



CITY OF COLLEYVILLE CITY COUNCIL AGENDA

100 Main Street, Colleyville, Texas, 76034

TUESDAY, MARCH 10, 2026

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

CALL TO ORDER

- WS-1** Update and discussion on the Voting Center/Recreation Center Splash Pad and Playground Project
- WS-2** Community Development Department update
- WS-3** Discussion of the March 10, 2026, 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

Section 551.089 - Deliberation regarding security devices or security audits

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

INVOCATION:

PLEDGE OF ALLEGIANCE: City Attorney

- 2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-26-5126**
- 3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**
- 4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-26-5127**
 - 4a** Approval of the March 3, 2026 City Council minutes
 - 4b** Approval of an amendment to the Northeast Fire Department Association (NEFDA) Interlocal Agreement to provide participation by the Dallas Fort Worth International Airport Board (DFW Airport), and authorizing the City Manager to execute the Agreement
 - 4c** Approval of a Construction Services Agreement with La Banda, LLC, for the Pecan Park Phase II Water Project, in an amount not to exceed \$1,447,385.00 and a contingency amount not to exceed \$145,000.00, a materials testing amount not to exceed \$55,930.00, and authorizing the City Manager to execute the agreement
 - 4d** Approval of an Interlocal Agreement with the City of Euless for the Heritage Avenue Bridge Replacement and Right Turn Lane Extension at Cheek-Sparger Road Improvement Project, and authorizing the City Manager to execute the agreement
 - 4e** Approval of amendment one to the Professional Services Agreement with CSRS, LLC, to include additional scope for the Heritage Avenue Right Turn Lane Extension Project, in an amount not to exceed \$10,500, and authorizing the City Manager to execute the agreement
- 5. ITEMS NOT FOR CITY COUNCIL ACTION**
 - 5a** Monthly Financial Report - February 2026
- 6. ORDINANCE(S): SECOND READING AND PUBLIC HEARING**
 - 6a Ordinance O-26-2359**

Consideration of a rezoning from R-40 Single-Family Residential and R-20 Single-Family Residential to R-40 Single-Family Residential on Tracts 4M and A328 TR 2V, Abstract 1518, David R. Teeter Survey, located at 2200 Oak Knoll Drive, Case ZC26-002
 - 6b Ordinance O-26-2360**

Consideration of a Special Use Permit for massage therapy use on Lot 3R1, Block 1, Felps, Andy Addition, located at 3919 Colleyville Boulevard, Case ZC26-001

6c Ordinance O-26-2361

Consideration of a Special Use Permit for an accessory building on Lot 6, Block 7, Oak Crest Hills, located at 205 Oak Crest Hill Drive, Case ZC26-003

7. RESOLUTION(S): READING AND PUBLIC HEARING**7a Resolution R-26-5128**

Consideration of a minor plat, with a waiver, for proposed Lot 1, Block 1, Engelman Addition, being Tracts 4M and A328 TR 2V, Abstract 1518, David R. Teeter Survey, located at 2200 Oak Knoll Drive, Case PC26-001

7b Resolution R-26-5129

Consideration of a variance to the rear yard setback, lot coverage, and impervious coverage regulations of the PUD-R Planned Unit Development – Residential zoning district on Lot 13, Block 11, of the Saddlebrook Addition, located at 4005 Inwood Lane, Case VC26-001

7c Resolution R-26-5130

Consideration of a variance to the lot size (area and width) regulations of the R-10 Single Family Residential zoning district on Lot 13R, Block 1, of the Bettinger Place Addition, located at 6313 Bettinger Drive, Case VC26-002

8. CITIZEN COMMENTS**9. RESOLUTION R-26-5130 - READING AND PUBLIC HEARING - RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, MARCH 10, 2026****10. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Wednesday, March 4, 2026*, by 5:00 p.m.

Christine Loven, TRMC
City Secretary

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

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



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-1

Agenda Date 3/10/2026

Type Worksession

Department City Manager

Title

Update and discussion on the Voting Center/Recreation Center Splash Pad and Playground Project

Explanation

Assistant City Manager Mark Wood will present the project.

Attachments



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-2

Agenda Date 3/10/2026

Type Worksession

Department Community Development

Title

Community Development Department update

Explanation

Ben Bryner, Community Development Director, will present a department update to the City Council.

Attachments

1. Department Update

Community Development Department Update

March 10, 2026
Council Worksession

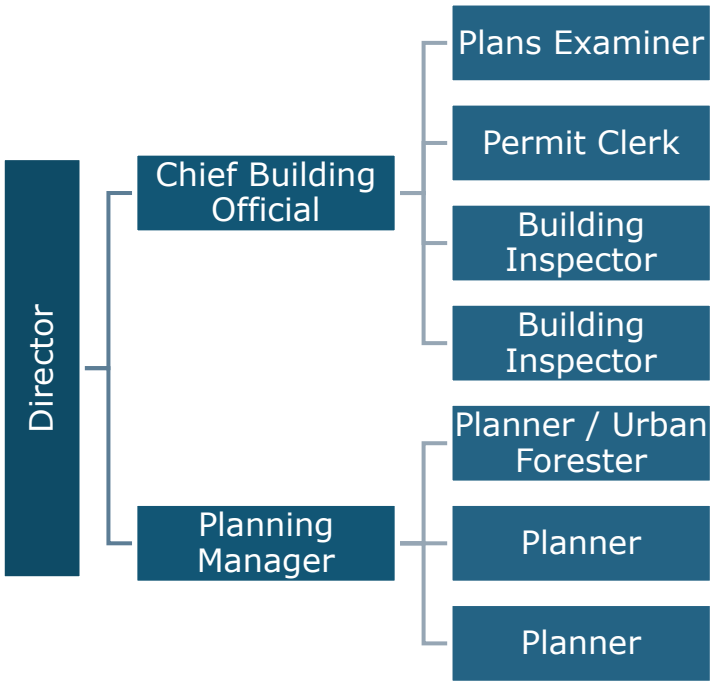
- The Community Development Department's focus is:
 - Protecting the unique beauty and quality of life of the community
 - Guiding quality, sustainable growth and redevelopment
 - Providing exceptional customer service to our citizens and to the development community

- Responsibilities of the department:
 - Reviewing new development proposals
 - Planning for new growth, redevelopment and long-term community sustainability
 - Ensuring compliance with building codes

- The Department works closely with other City departments to ensure that the development process runs as efficiently and effectively as possible.



Community Development Department



100 Main Street
 Colleyville, Texas 76034
 Office: 817.503.1050

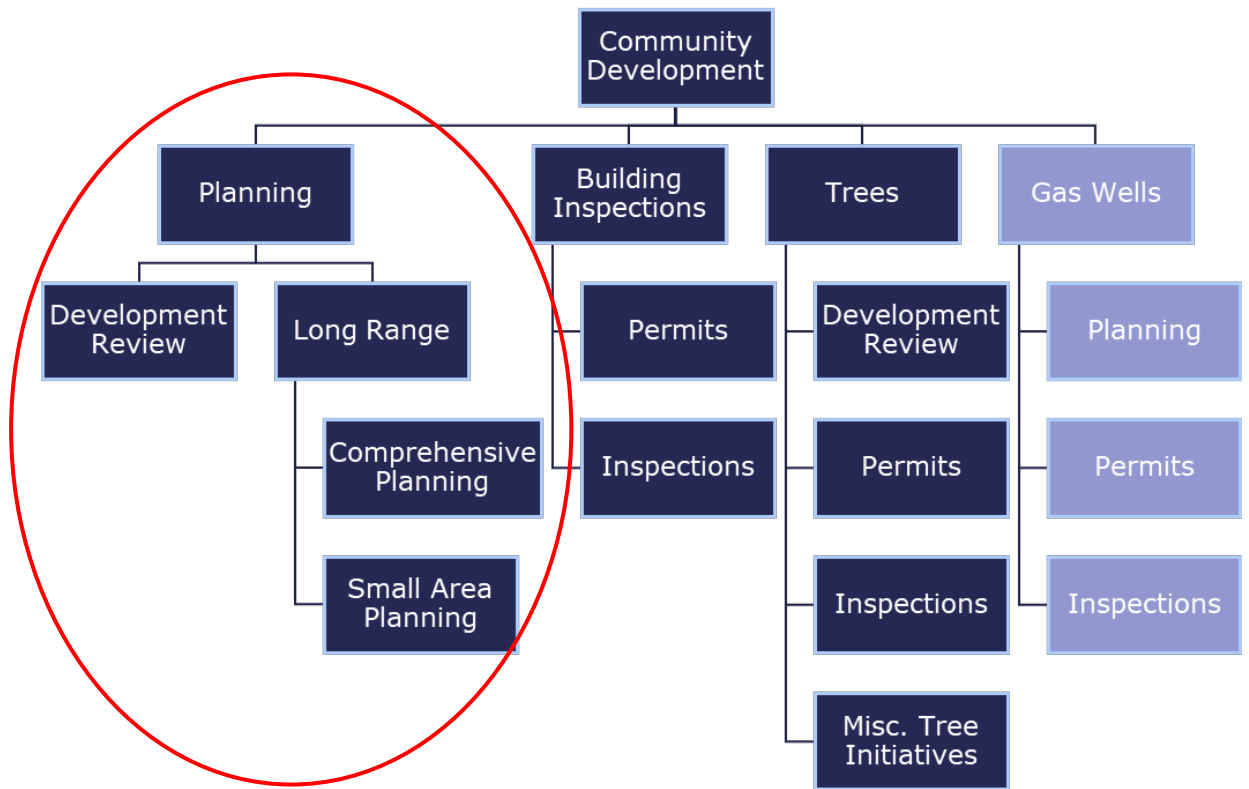
NAME	TITLE	PHONE	EMAIL
Ben Bryner, AICP	Community Development Director	817.503.1052	bbryner@colleyville.com

Building Inspections

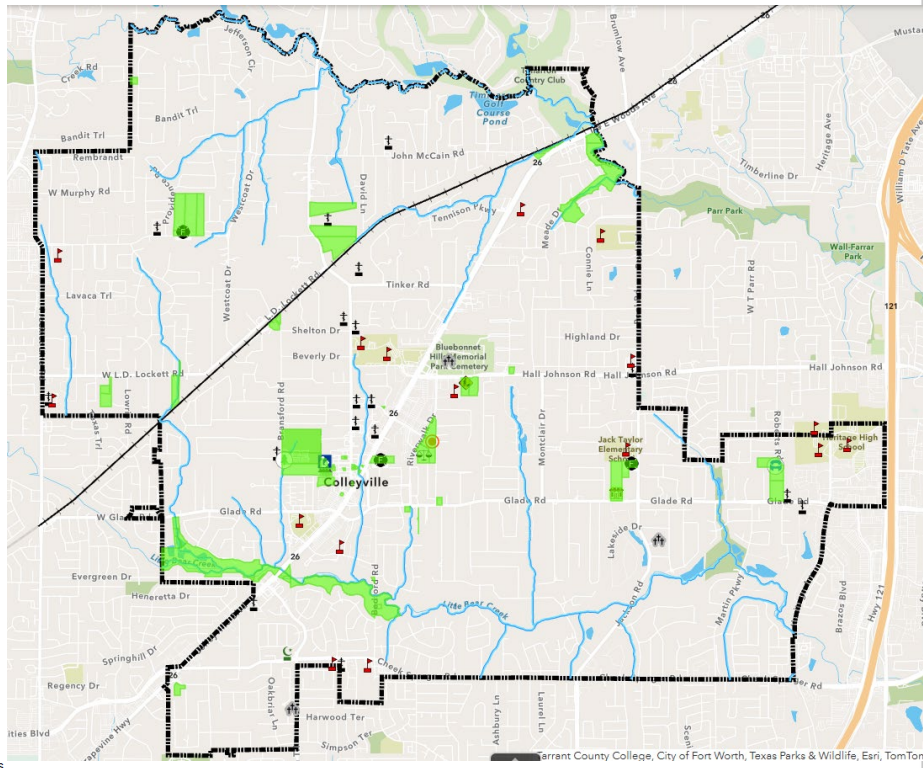
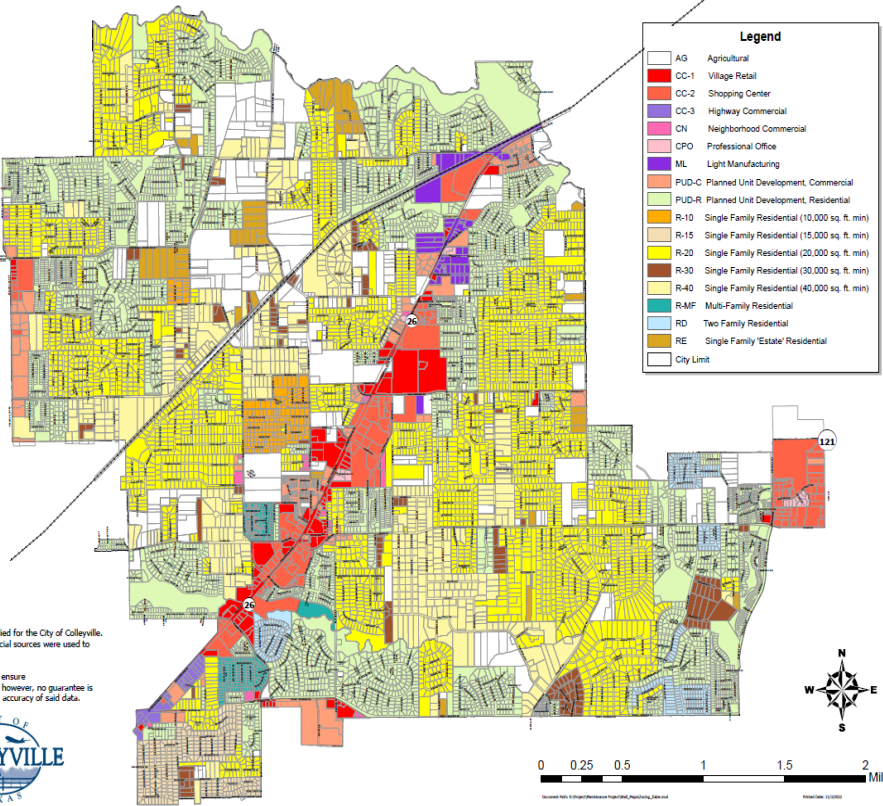
NAME	TITLE	PHONE	EMAIL
Greg Goodrich, CBO	Building Official	817.503.1057	ggoodrich@colleyville.com
Kelly Minor	Plans Examiner	817.503.1034	kminor@colleyville.com
Les Folse	Building Inspector	817.503.1053	lfolse@colleyville.com
Richard Clark	Building Inspector	817.503.1054	rclark@colleyville.com
Christie Magana	Planning Technician	817.503.1031	cmagana@colleyville.com

Planning Division

NAME	TITLE	PHONE	EMAIL
Daniel Ponder	Planning Manager	817.503.1056	dponder@colleyville.com
Bethany Lopez	Planner	817.503.1051	blopez@colleyville.com
Chris Pham	Planner	817.503.1055	cpham@colleyville.com
Ivana Gonzalez	Urban Forester	817.503.1058	igonzaalez@colleyville.com



City of Colleyville Zoning



DISCLAIMER
 This data has been compiled for the City of Colleyville. Various official and unofficial sources were used to gather this information.

Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



Source: Map 1 (adopted) Source: Highways, City Limits, Central
 Date: 11/15/2012



Planning Cases (2024 & 2025 Highlights)

<u>Year</u>	<u>Plats</u>	<u>Zoning/SUP Site Plans</u>	<u>Variances</u>	<u>SBA</u>	<u>General</u>	<u>=Total</u>
2023	12	35	6	4	9	=72
2024	16	31	5	9	14	=76
2025	22	30	5	8	9	=78

Plats:

- Forman’s Landing – 4 single-family lots
- Oak Creek – 7 single family lots
- The Bluffs – 9 single family lots
- Holt Farms – 10 single family lots
- Professional Court – 3 new office lots

Zoning:

- Sagora Senior Living
- Urban Garages
- The Bluffs, Oak Creek, & Holt Farms
- Kidde Academy
- CC-1 (Tinker and Colleyville Blvd)
- Hodge’s Automotive property
- Fox Meadow’s subdivision

- SUPs for fences, dog boarding and/or grooming, massage therapy, alcohol sales, accessory buildings, etc.

Sign Variances:

- Red Barn (monument sign)
- Colleyville Chamber Center (monument sign hit by car)
- Peikar Orthodontics

Site Plans:

- Green CPA Building
- New Office @ 609 Cheek Sparger (fire rebuild)
- Winding Creek Office Building

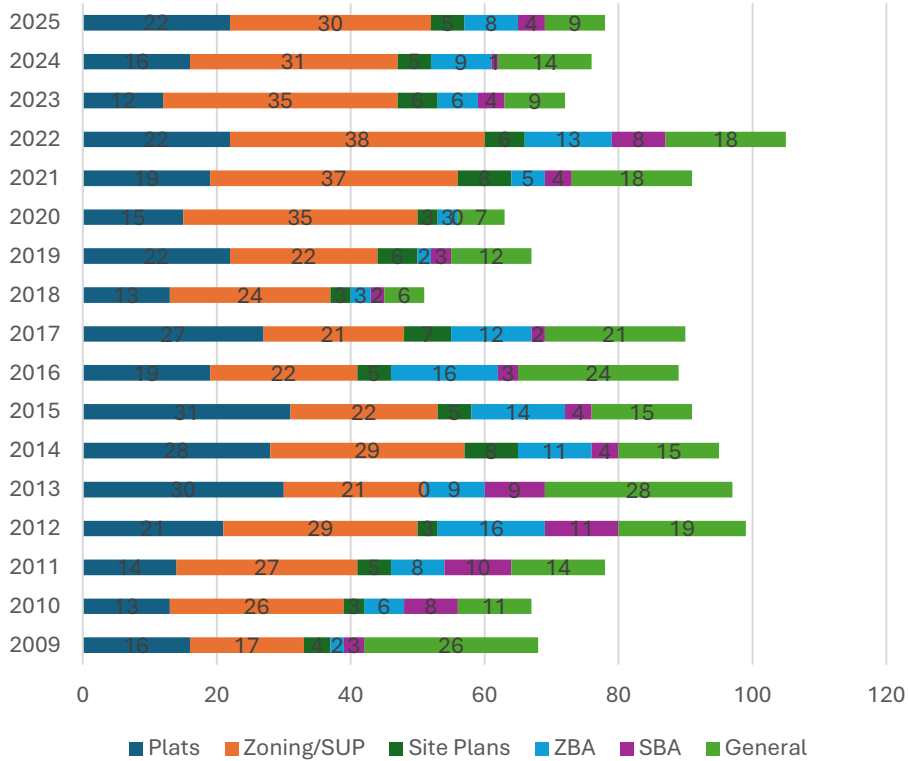
LDC Amendments:

- Fence setbacks (street side yard)
- Parking on public property
- Drone delivery
- EV charging stations
- Chapter 5 – Urban Forestry
- Carports
- Chapter 7 – Sign Regulations (commercial real estate)

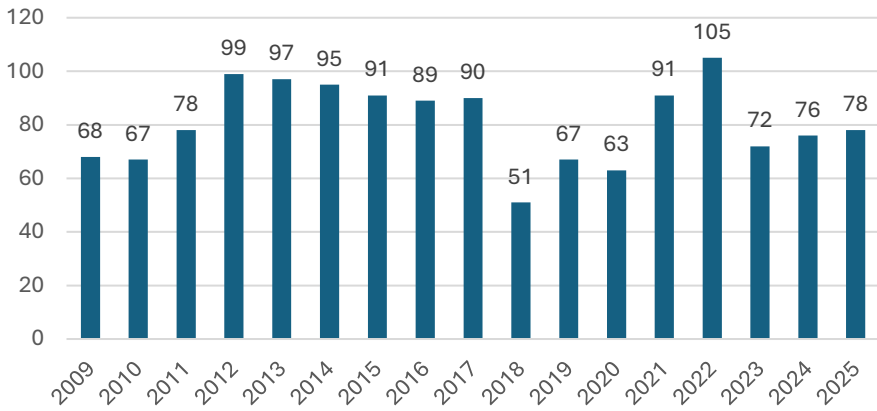
Planning Cases



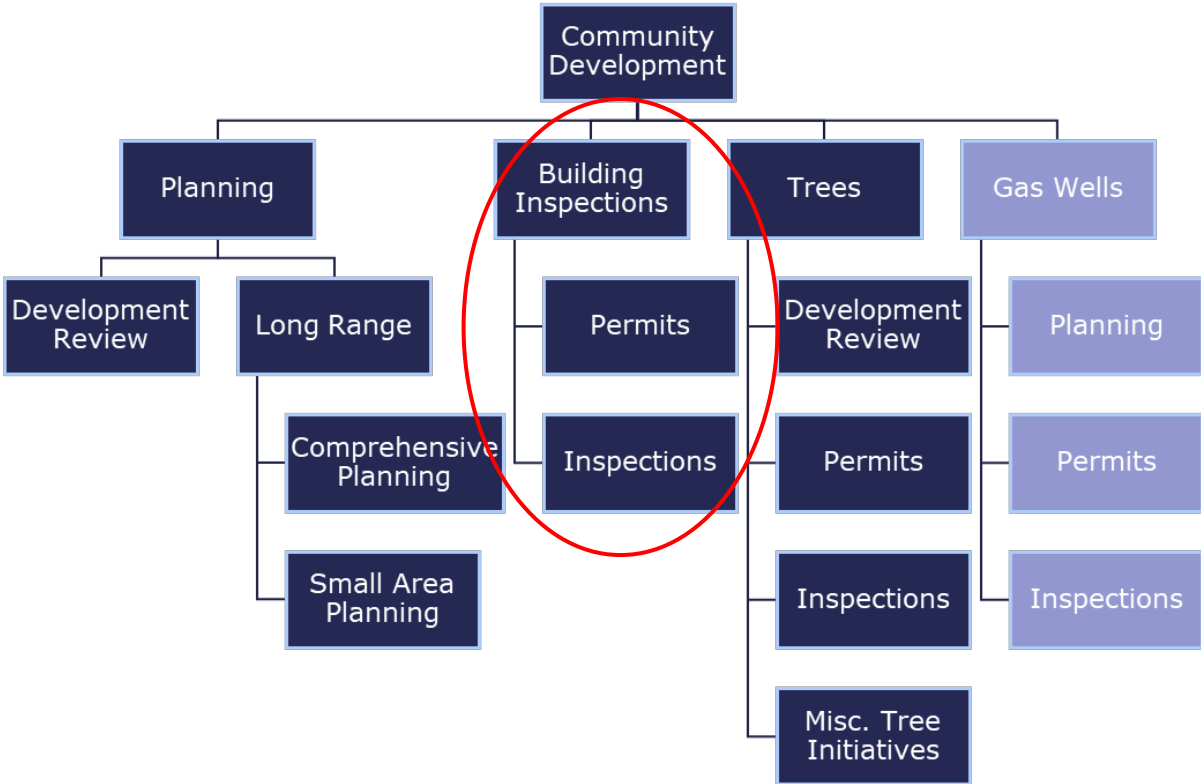
Cases Submitted



Total Cases Submitted

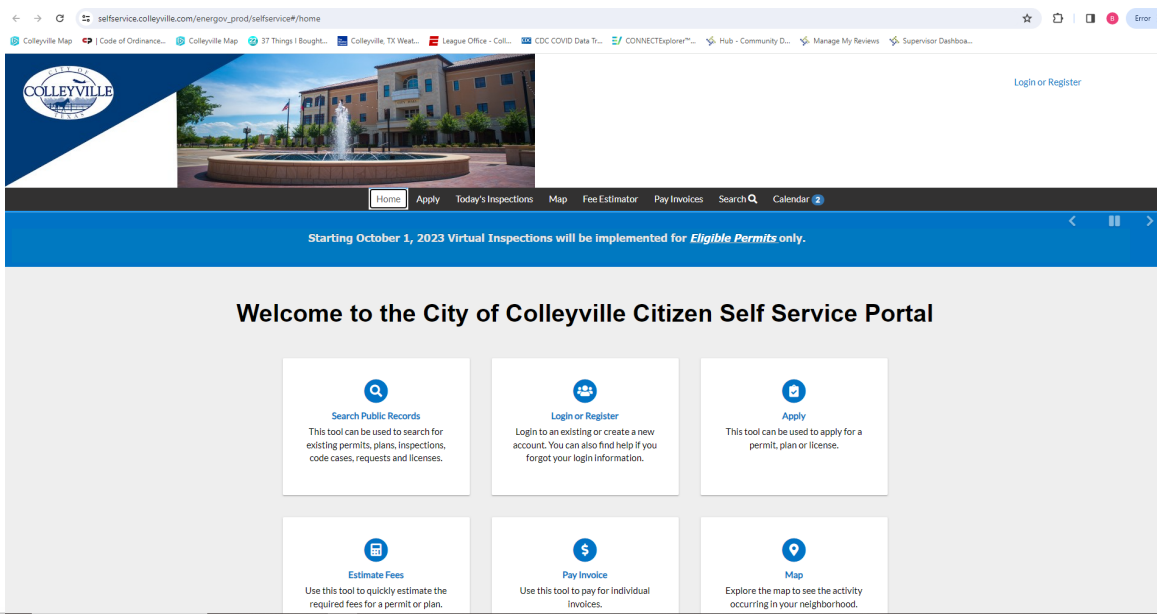


Community Development Department



- Inquiries
- Plan Review
- Inspections
- Certificates of Occupancy

- Permits
 - Residential
 - Commercial
 - Demolition
 - Fences
 - Irrigation
 - Mechanical
 - Signs
 - Special Events
 - Many more



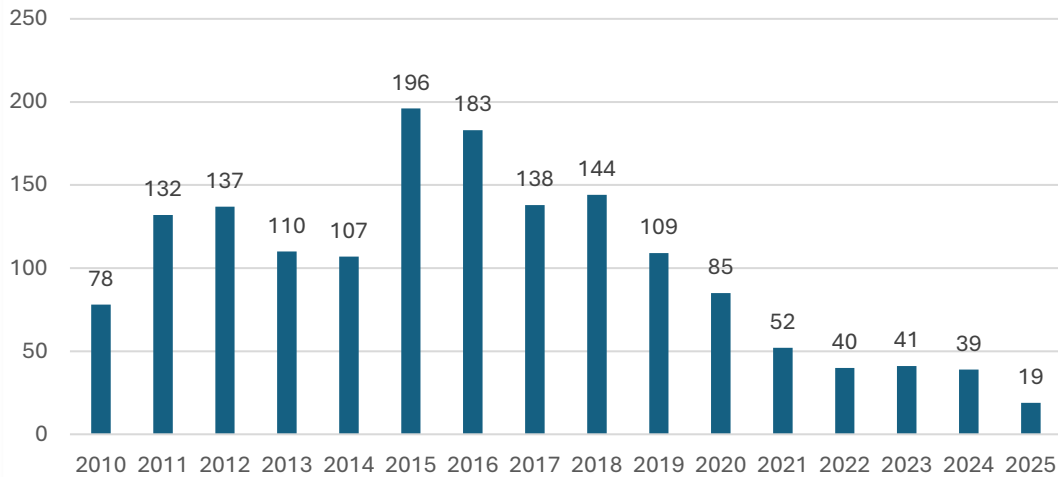
The screenshot shows the City of Colleyville Citizen Self Service Portal. The browser address bar displays `selfservice.colleyville.com/energov_prod/selfservice#/home`. The page features a navigation menu with links for Home, Apply, Today's Inspections, Map, Fee Estimator, Pay Invoices, Search, and Calendar. A blue banner below the navigation menu states: "Starting October 1, 2023 Virtual Inspections will be implemented for *Eligible Permits* only." The main content area is titled "Welcome to the City of Colleyville Citizen Self Service Portal" and contains six service tiles:

- Search Public Records**: This tool can be used to search for existing permits, plans, inspections, code cases, requests and licenses.
- Login or Register**: Login to an existing or create a new account. You can also find help if you forgot your login information.
- Apply**: This tool can be used to apply for a permit, plan or license.
- Estimate Fees**: Use this tool to quickly estimate the required fees for a permit or plan.
- Pay Invoice**: Use this tool to pay for individual invoices.
- Map**: Explore the map to see the activity occurring in your neighborhood.

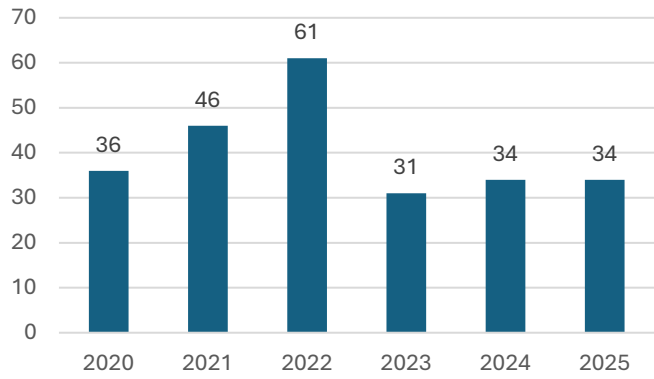
Building Permits - Residential



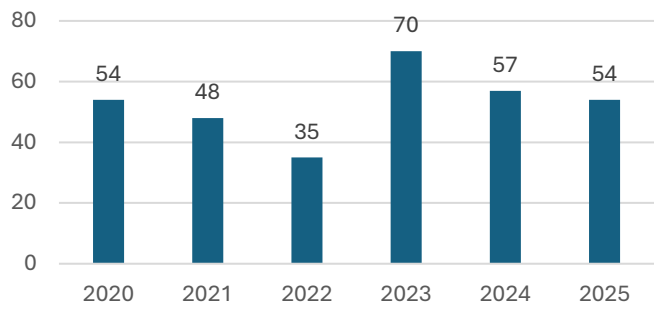
New Single Family Home Permits



Residential Addition Permits



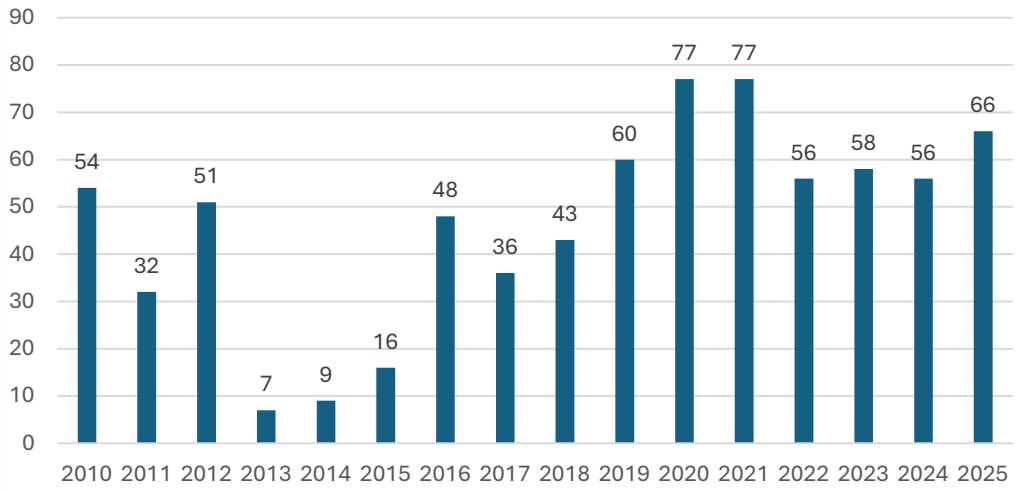
Residential Remodel Permits



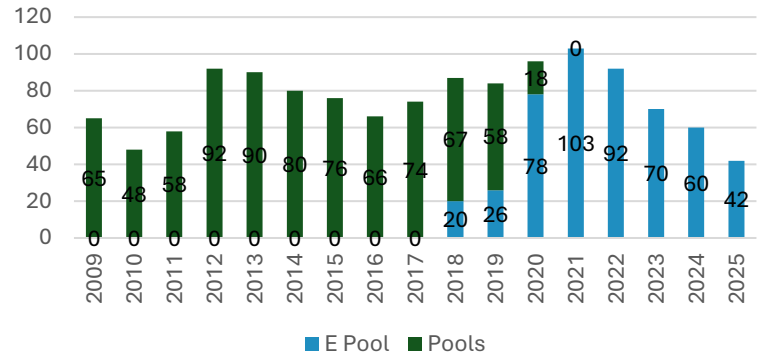
Building Permits - Residential



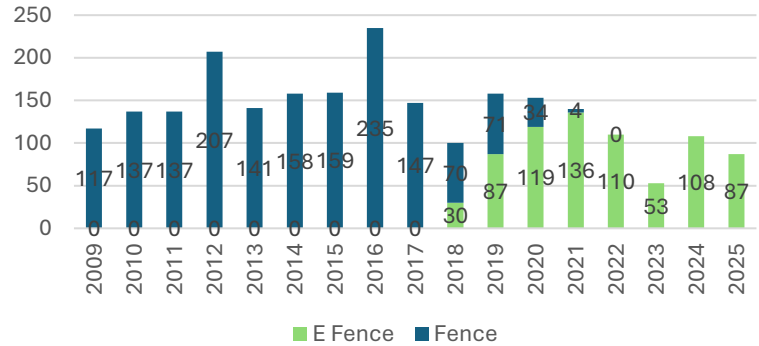
Number of Accessory Building Permits



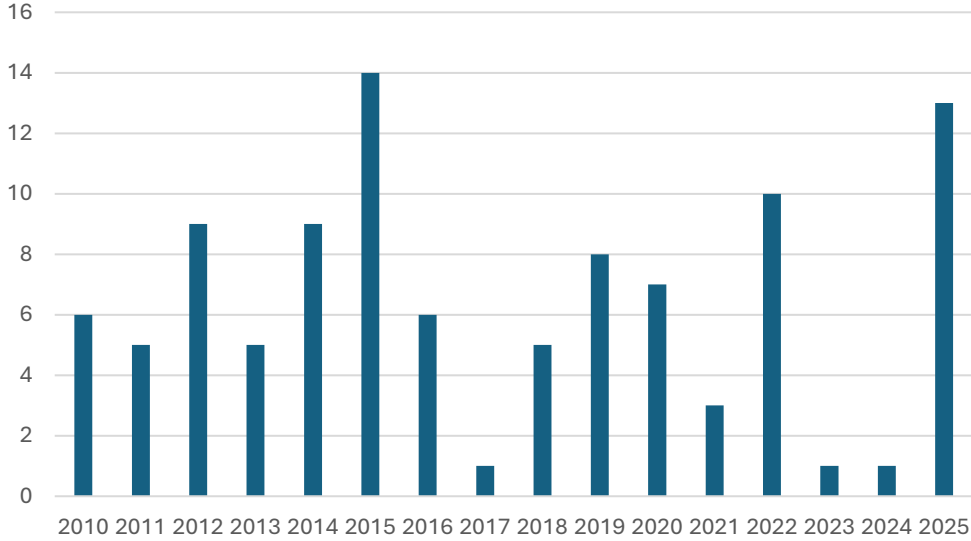
Pool Permits



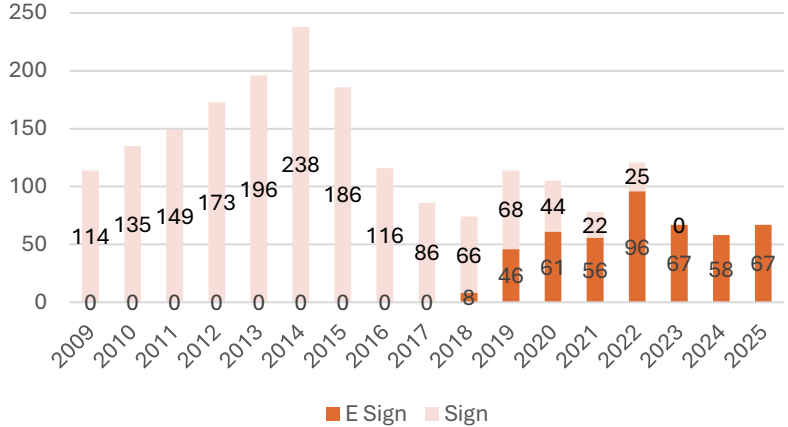
Fence Permits



Number of New Commercial Buildings

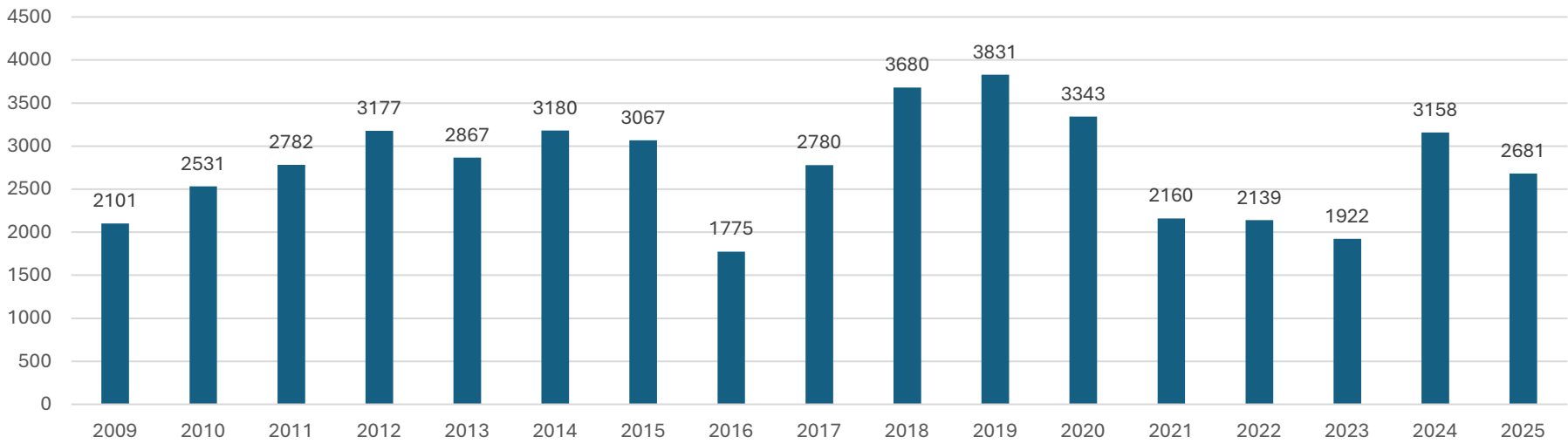


Sign Permits



The image shows a detailed architectural site plan of a commercial building, including a parking lot, walkways, and landscaping. To the right of the plan is a permit application form with various sections for project information, owner details, and a checklist of required documents. The form includes a title block with the company name 'Worthy One Development, LLC' and the project name 'WORTHY ONE DEVELOPMENT'. The bottom right corner of the form is labeled 'LP-1'.

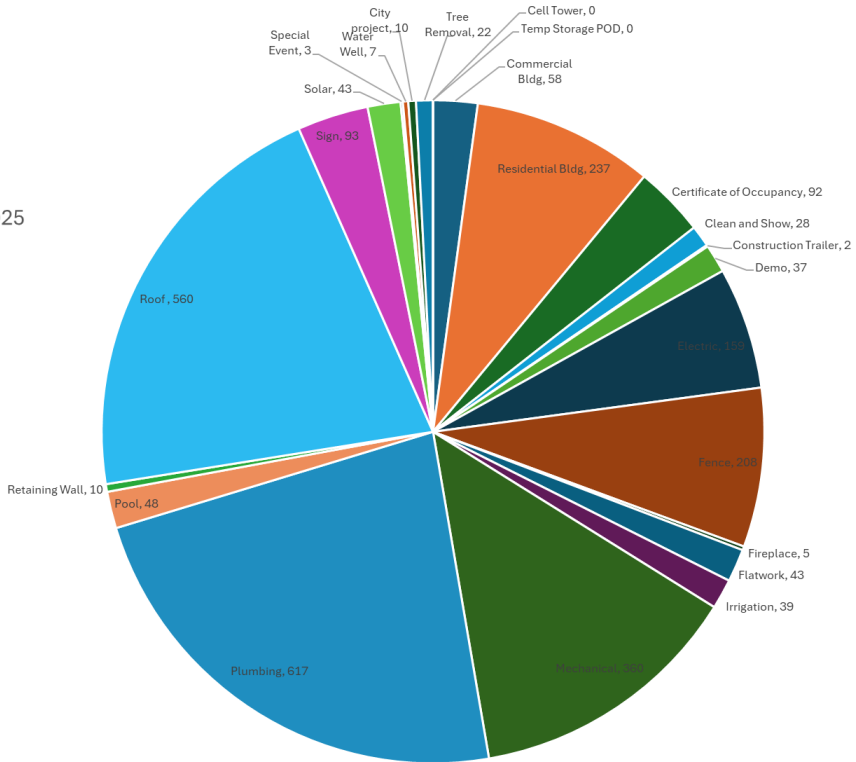
Total Number of Permits Issued



Building Inspections



Permit Types 2025

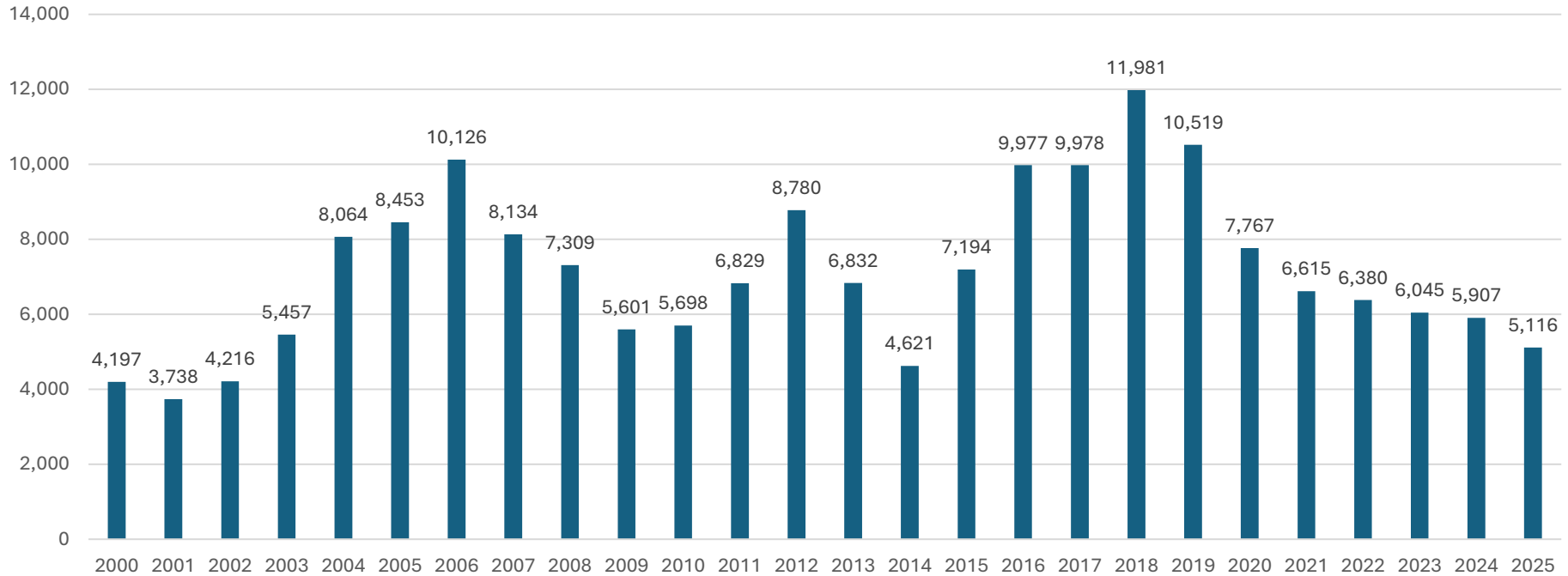


- Commercial Bldg
- Residential Bldg
- Certificate of Occupancy
- Clean and Show
- Construction Trailer
- Demo
- Electric
- Fence
- Fireplace
- Flatwork
- Irrigation
- Mechanical
- Plumbing
- Pool
- Retaining Wall
- Roof
- Sign
- Solar
- Special Event
- Water Well
- City project
- Tree Removal
- Cell Tower
- Temp Storage POD

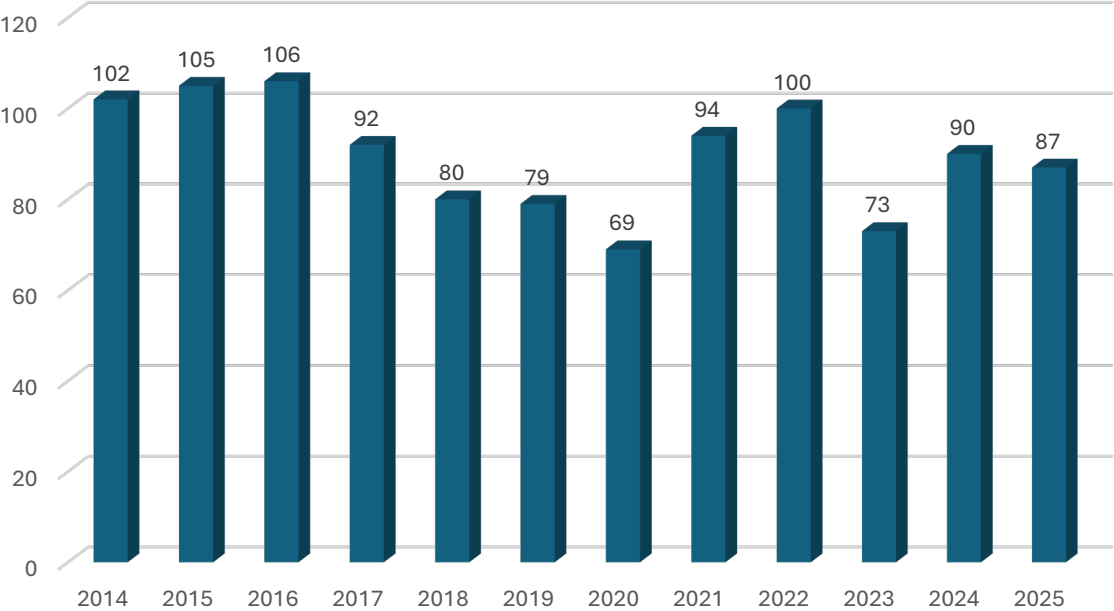
Building Inspections



of Inspections



Certificates of Occupancy



Notable Businesses for 2024 & 2025:

- Green Curtis Daley CPA
- Marshall Grain
- Cheeky Monkeys
- Scenthound
- NY Butcher Shoppe
- Dollar Tree
- Water Wings Swim School
- The Cookie Bar
- Crunch Fitness
- GrainRoot
- Colleyville Florist
- Truva Mediterranean Bar & Grill
- Back Nine Golf
- Madras Mojo

Questions/Comments



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-3

Agenda Date 3/10/2026

Type Worksession

Department City Secretary

Title

Discussion of the March 10, 2026, City Council regular agenda items



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 1

Agenda Date 3/10/2026

Type Executive Session

Department City Secretary

Title

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

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Section 551.089 - Deliberation regarding security devices or security audits

Attachments

RESOLUTION R-26-5126

**A RESOLUTION APPROVING COUNCIL ACTION REGARDING
EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL
MEETING OF MARCH 10, 2026**

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 10TH DAY OF MARCH 2026.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven
City Secretary, TRMC

Bobby Lindamood
Mayor

RESOLUTION R-26-5127

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF MARCH 10, 2026**

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 March 3, 2026, City Council minutes
 - b. Approval of an amendment to the Northeast Fire Department Association (NEFDA) Interlocal Agreement to provide participation by the Dallas Fort Worth International Airport Board (DFW Airport), and authorizing the City Manager to execute the Agreement
 - c. Approval of a Construction Services Agreement with La Banda, LLC, for the Pecan Park Phase II Water Project, in an amount not to exceed \$1,447,385.00 and a contingency amount not to exceed \$145,000.00, a materials testing amount not to exceed \$55,930.00, and authorizing the City Manager to execute the agreement
 - d. Approval of an Interlocal Agreement with the City of Euless for the Heritage Avenue Bridge Replacement and Right Turn Lane Extension at Cheek-Sparger Road Improvement Project, and authorizing the City Manager to execute the agreement
 - e. Approval of amendment one to the Professional Services Agreement with CSRS, LLC, to include additional scope for the Heritage Avenue Right Turn Lane Extension Project, in an amount not to exceed \$8,000, and authorizing the City Manager to execute the agreement

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 10TH DAY OF MARCH 2026.

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 3, 2026

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, March 3, 2026, 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, and Tim Raine.

ABSENT: Kimberly Holt Gunderson.

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Community Development Director Ben Bryner, Finance Director Cassie Smith, Public Works and Parks and Recreation Director Lisa Escobedo, Community Relations and Events Specialist Keeley Flynn, City Attorney Sarah Ross, and City Secretary Christine Loven.

WS-1 Discussion of amended bylaws for City Council appointed Boards, Commissions, and Committees

City Secretary Christine Loven presented this item. There was general discussion regarding election of a chair and vice chair, terms to serve in a chair and vice chair capacity, and grounds for removal of a member by City Council. The bylaws will go before City Council at a future date for adoption.

WS-2 Discussion of the March 3, 2026, City Council regular agenda items

There was no discussion of this item.

Mayor Lindamood adjourned the Worksession at 5:59 p.m. and called the Executive Session to Order.

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

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

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

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There was no action taken and Mayor Lindamood adjourned Executive Session at 6:52 p.m.

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

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

ABSENT: Kimberly Holt Gunderson.

**INVOCATION: Christine Sturgeon
Church of Jesus Christ of Latter-Day Saints**

PLEDGE OF ALLEGIANCE: City Attorney

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-26-5122

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Mayor Lindamood and the City Council provided announcements regarding community news and upcoming events. City Attorney Sarah Ross provided a statement regarding zoning restrictions related to assisted living facilities.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-26-5123

4a Approval of the February 17, 2026, City Council minutes

Mayor Lindamood read Resolution R-26-5123 in its entirety.

Mayor Lindamood opened and closed the public hearing without anyone wishing to speak.

Councilmember Graves made a motion to approve Resolution R-26-5123, seconded by Councilmember Raine.

The motion was approved by the following vote:

Ayes: 6 – Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, and Tim Raine.

Absent: 1 - Kimberly Holt Gunderson.

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

5a Ordinance O-26-2359

Consideration of a rezoning from R-40 Single-Family Residential and R-20 Single-Family Residential to R-40 Single-Family Residential on Tracts 4M and A328 TR 2V, Abstract 1518, David R. Teeter Survey, located at 2200 Oak Knoll Drive, Case ZC26-002

Mayor Lindamood read the caption of Ordinance O-26-2359.

Community Development Director Ben Bryner presented the request to rezone the property to R-40 Single-Family Residential to create one contiguous zoning designation. He noted the applicant would like to consider RE Single-Family 'Estate' Residential in lieu of the proposed R-40 Single-Family Residential zoning, however the applicant has also requested a minor plat with waiver, and the waiver for lot width would be greater in the RE zoning.

City Council generally advised the preference would be for RE.

Mayor Lindamood opened the public hearing.

Kathy Hadley, Colleyville, spoke in favor of RE zoning.

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

This was a first reading with no action taken.

5b Ordinance O-26-2360

Consideration of a Special Use Permit for massage therapy use on Lot 3R1, Block 1, Felps, Andy Addition, located at 3919 Colleyville Boulevard, Case ZC26-001

Mayor Lindamood read the caption of Ordinance O-26-2360.

Community Development Director Ben Bryner presented the request for a SUP for massage therapy use.

Diane Khamvongsouk, the applicant was present and advised the City Council she is looking forward to being in business in Colleyville and noted she operates a salon in Irving.

Mayor Lindamood opened and closed the public hearing without anyone wishing to speak.

This was a first reading with no action taken.

5c Ordinance O-26-2361

Consideration of a Special Use Permit for an accessory building on Lot 6, Block 7, Oak Crest Hills, located at 205 Oak Crest Hill Drive, Case ZC26-003

Mayor Lindamood read the caption of Ordinance O-26-2361.

Community Development Director Ben Bryner presented the SUP request for an accessory building.

There was general discussion of the need to keep the building construction square and City Council being satisfied the small amount of additional area needed to accomplish the construction is nominal.

Mayor Lindamood opened and closed the public hearing without anyone wishing to speak.

This was a first reading with no action taken.

6. RESOLUTION(S): READING AND PUBLIC HEARING

6a Resolution R-26-5124

Approval of a resolution canceling the May 2, 2026, General Election, declaring the City Council candidates, Place 3 and Place 4 unopposed

Mayor Lindamood read Resolution R-26-5124 in its entirety.

There were no questions.

Mayor Lindamood opened and closed the public hearing without anyone wishing to speak.

Mayor Lindamood made a motion to approve Resolution R-26-5124, seconded by Mayor Pro Tem Elder.

The motion was approved by the following vote:

Ayes: 6 – Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, and Tim Raine.

Absent: 1 - Kimberly Holt Gunderson.

7. CITIZEN COMMENTS

The following Colleyville residents spoke regarding assisted living facilities in residential areas in Colleyville: Tim and Kelly Dunsakis, Fred Marshall, Gilbert Vasquez, Paul Brownlow, and Laura Hart.

Kathy Hadley, Colleyville, spoke regarding Cheek-Sparger Road.

8. REPORTS

Colleyville Center Advisory Committee Minutes - November 17, 2025

There was no action taken.

9. RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, MARCH 3, 2026 - READING AND PUBLIC HEARING - RESOLUTION R-26-5125

This resolution was not needed.

10. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 8:00 p.m.

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4b

Agenda Date 3/10/2026

Number Resolution R-26-5127

Type Resolution

Department Fire

Title

Approval of an amendment to the Northeast Fire Department Association (NEFDA) Interlocal Agreement to provide participation by the Dallas Fort Worth International Airport Board (DFW Airport), and authorizing the City Manager to execute the Agreement

Explanation

Reading and Public Hearing

The City of Colleyville is a member of the Northeast Fire Department Association (NEFDA), which is comprised of 14 member cities, (Bedford, Colleyville, Eules, Grapevine, Haltom City, Hurst, Keller, North Richland Hills, Richland Hills, Roanoke, Southlake, Trophy Club MUD #1, Watauga, and Westlake) who consolidate each organizations strengths and resources to enhance service delivery to all citizens across the jurisdictional boundaries. A mission which is accomplished by providing our firefighters with quality professional development training, sharing resources, cooperative mutual responses, and a commitment to community safety.

Through an interlocal agreement, each member organization pays dues and contributes toward the capital replacement fund. The Dallas/Fort Worth International Airport wishes to join NEFDA and is seeking an amendment to the Interlocal Agreement which will provide for their participation. All member organizations recommend approval of this amendment, recognizing the valuable resources DFW Airport will bring to the organization.

Financial Impact

There is no additional financial impact to the City.

Recommendation

Approve

Attachments

1. NEFDA Interlocal Agreement

**Northeast Fire Department Association (NEFDA) Interlocal Agreement
(Amended May 28, 2025)**

The State of Texas

Tarrant County

This Agreement is made and entered into by and between the Cities of Bedford, Colleyville, Euless, Grapevine, Haltom City, Hurst, Keller, North Richland Hills, Richland Hills, Roanoke, Southlake, Trophy Club MUD #1, Watauga, Westlake, and Dallas Fort Worth International Airport Board (“DFW Airport”), herein referred to as “Parties”. The Parties to this Agreement are also known as the Northeast Fire Department Association (“NEFDA”).

DFW will not contribute to or participate in the capital replacement program in any manner. DFW is a full member in the operations and training NEFDA provides.

The Parties desire to enter into an agreement for the use and replacement of jointly-used emergency response equipment.

Now therefore, that it is agreed that in consideration of the mutual covenants, agreements and benefits to all Parties it is hereby agreed as follows:

I.

Capital Replacement Funding Procedures

The Northeast Fire Department Association (NEFDA) has purchased over \$2.8 million in capital equipment through grant programs and its operating budget since its inception. In order to assure that major equipment can be replaced in future years and a Capital Replacement Fund will be established. Each participating city/agency, with exception of DFW Airport, will be responsible for making contributions to the Capital Replacement Fund. The contributions will be based on a schedule approved by the NEFDA Board. The funds will be placed in a depository account managed by the NEFDA Board. The NEFDA Board and Members, with exception of DFW Airport, will complete an annual report detailing the status of the Fund and the plan for the purchase and replacement of the jointly-used emergency response equipment. The replacement and funding schedules will be reviewed by the NEFDA Board and its Members, with exception of DFW Airport, at an Annual Meeting. Disbursements from the Fund will be approved by the NEFDA Board and its Members, with exception of DFW Airport, and as determined by the funding plan.

The Capital Replacement Program will be updated annually by the NEFDA Board and its members (excluding DFW). The NEFDA Board will meet annually, in March, prior to the budget year to approve the Capital Replacement Program and to determine the Capital Replacement funding schedule. The Capital Replacement Schedule may be adjusted as new equipment is received or as old equipment is retired. The replacement and funding schedules will be reviewed by all participating cities/agencies at an annual meeting that will be held in April, prior to the plans implementation of the new fiscal year on October 1st. All operational funds will be governed by the NEFDA Board of Directors. At any time if a Federal Audit is required of Grant Funds designated for NEFDA assets, NEFDA will reimburse the cities/agencies for any audit expenses.

The decision as to what equipment is in need of replacement will be made by the NEFDA and its Members (Excluding DFW). The decision to purchase equipment will be approved by the NEFDA board and its Members. The purchase of the equipment will be made by the NEFDA Board and its Members. Once the equipment is purchased it will be transferred to the appropriate participating city/agency via a transfer. This transfer will allow the equipment to be housed by the city/agency, and titled in the city/agency name. The city/agency will provide loss or damage insurance for the full replacement value of the equipment and properly maintain the equipment. The city/agency will assume all liability of the operation of the equipment. The city/agency and the NEFDA Board and Members will determine when the equipment has reached end of useful life and is ready to be retired. The city/agency will return the equipment to the NEFDA. The NEFDA will dispose of the equipment in the most efficient manner while ensuring fair market value is received. In the event the city/agency in possession of the transferred equipment chooses to discontinue participation in the Agreement, the city/agency will return the equipment to the NEFDA. The NEFDA Board and Members is responsible for determining the best course of action for the equipment.

II.

Training Activities

Parties desire to conduct training activities. Each participating city/agency agrees that all training activities will be conducted as follows:

- (1) In accordance with a training agreement as deemed necessary by the host department and executed by each participating city/agency;
- (2) Training costs will be billed in accordance with the executed agreement;
- (3) Each individual participating in training will be required to sign a waiver of liability document, as deemed necessary by the host department;
- (4) These requirements do not apply to mutual aid training under the NEFDA Agreement.

III.

Term of Agreement / Consideration

2.01 Term. The terms of the agreement shall become effective upon approval by the governing body for each respective Party hereto and shall remain in effect for an initial term of one (1) year commencing upon the date of each Party's signature below, which term shall renew automatically annually upon the anniversary date of this agreement unless earlier terminated by a Party as provided herein. If a Party desires to opt out, the Party must give a 90 day written notice of such intent to the NEFDA Board of Directors. If a Party opts out, the agreement remains intact for the remaining Parties. Adding Parties to the agreement will not affect the terms of the agreement.

2.02 Consideration. The Parties agree that sufficient consideration for this agreement exists and is found in the cross promises set forth above and other good and valuable consideration. Each Party hereto paying for the performance of governmental functions or services shall make such payments from current revenues legally available to the paying Party. Each Party further agrees that it is fairly compensated for the services or functions performed under the terms of this agreement. Each cities/agencies payment is identified in Exhibit A of this agreement as of the effective date of this agreement. Payment schedules may be amended by the NEFDA Board of Directors with notification of changes to annual capital and operations dues provided to the members by March 15th of each year.

IV.
Amendments

This agreement can be amended or replaced by a majority of the Parties. All of the Parties must be notified in writing within thirty (30) days and an open forum must be held in which all of the Parties have been invited to attend. The Amendment will not be effective to any Party that does not agree.

V.
Compliance with All Applicable Laws

The Parties shall observe and comply with all Federal, State, local laws, rules, ordinances, and regulations affecting the conduct or services provided and their performance of all obligations undertaken by this Agreement.

VI .
Legal Considerations

All local, State and Federal Laws shall supersede any provisions made in this agreement. Any provision so effected will not negate the rest of the agreement. In case any one or more of the provisions contained in this agreement shall be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision thereof and this agreement shall be construed as if such invalid, illegal, unenforceable provision had never been contained herein. This agreement is performable in Tarrant County, Texas, and venue for any proceeding under this agreement shall be in Tarrant County, Texas. This agreement shall become binding and effective as to each individual Party upon signature by an authorized representative of such individual Party.

VII.
Liability / Governmental Immunity

All civil liability arising from the furnishing of fire/EMS protection services under this agreement shall be assigned to the party actually providing the equipment, services, and manpower pursuant to Texas Government Code, Section 791.006 (a-1) and the assignment of liability is intended to be different than liability otherwise assigned under Texas Government Code, Section 791.006 (a). Notwithstanding the foregoing, the fact that parties hereto accept certain responsibilities relating to the rendering of Fire Protection and Emergency Medical Services under this agreement as part of their responsibility for providing protection for the public health makes it imperative that the performance of these vital services be recognized as a governmental function and that the doctrine of governmental immunity shall be, and it is hereby, invoked to the extent possible under the law. No Party hereto waives any immunity or defense that would otherwise be available to it against claims arising from the exercise of governmental powers and functions.

Exhibit A – Effective 5/28/2025

Membership Dues – Operations

City	Population (COG 2024 estimates)	Base Dues	Additional Dues (Based on 1.097 per capita)	Total Dues
Bedford	49,941	\$9,359.00	\$5,478.53	14,837.53
Colleyville	26,639	\$9,359.00	\$2,922.30	12,281.30
DFW	60,000	\$9,359.00	\$6,582.00	15,941.00
Eules	61,555	\$9,359.00	\$6,752.58	16,111.58
Grapevine	52,283	\$9,359.00	\$5,735.45	15,094.45
Haltom City	46,505	\$9,359.00	\$5,101.60	14,460.60
Hurst	40,454	\$9,359.00	\$4,437.80	13,796.80
Keller	47,476	\$9,359.00	\$5,208.12	14,567.12
North Richland Hills	73,062	\$9,359.00	\$8,014.90	17,373.90
Richland Hills	8,678	\$9,359.00	\$951.98	10,310.98
Roanoke	10,127	\$9,359.00	\$1,110.93	10,469.93
Southlake	32,195	\$9,359.00	\$3,531.79	12,890.79
Trophy Club	14,401	\$9,359.00	\$1,579.79	10,938.79
Watauga	23,775	\$9,359.00	\$2,608.12	11,967.12
Westlake	2,006	\$9,359.00	\$220.06	9,579.06
	549,097	\$140,385	\$60,235.94	200,620.94

Membership Dues – Capital

City	Population (COG 2024 estimates)	Base Dues	Additional Dues (Based on .4297 per capita)	Total Dues
Bedford	49,941	\$10,398.00	\$21,459.65	31,857.65
Colleyville	26,639	\$10,398.00	\$11,446.78	21,844.78
Eules	61,555	\$10,398.00	\$26,450.18	36,848.18
Grapevine	52,283	\$10,398.00	\$22,466.01	32,864.01
Haltom City	46,505	\$10,398.00	\$19,983.20	30,381.20
Hurst	40,454	\$10,398.00	\$17,383.08	27,781.08
Keller	47,476	\$10,398.00	\$20,400.44	30,798.44
North Richland Hills	73,062	\$10,398.00	\$31,394.74	41,792.74
Richland Hills	8,678	\$10,398.00	\$3,728.94	14,126.94
Roanoke	10,127	\$10,398.00	\$4,351.57	14,749.57
Southlake	32,195	\$10,398.00	\$13,834.19	24,232.19
Trophy Club	14,401	\$10,398.00	\$6,188.11	16,586.11
Watauga	23,775	\$10,398.00	\$10,216.12	20,614.12
Westlake	2,006	\$10,398.00	\$861.98	11,259.98
	489,097	\$145,572	\$210,164.98	355,736.98

CITY OF BEDFORD

City Manager

Date

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

CITY OF COLLEYVILLE

Jerry Ducay, City Manager

Date

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

DALLAS FORT WORTH International Airport

CEO

Date

ATTEST:

City Secretary

APPROVED AS TO FORM:

Attorney

CITY OF EULESS

City Manager

Date

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

CITY OF GRAPEVINE

City Manager

Date

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

CITY OF HALTOM CITY

City Manager

Date

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

CITY OF HURST

City Manager

Date

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

CITY OF KELLER

City Manager

Date

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

CITY OF NORTH RICHLAND HILLS

City Manager

Date

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

CITY OF RICHLAND HILLS

City Manager

Date

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

CITY OF ROANOKE

City Manager

Date

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

CITY OF SOUTHLAKE

City Manager

Date

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

CITY OF TROPHY CLUB

City Manager

Date

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

CITY OF WATAUGA

City Manager

Date

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

CITY OF WESTLAKE

City Manager

Date

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4c

Agenda Date 3/10/2026

Number Resolution R-26-5127

Type Resolution

Department Engineering

Title

Approval of a Construction Services Agreement with La Banda, LLC, for the Pecan Park Phase II Water Project, in an amount not to exceed \$1,447,385.00 and a contingency amount not to exceed \$145,000.00, a materials testing amount not to exceed \$55,930.00, and authorizing the City Manager to execute the agreement

Explanation

Reading and Public Hearing

On September 16, 2025, the City Council approved Resolution R-25-5075, adopting the Capital Improvement Program (CIP) Fiscal Year 2026-2030. The CIP includes \$2,273,000 for Phase II of Water Project 18: Pecan Park.

The project consists of replacing existing 6" water lines with 8" lines by open-cut and trenchless methods, including components such as gate valves, tapping sleeves, fire hydrant, ductile iron water fittings, and water services. Drainage improvements include installation of a storm drain system which will also connect to the recently completed Phase I project. Tarrant County crews will complete the project with a mill and overlay of the roads once the water and drainage components are complete.

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on December 7, 14, and 21, 2025. The notice to bidders and bid packet were posted on CivCast for free downloading and distributed to the Dodge Lead Center, BlueBook Building and Construction Network, and Construct Connect, which includes ISqFt, CMD, CDC, and Bid Clerk. Additionally, staff directly notified a list of local contractors who may be interested in the bid opportunity. The project had 151 plan holders, of which 70 were general contractors, 27 subcontractors, 23 suppliers, 5 plan rooms, 10 others, 8 manufacturers, 2 architects, 2 engineers, 1 student, 1 owner, and 2 government agencies.

The City received 16 responsive sealed bids, which were opened and publicly read aloud on December 30, 2025. The City is recommending the inclusion of Alternate Bid 1 which includes the use of reinforced concrete pipe (RCP) for the stormwater lines versus high-density polypropylene (HDPE) pipe. While RCP is slightly more expensive, the long-term benefits of exceptional strength and durability, long lifespan, and resistance to corrosion outweigh the upfront investment. With the inclusion of Alternate Bid 1, the recommendation is to award the contract to La Banda, LLC.

Financial Impact

The funding sources for this project are the Capital Projects, Utility, and Drainage Funds.

Form 1295 - Acknowledged by City

Recommendation

Approve

Attachments

1. Award Recommendation
2. Bid Tabulation
3. Construction Services Agreement
4. Geotechnical Quote

January 12, 2026
Project No.: 41-03-001

Larry Wright, P.E.
City Engineer
City of Colleyville
100 Main Street, 2nd Floor
Colleyville, Texas 76034

**RE: Water Project 18 Pecan Park Project Phase 2 – Bid Results
(Bid # ENG-2026-001)**

Dear Mr. Wright,

The bid opening for the Pecan Park Estates Drainage Improvements Phase 2 Project, held on December 30, 2024, resulted in the receipt of sixteen bid proposals. Table A – Bid Summary presents the bidders' names along with their Base Bid Totals and Bid Alternate Totals. MAS Consulting Engineers reviewed all submitted bids, prepared the bid tabulation (provided in Attachment A- Bid Tabulation, and requested feedback from the three apparent low bidders' references as provided in their bid proposals.

As stated in the project manual and consistent with the **City's Method of Selection** and best-value procurement requirements under Chapter 252 of the Texas Local Government Code, the bids were evaluated using the criteria outlined therein, **including purchase price and the contractor's ability to meet the City's needs based on past performance** with the City and/or submitted references. As part of this evaluation, references for the three lowest apparent bidders were contacted and reviewed. The results of this review are presented to the City to assist in determining the lowest responsible bidder whose proposal represents the best value to the City.

Based on recent discussions, the bids received, and feedback obtained from contractor references, **Gomez Brothers Construction, Inc.** is identified as the lowest qualified bidder with a **Total Base Bid of \$1,411,226.00**. The lowest Alternate Bid was submitted by **La Banda, LLC**, with a **Total Alternate Bid amount of \$1,447,385.00**, which includes installation of all concrete pipe in lieu of a combination of concrete and polypropylene pipe. A summary of all bids received is provided in the table above.

Table A – Bid Summary

COMPANY	Bid Total	Grand Total + Alt Bid 1
Gomez Brothers Construction, Inc.	\$1,411,226.00 *	\$1,533,468.00
La Banda, LLC	\$1,439,003.00	\$1,447,385.00 **
Stampede Utility Construction	\$1,491,607.87	\$1,483,015.87
Pipe Crew, LLC	\$1,607,053.00	\$1,616,347.00
MX Construction Services	\$1,677,517.01	\$1,716,722.01
Kitching & Co Dirtworx	\$1,729,858.13	\$1,762,058.71
Standard Site Utilities	\$1,747,328.03	\$1,773,189.84
J&L Construction, LLC	\$1,761,648.46	\$1,757,759.46
Grod Construction, LLC	\$1,831,931.50	\$1,871,860.50
2R Construction Services	\$1,848,500.35	\$1,855,868.05
Afresh Vision Enterprises	\$1,870,153.88	\$1,894,982.23
Day Services, LLC	\$1,899,942.00	\$1,938,441.75
Quality Excavation	\$1,944,167.10	\$1,937,134.10
All-Tex Utilities, LLC	\$1,985,999.90	\$2,009,109.90
SYB Construction Co, Inc.	\$2,026,310.00	\$2,020,645.00
FM Utilities , LLC	\$2,468,584.15	\$2,513,794.32

*Lowest Base Bid

**Lowest Alternative Bid

Discrepancies were identified in the bids submitted by **Gomez Brothers Construction, Inc.** and **La Banda, LLC**, prompting requests for verification of unit bid prices and Total Base Bid amounts as reported through CivCast compared to the handwritten bid proposals submitted by each contractor. Additionally, a discrepancy was identified in **Alternate No. 1**, in which deduct items were incorrectly added rather than subtracted from the subtotal. Following verification and email correspondence with both bidders, the bid totals were corrected to accurately reflect the amounts shown above. Refer to **Attachments A, B, and C** for the bid tabulation and related correspondence. Additionally, the third lowest base bidder, **Stampede Utility Construction**, did not submit a handwritten bid proposal; however, the contractor confirmed the accuracy of the Bid Document submittal.

Lastly, additional bidders were identified with discrepancies between the Total Base Bid amounts shown in the bid document submittals and those reported through CivCast, as well as discrepancies within their Alternate 1 Bids. These bidders were not contacted, as correction of the discrepancies would not affect the ranking of the three lowest bidders. They may be contacted upon request.

Overall, contractor references provided positive feedback regarding the performance and capabilities of Gomez Brothers Construction, Inc. Based on the three responses received and

prior experience, it is understood that Gomez Brothers Construction, Inc. has successfully completed similar projects in the area and possesses the qualifications and experience necessary to perform the required drainage and water improvements for this project. Three of the five references contacted responded to the inquiry. References for La Banda, LLC were largely unresponsive; however, two of the eight references provided did give positive feedback.

Based on discussions regarding bid pricing in relation to the scope of work, material selection, constructability considerations, and overall value to the City, the City has elected to proceed with the **award of the contract to La Banda, LLC**, the second apparent lowest base bidder and the **lowest responsive bidder for the alternate bid**. **The City has determined that this approach provides the best overall value for the project.**

The project will proceed with the selected alternate, which **includes the installation of reinforced concrete pipe (RCP) throughout the project in lieu of polypropylene pipe**, as specified in Alternate No. 1

If you have any questions or concerns, feel free to contact me via phone number 817-708-2422 or email at asanchez@mas-civil.com.

Sincerely,



Angel Sanchez, P.E.
Project Manager

Attachment A – Bid Tabulation

Attachment B – Correction to Bid- Gomez Brothers Construction, Inc.

Attachment C – Correction to Bid- & La Banda, LLC

CONSTRUCTION SERVICES AGREEMENT
WATER PROJECT 18 - PECAN PARK PHASE 2
(Bid #ENG-2026-001)

This CONSTRUCTION SERVICES AGREEMENT (“Agreement”) is made as of the Effective Date by and between **La Banda LLC**, a Texas Limited Liability Company, hereinafter called “Contractor”, and the **City of Colleyville, Texas**, hereinafter called “City”.

RECITALS

WHEREAS, City desires Contractor to perform certain work and services set forth in Section 1, below; and

WHEREAS, Contractor has expressed a willingness to perform said work and services, hereinafter referred to only as “services”, specified in the Contract Documents and Section 1 of this Agreement.

NOW, THEREFORE, for and in consideration of the covenants and promises made one to the other herein, City and Contractor agree as follows:

Section 1. Scope of Services

Upon issuance of a written notice to proceed by City, Contractor agrees to provide to City the necessary services, labor, materials, equipment, and supplies to perform the Water Project 18 - Pecan Park Phase 2 (the “Project”), such services being more fully described herein and pursuant to the plans and specifications identified in the Contract Documents (defined below).

Section 2. Term of Agreement

The term of this Agreement shall begin on the last date of execution hereof (the “Effective Date”) and shall continue until Contractor completes the services required herein to the satisfaction of City and has been paid in full by City, unless sooner terminated in conformance with this Agreement.

Section 3. Contract Documents

- (a) This Agreement is a part of the “Contract Documents”, which include:
- (1) This Agreement, including all exhibits and addenda hereto;
 - (2) City’s plans, specifications, and all other contract documents for the Project contained in City’s Bid #ENG-2026-001;
 - (3) City’s written notice(s) to proceed to the Contractor;
 - (4) Properly authorized change orders;
 - (5) Contractor’s Bid Proposal (“Proposal” and/or “Response”); and
 - (6) Any other materials distributed by the City that relate to the Project.

In the event there exists a conflict between any term, provision, and/or interpretation of the Contract Documents, the documents shall take precedent and control in the order listed above in this section (which shall supersede any conflicting provision concerning priority of contract documents contained in the Bid Packet). If discrepancies are found that may impact Contractor’s performance of the services for the Project, it shall be the Contractor’s obligation to seek clarification as to which requirements or provisions control before undertaking any work on that component of the Project. Should the Contractor fail or refuse to seek a clarification of such conflicting or inconsistent requirements or provisions prior to any work on that component of the Project, the Contractor shall be solely responsible for the costs and expenses - including additional time - necessary to cure, repair and/or correct that component of the Project.

Section 4. Contractor Obligations

(a) Performance of Services. To the extent reasonably necessary for Contractor to perform the services under this Agreement, Contractor shall be authorized to engage the services of any agents, assistants, persons, or corporations that Contractor may deem proper to aid or assist in the performance of the services under this Agreement with the prior written approval of City. The cost of such personnel and assistance shall be a reimbursable expense to Contractor only if authorized in writing in advance by City. Unless otherwise agreed, Contractor shall provide and pay for all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and all water, light, power, fuel, transportation and all other facilities necessary for the execution and completion of the Project.

(b) Quality Materials. Contractor shall be responsible for the professional quality, technical accuracy, and the coordination of all materials, construction, installation and other services furnished by Contractor under this Agreement. Unless otherwise specified in writing by City, all materials shall be new and both workmanship and materials shall be of a good quality. Contractor shall, if required, furnish satisfactory evidence as to the kind and quality of materials. Materials or work described in the Contract Documents that, so applied, have well known, technical or trade meaning shall be held to refer to such recognized standards. Contractor shall, without additional compensation, correct or revise any errors or deficiencies in the installation and construction of the Project components to conform as shown in the Project drawings and specifications.

(c) Additional Services. All minor details of the work not specifically mentioned in the Contract Documents but obviously necessary for the proper completion of the work, such as the proper connection of new work to old, shall be considered as incidental to and a part of the work for which the prices are set forth in this Agreement. Contractor will not be entitled to any additional compensation therefor unless specifically stated otherwise. Should City require additional services not included under this Agreement, Contractor shall make reasonable effort to provide such additional services at mutually agreed charges or rates, and within the time schedule prescribed by City, and without decreasing the effectiveness of the performance of services required under this Agreement. The terms "extra work" and "additional services" as used in this Agreement shall be understood to mean and include all work that may be required by City to be done by Contractor to accomplish any alteration or addition to the work as shown on the Project plans and drawings. It is agreed that Contractor shall perform all extra work under the direction of the City's representative when presented with a written work/change order signed by the City's representative, subject, however, to the right of Contractor to require written confirmation of such extra work order by City. No claims for extra services, additional services or changes in the services whatsoever, including any change in pricing or time for performance related to the services will be made by Contractor without first obtaining the City's written agreement and approval of a work/change order reflecting the same.

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

(e) Inspection of Records. Contractor grants City and its designees the right to audit, examine, or inspect, at City's election, all of Contractor's Records relating to the performance of services under this Agreement, during the term of the Agreement and any retention period herein. City's audit, examination, or inspection of Contractor's Records may be performed by a City designee, which may include its internal auditors or an outside representative engaged by City. Contractor agrees to retain Contractor's Records for

a minimum of four (4) years following termination of the Agreement, unless there is an ongoing dispute under the contract; then, such retention period shall extend until final resolution of the dispute. "Contractor's Records" shall include any and all information, materials and data of every kind and character generated as a result of the services under this Agreement. City agrees that it will exercise its right to audit, examine or inspect Contractor's Records only during regular business hours unless City has provided advance written notice of an alternate time. Contractor agrees to allow City and its designees access to all of Contractor's Records, Contractor's facilities and the current or former employees of Contractor, deemed necessary by City or its designee(s), to perform such audit, inspection, or examination.

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

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

(h) Rights-of-Access. City will endeavor to provide such rights of access on any project site as may be reasonably necessary for Contractor to perform any required preliminary site studies, surveys, tests, or other necessary investigations prior to mobilization for the Project. Contractor will take all necessary and reasonable precautions to minimize damage to all personal and real property in the performance of such surveys, tests, studies and investigations.

(i) Storm Water Management. When performing or delivering services at or upon any property owned, leased, or managed by the City, or in performance of any services or other acts on behalf of, or at the direction of the City (regardless of location), Contractor shall at all times comply with (i) the City's Storm Water Management and Discharge Control provisions codified in Chapter 42 of the Colleyville Municipal Code, as amended, (ii) all applicable Minimum Best Management Practice requirements, as defined by the Texas Commission on Environmental Quality, and (iii) any Storm Water Pollution Prevention Plan (SWPPP) applicable to the worksite. Regardless of the applicability of the foregoing regulations, CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR IMPLEMENTING SUCH CONTROLS AS MAY BE REASONABLY NECESSARY TO MINIMIZE ANY NEGATIVE IMPACT TO THE STORM WATER COLLECTION SYSTEM OR ENVIRONMENT AND SHALL FOLLOW ALL STATE AND LOCAL ILLICIT DISCHARGE REPORTING PROCEDURES IN THE EVENT OF AN OCCURRENCE OR DISCHARGE.

(j) Compliance with Laws. Contractor shall comply with all laws, ordinances, rules, policies, orders, directives, and other regulations governing Contractor's performance of this Agreement.

Section 5. Payment

(a) Compensation. City agrees to pay Contractor for all services authorized in writing and properly performed by Contractor in a total amount not to exceed ONE MILLION, FOUR HUNDRED AND FORTY-SEVEN THOUSAND, THREE HUNDRED AND EIGHTY-FIVE DOLLARS (\$1,447,385.00) ("Contract Price"), subject to additions or deletions for change orders and/or extra work agreed upon in writing.

(b) Method of Payment. Unless otherwise agreed by the parties in writing, payment to Contractor shall be monthly based on a monthly progress report and detailed monthly itemized statement

for services submitted by Contractor that shows the names of the Contractor's employees, agents, or subcontractors performing the services, the time worked, the actual services performed, and the rates charged for such services, in a form acceptable to City. City shall pay such monthly statements within thirty (30) days after receipt of a completed submission and City's verification of the services performed.

(c) Schedule of Values and Application for Payment. City may deduct from any amounts due or to become due to Contractor any sum or sums owing by Contractor to City. In the event of any breach by Contractor of any provision or obligation of this Agreement, or in the event of the assertion by any third-party of a claim or lien against City, or the City's premises, arising out of Contractor's performance under this Agreement, City shall have the right to retain out of any payments due or to become due to Contractor an amount sufficient to completely protect the City from any and all loss, damage or expense therefrom, until the breach, claim, or lien has been satisfactorily remedied by Contractor. Additionally, City may, on account of subsequently discovered evidence, withhold the whole or part of any payment to such extent as may be necessary to protect itself from loss on account of:

- (1) defective work not remedied;
- (2) claims filed or reasonable evidence indicating possible filing of claims;
- (3) failure of Contractor to make payments promptly to subcontractors or for material or labor which City may pay as an agent for the Contractor; or
- (4) damages to another contractor or subcontractor.

When the above grounds are removed, or Contractor provides a letter of credit, or similar guaranty satisfactory to City (to be determined in City's sole discretion) which will protect City in the amount withheld because of said grounds, City will release the amounts withheld.

Section 6. Performance Schedule

(a) Time for Performance. Contractor shall perform all services as provided for under this Agreement in a proper, efficient, timely, and professional manner in accordance with City's requirements. The time for performance under this Agreement is two hundred seventy (270) calendar days. Accordingly, Contractor shall complete all work related to the Project on or before two hundred seventy (270) calendar days following the date of City's written notice to proceed to Contractor.

(b) Extensions; Written Request Required. No allowance of any extension of time, for any cause whatever (including an event of Force Majeure), shall be claimed by or granted to Contractor, unless (i) Contractor shall have made written request to City for such extension within forty-eight (48) hours after the cause for such extension occurred, and (ii) City and Contractor have agreed in writing that such additional time shall be granted. As used in this section, the term "Force Majeure" shall mean that Contractor's performance of the services under this Agreement is prevented or delayed, in whole or in part, to such an extent that Contractor would not be able to complete the services (or any partial component thereof) within the time for performance set forth herein by reason of or through work strikes, stoppage of labor, riot, fire, flood, acts of war, insurrection, court judgment, act of God, pandemic, or other specific cause reasonably beyond Contractor's control and not attributable to its malfeasance, neglect or nonfeasance. Should Contractor timely request an extension of time due to an event of force majeure under this section, City and Contractor may agree in writing to suspended Contractor's performance until such disability to perform (other than a payment obligation) is removed; provided, that Contractor shall use commercially reasonable efforts to remove any such causes and resume performance of the services under this Agreement as soon as reasonably practicable.

(c) Costs of Delay. Contractor understands and agrees that time is of the essence of this contract, and that for each day of delay beyond the number of calendar days agreed upon for the completion

of the work herein specified and contracted for (after due allowance for such extension of time as may otherwise be provided for extension of time herein), the Owner may withhold permanently from the Contract Price an amount equal to \$2,500.00 per day, which the parties agree represents a reasonable estimation of the actual costs that would be incurred by the City in the event of such delay. In the event Contractor's performance under this Agreement is delayed or interfered with, regardless of reason, Contractor shall not be entitled to any increase in fee or price, or to damages or additional compensation as a consequence of such delays.

Section 7. Ownership of Project; Bill of Sale; No Liens

(a) Title of Ownership. Contractor warrants that title to all services, including all equipment and materials incorporated into the Project, will pass to City no later than the time of final payment. Contractor further warrants that upon payment by City, all services for which payments have been received from City shall be free and clear of liens, claims, security interests or other encumbrances in favor of Contractor or any other person or entity whatsoever.

(b) Assignment; Bill of Sale. Contractor agrees, no later than the time of completion of the Project, to assign to City all manufacturer's warranties relating to equipment, materials and labor used in the Project and further agrees it will at all times perform the services in a manner that will, to the greatest extent possible, preserve all manufacturer's warranties. If necessary as a matter of law, Contractor may retain the right to enforce directly any such manufacturers' warranties during the one year period following the date of acceptance of the Project by City; provided, that City's rights related to the same shall not be subordinate to Contractor's enforcement rights.

CONTRACTOR AGREES TO INDEMNIFY, DEFEND, AND SAVE CITY HARMLESS FROM ALL CLAIMS RELATED TO ANY DEMANDS OF SUBCONTRACTORS, LABORERS, WORKMEN, MECHANICS, MATERIALMEN, AND SUPPLIERS OF MACHINERY AND PARTS THEREOF, EQUIPMENT, POWER TOOLS, ALL SUPPLIES ARISING OUT OF THE PERFORMANCE OF THIS AGREEMENT. CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE THAT ALL OBLIGATIONS DESCRIBED HEREIN HAVE BEEN PAID, DISCHARGED OR WAIVED UPON CITY'S WRITTEN REQUEST.

Section 8. Default; Termination; Abandonment

(a) Default; Notice to Cure. A party shall be deemed in default under this Agreement if the party is in breach of a material provision of this Agreement and said breach is not cured within ten (10) days written notice of default by the other party. In the event the breaching party has notified the other party in writing that it is diligently working to cure the breach and has provided reasonable evidence in support of the same, the breaching party shall not be deemed in default until the thirtieth (30th) day following the non-breaching party's notice of default.

(b) Default by Contractor. In addition to default under Section 7(a) above, Should Contractor fail to comply with any term or condition this Agreement applicable to Contractor, or become disabled and unable to comply with any provisions of this Agreement related to the quality or character of the services or time of performance, Contractor shall be deemed in default of this Agreement. If such default is not corrected within ten (10) days after written notice by City to Contractor, City may, at its sole discretion and without prejudice to any other right or remedy:

- (1) terminate this Agreement and be relieved of any further payment or consideration to Contractor except for all services determined by City to be satisfactorily completed prior to such termination. Payment for work satisfactorily completed shall be for actual costs incurred and non-refundable, including reasonable salaries and travel expenses of Contractor to and from meetings called by City at which Contractor is required to attend,

but shall not include any loss of profit of Contractor. City may further proceed to complete the services in any manner deemed proper by City, either by the use of its own forces or by resubletting to others; or

- (2) City may, without terminating this Agreement or taking over the services, furnish the necessary materials, equipment, supplies and/or help necessary to remedy the situation, at Contractor's sole expense.

(b) Suspension or Termination by City. City may suspend or terminate this Agreement for cause or without cause at any time by giving written notice to Contractor. In the event suspension or termination is without cause, payment to Contractor, in accordance with the terms of this Agreement, will be made based on services reasonably determined by City to be satisfactorily performed as of the date of suspension or termination. Such payment will become payable upon delivery of all instruments of service to City and City's acceptance of the same. If City requires a modification of the services under this Agreement, and in the event City and Contractor fail to agree upon such modification(s), City shall have the option of terminating this Agreement and Contractor's services hereunder at no additional cost other than the payment to Contractor in accordance with the terms of this Agreement for the services reasonably determined by City to be properly performed prior to such termination date.

(c) Abandonment. If Contractor should abandon and fail or refuse to resume work within ten (10) days after written notification from the City, or if Contractor fails to timely comply with the orders of the City, when such orders are consistent with the Contract Documents, then, and in that case, where a performance bond(s) exists, the surety on the bond(s) may be notified in writing by City and directed to complete the work (at City's sole discretion), and a copy of said notice shall be delivered to Contractor. After receiving said notice of abandonment, Contractor shall not remove from the work any machinery, equipment, tools, materials or supplies then on the job, but the same, together with any materials and equipment under contract for the work, may be held for use on the work by the City or the surety on the performance bond, or another Contractor in completion of the work; and Contractor shall not receive any rental or credit therefor, having hereby acknowledged that the use of such equipment and materials will ultimately reduce the cost to complete the work and be reflected in the final settlement. In the event a surety fails to comply with City's written notice provided for herein, then the City may provide for completion of the work in either of the following elective manners:

- (1) the City may employ such labor and use such machinery, equipment, tools, materials and supplies as said City may deem necessary to complete the work and charge the expense of such labor, machinery, equipment, tools, materials and supplies to Contractor, which shall be deducted and paid by City out of such amounts as may be due, or that may thereafter at any time become due to the Contractor under this Agreement. In case such expense is less than the sum which would have been payable under this Agreement if the same had been completed by the Contractor, then Contractor shall receive the difference. In case such expense is greater than the sum which would have been payable under this Agreement if the same had been completed by said Contractor, then the Contractor and/or its surety (ies) shall pay the amount of such excess to the City; or
- (2) the City may (under sealed bids when and in the manner required by law) let the contract to another Contractor for the completion of the work under substantially the same terms and conditions which are provided in this Agreement. In the case of any increase in cost to the City under the new contract as compared to what would have been the cost under this Agreement, such increase shall be charged to the Contractor and its surety (ies) shall be and remain bound therefor. However, should the cost to complete any such new contract prove to be less than what would have been the cost to complete under this Agreement, the Contractor and/or its surety (ies) shall be credited therewith.

(d) Remedies Cumulative. The remedies in this section are cumulative and nothing herein shall be deemed a waiver of any other remedy available to the City under this Agreement, including its remedies upon default provided herein above.

Section 9. Insurance

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

Section 10. Indemnification

(a) Release of liability. CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF CONTRACTOR PURSUANT TO THIS AGREEMENT. CONTRACTOR HEREBY WAIVES ALL CLAIMS AGAINST CITY, ITS OFFICIALS, OFFICERS, EMPLOYEES, OR AGENTS (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CITY") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE (OTHER THAN THE GROSS NEGLIGENCE OF CITY, IN WHICH CASE CONTRACTOR SHALL WAIVE ALL CLAIMS TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO CONTRACTOR AND/OR ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION).

(b) Contractor's Indemnity Obligation. CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS CITY FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, REASONABLE ATTORNEYS' FEES AND COSTS OF INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY CONTRACTOR'S PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION ON THE PART OF CONTRACTOR, ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE, IN WHOLE OR IN PART, FROM OR ARE ATTRIBUTED TO THE GROSS NEGLIGENCE OF CITY, IN WHICH CASE CONTRACTOR SHALL INDEMNIFY CITY ONLY TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO CONTRACTOR AND/OR ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION).

(c) Notice of Claim(s). Contractor shall promptly advise City in writing of any claim or demand against the City, related to or arising out of Contractor's acts or omissions under this Agreement and shall see to the investigation and defense of such claims or demand at Contractor's sole cost and expense; provided, that City, at its option and at its own expense, may participate in such defense without relieving Contractor of any of its obligations hereunder.

CONTRACTOR'S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY

CONTRACTOR UNDER THIS AGREEMENT. THE PROVISIONS OF THIS SECTION 10 SHALL SURVIVE TERMINATION OF THIS AGREEMENT.

Section 11. Notice

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

Section 12. Sales and Use Taxes

Contractor understands and acknowledges that City is a governmental entity and exempt from the payment of sales and use taxes for certain materials and equipment conveyed to City as part of this Project or otherwise incorporated into the Project. City agrees to provide Contractor such documentation as may otherwise be required by state law to allow Contractor to avoid payment of sales and uses taxes for materials and equipment with respect to the Project to the extent allowed by law.

Section 13. Texas Government Code Verifications

Contractor's execution of this Agreement shall serve as its acknowledgement and written verification that: (i) the requirements of Subchapter J, Chapter 552, Government Code, apply to this Agreement and Contractor agrees that the Agreement can be terminated if Contractor knowingly or intentionally fails to comply with a requirement of that subchapter; (ii) pursuant to Texas Government Code Chapter 2271, that Contractor's organization does not presently boycott Israel and will not boycott Israel during the term of this Agreement; and (iii) pursuant to Texas Government Code Chapter 2251, that Contractor's organization does not current discriminate against firearm and ammunition industries and will not for the term of the contract. Discriminating means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with the firearm or ammunition industry or with a person or entity doing business in the firearm or ammunition industry, but does not include an action made for ordinary business purposes.

Section 14. Miscellaneous

(a) Contractor shall not assign or sublet this Agreement, in whole or in part, without the prior written consent of City. (b) Contractor shall comply with all federal, state, county and municipal laws, ordinances, resolutions, regulations, rules, policies, orders, and directives applicable to the services under this Agreement. (c) The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the state district courts of Tarrant County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said courts. (d) This Agreement contains the entire understanding of the parties with respect to the subject matter hereof and there are no oral understandings, statements or stipulations bearing upon the meaning or effect of this Agreement which have not been incorporated herein. (e) The exhibits attached hereto, if any, are incorporated herein and

made a part hereof for all purposes. (f) Unless expressly provided otherwise herein, this Agreement may only be modified, amended, supplemented or waived by a mutual written agreement of the parties. (g) In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it. (h) Any of the representations and obligations of the parties, as well as any rights and benefits of the parties pertaining to a period of time following the termination of this Agreement shall survive termination. (i) This Agreement may be executed by the parties in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the parties. (j) Each party represents that it has full capacity and authority to grant all rights and assume all obligations granted and assumed under this Agreement. (k) Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

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

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

<p>For City:</p> <p>CITY OF COLLEYVILLE, TEXAS</p> <p>By: _____ Jerry Ducay City Manager</p> <p>Date: _____</p>	<p>For Contractor:</p> <p>LA BANDA LLC</p> <p>By: _____ Arturo Banda President</p> <p>Date: _____</p>
<p><u>Notice Address:</u></p> <p>City of Colleyville Attn: City Manager 100 Main Street, 3rd Floor City of Colleyville, Texas 76034 E: jducay@colleyville.com</p> <p>ATTEST:</p> <p>By: _____ Christine Loven City Secretary</p> <p>Date: _____</p>	<p><u>Notice Address:</u></p> <p>La Banda LLC Attn: Arturo Banda, President 523 Neomi Ave Dallas, Texas 75217 E: labandallc@gmail.com</p>

GovDox Colleyville Contract ID:
CSA_ED_March 10, 2026_Rev20230112



CONSTRUCTION MATERIALS ENGINEERING & TESTING
GEOTECHNICAL ENGINEERING
CONSTRUCTION INSPECTION SERVICES
FORENSIC STUDIES

December 24, 2025
Proposal No.: P25-1225C

Mr. Earl A. Escobar, P.E.
Project Engineer
City of Colleyville
Colleyville, Texas 76034

**Subject: Construction Materials Testing Services
Pecan Park Phase 2
Colleyville, Texas**

Dear Mr. Escobar:

Alliance Geotechnical Group (Alliance) is pleased to submit this proposal for construction materials testing for the above referenced project. We understand we have been selected based on the Professional Services Procurement Act.

PROJECT INFORMATION

Based on our review of the project plans, specifications, and geotechnical report, we understand that the project will consist of the following:

- ◆ Paving and Earthwork:
 - ◆ Utility and drainage improvements including new line installation, concrete driveway removal and replacement, curb and gutter installation, and HMAC pavement placement.

SCOPE OF SERVICES

The following scope of services is based our review of project documents dated November 24, 2025, and is limited to providing testing and/or observations for the previously mentioned construction. ***We do request that your construction representative provide us with a 24-hour notice for scheduling purposes.*** As such, we agree to provide the appropriate personnel to perform the below construction materials services.



Dallas • Fort Worth • Frisco • Houston • Huntsville • Longview
3020 Wichita Court • Fort Worth, Texas 76140
Tel: 817-595-4565 • Fax: 817-595-1033 • www.aggenr.com



Inspections and Testing for Earthwork

- Obtain and perform laboratory moisture/density relations (ASTM D698) and soil classification tests (liquid limit, plastic limit and percent finer than no. 200 sieve analysis) for each soil type
- Perform in-place moisture/density tests at the rate of 1/ 9,000 square feet for paving areas, 1/300 linear feet for utilities, with a minimum of 2 tests per lift per area

Inspections and Testing for Concrete Construction

- During concrete pours, for each intended use, AGG shall sample concrete from the first concrete truck on each day of concrete pouring and a minimum of one truck every 100 cubic yards thereafter.
- Perform testing and inspections during concrete placements, which will include:
 - collect a copy of the batch ticket and verify mix design matches reviewed submittal
 - collect a sample in accordance with ASTM C172
 - perform slump test in accordance with ASTM C143
 - perform air content test in accordance with ASTM C231 or ASTM C173
 - perform unit weight test in accordance with ASTM C138
 - record concrete temperature in accordance with ASTM C1064
 - fabricate cylinders molded and standard-cured in accordance with ASTM C31; either four 6" x 12" or five 4" x 8"
 - perform compression testing in accordance with ASTM C39

Field Inspections and Testing for HMAc

- During HMAc placements, AGG shall perform sampling, inspections, and testing in accordance with project requirements and applicable governing specifications, including TxDOT and municipal standards when required.
- Perform testing and inspections during HMAc placements, which will include:
 - collect a copy of the delivery ticket and verify mix type, binder grade, and quantities match the reviewed submittal
 - confirm supplied values provided by the producer, including supplied maximum density and specified compaction requirements
 - collect a loose-mix sample in accordance with ASTM D979
 - record HMAc temperature at the paver and behind the screed
 - determine maximum theoretical specific gravity (Rice value) in accordance with ASTM D2041
 - perform in-place density testing using a nuclear gauge in accordance with ASTM D2950
 - calculate percent compaction using both:
 - supplied maximum density value, and
 - Rice maximum density value (ASTM D2041)
 - compare compaction results to the specified minimum and maximum compaction requirements
 - record Pass/Fail results for both supplied-value compaction and Rice-value compaction
 - identify and document any conditions requiring retest



COMPENSATION

While testing is dependent on the construction sequence, contractor performance and efficiency, weather conditions, and the actual testing performed, we suggest an **estimated budget of \$55,930.00**. The invoicing for this project will use the attached Fee Schedule **and the actual quantity of work performed**. The estimated budget will not be exceeded without prior approval. City of Colleyville and Alliance Geotechnical Group may subsequently agree in writing to provide for additional services to be rendered under this agreement for additional, negotiated compensation. Services provided by Alliance will be consistent with the engineering standards prevailing at the time and in the area that the work is performed; no other warranty, express or implied, is intended.

Please indicate your approval of the proposal and the Alliance Geotechnical Group's General Conditions by signing below acceptance form and returning. Any modifications of the attached language must be accepted by both parties.

We appreciate the opportunity to provide you with our services. If you have any questions or wish to discuss any aspect of our proposal, please call us. Following your authorization, we are ready to begin work and look forward to a successful project.

Sincerely,
Alliance Geotechnical Group

A handwritten signature in black ink, appearing to read 'Eli Wood', written in a cursive style.

Eli Wood
Project Manager

A handwritten signature in black ink, appearing to read 'Josh Davis', written in a cursive style.

Josh Davis, M.Eng., S.E.T
Branch Manager

Attachments: Fee Schedule
Estimated Quantities
Acceptance Form
Remarks
Alliance Geotechnical Group General Conditions


Cost Estimate
**Construction Materials Engineering & Testing Services for
Pecan Crossing Phase 2**

Description	Procedure / Bill Code	Units	Quantity	Unit Price	Total
Earthwork					
Earthwork Inspection and Testing	1400	hour	149	\$ 75.00	\$ 11,175.00
In-Place Density and Water Content of Soil and Soil-Aggregate by Nuclear Methods	ASTM D6938	each	238	\$ 25.00	\$ 5,950.00
Liquid Limit, Plastic Limit, and Plasticity Index of Soils	ASTM D4318	each	5	\$ 75.00	\$ 375.00
Laboratory Compaction Characteristics of Soil Using Standard Effort	ASTM D698	each	5	\$ 205.00	\$ 1,025.00
Material in Soils Finer than No. 200 Sieve	ASTM D1140	each	5	\$ 75.00	\$ 375.00
Vehicle Trip Charge	1322	trip	30	\$ 65.00	\$ 1,950.00
Concrete					
Concrete Technician	1000	hour	85	\$ 65.00	\$ 5,525.00
Compressive Strength of Cylindrical Concrete Specimens	ASTM C39	each	85	\$ 35.00	\$ 2,975.00
Concrete Cylinder Pick Up	1008	lump sum	17	\$ 250.00	\$ 4,250.00
Vehicle Trip Charge	1322	trip	17	\$ 65.00	\$ 1,105.00
Asphalt					
HMAC Inspection, Roadway Level 1B	1600	hour	90	\$ 85.00	\$ 7,650.00
Theoretical Maximum Specific Gravity and Density of Asphalt Mixtures	ASTM D2041	each	15	\$ 80.00	\$ 1,200.00
Nuclear Gauge Fee	1340	day	15	\$ 100.00	\$ 1,500.00
Vehicle Trip Charge	1322	trip	15	\$ 65.00	\$ 975.00
Personnel					
Project Manager	1307	hour	44	\$ 105.00	\$ 4,620.00
Vehicle Trip Charge	1322	trip	3	\$ 65.00	\$ 195.00
Contingency					
10% Contingency	CONT	lump sum	1	\$ 5,085.00	\$ 5,085.00
TOTAL					\$ 55,930.00



CME ACCEPTANCE FORM

Date: December 24, 2025 AGG Cost Estimate No: P25-1225C
Project Name: Pecan Park Phase 2 CME Estimate: \$ 55,930.00
Project City: Colleyville

Highlighted Areas Must Be Filled Out

CLIENT: ADDRESS: CITY/STATE/ZIP: OWNER OF PROPERTY: ADDRESS: PROJECT LEGAL DESCRIPTION: PROJECT COUNTY: ATTN: EMAIL: PHONE/FAX: CITY/STATE/ZIP:

The undersigned hereby accepts all the Terms and Conditions set forth in this cost estimate and warrants that he/she has full authority to bind the Client. Payment Terms: Net Within 30 days in Dallas, Texas.

No reports will be issued until we have a signed contract, purchase order or Letter of Authorization to proceed in our office. Signed contract, purchase order or Letter of Authorization to proceed must be received within 3 days of commencement of services or work stoppage will commence on the 4th day and continue until signed authorization is received in our office.

For projects with new clients under \$1,000.00, written authorization must be received prior to the start of work and payments must be received before reports are issued. Service for welding certifications and ferroskan work must be paid prior to work or upon arrival to the site to perform the work.

Cost Estimate ACCEPTED BY: Signature Title Date

Accounts Payable Contact: Name: Phone: Email:

Please indicate in the space provided authorized field personnel, along with pager or mobile numbers, who may sign our Field Technician's time ticket upon completion of our daily work:

If no names are provided it will be understood no authorized field representative signature was required.

REPORT DISTRIBUTION

Table with 3 columns: FIRM, CONTACT NAME, EMAIL

REMARKS



Services and fees not listed above will be quoted on request.

Invoices will be submitted monthly for services performed. Payment will be due in Dallas within thirty (30) days of receipt of invoice. Interest will be added to delinquent accounts at a rate of 1.5 percent for each month of delinquency.

Payment of the invoices is not contingent on Client's agreement or acceptance of Alliance Geotechnical Group's test result or findings. If CLIENT objects to any portion of an invoice or report, it shall notify Alliance Geotechnical Group in writing within ten (10) days from the date of actual receipt of the invoice of the amount and nature of the dispute, and shall timely pay undisputed portions of the invoice.

The above unit prices are applicable for one year from the date of this letter and are subject to change without notice thereafter.

Next day results for "RUSH" Proctor Tests will be charged at 1.5 times the standard unit prices.

The prices above include electronic copies of the report distributed in accordance with client's instructions. Additional copies to individuals not listed on acceptance form whether physically or electronically, will be billed at administrative rate. Additional physical copies will be billed at a rate of \$.25 per sheet.

All field services are charged portal-to-portal, minimum charge of 4 hours per trip (rounded to the nearest whole hour) applies to all field work, U.N.O. Field density testing will be charged at a minimum of 3 tests per trip.

All reports are available on line via user log in at <https://alliancerpts.agileframe.net/>

Dispatch schedule hours are Monday-Friday from 7:00 am to 5:00 pm. Schedule call made after these hours will be returned in the order received. Please make sure to schedule work in a timely manner (a minimum of 24 hours in advance) if you want Alliance to guarantee a technician on site at the desired time. Dispatch phone number is 817-595-4565. Note: You must reference Alliance's job project number to schedule services. If project number is unknown please reference cost estimate number shown on the CMT acceptance form.

Cancellations will be invoiced for portal to portal times as well as time spent on site awaiting determination of cancellation. This proposal does not include any technician stand-by, non-readiness charges, and/or trips or re-tests of the previous failing tests.

Overtime rates of 1.5 times the regular hourly rate will be charged for hours worked over eight (8) hours per day Monday through Friday or any time before 7:00 a.m. or after 5:00 p.m. Service performed on Saturdays and Sundays will be billed at 1.5 times the regular hourly rate. Services performed on recognized holidays will be billed at 2.0 times the regular hourly rate.

Waiver of Subrogation – If a Waiver of Subrogation is required by your company, there will be a fee applied to your first invoice. The fee will be a minimum of \$300.00 charge or 1% of contract price plus \$50.00, whichever is greater.

Alliance Geotechnical Group provides no warranty, either expressed or implied, that the testing provided under this contract satisfies all requirements of the plans and specifications for the project, applicable City specifications or other governing bodies that may have jurisdiction over the project.

No reports will be issued until we have a signed contract, purchase order or Letter of Authorization to proceed in our office. Signed contract, purchase order or Letter of Authorization to proceed must be received within 3 days of commencement of services or work stoppage will commence on the 4th day and continue until signed authorization is received in our office.

For projects with new clients under \$1000.00 written authorization must be received prior to the start of work and payments must be received before any reports are issued. Service for welding certifications and ferroskan work must be paid prior to work or upon arrival to site to perform the work.

PLEASE NOTE: In keeping OSHA Safety regulation, Alliance Geotechnical Group employees will not enter a trench to test that is not in compliance with current OSHA regulations. Delays or cancellations caused by waiting for trench(s) to be brought into compliance will be invoiced on an hourly basis.



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4d

Agenda Date 3/10/2026

Number Resolution R-26-5127

Type Resolution

Department Engineering

Title

Approval of an Interlocal Agreement with the City of Euless for the Heritage Avenue Bridge Replacement and Right Turn Lane Extension at Cheek-Sparger Road Improvement Project, and authorizing the City Manager to execute the agreement

Explanation

Reading and Public Hearing

This item is for the authorization of an Interlocal Agreement (ILA) between the cities of Colleyville and Euless for the Heritage Avenue Bridge Replacement and Right Turn Lane Extension at Cheek-Sparger Improvement project. The scope of the project includes improvements necessary to construct and extend the Heritage Avenue southbound right turn lane at Cheek-Sparger Road, address scour issues at the existing culvert bridge crossing, and to replace and extend the existing culvert as needed to accommodate the right turn lane improvements in accordance with prevailing engineering standards. The scope of the project will also include sidewalk, ramps, and appurtenances on the east side of Heritage Avenue to allow pedestrian access between the adjoining properties.

In November 2024, the City executed a design contract with CSRS, LLC, for the project. With design nearing completion, the parties have identified the objectives, duties, and financial responsibilities of each City for the construction phase as identified in the ILA.

Financial Impact

The funding source for this project is the Capital Projects fund.

Recommendation

Approve

Attachments

1. Interlocal Agreement

STATE OF TEXAS §

COUNTY OF TARRANT §

INTERLOCAL AGREEMENT BETWEEN THE CITY OF COLLEYVILLE AND THE CITY OF EULESS FOR HERITAGE AVENUE RIGHT TURN LANE AND CULVERT IMPROVEMENTS AT CHEEK SPARGER ROAD

THIS INTERLOCAL AGREEMENT is entered into on this the ____ day of _____, 2026 by and between the **CITY OF COLLEYVILLE, TEXAS**, a municipal corporation (hereinafter referred to as "COLLEYVILLE"); and the **CITY OF EULESS, TEXAS**, a municipal corporation (hereinafter referred to as "EULESS") (collectively hereinafter referred to as the "PARTIES").

The PARTIES execute this Interlocal Agreement pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, as amended, and in accordance with Chapter 273 of the Texas Local Government Code, as amended.

WHEREAS the Parties to this Interlocal Agreement, hereinafter referred to as "AGREEMENT", wish to cooperate in the design and construction of an extension of the existing right turn lane and culvert replacement as improvements to Heritage Avenue at Cheek Sparger Road, including sidewalk, ramps, and appurtenances on the east side of Heritage Avenue to allow pedestrian access between the adjoining properties (hereinafter referred to as "PROJECT") which will be included in a construction contract administered by COLLEYVILLE.

WHEREAS, the governing bodies of each party find that the project or undertaking is necessary for the benefit of the public and that each party has the legal authority to build or maintain the project or to provide such service, and the construction and improvement thereof is in the common interest of both PARTIES hereto; and that the covenants and promises constitutes adequate consideration to each party; said project being more particularly described below;

NOW THEREFORE, the PARTIES do hereby contract, agree, and covenant for good and valuable consideration the mutual promises and agreements made in the body of this AGREEMENT, as follows:

**I.
DEFINITIONS**

The following terms shall have the following meanings when used in this AGREEMENT:

- A. "Heritage Avenue right turn lane and culvert replacement" means: those portions of Heritage Avenue as shown on the attached **Exhibit "A"**.

- B. "Project Costs" include design, construction, inspection, traffic control, striping, signs, utility relocation, and property rights acquisition as related to the PROJECT and all other costs incident thereto.

**II.
PURPOSE**

The purpose of this AGREEMENT is to provide for all functions, services, and payments required for the design and construction of the Project.

**III.
TERMS, RIGHTS, OBJECTIVES AND DUTIES OF THE PARTIES**

The following shall apply to the PARTIES in the performance of this AGREEMENT.

- A. This AGREEMENT shall commence on the date it is fully executed by all PARTIES and shall terminate upon final acceptance of the PROJECT construction and disbursement of all public funds as directed in this AGREEMENT.
- B. COLLEYVILLE will employ an appropriate, qualified engineering firm to accomplish the design of the PROJECT, to assist as necessary in the preparation of any required public procurement documentation, and to aid, as necessary during the actual construction of the PROJECT. COLLEYVILLE will prepare the construction plans and assume all costs associated with preparation of construction plans, and specifications (collectively, "Design Documents") of the PROJECT.
- C. The Design Documents will be prepared to include improvements necessary to construct and improve the Heritage Avenue southbound right turn lane at Cheek-Sparger Road, address scour issues at the existing culvert crossing, and to replace and extend the existing culvert as needed to accommodate the right turn lane improvements in accordance with prevailing engineering standards. The scope of the PROJECT will also include sidewalk, ramps, and appurtenances on the east side of Heritage Avenue to allow pedestrian access between the adjoining properties. EULESS concurs to the building of the improvements by the standards required of COLLEYVILLE by its ordinances and regulations.
- D. Upon determination of the right-of-way, easements or other property interests required for the PROJECT, EULESS will obtain, and assume all costs, within its corporate limits, the necessary property interests, including without limitation, right-of-way or easements by dedication, by purchase or by condemnation, if determined by EULESS to be necessary. Similarly, COLLEYVILLE will obtain, and assume all costs, within its corporate limits, the necessary property interests, including without limitation, right-of-way or easements by dedication, by purchase or by condemnation, if determined by Colleyville to be necessary for the PROJECT. The PARTIES agree to consider and act upon any resolutions necessary to accomplish the condemnation of land by either party for the PROJECT. Each party shall assume all costs of whatever nature

associated with any eminent domain proceedings within their corporate limits that are assessed against the condemner.

- E. COLLEYVILLE will take any necessary action(s) for all franchised utility companies to relocate facilities within the limits of and necessary to the PROJECT. In any event, all costs attributable to such relocation shall be deemed Project Costs, as that term is defined herein.
- F. COLLEYVILLE and EULESS agree to share the total Project Costs as indicated:
 - a) Except as otherwise specified in this AGREEMENT, EULESS agrees to contribute towards the Project Costs as follows:
 - i. \$50,000 towards overall PROJECT improvements;
 - ii. Actual Bid Item costs for Alternate Bid #3 Item 1, (62 square yards of 6" concrete sidewalk, 7' wide, East Side);
 - iii. Actual Bid Item costs for Alternate Bid #3 Item 2, (2 EA curb ramps, East Side);
 - iv. Actual Bid Item costs for Alternate Bid #3 Item 3, (82 linear feet of Pedestrian Handrail Type F, East Side);
 - v. Actual Bid Item costs for Alternate Bid #3 Item 4, (1 Lump Sum of 8" Ductile Iron Waterline Adjustment, East Side); and,
 - vi. Any and all contingencies related to (F)(a)ii.-v.
 - b) Except as otherwise specified in this AGREEMENT, COLLEYVILLE shall be responsible for the Project Costs of field verified quantity amounts.
 - c) Except as otherwise specified in this Agreement, Euleless will pay their attributed share of the Project Costs to Colleyville upon Final Acceptance of construction of the PROJECT.
- G. The PARTIES expressly agree that COLLEYVILLE will be solely responsible for all construction contract administration in connection with the PROJECT.
- H. EULESS agrees that COLLEYVILLE shall have the authority to provide for the inspection of the construction of the PROJECT. EULESS will be notified and afforded the opportunity to inspect the construction. EULESS further agrees that any contact with the PROJECT contractor will be directed through COLLEYVILLE.
- I. Once the PROJECT is completed and the two-year maintenance bond expires, the PARTIES will be responsible for the roadway, drainage, and all associated maintenance of the PROJECT only within their respective corporate limits.

**IV.
DEFAULT**

If at any time during the term of this AGREEMENT, either party shall fail to commence the work in accordance with the provisions of this AGREEMENT or fail to diligently provide the services in an efficient, timely, and careful manner and in strict accordance with provisions of this AGREEMENT, or fail to use an adequate number or quality of personnel or equipment to complete the work or fail to perform any of its obligations under this AGREEMENT, then the other party shall have the right, if the defaulting party shall not cure any such default after thirty (30) days written notice thereof, to terminate this AGREEMENT and complete the work in any manner it deems desirable, including engaging the services of other PARTIES therefore. Any such act by the other party shall not be deemed a waiver of any other right or remedy of the other party.

**V.
NO VERBAL AGREEMENT**

This AGREEMENT contains all the terms, commitments and covenants of the CITIES pursuant to this AGREEMENT. Any verbal or written commitment not contained in this AGREEMENT or expressly referred to in this AGREEMENT and incorporated by reference shall have no force or effect.

**VI.
AGREEMENT INTERPRETATION AND VENUE**

The PARTIES covenant and agree that any litigation relating to this AGREEMENT, the terms and conditions of the AGREEMENT will be interpreted according to the laws of the State of Texas and venue shall be proper exclusively in Tarrant County, Texas.

**VII.
CAPTION**

The captions to the various clauses of this AGREEMENT are for informational purposes only and in no way alter the substance of the terms and conditions of this AGREEMENT.

**VIII.
TERMINATION/MODIFICATION**

- A. Any party may modify and/or terminate this AGREEMENT upon mutual consent of the PARTIES. Mutual consent will be demonstrated upon approval of the governing body of each party hereto. No modification to this AGREEMENT shall be effective and binding unless and until it is reduced to writing and signed by duly authorized representatives of each party.

B. This AGREEMENT may be terminated at any time by either party, with or without cause, upon thirty days' written notice to either party. Unless otherwise specified, written notice shall be deemed to have been duly served if delivered in person, sent (i) as an attachment to an email, (ii) by fax with a successful send confirmation, or (iii) by certified mail to the address listed herein:

City of Euless

City of Euless
Public Works and Engineering
201 N. Ector Drive, Euless, TX 76040
Phone: 817-685-1580
Fax:
Email _____

City of Colleyville

City of Colleyville
Dept. of Public Works/Parks and Recreation
100 Main St., Colleyville, TX 76034
Phone: 817-503-1090
Fax: 817-503-1099
Email _____

**IX.
LIABILITY AND IMMUNITY**

- A. It is understood and agreed between the PARTIES that each party hereto shall be responsible for its own and its employees' acts of negligence in connection with this AGREEMENT. Neither party shall be responsible for any negligent act or omission of the other party or its employees in connection with this AGREEMENT. It is specifically agreed that, as between the PARTIES, each party to this AGREEMENT shall be individually and respectively responsible for responding to, dealing with, insuring against, defending, and otherwise handling and managing liability and potential liability of itself and its employees pursuant to this AGREEMENT.
- B. Notwithstanding the foregoing, each party hereto reserves and expressly does not waive any immunity or defense available at law or in equity, including governmental immunity, for any claim or cause of action whatsoever that may arise or result from the services provided and/or any circumstances arising under this AGREEMENT. These provisions are solely for the benefit of the PARTIES hereto and are not for the benefit of any person or entity not a party hereto; this AGREEMENT shall not be interpreted nor construed to give any claim or cause of action to any third party. Neither party shall be held legally liable for any claim or cause of action arising pursuant to or out of the services provided under this AGREEMENT, except as specifically provided by law. Where injury or property damages result from the joint or concurrent negligence of both PARTIES, liability,

if any, shall be shared by each party based on comparative responsibility in accordance with the applicable laws of the State of Texas, subject to all defenses available to them, including governmental immunity.

- C. This AGREEMENT is expressly made subject to the PARTIES' governmental immunity under the Texas Civil Practice and Remedies Code and all applicable federal, state, and local laws, rules, regulations, ordinances, and policies. Nothing in this AGREEMENT shall be deemed to waive, modify, or amend any legal defense available at law or in equity to either party or to create any legal rights or claim on behalf of any third party. Neither party waives, modifies, or alters, to any extent whatsoever, the availability of the defense of governmental immunity under the laws of the State of Texas.

**X.
MISCELLANEOUS**

- A. Each party has the full power and authority to enter into and perform this AGREEMENT, and the person signing this AGREEMENT on behalf of each party has been properly authorized and empowered to enter into this AGREEMENT. The persons executing this AGREEMENT hereby represent that they have authorization to sign on behalf of their respective party.
- B. In the event any one or more of the provisions contained in this AGREEMENT shall be held, for any reason, to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect the other provisions and the AGREEMENT shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in this AGREEMENT.
- C. This AGREEMENT shall be binding upon the PARTIES hereto, their successors, heirs, personal representatives, and assigns. Neither party will assign or transfer an interest in this AGREEMENT without the prior written consent of the other party.
- D. By entering into this AGREEMENT, the PARTIES do not create any obligations, express or implied, other than those set forth herein, and this AGREEMENT shall not create any rights in, or claims by, third PARTIES who are not signatories to this AGREEMENT.
- E. This AGREEMENT, together with any referenced exhibits and attachments, constitutes the entire AGREEMENT between the PARTIES hereto, and any prior AGREEMENT, assertion, statement, understanding, or other commitment occurring during the term of this AGREEMENT, or subsequent thereto, has no legal force or effect whatsoever, unless properly executed in writing in accordance with Section VIII.A, and if appropriate, recorded as an amendment of this AGREEMENT.
- F. Failure of any party, at any time, to enforce a provision of this AGREEMENT shall in no way constitute a waiver of that provision nor in any way affect the validity

of this AGREEMENT or the right of either party thereafter to enforce each provision hereof. No term of this AGREEMENT shall be deemed waived or any breach excused unless the waiver shall be in writing and signed by the party claimed to have waived. Furthermore, any consent to or waiver of a breach will not constitute consent to or waiver or excuse of any other different or subsequent breach.

- G. This AGREEMENT may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
- H. Each party agrees that this AGREEMENT and any other documents to be delivered in connection herewith may be electronically signed, and that any electronic signatures appearing on this AGREEMENT or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

**XI.
SEVERABILITY**

If any of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants or conditions of this AGREEMENT are for any reason held to be invalid, void or unenforceable, the remainder of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants, or conditions in this AGREEMENT shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

IN WITNESS WHEREOF, the PARTIES hereto have caused this AGREEMENT to be executed by their authorized officers thereon the day and the year first written.

CITY OF EULESS, TEXAS

Chris Barker, City Manager

ATTEST:

Kim Sutter, City Secretary

Approved as to form

City Attorney

CITY OF COLLEYVILLE, TEXAS

Jerry Ducay, City Manager

ATTEST:

Christine Loven, City Secretary

Approved as to Form:

City Attorney



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4e

Agenda Date 3/10/2026

Number Resolution R-26-5127

Type Resolution

Department Engineering

Title

Approval of amendment one to the Professional Services Agreement with CSRS, LLC, to include additional scope for the Heritage Avenue Right Turn Lane Extension Project, in an amount not to exceed \$10,500, and authorizing the City Manager to execute the agreement

Explanation

Reading and Public Hearing

This item is for the consideration and approval of an amendment to increase the existing Professional Services Agreement with CSRS, LLC by \$10,500.00, to account for revisions to the original contract scope. The additional scope includes the revision of the construction documents, OPCC, and specifications to account for a 7' sidewalk with railing along the east side of Heritage Avenue.

Financial Impact

The funding source for this project is the Capital Projects fund. The original cost for the design of the Heritage Avenue Right Turn Lane Extension project was \$109,288.76. If approved, this would increase the design contract by \$10,500.00, for a total not to exceed design cost of \$119,788.76.

Recommendation

Approve

Attachments

1. Amendment One with CSRS, LLC

FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT

This First Amendment to Professional Services Agreement (“First Amendment”) is entered by and between the **City of Colleyville, Texas** (“City”) and **CSRS, LLC.**, (“Professional”) as of the Effective Date.

WHEREAS, City and Professional previously entered into a Professional Services Agreement effective November 6, 2024, (“the Agreement”); and

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

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

1. Exhibit A of the Agreement (Scope of Services) is hereby amended to incorporate the revisions to the Project scope contained in Contract Amendment #1 attached hereto and incorporated herein as Exhibit A to this First Amendment.
2. The total compensation amount stated in Section 6(a) of the Agreement (entitled “Payment”) is hereby amended to provide for a total not to exceed amount of One Hundred Nineteen Thousand, Seven Hundred Eighty-Eight Dollars, and Seventy-Six Cents (\$117,288.76).
3. Except as provided in Paragraphs 1 and 2 above, the provisions of the Agreement remain in full force and effect without amendment.
4. This First Amendment shall be deemed effective on the date it has been signed by the authorized representatives of City and Professional (“the Effective Date”).

Signatures on following page

SIGNED AND AGREED by City on _____.

City of Colleyville, Texas

By: _____
Jerry Duca, City Manager

SIGNED AND AGREED by Professional on _____.

CSRS, LLC

By: _____

Name: _____

Title: _____

EXHIBIT A

Contract Amendment #1
Revised Scope of Services

(attached)

March 3, 2026

Mrs. Lisa Escobedo
Director of Public Works / Parks & Recreation
City of Colleyville
100 Main Street
Colleyville, TX 76034

**RE: Heritage Avenue Right Turn Lane Extension
Sidewalk Expansion Amendment
CSRS Project No. 224243**

Dear Mrs. Escobedo,

Pursuant to our recent discussions regarding Heritage Avenue, CSRS proposes an amendment to the fees of our contract to account for revisions to the original contract scope.

The attached Scope of Work (Exhibit A) provides detailed scope and assumptions for this proposal. A breakdown of our proposal fee is included in Exhibit B – Fee Schedule.

Thank you for the opportunity to submit our proposal for this project.

Respectfully,

CSRS, LLC

City of Colleyville



Clay Riggs, PE, CFM
Director, Public Infrastructure

by: Lisa Escobedo
Director of Public Works / Parks & Recreation

Date

Exhibit A – Scope of Work
Exhibit B – Fee Schedule
Exhibit C – General Terms and Conditions for Providing Professional Services

Exhibit A

Scope of Work

Final Design Revision

In this task, CSRS will revise the construction documents, OPCC, and Specifications to account for a 7' sidewalk with railing along the east side of Heritage Avenue and addition of 8-inch ductile iron water line. CSRS assumes one (1) round of review by City of Colleyville Staff. If additional iterations of reviews are required, CSRS reserves the right to submit a proposal to amend the fee accordingly.

Deliverable:

- Approved Plans, OPCC, Front End Documents, and Specifications (PDF)

Exclusions:

- This revision does not account for changes to the current roadway and drainage layout. If the client requests such adjustments, CSRS reserves the right to submit an amendment accordingly.

Exhibit B

Fee Schedule

	Phase	Fee Type	Fee	Comment
	Final Design Revision	Lump Sum	\$10,500**	
	Total Lump Sum Fees		\$10,500	
	Total Fee		\$10,500	

** This fee will be added to the current contract amount for Final Design (\$49,950), raising the total Final Design fee to \$56,450.

Exhibit D – General Terms and Conditions for Providing Professional Services

General Terms and Conditions for Providing Professional Services

1. **Proposal Validity Period:** This proposal shall be valid for a period of 45 days, unless otherwise stated in this proposal, at which time CSRS, LLC reserves the right to revise, extend or withdraw this proposal with or without notice.
2. **Compensation:** Client agrees to compensate CSRS in accordance with the rates and fees presented in this proposal. The Client shall pay undisputed portions of each progress invoice within thirty (30) days from the due date of such payment. Any invoices due, owing, and unpaid in excess of thirty (30) days after the date thereof shall bear interest from the date thereof at a rate equal to the lesser of one and one-half percent (1-1/2%) per month or the maximum rate permissible by law.
3. **Timeliness of Performance:** CSRS, LLC acknowledges the importance to the Client of the Client's project schedule and agrees to put forth reasonable efforts in performing the services with due diligence in a manner consistent with that schedule, as provided in an exhibit (if attached). The Client understands, however, that CSRS, LLC's performance must be governed by sound professional practices.
4. **Insurance.** CSRS, LLC shall procure and maintain, the following insurance :
 - Worker's Compensation insurance in full compliance with all applicable State and Federal laws and Employer's Liability insurance against loss, damage or injury to CSRS' employees of not less than \$1,000,000 per occurrence.
 - Commercial general liability insurance with limits:
 - no less than \$2,000,000 in general aggregate if aggregate applies per policy or
 - no less than \$2,000,000 in general aggregate if aggregate applies per project:
 - \$1,000,000 CSL each occurrence
 - Automobile insurance no less than \$1,000,000 CSL for any owned, non-owned or hired automobiles.
 - Professional Liability Insurance no less than \$1,000,000.
 - Umbrella Liability Insurance no less than \$5,000,000.

In the event the Client requires additional insurance coverage beyond that described above, CSRS, LLC will use its best efforts to obtain the coverage; provided, the Client shall pay any additional costs and premiums associated with obtaining this additional coverage. The certificates shall specify the dates when such insurance expires and shall provide further that the Client shall be given not less than thirty (30) days' written notice before cancellation of or any material change in such insurance. CSRS, LLC and its insurer(s) hereby reserve all rights of subrogation.

5. **Ownership and Use of Instruments of Service:** All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by CSRS, LLC as instruments of service shall remain the property of CSRS, LLC. CSRS, LLC shall retain all common law, statutory and other reserved rights, including the copyright thereto. CSRS, LLC grants to the Client a nonexclusive license to use such instruments of service solely and exclusively for the purposes of the project, provided that the Client substantially performs its obligations, including prompt payment of all sums when due, under this Agreement.
6. **Delivery of Electronic Drawing Files:** In accepting and utilizing any drawings or other data on any form of electronic media generated and provided by CSRS, LLC, the Client covenants and agrees that all

such drawings and data are instruments of service of CSRS, LLC, who shall be deemed the author of the drawings and data, and shall retain all common law, statutory law and other rights, including copyrights. The electronic files submitted by CSRS, LLC to the Client are submitted for an acceptance period of thirty (30) days. Any defects the Client discovers during this period will be reported to CSRS, LLC and will be corrected as part of CSRS, LLC's Scope of Services. Correction of defects detected and reported after the acceptance period will be compensated for as Additional Services. The Client further agrees not to use these drawings and data, in whole or in part, for any purpose or project other than the project which is the subject of this Agreement. The Client agrees to waive all claims against CSRS, LLC resulting in any way from any unauthorized changes or reuse of the drawings and data for any other project by anyone other than CSRS, LLC. The Client agrees, to the fullest extent permitted by law, to indemnify and hold CSRS, LLC harmless from any damage, liability or cost, including reasonable attorneys' fees and costs of defense, arising from any changes made by anyone other than CSRS, LLC or from any reuse of the drawings and data without the prior written consent of CSRS, LLC. Under no circumstances shall transfer of the drawings and other instruments of service on electronic media for use by the Client be deemed a sale by CSRS, LLC, and CSRS, LLC makes no warranties, either express or implied, of merchantability and fitness for any particular purpose.

7. **Hazardous Materials:** Unless provided in the Scope of Services, it is acknowledged by both parties that CSRS, LLC's Scope of Services does not include any services related to asbestos or hazardous or toxic materials. In the event CSRS, LLC or any other party encounters asbestos or hazardous or toxic materials at the job site, or should it become known in any way that such materials may be present at the job site or any adjacent areas that may affect the performance of CSRS, LLC's services, CSRS, LLC may, at its option and without liability for consequential or any other damages, suspend performance of services on the project until the Client retains appropriate specialist consultant(s) or contractor(s) to identify, abate, and/or remove the asbestos or hazardous or toxic materials, and warrant that the job site is in full compliance with applicable laws and regulations. Additionally, unless otherwise specifically provided in this Agreement, CSRS, LLC shall not be responsible for or have control over the discovery, presence, handling, removal, transport or disposal of hazardous waste, materials or substance in any form on the project site.
8. **Consequential Damages:** Neither party shall be liable to the other for any consequential damages incurred due to the fault of the other party, regardless of the nature of this fault or whether it was committed by the Client or CSRS, LLC, their employees, agents, sub-consultants or subcontractors. Consequential damages include, but are not limited to, loss of use and loss of profit.
9. **Job Site Safety:** The Client acknowledges that neither the professional activities of CSRS, LLC, nor the presence of CSRS, LLC or its employees and sub-consultants at a project or construction site, shall relieve the General Contractor and any other entity of their obligations, duties, and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending or coordinating all portions of the Work of construction in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. CSRS, LLC and their personnel have no authority to exercise any control over any construction contractor, entity, or their employees in connection with their work or any health or safety precautions. The Client agrees that the General Contractor is solely responsible for job site safety, and warrants that this intent shall be made evident in the Client's Agreement with the General

Contractor. The Client also agrees that the Client, CSRS, LLC and CSRS, LLC's consultants shall be indemnified and shall be made additional insureds under the General Contractor's general liability insurance policy.

10. **Limitation of Liability:** To the maximum extent permitted by law, the Client agrees to limit CSRS, LLC's liability for the Client's damages to the sum of CSRS LLC's fees, unless otherwise noted in this document. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.
11. **Attorney's Fees:** In the event of any litigation arising from or related to the services provided under this Agreement, the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorney's fees and other related expenses up to a maximum of \$20,000.
12. **Mediation:** In an effort to resolve any conflicts that arise within the duration of the project, the Client and CSRS, LLC agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbinding mediation unless the parties mutually agree otherwise. The Client and CSRS, LLC further agree, prior to any civil action, to include a similar mediation provision in all Agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants also to include a similar mediation provision in all Agreements.
13. **Governing Law:** The laws of the State of Louisiana will govern the validity of this Agreement, its interpretation and performance. The venue for any litigation arising out of this AGREEMENT shall be 19th JDC, Parish of East Baton Rouge, LA.
14. **Entirety of Agreement:** This writing embodies the entire Agreement and understanding between the parties hereto, and there are no other agreements and understandings, oral or written, with reference to the subject matter hereof that are not merged herein and superseded hereby. No alteration, change or modification of the terms of this Agreement shall be valid unless made in writing signed by both parties hereto.
15. **Assignment:** Neither party to this Agreement shall transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without the prior written consent of the other party.
16. **Delays:** CSRS, LLC is not responsible for delays caused by factors beyond CSRS, LLC's reasonable control, including but not limited to delays because of strikes, lockouts, work slowdowns or stoppages, accidents, acts of God, failure of any governmental or other regulatory authority to act in a timely manner, failure of the Client to furnish timely information or approve or disapprove of CSRS, LLC's services or work product promptly, or delays caused by faulty performance by the Client or by contractors of any level. When such delays beyond CSRS, LLC's reasonable control occur, the Client agrees CSRS, LLC is not responsible for damages, nor shall CSRS, LLC be deemed to be in default of this Agreement. Except where the services provided are under a continuous service contract for more than one year and where the services under this Agreement are delayed for a period of more than three (3) months from the beginning date (as above provided), the fees shall be subject to renegotiation; any change in such fees shall apply only to the unfinished services as of the effective date of such change. Any delays by the Client may be the cause for project cancellation and restart fees.
17. **Suspension/Termination of Services:** If the Client fails to make payments when due in accordance with the payment terms herein, or otherwise is in breach of this Agreement, this shall constitute a material breach of this Agreement and shall be cause for termination by CSRS, LLC. CSRS, LLC may suspend performance of services upon seven (7) calendar days' notice to the Client. CSRS, LLC shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by the Client, and shall hold CSRS, LLC harmless for any claims associated with such suspension. Additionally, in the event the project or the services of CSRS, LLC called for under this Agreement, is/are suspended, cancelled, terminated or abandoned by the Client, CSRS, LLC shall be given seven (7) calendar days' prior written notice of such action and shall be compensated for the professional services provided up to the date of suspension, termination, cancellation or abandonment in accordance with the provisions of this Agreement, including reimbursable expenses.
18. **Right of Entry:** The Client shall provide for CSRS, LLC's right to enter the property owned by the Client and/or obtain rights from others in order for CSRS, LLC to fulfill the Scope of Services included hereunder. The Client understands that use of testing or other equipment may unavoidably cause some damage, the correction of which is not part of this Agreement. The Client agrees, to the fullest extent permitted by law, to indemnify and hold CSRS, LLC and its sub-consultants harmless from any claim, liability, or cost (including reasonable attorney's fees and costs of defense) for injury or loss arising or allegedly arising from procedures associated with testing or investigative activities or discovery of hazardous materials or suspected hazardous materials on said property.
19. **Collection Costs:** In the event action is necessary to enforce the payment provisions of this Agreement, CSRS, LLC shall be entitled to collect from the Client the reasonable value of CSRS, LLC's time and expenses spent in connection with such collection action, computed at CSRS, LLC's prevailing fee schedule and expense policies.



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 5

Agenda Date 3/10/2026

Type Report

Department Finance

Title

Monthly Financial Report - February 2026

Explanation

Finance Director Cassie Smith will give an overview of the February 2026 Financial Report.

Attachments

1. February 2026 Monthly Budget vs Actual

**City of Colleyville
Monthly Budget vs Actual Report
February 28, 2026**

	FY 2026				FY 2025				
	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	18,870,816	19,442,700	(571,884)	103.0%	17,980,445	18,188,038	(207,593)	101.2%	6.9%
Delinquent	30,000	13,962	16,038	46.5%	32,038	7,744	24,294	24.2%	80.3%
P&I	80,000	11,758	68,242	14.7%	98,948	6,478	92,470	6.5%	81.5%
Property Tax Total	18,980,816	19,468,420	(487,604)	102.6%	18,111,431	18,202,260	(90,830)	100.5%	7.0%
Sales Tax	5,304,000	1,504,983	3,799,017	28.4%	5,074,051	1,512,093	3,561,958	29.8%	-0.5%
Oncor Electric	910,000	866,465	43,535	95.2%	887,583	886,190	1,393	99.8%	-2.2%
Tri-County Electric	185,000	184,158	842	99.5%	172,925	172,925	-	100.0%	6.5%
Atmos Gas	600,000	-	600,000	0.0%	682,980	-	682,980	0.0%	0.0%
AT&T	15,000	21,116	(6,116)	140.8%	9,534	5,026	4,508	52.7%	320.1%
Verizon/Others	12,000	3,313	8,687	27.6%	7,462	3,867	3,595	51.8%	-14.3%
Refuse/Recycling	300,000	122,165	177,835	40.7%	325,103	111,081	214,022	34.2%	10.0%
Cable TV	200,000	65,343	134,657	32.7%	186,044	97,980	88,064	52.7%	-33.3%
Network Nodes	250	250	-	100.0%	250	250	-	100.0%	0.0%
Franchise Fees	2,222,250	1,262,809	959,441	56.8%	2,271,880	1,277,319	994,562	56.2%	-1.1%
GF Revenues	31,285,851	24,799,640	6,486,211	79.3%	30,677,534	23,378,836	7,298,698	76.2%	6.1%
GF Expenditures	31,268,504	13,173,641	18,094,863	42.1%	28,906,897	11,624,718	17,282,180	40.2%	13.3%
Utilities Fund									
Water - Base Rate	2,509,730	1,031,864	1,477,866	41.1%	2,429,276	996,536	1,432,740	41.0%	3.5%
Sewer - Base Rate	1,885,685	775,888	1,109,797	41.1%	1,728,568	722,190	1,006,378	41.8%	7.4%
Water - Volumetric Rate	17,072,779	5,319,669	11,753,110	31.2%	14,533,462	4,985,865	9,547,597	34.3%	6.7%
Sewer - Volumetric Rate	4,956,120	1,896,714	3,059,406	38.3%	4,536,672	1,848,282	2,688,391	40.7%	2.6%
Water & Sewer	26,424,314	9,024,135	17,400,179	34.2%	23,227,979	8,552,873	14,675,106	36.8%	5.5%
Utilities Revenues	27,013,314	9,295,343	17,717,971	34.4%	25,445,010	8,910,316	16,534,693	35.0%	4.3%
Utilities Expenditures	26,855,702	10,364,073	16,491,629	38.6%	22,141,920	8,285,987	13,855,933	37.4%	25.1%
Debt Service Fund									
Current Taxes	924,135	1,169,541	(245,406)	126.6%	911,283	1,120,761	(209,478)	123.0%	4.4%
Delinquent	2,000	659	1,341	32.9%	1,242	297	946	23.9%	122.1%
P&I	3,400	633	2,767	18.6%	5,736	255	5,481	4.4%	148.2%
Property Tax Total	929,535	1,170,832	(241,297)	126.0%	918,261	1,121,312	(203,051)	122.1%	4.4%
DS Revenues	1,702,645	1,945,218	(242,573)	114.2%	1,475,019	1,121,312	353,706	76.0%	73.5%
DS Expenditures	1,693,245	1,058,610	634,635	62.5%	1,540,145	902,960	637,185	58.6%	17.2%
Drainage Fund									
Drainage Fee	2,021,000	844,559	1,176,441	41.8%	1,752,062	721,882	1,030,180	41.2%	17.0%
Drain Revenues	2,061,000	870,383	1,190,617	42.2%	1,814,626	741,097	1,073,529	40.8%	17.4%
Drain Expenditures	1,994,787	299,609	1,695,178	15.0%	737,977	313,269	424,708	42.4%	-4.4%
Hotel Occupancy Tax (HOT) Fund									
HOT Tax	230,000	52,053	177,947	22.6%	422,460	52,748	369,712	12.5%	-1.3%
HOT Revenues	230,000	52,116	177,884	22.7%	422,500	52,748	369,752	12.5%	-1.2%
HOT Expenditures	260,439	96,491	163,948	37.0%	509,629	88,130	421,499	17.3%	9.5%

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 3/10/2026

Number Ordinance O-26-2359

Type Ordinance

Department Community Development

Title

Consideration of a rezoning from R-40 Single-Family Residential and R-20 Single-Family Residential to R-40 Single-Family Residential on Tracts 4M and A328 TR 2V, Abstract 1518, David R. Teeter Survey, located at 2200 Oak Knoll Drive, Case ZC26-002

Explanation

Second Reading and Public Hearing

The applicant was present and available for questions from the City Council. No one came forward to speak on the item during the public hearing.

First Reading and Public Hearing

Matthew Engelman, the applicant, has submitted a request for a rezoning on Abstract 1518 Tracts 4M and A328 TR 2V of the David R. Teeter Survey, being approximately 1.9 acres, and zoned R-40 Single-Family Residential and R-20 Single-Family Residential.

Analysis: The request is to rezone the property to R-40 Single-Family Residential to create one contiguous zoning designation on the subject property. The northern portion of the lot is zoned R-20 and the southern portion of the lot is zoned R-40. However, the applicant would like to consider RE Single-Family 'Estate' Residential in lieu of the proposed R-40 Single-Family Residential zoning. The applicant has also requested a minor plat, with a waiver for lot width, under case PC26-001 as Lot 1, Block 1, Engelman Addition.

Existing Conditions/Background: The subject property, 2200 Oak Knoll Drive, is developed with a single-family dwelling. It is located approximately 250 feet north of the intersection of Oak Knoll Drive and Oak Knoll Court.

Plat Status: The subject property is unplatted.

DRC Review: The DRC reviewed the request during their January 20, 2026, meeting and the case has been scheduled for the February 9, 2026, Planning and Zoning Commission meeting.

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

improved with single-family homes. The properties to the south are zoned AG Agricultural and are improved with single-family homes.

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

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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the rezoning at their February 9, 2026 meeting by a vote of 5-0.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Plat Exhibit
7. Notification Map
8. Notification Letter
9. Ordinance O-26-2359
10. Ordinance O-26-2359 - Alternate RE zoning

Aerial Map

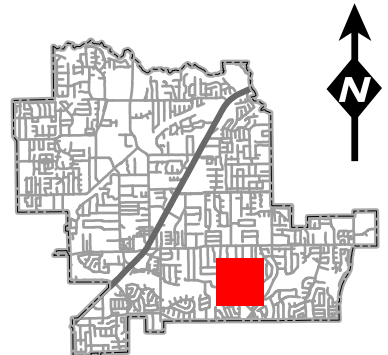


ZC26-002

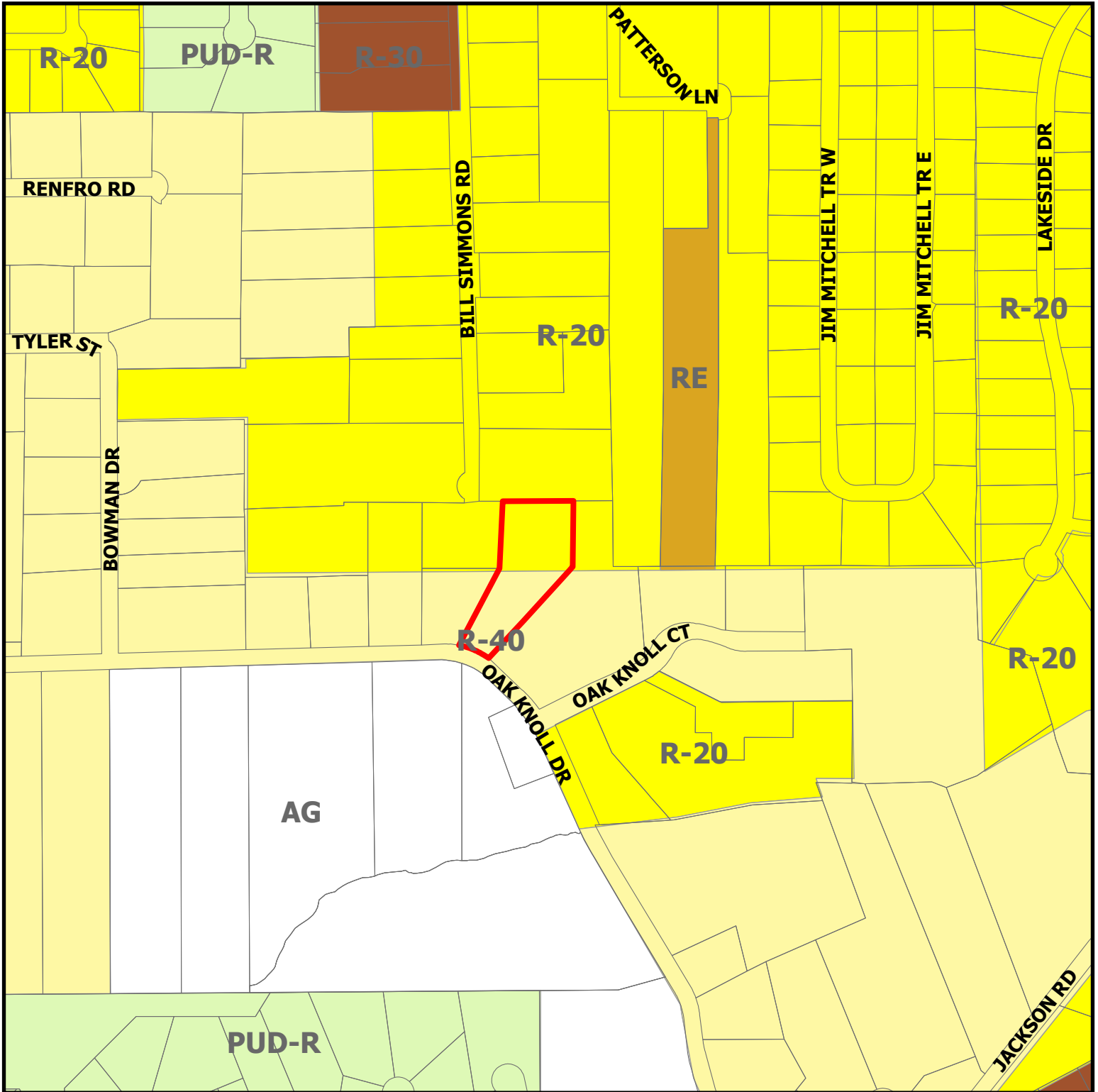
2200 Oak Knoll Drive

DISCLAIMER:
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 Subject Property



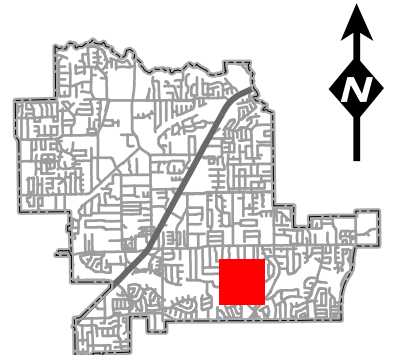
Zoning Map



ZC26-002

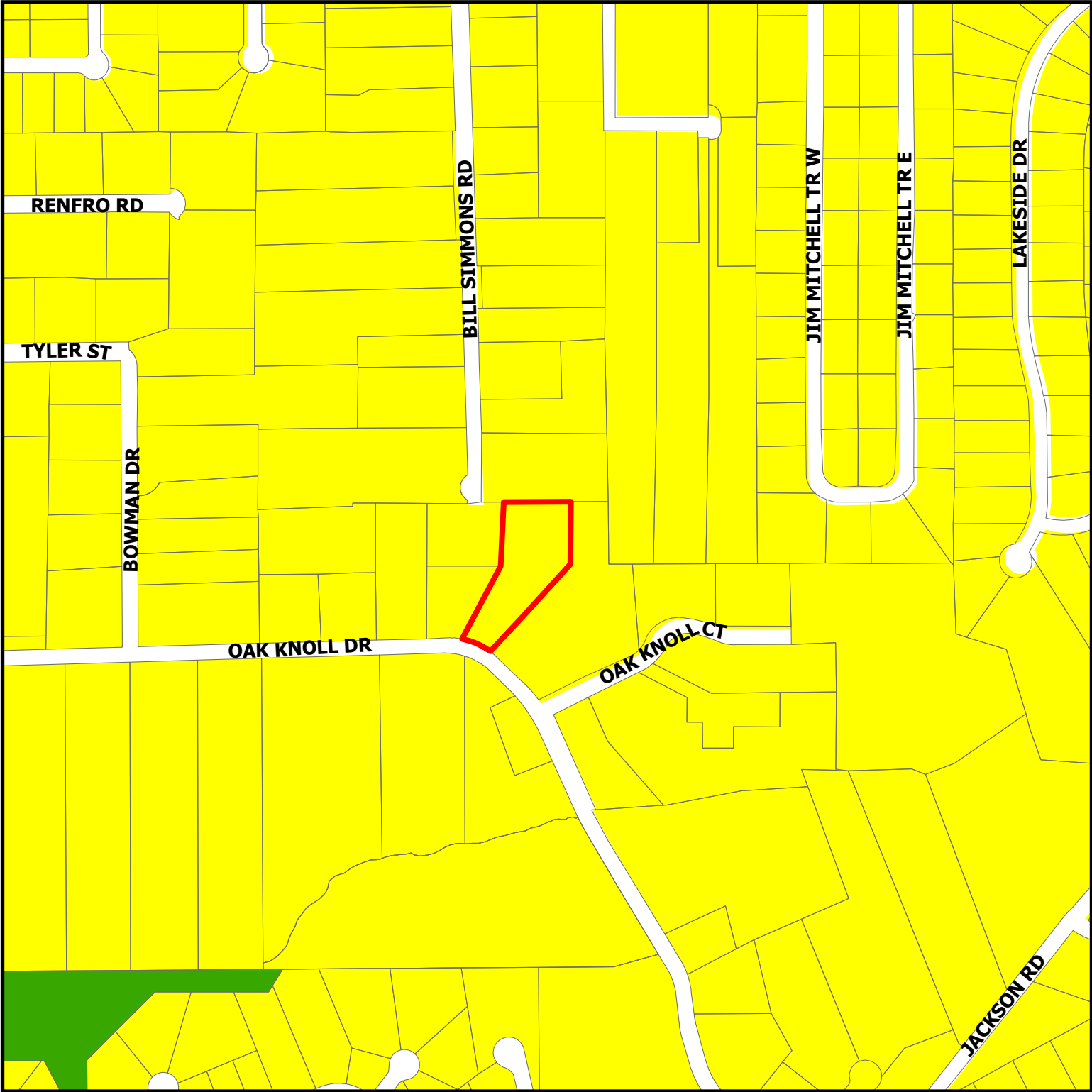
2200 Oak Knoll Drive

 Subject Property






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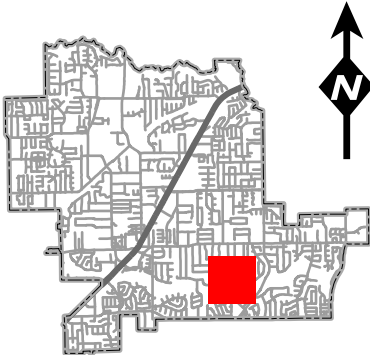
Future Land Use Map



ZC26-002

2200 Oak Knoll Drive

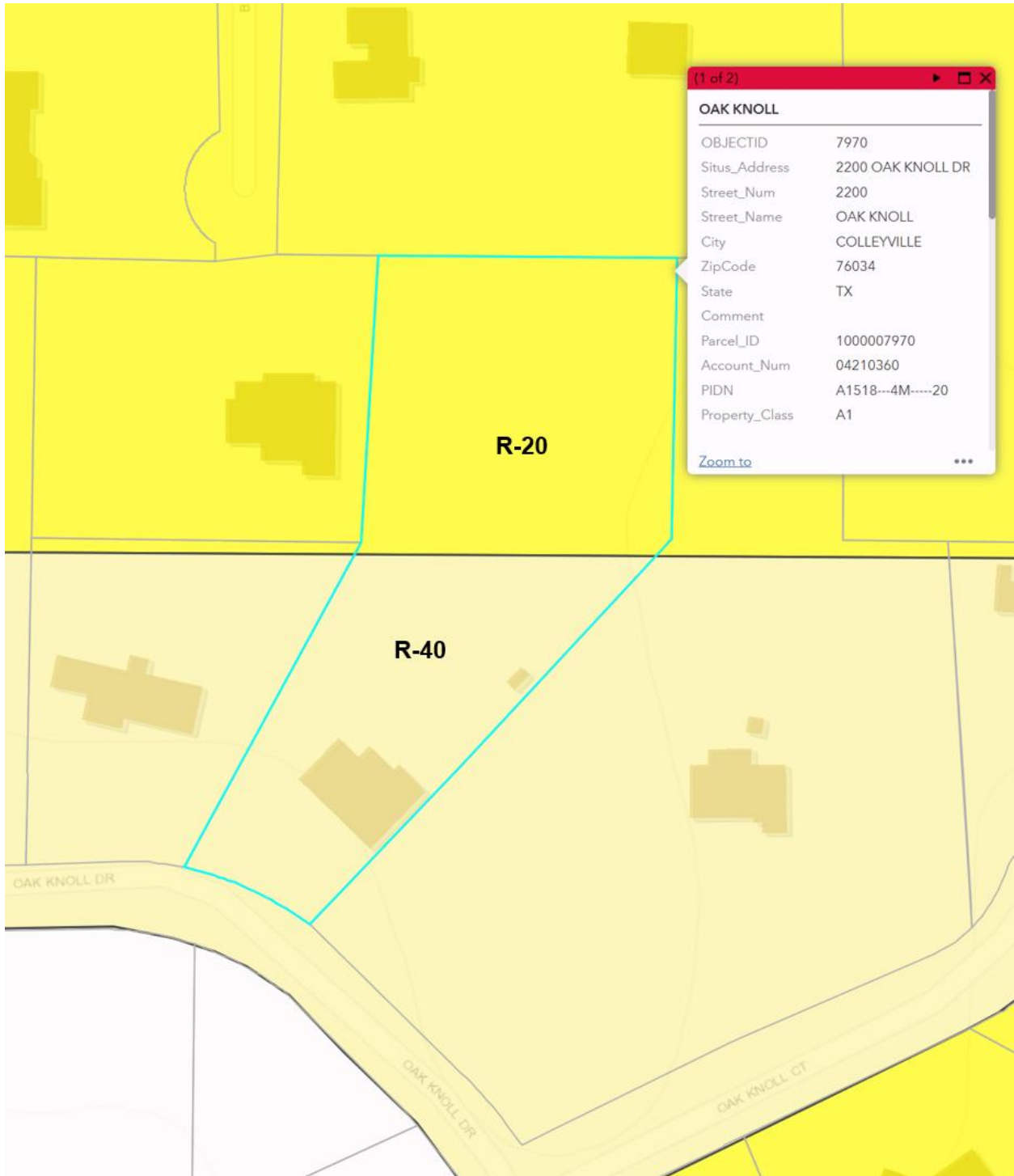
-  Residential
-  Open Space; Parks
-  Subject Property



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Statement of Planning Objectives

The property consists of two contiguous tracts described by metes and bounds that are proposed to be platted into a single lot. The property is currently split-zoned, with R-20 zoning on the northern portion and R-40 zoning on the southern portion. The request is to rezone the property to a consistent R-40 designation across the entire lot.



STATE OF TEXAS
OWNER'S DEDICATION AND ACKNOWLEDGEMENT
COUNTY OF TARRANT

Whereas Matthew & Shannon Engelman are the owners of a tract of land located at Colleyville, Tarrant County, Texas, being 1.984 acres situated in the D.R. Teeter Survey, Abstract 1518, and the Simon Cotrail Survey, Abstract 328, being that land conveyed to them via Instrument D225235263, Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING AT A POINT, SAID POINT BEING A 5/8" IR (FND) FOR THE SW CORNER OF THIS TRACT, BEING THE SE CORNER OF LAND OF CATHERINE COBB, D211016045, DRTCT, AND BEING IN THE NORTH LINE OF OAK KNOLL DRIVE, AN APPROXIMATE 50 FOOT R.O.W.;

THENCE NORTH 30° 18' 04" EAST, BY THE EAST LINE OF LAND OF SAID CATHERINE COBB, FOR A DISTANCE OF 254.74 FEET TO A 5/8" IR (FND);

THENCE NORTH 3° 05' 33" EAST (BASE BRG'), BY THE EAST LINE OF LAND OF DELORIS PEARSON, LOT 1, BLOCK 1 OF "PEARSON ADDITION" CABINET A, SLIDE 4674, PRTCT, FOR A DISTANCE OF 201.07 FEET TO A 5/8" IR (FND);

THENCE SOUTH 89° 24' 04" EAST, BY THE SOUTH LINE OF LAND OF JOHN NICHOLSON, VOLUME 5894, PAGE 794, DRTCT, FOR A DISTANCE OF 218.80 FEET TO A 5/8" IR (FND);

THENCE SOUTH 3° 17' 56" WEST, BY THE WEST LINE OF LAND OF ROBERT E. WOOSTER, VOL 4428, PAGE 929, DRTCT, FOR A DISTANCE OF 200.01 FEET TO A 5/8" IR (FND);

THENCE SOUTH 43° 53' 56" WEST, BY THE WEST LINE OF LAND OF SAID ROBERT E. WOOSTER, FOR A DISTANCE OF 385.72 FEET TO A 5/8" IR (FND) IN THE NORTH LINE OF OAK KNOLL DRIVE;

THENCE NORTH 47° 54' 04" WEST, BY THE NORTH LINE OF OAK KNOLL DRIVE, FOR A DISTANCE OF 50.26 FEET TO A 5/8" IR (FND);

THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, RADIUS = 120.70 FEET, FOR A DISTANCE OF 49.40 FEET (L.C. = NORTH 58° 41' 22" WEST FOR 49.06 FEET), TO THE 5/8" IR AT THE POINT OF BEGINNING, SAID PARCEL BEING 86433 SQFT OR 1.984 ACRES MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Matthew & Shannon Engelman, owners, do hereby adopt this plat as Engelman Addition, an Addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-ways, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accomodation of all public utilities desiring to use or using the same. Any public utility shall have the right to move and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approval subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this ____ day of _____, 2026

Matthew Engelman, Owner

Shannon Engelman, Owner

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Matthew Engelman, Owner known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2026

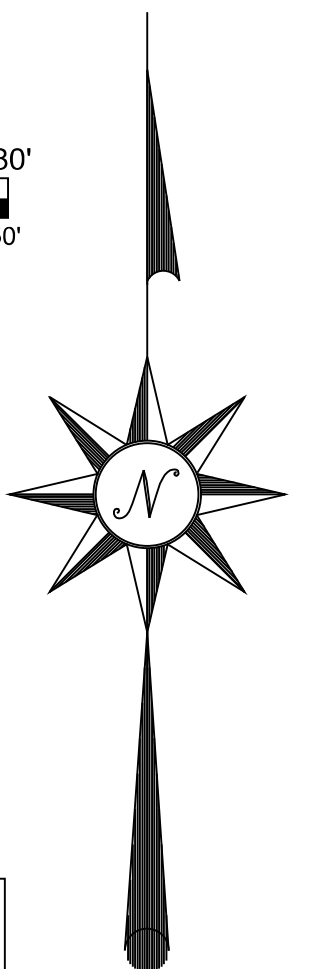
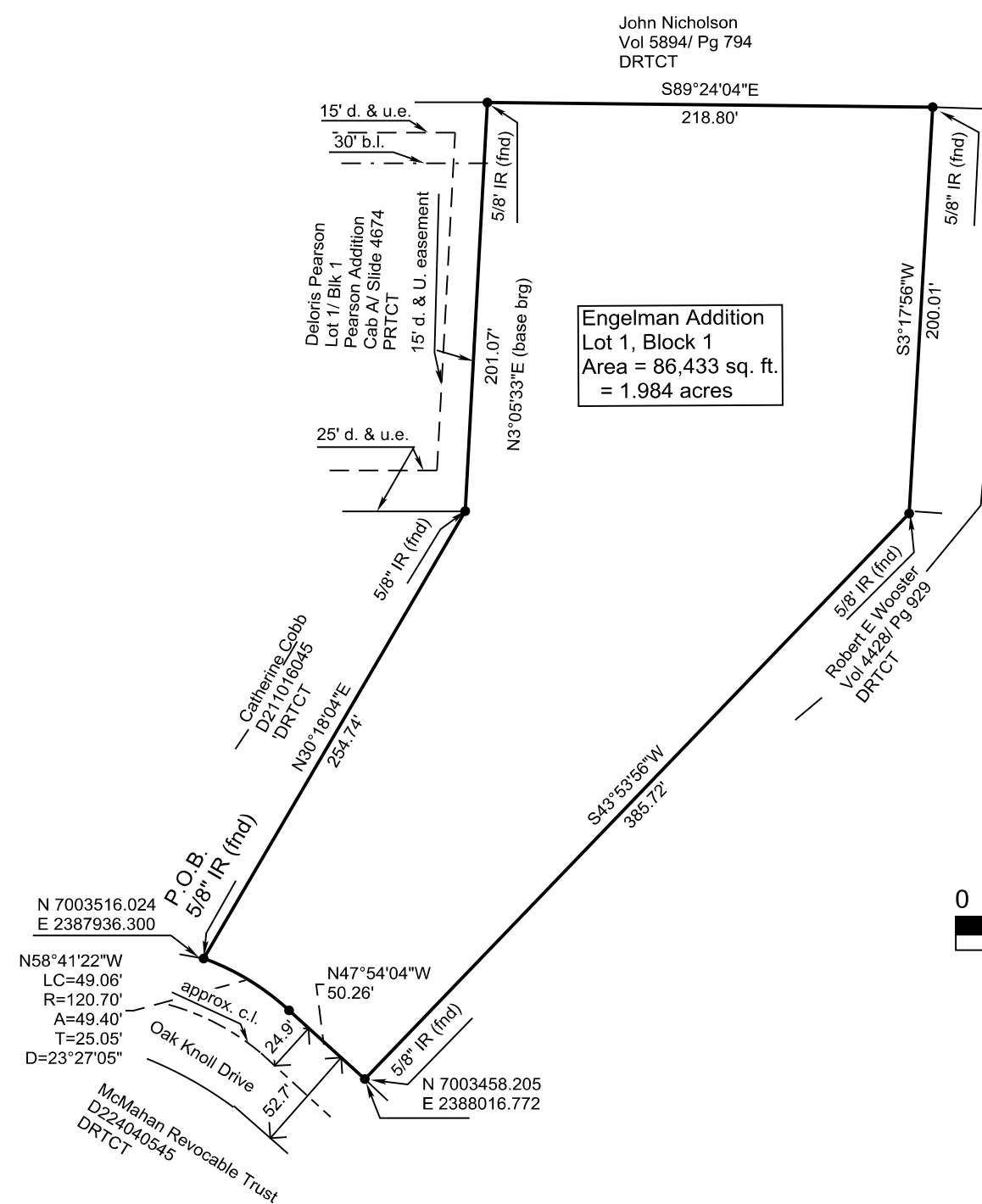
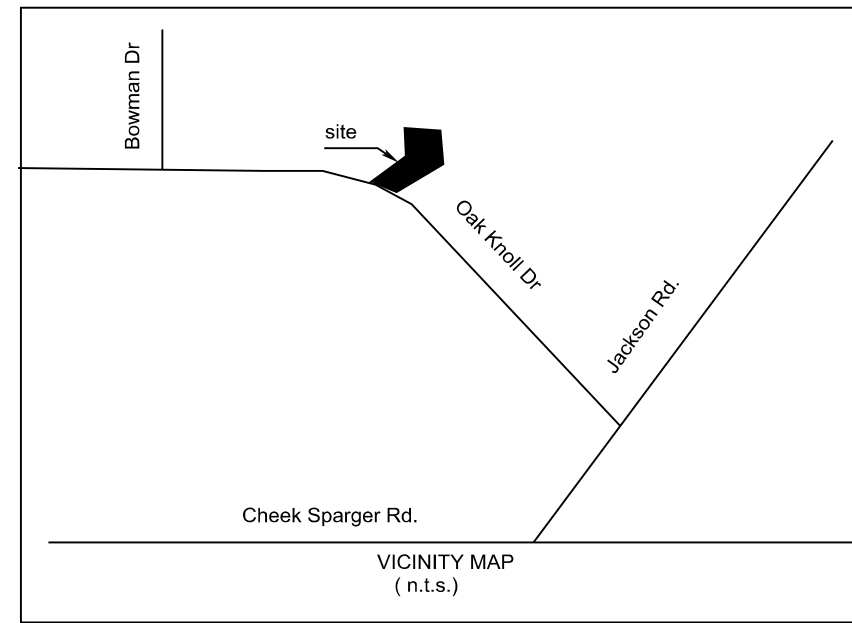
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Shannon Engelman, Owner known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2026

Notary Public in and for the State of Texas



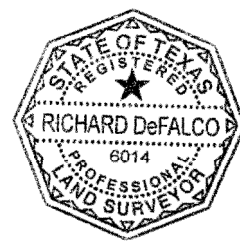
LEGEND
- DRTCT = Deed Records, Tarrant County, Texas
- PRTCT = Plat Records, Tarrant County, Texas
- IR = iron rod
- b.l. = building line
- d. & u.e. = drainage & utility easement
- Co-ordinates shown are Texas State Plane Co-ordinates, North Central Zone, NAD 83

The purpose of this plat is to create one platted lot from 2 contiguous, metes and bounds properties
Zoning change will be a separate application, will not be shown on plat.

STAFF APPROVAL AUTHORITY
This amending or minor plat is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations
Date _____
Community Development Director _____

MINOR PLAT
ENGELMAN ADDITION
Lot 1, Block 1
BEING 1.984 ACRES OF LAND SITUATED IN THE D.R. TEETER SURVEY, ABSTRACT 1518 AND THE SIMON COTRAIL SURVEY, ABSTRACT 328, CITY OF COLLEYVILLE, TARRANT COUNTY TEXAS

SURVEYOR'S CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS:
That I, Richard DeFalco, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Land Surveying Practices Act.



Signature _____ Date _____

STATE OF TEXAS, COUNTY OF TARRANT
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Richard DeFalco, Registered Public Land Surveyor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.
Given under my hand and seal of office, this ____ day of _____, 2026
Notary Public in and for the State of Texas
My Board expires on: _____

OWNER:
Matthew & Shannon Engelman
3700 Treemont Ct.
Colleyville, TX. 76034
832-623-0903

Rick DeFalco - Surveyor
201 Carolyn Drive
Hurst, TX. 76054
817-428-0155
Date: 12/30/2025
Updated: 01/09/2026

According to the FIRM map #48439C0210K, dated 9/25/2009, this property is not located in a special flood hazard area. It is located in zone "x".

Date of preparation December 30, 2025



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 & Zoning Commission Meeting: Monday, February 9, 2026 at 7:00p.m.
City Council Meetings: Tuesday, March 3, 2025 & Tuesday, March 10, 2026 at 7:00p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Rezoning from R-40 Single Family Residential and R-20 Single Family Residential to R-40 Single Family Residential on Tracts 4M & A328 TR 2V, Abstract 1518, David R. Teeter Survey, Case ZC26-002. The request is to rezone the property to R-40 Single Family Residential to allow for consistent zoning across the subject property.

Zoning Case: ZC26-002

Applicant/Owner: Matthew Engelman & Shannon Engelman

Location: 2200 Oak Knoll Drive

Property Description: Tracts 4M & A328 TR 2V, Abstract 1518, David R. Teeter Survey

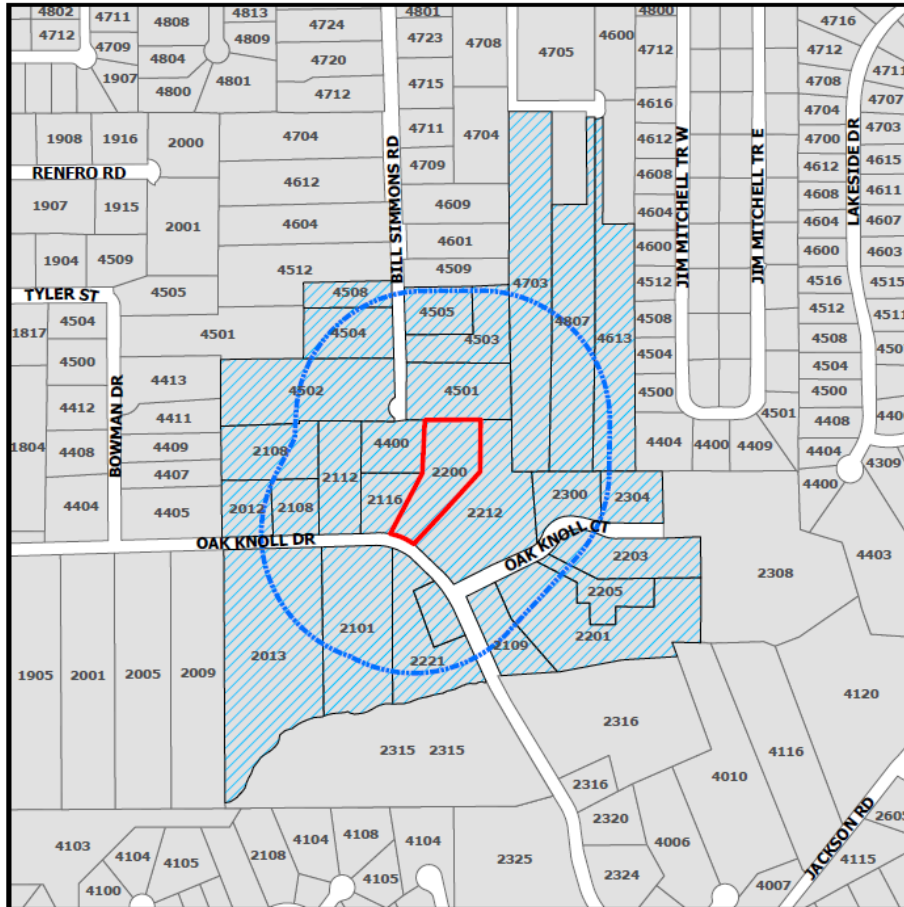
Present Zoning: R-20 Single Family Residential & R-40 Single Family Residential

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

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

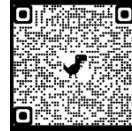
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



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.

Daniel Ponder

Daniel Ponder
Planning Manager

ORDINANCE O-26-2359

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.9 ACRES, BEING TRACTS 4M AND A328 TR 2V, ABSTRACT 1518, DAVID R. TEETER SURVEY, LOCATED AT 2200 OAK KNOLL DRIVE, BY AUTHORIZING A REZONING FROM R-40 SINGLE-FAMILY RESIDENTIAL AND R-20 SINGLE-FAMILY RESIDENTIAL TO R-40 SINGLE-FAMILY RESIDENTIAL; 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 R-40 Single-Family Residential and R-20 Single-Family Residential to R-40 Single-Family Residential under Case ZC26-002; 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 R-40 Single-Family Residential and R-20 Single-Family Residential to R-40 Single-Family Residential on 1.9 acres, being Tracts 4M and A328 TR 2V,

Abstract 1518, David R. Teeter Survey, located at 2200 Oak Knoll Drive, as depicted on the attached as Exhibit "A".

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

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

1. GENERAL

a. Change the zoning as depicted in the attached Exhibit "A" from R-40 Single-Family Residential and R-20 Single-Family Residential to R-40 Single-Family Residential.

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of March 2026.

The second reading and public hearing being conducted on the 10th day of March 2026.

PASSED AND APPROVED BY A VOTE OF _ AYES AND _ NAYS, ON THIS THE 10TH DAY OF MARCH 2026.

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

ATTEST:

CITY OF COLLEYVILLE

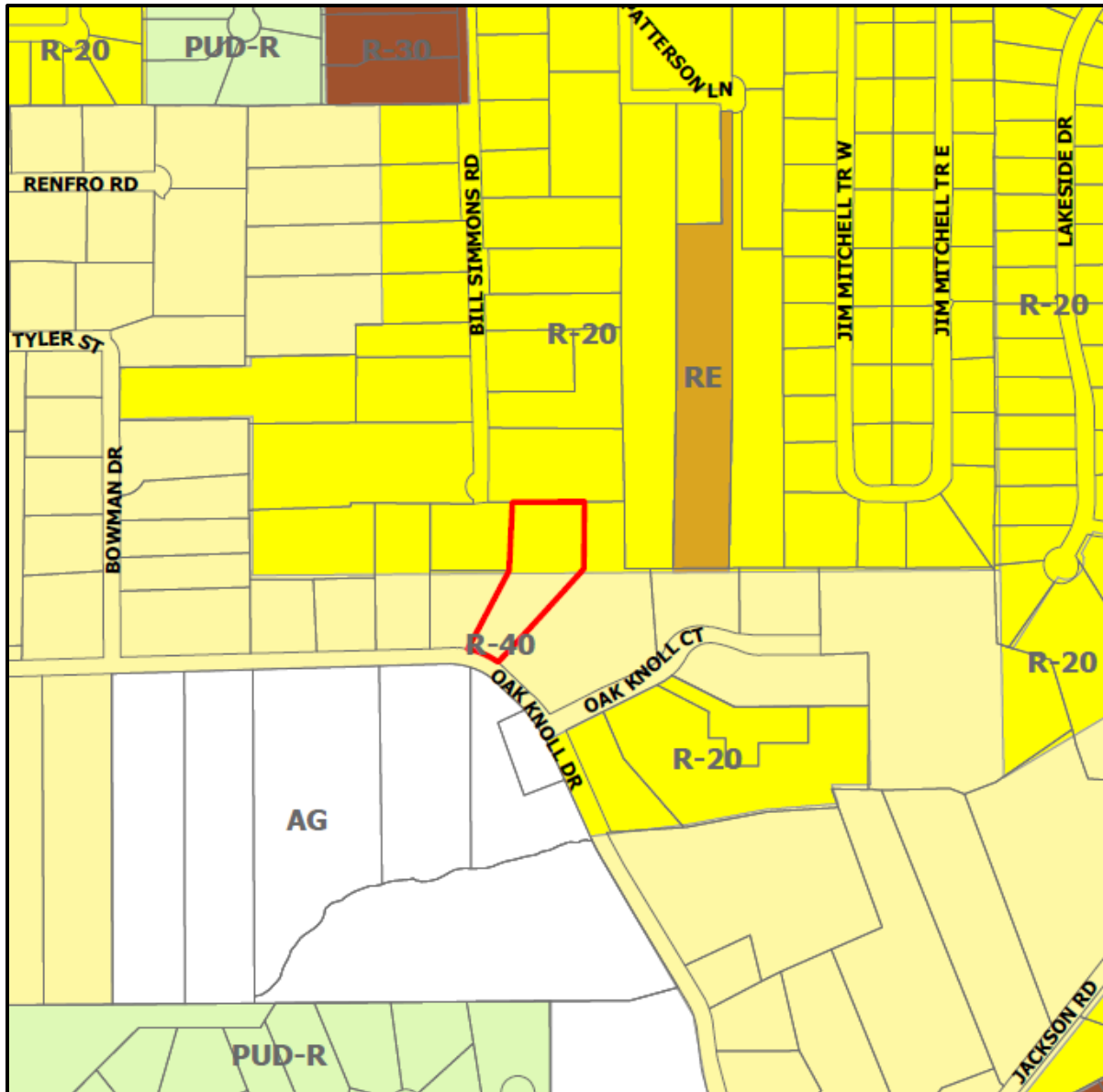
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



ORDINANCE O-26-2359

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.9 ACRES, BEING TRACTS 4M AND A328 TR 2V, ABSTRACT 1518, DAVID R. TEETER SURVEY, LOCATED AT 2200 OAK KNOLL DRIVE, BY AUTHORIZING A REZONING FROM R-40 SINGLE-FAMILY RESIDENTIAL AND R-20 SINGLE-FAMILY RESIDENTIAL TO RE SINGLE-FAMILY 'ESTATE' RESIDENTIAL; 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 R-40 Single-Family Residential and R-20 Single-Family Residential to RE Single-Family 'Estate' Residential under Case ZC26-002; 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 R-40 Single-Family Residential and R-20 Single-Family Residential to RE Single-Family 'Estate' Residential on 1.9 acres, being Tracts 4M and A328 TR 2V,

Abstract 1518, David R. Teeter Survey, located at 2200 Oak Knoll Drive, as depicted on the attached as Exhibit "A".

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

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

1. GENERAL

a. Change the zoning as depicted in the attached Exhibit "A" from R-40 Single-Family Residential and R-20 Single-Family Residential to RE Single-Family 'Estate' Residential.

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of March 2026.

The second reading and public hearing being conducted on the 10th day of March 2026.

PASSED AND APPROVED BY A VOTE OF _ AYES AND _ NAYS, ON THIS THE 10TH DAY OF MARCH 2026.

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

ATTEST:

CITY OF COLLEYVILLE

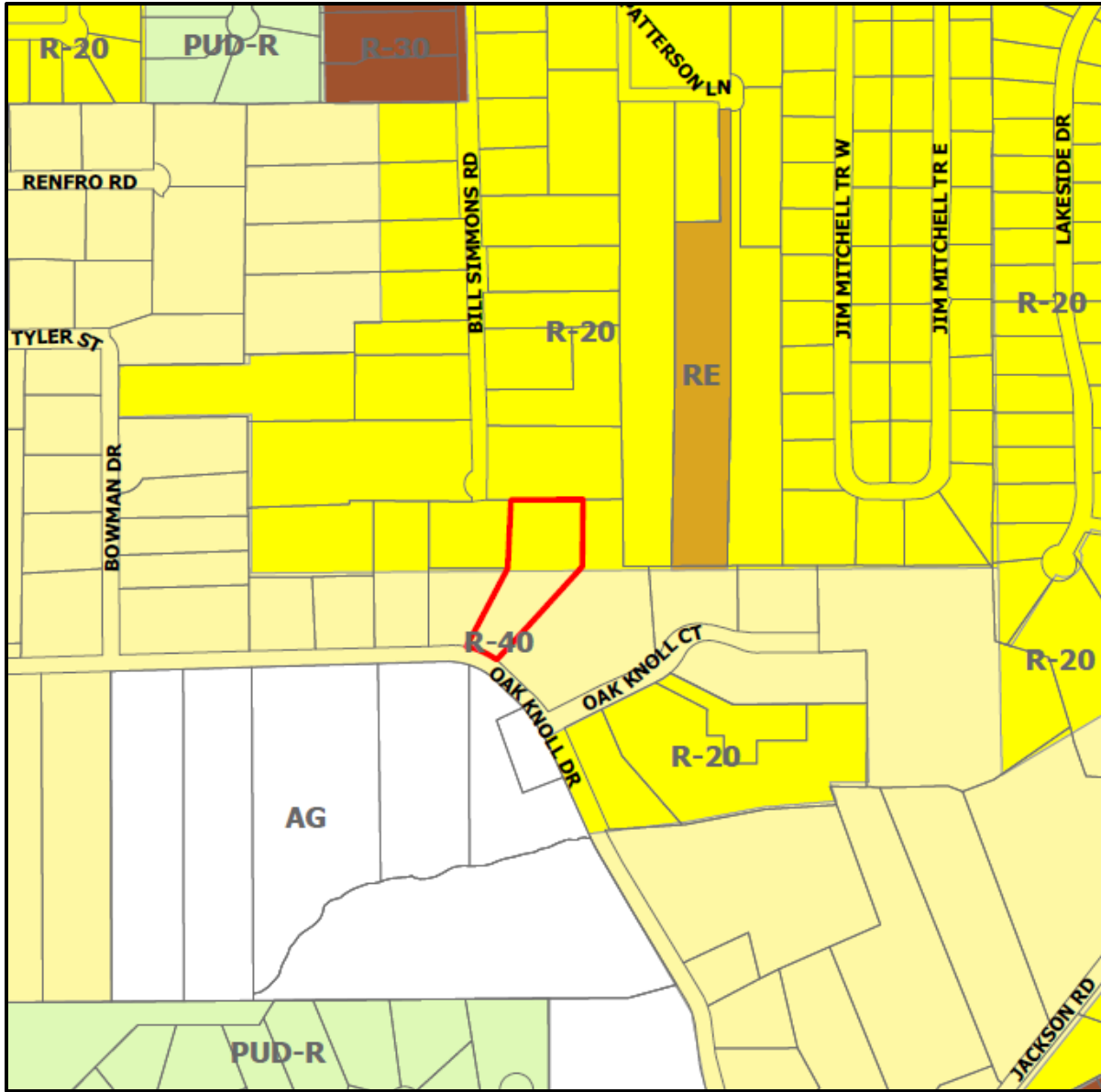
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map





CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 6b

Agenda Date 3/10/2026

Number Ordinance O-26-2360

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit for massage therapy use on Lot 3R1, Block 1, Felps, Andy Addition, located at 3919 Colleyville Boulevard, Case ZC26-001

Explanation

Second Reading and Public Hearing

The applicant was present and answered questions from the City Council. No one came forward to speak on the item during the public hearing.

First Reading and Public Hearing

Diane Khamvongsouk, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for massage therapy use on Lot 3R1, Block 1, Felps, Andy Addition, being approximately 0.47 acres and zoned CC-2 Shopping Center.

Analysis: The applicant is requesting a SUP to allow for a massage therapy use. The Land Development Code only permits massage therapy with the approval of a SUP in the CC-2 Shopping Center zoning district. The existing parking is sufficient within the development for the proposed use.

Existing Conditions/Background: The subject property, 3919 Colleyville Boulevard, is zoned CC-2 Shopping Center and is located on the south side of Colleyville Boulevard, approximately 375 feet north of Cheek-Sparger Road. The property is developed with one commercial building.

Plat Status: The property is platted as Lot 3R1, Block 1, Felps, Andy Addition.

DRC Review: The DRC reviewed the request during their January 20, 2026, meeting and determined the case would be scheduled for the February 9, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north, south, east, and west are zoned CC-3 Highway Commercial and are improved with commercial uses.

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

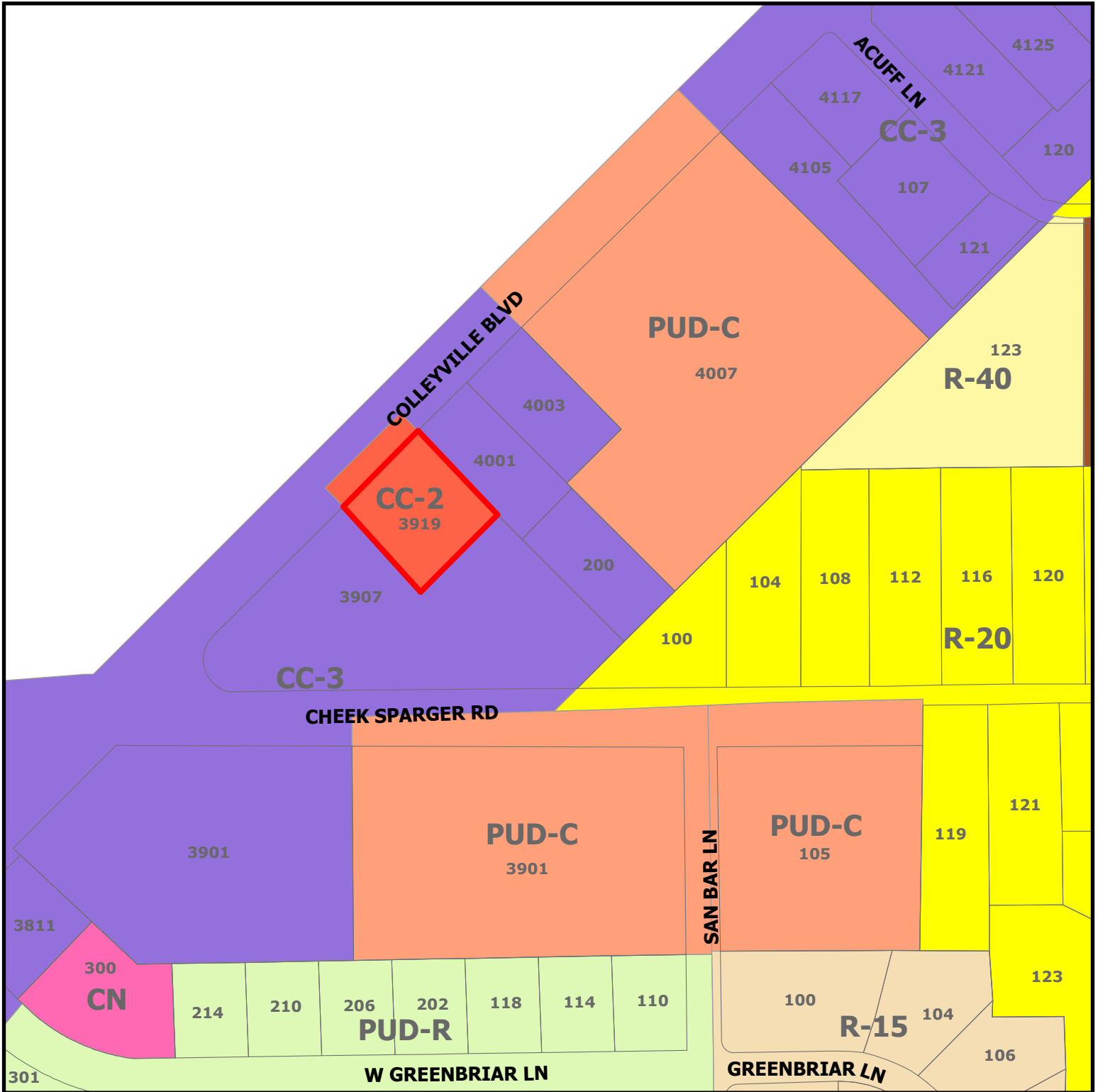
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published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

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the SUP at their February 9, 2026 meeting by a vote of 5-0.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Landlord Authorization Letter
6. Notification Map
7. Notification Letter
8. Ordinance O-26-2360

Zoning Map



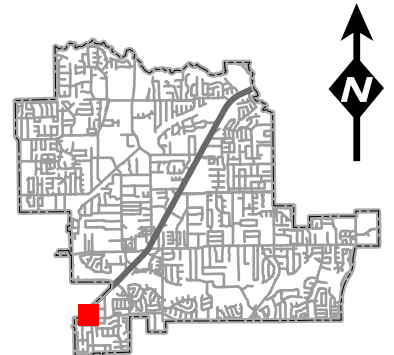
ZC26-001

3919 Colleyville Boulevard

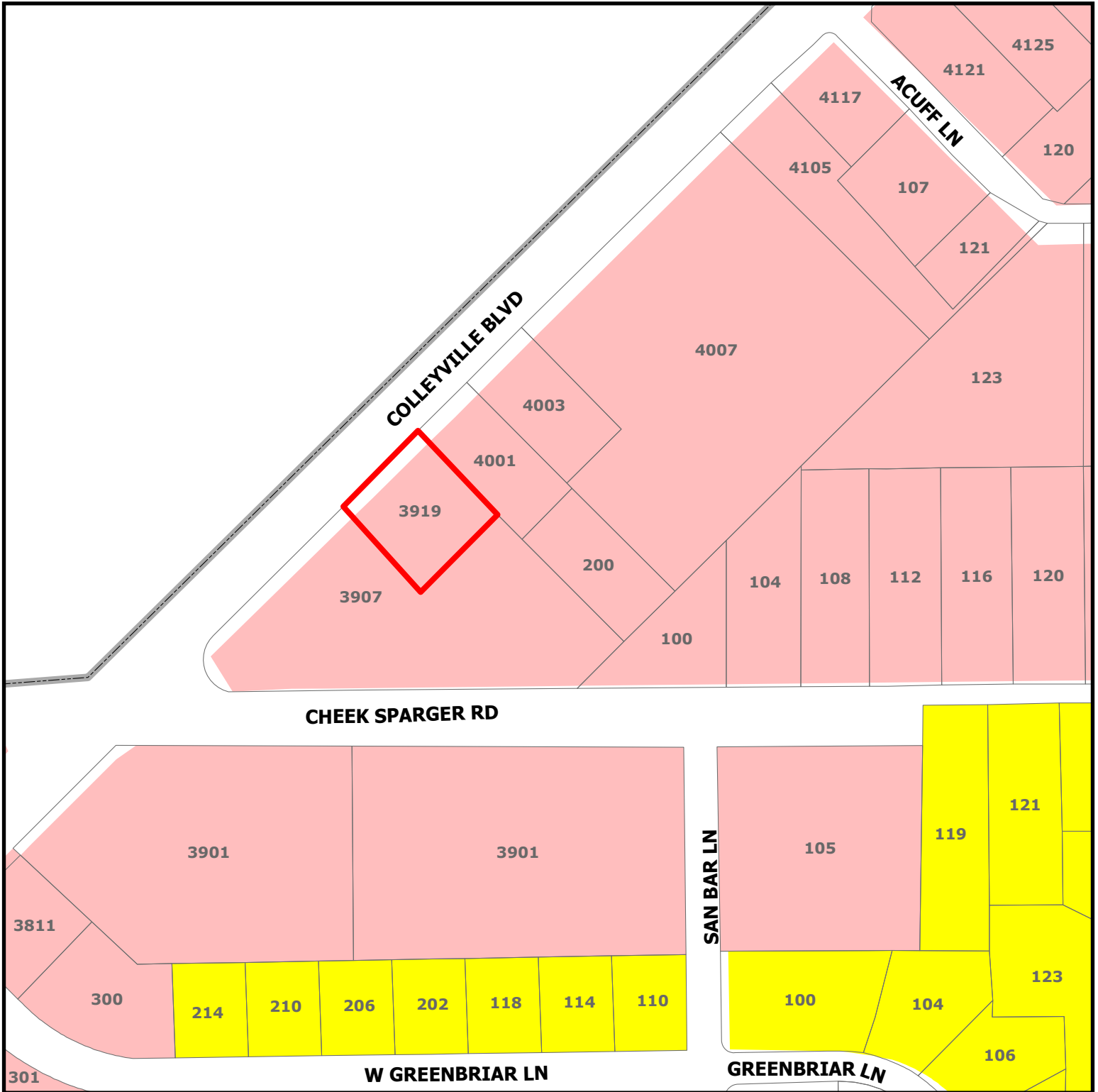


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 Subject Property



Future Land Use Map



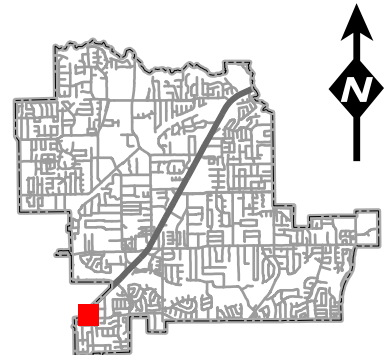
ZC26-001

3919 Colleyville Boulevard



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- Residential
- Colleyville Blvd Corridor
- Subject Property



PLANNING OBJECTIVES LETTER

Special Use Permit (SUP) & Certificate of Occupancy (CO)

Property Address: 3919 Colleyville Blvd, Suite C, Colleyville, TX 76034

Applicant: DFW Thai Massage Therapy, LLC

DBA: Lotus Thai Massage Wellness & Beauty

Proposed Use: Massage Therapy, Wellness Services, and Limited Ancillary Beauty Services

1. INTRODUCTION & PURPOSE

This Planning Objectives Letter is submitted in support of the Special Use Permit (SUP) and Certificate of Occupancy (CO) applications for DFW Thai Massage Therapy, LLC, doing business as Lotus Thai Massage Wellness & Beauty, proposed to operate within Suite C at 3919 Colleyville Blvd, Colleyville, Texas

The purpose of this letter is to provide a detailed explanation of the proposed business model, daily operations, staffing, client flow, and facility use. This document is intended to clearly demonstrate that the proposed use is well-managed, low-impact, compatible with surrounding commercial uses, and compliant with the City of Colleyville's zoning, safety, and operational standards.

2. BUSINESS OVERVIEW & OWNER EXPERIENCE

Lotus Thai Massage Wellness & Beauty is owned and operated by Diane Nguyen Khamvongsouk, a licensed massage therapist and beauty professional with over 20 years of experience in massage therapy, wellness services, and salon operations.

The owner is deeply passionate about the service and care industry and has built a long-standing client base through ethical, professional, and client-focused wellness services. Her experience includes hands-on service delivery, business management, staff supervision, and regulatory compliance within the personal care industry.

The business currently operates out of a small salon suite, which limits the ability to properly accommodate massage therapy services. The proposed location allows the business to expand into a purpose-appropriate and compliant space, designed specifically to support professional massage therapy and wellness operations in a controlled and responsible manner.

All services will be performed by properly licensed professionals in full compliance with Texas Department of Licensing and Regulation (TDLR) requirements and all applicable City of Colleyville regulations.

3. DESCRIPTION OF SERVICES & OPERATIONAL STRUCTURE

Primary Use: Massage Therapy & Wellness (Approximately 90%)

The primary function of the business is licensed massage therapy and wellness services, representing approximately 90% of total operations. Services include:

- Traditional Thai massage
- Swedish massage
- Therapeutic and relaxation massage
- Herbal steaming and wellness treatments

These services are provided in private, enclosed treatment rooms, ensuring client privacy, quiet operations, and a calm, spa-like environment.

Ancillary Use: Limited Beauty Services (Approximately 10%)

Approximately 10% of services consist of limited hair services, which are:

- Provided exclusively by the owner/operator
- Offered only to long-standing, established clients of over 20 years
- Scheduled in a controlled and limited manner
- Ancillary and subordinate to the primary massage use

This component does not operate as a traditional hair salon. There are:

- No multiple stylists
- No chair rentals
- No walk-in salon traffic
- No retail salon operations

The inclusion of this limited service does not increase operational intensity, parking demand, or traffic beyond what is typical for a wellness-oriented massage establishment.

4. CLIENT FLOW, APPOINTMENTS & WALK-IN MANAGEMENT

The business will operate on a hybrid appointment and walk-in basis, structured to prevent overcrowding or excessive traffic.

- Appointments are scheduled in advance to manage therapist availability.
- Walk-in clients are accepted only when licensed therapists are available and not already booked.
- If no therapists are available, walk-in clients are not accepted.

This operational model ensures:

- Controlled client volume
- Predictable traffic patterns
- No waiting lines or loitering
- A quiet and orderly environment

Clients typically arrive individually or in pairs, remain onsite for the duration of their service, and depart promptly after completion.

5. HOURS OF OPERATION

Proposed Hours:

- Monday – Sunday: 10:00 AM to 8:00 PM

There are no late-night hours, no overnight operations, and no extended or irregular operating schedules.

6. STAFFING & DAILY OPERATIONS

Staffing levels are intentionally modest and aligned with the size of the suite and treatment capacity.

- Owner/operator onsite and actively involved
- Licensed massage therapists scheduled by appointment demand
- No large shifts or overlapping staff changes
- No live entertainment or group activities

Daily operations consist of:

- Client check-in at reception
 - Escorting clients to private treatment rooms
 - One-on-one services conducted indoors
 - Standard cleaning and sanitation between appointments
-

7. PARKING & TRAFFIC IMPACT

As confirmed by City staff, the proposed use requires 1 parking space per 200 square feet. The suite contains approximately 1,800 square feet, and the building provides 25 parking spaces, which adequately meets the parking requirement

Due to:

- Appointment-based scheduling
- Limited walk-in acceptance
- One-on-one services
- Staggered appointment times

The business is not expected to create excessive traffic or parking demand and will operate within the capacity of existing parking infrastructure.

8. EXTERIOR & INTERIOR IMPROVEMENTS

Exterior Improvements

- No exterior modifications are proposed
- Standard business signage only
- All signage will comply with City sign regulations and permitting

Interior Improvements

Interior improvements are proposed and submitted with this application and include:

- Individual massage treatment rooms
- Reception and waiting area
- Defined, owner-only hair service area
- Support spaces (storage, laundry, restroom)

All improvements are **non-structural** and will comply with:

- Building codes
- Fire and life safety codes

- Accessibility requirements
-

9. COMPLIANCE, SAFETY & REGULATORY OVERSIGHT

Lotus Thai Massage Wellness & Beauty is committed to full compliance with all applicable laws and regulations, including:

- Texas massage establishment licensing
 - Individual therapist licensing
 - Health and sanitation standards
 - Building, fire, and life safety inspections
 - City of Colleyville SUP and CO requirements
 - Police Department interview and review process, if required
-

10. COMPATIBILITY WITH SURROUNDING USES

The proposed use is fully compatible with the surrounding commercial environment. Operations are conducted entirely indoors and generate:

- No outdoor activity
- No amplified sound
- No alcohol service
- No adult-oriented uses
- No late-night disturbances

The business functions as a quiet, professional wellness establishment, consistent with neighboring retail and service uses along Colleyville Boulevard.

11. CONCLUSION

DFW Thai Massage Therapy, LLC, dba Lotus Thai Massage Wellness & Beauty, respectfully requests approval of the Special Use Permit and Certificate of Occupancy for the proposed use at 3919 Colleyville Blvd, Suite C.

With a clearly defined operational structure, controlled client volume, experienced ownership, and strong commitment to regulatory compliance, the applicant believes this business will be a positive, well-managed, and low-impact addition to the Colleyville community.

Sincerely,

DFW Thai Massage Therapy, LLC
DBA Lotus Thai Massage Wellness & Beauty

Authorized Representative:

Diane Khamwongsouk

Owner / Operator



Inhyun An of A & S Colleyville LLC
1052 W Camp Wisdom Rd.
Dallas, TX 75232



Date: 1/12/26

City of Colleyville

100 Main Street
Colleyville, TX 76034

Re: Landlord Authorization for Special Use Permit & Certificate of Occupancy Application

Premises: **3919 Colleyville Blvd, Suite C, Colleyville, TX 76034**

To Whom It May Concern,

I, **Inhyun An of A & S Colleyville LLC**, the authorized owner/landlord of the property located at **3919 Colleyville Blvd, Suite C, Colleyville, TX 76034**, hereby grant permission to the tenant, **Diane Khamvongsouk**, operating as **Lotus Thai Massage Wellness & Beauty**, to apply with the **City of Colleyville** for all necessary approvals related to the proposed business use of the premises.

This authorization specifically includes, but is not limited to:

- Application for a **Special Use Permit (SUP)** for massage and beauty salon services; and
- Application for a **Certificate of Occupancy (CO)** for the same intended use.

The tenant is fully authorized to submit documents, request inspections, communicate with city officials, and complete any other steps required by the City of Colleyville to process the SUP and CO applications.

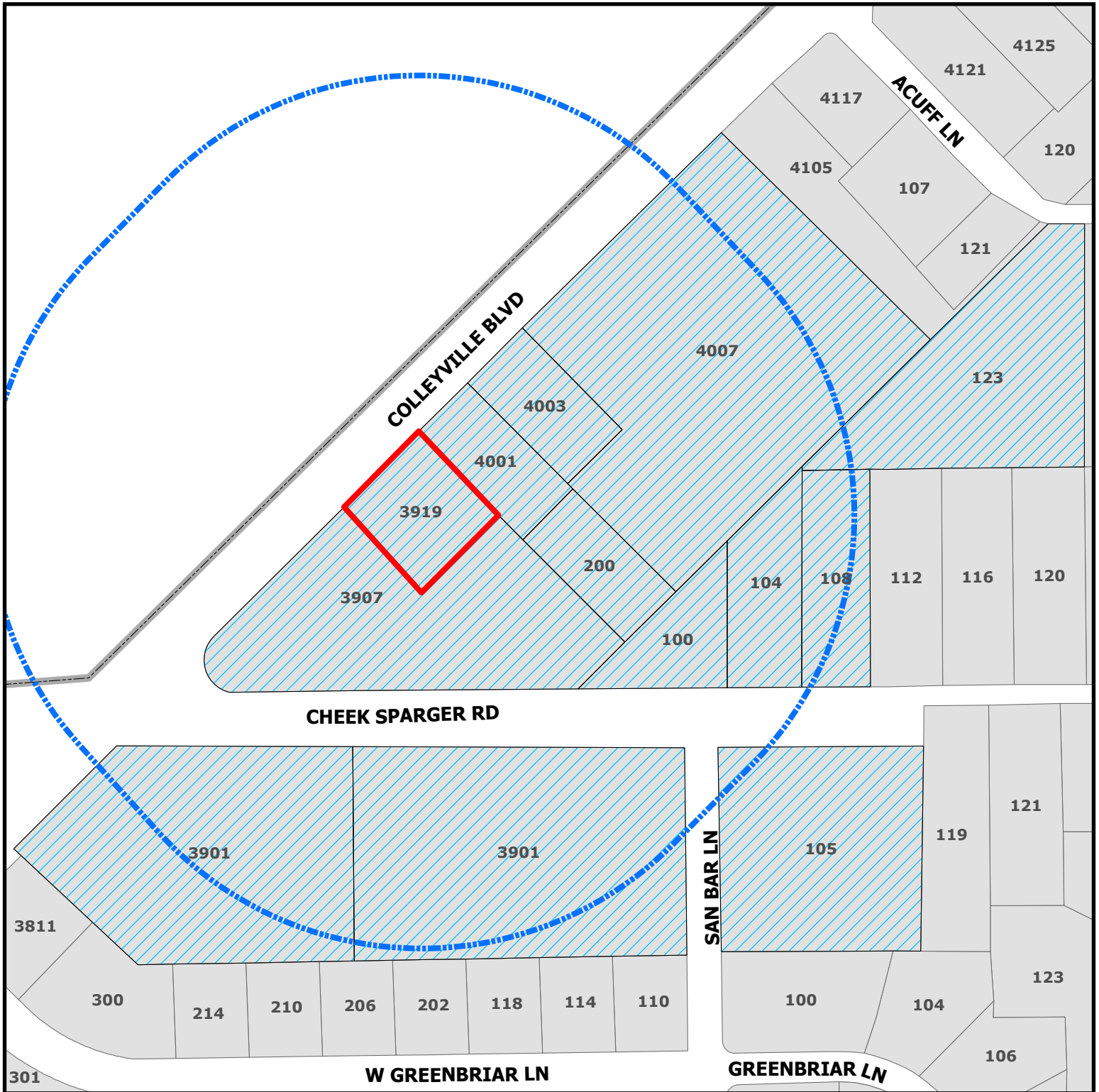
Should you need any additional information or confirmation, please feel free to contact me directly.

Sincerely,

Inhyun An
Owner/Landlord

A handwritten signature in black ink, appearing to read 'Inhyun An', with a large, sweeping flourish above it.

Notification Map






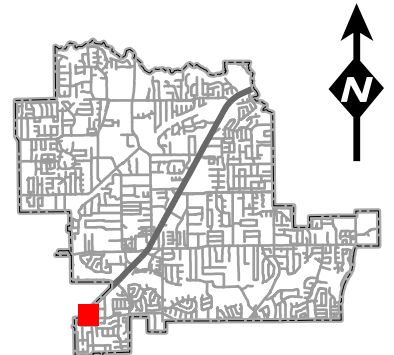
ZC26-001

3919 Colleyville Boulevard



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-  Subject Property
-  Buffer
-  Parcels to be notified





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning & Zoning Commission Meeting: Monday, February 9, 2026 at 7:00p.m.
City Council Meetings: Tuesday, March 3, 2026 & Tuesday, March 10, 2026 at 7:00p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Massage Therapy use on Lot 3R1, Block 1, Felps, Andy Addition, Case ZC26-001.

Zoning Case: ZC26-001

Applicant: Diane Khamvongsouk

Owner: A & S Colleyville LLC

Location: 3919 Colleyville Boulevard

Property Description: Lot 3R1, Block 1, Felps, Andy Addition

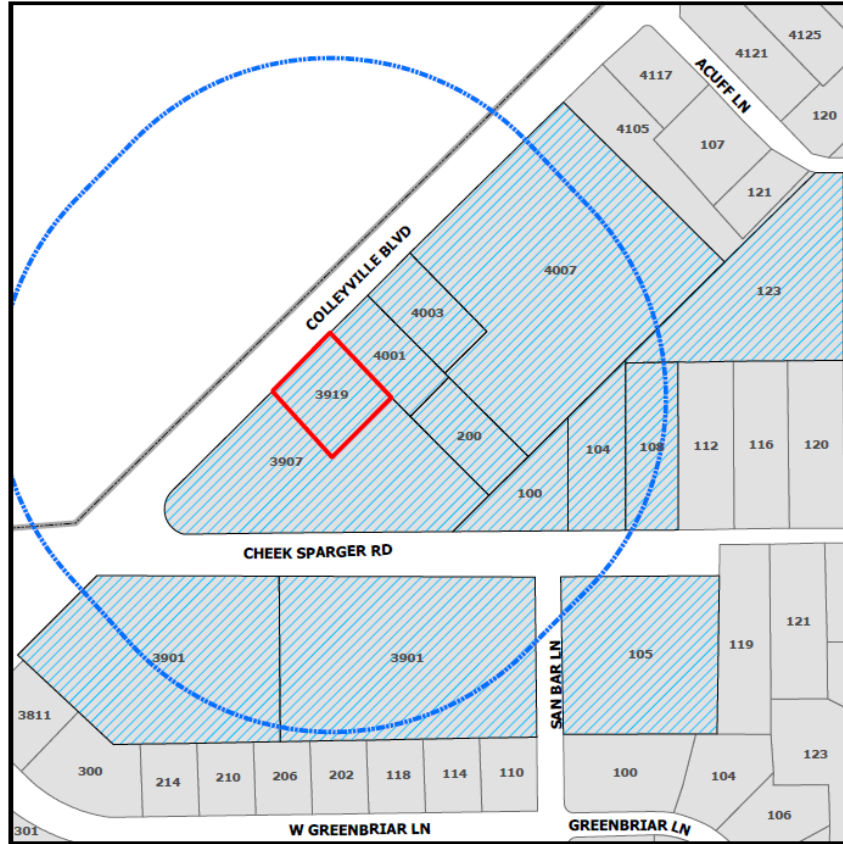
Present Zoning: CC-2 Shopping Center

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:

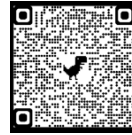
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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.

Daniel Ponder

Daniel Ponder
Planning Manager

ORDINANCE O-26-2360

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.47 ACRES, BEING LOT 3R1, BLOCK 1, FELPS, ANDY ADDITION, LOCATED AT 3919 COLLEYVILLE BOULEVARD, SUITE C, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A MASSAGE THERAPY USE FOR THE BUSINESS KNOWN AS LOTUS THAI MASSAGE WELLNESS & BEAUTY; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a Massage Therapy use under Case ZC26-001; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville, has considered and made recommendations on the request, having given the requisite notices, and having held due hearings and affording a full and fair opportunity for all persons interested in the matter to be heard; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council finds that this amendment is in conformance with the Comprehensive Plan for the City of Colleyville and promotes the general health, safety, and welfare of this community.

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit to allow for a Massage Therapy use on 0.47 acres, being Lot 3R1, Block 1, Felps, Andy Addition, located at 3919 Colleyville Boulevard, Suite C, 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 Land Development Code of the City of Colleyville as heretofore amended, and as amended herein.

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

1. GENERAL

a. The Special Use Permit shall apply to the business known as "Lotus Thai Massage Wellness & Beauty".

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

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of March 2026.

The second reading and public hearing being conducted on the 10th day of March 2026.

APPROVED BY A VOTE OF ____ AYES AND ____ NAYS ON THIS THE 10TH DAY OF MARCH 2026.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Aerial Map





CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 6c

Agenda Date 3/10/2026

Number Ordinance O-26-2361

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit for an accessory building on Lot 6, Block 7, Oak Crest Hills, located at 205 Oak Crest Hill Drive, Case ZC26-003

Explanation

Second Reading and Public Hearing

The applicant was present and available for questions from the City Council. No one came forward to speak on the item during the public hearing.

First Reading and Public Hearing

Kris Lunsford, the applicant, has submitted a request for a Special Use Permit (SUP) for an accessory building on Lot 6, Block 7, Oak Crest Hills, being approximately 0.61 acres, and zoned R-20 Single-Family Residential. The request is to allow for an accessory building that does not conform to Land Development Code, Section 3.27(A)(2)(a).

Analysis: The applicant is requesting a SUP to allow for an accessory building that would exceed the four percent (4%) lot coverage, as permitted by the Land Development Code. The subject lot area is 26,776 square feet, which allows a maximum of 1,071 square feet for accessory buildings. The proposed structure is 1,200 square feet.

Ordinance – Chapter 3 – Land Use – Section 3.27(A)(2)(a) Accessory Buildings and Residential Carport Regulations:

"The combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot."

Existing Conditions/Background: The subject property, 205 Oak Crest Hill Drive, is zoned R-20 Single-Family Residential and developed with a single-family house. It is located on the south side of Oak Crest Hill Drive, and approximately 1,020 feet west of Bransford Road.

Plat Status: The subject property is platted as Lot 6, Block 7, Oak Crest Hills.

DRC Review: The DRC reviewed the request during their January 20, 2026, meeting

and the case has been scheduled for the February 9, 2026, Planning and Zoning Commission meeting.

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

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

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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the SUP at their February 9, 2026 meeting by a vote of 5-0.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site and Drainage Plan
5. Elevations Drawings
6. Letter of Support
7. Notification Map
8. Notification Letter
9. Ordinance O-26-2361

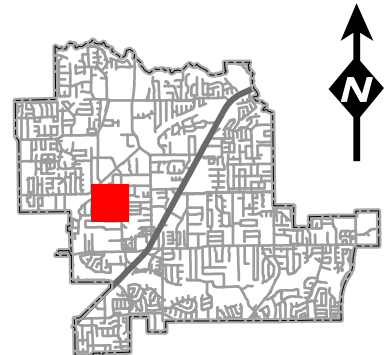
Aerial Map



ZC26-003

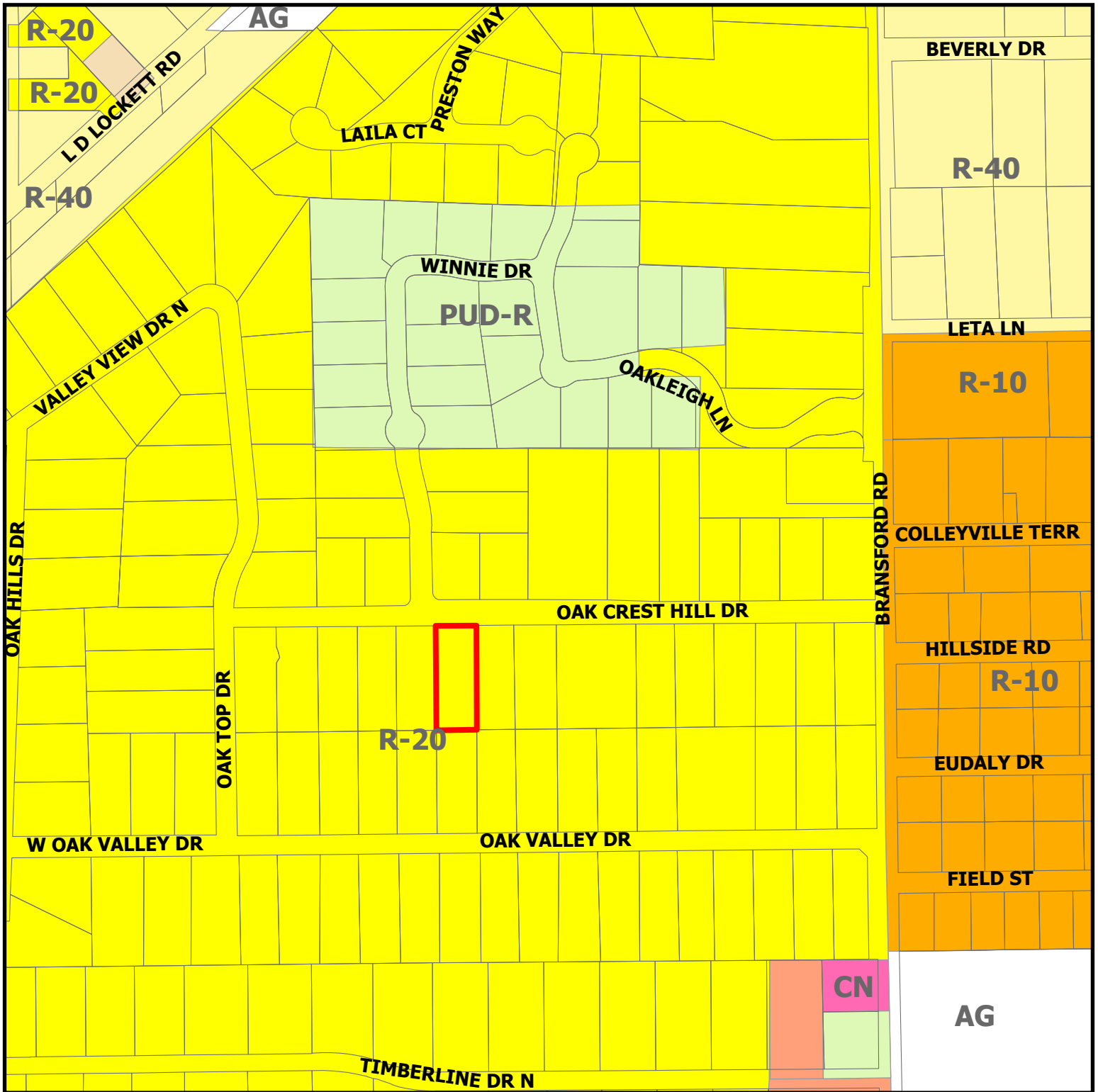
205 Oak Crest Hills Drive

 Subject Property



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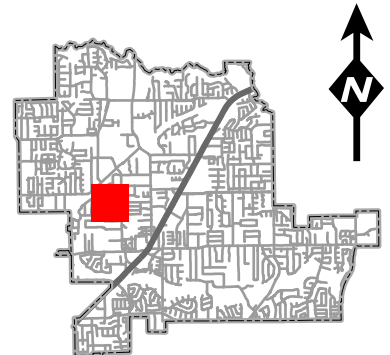
Zoning Map



ZC26-003

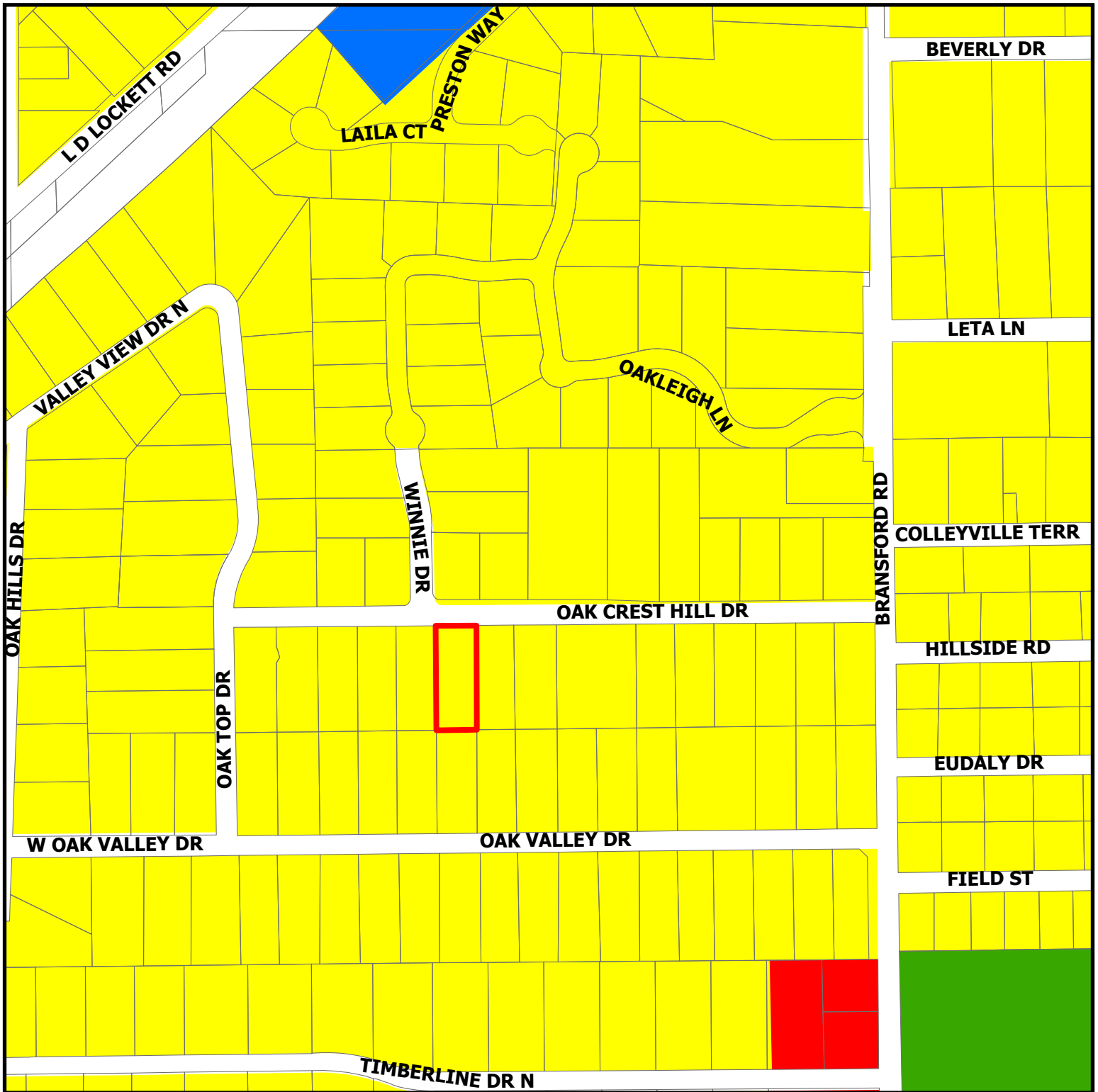
205 Oak Crest Hills Drive

 Subject Property



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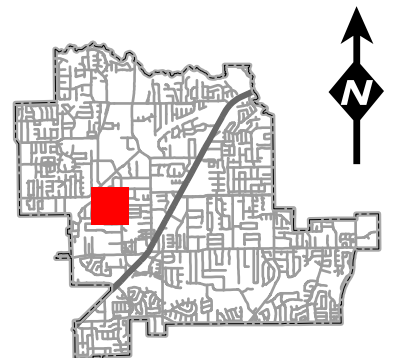
Future Land Use Map



ZC26-003

205 Oak Crest Hills Drive

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



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Project Name:

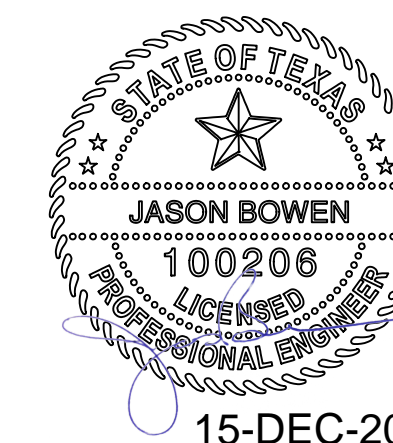
KL CONCRETE AND CONSTRUCTION LLC

ACCESSORY BUILDING ADD-ON

Project Number: 25-068
Project Manager: JDB
Site Name: 205 OAK CREST
Address: 205 OAK CREST HILL DR. COLLEYVILLE, TX

Engineer:
CIRCLE B ENGINEERED SOLUTIONS
120 PATRICK DR
WEATHERFORD, TX 76087
TX F#22402

Seal:



Project Revisions:

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Issue: -
Date: 2025-10-14
Dwg File: 25-068.KLCONC.205OCH.V2.dwg
Drawn By: ZK
Checked By: JDB

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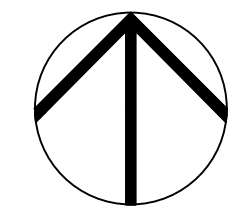
Sheet Title:
EXISTING SITE PLAN

Sheet Number:
C-101



For reduced plans scale in inches

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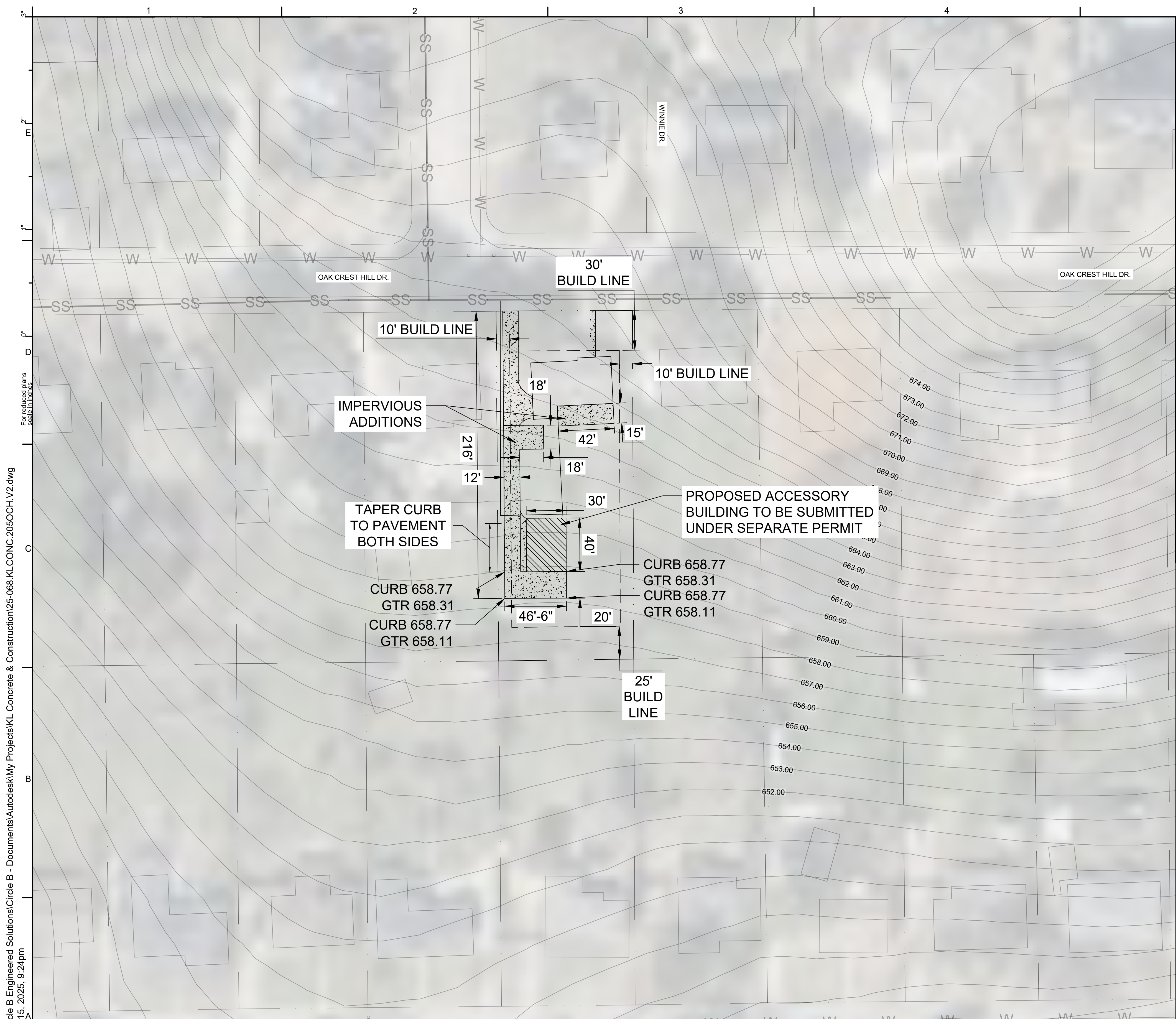


1

EXISTING SITE PLAN

0 40' 80' 1" = 40'

1 2 3 4 5 6



PROPOSED SITE PLAN

1" = 40'

City of Colleyville Impervious Coverage Worksheet

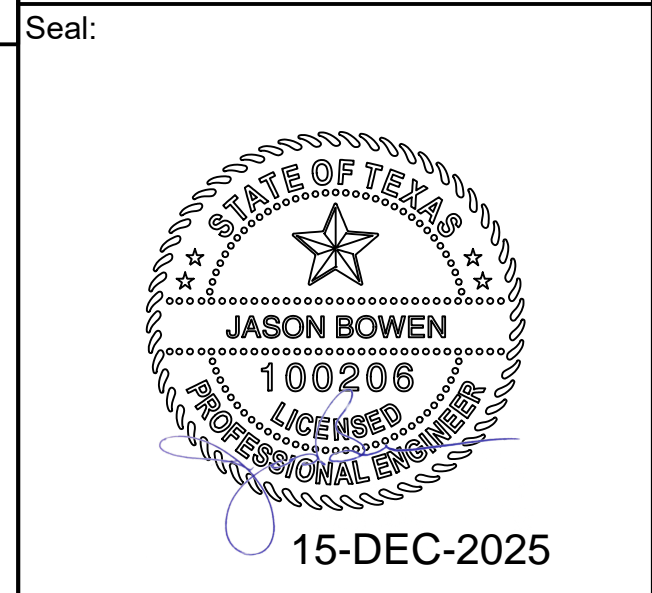
Building Square Foot		Paved + Pool/Spa Square Foot		
Existing	Dwelling + Garage	2,675	Driveway	1,541
	Covered Porch		Sidewalk	184
	Covered Patio		Uncovered Patio	
	Accessory Structures		Uncovered Deck	
	Other roofed areas		Pool/Spa (Surface area)	
New	Dwelling + Garage		Driveway	2,264
	Covered Porch		Sidewalk	
	Covered Patio		Uncovered Patio	630
	Accessory Structures	1,200	Uncovered Deck	
	Other roofed areas		Pool/Spa (Surface area)	
	Pool/Spa Deck (Surface area)		Pool/Spa Deck (Surface area)	
	Sport Court		Sport Court	
Total (Under Roof)		3,875	Total Uncovered	4,619
Total Under Roof/Lot Size		14%	Total Impervious (Under roof + Uncovered)	8,494
Lot Size (sq. feet)		26,776.6	Total Impervious/Lot Size	32%



Project Name:
KL CONCRETE AND CONSTRUCTION LLC
ACCESSORY BUILDING ADD-ON

Project Number: 25-068
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Engineer:
CIRCLE B ENGINEERED SOLUTIONS
 120 PATRICK DR
 WEATHERFORD, TX 76087
 TX F#22402



NOTES:

- INSTALL 8" CURB ALONG SOUTH EDGE OF PAVING WITH 15 EA EVENLY SPACED 3"Ø SCH 40 PVC PIPES FOR STORM WATER RETENTION DURING PEAK STORM.
- SLOPE PAVING 1% MINIMUM TOWARD SOUTH WITH CONTINUOUS CURB ELEVATION AROUND RETENTION BASIN UNTIL TERMINATING INTO PAVING

Project Revisions:

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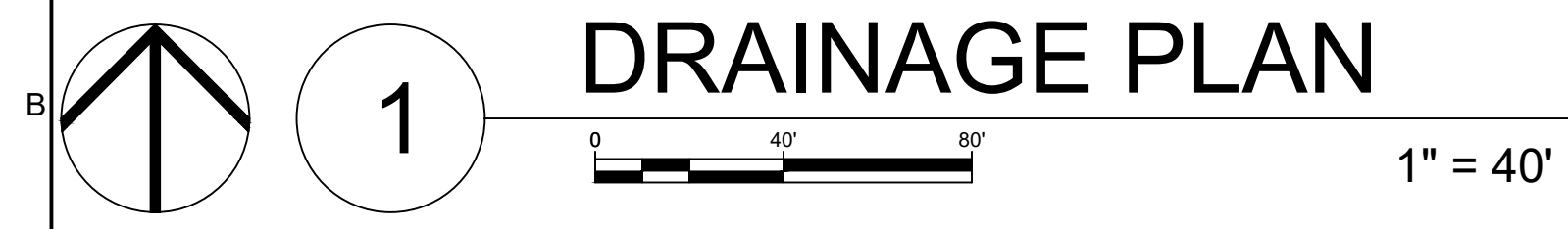
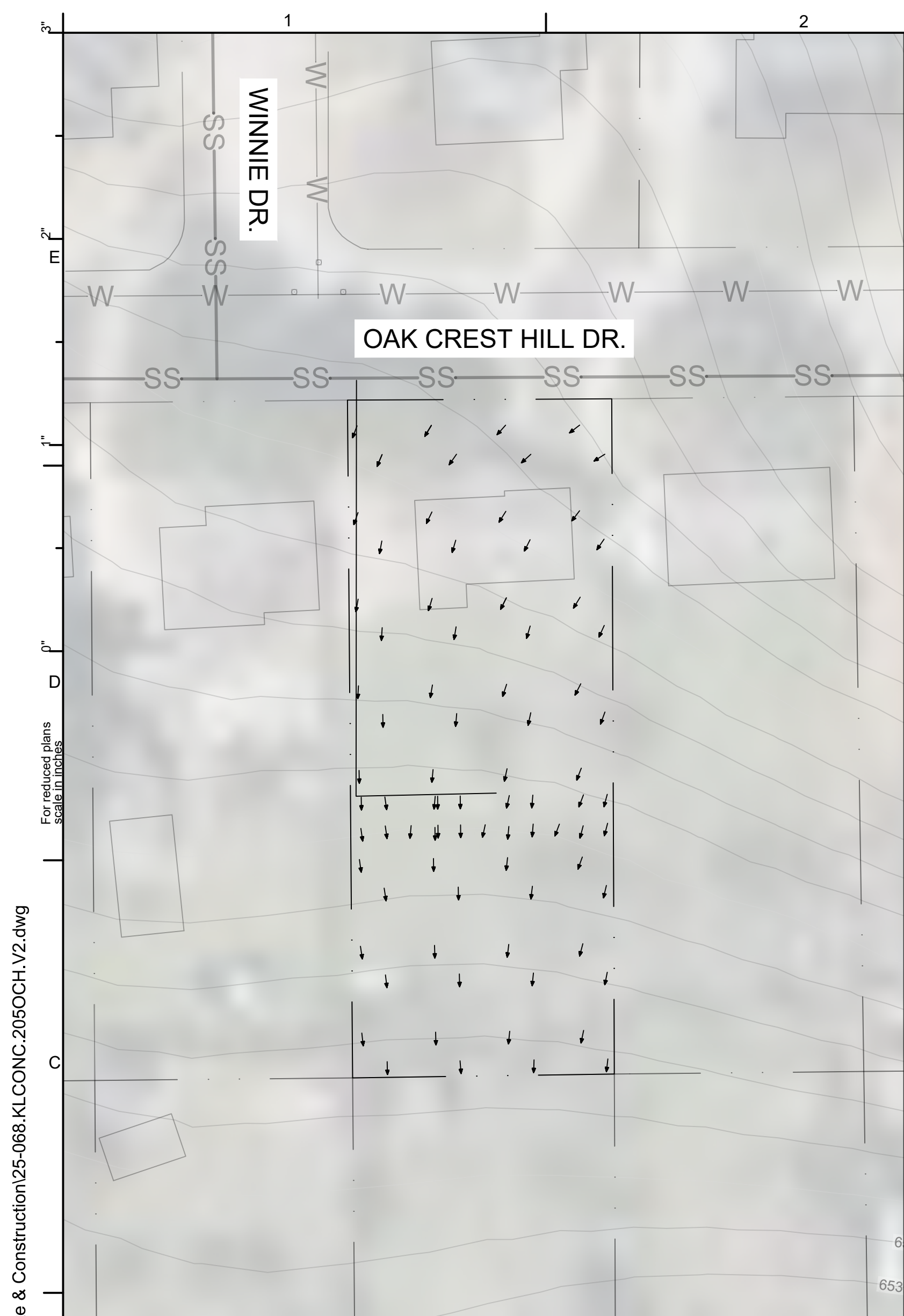
Issue: -
 Date: 2025-10-14
 Dwg File: 25-068.KLCONC.205OCH.V2.dwg
 Drawn By: ZK
 Checked By: JDB

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Sheet Title:
PROPOSED SITE PLAN

Sheet Number:
C-102

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DRAINAGE PLAN

Circle B Engineered Solutions
KL Concrete
205 Oak Crest
Impervious Cover Calculations

Date: 12/09/25
Page: 1 of 4

Designer: Zade Kendall
Job: 205 Oak Crest
Checked By: Jason Bowen
Location: Colleyville, TX

Design Code and Standards:
Chapter 14 - Engineering Design Standards (City of Colleyville)
ccg22-Default: (TXDOT curb standards)

The following analysis is being performed by the Rational Method. This method is the industry standard for estimating peak discharges for small drainage areas of up to about 200 acres (80 hectares) with no significant flood storage. This method is accepted not only by the City of Colleyville, but also by the Texas Army Corps of Engineers, Federal Emergency Management Agency, and other entities.

$A_L := 26776 \text{ ft}^2$ total area of the lot $A_L = 0.615 \text{ acre}$

Existing Impervious Cover
 $A_H := 2381 \text{ ft}^2$ area of the house
 $A_{ED} := 1766.5 \text{ ft}^2$ area of existing driveway
 $T_{AE} := A_H + A_{ED} = 4147.5 \text{ ft}^2$ total area of existing impervious cover

New Impervious Cover
 $A_{AB} := 1200 \text{ ft}^2$ area of new accessory building
 $A_{ND} := 2885 \text{ ft}^2$ area of new driveway
 $T_{AN} := A_{AB} + A_{ND} = 4085 \text{ ft}^2$ total area of new impervious cover

Rational Method
 $Q = C \cdot I \cdot A$
 $C_1 := 0.3$ c - value for vegetative cover per city ordinance
 $C_2 := 0.90$ c - value for concrete cover
 $I := 9.2 \frac{\text{in}}{\text{hr}}$ intensity for 100 yr storm for Tarrant County at 15 mins

Existing Lot Runoff
 $C_E := \frac{(C_1 \cdot (A_L - T_{AE})) + (C_2 \cdot T_{AE})}{A_L} = 0.393$

$Q_E := C_E \cdot I \cdot A_L \cdot \frac{1}{\text{acre}} \cdot \frac{\text{ft}^3}{\text{s}} = 2.22 \frac{\text{ft}^3}{\text{s}}$

New Lot Runoff
 $C_N := \frac{(C_1 \cdot (A_L - (T_{AE} + T_{AN})) + (C_2 \cdot (T_{AE} + T_{AN})))}{A_L} = 0.484$

$Q_N := C_N \cdot I \cdot A_L \cdot \frac{1}{\text{acre}} \cdot \frac{\text{ft}^3}{\text{s}} = 2.74 \frac{\text{ft}^3}{\text{s}}$ $Q_A := Q_N - Q_E = 0.518 \frac{\text{ft}^3}{\text{s}}$ $\frac{Q_A}{Q_E} = 23.3\%$

Circle B Engineered Solutions
KL Concrete
205 Oak Crest
Impervious Cover Calculations

Date: 12/09/25
Page: 2 of 4

Storage Calculations:

Option 1: using pipes for outflow
Q difference: $Q_A = 0.518 \frac{\text{ft}^3}{\text{s}}$

Storage volume needed for 15 min duration: $V_s := Q_A \cdot 15 \text{ min} = 465.893 \text{ ft}^3$

back concrete of the building: $B_c := 10 \text{ ft} \cdot 42 \text{ ft} = 420 \text{ ft}^2$

curb height required: $C_h := \frac{V_s}{B_c} = 13.311 \text{ in}$

cross-sectional area of 3" pipe: $A_p := \pi \cdot (1.5 \text{ in})^2 = 0.049 \text{ ft}^2$

"K" coefficient for sharp entrance pipe: $K := 0.5$

difference between pond elev. and outlet elev.: $H := 16 \text{ in}$

outflow rate for one pipe @ C_h (HEC RAS Manual): $O_C := K \cdot A_p \cdot \sqrt{2 \cdot g \cdot C_h} = 0.207 \frac{\text{ft}^3}{\text{s}}$

outflow rate for one pipe @ H (HEC RAS Manual): $O_H := K \cdot A_p \cdot \sqrt{2 \cdot g \cdot H} = 0.227 \frac{\text{ft}^3}{\text{s}}$

number of pipes needed: $\frac{Q_E}{O_H} = 9.774$ $\frac{Q_E}{O_C} = 10.716$

Option 2: using slots for outflow
bottom length of slot: $b := 2 \text{ in}$

top length of slot: $a := 1.5 \cdot b = 3 \text{ in}$

cross-sectional area of slot (assuming trapezoidal): $A_s := 0.5 \cdot (a + b) \cdot C_h = 0.231 \text{ ft}^2$

outflow rate for one slot: $O_s := K \cdot A_s \cdot \sqrt{2 \cdot g \cdot C_h} = 0.976 \frac{\text{ft}^3}{\text{s}}$

number of slots needed: $\frac{Q_E}{O_s} = 2.276$

Option 3: double the flatwork to decrease the curb height

storage volume needed for 15 min duration: $V_s = 465.893 \text{ ft}^3$

doubling the width of the back concrete of the building: $B_{c3} := 20 \text{ ft} \cdot 42 \text{ ft} = 840 \text{ ft}^2$

curb height required: $C_{h3} := \frac{V_s}{B_{c3}} = 6.656 \text{ in}$

cross-sectional area of 3" pipe: $A_p = 0.049 \text{ ft}^2$

"K" coefficient for sharp entrance pipe: $K = 0.5$

difference between pond elev. and outlet elev.: $H_3 := 8 \text{ in}$

outflow rate for one pipe @ C_{h3} (HEC RAS Manual): $O_{C3} := K \cdot A_p \cdot \sqrt{2 \cdot g \cdot C_{h3}} = 0.147 \frac{\text{ft}^3}{\text{s}}$

outflow rate for one pipe @ H_3 (HEC RAS Manual): $O_{H3} := K \cdot A_p \cdot \sqrt{2 \cdot g \cdot H_3} = 0.161 \frac{\text{ft}^3}{\text{s}}$

number of pipes needed: $\frac{Q_E}{O_{H3}} = 13.823$ $\frac{Q_E}{O_{C3}} = 15.155$

Circle B Engineered Solutions
KL Concrete
205 Oak Crest
Impervious Cover Calculations

Date: 12/09/25
Page: 3 of 4

Option 4: using underground storage
based on Caltex information sheet:
for Contactor 100HD:
capacity of one chamber: $C1_c := 32 \text{ ft}^3$

number of chambers required for storage: $\#_{c1} := \frac{V_s}{C1_c} = 14.559$

stone border width: $S_b := 12 \text{ in}$

row Spacing: $R_s := 6 \text{ in}$

chamber width: $C1_w := 36 \text{ in}$

total width: $T1_w := (S_b \cdot 2) + (R_s \cdot 14) + (C1_w \cdot 15) = 54 \text{ ft}$

chamber length: $C1_l := 8 \text{ ft}$

total area: $C1_l \cdot T1_w = 432 \text{ ft}^2$

Recharger 180HD:
capacity of one chamber: $C2_c := 40 \text{ ft}^3$

number of chambers required for storage: $\#_{c2} := \frac{V_s}{C2_c} = 11.647$

stone border width: $S_b = 12 \text{ in}$

row Spacing: $R_s = 6 \text{ in}$

chamber width: $C2_w := 36 \text{ in}$

total width: $T2_w := (S_b \cdot 2) + (R_s \cdot 11) + (C2_w \cdot 12) = 43.5 \text{ ft}$

chamber length: $C2_l := 7.33 \text{ ft}$

total area: $C2_l \cdot T2_w = 318.855 \text{ ft}^2$

Recharger 330XLHD:
capacity of one chamber: $C3_c := 84 \text{ ft}^3$

number of chambers required for storage: $\#_{c3} := \frac{V_s}{C3_c} = 5.546$

stone border width: $S_b = 12 \text{ in}$

row Spacing: $R_s = 6 \text{ in}$

chamber width: $C3_w := 52 \text{ in}$

total width: $T3_w := (S_b \cdot 2) + (R_s \cdot 5) + (C3_w \cdot 6) = 30.5 \text{ ft}$

chamber length: $C3_l := 8.5 \text{ ft}$

total area: $C3_l \cdot T3_w = 259.25 \text{ ft}^2$

Option 3 curb check calculations:
Curb Height: $H_3 = 8 \text{ in}$

Curb width (TXDOT standard): $C_w := 8 \text{ in}$

Assume curb is a retaining wall for checks:
Water head (assume worst case): $W_h := H_3 = 8 \text{ in}$

Unit weight of water: $\gamma_w := 62.4 \text{ pcf}$

Circle B Engineered Solutions
KL Concrete
205 Oak Crest
Impervious Cover Calculations

Date: 12/09/25
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Force on the curb per foot of curb: $F_w := (0.5 \cdot \gamma_w \cdot W_h^2) \cdot 1 \text{ ft} = 13.867 \text{ lbf}$

Location of the force: $F_L := \frac{H_3}{3} = 0.222 \text{ ft}$

Overtopping moment: $M_o := F_w \cdot F_L = 3.081 \text{ ft} \cdot \text{lbf}$

Unit weight of concrete: $\gamma_c := 150 \text{ pcf}$

Weight of the curb per foot: $W_c := (H_3 \cdot C_w \cdot 1 \text{ ft}) \cdot \gamma_c = 66.667 \text{ lbf}$

Internal angle of friction (assumption for clay): $\phi = 20^\circ$

Coefficient of friction (SkyCiv Retaining wall calc): $\mu = \tan(0.67 \cdot \phi) = 0.238$

Resistance due to friction: $R_f := W_c \cdot \mu = 15.882 \text{ lbf}$

$\frac{R_f}{F_w} = 1.145$ if $\frac{R_f}{F_w} > 1$, "Pass", "Fail" = "Pass"

End of Calculations

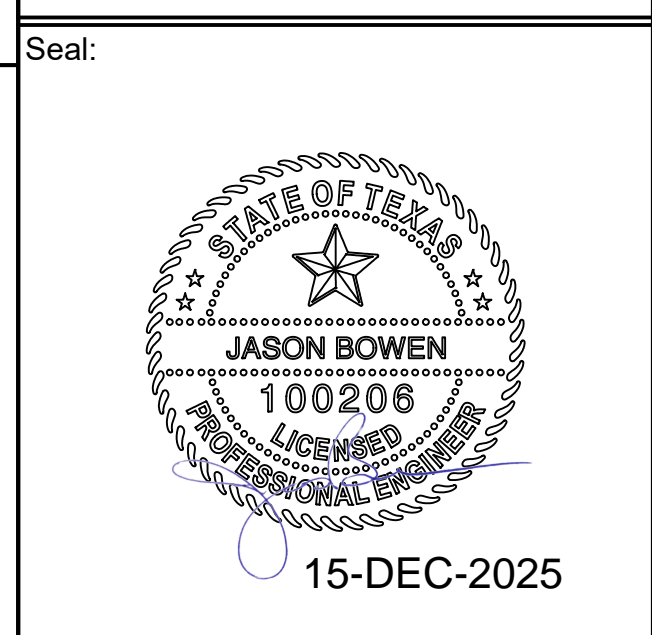
Circle B Engineered Solutions

Project Name:
KL CONCRETE AND CONSTRUCTION LLC

ACCESSORY BUILDING ADD-ON

Project Number: 25-068
Project Manager: JDB
Site Name: 205 OAK CREST
Address: 205 OAK CREST HILL DR. COLLEYVILLE, TX

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CIRCLE B ENGINEERED SOLUTIONS
120 PATRICK DR
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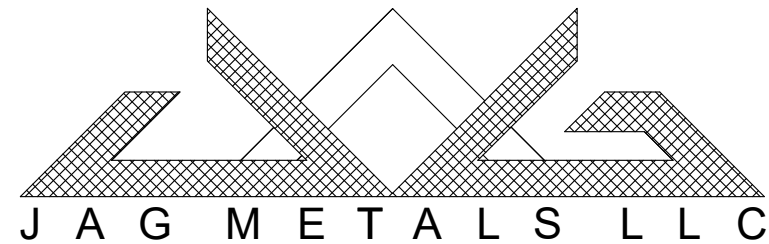
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Issue: -
Date: 2025-10-14
Dwg File: 25-068.KLCONC.205OCH.V2.dwg
Drawn By: ZK
Checked By: JDB

Sheet Title:
DRAINAGE PLAN

Sheet Number:
C-103



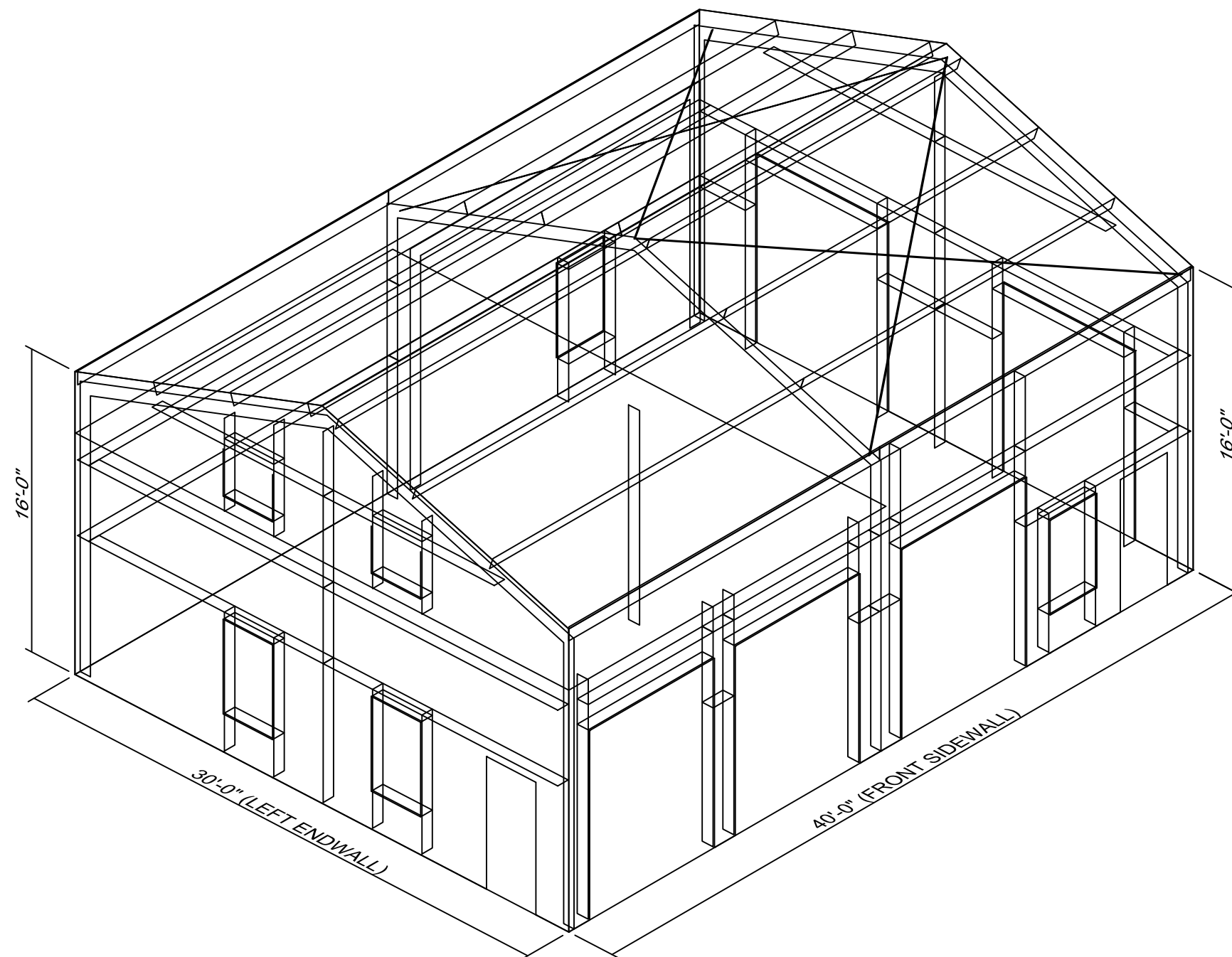
BELL SHOP

205 OAK CREST HILL
COLLEYVILLE, TX 76034



DRAWING INDEX

COVER SHEET & GENERAL NOTES (CA)	STRUCTURAL DETAILS (SSD)
SC1 - PROJECT COVER SHEET	SSD1 - STRUCTURAL DETAILS 1
SC2 - GENERAL NOTES	SSD2 - STRUCTURAL DETAILS 2
	SSD3 - STRUCTURAL DETAILS 3
<u>ANCHOR BOLTS & REACTIONS (SA)</u>	SSD4 - STRUCTURAL DETAILS 4
SA1 - ANCHOR BOLT LAYOUT	SSD5 - STRUCTURAL DETAILS 5
SA2 - ANCHOR BOLT DETAILS	SSD6 - STRUCTURAL DETAILS 6
SA3 - REACTIONS	
	<u>SHEETING AND TRIM DETAILS (SSHD)</u>
<u>PRIMARY STRUCTURE (SP)</u>	SSHD1 - DETAILS 1
SP1 - RIGID FRAME SHAKEOUT PLAN	SSHD2 - DETAILS 2
SP2 - RIGID FRAMELINE 1	SSHD3 - DETAILS 3
SP3 - RIGID FRAMELINE 2	SSHD4 - DETAILS 4
SP3 - RIGID FRAMELINE 3	
SP3 - RIGID FRAMELINE 4	<u>TRIM PROFILE DETAILS (STD)</u>
SP3 - RIGID FRAMELINE 5	STD1 - TRIM PROFILES 1
SP3 - RIGID FRAMELINE 6	STD2 - TRIM PROFILES 1
	STD3 - TRIM PROFILES 1
	STD4 - TRIM PROFILES 1
<u>SECONDARY STRUCTURE (SS)</u>	
SS1 - ROOF FRAMING	
SS2 - FRAMELINE 1	<u>FASTENERS AND ACCESSORIES (SFA)</u>
SS3 - FRAMELINE 2	SFA1 - BOLTS
SS4 - FRAMELINE 3	SFA2 - BOLTS
SS5 - FRAMELINE A	SFA3 - SCREWS
SS6 - FRAMELINE B	SFA4 - ACCESSORIES
SS7 - FRAMELINE C	
	<u>REFERENCE DRAWINGS</u>
<u>EXTERIOR SHEETING (SSH)</u>	SR1 - PRI. AND SEC. NUTS AND BOLTS
SSH1 - ROOF SHEETING	SR2 - SCREWS, FASTENERS & SEALANTS
SSH2 - SHEETING FRAMELINE 1	SR3 - BOLT TIGHTENING
SSH3 - SHEETING FRAMELINE 2	SR4 - BRACING INSTALLATION
SSH4 - SHEETING FRAMELINE 3	SR5 - ROOF PANEL INSTALLATION
SSH5 - SHEETING FRAMELINE A	SR6 - PBR PANEL INSTALLATION
SSH6 - SHEETING FRAMELINE B	SR7 - ENDWALL PANEL INSTALLATION
SSH7 - SHEETING FRAMELINE C	SR8 - SECONDARY PUNCHES AND LAPS
	SR9 - DOOR AND WINDOW TRIM DETAIL
<u>FLOOR FRAMING JOIST (SM1)</u>	SR10 - SIDEWALL HORIZ. PANEL INSTL.
SM1 - FLOOR FRAMING FRAMELINE 1	SR11 - ENDWALL HORIZ. PANEL INSTL.
	SR12 - PBR HORIZ. / VERT PANEL INSTL.



JOB ID: **8043R3.0**

CUSTOMER: KL CONCRETE & CONST.
1450 AGNES NORTH
SPRINGTOWN, TX 76082

PROJECT: BELL SHOP
205 OAK CREST HILL
COLLEYVILLE, TX 76034

DRAWING DATE: 12/20/25

DRAWING STATUS:
 FOR CONSTRUCTION
 SEALED SET / PERMIT
 FOR APPROVAL

REVISIONS:

SCALING: NOT TO SCALE

NOTE: THE ENGINEER SIGNING AND SEALING THIS SET OF DRAWINGS IS NOT THE ENGINEER OF RECORD FOR THE OVERALL PROJECT AND IS ONLY CERTIFYING THAT THE DESIGN OF THE BUILDING SYSTEM FURNISHED BY THE MANUFACTURER NAMED WITHIN SATISFY THE DESIGN REQUIREMENTS SPECIFIED BY THE CONTRACT DOCUMENTS IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND STANDARDS OF PRACTICE AND DOES NOT EXTEND TO THE ERECTION OF THE BUILDING STRUCTURE.

DRAWN BY: GB CHECKED BY: BG/FB ENG. BY: JK

SEAL: 12-20-2025

SHEET: **SC1**

SPLICE PLATE & BOLT TABLE

Mark	Qty		Int	Type	Dia	Length	Width	Thick	Length
	Top	Bot							
SP1	4	4	0	A325	3/4"	1 3/4"	6"	3/8"	1'-3 1/4"

PERIMETER BEAM BOLT TABLE

ID	Qty	Type	Dia	Length
P1	4	A325	3/4"	1 3/4"
P2	2	A325	3/4"	1 3/4"

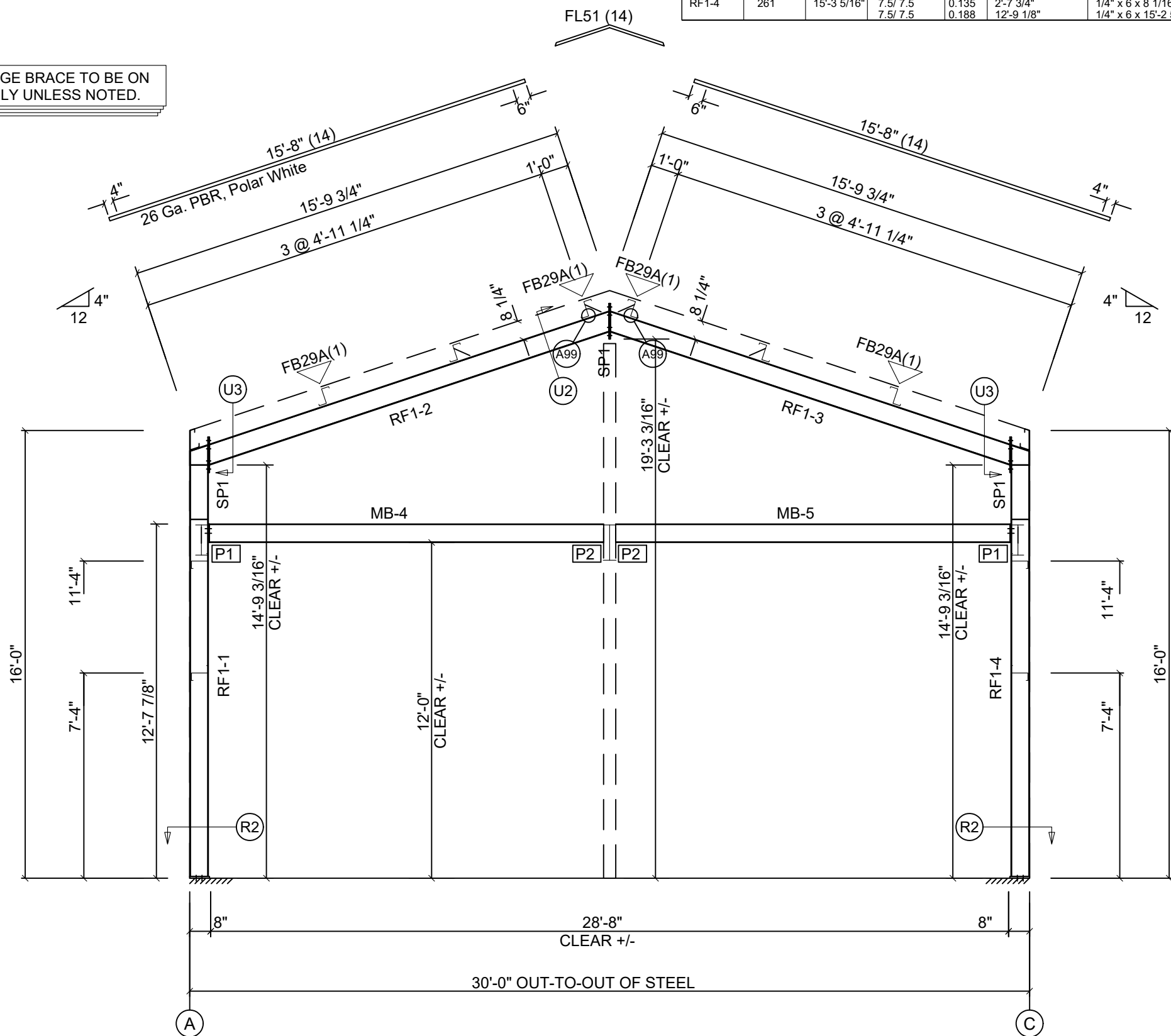
NOTE: ALL FLANGE BRACE TO BE ON ONE SIDE ONLY UNLESS NOTED.

MEMBER TABLE

Mark	Weight	Length	Web Depth		Web Plate		Outside Flange Thk x W x Length	Inside Flange Thk x W x Length
			Start/End	Thick	Length			
RF1-1	261	15'-3 5/16"	7.5/ 7.5	0.188	12'-9 1/8"	0.135	1/4" x 6 x 15'-2 5/16"	1/4" x 6 x 14'-5 3/16"
RF1-2	215	15'-1 3/16"	8.0/ 8.0	0.135	15'-3 1/16"	0.135	1/4" x 5 x 15'-0 5/16"	1/4" x 5 x 15'-0 5/16"
RF1-3	217	15'-1 3/16"	8.0/ 8.0	0.135	15'-3 1/16"	0.135	1/4" x 5 x 15'-0 5/16"	1/4" x 5 x 15'-0 5/16"
RF1-4	261	15'-3 5/16"	7.5/ 7.5	0.188	12'-9 1/8"	0.135	1/4" x 6 x 15'-2 5/16"	1/4" x 6 x 14'-5 3/16"

BEAM TABLE

Mark	Part	Length
MB-4	W10X12	14'-1 7/16"
MB-5	W10X12	14'-1 7/16"



RIGID FRAME ELEVATION: FRAME LINE 1

REF. VER. TB0125.1FAB

JAG METALS LLC
 (817) 599-5241 www.jagmetalsllc.com
 1815 Banks Drive Weatherford, TX 76087

JOB ID: **8043R3.0**

CUSTOMER: **KL CONCRETE & CONST.**
 1450 AGNES NORTH
 SPRINGTOWN, TX 76082

PROJECT: **BELL SHOP**
 205 OAK CREST HILL
 COLLEYVILLE, TX 76034

DRAWING DATE: **12/20/25**

DRAWING STATUS

FOR CONSTRUCTION
FINAL DRAWINGS USED FOR ERECTION PURPOSES

SEALED SET / PERMIT
NOT TO BE USED FOR ERECTION PURPOSES

FOR APPROVAL
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REVISIONS

1

2

3

SCALING: **NOT TO SCALE**

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DRAWN BY: **GB** CHECKED BY: **BG/FB** ENG. BY: **JK**

SEAL

12-20-2025

STATE OF TEXAS
JALAL KETABI
 82419
 LICENSED PROFESSIONAL ENGINEER

SHEET **SP1**

SPLICE PLATE & BOLT TABLE									
Mark	Qty		Int	Type	Dia	Length	Width	Thick	Length
	Top	Bot							
SP1	4	4	0	A325	3/4"	2"	6"	1/2"	1'-3 1/4"
SP2	4	4	0	A325	3/4"	1 3/4"	6"	3/8"	1'-3 1/4"

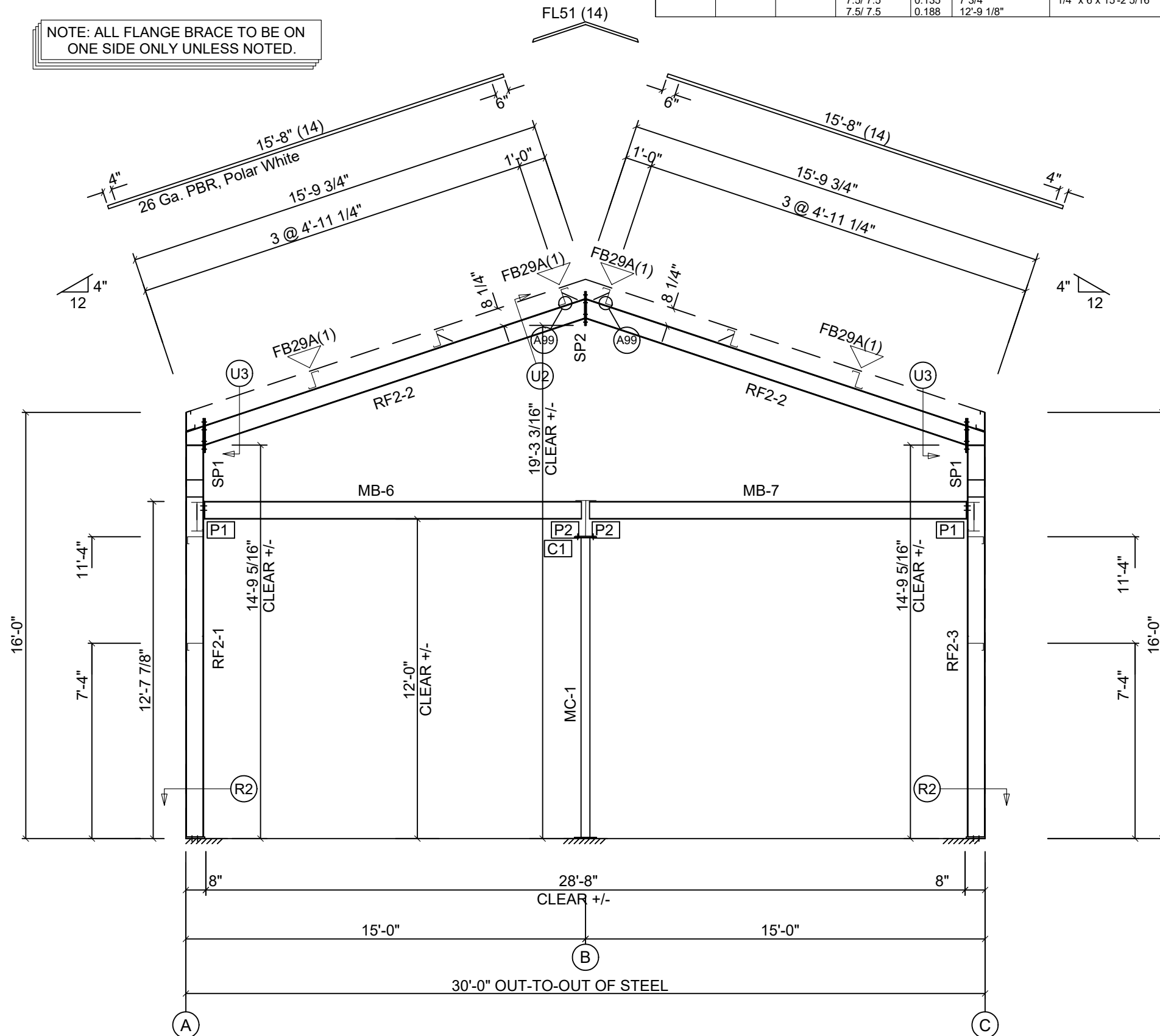
PERIMETER BEAM BOLT TABLE				
ID	Qty	Type	Dia	Length
P1	4	A325	3/4"	1 3/4"
P2	2	A325	3/4"	1 3/4"

SUPPORT COLUMN BOLT TABLE				
ID	Qty	Type	Dia	Length
C1	4	A325	5/8"	1 3/4"

NOTE: ALL FLANGE BRACE TO BE ON ONE SIDE ONLY UNLESS NOTED.

MEMBER TABLE								
Mark	Weight	Length	Web Depth		Web Plate		Outside Flange Thk x W x Length	Inside Flange Thk x W x Length
			Start/End	Thick	Length			
RF2-1	268	15'-3 5/16"	7.5/ 7.5	0.188	12'-9 1/8"	7 3/4"	1/4" x 6 x 15'-2 5/16"	1/4" x 6 x 14'-5 3/16"
RF2-2	217	15'-1 1/16"	7.5/ 7.5	0.135	2'-0"	7 3/4"	1/4" x 5 x 15'-0 1/16"	1/4" x 6 x 8 1/16"
			8.0/ 8.0	0.135	15'-2 13/16"	2'-0"		
RF2-3	272	15'-3 5/16"	7.5/ 7.5	0.250	2'-0"	7 3/4"	1/4" x 6 x 15'-2 5/16"	1/4" x 6 x 14'-5 3/16"
			7.5/ 7.5	0.135	12'-9 1/8"	7 3/4"		

BEAM TABLE		
Mark	Part	Length
MC-1	T4040125	11'-4"
MB-6	W10X12	14'-2 3/16"
MB-7	W10X12	14'-2 3/16"



RIGID FRAME ELEVATION: FRAME LINE 2

REF. VER. TB0125.1FAB

JAG METALS LLC
 (817) 599-5241 www.jagmetalsllc.com
 1815 Banks Drive Weatherford, TX 76087

JOB ID: **8043R3.0**

CUSTOMER: **KL CONCRETE & CONST.**
 1450 AGNES NORTH
 SPRINGTOWN, TX 76082

PROJECT: **BELL SHOP**
 205 OAK CREST HILL
 COLLEYVILLE, TX 76034

DRAWING DATE: **12/20/25**

DRAWING STATUS:

FOR CONSTRUCTION
FINAL DRAWINGS USED FOR ERECTION PURPOSES

SEALED SET / PERMIT
NOT TO BE USED FOR ERECTION PURPOSES

FOR APPROVAL
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SHEET **SP2**

SPOCKET & BOL TABLE									
Mark	Qty Top	Qty Bot	Int	Type	Dia	Length	Width	Thick	Length
SP1	4	4	0	A325	3/4"	1 3/4"	6"	3/8"	1'-3 1/4"

MEMBER TABLE							
Mark	Weight	Length	Web Depth Start/End	Web Plate Thick	Web Plate Length	Outside Flange Thk x W x Length	Inside Flange Thk x W x Length
RF3-1	235	15'-3 5/16"	7.5/ 7.5	0.135	15'-4 7/8"	1/4" x 6 x 15'-2 5/16"	1/4" x 6 x 14'-5 3/16"
RF3-2	215	15'-1 3/16"	8.0/ 8.0	0.135	15'-3 1/16"	1/4" x 5 x 15'-0 5/16"	1/4" x 5 x 15'-0 5/16"
RF3-3	217	15'-1 3/16"	8.0/ 8.0	0.135	15'-3 1/16"	1/4" x 5 x 15'-0 5/16"	1/4" x 5 x 15'-0 5/16"
RF3-4	239	15'-3 5/16"	7.5/ 7.5	0.135	15'-4 7/8"	1/4" x 6 x 15'-2 5/16"	1/4" x 6 x 14'-5 3/16"

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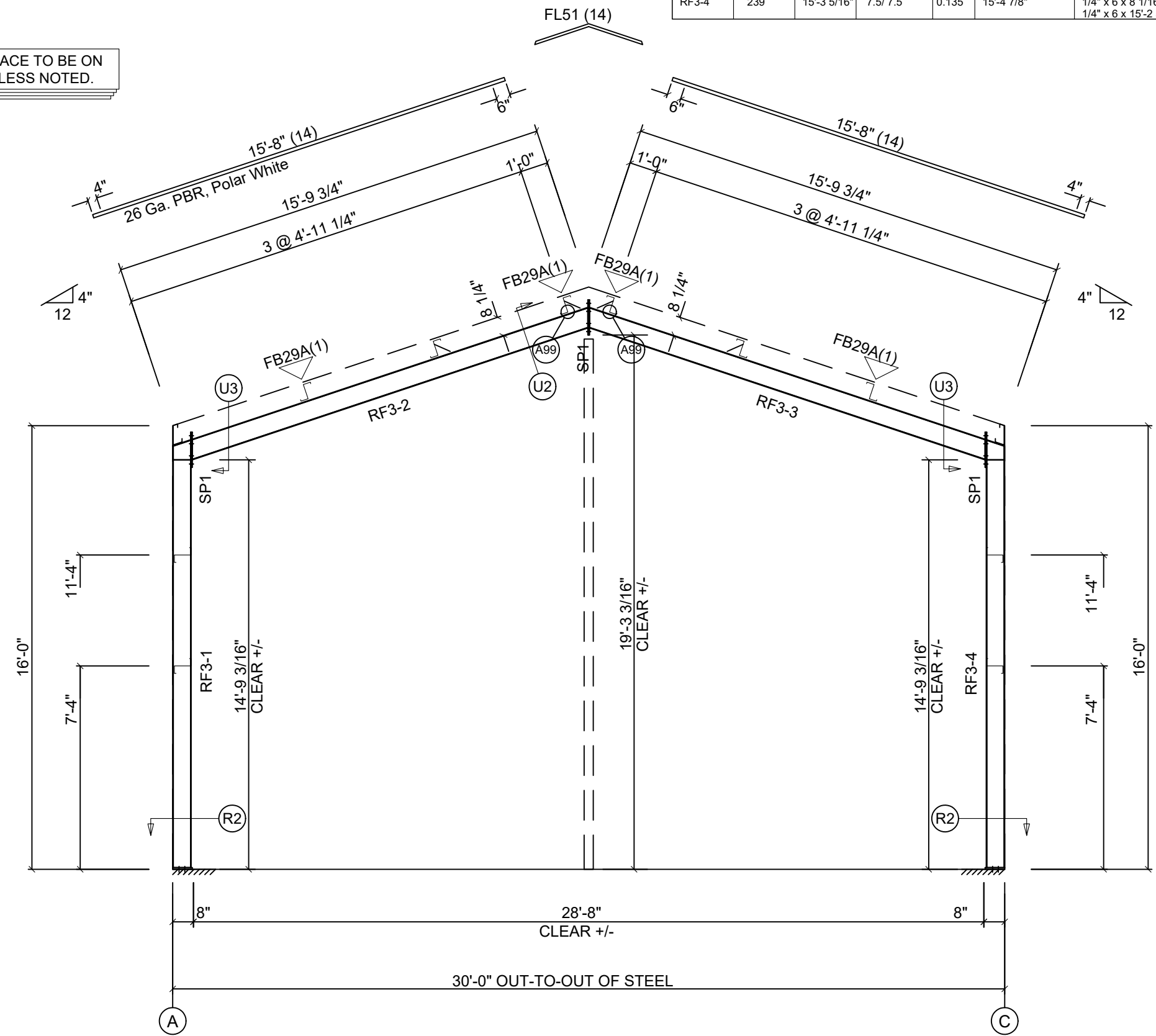
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12-20-2025

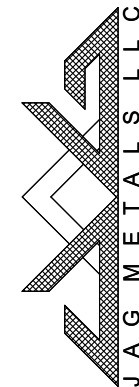
STATE OF TEXAS
JALAL KETABI
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SHEET **SP3**

NOTE: ALL FLANGE BRACE TO BE ON ONE SIDE ONLY UNLESS NOTED.



RIGID FRAME ELEVATION: FRAME LINE 3



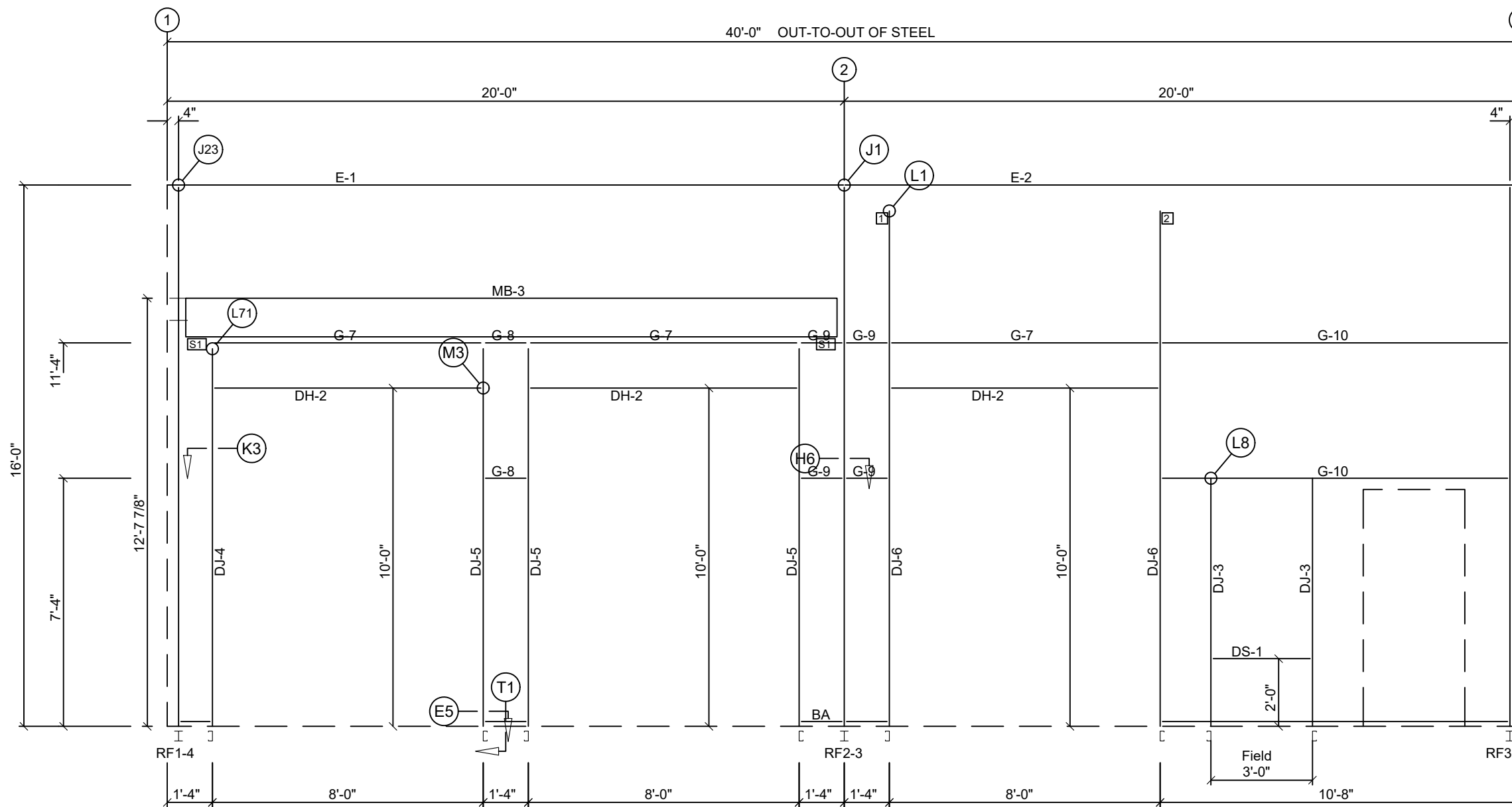
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1815 Banks Drive Weatherford, TX 76087

MEMBER TABLE: FRAME LINE C			
QUAN	MARK	PART	LENGTH
2	DJ-3	8X35c14	7'-4"
1	DJ-4	8X35c14	11'-1 15/16"
3	DJ-5	8X35c14	11'-1 15/16"
2	DJ-6	8X35c14	15'-2 13/16"
3	DH-2	8X35c14	8'-0"
1	DS-1	8X35c14	3'-0"
1	E-1	E085344L	19'-11 1/2"
1	E-2	E085344L	19'-11 1/2"
3	G-7	8X25Z16	7'-11 1/2"
2	G-8	8X25Z16	7 1/2"
4	G-9	8X25Z16	8 3/8"
2	G-10	8X25Z16	9'-8 3/8"
1	MB-3	W14X22	19'-2 7/8"

CLIP TABLE: FRAME LINE C			
ID	QUAN	MARK	LENGTH
1	1	e1	
2	1	e2	

ANGLE TABLE: FRAME LINE C			
ID	QUAN	MARK	LENGTH
0	1	BA	

SUPPORT BEAM BOLT TABLE FRAME LINE C				
ID	QUAN	TYPE	DIA	LENGTH
S1	2	A325	3/4"	1 3/4"



FRONT SIDEWALL FRAMING: FRAME LINE C

JOB ID: **8043R3.0**
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 1450 AGNES NORTH
 SPRINGTOWN, TX 76082
 PROJECT: **BELL SHOP**
 205 OAK CREST HILL
 COLLEYVILLE, TX 76034
 DRAWING DATE: **12/20/25**

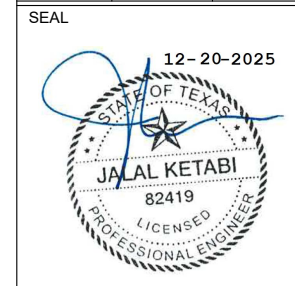
DRAWING STATUS:
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 FOR APPROVAL
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REVISIONS:
 1
 2
 3

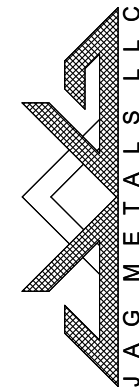
SCALING:
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DRAWN BY: **GB** CHECKED BY: **BG/FB** ENG. BY: **JK**



SHEET **SS2**



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JOB ID

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CUSTOMER

KL CONCRETE & CONST.
1450 AGNES NORTH
SPRINGTOWN, TX 76082

PROJECT

BELL SHOP
205 OAK CREST HILL
COLLEYVILLE, TX 76034

DRAWING DATE:

12/20/25

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SEAL



SHEET

SS3

MEMBER TABLE: FRAME LINE A

QUAN	MARK	PART	LENGTH
1	WF-1	W8X10	13'-6"
1	WF-2	W8X10	13'-6"
1	WF-3	W8X10	18'-3 9/16"
2	DJ-3	8X35c14	7'-4"
1	DS-1	8X35c14	3'-0"
1	E-3	E085344L	19'-11 1/2"
1	E-4	E085344L	19'-11 1/2"
1	G-11	8X25Z14	18'-3 3/8"
1	G-12	8X25Z16	18'-3 3/8"
1	G-13	8X25Z14	19'-1 1/4"
1	G-14	8X25Z16	19'-1 1/4"
1	MB-1	W14X22	19'-2 7/8"

BOLT TABLE: FRAME LINE A

LOCATION	QUAN	TYPE	DIA	LENGTH
WF-1 - WF-3	8	A325	3/4"	1 3/4"
WF-2 - WF-3	8	A325	3/4"	1 3/4"
WF-1 - RF3-1	4	A325	5/8"	1 3/4"
WF-2 - RF2-1	4	A325	5/8"	1 3/4"

CLIP TABLE: FRAME LINE A

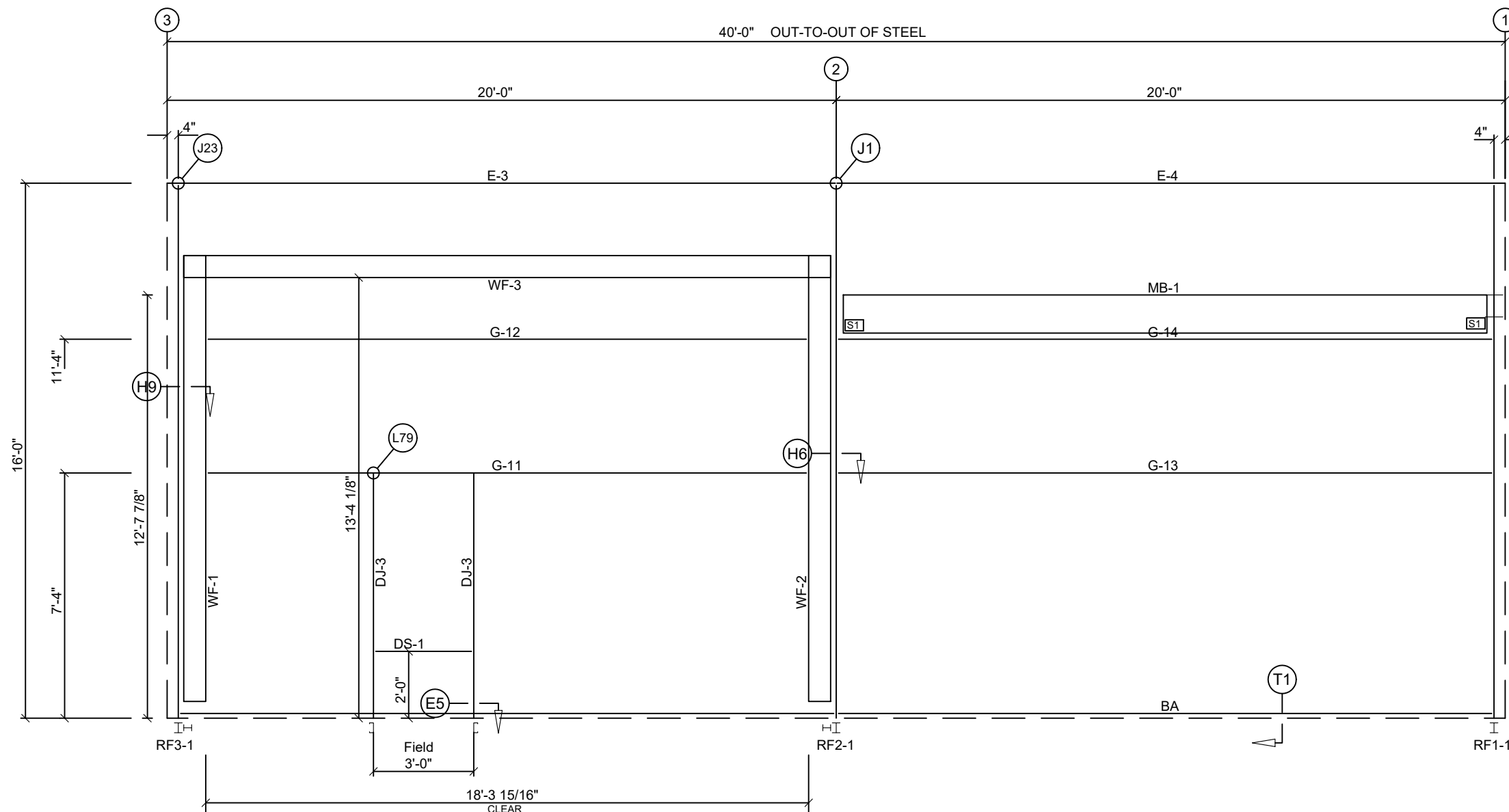
ID	QUAN	MARK	LENGTH
S1	2	BA	

ANGLE TABLE: FRAME LINE A

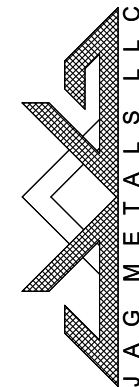
ID	QUAN	MARK	LENGTH
0	2	BA	

SUPPORT BEAM BOLT TABLE

ID	QUAN	TYPE	DIA	LENGTH
S1	2	A325	3/4"	1 3/4"



BACK SIDEWALL FRAMING: FRAME LINE A



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SHEET

SS4

MEMBER TABLE: FRAME LINE 1

QUAN	MARK	PART	LENGTH
1	EC-1	W8X18	19'-2 11/16"
2	DJ-1	8X35c14	4'-5"
2	DJ-2	8X35c14	5'-5"
4	DJ-3	8X35c14	7'-4"
2	DH-1	8X35c14	3'-0"
4	DS-1	8X35c14	3'-0"
4	G-1	8X25Z16	13'-11 3/4"
2	G-2	8X25Z16	9'-8 3/4"
1	MB-4	W10X12	14'-1 7/16"
1	MB-5	W10X12	14'-1 7/16"

BOLT TABLE: FRAME LINE 1

LOCATION	QUAN	TYPE	DIA	LENGTH
Columns/Raf	2	A325	5/8"	1 1/2"
Jamb	2	A325	1/2"	1 1/4"

CLIP TABLE: FRAME LINE 1

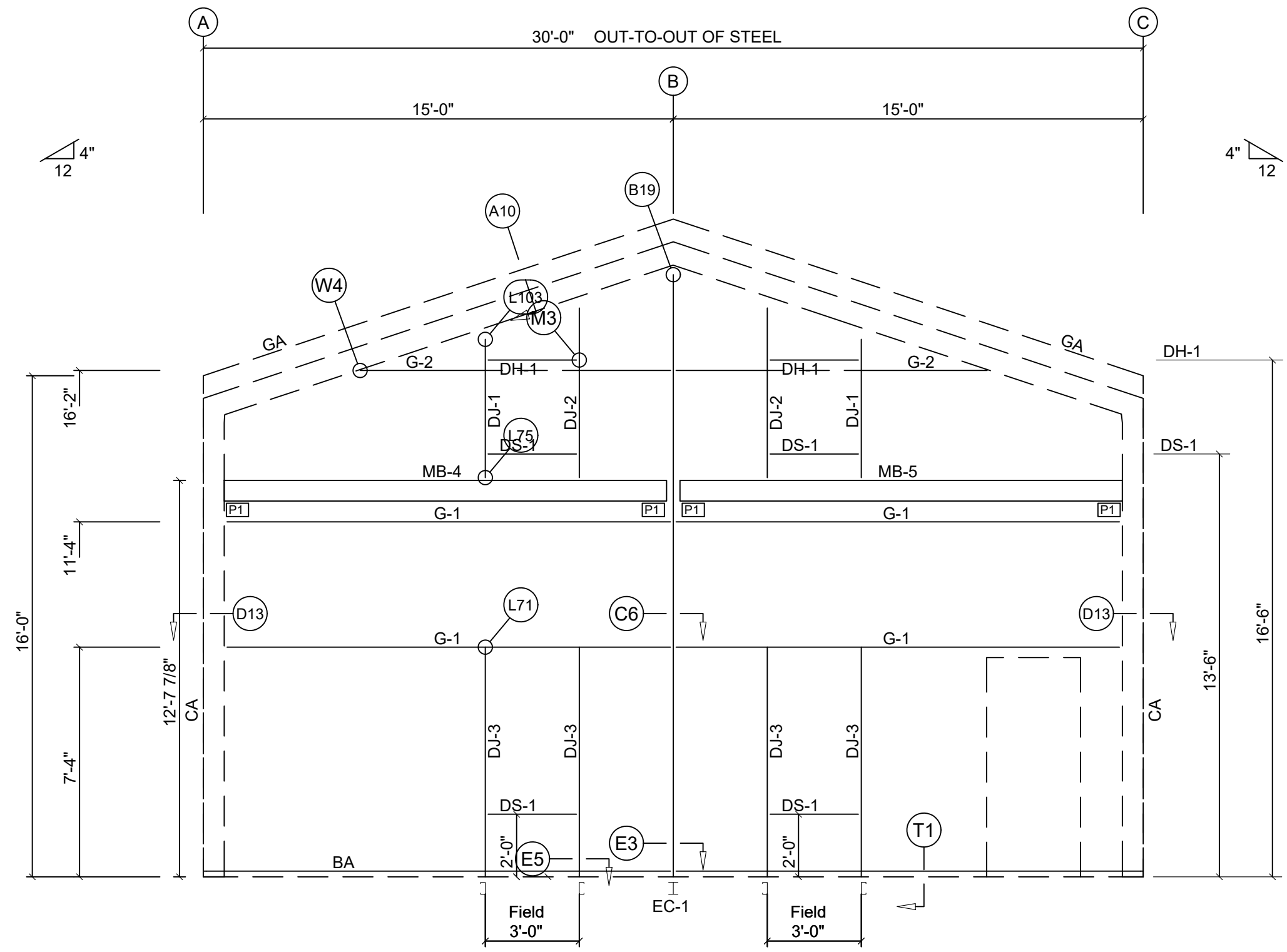
ID	QUAN	MARK	LENGTH

ANGLE TABLE: FRAME LINE 1

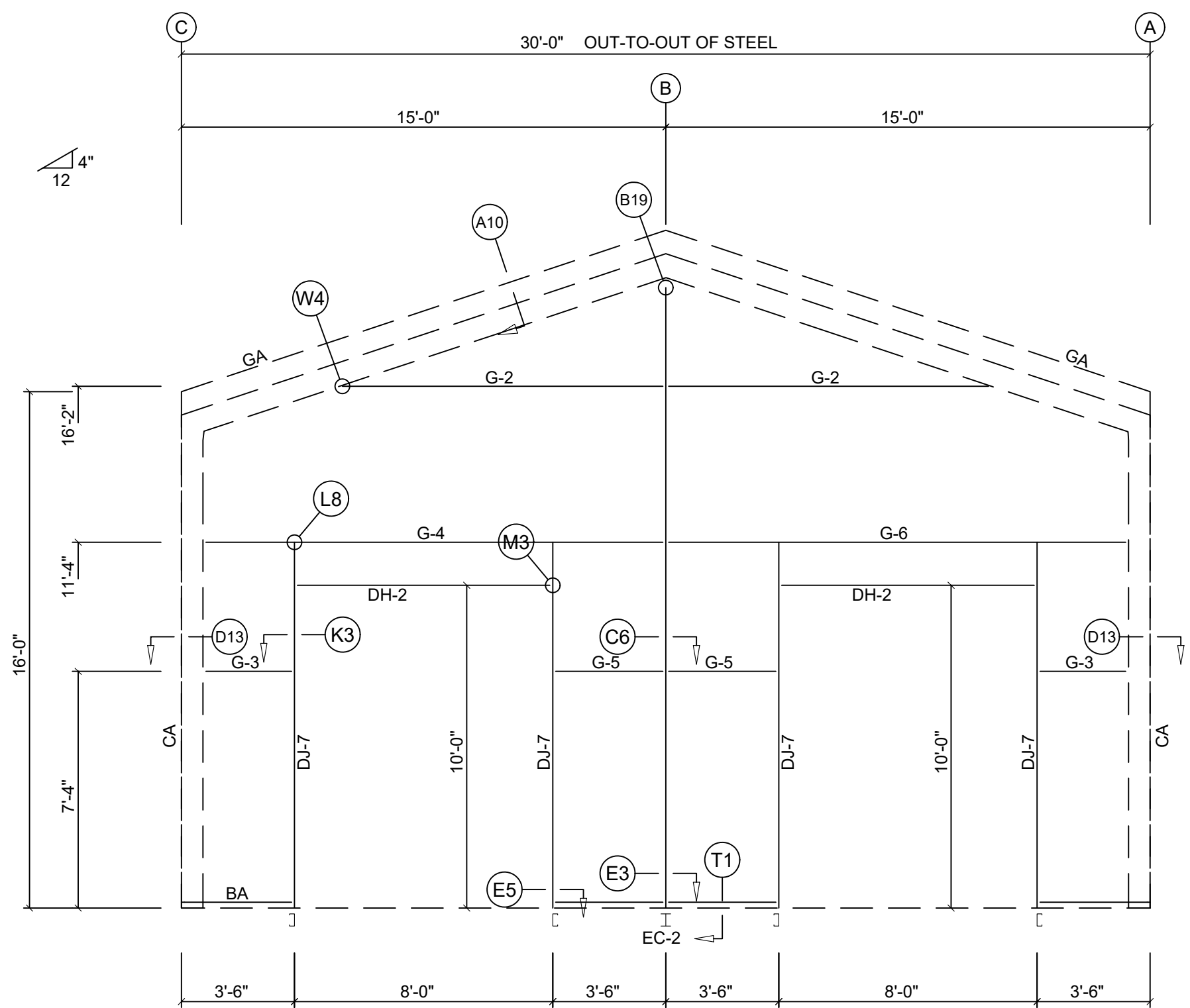
ID	QUAN	MARK	LENGTH
0	1	GA	
0	1	CA	
0	2	BA	

PERIMETER BEAM BOLT TABLE
FRAME LINE 1

ID	QUAN	TYPE	DIA	LENGTH
P1	4	A325	3/4"	1 3/4"



LEFT ENDWALL FRAMING: FRAME LINE 1



RIGHT ENDWALL FRAMING: FRAME LINE 3

MEMBER TABLE: FRAME LINE 3			
QUAN	MARK	PART	LENGTH
1	EC-2	W8X10	19'-2 11/16"
4	DJ-7	8X35c14	11'-4"
2	DH-2	8X35c14	8'-0"
2	G-2	8X25Z16	9'-8 3/4"
2	G-3	8X25Z16	2'-5 1/2"
1	G-4	8X25Z16	13'-11 3/4"
2	G-5	8X25Z16	2'-9 3/4"
1	G-6	8X25Z16	13'-11 3/4"

BOLT TABLE: FRAME LINE 3				
LOCATION	QUAN	TYPE	DIA	LENGTH
Columns/Raf	2	A325	5/8"	1 1/2"

ANGLE TABLE: FRAME LINE 3			
∠ID	QUAN	MARK	LENGTH
0	1	GA	
0	1	CA	
0	1	BA	

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SEAL

12-20-2025

JALAL KETABI
 82419
 LICENSED PROFESSIONAL ENGINEER

SHEET **SS5**



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RIDGE TYPE				
◊ID	QUAN	MARK	LENGTH	DETAIL
0	14	FL51	3'-0"	TRIM_128

PANEL TABLE ROOF PLAN			
QUAN	MARK	PART	LENGTH
3	RS-1	PBR26	15'-8"

JOB ID

8043R3.0

CUSTOMER

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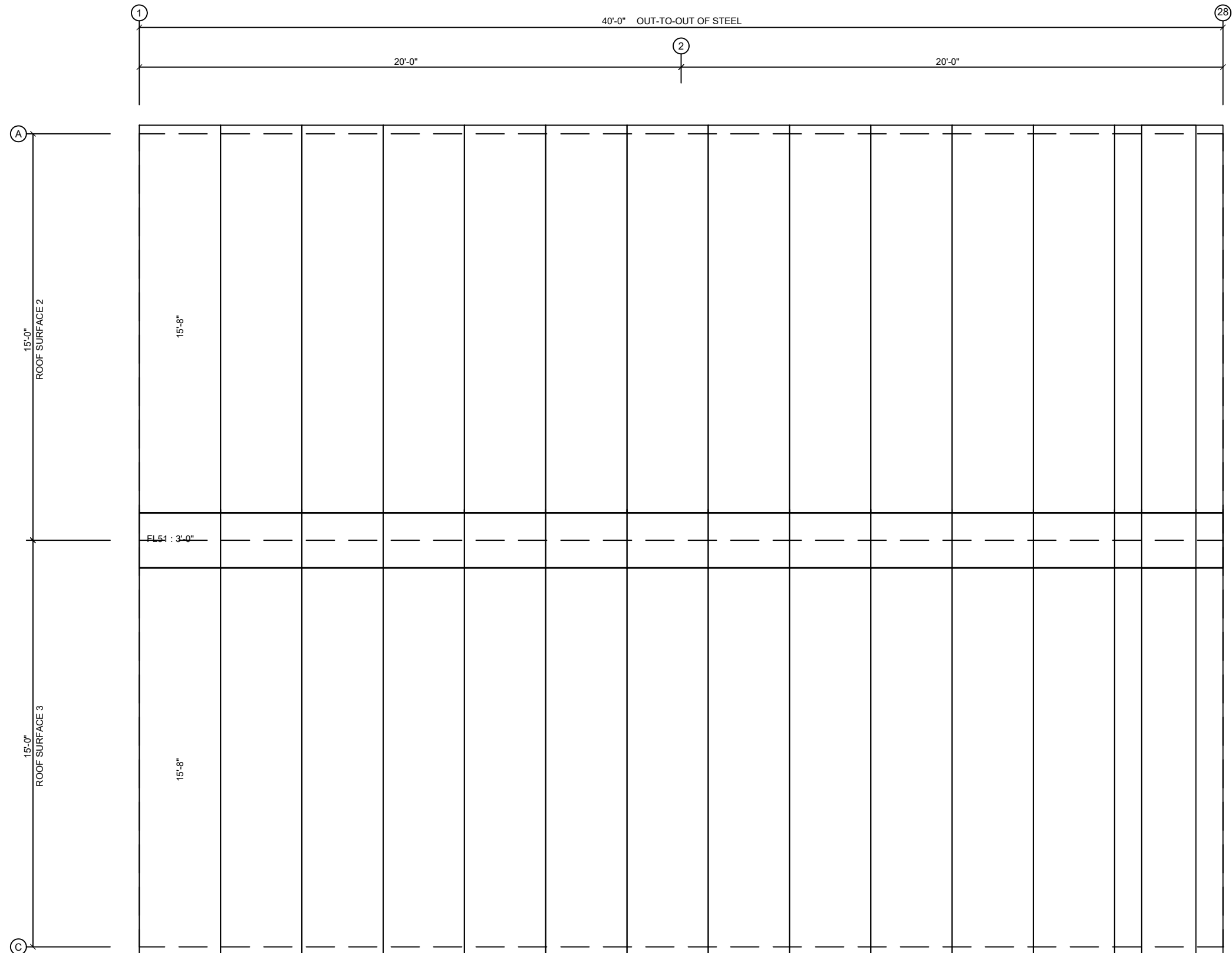
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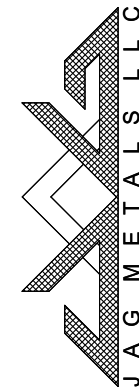
SHEET

SSH1



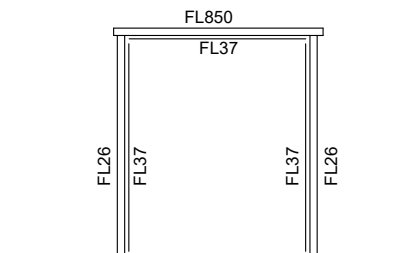
ROOF SHEETING PLAN

PANELS: 26 Ga. PBR

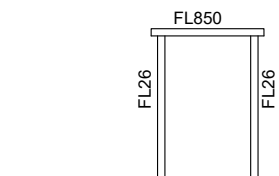


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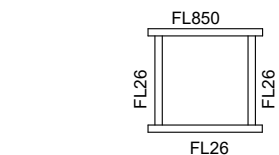
ID	QUAN	MARK	LENGTH	DETAIL
0	1	FL24	3'-6"	TRIM_10
0	2	FL850	3'-6"	TRIM_6
0		FL37	SCRAP	TRIM_6
0	3	FL852	10'-4"	TRIM_6
0	4	FL37	10'-2"	TRIM_6
0	8	FL26	10'-4"	TRIM_7
0	6	FL37	10'-2"	TRIM_7
0	2	FL19A	20'-2"	
0	1	FL19	10'-2"	
0	2	FL18D	20'-2"	TRIM_108
0	1	FL18C	10'-2"	TRIM_108
0	2	FL833	16'-0"	TRIM_13
0	2	FL72	10'-2"	TRIM_1
0		FL72	SCRAP	TRIM_1
0	2	FL16C	6"	
0	1	FL18AR	6"	
0	1	FL18AL	6"	



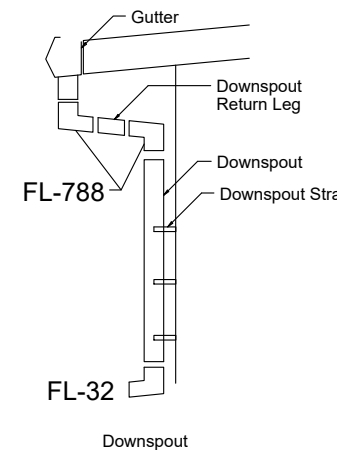
TRIMS FOR 8'-0" X 10'-0" OH DOOR			
FL850	Head Trim	#-#"	TRIM_6 / TRIM_9
FL37	Head Cap	#-#"	TRIM_6
FL26	Jamb Trim	#-#"	TRIM_7 / TRIM_9
FL37	Jamb Cap	#-#"	TRIM_7



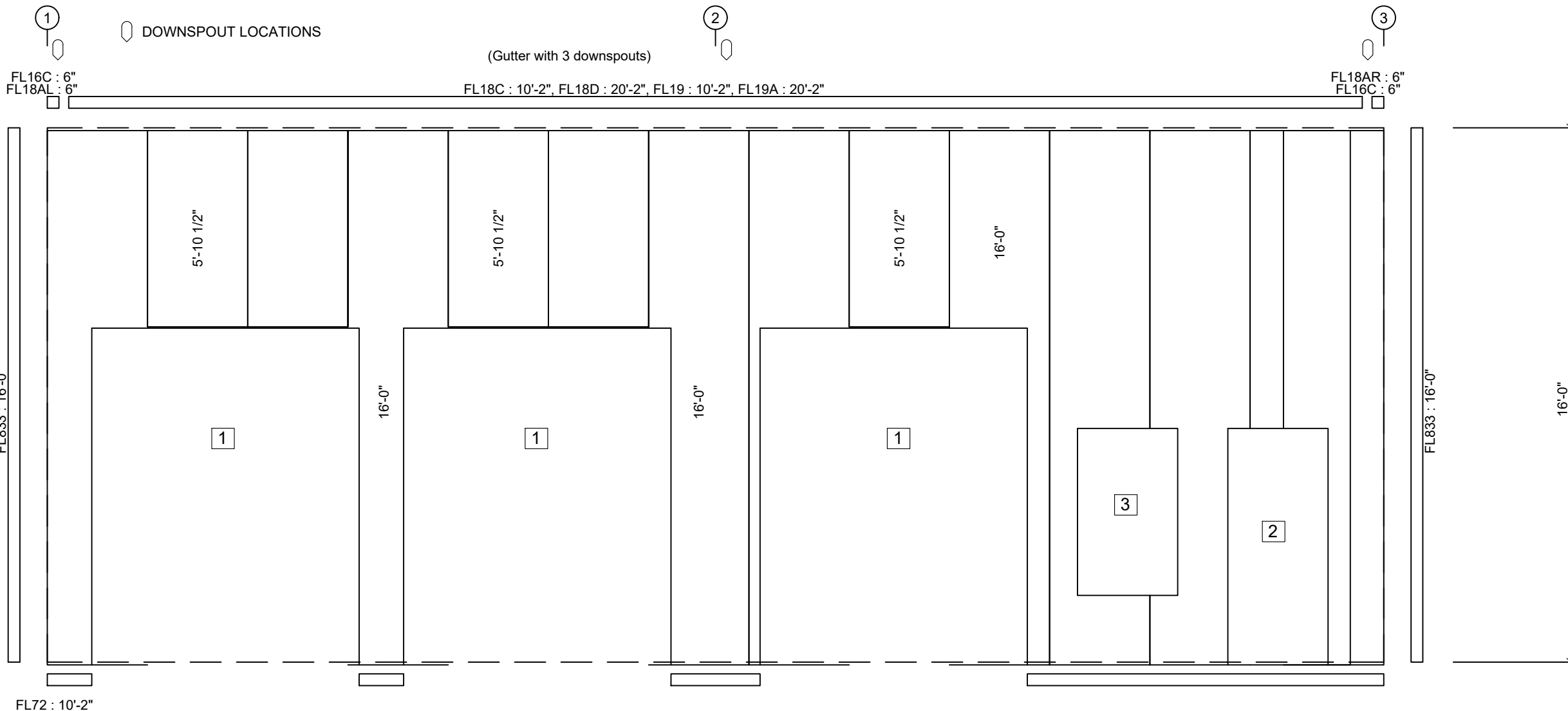
TRIMS FOR 3070 DOOR			
FL850	Head Trim	3'-6"	TRIM_6 / TRIM_9
FL26	Jamb Trim	7'-4"	TRIM_7 / TRIM_9



TRIMS FOR 3'-0" x 5'-0" WINDOW			
FL850	Head Trim	#-#"	TRIM_6 / TRIM_8
FL26	Jamb Trim	#-#"	TRIM_7 / TRIM_8
FL26	Sill Trim	#-#"	TRIM_10 / TRIM_8



NOTE: GUTTER STRAP FL-797 TO BE PLACE AT 2'-0" ON CENTER.



FRONT SIDEWALL SHEETING & TRIM: FRAME LINE C

PANELS: 26 Ga. PBR - Polar White

JOB ID: **8043R3.0**
 CUSTOMER: KL CONCRETE & CONST.
 1450 AGNES NORTH
 SPRINGTOWN, TX 76082
 PROJECT: BELL SHOP
 205 OAK CREST HILL
 COLLEYVILLE, TX 76034
 DRAWING DATE: 12/20/25

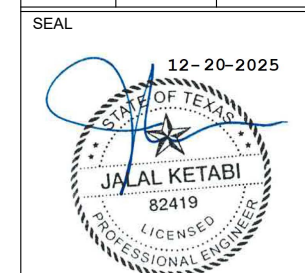
DRAWING STATUS:
 FOR CONSTRUCTION
 SEALED SET / PERMIT
 FOR APPROVAL

REVISIONS:
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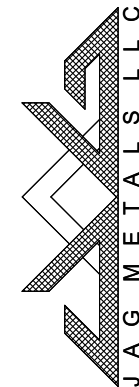
SCALING: NOT TO SCALE

NOTE: THE ENGINEER SIGNING AND SEALING THIS SET OF DRAWINGS IS NOT THE ENGINEER OF RECORD FOR THE OVERALL PROJECT AND IS ONLY CERTIFYING THAT THE DESIGN OF THE BUILDING SYSTEM FURNISHED BY THE MANUFACTURER NAMED WITHIN SATISFY THE DESIGN REQUIREMENTS SPECIFIED BY THE CONTRACT DOCUMENTS IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND STANDARDS OF PRACTICE AND DOES NOT EXTEND TO THE ERECTION OF THE BUILDING STRUCTURE.

DRAWN BY: GB CHECKED BY: BG/FB ENG. BY: JK

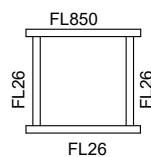


SHEET: **SSH2**

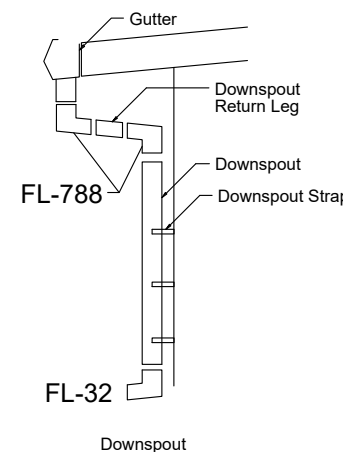


(817) 599-5241 www.jagmetalsllc.com
1815 Banks Drive Weatherford, TX 76087

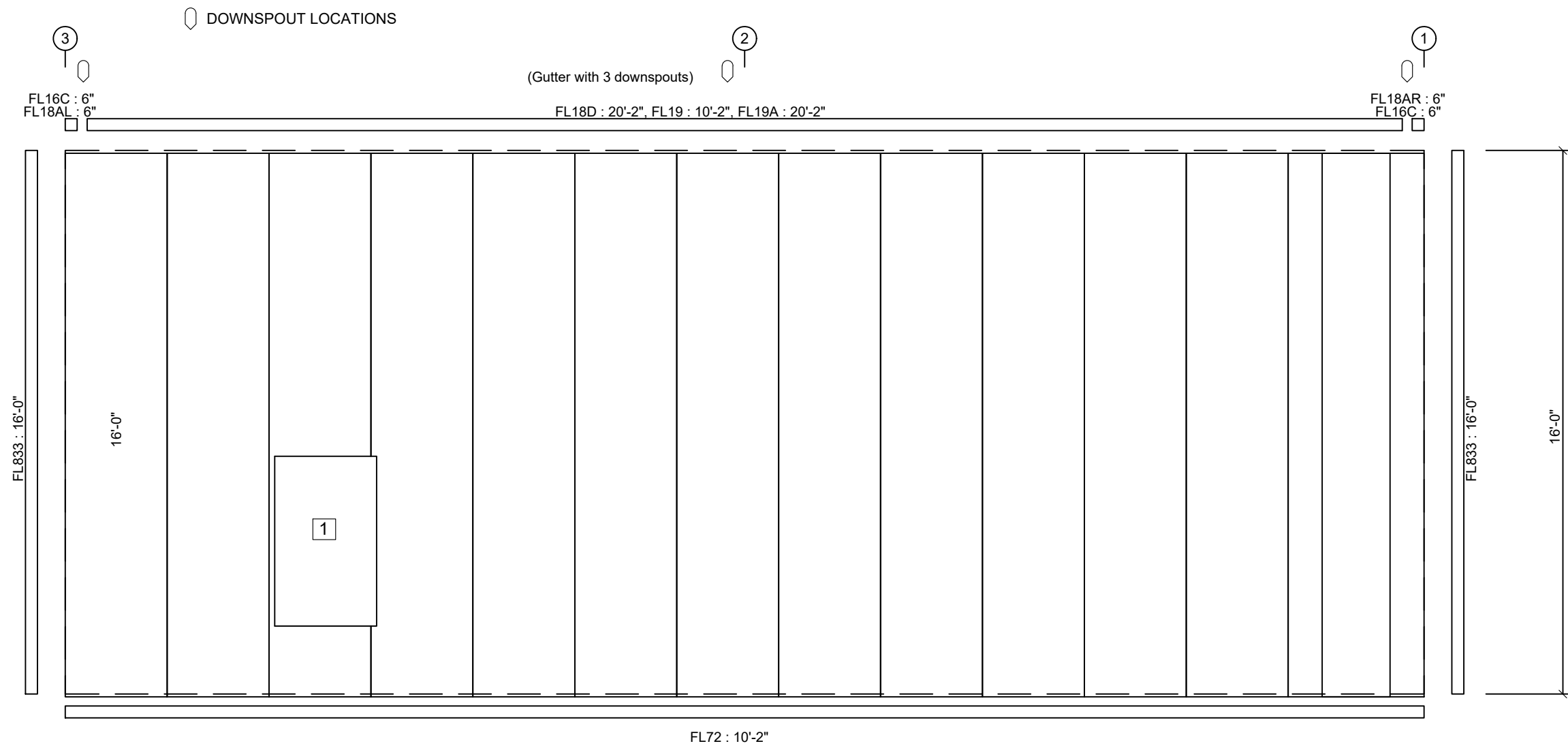
TRIM TABLE (Trim laps 2" unless noted otherwise)				
QID	QUAN	MARK	LENGTH	DETAIL
0	1	FL24	3'-6"	TRIM_10
0	1	FL850	3'-6"	TRIM_6
0	1	FL37	10'-2"	TRIM_6
0		FL26	SCRAP	TRIM_7
0		FL37	SCRAP	TRIM_7
0	1	FL26	10'-4"	TRIM_7
0	2	FL37	10'-2"	TRIM_7
0	2	FL19A	20'-2"	
0	1	FL19	10'-2"	
0	2	FL18D	20'-2"	TRIM_108
0	2	FL833	16'-0"	TRIM_13
0	4	FL72	10'-2"	TRIM_1
0	1	FL18AL	6"	
0	2	FL16C	6"	
0	1	FL18AR	6"	



1 TRIMS FOR 3'-0" x 5'-0" WINDOW			
FL850	Head Trim	#-#"	TRIM_6 / TRIM_8
FL26	Jamb Trim	#-#"	TRIM_7 / TRIM_8
FL26	Sill Trim	#-#"	TRIM_10 / TRIM_8



NOTE: GUTTER STRAP FL-797 TO BE PLACE AT 2'-0" ON CENTER.



BACK SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. PBR - Polar White

JOB ID: **8043R3.0**
 CUSTOMER: KL CONCRETE & CONST.
 1450 AGNES NORTH
 SPRINGTOWN, TX 76082
 PROJECT: BELL SHOP
 205 OAK CREST HILL
 COLLEYVILLE, TX 76034
 DRAWING DATE: 12/20/25

DRAWING STATUS:
 FOR CONSTRUCTION
 SEALED SET / PERMIT
 FOR APPROVAL

REVISIONS:
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 2
 3

SCALING: NOT TO SCALE

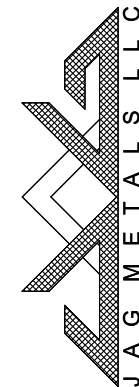
NOTE: THE ENGINEER SIGNING AND SEALING THIS SET OF DRAWINGS IS NOT THE ENGINEER OF RECORD FOR THE OVERALL PROJECT AND IS ONLY CERTIFYING THAT THE DESIGN OF THE BUILDING SYSTEM FURNISHED BY THE MANUFACTURER NAMED WITHIN SATISFY THE DESIGN REQUIREMENTS SPECIFIED BY THE CONTRACT DOCUMENTS IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND STANDARDS OF PRACTICE AND DOES NOT EXTEND TO THE ERECTION OF THE BUILDING STRUCTURE.

DRAWN BY:	CHECKED BY:	ENG. BY:
GB	BG/FB	JK

SEAL
 12-20-2025

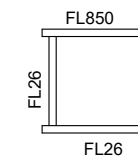
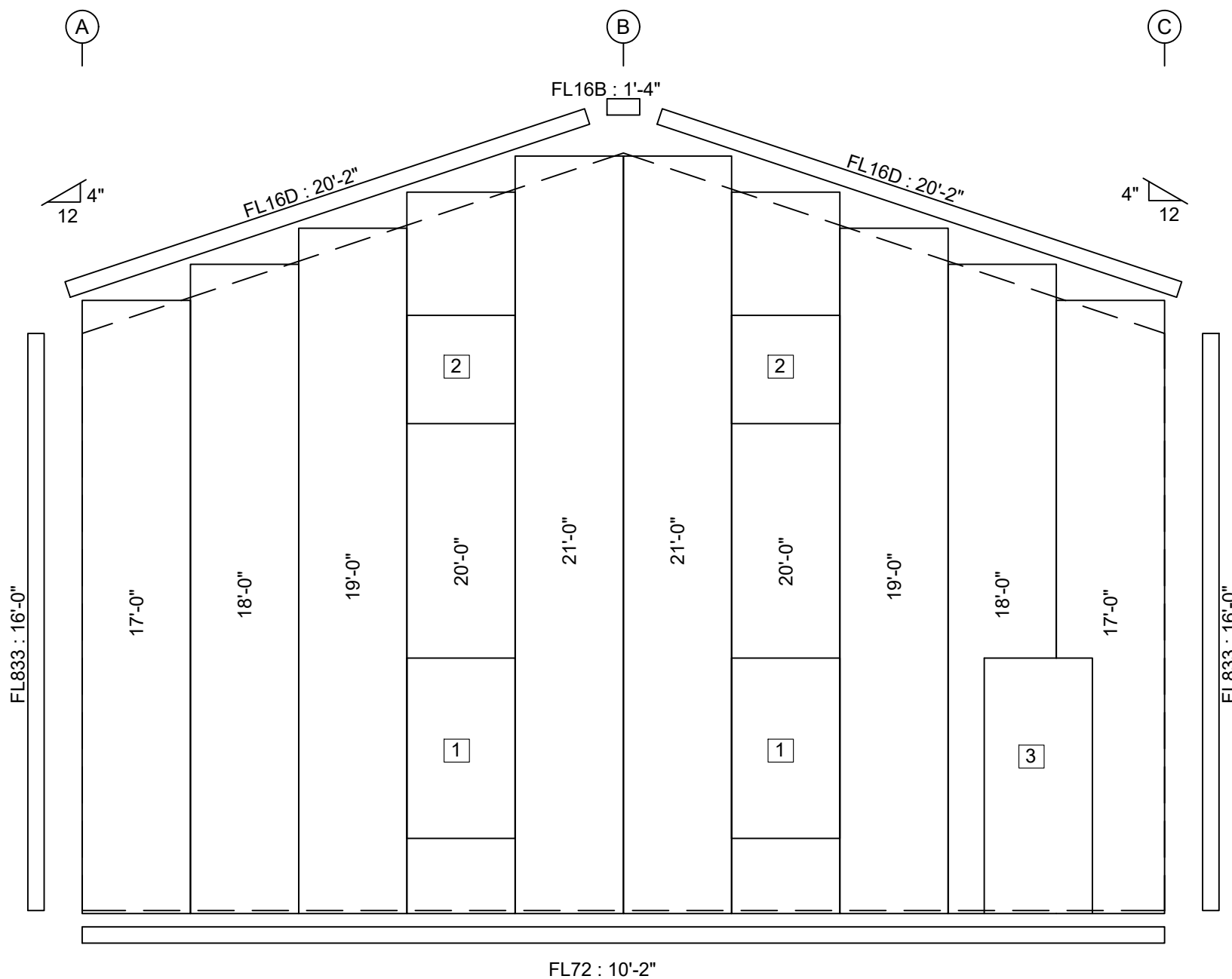
 JALAL KETABI
 82419
 LICENSED PROFESSIONAL ENGINEER

SHEET: **SSH3**



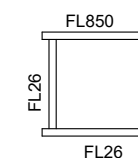
(817) 599-5241 www.jagmetalsllc.com
1815 Banks Drive Weatherford, TX 76087

TRIM TABLE (Trim laps 2" unless noted otherwise)				
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0	2	FL26	10'-4"	TRIM_7
0	4	FL24	3'-6"	TRIM_10
0	5	FL850	3'-6"	TRIM_6
0		FL37	SCRAP	TRIM_6
0	4	FL37	10'-2"	TRIM_6
0	2	FL16D	20'-2"	TRIM_103
0	2	FL833	16'-0"	TRIM_13
0	4	FL72	10'-2"	TRIM_1
0	1	FL16B	1'-4"	



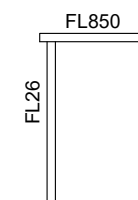
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TRIMS FOR 3'-0" x 5'-0" WINDOW			
FL850	Head Trim	#-#"	TRIM_6 / TRIM_8
FL26	Jamb Trim	#-#"	TRIM_7 / TRIM_8
FL26	Sill Trim	#-#"	TRIM_10 / TRIM_8



2

TRIMS FOR 3'-0" x 3'-0" WINDOW			
FL850	Head Trim	#-#"	TRIM_6 / TRIM_8
FL26	Jamb Trim	#-#"	TRIM_7 / TRIM_8
FL26	Sill Trim	#-#"	TRIM_10 / TRIM_8



3

TRIMS FOR 3070 DOOR			
FL850	Head Trim	3'-6"	TRIM_6 / TRIM_9
FL26	Jamb Trim	7'-4"	TRIM_7 / TRIM_9

JOB ID

8043R3.0

CUSTOMER

KL CONCRETE & CONST.
1450 AGNES NORTH
SPRINGTOWN, TX 76082

PROJECT

BELL SHOP
205 OAK CREST HILL
COLLEYVILLE, TX 76034

DRAWING DATE:

12/20/25

DRAWING STATUS

- FOR CONSTRUCTION
FINAL DRAWINGS USED FOR ERECTION PURPOSES
- SEALED SET / PERMIT
NOT TO BE USED FOR ERECTION PURPOSES
- FOR APPROVAL
NOT TO BE USED FOR ERECTION PURPOSES

REVISIONS

- 1
- 2
- 3

SCALING:

NOT TO SCALE

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DRAWN BY: CHECKED BY: ENG. BY:

GB BG/FB JK

SEAL

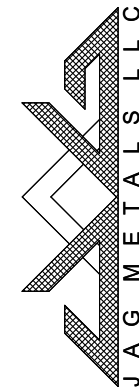


SHEET

SSH4

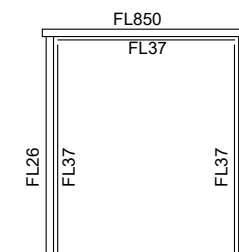
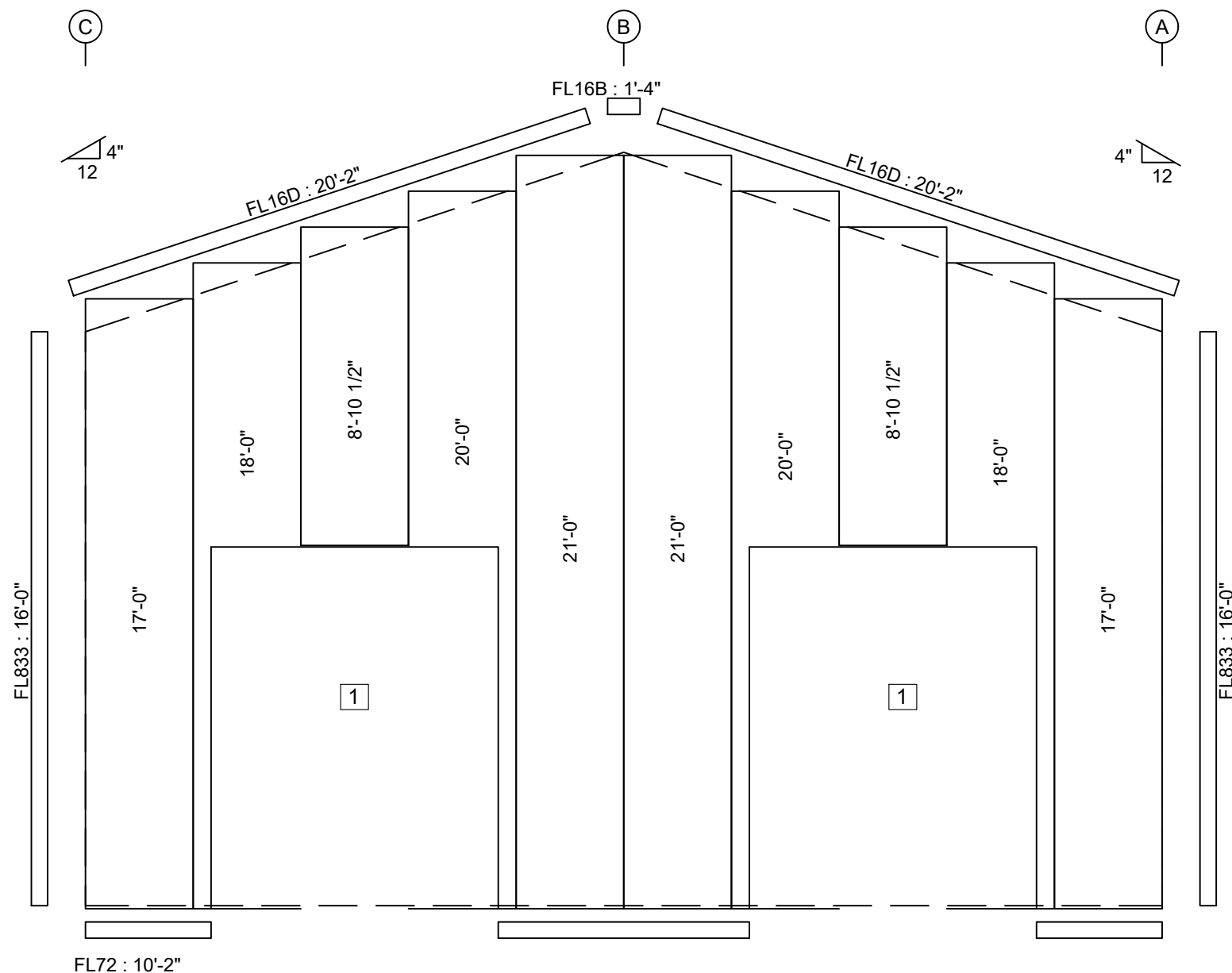
LEFT ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. PBR - Polar White



(817) 599-5241 www.jagmetalsllc.com
1815 Banks Drive Weatherford, TX 76087

TRIM TABLE (Trim laps 2" unless noted otherwise)				
ID	QUAN	MARK	LENGTH	DETAIL
0	2	FL852	10'-4"	TRIM_6
0	2	FL37	10'-2"	TRIM_6
0	4	FL26	10'-4"	TRIM_7
0	4	FL37	10'-2"	TRIM_7
0	2	FL16D	20'-2"	TRIM_103
0	2	FL833	16'-0"	TRIM_13
0	2	FL72	10'-2"	TRIM_1
0		FL72	SCRAP	TRIM_1
0	1	FL16B	1'-4"	



1 TRIMS FOR 8'-0" X 10'-0" OH DOOR			
FL850	Head Trim	#'-#"	TRIM_6 / TRIM_9
FL37	Head Cap	#'-#"	TRIM_6
FL26	Jamb Trim	#'-#"	TRIM_7 / TRIM_9
FL37	Jamb Cap	#'-#"	TRIM_7

RIGHT ENDWALL SHEETING & TRIM: FRAME LINE 3

PANELS: 26 Ga. PBR - Polar White

JOB ID

8043R3.0

CUSTOMER

KL CONCRETE & CONST.
1450 AGNES NORTH
SPRINGTOWN, TX 76082

PROJECT

BELL SHOP
205 OAK CREST HILL
COLLEYVILLE, TX 76034

DRAWING DATE:

12/20/25

DRAWING STATUS

- FOR CONSTRUCTION
FINAL DRAWINGS USED FOR ERECTION PURPOSES
- SEALED SET / PERMIT
NOT TO BE USED FOR ERECTION PURPOSES
- FOR APPROVAL
NOT TO BE USED FOR ERECTION PURPOSES

REVISIONS

- 1
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SCALING:

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DRAWN BY: CHECKED BY: ENG. BY:

GB BG/FB JK

SEAL



SHEET

SSH5

From: [Fred Tate](#)
To: [Citizen Letters](#)
Subject: Zoning Case: ZC26-003
Date: Sunday, February 8, 2026 11:05:24 AM

You don't often get email from [REDACTED]. [Learn why this is important](#)

City of Colleyville P&Z:

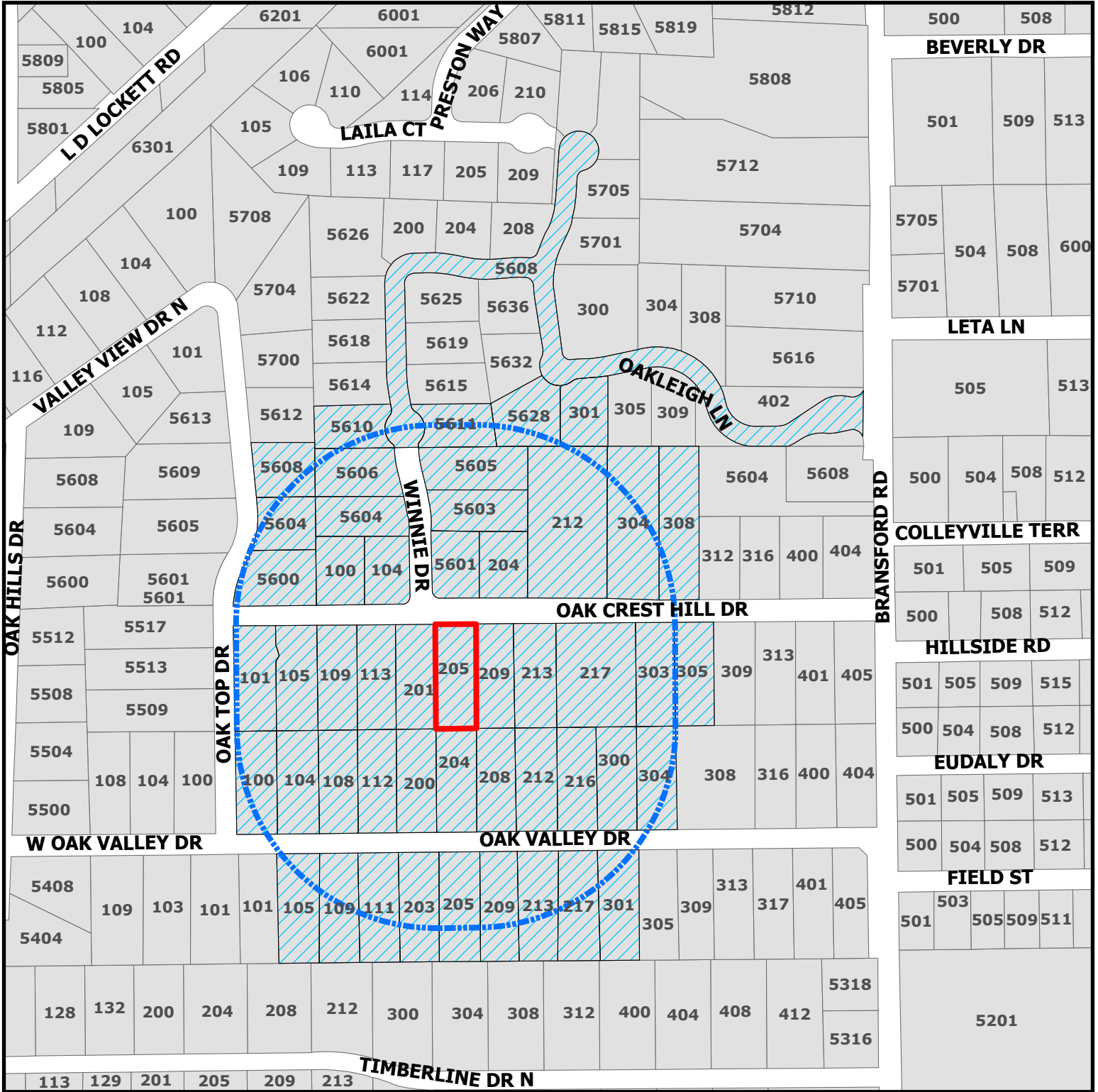
Hello, I am Frederick Tate, property Owner at 5605 Winnie Dr., Colleyville, TX 76034.

Regarding Zoning Case: ZC26-003, as a resident withing 500 Feet of the zoning request change, I wanted to register my consent for the variance. The variance is minor and is for personal, not commercial uses, as such I request that Colleyville grant the variance request, thanks.

Fred Tate

[REDACTED]
5605 Winnie Dr.
Colleyville, TX 76034

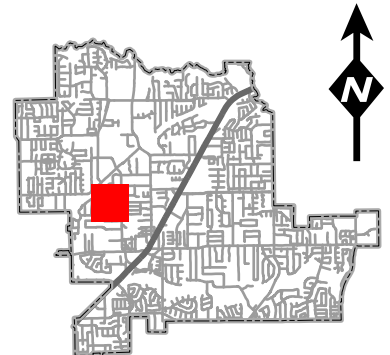
Notification Map



ZC26-003

205 Oak Crest Hills Drive

- Subject Property
- Buffer
- Parcels to be notified



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



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning & Zoning Commission Meeting: Monday, February 9, 2026 at 7:00p.m.
City Council Meetings: Tuesday, March 3, 2026 & Tuesday, March 10, 2026 at 7:00p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an Accessory Building on Lot 6, Block 7, Oak Crest Hills, located at 205 Oak Crest Hill Drive, Case ZC26-003. The request is to allow for an accessory structure that does not conform to Land Development Code, Section 3.27(A)(2)(a). Accessory structures cannot exceed 4% of the aggregate lot area, which is a maximum of 1,071 square feet on the subject lot. The proposed structure is 1,200 square feet.

Zoning Case: ZC26-003

Applicant: Kris Lunsford

Owner: Richard Bell

Location: 205 Oak Crest Hill Drive

Property Description: Lot 6, Block 7, Oak Crest Hills

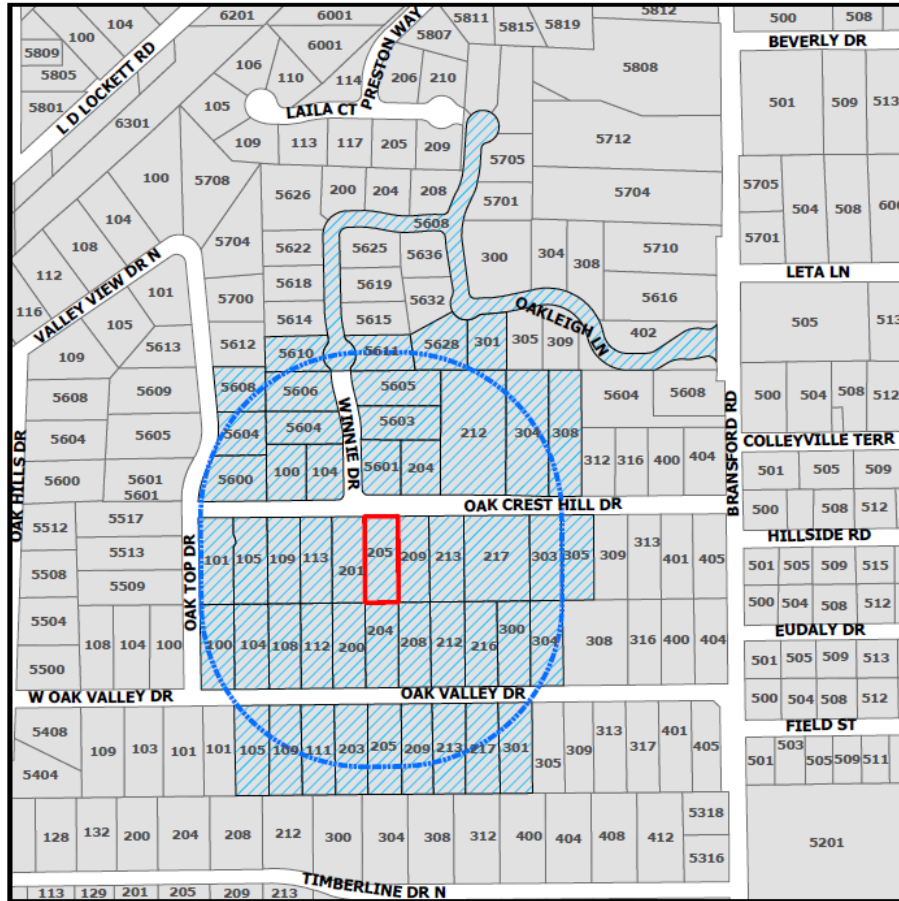
Present Zoning: R-20 Single Family Residential

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

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

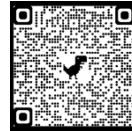
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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.

Daniel Ponder

Daniel Ponder
Planning Manager

ORDINANCE O-26-2361

AMENDING THE ZONING ON APPROXIMATELY 0.61 ACRES, BEING LOT 6, BLOCK 7, OAK CREST HILLS, LOCATED AT 205 OAK CREST HILL DRIVE, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR AN ACCESSORY BUILDING; 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 a request for a Special Use Permit (Case ZC26-003) to allow for an accessory building for the real property described as Lot 6, Block 7, Oak Crest Hill, located at 205 Oak Crest Hill Drive, as further described and depicted on Exhibit "A" hereto (the "Subject Property"); and

WHEREAS, the Subject Property is presently zoned R-20 Single Family residential; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville, has considered and made recommendations on the request, having given the requisite notices, and having held due hearings and affording a full and fair opportunity for all persons interested in the matter to be heard; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council finds that this amendment is in conformance with the Comprehensive Plan for the City of Colleyville and promotes the general health, safety, and welfare of this community.

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

- Sec. 1. THAT the foregoing premises and findings are found to be true and correct and are incorporated as if fully set forth herein.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on the Subject Property, by authorizing a Special Use Permit to allow for an accessory building, as depicted.

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the City's Comprehensive Zoning Ordinance and Land Development Code, as amended herein.

Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall allow for the construction of an accessory building measuring 30 feet by 40 feet.

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

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

Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 6. THAT 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 if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 8. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of March 2026.

The second reading and public hearing being conducted on the 10th day of March 2026

APPROVED BY A VOTE OF ____ AYES AND ____ NAYS ON THIS THE 10TH DAY OF MARCH 2026.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Aerial Map

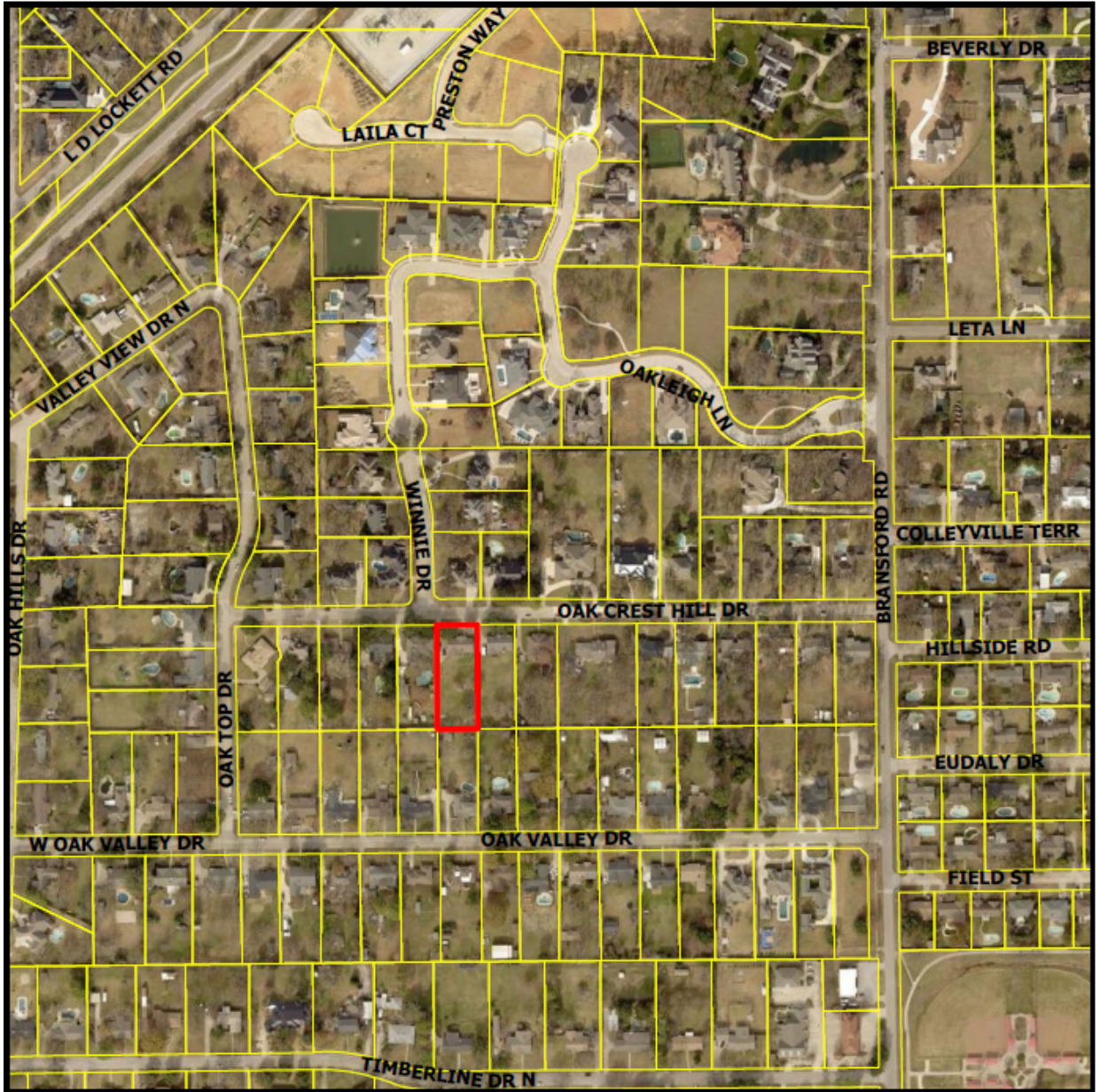
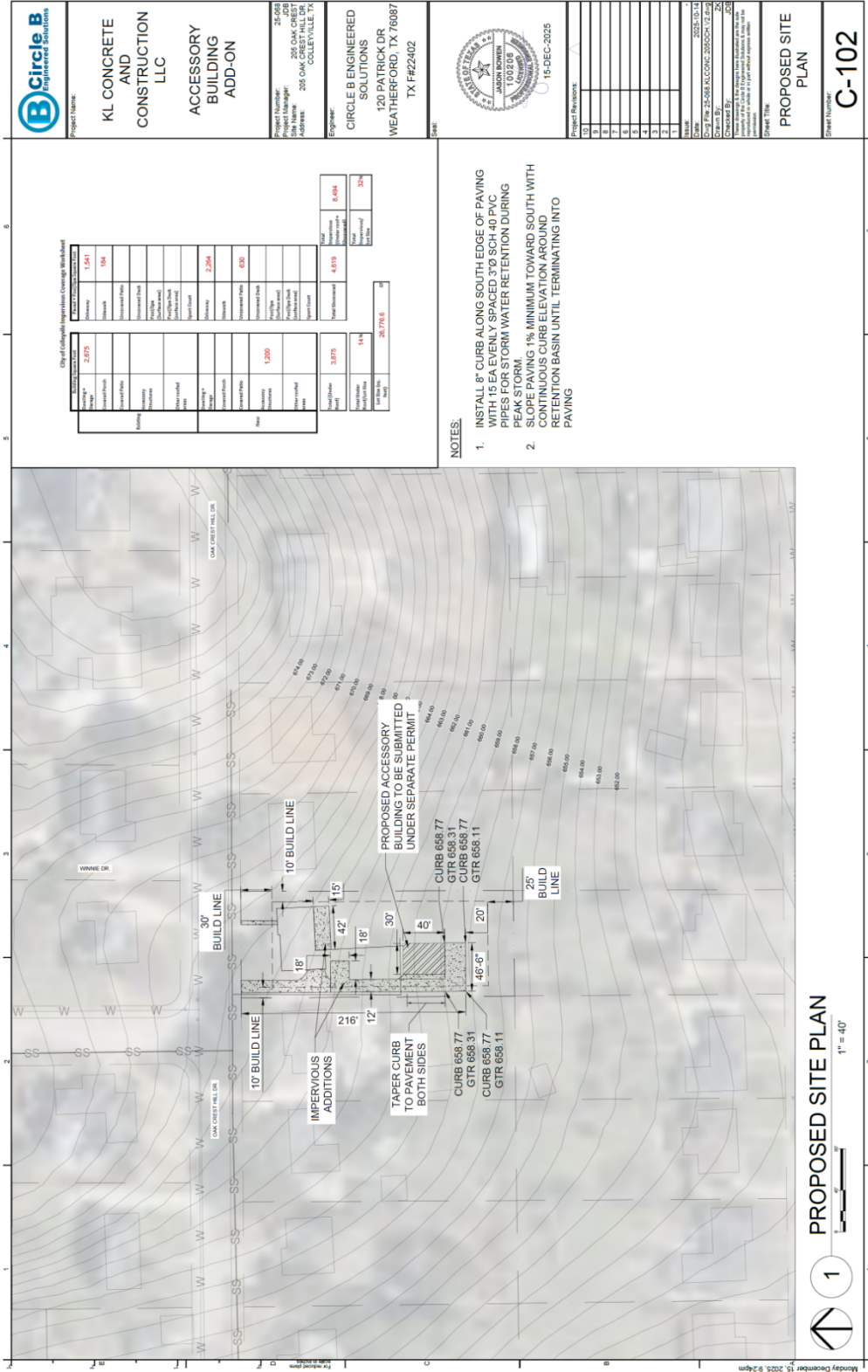


Exhibit "B" – Site Plan & Elevations



Circle B
Engineering Solutions

Project Name:
KL CONCRETE AND CONSTRUCTION LLC
ACCESSORY BUILDING ADD-ON

Project Number: 21-008
Site Name: 205 OAK CREST
Address: 205 OAK CREST COLLETTVILLE, TX
Engineer: CIRCLE B ENGINEERED SOLUTIONS
120 PATRICK DR WEATHERFORD, TX 76087 TX #22402



Project Revisions:

NO.	DATE	DESCRIPTION
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DATE: 2024-10-14
DRAWN BY: JASON BOWEN
CHECKED BY: JASON BOWEN
DATE: 2024-10-14
PROJECT: 21-008 KL CONSTRUCTION LLC
SHEET TITLE: PROPOSED SITE PLAN
SHEET NUMBER: C-102

City of Colleyville Precipitation Grouping Worksheet

Category	Area (sq ft)	Volume (cu ft)
Roofs	2,975	1,541
Driveways		184
Patios		
Decks		
Staircases		
Porches		
Walkways		
Other		
Total	2,975	1,541

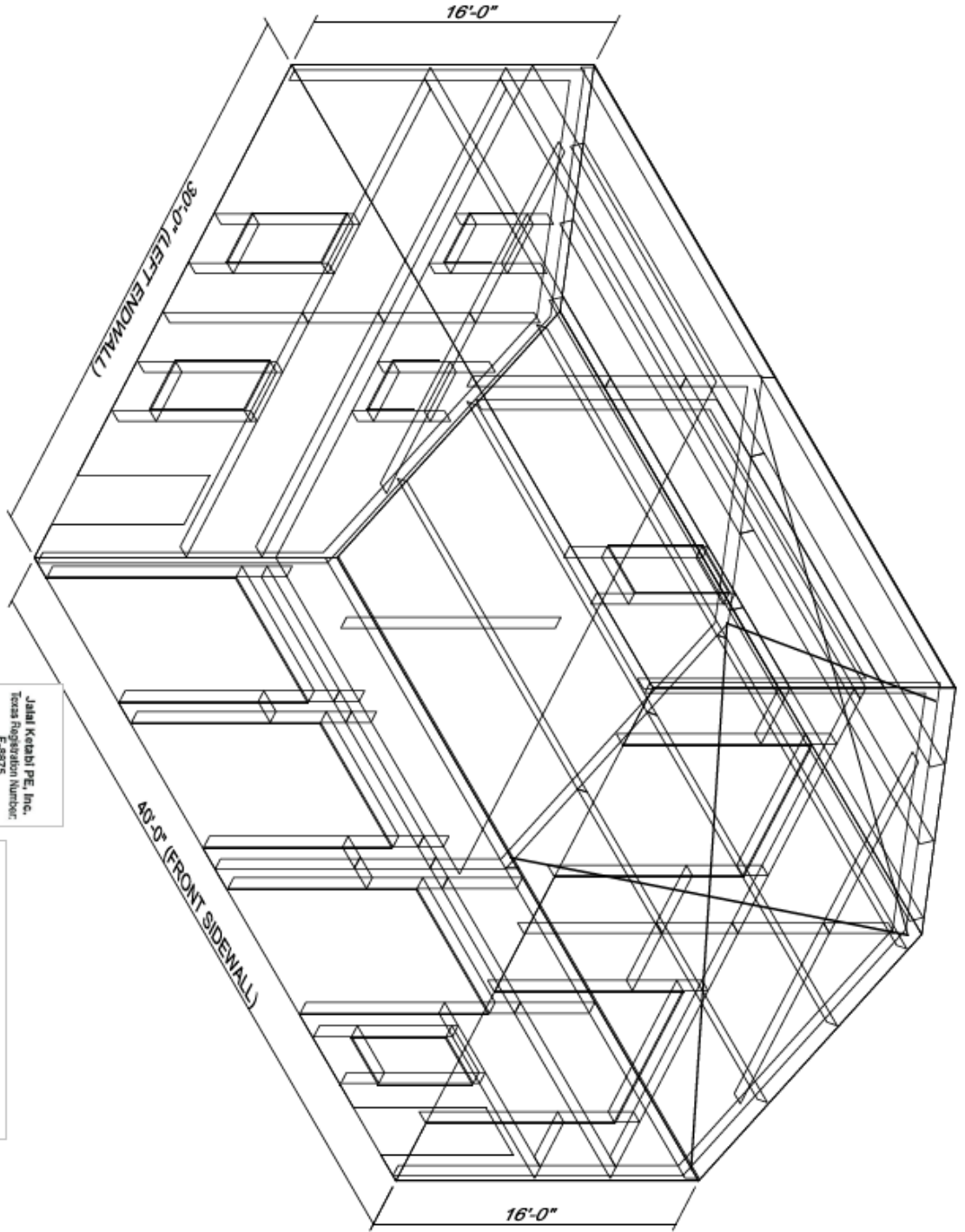
Category	Area (sq ft)	Volume (cu ft)
Roofs	1,300	650
Driveways		
Patios		
Decks		
Staircases		
Porches		
Walkways		
Other		
Total	1,300	650

Category	Area (sq ft)	Volume (cu ft)
Roofs	3,975	2,094
Driveways		
Patios		
Decks		
Staircases		
Porches		
Walkways		
Other		
Total	3,975	2,094

Category	Area (sq ft)	Volume (cu ft)
Roofs	114	57
Driveways		
Patios		
Decks		
Staircases		
Porches		
Walkways		
Other		
Total	114	57

- NOTES:**
- INSTALL 8" CURB ALONG SOUTH EDGE OF PAVING WITH 15 EA EVENLY SPACED 3" SCH 40 PVC PIPES FOR STORM WATER RETENTION DURING PEAK STORM.
 - SLOPE PAVING 1% MINIMUM TOWARD SOUTH WITH CONTINUOUS CURB ELEVATION AROUND RETENTION BASIN UNTIL TERMINATING INTO PAVING

1
PROPOSED SITE PLAN
1" = 40'



Jamal Karami P.E., Inc.
Texas Registration Number:
F-58975

FOUNDATION BY OTHERS



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 7a

Agenda Date 3/10/2026

Number Resolution R-26-5128

Type Resolution

Department Community Development

Title

Consideration of a minor plat, with a waiver, for proposed Lot 1, Block 1, Engelman Addition, being Tracts 4M and A328 TR 2V, Abstract 1518, David R. Teeter Survey, located at 2200 Oak Knoll Drive, Case PC26-001

Explanation

Reading and Public Hearing

Matthew Engelman, the applicant, has submitted a request for a minor plat, with a waiver for lot width, for proposed Lot 1, Block 1, Engelman Addition, being Tracts 4M and A328 TR 2V, Abstract 1518, David R. Teeter Survey, being approximately 1.9 acres and zoned R-40 Single-Family Residential and R-20 Single-Family Residential.

Analysis: The purpose of the request is to create a platted lot from two tracts of land. The R-40 zoning district requires a minimum lot width of 150 feet, whereas the subject property has an approximate lot width of 100 feet. The request requires a waiver for the substandard lot width, while meeting all other applicable R-40 development standards.

Existing Conditions/Background: The subject property, 2200 Oak Knoll Drive, is developed as a single-family dwelling and located on the north side of Oak Knoll Drive, and approximately 250 feet west of Oak Knoll Court.

Plat Status: The subject property is unplatted.

DRC Review: The DRC reviewed the request during their January 20, 2026, meeting and the case was scheduled for the February 9, 2026, Planning and Zoning Commission meeting.

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

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

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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the plat with the waiver at their February 9, 2026 meeting by a vote of 5-0.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Notification Map
6. Notification Letter
7. Resolution R-26-5128

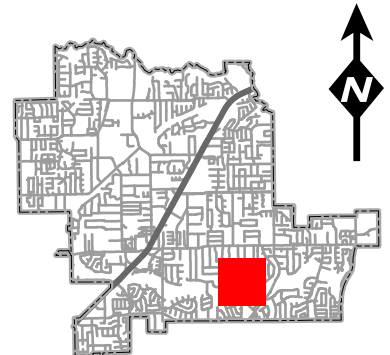
Aerial Map



ZC26-002

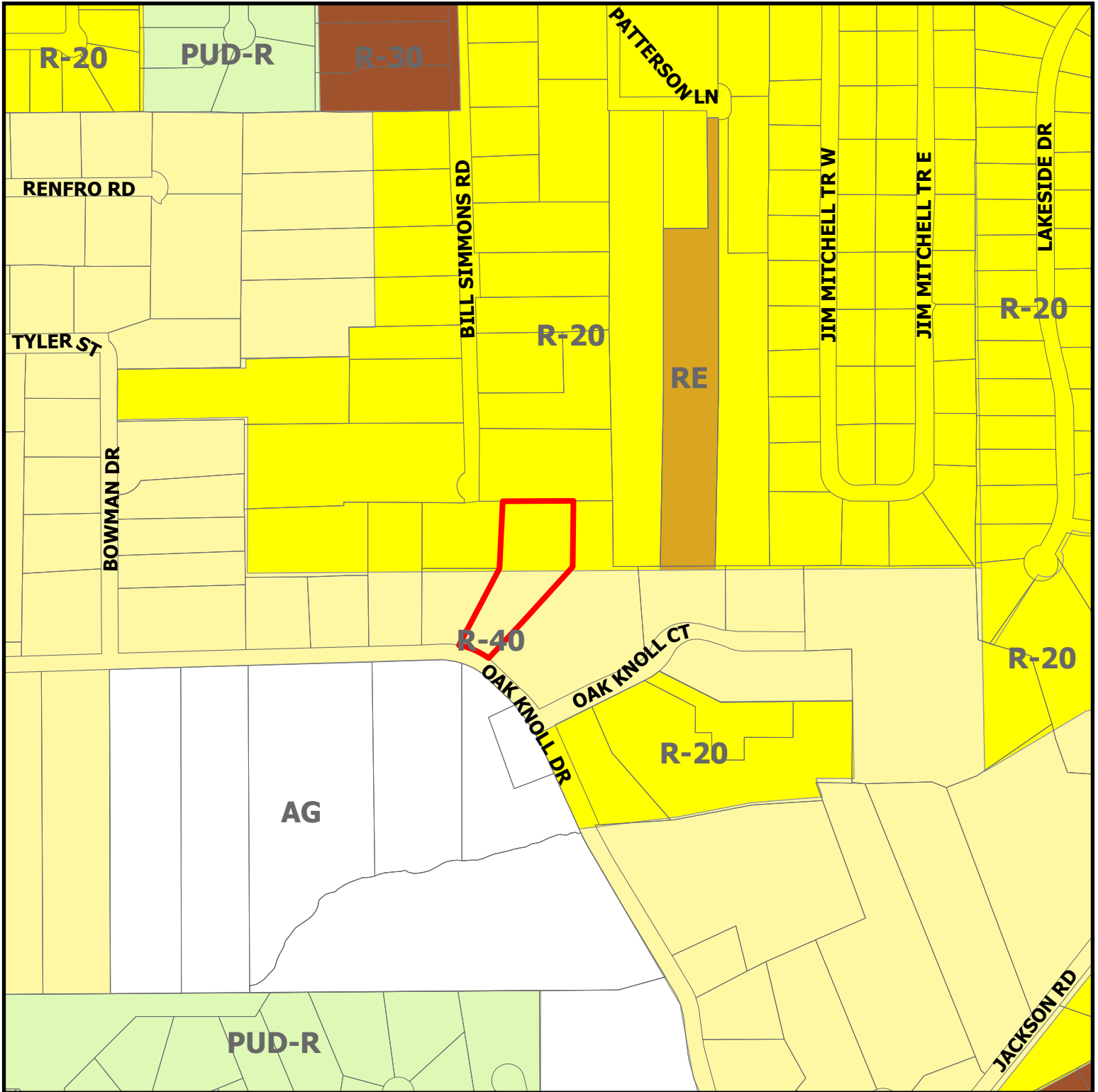
2200 Oak Knoll Drive

 Subject Property



DISCLAIMER:
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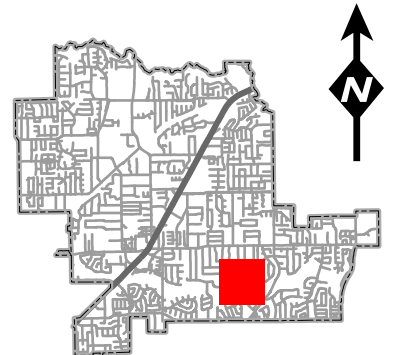
Zoning Map



ZC26-002

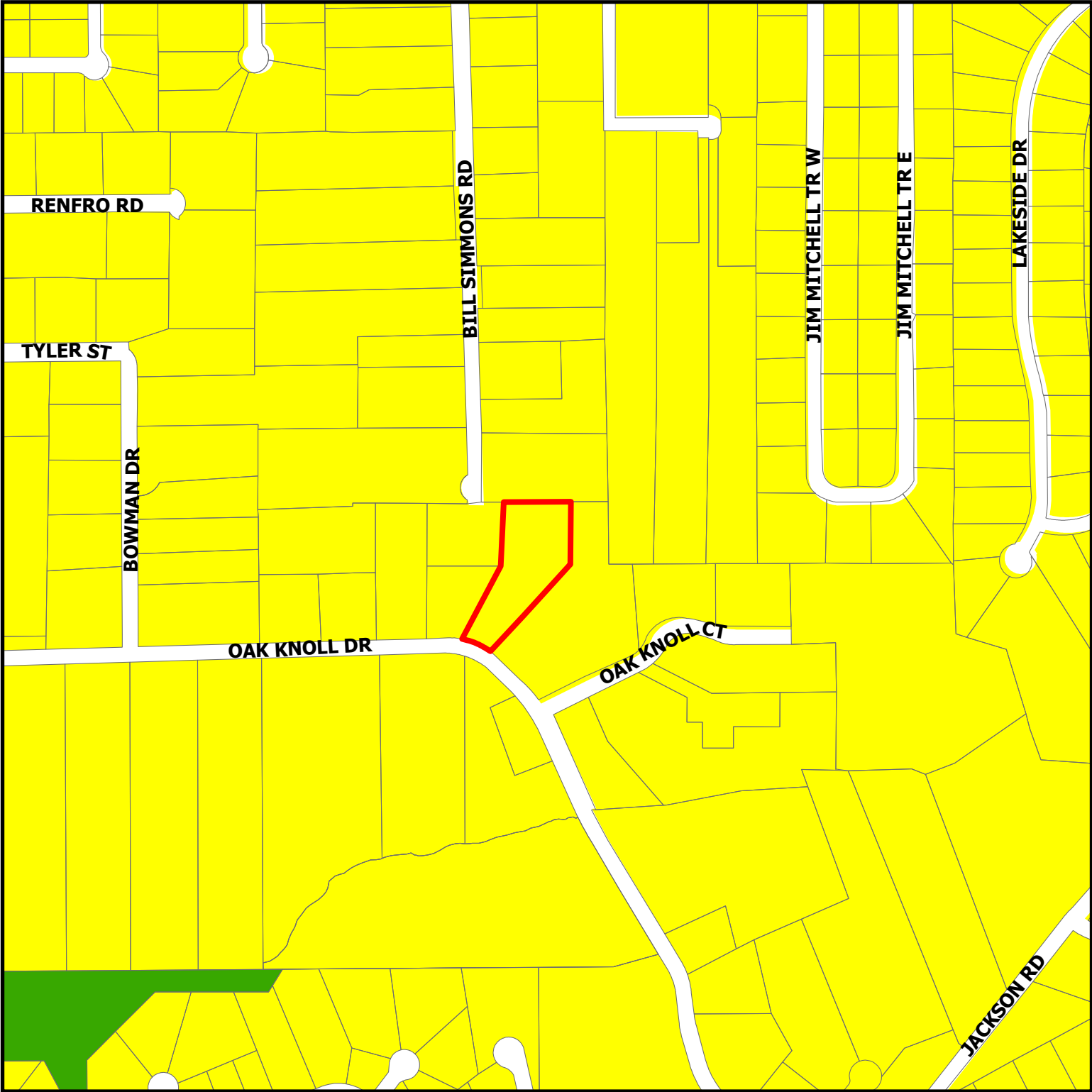
2200 Oak Knoll Drive

 Subject Property






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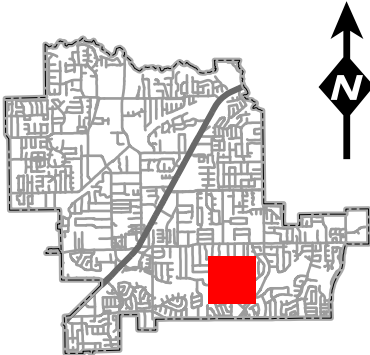
Future Land Use Map



ZC26-002

2200 Oak Knoll Drive

-  Residential
-  Open Space; Parks
-  Subject Property



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STATE OF TEXAS
 COUNTY OF TARRANT
 OWNERS DEDICATION AND ACKNOWLEDGEMENT

Whereas Matthew & Shannon Engelman are the owners of a tract of land located at Colleyville, Tarrant County, Texas, being 1.984 acres situated in the D.R. Teeter Survey, Abstract 1518, and the Simon Cotrail Survey, Abstract 328, being that land conveyed to them via Instrument D225235263, Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING AT A POINT, SAID POINT BEING A 5/8" IR (FND) FOR THE SW CORNER OF THIS TRACT, BEING THE SE CORNER OF LAND OF CATHERINE COBB, D211016045, DRTCT, AND BEING IN THE NORTH LINE OF OAK KNOLL DRIVE, AN APPROXIMATE 50 FOOT R.O.W.;

THENCE NORTH 30° 18' 04" EAST, BY THE EAST LINE OF LAND OF SAID CATHERINE COBB, FOR A DISTANCE OF 254.74 FEET TO A 5/8" IR (FND);

THENCE NORTH 3° 05' 33" EAST (BASE BRG'), BY THE EAST LINE OF LAND OF DELORIS PEARSON, LOT 1, BLOCK 1 OF "PEARSON ADDITION" CABINET A, SLIDE 4674, PRTCT, FOR A DISTANCE OF 201.07 FEET TO A 5/8" IR (FND);

THENCE SOUTH 89° 24' 04" EAST, BY THE SOUTH LINE OF LAND OF JOHN NICHOLSON, VOLUME 5894, PAGE 794, DRTCT, FOR A DISTANCE OF 218.80 FEET TO A 5/8" IR (FND);

THENCE SOUTH 3° 17' 56" WEST, BY THE WEST LINE OF LAND OF ROBERT E. WOOSTER, VOL 4428, PAGE 929, DRTCT, FOR A DISTANCE OF 200.01 FEET TO A 5/8" IR (FND);

THENCE SOUTH 43° 53' 56" WEST, BY THE WEST LINE OF LAND OF SAID ROBERT E. WOOSTER, FOR A DISTANCE OF 385.72 FEET TO A 5/8" IR (FND) IN THE NORTH LINE OF OAK KNOLL DRIVE;

THENCE NORTH 47° 54' 04" WEST, BY THE NORTH LINE OF OAK KNOLL DRIVE, FOR A DISTANCE OF 50.26 FEET TO A 5/8" IR (FND);

THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, RADIUS = 120.70 FEET, FOR A DISTANCE OF 49.40 FEET (L.C. = NORTH 58° 41' 22" WEST FOR 49.06 FEET), TO THE 5/8" IR AT THE POINT OF BEGINNING, SAID PARCEL BEING 86433 SQFT OR 1.984 ACRES MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Matthew & Shannon Engelman, owners, do hereby adopt this plat as Lot 1, Block 1, Engelman Addition, an Addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-ways, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to move and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approval subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2026

Matthew Engelman, Owner

Shannon Engelman, Owner

STATE OF TEXAS
 COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Mathew Engelman, Owner known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2026

Notary Public in and for the State of Texas

My commission expires on _____, 20____

STATE OF TEXAS
 COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Shannon Engelman, Owner known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2026

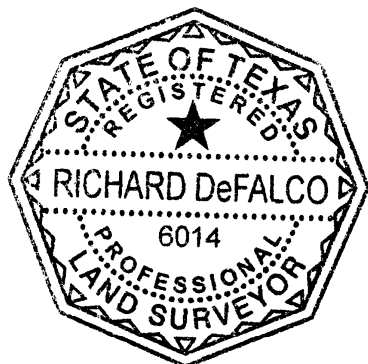
Notary Public in and for the State of Texas

My commission expires on _____, 20____

SURVEYOR'S CERTIFICATION
 KNOW ALL MEN BY THESE PRESENTS:

That I, Richard DeFalco, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Land Surveying Practices Act.

Signature _____ Date _____



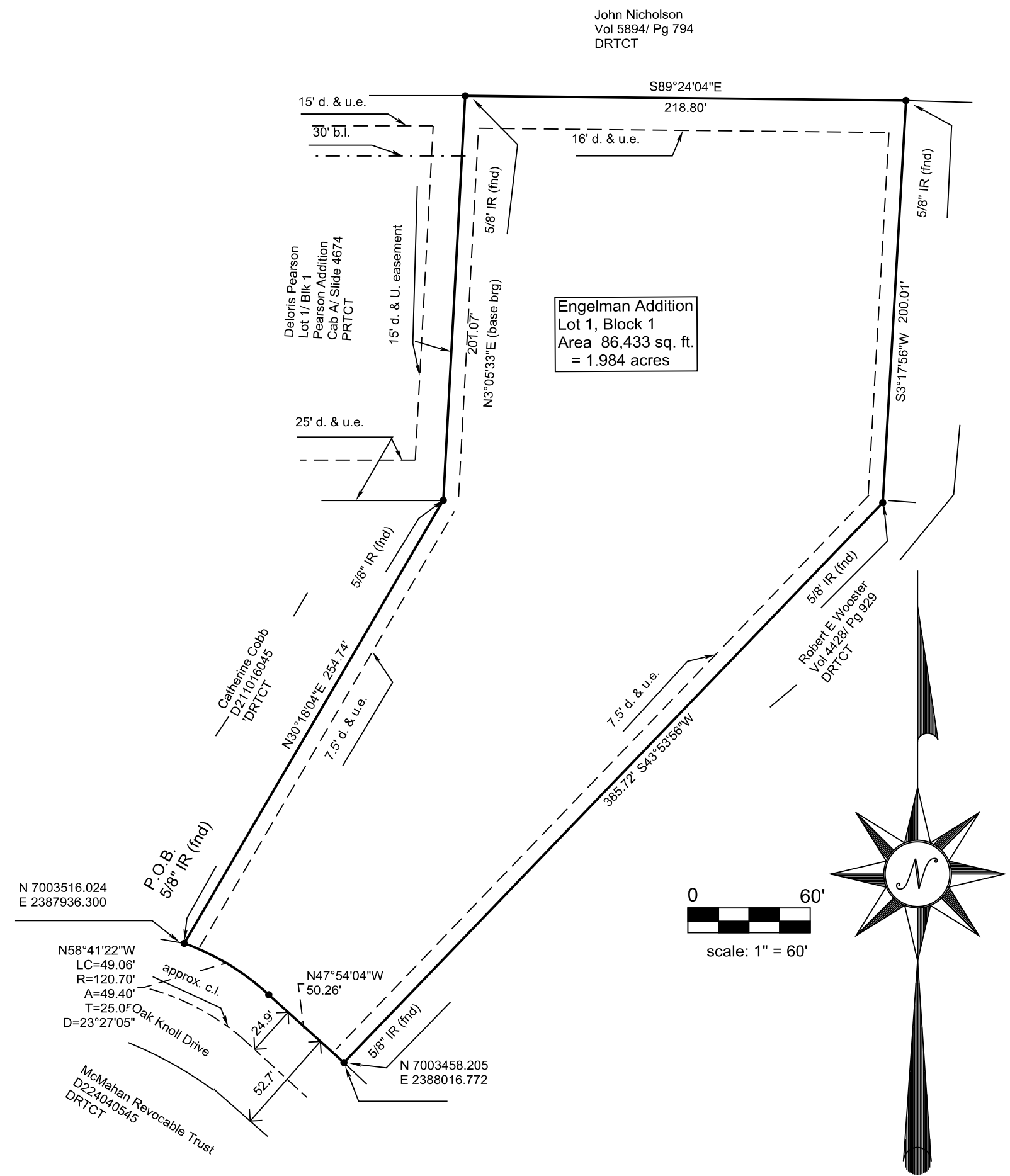
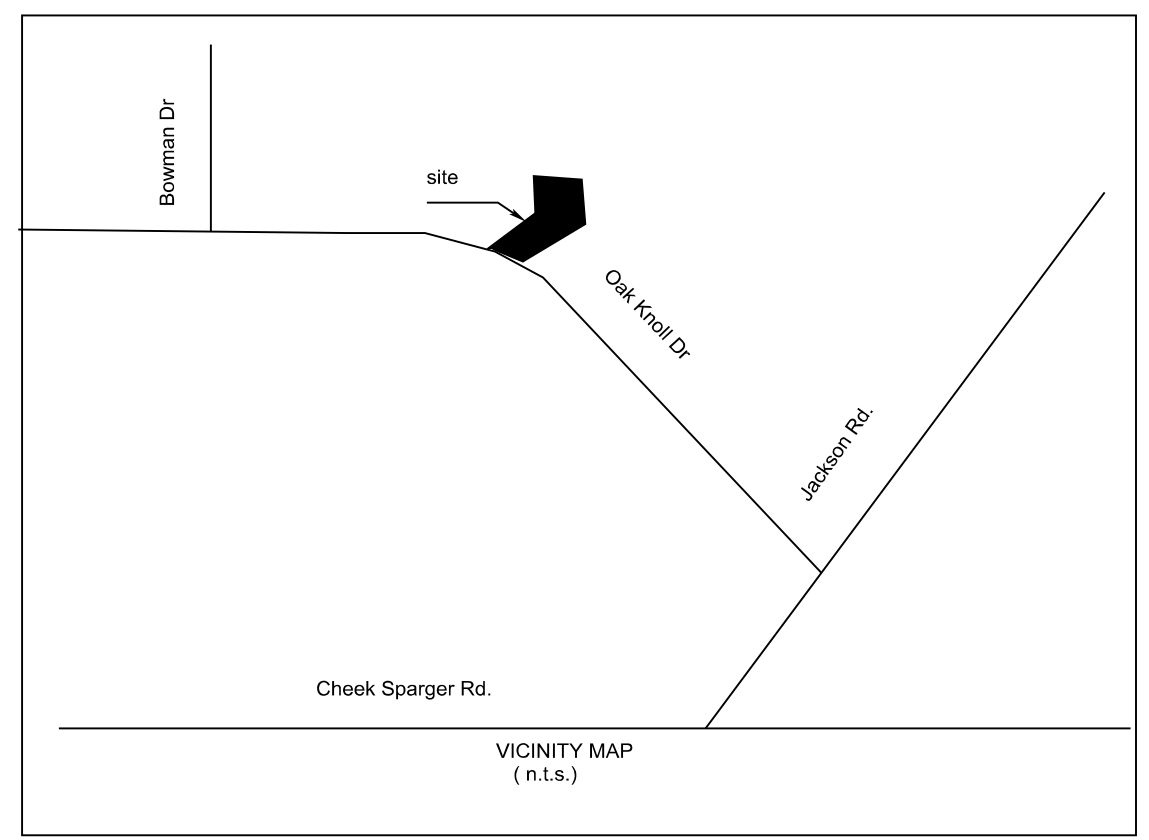
STATE OF TEXAS, COUNTY OF TARRANT
 Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Richard DeFalco, Registered Public Land Surveyor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.
 Given under my hand and seal of office, this _____ day of _____, 2026

Notary Public in and for the State of Texas

My Board expires on: _____

OWNER:
 Matthew & Shannon Engelman
 3700 Treemont Ct.
 Colleyville, TX. 76034
 832-623-0903

Rick DeFalco - Surveyor
 201 Carolyn Drive
 Hurst, TX. 76054
 817-428-0155
 Date: 12/30/2025
 Updated: 01/09/2026
 Updated: 01/22/2026



LEGEND

- DRTCT = Deed Records, Tarrant County, Texas
- PRTCT = Plat Records, Tarrant County, Texas
- IR = iron rod
- b.l. = building line
- d. & u.e. = drainage & utility easement
- Co-ordinates shown are Texas State Plane Co-ordinates, North Central Zone, NAD 83

STAFF APPROVAL AUTHORITY

This minor plat is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations

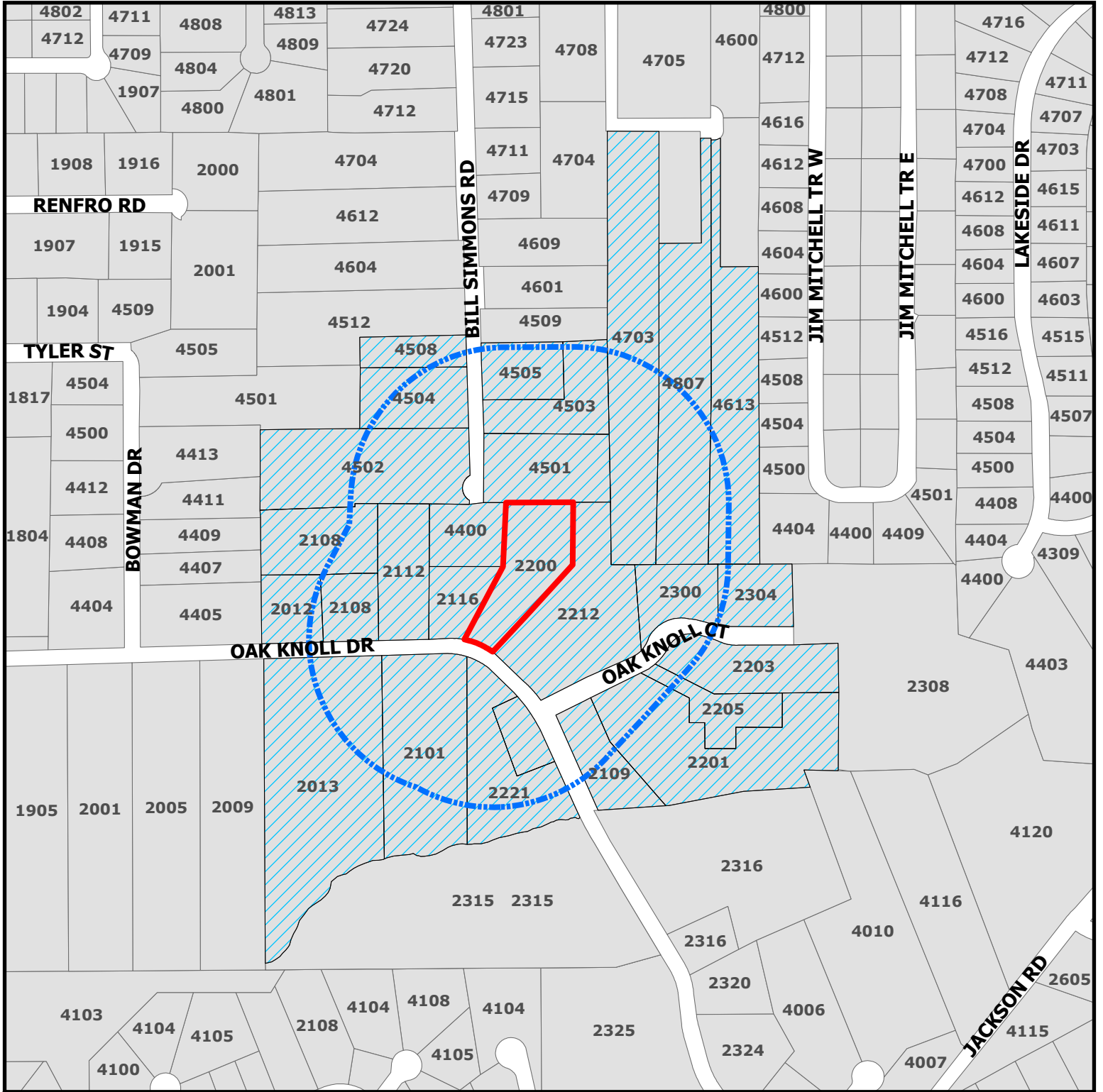
Date _____

Community Development Director _____

MINOR PLAT
ENGELMAN ADDITION
 Lot 1, Block 1
 BEING 1.984 ACRES OF LAND SITUATED IN
 THE D.R. TEETER SURVEY, ABSTRACT 1518
 AND THE SIMON COTRAIL SURVEY, ABSTRACT
 328, CITY OF COLLEYVILLE, TARRANT COUNTY
 TEXAS




Date of preparation December 30, 2025

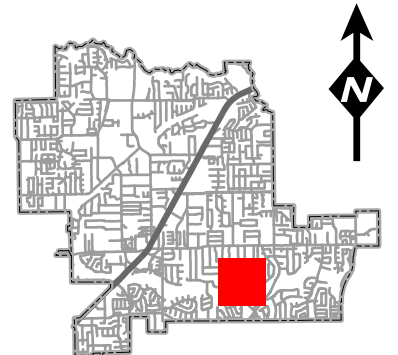
Notification Map



ZC26-002

2200 Oak Knoll Drive

-  Subject Property
-  Buffer
-  Parcels to be notified



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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning & Zoning Commission Meeting: Monday, February 9, 2026 at 7:00p.m.

City Council Meetings: Tuesday, March 3, 2026 at 7:00p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

- Request:** Consideration of a Minor Plat with a waiver for lot width for proposed Lot 1, Block 1, Engelman Addition, being Abstract 1518 Tract 4M & A328 TR 2V of the David R. Teeter Survey, Case PC26-001. The request is to create one lot from two tracts of land. The proposed request requires a plat waiver due to its substandard lot width. The required lot width for R-40 zoning is 150 feet. The lot width is approximately 100 feet.
- Zoning Case:** PC26-001
- Applicant/Owner:** Matthew Engelman & Shannon Engelman
- Location:** 2200 Oak Knoll Drive
- Property Description:** Tracts 4M & A328 TR 2V, Abstract 1518, David R. Teeter Survey
- Present Zoning:** R-20 Single Family Residential & R-40 Single Family Residential

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

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

Community Development Department

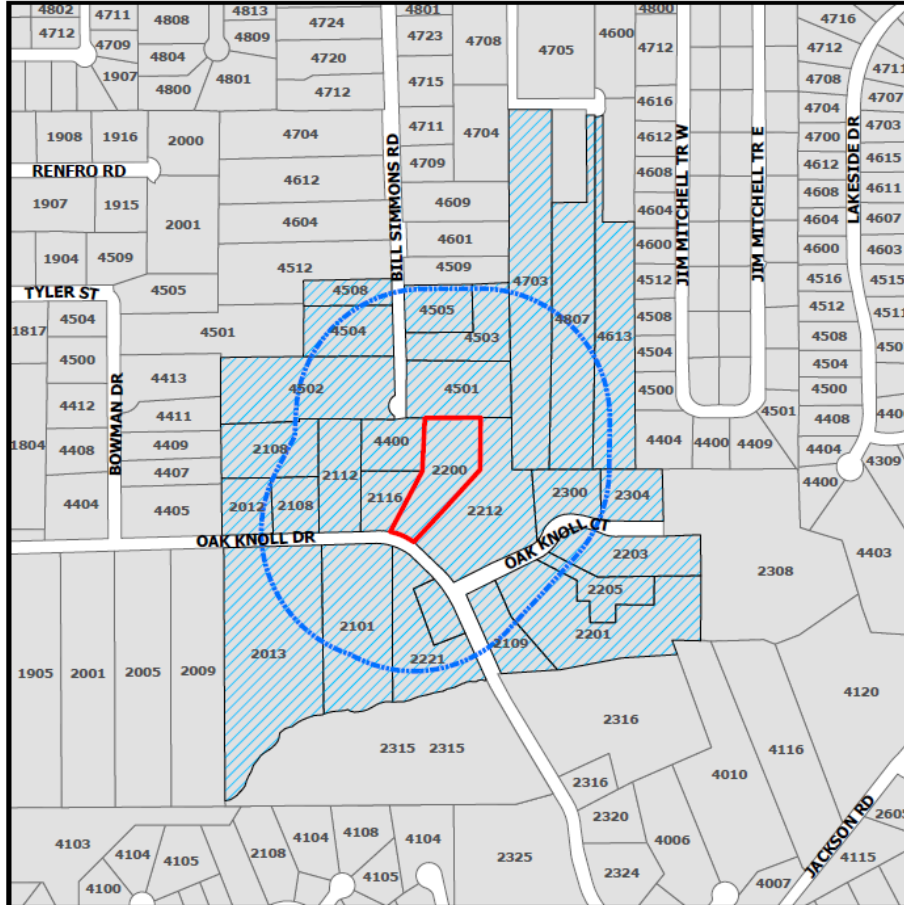
City of Colleyville

100 Main Street

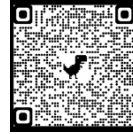
Colleyville, TX 76034

Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



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



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

Daniel Ponder

Daniel Ponder
Planning Manager

RESOLUTION R-26-5128

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

WHEREAS, the property being platted is currently described as Tracts 4M and A328 TR 2V, Abstract 1518, David R. Teeter Survey, and is proposed to be platted as Lot 1, Block 1, Engelman Addition; and

WHEREAS, the Planning and Zoning Commission recommended approval of the minor plat with a waiver for lot width for Lot 1, Block 1, Engelman Addition on February 9, 2026.

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

Sec. 1. THAT Lot 1, Block 1, Engelman Addition, being approximately 1.98 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 10TH DAY OF MARCH 2026.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Exhibit "A" - Plat Exhibit

STATE OF TEXAS
COUNTY OF TARRANT
OWNERS DEDICATION AND ACKNOWLEDGEMENT

Whereas Matthew & Shannon Engelman are the owners of a tract of land located at Colleyville, Tarrant County, Texas, being 1.984 acres situated in the D.R. Teeter Survey, Abstract 1518, and the Simon Cotrail Survey, Abstract 328, being that land conveyed to them via instrument 022525263, Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING AT A POINT, SAID POINT BEING A 5/8" IR (FND) FOR THE SW CORNER OF THIS TRACT, BEING THE SE CORNER OF LAND OF CATHERINE COBB, D21106045, DRTCT, AND BEING IN THE NORTH LINE OF OAK KNOLL DRIVE, AN APPROXIMATE 50 FOOT R.O.W.;

THENCE NORTH 30° 18' 04" EAST, BY THE EAST LINE OF LAND OF SAID CATHERINE COBB, FOR A DISTANCE OF 254.74 FEET TO A 5/8" IR (FND);

THENCE NORTH 3° 05' 33" EAST (BASE BRG), BY THE EAST LINE OF LAND OF DELORIS PEARSON, LOT 1, BLOCK 1 OF "PEARSON ADDITION" CABINET A, SLIDE 4674, PRCTCT, FOR A DISTANCE OF 201.07 FEET TO A 5/8" IR (FND);

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THENCE SOUTH 5° 17' 58" WEST, BY THE WEST LINE OF LAND OF ROBERT E. WOODSTER, VOL. 4428, PAGE 929, DRTCT, FOR A DISTANCE OF 203.01 FEET TO A 5/8" IR (FND);

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THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, RADIUS = 120.70 FEET, FOR A DISTANCE OF 49.40 FEET (L.C. = NORTH 58° 41' 22" WEST FOR 49.05 FEET), TO THE 5/8" IR AT THE POINT OF BEGINNING, SAID PARCEL BEING 86433 SQFT OR 1.984 ACRES MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Matthew & Shannon Engelman, owners, do hereby adopt this plat as Lot 1, Block 1, Engelman Addition, an Addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-ways, and always shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to move and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approval subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this ____ day of _____, 2026

Matthew Engelman, Owner

Shannon Engelman, Owner

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Matthew Engelman, Owner known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2026

Notary Public in and for the State of Texas
My commission expires on _____, 20____

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Shannon Engelman, Owner known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2026

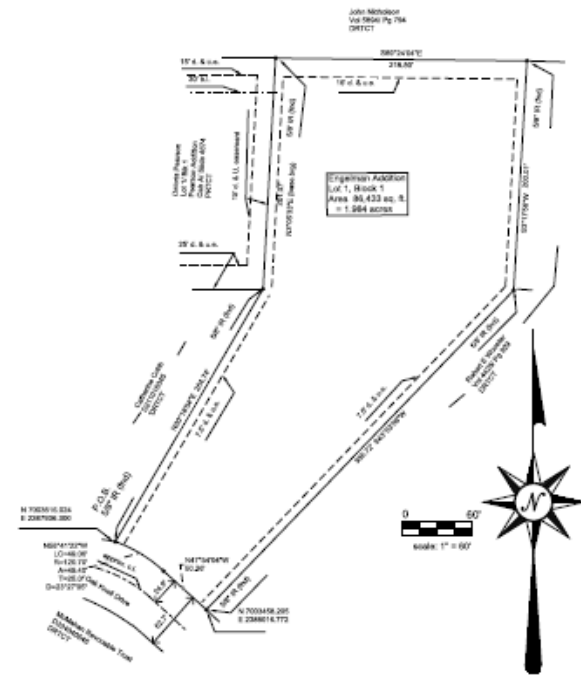
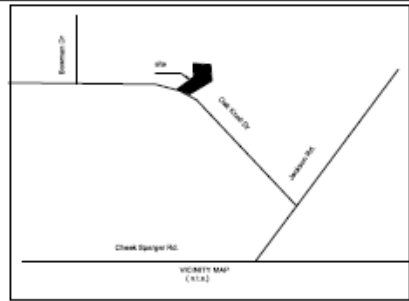
Notary Public in and for the State of Texas
My commission expires on _____, 20____

SURVEYORS CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS:
That I, Richard DeFalco, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedure and practices of the most current Land Surveying Practices Act.



STATE OF TEXAS, COUNTY OF TARRANT
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Richard DeFalco, Registered Professional Land Surveyor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.
Given under my hand and seal of office, this ____ day of _____, 2026
Notary Public in and for the State of Texas
My Board expires on _____

OWNER:
Matthew & Shannon Engelman
5702 Treemont Ct.
Colleyville, TX, 76034
832-623-0903
Rick DeFalco - Surveyor
201 Carolyn Drive
Hurst, TX, 76054
817-428-0155
Date: 12/30/2025
Updated: 01/02/2026
Updated: 01/22/2026



LEGEND
DRTCT = Deed Records, Tarrant County, Texas
PRCTCT = Plat Records, Tarrant County, Texas
IR = iron rod
B.L. = building line
B. & U.E. = drainage & utility easement
Co-ordinates shown are Texas State Plane Co-ordinates, North Central Zone, NAD 83

STAFF APPROVAL AUTHORITY
This minor plat is approved in accordance with Section 212.0950 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations.
Date: _____
Community Development Director

MINOR PLAT
ENGELMAN ADDITION
Lot 1, Block 1
BEING 1.984 ACRES OF LAND SITUATED IN THE D.R. TEETER SURVEY, ABSTRACT 1518 AND THE SIMON COTTRAIL SURVEY, ABSTRACT 328, CITY OF COLLEYVILLE, TARRANT COUNTY TEXAS

Date of preparation December 30, 2025



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 7b

Agenda Date 3/10/2026

Number Resolution R-26-5129

Type Resolution

Department Community Development

Title

Consideration of a variance to the rear yard setback, lot coverage, and impervious coverage regulations of the PUD-R Planned Unit Development – Residential zoning district on Lot 13, Block 11, of the Saddlebrook Addition, located at 4005 Inwood Lane, Case VC26-001

Explanation

Reading and Public Hearing

Rick Rawlings, the applicant, has submitted a request for a variance on Lot 13, Block 11, Saddlebrook Addition, being approximately 0.40 acres, and zoned PUD-R Planned Unit Development - Residential.

Requested Variance: The applicant is requesting a variance to the rear yard setback, lot coverage, and impervious coverage regulations to remodel and build an addition to the home. The proposed variance would reduce the rear setback from 25 feet to 12 feet-8 inches. The maximum lot coverage amount allowed is 30% and the maximum impervious coverage allowed is 60%. The proposed variance would increase the lot coverage amount to 36% and the impervious coverage to 72%.

Existing Conditions/Background: The subject property, 4005 Inwood Lane, is developed with a single-family dwelling. It is located within the Saddlebrook subdivision at the intersection of Bedford Road and Cheek-Sparger Road.

Plat Status: The subject property is platted as Lot 13, Block 11, Saddlebrook Addition.

DRC Review: The DRC reviewed the request during their February 16, 2026, meeting and the case has been scheduled for the March 10, 2026, City Council meeting.

Surrounding Development: The properties to the north, east, south, and west are zoned PUD-R Planned Unit Development – Residential and are improved with single-family homes.

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

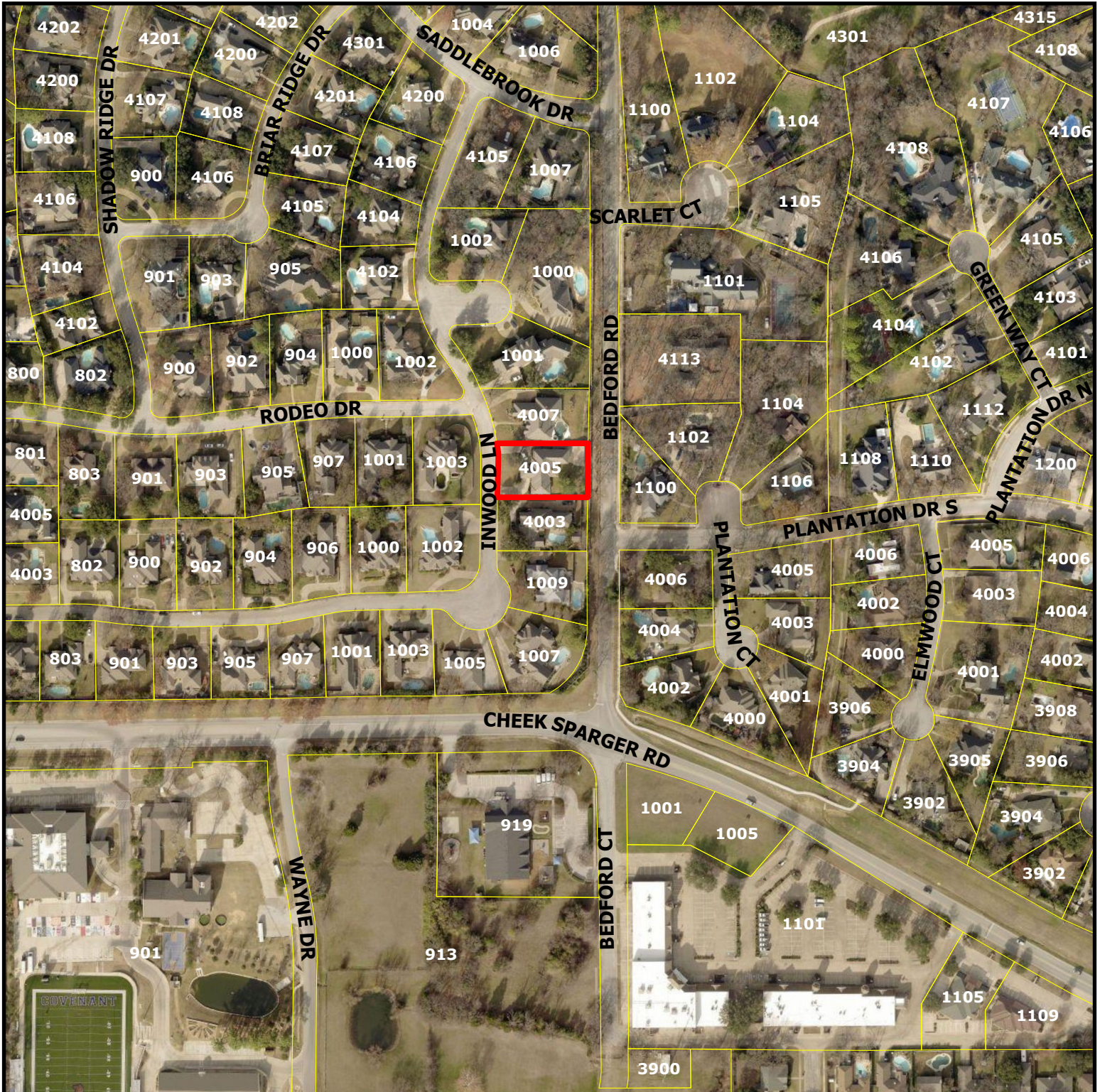
Public Notification: Staff mailed notices to all property owners within 500 feet as well

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.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Notification Map
7. Notification Letter
8. Resolution R-26-5129

Aerial Map

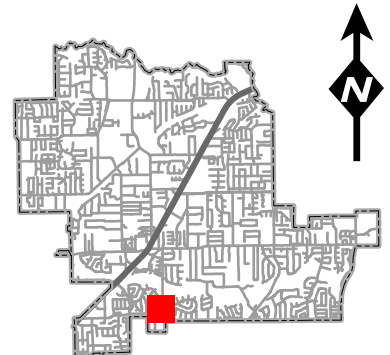


VC26-001

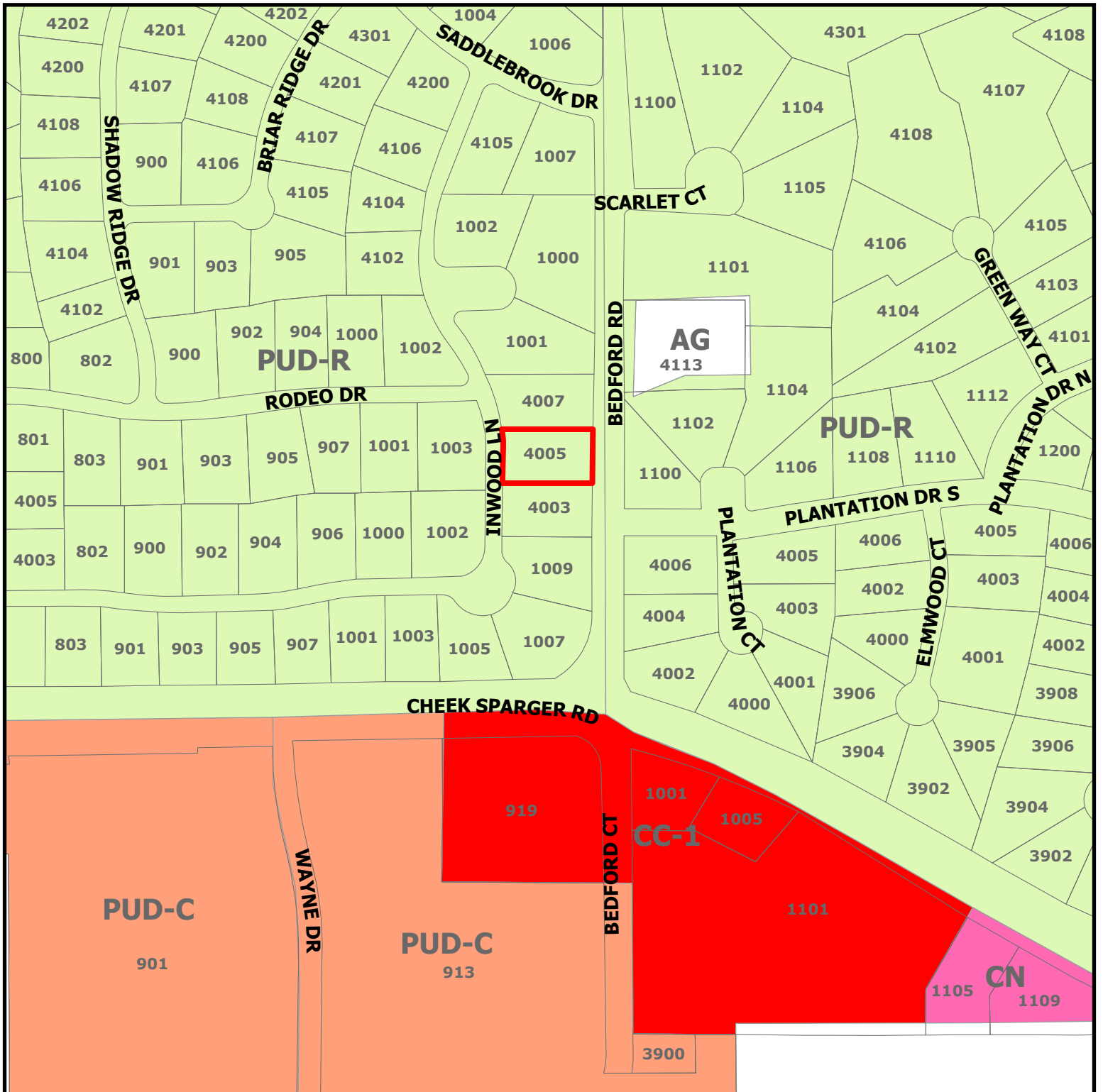
4005 Inwood Lane

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 Subject Property



Zoning Map



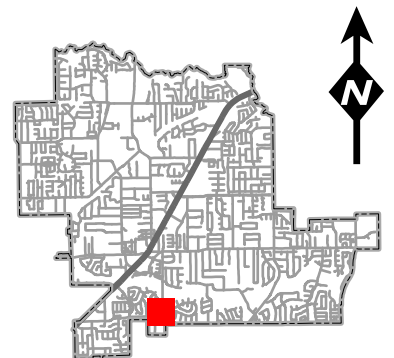
VC26-001

4005 Inwood Lane

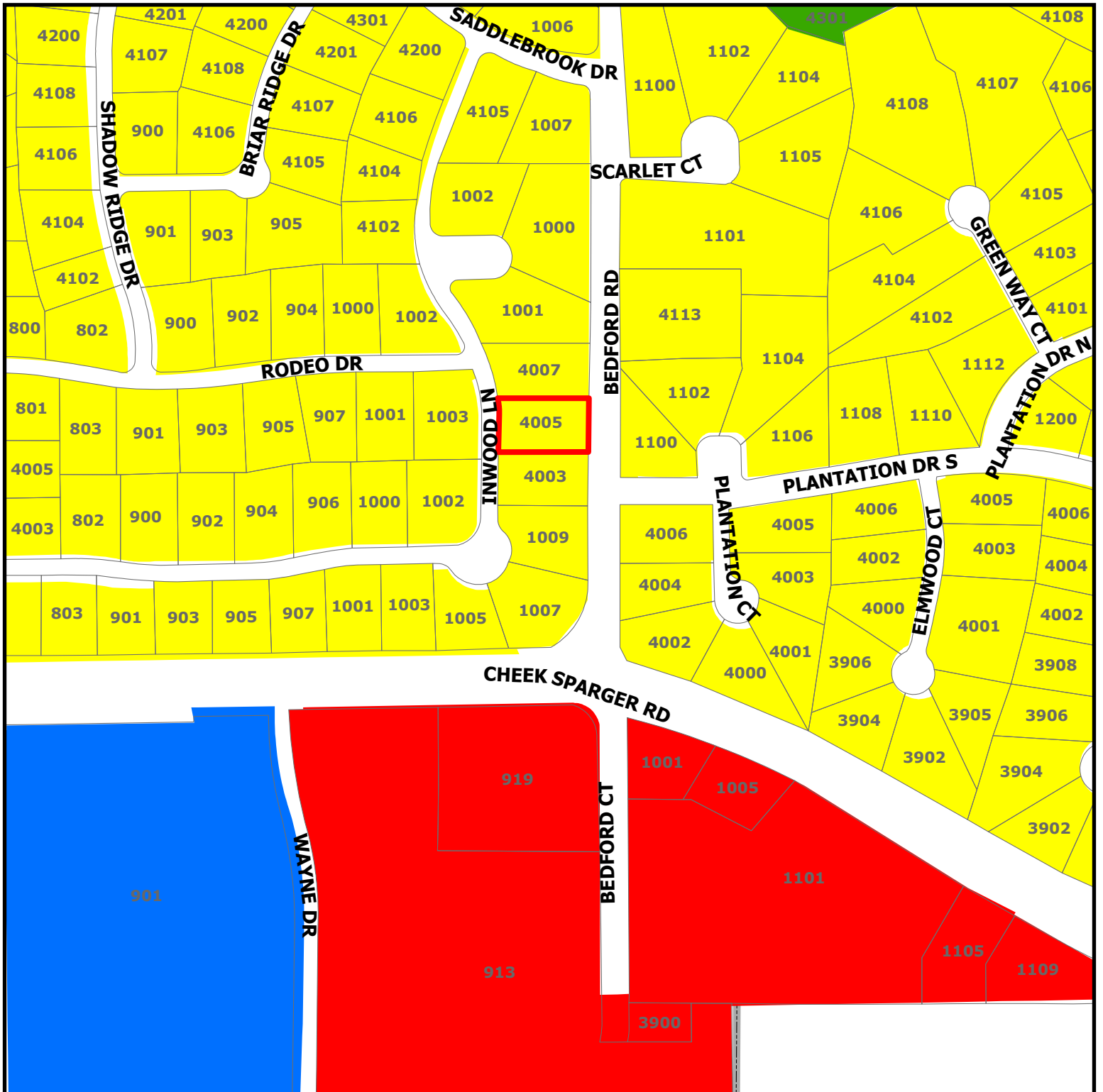


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 Subject Property



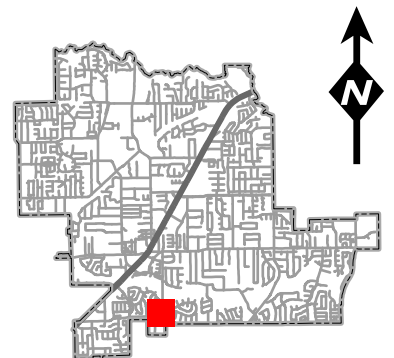
Future Land Use Map




VC26-001

4005 Inwood Lane

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



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Variance
Request

Rawlings Home Improvement

4005 Inwood Lane
Colleyville, TX 4005

- 25 Ft Rear Setback
- Lot Coverage
- Impervious Coverage



Project Summary

In early 2019, we (Rick and Kathy Rawlings) purchased the home at 4005 Inwood Lane in the Saddlebrook neighborhood of Colleyville, Texas.

Built in 1984 as one of Saddlebrook's original residences, the property offered strong architectural bones and a desirable single-story layout, making it an ideal fit as we plan for retirement and prepare to downsize from our current estate on Glenhope.

From the beginning, our goal was to thoughtfully renovate the interior, preserve the home's exterior character, and update the property to meet current community standards.

The house was significantly dated and required extensive modernization, redesign, and mechanical upgrades.

After several years of steady improvements inside and out, we are now entering the final phase of the project, which includes a modest addition to the existing structure to complete the renovation.

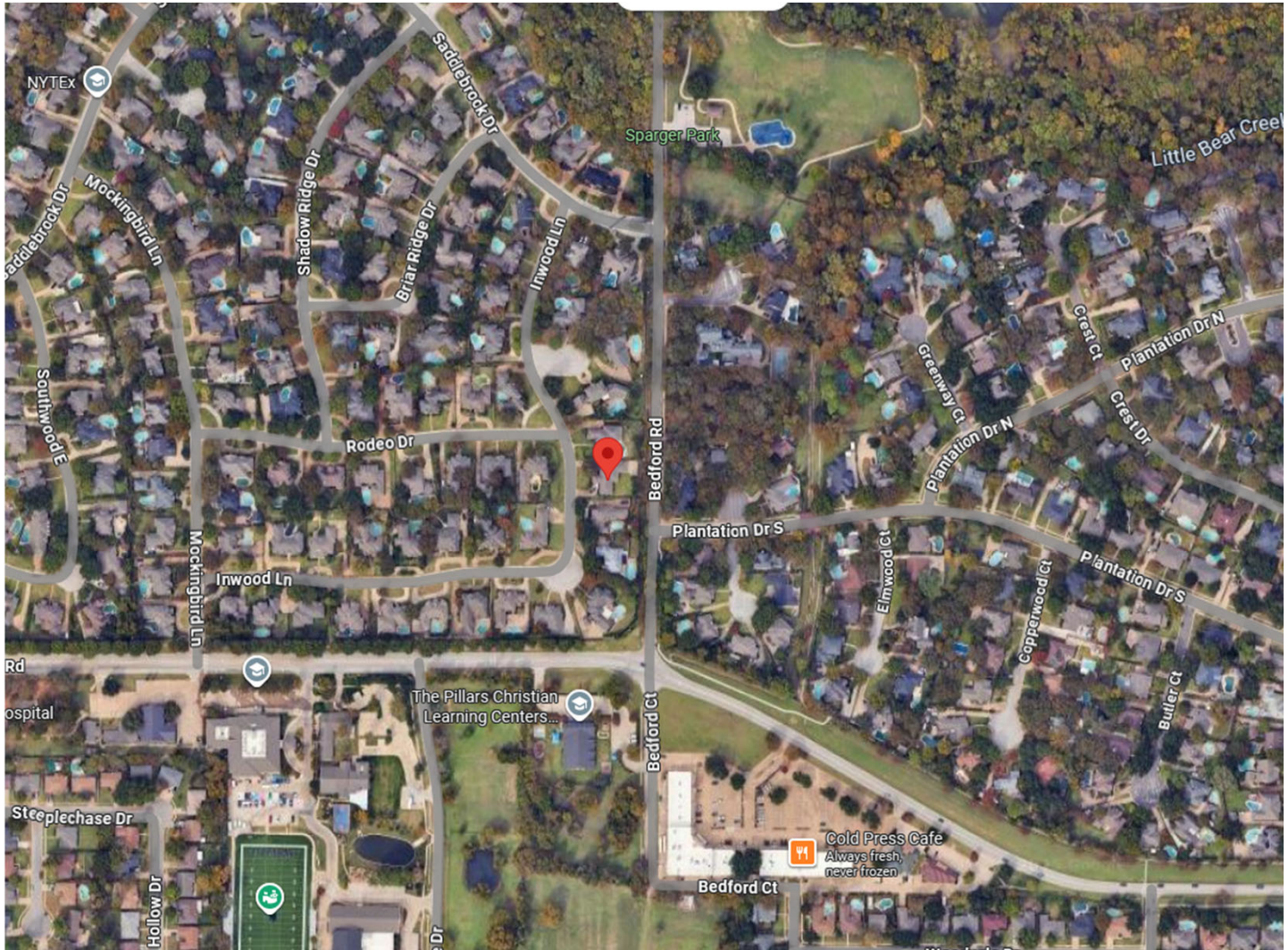
Renovation Summary The Numbers

Property Improvements

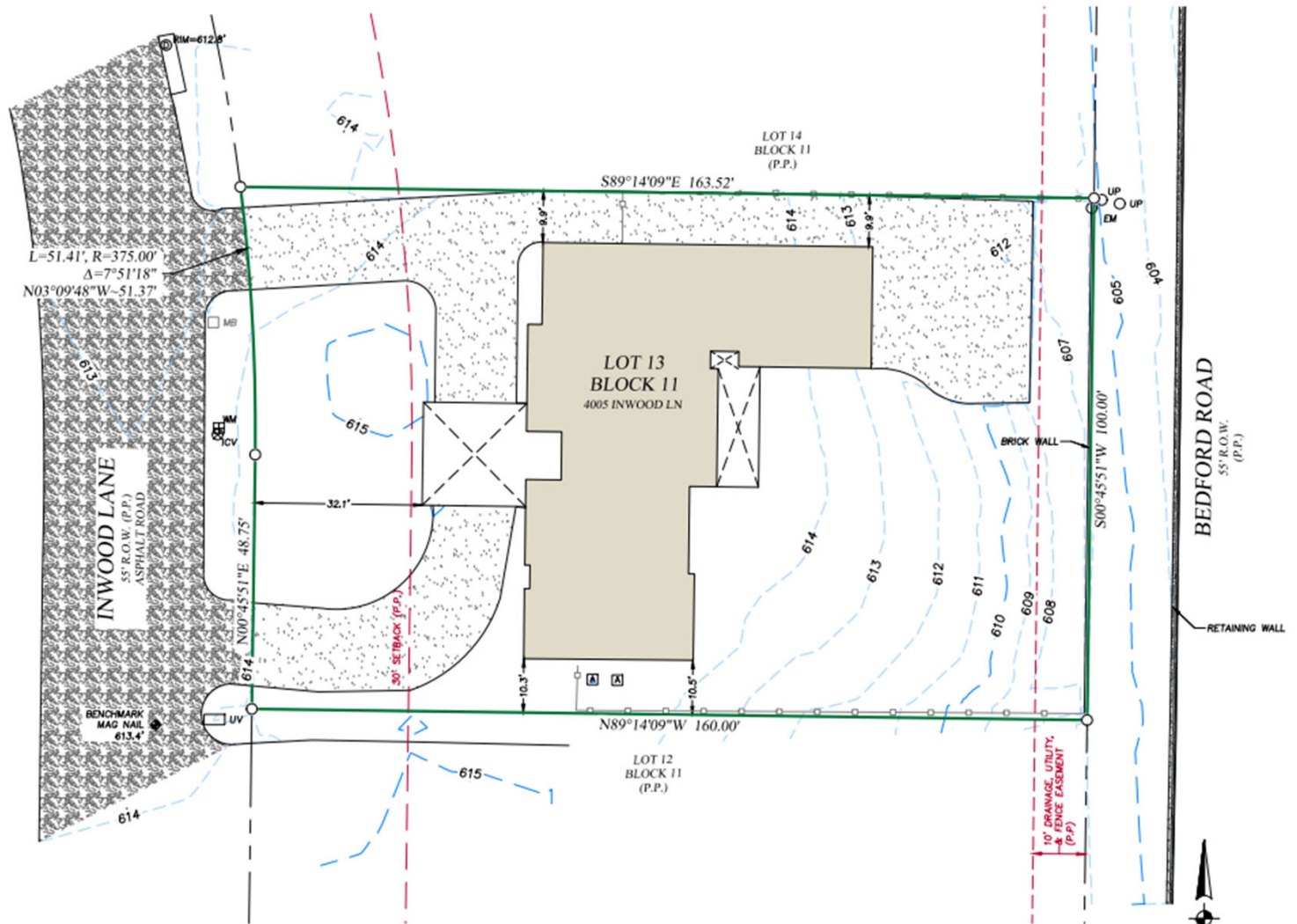
This renovation will bring the existing property up to community standards. This includes but not limited to the below property element additions.

Property Elements	Existing	Renovation
Enclosed, Conditioned Living Space	3,335 Sq Ft	4,152 Sq Ft
Covered, Non-Enclosed Space	690 Sq Ft	1,519 Sq Ft
Enclosed 2 Car Garage	441 Sq Ft	441 Sq Ft
Space Breakdown		
Bedrooms	2	4
Bathrooms	2.5	4.5
Formal Living Space	1	1
Formal Dining Space	1	1
Den	1	1
Kitchen	1	1
Kitchenette Dining Area	1	1
Study / Home Office	1	1
Pantry	1	1
2 Car Garage	1	1
Car Port (Porte-Cochère)	1	1
Outdoor Covered Living	1	2
Outdoor Covered Kitchen	0	1
Outdoor Covered Fireplace	0	1
Pool	0	1
Hot Tub	0	1
Sunken Fire Pit	0	1
Water & Fire Feature Privacy & Road Noise Screen	0	1
Additional Sidewalk on South Side of Property	0	1

Property Location
4005 Inwood Lane

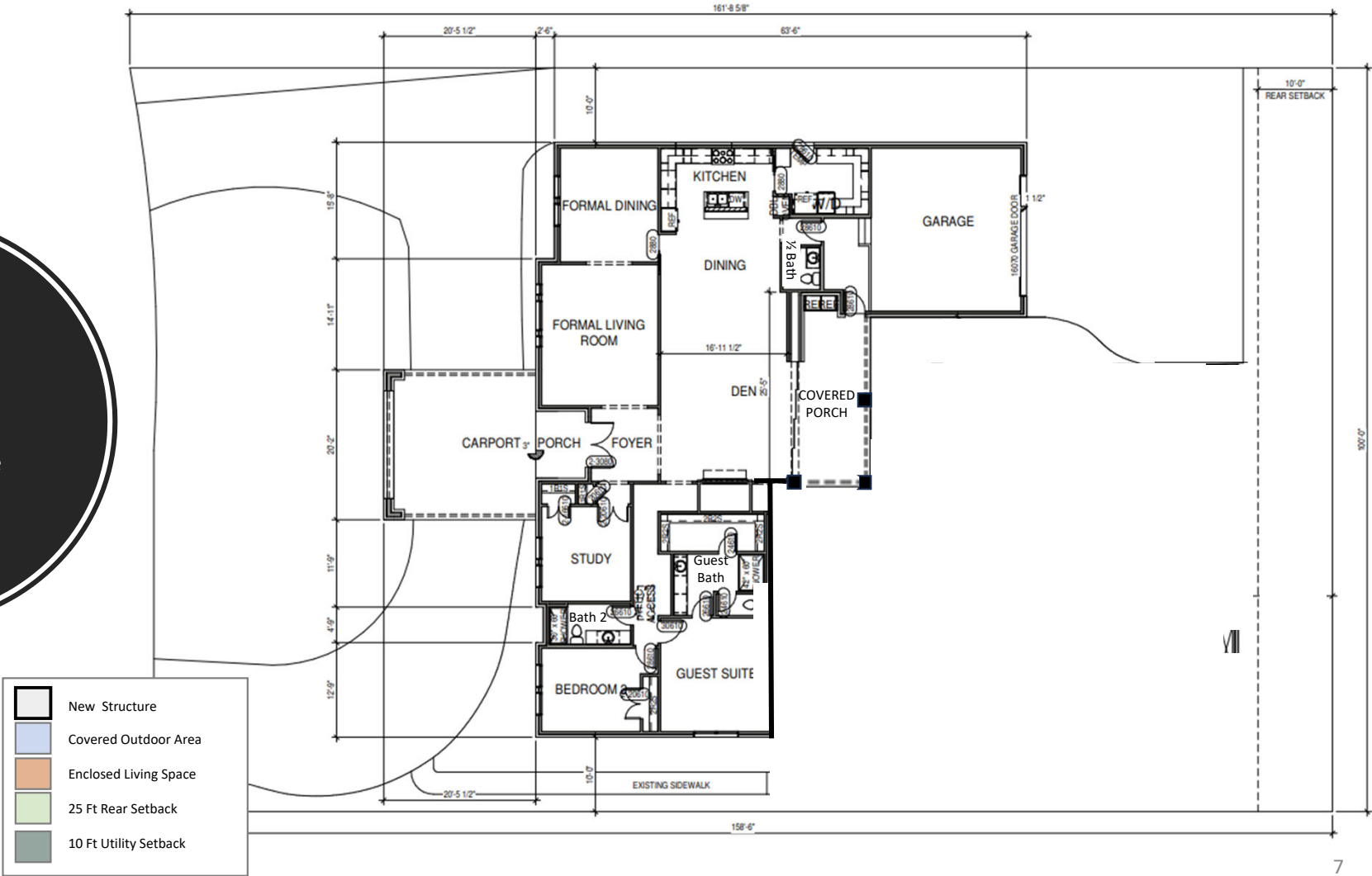


Current Topo
4005 Inwood Lane



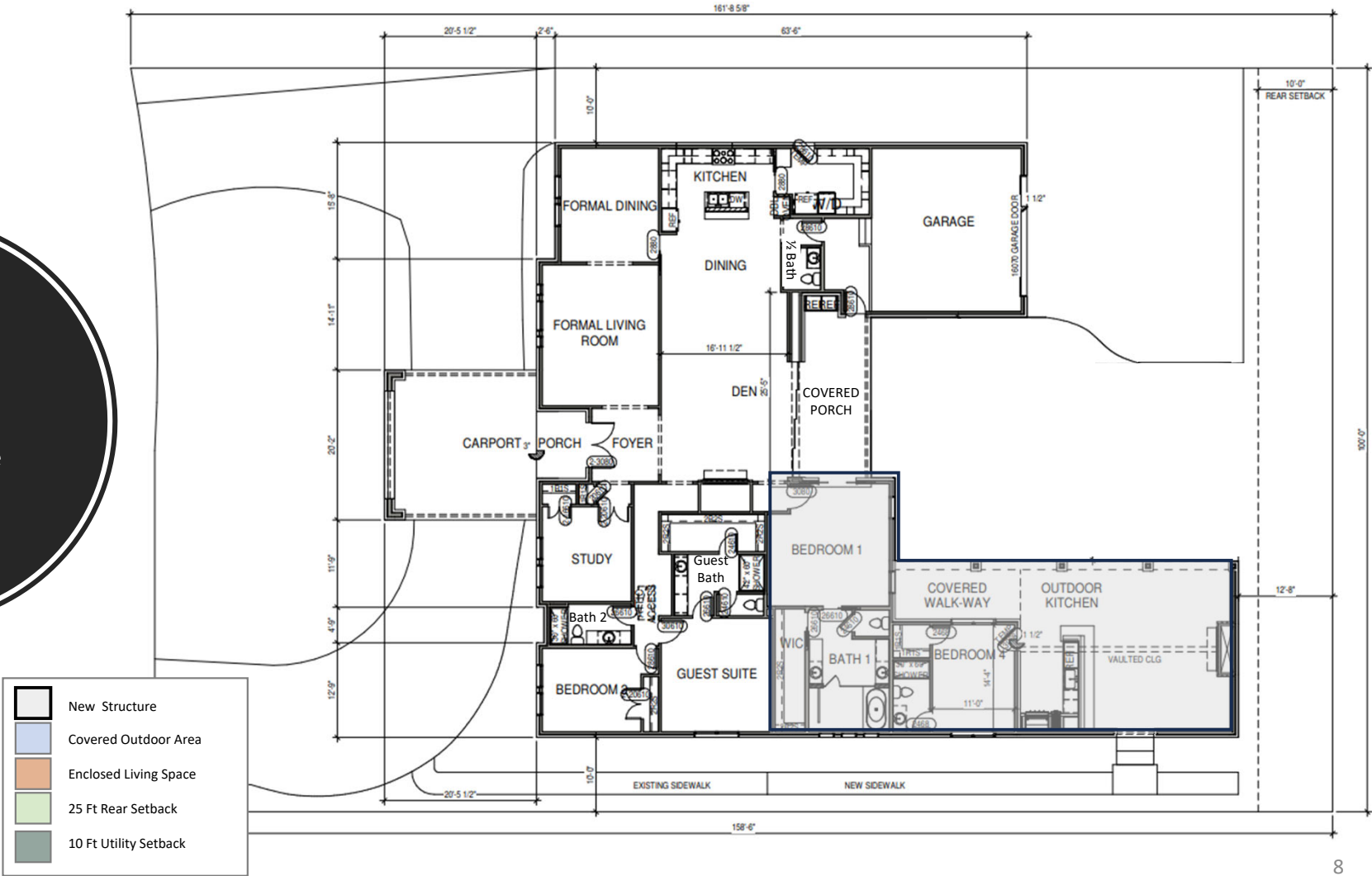
Current Structure

4005 Inwood Lane



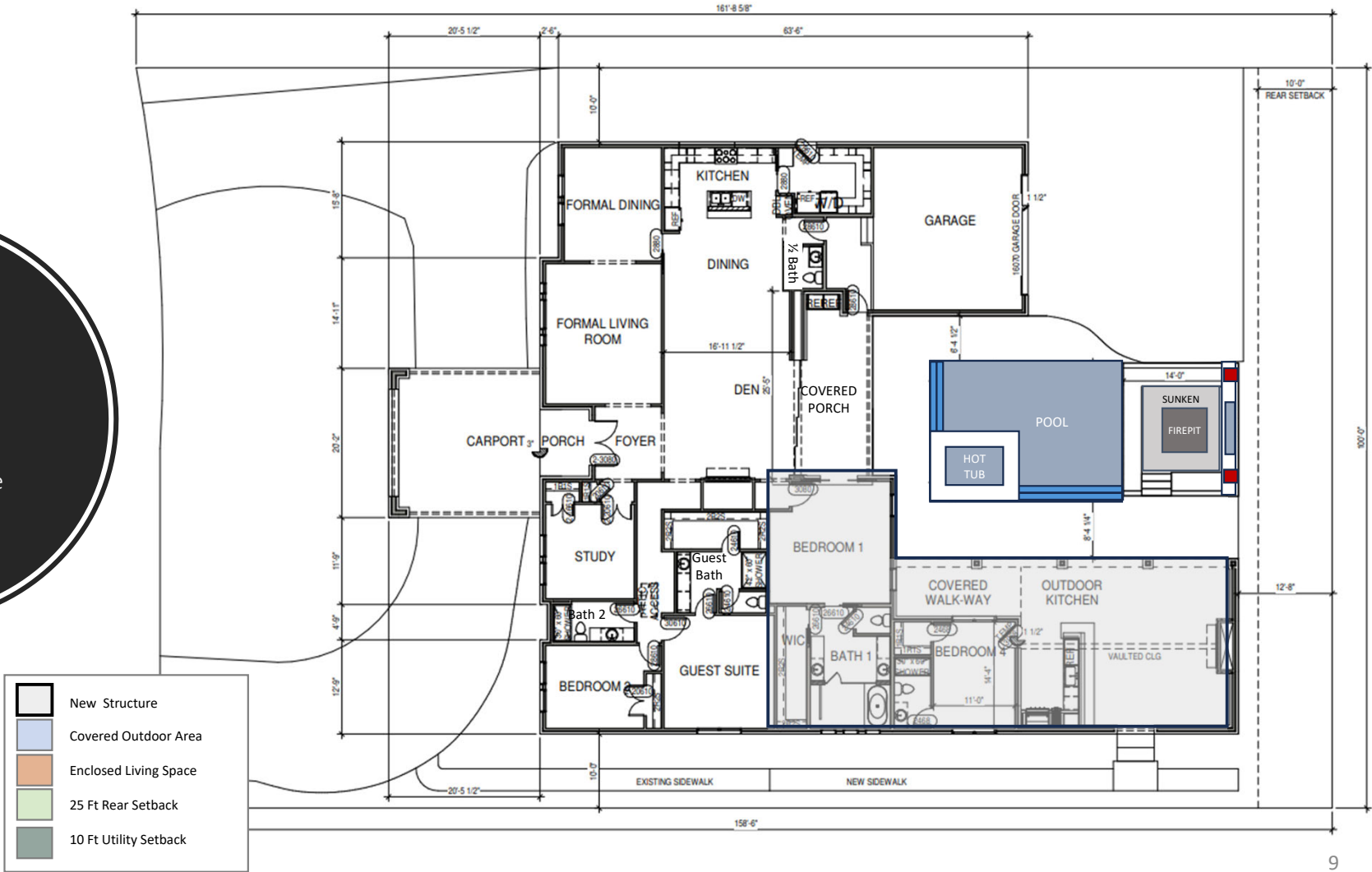
Proposed Addition

4005 Inwood Lane

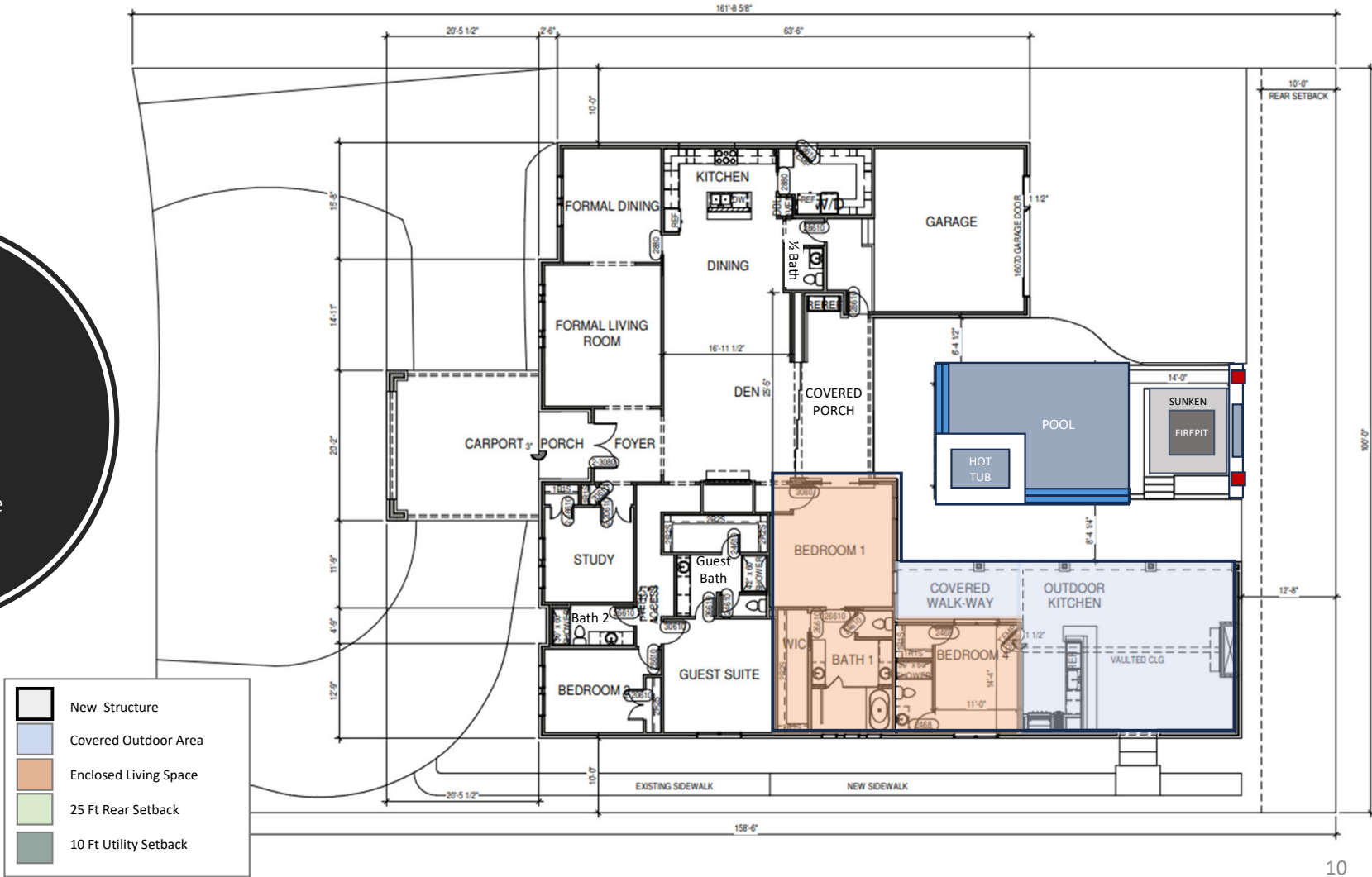


Proposed Addition with Pool

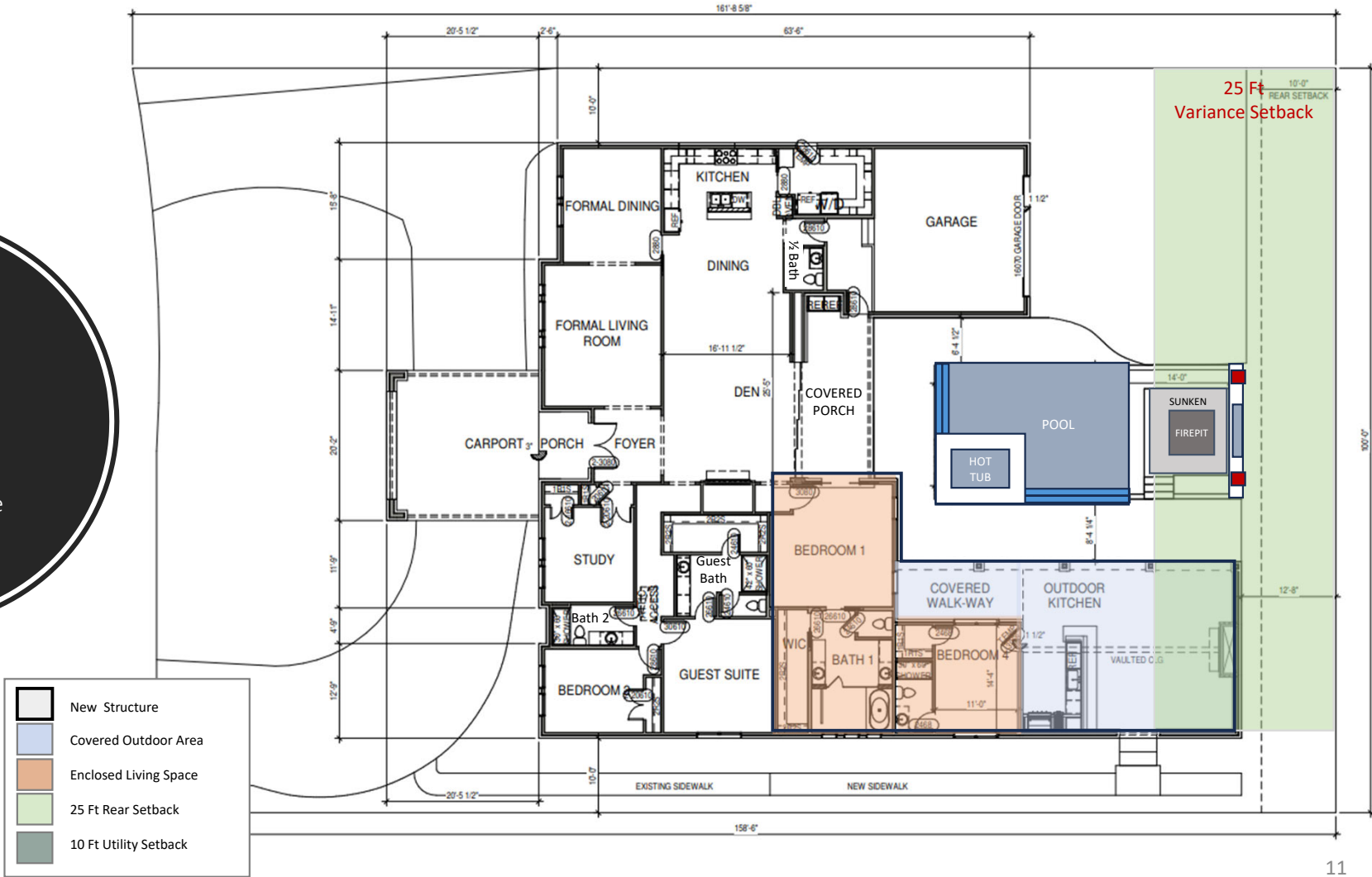
4005 Inwood Lane



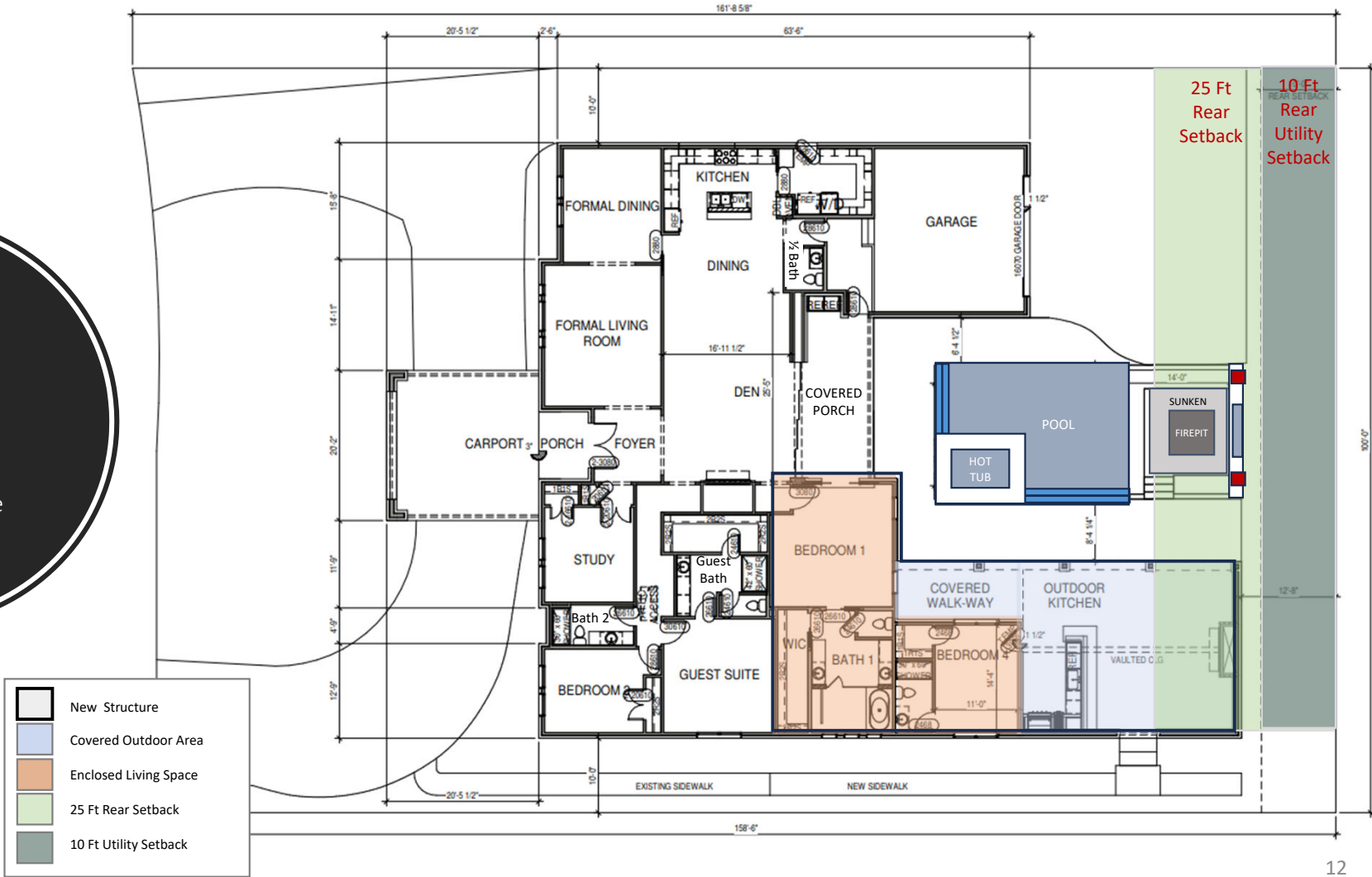
Proposed Addition
By Usage Type
4005 Inwood Lane



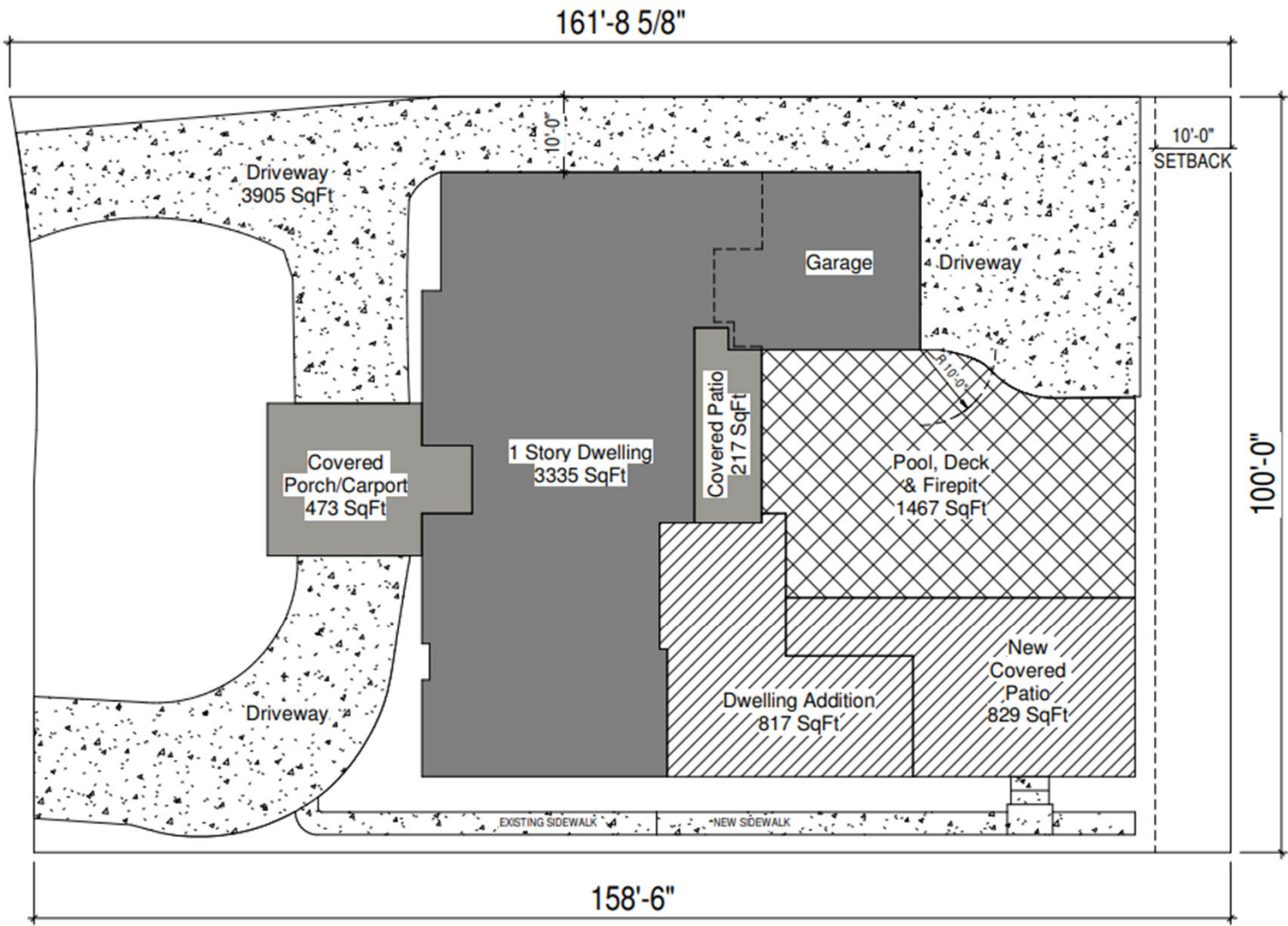
Proposed Addition
By Usage Type
4005 Inwood Lane



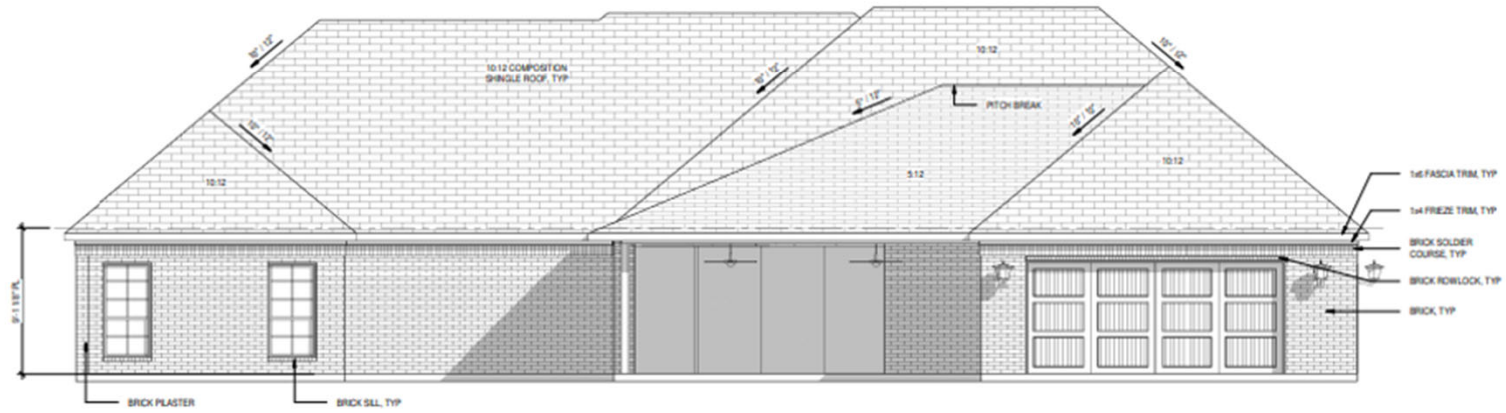
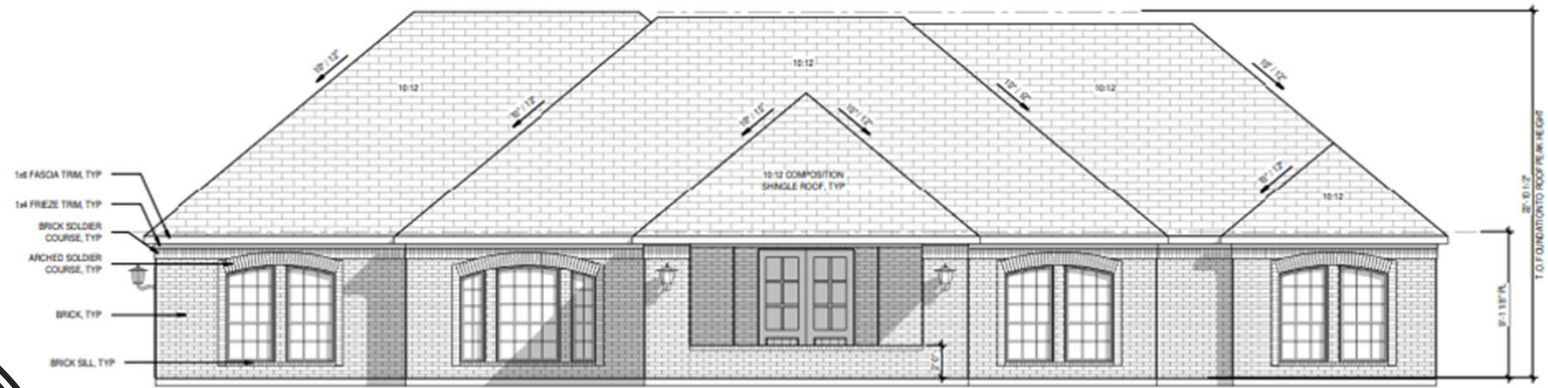
Proposed Addition
By Usage Type
4005 Inwood Lane



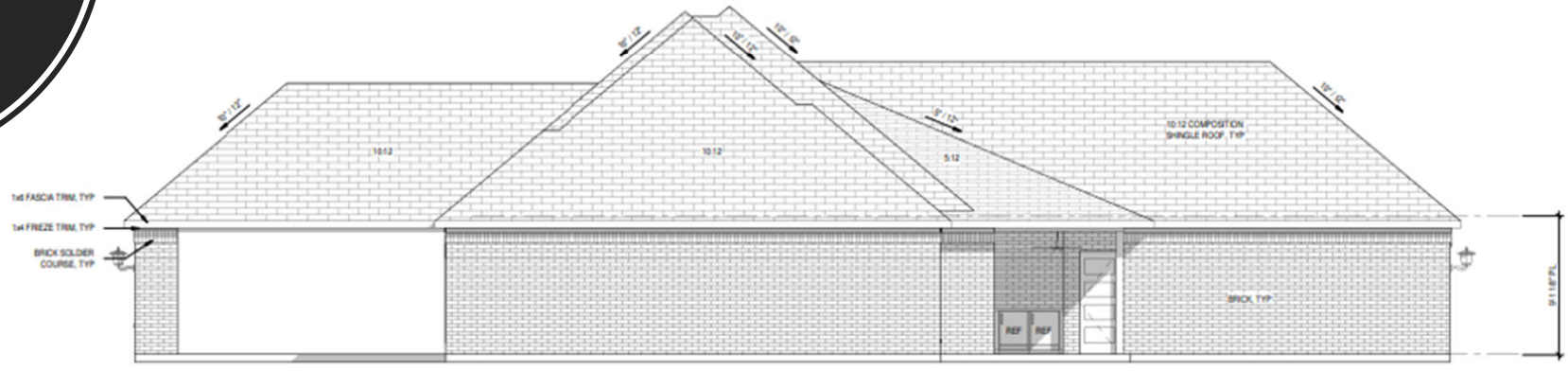
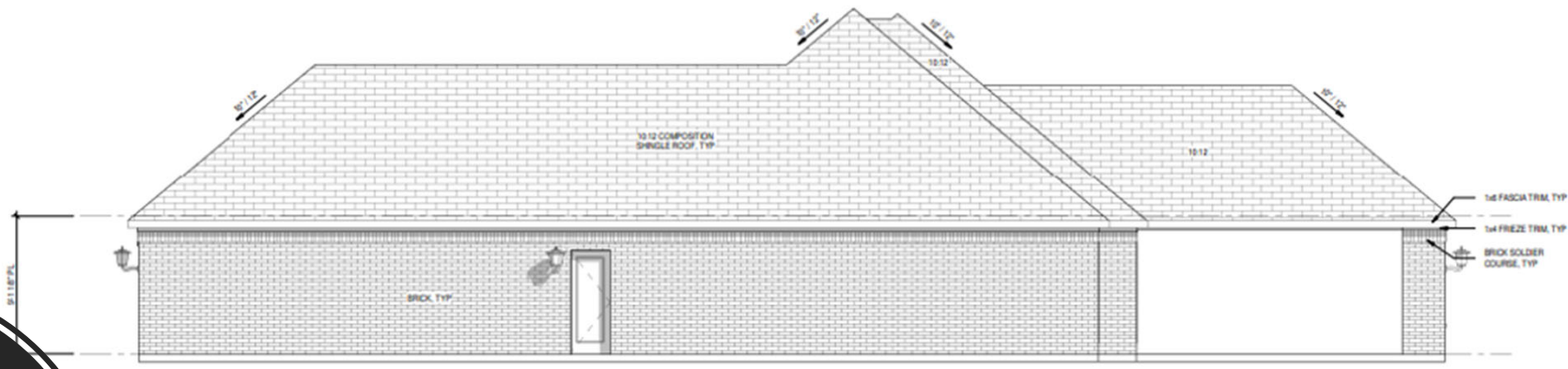
Proposed Addition
4005 Inwood Lane



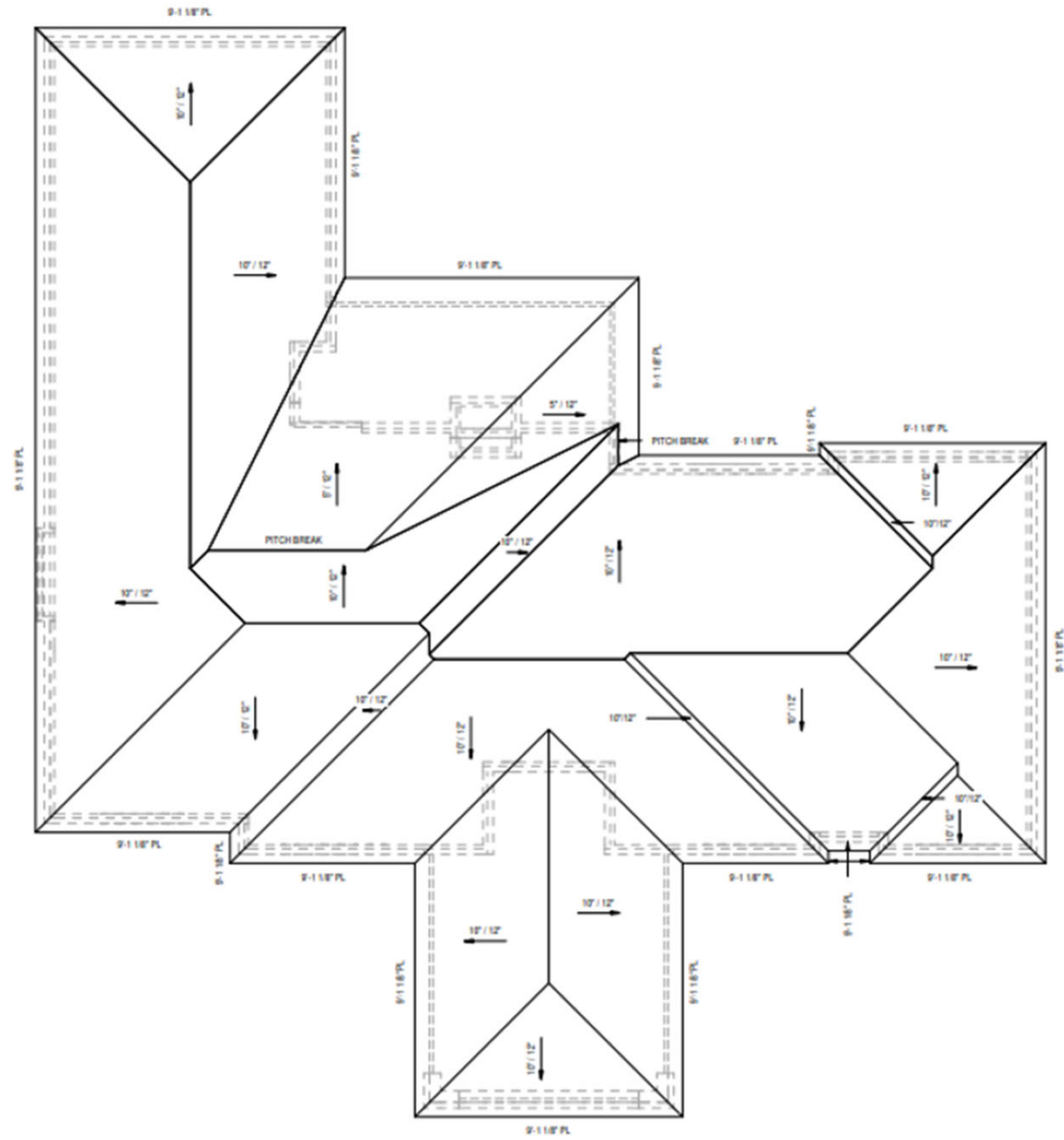
Current
Layout
Front & Rear
(West & East)



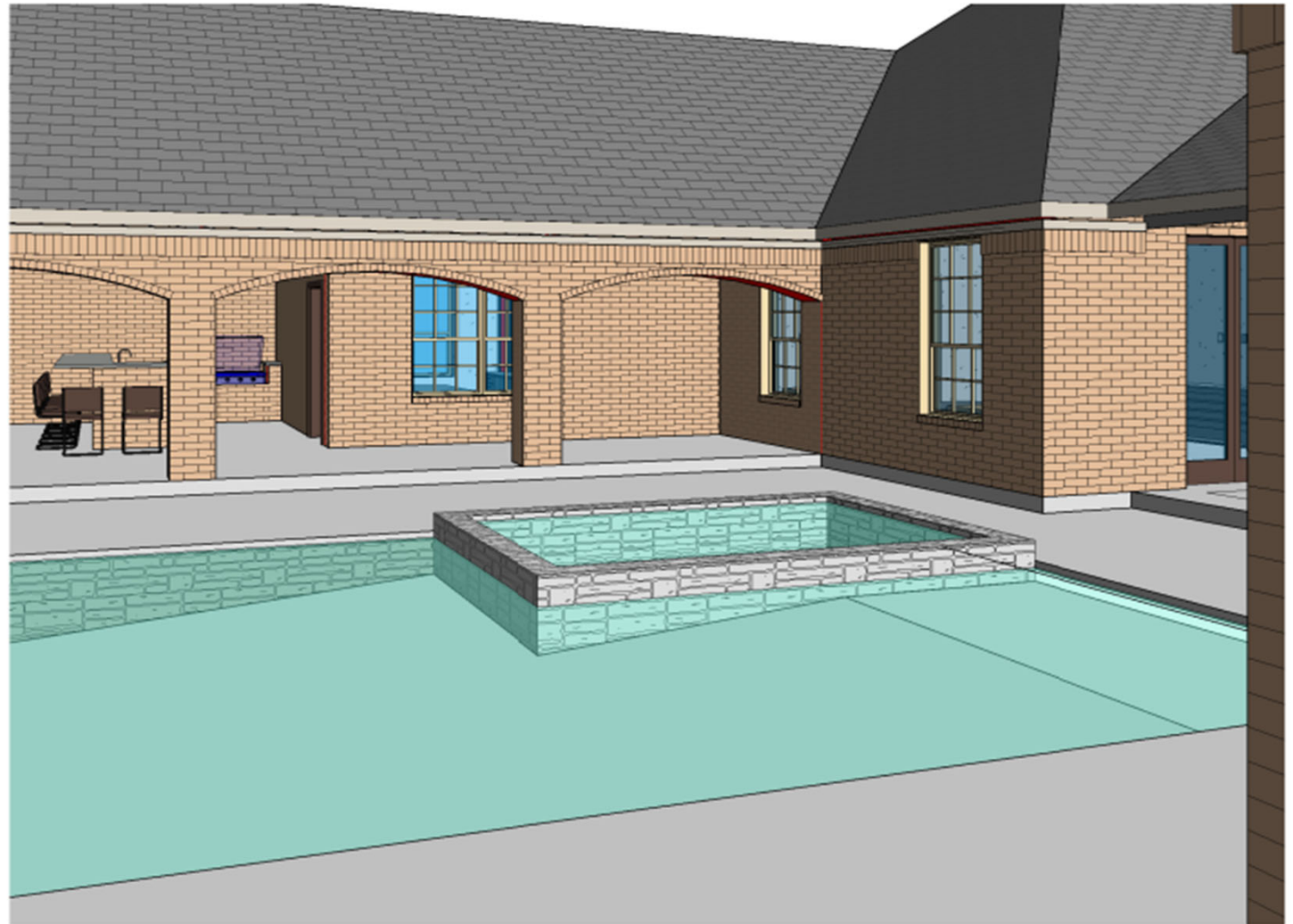
Current
Layout
Sides
(North & South)



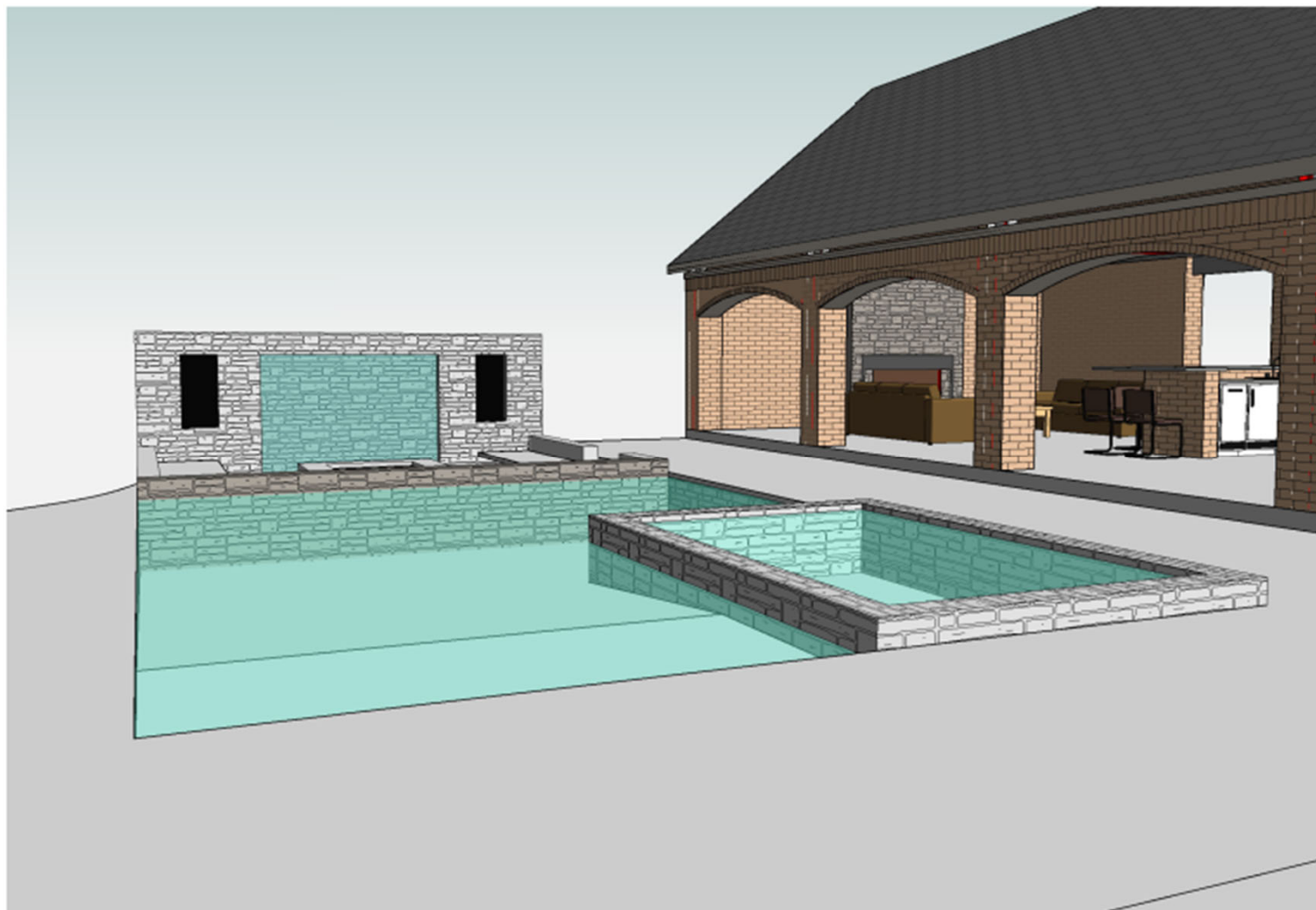
Current Layout Roof Plan



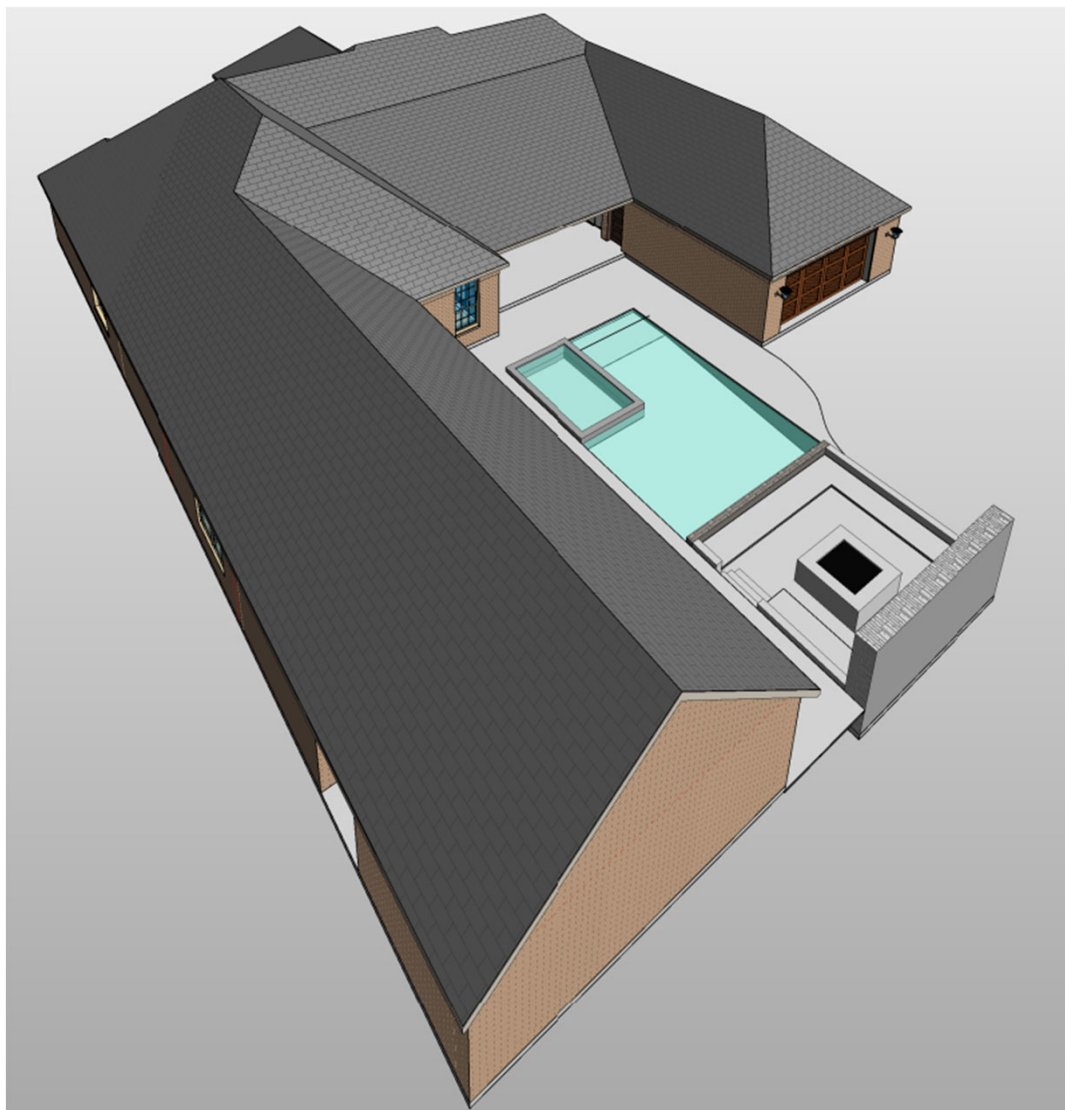
Renovated
Back Yard
Pool View #1



Renovated
Back Yard
Pool View #2



Renovated
Back Yard
Pool View #3



Variance Request Details

Property Variance Request Details

We are requesting a 15' Rear Lot Setback, Impervious Coverage and Lot Coverage Variance from the City of Colleyville. The renovation proposal will add twelve (12) new spaces to the existing single-story structure by extending the current roofline, adding four (4) enclosed living areas and covered outdoor entertainment areas. The extension will be built using same brick and exterior materials used from the original home construction. The home improvements will not be visible from the front of the house or change the outward appearance of the property. The Saddlebrook HOA has been notified and tentatively approved of this pending variance.

Three (3) entertainment spaces are inside the 25' rear setback ordinance.

- All three (3) spaces are outdoor entertainment spaces.
- One (1) spaces will be covered, but not conditions and not enclosed.
- Two (2) spaces will not be covered

Description of New Elements	Rear 25' Setback	
	Outside Rear Setback	Inside Rear Setback
Owner Suite Bedroom	✓	
Owner Suite Bathroom	✓	
Owner Suite Closet	✓	
Additional Bedroom	✓	
Additional Bathroom	✓	
Additional Closet	✓	
Pool	✓	
Hot Tub	✓	
Outdoor Covered Kitchen	✓	
Outdoor Covered Living Space – not enclosed or conditioned		✓
Sunken Firepit – not covered or enclosed		✓
Water & Fire Feature Privacy & Road Noise Screen		✓

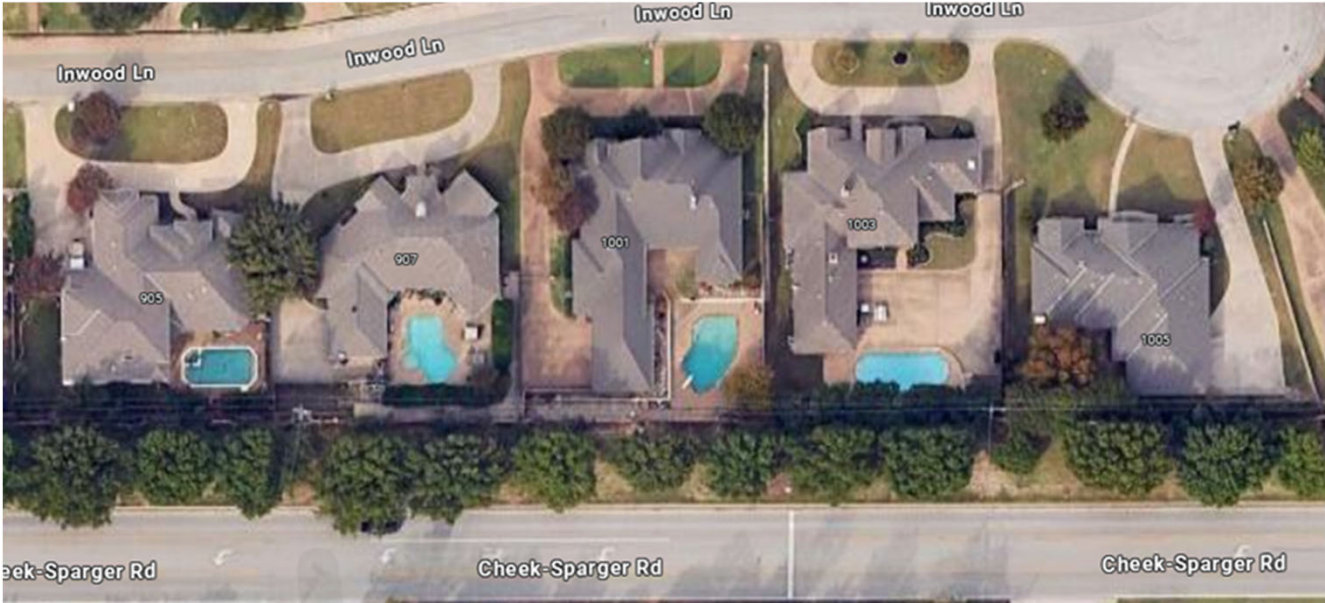
Neighborhood
Characteristics
&
Considerations

We are asking for a Rear Setback, Impervious Coverage and Lot Coverage property variance to complete our property renovations.

The variance would allow us to bring the property to community standards AND does not deviate from the existing community layout of many nearby home layout and standards.

As illustrated below, several neighboring homes on Inwood Lane that back up to Cheeks-Sparger and Bedford Road are single-story structures with outdoor entertainment, pools and garages that are built to the up to the 10' utility easement, which aligns to our variance lot request.

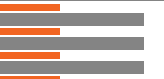
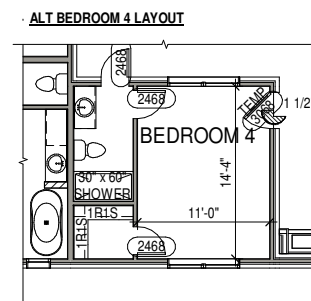
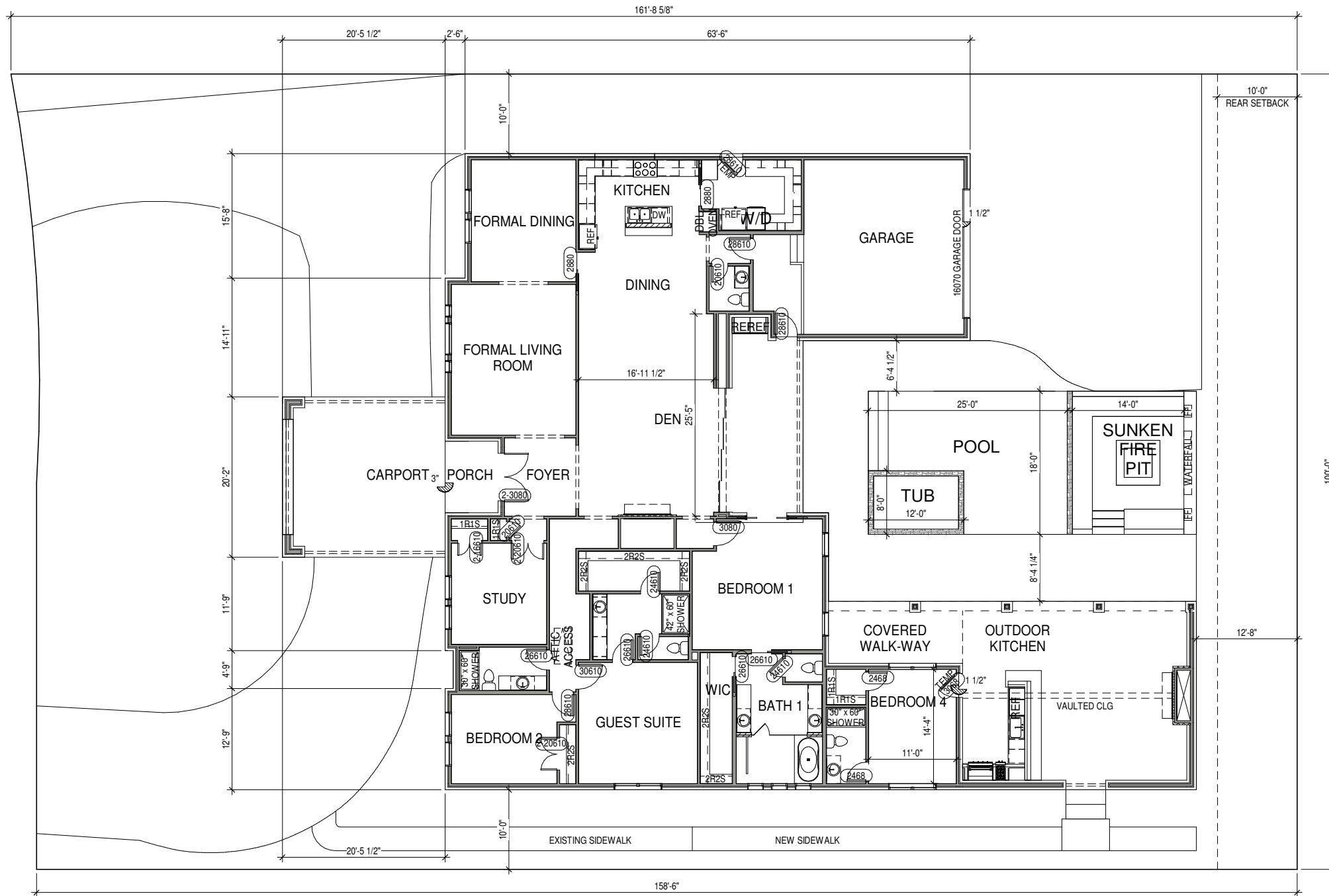
905 Inwood, 907 Inwood, 1001 Inwood 1003 Inwood and 1005 Inwood all exhibit similar layouts represented in our remodel plan and variance request.





Thank you!

We appreciate your consideration to our variance request!



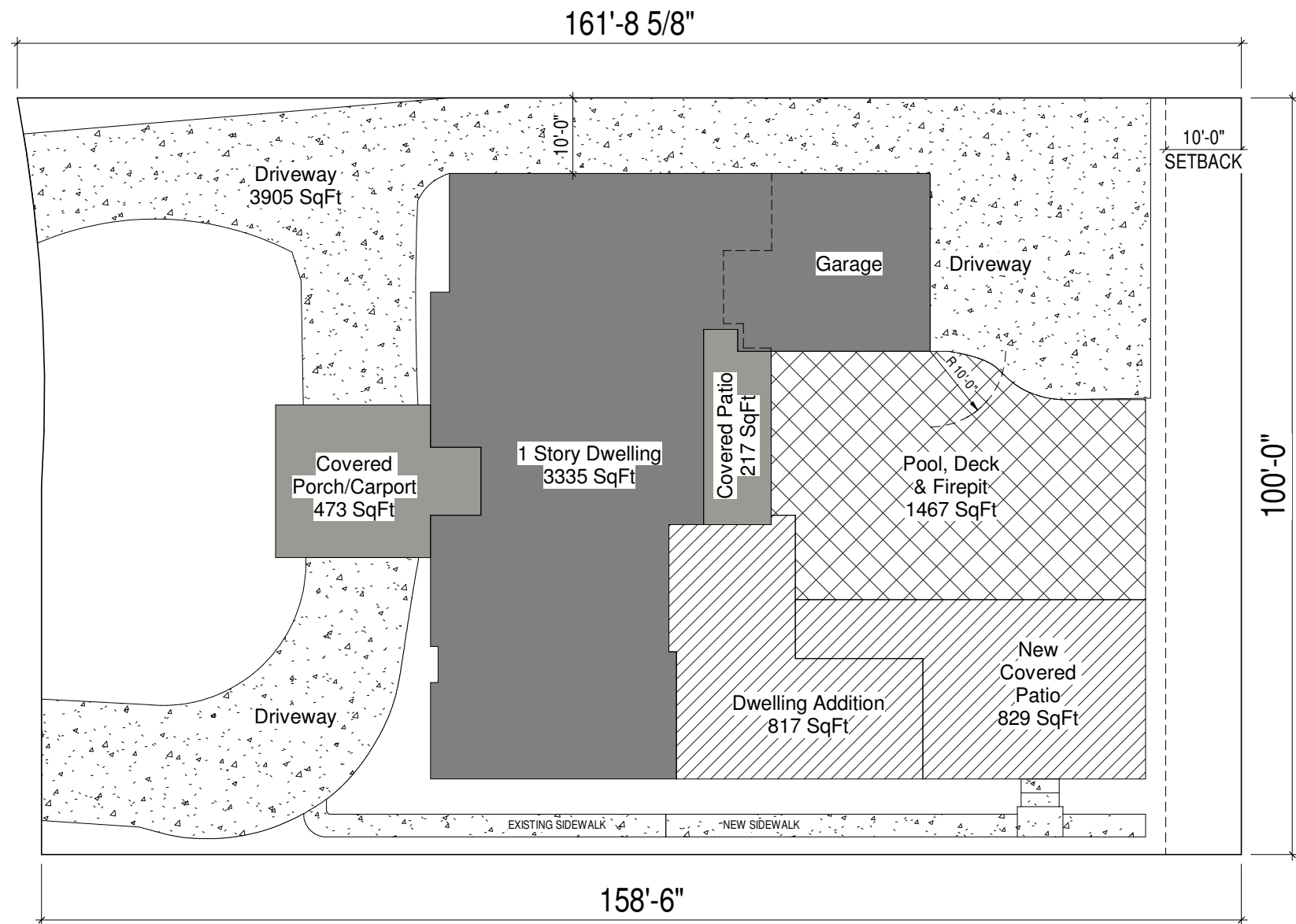
EXISTING	Building		Paved+Pool/Spa	
	Dwelling+Garage	3335	Driveway	3905
	Covered Porch	473	Walk way	145
	Covered Patio	217	Uncovered patio	
	Accessory Structures		Uncovered deck	
	Other roofed areas		Pool (surface area)	
			Pool deck (surface area)	
Subtotal Under roof	4025	Subtotal Uncovered	4050	

Dwelling+Garage	817	Driveway	
Covered Porch		Walk way	214
Covered Patio	829	Uncovered patio	
Accessory Structures		Uncovered deck	
Other roofed areas		Pool (surface area)	1467
		Pool deck (surface area)	
Subtotal Under roof	1646	Subtotal Uncovered	1681

Total Under roof	5671	Total Uncovered	5731	Total Impervious	11402
Total Under roof/Lot size	35.72%	Total Uncovered/Lot size	36.09%	Total Impervious/Lot size	71.81%

Lot size	15878
----------	-------

IMPERVIOUS COVERAGE



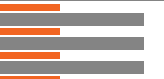
LOT SIZE: 15878 SqFt

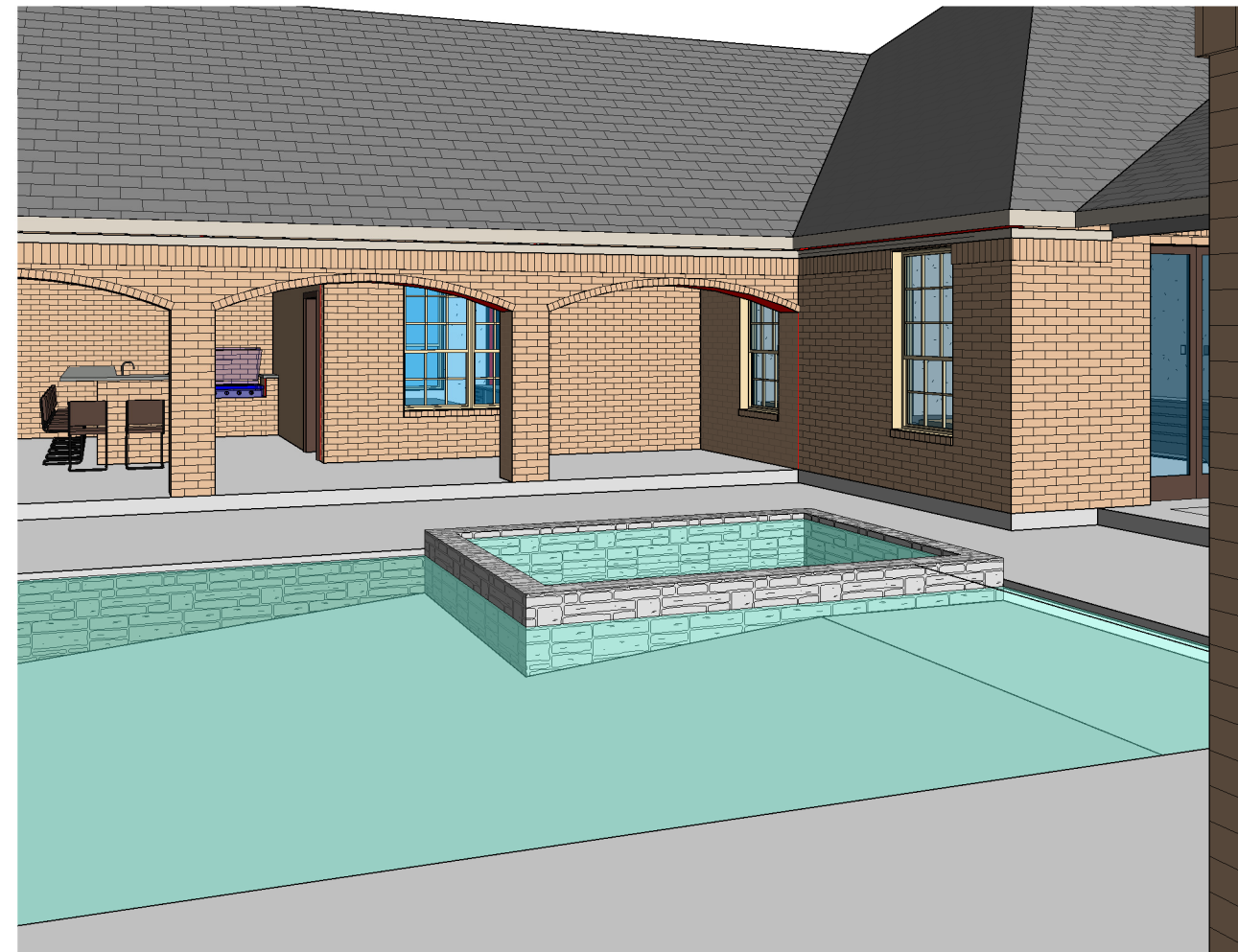
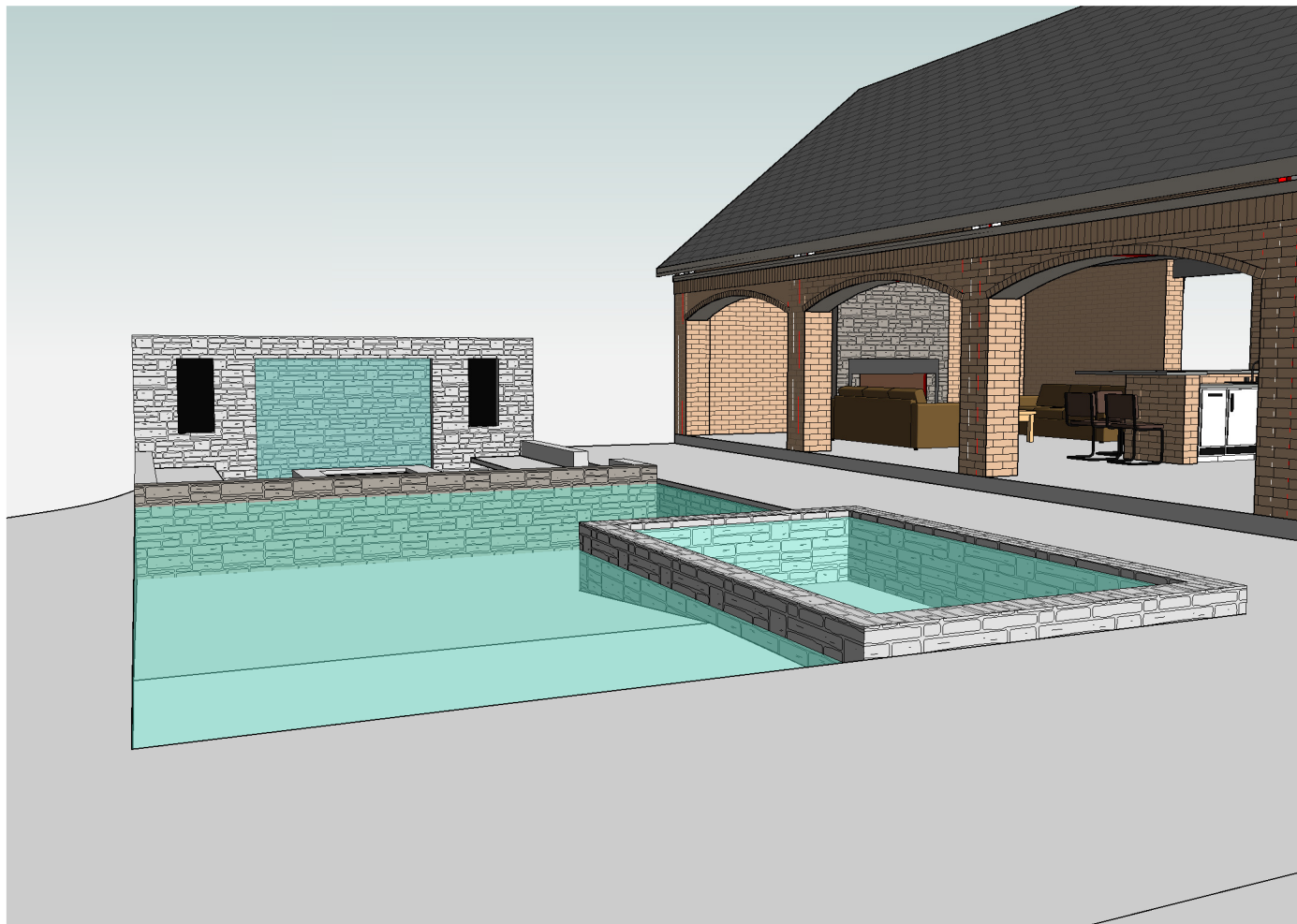


RAWLINGS RESIDENCE

IMPERVIOUS COVERAGE

RAWLINGS RESIDENCE





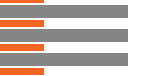
RAWLINGS RESIDENCE



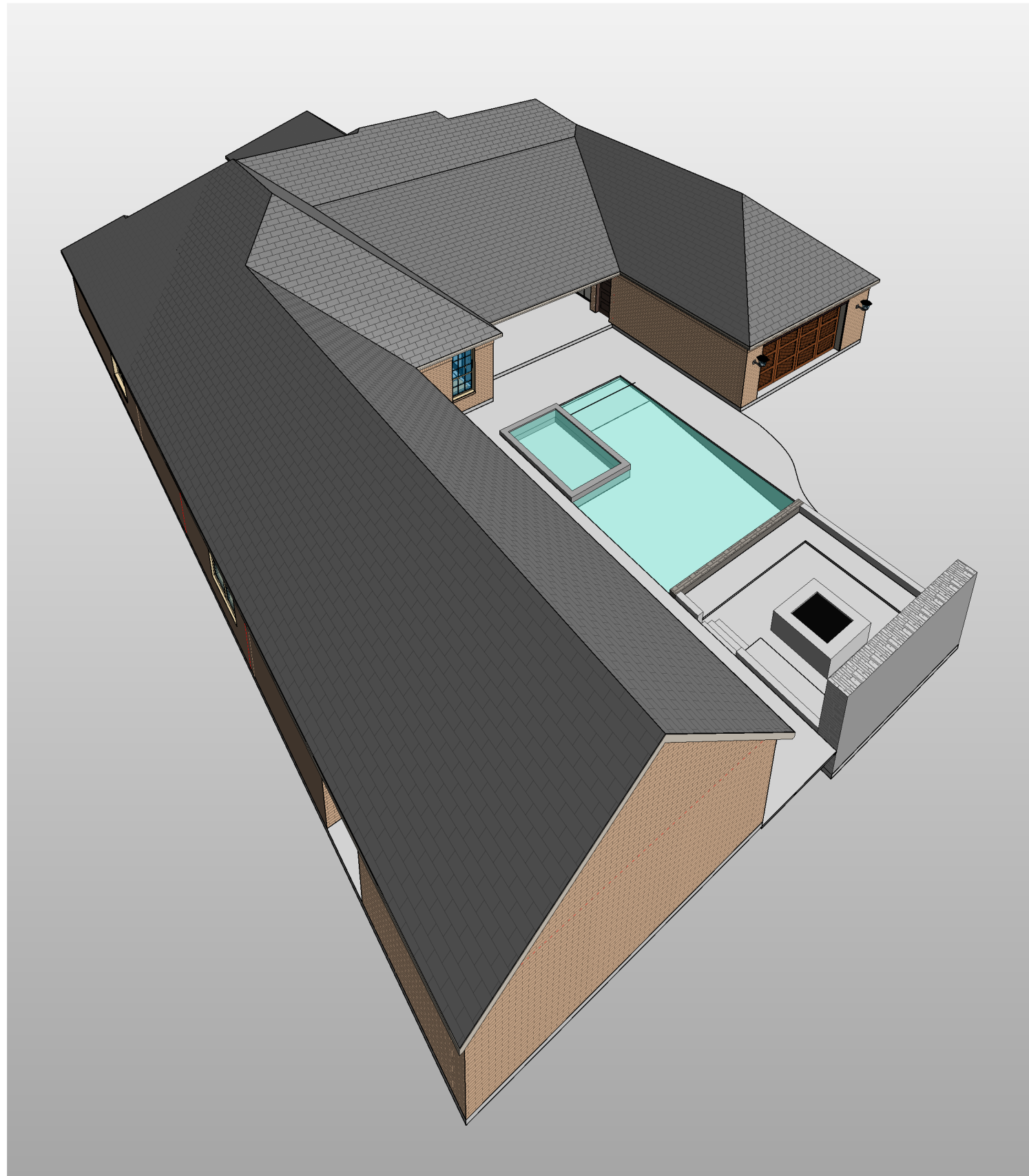
3D VIEWS

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01.12.2026



RAWLINGS RESIDENCE



RAWLINGS RESIDENCE

AERIAL VIEW

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01.12.2026

RAWLINGS RESIDENCE






Notification Map

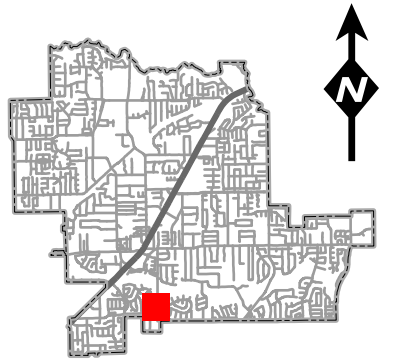


VC26-001
4005 Inwood Lane



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-  Parcels to be notified
-  Buffer
-  Subject Property





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

**City Council Meeting: Tuesday, March 10, 2026, at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

- Request:** Consideration of a variance to the lot area, lot setbacks, and lot and impervious coverage regulations of the PUD-R Planned Unit Development – Residential zoning district on Lot 13, Block 11, Saddlebrook Addition, located at 4005 Inwood Lane, Case VC26-001. The applicant is requesting to reduce the rear setback on the lot from 25 feet to 15 feet, the lot coverage amount from 23% to 32%, and the impervious coverage from 51% to 65%. The maximum permitted lot coverage is 30% and the maximum permitted impervious coverage is 60%.
- Zoning Case:** VC26-001
- Applicant/Owner:** Rick Rawlings
- Location:** 4005 Inwood Lane
- Property Description:** Lot 13, Block 11, Saddlebrook Addition
- Present Zoning:** PUD-R Planned Unit Development - Residential

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners' associations within 1000 feet. This variance is being processed in accordance with Section 1.13 of the Land Development Code, which allows property owners to request a variance to deviate from the district development standards of the Land Development Code.

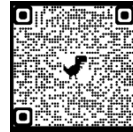
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address or email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

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

NOTICE OF PUBLIC HEARING



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



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

Daniel Ponder

Daniel Ponder
Planning Manager

RESOLUTION R-26-5129

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 THE REAR YARD SETBACK, LOT COVERAGE, AND IMPERVIOUS LOT COVERAGE IN THE PUD-R PLANNED UNIT DEVELOPMENT - RESIDENTIAL DISTRICT, FOR LOT 13, BLOCK 11, SADDLEBROOK ADDITION, LOCATED AT 4005 INWOOD LANE

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

- Sec. 1. THAT the variance to allow for the rear yard setback to be 12 feet - 8 inches, the lot coverage to be 36%, and the impervious coverage to be 72% in the PUD-R Planned Unit Development - Residential district located at 4005 Inwood Lane (the "Property"), as depicted in Exhibit "A" hereto, is approved; and,
- 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, AND ___ NAYS ON THIS THE 10TH DAY OF MARCH 2026.

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	_____		

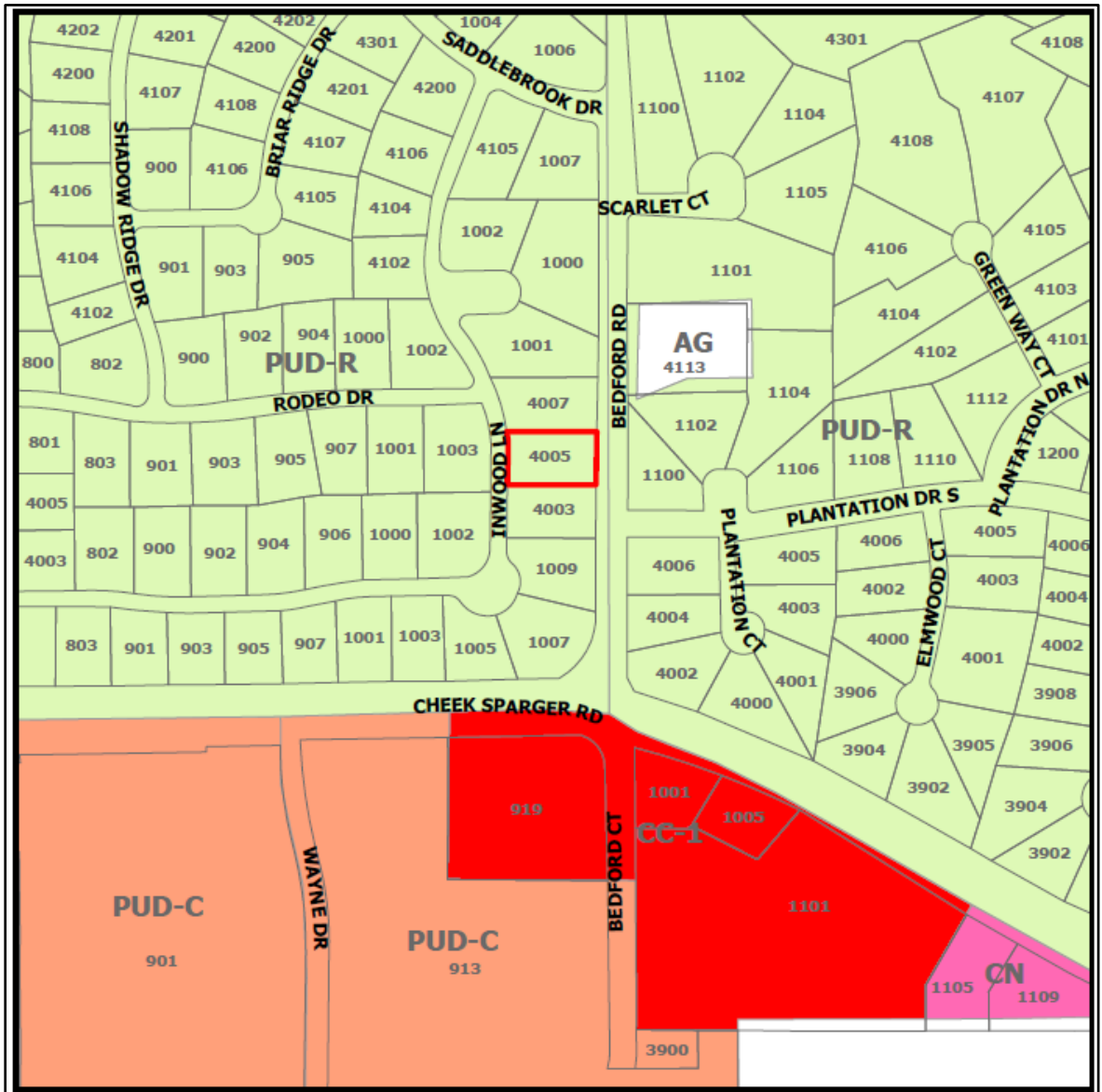
ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Exhibit "A"



EXISTING		Paved/Pool/Spa	
Dwelling-Garage	3335	Driveway	3905
Covered Porch	473	Walk way	145
Covered Patio	217	Uncovered patio	
Accessory Structures		Uncovered deck	
Other roofed areas		Pool (surface area)	
		Pool deck (surface area)	
Subtotal Under roof	4025	Subtotal Uncovered	4050

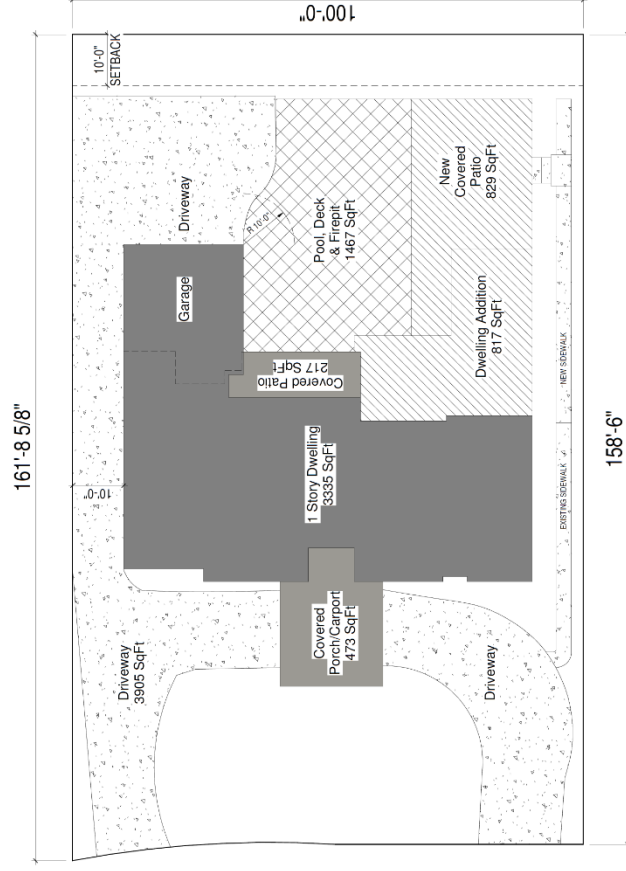
NEW	
Dwelling-Garage	817
Covered Porch	214
Covered Patio	829
Accessory Structures	
Other roofed areas	
Pool (surface area)	1467
Pool deck (surface area)	
Subtotal Under roof	1846
Subtotal Uncovered	1981

Total Under roof	5871	Total Impervious	11482
Total Under roof/Lot size	35.72%	Total Impervious/Lot size	71.81%
Total Uncovered/Lot size	36.09%		

Lot size	15878
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IMPERVIOUS COVERAGE

LOT SIZE: 15878 Sqft



RAWLINGS RESIDENCE

STRAND



IMPERVIOUS COVERAGE

01.12.2026



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 7c

Agenda Date 3/10/2026

Number Resolution R-26-5130

Type Resolution

Department Community Development

Title

Consideration of a variance to the lot size (area and width) regulations of the R-10 Single Family Residential zoning district on Lot 13R, Block 1, of the Bettinger Place Addition, located at 6313 Bettinger Drive, Case VC26-002

Explanation

Reading and Public Hearing

Sherry Copenhaver, the applicant, has submitted a request for a variance to the lot size (area and width) on Lot 13R, Block 1, Bettinger Place, being approximately 0.36 acres, and zoned R-10 Single-Family Residential.

Requested Variance: The applicant is requesting a variance to the lot size (area and width) regulations to build a single-family dwelling on the property. Per Section 3.12(F) of the Land Development Code, all properties with R-10 zoning shall conform to the standards of the R-20 Single-Family Residential zoning district. The subject lot area is 16,091 square feet and the lot width is 74.8 feet. The required lot area is 20,000 square feet and the required lot width is 100 feet.

Existing Conditions/Background: The subject property, 6313 Bettinger Drive, is developed with a single-family dwelling. It is located north of the intersection of Bettinger Drive and White Drive.

Plat Status: The subject property is platted as Lot 13R, Block 1, Bettinger Place.

DRC Review: The DRC reviewed the request during their February 16, 2026, meeting and the case has been scheduled for the March 10, 2026, City Council meeting.

Surrounding Development: The properties to the north, east, south, and west are zoned R-10 Single-Family Residential and are improved with single-family homes.

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

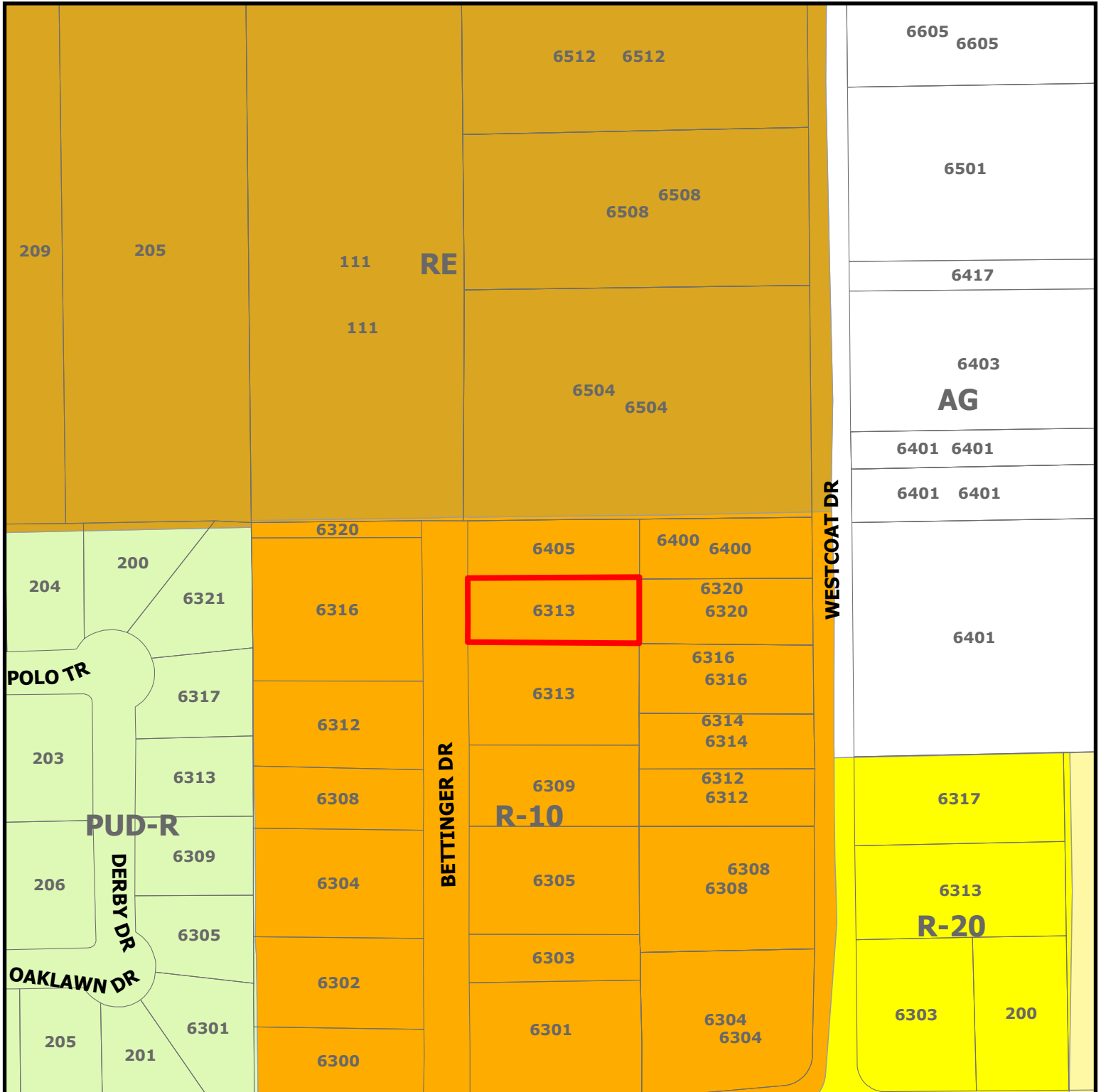
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Keller ISD, where the subject property is located, was notified per State

law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Notification Map
7. Notification Letter
8. Resolution R-26-5130

Zoning Map



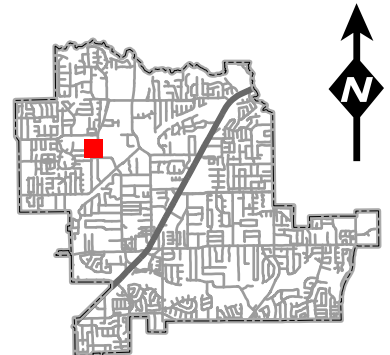
VC26-002

6313 Bettinger Dr



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 Subject Property



Future Land Use Map

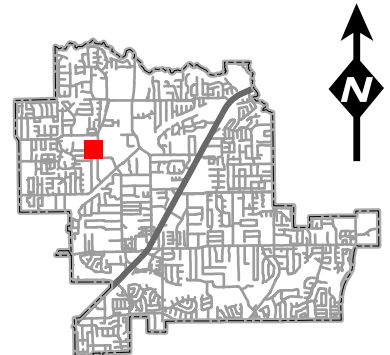


VC26-002

6313 Bettinger Dr

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- Residential
- Subject Property



From: Sherry Copenhaver p [REDACTED]
Subject:
Date: February 6, 2026 at 11:47 AM
To:



Statement of Objectives

Date: February 6, 2026

TO: City of Colleyville Planning and Zoning Department

I would like to request a variance to allow a house to be built at a future date on my property located at 6313 Bettinger Dr in Colleyville, TX on a lot that doesn't meet the current zoning district standards for lot area and lot width. The original survey and plat that my father commissioned did at the time of completion meet Colleyville zoning standards. Since then, the zoning standards were changed to the current R20 designation.

I would like to apply for a Variance/ZBA appeal to allow a house to be built on the 6313 Bettinger vacant lot.

Please let me know if you need any further information from me for this variance Zba appeal.

Best regards,

Sherry Copenhaver
16562 Chapel Hill Ct
Roanoke, TX 76262



MAP LEGEND:

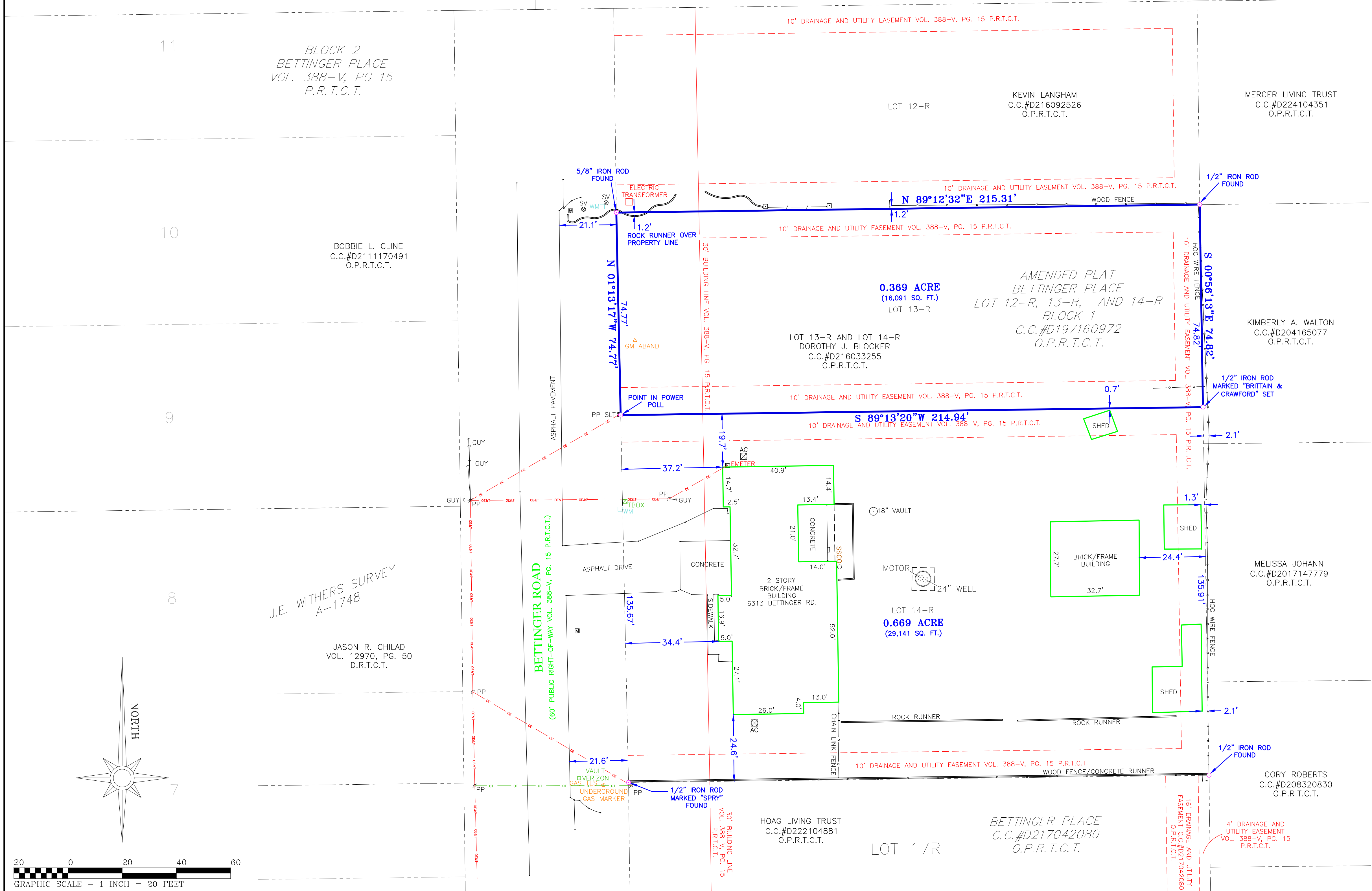
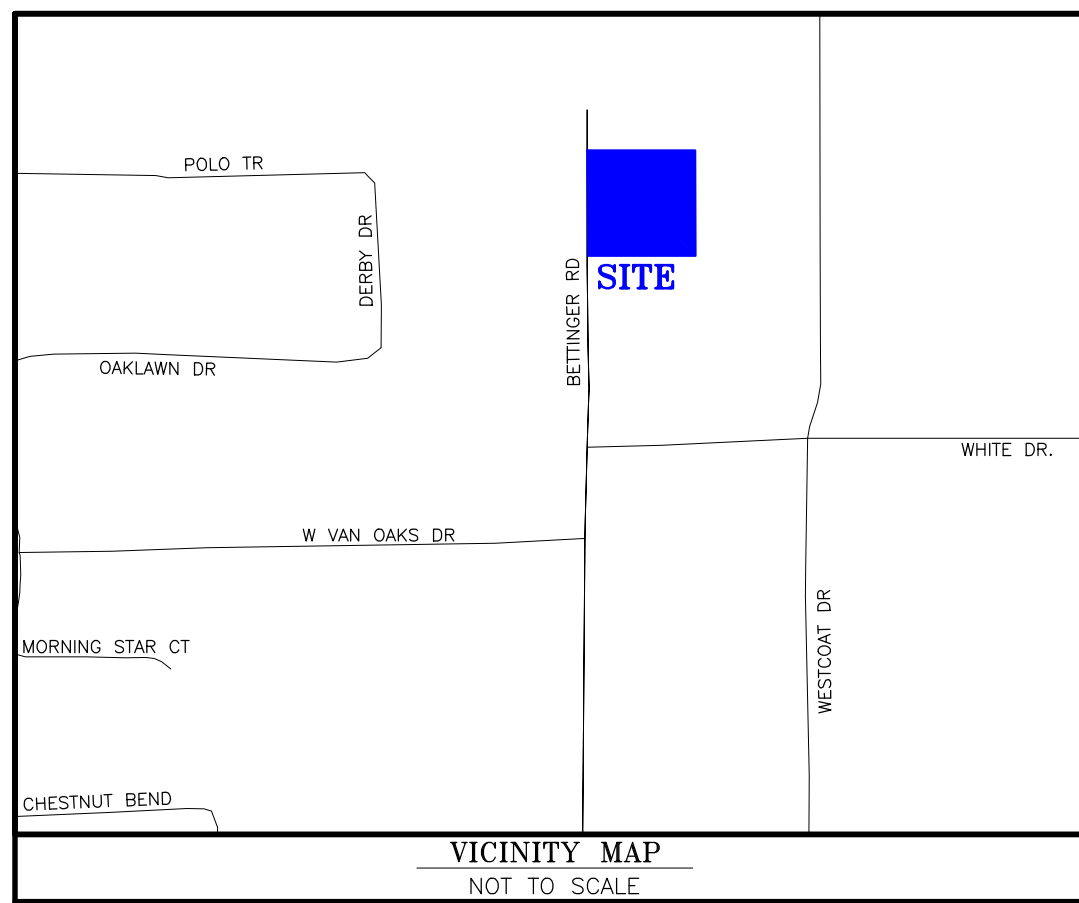
AC - AIR CONDITIONER	SCV - SPRINKLER VALVE CONTROL
AS - FIRE SYSTEM AUTO SPRINKLER	SSCO - SANITARY SEWER CLEANOUT
BC - BRICK COLUMN	SLT - LIGHT STANDARD
CC - CONCRETE COLUMN	SP - STEEL POST "BOLLARD"
CMP - CORRUGATED METAL PIPE	SV - SPRINKLER VALVE
EBOX - ELECTRIC BOX	TBOX - TELEPHONE BOX
GI - GRATE INLET	TSLT - TRAFFIC SIGNAL POLE
GM - GAS METER	TSB - TRAFFIC SIGNAL BOX
GR - GUARD RAIL	PP - POWER POLE
HR - HAND RAIL	RCP - REINFORCED CONCRETE PIPE
MHSS - SAN. SEWER MANHOLE	WM - WATER METER
MHTEL - TELEPHONE MANHOLE	WV - WATER VAULT
SCB - SPRINKLER CONTROL BOX	WV - WATER VALVE

SYMBOL LEGEND

EBOX	SCB
FDC	SCVB
FH	SLT
GUY	SSCO
MHELEC	SV
MHGAS	TBOX
MHSD	TCP
MHSS	TSB
MHTELE	TSP
MHWAT	WM
PP	WV

BEARING BASE:
 THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

FLOOD NOTE:
 NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0095K, MAP REVISED SEPTEMBER 25, 2009.



COMMITMENT NOTE:
 THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THIS TRACT MAY BE AFFECTED BY ADDITIONAL EASEMENTS OR ENCUMBRANCES NOT YET SHOWN HEREON WHICH MIGHT BE IDENTIFIED IN A CURRENT TITLE COMMITMENT.

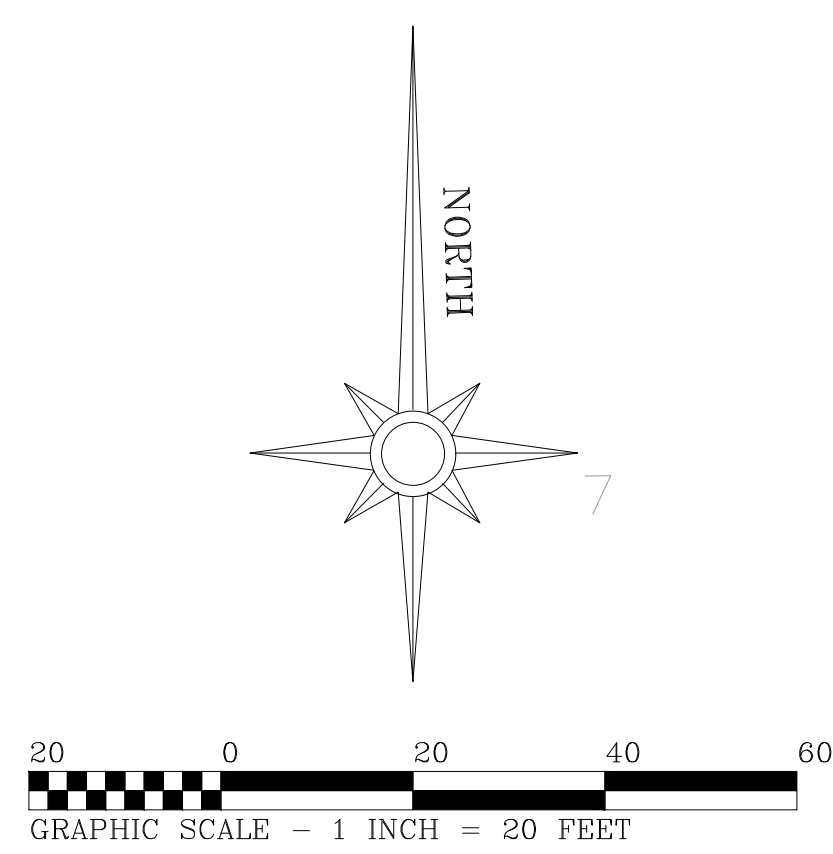
CERTIFICATION
 TO: SHERRY COPENHAVER
 The undersigned does hereby certify that a survey was this day made on the ground on the property legally described hereon or in attached field notes prepared by the undersigned, and is correct; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown on the plat hereon; that said property has access to and from a public roadway; and, that the plat hereof is a true, correct and accurate representation of the property described hereinabove. Further, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon or in said attached field notes, and certifies that the quantity of land shown hereon is correct. No portion of the Tract of land shown hereon lies within a 100-year flood hazard area.

SURVEYED ON THE GROUND
 JULY 7, 2025
 MAP REVISED: FEBRUARY 6, 2026



CHRIS L. BLEVINS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 STATE OF TEXAS No. 5792

BOUNDARY SURVEY MAP
 OF
LOT 13-R, BLOCK 1
BETTINGER PLACE
 AN ADDITION
 TO THE CITY OF COLLEYVILLE, TARRANT
 COUNTY, TEXAS AS DESCRIBED IN COUNTY
 CLERK'S NUMBER D197160972
 CITY OF COLLEYVILLE, TARRANT COUNTY,
 TEXAS





NOTICE OF PUBLIC HEARING

KANTOR, KEITH
6504 WESTCOAT DR
COLLEYVILLE, TX 76034

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

City Council Meeting: Tuesday, March 10, 2026, 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 and width) regulations of the R-20 Single-Family Residential zoning district on Lot 13R, Block 1, Bettinger Place, located at 6313 Bettinger Drive, Case VC26-002. Per Section 3.12(F) of the Land Development Code, all properties with R-10 zoning shall conform to the standards of the R-20 Single-Family Residential zoning district. The subject lot area is 16,091 square feet and the lot width is 74.8 feet. The required lot area is 20,000 square feet and the required lot width is 100 feet.

Zoning Case: VC26-002

Applicant: Sherry Copenhaver

Owner: Dorothy J. Blocker

Location: 6313 Bettinger Drive

Property Description: Lot 13R, Block 1, Bettinger Place

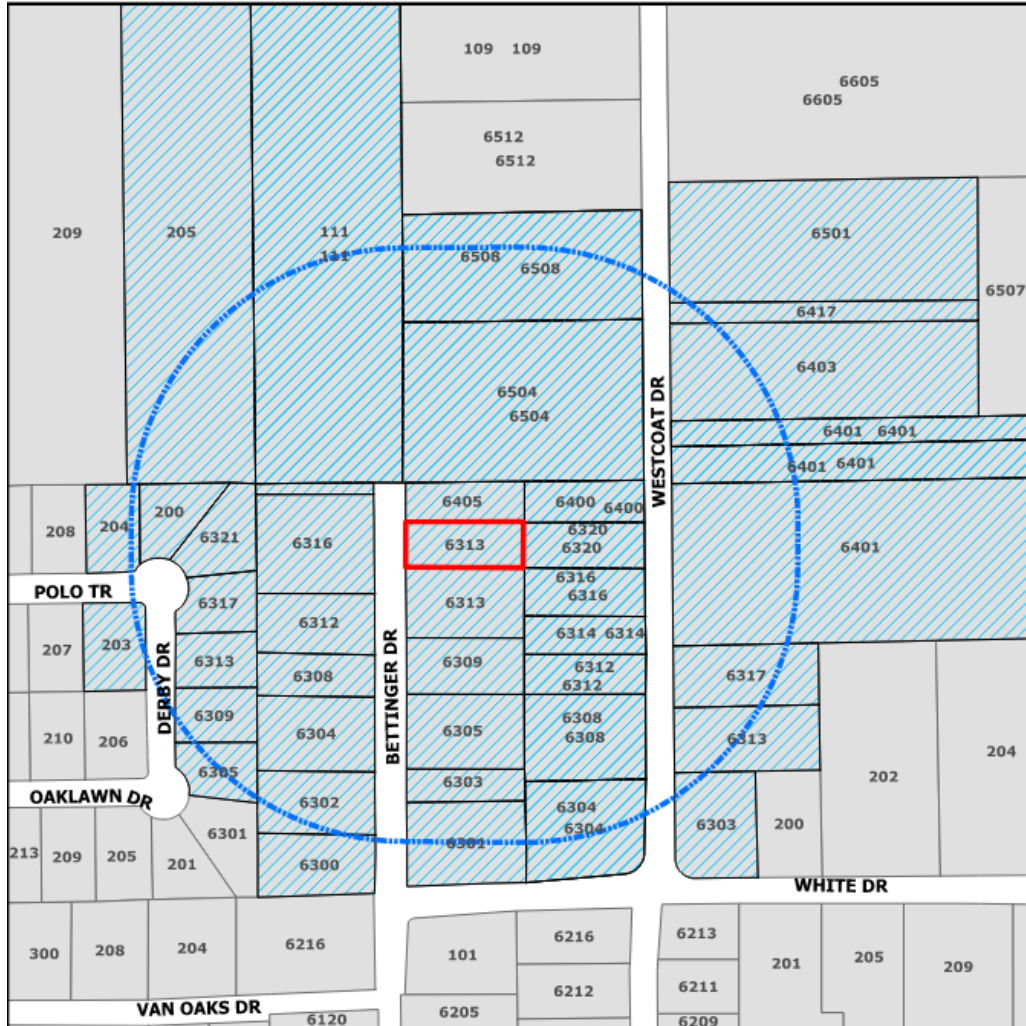
Present Zoning: R-10 Single-Family Residential

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners' associations within 1000 feet. This variance is being processed in accordance with Section 1.13 of the Land Development Code, which allows property owners to request a variance to deviate from the district development standards of the Land Development Code.

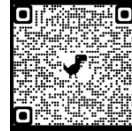
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address or email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

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

NOTICE OF PUBLIC HEARING



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



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

Daniel Ponder

Daniel Ponder
Planning Manager

RESOLUTION R-26-5130

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 AND LOT WIDTH IN THE R-10 SINGLE-FAMILY RESIDENTIAL DISTRICT, FOR LOT 13R, BLOCK 1, BETTINGER PLACE, LOCATED AT 6313 BETTINGER DRIVE

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 16,091 square feet and the lot width to be 74.8 feet for a new single-family dwelling in the R-10 Single-Family Residential district located at 6313 Bettinger Drive (the "Property"), as depicted in Exhibit "A" hereto, is approved; and,
- 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, AND ____ NAYS ON THIS THE 10TH DAY OF MARCH 2026.

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	_____		

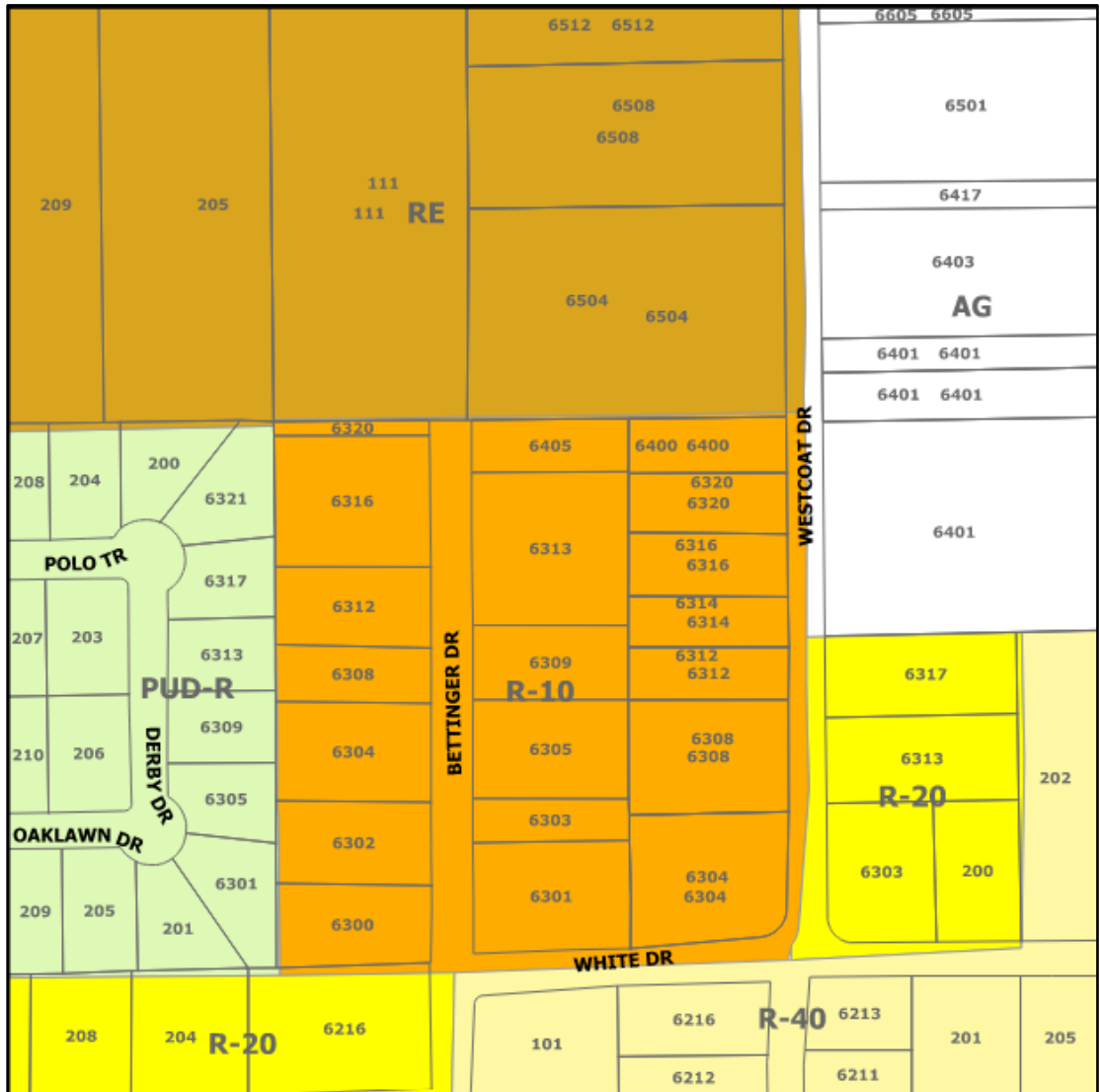
ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Exhibit "A"



RESOLUTION R-26-5131

**A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
MARCH 10, 2026**

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 10TH DAY OF MARCH 2026.

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