



CITY OF COLLEYVILLE CITY COUNCIL AGENDA

100 Main Street, Colleyville, Texas, 76034

TUESDAY, JULY 21, 2026

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

CALL TO ORDER

- WS-1** Discussion of the draft FY2027-2031 CIP
- WS-2** Discussion of a reimbursement resolution option for the Recreation Center and project update
- WS-3** Discussion of street names surrounding Heroes Park
- WS-4** Discussion of artist for Stars & Guitars 2027
- WS-5** Discussion of the BEST program
- WS-6** Discussion of the July 21, 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

**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-26-5162

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Presentation of the International Code Council (ICC) and Independent Alliance of the Electrical Industry (IAEI) ElectriCity Award to the City of Colleyville - Amanda Wozniak, Public Policy Specialist, IAEI, Mayor Lindamood, and Colleyville Building Official Greg Goodrich

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-26-5163

4a Approval of the July 7, 2026, City Council minutes

4b Approval of the renewal for medical insurance and award of dental insurance to BlueCross BlueShield of Texas, and authorizing the City Manager to execute the agreements

4c Approval to order a total of seven Chevrolet vehicles; five Tahoes, one Traverse, and one Colorado pickup from Caldwell Chevrolet, a BuyBoard vendor, for the Police Department fleet, in an amount not to exceed \$550,000, and approval of a lease purchase agreement with Leasing 2 for the vehicles, and authorizing the City Manager to execute the documents

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - June 2026

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

6a Ordinance O-26-2374

Consideration of a Special Use Permit for an accessory building on Lot 7, Block 3, Quail Crest Estates, zoned R-15 Single-Family Residential, located at 3505 Blue Quail Lane, Case ZC26-013

7. CITIZEN COMMENTS

8. RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, JULY 21, 2026 - READING AND PUBLIC HEARING - RESOLUTION R-26-5164

9. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Wednesday, July 15, 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 817.503.1130, and reasonable accommodations will be made to assist you.



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-1

Agenda Date 7/21/2026

Type Worksession

Department Engineering

Title

Discussion of the draft FY2027-2031 CIP

Explanation

This item will provide an overview of the draft FY2027-2031 CIP.

Attachments

1. Presentation



Capital Improvement Program (CIP) Presentation and Discussion

City Council Worksession
July 21, 2026



What is CIP?

In keeping with the City's focus to sustain and plan for Colleyville's long-term needs, the fiscal year 2027 budget includes the City's 5-Year comprehensive Capital Improvement Plan (CIP)

Capital Improvement Program (CIP)

- A short-range, rolling plan, usually three to five years out, which identifies capital projects and provides a planning schedule, including funding options

The Benefits of a CIP Include:

- Provides the link between the strategic plans and the City's annual budget
- Supports the City's long-term goals and vision
- Focuses on preserving the City's infrastructure while ensuring the efficient use of public funds



Project Selection

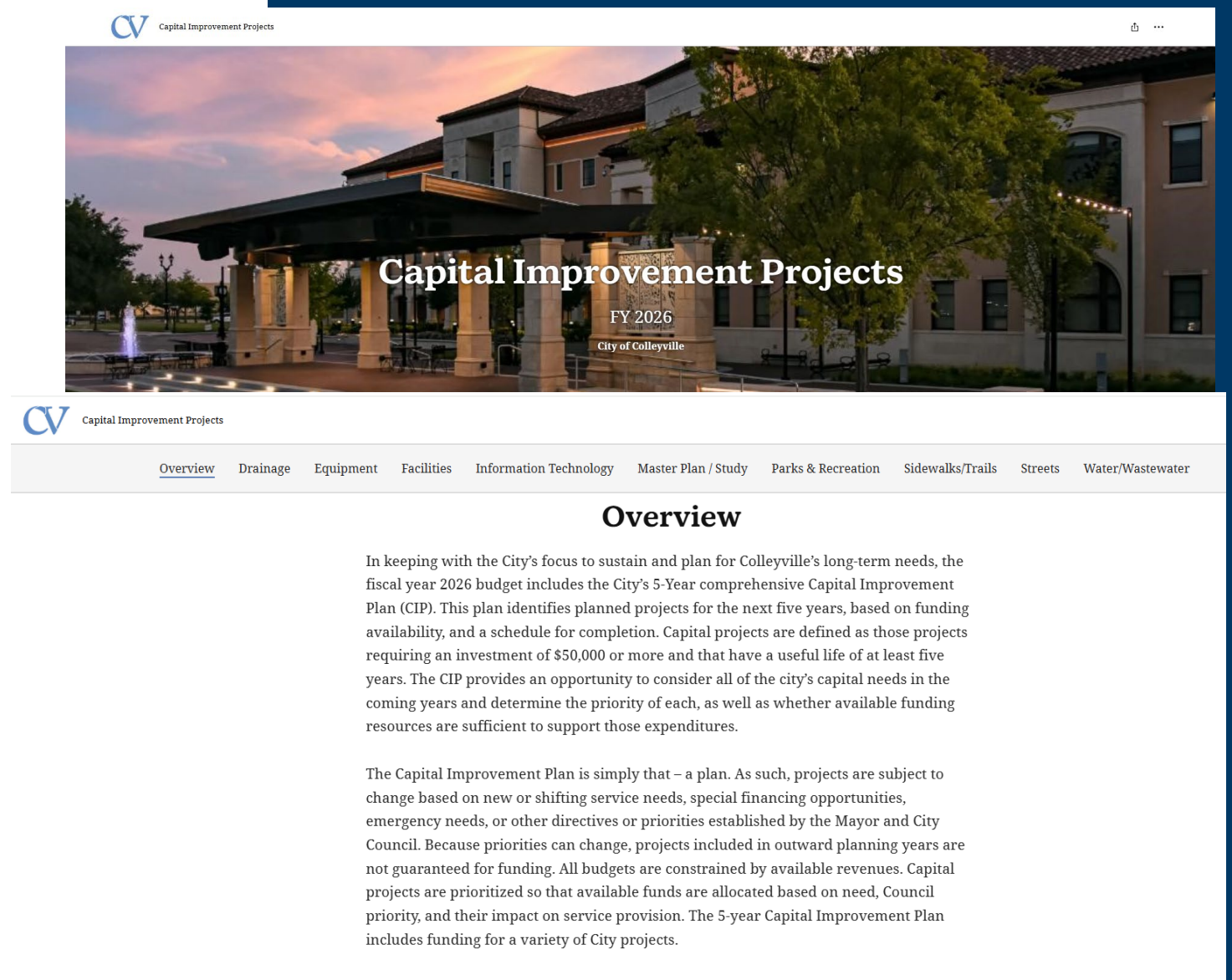
Several factors are considered when projects are considered for funding in the Capital Improvement Program

- Condition of asset
- Risk management
- Long term vision (Master Plans)
- Available funding sources
- Use of asset (Average Daily Traffic for Streets)
- Classification of asset (Local or Non-local Street)
- Considerations of the benefit of the project
- All projects receive final approval by City Council

HALL

Interactive Map

- The City of Colleyville Website has an interactive map which provides detailed information regarding each of the current capital projects
- The map will be updated to include the proposed FY2027 projects once adopted
- **www.colleyville.com**



FY26 Parks Beautification & Branding Highlights



Parks Signage



Beautification Projects

SH26 Median Lighting



Texas Tree Trail



FY26 Heroes Park



FY26 Public Works Highlights



Local Street Maintenance Project 3.57 Lane Miles Resurfaced Partnership with Tarrant County \$452,000

Brook Meadows:

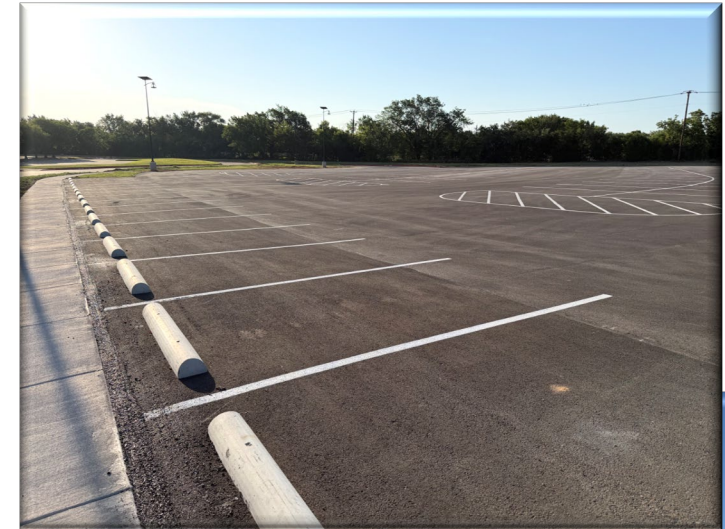
- *Shenandoah Place*
- *Jackson Court*
- *Wildwood Court*
- *Meadowview Ct*
- *Meadowview Dr*

Saddlebrook PH II:

- *Briar Ridge Dr*
- *Shadow Ridge Dr*
- *Southwood E & W*
- *Saddlebrook Dr*



Pleasant Run Parking Lot In-House/Tarrant County \$280,000

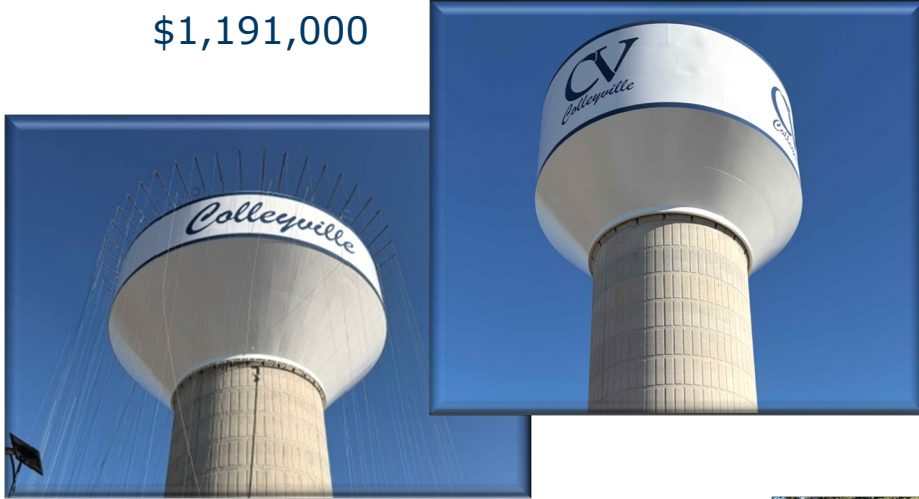


FY26 Public Works Highlights



Elevated Storage Tanks

Contract Award
\$1,191,000



Bransford Sidewalk

Contract Award
\$846,897.45



Montclair Sidewalk

Contract Award
\$428,138



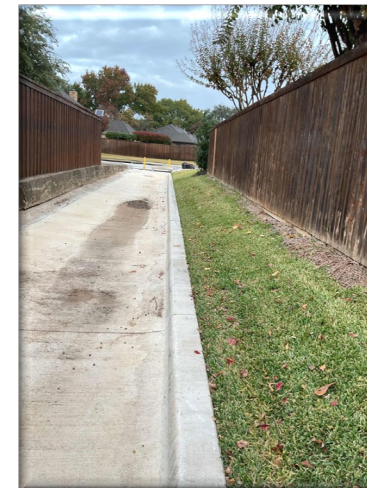
Tinker Road Water/Wastewater Roadway and Sidewalk

Contract Award
\$2,294,000



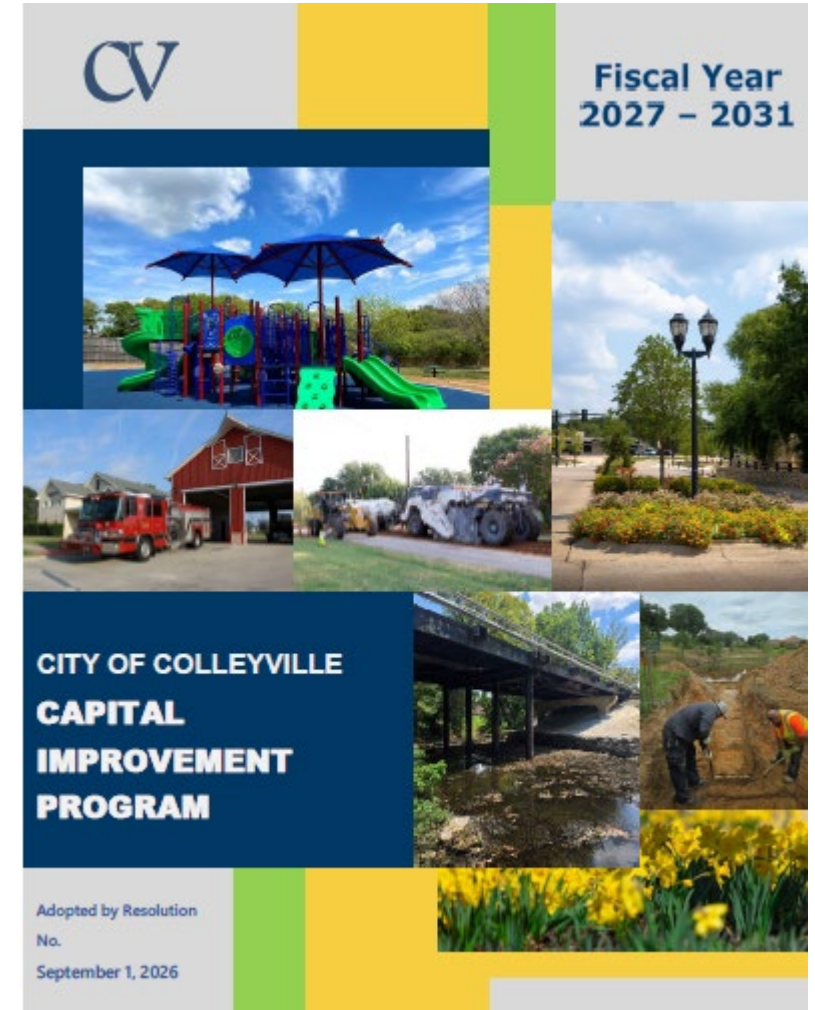
Water Project 18 Phase I Drainage

Contract Award
\$613,590



The Proposed Fiscal Year 2027-2031 Capital Improvement Program

- The program identifies planned projects for the next five years, based on funding availability, and a schedule for completion
- The CIP provides an opportunity to consider the City's capital needs in the coming years and determine the priority of each while ensuring available funding resources are sufficient to support expenditures



FY27 Projects



Drainage	CIP Amount
Bedford Road Low Water Crossing - Construction	\$5,000,000
Drainage Improvements - FY27	\$250,000
Drainage Bank Stabilization (Little Bear Creek)	\$750,000
Drainage Improvements at Nature Center	\$750,000
Region Storm Water Enhancement Grant Program - FY27	\$50,000
Drainage Total	\$6,800,000

Economic Development	CIP Amount
Economic Development - FY27	\$250,000
Land Acquisition - FY27	\$1,000,000
Economic Development Total	\$1,250,000

Note: Some projects listed are multi-year and/or multi-fund projects

Equipment	CIP Amount
Body Worn Cameras – FY27	\$100,000
Fire Station Alerting System Upgrade	\$400,000
LPR/Security Cameras - FY27	\$100,000
Police Tazers (Axon) – FY27	\$48,000
Security Cameras at the Justice Center	\$40,000
Equipment Total	\$688,000

Facilities	CIP Amount
Awnings at Parks Facility/City Hall South Lot	\$600,000
Building Improvement Project	\$200,000
Communications Center Backup Generator Replacement	\$350,000
Parks Maintenance Facility New Roof	\$60,000
Plaza and Loggia Stone and Stage Roof Restoration	\$350,000
Recreation Center HVAC Controls	\$85,000
Recreation Center Maintenance/Equipment	\$300,000
Recreation Center/ Voting Center-Construction	\$8,150,000
Facilities Total	\$10,095,000

FY27 Projects



Information Technology	CIP Amount
Fiber Optic - FY27	\$180,000
Microsoft 365/Exchange Update	\$140,000
Network Licensing - FY27	\$40,000
VMWare License Renewal - FY27	\$82,000
Information Technology Total	\$442,000

Master Plans/Studies	CIP Amount
Regional Drainage Master Plan	\$50,000
Master Plans/Studies	\$50,000

Sidewalks/Trails	CIP Amount
Sidewalk Connectivity – FY27	\$500,000
Sidewalks/Trails Total	\$500,000

Streets	CIP Amount
Bedford Road at Cheek-Sparger Road Roundabout - Construction-FY27	\$2,500,000
Cheek-Sparger Road (Heritage to Bedford) - Design-FY27	\$2,500,000
Heritage Avenue -Design (Cheek-Sparger to Guadalupe)	\$300,000
Heritage Bridge Deck Expansion and Right Turn Lane Construction	\$640,000
Light Pole Painting/Replacement Program - FY27	\$50,000
SH26 Maintenance - FY27	\$600,000
Street Maintenance Program - FY27	\$1,000,000
Street Pavement Marking - FY27	\$100,000
Streets Total	\$7,690,000

Vehicles and Heavy Equipment Replacement	CIP Amount
Backhoe	\$150,000
Motorcycles for Police Officers	\$100,000
Vehicles and Heavy Equipment Replacement Total	\$250,000

Note: Some projects listed are multi-year and/or multi-fund projects

FY27 Projects



Utilities	CIP Amount
Melrose Park Wastewater	\$325,000
Overland Trail Lift Station Rehabilitation-Design	\$100,000
LD Lockett Pump Station and GST Rehabilitation-Design	\$225,000
Water Project 5: Brighton Oaks Water/Street Rehabilitation	\$3,950,000
Woodbriar and Quail Crest Water/WW - PH II Design	\$200,000
Utilities Total	\$4,800,000



Parks and Recreation	CIP Amount
City Hall/Library Landscape Beautification	\$54,000
City Park Electrical	\$71,000
City Park Solar Lights	\$28,000
Heritage Avenue Median Landscape Improvements	\$79,000
Holiday Decorations - FY27	\$75,000
Laser Level City Park Baseball Fields	\$50,000
Monument Entry Sign and Landscape	\$100,000
Park Beautification - FY27	\$50,000
Park Signage/Branding Program – FY27	\$250,000
Parkway and Public Property Tree Trimming and Replacement- FY27	\$50,000
Parkway Tree Grant Program - FY27	\$50,000
Resurface Basketball and Tennis Courts	\$35,000
Riverwalk Drive Median Landscape Improvements	\$23,000
SH26 Electricity in Medians - FY27	\$1,500,000
Texas Tree Trail - FY27	\$200,000
Parks and Recreation Total	\$2,615,000

Projected Ending Fund Balances

Year	Title	Total Project Cost	Capital Projects Fund	Street Impact Fees	Capital Utility Fund	CCPD	CEDC (Parks, Trails & Libraries)	Drainage Capital Fund	Grant	Parkland Dedication Fund	TIF	Tomorrow Fund - Parks	Voluntary Park Fund	Voluntary Library Fund	Library Bldg Donation Fund	Tree Preservation Fund	Wastewater Impact Fees	Water Impact Fees
2027	Estimated 10/1/2026 Available Balance	46,749,499	4,618,555	6,187,017	10,590,203	3,766,952	6,853,844	7,378,167	-	176,114	(93,404)	434,417	1,214,390	756,996	9,243	381,609	1,006,268	3,469,126
	Sum Of Total Project Cost:	35,180,000	6,792,000	2,915,000	2,775,000	148,000	1,550,000	3,750,000	6,025,000	185,000	6,300,000	420,000	1,020,000	-	-	-	-	3,300,000
	(-) Operational Costs not included in project list	(9,497,718)	-	-	-	(3,369,738)	(2,606,385)	(147,932)	-	-	(3,178,663)	-	-	(195,000)	-	-	-	-
	(-/+) Transfers in/out	3,000,000	2,000,000	-	-	-	-	1,000,000	-	-	-	-	-	-	-	-	-	-
	(+) FY27 Budgeted Contribution	23,983,800	280,000	201,000	1,235,000	3,645,000	2,985,000	45,000	6,025,000	12,000	8,820,000	10,000	220,000	197,000	800	12,000	89,000	207,000
2028	Estimated 10/1/2027 Available Balance	29,055,582	106,555	3,473,017	9,050,203	3,894,215	5,682,459	4,525,235	-	3,114	(752,067)	24,417	414,390	758,996	10,043	393,609	1,095,268	376,126
	Sum Of Total Project Cost:	18,088,000	5,620,000	-	2,950,000	48,000	870,000	2,350,000	4,000,000	-	2,250,000	-	-	-	-	-	-	-
	(-) Operational Costs not included in project list	(9,189,477)	-	-	-	(3,498,990)	(2,689,943)	-	-	-	(2,805,545)	-	-	(195,000)	-	-	-	-
	(-/+) Transfers in/out	3,700,000	11,350,000	-	2,800,000	-	-	1,200,000	-	-	(11,650,000)	-	-	-	-	-	-	-
	(+) FY28 Budgeted Contribution	31,349,600	210,000	80,500	1,003,000	3,726,100	3,041,100	40,000	4,000,000	5,000	18,538,200	-	215,000	190,000	700	11,000	85,000	204,000
2029	Estimated 10/1/2028 Available Balance	36,827,704	6,046,555	3,553,517	9,903,203	4,073,325	5,163,616	3,415,235	-	8,114	1,080,589	24,417	629,390	753,996	10,743	404,609	1,180,268	580,126
	Sum Of Total Project Cost:	16,203,000	4,805,000	-	2,900,000	48,000	-	300,000	1,000,000	-	5,650,000	-	-	-	-	-	750,000	750,000
	(-) Operational Costs not included in project list	(9,337,859)	-	-	-	(3,633,302)	(2,776,429)	-	-	-	(2,733,128)	-	-	(195,000)	-	-	-	-
	(-/+) Transfers in/out	2,700,000	4,584,261	-	3,200,000	-	-	1,200,000	-	-	(6,284,261)	-	-	-	-	-	-	-
	(+) FY29 Budgeted Contribution	26,572,222	210,000	80,500	896,500	3,808,322	3,098,322	40,000	1,000,000	-	16,740,728	-	215,000	190,000	600	10,000	81,250	201,000
2030	Estimated 10/1/2029 Available Balance	40,559,068	6,035,816	3,634,017	11,099,703	4,200,345	5,485,509	4,355,235	-	8,114	3,153,927	24,417	844,390	748,996	11,343	414,609	511,518	31,126
	Sum Of Total Project Cost:	43,298,000	4,000,000	2,000,000	2,350,000	48,000	-	3,300,000	25,500,000	-	6,100,000	-	-	-	-	-	-	-
	(-) Operational Costs not included in project list	(8,680,206)	-	-	-	(2,957,499)	(2,865,952)	-	-	-	(2,661,755)	-	-	(195,000)	-	-	-	-
	(-/+) Transfers in/out	1,700,000	500,000	-	-	-	-	1,200,000	-	-	-	-	-	-	-	-	-	-
	(+) FY30 Budgeted Contribution	41,713,492	210,000	80,500	896,500	3,896,688	3,156,688	40,000	25,500,000	-	7,235,365	-	215,000	190,000	500	10,000	81,250	201,000
2031	Estimated 10/1/2030 Available Balance	31,994,353	2,745,816	1,714,517	9,646,203	5,091,535	5,776,245	2,295,235	-	8,114	1,627,538	24,417	1,059,390	743,996	11,843	424,609	592,768	232,126
	Sum Of Total Project Cost:	19,548,000	3,400,000	-	8,750,000	848,000	1,300,000	350,000	3,200,000	-	1,700,000	-	-	-	-	-	-	-
	(-) Operational Costs not included in project list	(10,014,848)	-	-	-	(3,069,923)	(2,958,626)	-	-	-	(3,791,299)	-	-	(195,000)	-	-	-	-
	(-/+) Transfers in/out	1,600,000	500,000	-	-	-	-	1,100,000	-	-	-	-	-	-	-	-	-	-
	(+) FY31 Budgeted Contribution	18,824,913	210,000	80,500	896,500	3,176,222	3,216,222	40,000	3,200,000	-	7,307,719	-	215,000	190,000	500	10,000	81,250	201,000
2032	Estimated 10/1/2031 Available Balance	22,856,418	55,816	1,795,017	1,792,703	4,349,834	4,733,841	3,085,235	-	8,114	3,443,957	24,417	1,274,390	738,996	12,343	434,609	674,018	433,126

Questions and Discussion



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-2

Agenda Date 7/21/2026

Type Worksession

Department City Manager

Title

Discussion of a reimbursement resolution option for the Recreation Center and project update

Explanation

Staff will provide for the discussion of a refunding resolution option for the Recreation Center. Staff will also provide an update on the vote center, splashpad, and playground.

Attachments



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-3

Agenda Date 7/21/2026

Type Worksession

Department City Manager

Title

Discussion of street names surrounding Heroes Park

Explanation

This agenda item provides for a discussion of street names surrounding Heroes Park. Since no properties have addresses assigned to Cottage Lane or Terra Cotta Way, the proposed street name changes would have no impact on surrounding property owners. This provides a unique opportunity to rename the streets in a manner that thematically ties in to the new Heroes Park. Staff seeks feedback from the City Council on whether there is a desire to change street names and specific name preferences.

Attachments

1. Street Names Around Heroes Park



Street Names Around Heroes Park

City Council Worksession | July 21, 2026

Street Names Around Heroes Park



To Do:

Replat Heroes Park & Plaza



Option:

Rename Circled Streets

(no impact to addresses /
no addresses tied to these streets)

Street Name Ideas



Ideas appropriate to surround Heroes Park, which recognizes both Military & Community Heroes:

For Terra Cotta Way

- Heroes Place (because main park entrance is off this road)

For Cottage Lane

- Patriot Place
- Liberty Lane
- Freedom Way
- Independence Avenue
- Allegiance Avenue



Questions and Discussion



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-4

Agenda Date 7/21/2026

Type Worksession

Department City Manager

Title

Discussion of artist for Stars & Guitars 2027

Explanation

This agenda item provides for discussion of preferred artists for the Stars & Guitars event in June 2027. Staff seeks feedback on top preferences from the City Council.

Attachments



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-5

Agenda Date 7/21/2026

Type Worksession

Department City Manager

Title

Discussion of the BEST program

Explanation

Staff will present proposed changes to the City's BEST grant program for City Council consideration.

Attachments



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-6

Agenda Date 7/21/2026

Type Worksession

Department City Secretary

Title

Discussion of the July 21, 2026, City Council regular agenda items



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 1

Agenda Date 7/21/2026

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

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

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

Attachments

RESOLUTION R-26-5162

**A RESOLUTION APPROVING COUNCIL ACTION REGARDING
EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL
MEETING OF JULY 21, 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 21ST DAY OF JULY 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 BRIEFING

Agenda Number 3

Agenda Date 7/21/2026

Type Announcements, Proclamations, and Presentations

Department City Secretary

Title

Presentation of the International Code Council (ICC) and Independent Alliance of the Electrical Industry (IAEI) ElectriCity Award to the City of Colleyville - Amanda Wozniak, Public Policy Specialist, IAEI, Mayor Lindamood, and Colleyville Building Official Greg Goodrich

Attachments

RESOLUTION R-26-5163

APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF JULY 21, 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 July 7, 2026, City Council minutes
 - b. Approval of the renewal for medical insurance and award of dental insurance to BlueCross BlueShield of Texas, and authorizing the City Manager to execute the agreements
 - c. Approval to order a total of seven Chevrolet vehicles; five Tahoes, one Traverse, and one Colorado pickup from Caldwell Chevrolet, a BuyBoard vendor, for the Police Department fleet, in an amount not to exceed \$550,000, and approval of a lease purchase agreement with Leasing 2 for the vehicles, and authorizing the City Manager to execute the documents

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF __ AYES, __ NAYS, ON THIS THE 21ST DAY OF JULY 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, JULY 7, 2026

Mayor Pro Tem Brandi Elder called the Colleyville City Council Worksession to order on Tuesday, July 7, 2026, at 5:30 p.m.

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

ABSENT: Mayor Bobby Lindamood and Councilmember Tim Raine.

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Assistant Police Chief Hillary Wreay, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, Finance Director Cassie Smith, Public Works and Parks and Recreation Director Lisa Escobedo, Information Systems Manager Patrick Stotts, City Attorney Sarah Ross, and City Secretary Christine Loven.

WS-1 Discussion of prohibiting overnight parking at City facilities and parks

Assistant City Manager Adrienne Lothery stated this item is to receive City Council feedback on developing an ordinance which would prohibit overnight parking at City facilities and parks. She noted some City sponsored events require the full use of facility parking lots and it can be difficult to require vehicles to be moved prior to an event to allow for staff and vendor set up. An ordinance would provide a list of public and park facilities where overnight parking would be prohibited.

City Council directed staff to include the Bidault House and to bring an ordinance forward at the August meeting.

WS-2 Presentation and discussion of the City's new website homepage

Assistant City Manager Adrienne Lothery presented the working draft front page of the City's new website.

WS-3 Discussion of the July 7, 2026, City Council regular agenda items

There was no discussion of this item.

Mayor Pro Tem Elder adjourned the Worksession at 5:47 p.m. and called the Executive Session to order.

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

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

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

There was no action taken and Mayor Pro Tem Elder adjourned Executive Session at 6:48 p.m.

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

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

ABSENT: Mayor Bobby Lindamood and Councilmember Tim Raine.

INVOCATION: Pastor Josh Anderson, Colleyville Presbyterian Church
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-26-5159

Mayor Pro Tem Elder read Resolution R-26-5159 in its entirety.

Public Works/Parks and Recreation Director Lisa Escobedo presented this item noting the purchase of the 2,750 square feet of land will provide for a permanent drainage and sidewalk easement, and a temporary construction easement for the Heritage right turn lane project.

Mayor Pro Tem Elder opened and closed the public hearing without any speakers.

Councilmember Alphonso made a motion to approve Resolution R-26-5159, seconded by Deputy Mayor Pro Tem Richardson.

The motion was approved by the following vote:

Ayes: 5 – Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, and Kimberly Holt Gunderson.

Absent: 2 – Mayor Bobby Lindamood and Councilmember Tim Raine.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Mayor Pro Tem Elder and the City Council provided announcements regarding community news and upcoming events.

Presentation of the Texas Municipal Clerks Association Municipal Clerk's Office Achievement of Excellence Award to the City of Colleyville – Mayor Pro Tem Brandi Elder and City Secretary Christine Loven

Mayor Pro Tem Elder and the City Council accepted the TMCA Office Achievement of Excellence Award, earned by the City Secretary's Office and recognized City Secretary Christine Loven and Assistant City Secretary Angela Larson.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-26-5160

- 4a** Approval of the June 16, 2026, City Council minutes
- 4b** Approval of the Fiscal Year 2027 Colleyville Crime Control and Prevention District budget
- 4c** Approval of the Interlocal Agreement between the City of Colleyville and Grapevine-Colleyville Independent School District for fiber optic cable installation renewal and amendment

Mayor Pro Tem Elder read Resolution R-26-5160 in its entirety.

Assistant Police Chief Hillary Wreay presented item 4b.

Information Services Manager Patrick Stotts presented item 4c.

There was no discussion.

Mayor Pro Tem Elder opened and closed the public hearing without any speakers.

Councilmember Graves made a motion to approve Resolution R-26-5160, seconded by Deputy Mayor Pro Tem Richardson.

The motion was approved by the following vote:

Ayes: 5 –Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, and Kimberly Holt Gunderson.

Absent: 2 – Mayor Bobby Lindamood and Councilmember Tim Raine.

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

5a Ordinance O-26-2374

Consideration of a Special Use Permit for an accessory building on Lot 7, Block 3, Quail Crest Estates, zoned R-15 Single-Family Residential, located at 3505 Blue Quail Lane, Case ZC26-013

Mayor Pro Tem Elder read the caption of Ordinance O-26-2374.

Community Development Director Ben Byrner presented the Special Use Permit request to allow for an accessory building which would exceed the four percent lot coverage.

City Manager Jerry Ducay asked staff if there was discussion with the applicant to brick the structure instead of using siding.

Director Bryner stated he did not believe there was any discussion, however, the applicants are in attendance.

Applicants John and Chelsea Cullen addressed the City Council and answered questions. In answer to the use of brick, Mr. Cullen stated most of the neighborhood has utilized siding, and the proposed siding matches the back of his home. He also noted the cost for brick is must higher than the siding.

Mayor Pro Tem Elder opened and closed the public hearing without any speakers.

This was a first reading, and no vote was taken.

6. CITIZEN COMMENTS

There was no one present wishing to speak.

7. RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, JULY 7, 2026 - READING AND PUBLIC HEARING - RESOLUTION R-26-5161

This resolution was not needed.

8. ADJOURNMENT

There being no further business before the City Council, Mayor Pro Tem Elder adjourned the meeting without objection by the City Council at 7:43 p.m.

Minutes taken and prepared by:

Christine Loven, TRMC
City Secretary



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4b

Agenda Date 7/21/2026

Number Resolution R-26-5163

Type Resolution

Department Human Resources

Title

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

Explanation

Reading and Public Hearing

In April, staff instructed the City's benefits broker, HUB International, to seek competitive proposals using the City's current plan designs. Only medical and dental insurance were bid as the other benefits were in a rate guarantee.

During the June 16, 2026, City Council Worksession, staff presented and discussed with City Council the employee health insurance bid results and provided the recommendations for Fiscal Year 2027 (FY27).

Medical Insurance:

The City's insurance broker named BCBSTX the finalist and entered into the negotiation for best and final offer. The best and final from BCBSTX was a net increase of +6.7% (originally 15%) to current insurance premiums. This included a discount for packaging the dental insurance as well a one-time credit of \$50,000 to offset the cost of the increase. The recommendation was to remain with BCBSTX for another year.

Dental Insurance: For dental insurance, BCBSTX presented the City with a 7.2% increase. By packaging both the medical and dental insurance with BCBSTX the City was able to achieve a lower rate on the medical.

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

Cost Impact for Benefits:

Plan	Cost Diff	Recommendations
Medical	+\$330,627	Renew with BCBSTX with the same plan designs with a +6.7% net increase to include the discount to package both medical and dental.
Dental	+\$13,198	Renew with BCBSTX with same plan design with a 7.2% increase to premiums for next year.

Dental Packaging Discount	(\$39,244)	Discount for packaging medical and dental with BCBSTX
One-time Premium Credit	(\$50,000)	One-time premium credit on medical insurance renewal
Cost Change FY2027	+\$254,581	Cost increase for renewal

The total budgetary impact would be an increase of \$254,581 for FY27. Staff presented City/Employee premium sharing models at the June 16, 2026, City Council Worksession.

Financial Impact

Impact to FY27 budget is an increase of \$254,581.

Recommendation

Approve

Attachments

1. Insurance Renewal Presentation



FY2027 Insurance Benefits Renewal



4b. Approval for renewal of medical and dental



- Request for Proposal (RFP) released in April
 - Only medical and dental up for renewal
 - Competitive bids requested using current insurance plan designs

- Bid Results presented at June 16 Council Work Session
 - Finalist named was BCBSTX (incumbent); no other competitive bids received
 - BCBSTX renewal was net +6.7% increase (original 15%); includes rate discount for packaging dental; a one-time premium credit of \$50,000
 - Increase in dental premium of 7.2%

- Renewal with BCBSTX recommended

4b. Approval for renewal of medical and dental



Total Cost Change to City FY2027

Plan	Cost Diff	Recommendations
Medical	+\$330,627	Renew with BCBSTX with the same plan designs with a +6.7% net increase to include the discount to package both medical and dental
Dental	+\$13,198	Renew with BCBSTX with the same plan design with a 7.2% increase to premiums for next year
Dental Packaging Discount	(\$39,244)	Discount for packaging medical and dental with BCBSTX
One-time Premium Credit	(\$50,000)	One-time premium credit on medical insurance renewal
Cost Change FY2027	+254,581	Cost increase for renewal



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4c

Agenda Date 7/21/2026

Number Resolution R-26-5163

Type Resolution

Department City Manager

Title

Approval to order a total of seven Chevrolet vehicles; five Tahoes, one Traverse, and one Colorado pickup from Caldwell Chevrolet, a BuyBoard vendor, for the Police Department fleet, in an amount not to exceed \$550,000, and approval of a lease purchase agreement with Leasing 2 for the vehicles, and authorizing the City Manager to execute the documents

Explanation

Reading and Public Hearing

This item seeks approval to order a total of seven Chevrolet vehicles (five Tahoes, one Traverse, one Colorado Pickup) from Caldwell Chevrolet, a BuyBoard vendor, for the Police Department fleet and enter into a three-year lease purchase agreement with Leasing 2.

The \$550,000 provides funding for the vehicle purchases from Caldwell, as well as the associated costs for vehicle graphics and equipment from a to-be determined vendor. The Leasing 2 proposal provides for a Year 1 payment of \$175,000, Year 2 and Year 3 payment of \$206,245.79, at an interest rate of 5.21%, with no down payment.

The City has successfully utilized Leasing 2 for the purchase of both a fire truck and ambulance.

Financial Impact

The funding source is the Debt Service Fund.

Recommendation

Approve

Attachments



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 5

Agenda Date 7/21/2026

Type Report

Department Finance

Title

Monthly Financial Report - June 2026

Explanation

Finance Director Cassie Smith will review the June 2026 Financial Report.

Attachments

1. 2026-06 - Monthly Budget vs Actual
2. 2026-06 Budget PowerPoint

City of Colleyville
Monthly Budget vs Actual Report
June 30, 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	18,625,269	245,547	98.7%	17,980,445	17,568,483	411,962	97.7%	6.0%
Delinquent	30,000	21,333	8,667	71.1%	32,038	18,294	13,744	57.1%	16.6%
P&I	80,000	76,121	3,879	95.2%	98,948	65,195	33,752	65.9%	16.8%
Property Tax Total	18,980,816	18,722,723	258,093	98.6%	18,111,431	17,651,972	459,458	97.5%	6.1%
Sales Tax	5,304,000	3,386,883	1,917,117	63.9%	5,074,051	3,283,474	1,790,577	64.7%	3.1%
Oncor Electric	910,000	869,186	40,814	95.5%	887,583	887,583	-	100.0%	-2.1%
Tri-County Electric	185,000	184,158	842	99.5%	172,925	172,925	-	100.0%	6.5%
Atmos Gas	600,000	789,801	(189,801)	131.6%	682,980	682,980	-	100.0%	15.6%
AT&T	15,000	34,064	(19,064)	227.1%	9,534	7,352	2,182	77.1%	363.3%
Verizon/Others	12,000	4,879	7,121	40.7%	7,462	5,702	1,760	76.4%	-14.4%
Refuse/Recycling	300,000	239,561	60,439	79.9%	325,103	223,713	101,390	68.8%	7.1%
Cable TV	200,000	103,449	96,551	51.7%	186,044	143,329	42,715	77.0%	-27.8%
Network Nodes	250	250	-	100.0%	250	250	-	100.0%	0.0%
Franchise Fees	2,222,250	2,225,348	(3,098)	100.1%	2,271,880	2,123,833	148,047	93.5%	4.8%
GF Revenues	31,285,851	28,351,976	2,933,875	90.6%	30,677,534	27,241,705	3,435,829	88.8%	4.1%
GF Expenditures	31,268,504	22,991,961	8,276,543	73.5%	28,906,897	21,407,740	7,499,157	74.1%	7.4%
Utilities Fund									
Water - Base Rate	2,509,730	1,856,553	653,177	74.0%	2,429,276	1,794,566	634,711	73.9%	3.5%
Sewer - Base Rate	1,885,685	1,397,533	488,152	74.1%	1,728,568	1,301,308	427,260	75.3%	7.4%
Water - Volumetric Rate	17,072,779	9,241,433	7,831,346	54.1%	14,533,462	8,819,960	5,713,502	60.7%	4.8%
Sewer - Volumetric Rate	4,956,120	3,828,997	1,127,123	77.3%	4,536,672	3,383,550	1,153,122	74.6%	13.2%
Water & Sewer	26,424,314	16,324,517	10,099,797	61.8%	23,227,979	15,299,384	7,928,595	65.9%	6.7%
Utilities Revenues	27,013,314	18,744,173	8,269,141	69.4%	25,445,010	17,352,357	8,092,653	68.2%	8.0%
Utilities Expenditures	26,855,702	18,225,164	8,630,538	67.9%	22,141,920	15,255,749	6,886,170	68.9%	19.5%
Debt Service Fund									
Current Taxes	924,135	1,120,370	(196,235)	121.2%	911,283	1,082,584	(171,301)	118.8%	3.5%
Delinquent	2,000	1,000	1,000	50.0%	1,242	700	542	56.4%	42.8%
P&I	3,400	4,449	(1,049)	130.8%	5,736	3,764	1,972	65.6%	18.2%
Property Tax Total	929,535	1,125,818	(196,283)	121.1%	918,261	1,087,048	(168,786)	118.4%	3.6%
DS Revenues	1,702,645	1,907,157	(204,512)	112.0%	1,475,019	1,641,155	(166,136)	111.3%	16.2%
DS Expenditures	1,693,245	1,356,213	337,032	80.1%	1,540,145	1,320,845	219,300	85.8%	2.7%
Drainage Fund									
Drainage Fee	2,021,000	1,521,433	499,567	75.3%	1,752,062	1,299,642	452,420	74.2%	17.1%
Drain Revenues	2,061,000	1,566,085	494,915	76.0%	1,814,626	1,342,715	471,911	74.0%	16.6%
Drain Expenditures	1,994,787	547,261	1,447,526	27.4%	737,977	555,945	182,032	75.3%	-1.6%
Hotel Occupancy Tax (HOT) Fund									
HOT Tax	230,000	102,848	127,152	44.7%	422,460	104,213	318,247	24.7%	-1.3%
HOT Revenues	230,000	102,912	127,088	44.7%	422,500	104,227	318,274	24.7%	-1.3%
HOT Expenditures	260,439	198,184	62,255	76.1%	509,629	217,505	292,123	42.7%	-8.9%

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

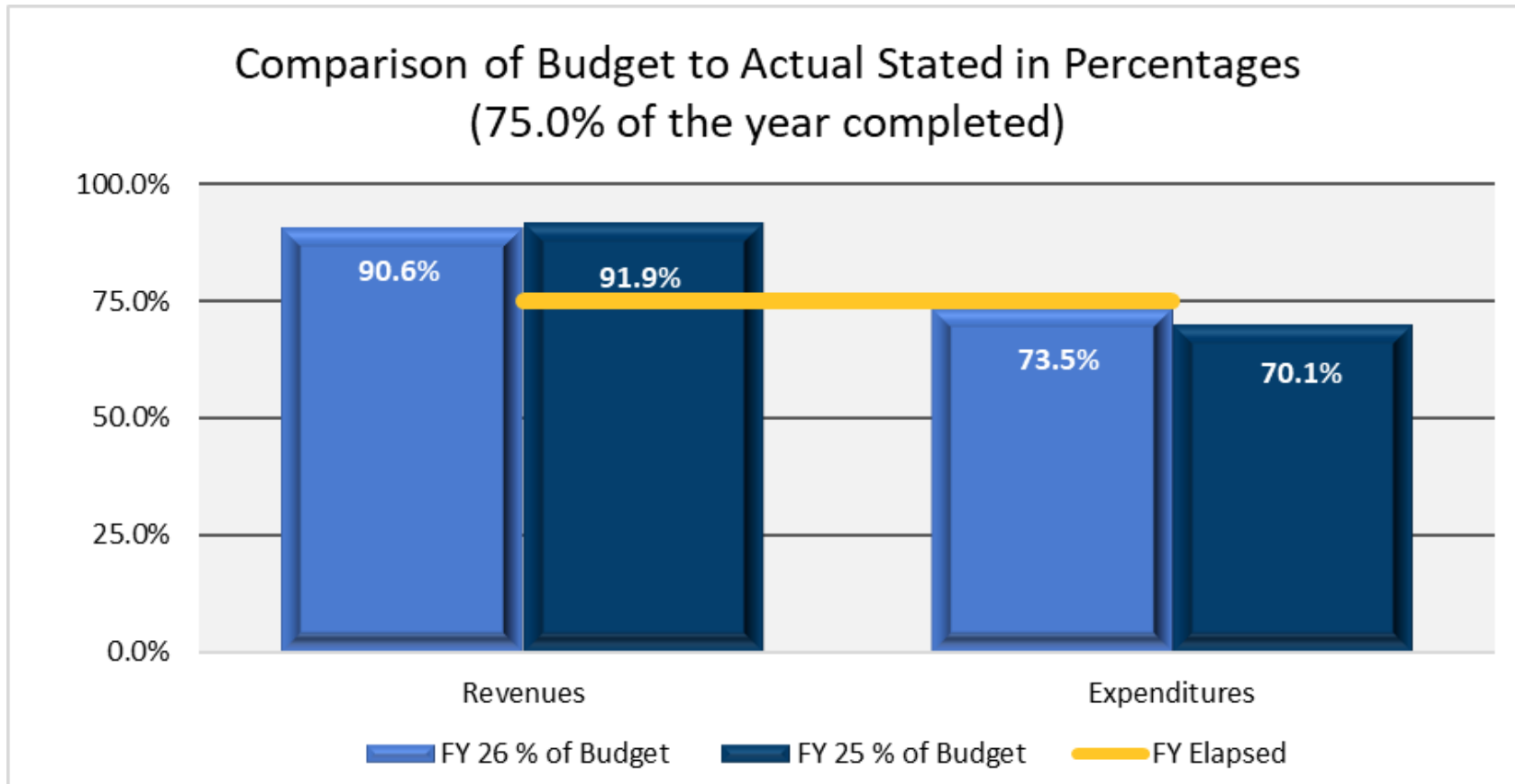
Monthly Financial Report June 2026

City Council Meeting
July 21, 2026

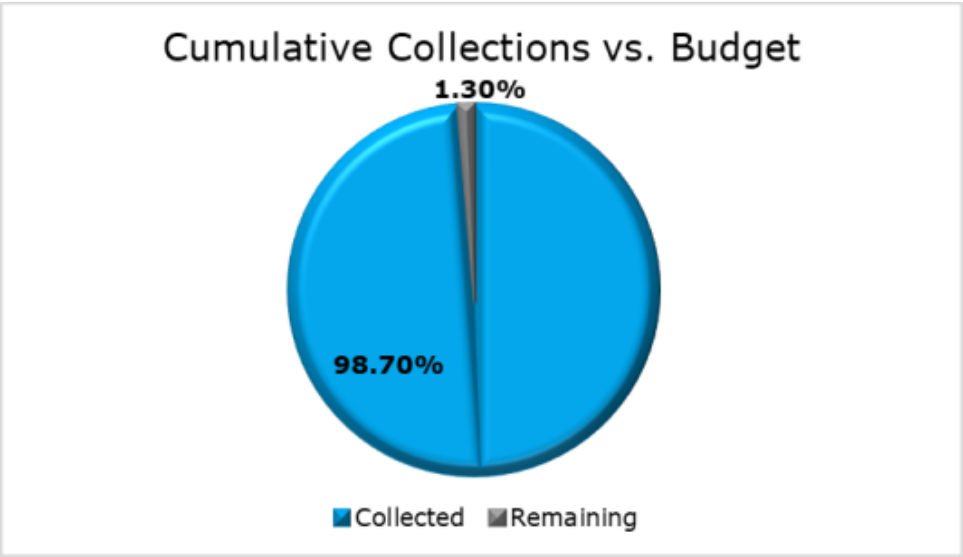
General Fund Performance



	FY 26 Budget	FY 26 YTD	FY 26 % of Budget	FY 25 YTD	FY 25 % of Budget
Revenues	\$ 31,285,851	\$ 28,351,976	90.6%	\$ 27,241,705	91.9%
Expenditures	31,268,504	22,991,961	73.5%	21,407,740	70.1%
Total	\$ 17,347	\$ 5,360,015		\$ 5,833,965	



Property Tax Collections



FY 26 Rate:

- M&O \$0.294232
- I&S \$0.017699

Total Rate:
\$0.311931/\$100

*TIF fund transfer has not been made, this is typically done in February.

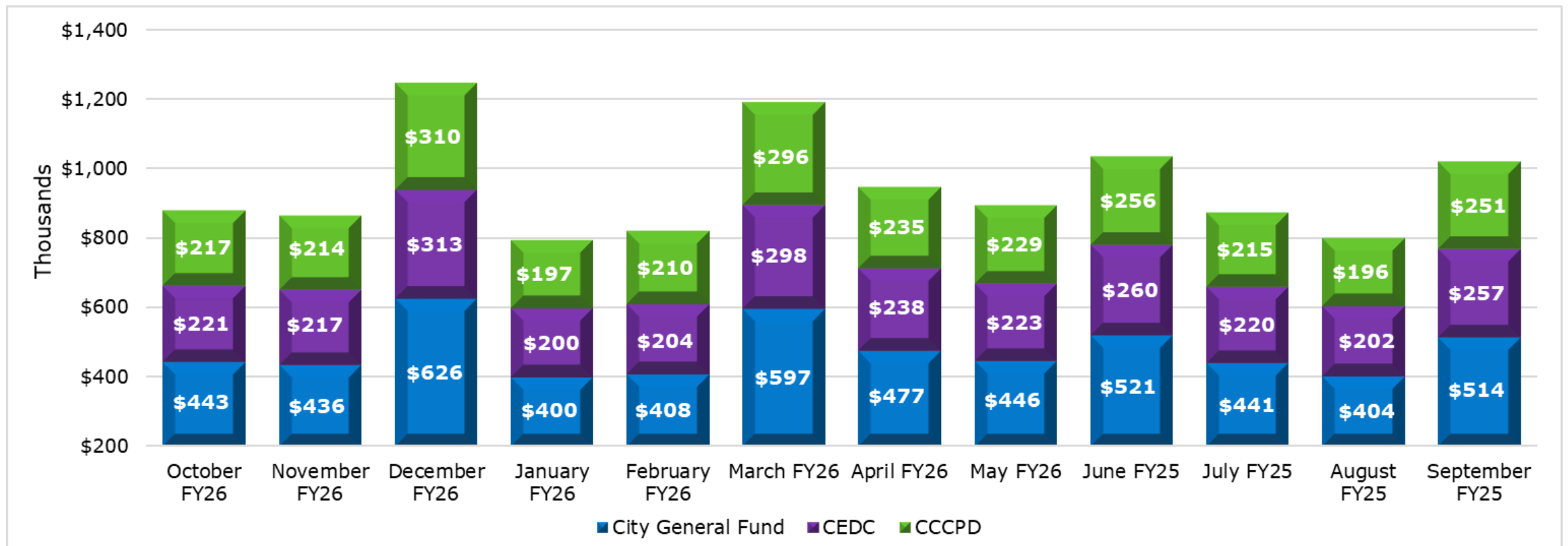
	FY 26 Budget	FY 26 YTD	FY 26 % of Budget	FY 25 YTD	FY 25 % of Budget
Current Taxes	\$ 18,870,816	\$ 18,625,269	98.70%	\$ 17,568,483	97.55%

Note: Property taxes are due in January with the majority of collections in December and January.

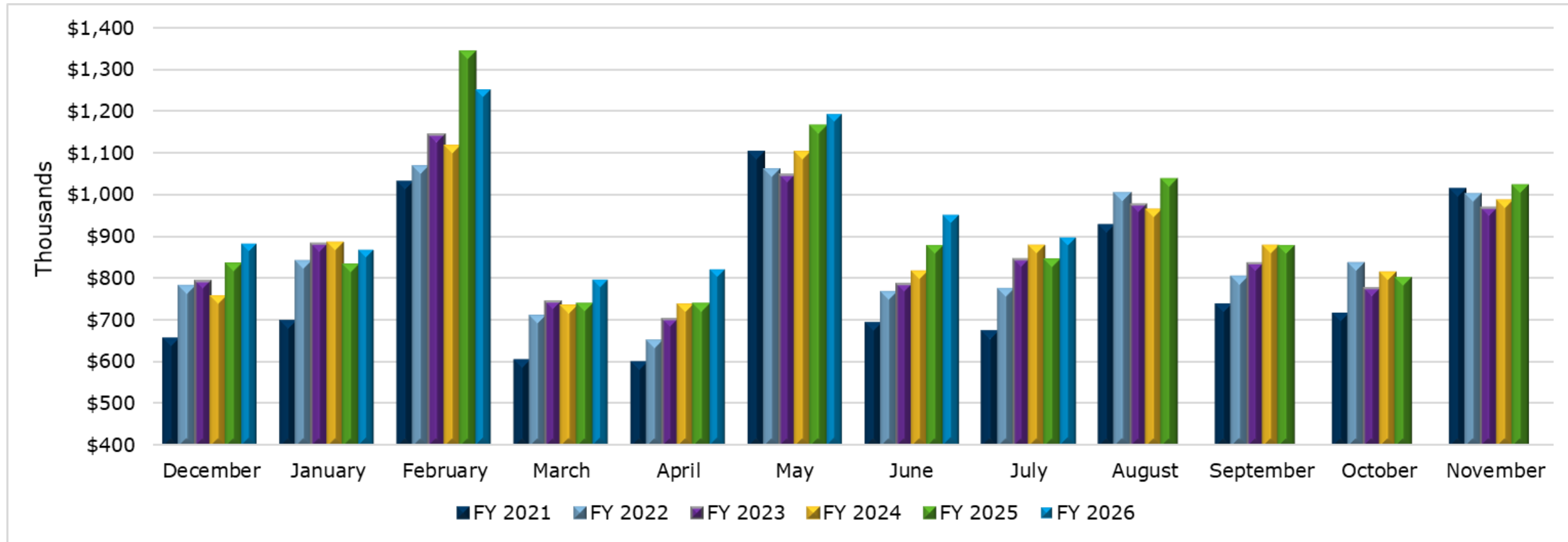
Sales Tax: Current Fiscal Year Collections



July Collections / May Sales	FY 25 Actual	FY 26 Actual	Increase/ (Decrease)	% Change
City General Fund	\$ 424,653	\$ 445,867	\$ 21,215	5.00%
CEDC	\$ 212,008	\$ 222,599	\$ 10,591	5.00%
CCCPD	\$ 208,055	\$ 228,670	\$ 20,614	9.91%
Total Collections	\$ 844,716	\$ 897,136	\$ 52,420	6.21%



Sales Tax: Comparative Collections



Per GASB rules, December is the first month of FY26 in which collections from sales taxes are recorded. October and November sales taxes are recorded in the prior fiscal year since the sales for those receipts occurred two months prior.

Sales Tax: Current Fiscal Year Collections – General Fund



Collections Month	Sales Month	FY 25 Actual	FY 26 Actual	Increase/ (Decrease)	% Change
December	October	\$ 420,829	\$ 443,094	\$ 22,265	5.29%
January	November	418,443	435,561	17,118	4.09%
February	December	672,822	626,328	(46,494)	-6.91%
March	January	373,295	399,955	26,660	7.14%
April	February	372,227	408,090	35,863	9.63%
May	March	585,067	596,991	11,924	2.04%
June	April	440,792	476,864	36,072	8.18%
July	May	424,653	445,867	21,214	5.00%
Total		\$ 3,708,127	\$ 3,832,750	\$ 124,623	3.36%

Per GASB rules, December is the first month of FY26 in which collections from sales taxes are recorded. October and November sales taxes are recorded in the prior fiscal year since the sales for those receipts occurred two months prior.

Sales Tax: Regional Benchmark



	Net Payment This Period	Comparable Payment PY	% Change	Payment YTD	PY Payment YTD	% Change YTD
Colleyville	668,467	636,661	5.00%	5,081,943	4,928,483	3.11%
North Richland Hills	1,741,311	1,683,351	3.44%	13,591,129	12,773,480	6.40%
Bedford	1,289,474	1,754,229	-26.49%	9,412,428	9,550,782	-1.45%
Grapevine	5,694,224	5,152,803	10.51%	40,274,717	38,283,670	5.20%
Keller	1,267,711	1,418,078	-10.60%	9,673,566	9,908,459	-2.37%
Hurst	1,450,768	1,430,924	1.39%	11,449,266	11,204,968	2.18%
Euless	2,240,990	2,190,124	2.32%	17,688,182	15,761,145	12.23%
Southlake	3,653,366	3,465,314	5.43%	26,915,430	24,881,331	8.18%

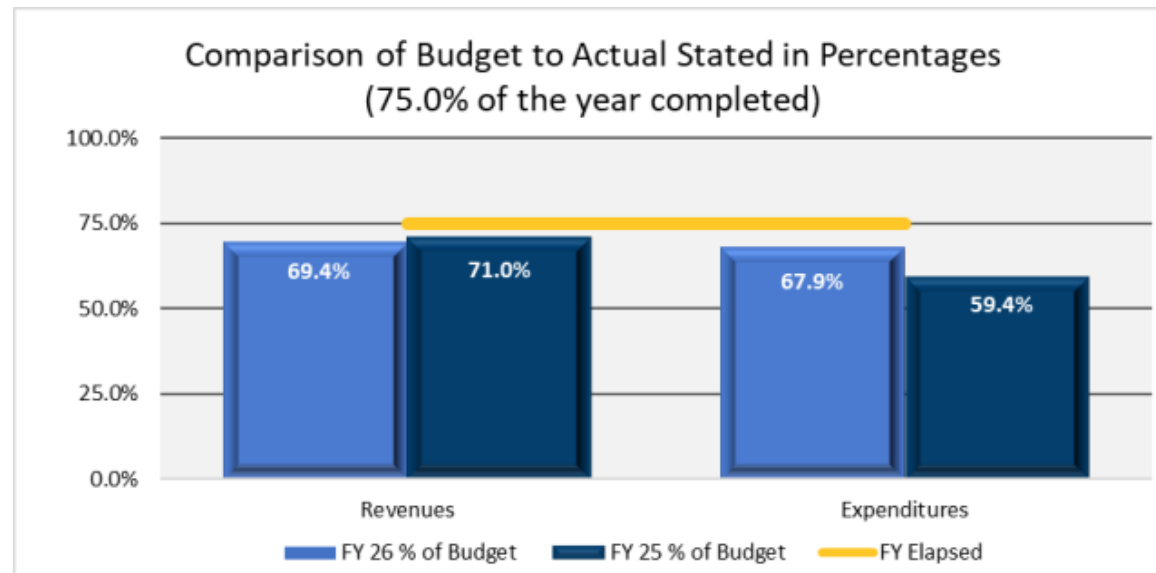
Note: Colleyville Collections above include both City General Fund and CEDC collections.



Utilities Fund Performance



	FY 26 Budget	FY 26 YTD	FY 26 % of Budget	FY 25 YTD	FY 25 % of Budget
Revenues	\$ 27,013,314	\$ 18,744,173	69.4%	\$ 17,352,357	71.0%
Expenditures	26,855,702	18,225,164	67.9%	15,255,749	59.4%
Total	\$ 157,612	\$ 519,009		\$ 2,096,607	

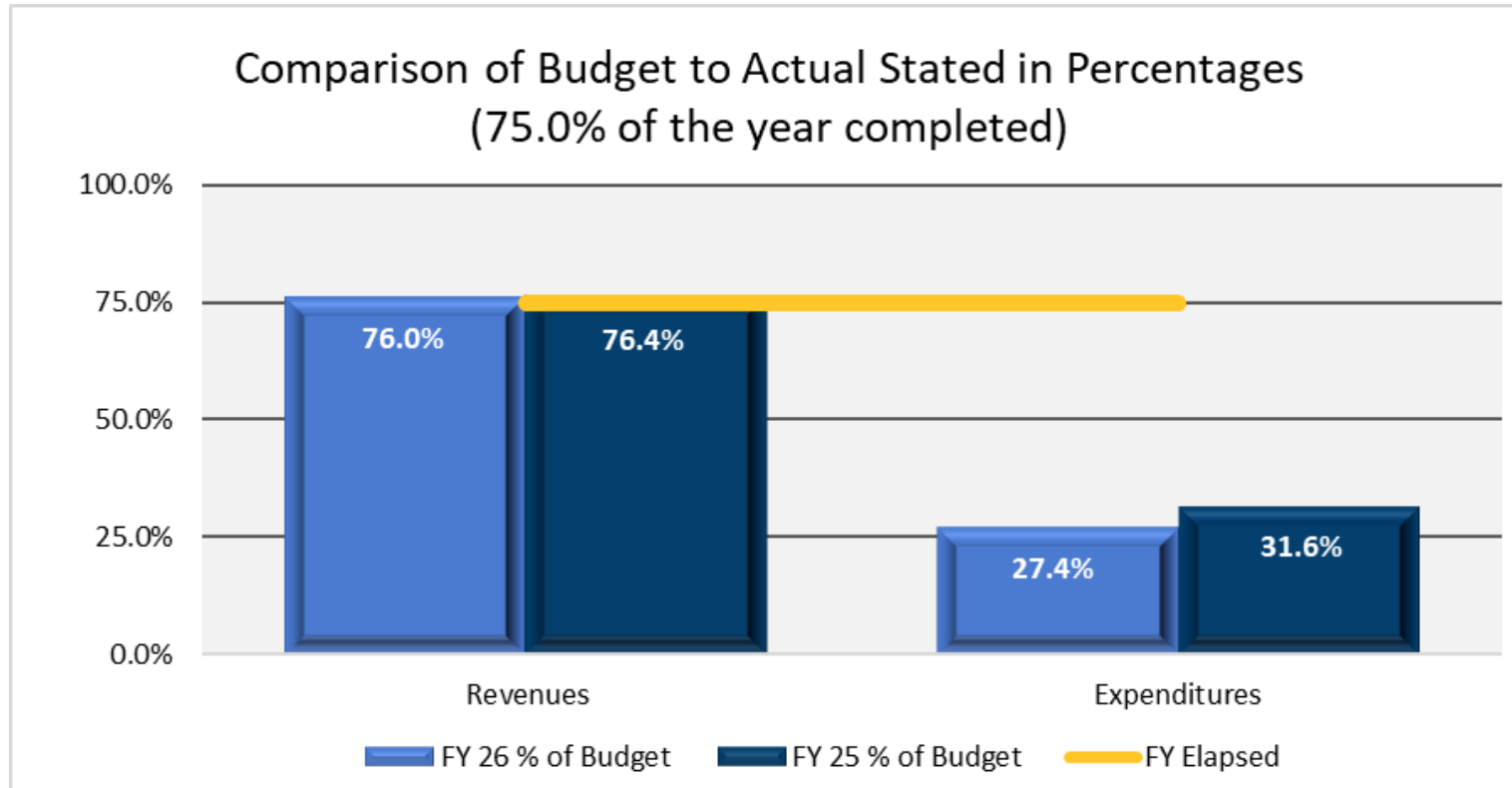


TRA			City		
	FY 26 Budget	FY 26 YTD		FY 26 Budget	FY 26 YTD
Revenues	\$ 22,028,899	\$ 15,049,339	Revenues	\$ 4,984,415	\$ 3,694,834
Expenditures	22,028,899	14,463,286	Expenditure	\$ 4,826,803	3,761,878
Total	\$ -	\$ 586,053		\$ 157,612	\$ (67,044)

Drainage Fund Performance



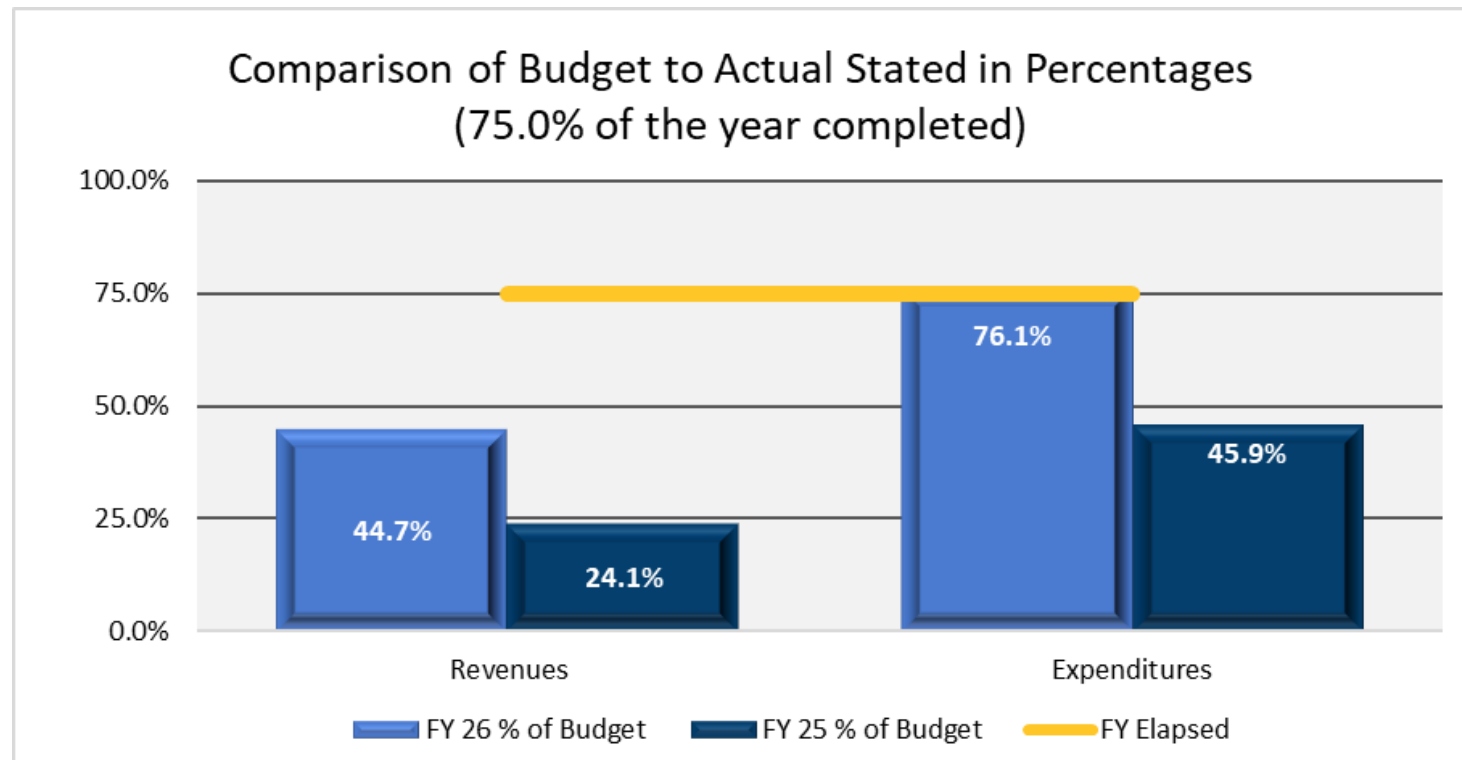
	FY 26 Budget	FY 26 YTD	FY 26 % of Budget	FY 25 YTD	FY 25 % of Budget
Revenues	\$ 2,061,000	\$ 1,566,085	76.0%	\$ 1,342,715	76.4%
Expenditures	1,994,787	547,261	27.4%	555,945	31.6%
Total	\$ 66,213	\$ 1,018,824		\$ 786,770	



Hotel Tax (HOT) Fund Performance



	FY 26 Budget	FY 26 YTD	FY 26 % of Budget	FY 25 YTD	FY 25 % of Budget
Revenues	\$ 230,000	\$ 102,912	44.7%	\$ 104,227	24.1%
Expenditures	260,439	198,184	76.1%	217,505	45.9%
Total	\$ (30,439)	\$ (95,271)		\$ (113,278)	



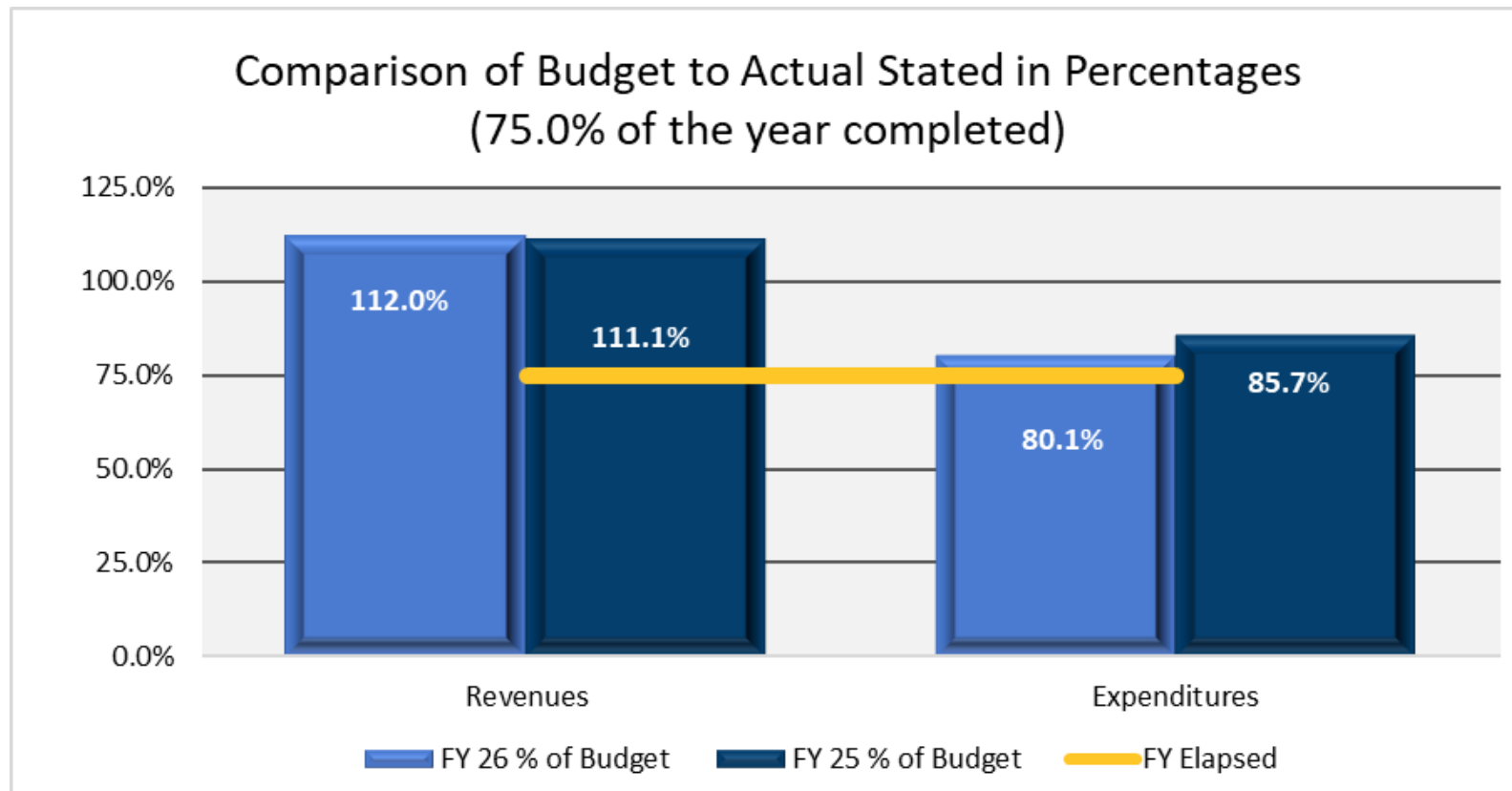
Hotel occupancy tax revenues are due quarterly.



Debt Service Fund Performance



	FY 26 Budget		FY 26 YTD		FY 26 % of Budget	FY 25 YTD		FY 25 % of Budget
Revenues	\$	1,702,645	\$	1,907,157	112.0%	\$	1,641,155	111.1%
Expenditures		1,693,245		1,356,213	80.1%		1,320,845	85.7%
Total	\$	9,400	\$	550,945		\$	320,310	



Questions & Discussion





CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 6a

Agenda Date 7/21/2026

Number Ordinance O-26-2374

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit for an accessory building on Lot 7, Block 3, Quail Crest Estates, zoned R-15 Single-Family Residential, located at 3505 Blue Quail Lane, Case ZC26-013

Explanation

Second Reading and Public Hearing

The applicant was present and answered questions from the City Council at the July 7, 2026 meeting. No one came forward to speak during the public hearing.

First Reading and Public Hearing

John Cullen, the applicant, has submitted a request for a Special Use Permit (SUP) for an accessory building on Lot 7, Block 3, Quail Crest Estates, being approximately 0.37 acres, and zoned R-15 Single-Family Residential.

Analysis: The applicant is requesting a SUP to allow for an accessory building which would exceed the four percent (4%) lot coverage, as permitted by the Land Development Code Section 3.27(A)(2)(a). The subject lot area is 16,149 square feet, which permits a maximum of 644 square feet (4%) for accessory buildings by right. The proposed structure is 880 square feet (5.46%), and the existing pergola is 144 square feet (0.89%). Altogether, the request is for 6.36% (1,024 square feet) accessory building lot coverage.

Land Development Code Section 3.27(A)(2)(d) authorizes that accessory buildings may be approved by a SUP when a request does not conform to the standards otherwise permitted by right.

Existing Conditions/Background: The subject property, 3505 Blue Quail Lane, is zoned R-15 Single-Family Residential and developed with a single-family house. It is located on the east side of Blue Quail Lane, and 125± feet north of Quail Crest Drive.

Plat Status: The subject property is platted as Lot 7, Block 3, Quail Crest Estates.

DRC Review: The DRC reviewed the request during their May 18, 2026, meeting and the case was scheduled for the June 8, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north, east, south, and west are zoned R-15 Single-Family Residential, and improved with single-family homes.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for residential development.

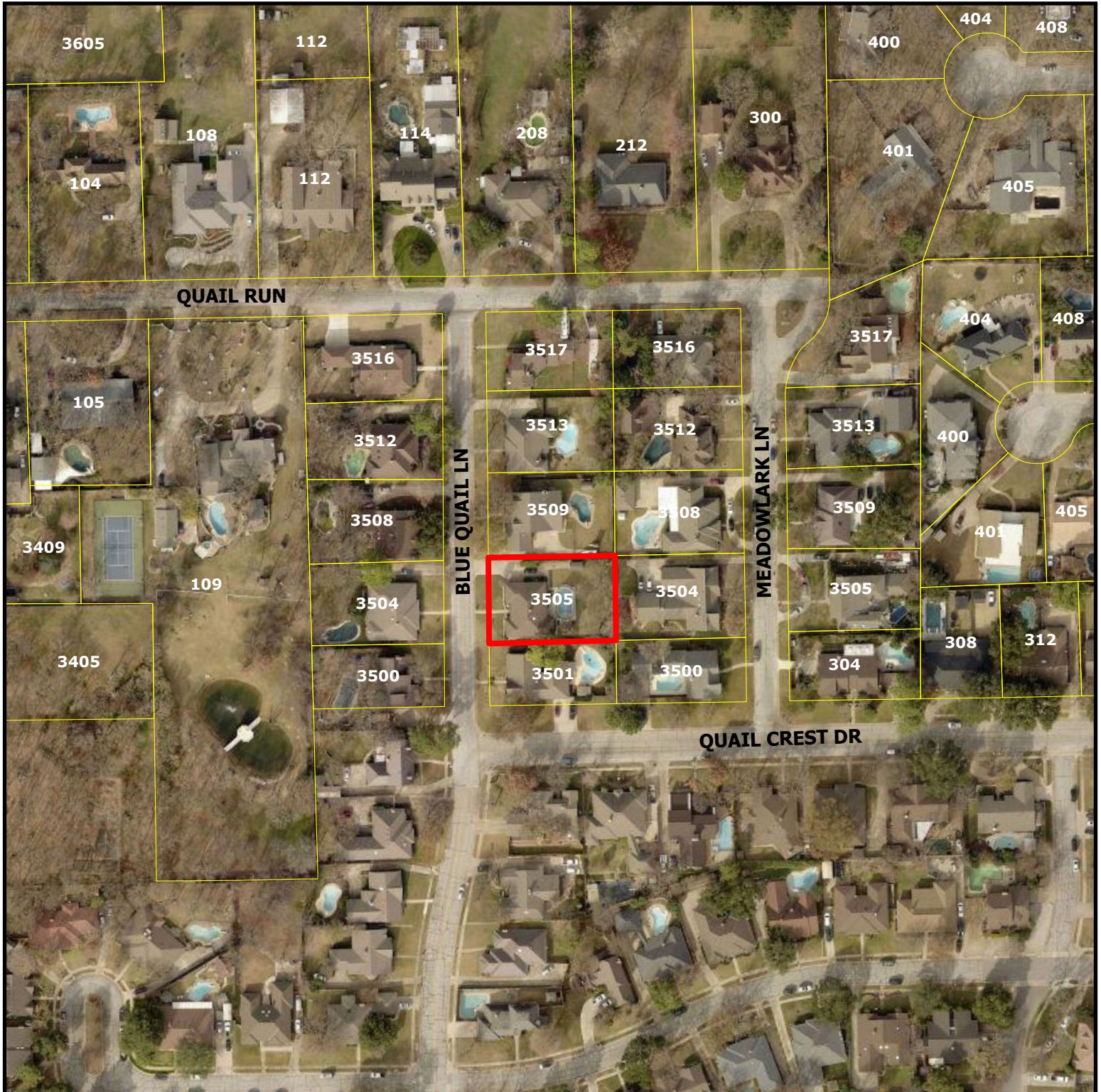
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners' Associations within 1,000 feet of the subject property regarding this request. Hurst-Euless-Bedford ISD, where the subject property is located, was notified per State law. Notice was published 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 request at their June 8, 2026 meeting by a vote of 6-1.

Attachments

1. Aerial Map
2. Future Land Use Map
3. Zoning Map
4. Site Plan
5. Elevations
6. Notification Map
7. Notification Letter
8. Ordinance O-26-2374

Aerial Map

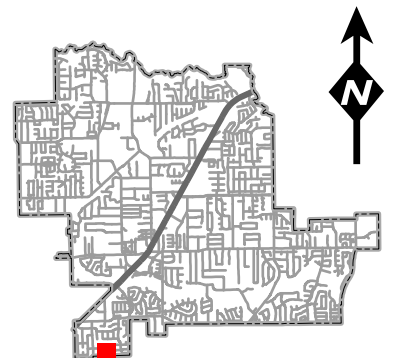


ZC26-013

3505 Blue Quail Lane



Subject Property



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Future Land Use Map

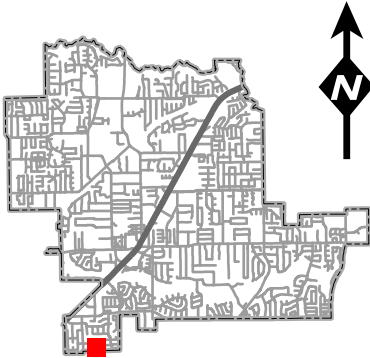


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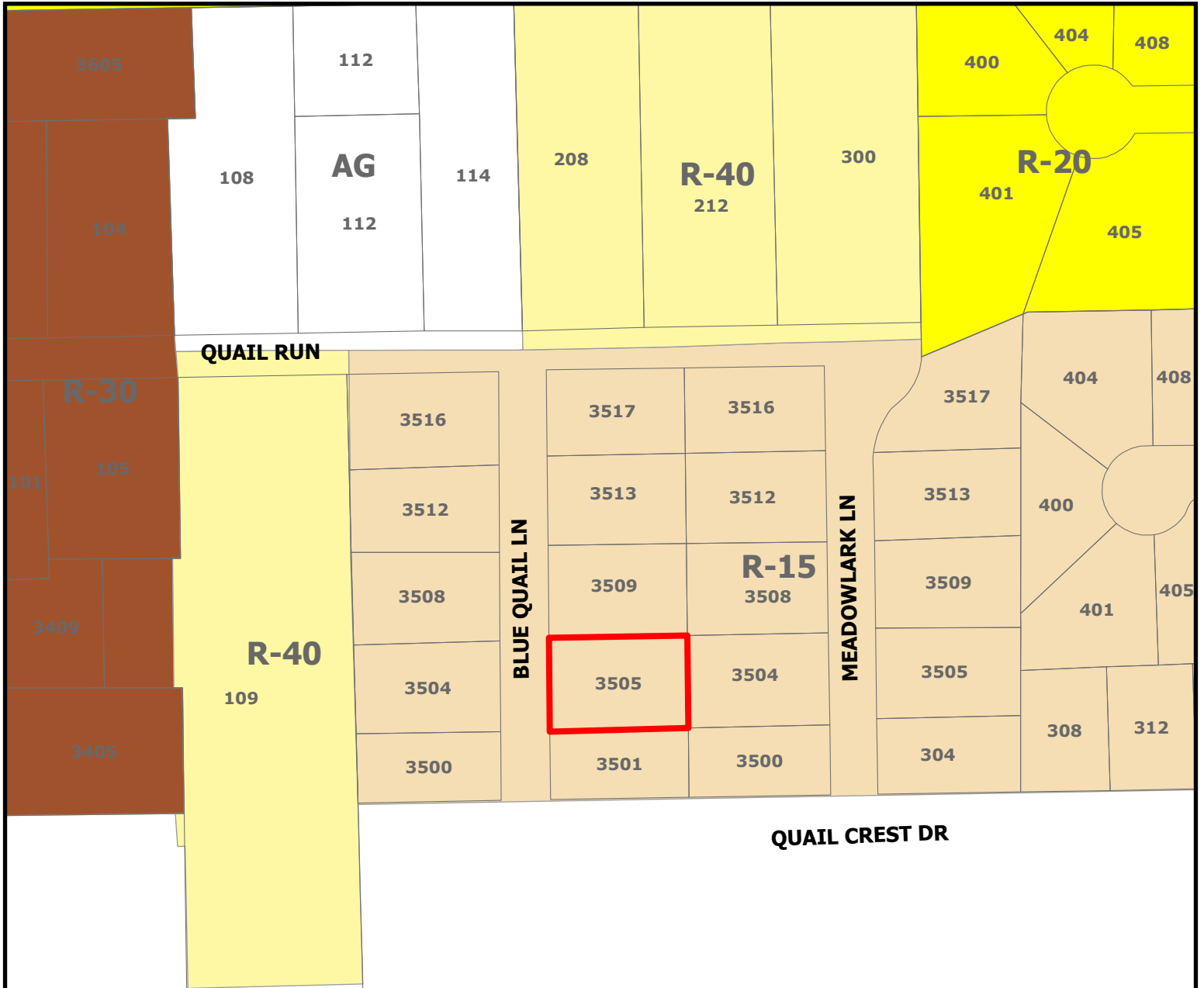
ZC26-013

3505 Blue Quail Lane

-  Residential
-  Subject Property



Zoning Map

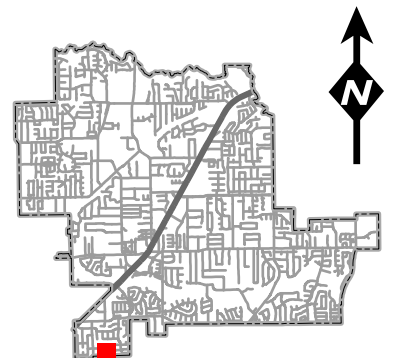


ZC26-013

3505 Blue Quail Lane

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Subject Property



DETACHED GARAGE AT 3505 BLUE QUAIL, COLLEYVILLE, TX,



GENERAL NOTES:

1. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT.
2. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, LOCAL, AND STATE CODES AND AMENDMENTS
3. -
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
5. ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING, IMMEDIATELY.
6. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT SITE AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
9. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
10. THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE INTERIOR FINISHES OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER.
11. STORE MATERIALS IN SPACES DESIGNATED BY OWNER.
12. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED TO MAINTAIN CLEAN AND SAFE PROJECT.
13. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNER.
14. -
15. THE OWNER SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATES OR APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THESE CONTRACT DOCUMENTS. HE OR SHE SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
16. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND ARCHITECT, OR OWNER, ARCHITECT AND ENGINEER.
17. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND CORRECT STUD SPACING.
18. THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, OPENINGS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE STARTING ANY CONSTRUCTION RELATED TO SAID WORK AND/OR EQUIPMENT.
19. ALL MATERIALS SHALL BE NEW AND OF PREFERRED DOMESTIC MANUFACTURE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR RECOMMENDATIONS UNLESS INDICATED OTHERWISE IN THE DRAWINGS AND SPECIFICATIONS. ANY CONFLICT FOUND BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE DRAWINGS OR SPECIFICATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER/ARCHITECT PRIOR TO INSTALLATION.

CODE SUMMARY
APPLICABLE CODES IN EFFECT FOR CITY OF COLLEYVILLE, TX

ADOPTED CODE
2024 INTERNATIONAL RESIDENTIAL CODE (IRC)
2024 INTERNATIONAL MECHANICAL CODE (IMC)
2024 INTERNATIONAL PLUMBING CODE (IPC)
2023 NATIONAL ELECTRICAL CODE (NEC)
2024 INTERNATIONAL FIRE CODE



ACTUAL

PROJECT DATA

SCOPE OF WORK:

1- DETACHED GARAGE

OWNER: JOHN CULLEN

PROJECT ADDRESS: 3505 BLUE QUAIL LN, COLLEYVILLE, TX, 76034

LEGAL ADDRESS: QUAIL CREST ESTATES, LOT 7

EXISTING LIVING SPACE: 2,368 SQ FT

PROPOSED DETACHED GARAGE: 880 SQ FT

LAND: 0.37 ACRES

ABBREVIATIONS LEGEND

ABV – ABOVE LIV – LIVING ROOM
ADJ – ADJACENT LVL – LAMINATED VENEER LUMBER
AFF – ABOVE FINISHED FLOOR MAX – MAXIMUM
ALT – ALTERNATE MECH – MECHANICAL
APPROX – APPROXIMATELY MIN – MINIMUM
AS-BLT – AS BUILT NIC – NOT IN CONTRACT
CL – CENTERLINE NOS – NOSING
CLR – CLEAR / CLEARANCE NTS – NOT TO SCALE
CMU – CONCRETE MASONRY UNIT OC – ON CENTER
CONC – CONCRETE OPNG – OPENING
CONT – CONTINUOUS PAN – PANTRY
DBL – DOUBLE PL – PROPERTY LINE
DIM – DIMENSION PT – PRESSURE TREATED
DN – DOWN REQ'D – REQUIRED
DW – DRYWALL RO – ROUGH OPENING
EQ – EQUAL ROOF – ROOF
EXIST – EXISTING SD – STORM DRAIN / SLIDING DOOR
FF – FINISHED FLOOR SOG – SLAB ON GRADE
FFE – FINISHED FLOOR ELEVATION STOR – STORAGE
FLR – FLOOR T&G – TONGUE AND GROOVE
FUT – FUTURE TOS – TOP OF SLAB
GWB – GYPSUM WALL BOARD TOB – TOP OF BEAM
HDR – HEADER TOP – TOP OF PLATE
HT – HEIGHT TOW – TOP OF WALL
HVAC – HEATING, VENTILATION & AC TYP – TYPICAL
INFO – INFORMATION UNO – UNLESS NOTED OTHERWISE
KIT – KITCHEN VAR – VARIES
LAV – LAVATORY VB – VAPOR BARRIER
WC – WATER CLOSET
WD – WOOD
WIC – WALK-IN CLOSET

TDG

SERVICES

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COMMERCIAL
PLANS

8000 US 380 S#100,
Crossroads, TX, 76277
P: 469-879-6130 |
www.thedrafterguy.com

REV	DESCRIPTION	DATE

PROJECT
NAME

DETACHED
GARAGE

ADDRESS

3505 BLUE QUAIL
LN, COLLEYVILLE,
TX, 76034

OWNER/CLIENT/
TENANT

JOHN CULLEN

SHEET TITLE

COVER PAGE

PREPARED BY | CHECKED BY

G. S.

G. S.

DATE

4/29/2026

SCALE

1/4"=1'

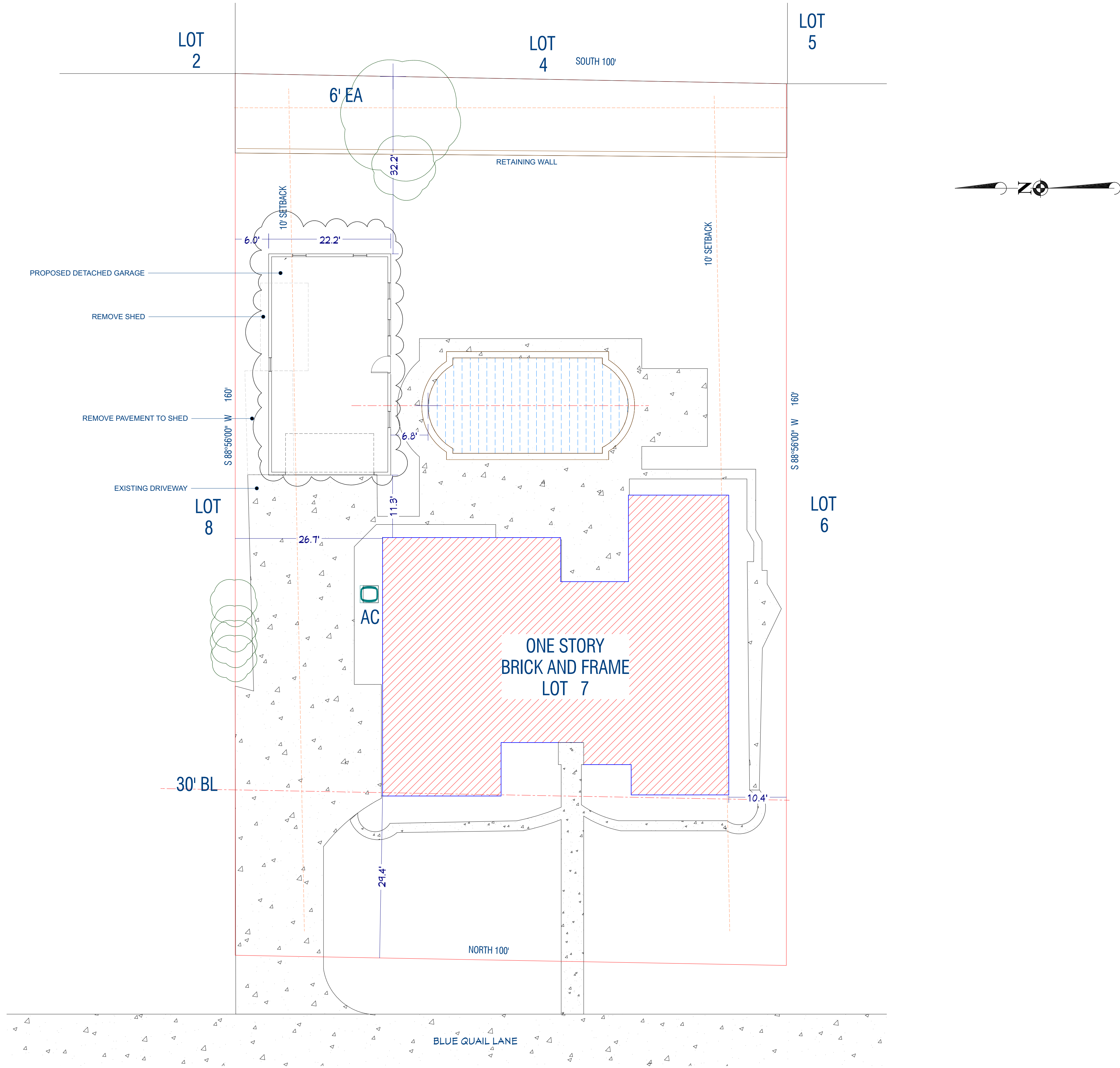
SHEET SIZE

24"X36"

SHEET
NUMBER:

© 2025

G.100



01
A.101

SITE PLAN

SCALE: 1"=10'

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PLANS

8000 US 380 S#100,
Crossroads, TX, 76277
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REV	DESCRIPTION	DATE

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3505 BLUE QUAIL
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OWNER/CLIENT/
TENANT

JOHN CULLEN

SHEET TITLE

SITE PLAN

PREPARED BY
G. S.

CHECKED BY
G. S.

DATE
4/29/2026

SCALE
1/4"=1'

SHEET SIZE
24"X36"

SHEET
NUMBER:

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A.101

DIMENSIONS FROM FACE OF
FRAME TO FACE TO FRAME;
UNLESS SPECIFIED OTHERWISE

DETACHED ACCESSORY GARAGE NOTES

DETACHED ACCESSORY GARAGE SERVING EXISTING RESIDENCE.

NON-CONDITIONED STRUCTURE FOR PARKING AND STORAGE ONLY.

BUILDING AREA 880 SQUARE FEET (22' X 40').

INSTALL MATERIALS PER MANUFACTURER INSTRUCTIONS.

PROVIDE WEATHER-RESISTIVE BARRIER BEHIND EXTERIOR SIDING.

WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

USE

STRUCTURE SHALL NOT BE USED AS DWELLING OR HABITABLE SPACE.

FRAMING

EXTERIOR WALLS 2X6 STUDS @ 16" O.C., DOUBLE TOP PLATE.

HEADERS PER IRC TABLE R602.7 OR ENGINEERED DESIGN.

PROVIDE APPROVED CONNECTORS AND ANCHORS.

ANCHOR BOLTS 1/2" DIA. @ 6'-0" O.C. MAX AND WITHIN 12" OF ENDS.

PROVIDE REQUIRED BLOCKING AT BEARING POINTS.

ROOF

12" EAVES TYPICAL.

MINIMUM 7/16" ROOF SHEATHING, PROVIDE DRIP EDGE AT EAVES AND RAKES.

ATTIC VENTILATION PER IRC, ASPHALT SHINGLES OR APPROVED EQUIVALENT.

EXTERIOR FINISH

LP SMARTSIDE SIDING OR APPROVED EQUAL. FLASH ALL OPENINGS AND PENETRATIONS.

CORROSION RESISTANT FASTENERS AND TRIM.

INTERIOR

INTERIOR UNFINISHED.

NO DRYWALL OR INSULATION.

FOUNDATION

CONCRETE FOUNDATION PER APPROVED FOUNDATION PLAN.

MINIMUM 3,000 PSI CONCRETE.

PROVIDE ANCHOR BOLTS AS NOTED.

CONTROL JOINTS AT 10'-0" MAX SPACING.

ELECTRICAL (2023 NEC)

GENERAL

PROVIDE 120V 20-AMP RECEPTACLE CIRCUIT. ALL 125-250V RECEPTACLES GFCI PROTECTED.

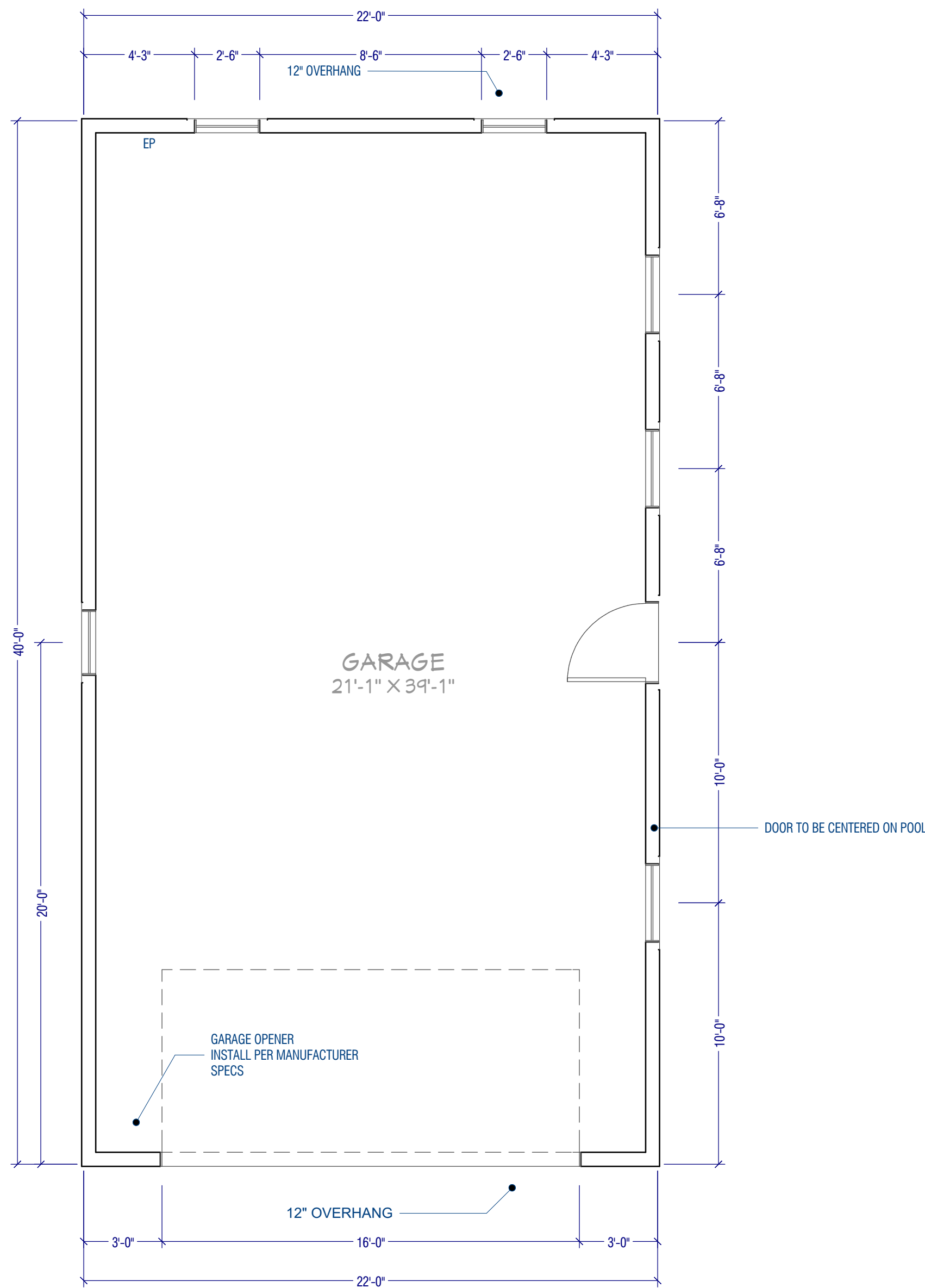
SUBPANEL: PROVIDE 4-WIRE FEEDER (H-H-N-G).

EQUIPMENT GROUNDING CONDUCTOR REQUIRED, NEUTRAL ISOLATED FROM GROUND IN SUBPANEL.

PROVIDE GROUNDING ELECTRODE SYSTEM: TWO GROUND RODS MIN. 6'-0" APART UNLESS =25 OHMS.

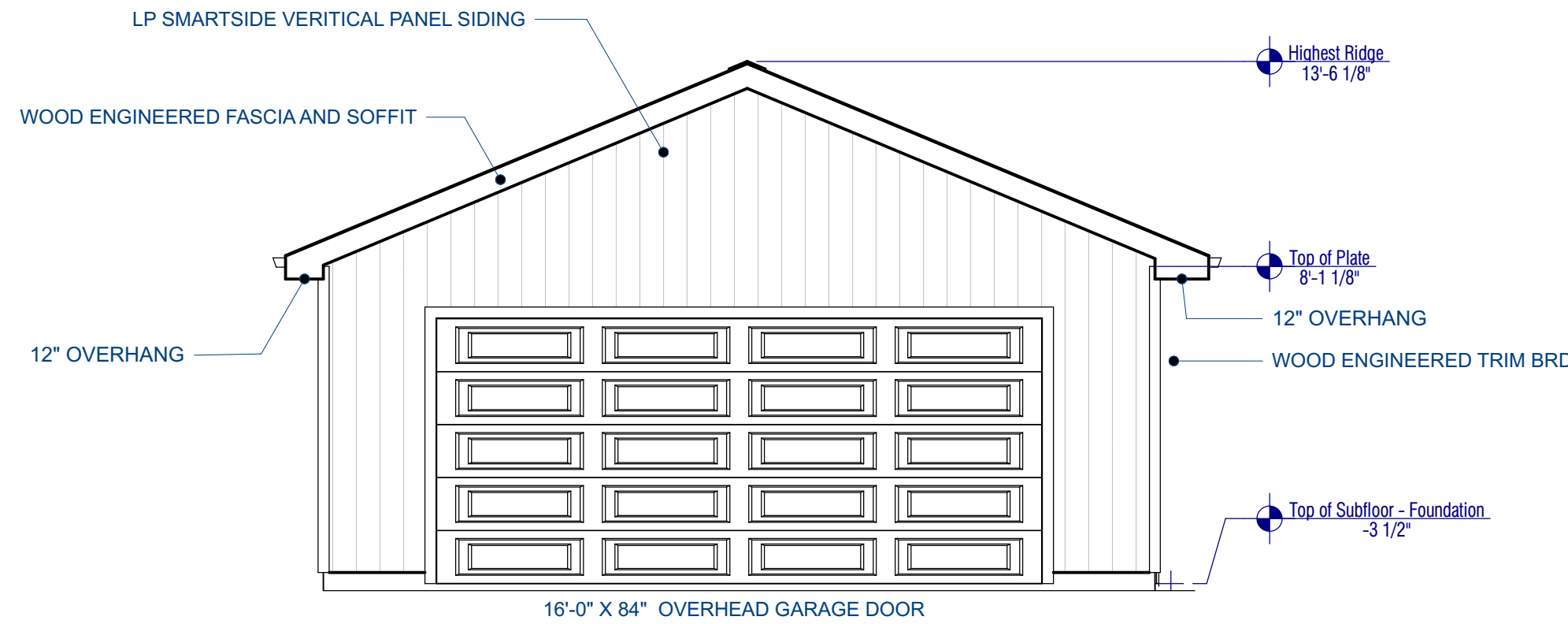
GROUNDING ELECTRODE CONDUCTOR SIZED PER NEC.

PROVIDE DISCONNECT AT STRUCTURE (MAIN BREAKER ACCEPTABLE), BOND ALL METAL BOXES AND EQUIPMENT.



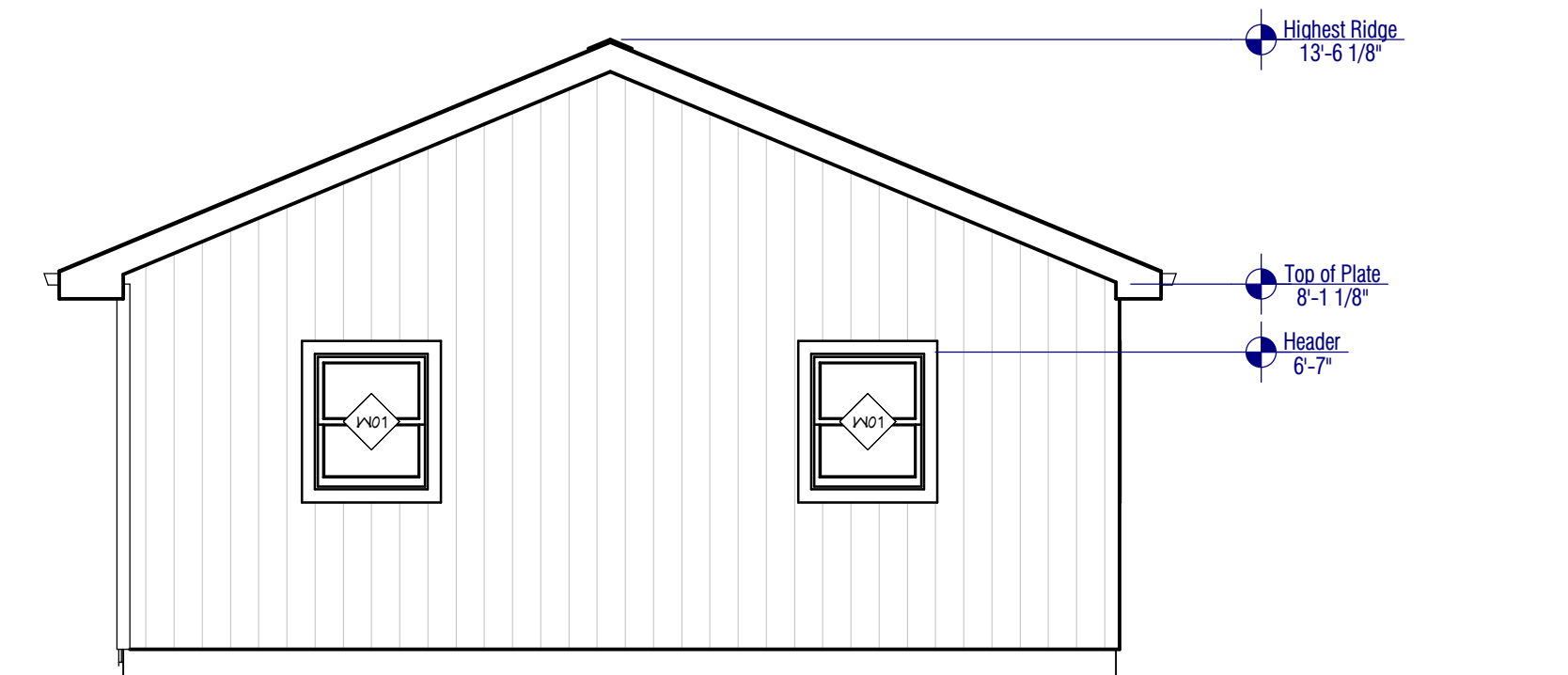
01
A.102 FLOOR PLAN

SCALE 1/4"=1'



E1
A.102 WEST ELEVATION

SCALE 1/4"=1'

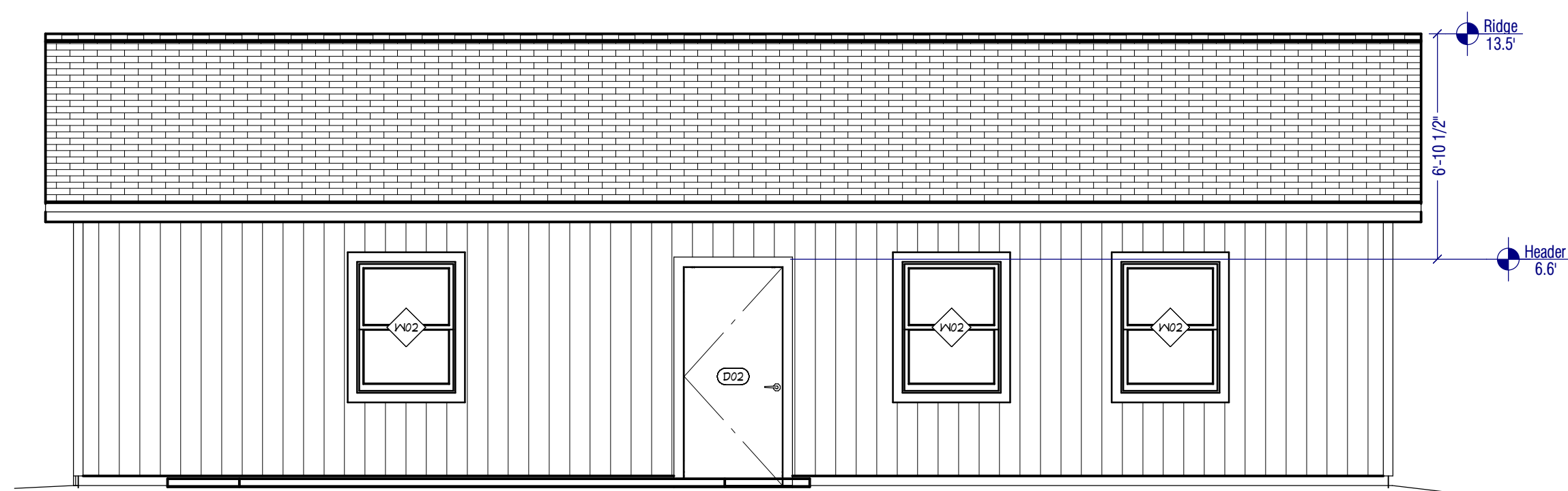


E2
A.102 EAST ELEVATION

SCALE 1/4"=1'

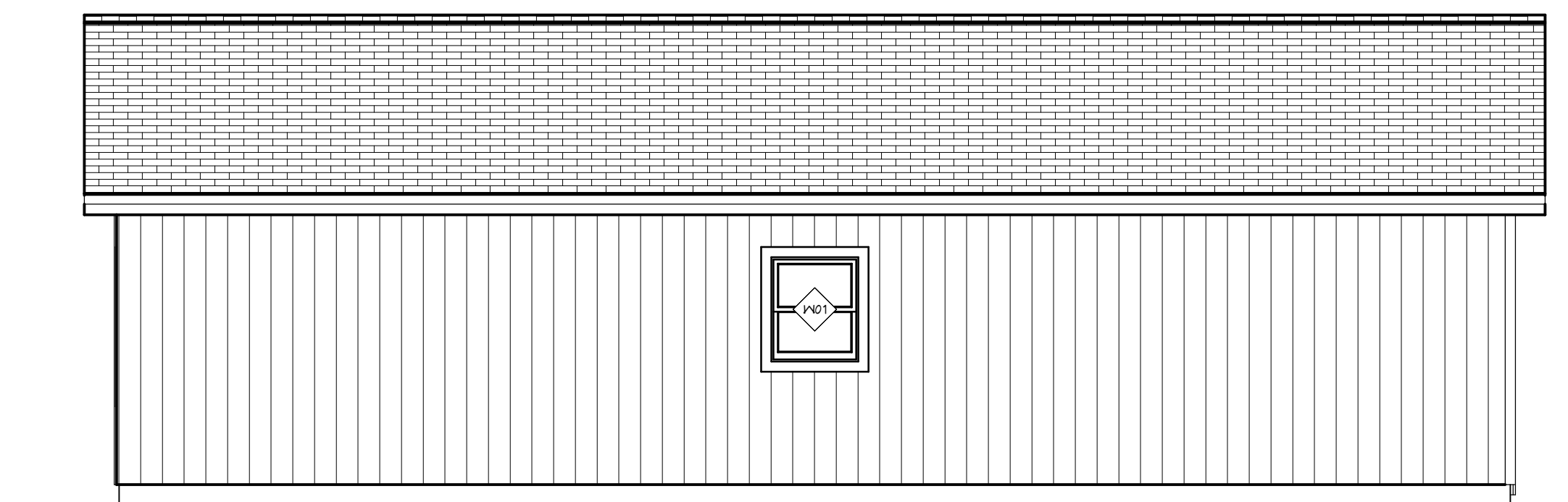
WINDOW SCHEDULE						
NUMBER	QTY	LABEL	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
W01	3	2630SH	30"	36"	SINGLE HUNG	
W02	3	3040SH	36"	48"	SINGLE HUNG	

DOOR SCHEDULE						
NUMBER	QTY	LABEL	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D01	1	16070	192"	84"	GARAGE-GARAGE DOOR P02	
D02	1	3068	36"	80"	EXT. HINGED-SLAB	



E3
A.102 RIGHT SIDE ELEVATION

SCALE 1/4"=1'



E4
A.102 LEFT SIDE ELEVATION

SCALE 1/4"=1'

REV DESCRIPTION DATE

PROJECT
NAME

**DETACHED
GARAGE**

ADDRESS

**3505 BLUE QUAIL
LN, COLLEYVILLE,
TX, 76034**

OWNER/CLIENT/
TENANT

JOHN CULLEN

SHEET TITLE

MASTER PLAN

PREPARED BY CHECKED BY

G. S. | G. S.

DATE

4/29/2026

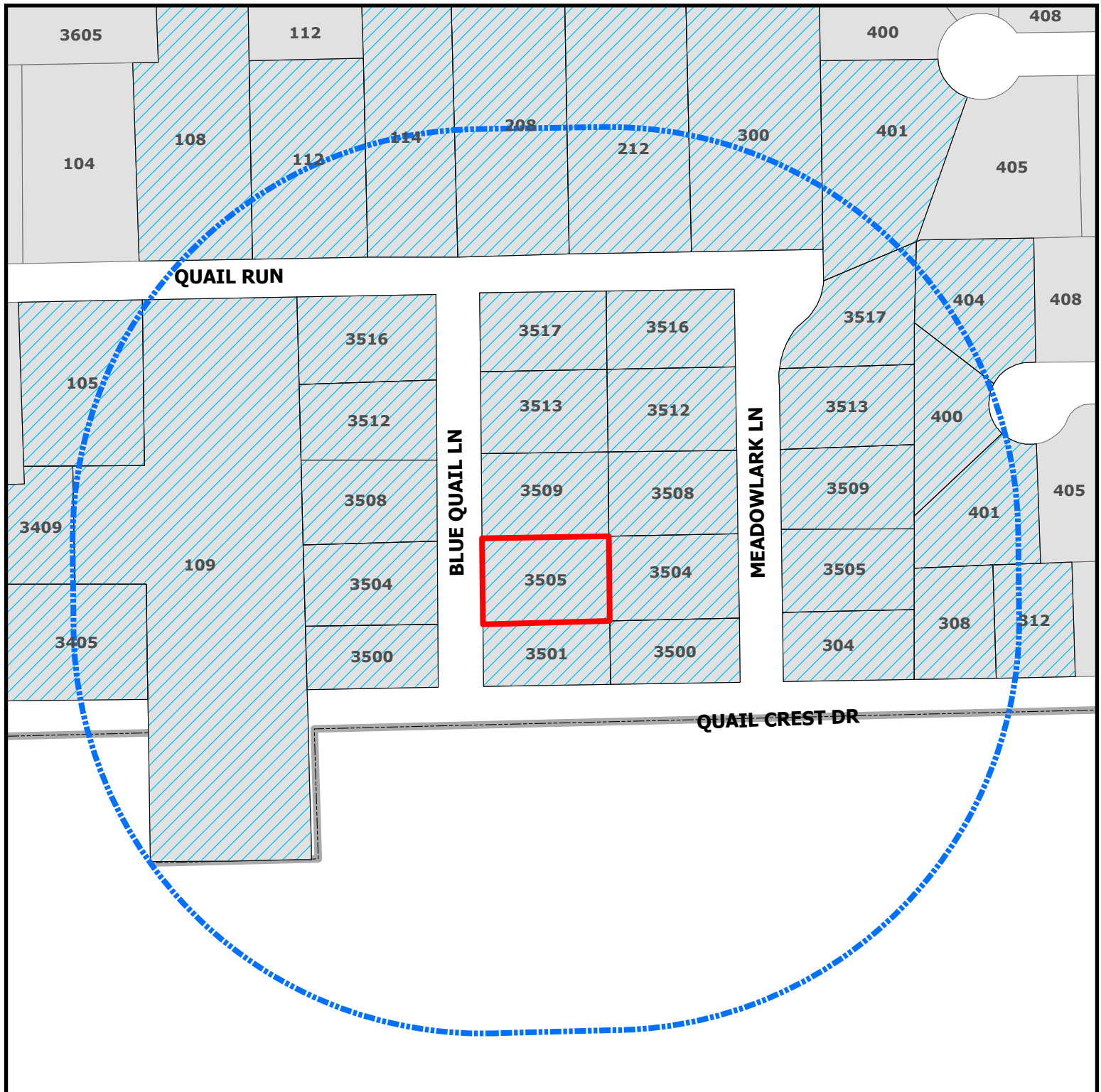
SCALE SHEET SIZE

1/4"=1' | 24"X36"

SHEET NUMBER: © 2025

A.102

Notification Map

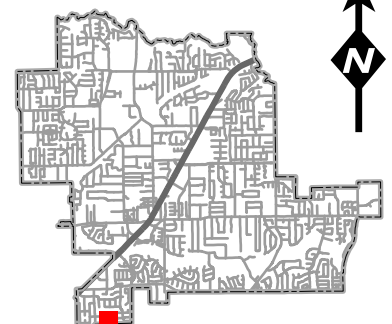


ZC26-013

3505 Blue Quail Lane

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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 public hearings concerning the below referenced request on the following dates and location:

Planning & Zoning Commission Meeting: Monday, June 8, 2026, at 7:00 p.m.
City Council Meetings: Tuesday, July 7, 2026 & Tuesday, July 21, 2026, at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an accessory building on Lot 7, Block 3, Quail Crest Estates, located at 3505 Blue Quail Lane, Case ZC26-013. 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 644 square feet on this lot. The proposed structure is 880 square feet (5.46%).

Zoning Case: ZC26-013

Applicant/Owner: John Cullen

Location: 3505 Blue Quail Lane

Property Description: Lot 7, Block 3, Quail Crest Estates

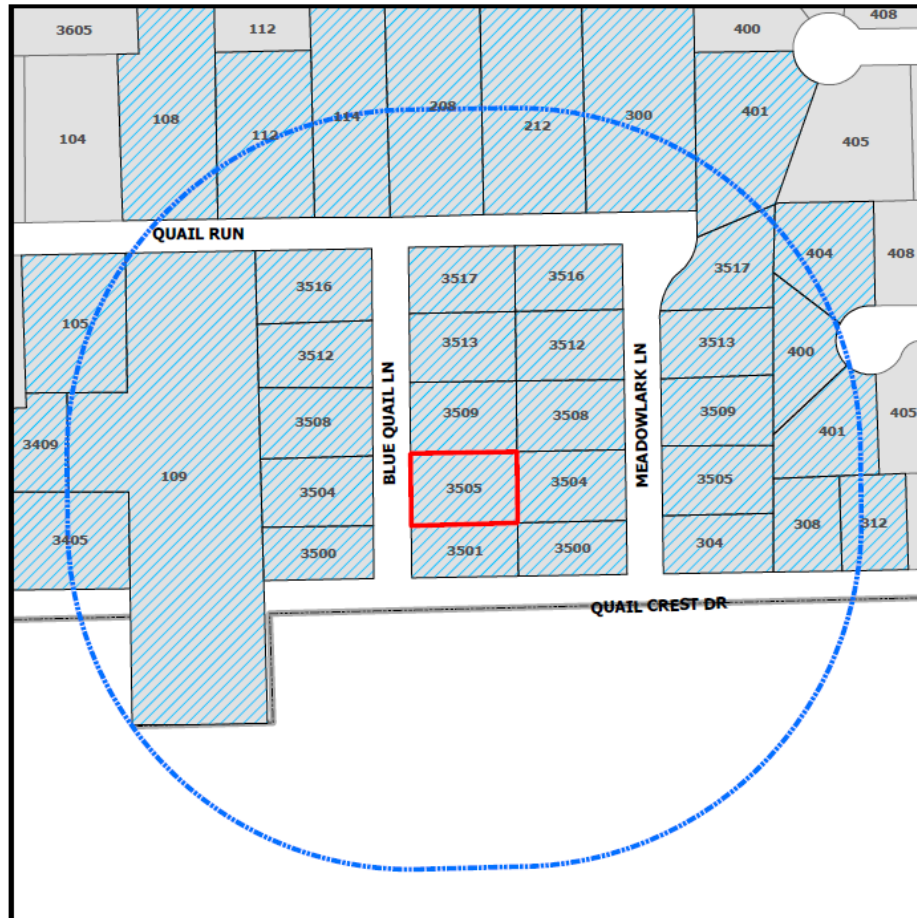
Present Zoning: R-15 Single Family Residential

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:

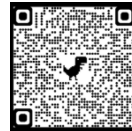
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

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-26-2374

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.37 ACRES, BEING LOT 7, BLOCK 3, QUAIL CREST ESTATES, LOCATED AT 3505 BLUE QUAIL LANE, 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 an application for a Special Use Permit to allow for an accessory building (Case ZC26-013); and

WHEREAS, the Subject Property is presently zoned R-15 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 Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for an accessory building on 0.37 acres, being Lot 7, Block 3, Quail Crest Estates, located at 3505 Blue Quail Lane, as depicted on the attached as Exhibit "A".
- Sec. 2. THAT the above-described tract of land shall be used only in the manner and for the purposes provided by the

Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

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

1. GENERAL

- a. The Special Use Permit shall allow an accessory building, as depicted in Exhibit "B".
- b. It shall be generally consistent with the site plan and elevations, as depicted in Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 7th day of July 2026.

The second reading and public hearing being conducted on the 21st day of July 2026.

APPROVED BY A VOTE OF ___ AYES, AND ___ NAYS, ON THIS THE 21ST DAY OF JULY 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

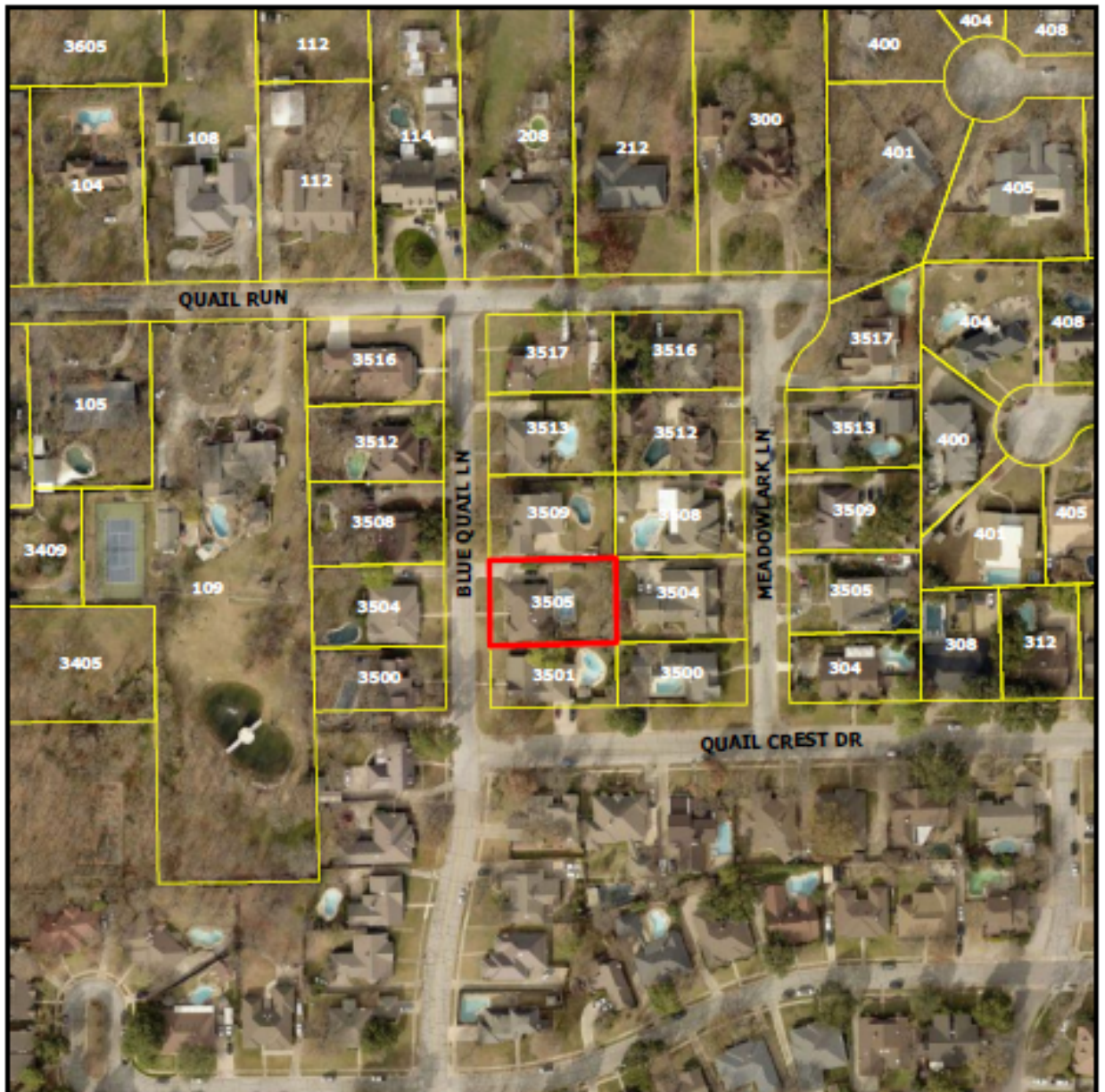
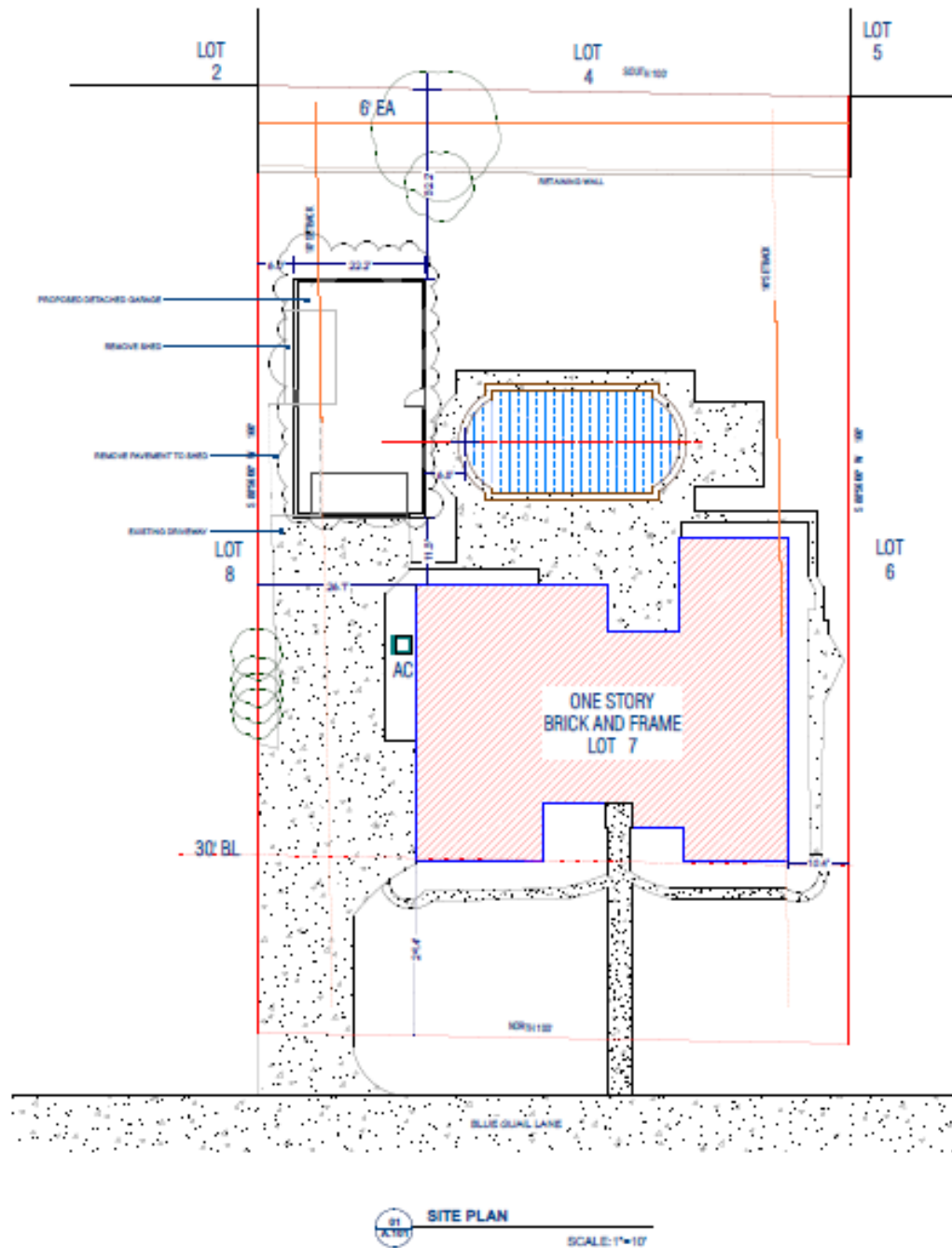
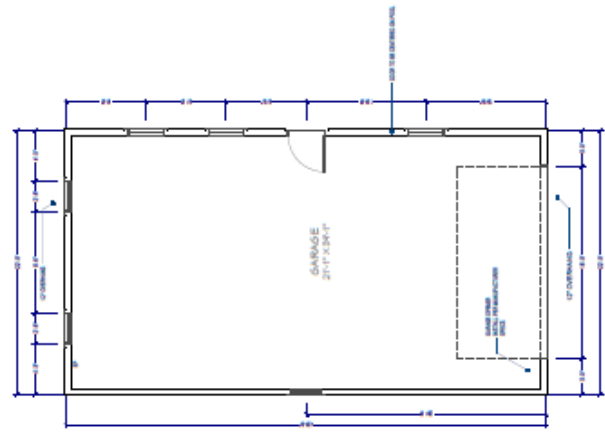
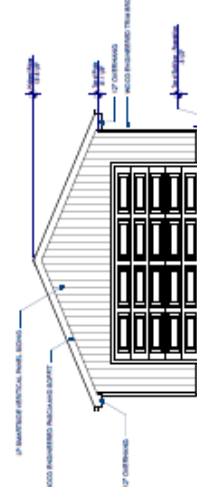


Exhibit "B" – Site Plan & Elevations

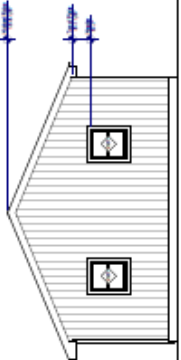


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01 FLOOR PLAN



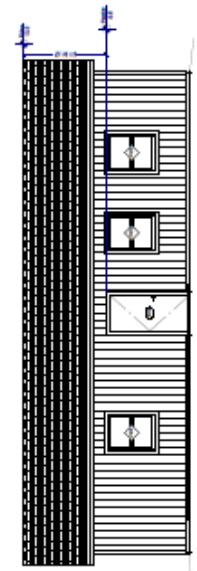
WEST ELEVATION



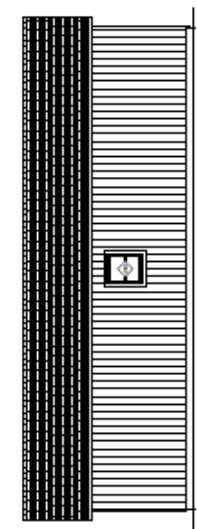
East Cleveland

[illegible]

TABLE 1					
Year	Age	Sex	Weight	Height	Weight
1991	1	1	100	100	100
1992	1	1	100	100	100
1993	1	1	100	100	100
1994	1	1	100	100	100
1995	1	1	100	100	100
1996	1	1	100	100	100
1997	1	1	100	100	100
1998	1	1	100	100	100
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2003	1	1	100	100	100
2004	1	1	100	100	100
2005	1	1	100	100	100
2006	1	1	100	100	100
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2057	1	1	100	100	100
2058	1	1	100	100	100
2059	1	1	100	100	100
2060	1	1	100	100	100



[Return to top](#)

[illegible]

RESOLUTION R-26-5164

**A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
JULY 21, 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 21ST DAY OF JULY 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