	COLLEYVILLE, TX	76034	3406 MIDDLETON WAY
DO, KATHY	15892 BEAR CREEK PKWY UNIT 469	REDMOND, WA	98052	3404 MIDDLETON WAY
DEVITO, HELEN MARIE EST	3402 MIDDLETON WAY	COLLEYVILLE, TX	76034	3402 MIDDLETON WAY
FISHER, GERALD	3401 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3401 LANGLEY HILL LN
NOVAK, DAVID	3403 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3403 LANGLEY HILL LN
CABLE, RYAN	3405 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3405 LANGLEY HILL LN
BURSON, BONNIE BETH	3407 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3407 LANGLEY HILL LN
MILLER, RONALD JAKE	3409 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3409 LANGLEY HILL LN
BATES, STEPHEN	3411 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3411 LANGLEY HILL LN
MENDOZA, ELEAZAR	3401 MIDDLETON WAY	COLLEYVILLE, TX	76034	3401 MIDDLETON WAY
BARSALO, CESAR J	3403 MIDDLETON WAY	COLLEYVILLE, TX	76034	3403 MIDDLETON WAY
MCCARTNEY, CAMERON	3405 MIDDLETON WAY	COLLEYVILLE, TX	76034	3405 MIDDLETON WAY
BESSINGER, STANLEY	3407 MIDDLETON WAY	COLLEYVILLE, TX	76034	3407 MIDDLETON WAY
DAVIS, KELLY	3409 MIDDLETON WAY	COLLEYVILLE, TX	76034	3409 MIDDLETON WAY
SILVERMAN, DONALD	PO BOX 610735	DALLAS, TX	75261	3411 MIDDLETON WAY
GEORGE, JOHN	4007 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	4007 BOWDEN HILL LN E
DANNER, DELYLE JE	4005 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	4005 BOWDEN HILL LN E
AKERS, THOMAS R	4003 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	4003 BOWDEN HILL LN E
DECKER, BAILEY	3504 TRURO ST	CELINA, TX	75009	4001 BOWDEN HILL LN E
BOSTICK, JAMES D	3909 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	3909 BOWDEN HILL LN E
WOEHRLE, SANDRA	3907 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	3907 BOWDEN HILL LN E
STOVALL, SCOTT	3905 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	3905 BOWDEN HILL LN E
RICKS, BRITTNEY	3903 BOWDEN HILLS LN E	COLLEYVILLE, TX	76034	3903 BOWDEN HILL LN E
YU, CHIAO-CHIN MARK	3901 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	3901 BOWDEN HILL LN E
ASBILL, COURTNEY	4004 PETRUS BLVD	COLLEYVILLE, TX	76034	4004 PETRUS BLVD
COLE, KYLE	4000 PETRUS BLVD	COLLEYVILLE, TX	76034	4000 PETRUS BLVD
NGUYEN WILLIAM	3920 PETRUS BLVD	COLLEYVILLE, TX	76034	3920 PETRUS BLVD
TOOLE, LAURA	3916 PETRUS	COLLEYVILLE, TX	76034	3916 PETRUS BLVD
SIDDQUI, OBAIDULLAH	3912 PETRUS BLVD	COLLEYVILLE, TX	76034	3912 PETRUS BLVD
JOSHI, RAHUL	3908 PETRUS BLVD	COLLEYVILLE, TX	76034	3908 PETRUS BLVD
MARK EUGENE STINGER REVOCABLE TRUST	3904 PETRUS BLVD	COLLEYVILLE, TX	76034	3904 PETRUS BLVD
FAN, EUNICE	3900 PETRUS BLVD	COLLEYVILLE, TX	76034	3900 PETRUS BLVD
DANIELS, ALAN	3501 CHEVAL BLANC DR	COLLEYVILLE, TX	76034	3501 CHEVAL BLANC DR
KHAN, MOHAMMAD ANAMUL	3505 CHEVAL BLANC	COLLEYVILLE, TX	76034	3505 CHEVAL BLANC DR
CHAN, ELIZABETH	3509 CHEVAL BLANC	COLLEYVILLE, TX	76034	3509 CHEVAL BLANC DR
ANNAMALAI, SEGAR	3513 CHEVAL BLANC	COLLEYVILLE, TX	76034	3513 CHEVAL BLANC DR
WEBB, CHRISTOPHER	3517 CHEVAL BLANC DR	COLLEYVILLE, TX	76034	3517 CHEVAL BLANC DR
AJANI, ZUMERA	3521 CHEVAL BLANC	COLLEYVILLE, TX	76034	3521 CHEVAL BLANC DR
STIEGLER, DANIEL	3901 LAMBRUSCO	COLLEYVILLE, TX	76034	3901 LAMBRUSCO LN
SMITH, DENISE	3905 LAMBRUSCO	COLLEYVILLE, TX	76034	3905 LAMBRUSCO LN
PATEL, SHIV	3909 LAMBRUSCO LN	COLLEYVILLE, TX	76034	3909 LAMBRUSCO LN
LUURTSEMA, GREGORY	3913 LAMBRUSCO LN	COLLEYVILLE, TX	76034	3913 LAMBRUSCO LN
CREEKSIDE AT COLLEYVILLE HOA INC	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	3908 SILVERWOOD LN
CREEKSIDE AT COLLEYVILLE HOA INC	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	
PATEL, JAYSHREE	3501 VALMUR AVE	COLLEYVILLE, TX	76034	3501 VALMUR AVE
PRIETO, CARLOS E	3505 VALMUR AVE	COLLEYVILLE, TX	76034	3505 VALMUR AVE
PATEL, AMISH	3509 VALMUR AVE	COLLEYVILLE, TX	76034	3509 VALMUR AVE
AKRAM, NAEEM	3508 CHEVAL BLANC DR	COLLEYVILLE, TX	76034	3508 CHEVAL BLANC DR
BOSCHMAN, JONATHAN	3504 CHEVAL BLANC	COLLEYVILLE, TX	76034	3504 CHEVAL BLANC DR
NGUYEN, LISA	3500 CHEVAL BLANC	COLLEYVILLE, TX	76034	3500 CHEVAL BLANC DR
MARQUINO, REY	3501 LEJOIE LN	COLLEYVILLE, TX	76034	3501 LEJOIE LN
HAMMAD FAMILY TRUST	3516 VALMUR AVE	COLLEYVILLE, TX	76034	3516 VALMUR AVE
WU, WANG	3512 VALMUR AVE	COLLEYVILLE, TX	76034	3512 VALMUR AVE
BEYENE, SABA	3508 VALMUR AVE	COLLEYVILLE, TX	76034	3508 VALMUR AVE
NATURON PROPERTIES LLC	PO BOX 610	COLLEYVILLE, TX	76034	3504 VALMUR AVE
XUE, YAN	3500 VALMUR AVE	COLLEYVILLE, TX	76034	3500 VALMUR AVE
MAMIDIBATTULA, KRISHNA	3505 LEJOIE LN	COLLEYVILLE, TX	76034	3505 LEJOIE LN
LY DANG REVOCABLE LIVING TRUST	3509 LEJOIE LN	COLLEYVILLE, TX	76034	3509 LEJOIE LN
WOODLAND HILLS (COLLEYVILLE)	4100 Oxford Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
CREEKSIDE	106 N Denton Tap Rd # 210-375	COPPELL, TX	75019	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
TERRENCE HIGGINS	3903 BOWDEN HILLS LN E	COLLEYVILLE, TX	76034	APPLICANT



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

**City Council Meeting: Tuesday, March 11, 2025 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration of a Variance to the lot size (area, width, & depth) regulations of the RD Two-Family Residential zoning district on Lot 122, Block 6, Woodland Hills Addition, being located at 3903 Bowden Hill Lane E, VC25-001. The lot does not meet the R-20 standards required in the RD zoning district and requires variances to allow for a patio cover to be built. The lot area is 9,987 square feet, the width is 82 feet, and the depth is 115 feet.

Zoning Case: VC25-001

Applicant: Terrence Higgins

Owner: Terrence Higgins

Location: 3903 Bowden Hill Lane E

Property Description: Lot 122, Block 6, Woodland Hills Addition

Present Zoning: RD Two-Family Residential

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

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

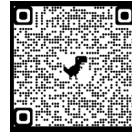
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING

Citizenletters@Colleyville.com



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



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

Kris Potts

Kristopher Potts
Planner

RESOLUTION R-25-5025

A RESOLUTION APPROVING A REQUEST FOR A VARIANCE TO THE PROVISIONS OF SECTION 3.24.G SCHEDULE OF DISTRICT REGULATIONS OF THE LAND DEVELOPMENT CODE, SPECIFICALLY FOR LOT AREA, LOT DEPTH, AND LOT WIDTH, IN THE RD TWO FAMILY RESIDENTIAL DISTRICT, FOR LOT 122, BLOCK 6, WOODLAND HILLS ADDITION, LOCATED AT 3903 BOWDEN HILL LANE EAST

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

- Sec. 1. THAT the variance to allow for the lot area to be 9,987 square feet, the lot depth to be 115 feet, and the lot width to be 82 feet in the RD Two Family Residential district located at 3903 Bowden Hill Lane East (the "Property"), as depicted in attached Exhibit "A" and Exhibit "B" is approved.
- Sec. 2. THAT this resolution shall become effective immediately upon passage; provided that, the variance for the property shall become effective immediately upon the conditions stated herein being fully satisfied.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 11TH DAY OF MARCH 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	_____		

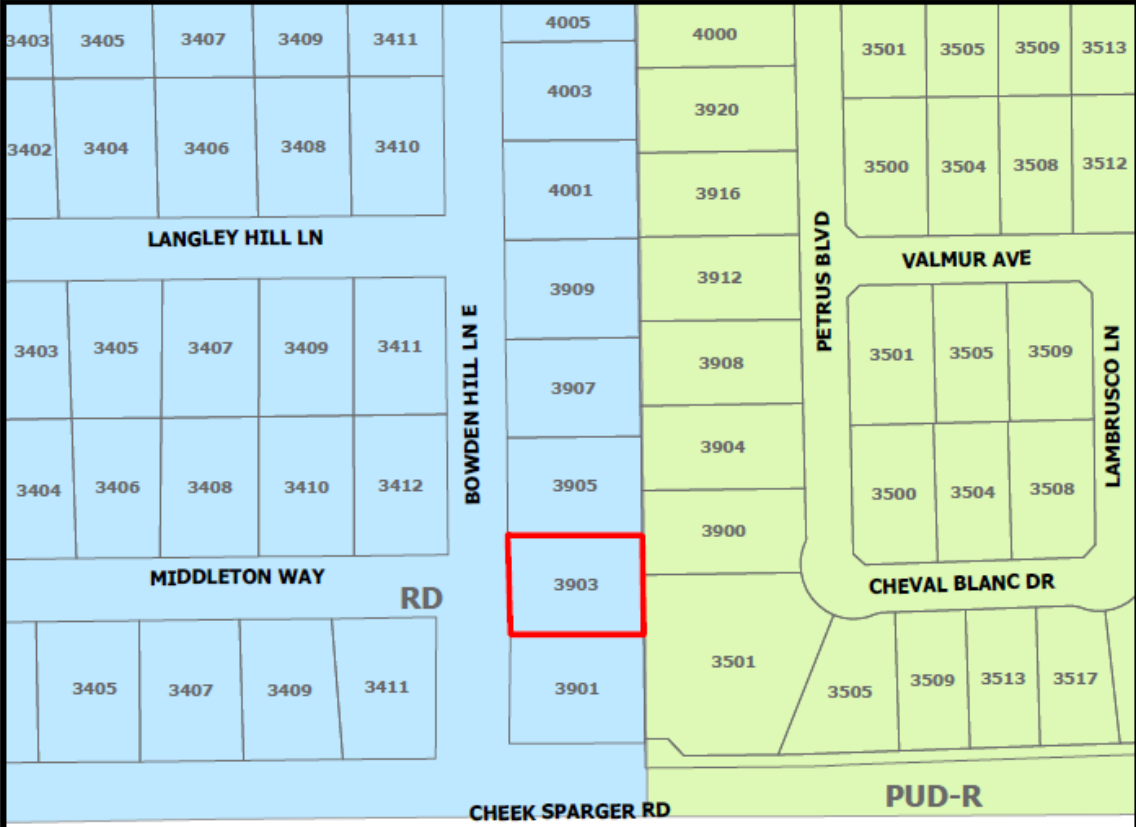
ATTEST:

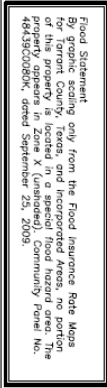
CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Exhibit "A"





PRISM SURVEYS, INC.
REG. NO. 101335-00
COMMERCIAL, RESIDENTIAL,
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS
P.O. BOX 181553
1361 W. ELLENS BOULEVARD, #112
ELLEN, TEXAS 76040
(817) 540-6046
email: prism-mcheldman.com

LAND TITLE SURVEY
OF
LOT 122, BLOCK 6
WOODLAND HILLS
6TH FILING
AN ADDITION TO THE
CITY OF COLLEVILLE,
TARRANT COUNTY, TEXAS
CLARENCE M. HARTMAN

PROPERTY DESCRIPTION

BRING all of LOT 121 IN BLOCK 6, OF WOODLAND HILLS
SOUTH PLUMB, on addition to the City of Coleraine,
in Volume 388-181, at Page 65 of the Part Records of Toront
County, Texas.

Notes:

- 1) This survey was prepared without the use and/or benefit of a current title report. The undersigned makes a diligent search for such reports and has found no such reports on file in the office of this office. Note other than those shown on the record map were discovered.
- 2) Cui-indicates controlling monument.
- 3) The border of bearings for this survey is the east line of Bowles Hill Lane East, as shown on the plat recorded in Volume 388-181, at Page 65 of the Part Records of Toront County, Texas.

CERTIFICATION OF SURVEY

I, **Fidelity National Title Agency, Inc., and Fidelity Farms, LLC,**

I hereby certify that this survey was actually made on the ground by me or under my direct supervision and that I am a duly Licensed Surveyor in the State of California. I am authorized to perform surveys by the State of California, and I have been duly sworn to do so. I further certify that this survey was made in accordance with the laws and rules of the State of California, and that it is true and correct. I am aware of the fact that there are no visible encroachments affecting this property that the undersigned is aware of other than those shown on the record map.

[Signature]

Kenneth Dale Lusk
Registered Professional Land Surveyor No. 45097

NOTICE TO THE PUBLIC

RESOLUTION R-25-5026

**A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
MARCH 11, 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 11TH DAY OF
MARCH 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