



City of Colleyville City Council Agenda

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Tuesday, June 18, 2013

City Council Chambers

**PRE COUNCIL MEETING
EXECUTIVE SESSION
5:30 P.M.
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

- PC-1** Update regarding activities and programs from the Colleyville Area Chamber of Commerce
- PC-2** Presentation and update on the Public Works Department
- PC-3** Presentation and update on the Bidault House
- PC-4** Discussion and designation of a voting representative to the North Central Texas Council of Governments (NCTCOG)
- PC-5** Discussion of the August City Council meeting dates
- PC-6** Presentation of the Monthly Financial Report - May 2013
- PC-7** Discussion of the June 18, 2013, City Council regular agenda items

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

Section 551.071 - Legal - Consultation with attorney on legal issues raised by public hearing or action items on the agenda

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 that the City has received from business prospects that 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

**RESUME REGULAR MEETING
7:30 P.M.
CITY COUNCIL CHAMBERS**

INVOCATION: Pastor Dave Jung, Crown of Life Church

PLEDGE OF ALLEGIANCE: City Attorney Matthew Boyle

- 2. EXECUTIVE SESSION: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - Resolution R-13-3638**

- 3. ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS**

Announcements of civic and charitable events

Presentation of calendar events and updates

Announcements of awards and recognition

In recognition of Colleyville's featured business - Yard Art Patio & Fireplace, 6407 Colleyville Boulevard, Butch, Garrett, and Geneva Wallace and Deborah Scott - Mayor David Kelly and Economic Development Director Marty Wieder

Recognition of employees' years of service

Recognition of employee achievements

- 4. CONSENT: READING AND PUBLIC HEARING - Resolution R-13-3639**

- 4a** Approval of the minutes of the regular City Council meeting of June 4, 2013
- 4b** Approval of a change order to the existing construction contract with 3D Paving and Contracting, LLC, for the Fiscal Year 2013 Miscellaneous Concrete Repair Contract, in an amount not to exceed \$115,000, and authorize the city manager to execute the change order
- 4c** Approval of a contract with Vector Disease Control International (VDCI), for mosquito control ground spraying, and authorize the city manager to execute the contract
- 4d** Approval of a contract with Stripe-A-Zone, Inc., in an amount not to exceed \$105,332.42, for replacement of worn out pavement markings at various locations throughout the City, and authorize the city manager to execute the contract

5. ORDINANCE(S): SECOND READING AND PUBLIC HEARING**5a Ordinance O-13-1875**

Consideration for a zoning change from AG-Agricultural to PUD-R-Planned Unit Development Residential on 53.2 acres on Tracts 1F and 1G, Abstract 1038 of the Hall Medlin Survey and Tracts 1A02 and 1C, Abstract 295 of the William E. Crooks Survey located at 7612 and 7624 Pleasant Run Road, Case ZC13-001

5b Ordinance O-13-1876

Consideration for a zoning change from R40-Single Family Residential to PUD-C-Planned Unit Development Commercial on Lot 5, Block 3, of the Southgate Addition located at 3709 Wayne Drive; and approval of an amendment to the PUD-C-Planned Unit Development Commercial zoning and development requirements on Lots 1 and 2, Block 1, of the Covenant Christian Academy Addition, and Lot 1R, of the Colleyville Presbyterian Church Addition located at 715 and 901 Cheek-Sparger Road, Case ZC13-004

5c Ordinance O-13-1877

Consideration for a Special Use Permit for on-premise consumption of alcoholic beverages on Lot 1R1, Block 1, of the Market Addition, located at 5005 Colleyville Boulevard, Suite 240, Case ZC13-005

5d Ordinance O-13-1878

Consideration of an ordinance adopting the Rate Schedule "RRM-Rate Review Mechanism" for Atmos Energy Corporation, Mid-Tex Division

**6. ORDINANCE(S):
FIRST READING AND PUBLIC HEARING****6a Ordinance O-13-1879**

Approval of the Fiscal Year 2014 (FY 2014) Colleyville Crime Control and Prevention District budget

7. RESOLUTION(S): READING AND PUBLIC HEARING**7a Resolution R-13-3640**

Consideration of a request for a sidewalk appeal on Lot 1, Block 1, of the Renfro Estates Addition located at 2000 Renfro Road, Case GC13-006

7b Resolution R-13-3641

Consideration of a request for a sidewalk appeal on Lot 1, Block 1, of the Bill Boyd Addition located at 204 White Drive, Case GC13-010

7c Resolution R-13-3642

Consideration of a request for a sidewalk appeal on Lot 6, Block 1, of the Pleasant Run Estates Addition located at 6600 Pleasant Run Road, Case GC13-014

7d Resolution R-13-3643

Consideration of a request for a sidewalk appeal on Lot 1, Block 1, of the Lawler Addition located at 509 Black Drive, Case GC13-015

7e Resolution R-13-3644

Consideration for an appeal of the decision by the Sign Board of Appeals by Gary Price, for a variance regarding a monument sign on Lot 1, Block 1, of the Kaybird Addition, located at 4814 Colleyville Boulevard, Case SC13-003

7f Resolution R-13-3645

Approval to amend and replace Resolution R-12-3520, adopting Rules of Procedure

7g Resolution R-13-3646

Consideration of an appointment to the Zoning Board of Adjustment, Alternate 2, filling the positions of Place 1, and Alternate 1

8. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA**9. REPORTS**

Colleyville Library Board Meeting Minutes - April 8, 2013

Planning and Zoning Commission Meeting Minutes - May 13, 2013

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR JUNE 18, 2013 - Reading and Public Hearing - Resolution R-13-3647**11. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards Friday, June 14, 2013 by 5:00 p.m.

Amy Shelley
City Secretary

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 Agenda Briefing

City Hall
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Agenda Number PC-1

Agenda Date 06/18/2013

Type Pre Council

Department City Manager

Title

Update regarding activities and programs from the Colleyville Area Chamber of Commerce

Explanation

Jenna Waters, President, Colleyville Area Chamber of Commerce, will give a presentation and update regarding services offered through the Chamber of Commerce.

Attachments



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number PC-2

Agenda Date 06/18/2013

Type Pre Council

Department Public Works

Title

Presentation and update on the Public Works Department

Explanation

A presentation will be made by Public Works Director Bob Lowry, which highlights what services that the Public Works Department performs and does not currently perform, recent department accomplishments, and an update on infrastructure needs, focused primarily on the street system.

Attachments

1. Public Works Update presentation

Public Works Update

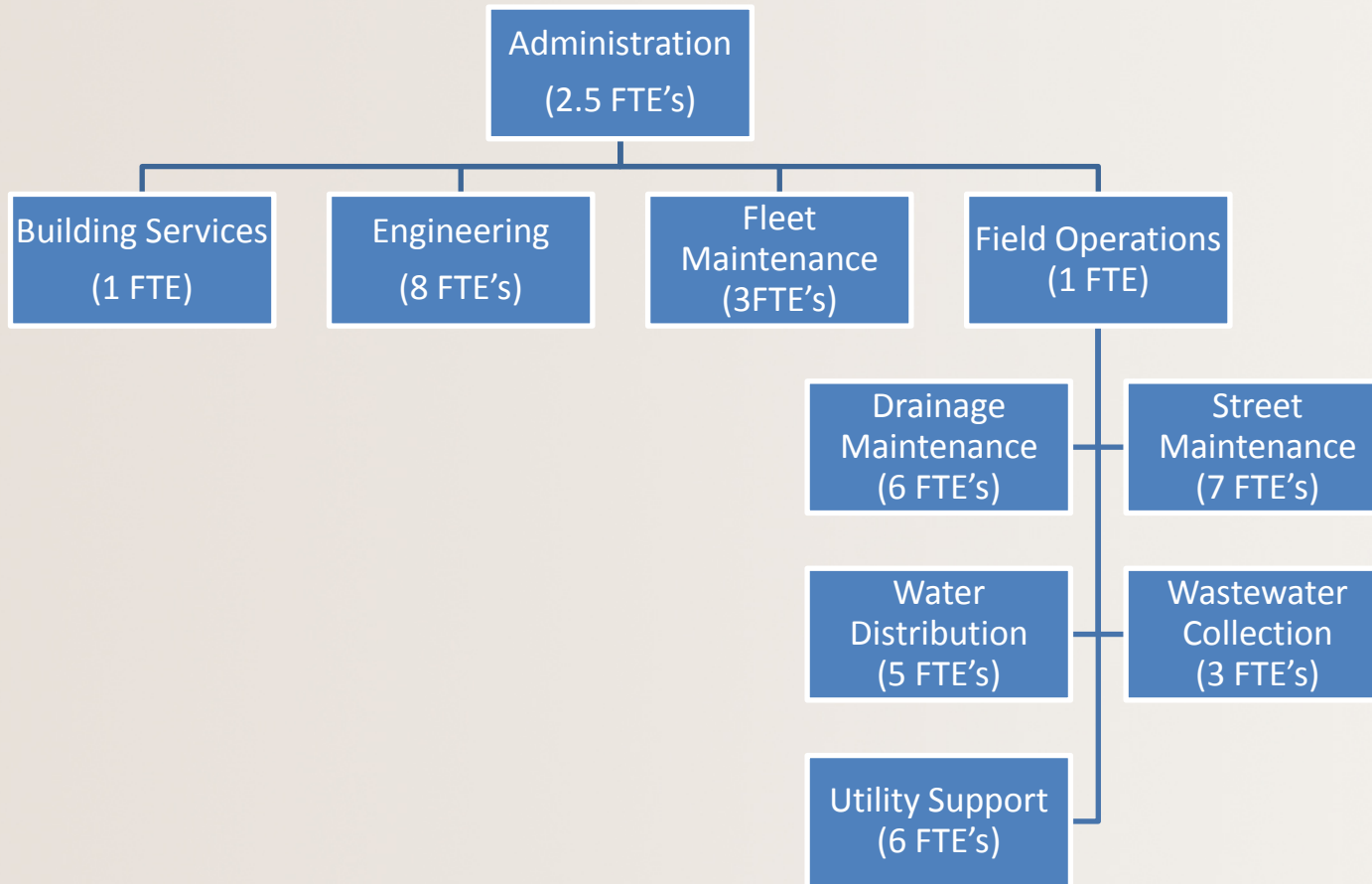
Pre Council Meeting
June 18, 2013

Overview

- What services Public Works performs (and does not perform)
- Major accomplishments of 2011, 2012 and 2013
- Asphalt vs. concrete
- Street maintenance and construction
- Questions and discussion

What Services Public Works Performs

Organization



Distribute Potable Water to Our Residents and Businesses

- ✓ Keep the elevated and ground water storage tanks full
- ✓ Sample and test the water daily
- ✓ Repair leaks and main breaks
- ✓ Read water meters
- ✓ Exercise water valves

Staff Does Not -

- X Replace or install water mains
- X Produce or treat raw water

Collect and Dispose of Wastewater

- ✓ Clean sewer lines annually with additional cleaning of “hot spots” as required
- ✓ Inspect (TV) sewer lines on a cyclic basis
- ✓ Make repairs to sewer lines as required
- ✓ Comply with the requirements of the Texas Commission on Environmental Quality (TCEQ)

Staff Does Not -

- X Replace or install wastewater lines
- X Treat wastewater

Maintain the Drainage System

- ✓ Inspect inlets and boxes annually
- ✓ Inspect (TV) storm sewer pipes on cyclic basis
- ✓ Make minor repairs to storm sewer lines and inlet boxes as required
- ✓ Clean open ditches in right-of-way
- ✓ Sweep streets

Staff Does Not -

- X Replace or install storm sewer pipes
- X Maintain ditches, creeks or streams on private property

Preventive Maintenance on Streets

- ✓ Make permanent repairs to potholes (no more than 3' by 3' in size)
- ✓ Make emergency base repairs
- ✓ Crack seal asphalt and concrete streets
- ✓ Manage streetlight repairs through ONCOR and Tri-County Electric Co-op

Staff Does Not -

- X Perform major maintenance
- X Rebuild or construct roads
- X Have identified funding for pavement marking renewals

Make and Maintain Signs

- ✓ Manufacture and replace 10% of the City's street name signs annually
- ✓ Replace regulatory (stop, yield, speed limit, etc.), warning (curve, narrow bridge, etc.) and informational signs as required to meet MUTCD size and reflectivity requirements
- ✓ Manage school flasher and traffic signal maintenance program

Staff Does Not -

- X Repair, replace, or install traffic signals
- X Have funding identified for maintenance of the Opticom system

Maintain the City's Fleet

- ✓ Maintain most City vehicles and equipment
 - 12 police cars
 - 49 sedans and light trucks
 - 54 pieces of heavy equipment
- ✓ Perform preventive maintenance services based on manufacturer's recommendations
- ✓ Make repairs as required
- ✓ Outsource to local dealer's only when necessary and for warranty work
- ✓ Manage fuel card program

Staff Does Not –

- X Maintain large fire apparatus
- X Maintain turf maintenance equipment (riding mowers, etc.)
- X Perform body work or collision repair

Building Maintenance

- ✓ Provides building maintenance to City Hall, the Library and the Justice Center
- ✓ Administers the custodial contract
- ✓ Manages numerous services contracts related to building maintenance for City Hall, the Library and the Justice Center

Building Maintenance Staff does not –

X Provide building maintenance services to:

Fire Stations

Colleyville Center

PW Service Center

Senior Center

Parks Maintenance Facility

Contract Management

We Currently Manage -

- ✓ Street rehabilitation contracts
- ✓ Capital improvement project contracts
- ✓ Miscellaneous service contracts (HVAC, custodial, pest control, etc.)

We Need to Implement Contracts for -

- X Traffic signal, school zone flasher, and Opticom maintenance
- X Pavement markings
- X Gate maintenance at the Justice Center

Quality Control

- ✓ Construction plan review
 - Private development (engineering standards)
 - Public improvements (engineering standards)
- ✓ Construction management
 - Project inspection
 - Materials testing
 - Plan review (constructability)

We are placing increased emphasis on –

- ✓ Plan review
- ✓ Project Inspection

Good inspection is the best investment we can make!

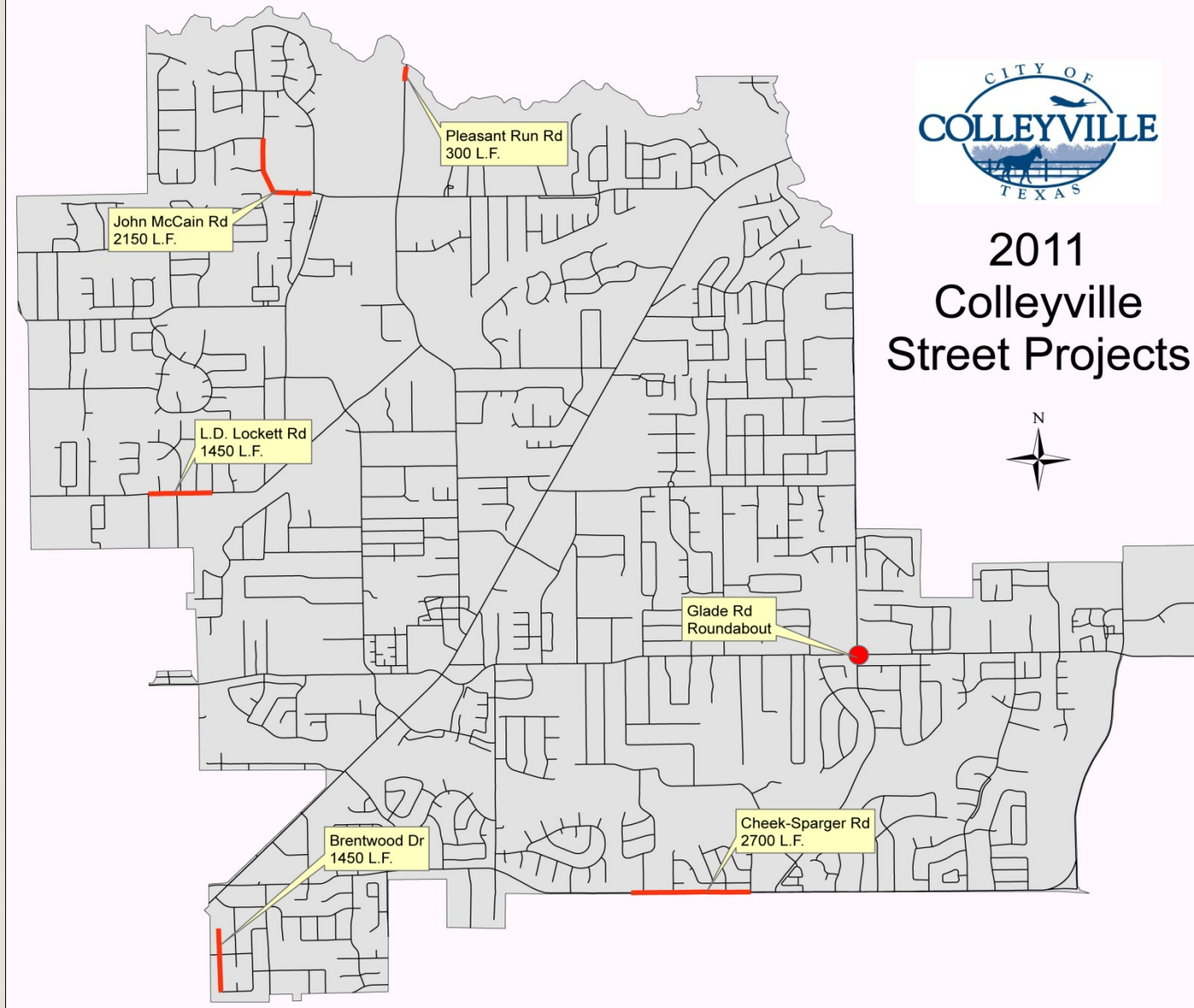
Major Accomplishments

Recent Accomplishments - 2011

- Street rehabilitation contract
- Completed construction of Glade/Pool Roundabout
- Completed pavement assessment to establish base line pavement condition data
- Began design of Pleasant Run/John McCain Roundabout



2011 Colleyville Street Projects

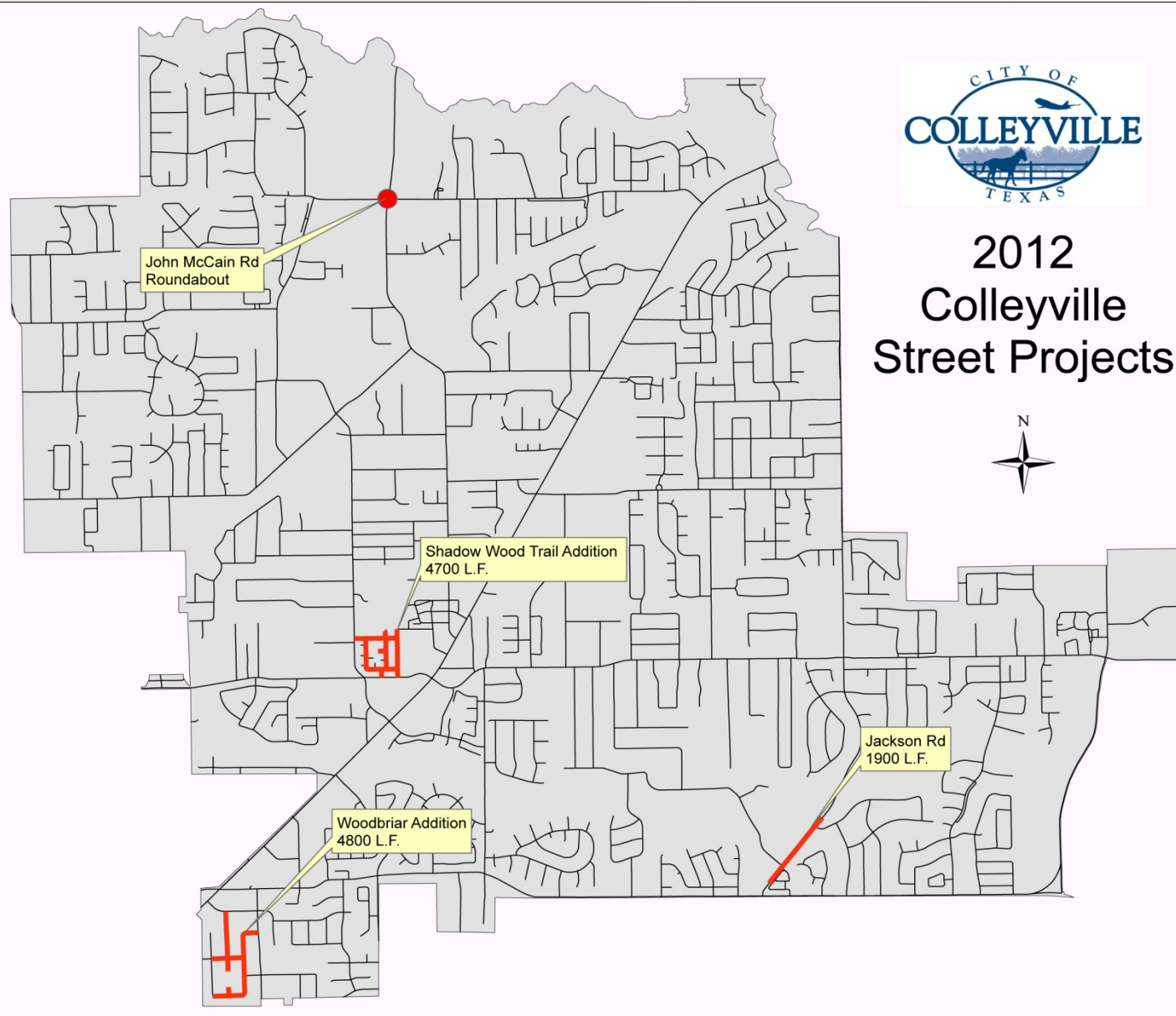


Recent Accomplishments - 2012

- Implemented departmental reorganization
- Acquired and began implementation of asset management Software (VUEworks®)
- Reduced size of Public Works fleet, retiring underutilized equipment
- Street rehabilitation contract
- Pilot project for miscellaneous concrete repairs
- Began construction of Pleasant Run/John McCain Roundabout
- Began design of Pleasant Run Trail and street improvement project
- Began design of Glade Road project



2012 Colleyville Street Projects

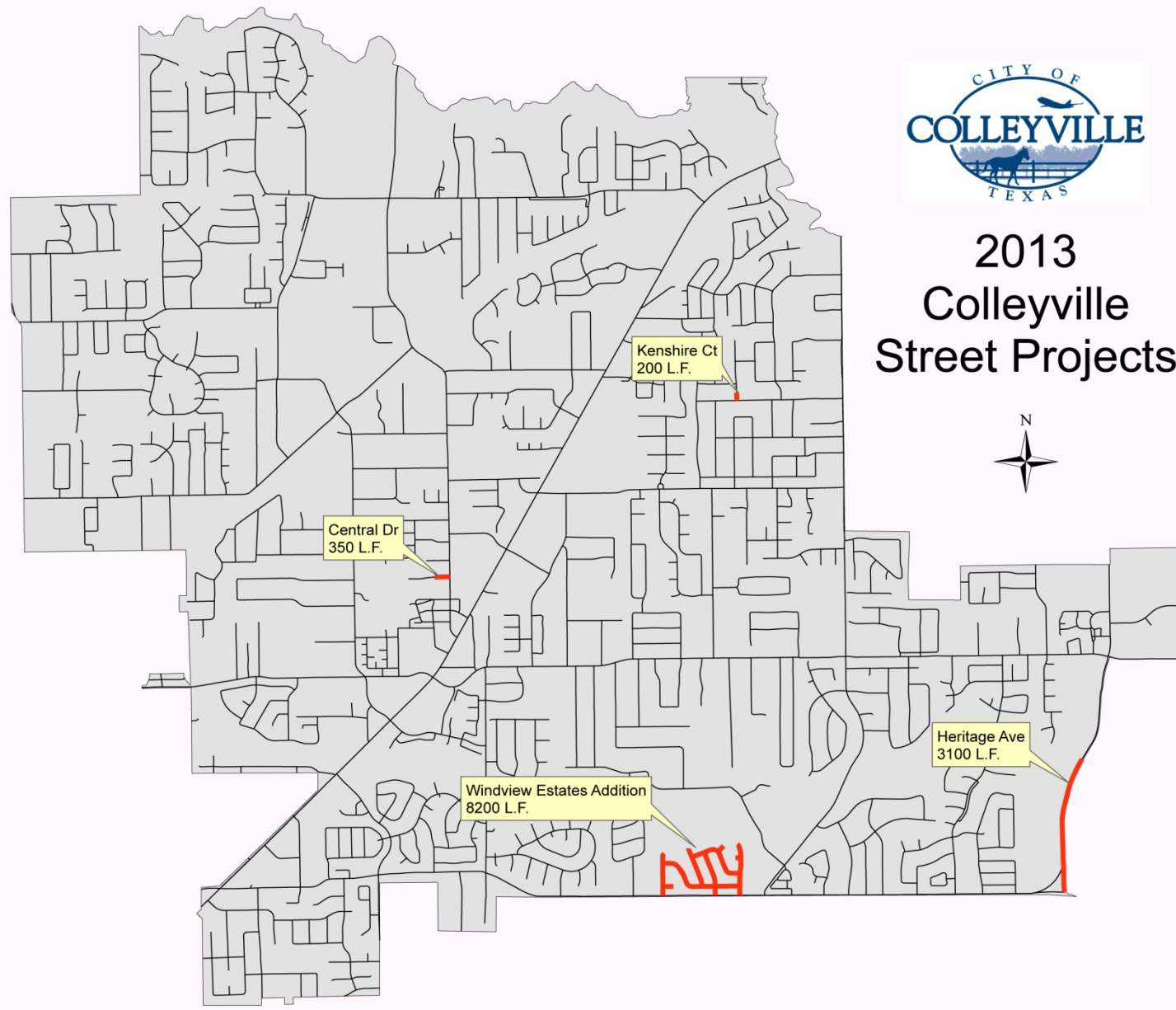


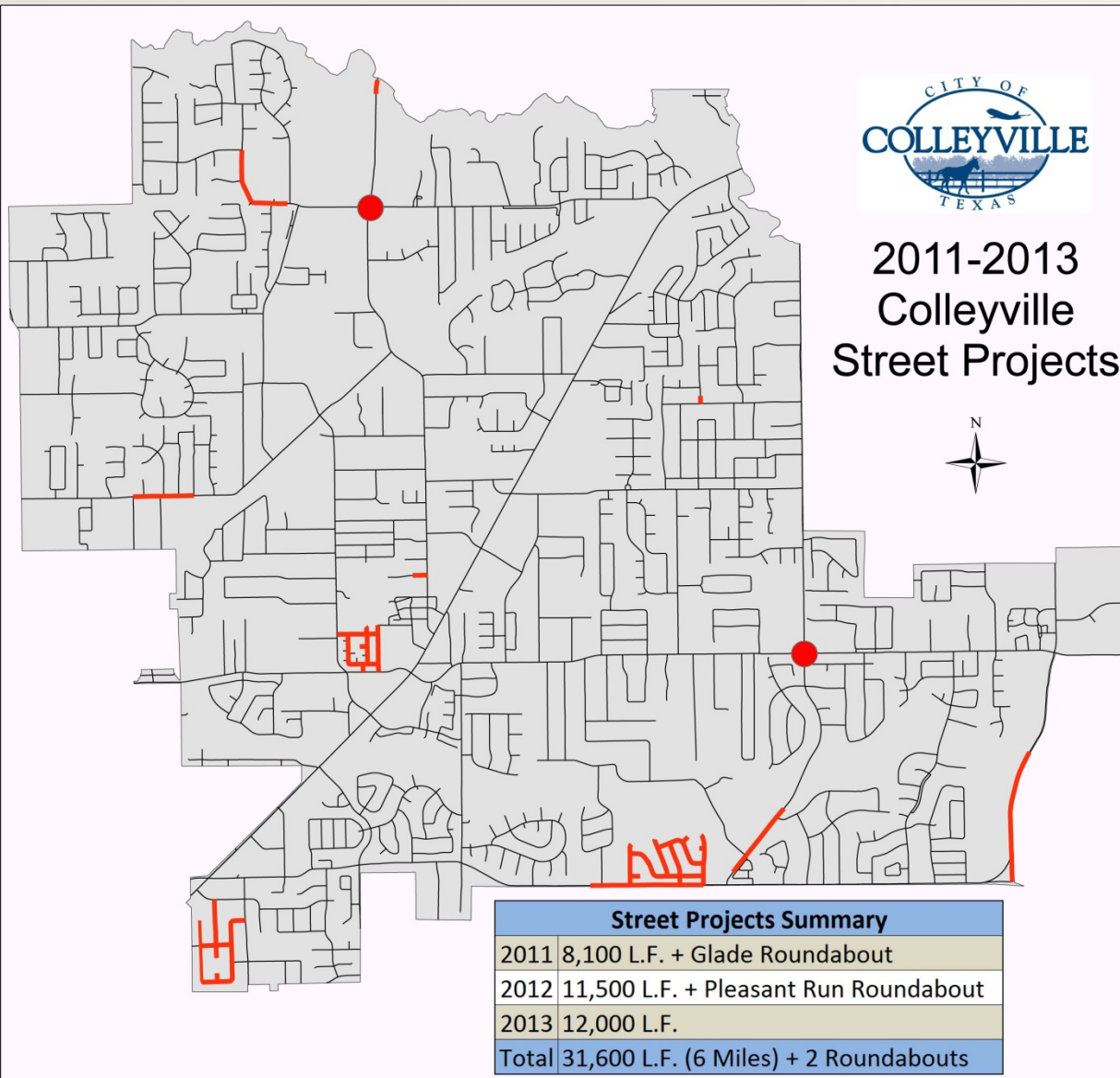
Recent Accomplishments - 2013

- Street Rehabilitation Contract
- Miscellaneous concrete repairs contract
- Materials testing contract
- Began design of Quiet Zones Project
- Began design of Kingston Estates
- Began design of Utility Line Upsizing Project
- Development of 5 Year Capital Improvement Program (CIP) (2014-2018)



2013 Colleyville Street Projects



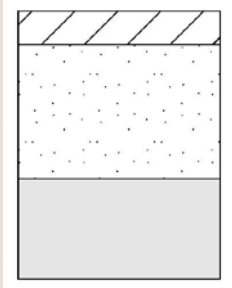


Asphalt vs. Concrete

Asphalt vs. Concrete

Typical Engineered Pavement Section

Asphalt



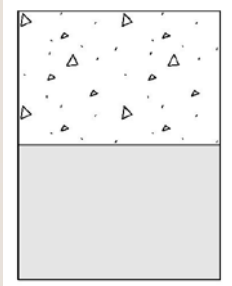
2" Asphalt Surface Course

**6"-10" Asphalt Base Course
(Depends on Road
Classification)**

8"-12" Stabilized Subgrade

- 30-50 plus year design life (when properly maintained)
- Reduced road noise
- Faster construction
- Sustainable material
- Maintenance can be performed by City crews

Concrete



8"-10" Concrete

8"-12" Stabilized Subgrade

- 30-50 plus year design life (when properly maintained)
- Increased construction time due to required curing time
- Increased complexity in construction phasing
- Durable material
- Maintenance requires a contractor

Street Maintenance and Construction

Background

December 2011 – City Council work session on Infrastructure Management

- Need to reinvest 2% per year to adequately maintain and preserve
- Many roads not constructed to standard and need to be reconstructed
- Maintenance dollars best used to keep good streets well maintained

Annual Reinvestment (CIP)

Cost Scenarios

Roads

@ 0.5% = \$1,410,000

@ 1% = \$2,820,000

@ 2% = \$5,640,000

Water Lines

@ 0.5% = \$758,535

@ 1% = \$1,517,070

@ 2% = \$3,034,140

Sewer Lines

@ 0.5% = \$609,305

@ 1% = \$1,218,610

@ 2% = \$2,437,220

Storm Sewers

@ 0.5% = \$193,025

@ 1% = \$386,050

@ 2% = \$772,100

Parks

@ 1% = \$86,760

@ 3% = \$260,280

@ 5% = \$433,000

Totals

\$3,057,625

\$6,202,010

\$12,316,460



More Background

May 2012 - Pavement Condition Update

- Need **\$2.7 million annually** for maintenance just to keep existing street system at its current level

January 2013 - Infrastructure Update

- Staff suggested a 25 year horizon (2038) to eliminate all unimproved roads through reconstruction
- Need **\$2.4 million annually** to accomplish (in addition to maintenance dollars)

Summary

- Public Works does only preventive maintenance, basic breakdown maintenance and project management/quality control
- Our infrastructure is deteriorating at a rate much faster than we are repairing/replacing it
- ***No funding has been identified for reconstructing unimproved streets*** (other than the TIF for Glade Road and Cheek-Sparger Road)
- Public Works is responsible for maintaining more than \$600 million of public equipment and infrastructure
- ***Good inspection is the cheapest insurance policy the City can buy***

Questions and Discussion



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number PC-3

Agenda Date 06/18/2013

Type Pre Council

Department Communications and Marketing

Title

Presentation and update on the Bidault House

Explanation

The purpose of this report is to provide the City Council with information regarding repairs and improvements to the Bidault House.

The Colleyville City Council authorized the purchase of the Bidault House in April 2011. At the October 16, 2012 Pre Council meeting, the City Council reviewed options for re-use of the property (attached Historic Bidault House Re-Use Summary Report) and directed staff to concentrate immediate efforts on the exterior of the building. Working with a local preservation expert, Gary Smith of Dallas' Old City Park, staff and the Historical Preservation Committee developed a prioritized list of exterior repairs and improvements. That attached list was provided to the parks supervisor to provide cost estimates and to the public works director for prioritization based on other City needs and projects.

Based on that information, the following repairs and enhancements are recommended:

Repair/Enhancement	Estimated Cost
Tear down and completely remove attached garage, including foundation down to the dirt. Re-fill with top soil and lay sod. Note: The board quality at the garage tie-in cannot be determined until the demo has commenced. Contractors anticipate minor, if any, additional work and costs associated with this portion of the project.	\$5,600
Replace existing roof with new shingled roof	\$9,642
Sand, scrape and re-paint original garage, replace garage door	\$3,450
Hand wash the exterior of house, apply mildew bath, replace all rotted or soft boards, scrape and wire brush all peeling paint and caulk, seal all boards, windows and entry ways, prime and paint exterior of house. The porch ceiling will be lightly cleaned, sanded, and repainted. This cost also includes demo and re-installation of an "original" window's walk dated to the era of the house, including spindles.	\$6,900
TOTAL	\$25,592

The costs noted above are estimates, but represent the highest costs for these repairs and enhancements. A 10% (percent) contingency may be warranted to allow for any replacement of boards associated with the removal of the garage. Appropriate signage will be determined once these repairs and enhancements have been completed.

These proposed repairs and enhancements were presented to the Historical Preservation Committee at their June 13, 2013 meeting. The committee fully endorsed the items proposed and approved their presentation to the City Council.

Funding for these improvements could be made available through the City of Colleyville Tomorrow Fund. Staff is seeking direction on moving forward on the proposed repairs and enhancements.

Attachments

1. Prioritized list of Bidault House repairs and improvements
2. Historic Bidault House Re-Use Summary Report

Bidault House

Recommended Exterior Repairs and Improvements

Background: A full report for repairs to the Bidault House and landscaping improvements was submitted for review and consideration by the City of Colleyville in October 2012, attached as Historic Bidault House Re-Use Summary Report.

After the City Council meeting of October 16, 2012, the original recommendations for the Bidault House were reviewed to separate the “needs” from the “wants” and to develop a prioritized list of projects that would bring the most impact for the money. Following are suggestions for how this might be accomplished.

Working Assumptions:

1. While the City of Colleyville continues to study and consider possible future uses for the property, we will concentrate on improving the appearance of the house exterior and the landscaping. At this point, we are not dealing with the inside of the house.
2. We will prioritize projects that can be done with a modest investment of City funds, while still having an overall positive impact on the property’s appearance.

Recommendations:

1. Verify remaining lifespan of the roof.

2. Remove modern garage.

- a. Verify that no structural damage has been done to the house that would require immediate repair.
- b. Remove slab and any other traces of the old garage.
- c. Clean the site of all debris, level with good quality dirt, and lay sod so that site is not muddy.

3. Complete landscape enhancements.

- a. Prune all trees of dead limbs; remove any dead trees.
- b. Remove old chain link fences (one on east side and one on south side).
- c. Remove raised bed at rear of property.
- d. Restore gardens at front of house and west side. (Re-Use Report, page 12 for details about the flower beds, walks, trees that need pruning, etc.).

- e. Build new perimeter fence. (Re-Use Report, page 9 for comments on new fence).

4. Clean, perform needed repairs, and repaint the entire exterior of the house as follows:

- a. The entire house should be washed---gently---with no power washing equipment.
- b. Perform minor repairs as needed to loose mortar joints; any rotted window and door frames, etc.
- c. Porch ceiling will need some special attention, as it is metal and has flaking paint. (See August 2012 report page 7 for further instructions on porch ceiling.)
- d. The entire house should be painted, duplicating the same color scheme that is now on the house.
- e. (See August 2012 report, page 7, for further comments on house exterior walls.)

5. Later projects: These projects are not as immediately important to establishing control of the property, and can be phased in over the next few years depending on available funds and how the house is used.

- a. Inspect the outside back porch that is part stone and part concrete to see if it needs repair to be safe to the public. While it may or not be original to the house, it is certainly old and interesting and should be stabilized, even if it is not used for regular public access.
- b. Restore widows-walk, perhaps at same time roof is replaced.
- c. Restore original circular driveway. (Re-Use Report, page 9)
- d. Restore original garage (Re-Use Report, page 9)
- e. Depending on use of house, establish parking area in rear of house.
- f. Consult with ADA-qualified architect for accessibility issues, if interior of the house is to be used.



HISTORIC BIDAULT HOUSE RE-USE SUMMARY REPORT October 16, 2012



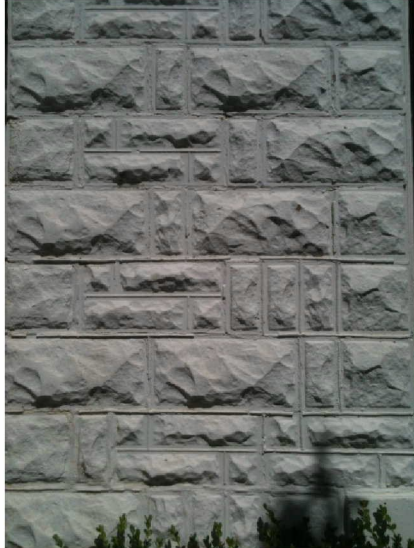
Significance & History of Bidault House

The Bidault House is located at 1416 Glade Road. It is the only existing homestead in Colleyville to receive a Texas historical marker; it was recorded as a historic landmark by the Texas Historical Commission in 1980. Designed and built by French native Anthelm Bidault (1862-1951), construction on the house began in 1905 and was completed six years later. Concrete blocks were used to build the house; the blocks were made with molds ordered from a Sears Roebuck and Co. catalog. Bidault's farm, as the property was known then, was noted for its orchards, berry fields, and vineyard. During World War I, French soldiers stationed at Camp Bowie in Fort Worth made regular visits to the Bidault home, which the family referred to as "Chateau Bidault." The home was last occupied by former Colleyville City councilman Jim Moore, a descendant of Anthelm Bidault.

Architectural & Site Evaluation

The Historical Preservation Committee members have been working with Gary Neil Smith, president and executive director of Dallas Heritage Village at Old City Park, to provide expertise on this project. Mr. Smith has more than 30 years of executive experience in acquiring, renovating, and maintaining historical structures for public use. Dallas Heritage Village is home to the largest collection of 19th century pioneer and Victorian homes, and commercial buildings in Texas. The following evaluation and recommendations as to the care and maintenance of the house and some of the options for re-use were developed under his guidance.

The Bidault House shows a mixture of architectural styles commonly found at the turn of the last century. It is basically in the bungalow style, but has elements of the craftsman style, and most notably, the classical revival personified in the white porch columns and the "widow's walk" on the roof. The original garage of the house, with its sloping exterior walls, is also in the bungalow style.



The house is constructed of molded concrete blocks on a stone foundation. In an era where wooden houses frequently burned down, concrete was valued for being fire proof. Plus, homeowners could make these blocks themselves. Sears sold molded concrete block kits to the public, and the Bidault House blocks were constructed from a Sears' kit.

Adaptive Reuse Concepts

The Historical Preservation Committee, with the assistance of Mr. Smith, considered several public and private uses for the Bidault House. Probable costs, based on similar projects, for each option are provided as guidelines. If one of the options is chosen as a course of action, the next steps would be to develop a detailed budget and timeline for that option. It should also be noted that for all public uses, the City's annual costs to maintain the grounds at the current level and today's pricing will remain at \$3,500. In addition, removal of the "modern" garage is recommended regardless of any option. This probable cost, depending on the structural attachment of the garage addition to the house, could range from \$18,000-\$25,000.

Public Uses

Option 1: House Museum

The Bidault House could be turned into a historic house museum, restored, furnished, and opened to the public for tours. Under this scenario, the house could either be operated by the City of Colleyville or run by or in cooperation with a private non-profit organization.

House museums are the most common type of museum in America, and there are literally thousands. They are also one of the hardest types of museums to fund and operate. And, very few can be self-sustaining. Unless a house museum is strongly associated with a well-known person or event, it is difficult to get more than a few thousand people a year to attend. Add some special events around the holidays, offer school tours, and be available

for weddings and private parties, and the museum will do better, but still not be self-sustaining.

Analysis: The Bidault House is not a good candidate for a historic house museum. The house exterior is relatively intact and, with the exception of the garage addition, seems to have escaped significant alterations. The interior, however, shows the result of continuous use and occupation up until the present. The original floor plan is mostly intact on the first floor, but few original features remain. The house would likely have had plaster walls, but at some point the entire house has been sheet-rocked. What was likely the original kitchen is now an enclosed porch, and the present-day kitchen may well have been a bedroom at one time. In the downstairs rooms, 1970s paneling, carpeting, and floor tiles predominate. The upstairs was likely an unfinished attic originally, but a staircase was added to the front hall, and some small rooms and a bathroom were added, again in a 1970s decor. To make this house into a house museum would require wholesale removal of most of the interior.

Even if the house was made as a house museum "as is," there are no furnishings associated with the house and the family that lived in it. Furnishings of the time period would have to be assembled and the house set up as a 1905 house, with a 1970s interior.

Probable costs to refresh the house (lower level) and grounds: \$225,000. (There may be additional costs associated with bringing the building fully compliant with current building codes. For instance, if the building were to require a sprinkler system, that would be an additional cost over the probable cost provided here.) In addition, operational costs would need to be considered to use the house as a museum and would vary depending on staffing levels and hours.

Option 2: Education program/event space

The house could be used for educational programming and small public events of a historical or cultural nature based on programs developed by City of Colleyville staff or on a contract basis with area museums or museum professionals.

Analysis: Although the Bidault House does not make a good candidate for being a full-fledged house museum, it would be certainly be possible for a history museum educator to design and implement historical programs using the house as a venue. For some types of programs, the house and grounds would actually work very well. Examples of possible options include the following:

Children's programming/school tours: A museum educator could conduct research on the house, family, and surrounding community and then, coupled with artifacts commonly found in many history museum collections, be able to put together a basic program on early Colleyville history that local school children could participate in. It could be hands-on in nature, and invite the participation of kids. The house itself, and in good weather, the outdoors, could be utilized in this fashion.

Heritage Festival: Once a year, the house and grounds would lend itself to a Colleyville Heritage Day festival, where historic crafts, demonstrations, food and drink, music, and small exhibits could be featured. All of this could be done on a theme of celebrating Colleyville's heritage. The front yard of the house would work well for this, and the house's downstairs rooms and front porch could be used, as well.

Christmas Holidays program: Holiday programs that celebrate the holidays of different cultures are very popular, and the Bidault House could be used for this type of

program. The house exterior could be decorated for the season, and different non-profit organizations might decorate individual areas of the house, using them to promote their own organizations. Refreshments, children's crafts, and musical entertainment could be staged on the front porch or in the front and side yards.

Lecture Series: A series of two to three lectures could be put together and held at the house. In truth, lectures don't draw large audiences, but a small series, staged in the house for 20-30 people, and focusing on topics of history, house preservation, antiques, etc. would be a good use of the house. Serving beverages and light snacks before or after this type of program, to provide a social aspect to the venture, would help to make them more popular.

Probable costs would be similar to Option 1 to refresh the house (lower level) and grounds: \$225,000. Operational costs for each use option would vary.

Option 3: Meeting Space/Community Center

The Bidault House could be operated by the City of Colleyville as a public meeting space, available to groups on a reservation basis to hold meetings and/or rented to organizations and private citizens for parties, picnics, family reunions, etc.

Analysis: The Bidault House might lend itself to being an all-purpose meeting and rental space. Under this scenario, the house exterior would be restored to its original appearance and the grounds would be renovated with native Texas plants and limited seasonal plantings. The interior would be refreshed with new paint and flooring, and the bathrooms and kitchen would also be updated for public use. The house could then be ready for use by any number of functions: civic clubs such as Rotary or Lions Club; craft and art classes by private teachers; wedding receptions, family reunions and picnics; small art exhibits. The house could be used for small art exhibits very nicely. There are numerous examples of historic buildings that have been successfully adapted into non-historical uses.

Probable costs would be similar to Option 1 to refresh the house (lower level) and grounds: \$225,000. Operational costs would vary depending on staffing levels and marketing costs to promote the space would also need to be considered.

Private Uses

Option 4: Lease to non-profit organization or private business

The house exterior and grounds could be restored so that the City's preservation intent is honored, and then the building could be leased to a non-profit organization.

Analysis: After the house is "made ready" the City of Colleyville could make the house available for lease to a non-profit organization. Again, the house's preservation would be assured, but the house in this case might generate some lease income to help defer the cost of the City's ownership. The City would need to establish guidelines as to what type of business would not be permitted.

Probable costs would be similar to Option 1 to refresh the house (upper and lower level) and grounds: \$225,000-300,000.

Option 5: Sell to private non-profit organization with preservation covenant

The house could be sold, with a restrictive easement placed on it so that there would be restrictions on what changes could be made to the exterior.

Analysis: The City of Colleyville could sell the property but attach a historic covenant or easement to the property, protecting the outside appearance of the building. The Galveston Historical Foundation has followed this practice for years on a number of buildings that it owned on the historic Strand. This option would need to be thoroughly vetted with the city attorney or other legal expert.

This option does not incur renovation or “refresh” costs and is, therefore, the most cost-effective. Costs for legal fees and for marketing the property for sale, as well as any considerations required by a buyer, would need to be considered.

Public/Private Use**Option 6: Develop a community tour (grounds only) of the Bidault House and combine with the sale or lease of the property to a non-profit organization or private business**

Changes to the interior of the home have relegated the historical significance of the Bidault House to the home’s exterior. This option would utilize only the exterior of the home by using historical photographs as “window murals” and quick response codes to provide historical information. In combination with this, the home could be sold or leased to a non-profit or private business.

Analysis: This would expand on the historical objectives of the preservation efforts while providing an option to keep the building in use.

Probable costs associated with refreshing the exterior of the house, and creation and development of “window murals” is \$125,000-\$150,000.

Additional Options**Option 7: Maintain the Bidault House “as is,” partner with community groups for upgrades**

The Bidault House has long been a landmark in Colleyville. The house remains structurally sound and could be left in its current state for some time, with some basic cleanup activity.

Analysis: This provides the most cost-effective option for the City, yet still preserves the Bidault House as a historical landmark in Colleyville.

No additional costs beyond the current maintenance costs are associated with this option.

Option 8: Complete historical renovation of both interior and exterior to restore it to its original period.

This option would entail extensive renovations to the entire property with the objective of restoring the home to its original period, including removing all sheetrock and drywall from the interior to be replaced by historically accurate bead boards, restoring hardwood floors, repainting inside and outside, constructing an exterior restroom for public use, ADA compliance, and bringing the house up to current building codes by installing new electrical

and plumbing, and retrofitting doors and windows. This option could also include construction of a 25,000-square-foot parking lot with up to 15 spaces.

Analysis: This is the most expensive option available, but it would allow for any of the future uses suggested in the other options. However it does not address future uses for the home nor account for any costs associated with those uses, including period furniture or promotional activity, such as signage or displays.

Probable costs for a complete historical renovation are anticipated to be \$775,000.

Funding Options & Community Involvement

Public funding opportunities are limited. While private contributions are a possibility, realistically it is unlikely that private contributions will substantially offset any of the probable costs associated with the options presented here. While the Historical Preservation Committee has explored several opportunities for fundraising events, the costs associated with producing such events would markedly reduce any funds that might be raised. The best opportunity for funding any option is through historical preservation grants, many of which are offered through the state's Historical Preservation Commission. However, multiple grants would need to be obtained at each stage of the process and, as the majority of grants are offered only as matching grants, a private fundraising entity, such as the Colleyville Historical Preservation Foundation, would need to be established or reestablished to allow for some fundraising activity.

Some of the rudimentary work on the grounds and house could be accomplished through partnership with local community groups, such as the Colleyville Garden Club, Keep Colleyville Beautiful, and the Rotary and Lions Clubs. In addition, student groups seeking community service projects could also be utilized. In addition to performing some of the essential tasks associated with preserving the Bidault House, partnering with community and student groups could give the community a sense of "ownership" and investment in this historic landmark.

Recommended Repairs and Landscaping Improvements (Refresh Only)

If the house is to be used by the general public, an architect versed in ADA regulations should be consulted as to what modifications might be needed to guarantee public access. Initial research shows that most ADA attention will be put on gaining access to the house, as in devising a ramp to get in one of the doors, perhaps a back door. ADA regulations are most interested in how people would get from their automobile (meaning an accessible space); how they will travel from the automobile to the house (meaning an accessible walkway---not necessarily concrete, but flat and stable); and then how they will get up steps and through a door.

Historic houses get lots of leeway on other issues. For example, historic doorways are too narrow by modern ADA standards, but historic houses open to the public are not required to widen their doorways. However, access to the interior of the house and possibly to any bathrooms in the house that may be used by the public will likely be required.

Early photos of the house indicate that the main body of the house was not painted, with only the window lintels and sills (concrete) and the window sashes (wood) showing white paint. It is not known when the entire house was painted white, but it appears the existing

paint was applied many years ago. Given that the existing white paint is adhering well on most of the house, the cost and trouble of removing the paint would be counterproductive.



The exterior of the house is molded concrete block with mortared joints. In general, both the blocks and the joints are in good condition. There are areas where the mortar is loose and will need to be repaired, and there are a few areas of the house where the paint on the blocks will need to be scraped and primed—this was noted primarily on the front porch, around the columns. Some window frames and sashes are in good condition and will only need to be painted; others will require scraping, priming, caulking, and possibly some minor repair.

As a first step the entire house should be washed with water and bleach. Gentle scrubbing with a brush should remove most of the dirt and help identify what areas will need further work. There is no need to either sand blast or power wash. The entire house should then be painted white, other than the porch ceiling (see recommendations below). Window sashes and frames should be painted white. It appears that only the screens and screen doors should be painted black to conform with the original state of the house.

Additional Recommendations

Front porch/south side: The front porch floor should be cleaned. Gray paint on the west side of the porch should be removed by scraping, and if needed, paint remover. Loose concrete should be repaired so that the entire floor is smooth and safe, but care should be taken to retain the original cross cut lines in the concrete.

Porch Ceiling: The porch ceiling is made of pressed tin and it shows signs of paint failure and rust. The ceiling should be cleaned, and loose paint should be wire brushed so that the surface is stable. The rust can be stabilized with a commercial liquid rust stabilizer before a final coat of paint is applied. The porch ceiling is currently painted white. It was common in southern states to paint porch ceilings a light blue, but either leaving it white or painting it blue would be acceptable.

East Wall: The east wall of the house appears to be in the worst condition. The lower walls are stained a reddish brown, most likely resulting from roof run-off splashing on the red dirt. Most likely, this can be scrubbed off with bleach. The window sashes also show a great deal of flaking paint and will have to be scraped and possibly repaired; some window glazing is missing and will need to be replaced.

Back Porch: The back porch is composed of stacked stones and concrete. The structure appears relatively solid, but it should be carefully examined and some stones will need to be re-mortared.

North Wall: There is general agreement that the garage should be removed, and this should be one of the first things done. An initial inspection seems to indicate that the garage was simply attached to the house, but no walls were taken out or compromised. If the City pursues demolition, this is something that should be verified. Ideally, the removal of the garage should not have to result in any reconstruction of the house, beyond removal of the concrete pad.

West Wall: The west wall is in relatively good condition and should require mostly cleaning and repainting, along with some minor repair.

Roof: The roof appears to be in workable condition, and the flashing is still shiny and undented. There is no evidence of leaks inside the house on the second floor or inside the attic. There are four dormers and a "widow's walk" on the roof. The four dormers should be cleaned, scraped and painted the same as the other windows on the first floor.



Widow's Walk: The current widow's walk is a fairly modern approximation of a widow's walk, but a very poor one that actually detracts from the appearance of the house. This may be one area that deserves a real restoration. Early photographs of the house show a proper widow's walk with spindles, balustrade, and even four lighting rods on the four corner posts. Every effort should be made to duplicate the appearance of this original feature.



Original garage: The original garage on the west side of the house should be cleaned, repaired as necessary, and repainted. The roof should be examined, since it appears to be a sloping flat roof, and these types of roof depend on drainage pipes (several are visible on the north side) staying free from leaves and branches.

Attached garage: The attached garage should be removed as a first step in work on the house. The garage is deteriorated and would require significant repair for continued use. Removing the garage will restore the original architectural lines of the house, presenting a more pleasing and accurate appearance.

Landscape Recommendations

The main goal for a landscape project for the Bidault House is to make grounds that are pleasing in appearance, relatively easy to maintain, and make use of period and regionally-appropriate plants. Little is known about the original landscaping. The few historical accounts refer to the gardens, vineyards, and orchards on the property. Most of this land is no longer part of the property, but there are still a few acres of land surrounding the house that can be made much more attractive.

There are physical clues to the old gardens that can serve as a starting point for renovating the grounds. Starting on the eastern perimeter of the property fronting Glade Road, there is what looks like a gate post near where the driveway to the original garage is located. Stretching to the west, there is a line of trees that may represent an original fence line. Rounding the corner at Glade and Bluebonnet roads there is a pump house, on top of which might have been a windmill or tank. Rounding the corner down Bluebonnet is a thicket of some mature trees, and lots of underbrush leading to a side driveway. Scattered throughout the front yard are a variety of mature trees, including pecan, pine, and maple. There are indications, both from the amount and placement of gravel, and the depression of the land, of a driveway that curved in front of the house. It is possible that it was a circular drive with an exit from the side of the property was part of the original property. In fact, a circular driveway to the front of the house is plainly visible in one of the historic photos of the house.

Front yard recommendations: Consider building a fence to define the property. This would be visually pleasing, help to identify the property as something special to the many cars that go by, and would restore some of what was almost certainly the original look to the property. Since there appear to be no photographs of the house that show the property's fence, some conjecture might be necessary. For a house of this period, a picket fence could be appropriate, although since this was a rural house a more simple board fence would also be appropriate. For the sake of practicality of maintenance, a board fence would also be easier to maintain, not to mention less expensive to build. Again, the row of mature trees fronting Glade Road seem to represent an earlier fence line, so this can be a rough guide to where a new fence should be built. Since the house has a Texas historical marker, all changes to the grounds and façade will be coordinated with the Texas Historical Commission, if it is the City's intent to retain the state historical designation.

Below is an example of a simple board fence.



Efforts should be made to reestablish the driveway by laying new gravel back to the original garage. From the appearance of the gravel that remains on the property, this was a crushed red stone. Some of the old flower beds have the red sandstone that is commonly found in some areas of Tarrant County and areas west of Fort Worth. Perhaps this old gravel came from such an area. If this kind of gravel is not available, the use of decomposed red granite could be considered.

Most of the trees in the front are worth keeping, but need to be pruned.

Front Planting Beds: The front of the house shows evidence of a driveway or turn around leading to the original front walk. The front walk is flanked by two triangular flower beds, evidently original. Four urns, all of which are still on the property, were placed in the front and featured plants. The areas on either side of the steps have some very old yucca plants, and then a collection of more modern nandina and holly bushes.

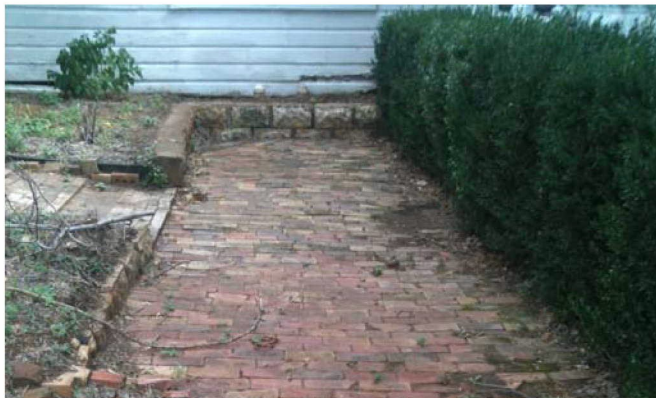


As the front of the house is most important to the overall appearance of the house, the recommendation is that front triangular beds should be prepared and planted, perhaps with a hardy perennial like iris and/or day lily. The photo above shows what appears to be grass in these beds, and may have been intended as a grass buffer between the house and the gravel driveway.

The urns, which are still on the property, should ideally be relocated to the front and planted with native plantings to reduce needed care and maintenance.

The areas on either side of the steps should be cleaned out and the soil prepared for planting. The yucca plants on the corners should be left in place, because they appear to be very old, but the nandina and holly should be removed. This area might also feature iris or day lily, or other perennial plants that can be relatively easily maintained.

West Side: This area has some original features that are still visible, including a small red stone rock-bordered bed and a small retaining wall near the attached garage north wall constructed of the same molded concrete blocks as the house. There is also a brick walkway near the garage that appears to be fairly old, and a newer, less well-laid brick walk closer to the front of the house. Bordering the entire wall is a boxwood hedge.



The newer brick walk should be taken up and possibly replaced with something like decomposed granite. The small stone bordered bed, which has a few iris and day lilies, and signs of some other native plants, should be nurtured, restored, and further planted with appropriate plants. The boxwood hedge on the side of the house should be trimmed down to roughly half its present height.

East Side: The chain link fence should be removed. And the dead limbs trimmed from the trees, especially the large cottonwood with large dead branches hanging over the house. In addition, removing or cutting back the Vitex shrub (near the chain link fence) and the crepe myrtle that is growing very close to the house is recommended.

Something should be planted along the drip edge of the house. Water currently runs off the roof, hits the red dirt, and then splashes up on the house, discoloring the walls. Laying sod along the drip line might suffice or establishing a bed or planting a row of boxwood. The easiest and most cost effective measure, and perhaps the most historically accurate, would be to lay a line of Bermuda grass sod.

Back/North Side: The removal of the garage will be the major project on this side of the house, and will leave a concrete slab and other remnants that should be removed. The row of dead boxwood near the northeast corner also should be removed. Most of the trees in the back yard are in need of trimming. There are some suitable trees, including a Catalpa tree, that will look good once the dead branches are trimmed. There is a mulberry tree near the back of the garage that is basically dead, and is mostly producing suckers at this point. It should be removed.

Back Lot: This area also has several trees that should be trimmed and a chain link fence should be removed. The raised bed constructed of railroad ties and covered in plastic should be removed. This area is a nice space and should be integrated with the rest of the house and yard. It should be kept up and trimmed so that it enhances the rest of the grounds.



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number PC-4

Agenda Date 06/18/2013

Type Pre Council

Department City Secretary

Title

Discussion and designation of a voting representative to the North Central Texas Council of Governments (NCTCOG)

Explanation

The City of Colleyville is a member of the North Central Texas Council of Governments (NCTCOG). Under the NCTCOG bylaws, each member government is entitled to one voting representative on the General Assembly. The voting representative must be an elected official from the governing body of the member government. The voting representative serves as a liaison between the local government and the NCTCOG, receives publications and announcements, is eligible to vote on proposed bylaws amendments, and is a candidate to serve on NCTCOG's Executive Board. A city or county official must be a designated voting representative in order to be considered for service on the Executive Board.

The current voting representative to NCTCOG's General Assembly is Mayor David Kelly.

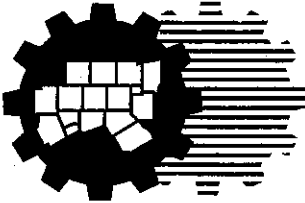
This item provides for City Council to designate a voting representative in response to the NCTCOG request for recertification of the voting representative annually. City Council may consider the following:

1. Consider the designation annually after the municipal election.
2. Designate the voting representative to serve concurrent with the term of the Councilmember.

Attachments

1. North Central Texas Council of Governments Designation of Voting Representative form

NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS
Designation of Voting Representative



As a member of the North Central Texas Council of Governments,

* _____ *hereby designates the*
(name of county, city, school district, or special district)

following elected official to serve as its voting representative to NCTCOG's General Assembly.

* Name: _____ Title: _____

* Email Address: _____

Mailing Address: _____

Telephone: () _____

* Signed: _____ Title: _____ Date: _____

* Required fields

**FOR YOUR
INFORMATION**

Under the Bylaws of the North Central Texas Council of Governments, each member government is entitled to one voting representative on the General Assembly. The **voting representative must be an elected official from the governing body of the member government.** This voting representative serves as a liaison between the local government and NCTCOG; receives publications and announcements from NCTCOG; and is eligible to vote on proposed Bylaws amendments and for candidates to serve on NCTCOG's Executive Board. A city or county official must be a designated voting representative in order to be considered for service on the Executive Board.

Some voting representatives may have retired from office or some member governments may wish to select a different representative from the one currently serving. Therefore, NCTCOG annually requests recertification of voting representatives – usually after the municipal/school board elections. Use this form to designate your official voting representative to NCTCOG. If you wish, you have the option to list your **existing voting representative, without formal reappointment**, unless that person is no longer in office.

Please return form by Thursday, June 21, 2013
FAX to: Alice Webster at (817) 704-2542

Return form to: NCTCOG, P. O. Box 5888, Arlington, Tx 76005-5888 FAX: 817-704-2542



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number PC-5

Agenda Date 06/18/2013

Type Pre Council

Department City Secretary

Title

Discussion of the August City Council meeting dates

Explanation

In accordance with the City Charter, (excerpt attached) the City Council shall meet regularly at least twice (2) in every month at such times as a City Council may prescribe by rule. The City Council meetings are normally held the first and third Tuesday of each month, except when those dates may conflict with an event or holiday.

The regular meeting dates for August 2013 are August 6 and 20; however, a budget worksession is scheduled for August 13. Staff is proposing City Council consider moving the August 6, 2013 meeting to August 13, immediately following the budget worksession scheduled for August 13, rather than conducting three meetings in August.

Based on City Council direction, a formal resolution will be brought forward on the July 2, 2013, City Council agenda.

Attachments

1. City Charter Excerpt

Colleyville Charter Excerpt

City Council shall meet regularly at least twice (2) in every month at such times as a City Council may prescribe by rule. In the event of a lack of a quorum at a regularly scheduled meeting, the meeting shall be opened and the roll call taken, recorded and adjourned until the regular or called special meeting. Special meetings may be held on the call of the Mayor or four (4) members of the City Council at the place within the City of Colleyville designated in the public notice. All meetings shall be held and public notice thereof given as required by State law. (Amended May 7, 2005)

(B) Minutes and Rules. The City Council shall determine its own rules and order of business, and shall provide for keeping minutes of its proceedings and post copy on the City Bulletin Board until the next meeting. The minutes shall be a public record.

(C) Quorum and Voting. Four (4) voting members of the City Council shall constitute a quorum. Voting, except on procedural motions, shall be by roll call and the "ayes" and "nays" shall be recorded in the minutes. The Mayor and every City Council Person shall vote on all issues unless there is a declared and recorded statutory conflict of interest. If because of a statutory conflict of interest a member steps down and remains in the Chamber to return after the item is resolved, then a quorum will be considered in attendance even though only three (3) City Council Persons are left to vote. However, no action shall be approved with less than four (4) affirmative votes. If during the course of a meeting a quorum ceases to exist, the meeting shall be deemed adjourned and no further business shall be conducted. (Amended May 7, 2005)

Section 3.10 Investigation by the City Council:

The City Council, by majority vote, shall have authority to inquire into the conduct of any office, department, agency, City Council member, officer or employee of the City, and to make investigations as to municipal affairs, and for that purpose the City Council shall have the power to authorize the Mayor to subpoena witnesses, administer oaths, and compel production of books, documents, or other evidence. Failure to obey such subpoena or produce books, documents, or other tangible evidence as ordered under the provisions of this Section shall constitute cause for removal from office. (Amended May 7, 2005)

Section 3.11 Ordinances in General:

The City Council shall legislate by ordinance, and the enacting clause of every ordinance shall be, "Be it ordained by the City Council of the City of Colleyville." The City Attorney shall approve as to legality prior to final action by the City Council. Every ordinance enacted by the City Council shall be signed by the Mayor or Mayor Pro-Tem in the Mayor's absence, and shall be filed with and recorded by the City Secretary. All ordinances exclusive of emergency ordinances as defined by Section 3.12, shall be read in open meeting of the City Council at two (2) consecutive regular City Council meetings. The caption only of each proposed ordinance shall be read at the first and second reading, provided, that upon the request of any three (3) members of the City Council, the



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number PC-6

Agenda Date 06/18/2013

Type Pre Council

Department Finance

Title

Presentation of the Monthly Financial Report - May 2013

Explanation

The percentage of current year taxes collected through the end of May is 98.24%, which is slightly ahead of that collected through May 2012. From the sales tax revenues reported this month, General Fund sales tax is up 8.61% (\$25,512) from revenues reported for the same time period last year. Year to date General Fund sales tax is up 7.67% (\$106,976). This is the third month of increased sales tax revenues as compared to the prior year. Eight residential building permits were issued this month as compared to 17 issued in May 2012. Permit revenues continue to exceed budgeted projections by \$71,010. Fine revenues are down 5.94% compared to budgeted projections. Through May 2013, 585 fewer citations have been issued, a decrease of 7.5%, when compared to last year. Due to the new court software installation and conversion, warrant issuance was delayed until mid-year, which also caused a decrease in revenues when compared to last fiscal year, however, all warrants have now been issued and are up to date. Ambulance collections exceed budgeted projections by \$8,619 and Colleyville Center's revenues remain ahead of projections by over 13%. The average amount expended by the General Fund departments at the end of May is 59.39% of the total appropriation versus 60.05%, which was projected to be spent.

In the Utility Fund, water usage increased as compared to the amount sold through May 2012. The average amount expended by the Utility Fund departments at the end of May is 53.21% of the total appropriation versus 62.17%, which was projected to be spent.

Attachments

1. May 2013 Monthly Financial Report

MONTHLY FINANCIAL REPORT - MAY 2013

GENERAL FUND		RECEIVED	PROJECTED	RECEIPT VS	RECEIVED	PERCENT
REVENUE SOURCE	FY 2013	AS OF	AS OF	PROJECTED	AS OF	CHANGE OVER
	BUDGET	5/31/2013	5/31/2013	INCR (DECR)	5/31/2012	PRIOR YEAR
Current Taxes	\$10,825,606	\$10,667,622	\$10,783,964	-1.08%	\$10,419,267	2.38%
Delinquent Taxes	72,000	49,120	50,400	-2.54%	83,647	-41.28%
Penalty & Interest	63,000	43,133	56,424	-23.56%	51,050	-15.51%
TOTAL AD VALOREM TAXES	\$10,960,606	\$10,759,875	\$10,890,788	-1.20%	\$10,553,965	1.95%
Oncor Electric	\$840,000	\$891,771	\$840,000	6.16%	\$1,024,876	-12.99%
Tri-County Electric	115,000	100,229	115,000	-12.84%	118,281	-15.26%
Atmos Gas	335,000	289,708	335,000	-13.52%	333,098	-13.03%
AT&T	85,000	63,518	63,750	-0.36%	65,395	-2.87%
Verizon/Others	75,000	67,912	50,000	35.82%	65,653	3.44%
Refuse/Recycling	145,800	102,390	102,060	0.32%	96,086	6.56%
Cable TV	378,000	331,759	283,500	17.02%	305,267	8.68%
TOTAL FRANCHISE TAXES	\$1,973,800	\$1,847,286	\$1,789,310	3.24%	\$2,008,654	-8.03%
Sales Tax	\$2,675,000	\$1,501,406	\$1,456,288	3.10%	\$1,394,430	7.67%
Mixed Beverage Tax	67,000	50,991	50,250	1.47%	48,595	4.93%
TOTAL SALES TAX	\$2,742,000	\$1,552,397	\$1,506,538	3.04%	\$1,443,025	7.58%
Building	\$485,768	\$337,362	\$323,845	4.17%	\$448,534	-24.79%
Plumbing	48,680	35,323	32,453	8.84%	51,592	-31.53%
Mechanical	28,868	23,900	19,245	24.19%	29,390	-18.68%
Electrical	37,568	33,475	25,045	33.66%	43,159	-22.44%
City License	37,372	27,940	24,915	12.14%	33,125	-15.65%
Building Plan Review Fee	55,207	71,988	36,805	95.60%	77,384	-6.97%
New Business	3,372	3,384	2,248	50.53%	3,948	-14.29%
Sign Permit	5,463	4,075	3,642	11.89%	5,190	-21.48%
Fence Permit	3,500	3,225	2,333	38.21%	3,200	0.78%
Fire Permits	6,500	4,350	4,333	0.38%	6,125	-28.98%
Irrigation Permit	13,660	9,960	9,107	9.37%	10,832	-8.05%
TOTAL LICENSES & PERMITS	\$725,958	\$554,982	\$483,972	14.67%	\$712,909	-22.15%
Fines	\$795,000	\$498,529	\$530,000	-5.94%	\$585,776	-14.89%
Alarm Fees	52,000	36,397	34,667	4.99%	32,093	13.41%
Library Fines	20,969	15,176	13,979	8.56%	13,980	8.55%
TOTAL FINES	\$867,969	\$550,101	\$578,646	-4.93%	\$631,848	-12.94%

MONTHLY FINANCIAL REPORT - MAY 2013

REVENUE SOURCE	FY 2013 BUDGET	RECEIVED AS OF 5/31/2013	PROJECTED AS OF 5/31/2013	RECEIPT VS PROJECTED INCR (DECR)	RECEIVED AS OF 5/31/2012	PERCENT CHANGE OVER PRIOR YEAR
Re-zoning	\$7,500	\$5,820	\$5,000	16.40%	\$8,830	-34.09%
Plat Fee/Site Plan	4,000	6,678	2,667	150.41%	4,515	-47.90%
Board of Adjustment	1,250	1,625	833	95.00%	1,750	-7.14%
Sale of Material	100	85	67	26.75%	102	-17.32%
Weed Mowing	6,500	4,852	4,333	11.97%	6,465	-24.95%
Ambulance	275,000	191,952	183,333	4.70%	205,898	-6.77%
Recreation Program	145,000	94,407	72,500	30.22%	104,165	-9.37%
Non-Resident Fee Parks	36,570	35,838	18,285	95.99%	36,525	-1.88%
Field Use Charge	22,500	20,575	11,250	82.89%	22,110	-6.94%
Engineering & Inspection	0	48,453	0	100.00%	12,424	289.99%
Colleyville Center Rental	230,000	174,281	153,333	13.66%	154,443	12.84%
Lot Drainage Insp Fee	16,875	8,125	11,250	-27.78%	13,375	-39.25%
TOTAL CHARGES FOR SERVICE	\$745,295	\$592,689	\$462,852	28.05%	\$571,657	3.68%
SRO Officer Reimb	\$89,792	\$94,282	\$89,792	5.00%	\$89,792	5.00%
Keller Court	\$216,980	\$110,305	\$108,490	1.67%	\$0	100.00%
TOTAL INTERGOVERNMENTAL	\$306,772	\$204,587	\$198,282	3.18%	\$89,792	127.85%
Sale of Surplus Property	\$10,000	\$0	\$0	0.00%	\$6,185	-100.00%
Interest Income	35,000	14,927	14,000	6.62%	27,308	-45.34%
Miscellaneous	54,000	81,948	53,333	53.65%	44,444	84.39%
Use of Available Cash	1,000,000	0	0	0.00%	0	0.00%
Antenna Lease	70,040	50,956	47,853	6.48%	52,290	-2.55%
TOTAL MISCELLANEOUS	\$1,169,040	\$147,830	\$115,186	28.34%	\$130,228	13.52%
Transfer from Utility Fd	\$956,469	\$0	\$0	0.00%	\$0	0.00%
TOTAL TRANSFERS	\$956,469	\$0	\$0	0.00%	\$0	0.00%
TOTAL GENERAL FUND REVENUES	\$20,447,909	\$16,209,747	\$16,025,573	1.15%	\$16,142,078	0.42%

MONTHLY FINANCIAL REPORT - MAY 2013

	FY 2013 BUDGET	THROUGH 5/31/2013	THROUGH 5/31/2012	TOTAL INCREASE (DECREASE)	PERCENT INCREASE (DECREASE)
% OF CURRENT TAX ROLL COLLECTED	99.0%	98.24%	98.12%	0.12%	0.12%
RESIDENTIAL BLDG PERMITS	132	59	102	(43)	-42.16%
COMMERCIAL BLDG PERMITS	7	6	6	0	0.00%
CITATIONS ISSUED	11,750	7,246	7,831	(585)	-7.47%

GENERAL FUND EXPENSES

	FY 2013 BUDGET	EXPENDED THROUGH 5/31/2013	YEAR-TO-DATE PROJECTED EXPENDITURES	% OF BUDGET EXPENDED	BUDGET REMAINING
City Council	\$203,306	\$159,394	\$159,698	78.40%	\$43,912
City Manager	600,530	375,460	375,879	62.52%	225,070
City Secretary	319,696	226,873	230,620	70.97%	92,823
Finance	434,896	281,107	282,796	64.64%	153,789
Legal	130,460	99,412	99,412	76.20%	31,048
Engineering	393,139	273,539	275,846	69.58%	119,600
Economic Development	379,692	149,216	165,411	39.30%	230,476
Building Inspection	307,617	183,407	190,653	59.62%	124,210
Community Development	238,064	165,651	167,372	69.58%	72,413
Fire	4,113,285	2,889,838	2,903,759	70.26%	1,223,447
Police	4,197,317	2,819,783	2,845,795	67.18%	1,377,534
Parks	1,388,218	718,209	734,439	51.74%	670,009
Recreation	309,175	147,292	149,539	47.64%	161,883
Senior Center	51,328	15,369	15,505	29.94%	35,959
Street Maintenance	3,340,996	1,084,469	1,094,263	32.46%	2,256,527
Library	717,534	441,092	446,280	61.47%	276,442
Communications	142,676	91,461	91,553	64.10%	51,215
Colleyville Center	382,537	257,637	261,528	67.35%	124,900
Human Resources	237,510	146,206	148,026	61.56%	91,304
Municipal Court	411,805	256,030	261,605	62.17%	155,775
Fleet Maintenance	227,322	144,297	145,814	63.48%	83,025
Building Services	325,559	194,157	199,653	59.64%	131,402
Information Services	757,927	590,911	599,522	77.96%	167,016
Capital Equipment Reserve	231,000	231,000	231,000	100.00%	0
Strategic Initiatives Fund Transfer	200,000	200,000	200,000	100.00%	0
Performance Pay	402,751	-	-	0.00%	402,751
TOTAL EXPENSES	\$20,444,340	\$12,141,811	\$12,275,969	59.39%	\$8,302,529

MONTHLY FINANCIAL REPORT - MAY 2013

UTILITY FUND

REVENUE SOURCE	FY 2013 BUDGET	RECEIVED AS OF 5/31/2013	PROJECTED AS OF 5/31/2013	RECEIPT VS PROJECTED INCR (DECR)	RECEIVED AS OF 5/31/2012	PERCENT CHANGE OVER PRIOR YEAR
Water Sales	\$9,361,814	\$5,476,210	\$5,602,414	-2.25%	\$4,785,296	14.44%
Sewer Sales	2,884,565	2,076,030	1,923,043	7.96%	1,998,049	3.90%
Sewer Installation	7,000	6,300	4,667	35.00%	9,900	-36.36%
Water Installation	21,000	15,870	14,000	13.36%	20,500	-22.59%
Sewer Tie-on Charges	5,000	0	0	0.00%	0	0.00%
Engineering Charges	5,000	20,299	3,250	524.60%	7,083	186.58%
Penalties	183,696	119,384	122,464	-2.51%	132,569	-9.95%
Miscellaneous	13,000	11,602	8,667	33.87%	11,729	-1.08%
TOTAL OPERATING INCOME	\$12,481,075	\$7,725,696	\$7,678,504	0.61%	\$6,965,126	10.92%
Interest Income	\$20,300	\$20,816	\$16,240	28.18%	\$22,757	-8.53%
TOTAL NON-OPERATING INCOME	\$20,300	\$20,816	\$16,240	28.18%	\$22,757	-8.53%
TOTAL INCOME	\$12,501,375	\$7,746,512	\$7,694,744	0.67%	\$6,987,883	10.86%

	THROUGH 5/31/2013	THROUGH 5/31/2012	TOTAL INCREASE (DECREASE)	PERCENT INCREASE (DECREASE)
GALLONS OF WATER SOLD	1,317,832,360	1,222,022,300	95,810,060	7.84%
NUMBER OF WATER CUSTOMERS	9,363	9,209	154	1.67%

UTILITY FUND EXPENSES

	FY 2013 BUDGET	EXPENDED THROUGH 5/31/2013	YEAR-TO-DATE PROJECTED EXPENSES	% OF BUDGET EXPENDED	BUDGET REMAINING
Billing	382,501	235,000	\$247,344	61.44%	147,501
Operations	9,414,733	4,931,616	6,016,854	52.38%	4,483,117
Utility Support	661,488	545,364	551,332	82.45%	116,124
Debt Service	827,824	796,912	796,912	96.27%	30,912
Performance Pay	28,470	0	0	0.00%	28,470
Interfund loan repayment	44,286	44,286	44,286	100.00%	0
Transfer to General Fund	956,469	\$0	0	0.00%	956,469
TOTAL EXPENSES	\$12,315,771	\$6,553,178	\$7,656,728	53.21%	\$5,762,593



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number PC-7

Agenda Date 06/18/2013

Type Pre Council

Department City Secretary

Title

Discussion of the June 18, 2013, City Council regular agenda items



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 1

Agenda Date 06/18/2013

Type Executive Session

Department City Secretary

Title

Section 551.071 - Legal - Consultation with attorney on legal issues raised by public hearing or action items on the agenda

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 that the City has received from business prospects that 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-13-3638

**A RESOLUTION APPROVING CITY COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF JUNE 18, 2013**

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 the following actions of the City Council are hereby adopted and approved:

a. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _____ AYES, _____ NAYS, AND _____ ABSTENTIONS ON THIS THE 18TH DAY OF JUNE 2013.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley
City Secretary

David Kelly
Mayor



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 3

Agenda Date 06/18/2013

Type Announcements, Proclamations and Presentations

Department City Secretary

Title

In recognition of Colleyville's featured business - Yard Art Patio & Fireplace, 6407 Colleyville Boulevard, Butch, Garrett, and Geneva Wallace and Deborah Scott - Mayor David Kelly and Economic Development Director Marty Wieder

Recognition of employees' years of service

Recognition of employee achievements

Attachments

1. Employee Years of Service -Third Quarter Fiscal Year 2013
2. Third Quarter Fiscal Year 2013 Employee Achievements

**City of Colleyville Employee Recognition
Fiscal Year 2013 – Third Quarter
Years of Service – April to June**

1 YEAR

PAUL ANDREASON
Public Works

GREG BALANDRAN
Public Works

NATHAN BROWN
Public Works

JOE CAMPBELL
Police

JAMES HUBBARD
Public Works

MICHELLE REYES
Human Resources

RICARDO VALDEZ
Public Works

5 YEARS

VICKI WELCH
Library

**City of Colleyville
Fiscal Year 2013 – Third Quarter
Recognition of Employee Achievements**

National Recreation and Park Association
Playground Safety Inspector Certification

MIKE ALMY
Parks and Recreation

2013 Public Works Road-e-o
1st Place – Gradall Competition

HOMER CRUSE
Public Works

2013 Public Works Road-e-o
All Around Equipment Operator

ROBERT LYNCH
JOSHUA MCCLURKAN
Public Works

National Institute for Automotive Service Excellence
Automobile Engine Repair Recertification
Automobile Manual Drive Train & Axles Recertification
Automobile Suspension & Steering Recertification
Automobile Brakes Recertification

RICK MOSHOLDER
Public Works

Graduate of Tarrant County College
Associate of Arts Degree

TACI WRISLEY
Community Development

RESOLUTION R-13-3639

**A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF
JUNE 18, 2013**

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

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

- Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:
- a. Approval of the minutes of the regular City Council meeting of June 4, 2013
 - b. Approval of a change order to the existing construction contract with 3D Paving and Contracting, LLC, for the Fiscal Year 2013 Miscellaneous Concrete Repair Contract, in an amount not to exceed \$115,000, and authorize the city manager to execute the change order
 - c. Approval of a contract with Vector Disease Control International (VDCI), for mosquito control ground spraying, and authorize the city manager to execute the contract
 - d. Approval of a contract with Stripe-A-Zone, Inc., in an amount not to exceed \$105,332.42, for replacement of worn out pavement markings at various locations throughout the City, and authorize the city manager to execute the contract

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _____ AYES, _____ NAYS, AND _____
ABSTENTIONS ON THIS THE 18TH DAY OF JUNE 2013.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley
City Secretary

David Kelly
Mayor



City of Colleyville

City Council

Minutes - Draft

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Tuesday, June 4, 2013

City Council Chambers

Mayor David Kelly called the Pre Council meeting of the Colleyville City Council to order on June 4, 2013, at 5:32 p.m.

ROLL CALL: Mayor David Kelly, Mayor Pro Tem Mike Taylor and Councilmembers Carol Wollin, Chuck Mogged, Stan Hall, Jody Short, and Tom Hart.

City Manager Jennifer Fadden, Police Chief Mike Holder, Captain Robert Hinton, Interim Fire Chief Clif Nelson, Economic Development Director Marty Wieder, Parks and Recreation and Library Director Mary Rodne, Human Resources Director Michelle Reyes, Colleyville Center Manager Leslie Hill, Public Works Director Bob Lowry, City Engineer Jeremy Hutt, Finance Manager Karen Hines, Community Development Director Ron Ruthven, Communications and Marketing Director Mona Gandy, Parks Superintendent Tim Hightshoe, Strategic Services Manager Adrienne Lothery, City Attorney Matthew Boyle, and City Secretary Amy Shelley.

PC-1 Update from Commissioner Fickes regarding current and future projects within Tarrant County

Commissioner Gary Fickes presented an update regarding current and future projects within Tarrant County.

Mayor Pro Tem Taylor expressed his appreciation to Commissioner Fickes regarding the north project.

Councilmember Hall questioned Commissioner Fickes regarding if there are right-of-way issues for the remaining portion of 1709. Commissioner Fickes stated the right-of-way has been purchased.

Councilmember Hart questioned Commissioner Fickes regarding if the connector project was incentivized to be completed so quickly. Commissioner Fickes replied he has been told it was not incentivized.

Mayor Pro Tem Taylor questioned Commissioner Fickes regarding if the new facility will be located on SH26? Commissioner Fickes replied yes.

PC-2 Presentation and update regarding entryway markers and wayfinding signs

Economic Development Director Marty Wieder presented an update regarding the entryway markers and wayfinding signs.

Councilmember Wollin stated she would prefer the incorporated date (1956) to be inserted into the blank area. Mayor Pro Tem Taylor concurred.

Mayor Pro Tem Taylor questioned staff regarding why the blank area is a square shape. Community Development Director Ron Ruthven explained the area was square to incorporate the logo at the time, which fits into the more square area. He further explained the new logo does not fit in the square area.

Councilmember Short stated the logo may fit better with removing the text aspect of the logo. Councilmember Hall concurred.

Mayor Pro Tem Taylor stated if the text were removed, the establishment date of 1956 could be added to the top and bottom of the space.

Councilmember Wollin stated being concerned of it being seen.

Councilmember Hall stated he does not want this to morph into a redesign of the logo.

Mayor Pro Tem Taylor stated he liked the idea of removing the text portion of the logo and adding the establishment date of the City.

Director Wieder stated staff will work with a graphic artist to put together some concepts for the blank space within the monument signs.

Councilmember Wollin questioned staff regarding if the blue background will have white lettering and the cost difference between the two-legged versus the one-legged sign. Director Wieder stated the consultant estimated about \$3,300 per sign.

Councilmember Hart questioned staff regarding the cost for the signs such as the ones in Grapevine. City Manager Jennifer Fadden explained Grapevine made those signs in-house.

Public Works Director Bob Lowry added Public Works is currently making some temporary construction signs for some of the businesses located along Colleyville Boulevard.

Councilmember Wollin stated the letter size is important to be seen from a distance.

Mayor Pro Tem Taylor questioned staff regarding if the original plan has locations identified. Director Wieder replied yes, but that alternative locations may need to be considered, especially during the construction.

Mayor Pro Tem Taylor stated being concerned about paying for this project twice. Director Wieder replied he simply wants the consultant to review the project and

possibly revise the original placement of the signs, especially with the construction project.

Mayor Pro Tem Taylor stated he would like the main corridors to be emphasized, and that some of this may be done in-house. Director Lowry stated the sign shop does not have the capability of creating the City's logo.

Mayor Kelly stated originally there were 12 wayfinding signs proposed with a \$40,000 budget.

PC-3 Discussion of the comments from the public meeting for the Pleasant Run Road Improvement Project

City Engineer Jeremy Hutt discussed the comments received from the public meeting for the Pleasant Run Road Improvement Project.

Councilmember Mogged questioned staff regarding the difference between the 31' versus 28'. City Engineer Hutt explained staff will consider what reduction can be made without having an impact, possibly two or three feet. Director Lowry replied it will depend upon the direction in which the consultant will measure the street.

Councilmember Mogged questioned staff regarding if the trees will be impacted during this process. City Engineer Hutt replied the impact on the trees will be minimal.

Councilmember Hall stated it is interesting that no one really wants the ribbon curb. City Engineer Hutt replied most people want to have the drainage addressed.

Councilmember Hall questioned staff regarding if the ribbon curb will have an impact on emergency vehicles. City Engineer Hutt replied on a standard, 31' street, it will be easy for the emergency vehicles to use.

Councilmember Short questioned staff regarding if a smaller ribbon curb was discussed, such as a 22' option. City Engineer Hutt replied no, and that the ribbon curb did not get their interest. He stated most were interested in the curb and gutter.

Mayor Pro Tem Taylor stated most wanted it to remain consistent with what is already in place.

Councilmember Short stated there is more flexibility with the ribbon curb, especially with being able to pull over. He stated with the curb and gutter, there is nowhere to pull over and maintain traffic flow. City Engineer Hutt stated there was a small difference in the 31' versus the 28' ribbon curb.

Mayor Pro Tem Taylor stated staff did a great job in their presentation, even if they were leaning toward the ribbon curb option.

Councilmember Hart stated there seemed to be a concern over drainage.

Mayor Kelly stated the same concerns exist with Glade Road.

Councilmember Hart questioned staff regarding what is being proposed by staff, 28' or 31'? City Engineer Hutt replied they did not propose one over the other. He further stated staff needs City Council's direction to give to the consultant. He stated staff would recommend proceeding with a two-lane curb and gutter section, with an asphalt pavement.

Mayor Pro Tem Taylor stated it is imperative that the trees are replaced at the time of construction. City Engineer Hutt concurred.

Mayor Pro Tem Taylor stated first responders are the number one need regarding streets, especially with the aging community.

Councilmember Mogged questioned staff regarding if the 31' accommodates street parking. City Engineer Hutt replied it does not accommodate street parking. Director Lowry added the neighborhood streets allow the on-street parking, however, on the major collector and arterial streets, it is not allowed.

Councilmember Short questioned staff regarding if the curb section will allow proper drainage. City Engineer Hutt replied there have not been any concerns with this. Director Lowry replied the street will be lowered, a little, because of the slope from west to east. City Engineer Hutt replied the ribbon curb has the same concern.

Mayor Pro Tem Taylor questioned staff regarding the 37', was it something of interest? City Engineer Hutt replied it was not something of interest. Director Lowry replied there are some right-of-way constraints; however, two lanes could be done without significant right-of-way acquisitions.

Councilmember Hall questioned staff regarding if the street will be a 31', curb and gutter asphalt street. City Engineer Hutt replied yes.

Mayor Pro Tem Taylor stated he would support concrete, and stated the citizens are requesting to have concrete streets. He further added there is a perception that concrete streets are better. Director Lowry replied the last asphalt streets that were constructed in Colleyville, to the correct standards, were done in 1990 and 1991, and they are currently in great shape. He further added the vast majority of the arterial streets are Bransford, Pleasant Run Road, Glade Road, and Cheek-Sparger Road, which were not constructed to correct standards and are coming apart.

Mayor Pro Tem Taylor questioned staff regarding which streets are currently asphalt streets. Director Lowry replied the streets in Highland Meadows were constructed correctly with asphalt and are currently great. He stated he would provide City Council with information on the asphalt streets.

City Engineer Hutt explained the streets in the Windview Estates subdivision and how half of the subdivision was constructed to the correct standards, whereas the other half was not. He explained that after 30 years, if the asphalt is in good condition, the surface can be treated and good for another 15 years worth of use. He stated this cycle can be continued, as long as the base is good. He stated with concrete, once the base fails, the road will have to be replaced.

Councilmember Hart questioned staff regarding Tara Plantation. City Engineer Hutt replied those are asphalt streets.

Councilmember Hart stated these neighbors want asphalt, whereas in the years past, they wanted concrete. Mayor Pro Tem Taylor stated he hears that the people want concrete.

Councilmember Mogged stated he is hearing both sides of the conversation regarding asphalt versus concrete. City Engineer Hutt stated the consultant is the expert on both concrete and asphalt and how either are installed.

Mayor Kelly stated the past standards for asphalt are not relevant today.

Mayor Pro Tem Taylor questioned staff regarding the areas in which the asphalt begins to ripple at the intersections. Director Lowry explained the difference between the types of asphalt materials, and their functionality with heavy volume roads.

Mayor Pro Tem Taylor questioned staff regarding if the ripples occur with concrete streets. Director Lowry replied no, concrete fractures and breaks.

Mayor Pro Tem Taylor stated having concerns for the conversation from Commissioner Fickes, with him stating they are constructing streets with concrete only. Director Lowry replied major highway projects are loaded for heavy loads and volume traffic rather than residential traffic.

Mayor Pro Tem Taylor questioned staff regarding the garbage truck traffic. Director Lowry replied they move slowly.

PC-4 Presentation and discussion of the Colleyville Sidewalks Committee recommendations to the 2008 Supplemental Sidewalk System Map

Public Works Director Bob Lowry presented and discussed the Colleyville Sidewalks Committee recommendations to the 2008 Supplemental Sidewalk System Map.

Mayor Kelly stated having concerns for the unimproved streets, or a redeveloped area, when a sidewalk is required, but the sidewalk leads to nowhere. He further added it would make more sense for there to be an escrow option, or maybe have staff approve the escrow option, so that there is not a sidewalk that leads to nowhere. Director Lowry replied those are genuine concerns and further added it is much more expensive to build a sidewalk on an unimproved street, especially when there is a bar ditch right in the middle of the right-of-way.

Director Lowry stated if the City Council is requesting a change, the sidewalk map could state on an unimproved street, the escrow is a must.

Mayor Pro Tem Taylor stated the concern for the instance when the sidewalk is mandatory on the opposite side of the street.

Mayor Kelly stated there are streets in which a sidewalk is required, however, a new home may only be constructed every five years, therefore creating these required sidewalks that lead to nowhere, such as on Colleyville Terrace.

Mayor Pro Tem Taylor stated there needs to be more and more trails for the mobile pedestrian lifestyle.

Director Lowry stated the committee could actually look at the sidewalk map as a whole and amend where necessary. Councilmember Mogged concurred.

City Manager Jennifer Fadden explained this discussion could take place as a scope of work for the comprehensive plan, so that the community has adequate input for the sidewalks and trails.

PC-5 Discussion of the City Council Rules of Procedure

City Secretary Amy Shelley presented the City Council Rules of Procedure update.

Mayor Pro Tem Taylor stated if one member of City Council receives information that it should be provided to all members of City Council.

Mayor Kelly stated if the information is not scheduled for discussion on the agenda, City Council members cannot discuss it.

Mayor Pro Tem Taylor stated the information must be disseminated to all members.

Councilmember Wollin suggested having a process in place such that information received by any member should be given to the city manager for them to distribute to all members.

Mayor Pro Tem Taylor stated he believed this is already taking place.

Mayor Kelly questioned staff regarding if this can be incorporated in the rules. City Attorney Matthew Boyle replied yes.

Councilmember Wollin stated all members approve the rules. Mayor Kelly concurred.

Councilmember Hall stated he agreed with the suggested changes. He expressed his desire for the Mayor to ensure all Councilmembers have had an opportunity to voice their opinions or questions. Mayor Kelly stated he would hate to spot light a member who does not wish to speak.

Councilmember Short stated there may be some technology in place to help with the speakers and their allotted time.

PC-6 Discussion of the June 4, 2013, City Council regular agenda items

Mayor Kelly adjourned the Pre Council meeting at 7:06 p.m.

The regular meeting of the Colleyville City Council was called to order by Mayor Kelly on June 4, 2013, at 7:56 p.m.

ROLL CALL: Mayor David Kelly, Mayor Pro Tem Mike Taylor and Councilmembers Carol Wollin, Chuck Mogged, Stan Hall, Jody Short, and Tom Hart.

City Manager Jennifer Fadden, Police Chief Mike Holder, Captain Robert Hinton, Interim Fire Chief Clif Nelson, Economic Development Director Marty Wieder, Public Works Director Bob Lowry, City Engineer Jeremy Hutt, Community Development Director Ron Ruthven, Community Development Coordinator Darren Cain, Communications and Marketing Director Mona Gandy, Strategic Services Manager Adrienne Lothery, City Attorney Matthew Boyle, and City Secretary Amy Shelley.

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

Section 551.071 - Legal - Consultation with attorney on legal issues raised by public hearing or action items on the agenda

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 that the City has received from business prospects that 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

Mayor Kelly explained the Executive Session had been called in accordance with the Texas Government Code, Chapter 551, Subchapter D, Section 551.071, Legal, Section 551.072, Real Estate, and Section 551.087, Economic Development. He further explained there would be no decisions made or action taken during this time. The meeting was recessed at 7:16 p.m. and reconvened at 7:50 p.m.

INVOCATION: Pastor Brandon Beard, Compass Christian Church

PLEDGE OF ALLEGIANCE: Area Boy Scout Troops

2. EXECUTIVE SESSION: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - Resolution R-13-3629

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS
Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition

Councilmember Wollin announced the 10th Annual Summer Reading Program, "Have Book Will Travel" opening Friday, June 7, 2013 from 6:00 p.m. to 8:00 p.m.

Proclamation recognizing the 50th Anniversary of the Colleyville Elementary School - Grapevine Independent School District Superintendent Dr. Robin Ryan, Colleyville Elementary School Principal June Ritchlin and Assistant Principal Julie Faragher

Mayor Kelly recognized the students and faculty of Colleyville Elementary School and the school's 50th Anniversary. Dr. Robin Ryan expressed his appreciation to the City and the school district. Principal June Ritchlin expressed her appreciation to the City for the recognition.

4. CONSENT: READING AND PUBLIC HEARING - Resolution R-13-3630

- 4a** Approval of the minutes of the regular City Council meeting of May 14, 2013
- 4b** Approval of a final plat for 2.99 acres situated in the D.R. Teeter Survey, Abstract No. 1518 and the S.C.H. Witten Survey, Abstract No. 1732 located at 2501 Cheek-Sparger Road, Case PC13-004
- 4c** Approval of an engineering services agreement with Graham Associates, Inc., in an amount not to exceed \$220,088, for the design of drainage improvements, sidewalk construction, street lights, water line replacement, and street reconstruction of Ponderosa Lane, McCain Lane,

and Kingston Drive, and authorize the city manager to execute the agreement

- 4d** Approval of a professional services agreement with CMJ Engineering and Testing, Inc., for construction materials testing, in an amount not to exceed \$150,000, per contract term, and authorize the city manager to execute the agreement

Mayor Kelly read Resolution R-13-3630 in its entirety.

Mayor Kelly opened the public hearing at 8:05 p.m.

There was no one present wishing to speak concerning this item and Mayor Kelly closed the public hearing at 8:05 p.m.

Councilmember Wollin moved to approve Resolution R-13-3630. Councilmember Hall seconded the motion.

The motion to approve carried by the following vote:

Aye: 7 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Carol Wollin, Chuck Mogged, Stan Hall, Jody Short, and Tom Hart

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

5a Ordinance O-13-1875

Consideration for a zoning change from AG-Agricultural to PUD-R-Planned Unit Development Residential on 53.2 acres on Tracts 1F and 1G, Abstract 1038 of the Hall Medlin Survey and Tracts 1A02 and 1C, Abstract 295 of the William E. Crooks Survey located at 7612 and 7624 Pleasant Run Road, Case ZC13-001

Councilmember Short recused himself from consideration of this item due to a conflict of interest.

Mayor Kelly read the caption of Ordinance O-13-1875.

Community Development Director Ron Ruthven presented the agenda item and briefed the City Council.

Mayor Kelly opened the public hearing at 8:16 p.m.

Chas Fitzgerald, the applicant with Wilbow Corporation, presented the agenda item and briefed the City Council.

Arthur Anderson, attorney representing the Wilbow Corporation, discussed the land use plan with the proposed development.

Jon Vandevoord, Wilbow Corporation, discussed the stipulations proposed with this development.

Michael Fitzpatrick, 7604 Jefferson Circle, stated having concerns for trees, the established setback with the Monticello HOA, and who will maintain that setback; trails and erosion control.

James Spisak, 105 Franklin Court, President of the Monticello HOA, stated having concerns for the lot sizes; the proposed trail system to connect to the Monticello trail; proposed fencing along Monticello; the tree preservation buffer and limiting the access through Monticello by making Harrison Lane an emergency access only. He stated without these concerns being addressed, Monticello is opposed to this request.

Neal Wetzel, 200 Washington Court, stated having concerns for the lot sizes; the access from Monticello to the proposed development; escrow for the sidewalk and trails along Pleasant Run Road; the park should be Wilbow's responsibility versus the City's, and tree preservation should meet the requirements of Chapter 5 – Tree Preservation of the Land Development Code.

Wesley Chang, 203 Madison Square, stated having concerns for the proposed development and its location to the existing drilling site. He stated having additional concerns for the future neighbors' opposition to any future drilling.

Lanese Turner, 205 Madison Square, stated having concerns for the proposed homes within 1,000 square feet of the current drilling site and any future drilling, and the request for the sidewalk variance.

Bob Tuttle, 202 Madison Square, stated having concerns for the proposed homes within 1,000 square feet of the current drilling site.

Jeffrey Wall, 7900 Jefferson Circle, stated having concerns for the proposed homes within the current drilling site; Harrison Lane should be an emergency access only and access to the Monticello tennis courts.

All of the above speakers indicated, on their speaker card, that they would speak in opposition of the proposed request.

There were no other speakers present regarding this item and Mayor Kelly closed the public hearing at 8:58 p.m.

Mayor Kelly questioned staff regarding the difference between the 300 foot buffers versus the 1,000 foot buffer regarding drilling sites and if there are any State

guidelines. Director Ruthven explained there is no State guidance; it is strictly a municipality's requirement. He further explained the minimum setback from an existing gas drilling site is 300 feet and the minimum setback for a new gas drilling site is 1,000 feet.

Mayor Kelly questioned staff regarding if there is an extension of an existing gas drilling permit, how does the 300 foot setback relate with the 1,000 foot setback. Director Ruthven replied the existing gas drilling site has until November of 2015, however, with an extension of the drilling permit; the gas well operator would have to comply with the 1,000 foot setback requirement.

Mayor Kelly questioned staff regarding if there is any recognition to the fact that those homes were constructed after the gas drilling site was in place with the existing permit. Director Ruthven replied no, not if they needed an extension.

Councilmember Wollin questioned staff regarding if this ordinance could grandfather the site. Director Ruthven replied yes.

Councilmember Hall questioned staff regarding if there is nothing written into this ordinance, the gas well operator has until November 2015 to finish the drilling. Director Ruthven replied correct.

Councilmember Hall questioned staff regarding the status of the drilling site, are they halfway complete? Director Ruthven replied they are half complete with drilling however, they are stage fracking until the pipeline is in place.

Councilmember Hall questioned staff regarding Harrison Lane, will it be open to Monticello. Director Ruthven replied it would be open under the current proposal and further explained it is a Land Development Code requirement to stub this street.

Councilmember Hall questioned staff regarding if the street is required to be open. Director Ruthven replied the Land Development Code requires this street to be open, however, he added City Council may condition this as an emergency access only.

Councilmember Hall questioned staff regarding the lot sizes and density. Director Ruthven replied the applicant is proposing a minimum 3,000 square foot home but the lot sizes are a little smaller than the typical R20-Single Family Residential zoning.

Councilmember Hall questioned staff regarding if this will be a gated community. Director Ruthven replied no.

Councilmember Hall questioned staff regarding the applicant's proposal for the park land, is the City going to accept the park land? Director Ruthven replied no.

Councilmember Hall questioned staff regarding if the land is not dedicated as park land, will it be private? Director Ruthven replied yes, private open space.

Mayor Kelly added it will not be City owned land.

Councilmember Hall questioned staff regarding the north trails. Director Ruthven explained the code requires those trails to connect to public trails, either future or current.

Mayor Kelly questioned staff regarding if the trail will have public access. Director Ruthven replied it will be required to be in a public access easement.

Mayor Kelly questioned Mr. Vandevord regarding if the request is for the trail to be private. Mr. Vandevord replied the northeast portion of trail would be connected to the Pleasant Run Road; however, the northwest portion of the trail would be private.

Councilmember Wollin questioned Mr. Vandevord regarding if the trail will connect to the trails in Monticello. Mr. Vandevord replied they have been discussing this with Monticello; however, nothing at this point has been determined.

Councilmember Wollin questioned Mr. Vandevord regarding if there is an existing fence and what type of fencing is in place. Mr. Vandevord replied currently barbed wire fencing is in place.

Mayor Kelly questioned staff regarding if the Monticello plat indicates any requirements for Harrison Lane. Director Ruthven replied no.

Councilmember Wollin questioned staff regarding if there are concerns for the blocking of Harrison Lane as an emergency access only. Interim Fire Chief Clif Nelson stated as long as there is access through a gate or a knox box system, there are no concerns.

Councilmember Wollin questioned staff regarding if all homes are to be fire sprinkled. Chief Nelson replied not necessarily since the size of the home will dictate if fire sprinklers are needed and the development will be required to have fire hydrants.

Mayor Kelly questioned staff regarding if the streets in this proposed development are public. Director Ruthven replied yes.

Mayor Kelly questioned staff regarding if the streets in Monticello are public, therefore anyone can access either development. Director Ruthven replied yes.

Councilmember Wollin questioned staff regarding the setback differences for a primary structure versus an ancillary structure, is this typical? Director Ruthven replied the Land Development Code states ancillary structures may be up to five feet from the property line, therefore the developer is being more restrictive.

Councilmember Hart questioned Mr. Vandevord regarding the private and public pathways, how will they be separated? Mr. Vandevord replied they are currently proposing a wrought iron fence in addition to some landscaping and a possible gate.

Councilmember Hart questioned Mr. Vandevord regarding the flooding of this area. Mr. Vandevord replied they are aware of the potential flooding.

Councilmember Hart questioned Mr. Anderson regarding if the requirements of the ordinance allow for future drilling within the 1,000 foot setback, how will they feel about this allowance? Mr. Anderson replied from a legal stand point it can be included in the ordinance.

Councilmember Hart questioned Mr. Fitzgerald regarding the location with the existing drilling site. Mr. Fitzgerald stated being comfortable with those requirements.

Mayor Kelly stated having a concern for the future of the selling of those properties closest to the drilling site. He stated he would like something to be written into the covenants and restrictions so that future homeowners are aware of the drilling setbacks and so forth for full disclosure. Mr. Fitzgerald stated he would replicate the ordinance language into their covenants and restrictions for the full disclosure.

Councilmember Wollin questioned Mr. Fitzgerald regarding how many of the lots are 13,000 square feet. Mr. Fitzgerald explained the lot layout and density compared to the Monticello development. He added most lots are well over the 16,000 square feet.

Councilmember Wollin questioned staff regarding the height of the buildings related to the topography. Director Ruthven explained the topography is relatively flat therefore, the height of the buildings will not have an effect on the neighbors, very similar to Monticello.

Councilmember Wollin questioned staff regarding drainage. Director Ruthven stated the drainage will flow to the north to Bear Creek.

Councilmember Wollin questioned staff regarding who is responsible for the cleaning of silt during construction. Director Ruthven replied the developer is responsible for erosion control and run off to the creek area.

Councilmember Wollin questioned staff regarding the flood area and any issues with FEMA. Director Ruthven replied the City would not be involved in the flood area or FEMA; the developer will be responsible for taking care of any of those issues.

Councilmember Mogged questioned staff regarding the worst case scenario with the drilling setbacks in question. Director Ruthven replied in terms of the gas well site, the 300 foot setback is for the extreme situations such as blowouts and flow backs

from the high pressure gas and or something igniting. He added the 1,000 foot setback is to help with the impacts of the gas drilling site, such as noise, dust, vibrations and such. He stated the 1,000 foot setback is the standard.

Councilmember Mogged questioned staff regarding the safety issues with the open space area close to the gas drilling site. Director Ruthven stated in most cases, it is safe. He added staff has thoroughly studied this site and the impacts to the neighbors.

Mayor Pro Tem Taylor questioned Mr. Spisak regarding if the Monticello open space is private or public. Mr. Spisak replied the open space is private in Monticello.

Mayor Kelly questioned staff regarding the Monticello ordinance for the open space. Director Ruthven replied the open space is private.

Mayor Pro Tem Taylor questioned Mr. Spisak regarding Harrison Lane. Mr. Spisak replied Monticello is concerned for cut through traffic wanting to avoid the traffic circle.

Mayor Pro Tem Taylor questioned Mr. Spisak regarding the proposed trail. Mr. Spisak replied having concerns for the trail connection to Monticello from Pleasant Run Road.

Mayor Kelly questioned Mr. Spisak regarding if the Monticello homeowners would like to have access to Pleasant Run Road to the trail system. Mr. Spisak replied no.

Mayor Pro Tem Taylor questioned staff regarding if there are crime problems related to trails. Police Chief Mike Holder replied there are no known crime problems related to the Colleyville trail system. He added bike officers have been put in place specifically for the trail system and Colleyville is a very safe community.

Mayor Pro Tem Taylor questioned Mr. Fitzgerald regarding the placement of the homes relative to the street. Mr. Fitzgerald replied the architecture of the homes allows for a variable setback with some of the home setback 30 feet and the other half of the home setback 40 feet. Mayor Pro Tem Taylor stated the ordinance will need to accommodate this setback.

Mayor Pro Tem Taylor questioned Mr. Fitzgerald regarding the open space. Mr. Fitzgerald replied the open space percentage is at 36 percent.

Mayor Pro Tem Taylor questioned Mr. Fitzgerald regarding the open space in the floodplain. Mr. Fitzgerald replied almost all of the 17 acres of open space is included in the floodplain.

Mayor Pro Tem Taylor questioned Mr. Fitzgerald regarding the fencing along the trail. Mr. Fitzgerald stated he would like to keep the trails open, however if Monticello does

not want to connect, the wrought iron fencing will be in place. He stated a public access easement could be put in place for the entire system.

Mayor Pro Tem Taylor questioned staff regarding the notification area, is this drawn from the well site versus the property line? Director Ruthven explained how the maps were drawn for any equipment on the well site.

Councilmember Hall stated he would like an Atlas representative to be present for the next meeting, especially since there are concerns for the pipeline. Director Ruthven stated he did notify Atlas and the potential pipeline contractor. Councilmember Hall stated it would seem that the pipeline could be constructed before any homes are constructed.

Mayor Kelly questioned staff regarding if the park land dedication fees are required at platting. Director Ruthven replied yes, however, City Council may require the fees to be paid at the time of the building permit. Mayor Kelly stated he would prefer the fees to be collected at the time of platting.

Mayor Kelly questioned staff regarding the tree preservation buffer to the west side. Director Ruthven explained the tree buffer would be required to be maintained during the development and building process.

Mayor Kelly questioned staff regarding if fencing is required between the Monticello addition and this proposed development. Director Ruthven replied the proposed ordinance has no requirements. He added fencing is typically required between commercial and residential, and stated there is precedence for a screening element to be added by City Council.

Mayor Kelly questioned staff regarding if the screening would be required inside or outside of the tree buffer. Director Ruthven replied it would be inside the tree buffer.

Mayor Kelly recessed the meeting at 9:50 p.m.

Mayor Kelly recused himself from consideration of the next item, 5b, due to a conflict of interest.

Mayor Pro Tem Taylor reconvened the meeting at 9:58 p.m.

5b Ordinance O-13-1876

Consideration for a zoning change from R40-Single Family Residential to PUD-C-Planned Unit Development Commercial on Lot 5, Block 3, of the Southgate Addition located at 3709 Wayne Drive; and approval of an amendment to the PUD-C-Planned Unit Development Commercial zoning and development requirements on Lots 1 and 2, Block 1, of the Covenant Christian Academy Addition, and Lot 1R, of the Colleyville Presbyterian

Church Addition located at 715 and 901 Cheek-Sparger Road, Case ZC13-004

Mayor Pro Tem Taylor read the caption of Ordinance O-13-1876.

Community Development Director Ron Ruthven presented the agenda item and briefed the City Council.

Mayor Pro Tem Taylor opened the public hearing at 10:10 p.m.

Keith Castello, Covenant Christian Academy Headmaster, presented the agenda item and briefed the City Council.

Brooks P. Lynn, 710 Centerpark, Suite 140, Colleyville, spoke in favor of this request.

Shelley Zak, 3821 Fox Hollow Drive, Bedford, spoke in opposition of this request with concerns for property values, lighting, and noise.

James Halpert, 4201 Brown Trail, Colleyville, spoke in favor of this request.

Sharon Dickson, 3813 Fox Hollow Drive, Bedford, spoke in opposition of this request with concerns for property values, lighting, and noise.

Bruce Huckins, 6212 Lantana Court, Colleyville, spoke in favor of this request.

Gary Zak, 3821 Fox Hollow Drive, Bedford, spoke in opposition to this request with concerns for property values, lighting, and noise.

Ron Gabriel, 600 Bridlewood North, Colleyville, spoke in favor of this request.

Stefanie Baker, 4710 Cranbrook Drive West, Colleyville, spoke in favor of this request.

Chuck Cunningham, 6413 Remington Parkway, Colleyville, spoke in favor of this request.

Alex Garcia, 809 Rock Creek Drive, Euless, spoke in favor of this request.

The following person registered their opposition to this request, but did not wish to speak: Rod Chapman, 3829 Fox Hollow Drive, Bedford.

The following persons registered their support to this request, but did not wish to speak: Jeff Williamson, 5509 Janet Lane, Colleyville; and Rusty Beam, 6703 Canyon Crest Drive, Fort Worth.

There were no other speakers present regarding this item and Mayor Pro Tem Taylor closed the public hearing at 11:10 p.m.

Councilmember Wollin questioned staff regarding the 2009 ordinance items, what has and has not been constructed? Director Ruthven explained the items that have and have not been constructed.

Councilmember Wollin questioned staff regarding the landscape buffer along the west side. Director Ruthven explained the fire lane may be located in the buffer area along the west side and it may be reduced to five feet, however, what cannot be seen is the retaining wall included on the site plan.

Councilmember Wollin questioned staff regarding any concerns with the location of the fire lane. Interim Fire Chief Clif Nelson explained the fire department has no concerns regarding the fire lanes, as they meet the current fire code.

Councilmember Hall stated being impressed with the 3-D presentation.

Councilmember Hart questioned staff regarding if the Planning and Zoning Commission will need to review the proposed lighting. City Attorney Matthew Boyle stated the Planning and Zoning Commission does not have to review the proposal.

Councilmember Short questioned staff regarding the road to the east, will that be public or private. Director Ruthven explained the road is private but, the ordinance requires it to be a public access easement and will function as a public roadway.

Councilmember Mogged questioned staff regarding if the City of Bedford has any noise restrictions after certain hours. City Manager Jennifer Fadden replied not being familiar with their statutes but will have something available for the next meeting.

Councilmember Wollin questioned staff regarding if there is another baseball field like the one being proposed in this area. Director Ruthven replied not knowing of anything like this in this area. He stated the City of Dallas does have a park facility located under a freeway.

Councilmember Wollin questioned staff regarding if there are any details regarding the proposed lighting. Director Ruthven replied no, however, they will be required to follow up with a more detailed lighting plan.

Councilmember Wollin questioned Mr. Castello regarding how the schedule would be determined for other associations to use the baseball field. Mr. Castello stated they will have to work out the details of the scheduling and at this time, those details have not been worked out. He added they are proposing stipulations for the use of the lights.

Ross Redding, Techline Sports Lighting, 15303 Storm Drive, Austin, Texas, came forward to answer questions about the proposed lighting. He stated the same lights used at the City fields are an example. He stated the applicant (Covenant Christian Academy) is proposing to use special features on the lighting to help with the impact to the neighbors.

Councilmember Wollin questioned staff regarding open space, what is exactly considered open space? Director Ruthven stated the athletic fields count toward the open space; however, he can calculate the open space without the athletic fields.

Councilmember Wollin questioned staff regarding if the field is real grass or artificial turf. Director Ruthven replied the field is currently real grass and there is nothing in the code that relates the turf to being real grass versus artificial to count toward the open space.

Councilmember Mogged stated this is a very well presented project with a complicated subject. He added being concerned about the size of this facility and how to go about working through the complexities of the project.

Mayor Pro Tem Taylor expressed his appreciation for the phasing aspect of this project so that City Council can see the ultimate build out for this facility.

Mayor Pro Tem Taylor questioned Mr. Castello regarding a lighting schedule, it would seem appropriate to have a schedule, for both fields, for the entire year, so that the homeowners will know when these events will take place since some may take place at the same time.

Mayor Pro Tem Taylor questioned Mr. Castello regarding an estimated total number of games per year in which lighting will be used. Mr. Castello replied football, soccer, and baseball are the three main sports. He stated football will have JV, and Varsity games, with approximately six home games, which lighting would be needed. Mayor Pro Tem Taylor stated not needing to know the number at this time, but the ordinance will need clarification.

Mayor Pro Tem Taylor questioned Mr. Castello regarding the batting cages. Mr. Castello stated the cages will be located underneath the field, on retractable nets, and therefore, the parking spaces will not be needed. He stated the design of the parking is to accommodate the highest parking needed.

Mayor Pro Tem Taylor questioned Mr. Castello regarding the retaining walls and their proper construction and maintenance. Mr. Castello replied yes, the retaining walls will meet the requirements of the code and will be properly maintained.

Mayor Pro Tem Taylor questioned Mr. Castello regarding the traffic issue on Cheek-Sparger Road. Mr. Castello replied the design itself will accommodate the traffic

queuing, and that he does not feel that the traffic currently backs up on Cheek-Sparger Road.

Mayor Pro Tem Taylor questioned Mr. Castello regarding if paring has been discussed with the proposed Heritage Farms development. Mr. Castello replied yes, they have discussed this with them and Heritage Farms believes they will have plenty of room for parking.

Mayor Pro Tem Taylor questioned Mr. Castello regarding why the property along Wayne Drive was not purchased when the property was available. Mr. Castello replied they did not have the property at their disposal, and therefore, the Board requested they look at the property they already owned, and use it for the campus.

5c Ordinance O-13-1877

Consideration for a Special Use Permit for on-premise consumption of alcoholic beverages on Lot 1R1, Block 1, of the Market Addition, located at 5005 Colleyville Boulevard, Suite 240, Case ZC13-005

Mayor Kelly read the caption of Ordinance O-13-1877.

Community Development Coordinator Darren Cain presented the agenda item and briefed the City Council.

Mayor Kelly opened the public hearing at 11:42 p.m.

Didier Viriot, the applicant, came forward to present the agenda item and brief the City Council.

Mayor Kelly questioned Mr. Viriot regarding the type of food to be served. Mr. Viriot replied fresh seafood.

Councilmember Hart questioned staff regarding if this request meets the requirements for serving alcohol. Director Ruthven replied yes.

There was no one present wishing to speak regarding this item and Mayor Kelly closed the public hearing at 11:44 p.m.

Mayor Kelly questioned Mr. Viriot regarding the proposed opening date. Mr. Viriot replied possibly by the end of this month or the first of July.

Councilmember Wollin expressed her appreciation for the addition of dining rooms. Mr. Viriot replied there will be seating for 18-35 persons. Mayor Kelly concurred.

5d Ordinance O-13-1878

Consideration of an ordinance adopting the Rate Schedule "RRM-Rate Review Mechanism" for Atmos Energy Corporation, Mid-Tex Division

Mayor Kelly read the caption of Ordinance O-13-1878.

Strategic Services Manager Adrienne Lothery presented the agenda item and briefed the City Council.

Mayor Kelly opened the public hearing at 11:50 p.m.

Lance Andrews, Operations Director with Atmos Energy Corporation, stated they truly value the relationship and partnership with their cities and ask for Council's support.

There was no one present wishing to speak regarding this item and Mayor Kelly closed the public hearing at 11:51 p.m.

Mayor Kelly stated this is adoption of an agreement previously in place.

6. RESOLUTION(S): READING AND PUBLIC HEARING**6a Resolution R-13-3631**

Consideration of a request for a sidewalk appeal on Lot 1, Block 1, of the Janice Estates Addition located at 1708 Oak Knoll Drive, Case GC13-011

Mayor Kelly read Resolution R-13-3631 in its entirety.

Community Development Coordinator Darren Cain presented the agenda item and briefed the City Council.

Mayor Kelly opened the public hearing at 11:54 p.m.

John Arnett, the applicant, presented the agenda item and briefed the City Council.

There was no one present wishing to speak regarding this item and Mayor Kelly closed the public hearing at 11:58 p.m.

Mayor Kelly questioned staff regarding the requirements for a sidewalk on Oak Knoll Drive. Director Ruthven replied there is a sidewalk escrow option.

Mayor Kelly questioned staff regarding if the funds were escrowed. Director Ruthven replied yes.

Mayor Kelly stated it had turned to midnight and City Council would need to vote to continue the meeting. All members concurred to continue the meeting.

Mayor Kelly stated any new development would require sidewalks, however, in a redevelopment area, the escrow option is available so that sidewalks are not constructed that lead to nowhere.

Mayor Kelly moved to deny Resolution R-13-3631. Councilmember Hall seconded the motion.

Councilmember Short questioned staff regarding if any other homes, in this particular area, have paid into the escrow fund. Director Ruthven replied since this appeal process has been put in place, this is the only escrow waiver request.

Councilmember Mogged questioned staff regarding if a sidewalk is required for both sides of the street. Director Ruthven explained on the south side of the street, the sidewalk is required, and on the north side, an escrow option is available.

Councilmember Mogged questioned staff regarding if there is a school in the vicinity, which would require pedestrian traffic. Director Ruthven replied no and since the density is lower, the pedestrian traffic is probably lower.

Councilmember Mogged stated the likelihood of the connection of this sidewalk to another sidewalk is actually in question.

Mayor Kelly stated this area has seen redevelopment and the streets are not considered improved. There are these transition areas in which sidewalks will be constructed to accommodate pedestrian traffic.

The motion to deny carried by the following vote:

Aye: 6 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Carol Wollin, Stan Hall, Jody Short, and Tom Hart
Nay: 1 – Councilmember Mogged

6b Resolution R-13-3632

Consideration of a request for a sidewalk appeal on Lot 2, Block 1, of the Jarvis Addition located at 1916 Renfro Road, Case GC13-013

Mayor Kelly read Resolution R-13-3632 in its entirety.

Community Development Coordinator Darren Cain presented the agenda item and briefed the City Council.

Mayor Kelly opened the public hearing at 12:06 a.m.

Demetri Jobson, the applicant, presented the agenda item and briefed the City Council.

Larry Stewart, the builder, came forward to present the agenda item and brief the City Council.

There was no one present wishing to speak regarding this item and Mayor Kelly closed the public hearing at 12:09 a.m.

Mayor Kelly questioned staff regarding if the home was constructed after the supplemental sidewalk plan required the sidewalk. Director Ruthven replied this home was constructed after the map was approved.

Mayor Kelly questioned staff regarding what are the disclosures given at the time of the building permit. Director Ruthven replied the lists of conditions were given to the builder, rather than the stamp on the original building plans. He further explained the builder was notified once the home was near completion.

Mayor Kelly questioned staff regarding if the builder was given a sign off sheet. Director Ruthven replied the builder was issued the permit, but there was not a sign off sheet.

Mayor Kelly stated, although the sidewalk is required, the escrow option is available.

Mayor Pro Tem Taylor stated the sidewalk map was approved by the citizens of Colleyville during committee meetings. He stated City Council is simply abiding by what was approved by that committee.

Mr. Jobson stated he is not against having sidewalks, but that the sidewalk was not required at the time the building permit was issued. Mr. Stewart concurred.

Mayor Kelly stated the builder was notified of the sidewalk requirement in the lists given to him at the time of building permits.

Mayor Kelly moved to approve Resolution R-13-3632 with the option to escrow for the sidewalk. Councilmember Hart seconded the motion.

The motion to approve carried by the following vote:

Aye: 7 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Carol Wollin, Chuck Mogged, Stan Hall, Jody Short, and Tom Hart

6c Resolution R-13-3633

A resolution appointing members to the Colleyville Economic Development Corporation (CEDC) Board of Directors

Mayor Kelly read Resolution R-13-3633 in its entirety.

Mayor Kelly opened the public hearing at 12:20 a.m.

There was no one present wishing to speak concerning this item and Mayor Kelly closed the public hearing at 12:20 a.m.

Councilmember Hart nominated David Kelly and Carol Wollin, to serve on the Colleyville Economic Development Corporation Board of Directors.

There were no other nominations.

Councilmember Hart moved to approve Resolution R-13-3633, appointing David Kelly and Carol Wollin, to serve on the Colleyville Economic Development Corporation Board of Directors.

Councilmember Short seconded the motion.

The motion to approve carried by the following vote:

Aye: 7 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Carol Wollin, Chuck Mogged, Stan Hall, Jody Short, and Tom Hart

6d Resolution R-13-3634

A resolution appointing a member to the Tax Increment Finance (TIF) District Board to fill an unexpired term

Mayor Kelly read Resolution R-13-3634 in its entirety.

Mayor Kelly opened the public hearing at 12:22 a.m.

There was no one present wishing to speak concerning this item and Mayor Kelly closed the public hearing at 12:22 a.m.

Councilmember Wollin nominated Stan Hall, to serve on the Tax Increment Finance Board of Directors.

There were no other nominations.

Councilmember Wollin moved to approve Resolution R-13-3634, appointing Stan Hall, to serve on the Tax Increment Finance Board of Directors.

Mayor Kelly seconded the motion.

The motion to approve carried by the following vote:

Aye: 7 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Carol Wollin, Chuck Mogged, Stan Hall, Jody Short, and Tom Hart

6e Resolution R-13-3635

A resolution appointing a member to the Audit Committee

Mayor Kelly read Resolution R-13-3635 in its entirety.

Mayor Kelly opened the public hearing at 12:23 a.m.

There was no one present wishing to speak concerning this item and Mayor Kelly closed the public hearing at 12:23 a.m.

Mayor Kelly nominated Chuck Mogged, to serve on the Audit Committee.

There were no other nominations.

Mayor Kelly moved to approve Resolution R-13-3635, appointing Chuck Mogged, to serve on the Audit Committee.

Councilmember Hall seconded the motion.

The motion to approve carried by the following vote:

Aye: 7 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Carol Wollin, Chuck Mogged, Stan Hall, Jody Short, and Tom Hart

6f Resolution R-13-3636

A resolution appointing a member to the Municipal Judge Review and Selection Committee to fill an unexpired term

Mayor Kelly read Resolution R-13-3636 in its entirety.

Mayor Kelly opened the public hearing at 12:25 a.m.

There was no one present wishing to speak concerning this item and Mayor Kelly closed the public hearing at 12:25 a.m.

Councilmember Hall nominated Carol Wollin, to serve on the Municipal Judge Review and Selection Committee.

There were no other nominations.

Councilmember Hall moved to approve Resolution R-13-3636, appointing Carol Wollin, to serve on the Municipal Judge Review and Selection Committee.

Councilmember Short seconded the motion.

The motion to approve carried by the following vote:

Aye: 7 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Carol Wollin, Chuck Mogged, Stan Hall, Jody Short, and Tom Hart

7. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA

There were no speakers regarding this item.

8. REPORTS

Zoning Board of Adjustment Meeting Minutes - February 12, 2013
Colleyville Center Advisory Committee Meeting Minutes - February 18, 2013
Colleyville Events Steering Committee Meeting Minutes - March 27, 2013
Zoning Board of Adjustment Meeting Minutes - April 9, 2013
Sign Board of Appeals Meeting Minutes - April 9, 2013
Planning and Zoning Commission Meeting Minutes - April 22, 2013

There was no discussion of this item.

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR JUNE 4, 2013 - Reading and Public Hearing - Resolution R-13-3637

This resolution was not needed.

10. ADJOURNMENT

There being no further business before the City Council, Councilmember Mogged moved to adjourn, and Councilmember Hart seconded the motion.

The motion carried with the following vote:

Aye: 7 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Carol Wollin, Chuck Mogged, Stan Hall, Jody Short, and Tom Hart

Mayor Kelly adjourned the City Council meeting at 12:26 a.m.

APPROVED BY A VOTE OF _____ AYES, _____ NAYS, AND _____
ABSTENTIONS ON THIS THE _____ DAY OF _____.

Minutes taken and prepared by:

*Amy Shelley
City Secretary*



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 4b

Agenda Date 06/18/2013

Number Resolution R-13-3639

Type Resolution

Department Public Works

Title

Approval of a change order to the existing construction contract with 3D Paving and Contracting, LLC, for the Fiscal Year 2013 Miscellaneous Concrete Repair Contract, in an amount not to exceed \$115,000, and authorize the city manager to execute the change order

Explanation

Reading and Public Hearing

During Fiscal Year 2012 (FY 2012), staff engaged the services of a contractor to perform concrete repairs on an as needed basis throughout Colleyville. This allowed staff to address a portion of the backlog of existing service requests from residents, and was a much more efficient and effective way to perform needed concrete repairs. The FY 2012 contract was considerably smaller than the approved FY 2013 contract; however, the work that was able to be completed was significant and the program was considered a great success. Staff received numerous compliments from residents for the completion of the repairs in an efficient and timely manner.

Staff prepared a larger, more comprehensive concrete rehabilitation program for FY 2013. The existing contract with 3D Paving and Contracting, LLC, was approved by City Council on December 4, 2012 by Resolution R-12-3564 in the amount of \$461,000. The contractor has performed concrete repairs throughout the City, including all of the necessary repairs in preparation of the FY 2012 and FY 2013 Street Rehabilitation Project. The contractor has also performed many concrete repairs throughout the City that have been identified for some time. This project has been very successful, with the contractor strongly meeting the expectations of the City. Staff is requesting the scope of the project be expanded to take advantage of the current pricing set within the contract, as well as continuing to utilize the current contractor.

This proposed change order will result in an additional \$115,000 of concrete repairs that can be performed this year. The concrete repairs will be at various locations throughout the City and will range from small curb and sidewalk repairs to complete concrete panel replacement.

Financial Impact

Funding is available from the FY 2013 Street Division Operating Budget line item 001-33-10-6319.

Recommendation

Approve

Attachments

1. 3D Paving and Contracting FY 2013 Miscellaneous Concrete Repair Contract Excerpt

**3D Paving and Contracting FY 2013 Miscellaneous
Concrete Repair Contract Excerpt**

**SPECIFICATIONS AND
CONTRACT DOCUMENTS FOR
FY2013 MISCELLANEOUS CONCRETE REPAIR**

**FOR
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1090**

Date: November 2012

CITY'S COPY

PROPOSAL AND UNIT PRICE BID FORM

FY2013 MISCELLANEOUS CONCRETE REPAIR

CITY OF COLLEYVILLE, TEXAS

Date Nov. 20, 2012

TO: CITY OF COLLEYVILLE
Public Works Department
Engineering Office
100 Main Street
Colleyville, Texas 76034

FOR: FY2013 MISCELLANEOUS CONCRETE REPAIR

Pursuant to the foregoing "Notice to Bidders" the undersigned bidder, having thoroughly examined the Contract Documents, the site(s) of the project and understanding the amount of work to be done and the prevailing conditions, hereby proposes to fully complete all of, the work and requirements (including furnishing all necessary superintendence, labor, machinery, equipment, tools and materials), as provided in the Plans, Specifications and Contract Documents and binds himself, upon acceptance of this proposal, to execute a contract and bonds, and to furnish all required guarantees (according to the accompanying forms) and to complete the work within the required time and for the following prices to-wit:

Item No.	Quantity & Unit	Description & Price In Words	Prices in Figures	
			Total Unit	TOTAL
1	2500 SY	Removal and Replacement of Concrete Sidewalk, including all incidentals, in Accordance with City of Colleyville Specifications for the sum of <u>Forty Nine</u> Dollars And <u>no</u> cents per square yard	\$ 49	\$ 122,500
2	40 EACH	Install ADA compliant curb ramp per TXDOT's details, including all incidentals, transition and tie-ins, complete in place for the sum of <u>Nine Hundred</u> Dollars And <u>no</u> cents per each	\$ 900	\$ 36,000

Item	Quantity	Prices in Figures		
No.	& Unit	Description & Price In Words	Total Unit	TOTAL
3	1000 SY	Removal and Replacement of Concrete Paving using high early concrete with 48 hour cure time in Accordance with City of Colleyville Specifications for the sum of <u>Fifty Eight</u> Dollars And <u>no</u> cents per square yard	\$ 58	\$58,000
4	500 SY	Removal and Replacement of existing subgrade material with 12" of compacted Flex Base in Accordance with City of Colleyville Specifications for the sum of <u>Twenty Five</u> Dollars And <u>no</u> cents per square yard	\$ 25	\$12,500
5	5000 LF	Removal and Replacement of Concrete Curb and Gutter, to include removal and replacement of HMAC transitions in accordance with City of Colleyville Specifications for the sum of <u>thirty</u> Dollars And <u>no</u> cents per linear foot	\$ 30	\$150,000
6	500 SY	Removal and Replacement of miscellaneous concrete in accordance with City of Colleyville Specifications for the sum of <u>Fifty Four</u> Dollars And <u>no</u> cents per square yard	\$ 54	\$27,000

Item No.	Quantity & Unit	Description & Price In Words	Prices in Figures	
			Total Unit	TOTAL
7	1000 SY	Furnish and install matching sod and approved top soil on disturbed areas as needed and level with existing sod, complete and in place in accordance with City of Colleyville Specifications for the sum of <u>Five</u> Dollars And <u>no</u> cents per SY	\$ 5	\$ 5,000
OPTIONAL ITEMS/SERVICES				
8	LS	Construction Contingency	\$50,000	\$50,000
Grand Total			\$ <u>461,000⁰⁰</u>	



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 4c

Agenda Date 06/18/2013

Number Resolution R-13-3639

Type Resolution

Department Public Works

Title

Approval of a contract with Vector Disease Control International (VDCI), for mosquito control ground spraying, and authorize the city manager to execute the contract

Explanation

Reading and Public Hearing

The attached Integrated Mosquito Management Program was adopted by City Council on May 7, 2013 by Resolution R-13-3623. This program provides a formal and clear direction of the steps taken by the City of Colleyville in regard to West Nile Virus. The key components of the program include:

- Establishment of risk levels
- Establishment of City actions at each risk level
- Establishment of the escalation and de-escalation between risk levels
- Establishment of adulticiding protocols
- The ability to contract with a third party
- Clear definition of the actions taken by the City in regard to West Nile Virus

Staff has worked with several third party consultants in order to find the best consultant to address the needs of the City of Colleyville. During discussions with the various consultants, Tarrant County went through a selection process, and selected Vector Disease Control International (VDCI) as their consultant. Vector Disease Control International (VDCI) was selected for consideration because of their existing agreement with Tarrant County. City staff and VDCI representatives have prepared the attached agreement, which is being presented for City Council's consideration. This is a similar agreement to the agreement that was executed by Tarrant County in May of this year. This agreement establishes the pricing for any future actions or requests for service, and establishes a 48-hour response time. The specific cost of any future adulticiding would be dependent upon the extent of the application. Their services will only be utilized in strict compliance with the adopted Integrated Mosquito Management Program.

Financial Impact

There is not a cost associated with this agreement. This agreement establishes the pricing for any future actions. The cost of any future adulticide would require additional funding dependent on the extent of the application.

Recommendation

Approve

Attachments

1. Proposed Contract for Mosquito Surveillance and Ground Adulticide Application Services
2. Integrated Mosquito Management Program

**CONTRACT FOR MOSQUITO SURVEILLANCE & GROUND ADULTICIDE
APPLICATION SERVICES**

This agreement, dated _____ to provide Truck-Based Ultra Low Volume (ULV) Application Services (Ground Application) and Mosquito Surveillance is entered into between Vector Disease Control International, LLC (VDCI) with offices at 1320 Brookwood Dr., Ste. H, Little Rock, AR 72202 and _____, _____(Customer).

SCOPE OF SERVICES:

VDCI is a licensed commercial applicator in the state of Texas and will obtain, keep current, and abide by all national, state, and local requirements needed to perform on this contract. Copies of all required licenses and permits are available to the Customer on request. VDCI hereby agrees to provide Ground Application Services for the application of mosquito control insecticides. VDCI shall provide all labor, equipment, supplies, insurance and any other requirements to complete the terms, conditions and specifications herein. VDCI shall furnish Vehicles equipped for ultra-low volume (ULV) dispersal of insecticides used for the control of adult mosquitoes.

MINIMUM SPECIFICATIONS:

A. General Contract Scope:

VDCI shall furnish Trucks and equipment to be used for ULV application of insecticides to control adult mosquitoes within the geographical confines to be determined by Customer. VDCI will provide all equipment, personnel (including driver), equipment, fuel, oil, maintenance, Licenses and all other items required to successfully complete the application(s). VDCI will respond with a 48hr or greater notice.

B. Adulticide Specifications:

Product for adulticide use is to be determined by VDCI with approval from the Customer. VDCI will apply the insecticide at a rate which is dependant on the product to be used. No applications will be at rates above and/or below those specified on the label.

C. Equipment:

VDCI shall make available as many trucks as necessary to complete the mission as directed by the customer. VDCI is capable of spraying up to 200 miles per night.

Note: More trucks are available for large area applications.

Trucks and equipment used within the contract shall:

1. Be equipped with GPS tracking units capable of delineating the spray routes of each vehicle.
2. Have GPS information available that from records the date, time, latitude, longitude, , roads and driveways sprayed, direction of travel, truck speed and ground wind speed and direction and sprayer status (on or off) for each vehicle.
3. Produce maps, graphically illustrating the application data after each spray operation

D. Application:

The Customer will supply VDCI with the geographical areas to be sprayed, date, time, alternate time, and the estimated number of miles to be treated.

A representative to be named by the Customer will be available to coordinate the spray mission to ensure procedures are followed that will result in a successful best effort mission. Some of the items to be dealt with may include:

1. Public notification
2. Pre and post Landing Rate Counts (LRC)
3. Pre and post surveillance traps
4. Meteorological conditions (favorable or unfavorable)
5. Application protocols such as no spray zones etc.

The Customer's representative, along with VDCI, shall have the mutually agreed authority to approve, delay or terminate the spray mission(s).

PRICING & PAYMENT:

Description of Service	
Truck ULV Application services including EPA approved insecticide at label rate. These applications will occur within 24- 48hrs of notice by the City and consist of licensed applicators using GPS-tracked equipment to perform the services. All application data will be mapped and reported to the City upon completion.	\$39.49 Per Mile
Mosquito Surveillance – Set Mosquito Traps (Light or Gravid Traps). CDC light and/or Gravid traps will be placed throughout the City to monitor mosquito population levels and provide analysis for viral presence. All surveillance data will be mapped and reported to the City upon completion.	\$150.00 Per Week
ATV ULV Application service including EPA approved insecticide at label rate. These applications will occur within 24- 48hrs of notice by the City and consist of licensed applicators using GPS-tracked equipment to perform the services. All application data will be mapped and reported to the City upon completion.	\$39.49 Per Mile

All Services to be performed upon a written request by the City of Colleyville.

After each application, VDCI shall submit to Customer an invoice for all services provided. All amounts shall be due upon receipt. Invoices shall be payable to the following address:

Vector Disease Control International, LLC
1320 Brookwood Dr., Ste. H
Little Rock, AR 72202

CONTRACT TERM:

This agreement will remain in full force and effect until December 31, 2013 (the "Termination Date"). Upon attainment of the Termination Date or any subsequent Termination Dates, if a letter of termination is not sent to VDCI the this contract will be automatically renewed for a period one year. This contract may be renewed for a period of four (4) one (1) year renewals, subject to mutual agreement by both parties to any changes in the pricing and terms of this agreement.

INSURANCE REQUIREMENTS:

VDCI shall procure and maintain, at its own expense, for the duration of the contract, insurance against claims for injuries to person or damages to property which may arise from, or in connection with, the performance of the work hereunder by VDCI, his agents, representatives, or employees.

All insurance shall be endorsed to provide the following provisions:

- (1) name the City, its officers, and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance;
- (2) provide for a waiver of subrogation against the City for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance. A specific endorsement needs to be added to all policies, with a copy of the endorsement provided to the City that indicates the insurance company will provide to the City at least a thirty (30) prior written notice for cancellation, non-renewal, and/or material changes of the policy.
- (3) All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A" by AM Best or other equivalent rating service. All policies must be written on a primary basis, non-contributory with any other insurance coverage and/or self-insurance maintained by the City.
- (4) A certificate of insurance evidencing the required insurance shall be submitted prior to commencement of services

A. Minimum Limits of Insurance

1. Automobile Liability: \$1,000,000 per accident for bodily injury and property damage. Combined single limit all autos - owned and non-owned
2. Workers' Compensation: Benefits as per Texas statutory requirements.
3. Commercial General Liability: \$1,000,000 each occurrence, \$2,000,000 general aggregate
4. Employer's Liability: \$1,000,000 per accident for bodily injury or disease.
5. Aviation Liability Insurance: \$1,000,000 per occurrence.
6. Chemical Coverage shall be at least \$300,000/\$300,000/\$300,000 for bodily injury per person, bodily injury per accident & property damage

INDEMNIFICATION:

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 VDCI pursuant to this agreement. VDCI hereby waives all claims against city, its officers, agents and employees (collectively referred to in this section as “city Indemnitees”) for damage to any property or injury to, or death of, any person arising at any time and from any cause other than the negligence or willful misconduct of city or breach of city’s obligations hereunder. VDCI agrees to indemnify and save harmless city Indemnitees from and against any and all liabilities, damages, claims, suits, costs (including court costs, 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 ALL THIRD PARTY property to the extent caused by the VDCI’s negligent performance of services under this agreement or by reason of any negligent act or omission on the part of VDCI, its officers, directors, servants, employees, representatives, consultants, licensees, successors or permitted assigns (except when such liability, claims, suits, costs, injuries, deaths or damages arise from or are attributed to negligence of the city indemnitees, in whole or in part, in which case professional shall indemnify city indemnitees only to the extent or proportion of negligence attributed to professional as determined by a court or other forum of competent jurisdiction). The VDCI’s obligations under this section shall not be limited to the limits of coverage of insurance maintained or required to be maintained by VDCI under this agreement. This provision shall survive the termination of this agreement.

AGREED AND ACCEPTED:

Vector Disease Control International _____, _____ (Customer)

By: _____ By: _____

Title: _____ Title: _____

Integrated Mosquito Management Program City of Colleyville, Texas



Integrity - Service - Innovation

*Adopted by City Council
Resolution R-13-3623
Administered by the Department of Public Works*

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INTRODUCTION

Mosquitoes are insects that belong to the order Diptera, or True Flies. Female mosquitoes have modified mouthparts that form a long piercing-sucking proboscis, while male mosquitoes have mouthparts that are incapable of piercing skin. There are over 2,500 different species of mosquitoes that have been identified throughout the world, with approximately 150 species occurring in the United States. The Texas Department of Health estimates there are approximately 82-84 mosquito species in the State of Texas, although only about 12 of these mosquito species have been implicated in the transmission of serious diseases.

Mosquitoes typically need still, stagnant water that is isolated from fish or other small predators to complete their metamorphosis from egg to adult. Larval habitats can range from marshes, freshwater wetlands, and tree holes to human-made structures like catchments, gutters, and discarded tires. Not all species of mosquitoes feed on humans and other mammals, many species feed mostly on birds, amphibians, or reptiles. Only a small percentage of the known mosquito species are considered to carry the West Nile Virus.

Mosquitoes may be controlled through a variety of different physical, chemical, and biological methods. Physical methods usually involve source reduction, which is simply the physical removal of mosquito breeding habitats. Biological measures mainly center on the use of bacteria that kill mosquito larvae or the use of natural mosquito predators. Chemical treatment typically involves the application of pesticides to attempt to control adult mosquito populations.

Today, communities are developing locally tailored mosquito control programs that may be scaled to adapt to changing conditions. For many areas, this means providing the basic level of protection by monitoring mosquito movement, population size, and infection rates. Just as we keep an eye on our checkbook to prevent overdrafts, or track hurricanes to avoid weather disasters, knowing how many and what kinds of mosquitoes are in the area helps communities respond more effectively when threatened, especially in the aftermath of flooding and clean-up activities. Because regions vary in geography and climate, and because each community's economy is supported by different industries, the need for mosquito control is a local matter. In fact, the type of mosquito control program a community needs may change over time. This means a community needs a program that is tailored and flexible.

HISTORY OF MOSQUITO CONTROL AND THE THREATS TO PUBLIC HEALTH

Although only a small percentage of mosquito species are capable of transmitting diseases, mosquitoes are still considered to be a very important vector for disease transmission. Within the United States, the occurrences of mosquito-borne illnesses have been relatively rare in recent years. However, epidemics of mosquito-borne diseases were once common in the United States. Outbreaks of Yellow Fever have been recorded as far north as Philadelphia during the Colonial Period, and Dengue Fever was prevalent along the Gulf Coast until the mid-1940's. At one time, Malaria was well established in the continental United States, especially in the south. Other mosquito-borne illnesses like LaCrosse, St. Louis, and Eastern Equine Encephalitis are still threats in certain areas of the country. Many

of these historical mosquito-borne diseases have been eliminated or at least controlled, the introduction and subsequent rapid spread of West Nile Virus within the United States is a topic of current concern¹.

In recent years, with increasing intercontinental movement of goods, people, and animals, a variety of new and exotic disease problems have been encountered. These emerging infectious diseases include Severe Acute Respiratory Syndrome (SARS), Ebola virus (Reston strain) and West Nile Virus (WNV). These diseases are zoonoses, or diseases of animals that can be transmitted to humans. Many zoonoses, such as WNV, are transmitted by vectors, such as mosquitoes or ticks. WNV has spread from coast to coast in only five years. Given the increasing globalization of travel and commerce, it is likely that other exotic agents will be transported and established in the United States or in other areas of the Americas¹.

WEST NILE VIRUS (WNV)

West Nile Virus is a mosquito-borne illness. Up to 80 percent of people infected with WNV will have no symptoms and will recover on their own; however, some cases can cause serious illness or death. People over 50 and those with weakened immune systems are at a higher risk of becoming ill, if they become infected with the virus.

The relatively rapid spread of WNV and the increase in disease incidence indicates that WNV is permanently established in the United States. It is likely that the virus survives the winter either within birds that remain in the area or possibly within mosquitoes that survive the winter in the adult stage. When spring returns, the virus reemerges within the birds and is readily passed to early season mosquitoes. As mosquito populations increase, mosquitoes begin to feed more frequently on birds, causing an increasing number of birds and mosquitoes to become infected. If environmental conditions are favorable for transmission, the virus will amplify to a theoretical point of spillover. At spillover, the virus can bridge out of the enzootic, bird-mosquito cycle through mosquitoes that feed on birds, humans, and other animals. At the point of spillover, transmission to humans becomes more likely, unless a mosquito control program is implemented.

CITY OF COLLEYVILLE PLAN FOR MOSQUITO SURVEILLANCE AND CONTROL MEASURES

The risk of mosquito-borne diseases depends on the size of mosquito populations and the incidence rate of disease. Collecting information on adult mosquito populations is very important for both targeting control measures and gauging the potential for disease outbreak.

In 2003, the City of Colleyville, along with other cities in the county, joined the Tarrant County Public Health Mosquito Surveillance Program. The program's main objective is collecting adult mosquitoes through the use of gravid traps. Captured mosquitoes are sent to the Tarrant County Public Health Department lab for testing. Each sample or pool will consist of mosquitoes that are collected at a single collection site. The information obtained from these surveillance efforts will be used to map mosquito populations, provide public information, and to determine the incidence of WNV or other viruses. An effective

¹ Technical information has been gathered from various sources including the Center for Disease Control, Texas Department of Health, and the Tarrant County Health Department.

surveillance and control program should therefore, allow analysts to detect the presence of WNV and of other mosquito-borne viruses during the amplification phase. In 2013, the City executed an Interlocal Agreement with Tarrant County that allows the City to utilize County contracts for abatement response operations such as ground fogging and aerial spraying.

The City of Colleyville's Integrated Mosquito Management Program consists of the following control measures.

Public Education (City staff)	 Eliminate standing water	 Wear long, loose, light colored clothing	 Dispose of old tires	 Clean roof gutters
Surveillance (City staff)	 Mosquitio Trap	 Testing of Samples		
Larvicide Briquettes (City staff)	 Treatment of standing water	 Treatment of stagnant pools		
Adulticide - Ground or UTV Fogging (Third party contractor)	 Truck mounted fogging	 UTV mounted fogging		
Adulticide – Aerial Spraying (Third party contractor)		Aerial spraying will be considered by the City of Colleyville in conjunction with the regional approach administered by the Tarrant County Public Health Department.		

RISK LEVELS AND RESPONSE

The City of Colleyville will operate the Integrated Mosquito Management Program under three different risk levels. The risk levels include low risk, medium risk, and high risk. The risk levels and the actions taken by the City are described below.

Low Risk Level

Probability of human outbreak is low; subnormal to normal mosquito activity is observed; and no evidence of WNV in the immediate area.

- ★ Public Education - The City of Colleyville will conduct abatement mosquito operations such as providing printed materials (brochures, flyers about mosquito habitat reduction), provide property assessments by request to help identify mosquito-breeding habitats on individual properties, and publicize information about avoiding mosquito bites and encourage larviciding by residents. (Bacillus Thuringiensis Israelensis (BTI) and other low toxicity products). The Tarrant County Public Health Department (TCPH) website is a good source of the education materials and contains frequently asked questions. <http://www.tarrantcounty.com/ehealth/cwp/view>
- ★ Larvicide - The City of Colleyville will larvicide within public rights-of-way areas and city owned properties containing stagnate water with mosquito larvae, using low toxicity materials such as Altosid XR Briquettes. This operation will be done during the mosquito season (typically April 1 to November 1).
- ★ Surveillance - The City of Colleyville will set out five traps each week alternating between 16 test locations identified within the City and submit mosquito samples to the Tarrant County Public Health Department for testing (typically April 1 to November 1).
- ★ Preparedness - The City of Colleyville will utilize the Tarrant County Interlocal Agreement to provide abatement actions whenever possible. If circumstances are such that the County's contracts do not provide adequate services, the City will contract with a certified entomologist and licensed pesticide contractor for the annual mosquito season. The City will retain their services for consultation and recommendation purposes.

Medium Risk Level

WNV has been detected in trapped mosquitoes, probability of human outbreak is increasing, and normal to above normal mosquito activity is observed. All activities at the Low Risk Level will continue and the following additional actions will take place at this level.

- ★ Notification - Citizens and property owners will be immediately notified of the detection of WNV in trapped mosquitoes by Code Red notification within a ¼-mile radius of the positive test site and information will be posted on the City's website.
- ★ Site-specific investigation - The City of Colleyville will conduct a survey within a ¼-mile radius of the mosquito-sampling site that tested positive in order to identify locations in need of mosquito source or habitat reduction. The survey will include all areas that are visible from public property and will not involve City staff entering private property. If obvious sources of mosquito breeding environments are found, code enforcement officials will notify property owners of the situation and direct that action be taken to eliminate the source(s) within ten (10) days. If, after the ten-day period, the breeding sources have not been remediated, a citation will be issued. Obvious sources of mosquito breeding

environments include, but are not limited to tires, open containers, and overhead roof drains plugged with leaves, etc.).

- ★ Test site mitigation – Immediately upon receiving notification of a positive sample, the test site location will be treated with using low toxicity materials such as Altosid XR Briquettes. A follow up sample will be taken 30 days after the initial positive sample and submitted to Tarrant County Public Health Department for testing.
- ★ Monitoring – City staff will prepare and distribute a weekly status report of mosquito activity and program functions.

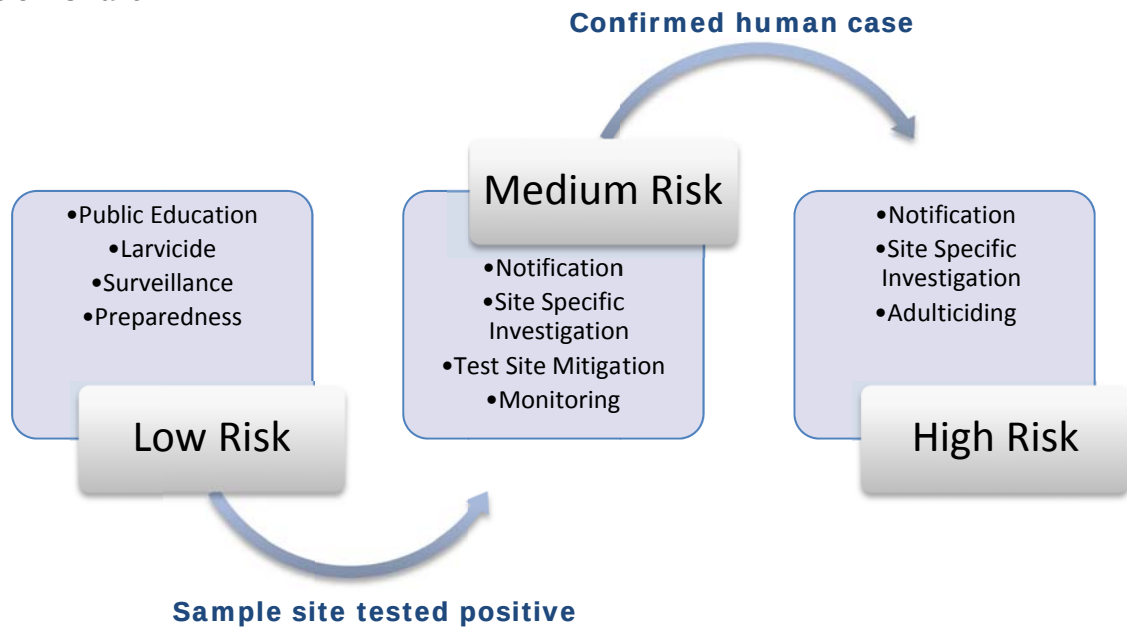
High Risk Level

Confirmed human case has occurred within the jurisdiction; above normal mosquito activity is observed. WNV may or may not have been detected in trapped mosquitoes. All activities at the Medium Risk Level will continue and the following additional actions will take place at this level.

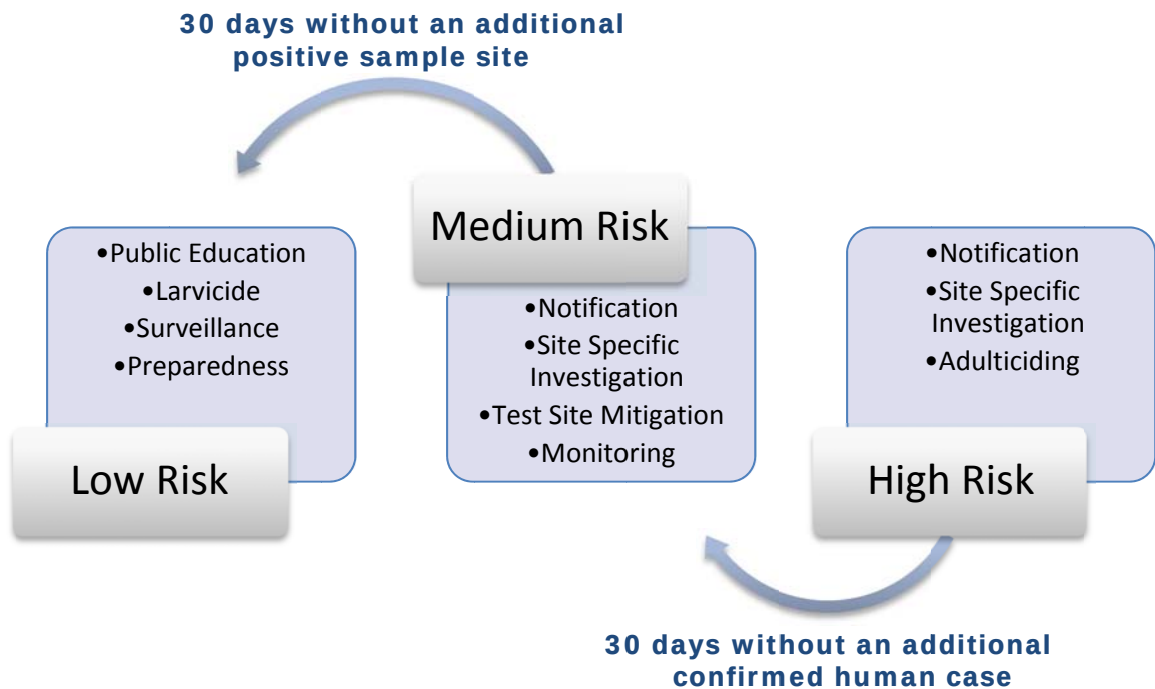
- ★ Notification - Citizens will be immediately notified of the detection of a WNV human case by Code Red notification within a ½-mile radius of the confirmed positive human case. Information of the infected area will be posted on the City's website so that citizens can take extra precautions to avoid being bitten.
- ★ Site-specific investigation - The City of Colleyville will conduct a survey within a ½-mile radius of the mosquito-sampling site that tested positive in order to identify locations in need of mosquito source or habitat reduction. The survey will include all areas that are visible from public property and will not involve City staff entering private property. If obvious sources of mosquito breeding environments are found, code enforcement officials will notify property owners of the situation and direct that action be taken to eliminate the source(s) within ten (10) days. If, after the ten-day period, the breeding sources have not been remediated, a citation will be issued. Obvious sources of mosquito breeding environments include, but are not limited to tires, open containers, and overhead roof drains plugged with leaves, etc.).
- ★ Adulticiding - If the City and consulted Certified Entomologist determine that fogging is needed, the city manager is authorized to initiate this process. Mobilization will take effect within 48 hours to apply adulticides (truck-mounted or UTV mounted fogging). **Fogging operations will only take place within rights-of-way and City owned property.** Adulticiding will be coordinated with larviciding and public information/bite avoidance actions, in order to be effective. Contractors will be certified to apply pesticides and all applications will be in full compliance with all Texas Department of Health (TDH) requirements.

Escalation and De-escalation Charts:

Escalation Chart



De-escalation Chart



Contact Information:

Colleyville Public Works Storm Water Manager	817-503-1102
Colleyville Public Works Environmental Compliance Officer	817-503-1092
Tarrant County Public Health Department	817-884-1111



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 4d

Agenda Date 06/18/2013

Number Resolution R-13-3639

Type Resolution

Department Public Works

Title

Approval of a contract with Stripe-A-Zone, Inc., in an amount not to exceed \$105,332.42, for replacement of worn out pavement markings at various locations throughout the City, and authorize the city manager to execute the contract

Explanation

Reading and Public Hearing

On May 14, 2013, City Council approved a resolution authorizing the City of Colleyville to utilize contracts awarded by the City of Grand Prairie, as allowed under Section 271, Subchapter F, of the Texas Local Government Code. The City of Grand Prairie approved the agreement on June 4, 2013. Staff seeks City Council approval to utilize the contract, currently held by Grand Prairie, with Stripe-A-Zone, Inc., for pavement markings.

If approved, the contract provides for the restripe of approximately 65,000 linear feet of roadway with hot thermoplastic pavement marking material. As some streets have several markings, the total length of streets to be restriped is less than the total linear footage of markings to be applied. The streets to be stripped, and the cost of each street, are listed on the attached Restriping Location and Pricing Summary. Staff anticipates the cost of the contract not to exceed \$105,332.42, which includes a 10-percent contingency of \$9,575.67.

Hot thermoplastic is machine applied and has a predicted useful life of at least five years. The majority of the streets that will be stripped have not had new pavement markings since they were constructed, and some of them are at least 10 years old. Hot thermoplastic costs \$0.90 a linear foot for a four (4") inch wide stripe, as compared to paint, which costs \$0.63 a linear foot for a four inch wide stripe. However, the useful life of paint is approximately one year, which makes the thermoplastic application a much better value.

Work could begin in early July, and is expected to be complete in approximately 30 days.

Financial Impact

Funding is available in the FY 2013 Street Division Operating Budget, line item 001-33-10-6319. The contract amount includes a 10% contingency.

Recommendation

Approve

Attachments

1. Cooperative purchasing confirmation from Stripe-A-Zone
2. Restriping Location and Pricing Summary
3. 2013 Pavement Markings Program Map

Headquarters
2714 W. Sherman
Grand Prairie, TX 75051-1082
800-397-4110
Fax 972-641-9520

STRIPE-A-ZONE, INC.

PAVEMENT MARKING SPECIALISTS

www.stripe-a-zone.com

Houston, TX
Richland, MS # 10936741-1
Baton Rouge, LA # 47954
Decatur, AL



June, 10, 2013

RE: Road Striping

The unit pricing provided to the City Of Colleyville, TX is from the contract between the City of Grand Prairie, TX and Stripe-A-Zone, Inc.

The City of Colleyville, TX will be piggy backing off of the Grand Prairie contract.

Thanks,

Billy Gunter

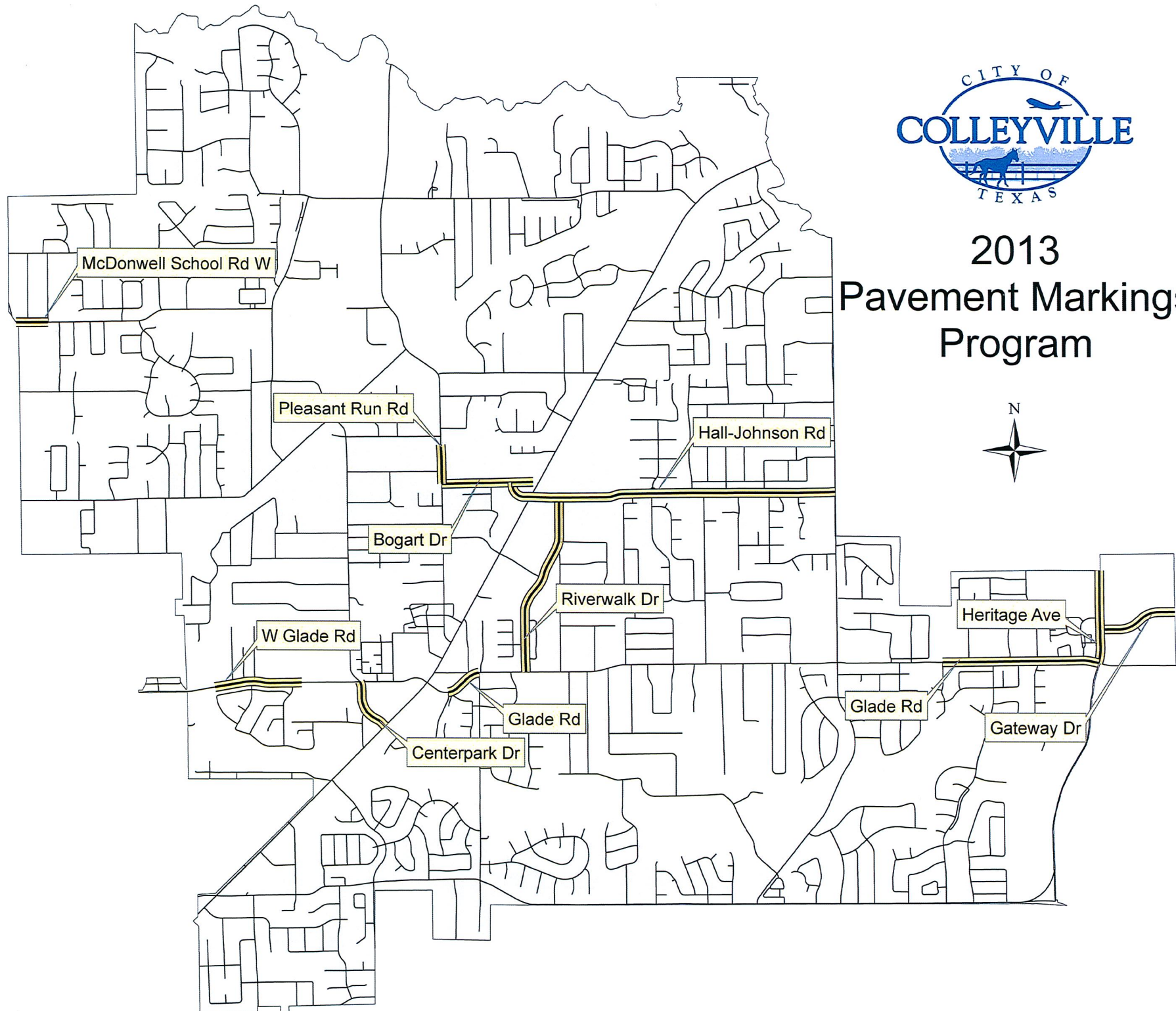
Estimator

Restriping Location and Pricing Summary

Street	Description	Cost
Hall-Johnson Road	Pool Road to round-a-bout	\$21,931.13
Riverwalk Drive	Hall-Johnson Road to Glade Road	\$11,565.67
Bogart Drive	Pleasant Run Road, east past round-a-bout	\$ 8,680.67
Pleasant Run Road	Bogart Drive, north past school	\$ 4,401.48
Glade Road	Heritage Avenue, west of Martin Parkway	\$ 9,321.94
Glade Road	Bedford Road to Glade Creek	\$ 4,008.90
Glade Road	304 Glade Road to 200 Glade (Mill Creek)	\$ 5,484.60
Heritage Avenue	Glade Road, north past high school	\$11,867.13
Centerpark Drive	SH26 to Glade Road including intersection at Bransford Road	\$ 9,477.38
Gateway Drive	SH121 to Heritage Avenue	\$ 3,251.50
McDonwell School Road	Precinct Line Road to Herbert Road	\$ 5,766.35
Total		\$95,756.75



2013 Pavement Markings Program





City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 5a

Agenda Date 06/18/2013

Number Ordinance O-13-1875

Type Ordinance

Department Community Development

Title

Consideration for a zoning change from AG-Agricultural to PUD-R-Planned Unit Development Residential on 53.2 acres on Tracts 1F and 1G, Abstract 1038 of the Hall Medlin Survey and Tracts 1A02 and 1C, Abstract 295 of the William E. Crooks Survey located at 7612 and 7624 Pleasant Run Road, Case ZC13-001

Explanation

Second Reading and Public Hearing

There were no speakers in favor of this request, however, there were seven speakers opposed to this request at the June 4, 2013 City Council meeting. Staff has included all correspondence received on/or after the June 4, 2013 City Council meeting including an attached petition of concerns.

Based on discussion by the City Council and information provided by the applicant, staff has made the following changes to the proposed ordinance:

- The minimum front yard setbacks are 20 feet for lots with side facing garages and 30 feet for lots with front facing garages.
- Total required open space has been reduced to 30 percent at the request of the applicant.
- A wrought iron fence will be constructed between the common open space in the Monticello development and common open space on the subject property. Said fence shall be constructed by the developer prior to the acceptance of final public improvements.
- Maintenance of the ten (10) foot tree preservation buffer shall be the responsibility of each homeowner.
- The trail requirement has been revised to read that the portion of the proposed interior park trail that traverses the open space of the development that is closest to Pleasant Run Road shall provide a stub for future connection to the Pleasant Run Road trail shown in the Colleyville Pathways Plan. Said portion of the interior park trail shall be located within a public access easement and shall be constructed by the developer prior to acceptance of final public improvements and shall be maintained by the homeowner's association.

- Regarding future setback waivers from the future homes in the development to the existing gas well site, staff proposes the following language: "Until January 1, 2030, no building, structure, or other development within this PUD, including any roads and parks, shall trigger any setback requirement for future gas wells and related equipment located on the existing 13.2-acre pad site located directly south of the boundaries of this PUD (the "Existing Pad Site"), regardless of whether such gas wells and equipment are authorized by Ordinance O-10-1779 approving a Special Use Permit for the Existing Pad Site, or are authorized by future approvals (if any) for the Existing Pad Site only by the City Council.

- Regarding the addition of notification requirements to the deed restrictions, for future homes in the development, relative to the existing gas well site, staff proposes the following language: "Prior to the recordation of a final plat for any property within this PUD, an instrument shall be recorded in the deed records of Tarrant County, Texas, for the property within this PUD, providing all future purchasers of such property with notice of this paragraph. The form of such instrument shall be approved by the City Attorney. In addition, any rezoning of the property governed by this PUD, including, but not limited to, an amendment to this PUD, shall require that written notice be given to the gas well operator in the same manner that is required by Chapter 211 of the Texas Local Government Code for all property owners. Notices shall be sent to the gas well permittee based on the address on file with the City."

The above provisions that address the gas well site have been reviewed and accepted by the applicant and by Atlas Resource Partners. As requested by the City Council at the June 4, 2013 meeting, a representative from Atlas Resource Partners will be in attendance at the June 18, 2013 meeting.

With regard to park land dedication fees, the applicant proposes adding the following language to the proposed ordinance:

"Park fee credits shall be granted for the construction costs for the trail located within a public access easement. Collection of any remaining park land fees shall be at the time of building permit issuance."

The park land dedication fee provision proposed by the applicant above has not been added to the proposed ordinance.

First Reading and Public Hearing

Pleasant Run Colleyville, Inc. has submitted a request to change the zoning of approximately 53.2 acres, located at 7612 and 7624 Pleasant Run Road. The applicant is requesting to rezone the property from the AG-Agricultural zoning district to the PUD-R-Planned Unit Development Residential zoning district in order to develop the property for 73 single family residential lots and two (2) open space lots.

Existing Conditions. The subject property consists of unplatted parcels of land with a single family residence located on Tract 1G. An accessory structure that serves the single family residence exists on Tract 1C. The remaining tracts are currently vacant. Approval of a preliminary and a final plat will be required upon the approval of the rezoning request.

Statement of Planning Objectives. The applicant has submitted a Statement of Planning Objectives, which contains a detailed description of the proposed development and is attached to this agenda briefing.

Development Schedule. The applicant proposes that the development be constructed in two phases. Phase one will consist of 33 to 39 lots. Upon completion of construction for phase one, phase two construction will commence on the remainder of the development, from 34 to 40 lots, depending on the progress of phase one.

Lot Dimensions and Setbacks. The PUD-R regulations require a minimum lot size of 13,000 square feet with a minimum lot width of 100 feet and lot depth of 120 feet. Per the details of the Statement of Planning Objectives and the Conceptual Site Plan, the applicant proposes the following development standards:

Minimum Lot Area: 13,000 square feet

Average Lot Size: 16,050 square feet

Minimum Lot Width: 90 feet

Minimum Lot Depth: 70 feet

Minimum Front Yard Setback: 20 feet

Minimum Side Yard Setback: 9 feet

Minimum Rear Yard Setback: 25 feet for main structure; 10 feet for accessory structures

Maximum building Height: 35 feet

Building Setback Provision. Special consideration of reduced lot width has been requested by the applicant for lots located on cul-de-sacs and those located on 90-degree elbows in the streets. The minimum lot width for such lots measured at the building line shall be 70 feet. The minimum lot width for such lots measured at the right-of-way line shall be 35 feet. These proposed provisions are reflected in the proposed ordinance.

Building Design. The surface area of the front exterior walls, excluding windows,

doors, gables, and covered porches will be at least 85 percent masonry or hand-troweled, cement-based, three-coat stucco. The surface area of all side and rear walls will be at least 75 percent masonry or hand-troweled, cement-based three-coat stucco. Staff recommends that all masonry materials shall adhere to the masonry materials allowed in Chapter 6-Building Design of the Land Development Code. These provisions have been added to the proposed ordinance.

Street Design. The streets in the development are proposed to be public and will meet the minimum requirements of the Land Development Code, which includes a 31 foot wide curb and gutter street with a 50 foot right-of-way.

Open Space, Landscaping, and Buffering. The PUD-R regulations require a minimum 20 percent of the development be reserved for open space for use by the residents of the development. The conceptual site plan states the development will provide 36.9 percent open space, which is compliant with the Land Development Code. The open space is generally confined to two areas: most of the open space is located along the northern edge of the property, generally following the natural floodplain of Big Bear Creek; the other open space area is located on the southern section of the proposed development within the 300 foot buffer area of the neighboring gas well site, noted as Atlas Resource Partners gas well pad site on the attached aerial map, located to the south of the development. All open space areas shall be landscaped and maintained by the homeowner's association. This provision has been added to the proposed ordinance.

In terms of landscaping, the applicant states that lots will contain a minimum of two (2) three inch (3") caliper hardwood shade trees to be installed by the builder on each lot. These provisions have been added to the proposed ordinance. Staff recommends that all lots be fully irrigated as well.

At the May 13, 2013 Planning and Zoning Commission meeting, the applicant stated that they intend to preserve all existing trees along the western property line of the development in order to maintain a natural buffer between the Monticello Addition and the proposed development. Given this statement, staff recommends that a minimum ten foot tree preservation buffer be located along the western property line. This provision has been added to the proposed ordinance.

Park Land Dedication. The applicant is proposing a full waiver of payment of park land dedication fees, which in the case of this development amounts to \$1,802 per residential lot, or \$131,546 for a 73 lot development. The applicant instead proposes to dedicate a portion of the private open space to the City as a public park. Per the attached exhibit, the area would encompass 3.4 acres and would be located on the southern portion of the subject property adjacent to the Atlas Resource Partners gas well pad site.

Chapter 11-Park Land Dedication in the Land Development Code states the following

with regard to park land dedication requirements:

"11.5.B LAND DEDICATION REQUIREMENTS

1. Standards

In reviewing proposed dedications of park land, the following criteria shall be imposed; provided, however, the approving body may vary or waive any of the following criteria on a finding that the proposed dedication of park land is in accordance with the development of the City, complies with the statement of intent of the Park Land Dedication Ordinance and because of the uniqueness of the property, requires a variance:

a. Park land shall be clearly visible from the public rights-of-way and shall be located so as to give maximum possible exposure throughout the neighborhood.

b. Access to the park land shall be available from public rights-of-way.

c. Where the proposed park land is a flood plain area which is proposed as a linear park, the following shall also be considered:

- i. Whether the proposed site contains significant environmental features representative of a pre-urbanized Colleyville, including trees, plants, wildlife, topography, geological outcroppings, unique water features or any combination thereof.

- ii. Whether the proposed site currently provides, or will provide in the future, an effective linkage to other existing or anticipated public park sites which will allow movement to and from places where residents live, work and play.

- iii. Whether the proposed site is easily accessible, visible and identifiable.

- iv. Whether the proposed site has street frontage along its entire length.

- v. Whether the proposed site is designed to be used and function as a natural waterway with minimal site alteration.

d. A minimum of fifty percent (50%) of any dedicated park land shall have grades of less than three percent (3%) and shall be well drained and suitable for development of park land improvements.

e. Park land shall be provided with access to all utilities, including water and sewer, along the street frontage of the park.

f. Park land shall not be burdened with easements, rights-of-way, deed restrictions or

other limitations which prohibit or inhibit the use of the park land for park purposes."

Based on the stipulations of Section 11(5)B(1)a above, the proposed dedication does not comply with the maximum exposure requirements given the proposed location. Additionally, Figure 4.3 Neighborhood Parks Service Area Deficit and Figure 4.5 Community Parks Service Area Deficit (both attached) shown in the 2011 Parks, Recreation and Open Space Master Plan show the subject property to be in an area that is currently served by a community park. Finally, given the location of the existing Atlas Resource Partners gas well pad site adjacent to the proposed park site, completely within the 300 buffer for new building construction adjacent to existing gas well equipment, staff recommends that the City not accept the park land dedication proposal by the applicant. Rather, park land dedication fees should be paid in lieu of any park dedication per the provisions of Chapter 11-Park Land Dedication. As such, the request for a waiver of payment of park land dedication fees is not reflected in the proposed ordinance.

Tree Preservation. As required by Chapter 5-Tree Preservation of the Land Development Code, approval of a tree survey and mitigation plan is required upon approval of the final plat for the property. However, the applicant requests that a tree survey or tree mitigation not be required for open space areas shown on the conceptual site plan and that an inventory of protected trees within proposed rights-of-way, proposed building pads, and public and private easements be exempt from tree mitigation requirements. The developer requests that trees, installed by the builder located in the front and rear yards, count towards any mitigation required as a result of the development process. The applicant also requests that open space and park areas be exempt from tree survey and tree preservation requirements. Staff recommends that all tree preservation meet the requirements of Chapter 5-Tree Preservation in the Land Development Code. As such, this request is not reflected in the proposed ordinance.

Proximity to Gas Well Pad Site. The proposed development will be approximately 10 feet from the Atlas Resource Partners gas well pad site, noted as the Titan Drill site on the attached conceptual site plan, located to the south of the development at 7504 Pleasant Run Road. Gas well activity on the pad site is authorized by Special Use Permit Ordinance O-10-1779 (attached), which allows up to 14 gas wells to be drilled until November 16, 2015, upon the expiration of the SUP.

To date, seven wells have been drilled, however, the wells are not currently in production as there is no pipeline in place. Atlas has informed the City they intend to perform hydraulic fracturing (fracking) of the existing seven wells in 10 stages, with each stage to occur approximately every six months until the pipeline is constructed. To date, two stages of fracking are complete, with eight stages remaining. The next stage of fracking is scheduled to occur in late October or early November 2013. Although Atlas informed the City they anticipate a pipeline construction application to be submitted to the City sometime this summer, staff has yet to receive any pipeline

construction application, nor has staff received any official correspondence from a pipeline company indicating a preferred pipeline route.

Regarding the required setbacks from any new construction to any existing gas well equipment, Section 3.1-145(D)3 of the Land Development Code states the following: *"At a minimum, no structure intended for human occupancy, including any residence, shall be constructed within 300 feet of an existing gas well head, tank battery, or other gas well equipment, unless approved by the City Council."* The open space lot shown as Lot 5X, on the conceptual site plan, is intended as a buffer area in order to meet the above requirement. The 300 foot radius is shown on the conceptual site plan. As such, no proposed homes will be within 300 feet of any gas well equipment. The closest home, in the southwest portion of the proposed development, will be approximately 320 feet from the future tank battery location while the closest home on the southeast portion of the proposed development will be approximately 340 feet from the well heads on the pad site. In comparison, the closest existing home to the current well head locations is 500 feet to the southeast at 7404 Pleasant Run Road.

It should be noted other setbacks are required for any new gas well permit request relative to other uses. Although these setbacks will not apply to the proposed development given the existing SUP authorizing the gas well activity, they may apply in the future, should the gas well operator wish to extend the SUP timeframe and/or drill additional wells above the current limit of 14 wells. These setbacks are located in Section 3.1-145(D)1 of the Land Development Code and are as follows:

- "a. It shall be unlawful to drill, redrill, deepen, re-enter, activate or convert any well, the center of which, at the surface of the ground, is located; or*
- b. Within 1,000 feet from any public park; or*
- c. Within 1,000 feet from any residence, religious institution, public building, hospital building or school for which a building permit has been issued on the date of the application for a drilling permit is filed with the administrative officer or*
- d. Within 1,000 feet from any building used, or designed and intended to be used, for human occupancy; or*
- e. Within 500 feet from any existing storage tank containing flammable liquids or gases, or source of potential ignition; or*
- f. Within 500 feet of any public street, road, highway, or right-of-way line, except in the case of railroad right-of-way; or*
- g. Within 100 feet of any building accessory to, but not necessary to the operation of the well; or*

h. Within 300 feet to any fresh water well; or

i. The measurement of all distances shall be calculated from the proposed well bore, in a straight line, without regard to intervening structures or objects, to the closest exterior point of the any object listed in a. through h. above.

j. For purposes of this section, a "building used, or designed and intended to be used, for human occupancy" means an enclosed space, other than a residence, in which individuals congregate for amusement or similar purposes or in which occupants are engaged at labor, and which is equipped with means of egress, light, and ventilation facilities."

In order to provide an additional buffer from the gas well pad site and to discourage trespassing onto or near the pad site property by future residents of the proposed development, staff recommends that a minimum eight (8) foot masonry wall be constructed along the common property lines of the development and 7504 and 7404 Pleasant Run Road where there is adjacent residential property. Where the adjacent property is open space, staff recommends a wood fence. The fence/wall would be maintained by the homeowner's association. This wall would also provide an additional buffer from gas well truck traffic and operational activity during periods of drilling, fracking, and workover operations. The applicant proposes to construct an eight foot wood fence as a buffer rather than a masonry fence as recommended by staff. The staff recommendation has been included in the proposed ordinance.

Staff received a letter from Atlas Resources (attached) describing their position on the proposed zoning change. The letter does not state any clear support, or opposition, to the proposed zoning change.

Development Fees. Given the large amount of open space and park dedication discussed above, the applicant requests a waiver to the park land dedication fee requirement of \$1,802 per residential lot. Since staff does not agree with this waiver request, as the open space will be private and not public, the request is not contained in the proposed ordinance.

Roadway impact fees are due in the amount of \$4,941 per residential lot at the time of the building permit application.

Water and Wastewater impact fees are due at the time of the building permit application. Fees for a typical 5/8 inch meter are \$2,491 for the water impact fee and \$643 for the wastewater impact fee.

Perimeter street improvement fees are due at the time of approval of the final plat for Pleasant Run Road. Perimeter street improvements are required for the newly created lots since Pleasant Run Road is considered unimproved adjacent to the subject property. The developer's portion of the costs for infrastructure improvements may not

exceed the amount that is roughly proportionate to the projected impact of the proposed development, as determined by a professional engineer, licensed in the State of Texas, and who is retained by the City of Colleyville. In making the rough proportionality determination, consideration shall be given to the availability of adequate and minimum levels of public facilities and accessibility to the site for the delivery of emergency services.

Sidewalks and Trails. The developer requests a full variance from the sidewalk requirements found in Chapter 9, Section 9.19 of the Land Development Code, which requires a minimum four (4) foot sidewalk be constructed along both sides of any new streets. The applicant is requesting the waiver because they state it is consistent with adjacent neighborhoods such as Monticello, where no sidewalks currently exist. They also state there is no existing sidewalk or trail along Pleasant Run Road to which the required sidewalks could connect.

According to the Supplemental Sidewalk System Map and the 2005 Colleyville Pathways Plan, a ten (10) foot trail is required to be constructed along Pleasant Run Road depicted as Trail 14 on the plan. Trail 14 will help provide a connection to the Southlake trail system and provide access between Pleasant Run Park and Colleyville elementary and middle schools. The developer proposes to place \$25,000 into escrow for future trail construction, which would then be paid back to the developer in December 2015 if the trail is not constructed by the City. Additionally, in lieu of the roadside location, the developer proposes to construct a private trail system as a continuation of the neighboring Monticello trail system, within the private park land and open space located wholly within the community.

Given the lack of any existing trail construction in the immediate area and the current unimproved state of Pleasant Run Road, staff concurs with the applicant's request to waive the construction requirement of a trail along the frontage of Pleasant Run Road and, instead, recommends the trail construction cost be placed in escrow with the amount to be determined by the City Engineer. Staff does not agree with the applicant's reimbursement timeline of December 2015. Finally, staff does not concur with the developer's request to exempt the sidewalk construction along all public streets, and recommends the inclusion of sidewalks along the streets within the development as required by the Land Development Code.

Screening and Fencing. The applicant proposes no minimum fencing or screening standards, other than at the main entry feature of the development, where a subdivision wall sign is proposed.

Traffic Generation and Access. The developer is not required to provide a Traffic Impact Analysis (TIA), since the development is not projected to generate in excess of 1,000 vehicle trips per day. The Institute of Transportation Engineers publication Trip Generation provides estimates of expected traffic generation based on land use. Data has been collected in the United States and Canada since the 1960's, primarily in

suburban locations. Single-family residences are expected to generate 9.57 trips per day, on average. Based on this average, a 73 lot development would add approximately 699 vehicle trips per day to the surrounding roadways.

The developer proposes a stub street to connect to the Monticello subdivision through Harrison Lane on the west side of the development. Additionally, Wildflower Way shows as a stub for a future connection to the property immediately to the south in anticipation of future single family development.

Section 9.17(B)7 of the Land Development Code states the following with regard to stub streets: *"Permanent dead-end roads shall not be allowed. The street layout shall be extended to the tract boundary to provide for future access into adjoining tracts to assure adequate neighborhood circulation, unless prevented by topography or other physical conditions, or unless, the Planning and Zoning Commission determines that the extension is neither necessary for future development of adjacent tracts. In general, these extensions should be not more than one thousand (1,000) feet apart".*

Drainage and Storm Runoff. The developer has submitted a preliminary drainage analysis of the site, which is to be reviewed and accepted by the Public Works Department. Conditions associated with drainage and storm water runoff shall be set and enforced at the time of platting.

The site generally slopes from south to north and is heavily wooded along the north and east boundaries. Big Bear Creek and its 100-year floodplain traverse the property on the northern boundary receiving the natural runoff from the property. The drainage system for the community shall be designed so that the storm water runoff continues to be conveyed directly into Big Bear Creek. The developer states that the development of the property will not have a significant impact on the total amount of runoff in this reach of Big Bear Creek, due to the low density, large lot size, and the relatively small contributing area of the project in relation to the entire watershed conveyed by Big Bear Creek. Therefore, no detention has been proposed for this project. A small portion of the development area lies within the FEMA designated 100-year floodplain.

Future Land Use Plan. The Future Land Use Plan designates the subject property for single-family residential uses, therefore the proposed development complies with the recommendations of the plan.

Residential Density and Master Plan Recommendations. The Master Plan suggests a maximum residential density of 1.8 dwelling units per acre in non-transitional areas such as the location of the subject property. The proposed development of 73 residential units on the 53.2 acre property will produce a residential density of 1.4 dwelling units per acre based upon the density calculation method prescribed by the Master Plan, therefore the proposed residential density complies with the density recommendations of the Master Plan. The provision that residential density

shall not exceed 1.4 dwelling units per acre has been added to the proposed ordinance.

Area Residential Development Analysis. It should be noted that this portion of Colleyville is one of the least dense and, consequently, most rural portions of the City. Given this observation, staff performed an analysis of the existing residential development within a one mile radius of the subject property in Colleyville only. The following is a result of that analysis:

- Gross residential density: 0.74 dwelling units per acre
- Average residential lot size: 41,092 square feet
- Median residential lot size: 21,111 square feet

Although most of the area contains large lots, a portion of the adjacent Monticello development, on the west side of the proposed development, contains similar minimum lot sizes to the proposed development (13,000 square feet) and contains a similar residential density (1.6 dwelling units per acre) to the proposed development.

Surrounding Development Trends. The development is located along the north central Colleyville border with Southlake, adjacent to Pleasant Run Road on the east and the Monticello neighborhood to the west. Properties to the north are located in the city of Southlake and zoned for single family residential uses. Properties to the east are zoned AG-Agricultural and contain agricultural and single family uses. Properties to the south are zoned AG-Agricultural and contain single family and agricultural uses and a gas well pad site. Properties to the west are zoned PUD-R-Planned Unit Development Residential and contain single family uses within the Monticello development.

Public Notification. Staff mailed notices to 17 adjacent property owners within 200 feet, as well as all homeowners associations within 500 feet of the subject property regarding this request. A courtesy notice was sent to the city of Southlake. Notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. Staff has received two letters of support and ten (10) letters (including speaker cards) of opposition regarding this request.

Planning and Zoning Commission Recommendation. The Planning and Zoning Commission recommended approval of this request at the May 13, 2013 meeting by a vote of 7-0 subject to the following conditions:

- that the internal trail that traverses the open space along Big Bear Creek in the development provide a connection to the Pleasant Run Road trail shown in the Colleyville Pathways Plan
- that staff review the applicant's proposal to dedicate a 3.4 acre park to the City and

make a final recommendation to the City Council

Staff has added the trail provision noted above to the proposed ordinance.

In summary, the applicant proposes the following that is not included in, or conflicts with the proposed ordinance:

- Construct an eight (8) foot privacy wood fence along the south property line adjoining 7404 and 7504 Pleasant Run Road.
- The developer will dedicate a 3.4 acre park to the City of Colleyville. This dedication area, noted as private open space on the conceptual site plan, is located in the southern portion of the proposed development.
- The developer proposes to pay \$25,000 into escrow for construction of a concrete trail along the City improved Pleasant Run Road. Monies shall be used to construct the trail by December 2015 or be returned to the developer.
- The developer proposes that all native and park land areas be exempt from tree survey requirements and tree preservation requirements as set fourth in Chapter 5 - Tree Preservation of the Land Development Code.

Summary. The proposed development complies with the future land use and the maximum residential density recommendations of the Master Plan. Although this portion of Colleyville contains some of the lowest residential densities in the City, the proposed development is similar to the adjacent Monticello development, in terms of lot size and density. The adjacent gas well pad site at 7504 Pleasant Run Road presents some proximity issues to the proposed development given that the pad site, when being utilized for drilling or fracking operations, effectively becomes a heavy industrial use, if only for a short period of time. However, the proposed homes in the development comply with the 300 foot minimum distance for new structures next to existing gas well equipment prescribed by the Land Development Code.

Financial Impact

There is no financial impact to the City.

Recommendation

Approval with the following conditions:

As contained in the proposed Ordinance O-13-1875.

1. GENERAL

a. The purpose of this PUD-R is for a single-family residential development of detached dwelling units, constructed at a gross maximum density of 1.4 dwelling units per acre as described in Exhibit "C". Exhibit "C" is attached herein for descriptive purposes only

and shall not be referenced as a regulatory guide for the purpose of this ordinance.

b. The proposed development is subject to all the regulations contained in the Land Development Code, except as amended by this Ordinance.

2. DEVELOPMENT PLAN AND PLATTING

a. The development shall be generally consistent with the conceptual site plan, Exhibit "D", which shall not be considered the preliminary plat. The lot arrangement may differ from that shown on the conceptual site plan to accommodate topographic, drainage, or other conditions. The actual street layout shall be consistent with Exhibit "D".

b. The developer shall submit and receive approval from the City, a preliminary and final plat, approved in one or more phases, in accordance with the requirements of the Land Development Code prior to development of this PUD-R.

3. PERMITTED USES

a. Single-family residences, detached

b. Common open space areas

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

a. Residential lot requirements and setbacks shall comply with the following provisions:

1. The minimum lot width shall be 90 feet and the minimum lot depth shall be 70 feet.

2. The minimum lot size shall be 13,000 square feet, with an average lot size of 16,050 square feet.

3. The minimum front yard setbacks shall be 20 feet for lots with side facing garages and 30 feet for lots with front facing garages.

4. The minimum rear yard setbacks shall be:

a. From the main structure: 25 feet

b. From an accessory structure: 10 feet

5. The minimum side yard setbacks shall be 9 feet.

6. The maximum building height shall be 35 feet.

7. For lots located on cul-de-sacs and half cul-de-sacs, the minimum lot width shall be 70 feet measured at the front yard setbacks and 35 feet measured at the right-of-way

line.

5. RESIDENTIAL DESIGN REQUIREMENTS

The following requirements shall apply to all homes constructed in this development:

- a. The surface area of the front exterior wall, excluding windows, doors, gables, and covered porches shall be at least 85 percent masonry or hand-troweled, cement-based, three-coat stucco.
- b. The surface area of all side and rear walls shall be at least 75 percent masonry or hand-troweled, cement-based, three-coat stucco.
- c. Approved masonry materials shall adhere to the masonry materials allowed in Chapter 6-Building Design of the Land Development Code.
- d. Each residence shall contain a minimum of 3,000 feet of gross floor area.

6. OPEN SPACE

- a. This development shall provide a minimum of 30 percent common open space, which shall be configured as shown on Exhibit "D". All open space areas shall be landscaped and maintained by the homeowners association.

7. RESIDENTIAL DENSITY REQUIREMENTS

- a. Residential density shall not exceed 1.4 dwelling units per acre.

8. FENCING, SCREENING, BUFFERING AND TREES

- a. A wrought iron fence shall be constructed between the common open space in the Monticello development and common open space on the subject property. Said fence shall be constructed by the developer prior to the acceptance of final public improvements.
- b. A minimum of two, three (3) inch caliper, hardwood shade trees shall be planted on each lot at the time of new home construction.
- c. All lots shall be equipped with an irrigation system per the requirements of Chapter 4-Landscaping and Buffering in the Land Development Code.
- d. A minimum eight (8) foot solid masonry wall shall be constructed along the common property line of the development and the adjacent property to the south located at 7504 and 7404 Pleasant Run Road prior to the acceptance of final public improvements. Where adjacent to lots not used for residential purposes within this development, the wall may be constructed of wood. The wall shall be maintained by

the homeowner's association.

e. A minimum ten (10) foot tree preservation buffer shall be located along the entire length of the western boundary of the development. All trees located within said buffer shall be preserved in place per the requirements of Chapter 5-Tree Preservation in the Land Development Code. Maintenance of the buffer shall be the responsibility of each homeowner.

9. SIDEWALKS AND TRAILS

a. In lieu of constructing the required ten (10) foot trail along Pleasant Run Road, the developer shall pay into escrow the cost of constructing the trail as determined by the City Engineer, prior to the filing of the final plat for the development.

b. The portion of the proposed interior park trail that traverses the open space of the development that is closest to Pleasant Run Road shall provide a stub for future connection to the Pleasant Run Road trail shown in the Colleyville Pathways Plan. Said portion of the interior park trail shall be located within a public access easement and shall be constructed by the developer prior to acceptance of final public improvements and shall maintained by the homeowner's association.

10. GENERAL

a. Until January 1, 2030, no building, structure, or other development within this PUD, including any roads and parks, shall trigger any setback requirement for future gas wells and related equipment located on the existing 13.2-acre pad site located directly south of the boundaries of this PUD (the "Existing Pad Site"), regardless of whether such gas wells and equipment are authorized by Ordinance O-10-1779 approving a special use permit for the Existing Pad Site or are authorized by future approvals (if any) for the Existing Pad Site only by the City Council.

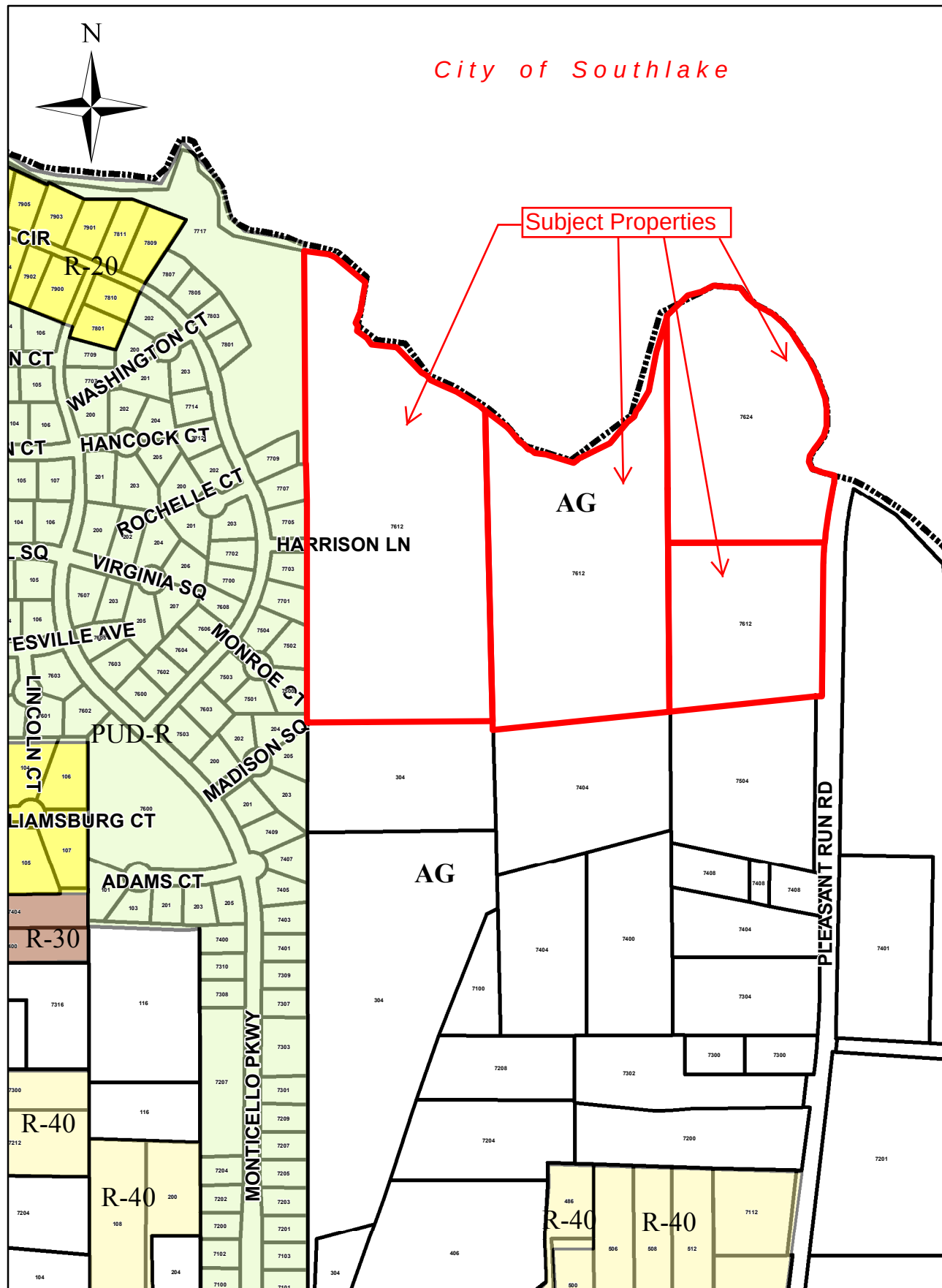
b. Prior to the recordation of a final plat for any property within this PUD, an instrument shall be recorded in the deed records of Tarrant County, Texas for the property within this PUD providing all future purchasers of such property with notice of this paragraph. The form of such instrument shall be approved by the City Attorney. In addition, any rezoning of the property governed by this PUD, including, but not limited to, an amendment to this PUD, shall require that written notice be given to the gas well operator in the same manner that is required by Chapter 211 of the Texas Local Government Code for all property owners. Notices shall be sent to the gas well permittee based on the address on file with the City.

Attachments

1. Location and Zoning Map
2. Notification List

3. Buffer Map
4. Aerial
5. Letters of Opposition
6. Letters of Support
7. Petition of Concerns
8. Correspondence Received on/or after June 4, 2013 City Council Meeting
9. Correspondence from Atlas Resources
10. Statement of Planning Objectives
11. Conceptual Site Plan
12. Summary of Applicant's Amended Proposal Submitted at the May 13, 2013 Planning and Zoning Commission Meeting
13. Proposed Park Dedication Exhibit
14. Master Plan Figure 4.3—Neighborhood Parks Service Area Deficit
15. Master Plan Figure 4.5—Community Parks Service Area Deficit
16. Ordinance O-10-1779
17. Ordinance O-13-1875

Location and Zoning Map



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
FERRELL, GEORGE ETUX LINDA	7709 JEFFERSON CIR	COLLEYVILLE	TEXAS	76034	7709 JEFFERSON CIR
STEWART, BRET A ETUX DEE	7707 JEFFERSON CIR	COLLEYVILLE	TEXAS	76034	7707 JEFFERSON CIR
HAYNES, MICHAEL E ETUX SONJA C	7705 JEFFERSON CIR	COLLEYVILLE	TEXAS	76034	7705 JEFFERSON CIR
SHORT, JOSEPH T ETUX JULIE	7703 JEFFERSON CIR	COLLEYVILLE	TEXAS	76034	7703 JEFFERSON CIR
ESTES, STEVEN L ETUX RUTH	7701 JEFFERSON CIR	COLLEYVILLE	TEXAS	76034	7701 JEFFERSON CIR
JOHNSON, STUART ETUX CAROLE	7504 MONROE CT	COLLEYVILLE	TEXAS	76034	7504 MONROE CT
GRILLO, DIANE	7502 MONROE CT	COLLEYVILLE	TEXAS	76034	7502 MONROE CT
LOWE, JONATHAN	7500 MONROE CT	COLLEYVILLE	TEXAS	76034	7500 MONROE CT
THOMPSON, PHILIP K ETUX DANA E	7501 MONROE CT	COLLEYVILLE	TEXAS	76034	7501 MONROE CT
HAWKINS, VINCENT ETUX KIMBERLY	204 MADISON SQ	COLLEYVILLE	TEXAS	76034	204 MADISON SQ
TUTTLE, ROBERT S ETUX BILLIE J	202 MADISON SQ	COLLEYVILLE	TEXAS	76034	202 MADISON SQ
STAAB, JAMES ETUX LANESE TURNE	205 MADISON SQ	COLLEYVILLE	TEXAS	76034	205 MADISON SQ
CHANG, WESLEY EN-TSE	203 MADISON SQ	COLLEYVILLE	TEXAS	76034	203 MADISON SQ
EWING, TIMOTHY K	7503 MONROE CT	COLLEYVILLE	TEXAS	76034	7503 MONROE CT
HIGHTOWER, SYDNEY MARY TR	3945 FM 273	BONHAM	TEXAS	75418	304 JOHN MCCAIN RD
TRINITY CHRIS CTR SANTA ANA	2442 MICHELLE DR	TUSTIN	CALIFORNIA	92780	PLEASANT RUN RD
MONTICELLO HOMEOWNERS ASN INC	1800 PRESTON PARK BLVD STE 101	PLANO	TEXAS	75093	COURTESY NOTICE
CITY OF SOUTHLAKE	1400 MAIN STREET	SOUTHLAKE	TEXAS	76092	COURTESY NOTICE
PLEASANT RUN COLLEYVILLE, INC. (APPLICANT)	4131 N. CENTRAL EXPRESSWAY SUITE 1140	DALLAS	TEXAS	75204	COURTESY NOTICE

Public hearing notices were mailed
Friday, Apr. 26th by Taci Wrisley

Aerial



Letters of Opposition

From: Amy Shelley
Sent: Monday, May 13, 2013 7:58 AM
To:
Cc: Ron Ruthven; Taci Wrisley
Subject: RE: Welbow Development

Good morning,

I have forwarded your email to the Community Development Department so that they can give it to the P&Z Commissioners.

Thank you,

Amy

Amy Shelley
City Secretary
City of Colleyville
100 Main Street
Colleyville, Texas 76034
www.colleyville.com
817.503.1133 Phone
817.503.1139 Fax



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From:
Sent: Sunday, May 12, 2013 9:17 AM
To: Amy Shelley
Subject: Welbow Development

I am a resident of Monticello located at 200 Washington Ct., Colleyville. As I understand the Wilbow Development will be up for consideration shortly. The following are my comments:

- 1) Why anyone would want a home bordered by a gas well and small creek on the South and a flood plain and the Big Bear Creek on the North is beyond me. I believe that when one observes the flooding from Bear Creek they would be shocked. If the development proceeds Bear Creek needs to be cleared of obstructions to insure an adequate flow.
- 2) The proposed residential lots in Wilbow should be a minimum of 20,000 square feet. They are trying to "cram" too many lots into this space.
- 3) No access into Monticello from the Wilbow Development except for emergency vehicles.

Letters of Opposition

4) A masonry wall between the residential lots of Monticello and Wilbow.

5) A Wrought Iron fence between Monticello's common areas and the Wilbow Development which runs along Monticello's Common Areas. This is the same requirement Monticello has for properties along common areas in the Monticello subdivision.

6) A Side Walk along the Wilbow Development on the Mt. Pleasant/Whites Chapel Road. I am curious how the gas well sight escaped this side walk requirement.

I am sending this E mail to your attention as the City Web sight indicates you are the one who should receive such information for the P&Z hearing and the City Council review. I presume you will distribute my thoughts.

Neal E. Wetzel
200 Washington Ct.
Colleyville, Texas 76034

817 577 3244

Letters of Opposition

SPEAKER CARD

Date: 5/13/13

Agenda Item Number: 3a

For example: **5a (this can be found on the far left side of the agenda copy)**

☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☐ I do not wish to speak, but please record my: ☐ **support** ☐ **opposition**

Name: JAMES SPISAK

Address: 105 FRANKLIN CT City: Collegville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, the Planning and Zoning Commission cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: James Spisak

This information is a Public Record.

Letters of Opposition

From: [Ron Ruthven](#)
To: [Taci Wrisley](#)
Subject: FW: City Council Meeting 06/04/2013
Date: Monday, June 10, 2013 6:57:42 AM

FYI

Ron Ruthven, AICP, Director
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
(817)503-1052
fax (817)503-1059



www.colleyville.com

We value your opinion. Please take a moment to take our survey, [click here](#)

From: Jennifer Fadden
Sent: Saturday, June 08, 2013 10:24 AM
To: Amy Shelley; Ron Ruthven
Cc: Terry Leake
Subject: Fwd: City Council Meeting 06/04/2013

Amy: please add Mr. Wetzel's email to the case file for the Quinochet development.

Thanks!
Jennifer Fadden
Sent from my iPhone

Begin forwarded message:

From:
Date: June 7, 2013 7:43:56 PM CDT
To: <jfadden@colleyville.com>
Subject: City Council Meeting 06/04/2013

City Manager, I wanted to respond to some of the comments which were made at the above meeting regarding the pending Welbow development by the City Council as well as some additional though's.

The issue about Harrison Lane being made into an access and not making it an Emergency vehicle only through fair is unacceptable to me. Councilman Taylor, if I recall correctly, wanted to know why making this an opening would be an issue for the people of Monticello. He went on to state this was "old thinking". This comment was inappropriate and disrespectful to the people of Monticello. While the streets in Monticello are public all the common grounds are the property of the Association which includes the trails and etc.

Letters of Opposition

The uniqueness of Monticello is its vast private common areas and trails. This is not old thinking but maintaining ones privacy. Certainly Welbow would want to maintain it's own identity and privacy and I cannot imagine them wanting us to have access through Welbow to Pleasant Run Road for the trip North. I can imagine why Welbow would want this so as to leverage the assets of Monticello for their sales agenda. It was mentioned why would Monticello use this route instead of the traffic circle. I would say that 30% of the Monticello residents on the Monticello side would use this route to Southlake and points North. You need to be here to realize this and obviously many on the Council have not. This would be an easy fix as there are such emergency type entrances with-in a short distance of Monticello.

Councilman Taylor also mentioned that at one time if a subject came up about Monticello on the Council agenda the room would have been filled with Monticello people - hopefully that would not be necessary, and certainly this should not be taken as a lack of interest by Councilman Taylor.

Councilman Hall made a comment stating that you would think that the pipeline situation would be better known before homes were built - excellent perception.

I believe Mayor Kelly indicated that those buying homes in the new Welbow Development should be made aware in writting concerning the closeness to the gas well and the possibility of the pipe line so that they could not make any claims about this in the future. Can you imagine purchasing a home with that kind of stipulation on the deed - how in the world could the owner resell the home when the time comes. I also would question if this would be legal as a waiver of a future right. This development has the possibility of actually lowering values in the general area since there just may be some vacant homes - not probable but possible.

I am happy to see that the Staff does not recommend accepting the parcel of land Welbow wants to donate to the City as a park. This Park would not have much access to the public and who in the world would want their children to play next to a gas well.

Quite a few residents posted comments regarding the possible reduction of any future Royalties from the gas well due to the closeness of the Welbow development. While it questionable when and if there will any Royalties forthcoming this certainly is a viable concern

I appreciate the Chief of Police stating that Colleyville Trails are safe - that is what we expect. However many of our Trails are on the Southlake side of Monticello and there was no mention of that fact. The Monticello residents have developed, and maintained those trails as well as the Tennis Courts and ponds since they are the private property of the Association, and have been for over twenty years. I would be safe in stating that the over whelming majority would want to keep them that way - private.

I am neutral on the Welbow development, except for maintaining our privacy, and I have previously submitted my comments as well as presenting them to the Council June 4, 2013. I am hopeful the Council will fairly weigh all the information on this project.

I would appreciate your distributing this E mail to the various Council Members, and those in a decision making or advisory capacity for the Welbow project.

Letters of Opposition

From: Bj Lang [REDACTED]

Sent: Monday, June 10, 2013 5:33 PM

To: David Kelly; Mike Taylor; Carol Wollin; Chuck Mogged; Stan Hall; Jody Short; Tom Hart; [REDACTED]

Subject: Ordinance O-13_1875 Wilbow Development

Mayor and Council Members:

I live in the Hills of Monticello, 7502 Monroe Court Colleyville, TX. I attended the City Council meeting that was held on Tuesday June 4th regarding the Wilbow Development. I have a few comments.

My concern is the density of the overall development. The developer has claimed that the development would be comparable lot sizes to the Hills of Monticello. In Monticello our minimum lot size is 15,000sf. At the meeting a City Council woman asked the developer how many lots were 13,000sf. The developer said he did not know but the average size lot was 16,000sf. After reviewing the site plan provided by Wilbow I find that 55% of the homes are below Wilbow's average lot size of 16,052sf. In fact, 28 homes are below 14,000sf. It appears their plan is to build large homes on undersized lots. This trend of building large homes on undersized lots does not serve Colleyville well.

Since my property backs up to this development I would like to see:

1. Larger lot sizes so it is comparable to Monticello
2. The overhead power lines removed that run along the Eastern property line of Monticello which includes my property. From time to time the utility company drives their trucks on the Wilbow property and trims the trees that border between Monticello and the Wilbow property. These trees are talked about being the tree preservation buffer. If houses are built how is the utility company going to access the trees? By removing the overhead power lines they would no longer need access to the area.
3. I am also concerned on the quality and type of fencing that will be provided to separate my property from their development. Presently, I have a wrought iron fence that looks out to the field. My concern is do they plan on putting up a fence behind mine? Since this would not be attractive - would I have to incur the expense of taking down mine? What is their plan on the type of fence, quality, height? Do they plan on putting up the fence along the entire border at

Letters of Opposition

one time or as they build? I am sure you can appreciate the noise and dust that will occur during their construction. The fence should be in place for the entire border before construction. The construction will most likely go on for awhile.

4. Harrison Lane should not be open to everyday traffic. It makes no sense and serves no purpose other than to increase traffic through our neighborhood streets that have no sidewalks and where children ride their bikes and walk their dogs.

My neighbors and I have gone through quite a bit due to decisions the City Council has made these past few years. The gas well site is still a looming problem as they have 8 more wells to drill, a pipeline coming through (who knows where--that seems to be a secret) and now a housing development. I can't help but wonder if one day something tragic happens as West, Texas. Do you think someday someone will say -- who the heck gave their seal of approval to a development so near a gas well site? Bless their hearts.....

Come on Colleyville - protect its citizens who live here now.

Letters of Opposition SPEAKER CARD

Date: 06-04

Agenda Item Number: 5a

For example: **5a (this can be found on the far left side of the agenda copy)**

_____ I will speak **In Support** of this item. ☒ I will speak **In Opposition** to this item.

_____ I do not wish to speak, but please record my: _____ **support** _____ **opposition**

Name: MICHAEL FITZPATRICK

Address: ~~54~~ 7604 Jefferson Cir

City: Colleyville

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Signed: _____

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Letters of Opposition

SPEAKER CARD

Date: 6/4/13

Agenda Item Number: 5A

For example: **5a (this can be found on the far left side of the agenda copy)**

_____ I will speak **In Support** of this item. X I will speak **In Opposition** to this item.

_____ I do not wish to speak, but please record my: _____ **support** _____ **opposition**

Name: WESLEY E. CHANG

Address: 203 MADISON SQ

City: COLLEGEVILLE

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Signed: Wesley E. Chang

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Letters of Opposition

SPEAKER CARD

Date: 6-4-13

Agenda Item Number: 5a

For example: **5a (this can be found on the far left side of the agenda copy)**

_____ I will speak **In Support** of this item. ☒ I will speak **In Opposition** to this item.

_____ I do not wish to speak, but please record my: _____ **support** _____ **opposition**

Name: Lanese Turner

Address: 205 Madison St

City: Colleyville

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Signed: Lanese Turner

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Letters of Opposition

SPEAKER CARD

Date: 6/4/13

Agenda Item Number: 5a

For example: **5a (this can be found on the far left side of the agenda copy)**

_____ I will speak **In Support** of this item. ☒ I will speak **In Opposition** to this item.

_____ I do not wish to speak, but please record my: _____ **support** _____ **opposition**

Name: Bob Tuttle

Address: 202 Madison Square City: Colleyville

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Signed: _____

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Letters of Opposition

SPEAKER CARD

Date: 4 Jun 2013

Agenda Item Number: 5A Ordinance 0-13-1875

For example: **5a (this can be found on the far left side of the agenda copy)**

_____ I will speak **In Support** of this item. ☒ I will speak **In Opposition** to this item.

_____ I do not wish to speak, but please record my: _____ **support** _____ **opposition**

Name: Jeffrey Wall

Address: 7900 Jefferson Circle

City: Colleyville

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Signed: _____



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Letters of Opposition SPEAKER CARD

Date: 6/4/13

Agenda Item Number: 5A

For example: **5a (this can be found on the far left side of the agenda copy)**

_____ I will speak **In Support** of this item. / I will speak **In Opposition** to this item.

_____ I do not wish to speak, but please record my: _____ **support** _____ **opposition**

Name: JAMES SPISAK

Address: 105 FRANKLIN CT City: Collegville

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Signed: John Spisak

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Letters of Opposition SPEAKER CARD

Date: 6/4/13

Agenda Item Number: 5a

For example: **5a (this can be found on the far left side of the agenda copy)**

_____ I will speak **In Support** of this item. X I will speak **In Opposition** to this item.

_____ I do not wish to speak, but please record my: _____ **support** _____ **opposition**

Name: Neal E. Wetzel

Address: 200 Washington Ct City: Colleyville TX

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Signed: _____

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Letters of Support

SPEAKER CARD

Date: 9/13

Agenda Item Number: 3A

For example: 5a (this can be found on the far left side of the agenda copy)

☒ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☐ I do not wish to speak, but please record my: ☐ **support** ☐ **opposition**

Name: CURTIS YOUNG

Address: 8003 JEFFERSON

City: Collegeville

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Signed: 

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Letters of Support

SPEAKER CARD

Date: 5/13/13

Agenda Item Number: 3a

For example: **5a (this can be found on the far left side of the agenda copy)**

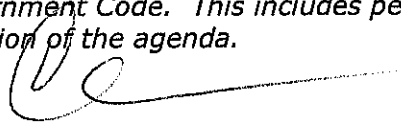
☒ I will speak **In Support** of this item. ☒ I will speak **In Opposition** to this item.

☐ I do not wish to speak, but please record my: ☐ **support** ☐ **opposition**

Name: Chris Monroe

Address: 1500 S. White Chapel Blvd City: Southlake

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Signed: 

This information is a Public Record.

Letters of Support

From: [Ron Ruthven](#)
To: [Taci Wrisley](#)
Subject: FW: Wilbow Zoning Case on Pleasant Run
Date: Thursday, June 06, 2013 4:44:02 PM

FYI

Ron Ruthven, AICP, Director
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
(817)503-1052
fax (817)503-1059



www.colleyville.com

We value your opinion. Please take a moment to take our survey, [click here](#)

From: Jennifer Fadden
Sent: Thursday, June 06, 2013 2:53 PM
To: Ron Ruthven; Amy Shelley
Subject: Fwd: Wilbow Zoning Case on Pleasant Run

Jennifer Fadden
Sent from my iPhone

Begin forwarded message:

From: Curtis Young
Date: June 6, 2013 11:25:08 AM CDT
To: <dkelly@colleyville.com>, 'Mike Taylor' <mtaylor@colleyville.com>, "Jody Short" <jshort@lee-eng.com>, 'Carol Wollin' <cwollin@colleyville.com>, <cmogged@colleyville.com>, 'Tom Hart' <thart@colleyville.com>, 'Stan Hall' <shall@colleyville.com>
Cc: 'Jennifer Fadden' <faddenj@colleyville.com>,
Subject: Wilbow Zoning Case on Pleasant Run

Mayor and City Council:

I was unable to be at the Public Hearing Tuesday night for the proposed Wilbow subdivision along Pleasant Run Rd., near Monticello, so I would like to offer my comments via email.

Letters of Support

For a change, I am not presenting a project, but rather commenting as a neighbor to the land in question; I live in Monticello, on Jefferson Circle. In addition, I am a member of the Board of the Monticello HOA, and was appointed by the Board to be the liaison between the board and the developer, once they contacted us about their proposal.

First of all, I would like to compliment Wilbow for their outreach and willing communication to us about their intent and the various changes that were necessary as the project progressed. Should this be approved, we look for a continued cooperative relationship going forward.

They initially asked the Board for two things: 1) Our support of their zoning case, and 2) A potential inclusion of their homeowners and common areas within our HOA.

Regarding the former, the board decided to not take an official stance either way. I believe the board generally felt that it is, in fact, in our best interest to have a high quality residential development as a neighbor, but didn't feel as though they were willing to endorse this proposal fully. I believe our President (Jim Spisak) spoke for the majority of the board Tuesday night when he mentioned a list of things he wished were more like the Monticello standards, such as lot width and minimum size, setbacks, fencing, etc. My personal view is that we should strive for quality first, by concentrating on the design standards (setbacks, materials, no front-facing garage doors, architectural design guidelines, useable open space, amenities, landscaping, etc.) and focus less on lot size, but as this property is not one of those "transitional" areas we have spent so much time discussing, his points are well taken.

As for the inclusion of the new homes into our HOA, that is an issue that is not really relevant to the zoning case, but I will tell you that we have had preliminary discussions regarding the various issues involved, and there are opinions both for and against such a union. Should this project be approved and they proceed with development, more discussions will be necessary to determine whether the Monticello HOA would like incorporate these homes into our area and responsibility.

There is one specific issue that was discussed at the meeting that I would like to weigh in on, however. Some of my neighbors mentioned their desire for the street connection at Harrison Lane to be blocked off to all but "Emergency" traffic. While I can certainly appreciate a concern for any increase in traffic by someone's home, I couldn't disagree more with the gate request. As a professional planner, I will always vote for and encourage good planning practices; back in the late 80's, when Monticello was planned, it was good planning for the city to require a street (Harrison) to be stubbed to the adjacent, undeveloped property, just as it is good planning today to require Wilbow to stub a street to the undeveloped property south of their proposal. Not allowing the connection to be utilized when development occurs just doesn't make any sense.

Letters of Support

To the extent we have traffic problems in Colleyville, it is because we have too FEW connections- forcing almost ALL traffic onto our mostly two lane arterials- even local traffic trying to get from one home to another. Do we want Regional traffic going through the middle of our neighborhoods? Of course not, and if there was a case to be made that this connection it would enable a lot of “cut through” traffic not connected to homes in either development, that would be one thing, but I don’t believe that case can be made. Furthermore, should the standards you require in your approval lead to this being another high quality neighborhood that Colleyville is famous for, then what should we, who live in Monticello, be afraid of? Had this property been a part, perhaps a last phase, of Monticello back when it was developed, no one would have given the connection a second thought. So, I would encourage you to keep the connection open, as proposed.

By the way, as someone who travels through the Pleasant Run/ John McCain intersection multiple times daily, the new roundabout has all but eliminated what were sometimes very long backups there, so good work getting that in, and thank you! Now that that intersection has been improved, there are fewer reasons to look for alternative short cuts elsewhere.

Thank you for your attention and service to our city. Should you have any comments back or questions, I’d love to hear from you. Thanks-

Curtis W. Young, AIA
Sage Group, Inc.
1130 N. Carroll Avenue, Suite 200
Southlake, Texas 76092
Tel: 817-424-2626 (Metro)
Fax: 817-424-2890
Cell: 817-909-0909

Email:

Letters of Support

Chris Monroe

1500 S. White Chapel Blvd.

Southlake, TX 76092

June 3, 2013

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

Re: Zoning Case Number ZC13-001
Pleasant Run Colleyville, Inc.
7612 & 7624 Pleasant Run Rd.

In regards to the project above, I have had discussions with the developer and assurances that the park trail system will not extend behind my residence, and the floodplain acreage and screening will remain in a natural state. As long as this remains the case, please remove my letter of opposition from the record for this project.

Sincerely,

Chris Monroe

Petition of Concerns

June 11, 2013

On June 4th, at the first City Council public hearing of the proposed Wilbow development, (Ordinance O-13-1875) homeowners living at Madison Square in the Hills of Monticello subdivision expressed a number of concerns and reservations in a signed letter read at the City council meeting and subsequently submitted to the City Secretary.

In continuing to review the proposal, we respectfully request the proposal be revised, before approval by the City Council, to accommodate our concerns around density, access to Monticello common areas, and proximity to the gas well site.

1) Density Concerns

As the city staff found in their review of this proposal, this area is the “least dense, most rural” of any areas in Colleyville. Even though the proposed lot sizes are similar to the Monticello development, the very large houses will cover almost the entire lot. We would request you consider the following:

- This is a new development in Colleyville, as such should follow the sidewalk ordinances as recommended by City Staff.
- We would propose the easements be similar to the Monticello development, which is 10 feet on the sides, and 30 feet on the front, even on cul-de-sac homes.
- With sidewalks, the minimum setback for all portions of the home should be 30 feet, similar to Monticello. Many homes in Monticello have significantly larger setbacks.
- With the size of the houses proposed, and the minimum side yard setback only 9 feet, these are essentially garden homes. The density requirements are met by including the flood plain as open space, but the look and feel of the actual homes will be very much like garden homes, that don't fit within this area of Colleyville. Adjustments should be made to the number of overall homes within the development to match the density of the area.

2) Access to Monticello development

We would specifically request that any trails (public or private) NOT be a continuation of or in any way tied to the private trails or common area within Monticello, and request at least an 8 foot wrought iron fence be built between the developments. Our concern is that the proposed subdivision will leverage our investments in common area infrastructure to avoid making their own investments. Furthermore, they will enjoy an unfair advantage in the real estate market by having newer homes with mature parks and trails. Current Monticello homeowners will be at a distinct disadvantage in the resale market. We would also request that the Harrison drive road be closed with fire access only to eliminate a potential cut through from Precinct Line Road via Bandit Trail to Pleasant Run.

Petition of Concerns

- Over 300 houses in both Southlake and Colleyville have collectively paid an average of over \$500/year for 25 years. The approximately \$4,000,000 to date of investments have provided the necessary capital to maintain 64 acres of parkland which provide a wide variety of amenities including six ponds, a playground, tennis courts, a basketball court, and miles of jogging trails. These assets and costs represent a substantial investment by both Southlake and Colleyville residents to maintain their home values as newer homes are constructed nearby. These common areas and amenities exceed the entire new development proposed to be constructed.
- Monticello spends significant funds on Bear Creek embankment control and debris removal. The City Council would be wise to learn from our experience and ensure Wilbow has made appropriate allocations for those expenses in their common area as well.
- We request the Harrison Road access be closed by a fire access only gate. We already have ancillary traffic between the subdivision to access Bandit trail to Precinct Line. We would not like that to happen for access to Pleasant Run. A much safer access to Pleasant Run for Monticello residents is the new traffic circle.
- Even a modest expansion of HOA royalty revenues from additional drilled wells far exceeds either HOA dues from potential new homes or city funds required to buy into and maintain these areas.

3) Proximity to gas well site

If homes are erected within the 1000 ft radius from the gas well, the city should maintain the existing or future right to drill for gas and frack should homeowners within the planned development attempt to stop this process. Our objection is that we executed a multi-city, well defined agreement and then spent a sizeable amount of money to ensure mineral rights to the proposed 14 wells. We are now in jeopardy of having another party, who arrives years later, being able to curtail the extension of that agreement. We would request the city to expressly revoke any homeowners' ability to impede future drilling or gas extraction at the current site and require the developer or city to pay for any additional noise mitigation required.

- This radius has been established by Monticello Colleyville and Southlake residents for drilling regarding proximity and noise. Monticello HOA spent \$87,000 to retain the distances established by CAMRA, who negotiated a broader agreement for additional cities and other developments as well.
- The proposed 14 wells could result in \$1,100,000 of HOA revenues over the life of the agreement. The first 3 years of royalty would equal the current HOA dues revenues. Currently 7 wells have been drilled, meaning for Monticello HOA to achieve all of its potential revenue, additional wells will be required. This data of course assumes a successful drilling program. Even these 14 wells are not sufficient to cover all 600 acres of Monticello, meaning a potential for even additional revenues. (See Attachment for background on these figures.)

Petition of Concerns

- The City Council should take into consideration noise implications for those houses between 300 and 1000 feet. Even outside the 1000' radius, significant investments were made to understand and alleviate the noise concerns, including multiple noise surveys, sensors, and sound blankets. Even if a homeowner is not allowed to impede drilling, they are certainly going to want to be insulated from the noise as much as possible. As currently proposed, it looks like all of the Phase 1 houses are within 1000' and will act as a sound barrier for homes outside the 1000'. The developer or city should be made to pay for any remediation required to meet the city noise ordinances for those homes built within 1000'.
- A park is being considered within 10 feet of the gas well. If 300' is established as appropriate for residential safety, this plan allow for children and families to be within 10 feet of the wellsite.

We are confident that you will properly address the above issues. We thank you for your efforts in advance.

James Staab
Danesa Turner
205 Madison Sq

Vince Hawkins
204 Madison Sq

Robert A. White
202 Madison Square

Sam
Danielle Kenty
200 Madison Sq

Wally E. Chry, M.D.
203 Madison Sq.
COLLEGEVILLE

Billie J. Smith
202 Madison Square

Petition of Concerns

Monticello Home Owners Common Area

POTENTIAL ROYALTY VALUES - ESTIMATED

Disclaimer:

Economics and other information provided are approximate - reflect only estimate of potential revenues.

Actual values and conditions can vary substantially

14 wells are not sufficient to recover gas from the HOA Common Area 600 Acre units.

A second round of drilling of 2 wells per Unit acreage could double the revenues

Some residences may not be covered by the initial 8 wells

Assumptions:

All of HOA land is within a production unit
 HOA receives production ratio - 54 / 400 acres
 \$3.75 Gas value received net back to well
 14 wells - 2 per Unit
 5.5 BCF / well
 40 Acres per well
 7 600 Acre Units
 20 years of revenue
 25% Royalty

Homeowner dues

	Historic	Current'
\$ Dues	\$500	\$640
Houses	300	300
Annual Revenue	\$150,000	\$192,000
Years	25	25
Total Revenue	3,750,000	4,800,000

Contract Terms

\$25,000 / acre up front lease amount

25% Royalty with no post production costs to market

Homeowners acreage includes pro rata share of adjoining streets

	TOTAL ROYALTY 4200 Acres (Seven 600 acre units)	HOA ROYALTY 64 Acres	HOME ROYALTY 0.50 Acres
2013			
2014	\$12,116,821	\$184,637	\$1,442
2015	\$17,583,632	\$267,941	\$2,093
2016	\$9,419,127	\$143,530	\$1,121
2017	\$7,066,055	\$107,673	\$841
2018	\$5,573,596	\$84,931	\$664
2019	\$4,403,147	\$67,096	\$524
2020	\$3,478,487	\$53,006	\$414
2021	\$2,747,996	\$41,874	\$327
2022	\$2,170,898	\$33,080	\$258
2023	\$1,715,024	\$26,134	\$204
2024	\$1,354,902	\$20,646	\$161
2025	\$1,070,376	\$16,310	\$127
2026	\$845,597	\$12,885	\$101
2027	\$668,023	\$10,179	\$80
2028	\$527,738	\$8,042	\$63
2029	\$416,913	\$6,353	\$50
2030	\$329,361	\$5,019	\$39
2031	\$260,195	\$3,965	\$31
2032	\$205,554	\$3,132	\$24
2033	\$90,720	\$1,382	\$11
2034	\$71,668	\$1,092	\$9
2035			
TOTAL	\$72,115,832	\$1,098,908 *	\$8,585
Previous	\$25,000 /Acre \$105,000,000	\$1,600,000	\$12,500

* equivalent to 5.7 yrs Of homeowners dues at \$192,000

Correspondence Received on/or after June 4, 2013 City Council Meeting

June 3, 2013

The homeowners living at Madison Square in the Hills of Monticello subdivision would like to respectfully express the following concerns and reservations:

We are surprised that the proposal for a new development along Pleasant Run will include new houses within 1000 ft of an already existing gas well site, which has expectations for future drilling and "fracking." Previously, the Monticello HOA has demonstrated its opposition to drilling within 1000 ft of existing homes by filing a lawsuit costing the home owners association approximately \$87,000. Exemptions were made for some pre-existing homes in the local vicinity outside of our HOA, but it is surprising that given the previous concerns from both Colleyville and Southlake residents in regards to drilling a well within 1000 ft, the city would allow a subdivision where many residences would fall within this radius.

If homes are erected within the 1000 ft radius from the gas well, the city should maintain the right to drill for gas and frack should homeowners within the planned development attempt to stop this process. As stated previously, the Monticello HOA and the homeowners individually, have expended considerable resources in time, effort, and money to secure a safe agreement to access the gas reserves beneath our property. This has been agreed upon by both the drilling company and the HOA, both of which stand to benefit from the access to the mineral rights. If future homeowners within the new development voluntarily purchase homes near the current drilling site, they will have nothing to gain from, and therefore will likely oppose, future drilling. We expect that the city will respect the existing agreement and that any future homeowners in the new development who voluntarily acquire a home within the 1000 foot drilling radius will forfeit any ability to impede future drilling or gas extraction at the current site.

We expect that the open space requirement of 20% will be enforced within the new development. In the current proposal, the land set aside for open space approximates 36.9%. The possibility of the new development and Monticello sharing common space has been raised, alleviating or decreasing the open space requirement within the new development. This possibility has not been discussed with the home owners on Madison Square in Monticello and we have no current expectation or desire for this to be the case.

We are confident that you will properly address the above issues. We thank you for your efforts in advance.

Wally E. Chy, M.D.
203 Madison Sq.
Colleyville

Kim Hawkins
Kim Hawkins
204 Madison Square
Colleyville

Robert S. Tuttle
Robert S. Tuttle
202 Madison Square
Colleyville

Lanese Turner / James Stahl
Lanese Turner / James Stahl
205 Madison Sq
Colleyville, Tx. 76134

From: Neal Wetzel
Date: June 7, 2013 7:43:56 PM CDT
To: <jfadden@colleyville.com>
Subject: City Council Meeting 06/04/2013

City Manager, I wanted to respond to some of the comments which were made at the above meeting regarding the pending Welbow development by the City Council as well as some additional thoughts.

The issue about Harrison Lane being made into an access and not making it an Emergency vehicle only through fair is unacceptable to me. Councilman Taylor, if I recall correctly, wanted to know why making this an opening would be an issue for the people of Monticello. He went on to state this was "old thinking". This comment was inappropriate and disrespectful to the people of Monticello. While the streets in Monticello are public all the common grounds are the property of the Association which includes the trails and etc. The uniqueness of Monticello is its vast private common areas and trails. This is not old thinking but maintaining ones privacy. Certainly Welbow would want to maintain it's own identity and privacy and I cannot imagine them wanting us to have access through Welbow to Pleasant Run Road for the trip North. I can imagine why Welbow would want this so as to leverage the assets of Monticello for their sales agenda. It was mentioned why would Monticello use this route instead of the traffic circle. I would say that 30% of the Monticello residents on the Monticello side would use this route to Southlake and points North. You need to be here to realize this and obviously many on the Council have not. This would be an easy fix as there are such emergency type entrances within a short distance of Monticello.

Councilman Taylor also mentioned that at one time if a subject came up about Monticello on the Council agenda the room would have been filled with Monticello people - hopefully that would not be necessary, and certainly this should not be taken as a lack of interest by Councilman Taylor.

Councilman Hall made a comment stating that you would think that the pipeline situation would be better known before homes were built - excellent perception.

I believe Mayor Kelly indicated that those buying homes in the new Welbow Development should be made aware in writing concerning the closeness to the gas well and the possibility of the pipe line so that they could not make any claims about this in the future. Can you imagine purchasing a home with that kind of stipulation on the deed - how in the world could the owner resell the home when the time comes. I also would question if this would be legal as a waiver of a future right. This development has the possibility of actually lowering values in the general area since there just may be some vacant homes - not probable but possible.

I am happy to see that the Staff does not recommend accepting the parcel of land Welbow wants to donate to the City as a park. This Park would not have much access to the public and who in the world would want their children to play next to a gas well.

Quite a few residents posted comments regarding the possible reduction of any future Royalties from the gas well due to the closeness of the Welbow development. While it is questionable when and if there will be any Royalties forthcoming this certainly is a viable concern.

I appreciate the Chief of Police stating that Colleyville Trails are safe - that is what we expect. However many of our Trails are on the Southlake side of Monticello and there was no mention of that fact. The Monticello residents have developed, and maintained those trails as well as the Tennis Courts and ponds since they are the private property of the Association, and have been for over twenty years. I would be safe in stating that the overwhelming majority would want to keep them that way - private.

I am neutral on the Welbow development, except for maintaining our privacy, and I have previously submitted my comments as well as presenting them to the Council June 4, 2013. I am hopeful the Council will fairly weigh all the information on this project.

I would appreciate your distributing this E mail to the various Council Members, and those in a decision making or advisory capacity for the Welbow project.

Amy Shelley

Subject: FW: Wilbow Zoning Case on Pleasant Run

From: Curtis Young

Date: June 6, 2013 11:25:08 AM CDT

To: <dkelly@colleyville.com>, 'Mike Taylor' <mtaylor@colleyville.com>, "Jody Short" <jshort@lee-eng.com>, 'Carol Wollin' <cwollin@colleyville.com>, <cmogged@colleyville.com>, 'Tom Hart' <thart@colleyville.com>, 'Stan Hall' <shall@colleyville.com>

Cc: 'Jennifer Fadden' <faddenj@colleyville.com>

Subject: Wilbow Zoning Case on Pleasant Run

Mayor and City Council:

I was unable to be at the Public Hearing Tuesday night for the proposed Wilbow subdivision along Pleasant Run Rd., near Monticello, so I would like to offer my comments via email.

For a change, I am not presenting a project, but rather commenting as a neighbor to the land in question; I live in Monticello, on Jefferson Circle. In addition, I am a member of the Board of the Monticello HOA, and was appointed by the Board to be the liaison between the board and the developer, once they contacted us about their proposal.

First of all, I would like to compliment Wilbow for their outreach and willing communication to us about their intent and the various changes that were necessary as the project progressed. Should this be approved, we look for a continued cooperative relationship going forward.

They initially asked the Board for two things: 1) Our support of their zoning case, and 2) A potential inclusion of their homeowners and common areas within our HOA.

Regarding the former, the board decided to not take an official stance either way. I believe the board generally felt that it is, in fact, in our best interest to have a high quality residential development as a neighbor, but didn't feel as though they were willing to endorse this proposal fully. I believe our President (Jim Spisak) spoke for the majority of the board Tuesday night when he mentioned a list of things he wished were more like the Monticello standards, such as lot width and minimum size, setbacks, fencing, etc. My personal view is that we should strive for quality first, by concentrating on the design standards (setbacks, materials, no front-facing garage doors, architectural design guidelines, useable open space, amenities, landscaping, etc.) and focus less on lot size, but as this property is not one of those "transitional" areas we have spent so much time discussing, his points are well taken.

As for the inclusion of the new homes into our HOA, that is an issue that is not really relevant to the zoning case, but I will tell you that we have had preliminary discussions regarding the various issues involved, and there are opinions both for and against such a union. Should this project be approved and they proceed with development, more discussions will be necessary to determine whether the Monticello HOA would like incorporate these homes into our area and responsibility.

There is one specific issue that was discussed at the meeting that I would like to weigh in on, however. Some of my neighbors mentioned their desire for the street connection at Harrison Lane to be blocked off to all but "Emergency" traffic. While I can certainly appreciate a concern for any increase in traffic by someone's home, I couldn't disagree more with the gate request. As a professional planner, I will always vote for and encourage good planning practices; back in the late 80's, when Monticello was planned, it was good planning for the city to require a street (Harrison) to be stubbed to the adjacent, undeveloped property, just as it is good planning today to require Wilbow to stub a street to the undeveloped

property south of their proposal. Not allowing the connection to be utilized when development occurs just doesn't make any sense.

To the extent we have traffic problems in Colleyville, it is because we have too FEW connections- forcing almost ALL traffic onto our mostly two lane arterials- even local traffic trying to get from one home to another. Do we want Regional traffic going through the middle of our neighborhoods? Of course not, and if there was a case to be made that this connection it would enable a lot of "cut through" traffic not connected to homes in either development, that would be one thing, but I don't believe that case can be made. Furthermore, should the standards you require in your approval lead to this being another high quality neighborhood that Colleyville is famous for, then what should we, who live in Monticello, be afraid of? Had this property been a part, perhaps a last phase, of Monticello back when it was developed, no one would have given the connection a second thought. So, I would encourage you to keep the connection open, as proposed.

By the way, as someone who travels through the Pleasant Run/ John McCain intersection multiple times daily, the new roundabout has all but eliminated what were sometimes very long backups there, so good work getting that in, and thank you! Now that that intersection has been improved, there are fewer reasons to look for alternative short cuts elsewhere.

Thank you for your attention and service to our city. Should you have any comments back or questions, I'd love to hear from you. Thanks-

Curtis W. Young, AIA
Sage Group, Inc.
1130 N. Carroll Avenue, Suite 200
Southlake, Texas 76092
Tel: 817-424-2626 (Metro)
Fax: 817-424-2890
Cell: 817-909-0909

From: Neal Wetzel
To: Amy Shelley
Subject: Welbow Development

I am a resident of Monticello located at 200 Washington Ct., Colleyville. As I understand the Wilbow Development will be up for consideration shortly. The following are my comments:

- 1) Why anyone would want a home bordered by a gas well and small creek on the South and a flood plain and the Big Bear Creek on the North is beyond me. I believe that when one observes the flooding from Bear Creek they would be shocked. If the development proceeds Bear Creek needs to be cleared of obstructions to insure an adequate flow.
- 2) The proposed residential lots in Wilbow should be a minimum of 20,000 square feet. They are trying to "cram" too many lots into this space.
- 3) No access into Monticello from the Wilbow Development except for emergency vehicles.
- 4) A masonry wall between the residential lots of Monticello and Wilbow.
- 5) A Wrought Iron fence between Monticello's common areas and the Wilbow Development which runs along Monticello's Common Areas. This is the same requirement Monticello has for properties along common areas in the Monticello subdivision.
- 6) A Side Walk along the Wilbow Development on the Mt. Pleasant/Whites Chapel Road. I am curious how the gas well sight escaped this side walk requirement.

I am sending this E mail to your attention as the City Web sight indicates you are the one who should receive such information for the P&Z hearing and the City Council review. I presume you will distribute my thoughts.

Neal E. Wetzel
200 Washington Ct.
Colleyville, Texas 76034

817 577 3244

Correspondence from Atlas Resources

May 31, 2013

Via Email

City of Colleyville
Attn: Ron Ruthven, AICP
100 Main Street
Colleyville, Texas 76034

Re: Application by Pleasant Run Colleyville, Inc. to Rezone a 53.2-Acre Tract (the "Property") from the AG-Agricultural Zoning District to a PUDR-Planned Unit Development Residential Zoning District (the "Zoning Application")

Dear Mr. Ruthven,

Atlas Barnett, LLC (formerly know as Titan Operating, LLC) d/b/a Atlas Resources holds a Special Use Permit ("SUP") for a gas well pad site and related gas well operations located at 7404 and 7504 Pleasant Run Road, Colleyville Texas, adjacent to the Property that is the subject of the Zoning Application.

To date, Atlas has drilled seven gas wells at its Pleasant Run Road site, and is permitted to drill an additional seven gas wells under the current SUP. In addition, Atlas intends to seek an amendment to the existing SUP and/or seek an additional SUP(s) to cover the drilling of additional wells at the Pleasant Run Site (these future additional wells, the "Planned Future Wells"). These Planned Future Wells will allow Atlas to maximize the production from Atlas' leased minerals and to concentrate drilling activity in the City of Colleyville to a single pad site.

Atlas does not oppose any development of the Property that fully considers surrounding property uses and that will not detrimentally affect Atlas' continued and full development of the mineral interests Atlas has leased, at great expense, from citizens of and property owners in the City of Colleyville, including the prior owner of the Property. The prior owner of the Property, Oburn Quenichet, Individually and as the Independent Executrix of the Estate of John Wesley Quenichet, signed a waiver with respect to the Property, a copy of which is attached. That waiver covers all wells to be drilled at the Pleasant Run drill site, including the Planned Future Wells, in order that the Quenichet minerals could be properly developed. It is Atlas' understanding that the prior owner of the Property reserved the minerals when the Property was recently conveyed, and future home owners on the Property will not receive revenue from the production of the minerals. Although Atlas obtained unanimous City Council approval of its original SUP for the first fourteen gas wells, Atlas anticipates that it may be difficult to obtain waivers and support for setback variances that will be necessary to drill the Planned Future Wells from the existing pad site in the event the City Council approves the Application in its current form.

Accordingly, Atlas is concerned that the City Council's approval of the current version of the Zoning Application will detrimentally affect Atlas' continued and full development of its mineral interests for the benefit of Atlas and its mineral lessors. In that regard, Atlas notes that the City's drilling ordinance allows residences to be constructed 300 feet from a gas well and

related equipment, but that same ordinance requires gas wells to be located at least 1,000 feet from existing residences absent a variance. Atlas understands the City intends to apply the 1,000 foot setback to Planned Future Wells, which are not currently covered by the existing SUP. If the same 300-foot setback applied to Atlas' Planned Future Wells that applies to the residences described in the Zoning Application, then Atlas' concerns on this point would be mitigated. However, because the City has indicated that, absent a variance, the Planned Future Wells will be required to meet a 1,000 foot setback from new homes built on the Property, Atlas has serious concerns regarding the Zoning Application and the development plan proposed for the Property.

In addition, the pipeline company with whom Atlas has been working is finalizing its plans for a pipeline route from Atlas' pad site. The subject Zoning Application, if approved, may impact the pipeline route.

Atlas has had one meeting with the applicant, which took place on March 8, 2013, to discuss the applicant's plans for the Property and Atlas' current and planned operations. Following the meeting, the applicant submitted to Atlas a preliminary outline of matters related to applicant's proposed development as it related to the proximity to Atlas' operations, but the parties have not had any further discussions regarding these matters as of this time. Atlas remains willing to meet with the applicant to discuss how applicant's proposed development could be modified to address Atlas' concerns.

Atlas thanks you and the City Council for the careful consideration of the Zoning Application and Atlas' concerns related to the Zoning Application.

Sincerely,

A handwritten signature in cursive script that reads "Mark Schumacher".

Mark Schumacher

cc: Joel Heiser, General Counsel, Atlas Resources
Melissa Lindelow, Shupe Ventura Lindelow & Olson, PLLC
R. Matthew Molash, Shupe Ventura Lindelow & Olson, PLLC

STATE OF TEXAS

*

*

COUNTY OF TARRANT

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**WAIVER OF CITY OF COLLEYVILLE
1,000' DRILLING OFFSET RESTRICTION**

This is to give written notice that the undersigned does hereby waive any objection to TITAN OPERATING, LLC, being granted a permit to conduct drilling operations less than 1,000 feet from the boundaries of the property of the undersigned, described as 54.06 ACRES described in 4 tracts as shown on the attached Exhibit "A", and the undersigned does hereby request that the City of Colleyville grant TITAN OPERATING, LLC a variance to the 1,000 feet offset restriction and a permit to TITAN OPERATING, LLC to drill the well presently being sought to be drilled by TITAN OPERATING, LLC, and any other well sought to be drilled by TITAN OPERATING, LLC in order that the minerals of the undersigned may be properly developed in accordance with the presently existing oil and gas lease executed by the undersigned in favor of TITAN OPERATING, LLC. This action is taken to expressly state the desires of the undersigned in accordance with Paragraph 20 of the Oil and Gas Lease between the parties hereto.


OBURN QUENICHET
Individually and as Independent Executrix
of the Estate of John Wesley Quenichet

STATE OF TEXAS

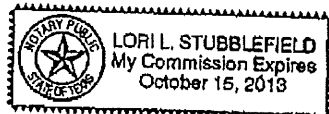
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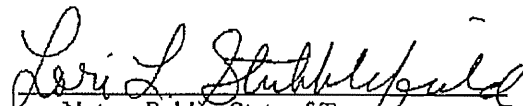
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COUNTY OF TARRANT

*

This instrument was acknowledged before me by Oburn Quenichet, Individually and as Independent Executrix of the Estate of John Wesley Quenichet on this 25 day of May, 2010.




Notary Public, State of Texas

Statement of Planning Objectives

Planned Unit Development (PUD-R) for Overlook at Big Bear Creek Colleyville, Texas

HISTORY AND STATEMENT OF INTENT

Established in 1988, Wilbow Corporation, the Dallas based U.S. Operation, is a wholly-owned subsidiary of Wilbow Group Pty. Ltd. located in Melbourne, Australia. Wilbow is currently involved in numerous real estate developments in the Dallas/Fort Worth and Houston areas. Wilbow has been the recipient of numerous accolades and won Business and Industry Awards for Excellence in commercial property development including the Urban Design for Tribute at Mills Branch and the McSam award for Marketing of the Heritage residential community. Wilbow Corporation maintains an experienced and well-diversified professional staff with a combined 100 years of real estate development experience, and has consistently been ranked as one of north Texas' largest residential developers by the Dallas Business Journal. Wilbow's financial strength, experience and history of success mean that each development is thoughtfully planned and executed with efficiency and expertise that few other developers possess.

Wilbow Corporation, doing business as Pleasant Run Colleyville, Inc, (PRC), being the applicant and developer of the 53.2-acre "Overlook at Big Bear Creek" property, part of the Wm. E. Crooks Survey, Abstract No. 295, and part of the Hall Medlin Survey, Abstract No. 1038, hereby makes a request to rezone the property, currently zoned Agriculture (AG) per the August 2007 zoning map, to Planned Unit Development-Residential (PUD-R). With PUD-R zoning, the use will be consistent with the adjacent single-family zoning designations and Colleyville's Future Land Use Plan 2025 which designates the property as "Single Family Residential".

PROJECT LOCATION & DESCRIPTION

The Overlook at Big Bear Creek (The Overlook) is located along the north central Colleyville border with Southlake, adjacent to Pleasant Run Road on the east and the Monticello neighborhood to the west. The north property line generally follows the centerline of Big Bear Creek, the same being the municipal

Statement of Planning Objectives

boundary. The property is bordered on the south by the Titan well site and undeveloped agricultural land.

The property is a generally rectangular, 53.228 acre tract that consists of four smaller parcels, each formally owned by John W. and Oburn Quenichet. Overlook will be developed into approximately 73 single-family home sites and additional open space lots, for a density of **1.37 dwelling units per gross acre**, well below the allowed maximum residential density of 1.8 dwelling units per gross acre. Each home site shall be a minimum of 13,000 square feet however, the average lot size shall be approximately 16,000 square feet.

SITE ZONING AND PLANNED DEVELOPMENT STANDARDS

The zoning classification for The Overlook shall be Planned Unit Development-R “PUD-R” and shall be developed according to the following standards:

Item	PUD-R Zoning	Proposed Zoning
Minimum Lot Size	13,000 Square Feet	13,000 Square Feet
Average Lot Size	16,000 Square Feet	16,050 Square Feet
Minimum Lot Width	100 feet	90 feet
Minimum Front Yard	30 feet	20 feet
Minimum Side Yard	10 feet	9 feet
Minimum Rear Yard	25 feet	25 feet for main structure 10 feet for ancillary structures
Maximum Building Height	30 feet	35 feet measured from high point on lot to top of roof line

BUILDING SETBACK PROVISION

Special consideration of reduced lot width is hereby requested for lots located on cul-de-sacs and those located on 90-degree elbows in the streets. The minimum lot width for such lots measured at the building line shall be 70-feet. The minimum lot width for such lots measured at the right-of-way line shall be 35-feet.

Statement of Planning Objectives

IMPACT FEES

Because the calculated portion of the City's Perimeter Street Fee is less than the per lot road impact fees generated by this project, PRC shall bear no cost associated with the City's Perimeter Street Fee. Instead, the per lot road impact fee of \$4941.00 shall be paid for by the builder at the time of each applicable building permit. In addition, water and wastewater impact fees shall be paid for at the time of building permit by the builder. There shall be no park impact fee paid for by PRC. No other impact fees shall be applicable.

PARKLAND DEDICATION

In lieu of Park Dedication Fees, we will dedicate via final plat approximately 17 acres of private parkland/open space within the development, which shall include a permanent surface trail system, benches, native and picnic areas. We may elect to dedicate a public access easement over and across the trail system for use by all residents of Colleyville. In addition, we will dedicate approximately 3 acres of private parkland/open space adjacent to Forest Meadow Drive within the development. This 3 acres alone represents approximately ten (10) percent of the developable area of the subdivision. All private parkland/open space will be maintained by the Home Owner's Association (HOA) for the development, which will be created for the purpose of owning, operating and maintaining the common features within the community.

HOMEOWNERS ASSOCIATION

All property owners within The Overlook shall be required to be members of the HOA which shall assume ownership and responsibility for the open space areas, entry features, landscaping, irrigation and all fencing within the open space areas created via the Final Plat. The HOA shall also be responsible for enforcement of all deed restrictions for the community. PRC, as Declarant, shall regulate and approve new home architecture and plot plans in conformity with the deed restrictions for the community.

SUBDIVISION DESIGN CONSIDERATIONS

Streets shall be 31 foot, back to back concrete with curb and gutter within a 50 foot Right of Way. Streets shall be dedicated to the City of Colleyville (City). Similarly, all water lines, sanitary and storm sewer shall be

Statement of Planning Objectives

designed and constructed to City standards. Upon construction and inspection by the City, such infrastructure shall be dedicated to the City for continued maintenance and operation.

DRAINAGE DESIGN CONSIDERATIONS

The site generally slopes from south to north and is heavily wooded along the north and east boundaries. Big Bear Creek and its 100-year floodplain traverses the property on the northern boundary receiving the natural runoff from the property. The drainage system for the community shall be designed so that the storm water runoff continues to be conveyed directly into Big Bear Creek. The development of the property will not have significant impact on the total amount of runoff in this reach of Big Bear Creek due to the low density, large lot size and the relatively small contributing area of the project in relation to the entire watershed conveyed by Big Bear Creek, and therefore, no detention shall be required for this project. See accompanying exhibit of offsite drainage area. A small portion of the developable area lies within the FEMA designated 100-year floodplain. PRC intends to mitigate the small areas intended to be developed within the floodplain by providing comparable storage volume elsewhere on-site. The plan for such comparable storage shall be submitted for administrative review and approval by Colleyville's Certified Floodplain Manager (CFM).

LANDSCAPE AND TREE MITIGATION

No tree survey or tree mitigation shall be required for open space areas shown on the attached Development Plan. Areas within proposed rights-of-way, proposed building pads, public and private easements shall also be exempt from tree mitigation requirements; however an inventory of protected trees within such areas shall be shown on a tree survey. Builder installed trees located in front and rear yards shall count towards any mitigation required as a result of the development process so long as the tree species conform to the City's tree mitigation requirements. PRC shall require a minimum of 2 (two) 3" caliper hardwood shade trees be installed by the builder on each lot.

SUBDIVISION TRAFFIC AND CIRCULATION

PRC shall provide a stub-through road to connect to existing Harrison Lane to the west. Wildflower Way

Statement of Planning Objectives

shall stub to the property immediately to the south in anticipation of future single-family development. No traffic impact analysis (TIA) shall be required since the development is not projected to generate in excess of 1,000 vehicle trips per day.

SIDEWALKS

PRC hereby requests a variance from the sidewalk requirements and as such, no sidewalks will be constructed along the streets within the development. This request is consistent with adjacent neighborhoods, among them and adjacent to this proposed development is Monticello, which does not contain sidewalks along the streets. Further there is no existing sidewalk or trail along Pleasant Run Road. Due to lack of connectivity and challenging topography, we request a variance from the sidewalk/trail requirement.

TRAIL MASTERPLAN

PRC hereby requests a modification to the Trails and Sidewalk System Masterplan dated October 18, 2005 which shows a trail system along Pleasant Run Road. Due to the natural topography and lack of connectivity to other such facilities along Pleasant Run Road, construction of a trail system here is not viable. In lieu of the roadside location, PRC shall construct a trail system as a continuation of the neighboring Monticello trail system within the private parkland/open space located wholly within the community.

SCREEN WALLS AND FENCES

The existing natural vegetation/trees will provide a natural live screen for the entire property frontage along Pleasant Run Road. Therefore, PRC intends to construct an entry feature and monumentation only at the main entry at Pleasant Run Road as shown on the attached Site Plan. The entry feature shall incorporate masonry, brick, stone and wrought iron fence as necessary to 'tie' back into existing vegetation.

Wrought iron fencing shall be allowed, but not required, along the side and rear property lines of each lot and adjacent to and within the 100-year floodplain. Privacy fences shall not be allowed within the 100-year floodplain.

Statement of Planning Objectives

DEVELOPMENT SCHEDULE

PRC intends to obtain approval of zoning by July 2013 with platting and engineering plans to follow immediately thereafter. Construction of the first phase of approximately 33-39 lots to commence immediately following approval of engineering plans. Construction shall take approximately 9 months. Concurrent with development of the first phase, entitlements to include final platting of the second phase will be underway. Upon completion of the first phase and formal approval of the Phase II final plat, PRC will commence construction on Phase II. We anticipate construction on Phase II to commence in the fall of 2014 and be completed by summer 2015. Construction of homes within the first phase shall commence immediately upon City acceptance of the Phase I infrastructure. PRC requests that each phase be given consideration for an early release grading permit upon preliminary plan approval and early release building permits upon substantial completion of paving, as determined by the City inspector during the initial infrastructure walkthrough.

BUILDER PRODUCT

Homes within this community are expected to range in the \$500k to \$1MM+ range. Typical lot pads shall be approximately 70' wide by 70' deep. Minimum house size shall be 3,000 square feet. Maximum height for each home shall not exceed 35' as measured from the highpoint of the lot to the top of the roof.

The surface area of the first floor exterior wall (exclusive of openings for windows and doors, gables over wood framing, areas under covered porches, box and bay windows and other architectural projections) and all second story walls (exclusive of openings for windows and doors, gables over wood framing, areas under covered porches, box and bay windows and other architectural projections) in the same vertical plane as the first floor wall shall be veneered with a minimum of 85% (eighty-five percent) coverage of unit masonry (defined below) or hand troweled, cement-based 3-coat stucco on the front elevation and 75% (seventy-five percent) unit masonry or hand-troweled, cement-based, 3-coat stucco on the side and rear elevations.

Unit Masonry shall mean brick, natural stone, or concrete cast stone (or combination of these materials) laid up by unit and set in mortar.

ECONOMIC DEVELOPMENT INFORMATION

Statement of Planning Objectives

As envisioned, The Overlook will generate substantial tax revenue for Tarrant County and the City of Colleyville. PRC estimates homes will be completed according to the following schedule:

<u><i>Year</i></u>	<u><i>Homes Completed</i></u>	<u><i>Total</i></u>
2014	5	5
2015	20	25
2016	20	45
2017	20	65
2018	8	73

Based on the 2010 ad valorem tax rate of \$2.28/\$100 and an average home price of \$750k, estimated ad valorem taxes are as follows:

<u><i>Year</i></u>	<u><i>Ad Valorem Tax</i></u>
2015	\$86,000
2016	\$428,000
2017	\$770,000
2018	\$1,111,000
2019	\$1,248,300
2020	\$1,248,300

Note: Tax estimate assume a flat rate based on 2010 values.

SUMMARY

The Overlook, when developed, will be a large lot up-scale development featuring 73 residential lots containing custom and semi-custom homes from \$500k on up. PRC believes that The Overlook will be a meaningful contribution to the City of Colleyville, and provide consistency with the adjacent neighborhoods while complying with the City's Future Land Use Plan. The home values will generate significant tax revenues for the City and protect surrounding home values. The requests of the PUD-R made herein are consistent with the PUD-R provisions and have been thoughtfully construed so as to protect surrounding home and community values, while upholding the guidelines created by the City's comprehensive zoning ordinance. PRC respectfully requests the City of Colleyville Planning and Zoning Commission and City Council approve this PUD-R and allow The Overlook to move forward as planned herein.

Conceptual Site Plan



**Summary of Applicant's Amended Proposal Submitted at
the May 13, 2013 Planning and Zoning Commission
Meeting**

- 1) Wilbow will provide an 8' wood privacy fence along the south property line with 7404 and 7505 Pleasant Run Road.
- 2) Wilbow will dedicate to the City of Colleyville a 3.4 acre park.
- 3) Wilbow agrees to pay road impact fees of \$4,941 per lot at the time of building permit.
- 4) Wilbow agrees to place into escrow \$25,000 for construction of a concrete trail along the City improved Pleasant Run Road. Monies shall be used to construct the trail by December 2015 or be returned to Wilbow.
- 5) Wilbow agrees to comply with Chapter 5 of the Land Development Code, section 5.8.c which stipulates that Rights-of-Way, easements and Residential setback envelopes (the building pad) are exempt from tree preservation requirements. Further, native and park areas shall be exempt from survey and tree preservation requirements.

Proposed Park Dedication Exhibit

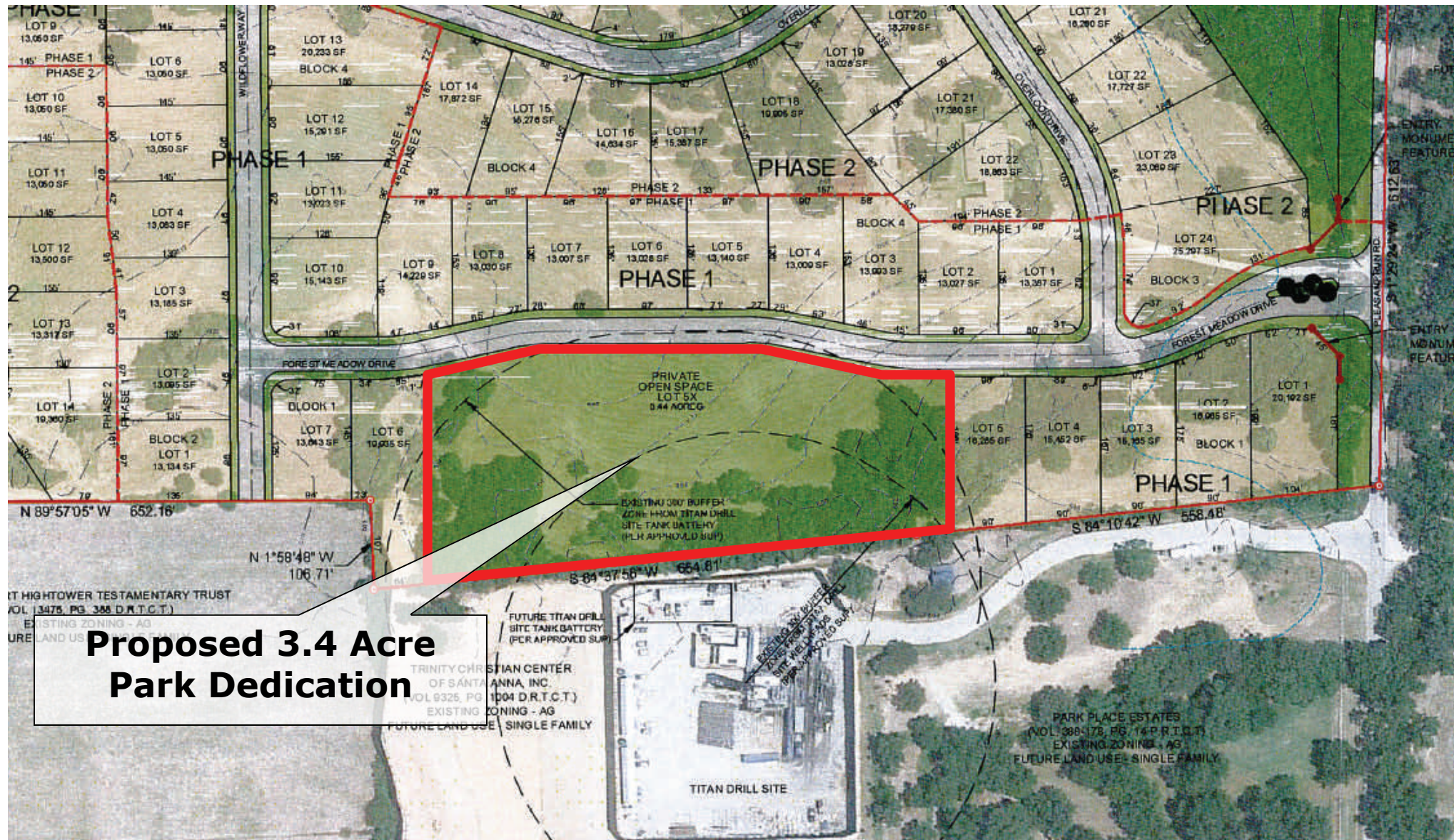


Figure 4.3—Neighborhood Parks Service Area Deficit
2011 Parks, Recreation and Open Space Master Plan

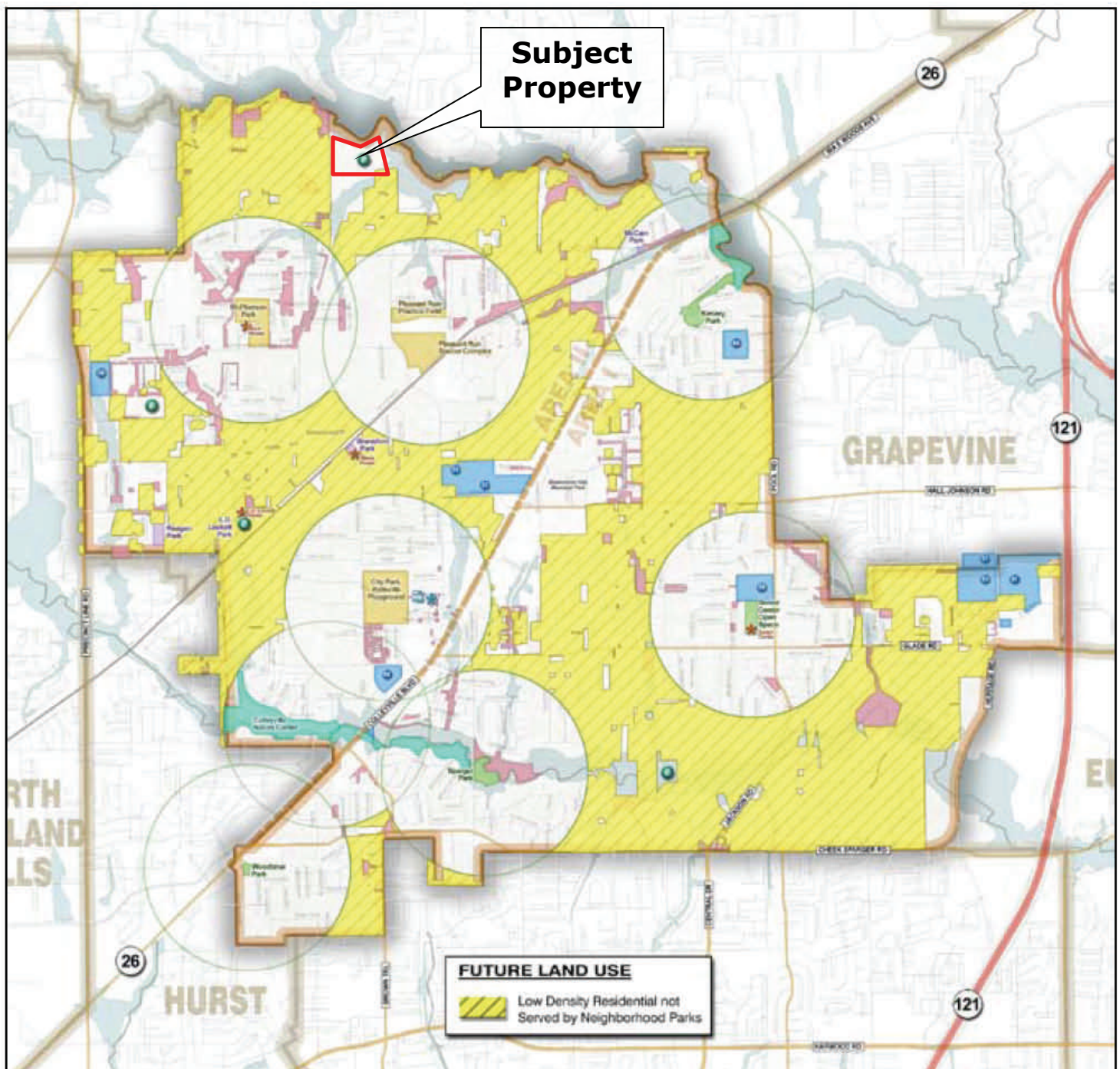
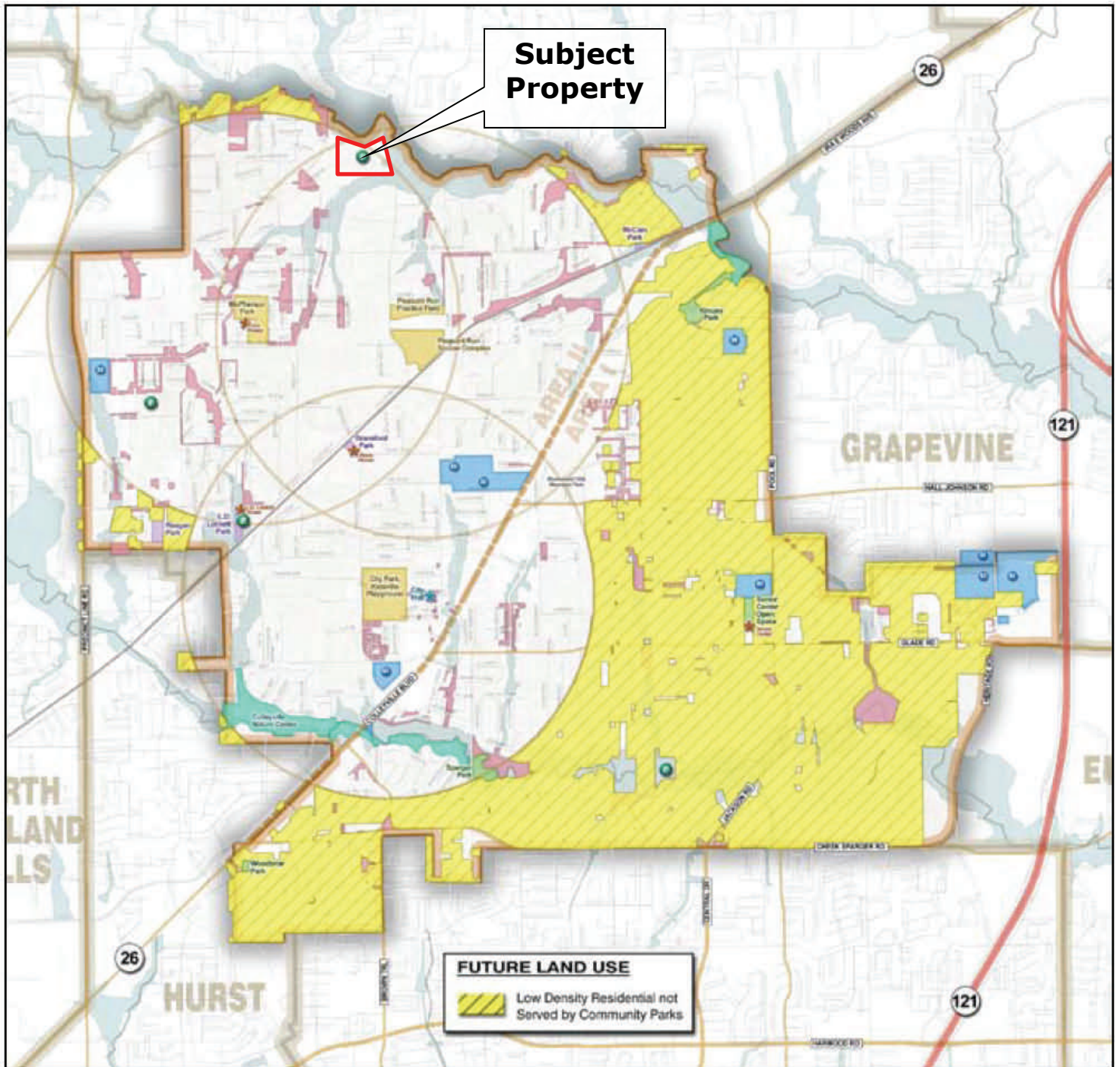


Figure 4.5—Community Parks Service Area Deficit
2011 Parks, Recreation and Open Space Master Plan



ORDINANCE O-10-1779

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY AMENDING THE OFFICIAL ZONING MAP BY AUTHORIZING A SPECIAL USE PERMIT FOR A GAS WELL ON 13.2 ACRES LOCATED IN THE WILLIAM E. CROOKS SURVEY, ABSTRACT NUMBER 295 AND LOT 1, BLOCK 1, PARK PLACE ESTATES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit under Case No. ZC10-022; and

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

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

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

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in

the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by amending the official zoning map by authorizing a Special Use Permit for a Gas Well on 13.2 acres located in the William E. Crooks Survey, Abstract Number 295 and the Lot 1, Block 1, Park Place Estates, shown on Exhibit "A" and described in Exhibit "B".
- Sec. 3. THAT the above described tract of land shown on Exhibit "A" and described in Exhibit "B" 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. 4. THAT the above described tract of land shall be subject to the following conditions:

1. General

- a. This Special Use Permit (SUP) shall be for a gas well to include drilling and production as described in Exhibit "C".
- b. The gas well authorized by this SUP shall meet all requirements of the Land Development Code except where amended herein. Additionally, the gas well shall meet all related regulatory requirements of the State of Texas and the Federal Government.
- c. Effective on the approval date of this ordinance, all provisions of Chapter 3.1-Oil and Gas Well Drilling and Production in the Land Development Code as they exist on said date are hereby adopted by reference through the passage of this ordinance.
- d. All wells approved by this ordinance shall be drilled no later than five years from the date of approval of this ordinance.

2. Site Plan

- a. The layout of all equipment, tanks and access roads shall be consistent with the site plans labeled as Exhibits "D" and "E".
- b. The well drilling and production site shall contain no more than 2 acres as shown on Exhibits "D" and "E".

3. Drilling Activities

- a. The primary drilling apparatus shall not exceed 160 feet in height.
- c. A 1.4 acre fresh water pit shall be installed during the drilling process and shall be stocked with fish in order to mitigate for any mosquito breeding.
- d. Prior to the commencement of drilling activities, the existing six (6) inch water line that services the property shall be upgraded to a minimum eight (8) inch water line. In lieu of installation, funds equaling the cost of installation may be placed into escrow with the City for future installation.
- e. Any equipment or well leaks shall be reported to the administrative officer immediately and shall be posted on the City's website within 24 hours.
- f. The Fire Marshal shall be provided with any state of the art equipment necessary in order to determine equipment leakage; either airborne or waterborne.

4. Production

- a. The production pad shall contain no more than 14 water storage tanks. The tanks shall be no larger than 16 feet in diameter and eight (8) feet in height. The production site shall generally be laid out per Exhibits "D" and "E".

5. Access and Transportation

- a. The truck transportation route for all trucks over one-ton that will access this site be as follows: Southbound State Highway 26 to Tinker Road, thence west on Tinker Road to Pleasant Run Road, thence north on Pleasant Run Road to the site entrance. The route exiting the site shall follow the route to the site in reverse.
- b. During drilling operations there shall be no more than 35 truckloads over

a three-day period between the hours of 7:00 a.m. and 7:00 p.m. with an average of 1.5 trucks per hour for both move-in and move-out. Otherwise, there shall be no more than ten personal vehicles entering and leaving the site for 10 workers on a daily basis.

- c. During the fracturing (completion) process, there shall be no more than 20 truckloads per day over a maximum 11-day period between the hours of 7:00 a.m. and 7:00 p.m. with an average of 1.5 trucks per hour.
- d. During the production phase, there shall be no more than 0.5 trucks per day per well.
- e. The access road to the well site shall be composed of an all-weather, 25 foot wide, concrete surface. There shall be adequate space provided for emergency vehicles to turnaround on the pad site at all times. The turnaround dimensions shall meet the minimum requirements of the Land Development Code.
- f. The gate for the site shall be composed of decorative wrought iron and shall be located 85 feet back from Pleasant Run Road. At a minimum the gate shall meet the minimum requirements for gates in Chapter 14-Engineering Design of the Land Development Code.

6. Landscaping

- a. All landscaping shall be installed as shown and described in the attached Exhibit "F" and as required in Chapter 3.1 of the Land Development Code prior to the commencement of any well production.

7. Lighting

- a. All site lighting shall illuminate onto the site and shall not directly illuminate onto any surrounding properties or onto the property owner's residence. Drilling rig lighting shall not be a nuisance and shall illuminate at the minimum level of lighting allowed by the State of Texas for drilling rigs.

8. Environmental Impact

- a. All erosion control shall, at a minimum, meet the erosion control plan attached as Exhibit "G". Additionally, all stormwater run-off from the pad site shall contain no pollutants. There shall, at a minimum, be spill berms and containment rings surrounding all drilling and production equipment in order to mitigate point-source pollution from all surrounding watersheds.

- b. At a minimum, airborne emissions of pollutants shall be mitigated per the emission control plan described in Exhibit "H".
 - c. In order to insure compliance with all state and federal air quality standards an independent, third-party air quality inspection company shall perform periodic air-quality inspections, including measurements of airborne volatile organic compounds, at the site area prior to drilling operation and during all phases of drilling and production operations. The determination of measurement points, compounds to be measured, the frequency of inspections, threshold limits, as well as baseline measurements of pre-drilling ambient air quality shall be performed by the inspection company. The company shall be chosen and contracted by the City of Colleyville. The gas well operator shall reimburse the City of Colleyville for said contracted services upon receipt of invoice from the City of Colleyville. At a minimum, in the event that a measurement exceeds an established threshold, the appropriate state and/or federal air-quality enforcement agency shall be notified of the measurement within 24 hours of the observation.
 - d. There shall be no mud or dirt laid upon any City street as a result of the activity authorized by this SUP. Any mud or dirt created shall be removed by the operator from streets immediately.
9. Pipeline. The planned pipeline route is shown on Exhibit "I". Changes to the portion of the route within the City's corporate limits will be addressed through the pipeline permitting process, and shall not require an amendment to this ordinance. The portion of the pipeline within the City's corporate limits will be regulated by the City's pipeline ordinance and other applicable local, state, and federal regulations in effect at the time the pipeline operator files an administratively complete application for a pipeline permit. Approval of this ordinance confers no vested rights or other rights on the pipeline operator with respect to the construction of the pipeline. If changes are proposed to the portion of the pipeline within the City's corporate limits, the gas well operator will cooperate with the City and the pipeline operator, if requested, to assist in selecting a mutually acceptable route within the City's corporate limits.
10. Waivers. The well bore setback requirements for all structures within 1,000 feet of the gas well bores approved by this ordinance are hereby waived. This waiver shall only apply to all structures existing as of the date of approval of this ordinance.

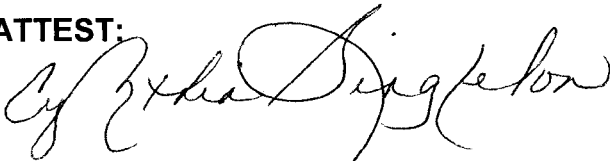
- Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 6. THAT 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. 7. 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. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

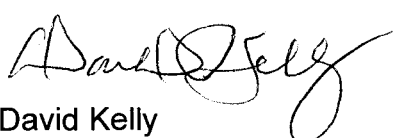
The first reading and public hearing being conducted on the 3rd day of November 2010.

The second reading and public hearing being conducted on the 16th day of November 2010.

ATTEST:


Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE


David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:


Matthew C. G. Boyle
City Attorney

Exhibit A - Zoning and Location Map

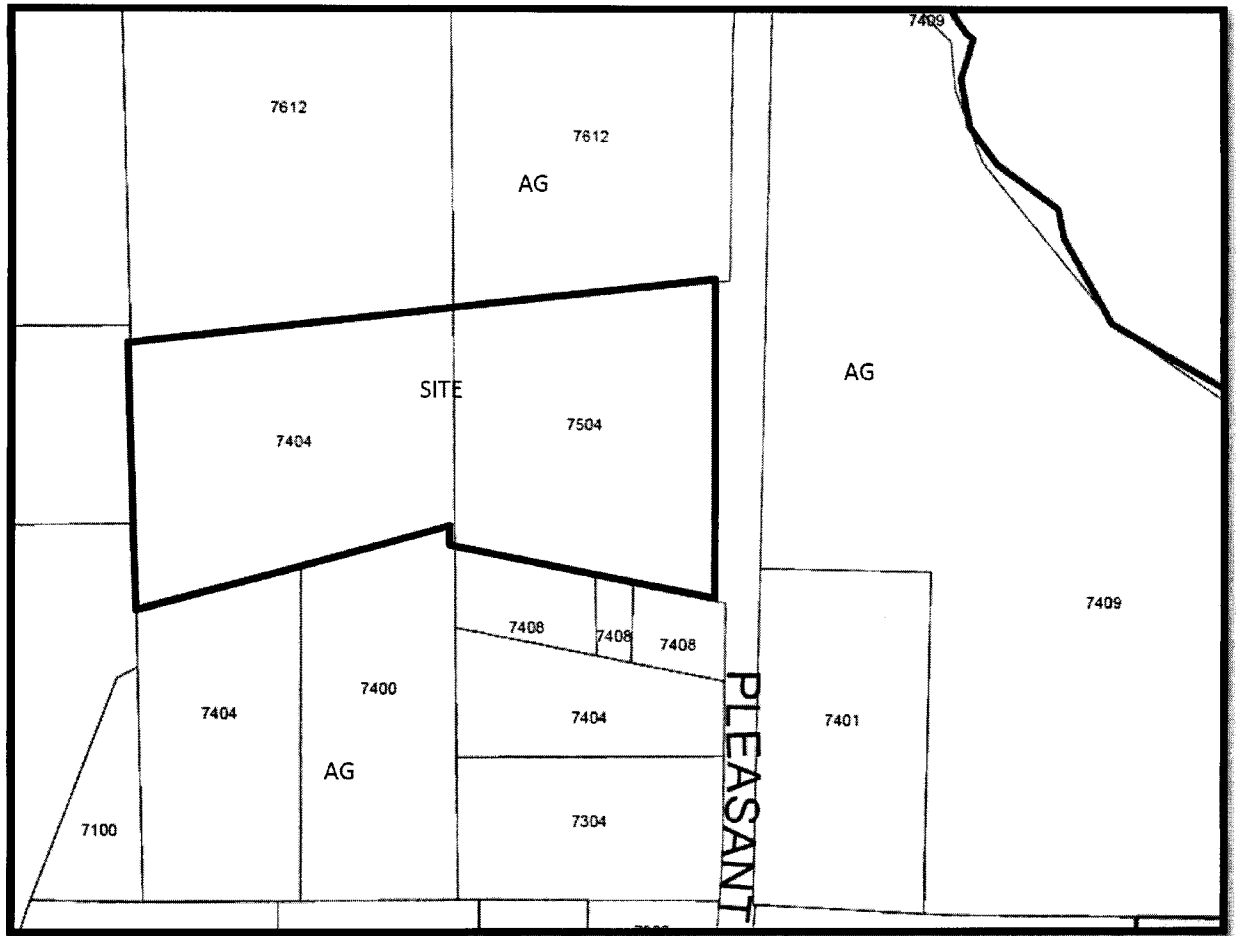


Exhibit B – Legal Description

TRACT 1

BEING all of Lot 1, Block 1, Park Place Estates, as recorded in Volume 388-176, Page 14, Plat Records, Tarrant County, Texas and being 275.081 square feet, or 6.315 acres of land more or less.

TRACT 2

BEING a tract of land situated in the W.E. Crooks Survey, Abstract Number 295, Tarrant County, Texas, and being a portion of that certain tract of land described by deed to Trinity Christian Center of Santa Ana, Inc., as recorded in Volume 9325, Page 1004, County Records, Tarrant County, Texas, and being more particularly described by the metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the northwest corner of said Trinity Christian Center Tract;

THENCE N 84 deg. 38 min. 58 sec. E, 651.64 feet;

THENCE S 00 deg. 43 min. 21 sec. E, 416.52 feet;

THENCE S 75 deg. 43 min. 33 sec. W, 657.74 feet;

THENCE N 01 deg. 50 min. 17 sec. W, 518.16 feet to the **POINT OF BEGINNING**, and containing 301,676 square feet, or 6.926 acres of land more or less.

Total Area= Tract 1 and 2: 13.241 Acres of land more or less.

Exhibit C – Statement of Planning Objectives

STATEMENT OF PLANNING OBJECTIVES

TITAN OPERATING, LLC TCC SUP

PLANNING OBJECTIVE

The purpose of this SUP is to establish a well site, a frac pond, and access road for the drilling, completion, and operating of multiple gas wells within the areas designated by the SUP Site Plan.

WELL SITE LOCATION

The well site location for the Titan TCC wells is identified on the SUP Site Plan. Titan will drill multiple horizontal wells from the proposed well site to develop approximately 1300 acres of Titan leases. The proposed gas development will focus on the Barnett Shale, encountered at subsurface depths at approximately 8,900 feet.

VEHICULAR ACCESS TO THE WELL SITE LOCATION

Vehicular access to the well site will be from SH 26, west on Tinker, north on Pleasant Run Road, to the well site entrance.

The drive approach from Pleasant Run Road will be constructed of concrete. At the entry, a double gate will be recessed into the property to accommodate truck movements from the roadway onto the lease road. Fire access will be provided and the road will be maintained in accordance with all local, state and federal requirements.

DEVELOPMENT PHASING

Titan Operating anticipates the initial construction on the TCC pad site to begin January, 2011. After construction of the pad site Titan anticipates the drilling of 3 wells; each of which will take approximately 30 days. After the initial test Titan anticipates drilling a total of approximately 14 wells off the site over the next 5 to 7 years. All producing wells will be plugged at the end of their economic life. All plugging will be in accordance with applicable Texas Railroad Commission regulations.

ACCESSORY STRUCTURES

Accessory uses for the proposed gas development will include well heads, storage tanks, separation facilities, and other uses necessary and customary to gas development.

During drilling operations, all equipment will be secured by a chain link fence with a secured entrance gate. A reflective sign will be posted at the drill site and operations site identifying the entrance to the site and include the well names and numbers, name of the operator, emergency 911 number, and the telephone numbers for 24 hour emergency contacts.

No refining, except for gas dehydrating and physical phase separation will take place on this site. Temporary diesel fuel tanks, generators, construction trailers, steel mud pits, pipe racks, and drilling rig will be located within the drilling pad site. The drilling rig and associated drilling

Exhibit C – Statement of Planning Objectives (Cont.)

equipment shall be removed from the well site as soon as practical after completion of the well or drilling activities.

WATER CONSUMPTION

Once well permits have been obtained from the Texas Railroad Commission and the road and drill site are constructed, drilling can commence. The drilling of each well will require approximately 420,000 gallons of water over a three (3) week period.

Once a well has been drilled and determined to have the potential for commercial production, the completion process will begin. In order for the Barnett Shale to be commercially productive it must be fracture stimulated. This involves pumping a large amount of water at high pressure into the formation to create a fracture in the rock. A small amount of sand is mixed with the water to hold the fracture open once the procedure is complete. This permits the gas to flow more easily from the rock into the well bore. Each fracture stimulation requires approximately 4.2 million gallons of water. Once the water is in place, the actual stimulation process will take approximately eight (8) hours.

Water for the drilling, as well as the fracture stimulation, will come from a proposed frac pond of approximately 1.4 acres to be constructed by the operator, with water purchased from the City or well water. The water stored in this pond will service multiple wells.

WASTE CONTROL

Water and drilling mud utilized during the drilling of the wells will be initially stored in closed-loop drilling fluid systems located on the pad site. Ultimately, the water and drilling mud will be removed by truck and disposed of in accordance with the requirements of the Texas Railroad Commission.

Produced water from gas production will be stored in 250 – barrel (bbl) tanks within the well site location. The tanks will be located within a secondary containment ring with a non-permeable berm or liner capable of holding one and one-half (1-1/2) times the capacity of the largest tank. Drip pots will be located at pump out connections to contain the liquids from the storage tank. The tanks will also be equipped with a sensing device that will shut off the well should the tank become full. The contents of the tank will be emptied by a commercial operator and disposed of in accordance with the requirements of the Texas Railroad Commission.

FIRE PROTECTION

All fire suppression and prevention equipment required by an applicable federal state or local law will be provided and maintained by the Operator.

All contractors will have portable fire extinguishers at the drill site and fire extinguishers will be located at various locations at the drill site.

The tank battery facility will be equipped with a remote foam line utilizing a two and one-half (2.5) inch National Standard Hose Thread female inlet connection in locations approved by the Fire Department.

A lightning arrestor system will be installed according to the most current edition of the National Electrical Code.

At any gate enclosure, the City Fire Marshal will be provided a knox box with a key for emergency access.

Exhibit C – Statement of Planning Objectives (Cont.)

DRAINAGE

Well-heads, meters, storage tanks, separation facilities, or other post drilling and completion permanent above ground facilities will be located on a drill site that is graded in such a manner to be elevated above the 100-year floodplain. Erosion control shall comply with the erosion control plan approved by the City.

ENVIRONMENTAL

The proposed gas development will be in compliance with all state and federal environmental regulations and will not adversely affect the floodplain, drainage patterns, or water quality.

Damage to public thoroughfares adjacent to this lease area directly caused by the proposed gas development will be restored to city standards, as applicable, as each well is completed. Any damage that poses a safety hazard will be repaired immediately. Any substantial accumulations of dirt, dust, or other debris deposited on public thoroughfares by gas development will be removed. Dust, if significant, will be suppressed by using water or other dust suppressants.

Drilling and production operations shall be conducted in a manner to minimize noise levels. Noise from drilling, completion and rework operations are limited in time from a few days to a few weeks. Noise from drilling activities will not exceed sixty five (65) decibels at any point three hundred (300) feet from the boundary of the drill site. Noise from fracturing operations will not exceed eighty five (85) decibels at any point three hundred (300) feet from the boundary of the drill site. Noise from the operation site will not exceed fifty five (55) decibels beyond the boundaries shown on the associated site plan.

Lighting will be shielded and directional toward the well site so that it will not disturb, be a nuisance, or safety hazard to adjacent properties, residential areas, or public thoroughfares.

SCREENING

Per City ordinance, the equipment on the operation site will be screened from public view by a combination of screening shrubs that will be installed completely around the well site and the required screen fence. Irrigation will be installed as necessary. All plant material will be kept in an attractive state and in good condition.

Exhibit C – Statement of Planning Objectives (Cont.)

DEVELOPMENT SCHEDULE

Titan Operating anticipates the initial construction on the TCC pad site to begin the 4th quarter of 2010. After construction of the pad site Titan anticipates the drilling of 2 to 4 wells; each of which will take approximately 30 days. After the initial test Titan anticipates drilling a total of approximately 14 wells off the site over the next 5 to 7 years.

ECONOMIC DEVELOPMENT INFORMATION

Titan Operating has spent approximately \$108,300,000 in lease bonus dollars in the City of Colleyville to date. Titan has also donated approximately \$300,000 to local charities. Titan estimates that a typical well drilled off the pad site will generate approximately \$230,000 per well in ad valorem taxes for the city over a 15 year period.

Exhibit D – Site Plan A

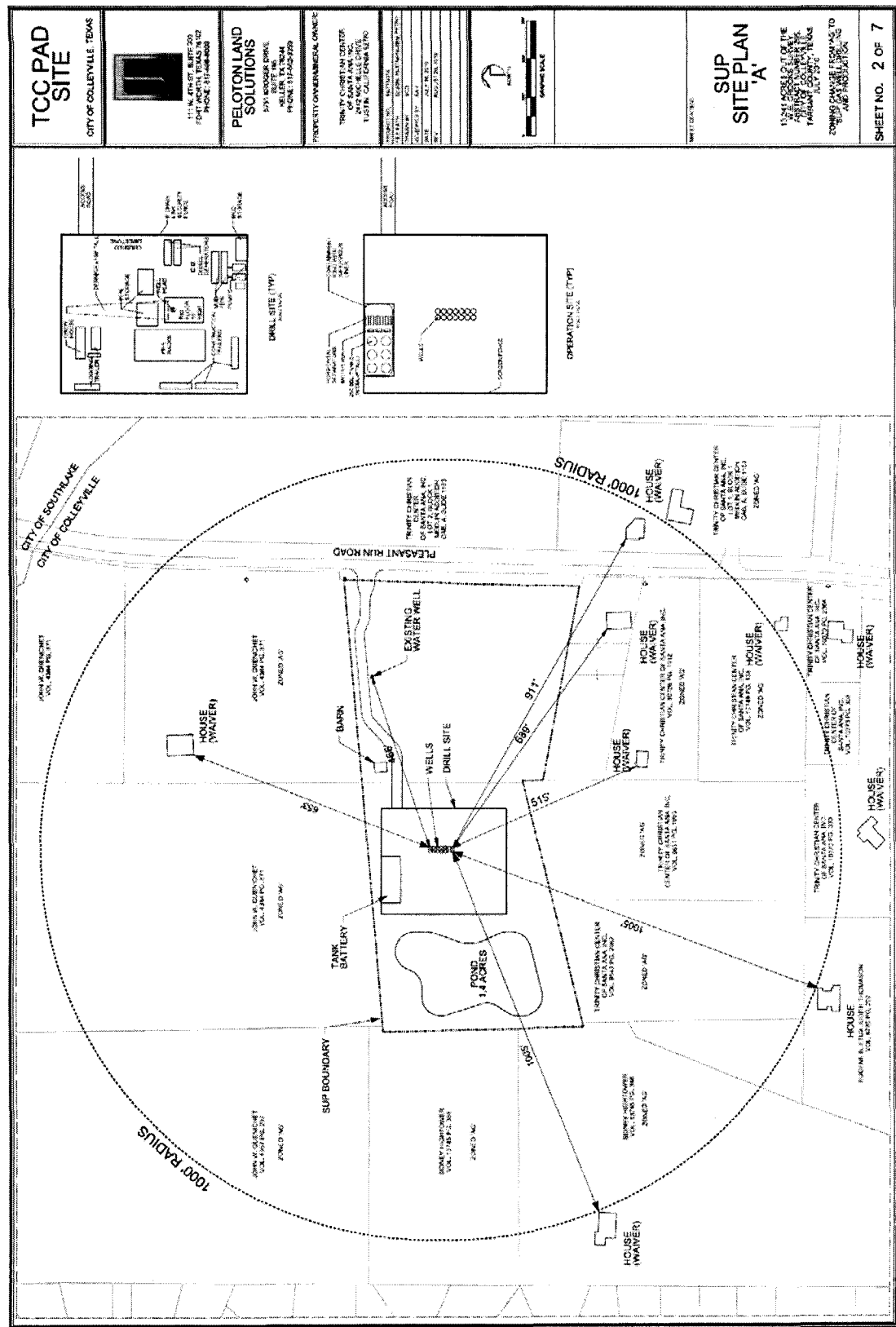
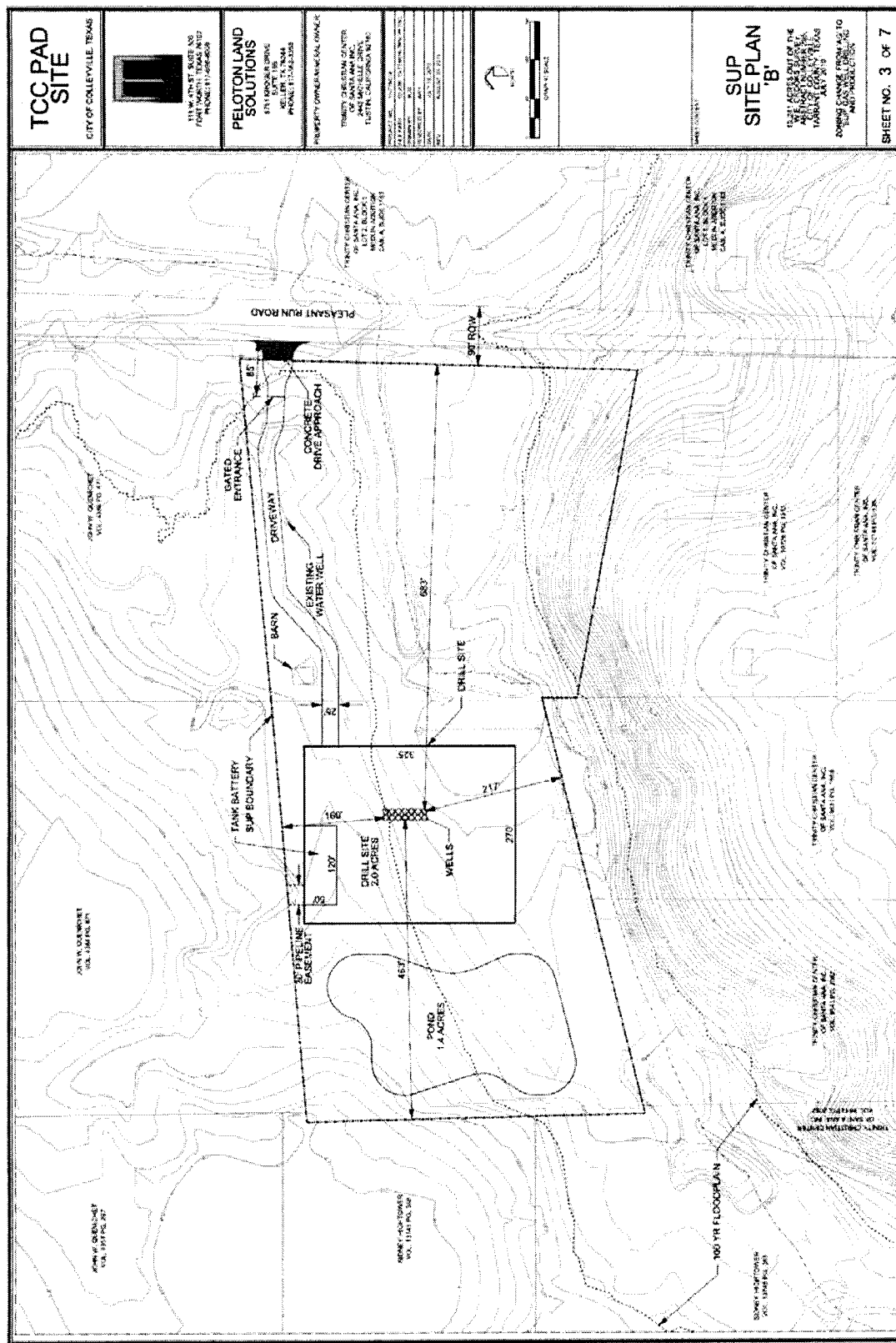


Exhibit E – Site Plan B



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Exhibit G – Grading and Erosion Control Plan

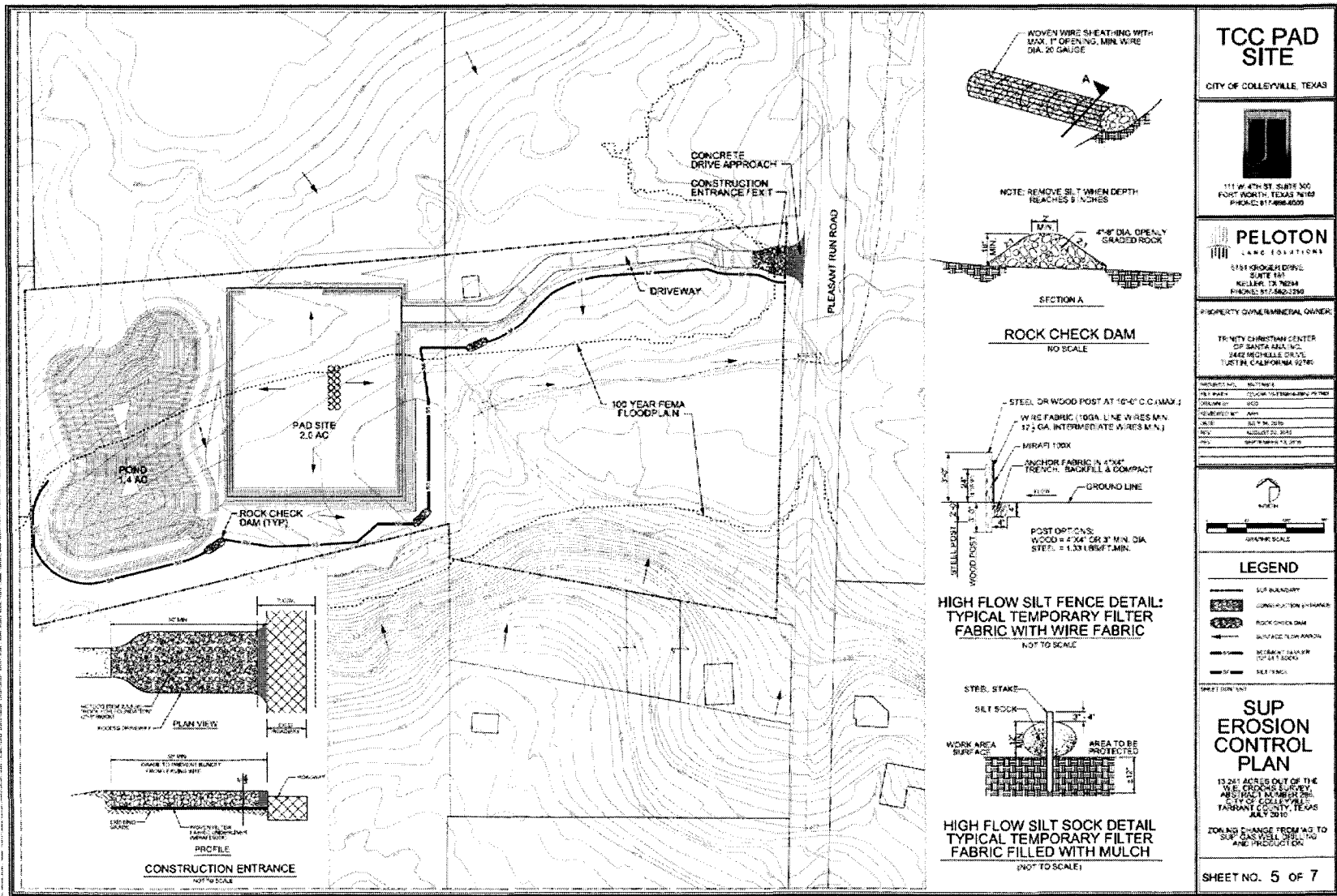


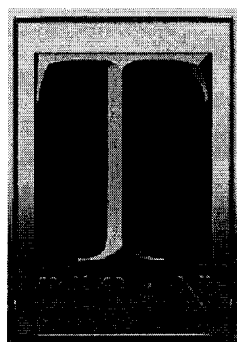
Exhibit H – Emission Control Plan

BREITLING CONSULTING, LLC
IN COOPERATION WITH PELOTON LAND SOLUTIONS, LLLP

EMISSION REDUCTION / CONTROL PLAN

**TCC WELL PAD
COLLEYVILLE, TARRANT COUNTY, TEXAS**

PREPARED FOR:



**TITAN OPERATING, LLC.
111 W. 4TH STREET, SUITE 300
FORT WORTH, TEXAS 76102-3951**

9/29/2010

P.O. BOX 969 BURLESON, TEXAS 76097 · 817-680-6956 · WWW.BREITLINGCONSULTING.COM

Exhibit H – Emission Control Plan (Cont.)

Facility

Trinity Christian Center (TCC) Well Pad
Colleyville, Tarrant County, Texas

Operator

Titan Operating, LLC. (Titan)
111 W. 4th Street, Suite 300
Fort Worth, Texas 76102-3951

Well #1-H - 3H
Latitude: 32.916991
Longitude: -97.160009

Production Phase Equipment - assuming 3 wells

6 Produced Water Tanks-250 bbl capacity
1 Mobile Frac Tank-500 bbl capacity
3 Horizontal Separators

1.0 Best Management Practices

Emissions sources at the TCC Well Pad include the equipment listed in *Section 1.0* as well as fugitive components. The following Best Management Practices (BMPs) will be implemented in order to minimize emissions to a level that is technically feasible and economically reasonable. Every practical effort will be made to monitor equipment for leaks, implement reliable pollution prevention work practices, and reduce emissions.

Operations

- Operate all equipment with the potential to emit air contaminants at least 50 feet from the nearest property line or the nearest receptor (whichever is closer), excluding any valve that is used for isolation and or safety purposes.
- Each open-ended valve or line will be equipped with a cap, blind flange, plug, or a second valve to seal the line so that no leakage of emissions occurs unless otherwise required to maintain safe operations in a vessel or pipeline.
- Tank hatches, not designed to be completely sealed, will remain closed (but not completely sealed in order to maintain safe design functionality) except for sampling or planned maintenance activities.
- The site will be visited daily by operations personnel who will conduct visual equipment checks.
- The site will be equipped with a remotely monitored alarm system that will automatically shutdown key equipment if significant leaks or operational problems occur.
- All equipment with the potential to emit air contaminants will be maintained in good working order and operated properly.
- All seals and gaskets will be installed, checked, and properly maintained to prevent leaking.

Maintenance

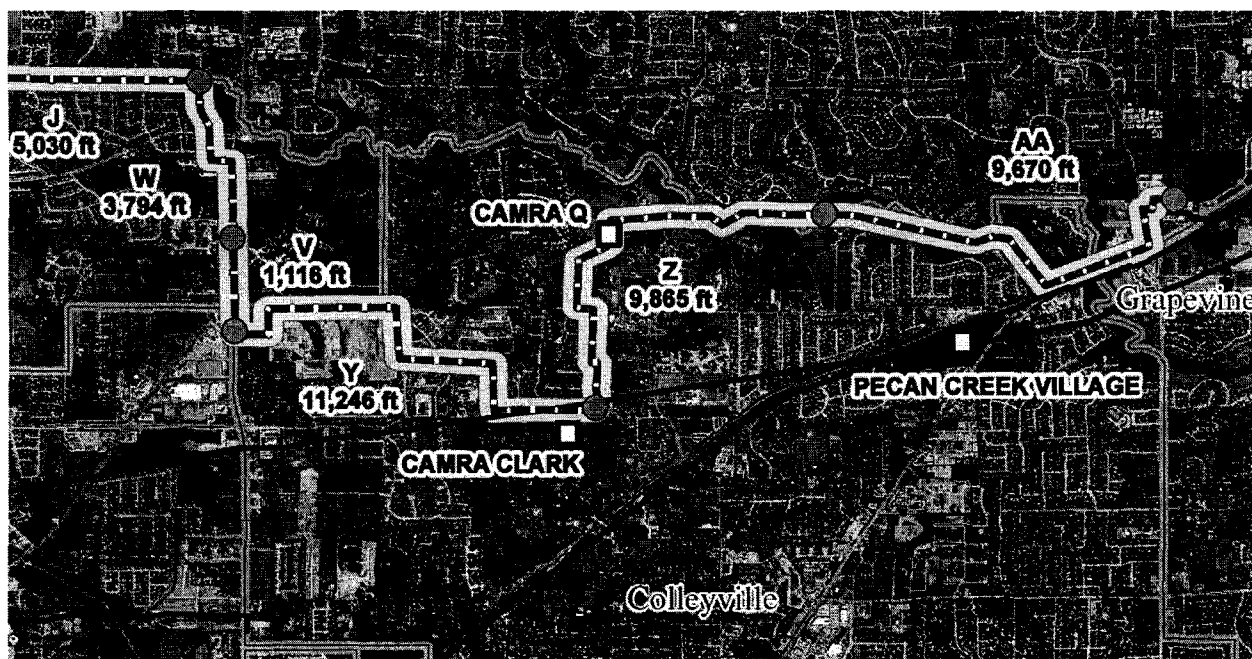
Exhibit H – Emission Control Plan (Cont.)

- A program to replace, repair, and/or maintain equipment to keep them in good working order will be established and maintained, including: (1) manufacturer's specifications and recommended programs applicable to equipment performance and effect on emissions; (2) cleaning and inspection of all equipment; and (3) replacement and repair of equipment on schedules which prevent equipment failures and maintain performance.
- During planned downtime of any capture, recovery, or control device, gas streams will be redirected to another control or recovery device.
- Every reasonable effort will be made to repair a leaking component. Initial action will be to isolate the leaking component and conduct the repair within 48 hours. If the leaking component cannot be isolated or the repair cannot be made within 48 hours, then the well will be shut in until repairs can be made. If the repair of a component would require a unit shutdown, which would create more emissions than the repair would eliminate, the repair will be delayed until the next planned shutdown.
- To the extent that good engineering practices will permit, new and reworked valves and piping connections will be located in a place that is reasonably accessible for leak checking during well operations.

Voluntary Leak Detection and Repair (LDAR) Program

- All fugitive components will be inspected by audio, visual, and olfactory (AVO) observation, at intervals not exceeding 15 months, but at least once each calendar year. Such inspections will also include monitoring for leaking components using either (1) the EPA Test Method 21 using a portable analyzer set at 10,000 ppmv leak detection limit or (2) the Alternative Work Practice for monitoring equipment for leaks found in 40 CFR §60.18(g)-(i) using an optical gas imaging instrument with a detection sensitivity level of no greater than 60 grams per hour.
- Damaged or leaking valves, connectors, pumps, compressors, and agitator seals found to be emitting VOCs in excess of 10,000 ppmv as determined using a portable analyzer, found by AVO inspection to be leaking (e.g., dripping process fluids), or found leaking using the AWP will be tagged and replaced or repaired.

EXHIBIT I - PLANNED PIPELINE ROUTE



ORDINANCE O-13-1875

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 53.2 ACRES ON TRACTS 1F AND 1G, ABSTRACT 1038 OF THE HALL MEDLIN SURVEY AND TRACTS 1A02 AND 1C, ABSTRACT 295 OF THE WILLIAM E. CROOKS SURVEY LOCATED AT 7612 AND 7624 PLEASANT RUN ROAD FROM THE AG-AGRICULTURAL ZONING DISTRICT TO THE PUD-R-PLANNED UNIT DEVELOPMENT RESIDENTIAL ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC13-001; and

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

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

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 53.2 acres on Tracts 1F and 1G, Abstract 1038 of the Hall Medlin Survey and Tracts 1A02 and 1C, Abstract 295 of the William E. Crooks Survey located at 7612 and 7624 Pleasant Run Road from the AG-Agricultural zoning district to the PUD-R-Planned Unit Development Residential zoning district, as depicted in the attached Exhibit "A" and as described in Exhibit "B".
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-R is for a single-family residential development of detached dwelling units, constructed at a gross maximum density of 1.4 dwelling units per acre as described in Exhibit "C". Exhibit "C" is attached herein for descriptive purposes only and shall not be referenced as a regulatory guide for the purpose of this ordinance.

- b. The proposed development is subject to all the regulations contained in the Land Development Code, except as amended by this Ordinance.

2. DEVELOPMENT PLAN AND PLATTING

- a. The development shall be generally consistent with the conceptual site plan, Exhibit "D", which shall not be considered the preliminary plat. The lot arrangement may differ from that shown on the conceptual site plan to accommodate topographic, drainage, or other conditions. The actual street layout shall be consistent with Exhibit "D".
- b. The developer shall submit and receive approval from the City, a preliminary and final plat, approved in one or more phases, in accordance with the requirements of the Land Development Code prior to development of this PUD-R.

3. PERMITTED USES

- a. Single-family residences, detached
- b. Common open space areas

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

- a. Residential lot requirements and setbacks shall comply with the following provisions:
 - 1. The minimum lot width shall be 90 feet and the minimum lot depth shall be 70 feet.
 - 2. The minimum lot size shall be 13,000 square feet, with an average lot size of 16,050 square feet.
 - 3. The minimum front yard setbacks shall be 20 feet for lots with side facing garages and 30 feet for lots with front facing garages.
 - 4. The minimum rear yard setbacks shall be:
 - a. From the main structure: 25 feet
 - b. From an accessory structure: 10 feet

5. The minimum side yard setbacks shall be 9 feet.
6. The maximum building height shall be 35 feet.
7. For lots located on cul-de-sacs and half cul-de-sacs, the minimum lot width shall be 70 feet measured at the front yard setbacks and 35 feet measured at the right-of-way line.

5. RESIDENTIAL DESIGN REQUIREMENTS

The following requirements shall apply to all homes constructed in this development:

- a. The surface area of the front exterior wall, excluding windows, doors, gables, and covered porches shall be at least 85 percent masonry or hand-troweled, cement-based, three-coat stucco.
- b. The surface area of all side and rear walls shall be at least 75 percent masonry or hand-troweled, cement-based, three-coat stucco.
- c. Approved masonry materials shall adhere to the masonry materials allowed in Chapter 6-Building Design of the Land Development Code.
- d. Each residence shall contain a minimum of 3,000 feet of gross floor area.

6. OPEN SPACE

- a. This development shall provide a minimum of 30 percent common open space, which shall be configured as shown on Exhibit "D". All open space areas shall be landscaped and maintained by the homeowners association.

7. RESIDENTIAL DENSITY REQUIREMENTS

- a. Residential density shall not exceed 1.4 dwelling units per acre.

8. FENCING, SCREENING, BUFFERING AND TREES

- a. A wrought iron fence shall be constructed between the common open space in the Monticello development and common open space on the subject property. Said fence shall be constructed by the developer prior to the acceptance of final public improvements.
- b. A minimum of two, three (3) inch caliper, hardwood shade trees shall be planted on each lot at the time of new home construction.
- c. All lots shall be equipped with an irrigation system per the requirements of Chapter 4-Landscaping and Buffering in the Land Development Code.
- d. A minimum eight (8) foot solid masonry wall shall be constructed along the common property line of the development and the adjacent property to the south located at 7504 and 7404 Pleasant Run Road prior to the acceptance of final public improvements. Where adjacent to lots not used for residential purposes within this development, the wall may be constructed of wood. The wall shall be maintained by the homeowner's association.
- e. A minimum ten (10) foot tree preservation buffer shall be located along the entire length of the western boundary of the development. All trees located within said buffer shall be preserved in place per the requirements of Chapter 5-Tree Preservation in the Land Development Code. Maintenance of the buffer shall be the responsibility of each homeowner.

9. SIDEWALKS AND TRAILS

- a. In lieu of constructing the required ten (10) foot trail along Pleasant Run Road, the developer shall pay into escrow the cost of constructing the trail as determined by the City Engineer, prior to the filing of the final plat for the development.
- b. The portion of the proposed interior park trail that traverses the open space of the development that is closest to Pleasant Run Road shall provide a stub for future

connection to the Pleasant Run Road trail shown in the Colleyville Pathways Plan. Said portion of the interior park trail shall be located within a public access easement and shall be constructed by the developer prior to acceptance of final public improvements and shall be maintained by the homeowner's association.

10. GENERAL

- a. Until January 1, 2030, no building, structure, or other development within this PUD, including any roads and parks, shall trigger any setback requirement for future gas wells and related equipment located on the existing 13.2-acre pad site located directly south of the boundaries of this PUD (the "Existing Pad Site"), regardless of whether such gas wells and equipment are authorized by Ordinance O-10-1779 approving a Special Use Permit for the Existing Pad Site or are authorized by future approvals (if any) for the Existing Pad Site only by the City Council.
- b. Prior to the recordation of a final plat for any property within this PUD, an instrument shall be recorded in the deed records of Tarrant County, Texas, for the property within this PUD, providing all future purchasers of such property with notice of this paragraph. The form of such instrument shall be approved by the City Attorney. In addition, any rezoning of the property governed by this PUD, including, but not limited to, an amendment to this PUD, shall require that written notice be given to the gas well operator in the same manner that is required by Chapter 211 of the Texas Local Government Code for all property owners. Notices shall be sent to the gas well permittee based on the address on file with the City.

Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of June 2013.

The second reading and public hearing being conducted on the 18th day of June 2013.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2013.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit “A” – Location and Zoning Map

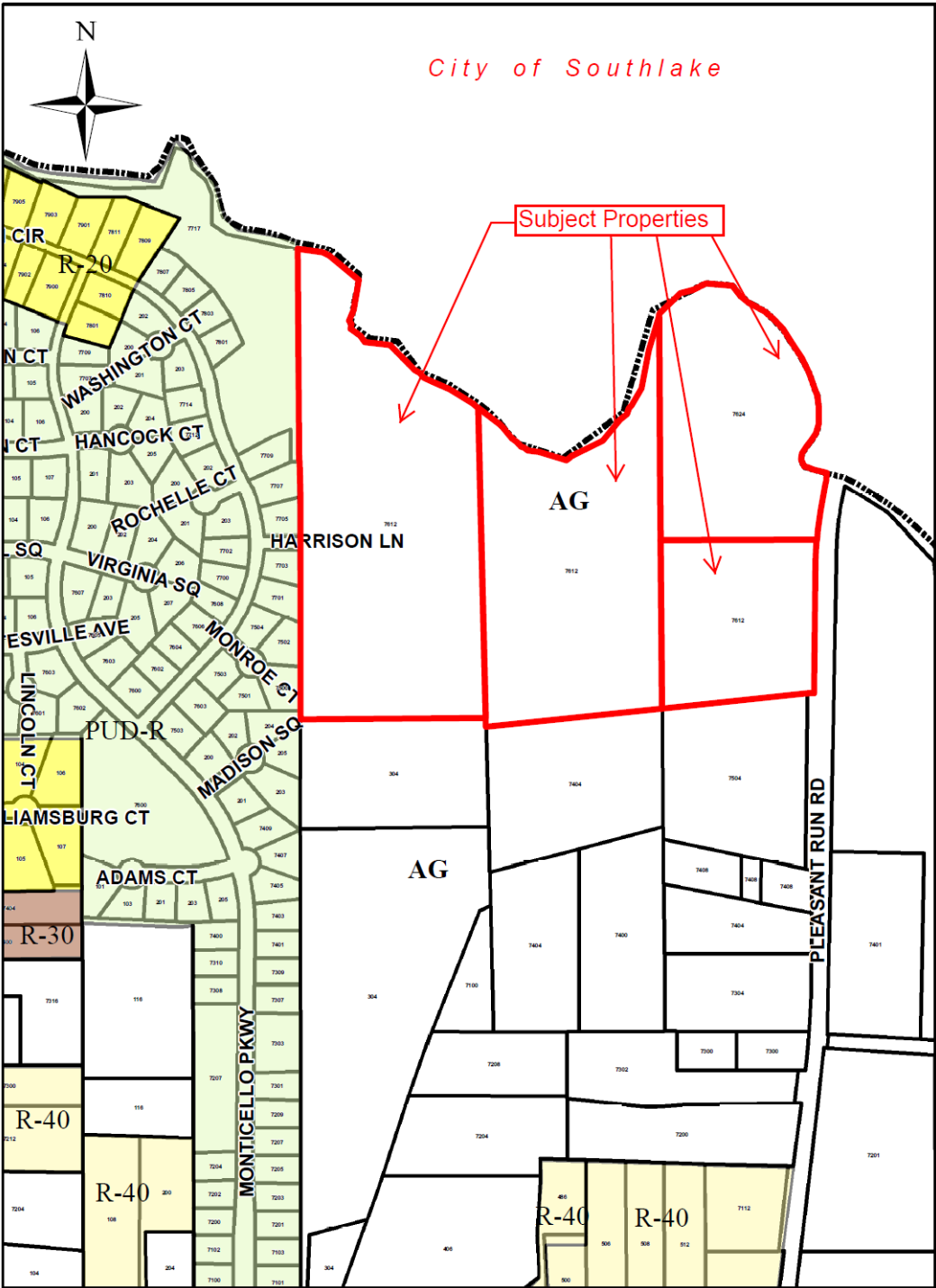


Exhibit "B" – Legal Description

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE WM. E. CROOKS SURVEY, ABSTRACT NUMBER 295 AND THE HALL MEDLIN SURVEY, ABSTRACT NUMBER 1038, CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS AND BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO JOHN W. QUENICHET AND WIFE OBURN QUENICHET RECORDED IN VOLUME 4384, PAGE 871, TRACTS 1, 2 AND 3 AND IN VOLUME 4957, PAGE 297 OF COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 3/4 INCH IRON ROD, FOUND AT THE SOUTHWEST CORNER OF SAID QUENICHET TRACT RECORDED IN VOLUME 4957, PAGE 297 AND BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO THE ROBERT HIGHTOWER TESTAMENTARY TRUST, RECORDED IN VOLUME 13475, PAGE 388 OF SAID COUNTY RECORDS AND BEING IN THE WEST LINE OF MONTICELLO ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, RECORDED IN VOLUME 388-209, PAGE 12 OF PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE N 00°11'48" W, WITH THE WEST LINE OF SAID QUENICHET TRACT, AT 1548.07 FEET A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET, IN ALL 1648.07 FEET TO THE CENTERLINE OF BIG BEAR CREEK;

THENCE WITH THE CENTERLINE OF BIG BEAR CREEK THE FOLLOWING BEARINGS AND DISTANCES;

S 64°57'48" E, 130.00 FEET;
S 50°01'23" E, 140.00 FEET;
S 10°11'53" W, 174.00 FEET;
S 52°32'20" E, 86.00 FEET;
S 83°50'13" E, 104.00 FEET;
S 37°43'15" E, 143.00 FEET;
S 65°44'16" E, 104.00 FEET;
S 57°57'16" E, 140.00 FEET, THE NORTHWEST CORNER OF AFORESAID TRACT 3, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET, BEARS 00°29" W, 100.00 FEET;
S 40°13'40" E, 146.00 FEET;
S 59°50'53" E, 67.00 FEET;
S 74°42'01" E, 67.00 FEET,
N 89°44'42" E, 115.00 FEET;
N 47°35'35" E, 213.00 FEET;
N 27°22'07" E, 102.00 FEET;
N 15°46'45" E, 122.00 FEET;
N 21°31'34"E, AT 155.7 FEET THE NORTHEAST CORNER OF SAID TRACT 3 AND THE NORTHWEST CORNER OF SAID TRACT 1, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET, BEARS S 00°49" E, 100.00 FEET, IN ALL 171.00 FEET;
N 55°19'48" E, 100.00 FEET;
N 72°17'18" E, 100.00 FEET;
S 74°09'29" E, 75.00 FEET;
S 30°07'44" E, 69.00 FEET;
S 53°03'32" E, 180.00 FEET;
S 28°28'40" E, 170.00 FEET;
S 20°31'03" E, 105.00 FEET;
S 00°16'51" E, 80.00 FEET;
S 41°40'16" W, 109.00 FEET;
S 45°24'40" E, 115.00 FEET;

Exhibit "B" – Legal Description Continued

THENCE S 75°34'46" E, 61.00 FEET TO THE INTERSECTION OF SAID BIG BEAR CREEK AND THE APPROXIMATE CENTERLINE OF PLEASANT RUN ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 10°21'30" W, 160.00 FEET WITH SAID APPROXIMATE CENTERLINE, TO THE SOUTHEAST CORNER OF AFOREMENTIONED TRACT 1 AND THE NORTHEAST CORNER OF SAID TRACT 2, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET, BEARS S 88°36" W, 100.00 FEET;

THENCE S 01°29'24" W, 612.63 FEET CONTINUING WITH SAID APPROXIMATE CENTERLINE TO THE SOUTHEAST CORNER OF SAID TRACT 2;

THENCE S 84°10'42" W, WITH THE SOUTH LINE OF SAID TRACT 2, AT 40.10 FEET THE NORTHEAST CORNER OF PARK PLACE ESTATES, AN ADDITION TO THE CITY OF COLLEYVILLE, RECORDED IN VOLUME 388-178, PAGE 14 OF SAID PLAT RECORDS, AT 100 FEET A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET, IN ALL 558.48 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" SET, AT THE SOUTHWEST CORNER OF SAID TRACT 2 AND THE SOUTHEAST CORNER OF SAID TRACT 3;

THENCE S 84°37'58" W, 654.81 FEET WITH THE SOUTH LINE OF SAID TRACT 3 AND THE NORTH LINE OF THAT TRACT OF LAND CONVEYED TO TRINITY CHRISTIAN CENTER OF SANTA ANNA, INC., RECORDED IN VOLUME 9325, PAGE 1004 OF SAID COUNTY RECORDS, TO A 3/8 INCH IRON ROD, FOUND AND BEING THE SOUTHWEST CORNER OF SAID TRACT 3 IN THE EAST LINE OF THE AFOREMENTIONED HIGHTOWER TRACT;

THENCE N 01°58'48" W, 106.71 FEET, WITH THE WEST LINE OF SAID HIGHTOWER TRACT, TO A 5/8 INCH IRON ROD, FOUND AT THE SOUTHEAST CORNER OF AFOREMENTIONED QUENICHET TRACT RECORDED IN VOLUME 4957, PAGE 297 OF SAID COUNTY RECORDS;

THENCE N 89°57'05" W, 652.16 FEET, WITH THE NORTH LINE OF SAID HIGHTOWER TRACT AND THE SOUTH LINE OF SAID QUENICHET TRACT, TO THE POINT OF BEGINNING AND CONTAINING 2,318,598 SQUARE FEET OR 53.228 ACRES OF LAND MORE OR LESS.

Exhibit “C” – Statement of Planning Objectives

Planned Unit Development (PUD-R) for Overlook at Big Bear Creek Colleyville, Texas

HISTORY AND STATEMENT OF INTENT

Established in 1988, Wilbow Corporation, the Dallas based U.S. Operation, is a wholly-owned subsidiary of Wilbow Group Pty. Ltd. located in Melbourne, Australia. Wilbow is currently involved in numerous real estate developments in the Dallas/Fort Worth and Houston areas. Wilbow has been the recipient of numerous accolades and won Business and Industry Awards for Excellence in commercial property development including the Urban Design for Tribute at Mills Branch and the McSam award for Marketing of the Heritage residential community. Wilbow Corporation maintains an experienced and well-diversified professional staff with a combined 100 years of real estate development experience, and has consistently been ranked as one of north Texas' largest residential developers by the Dallas Business Journal. Wilbow's financial strength, experience and history of success mean that each development is thoughtfully planned and executed with efficiency and expertise that few other developers possess.

Wilbow Corporation, doing business as Pleasant Run Colleyville, Inc. (PRC), being the applicant and developer of the 53.2-acre "Overlook at Big Bear Creek" property, part of the Wm. E. Crooks Survey, Abstract No. 295, and part of the Hall Medlin Survey, Abstract No. 1038, hereby makes a request to rezone the property, currently zoned Agriculture (AG) per the August 2007 zoning map, to Planned Unit Development-Residential (PUD-R). With PUD-R zoning, the use will be consistent with the adjacent single-family zoning designations and Colleyville's Future Land Use Plan 2025 which designates the property as "Single Family Residential".

PROJECT LOCATION & DESCRIPTION

The Overlook at Big Bear Creek (The Overlook) is located along the north central Colleyville border with Southlake, adjacent to Pleasant Run Road on the east and the Monticello neighborhood to the west. The north property line generally follows the centerline of Big Bear Creek, the same being the municipal

Exhibit “C” – Statement of Planning Objectives (Continued)

boundary. The property is bordered on the south by the Titan well site and undeveloped agricultural land. The property is a generally rectangular, 53.228 acre tract that consists of four smaller parcels, each formally owned by John W. and Oburn Quenichet. Overlook will be developed into approximately 73 single-family home sites and additional open space lots, for a density of **1.37 dwelling units per gross acre**, well below the allowed maximum residential density of 1.8 dwelling units per gross acre. Each home site shall be a minimum of 13,000 square feet however, the average lot size shall be approximately 16,000 square feet.

SITE ZONING AND PLANNED DEVELOPMENT STANDARDS

The zoning classification for The Overlook shall be Planned Unit Development-R “PUD-R” and shall be developed according to the following standards:

Item	PUD-R Zoning	Proposed Zoning
Minimum Lot Size	13,000 Square Feet	13,000 Square Feet
Average Lot Size	16,000 Square Feet	16,050 Square Feet
Minimum Lot Width	100 feet	90 feet
Minimum Front Yard	30 feet	20 feet
Minimum Side Yard	10 feet	9 feet
Minimum Rear Yard	25 feet	25 feet for main structure 10 feet for ancillary structures
Maximum Building Height	30 feet	35 feet measured from high point on lot to top of roof line

BUILDING SETBACK PROVISION

Special consideration of reduced lot width is hereby requested for lots located on cul-de-sacs and those located on 90-degree elbows in the streets. The minimum lot width for such lots measured at the building line shall be 70-feet. The minimum lot width for such lots measured at the right-of-way line shall be 35-feet.

Exhibit “C” – Statement of Planning Objectives (Continued)

IMPACT FEES

Because the calculated portion of the City's Perimeter Street Fee is less than the per lot road impact fees generated by this project, PRC shall bear no cost associated with the City's Perimeter Street Fee. Instead, the per lot road impact fee of \$4941.00 shall be paid for by the builder at the time of each applicable building permit. In addition, water and wastewater impact fees shall be paid for at the time of building permit by the builder. There shall be no park impact fee paid for by PRC. No other impact fees shall be applicable.

PARKLAND DEDICATION

In lieu of Park Dedication Fees, we will dedicate via final plat approximately 17 acres of private parkland/open space within the development, which shall include a permanent surface trail system, benches, native and picnic areas. We may elect to dedicate a public access easement over and across the trail system for use by all residents of Colleyville. In addition, we will dedicate approximately 3 acres of private parkland/open space adjacent to Forest Meadow Drive within the development. This 3 acres alone represents approximately ten (10) percent of the developable area of the subdivision. All private parkland/open space will be maintained by the Home Owner's Association (HOA) for the development, which will be created for the purpose of owning, operating and maintaining the common features within the community.

HOMEOWNERS ASSOCIATION

All property owners within The Overlook shall be required to be members of the HOA which shall assume ownership and responsibility for the open space areas, entry features, landscaping, irrigation and all fencing within the open space areas created via the Final Plat. The HOA shall also be responsible for enforcement of all deed restrictions for the community. PRC, as Declarant, shall regulate and approve new home architecture and plot plans in conformity with the deed restrictions for the community.

SUBDIVISION DESIGN CONSIDERATIONS

Streets shall be 31 foot, back to back concrete with curb and gutter within a 50 foot Right of Way. Streets shall be dedicated to the City of Colleyville (City). Similarly, all water lines, sanitary and storm sewer shall be

Exhibit “C” – Statement of Planning Objectives (Continued)

designed and constructed to City standards. Upon construction and inspection by the City, such infrastructure shall be dedicated to the City for continued maintenance and operation.

DRAINAGE DESIGN CONSIDERATIONS

The site generally slopes from south to north and is heavily wooded along the north and east boundaries. Big Bear Creek and its 100-year floodplain traverses the property on the northern boundary receiving the natural runoff from the property. The drainage system for the community shall be designed so that the storm water runoff continues to be conveyed directly into Big Bear Creek. The development of the property will not have significant impact on the total amount of runoff in this reach of Big Bear Creek due to the low density, large lot size and the relatively small contributing area of the project in relation to the entire watershed conveyed by Big Bear Creek, and therefore, no detention shall be required for this project. See accompanying exhibit of offsite drainage area. A small portion of the developable area lies within the FEMA designated 100-year floodplain. PRC intends to mitigate the small areas intended to be developed within the floodplain by providing comparable storage volume elsewhere on-site. The plan for such comparable storage shall be submitted for administrative review and approval by Colleyville's Certified Floodplain Manager (CFM).

LANDSCAPE AND TREE MITIGATION

No tree survey or tree mitigation shall be required for open space areas shown on the attached Development Plan. Areas within proposed rights-of-way, proposed building pads, public and private easements shall also be exempt from tree mitigation requirements; however an inventory of protected trees within such areas shall be shown on a tree survey. Builder installed trees located in front and rear yards shall count towards any mitigation required as a result of the development process so long as the tree species conform to the City's tree mitigation requirements. PRC shall require a minimum of 2 (two) 3" caliper hardwood shade trees be installed by the builder on each lot.

SUBDIVISION TRAFFIC AND CIRCULATION

PRC shall provide a stub-through road to connect to existing Harrison Lane to the west. Wildflower Way

Exhibit “C” – Statement of Planning Objectives (Continued)

shall stub to the property immediately to the south in anticipation of future single-family development. No traffic impact analysis (TIA) shall be required since the development is not projected to generate in excess of 1,000 vehicle trips per day.

SIDEWALKS

PRC hereby requests a variance from the sidewalk requirements and as such, no sidewalks will be constructed along the streets within the development. This request is consistent with adjacent neighborhoods, among them and adjacent to this proposed development is Monticello, which does not contain sidewalks along the streets. Further there is no existing sidewalk or trail along Pleasant Run Road. Due to lack of connectivity and challenging topography, we request a variance from the sidewalk/trail requirement.

TRAIL MASTERPLAN

PRC hereby requests a modification to the Trails and Sidewalk System Masterplan dated October 18, 2005 which shows a trail system along Pleasant Run Road. Due to the natural topography and lack of connectivity to other such facilities along Pleasant Run Road, construction of a trail system here is not viable. In lieu of the roadside location, PRC shall construct a trail system as a continuation of the neighboring Monticello trail system within the private parkland/open space located wholly within the community.

SCREEN WALLS AND FENCES

The existing natural vegetation/trees will provide a natural live screen for the entire property frontage along Pleasant Run Road. Therefore, PRC intends to construct an entry feature and monumentation only at the main entry at Pleasant Run Road as shown on the attached Site Plan. The entry feature shall incorporate masonry, brick, stone and wrought iron fence as necessary to ‘tie’ back into existing vegetation.

Wrought iron fencing shall be allowed, but not required, along the side and rear property lines of each lot and adjacent to and within the 100-year floodplain. Privacy fences shall not be allowed within the 100-year floodplain.

Exhibit “C” – Statement of Planning Objectives (Continued)

DEVELOPMENT SCHEDULE

PRC intends to obtain approval of zoning by July 2013 with platting and engineering plans to follow immediately thereafter. Construction of the first phase of approximately 33-39 lots to commence immediately following approval of engineering plans. Construction shall take approximately 9 months. Concurrent with development of the first phase, entitlements to include final platting of the second phase will be underway. Upon completion of the first phase and formal approval of the Phase II final plat, PRC will commence construction on Phase II. We anticipate construction on Phase II to commence in the fall of 2014 and be completed by summer 2015. Construction of homes within the first phase shall commence immediately upon City acceptance of the Phase I infrastructure. PRC requests that each phase be given consideration for an early release grading permit upon preliminary plan approval and early release building permits upon substantial completion of paving, as determined by the City inspector during the initial infrastructure walkthrough.

BUILDER PRODUCT

Homes within this community are expected to range in the \$500k to \$1MM+ range. Typical lot pads shall be approximately 70' wide by 70' deep. Minimum house size shall be 3,000 square feet. Maximum height for each home shall not exceed 35' as measured from the highpoint of the lot to the top of the roof.

The surface area of the first floor exterior wall (exclusive of openings for windows and doors, gables over wood framing, areas under covered porches, box and bay windows and other architectural projections) and all second story walls (exclusive of openings for windows and doors, gables over wood framing, areas under covered porches, box and bay windows and other architectural projections) in the same vertical plane as the first floor wall shall be veneered with a minimum of 85% (eighty-five percent) coverage of unit masonry (defined below) or hand troweled, cement-based 3-coat stucco on the front elevation and 75% (seventy-five percent) unit masonry or hand-troweled, cement-based, 3-coat stucco on the side and rear elevations.

Unit Masonry shall mean brick, natural stone, or concrete cast stone (or combination of these materials) laid up by unit and set in mortar.

ECONOMIC DEVELOPMENT INFORMATION

Exhibit “C” – Statement of Planning Objectives (Continued)

As envisioned, The Overlook will generate substantial tax revenue for Tarrant County and the City of Colleyville. PRC estimates homes will be completed according to the following schedule:

<u>Year</u>	<u>Homes Completed</u>	<u>Total</u>
2014	5	5
2015	20	25
2016	20	45
2017	20	65
2018	8	73

Based on the 2010 ad valorem tax rate of \$2.28/\$100 and an average home price of \$750k, estimated ad valorem taxes are as follows:

<u>Year</u>	<u>Ad Valorem Tax</u>
2015	\$86,000
2016	\$428,000
2017	\$770,000
2018	\$1,111,000
2019	\$1,248,300
2020	\$1,248,300

Note: Tax estimate assume a flat rate based on 2010 values.

SUMMARY

The Overlook, when developed, will be a large lot up-scale development featuring 73 residential lots containing custom and semi-custom homes from \$500k on up. PRC believes that The Overlook will be a meaningful contribution to the City of Colleyville, and provide consistency with the adjacent neighborhoods while complying with the City's Future Land Use Plan. The home values will generate significant tax revenues for the City and protect surrounding home values. The requests of the PUD-R made herein are consistent with the PUD-R provisions and have been thoughtfully construed so as to protect surrounding home and community values, while upholding the guidelines created by the City's comprehensive zoning ordinance. PRC respectfully requests the City of Colleyville Planning and Zoning Commission and City Council approve this PUD-R and allow The Overlook to move forward as planned herein.

Exhibit "D"- Conceptual Site Plan





City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 5b

Agenda Date 06/18/2013

Number Ordinance O-13-1876

Type Ordinance

Department Community Development

Title

Consideration for a zoning change from R40-Single Family Residential to PUD-C-Planned Unit Development Commercial on Lot 5, Block 3, of the Southgate Addition located at 3709 Wayne Drive; and approval of an amendment to the PUD-C-Planned Unit Development Commercial zoning and development requirements on Lots 1 and 2, Block 1, of the Covenant Christian Academy Addition, and Lot 1R, of the Colleyville Presbyterian Church Addition located at 715 and 901 Cheek-Sparger Road, Case ZC13-004

Explanation

Second Reading and Public Hearing

There were seven speakers in favor of, and two speakers opposed to, this request at the June 4, 2013 City Council meeting.

Attached are updated letters of support received from the applicant, as well as a petition submitted by the Colleyville Baseball Association (included in the attached letters of support), that was submitted to City staff at the June 4, 2013 City Council meeting.

The City Council requested the following items at the June 4, 2013 City Council meeting:

(1) Total proposed open space not including the football stadium: 19 percent. The current proposed open space is 35 percent and includes the football stadium. Section 3.23(J) - PUD Planned Unit Developments in the Land Development Code states that common open space may include:

- land area of the development used for aesthetic, leisure and recreational purposes, that is accessible to and permanently reserved for the common use and enjoyment of the occupants of the development,
- golf courses, parks, and public open space areas adjacent to the development, which are readily accessible,
- low-impact passive uses include conservation of open land in its natural state (for example, woodland, fallow field, or meadow), neighborhood squares, common areas, picnic areas, community gardens, walking trails, bikeways, other kinds of pathways,

and similar low-impact passive recreational uses, or

- active recreation uses including recreational playing fields, playgrounds, tennis courts, neighborhood pools, and clubhouse structures.

(2) The applicant submitted a document that contains proposed amendments to proposed Ordinance O-13-1876 at the June 4, 2013 City Council meeting. Staff has reviewed the document and incorporated portions of the recommendations in Ordinance O-13-1876. The attached document details which proposed amendments were added by staff and the portions that were not added.

(3) The City Council inquired about the City of Bedford's noise regulations. A copy of Bedford's noise regulations are attached.

(4) The City Council requested that the applicant provide an event schedule for the proposed athletic facilities as well as an estimate of how many night time events would be conducted. This information is included in the attached information received from the applicant on June 12, 2013.

First Reading and Public Hearing

Colleyville Covenant Christian Academy (CCA) has submitted a request to amend PUD-C-Planned Unit Development Commercial Ordinance O-09-1725 (attached) and rezone 3709 Wayne Drive from the R40-Single Family Residential zoning district to the PUD-C-Planned Unit Development Commercial zoning district, thereby incorporating 3709 Wayne Drive into the larger PUD district. The applicant is seeking the zoning change in order to expand the existing private school and amend the current site plan.

Existing Conditions. The subject properties are currently platted as four lots. 715 and 901 Cheek-Sparger Road are currently developed as Colleyville Presbyterian Church and Covenant Christian Academy, and are zoned PUD-C Planned Unit Development Commercial. 3709 Wayne Drive is developed as a single family home and is zoned R40-Single Family Residential. However, on July 10, 2012, the Zoning Board of Adjustment granted a special exception to allow the temporary use of an athletic facility in conjunction with a private school in a single family residence at 3709 Wayne Drive. Since then, the school has been utilizing the home as a weight room for the athletic program. A copy of the original Zoning Board of Adjustment briefing is attached.

Existing PUD Requirements. Ordinance O-09-1725 allows a church, private elementary, secondary, and high school not to exceed 750 students total, and recreational and athletic uses incidental and accessory to the uses listed above.

The following is the campus building schedule authorized by Ordinance O-09-1725:

Secondary School - 46,000 square feet maximum (complete)

Administration - 6,000 square feet maximum (complete)

Administration - 6,000 square feet maximum (complete)

Grade School - 22,000 square feet maximum (complete)

Athletic Field - Seating for 400 people maximum (complete)

Library - 6,000 square feet maximum (not built)

Multi-purpose - 19,200 square feet maximum (not built)

High School - 48,000 square feet maximum (not built)

Applicant's Proposal and Development Schedule. The applicant proposes to adopt a new site plan (attached as conceptual site plan), which will incorporate a baseball stadium over an underground parking garage on the southern portion of the property. The applicant also proposes to expand the football stadium, and add additional recreational uses. The following is a detailed breakdown of the applicant's proposal. More detailed descriptions of the proposal are listed in specific sections:

- Incorporate 3709 Wayne Drive into the PUD (currently zoned R40-Single Family Residential district)
- Construct a new, lighted, 450-seat baseball stadium with a 400 space parking garage underneath the stadium (completion scheduled for 2022)
- Expand the existing football/soccer field to be lighted, with covered bleachers on both sides of the stadium, with a total seating capacity of 1,950 (completion scheduled for 2027)
- Add 42,400 square feet to the secondary school building (Redeemer Hall – completion scheduled for 2017)
- Add 27,000 square feet to the administration building (Nissi Hall – completion scheduled for 2032)
- Add a 50,000 square foot gymnasium (completion scheduled for 2037)
- Increase total enrollment from 750 to 855 students
- Add a new fire lane around the football/soccer field (completion scheduled for 2017)

Building Design. The applicant provided conceptual elevations of all proposed

buildings which are attached to the briefing. Per the requirements of Chapter 6-Building Design in the Land Development Code, all buildings shall meet a minimum design score of 30 and shall be composed of 100 percent approved masonry material.

Replat Requirement. Upon approval of this PUD-C amendment, the applicant will be required to replat the subject property, such that 3709 Wayne Drive is incorporated into the Covenant Christian Academy Addition.

Parking and Access. The applicant intends to provide 442 additional parking spaces to the site, per the attached site parking plan. There are currently 218 campus-wide parking spaces provided for the school. The proposed site parking plan shows most of the new parking in the proposed parking structure to be located underneath the proposed baseball stadium. The applicant is proposing the additional parking in order to have adequate parking for spectators for athletic events, while also having adequate parking for the school use, simultaneously.

The parking requirements and current/proposed parking breakdown for the existing uses, and proposed by the school are as follows:

Elementary and middle schools: One space per classroom, plus one space per 400 square feet of office space. Source: Land Development Code

Parking currently required: 36

Parking needed based on proposal: 14

Total: 50

High Schools: One space per 1.5 students and staff. Source: Land Development Code

Parking currently required: 159

Parking needed based on proposal: 26

Total: 185

Athletic Fields: One space per every four seats. Source: American Planning Association – Recommended Off-Street Parking Requirements.

Parking currently required: 0

Parking needed based on proposal: 600

Total parking required based on staff's analysis: 835 spaces

This parking analysis assumes a scenario whereby events would take place at all

athletic fields, while school is in session.

Based on the applicant's proposal of a maximum of 650 parking spaces, the assumption is made that there would not be simultaneous athletic events.

Given the applicant's assumption noted above, staff proposes leaving Section 5(6)b of Ordinance O-09-1725 in place. This section states: *"In order to ensure adequate parking is provided at all times, no athletic events involving competition with another school may occur during normal school hours"*. This will ensure adequate parking is provided at all times.

With regard to access, the applicant proposes adding two additional driveway approaches along Wayne Drive, in order to provide access to the proposed underground parking garage/baseball stadium on the south, and the new parking lot on the north.

The campus will be accessed by a continuous 24 foot wide fire lane linking Cheek-Sparger Road to Wayne Drive. According to the site plan, three driveways currently access Cheek-Sparger Road. Two additional driveways are proposed along Wayne Drive.

Traffic Impact. On December 1, 2009 the City Council approved a traffic impact analysis (TIA) performed by Lee Engineering for the current campus plan approved by Ordinance O-09-1725. The recommendations of the current TIA are as follows:

"- The maximum allowable student capacity is 750 students. At build-out of the school, CCA is predicted to generate approximately 840 trips during the AM peak hour and 630 trips during the school PM peak hour.

- The intersection of Cheek-Sparger Road and Wayne Drive operates at a level of service (LOS) F during the AM peak hour, resulting in a 52.6 second delay per vehicle. With the recommended improvements in place, the LOS will increase to a LOS D, decreasing the delay to 32.5 seconds per vehicle. Therefore, the recommended improvements provide a 38 percent increase in the efficiency of the intersection. The recommended improvements are as follows:

1) Install a westbound left turn lane with 100 feet of storage length plus appropriate transition length.

2) Provide time restricted left turn movements for the northbound approach of Wayne Drive at Cheek-Sparger Road.

- Prohibit the right turn from driveways 6 and 7 (as shown in figure 2 in the TIA) by installing a no right turn sign. Currently, approximately 15 percent of the student population are Bedford residents. It is reasonable to assume that some of these drivers

will travel south on Wayne Drive to return to their homes. Additionally, if 100 percent of the trips from driveway 6 and driveway 7 are routed to the south, the volume predicted on Harwood Terrace is still below what is reasonable for a residential street. Thus, given the relatively low impact of traffic projected to travel south into Bedford from the school, staff recommends that "no right turn signs" be placed within private school property and not Wayne Drive right-of-way. This action would release the City from enforcement duties for the "no right turn" sign, while also discouraging students and staff from turning right onto Wayne Drive when leaving school.

- With the construction of the new grammar school, the improvements listed in the PUD for driveways 1 and 2 are no longer necessary. These driveways will no longer be utilized by the school for parent pick-up and drop-off.

- Driveway 3 is served by an unimproved shoulder. A right-turn lane with 100 feet of storage length with the appropriate transition length should be constructed for this driveway. This construction will require Driveway 2 to be closed.

- Modify the existing school zone along Cheek-Sparger Road. It should begin 200 feet west of Mockingbird and extend 200 feet east of Wayne Drive to accommodate turning movements along Cheek-Sparger Road. Install a reduced speed school zone on Wayne Drive from Cheek-Sparger Road to 200 feet south of the school property.

- All roadway infrastructure improvements should be completed before the school is open."

To date, all of the above recommendations have been addressed. Given the proposed 14 percent increase in enrollment, the additional seating capacity, and parking capacity associated with the proposed athletic fields, and the two additional driveway approaches proposed for Wayne Drive, staff recommends that either the current TIA be amended to account for the new proposal by the applicant, or a new TIA be commissioned prior to any new construction. This condition has been added to the proposed attached Ordinance O-13-1876.

Baseball Stadium and Parking Garage Details. The proposed baseball stadium will be constructed on the southern portion of the subject property, which is currently undeveloped and heavily forested. According to the development schedule, the proposed stadium will be complete by 2022, and will have seating for 450 people. The parking structure located beneath the baseball field will provide 400 parking spaces. Per the attached exhibits, the total height of the parking garage and baseball field will be 35 feet, as viewed from Wayne Drive. The parking garage will be required to have a fire suppression system, given its size. In terms of setbacks, the proposed structure would be required to be setback a minimum of 40 feet from Wayne Drive, and 25 feet from all other property lines. Based on the proposed site plan, the proposed structure appears to comply with this requirement.

As the parking garage will be considered a structure, all trees located in the footprint of the proposed structure will be considered exempt, according to the provisions of Chapter 5-Tree Preservation in the Land Development Code. For all commercial properties, trees located within the building footprint are considered exempt.

Football Field Details. The applicant proposes to lower and move the entire existing field to accommodate a new fire lane to be located behind the stadium on the west. According to the development schedule, the proposed stadium will be complete by 2027. Under the current site plan and bleacher details approved under Ordinance O-09-1725, the seating for the football field is capped at 400 persons, with all seating on the east side of the field. For the altered field, the applicant proposes 1,950 seats total with seats on both sides of the field, per the attached exhibits. The field would contain a "roofless" design, whereby the bleachers would be covered, but the field would be open to the sky. The applicant states this design would minimize noise impacts to the surrounding neighborhoods by shielding crowd noise while the game announcer would speak through a PA system mounted underneath the roof. According to the attached plans, the height of the structure covering the bleachers would be 49 feet. The maximum building height allowed by the Land Development Code is 35 feet.

In terms of setbacks, the proposed structure would be required to be setback a minimum of 25 feet from the west property line. Based on the attached bleacher elevations, the distance from the structure to the west property line would be 31 feet.

Noise. The applicant did not provide specific decibel levels for the proposed baseball and football stadiums. According to the E•A•RCAL Laboratory with the 3M Occupational Health and Environmental Safety Division, typical crowd noise generated at sporting events averages 95 decibels.

General noise regulations are found in Section 42-27(13) of the City of Colleyville Code of Ordinances. The regulations that are pertinent to the proposed use by the applicant are as follows:

"Noise nuisances.

a. Any unreasonably loud, disturbing, unnecessary noise which causes material distress, discomfort or injury to persons of ordinary sensibilities in the immediate vicinity thereof is hereby declared to be a nuisance.

b. Any noise of such character, intensity, and continued duration which substantially interferes with the comfortable enjoyment of private homes by persons of ordinary sensibilities is hereby declared to be a nuisance.

c. The following acts, among others, are declared to be nuisances, but such enumerations shall not be deemed to be exclusive:

1. Musical instruments. The playing of any radio, phonograph or other musical instrument in such manner or with such volume, particularly during the hours between 10:00 p.m. and 7:00 a.m., as to annoy or disturb the quiet, comfort, or repose of persons of ordinary sensibilities in any dwelling, hotel, or other type of residence.

2. Loudspeakers and amplifiers. The use of any stationary loudspeaker or amplifier of such intensity as to annoy and disturb persons of ordinary sensibilities in the immediate vicinity thereof; the use of any stationary loudspeaker or amplifier operated on any weekday between the hours of 10:30 p.m. and 7:00 a.m., or at any time on Sunday.

12. Use of drums, loudspeakers, etc., to attract attention. The use of any drum, loudspeaker or other instrument or device for the purpose of attracting attention by the creation of noise to any performance, show, or sale of merchandise.

14. Outdoor recreational or sports activities. Engaging in or allowing the playing of outdoor organized recreational activities or team sports between the hours of 10:30 p.m. and 7:00 a.m., in an area which is not a public park and which is within 500 feet of property zoned for residential use; provided, however, that permission allowing the playing of recreational activities or outdoor sports and illumination of playing fields until 12:00 midnight only during weekends and holidays on property within 500 feet of property zoned for residential use and not a public park, shall be granted up to four nights per year by obtaining written permission from the city manager and shall not constitute a nuisance. A copy of the special permit granted by the city manager shall be kept on record at city hall for a period not less than 24 months from the issuance date of the special use/exception permit."

Ordinance O-09-1725 restricts the existing football/soccer field from being illuminated, which effectively restricts any night time outdoor sporting events. Staff proposes leaving this restriction in place.

Stadium Lighting. The applicant proposes having lighting for both outdoor stadiums in order to host night time sporting events. Although no lighting plans were submitted with this application, based on the light poles shown in the scaled baseball stadium/parking garage elevations, the light poles will be approximately 90 feet in height. Although no lights are shown on the football stadium elevations, the applicant states that the football stadium lights will be at similar height to the baseball stadium lights. The applicant states that, in order to accommodate concerns from neighbors, the proposed stadium lights will be "zero-bleed" lights, which the applicant claims will produce zero foot candles of illumination when measured at the property line.

Attached is a photometric chart provided by the applicant that shows the foot-candles of illumination produced by the proposed lighting to be added. In the lighting industry, foot-candles are a common unit of measurement used to calculate adequate lighting levels of workspaces in buildings or outdoor spaces. A foot-candle is defined as

the amount of illumination the inside surface of a one-foot-radius sphere would be receiving if there were a uniform point source of one candela in the exact center of the sphere.

Section 5(7) of Ordinance O-09-1725 states the following with regard to lighting for the campus:

"a. All lighting including parking lot, building and security lighting shall be directed away from residential areas and shall provide a maximum candle illumination of 0.5 foot candles as measured from the property line.

b. There shall be no permanent lighting nor shall there be any night time illumination of any kind for the athletic field."

Staff recommends these provisions remain in the proposed ordinance. Additionally, given the scope, size, development timeline, and potential impacts of the two proposed stadiums to the surrounding neighborhood, staff recommends the applicant return with a detailed site plan and detailed building elevations for all facets of the proposed stadiums to be approved by City Council, prior to the issuance of any building permits. This site plan would act as an amendment to the proposed PUD ordinance. This condition has been added to the proposed ordinance.

Landscaping and Open Space. The Land Development Code requires that the development provide a minimum of 20 percent open space. Ordinance O-09-1725 requires the development provide a minimum of 60 percent of open space. Based on the addition of the proposed parking garage, the proposed parking lot to the north, and the new additions to the other structures, staff estimates that the total open space will be reduced to 35 percent of the total area of the PUD, which remains in compliance with the Land Development Code.

The applicant has provided a landscape plan. The applicant states they intend to plant 90, four (4) inch caliper trees on the property. This provision has been added to the proposed ordinance. Staff also recommends all landscaping meet the minimum requirements of Chapter 4-Landscaping and Buffering in the Land Development Code and Section 5(8)b of Ordinance O-09-1725 which states, *"Prior to the issuance of the certificate of occupancy for each building, there shall be a minimum of one three (3) inch caliper tree planted per each 40 feet of frontage and one five (5) gallon shrub planted per each five (5) feet of frontage along Wayne Drive and Cheek-Sparger Road. The species and planting specifications shall adhere to the requirements of the Land Development Code."*

Given the applicant's statement above on tree size, staff also recommends all new trees, planted on the property, be four (4) inches or greater in caliper. This requirement has been added to the proposed ordinance.

Master Plan. The Future Land Use Plan designates the portion of the subject property, currently utilized for a private school, for institutional uses. However, 3709 Wayne Drive, currently zoned R40-Single Family Residential, is designated for single family residential uses. Therefore, the rezoning request is not entirely consistent with the Future Land Use Plan.

Drainage and Stormwater Runoff. The developer has submitted a preliminary drainage analysis of the site, which has been reviewed and accepted by the Public Works Department. According to the drainage analysis, the proposed development will provide on-site retention as shown on the conceptual site plan. Details of the proposed drainage system and storm water retention ponds will be submitted as part of the platting and building permit process.

Sidewalks and Trails. According to Section 5(9)b of Ordinance O-09-1725, a five (5) foot sidewalk is required along Wayne Drive. Therefore, upon incorporation of 3709 Wayne Drive into the subject property, the sidewalk will be required to be extended to the City limit boundary with the city of Bedford.

Fences, Walls and Screening. As required by the Land Development Code, a minimum eight (8) foot masonry screening wall will be required where none currently exists, between the subject property, and any adjacent residential properties.

Development Fees. Impact fees will be required based on any increase in service units on the subject property. This includes water, wastewater, and roadway impact fees.

Since Wayne Drive is unimproved in this area, perimeter street fees are due for Wayne Drive where it is adjacent to 3709 Wayne Drive.

Park land dedication fees are not required for this development.

Surrounding Development Trends. The surrounding properties represent a variety of uses. The property to the north is zoned PUD-R-Planned Unit Development Residential and is developed as single family homes in the Saddlebrook Subdivision. Properties to the west are zoned CC1-Village Retail, and are developed as offices in Colleyville, while properties in Bedford are zoned and developed as single family homes. The properties to the east are zoned PUD-C-Planned Unit Development Commercial for the Heritage Farms senior housing development, and are currently either undeveloped or pending demolition. Properties to the south are located within the city of Bedford and are developed as single family residences.

Public Notification. Staff mailed notices to 10 adjacent property owners within 200 feet of the subject property, and a courtesy notice was sent to the city of Bedford regarding this request. All homeowner's associations within 500 feet were notified as well. Notice was published in the *Fort Worth Star-Telegram* as required by state law

and the Land Development Code. To date, staff has received one letter of concern, two speaker cards opposed to the request, 38 speaker cards in favor of the request, a petition with 135 signatures in support of the request, and 267 letters in support of the request submitted by the applicant.

Planning and Zoning Commission Recommendation. The Planning and Zoning Commission recommended approval of this request at the May 13, 2013 meeting by a vote of 6-1.

Summary. The applicant requests to amend Ordinance O-09-1725 by increasing the overall school enrollment by 14 percent to 855 students from the current allowance of 750 students. In order to meet the increased enrollment, the applicant intends to construct additions to existing buildings, and construct additional parking. Finally, the applicant proposes to construct a new baseball stadium over a new parking garage, and increase the size of the existing football/soccer field. Given the ambitious scope of the proposed stadium and parking improvements, staff recommends these improvements require further approval by City Council, through the submittal of detailed site plans, and building elevations. Additionally, staff recommends that either a new, or an amended, TIA be submitted for separate City Council approval, which addresses the proposed additions to the campus.

Financial Impact

There is no financial impact to the City.

Recommendation

Approval with the following conditions:

1. SITE PLAN AND PLATTING

a. The development of this property shall be generally consistent with Exhibit "B" and Exhibit "C".

b. Prior to the issuance of any building permit involving Lot 5, Block 3, Southgate Addition, a replat of the subject properties must be submitted and approved such that Lot 5, Block 3, Southgate Addition is incorporated into the Covenant Christian Academy Addition.

2. PERMITTED AND PROHIBITED USES

a. Section 5(3)3 of Ordinance O-09-1725 is deleted and is replaced with the following:

Private elementary, secondary and high school not to exceed 855 students total.

3. BUILDINGS AND SITE PLAN APPROVAL

a. This section shall repeal Section 5(4)a of Ordinance O-09-1725. The following

buildings shall be allowed as described below and depicted and described on Exhibits "B" and "C".

1. Addition of 42,400 square feet to the secondary school building (Redeemer Hall)
2. Addition of 27,000 square feet to the administration building (Nissi Hall)
3. Addition of a 50,000 square foot gymnasium
4. New baseball stadium and parking garage
5. Expansion to existing football/soccer field
6. All buildings and improvements existing on the date of adoption of this Ordinance within the boundaries of this PUD-C-Planned Unit Development Commercial District
7. New 40,000 square foot, two-story church facility on the western portion of Lot 1R, Colleyville Presbyterian Church Addition on the Planned Unit Development Property

b. Prior to construction, the baseball stadium, baseball lighting, parking garage, expansion to the existing football/soccer field shown above and football/soccer field lighting shall require the approval of a detailed site plan and building elevations. The detailed site plan submission shall, at a minimum, meet the requirements of Section 3.23 J.K.6. of the Land Development Code, be consistent with this Ordinance, and may also be required to show additional conditions provided in Section 3.23 M.b. of the Land Development Code. Further, such detailed site plan(s) shall be considered as a legislative approval, subject to the sole discretion of City Council upon the recommendation of the Planning and Zoning Commission.

c. All buildings shall, at a minimum, meet the building design and masonry requirements of Chapter 6-Building Design in the Land Development Code.

4. PARKING

a. Prior to the final inspection of any building expansion or construction described Section 3, there shall, at a minimum, be adequate on-site, off-street parking spaces provided to accommodate the maximum enrollment of 855 students.

b. Section 5(6)a of Ordinance O-09-1725 is hereby deleted.

5. LANDSCAPING AND BUFFERING

a. The development shall provide a minimum of 35 percent of open space. This section shall replace and supersede Section 5(8)a of Ordinance O-09-1725.

b. Section 5(8)c of Ordinance O-09-1725 is hereby deleted.

c. Prior to the final inspection of the construction of the the new baseball stadium, there shall be a minimum of 360 caliper inches of trees planted on the subject property. Prior to the final inspection for any building construction authorized by this ordinance, there shall be a minimum of 270 caliper inches of trees planted on the subject property. All new trees planted within this development, whether required or not, shall be a minimum of four (4) inches in caliper width. At its election, the property owner may cause or pay for new trees of a minimum of three (3) inches in caliper width to be planted adjacent to the Planned Unit Development District on the residential lots in neighboring Bedford as part of the natural screen between those lots and the uses in the Planned Unit Development District. The total caliper width in inches of any such trees planted on the Bedford lots will also be credited to the total number of caliper inches of trees required in the PUD Planned Unit Development District.

d. All landscaping within this development shall meet the minimum requirements of Chapter 4-Landscaping and Buffering in the Land Development Code, except where amended herein.

6. FENCES AND SCREENING

a. Section 5(10) of Ordinance O-09-1725 is hereby deleted.

b. All required screening shall meet the minimum requirements of the Land Development Code

7. TRAFFIC IMPACT

a. Prior to the issuance of any building permit applied for after the effective date of this ordinance, either a new or amended traffic impact analysis (TIA) shall be submitted and approved by City Council. Said TIA shall, at a minimum, address the development authorized by this ordinance and depicted in Exhibit "B".

Attachments

1. Location and Zoning Map
2. Notification List
3. Buffer Map
4. Letter of Concern
5. Letters of Support
6. Letters of Support Submitted by the Applicant
7. Letters of Opposition
8. Information Received from Applicant - June 12, 2013
9. CCA Proposed Amendments to Ordinance O-13-1876
10. City of Bedford - Noise Regulations

11. Statement of Planning Objectives
12. Conceptual Site Plan
13. Site Parking Plan
14. Conceptual View of Entire Campus
15. Competition Gym Elevation
16. "Redeemer" Building Elevation Perspective
17. Football Elevation and Section
18. Football Stadium Elevations
19. Baseball Stadium Elevations
20. Parking Structure Elevations
21. Parking Elevation and Section
22. Description of Lighting System
23. Photometric Summary of Proposed Stadium Lighting
24. July 10, 2012 Zoning Board of Adjustment Briefing
25. 2009 Traffic Impact Analysis
26. Ordinance O-09-1725
27. Ordinance O-13-1876

The map displays the following streets and zoning information:

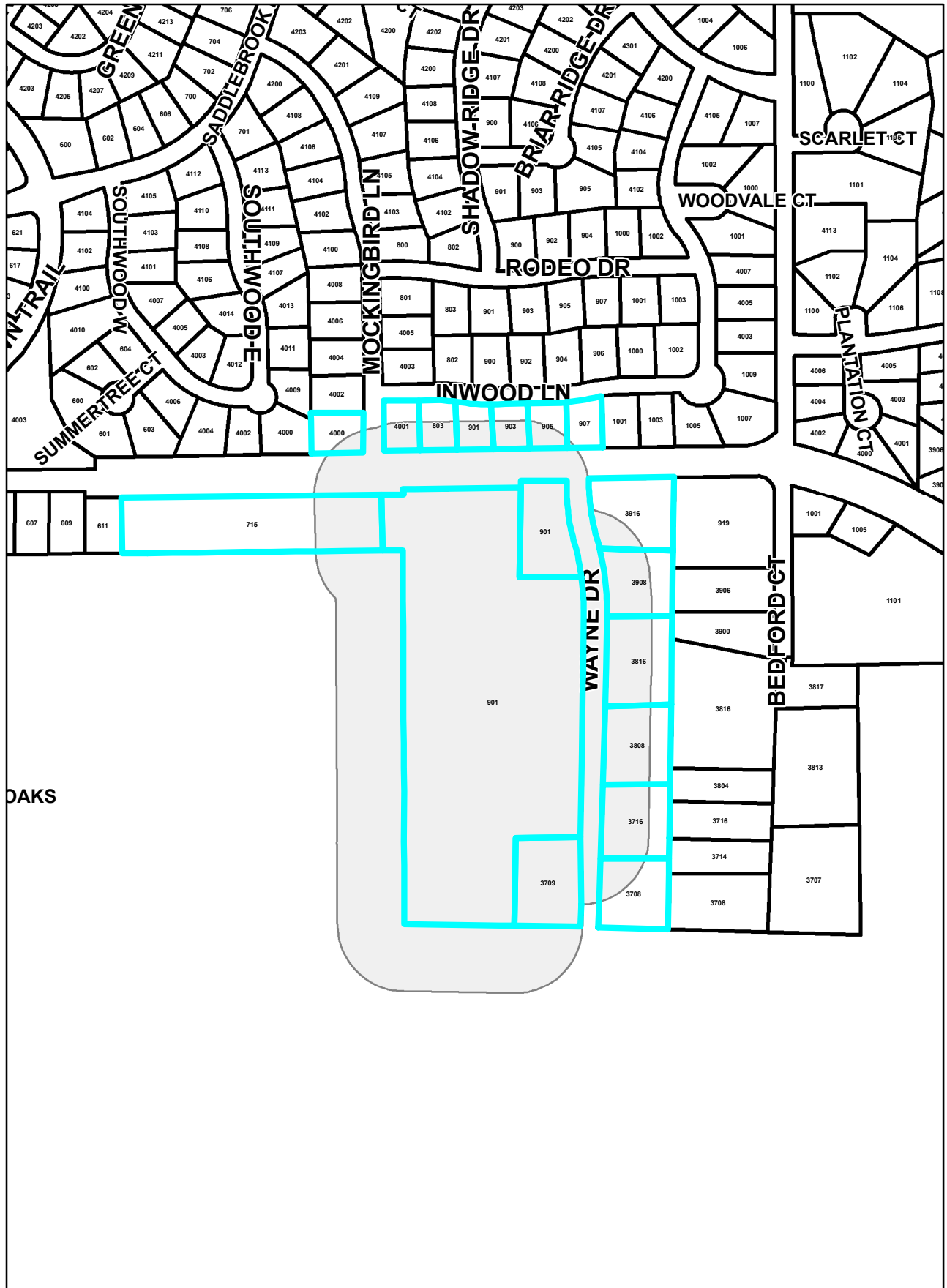
- Streets:** SOUTHWOOD W, SOUTHWOOD E, MOCKINGBIRD LN, SHADOW, RODEO DR, INWOOD LN, WOODVALE CT, PLANTATION CT, BEDFORD CT, WAYNE DR.
- Zoning Designations:** CC-1, PUD-C, PUD-R, R20.
- Subject Properties:** A yellow callout box points to a parcel with the address 3709, which is also highlighted in yellow.
- Other Labels:** Cheek Sparger, City of Bedford, N (North Arrow).

Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
Colleyville Covenant Christian	901 Cheek Sparger Rd	Colleyville	Texas	76034	3709 Wayne Dr
Ccdcw Lp	2800 E Highway 114 Ste 300	Roanoke	Texas	76262	3708 Wayne Dr
Presbyterian Church America	715 Cheek Sparger Rd	Colleyville	Texas	76034	715 Cheek Sparger Rd
Reid, Terry Bryant	907 Inwood Ln	Colleyville	Texas	76034	907 Inwood Ln
Copp, Michael K	803 Inwood Ln	Colleyville	Texas	76034	803 Inwood Ln
Colby, Susan L	4001 Mockingbird Ln	Colleyville	Texas	76034	4001 Mockingbird Ln
Shipp, J D Jr Etux Sandra L	901 Inwood Ln	Colleyville	Texas	76034	901 Inwood Ln
Kelly, Deborah R	905 Inwood Ln	Colleyville	Texas	76034	905 Inwood Ln
Jones, Gregory G Etux Michelle	903 Inwood Ln	Colleyville	Texas	76034	903 Inwood Ln
Kirkland, Richard T	4000 Mockingbird Ln	Colleyville	Texas	76034	4000 Mockingbird Ln
Colleyville Cov Christian Academy, Applicant	901 Cheek Sparger Rd	Colleyville	Texas	76034	901 Cheek Sparger Rd
City of Bedford	201 N. Ector Drive	Bedford	Texas	76021	Courtesy Notice
Saddlebrook HOA	904 Saddle Brook Drive	Colleyville	Texas	76034	Courtesy Notice
Tara HOA	4107 Greenway Court	Colleyville	Texas	76034	Courtesy Notice

Public hearing notices were mailed
Friday, April 26th by Taci Wrisley

Buffer Map



Letter of Concern

4/11/13

Dear Members of Planning and Zoning Board,

I am a Covenant Christian Academy parent, writing in regards to the CCA Master Plan. The CCA leadership team has worked hard to maximize the school's potential within the space that it has. I am enthusiastic about what they have proposed, except that I have a **concern about the plan for a baseball field over a parking lot.**

In the back corner of the CCA property, bounded by Bedford to the south and west, are **1.7 acres of mature post oaks**—the signature trees of the cross timbers ecosystem. The current plan for a baseball field over a parking garage requires **removing about 120 mature trees**—including about half of the 1.7 acres of native oaks.

The CCA plan does envision planting 90 trees, many of them in the Bedford neighbors' back yards. This is an excellent step, but it will be many, many years before those trees create the kind of environmental benefit, in sound and visual buffer, shade, temperature reduction, air quality and run-off absorption that the existing trees provide. Plus, the native **post oaks** cannot be replaced. (They do not tolerate transplanting, so aside from waiting 80 years for them to mature from an acorn, once they are cut down, they are gone.) They are **Colleyville's irreplaceable asset**. I like how, as a Tree City USA, the City of Colleyville places a premium on these remarkable trees as major contributors to the appeal and quality of life of the city.

Yet, CCA does need a place to play baseball. CCA leadership would certainly prefer to preserve the trees—they feel they have no other option. It is more than a frustration that the nearest place the team can find to play is in Euless.

CCA Headmaster Keith Castello has examined all kinds of off-campus ideas for a solution, to no avail. Could the City of Colleyville help CCA find a solution? We cannot enter a shared use agreement with the City of Colleyville's ball fields because they are bound by an exclusive contract. Might this be changed? Or, could the City help us identify a **nearby** school, church or park in Colleyville or Bedford that has or wants a baseball field? Might **CCA pay to build or upgrade it in exchange for a shared use agreement?**

As to the shortage of parking, as I understand it, CCA would like to add about 300 parking spaces. Without the full-sized baseball field, and without cutting into the native trees, CCA could potentially add half of the parking spaces it needs on campus. For special events, CCA hopes to enter into a parking agreement with the retirement center going in across Wayne Dr. CCA leadership has done an admirable job of looking for neighborly arrangements such as this, but finally went with the space we have. I'm asking--can you help us with baseball and parking solutions so that we may preserve these valuable trees?

Sincerely,

Hylie Voss, CCA Parent

817.421.3060

Letters of Support

Comments

Name	Location	Date	Comment
cindy francis	woodland park, CO	2013-03-30	To help the kids.
Anna Chatoney	Grapevine, TX	2013-03-30	The Colleyville Baseball Association needs a access to a 60/90 baseball field.
Jim fanning	colleyville, TX	2013-03-30	more baseball, more opportunities for our kids to stay in town
Greg Stevens	Colleyville, TX	2013-03-30	The greatest need for the Colleyville Baseball Association is quality practice space for our kids. We serve 800+ kids per year, but our ability to provide safe, quality practice space is limited. Covenant has graciously offered for us to use whatever excess capacity they may have at the proposed facility, and expect it to be substantial. This would be a great improvement for the community and the kids on whose behalf we serve.
Julie Gulizia	Colleyville, TX	2013-04-01	Definitely need more practice locations.
Tim Waterworth	Colleyville, TX	2013-04-02	We have inadequate baseball facilities in our community.
Tom Halverson	colleyville, TX	2013-04-02	Colleyville needs more practice locations.
Robert Shelley	Colleyville, TX	2013-04-02	Colleyville has a reputation of producing good ball players. We need to provide as many local opportunities for our kids to improve as we can. The lack of a 60/90 practice field really limits opportunities as our kids mature. Please consider.
Eric Weiler	Colleyville, TX	2013-04-02	Having coached my son in youth athletics, there can never be too many facilities.
mark ernst	Colleyville, TX	2013-04-02	need better practice fields nearby. we are going to play in fort worth this summer to get some good fields.
Kirk Bowman	Colleyville, TX	2013-04-05	Youth Sports are vitally important to our community keeping our youth focused on positives, and it is a source of pride for our community.
Scott Hickfang	Colleyville, TX	2013-04-07	Having coached youth sports in Colleyville (CSA) I realize the importance of having quality facilities for our teams to practice on locally.
Kevin Rogers	Keller, TX	2013-04-12	my Children attend CCA and play baseball - this is very important to our family
jeffrey moschel	colleyville, TX	2013-04-12	Improved baseball field to practice on !
jennifer moschel	colleyville, TX	2013-04-12	Better baseball fields are a real asset to our city, and much needed.
David Lee	Colleyville, TX	2013-04-12	We have 2 children who play baseball and it is important to have adequate practice facilities.
Rachel Miller	Keller, TX	2013-04-15	My son is a kindergartner at CCA and plays tball with CBA. This is his first year to play and has fallen in love with the game.
Tara Spalding	Hurst, TX	2013-04-15	To have a better and safer practice field for the kids
Robert Lee Buck	North Richland Hills, TX	2013-04-15	Colleyville Baseball needs more practice fields
Terri Rice	Colleyville, TX	2013-04-15	Youth baseball needs these fields. It is not ideal to be practicing in random locations or dirt fields.
Kelly Dykes	Colleyville, TX	2013-04-15	Our kids need better practice facilities and CCA is offering that for our kids!!
Ken Brauer	Grapevine, TX	2013-04-15	We need better fields for practice instead of the school fields which need a lot of work.
Yvonne McCoy	Colleyville, TX	2013-04-15	We are in desperate need of practice space for CBA teams
Karen Rose	Colleyville, TX	2013-04-15	My children are very active in baseball.
Alexander Hatcher	Keller, TX	2013-04-15	My son is active in the league, loves baseball, and attends CCA.

Letters of Support

Name	Location	Date	Comment
Brandon Hopper	Colleyville, TX	2013-04-15	My son attends CCA and plays in the CBA league. The administration of the CBA league is much better than previous leagues he's played in. But that can't be expected to continue without having adequate practice fields for all the teams.
Jennifer Rutherford	North Richland Hills, TX	2013-04-16	We have two boys who both play baseball with CBA and attend CCA.
John Rutherford	North Richland Hills, TX	2013-04-16	This would be great for the CBA.

Letters of Support

Change.org Baseball Association

To: The Members of the Colleyville City Council

Letter: Greetings,

Please support Colleyville Covenant's amended PUD with the City Council of Colleyville, TX to allow the building of a 60/90 baseball field on campus.

Letters of Support

Signatures

Name	Location	Date
Chuck Cunningham		2013-03-30
Lisa Cunningham	Colleyville, TX, United States	2013-03-30
Cindy Francis	Woodland Park, CO, United States	2013-03-30
Susan Mathisen	Colleyville, TX, United States	2013-03-30
Anna Chatoney	Grapevine, TX, United States	2013-03-30
Joe Gutowski	Colleyville, TX, United States	2013-03-30
jim fanning	colleyville, TX, United States	2013-03-30
Pete Terrana	Colleyville, TX, United States	2013-03-30
Greg Stevens	Colleyville, TX, United States	2013-03-30
Valerie Leonard	monroe, NJ, United States	2013-03-30
Laura Saxon	morrison, FL, United States	2013-03-31
Wendy Burns	Southlake, TX, United States	2013-03-31
Chris Mabe	Colleyville, TX, United States	2013-03-31
Dustin Stiefel	Colleyville, TX, United States	2013-03-31
Susan Dickson	Colleyville, TX, United States	2013-04-01
Christoher Lee	Colleyville, TX, United States	2013-04-01
Wendy Stiefel	Colleyville, TX, United States	2013-04-01
Julie Gulizia	Colleyville, TX, United States	2013-04-01
Scott Shaffer	Colleyville, TX, United States	2013-04-02
Michelle Shaffer	Colleyville, TX, United States	2013-04-02
Joseph Armato	Colleyville, TX, United States	2013-04-02
LYNDA DUVALL	Bedford, TX, United States	2013-04-02
carla mckelvey	Grapevine, TX, United States	2013-04-02
Tim Waterworth	Colleyville, TX, United States	2013-04-02
Sean Stolz	Colleyville, TX, United States	2013-04-02
Amy Sargent	Colleyville, TX, United States	2013-04-02
Melinda Maddock	Colleyville, TX, United States	2013-04-02
Rebecca Turner	Colleyville, TX, United States	2013-04-02
Tom Halverson	colleyville, TX, United States	2013-04-02
Lisa Miller	Colleyville, TX, United States	2013-04-02

Letters of Support

Name	Location	Date
Larraine LaRovere	Colleyville, TX, United States	2013-04-02
Lana Hardin	Colleyville, TX, United States	2013-04-02
Robert Shelley	Colleyville, TX, United States	2013-04-02
Eric Weiler	Colleyville, TX, United States	2013-04-02
mark ernst	Colleyville, TX, United States	2013-04-02
Chris Newsom	Colleyville, TX, United States	2013-04-02
Brad & Caryn Anderson	Colleyville, TX, United States	2013-04-02
Bill Porterfield	NRH, TX, United States	2013-04-02
Bart McLean	hurst, TX, United States	2013-04-02
Perry McNeely	Colleyville, TX, United States	2013-04-02
Terry Mayer	Bedford, TX, United States	2013-04-02
John Buesing	Colleyville, TX, United States	2013-04-02
Juan Bartolomei	Colleyville, TX, United States	2013-04-03
Jason Rasmusson	Colleyville, TX, United States	2013-04-04
Christina Childress	Colleyville, TX, United States	2013-04-04
John Lucas	Colleyville, TX, United States	2013-04-04
Steve Diehl	Colleyville, TX, United States	2013-04-05
Tom McNichols	Colleyville, TX, United States	2013-04-05
Kirk Bowman	Colleyville, TX, United States	2013-04-05
Kristy Mercer	Colleyville, TX, United States	2013-04-05
Mia O'Neal	Colleyville, TX, United States	2013-04-06
Vernon Wells	Southlake, TX, United States	2013-04-06
Daniel Washburn	Colleyville, TX, United States	2013-04-06
Sharon BRENNER	Colleyville, TX, United States	2013-04-06
Chris McKinzie	Colleyville, TX, United States	2013-04-06
Kim Garcia	Eules, TX, United States	2013-04-07
Anglea Stamps	North Richland Hills, TX, United States	2013-04-07
Tiffany Alvarez	Colleyville, TX, United States	2013-04-07
Miki friedmanMikiFriedman	colleyvilleColleyville, TX, United States	2013-04-07
Doug Stamps	North Richland Hills, TX, United States	2013-04-07
Leslie Davidson	Grapevine, TX, United States	2013-04-07
Brenton Johnson	Colleyville, TX, United States	2013-04-07

Letters of Support

Name	Location	Date
Scott Hickfang	Colleyville, TX, United States	2013-04-07
Lauri Greer	Colleyville, TX, United States	2013-04-07
LaDana Washburn	Colleyville, TX, United States	2013-04-07
Don O'Neal	Colleyville, TX, United States	2013-04-08
Victoria Beckham	Fort Worth, TX, United States	2013-04-10
Becky Means	Colleyville, TX, United States	2013-04-12
Brad Means	Colleyville, TX, United States	2013-04-12
Cathy Adams	Hurst, TX, United States	2013-04-12
Linda Beaton	Keller, TX, United States	2013-04-12
Tareque Kazi	Colleyville, TX, United States	2013-04-12
Sharon Kazi	Colleyville, TX, United States	2013-04-12
Kevin Rogers	Keller, TX, United States	2013-04-12
jeffrey moschel	colleyville, TX, United States	2013-04-12
Kelli Courreges	Colleyville, TX, United States	2013-04-12
jennifer moschel	colleyville, TX, United States	2013-04-12
Sandy Williamson	Colleyville, TX, United States	2013-04-12
Jason Ridley	Grapevine, TX, United States	2013-04-12
David Lee	Colleyville, TX, United States	2013-04-12
Jenny Rogers	Keller, TX, United States	2013-04-13
Debbie Guest	Bedford, TX, United States	2013-04-13
bryant moore	grapevine, TX, United States	2013-04-13
Jacque Miller	Colleyville, TX, United States	2013-04-13
Jamil Tirhi	Hurst, TX, United States	2013-04-13
Rachel Gunnip	Colleyville, TX, United States	2013-04-14
Danielle Coburn	Colleyville, TX, United States	2013-04-14
Anne Manning	Colleyville, TX, United States	2013-04-15
Al Amerson	Colleyville, TX, United States	2013-04-15
Rachel Miller	Keller, TX, United States	2013-04-15
Pat Mehan	Colleyville, TX, United States	2013-04-15
Tara Spalding	Hurst, TX, United States	2013-04-15
Courtney Mehan	Colleyville, TX, United States	2013-04-15
Erik Nelson	Grapevine, TX, United States	2013-04-15

Letters of Support

Name	Location	Date
David Crook	North Richland Hills, TX, United States	2013-04-15
John Rodriguez	Colleyville, TX, United States	2013-04-15
Robert Lee Buck	North Richland Hills, TX, United States	2013-04-15
matt mercer	Bedford, TX, United States	2013-04-15
Deborah Ryan	colleyville, TX, United States	2013-04-15
Scott Hickson	Colleyville, TX, United States	2013-04-15
Todd Walker	Grapevine, TX, United States	2013-04-15
Terri Rice	Colleyville, TX, United States	2013-04-15
Jay Niabet	Colleyville, TX, United States	2013-04-15
Bill Gabehart	Keller, TX, United States	2013-04-15
Calvin Boydston	Colleyville, TX, United States	2013-04-15
Brenda Williams	Grapevine, TX, United States	2013-04-15
Derek Thurston	Grapevine, TX, United States	2013-04-15
Jason Schmidt	Grapevine, TX, United States	2013-04-15
Mat Briggs	NRH, TX, United States	2013-04-15
Kelly Dykes	Colleyville, TX, United States	2013-04-15
Jennifer Bergen	Grapevine, TX, United States	2013-04-15
Ken Brauer	Grapevine, TX, United States	2013-04-15
Yvonne McCoy	Colleyville, TX, United States	2013-04-15
Catherine Goodman	Grapevine, TX, United States	2013-04-15
Dori Freeman	Colleyville, TX, United States	2013-04-15
Karen Rose	Colleyville, TX, United States	2013-04-15
Chris Rose	Colleyville, TX, United States	2013-04-15
Mindy Lowack	Colleyville, TX, United States	2013-04-15
Rick Vergara	Colleyville, TX, United States	2013-04-15
Alexander Hatcher	Keller, TX, United States	2013-04-15
Michael Love	Colleyville, TX, United States	2013-04-15
Joe Parish	Colleyville, TX, United States	2013-04-15
Andy Johnson	North Richland Hills, TX, United States	2013-04-15
John Brock	Colleyville, TX, United States	2013-04-15
Brandon Hopper	Colleyville, TX, United States	2013-04-15
Brian Nicholson	Grapevine, TX, United States	2013-04-15

Letters of Support

Name	Location	Date
Larry Tolleson	Hurst, TX, United States	2013-04-15
Mellany Knightly	Colleyville, TX, United States	2013-04-16
Jennifer Rutherford	North Richland Hills, TX, United States	2013-04-16
John Rutherford	North Richland Hills, TX, United States	2013-04-16
John Zambory	Colleyville, TX, United States	2013-04-17
Sharon Atkinson	Colleyville, TX, United States	2013-04-18
Tania Crawford	Hurst, TX, United States	2013-04-18
jason spencer	Keller, TX, United States	2013-04-19
Lisa Cunningham	Colleyville, TX, United States	2013-04-23

Letters of Support

Chuck Cunningham

From: Chad Schwestka
Sent: Sunday, April 21, 2013 12:30 PM
To:
Cc: Chad Schwestka
Subject: Support!

Follow Up Flag: Follow up
Flag Status: Flagged

We are in support of CCA's revised PUD because it will benefit the youth of Colleyville and its neighboring cities. My son loves baseball and will be playing in the CBA for years to come.

Thank you,
Chad Schwestka
216 Springhill Dr
Hurst, TX 76054

Letters of Support

Chuck Cunningham

From: Rod Newcomer
Sent: Monday, April 15, 2013 9:40 AM
To:
Subject: CCA PUD

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom It May Concern:

I have 3 boys that have played Colleyville baseball for many seasons each (and I have coached many teams as well). The only negative comment I could make regarding Colleyville baseball is the lack of adequate practice facilities. I would even argue that teams should be permitted to use the game fields for practice instead of risking player safety on some of the horrendous practice fields we have been required to use.

As such, I fully support CCA's revised PUD as it will benefit the youth of Colleyville and its neighboring cities in hopes of improving the practice options for all our kids.

Sincerely,
Rod A Newcomer
4802 Cranbrook Drive East
Colleyville, TX 76034

Letters of Support

Chuck Cunningham

From: Julie Brake
Sent: Monday, April 15, 2013 11:19 AM
To:
Subject: Email for Planning and Zoning Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

I am in support of CCA's revised PUD because it will benefit the youth of Colleyville and its neighboring cities.

Thank You,
Julie Brake
6005 Milan Ct
Colleyville, TX 76034

Letters of Support

Chuck Cunningham

From: Egel-Fergus, Deborah A
Sent: Monday, April 15, 2013 9:14 AM
To:
Cc:
Subject: Colleyville Baseball Association ("CBA")
Importance: High

I write this note in support of CCA's revised PUD because it will benefit the youth of Colleyville and its neighboring cities...our children are our future and this unification is a great example of neighbors working together for the greater good of all within our community.

Thanks in advance for this opportunity!

Deborah & Will Fergus
6204 Equestrian Court
Colleyville, TX 76034

817-703-1452

This communication, including attachments, is confidential, may be subject to legal privileges, and is intended for the sole use of the addressee. Any use, duplication, disclosure or dissemination of this communication, other than by the addressee, is prohibited. If you have received this communication in error, please notify the sender immediately and delete or destroy this communication and all copies.

Letters of Support



We the membership and friends of the Colleyville Baseball Association ask the Colleyville City Council to support Colleyville Covenant Christian Academy's application to change the PUD which will allow for the construction of a 60/90 competition baseball stadium on their campus.

Signed this 13th day of April 2013:

Name	Residence City
Emily Bullard	Irving Bullard
Roshelle Monaghan	Grapevine
Matt Meser	Bedford
Bill Fleming	Grapevine
Diane Laro	Colleyville
Wendy McMahon	Colleyville
Nick Uremovich	Euless
Dane Burk	N. Richland Hills
Naumen Symm	Keller
Jimmy Butler	Bedford
Jim Butler	Bedford
Jimmy Victory	Grapevine
Beleir Lopez	North Richland Hills
Anna Hammell	Grapevine

Letters of Support



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Signed this 13th day of April 2013:

Name

Residence City

Gina Isbell	Euless, TX
Robert L. Loefer	Euless TX
Benny D. Jones	Colleyville, TX
Daniel Ahlert	Bouthlake
Mary Magelz	Colleyville, TX
BROOKS P. LYNN	Keller, Texas
C. Perdue	Keller TX
K. Clemens	Colleyville
David Miller	Colleyville
Angi Cox	Grapevine
Leslie Davidson	Grapevine
Amikel Siegmund	North Richland Hills
Mason Siegmund	NRH
Ryan Siegmund	North Richland Hills

Letters of Support



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Signed this 13th day of April 2013:

Name	Residence City
[Signature]	Grapevine
Julia Williams	Keller
Dorji D. Allen	Ewless
John L. Hodges	Colleyville
J.M. [Signature]	Colleyville
Tom Bayes	Grapevine
Clay Hunt	Keller
[Signature]	Colleyville
TOM CHAMBERLY	GRAPESVINE
Cameron Cunningham	Colleyville
CHRISTINA TAUER	Colleyville
Christine Owen	Grapevine
Daniel Calabrese	Hurst
Davis Burt	NRH
Hannah Walsh	Colleyville

Letters of Support



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Signed this 13th day of April 2013:

Name	Residence City
Wyle Shann	Colleyville
Melissa Sedon	Colleyville
Angie Diang	Colleyville
William Ocas	Colleyville
Erica Rasmussen	Colleyville
Janet Taylor	Grapevine
Kyle Fodderell	Colleyville
Jamara Fisk	Grapevine
Sheila Eckart	Bedford
Shannon Davidson	Grapevine
Lauren Calabrese	Hurst
Devin Crowder	CV
Leigh Ann Crowder	CV
Jennifer Towefy	Colleyville

Letters of Support



We the membership and friends of the Colleyville Baseball Association ask the Colleyville City Council to support Colleyville Covenant Christian Academy's application to change the PUD which will allow for the construction of a 60/90 competition baseball stadium on their campus.

Signed this 13th day of April 2013:

Name

Residence City

Carol Ernst

Colleyville

Eric Presson

Colleyville

Tami Gried

N. Richland Hills

Joseph Greder, Jr.

NRH 76182

Carri Pratt

NRH 76182

Denise Moore

Grapevine 76034

D. Lane Mouser

Colleyville

April [Signature]

Colleyville

[Signature]

N. Richland Hills

[Signature]

N. Richland Hills

[Signature]

N. Richland Hills

Brandon Porterfield

NRH/Keller

Letters of Support



We the membership and friends of the Colleyville Baseball Association ask the Colleyville City Council to support Colleyville Covenant Christian Academy's application to change the PUD which will allow for the construction of a 60/90 competition baseball stadium on their campus.

Signed this 13th day of April 2013:

Name	Residence City
Stacey Hatcher	Keller
Alex Hatcher	Keller
Tracy McMahon	Hurst
Lori Stacy	Colleyville
Michael & Marie Heidemann	N Richland Hills
Leelan Wood	Bedford
John	Colleyville
Terry Beck	N Richland Hills
Mary Purcell	Colleyville
Mike	Colleyville
Amy Newby	Southlake
W. Newby	Southlake
Kelli Rupe	NR Huron
Ryan	NRH

Letters of Support



We the membership and friends of the Colleyville Baseball Association ask the Colleyville City Council to support Colleyville Covenant Christian Academy's application to change the PUD which will allow for the construction of a 60/90 competition baseball stadium on their campus.

Signed this 13th day of April 2013:

Name	Residence City
Lauren White	Bedford
Pat Culley	Colleyville
Jane K White	Keller
Robert White	Keller
Julie Kleck	Colleyville
Ray L. Muhl	ATLANTA
Linda Shoemaker	Atlanta
Tom Bell	Colleyville
John	KELLER
Susan B. Miller	Furst
Cathy Simmons	Crofton
Don Chapman	Keller
Jim Chapman	Keller
Gianna Malone	Bedford

Letters of Support



We the membership and friends of the Colleyville Baseball Association ask the Colleyville City Council to support Colleyville Covenant Christian Academy's application to change the PUD which will allow for the construction of a 60/90 competition baseball stadium on their campus.

Signed this 13th day of April 2013:

Name	Residence City
Tiffany Lasher	Colleyville
Jon Postert	Bedford
Dr. M. G. [unclear]	Colleyville
Hailey Richmy	Keller
Dan [unclear]	Keller
Kim Vickrey	Colleyville
Jenny Haas	Grapevine
Jenny Hunt	Keller
Robert Spalding	Arlington
Kelly Hall	colleyville
Amy Boyd	NKTH
Ron Beyer	colleyville
Jennifer Bigler	Colleyville
Lisa Hall	Colleyville

Letters of Support



We the membership and friends of the Colleyville Baseball Association ask the Colleyville City Council to support Colleyville Covenant Christian Academy's application to change the PUD which will allow for the construction of a 60/90 competition baseball stadium on their campus.

Signed this 13th day of April 2013:

Name	Residence City
Nicole Miller	Grapevine
Libby Armato	Colleyville
Linnea Kolanowski	Bedford
Jenna Thorne	Colleyville
Christy Pruitt	Colleyville
Christine A. Steele	Colleyville
Daniel Calabrese	Colleyville
Paul Lee	N. R. H.
Don Lee	Hurst.
Dan Owen	Grapevine
Lisa Mason	Colleyville
Mellany Knightly	Colleyville
Mitch Miskel	Hurst
Garry Cornwell	Colleyville

Letters of Support

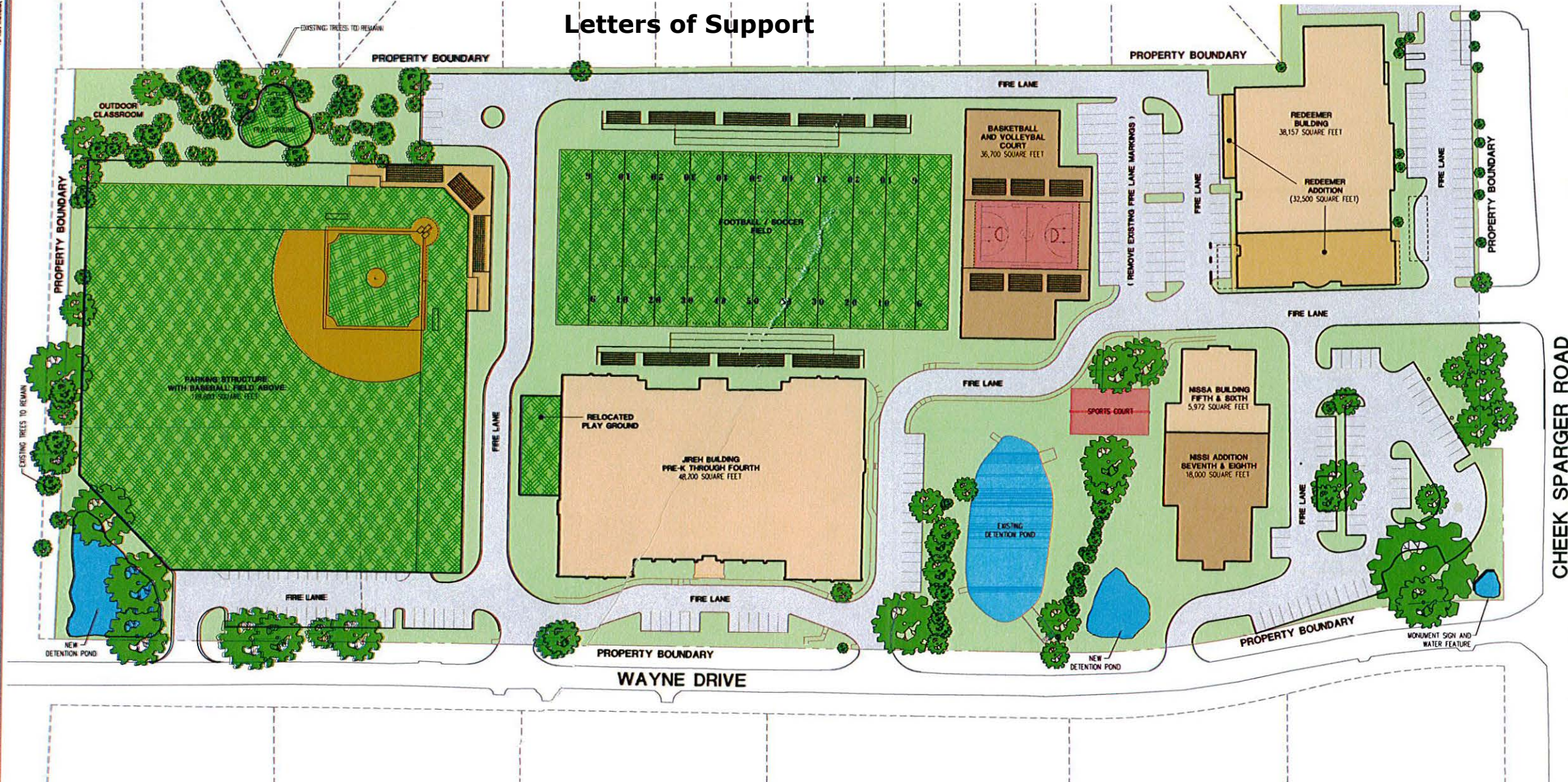


We the membership and friends of the Colleyville Baseball Association ask the Colleyville City Council to support Colleyville Covenant Christian Academy's application to change the PUD which will allow for the construction of a 60/90 competition baseball stadium on their campus.

Signed this 13th day of April 2013:

Name	Residence City
Amie Michelle Box	Colleyville
JAMES GORDON	COLLEYVILLE
Amie Hoffman	Eules
Marcia Hunt	N. Richland Hills
Mark Hunt	N. Richland Hills
Karen Johnson	Colleyville
Joe JOHNSON	Colleyville
William J. Forester II	Eules
Rock Meserug	Colleyville
Landon Wallach	Ford Worth
Nancy Cornwell	EULESS
Mike Hawlin	N. Richland Hills
JAMES PARKER	Bedford, TX
Melissa Dostert	Bedford, TX

Letters of Support



TRUE NORTH
PLAN NORTH

01
SCALE: 1" = 500'-0"

**PROPOSED
SITE DEVELOPMENT PLAN**

PLAN NOTES

Handwritten signature/initials

Project: Design/Construct Phase (L1000) (L1000) (L1000) - Proposed Site Development (L1000)
Prepared by: City of...

Letters of Support

SPEAKER CARD

Date: 5/13/2013

Agenda Item Number: 3C

For example: **5a (this can be found on the far left side of the agenda copy)**

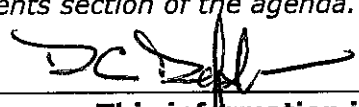
☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: DANIEL DELPH

Address: 304 SANDHOLMWOOD City: Euless 76039

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, the Planning and Zoning Commission cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: 

This information is a Public Record.

Letters of Support

SPEAKER CARD

Date: 5/13/2013

Agenda Item Number: 3c

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☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Kevin Culberson

Address: 8649 Madison Dr City: NRH

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, the Planning and Zoning Commission cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: 

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Letters of Support

SPEAKER CARD

Date: 5/13

Agenda Item Number: 3C

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☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Myranda Ballesteros

Address: 6402 Meade Dr. City: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, the Planning and Zoning Commission cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Myranda Ballesteros

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Letters of Support

SPEAKER CARD

Date: 5/13/13

Agenda Item Number: 3C

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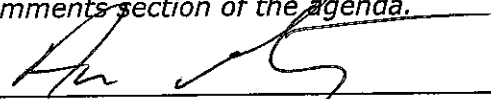
☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Aaron Gentry

Address: 741 Springvalley Dr. City: Hurst

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, the Planning and Zoning Commission cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: 

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Letters of Support

SPEAKER CARD

Date: 5/13/13

Agenda Item Number: CCM - 3C

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☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Tiffany Alvarez

Address: 1508 Oak Knoll Dr City: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, the Planning and Zoning Commission cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Tiffany Alvarez

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Letters of Support

SPEAKER CARD

Date: 5/13/13

Agenda Item Number: 3C

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☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Jason Weston

Address: 2828 Countryside Trail City: Keller

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, the Planning and Zoning Commission cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Jason E. Weston

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Letters of Support

SPEAKER CARD

Date: 5/13/13

Agenda Item Number: 3C

For example: **5a (this can be found on the far left side of the agenda copy)**

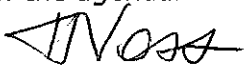
☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☒ **opposition**
in general to the plan to the cutting of the native cross timbers

Name: Angie Voss, CCA parent

Address: 286 Lilac Ln City: Southlake TX 76092

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, the Planning and Zoning Commission cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: 

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Letters of Support

SPEAKER CARD

Date: 5/13/13

Agenda Item Number: OCA 3C

For example: **5a (this can be found on the far left side of the agenda copy)**

☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Bede Hyde

Address: 3537 Meadowside City: Bedford TX 76021

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, the Planning and Zoning Commission cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Bede Hyde

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Letters of Support

SPEAKER CARD

Date: 5/13/13

Agenda Item Number: 3c

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☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Diane Stephenson

Address: 908 Ridge Dr City: Bedford

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Signed: Diane Stephenson

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Letters of Support

SPEAKER CARD

Date: 5/13/13

Agenda Item Number: CEA

For example: **5a (this can be found on the far left side of the agenda copy)**

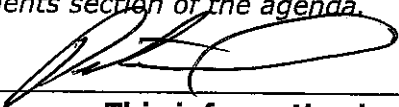
☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: PETE VILLARRON

Address: 4809 MILL CREEK DR City: COLLEGEVILLE

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, the Planning and Zoning Commission cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: 

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Letters of Support

SPEAKER CARD

Date: 5-13-13

Agenda Item Number: CCA

For example: **5a (this can be found on the far left side of the agenda copy)**

☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Nancy Hill

Address: 3541 Meadowside City: Bedford 76021

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, the Planning and Zoning Commission cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: _____

[Signature]
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Letters of Support

SPEAKER CARD

Date: 5/13/13

Agenda Item Number: 3C

For example: **5a (this can be found on the far left side of the agenda copy)**

☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Gisa Camparelli

Address: 201 Mansell City: Southlake

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Signed: Gisa M. Camparelli

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Letters of Support

SPEAKER CARD

Date: 5-13-13

Agenda Item Number: CCA

For example: **5a (this can be found on the far left side of the agenda copy)**

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☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Gindy Villarreal

Address: 4809 Mill Creek Dr. City: Colleyville

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Signed: Gindy Villarreal

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Date: 5/13/13

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☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Kelly Wofford

Address: 3633 Spring Grove City: ~~Cott~~ Bedford TX
76021

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Signed: K Wofford

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Letters of Support

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Name: Rick + Lara Niles

Address: 5012 Fry Ln. City: Colleyville

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Signed: Lara Niles

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Letters of Support

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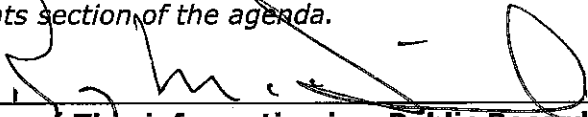
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☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: RAY McDONIEL

Address: 1637 WINCHESTER WAY City: BEDFORD, TX 76022

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Signed: 

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Letters of Support

SPEAKER CARD

Date: _____

Agenda Item Number: 3c

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___ I will speak **In Support** of this item. ___ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ___ **opposition**

Name: Mitch & Sharon Baugus

Address: 401 Brandliff City: Collegeville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, the Planning and Zoning Commission cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: _____

Sharon Baugus

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Letters of Support

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☐ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: RONALD J. GABRIEL

Address: 600 BRIDLEWOOD N City: COWLEYVILLE

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, the Planning and Zoning Commission cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: [Signature]

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Letters of Support

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Agenda Item Number: 3C

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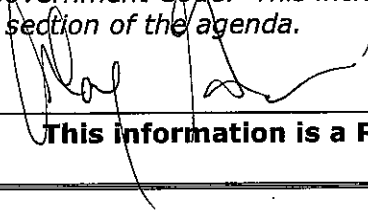
☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Alex Garcia

Address: 809 Rock Creek Dr. City: Euless 76039

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Signed: 

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Letters of Support

SPEAKER CARD

Date:

5/13/13

Agenda Item Number:

CCA-3C

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Name:

Marie St. John

Address:

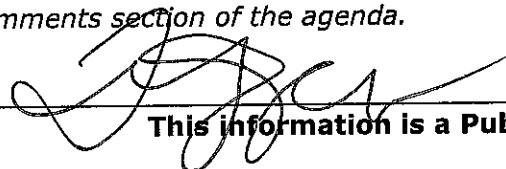
4804 Prestwick

City:

Colleyville

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Signed:


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☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Barry L. Morgan

Address: 3429 N. Riley Pl City: Hurst

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, the Planning and Zoning Commission cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Barry L. Morgan

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Letters of Support

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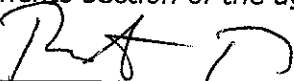
☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Rusty Beam

Address: 6703 Canyon Crest City: Ft. Worth

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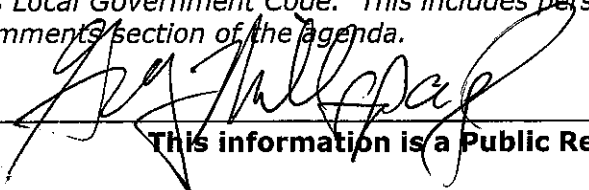
☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: GREG MILLSPEUGH

Address: 1416 SAVOY COURT City: COLLEYVILLE

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, the Planning and Zoning Commission cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

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Agenda Item Number: 3C

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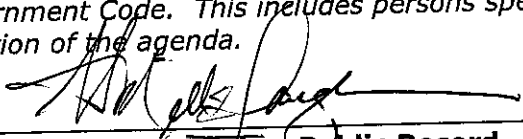
☒ I do not wish to speak, but please record my: ☒ support ☐ opposition

Name: LARRY MILLSPAUGH

Address: 1416 SAVOY COURT City: CAUSEYVILLE

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Signed: _____


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Letters of Support

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Date: 5-13-13

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☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Roland & Ann Kelley

Address: 400 Briarcliff Ct City: Colleyville

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Signed: Roland Kelley & Ann Kelley

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Letters of Support

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Date: 5-13-13

Agenda Item Number: 3C

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☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Kathy Hadley

Address: 204 North Timberline City: Colleyville

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Signed: Kathy Hadley

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Letters of Support

SPEAKER CARD

Date: 5/13/13

Agenda Item Number: 3c

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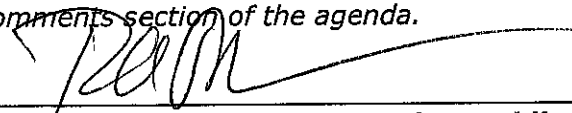
☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Richard Rodgers

Address: 3337 Spruce Lane City: Grapevine

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, the Planning and Zoning Commission cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: 

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Letters of Support

SPEAKER CARD

Date: 5/13/13

Agenda Item Number: 30

For example: **5a (this can be found on the far left side of the agenda copy)**

☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Lisa Snyder

Address: 632 Highwood Ln City: Hurst

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, the Planning and Zoning Commission cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: [Signature]

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Letters of Support

SPEAKER CARD

Date: 5-13-13

Agenda Item Number: 3C

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☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Stephanie Baryknecht

Address: 100 Bear Creek Dr. City: Hurst - 4 houses down
from Colleyville city

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, the Planning and Zoning Commission cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Steph Baryknecht

This information is a Public Record.

Letters of Support

SPEAKER CARD

Date: 9/13

Agenda Item Number: 3C

For example: **5a (this can be found on the far left side of the agenda copy)**

☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: VIGOR BOWESTERS

Address: 6402 MEDDA DR City: COLLEEN TX

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, the Planning and Zoning Commission cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: V. Bowesters

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Letters of Support

SPEAKER CARD

Date: 5/13/13

Agenda Item Number: 3C

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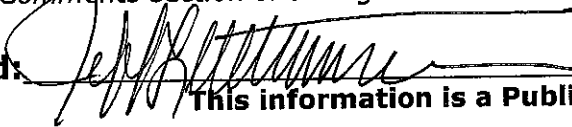
☐ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: JEFF L. WILLIAMSON

Address: 5509 JANET LN. City: COLLEVILLE

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, the Planning and Zoning Commission cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: 

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Letters of Support

SPEAKER CARD

Date: 5-13-13



Agenda Item Number: 3C

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☒ I do not wish to speak, but please record my: ☒ **support** ☐ **opposition**

Name: Sonya Austin

Address: 1609 Overlook Terrace City: Keller Tx

76262

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Signed: Sonya M Austin

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Letters of Support

SPEAKER CARD

Date: 5-13-2013

Agenda Item Number: 3c

For example: **5a (this can be found on the far left side of the agenda copy)**

☒ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

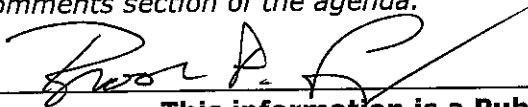
☐ I do not wish to speak, but please record my: ☐ **support** ☐ **opposition**

Name: BROOKS P. LYNN

Office Address: 710 Centerpark, Suite 140 City: Colleyville, TX.

Home Address: 2606 Wildcreek Trail, Keller, TX 76248

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, the Planning and Zoning Commission cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: 

This information is a Public Record.

Letters of Support

SPEAKER CARD

Date: 5/13/13

Agenda Item Number: 3C

For example: **5a (this can be found on the far left side of the agenda copy)**

☒ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☐ I do not wish to speak, but please record my: ☐ **support** ☐ **opposition**

Name: Shannon Caraway

Address: 1907 Caspian Lane City: Colleyville

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Signed: Shannon Caraway

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Letters of Support

SPEAKER CARD

Date: 5/13/13

Agenda Item Number: 3c

For example: 5a (this can be found on the far left side of the agenda copy)

☒ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☐ I do not wish to speak, but please record my: ☐ **support** ☐ **opposition**

Name: Chuck Cunningham

Address: 6413 Remington Place City: Colleyville

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Signed: [Signature]

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Letters of Support

SPEAKER CARD

Date: 5-13-2013

Agenda Item Number: 3C

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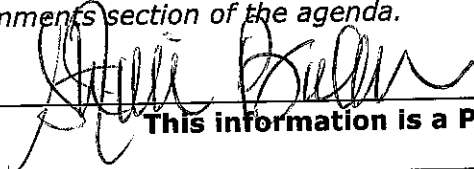
☒ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☐ I do not wish to speak, but please record my: ☐ **support** ☐ **opposition**

Name: Stefanie Baker

Address: 4710 Cranbrook Dr. W. City: Colleyville

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Signed: 

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Letters of Support

SPEAKER CARD

Date: 5-13-13

Agenda Item Number: 3C

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☒ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☐ I do not wish to speak, but please record my: ☐ **support** ☐ **opposition**

Name: Charlene Wells

Address: 2251 King Fisher Dr City: Westlake

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, the Planning and Zoning Commission cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Charlene Wells

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Letters of Support

SPEAKER CARD

Date: 5/13/13

Agenda Item Number: 3C

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☐ I do not wish to speak, but please record my: ☐ **support** ☐ **opposition**

Name: Shannon Chatham

Address: 4413 Bowman Dr.

City: ~~So~~ Colleyville

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Signed: Shannon Chatham

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Letters of Support
SPEAKER CARD

Date: 6-4-2013

Agenda Item Number: 5b

For example: **5a (this can be found on the far left side of the agenda copy)**

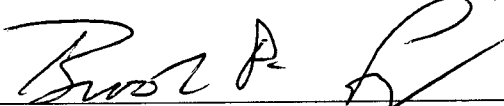
☒ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☐ I do not wish to speak, but please record my: ☐ **support** ☐ **opposition**

Name: BROOKS P. LYNN

Office
* Address: 710 Centerpark, Suite 140 City: Colleyville, TX 76034

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: 

This information is a Public Record

* Home Address:

2606 Wildcreek Trail, Keller, TX 76248

Letters of Support
SPEAKER CARD

Date: 6/4/13

Agenda Item Number: 5b

For example: **5a (this can be found on the far left side of the agenda copy)**

☒ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☐ I do not wish to speak, but please record my: ☐ **support** ☐ **opposition**

Name: James Halpert

Address: 4201 Brown Trail City: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: James Halpert
This information is a Public Record

**Letters of Support
SPEAKER CARD**

Date: 6-4

Agenda Item Number: 5B

For example: **5a (this can be found on the far left side of the agenda copy)**

X I will speak **In Support** of this item. _____ I will speak **In Opposition** to this item.

_____ I do not wish to speak, but please record my: _____ **support** _____ **opposition**

Name: ✓ BRUCE HUCKINS

Address: 6212 LANTANA CT City: COLLEYVILLE, TX

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: _____

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Letters of Support
SPEAKER CARD

Date: 6/4

Agenda Item Number: 5b

For example: **5a (this can be found on the far left side of the agenda copy)**

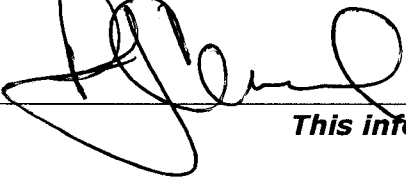
☒ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☐ I do not wish to speak, but please record my: ☐ **support** ☐ **opposition**

Name: RON GABRIEL

Address: 600 BRIDLEWOOD N City: COLLEYVILLE

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Signed:  _____

This information is a Public Record

**Letters of Support
SPEAKER CARD**

Date: 6-4-13

Agenda Item Number: 5b

For example: **5a (this can be found on the far left side of the agenda copy)**

☒ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☐ I do not wish to speak, but please record my: ☐ **support** ☐ **opposition**

Name: Stefanie Baker

Address: 4710 Cranbrook Dr W City: Colleyville

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Signed: Stefanie Baker

This information is a Public Record

**Letters of Support
SPEAKER CARD**

Date: 6/4/13

Agenda Item Number: 5B

For example: **5a (this can be found on the far left side of the agenda copy)**

 ✓ I will speak **In Support** of this item. I will speak **In Opposition** to this item.

 I do not wish to speak, but please record my: **support** **opposition**

Name: Chuck Cunningham

Address: 4113 Remington Blvd City: Colleyville

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Chuck Cunningham

This information is a Public Record

**Letters of Support
SPEAKER CARD**

Date: 6/4

Agenda Item Number: 5b

For example: **5a (this can be found on the far left side of the agenda copy)**

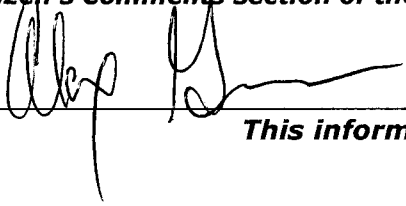
☒ I will speak **In Support** of this item. ☐ I will speak **In Opposition** to this item.

☐ I do not wish to speak, but please record my: ☐ **support** ☐ **opposition**

Name: Alex Garcia

Address: 809 Rock Creek Dr City: Evless

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: 

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Letters of Support
SPEAKER CARD

Date: 6/4

Agenda Item Number: 5b

For example: **5a (this can be found on the far left side of the agenda copy)**

_____ I will speak **In Support** of this item. _____ I will speak **In Opposition** to this item.

✓ I do not wish to speak, but please record my: ✓ **support** _____ **opposition**

Name: Rusty Beam

Address: 6703 Canyon Crest Dr. City: Fl. Worth

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: RST

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**Letters of Support
SPEAKER CARD**

Date: 6/4/13

Agenda Item Number: 5b

For example: **5a (this can be found on the far left side of the agenda copy)**

_____ I will speak **In Support** of this item. _____ I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my: ☒ **support** _____ **opposition**

Name: JEFF L. WILLIAMSON

Address: 5509 JANET LN. City: COLLEYVILLE

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Signed: _____

This information is a Public Record

Letters of Support Submitted by the Applicant

Executive Summary of Support Letters Received for Covenant Christian Academy

Total Support Letters Received	267	
who own a business in Colleyville	23	9%
who currently reside in Colleyville	93	35%
total years residing in Colleyville	897	
who have worked in Colleyville	102	38%
total years worked in Colleyville	794	
who have owned property in Colleyville	25	9%
total years property owned in Colleyville	260	
whose move to Colleyville was influenced by CCA	43	16%
CCA was a primary factor in their decision to move to Colleyville	19	
CCA was a major factor in their decision to move to Colleyville	24	

Letters of Support Submitted by the Applicant

Support Letters from Those Who Own a Business in Colleyville

	Colleyville Business Name	Owner(s)	Business Address		
1.	Brooks P. Lynn, Attorney at Law	Dawn and Brooks Lynn	710 Centerpark, Suite 140	Colleyville	76248
2.	Center for Aesthetic Surgery	Jeff and Tiffany Riccono	75 Main St	Colleyville	76034
3.	CIS Group of Companies	Michael and Summer Stanley	6712 Zermatt Court	Colleyville	76034
4.	Consolidated Auto	Lauren and Timothy Calabrese	6230 Colleyville Blvd	Colleyville	76034
5.	Crawford Creative Consulting	Sandra and Jeff Williamson	5509 Janet Lane	Colleyville	76034
6.	David D Kim, MD, PA	David Kim	5204 Colleyville Blvd	Colleyville	76034
7.	Founders Development Company	Cary and Kama Clarke	517 Harmony Lane	Colleyville	76034
8.	Geneva Realty mgt	Randall Cross and Sheila Cross	1808 industrial blvd	Colleyville	76044
9.	Gooden Agency, LLC	Joan and John Gooden	1501 Hall Johnson Rd, 2051	Colleyville	76034
10.	Heart Test Laboratories Inc.	Drew and Sophie Diaz	5712 colleyville blvd, 229	Colleyville	76034
11.	Home Building, Commercial const., Realestate	Larry and Shannon Chatham	4413 Bowman Drive	Colleyville	76034
12.	Insight Capital Investments	Tiffany and Chad Alvarez	Gateway Dr.	Colleyville	76034
13.	Insight Capital Investments	Mike and Mia O'Neal	4101 Gateway Dr.	Colleyville	76034
14.	Insight Capital Investments	Don and Elizabeth O'Neal	4101 Gateway Dr	Colleyville	76034
15.	La Plaza Family Chiropractic	Alicia and Keith Castello	1009 Glade Rd.	Colleyville	76034
16.	Lighthouse Family Medicine	Tara and Kenneth LeCroy	6630 Colleyville Blvd	Colleyville	76034
17.	Mills Chiropractic	Jon and Lisa Mills	4601 Colleyville Blvd., Suite 120	Colleyville	76034
18.	Paydaypro	Jeff and Melissa Parker	607 cheeksparger	Colleyville	76034
19.	Prime Rail Interest	Michael and Marilyn Rader	6228 Colleyville Blvd Suite A	Colleyville	76034
20.	Prime Rail Interests	Kimberly and Mark Ball	6228 Colleyville Blvd, Ste A	Colleyville	76034
21.	The Smalley Center	James and Teresa Thomas	Cheek Sparger Rd	Colleyville	76034
22.	two(forty)counseling	Robert and Cristel Wells	7167 Colleyville Blvd, Suite 104	Colleyville	76034
23.	(Our business is in Colleyville)	Sheila and Randall Cross	1808 Industrial Blvd	Colleyville	76034

Letters of Support Submitted by the Applicant

Support Letters from Those Who Reside in Colleyville

	Years Residing in Colleyville	Residents	Address		
1.	35	Roland and Ann Kelley	400 Briarcliff Court	Colleyville	76034
2.	25	Julie Brabon	6101 Bettinger Dr.	Colleyville	76034
3.	22	Brenda and Bruce Huckins	6212 Lantana Court	Colleyville	76034
4.	20	Sheila and Randall Cross	7008 Lismore Ct	Colleyville	76034
5.	20	Randall Cross and Sheila Cross	7008 lismorte ct	Colleyville	76034
6.	20	Brenda and Don Hudson	4109 Southwood East	Colleyville	76034
7.	20	Michael and Marilyn Rader	5008 Auburndale Avenue	Colleyville	76034
8.	19	Lisa and Tim Garcia	4920 rockrimmin ct	Colleyville	76034
9.	18	Scott and Miki Friedman	207 Mill Wood Ct.	Colleyville	76034
10.	18	Pravin and Ellie Raj	7205 Thames Trail	Colleyville	76034
11.	18	Steve and Jill Stallard	5100 Fry Lane	Colleyville	76034
12.	17	Marie Fitzgerald	4804 Prestwick Dr	Colleyville	76034
13.	17	Katuska and Osmo Hautanen	1304 Chatsworth CT E	Colleyville	76034
14.	17	Kevin and Melissa Oldham	3902 elmwood ct	colleyville	76034
15.	17	Don and Elizabeth O'Neal	5310 Normandy Dr	Colleyville	76034
16.	16	Gina McPhail	4100 Steeplechase Drive	Colleyville	76034
17.	16	Jon and Lisa Mills	2401 Norwalk Dr.	Colleyville	76034
18.	16	Kellie and Randy Black	3004 Glen Dale Drive	Colleyville	76034
19.	15	Craig Cummings and Jo	4800 Behrens Rd	Colleyville	76034
20.	15	Michele and Greg Jones	903 Inwood Lane	Colleyville	76034
21.	15	Peggi and George Pylant	3205 St. Albans Circle	Colleyville	76034
22.	14	Brian and Julie Popkin	6001 Quails Path	Colleyville	76034
23.	14	Sandra and J. D. Shipp	901 Inwood Lane	Colleyville	76034
24.	13	George and Laurel Lynch	2702 Summertree	Colleyville	76034
25.	13	Larry and Shannon Chatham	4413 Bowman Drive	Colleyville	76034
26.	13	Kim and Mikell Tomlinson	2005 Kyle Ct.	Colleyville	76034
27.	13	Sharon and Mitch Baugus	401 Briarcliff Court	Colleyville	76034
28.	13	Drew and Sophie Diaz	6406 Cutter Ridge Court	colleyville	76034
29.	13	Eva Mina Girgis and George Girgis	2309 still point ln	Colleyville	76034
30.	12	Todd and Jane Powell	4704 Shadycreek Lane	Colleyville	76034
31.	12	Cynthia and Rob McCormick	2807 Edgewood Ln.	Colleyville	76034
32.	12	Kathy and Scott Hadley	204 Timberline north	Colleyville	76034
33.	12	Kristy and Chip Mercer	6504 Westcoat Dr	Colleyville	76034
34.	12	James and Teresa Thomas	7304 Majestic Manor	Colleyville	76034
35.	12	LaDana and Daniel Washburn	305 Chestnut Bend	Colleyville	76034
36.	11	Glenn and Rose Griggs	6600 Sapphire Circle	Colleyville	76034
37.	11	walt and kim jordan	6006 lansford ln	colleyville	76034
38.	11	David Kim	7209 Braemar Terrace	Colleyville	76034
39.	10	Chuck and Lisa Cunningham	6413 Remington Parkway	Colleyville	76034
40.	10	Stefanie and Richard Baker	4710 Cranbrook Dr. W,	Colleyville	76034
41.	10	Tiffany and Chad Alvarez	1508 Oak Knoll Dr.	Colleyville	76034
42.	10	Jerry and Emily Bullard	116 Valley View Drive N	Colleyville	76034
43.	10	Shannon and Richard Hazen	7212 Waldon Court	Colleyville	76034
44.	10	Clint and Tricia Lewis	307 Polo Trail	Colleyville	76034
45.	10	Mike and Mia O'Neal	1500 Oak Knoll Dr.	Colleyville	76034

Letters of Support Submitted by the Applicant

Support Letters from Those Who Reside in Colleyville

	Years Residing in Colleyville	Residents	Address		
46.	10	Sarah and Scott Gunnip	609 montreux ave	Colleyville	76034
47.	9	Charlie and Cathie Evans	1403 oak knoll drive	colleyville	76034
48.	9	Joan and Michael Farrell	6913 Westmont Drive	Colleyville	76034
49.	9	Lisa and Dean Langston	4107 Greenway Ct.	Colleyville	76034
50.	9	Tara and Kenneth LeCroy	2804 Summertree Lane	Colleyville	76034
51.	9	Sandra and Jeff Williamson	5509 Janet Lane	Colleyville	76034
52.	9	Elizabeth and Paul Yanowitch	104 Williamsburg Court	Colleyville	76034
53.	8	Mark Crouser	2621 Independence Road	Colleyville	76034
54.	8	Michael and Summer Stanley	6712 Zermatt Court	Colleyville	76034
55.	8	Dianna and Ronnie Totten	320 Lloyd Circle	Colleyville	76034
56.	8	Lesley and Doug White	4005 Copperwood court	Colleyville	76034
57.	7	Jennifer and Brian Wooten	2404 Spruce Ct	Colleyville	76034
58.	7	Michael and Donna Cornell	4009 Woodstock Dr	Colleyville	76034
59.	7	Ron and Mindy Fiorello	3901 Tara Drive	Colleyville	76034
60.	7	Amy and Brian Naughton	4917 Rockrimmon Ct	Colleyville	76033
61.	7	Libby and Joe Armato	6769 Saint Moritz Parkway	Colleyville	76034
62.	6	Cheryl Leb	525 Haverhill Lane	Colleyville	76034
63.	6	Becca and Steve Turner	1512 Cherry Lane	Colleyville	76034
64.	6	Kimberly and Mark Ball	7003 Whippoorwill Ct	Colleyville	76034
65.	6	Lara and Rick Niles	5012 Fry Lane	Colleyville	76034
66.	6	Ronnie Olatunji	6700 David lane	Colleyville	76034
67.	6	Thad and Lydia Schwebke	211 Mill Valley Dr	Colleyville	76034
68.	6	Angie and David Stroman	725 Fegans Path	Colleyville	76034
69.	5	Victor and Myrandi Ballesteros	6402 Meade	Colleyville	76034
70.	4	Duke and Christine Skarda	4303 Hidden Valley Ct	Colleyville	76034
71.	4	Lee and Amy Keller	1205 Tuscany Drive	Colleyville	76034
72.	3	Cary and Kama Clarke	517 Harmony Lane	Colleyville	76034
73.	3	Marge and Norm Hopper	405 Cheek Sparger Rd.	Colleyville	76034
74.	3	Margaret and Mike Cunningham	208 Hawks Ridge Trail	Colleyville	76034
75.	2	Tina and Joseph Dieber	1105 Guadalupe Ct	Colleyville	76034
76.	2	Ron and Jennifer Gabriel	600 Bridlewood N	Colleyville	76034
77.	2	Mitch and Nelida Gauthier	2617 Independence Road	Colleyville	76034
78.	2	Joan and John Gooden	600 Field Street	Colleyville	76034
79.	2	Becca and Jason Risley	6501 Connie Lane	Colleyville	76034
80.	2	Amy and Stephen Sargent	4516 Lakeside Dr	Colleyville	76034
81.	1	Ross and Heidi Evans	6201 Burnham Circle	Colleyville	76034
82.	1	Heidi A and John Jordan	35 piazza lane	Colleyville	76034
83.	1	Shannon and Tanya Caraway	1907 Caspian Lane	Colleyville	76034
84.	1	Brandon and Tammy Hopper	3611 Woodcrest Dr.	Colleyville	76034
85.	1	Tami and Gregory Millsbaugh	1416 Savoy Court	Colleyville	76034
86.	1	cheri and dan nelson	6312 regiment pl	colleyville	76034
87.	1	Mariyanne and George Rofaiel	6303 Edinburgh Drive	Colleyville	76034
88.	1	Michael and Sheila Shupp	1300 Crest Dr.	Colleyville	76034
89.	1	Teresa and David Shurtleff	719 Lockley Way	Colleyville	76034
90.	1	Pete and Gindy Villarreal	4809 Mill Creek Drive	Colleyville	76034

Letters of Support Submitted by the Applicant

Support Letters from Those Who Reside in Colleyville

	Years Residing in Colleyville	Residents	Address		
91.	1	Oluwatsin and Adetunji Adesanoye	6700 Ethridge ct	Colleyville	76034
92.	1	Kristi and Kevin McIntosh	401 Polo Ct	Colleyville	76034
93.	1	Lisa and Paul Myers	3604 cliff wood drive	Colleyville	76034
	897		Total Years Residing in Colleyville:		

Letters of Support Submitted by the Applicant

Support Letters From Those Whose Families Have Worked in Colleyville

	Years Family Has Worked in Colleyville	Family	Where they have worked in Colleyville	Work Address		
1.	36	Anne and Dale Smith	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
2.	33	Catherine and Ben Arnold	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
3.	30	Kathi McCord	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
4.	26	Don and Elizabeth O'Neal	Insight Capital Investments	4101 Gateway Dr	Colleyville	76034
5.	22	Sherie and Allan Buckingham	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
6.	22	Jason and Susan Weston	O.C. Taylor Elementary School	5300 Pool Road	Colleyville	76034
7.	20	Kevin and Monica Culberson	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
8.	20	Michael and Marilyn Rader	Prime Rail Interest	6228 Colleyville Blvd Suite A	Colleyville	76034
9.	18	Lisa Martin	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
10.	18	Randall Cross and Sheila Cross	Geneva Realty mgt	1808 industrial blvd	Colleyville	76044
11.	17	Sheila and Randall Cross	Our business is in Colleyville	1808 Industrial Blvd	Colleyville	76034
12.	16	Michael and Summer Stanley	CIS Group of Companies	6712 Zermatt Court	Colleyville	76034
13.	15	Julie Brabon	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
14.	15	David and Tami Peterson	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
15.	14	Barbara and Wayde Schneider	Compass Christian Church	2600 Hall Johnson Rd	Colleyville	76034
16.	14	Becky and Jeff Hyde	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
17.	14	Alicia and Keith Castello	La Plaza Family Chiropractic	1009 Glade Rd.	Colleyville	76034
18.	13	Thomas Hauser and Cynthia Hauser	CCA	901 Cheek Sparger Rd	Colleyville	76034
19.	13	Larry and Shannon Chatham	Home Building, Commercial Construction, Real Estate	4413 Bowman Drive	Colleyville	76034
20.	13	Tiffany and Chad Alvarez	Insight Capital Investments	Gateway Dr.	Colleyville	76034
21.	13	Mike and Mia O'Neal	Insight Capital Investments	4101 Gateway Dr.	Colleyville	76034
22.	13	Tara and Kenneth LeCroy	Lighthouse Family Medicine	6630 Colleyville Blvd	Colleyville	76034
23.	12	Debra Samples	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
24.	11	Becca and Steve Turner	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
25.	11	Amy and Brett Barnes	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
26.	11	Judy and Joel Schappell	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
27.	10	Kelvin Deupree	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
28.	10	Kimberly and John Goforth	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
29.	10	Yvonne and Robert Schnitzius	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
30.	10	Drew and Sophie Diaz	Heart Test Laboratories Inc.	5712 colleyville blvd	Colleyville	76034
31.	9	Brian and Julie Popkin	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
32.	9	Stefanie and Richard Baker	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
33.	9	Dawn and Duane Dale	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
34.	9	Mary and Lynn Berg	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
35.	8	Cyndi and Brad Burt	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
36.	8	Claudia and John Lankenau	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
37.	8	Nathan and Trevlyn Nipper	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
38.	8	Jessica and Jeff Owens	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
39.	8	Becky and John Portillo	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
40.	8	Jennifer Miller-Phillips and Todd Phillips	J.R.'s Steakhouse	5400 Hwy 121	Colleyville	76034

Letters of Support Submitted by the Applicant

Support Letters From Those Whose Families Have Worked in Colleyville

	Years Family Has Worked in Colleyville	Family	Where they have worked in Colleyville	Work Address		
41.	7	Lisa and Robert Campanella	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
42.	7	Shawn and John Lutz	Kim Bariatrics	5204 Colleyville Blvd	Colleyville	76034
43.	7	David and Teresa Murray	Lighthouse Family Medicine	6630 Colleyville Blvd	Colleyville	76034
44.	7	Kimberly and Mark Ball	Prime Rail Interests	6228 Colleyville Blvd, Ste A	Colleyville	76034
45.	6	Dawn and Brooks Lynn	Brooks P. Lynn, Attorney at Law	710 Centerpark, Suite 140	Colleyville	76248
46.	6	Lynn and Tonya Krebs	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
47.	6	Jennifer and John Rutherford	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
48.	6	Debbie and Sean Bandy	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
49.	6	Stephanie and Bryan Bell	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
50.	6	Dan and Beth Saladino	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
51.	6	Kristi and Chris Stevens	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
52.	6	Amy and David Turner	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
53.	6	David Kim	David D Kim, MD, PA	5204 Colleyville Blvd	Colleyville	76034
54.	6	Jeff and Melissa Parker	Paydaypro	607 cheeksparger	Colleyville	76034
55.	5	Jeff and Tiffany Riccono	Center for Aesthetic Surgery	75 Main St	Colleyville	76034
56.	5	Regena and William Tarkington	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
57.	5	Cindy and Jimmy Taylor	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
58.	5	Thad and Lydia Schwebke	Life Time Fitness	1221 Church Street	Colleyville	76034
59.	5	James and Teresa Thomas	The Smalley Center	Cheek Sparger Rd	Colleyville	76034
60.	4	Kim and Mikell Tomlinson	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
61.	4	Noel and Melodee Allen	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
62.	4	William and Mollee Kuhn	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
63.	4	Barry and Mary Morgan	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
64.	4	Ron and Jennifer Gabriel	KimBariatrics	5204 Colleyville Blvd	Colleyville	76034
65.	4	Robert and Cristel Wells	two(forty)counseling	7167 Colleyville Blvd, Suite 104	Colleyville	76034
66.	4	Steve and Rebecca LaMar	FBCC	Hwy 26	Colleyville	76039
67.	3	George and Laurel Lynch	Bellissimo's Restaurant	Colleyville Boulevard	Colleyville	76034
68.	3	Kelly and Susan Cook	CCA	902 Cheek Sparger Rd	Colleyville	76035
69.	3	Jim and Laura Hurlburt	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
70.	3	Philip Bassett	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
71.	3	Kinzie and Adam Harvell	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
72.	3	Teresa and Matt Landenberger	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
73.	3	Todd and Dana Leatherwood	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
74.	3	Kim and Bill Spain	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
75.	3	Kim and Bill Turner	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
76.	3	Cary and Kama Clarke	Founders Development Company	517 Harmony Lane	Colleyville	76034
77.	3	Crystal Marten	Steward Financial Group	5850 Colleyville Blvd	Colleyville	76034
78.	2	LYNDA and CURTIS DUVALL	Colleyville Parks & Rec	5109 Bransford Road	Colleyville	76034
79.	2	Scott and Miki Friedman	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
80.	2	Victoria and Arthur Dobbs	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034

Letters of Support Submitted by the Applicant

Support Letters From Those Whose Families Have Worked in Colleyville

	Years Family Has Worked in Colleyville	Family	Where they have worked in Colleyville	Work Address		
81.	2	Cindy and Kurt Drewski	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
82.	2	Sarah and Humberto Gonzalez	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
83.	2	Silke Holdys and John Forbus	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
84.	2	Brenda and Don Hudson	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
85.	2	Tessa and Jordan Russell	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
86.	2	Sandra and Jeff Williamson	Crawford Creative Consulting	5509 Janet Lane	Colleyville	76034
87.	2	Joan and John Gooden	Gooden Agency, LLC	1501 Hall Johnson Rd	Colleyville	76034
88.	2	Jon and Lisa Mills	Mills Chiropractic	4601 Colleyville Blvd, Suite 120	Colleyville	76034
89.	1	Amy and Stephen Sargent	Academic HealthPlans	1005 Glade Rd	Colleyville	76034
90.	1	Gina McPhail	B & B Colleyville Cinema Grille	Hwy 26	Colleyville	76034
91.	1	Lauren and Timothy Calabrese	Consolidated Auto	6230 Colleyville Blvd	Colleyville	76034
92.	1	Leslie Nichols	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
93.	1	Amy and Jay Housewright	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
94.	1	Antonio and Natalie Martinez	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
95.	1	Bethany Rodgers	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
96.	1	Heather and Greg Smith	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
97.	1	Russell and Laura Beam	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
98.	1	Teressa and Matt Carnes	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
99.	1	Brandon and Tammy Hopper	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
100.	1	Craig Cummings and Jo	Lifetime Fitness	1221 Church St	Colleyville	76034
101.	1	Ron and Mindy Fiorello	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
102.	1	Marge and Norm Hopper	Covenant Christian Academy	901 Cheek Sparger Rd	Colleyville	76034
	794	Total Years Family Has worked in Colleyville				

Letters of Support Submitted by the Applicant

Support Letters From Those Who Own Property in Colleyville

(other than a primary residence)

	Years Owned	Colleyville Property Owner(s)	Address		
1.	36	Clint and Tricia Lewis	307 Polo Trail	Colleyville	76034
2.	27	Kelley and Jesse Arredondo	3921 Welwyn Way Drive	Bedford	76021
3.	25	Julie Brabon	6101 Bettinger Dr.	Colleyville	76034
4.	20	Sheila and Randall Cross	7008 Lismore Ct	Colleyville	76034
5.	18	Randall Cross and Sheila Cross	7008 lismorte ct	Colleyville	76034
6.	13	Mike and Mia O'Neal	1500 Oak Knoll Dr.	Colleyville	76034
7.	13	Don and Elizabeth O'Neal	5310 Normandy Dr	Colleyville	76034
8.	13	April and Wayne Solley	2100 Vaquero Club Drive	Westlake	76262
9.	12	Larry and Shannon Chatham	4413 Bowman Drive	Colleyville	76034
10.	12	Becky and Jeff Hyde	bchyde@sbcglobal.net	Bedford	76021
11.	10	Sib and Michelle Bahjat	1101 Tuscany Terr	Roanoke	76262
12.	10	Steve and Rebecca LaMar	2904 Pecan Circle	Bedford	76021
13.	8	Richard W Drake and Pat	12072 Erin Lane	Fort Worth	76179
14.	8	Amy and Brian Naughton	4917 Rockrimmon Ct	Colleyville	76033
15.	7	Cynthia and Rob McCormick	2807 Edgewood Ln.	Colleyville	76034
16.	7	Drew and Sophie Diaz	6406 Cutter Ridge Court	colleyville	76034
17.	6	David Kim	7209 Braemar Terrace	Colleyville	76034
18.	3	Joan and John Gooden	600 Field Street	Colleyville	76034
19.	3	Dawn and Brooks Lynn	2606 Wildcreek Trail	Keller	76248
20.	2	Kim and Mikell Tomlinson	2005 Kyle Ct.	Colleyville	76034
21.	2	Jon and Lisa Mills	2401 Norwalk Dr.	Colleyville	76034
22.	2	peter A. and Mary Villarreal	3502 La Joya Dr.	Dallas	75220
23.	1	Kayla and Todd Ford	2333 Tall Woods Trail	Keller	76262
24.	1	Stacey and Peter Paulsen	8622 Indian Knoll Trail	Keller	76248
25.	1	Shanna and John Picinic	8405 Castle Creek Road	North Richland Hills	76182
	260	Total Years of Colleyville Property Ownership			

Letters of Support Submitted by the Applicant

May 12, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Although our street address says Grapevine, our family's time and money is spent in Colleyville. We live off of Roberts Road between Glade and Hall Johnson. We shop at Market Street at least 3 times a week, workout at Lifetime Fitness and attend First Baptist Church in Colleyville.

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Cyndi and Brad Burt

Our Family Profile

Our family has worked in Colleyville for a total of 8 years.

We have 2 children who have been enrolled at CCA. For 10 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 12, 2013

To the Colleyville Planning and Zoning Commission and City Council,

As residents of this great city, our family receives a significant benefit, but also contributes to the economy of the City of Colleyville. Moreover we have a strong interest in the development of our home town. We express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts. Covenant Christian Academy offers a tremendous benefit to Colleyville, in terms of reputation and the forming of strong men and women of purpose.

I pray that city leaders consider their partnership in this fruitful endeavor and please approve their proposed amendment of the school's PUD to let the "Jewel of Colleyville" continue to shine.

Respectfully,

Chuck and Lisa Cunningham

Our Family Profile

Our family has resided in Colleyville for 10 years. We currently reside at the following Colleyville address:

6413 Remington Parkway
Colleyville, TX 76034

We have 4 children who have been enrolled at CCA. For 10 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 7, 2013

To the Colleyville Planning and Zoning Commission and City Council,

I grew up in Colleyville and lived there from 1966 until 1997. My parents still live in the same house that I grew up in and have lived in the city since 1965. I have seen Colleyville change dramatically in my lifetime and I believe that Colleyville is a better community by having an excellent private school like CCA within it's border. The proposed additions to the school will continue to allow CCA to grow and this will continue to help Colleyville. I fully support this plan.

Respectfully,

Kelvin Deupree

Our Family Profile

Our family has worked in Colleyville for a total of 10 years.

Letters of Support Submitted by the Applicant

May 13, 2013

To the Colleyville Planning and Zoning Commission and City Council,

My family and I moved to Colleyville in 2009. We selected Colleyville explicitly because CCA is located here. I continually recruit neighbors based on CCA and the overall great quality of life in Colleyville. I can name 4-5 families off the top of my head that have recently (in the last 12 months) moved or are in the process of moving to Colleyville for CCA. These families relocated from nearby towns of Keller, Southlake, and Euless. There are dozens more families if one looks further back in time.

The growth and excellence of CCA contribute directly to the growth and stability of Colleyville and its businesses.

We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Duke and Christine Skarda

Our Family Profile

Our family has resided in Colleyville for 4 years. We currently reside at the following Colleyville address:

4303 Hidden Valley Ct
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 4 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. Additionally, we support the GCISD by paying property taxes without requiring the use of GCISD facilities or that the GCISD teachers teach our children. This is essentially a monetary blessing to each student in GCISD, because if we sent our children to GCISD schools, the respective school's requirement to teach our children would be incrementally greater without any additional revenue to fund that additional requirement.

We believe that the athletic facilities planned in the CCA masterplan can be a blessing to the GCISD and the city youth leagues. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Glenn and Rose Griggs

Our Family Profile

Our family has resided in Colleyville for 11 years. We currently reside at the following Colleyville address:

6600 Sapphire Circle
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 2 years.

We have 3 children who have been enrolled at CCA. For 18 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 12, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. Our children have gone to Covenant Christian Academy in Colleyville for 7 years. Our youngest will enter kindergarten at CCA in the fall, so our children will be attending CCA for the next 13 years. We are members of First Colleyville and have been active participants in Colleyville youth activities. We are natives of the northern mid-cities area with grandparents, parents, aunts, uncles, cousins, nephews and nieces living within a 10-15 minute radius.

Last year, we chose Colleyville as the place to build our house and we plan to be here for a long time. We are fully invested in Colleyville. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Ross and Heidi Evans

Our Family Profile

Our family has resided in Colleyville for 1 years. We currently reside at the following Colleyville address:

6201 Burnham Circle
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 7 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. Over the past nine years our daughters have participated in soccer, cheerleading, drama, as well as numerous academic events at Covenant Christian Academy. When these events occur at our CCA campus, we often meet with friends and family for meals in the Tara shopping center or the Market Street/Colleyville Cinema area before or after the events. Due to limited facilities, often our home games are played at nearby schools in adjoining cities (most often FW Christian in NRH. At those times our dollars are spent at businesses outside the Colleyville business district.

We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts. The enhanced facilities for outdoor sports, fine arts theatre, and indoor basketball/volleyball/cheer competitions will result in more events occurring on our campus. These events will attract families and friends as well as out of town school participants and their families to visit Colleyville and support local Colleyville establishments.

Respectfully,

Jason and Susan Weston

Our Family Profile

Our family has worked in Colleyville for a total of 22 years.

We currently work in Colleyville at the following business or institution:

O.C. Taylor Elementary School
5300 Pool Road
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 9 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. Prior to moving to this area my husband and I lived in Mansfield TX. I was raised in Arlington most of my life and attended public schools. My graduating class had over 900 students crossing the stage. I strongly believe that my education was limited by no fault of the teachers who invested their time in me and my fellow classmates, but by the simple fact that there were too many students and not enough teachers to teach.

We heard about CCA through a co-worker who has 2 boys attending the school. We decided to take a tour of the school in March 2012 and we fell in love! When you walk the halls of CCA you feel the love poured into this place. From the staff to the God felt scripture and artwork displayed all around, you sense that something wonderful is being conducted under these walls and right away you want to be a part of this amazing journey. My son is 4 years old and I am constantly amazed by what CCA has poured into him and what has been produced over the last 10 months. This school has a God given ability to help children thrive and become who God wanted them to be, yet also have the best academics around to support them outside of the walls of CCA.

We bought land in Leyton Grove in July 2012 and will be starting our build our home very soon. We simply wanted to be closer to CCA. The first 2 months of the school year I was commuting from Mansfield to Colleyville for my son to attend CCA. Had God not blessed us with selling our home in Mansfield I still would have poured all of my efforts into making sure he was apart of CCA because I believe in their support and love for my child. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kayla and Todd Ford

Our Family Profile

We have owned property in Colleyville (other than a primary residence) for 1 years

We have 1 children who have been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. The students and families of Covenant Christian Academy support our business, which is located in Colleyville, and we wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Robert and Cristel Wells

Our Family Profile

We own the following business located in Colleyville:

two(forty)counseling
7167 Colleyville Blvd
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 4 years.

We currently work in Colleville at the following business or institution:

two(forty)counseling
7167 Colleyville Blvd Suite 104
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 7 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We are currently in the process of selling our home in Southlake to relocate to Colleyville; therefore, we have a huge interest in the City of Colleyville and plans for the future.

We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

John and Deborah Jay

Our Family Profile

We have 3 children who have been enrolled at CCA. For 4 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

June 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We are strong supporters of the community with consistent and continued involvement in the Colleyville Soccer Association and Colleyville Baseball Association over the last 8 years. Though our current residence is only one block outside the city limits, we have lived in Colleyville and are looking to move back within the city limits.

As a graduate of the United States Naval Academy, I have been impressed with the academic, athletic, and cultural development Covenant offers. They are not just educating kids, they are equipping the leaders of tomorrow. It is not just quality businesses and infrastructure that draw dollars to the local economy. Quality institutions, whether public or private, are the mark of community. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Jessica and Marco Juarez

Our Family Profile

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We love living in COLleyville. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts. The quality of a CCA education adds to the texture of our community.

Respectfully,

George and Laurel Lynch

Our Family Profile

Our family has resided in Colleyville for 13 years. We currently reside at the following Colleyville address:

2702 Summertree
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 3 years.

We currently work in Colleville at the following business or institution:

Bellisimo's Restaurant
Colleyville Boulevard
Colleyville, TX 76034

We have 1 child who has been enrolled at CCA. For 6 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We shop for groceries at Market Street each week; we eat at Costa Vida weekly and Palio's monthly; we use Village Dry Clean to clean our clothes; we bank at the Frost branch in Colleyville, and we trust Butch Ethridge with our car repairs.

We love the city of Colleyville and Covenant Christian Academy. So we wish to express our full support for the Campus Build-out Plan of CCA and the amended zoning that would permit these efforts.

Respectfully,

Philip Bassett

Our Family Profile

Our family has worked in Colleyville for a total of 3 years.

Letters of Support Submitted by the Applicant

June 7, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We will be even more invested when we move there at the end of June. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Layra Hurlburt and Jim Hurlburt

Our Family Profile

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts. This plan will contribute to the future of the Colleyville area for many years to come. It has the opportunity to expand the visibility of the city throughout the region and the state as the school becomes a destination for many activities through academics and athletics.

Respectfully,

Kelly and Susan Cook

Our Family Profile

Our family has worked in Colleyville for a total of 3 years.

We currently work in Colleyville at the following business or institution:

CCA
901 Cheek-Sparger Rd
Colleyville, TX 76034

We have 1 child who has been enrolled at CCA. For 4 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 12, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy (CCA) and the amended zoning that would permit these efforts.

I truly believe, CCCA with it's highly successful academic, religious, arts and athletic programs that span the state, nation and globe in reach, brings a positive light as well as exposure to the city of Colleyville as much as any other offering the city has. At track meets, spanish competitions, mission trips, etc. the "Hi, where are you from" with the answer "Colleyville, Tx as small, town in the DFW Metroplex", get's exposure to the city. Folks join our school for outside Colleyville, move to Colleyville, eat at Colleyville, etc. As CCA grows, so does Colleyville demographically and economically and culturally.

I could go on, but in closing, I firmly beleive as CCA grows and improves, it has a direct, positive impact on the city and economy of Colleyville and as a 18 year resident, think it would be one of the best things you could take part in for our city.

Respectfully,

Scott and Miki Friedman

Our Family Profile

Our family has resided in Colleyville for 18 years. We currently reside at the following Colleyville address:

207 Mill Wood Ct.
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 2 years.

We have 2 children who have been enrolled at CCA. For 5 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

June 3, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

We, along with many others who have or had children at CCA purchased our home in Colleyville in Mill Creek back in 1991 so that our son could begin 4th grade at Covenant. We would just like to express our sentiments about the incredible attraction Covenant has to the Colleyville community.

Respectfully,

Brenda and Bruce Huckins

Our Family Profile

Our family has resided in Colleyville for 22 years. We currently reside at the following Colleyville address:

6212 Lantana Court
Colleyville, TX 76034

Letters of Support Submitted by the Applicant

May 7, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Having a first class private school located in Colleyville is attractive to residents and people considering moving to Colleyville. If Covenant Christian Academy is not allowed to build out its campus, not only will the wonderful students of CCA be denied the chance to have a first class campus on par with the academics of the school, but Colleyville will have missed out on a significant opportunity to draw new families to the city.

Respectfully,

Cheryl Leb

Our Family Profile

Our family has resided in Colleyville for 6 years. We currently reside at the following Colleyville address:

525 Haverhill Lane
Colleyville, TX 76034

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Colleyville has everything my family wants in a city but without CCA, we would have already moved to another city outside of DFW. We have been at CCA 10 years and expect to be another 9.

Respectfully,

Crystal Marten

Our Family Profile

Our family has worked in Colleyville for a total of 3 years.

We currently work in Colleyville at the following business or institution:

Steward Financial Group
5850 Colleyville Blvd
Colleyville, TX 76034

We have 3 children who have been enrolled at CCA. For 10 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Previous plans of CCA have provided a beautiful campus that is not only enjoyed by the community of CCA but also the Colleyville community. On numerous occasions I have personally witnessed the Colleyville residents enjoying a walk around our campus, a game of basketball on our outdoor sports court, recreation in our playgrounds or little baseball practices on our fields. How wonderful to have a campus to be visited and beneficial to many!

It is my sincerest hope our efforts will be supported as we seek to enrich the City of Colleyville.

Respectfully,

Lisa Martin

Our Family Profile

Our family has worked in Colleyville for a total of 18 years.

We have 3 children who have been enrolled at CCA. For 10 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

I believe the school is a great asset to the City of Colleyville. I have many friends who ask where my son attends school. Many of them are not from Northeast Tarrant County, yet they have heard of Covenant Christian Academy. I also know many people that have moved to Colleyville to be closer to the school. I believe by allow the campus to expand and grow it will be one of the best schools in the area and attract many families to the City of Colleyville.

Respectfully,

Terri and Andrew Pearce

Our Family Profile

We have 1 child who has been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

CCA has been a big part of what has made Colleyville such a terrific place for us to live, work, and raise a family.

Respectfully,

Brian and Julie Popkin

Our Family Profile

Our family has resided in Colleyville for 14 years. We currently reside at the following Colleyville address:

6001 Quails Path
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 9 years.

We have 2 children who have been enrolled at CCA. For 11 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

We live in Colleyville. We have committed our family to the community of Colleyville, as we have to the community of Covenant Christian Academy. Both communities are at a pivotal point in their growth, and both communities need each other to provide support and dedication for future growth plans.

Covenant Christian Academy families are Colleyville residents and Colleyville supporters. Now we are asking for your support, as our city leaders, to invest your hearts and minds in the growth project we are proposing for CCA. Our journey has been taken one step at a time and we rely on you now to be a part of this journey as supporters of CCA's plan.

Respectfully,

Todd and Jane Powell

Our Family Profile

Our family has resided in Colleyville for 12 years. We currently reside at the following Colleyville address:

4704 Shadycreek Lane
Colleyville, TX 76034

We have 1 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

June 1, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Covenant Christian Academy is an asset to our community. The school produces well educated young people of high moral character. They will contribute much to society in the future.

Respectfully,

Sandra and J. D. Shipp

Our Family Profile

Our family has resided in Colleyville for 14 years. We currently reside at the following Colleyville address:

901 Inwood Lane
Colleyville, TX 76034

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family is planning to relocate to Colleyville and therefore, care about the economy of the City of Colleyville and has a stake in its future. We currently have two children at Covenant Christian Academy and plan to send a third. Therefore, we wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Jolie and Andre Fredieu

Our Family Profile

We have 2 children who have been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

We have lived at 400 Briarcliff Court, Colleyville since 1978 and we contribute to the economy of the City of Colleyville and have had a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Since its start CCA has been a quality educational facility. Their students are second to none in our estimation. CCA is a great neighbor and we have NEVER made a complaint against them. We feel CCA is a great asset to our City, bringing in students and their families from outside the City to participate in CCA education excellence and its school activities. We admire the CCA administration, faculty and staff. We are blessed CCA calls Colleyville 'HOME'.

Respectfully,

Roland and Ann Kelley

Our Family Profile

Our family has resided in Colleyville for 35 years. We currently reside at the following Colleyville address:

400 Briarcliff Court
Colleyville, TX 76034

We have 1 child who has been enrolled at CCA. For 0 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

We recently sold our home in Southlake and moved to Colleyville. We just decided to build in Colleyville and are breaking ground on a new home. The primary reason is CCA and convenience in driving our daughter to school. Had it not been for CCA, I believe we may have chosen a location closer to my work or husband's office, neither of which are in Colleyville. We are building a home we intend to retire and stay in, so we anticipate being long time Colleyville residents and patrons, all because of CCA.

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Heidi A and John Jordan

Our Family Profile

Our family has resided in Colleyville for 1 years. We currently reside at the following Colleyville address:

35 piazza lane
Colleyville, TX 76034

We have 1 child who has been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Libby and Joe Armato

Our Family Profile

Our family has resided in Colleyville for 7 years. We currently reside at the following Colleyville address:

6769 Saint Moritz Parkway
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 5 years.

We have 1 children who have been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kelley and Jesse Arredondo

Our Family Profile

We have owned property in Colleyville (other than a primary residence) for 27 years

Our family has worked in Colleyville for a total of 15 years.

We have 1 child who has been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Sonya Austin and Chris Kim

Our Family Profile

We have 2 children who have been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Linda Kay and Clifford Baker

Our Family Profile

Our family has worked in Colleyville for a total of 5 years.

We have 2 children who have been enrolled at CCA. For 9 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 12, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Stefanie and Richard Baker

Our Family Profile

Our family has resided in Colleyville for 10 years. We currently reside at the following Colleyville address:

4710 Cranbrook Dr. W,
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 9 years.

We have 2 children who have been enrolled at CCA. For 9 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Larry and Shannon Chatham

Our Family Profile

We own the following business located in Colleyville:

Home Building, Commercial const., Realestate
4413 Bowman Drive
Colleyville, TX 76034

Our family has resided in Colleyville for 13 years. We currently reside at the following Colleyville address:

4413 Bowman Drive
Colleyville, TX 76034

We have owned property in Colleyville (other than a primary residence) for 12 years

Our family has worked in Colleyville for a total of 13 years.

We currently work in Colleyville at the following business or institution:

Home Building, Commercial const., Realestate
4413 Bowman Drive
Colleyville, TX 76034

We have 3 children who have been enrolled at CCA. For 18 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 12, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Dawn and Duane Dale

Our Family Profile

Our family has worked in Colleyville for a total of 9 years.

We have 2 children who have been enrolled at CCA. For 10 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Karen and Sam Daniels

Our Family Profile

We have 1 child who has been enrolled at CCA. For 4 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 7, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Daniel Delph

Our Family Profile

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Charlie and Cathie Evans

Our Family Profile

Our family has resided in Colleyville for 9 years. We currently reside at the following Colleyville address:

1403 oak knoll drive
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Dana and Michael Harrison

Our Family Profile

We have 1 child who has been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Nancy and David Hill

Our Family Profile

We have 4 children who have been enrolled at CCA. For 5 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Becky and Jeff Hyde

Our Family Profile

We have owned property in Colleyville (other than a primary residence) for 12 years

Our family has worked in Colleyville for a total of 14 years.

We have 3 children who have been enrolled at CCA. For 18 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 13, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

carinthia kishaba and kevin chennault

Our Family Profile

We have 1 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Deirdre Marek

Our Family Profile

We have 2 children who have been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 12, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Cynthia and Rob McCormick

Our Family Profile

Our family has resided in Colleyville for 12 years. We currently reside at the following Colleyville address:

2807 Edgewood Ln.
Colleyville, TX 76034

We have owned property in Colleyville (other than a primary residence) for 7 years

We have 1 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 13, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kristi and Kevin McIntosh

Our Family Profile

Our family has resided in Colleyville for 0 years. We currently reside at the following Colleyville address:

401 Polo Ct
Colleyville, TX 76034

We have 1 children who have been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Susan and Eric Millner

Our Family Profile

Our family has worked in Colleyville for a total of 8 years.

We have 1 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 13, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Sheri Nguyen

Our Family Profile

We have 1 child who has been enrolled at CCA. For 4 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 13, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Leslie Nichols

Our Family Profile

Our family has worked in Colleyville for a total of 1 years.

We have 1 child who has been enrolled at CCA. For 5 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Jeff and Melissa Parker

Our Family Profile

We own the following business located in Colleyville:

Paydaypro
607 cheeksparger
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 6 years.

We currently work in Colleville at the following business or institution:

Paydaypro
607 cheeksparger
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 6 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 12, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

David and Shauna Roffman

Our Family Profile

We have 1 child who has been enrolled at CCA. For 5 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 30, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Nanette and Peter Slover

Our Family Profile

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Jonathan and Shelley Smith

Our Family Profile

Our family has worked in Colleyville for a total of 38 years.

We currently work in Colleyville at the following business or institution:

Colleyville Presbyterian Church

715 Cheek Sparger Rd.

Colleyville, TX 76244

We have 2 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kim and Mikell Tomlinson

Our Family Profile

Our family has resided in Colleyville for 13 years. We currently reside at the following Colleyville address:

2005 Kyle Ct.
Colleyville, TX 76034

We have owned property in Colleyville (other than a primary residence) for 2 years

Our family has worked in Colleyville for a total of 4 years.

We have 3 children who have been enrolled at CCA. For 8 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Becca and Steve Turner

Our Family Profile

Our family has resided in Colleyville for 6 years. We currently reside at the following Colleyville address:

1512 Cherry Lane
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 11 years.

We have 4 children who have been enrolled at CCA. For 11 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Jennifer and Brian Wooten

Our Family Profile

Our family has resided in Colleyville for 7 years. We currently reside at the following Colleyville address:

2404 Spruce Ct
Colleyville, TX 76034

We have 1 children who have been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Oluwatsin and Adetunji Adesanoye

Our Family Profile

Our family has resided in Colleyville for 1 years. We currently reside at the following Colleyville address:

6700 Ethridge ct
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Curry and Shana Aldridge

Our Family Profile

Our family has worked in Colleyville for a total of 2 years.

We have 1 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Noel and Melodee Allen

Our Family Profile

Our family has worked in Colleyville for a total of 4 years.

We have 3 children who have been enrolled at CCA. For 4 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Tiffany and Chad Alvarez

Our Family Profile

We own the following business located in Colleyville:

Insight Capital Investments
Gateway Dr.
Colleyville, TX 76034

Our family has resided in Colleyville for 10 years. We currently reside at the following Colleyville address:

1508 Oak Knoll Dr.
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 13 years.

We currently work in Colleyville at the following business or institution:

Insight Capital Investments
Gateway Dr.
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 12 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 12, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Rick and Angela Arce

Our Family Profile

We have 2 children who have been enrolled at CCA. For 4 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Cherish and Todd Arnold

Our Family Profile

We have 2 children who have been enrolled at CCA. For 6 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Catherine and Ben Arnold

Our Family Profile

Our family has worked in Colleyville for a total of 33 years.

We have 3 children who have been enrolled at CCA. For 8 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 30, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Rachel and Scott Axton

Our Family Profile

Letters of Support Submitted by the Applicant

May 12, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Sib and Michelle Bahjat

Our Family Profile

We have owned property in Colleyville (other than a primary residence) for 10 years

Our family has worked in Colleyville for a total of 3 years.

We have 1 child who has been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kimberly and Mark Ball

Our Family Profile

We own the following business located in Colleyville:

Prime Rail Interests
6228 Colleyville Blvd, Ste A
Colleyville, TX 76034

Our family has resided in Colleyville for 6 years. We currently reside at the following Colleyville address:

7003 Whippoorwill Ct
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 7 years.

We currently work in Colleyville at the following business or institution:

Prime Rail Interests
6228 Colleyville Blvd, Ste A
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 6 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Victor and Myrandi Ballesteros

Our Family Profile

Our family has resided in Colleyville for 5 years. We currently reside at the following Colleyville address:

6402 Meade

Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 8 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Debbie and Sean Bandy

Our Family Profile

Our family has worked in Colleyville for a total of 6 years.

We have 3 children who have been enrolled at CCA. For 8 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Amy and Brett Barnes

Our Family Profile

Our family has worked in Colleyville for a total of 11 years.

We have 2 children who have been enrolled at CCA. For 13 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Ruth and Garry Barnes

Our Family Profile

Our family has worked in Colleyville for a total of 1 years.

We have 1 child who has been enrolled at CCA. For 6 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Sharon and Mitch Baugus

Our Family Profile

Our family has resided in Colleyville for 13 years. We currently reside at the following Colleyville address:

401 Briarcliff Court
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 2 years.

We have 2 children who have been enrolled at CCA. For 12 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 8, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Russell and Laura Beam

Our Family Profile

We have 1 child who has been enrolled at CCA. For 0 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 12, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Stephanie and Bryan Bell

Our Family Profile

Our family has worked in Colleyville for a total of 6 years.

We have 4 children who have been enrolled at CCA. For 6 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 13, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Mary and Lynn Berg

Our Family Profile

Our family has worked in Colleyville for a total of 9 years.

We have 2 children who have been enrolled at CCA. For 10 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

June 1, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kellie and Randy Black

Our Family Profile

Our family has resided in Colleyville for 16 years. We currently reside at the following Colleyville address:

3004 Glen Dale Drive
Colleyville, TX 76034

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Julie Brabon

Our Family Profile

Our family has resided in Colleyville for 25 years. We currently reside at the following Colleyville address:

6101 Bettinger Dr.
Colleyville, TX 76034

We have owned property in Colleyville (other than a primary residence) for 25 years

Our family has worked in Colleyville for a total of 15 years.

Letters of Support Submitted by the Applicant

May 30, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Marian and Ron Brown

Our Family Profile

Letters of Support Submitted by the Applicant

May 13, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Sherie and Allan Buckingham

Our Family Profile

Our family has worked in Colleyville for a total of 22 years.

We have 1 child who has been enrolled at CCA. For 6 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Jerry and Emily Bullard

Our Family Profile

Our family has resided in Colleyville for 10 years. We currently reside at the following Colleyville address:

116 Valley View Drive N
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 2 years.

We have 2 children who have been enrolled at CCA. For 9 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Barry and Shona Bumgardner

Our Family Profile

We have 2 children who have been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Stephen and Gina Butcher

Our Family Profile

We have 2 children who have been enrolled at CCA. For 13 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 13, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

John and Tammy Butler

Our Family Profile

Our family has worked in Colleyville for a total of 5 years.

We have 2 children who have been enrolled at CCA. For 5 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 12, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Lauren and Timothy Calabrese

Our Family Profile

We own the following business located in Colleyville:

Consolidated Auto
6230 Colleyville Blvd
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 1 years.

We currently work in Colleville at the following business or institution:

Consolidated Auto
6230 Colleyville Blvd
Colleyville, TX 76034

We have 4 children who have been enrolled at CCA. For 12 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 7, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Lisa and Robert Campanella

Our Family Profile

Our family has worked in Colleyville for a total of 7 years.

We have 1 child who has been enrolled at CCA. For 4 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Shannon and Tanya Caraway

Our Family Profile

Our family has resided in Colleyville for 1 years. We currently reside at the following Colleyville address:

1907 Caspian Lane
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Brad and Josie Carignan

Our Family Profile

We have 3 children who have been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Teressa and Matt Carnes

Our Family Profile

We have 2 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kenneth Castello and Linda Castelo

Our Family Profile

We own the following business located in Colleyville:

Covenant Christian Academy / La Plaza Family Chiropractic
901 Cheeksparger Rd
Colleyville, TX 76034

We have owned property in Colleyville (other than a primary residence) for 113 years

Our family has worked in Colleyville for a total of 28 years.

We currently work in Colleyville at the following business or institution:

Covenant Christian Academy / La Plaza Family Chiropractic
901 Cheeksparger Rd 1009 Glade Rd Ste B
Colleyville, TX 76034

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Alicia and Keith Castello

Our Family Profile

We own the following business located in Colleyville:

La Plaza Family Chiropractic
1009 Glade Rd.
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 14 years.

We currently work in Colleville at the following business or institution:

La Plaza Family Chiropractic
1009 Glade Rd.
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 5 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 13, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Christi and Rob Castle

Our Family Profile

We have 2 children who have been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

June 6, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Gabrielle and Steve Chesnut

Our Family Profile

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kathy and John Barry Clark

Our Family Profile

We have 1 child who has been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 13, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Jack and Kristi Clark

Our Family Profile

We have 1 child who has been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Cary and Kama Clarke

Our Family Profile

We own the following business located in Colleyville:

Founders Development Company
517 Harmony Lane
Colleyville, TX 76034

Our family has resided in Colleyville for 3 years. We currently reside at the following Colleyville address:

517 Harmony Lane
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 3 years.

We currently work in Colleyville at the following business or institution:

Founders Development Company
517 Harmony Lane
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 31, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Julie and Russ Collins

Our Family Profile

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Melissa and Brad Conlon

Our Family Profile

We have 3 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Michael and Donna Cornell

Our Family Profile

Our family has resided in Colleyville for 7 years. We currently reside at the following Colleyville address:

4009 Woodstock Dr
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 7 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Sheila and Randall Cross

Our Family Profile

We own the following business located in Colleyville:

Our business is in Colleyville
1808 Industrial Blvd
Colleyville, TX 76034

Our family has resided in Colleyville for 20 years. We currently reside at the following Colleyville address:

7008 Lismore Ct
Colleyville, TX 76034

We have owned property in Colleyville (other than a primary residence) for 20 years

Our family has worked in Colleyville for a total of 17 years.

We currently work in Colleyville at the following business or institution:

Our business is in Colleyville
1808 Industrial Blvd
Colleyville, TX 76034

We have 3 children who have been enrolled at CCA. For 9 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Randall Cross and Sheila Cross

Our Family Profile

We own the following business located in Colleyville:

Geneva Realty mgt
1808 industrial blvd
Colleyville, TX 76044

Our family has resided in Colleyville for 20 years. We currently reside at the following Colleyville address:

7008 lismorte ct
Colleyville, TX 76034

We have owned property in Colleyville (other than a primary residence) for 18 years

Our family has worked in Colleyville for a total of 18 years.

We currently work in Colleyville at the following business or institution:

Geneva Realty mgt
1808 industrial blvd
Colleyville, TX 76044

We have 3 children who have been enrolled at CCA. For 8 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Joseph and Melissa Cross

Our Family Profile

We have 1 children who have been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Jennifer and Jimbo Cross

Our Family Profile

We have 1 child who has been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

June 6, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Jimbo and Jennifer Cross

Our Family Profile

Letters of Support Submitted by the Applicant

May 7, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Mark Crouser

Our Family Profile

Our family has resided in Colleyville for 8 years. We currently reside at the following Colleyville address:

2621 Independence Road

Colleyville, TX 76034

Letters of Support Submitted by the Applicant

May 12, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kevin and Monica Culberson

Our Family Profile

Our family has worked in Colleyville for a total of 20 years.

We have 3 children who have been enrolled at CCA. For 17 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 30, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Craig Cummings and Jo

Our Family Profile

Our family has resided in Colleyville for 15 years. We currently reside at the following Colleyville address:

4800 Behrens Rd
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 1 years.

We currently work in Colleville at the following business or institution:

Lifetime Fitness
1221 Church St
Colleyville, TX 76034

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Margaret and Mike Cunningham

Our Family Profile

Our family has resided in Colleyville for 3 years. We currently reside at the following Colleyville address:

208 Hawks Ridge Trail
Colleyville, TX 76034

We have 3 children who have been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kay Lynn and Monte Davenport

Our Family Profile

We have 1 child who has been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

June 3, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Alicia and Jason Derry

Our Family Profile

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Drew and Sophie Diaz

Our Family Profile

We own the following business located in Colleyville:

Heart Test Laboratories Inc.
5712 colleyville blvd
Colleyville, TX 76034

Our family has resided in Colleyville for 13 years. We currently reside at the following Colleyville address:

6406 Cutter Ridge Court
Colleyville, TX 76034

We have owned property in Colleyville (other than a primary residence) for 7 years

Our family has worked in Colleyville for a total of 10 years.

We currently work in Colleyville at the following business or institution:

Heart Test Laboratories Inc.
5712 colleyville blvd 229
Colleyville, TX 76034

We have 1 children who have been enrolled at CCA. For 4 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Tina and Joseph Dieber

Our Family Profile

Our family has resided in Colleyville for 2 years. We currently reside at the following Colleyville address:

1105 Guadalupe Ct
Colleyville, TX 76034

We have 1 child who has been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 13, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Victoria and Arthur Dobbs

Our Family Profile

Our family has worked in Colleyville for a total of 2 years.

We have 2 children who have been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Richard W Drake and Pat

Our Family Profile

We have owned property in Colleyville (other than a primary residence) for 8 years

Our family has worked in Colleyville for a total of 3 years.

We have 2 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Cindy and Kurt Drewski

Our Family Profile

Our family has worked in Colleyville for a total of 2 years.

We have 2 children who have been enrolled at CCA. For 0 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

LYNDA and CURTIS DUVALL

Our Family Profile

Our family has worked in Colleyville for a total of 2 years.

We currently work in Colleville at the following business or institution:

Colleyville Parks & Rec
5109 Bransford Road
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 7 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Darra and Kelly Dykes

Our Family Profile

Our family has worked in Colleyville for a total of 7 years.

We have 3 children who have been enrolled at CCA. For 8 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Mary and Michael Eastabrook

Our Family Profile

We have 3 children who have been enrolled at CCA. For 5 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Joan and Michael Farrell

Our Family Profile

Our family has resided in Colleyville for 9 years. We currently reside at the following Colleyville address:

6913 Westmont Drive
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 2 years.

We have 2 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 12, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Ron and Mindy Fiorello

Our Family Profile

Our family has resided in Colleyville for 7 years. We currently reside at the following Colleyville address:

3901 Tara Drive
Colleyville, TX 76034

We currently work in Colleyville at the following business or institution:

Covenant Christian Academy
901 Cheek Sparger Road
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 13 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Marie Fitzgerald

Our Family Profile

Our family has resided in Colleyville for 17 years. We currently reside at the following Colleyville address:

4804 Prestwick Dr
Colleyville, TX 76034

We have 5 children who have been enrolled at CCA. For 5 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

June 6, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

cristina and ernie flores

Our Family Profile

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Ron and Jennifer Gabriel

Our Family Profile

Our family has resided in Colleyville for 2 years. We currently reside at the following Colleyville address:

600 Bridlewood N
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 4 years.

We currently work in Colleyville at the following business or institution:

KimBariatrics
5204 Colleyville Blvd
Colleyville, TX 76034

We have 3 children who have been enrolled at CCA. For 8 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Alex and Kim Garcia

Our Family Profile

We have 1 children who have been enrolled at CCA. For 12 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Lisa and Tim Garcia

Our Family Profile

Our family has resided in Colleyville for 19 years. We currently reside at the following Colleyville address:

4920 rockrimmin ct
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 5 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Mitch and Nelida Gauthier

Our Family Profile

Our family has resided in Colleyville for 2 years. We currently reside at the following Colleyville address:

2617 Independence Road
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 4 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 12, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Carrie Gipson

Our Family Profile

We have 1 child who has been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 12, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kimberly and John Goforth

Our Family Profile

Our family has worked in Colleyville for a total of 10 years.

We have 2 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Sarah and Humberto Gonzalez

Our Family Profile

Our family has worked in Colleyville for a total of 2 years.

We have 1 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Joan and John Gooden

Our Family Profile

We own the following business located in Colleyville:

Gooden Agency, LLC
1501 Hall Johnson Rd
Colleyville, TX 76034

Our family has resided in Colleyville for 2 years. We currently reside at the following Colleyville address:

600 Field Street
Colleyville, TX 76034

We have owned property in Colleyville (other than a primary residence) for 3 years

Our family has worked in Colleyville for a total of 2 years.

We currently work in Colleyville at the following business or institution:

Gooden Agency, LLC
1501 Hall Johnson Rd 2051
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 9 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Sarah and Scott Gunnip

Our Family Profile

Our family has resided in Colleyville for 10 years. We currently reside at the following Colleyville address:

609 montreux ave
Colleyville, TX 76034

We have 1 children who have been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 13, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kathy and Scott Hadley

Our Family Profile

Our family has resided in Colleyville for 12 years. We currently reside at the following Colleyville address:

204 Timberline north
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

June 4, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Lorna Ham

Our Family Profile

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kinzie and Adam Harvell

Our Family Profile

Our family has worked in Colleyville for a total of 3 years.

We have 2 children who have been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 30, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Mary and Mark Hasler

Our Family Profile

Letters of Support Submitted by the Applicant

June 2, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Alexander and Stacey Hatcher

Our Family Profile

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Thomas Hauser and Cynthia Hauser

Our Family Profile

Our family has worked in Colleyville for a total of 13 years.

We currently work in Colleyville at the following business or institution:

CCA

901 Cheek Sparger Rd

Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 12 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Katiuska and Osmo Hautanen

Our Family Profile

Our family has resided in Colleyville for 17 years. We currently reside at the following Colleyville address:

1304 Chatsworth CT E
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 12 years.

We have 1 children who have been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 13, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Shannon and Richard Hazen

Our Family Profile

Our family has resided in Colleyville for 10 years. We currently reside at the following Colleyville address:

7212 Waldon Court
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 8 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Tyce and Kellie Hergert

Our Family Profile

We have 2 children who have been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Silke Holdys and John Forbus

Our Family Profile

Our family has worked in Colleyville for a total of 2 years.

We have 1 child who has been enrolled at CCA. For 0 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 12, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Susie Holliday and Mike Holliday

Our Family Profile

We have 1 child who has been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Brandon and Tammy Hopper

Our Family Profile

Our family has resided in Colleyville for 1 years. We currently reside at the following Colleyville address:

3611 Woodcrest Dr.
Colleyville, TX 76034

We have 1 child who has been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Marge and Norm Hopper

Our Family Profile

Our family has resided in Colleyville for 3 years. We currently reside at the following Colleyville address:

405 Cheek Sparger Rd.
Colleyville, TX 76034

We currently work in Colleyville at the following business or institution:

Covenant Christian Academy
Cheek Sparger Rd.
Colleyville, TX 76034

We have 1 children who have been enrolled at CCA. For 0 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Amy and Jay Housewright

Our Family Profile

Our family has worked in Colleyville for a total of 1 years.

We have 1 child who has been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Lisa Hudgins and Deceased

Our Family Profile

We have 2 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 13, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Brenda and Don Hudson

Our Family Profile

Our family has resided in Colleyville for 20 years. We currently reside at the following Colleyville address:

4109 Southwood East Colleyville
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 2 years.

We have 5 children who have been enrolled at CCA. For 19 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Tom and Titi Hunt

Our Family Profile

Our family has worked in Colleyville for a total of 5 years.

We have 1 child who has been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Jim and Laura Hurlburt

Our Family Profile

Our family has worked in Colleyville for a total of 3 years.

We currently work in Colleville at the following business or institution:

Covenant Christian Academy

901 Cheeksparger

Colleyville, TX 76034

We have 1 children who have been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Les Jackson and Sonja Jackson

Our Family Profile

Our family has worked in Colleyville for a total of 1 years.

We have 3 children who have been enrolled at CCA. For 15 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Susan and Jimmy Jenkins

Our Family Profile

We have 3 children who have been enrolled at CCA. For 16 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Leslie and Jonathan Jennings

Our Family Profile

We have 2 children who have been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 30, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Michele and Greg Jones

Our Family Profile

Our family has resided in Colleyville for 15 years. We currently reside at the following Colleyville address:

903 Inwood Lane
Colleyville, TX 76034

Letters of Support Submitted by the Applicant

May 13, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

walt and kim jordan

Our Family Profile

Our family has resided in Colleyville for 11 years. We currently reside at the following Colleyville address:

6006 lansford ln
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 5 years.

We have 1 child who has been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Lisa and Richard Jorge

Our Family Profile

We have 2 children who have been enrolled at CCA. For 11 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Lee and Amy Keller

Our Family Profile

Our family has resided in Colleyville for 4 years. We currently reside at the following Colleyville address:

1205 Tuscany Drive
Colleyville, TX 76034

We have 4 children who have been enrolled at CCA. For 8 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

David Kim

Our Family Profile

We own the following business located in Colleyville:

David D Kim, MD, PA
5204 Colleyville Blvd
Colleyville, TX 76034

Our family has resided in Colleyville for 11 years. We currently reside at the following Colleyville address:

7209 Braemar Terrace
Colleyville, TX 76034

We have owned property in Colleyville (other than a primary residence) for 6 years

Our family has worked in Colleyville for a total of 6 years.

We currently work in Colleyville at the following business or institution:

David D Kim, MD, PA
5204 Colleyville Blvd
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 10 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Stephen and Wendy Kindrick

Our Family Profile

We have 2 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 12, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Lynn and Tonya Krebs

Our Family Profile

Our family has worked in Colleyville for a total of 6 years.

We currently work in Colleville at the following business or institution:

Covenant Christian Academy

901 Cheek Sparger Rd.

Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 10 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

William and Mollee Kuhn

Our Family Profile

Our family has worked in Colleyville for a total of 4 years.

Letters of Support Submitted by the Applicant

May 13, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Molly and Juan "Cory" Kuhn

Our Family Profile

We have 2 children who have been enrolled at CCA. For 8 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Stefanie LaFleur

Our Family Profile

We have 2 children who have been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Jake and Aubrie LaMar

Our Family Profile

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Steve and Rebecca LaMar

Our Family Profile

We have owned property in Colleyville (other than a primary residence) for 10 years

Our family has worked in Colleyville for a total of 4 years.

We currently work in Colleyville at the following business or institution:

Various construction sites

FBCC Hwy 26

Colleyville, TX 76039

We have 1 child who has been enrolled at CCA. For 19 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Teresa and Matt Landenberger

Our Family Profile

Our family has worked in Colleyville for a total of 3 years.

We have 2 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 12, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Lisa and Dean Langston

Our Family Profile

Our family has resided in Colleyville for 9 years. We currently reside at the following Colleyville address:

4107 Greenway Ct.
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Claudia and John Lankenau

Our Family Profile

Our family has worked in Colleyville for a total of 8 years.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Elizabeth and Jim Laxton

Our Family Profile

Our family has worked in Colleyville for a total of 1 years.

We have 1 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Todd and Dana Leatherwood

Our Family Profile

Our family has worked in Colleyville for a total of 3 years.

We have 2 children who have been enrolled at CCA. For 10 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 13, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Tara and Kenneth LeCroy

Our Family Profile

We own the following business located in Colleyville:

Lighthouse Family Medicine
6630 Colleyville Blvd
Colleyville, TX 76034

Our family has resided in Colleyville for 9 years. We currently reside at the following Colleyville address:

2804 Summertree Lane
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 13 years.

We currently work in Colleyville at the following business or institution:

Lighthouse Family Medicine
6630 Colleyville Blvd
Colleyville, TX 76034

We have 3 children who have been enrolled at CCA. For 9 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 30, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Clint and Tricia Lewis

Our Family Profile

Our family has resided in Colleyville for 10 years. We currently reside at the following Colleyville address:

307 Polo Trail
Colleyville, TX 76034

We have owned property in Colleyville (other than a primary residence) for 36 years

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Shawn and John Lutz

Our Family Profile

Our family has worked in Colleyville for a total of 7 years.

We currently work in Colleyville at the following business or institution:

Kim Bariatrics
5204 Colleyville Blvd
Colleyville, TX 76034

We have 1 child who has been enrolled at CCA. For 6 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Dawn and Brooks Lynn

Our Family Profile

We own the following business located in Colleyville:

Brooks P. Lynn, Attorney at Law
710 Centerpark
Colleyville, TX 76248

We have owned property in Colleyville (other than a primary residence) for 3 years

Our family has worked in Colleyville for a total of 6 years.

We currently work in Colleville at the following business or institution:

Brooks P. Lynn, Attorney at Law
710 Centerpark Suite 140
Colleyville, TX 76248

We have 2 children who have been enrolled at CCA. For 11 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Christal and Marcus Mallard

Our Family Profile

We have 1 child who has been enrolled at CCA. For 6 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Saundra and Carl Marling

Our Family Profile

Our family has worked in Colleyville for a total of 2 years.

We have 1 child who has been enrolled at CCA. For 13 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Antonio and Natalie Martinez

Our Family Profile

Our family has worked in Colleyville for a total of 1 years.

We have 1 child who has been enrolled at CCA. For 4 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Ashley and Timothy Martinez

Our Family Profile

We have 1 child who has been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 13, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Brad and Sara Maughan

Our Family Profile

We have 2 children who have been enrolled at CCA. For 5 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Paul and Laurie McCollum

Our Family Profile

We have 2 children who have been enrolled at CCA. For 11 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kathi McCord

Our Family Profile

Our family has worked in Colleyville for a total of 30 years.

Letters of Support Submitted by the Applicant

May 30, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Ray and Sheila McDoniel

Our Family Profile

Our family has worked in Colleyville for a total of 3 years.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Gina McPhail

Our Family Profile

Our family has resided in Colleyville for 16 years. We currently reside at the following Colleyville address:

4100 Steeplechase Drive
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 1 years.

We currently work in Colleyville at the following business or institution:

B & B Colleyville Cinema Grille
Hwy 26
Colleyville, TX 76034

We have 1 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kristy and Chip Mercer

Our Family Profile

Our family has resided in Colleyville for 12 years. We currently reside at the following Colleyville address:

6504 Westcoat Dr
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 8 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Jennifer Miller-Phillips and Todd Phillips

Our Family Profile

Our family has worked in Colleyville for a total of 8 years.

We currently work in Colleyville at the following business or institution:

J.R.'s Steakhouse

5400 Hwy 121

Colleyville, TX 76034

We have 1 child who has been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Jon and Lisa Mills

Our Family Profile

We own the following business located in Colleyville:

Mills Chiropractic
4601 Colleyville Blvd.
Colleyville, TX 76034

Our family has resided in Colleyville for 16 years. We currently reside at the following Colleyville address:

2401 Norwalk Dr.
Colleyville, TX 76034

We have owned property in Colleyville (other than a primary residence) for 2 years

Our family has worked in Colleyville for a total of 2 years.

We currently work in Colleyville at the following business or institution:

Mills Chiropractic
4601 Colleyville Blvd. Suite 120
Colleyville, TX 76034

We have 1 child who has been enrolled at CCA. For 6 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 7, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Tami and Gregory Millspaugh

Our Family Profile

Our family has resided in Colleyville for 1 years. We currently reside at the following Colleyville address:

1416 Savoy Court
Colleyville, TX 76034

We have 3 children who have been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Eva Mina Girgis and George Girgis

Our Family Profile

Our family has resided in Colleyville for 13 years. We currently reside at the following Colleyville address:

2309 still point ln
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 10 years.

We have 1 child who has been enrolled at CCA. For 12 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Barry and Mary Morgan

Our Family Profile

Our family has worked in Colleyville for a total of 4 years.

Letters of Support Submitted by the Applicant

June 3, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Maureen and Kurt Moriak

Our Family Profile

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

David and Teresa Murray

Our Family Profile

Our family has worked in Colleyville for a total of 7 years.

We currently work in Colleyville at the following business or institution:

Lighthouse Family Medicine

6630 Colleyville Blvd

Colleyville, TX 76034

We have 1 child who has been enrolled at CCA. For 4 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

June 6, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Lisa and Paul Myers

Our Family Profile

Our family has resided in Colleyville for 0 years. We currently reside at the following Colleyville address:

3604 cliff wood drive
Colleyville, TX 76034

Letters of Support Submitted by the Applicant

June 3, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Amy and Brian Naughton

Our Family Profile

Our family has resided in Colleyville for 7 years. We currently reside at the following Colleyville address:

4917 Rockrimmon Ct
Colleyville, TX 76033

We have owned property in Colleyville (other than a primary residence) for 8 years

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

cheri and dan nelson

Our Family Profile

Our family has resided in Colleyville for 1 years. We currently reside at the following Colleyville address:

6312 regiment pl
Colleyville, TX 76034

We have 1 children who have been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Lara and Rick Niles

Our Family Profile

Our family has resided in Colleyville for 6 years. We currently reside at the following Colleyville address:

5012 Fry Lane
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 10 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Nathan and Trevlyn Nipper

Our Family Profile

Our family has worked in Colleyville for a total of 8 years.

We have 2 children who have been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kristi O'Dell

Our Family Profile

Our family has worked in Colleyville for a total of 5 years.

We have 1 child who has been enrolled at CCA. For 13 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Ronnie Olatunji

Our Family Profile

Our family has resided in Colleyville for 6 years. We currently reside at the following Colleyville address:

6700 David lane

Colleyville, TX 76034

We have 1 child who has been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kevin and Melissa Oldham

Our Family Profile

Our family has resided in Colleyville for 17 years. We currently reside at the following Colleyville address:

3902 elmwood ct
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 4 years.

We have 3 children who have been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 8, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Mike and Mia O'Neal

Our Family Profile

We own the following business located in Colleyville:

Insight Capital Investments
4101 Gateway Dr.
Colleyville, TX 76034

Our family has resided in Colleyville for 10 years. We currently reside at the following Colleyville address:

1500 Oak Knoll Dr.
Colleyville, TX 76034

We have owned property in Colleyville (other than a primary residence) for 13 years

Our family has worked in Colleyville for a total of 13 years.

We currently work in Colleyville at the following business or institution:

Insight Capital Investments
4101 Gateway Dr.
Colleyville, TX 76034

We have 3 children who have been enrolled at CCA. For 4 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 31, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Don and Elizabeth O'Neal

Our Family Profile

We own the following business located in Colleyville:

Insight Capital Investments
4101 Gateway Dr
Colleyville, TX 76034

Our family has resided in Colleyville for 17 years. We currently reside at the following Colleyville address:

5310 Normandy Dr
Colleyville, TX 76034

We have owned property in Colleyville (other than a primary residence) for 13 years

Our family has worked in Colleyville for a total of 26 years.

We currently work in Colleyville at the following business or institution:

Insight Capital Investments
4101 Gateway Dr
Colleyville, TX 76034

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Jessica and Jeff Owens

Our Family Profile

Our family has worked in Colleyville for a total of 8 years.

We have 2 children who have been enrolled at CCA. For 8 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Pam and Pat Pabich

Our Family Profile

We have 2 children who have been enrolled at CCA. For 5 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Stacey and Peter Paulsen

Our Family Profile

We have owned property in Colleyville (other than a primary residence) for 1 years

We have 2 children who have been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

June 3, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Erica and Brett Payne

Our Family Profile

Our family has worked in Colleyville for a total of 5 years.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Lori and Craig Perkins

Our Family Profile

We have 1 child who has been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

David and Tami Peterson

Our Family Profile

Our family has worked in Colleyville for a total of 15 years.

We have 2 children who have been enrolled at CCA. For 14 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Shanna and John Picinic

Our Family Profile

We have 1 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Becky and John Portillo

Our Family Profile

Our family has worked in Colleyville for a total of 8 years.

We have 2 children who have been enrolled at CCA. For 10 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 30, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Michelle and Jeff Prewitt

Our Family Profile

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Peggi and George Pylant

Our Family Profile

Our family has resided in Colleyville for 15 years. We currently reside at the following Colleyville address:

3205 St. Albans Circle
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 15 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Michael and Marilyn Rader

Our Family Profile

We own the following business located in Colleyville:

Prime Rail Interest
6228 Colleyville Blvd Suite A
Colleyville, TX 76034

Our family has resided in Colleyville for 20 years. We currently reside at the following Colleyville address:

5008 Auburndale Avenue 5008 Auburndale Avenue
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 20 years.

We currently work in Colleyville at the following business or institution:

Prime Rail Interest
6228 Colleyville Blvd Suite A
Colleyville, TX 76034

We have 4 children who have been enrolled at CCA. For 76050 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Pravin and Ellie Raj

Our Family Profile

Our family has resided in Colleyville for 18 years. We currently reside at the following Colleyville address:

7205 Thames Trail
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 6 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Melanie and Darrell Reinke

Our Family Profile

We have 1 child who has been enrolled at CCA. For 7 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

June 1, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Jeff and Tiffany Riccono

Our Family Profile

We own the following business located in Colleyville:

Center for Aesthetic Surgery
75 Main St
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 5 years.

We currently work in Colleyville at the following business or institution:

Center for Aesthetic Surgery
75 Main St
Colleyville, TX 76034

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Becca and Jason Risley

Our Family Profile

Our family has resided in Colleyville for 2 years. We currently reside at the following Colleyville address:

6501 Connie Lane
Colleyville, TX 76034

We have 1 children who have been enrolled at CCA. For 4 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Bonnie Roden and Tripp Roden

Our Family Profile

We have 3 children who have been enrolled at CCA. For 7 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 6, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Bethany Rodgers

Our Family Profile

Our family has worked in Colleyville for a total of 1 years.

Letters of Support Submitted by the Applicant

June 3, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Mariyanne and George Rofaiel

Our Family Profile

Our family has resided in Colleyville for 1 years. We currently reside at the following Colleyville address:

6303 Edinburgh Drive
Colleyville, TX 76034

Letters of Support Submitted by the Applicant

June 4, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Liz Rudolph

Our Family Profile

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Tessa and Jordan Russell

Our Family Profile

Our family has worked in Colleyville for a total of 2 years.

We have 1 child who has been enrolled at CCA. For 0 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Jennifer and John Rutherford

Our Family Profile

Our family has worked in Colleyville for a total of 6 years.

We currently work in Colleville at the following business or institution:

Covenant Christian Academy

901 Cheek Sparger

Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 5 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

June 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Laura Saffle

Our Family Profile

Our family has worked in Colleyville for a total of 6 years.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Dan and Beth Saladino

Our Family Profile

Our family has worked in Colleyville for a total of 6 years.

We have 3 children who have been enrolled at CCA. For 18 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 13, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Debra Samples

Our Family Profile

Our family has worked in Colleyville for a total of 12 years.

We have 3 children who have been enrolled at CCA. For 10 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Amy and Stephen Sargent

Our Family Profile

Our family has resided in Colleyville for 2 years. We currently reside at the following Colleyville address:

4516 Lakeside Dr
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 1 years.

We currently work in Colleyville at the following business or institution:

Academic HealthPlans
1005 Glade Rd
Colleyville, TX 76034

We have 3 children who have been enrolled at CCA. For 11 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Judy and Joel Schappell

Our Family Profile

Our family has worked in Colleyville for a total of 11 years.

We have 2 children who have been enrolled at CCA. For 7 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

June 3, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Barbara and Wayde Schneider

Our Family Profile

Our family has worked in Colleyville for a total of 14 years.

We currently work in Colleyville at the following business or institution:

Compass Christian Church
2600 Hall Johnson Rd
Colleyville, TX 76034

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Yvonne and Robert Schnitzius

Our Family Profile

Our family has worked in Colleyville for a total of 10 years.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Thad and Lydia Schwebke

Our Family Profile

Our family has resided in Colleyville for 6 years. We currently reside at the following Colleyville address:

211 Mill Valley Dr
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 5 years.

We currently work in Colleyville at the following business or institution:

Life Time Fitness
1221 Church Street
Colleyville, TX 76034

We have 1 children who have been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

June 3, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Greg and Valerie Scoggins

Our Family Profile

Our family has worked in Colleyville for a total of 5 years.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Michael and Sheila Shupp

Our Family Profile

Our family has resided in Colleyville for 1 years. We currently reside at the following Colleyville address:

1300 Crest Dr.

Colleyville, TX 76034

We have 1 child who has been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Teresa and David Shurtleff

Our Family Profile

Our family has resided in Colleyville for 1 years. We currently reside at the following Colleyville address:

719 Lockley Way
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 8 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Jerry and Kim Smay

Our Family Profile

We have 2 children who have been enrolled at CCA. For 6 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Anne and Dale Smith

Our Family Profile

Our family has worked in Colleyville for a total of 36 years.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kimberly Smith

Our Family Profile

Our family has worked in Colleyville for a total of 3 years.

We have 1 child who has been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 12, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Heather and Greg Smith

Our Family Profile

Our family has worked in Colleyville for a total of 1 years.

We have 3 children who have been enrolled at CCA. For 4 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

June 6, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Lisa Snyder

Our Family Profile

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Amie and Jon Soliday

Our Family Profile

We have 1 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

April and Wayne Solley

Our Family Profile

We have owned property in Colleyville (other than a primary residence) for 13 years

We have 2 children who have been enrolled at CCA. For 5 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kim and Bill Spain

Our Family Profile

Our family has worked in Colleyville for a total of 3 years.

We have 1 child who has been enrolled at CCA. For 8 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Steve and Jill Stallard

Our Family Profile

Our family has resided in Colleyville for 18 years. We currently reside at the following Colleyville address:

5100 Fry Lane
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 5 years.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Doug and Anglea Stamps

Our Family Profile

We have 2 children who have been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Michael and Summer Stanley

Our Family Profile

We own the following business located in Colleyville:

CIS Group of Companies
6712 Zermatt Court
Colleyville, TX 76034

Our family has resided in Colleyville for 8 years. We currently reside at the following Colleyville address:

6712 Zermatt Court
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 16 years.

We currently work in Colleyville at the following business or institution:

CIS Group of Companies
6712 Zermatt Court
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 1 year, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kami and Michael Steele

Our Family Profile

We have 1 children who have been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kristi and Chris Stevens

Our Family Profile

Our family has worked in Colleyville for a total of 6 years.

We have 2 children who have been enrolled at CCA. For 12 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

June 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

CHRISTY and JAMES STEWART

Our Family Profile

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Angie and David Stroman

Our Family Profile

Our family has resided in Colleyville for 6 years. We currently reside at the following Colleyville address:

725 Fegans Path
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 2 years.

We have 1 children who have been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Regena and William Tarkington

Our Family Profile

Our family has worked in Colleyville for a total of 5 years.

We have 2 children who have been enrolled at CCA. For 5 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Cindy and Jimmy Taylor

Our Family Profile

Our family has worked in Colleyville for a total of 5 years.

We have 4 children who have been enrolled at CCA. For 25 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

James and Teresa Thomas

Our Family Profile

We own the following business located in Colleyville:

The Smalley Center
Cheek Sparger Rd
Colleyville, TX 76034

Our family has resided in Colleyville for 12 years. We currently reside at the following Colleyville address:

7304 Majestic Manor
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 5 years.

We currently work in Colleyville at the following business or institution:

The Smalley Center
Cheek Sparger Rd
Colleyville, TX 76034

We have 1 child who has been enrolled at CCA. For 9 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Catherine and James Tito

Our Family Profile

We have 3 children who have been enrolled at CCA. For 6 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 13, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Cyndy Tonniges and Gary Tonniges, Jr

Our Family Profile

We have 2 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 13, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Dianna and Ronnie Totten

Our Family Profile

Our family has resided in Colleyville for 8 years. We currently reside at the following Colleyville address:

320 Lloyd Circle
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Amy and David Turner

Our Family Profile

Our family has worked in Colleyville for a total of 6 years.

We have 2 children who have been enrolled at CCA. For 6 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kim and Bill Turner

Our Family Profile

Our family has worked in Colleyville for a total of 3 years.

We have 2 children who have been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Teresa Turner

Our Family Profile

Our family has worked in Colleyville for a total of 6 years.

We have 1 child who has been enrolled at CCA. For 4 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 30, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Shannon and Vance Urbanosky

Our Family Profile

Our family has worked in Colleyville for a total of 15 years.

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

peter A. and Mary Villarreal

Our Family Profile

We have owned property in Colleyville (other than a primary residence) for 2 years

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Pete and Gindy Villarreal

Our Family Profile

Our family has resided in Colleyville for 1 years. We currently reside at the following Colleyville address:

4809 Mill Creek Drive
Colleyville, TX 76034

We have 2 children who have been enrolled at CCA. For 1 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Kate and Jon Wagoner

Our Family Profile

We have 3 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 30, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Cynthia Ware

Our Family Profile

Letters of Support Submitted by the Applicant

June 4, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

LaDana and Daniel Washburn

Our Family Profile

Our family has resided in Colleyville for 12 years. We currently reside at the following Colleyville address:

305 Chestnut Bend
Colleyville, TX 76034

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Vernon and Charlene Wells

Our Family Profile

We have 2 children who have been enrolled at CCA. For 7 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Laura and Michael Werner

Our Family Profile

We have 1 child who has been enrolled at CCA. For 3 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 11, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Lesley and Doug White

Our Family Profile

Our family has resided in Colleyville for 8 years. We currently reside at the following Colleyville address:

4005 Copperwood court

Colleyville, TX 76034

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Renee and David Wiley

Our Family Profile

We have 1 child who has been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

June 3, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Felicia and Al Williams

Our Family Profile

Letters of Support Submitted by the Applicant

May 7, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Sandra and Jeff Williamson

Our Family Profile

We own the following business located in Colleyville:

Crawford Creative Consulting
5509 Janet Lane
Colleyville, TX 76034

Our family has resided in Colleyville for 9 years. We currently reside at the following Colleyville address:

5509 Janet Lane
Colleyville, TX 76034

Our family has worked in Colleyville for a total of 2 years.

We currently work in Colleyville at the following business or institution:

Crawford Creative Consulting
5509 Janet Lane
Colleyville, TX 76034

We have 1 children who have been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

June 3, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Crystal Wimbret and Johnny Wimbrey

Our Family Profile

Letters of Support Submitted by the Applicant

May 9, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Ronnie and Lisa Wright

Our Family Profile

We have 2 children who have been enrolled at CCA. For 6 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Support Submitted by the Applicant

May 10, 2013

To the Colleyville Planning and Zoning Commission and City Council,

Our family currently contributes to the economy of the City of Colleyville and has a stake in its future. We wish to express our full support for the Campus Build-out Plan of Covenant Christian Academy and the amended zoning that would permit these efforts.

Respectfully,

Elizabeth and Paul Yanowitch

Our Family Profile

Our family has resided in Colleyville for 9 years. We currently reside at the following Colleyville address:

104 Williamsburg Court
Colleyville, TX 76034

We have 1 child who has been enrolled at CCA. For 2 years, we have driven through Colleyville twice each school day for drop-off and pick-up.

Letters of Opposition
SPEAKER CARD

Date: 6/4/13

Agenda Item Number: 5B

For example: **5a (this can be found on the far left side of the agenda copy)**

_____ I will speak **In Support** of this item. ☒ I will speak **In Opposition** to this item.

_____ I do not wish to speak, but please record my: _____ **support** _____ **opposition**

Name: Sharon Dickson

Address: 3813 Fox Hollow Dr.

City: Bedford

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Sharon Dickson

This information is a Public Record

**Letters of Opposition
SPEAKER CARD**

Date: 6-4-13

Agenda Item Number: 5B

For example: **5a (this can be found on the far left side of the agenda copy)**

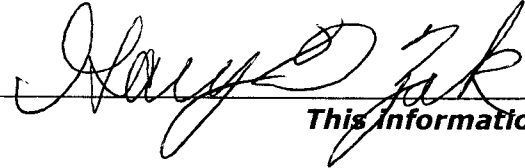
_____ I will speak **In Support** of this item. ✓ I will speak **In Opposition** to this item.

_____ I do not wish to speak, but please record my: _____ **support** _____ **opposition**

Name: CARY ZAK

Address: 3821 FOX HOLLOW DR City: BEDFORD

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: 

This information is a Public Record

Letters of Opposition
SPEAKER CARD

Date: 6-4-13

Agenda Item Number: 5b

For example: **5a (this can be found on the far left side of the agenda copy)**

_____ I will speak **In Support** of this item. _____ I will speak **In Opposition** to this item.

X I do not wish to speak, but please record my: _____ support X opposition

Name: Rod Chapman

Address: 3829 Fox Hollow City: Bedford, TX

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Rod Chapman

This information is a Public Record

Letters of Opposition
SPEAKER CARD

Date: 6/4/13

Agenda Item Number: 5B

For example: **5a (this can be found on the far left side of the agenda copy)**

_____ I will speak **In Support** of this item. ☒ I will speak **In Opposition** to this item.

_____ I do not wish to speak, but please record my: _____ **support** _____ **opposition**

Name: Sharon Dickson

Address: 3813 Fox Hollow Dr.

City: Bedford

I understand I am limited to speaking for five minutes. For agenda items not listed on the agenda as a Public Hearing, City Council cannot respond to speakers in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code. This includes persons speaking under the Citizen's Comments section of the agenda.

Signed: Sharon Dickson

This information is a Public Record

Information Received from Applicant - June 12, 2013

Honorable Colleyville City Council Members,

Thank you so much for your diligent service to our city. The last meeting was long with a tremendous amount of information to process. There were some questions raised at that meeting by council members that time did not permit me to address. In order to be better prepared for the upcoming second reading, I wanted to address those questions now.

Question 1: Is it possible to build the additional fire lane on the west of the campus with the first portion of construction in order to increase the traffic cueing on campus?

Answer 1: We have made significant improvements to our traffic cueing over the last three years, and we will continue in this effort. There is information on this below. The fire lane around the future soccer and football field will provide more cueing, but construction of the fire lane at the location of our existing football/soccer field will require removal of that field, which is needed for school activities. So, logistically we need this to wait until the parking structure with the baseball field is completed. If not, the existing football/soccer field would be lost, and we would face a year of operation without a practice field of any kind on campus. We have great challenges with only one field now. The good news is we can address this goal in other ways.

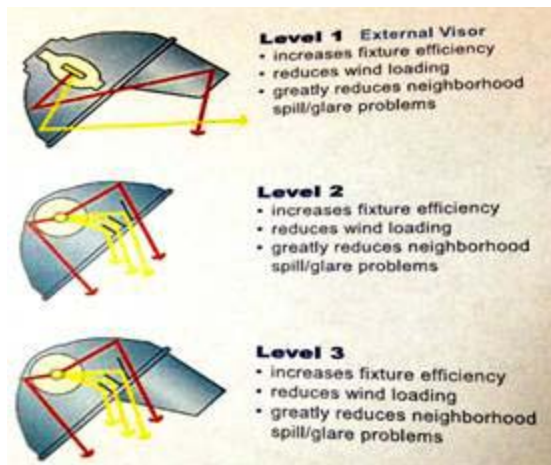
Important data:

- The recently constructed improvements under our current PUD have already greatly mitigated traffic issues on Cheek-Sparger Road by significantly increasing the amount of on-campus traffic cueing.
- Last year we had 662 students, which is 78% of full capacity. So while we have growth to come, it is not dramatic.
- We currently have .52 miles of cueing on our campus.
- We were directed to review the cueing at Liberty Elementary at McDonwell School Rd near Precinct Line Rd.
- Liberty Elementary has .32 miles of cueing to serve their 485 students.
- We are adding .13 miles of new traffic cueing this summer in the northeast corner parking lot, bringing our total to .65 miles of cuing on campus.
- By adjusting the flow of our current traffic cueing we can add an additional .09 miles.
- CCA's ratio of linear drop-off per student is current greater than Liberty Elementary and this ratio will continue to improve with future construction.
- Our campus plan will increase parking spaces from 205 to 606. Access to 430 of these spaces is separate from the drop off and pick up cueing, increasing the effectiveness of this cueing.
- We have supported the round-about at Cheek Sparger and Bedford Rd. which should further improve the flow of traffic on Cheek Sparger Rd.

Question 2: What kind of lights is CCA proposing on the fields?

Answer 2: We plan to use Techline Horizontal Fixtures with Spill/Glare (SG-V) Optics and Visor, or equivalent. This is the bottom fixture shown below and represents the greatest level of bleed-over protection. There is a nice gallery on their website: <http://www.sportlighting.com/>. The main image on their home page is from a high school stadium in Round Rock, Texas. The no bleed-over function is so effective that the pedestrian walkways right outside the stadium must have separate illumination.

Information Received from Applicant - June 12, 2013



Question 3: What is CCA's event schedule for the football/soccer field and the baseball field?

Answer 3: The days and times for light needs are listed below by sport. The draft ordinance we submitted includes limitations that care for CCA's needs and allow nights for a limited number of community organizations and other schools.

- CCA's Use:
 - Football is played in the fall season. We are limited to 10 regular season varsity football games. Five of these are typically at home. There could be a maximum of two playoff games at home in a season. Football games are typically on Friday nights and are typically completed by 10:30 p.m. J.V. and Jr. High do not have playoff games and are limited to 10 games. A 9:00 p.m. light curfew would typically be sufficient for these games. CCA normally has only 5 or 6 J.V. games.
 - Soccer is played in the winter season. We are limited to 26 regular season varsity soccer games. 13 of these are typically at home. There could be a maximum of two playoff games at home in a season per varsity team. CCA has both boys and girls soccer. Soccer games are typically on Tuesday, Thursday, or Friday evenings. Mondays, Wednesdays, and Saturdays are used on occasion. CCA has varsity and Jr. High teams for both genders. Sunset is early in the winter, so lights are of great significance to avoid taking students out of class to get to games. Evening games are typically completed before 9:00 p.m.
 - Baseball is played in the spring season. We are limited to 28 regular season varsity baseball games. 14 of these are typically at home. There could be a maximum of two (best of three) playoff series at home in a season. As a result, there is a typical maximum of 20 home games. Baseball games are typically on Tuesday and Friday evenings. Mondays, Wednesdays, Thursdays, and Saturdays are used on occasion. Evening games are typically completed by 9:30 p.m. J.V. and Jr. High do not have playoff games and are limited to 28 regular season games. CCA normally has only 9 or 10 J.V. games.
- Colleyville Baseball Association primarily needs lighted practice space. Practices are typically completed by 9:00 p.m.
- Potential I.S.D. or Other Private School Use- CCA's use of our facilities will always have the top priority, so availability for other schools would be limited. Most schools have their own facilities, but regularly need neutral sites during the playoffs. Each season: football, soccer, and baseball have about a four-week window for playoffs where our facility might be desired. The

Information Received from Applicant - June 12, 2013

local public schools all have natural grass baseball fields. Rain can force these schools to look for field-turf fields to complete required games in the allotted time.

Question 4: How does the design approval process work for the new football/soccer stadium and baseball stadium/parking garage? (This question was not addressed to CCA.)

CCA has submitted detailed elevations and other drawings for these structures. We respectfully request that if our construction drawings for such structures and their lighting generally comply with those elevations and other drawings, the site plan and this PUD ordinance, that the approval for construction be completed through the normal staff permitting process, and that we only be required to bring the construction plans and drawings to the P&Z and Council if there is a material deviation. We are desirous and willing to comply with the required standards. We simply want to avoid being a further burden on the Planning and Zoning Commission's and City Council's deliberations. This is only a suggestion based on the feedback we have heard in the past.

Proposed CCA amendments are shown in red and underlined. City staff comments are shown in blue. Any provisions not noted as not being added to the proposed ordinance have been added to proposed Ordinance O-13-1876

Sec. 5. THAT the above described tract of land shall be subject to the following conditions:

1. SITE PLAN AND PLATTING

- a. The development of this property shall be generally consistent with Exhibit "B" and Exhibit "C~~."~~" attached hereto. (Not added to proposed ordinance)
- b. Prior to the issuance of any building permit involving Lot 5, Block 3, Southgate Addition, a replat of the subject properties must be submitted and approved such that Lot 5, Block 3, Southgate Addition is incorporated into the Covenant Christian Academy Addition.

2. PERMITTED AND PROHIBITED USES

- a. Section 5(3)3 of Ordinance O-09-1725 is deleted and is replaced with the following:
 3. Private elementary, secondary and high school not to exceed 855 students total.
- b. The new baseball stadium and football/soccer field shown on Exhibit "B" may be used for athletic or recreational events of other public or non-profit entities as long as the primary use of each such facility is in compliance with Section 5(3)4 of Ordinance O-09-1725. (Not added to proposed ordinance)

3. BUILDINGS AND SITE PLAN APPROVAL

- a. This section shall repeal Section 5(4)a of Ordinance O-09-1725. The following buildings shall be allowed as described below and depicted and described on Exhibits "B" and "C".

1. Addition of 42,400 square feet to the secondary school building (Redeemer Hall)
 2. Addition of 27,000 square feet to the administration building (Nissi Hall)
 3. Addition of a 50,000 square foot gymnasium
 4. New baseball stadium and parking garage
 5. Expansion to existing football/soccer field
 6. Lighting for the new baseball stadium and existing football/soccer field **(Not added to proposed ordinance)**
 7. All buildings and improvements existing on the date of adoption of this Ordinance within the boundaries of this PUD-C-Planned Unit Development Commercial District
 8. New 40,000 square foot, two-story church facility on the western portion of Lot 1R, Colleyville Presbyterian Church Addition on the Planned Unit Development Property
- b. Prior to construction, the baseball stadium, baseball lighting, parking garage ~~and~~, expansion to the existing football/soccer field shown above, and football/soccer field lighting shall require the approval of a detailed site plan and building elevations. The detailed site plan submission shall, at a minimum, meet the requirements of Section 3.23 J.K.6. of the Land Development Code, be consistent with this Ordinance, and may also be required to show additional conditions provided in Section 3.23 M.b. of the Land Development Code. Further, such detailed site plan(s) shall be considered as a legislative approval, subject to the sole discretion of City Council upon the recommendation of the Planning and Zoning Commission.
- c. All buildings shall, at a minimum, meet the building design and masonry requirements of Chapter 6-Building Design in the Land Development Code.

4. PARKING

- a. Prior to the final inspection of any building expansion or construction described Section 3, there shall, at a minimum, be enough on-site, off-street parking spaces provided to accommodate the maximum enrollment of 855 students.

b. Section 5(6)a of Ordinance O-09-1725 is hereby deleted.

5. LANDSCAPING AND BUFFERING

- a. The development shall provide a minimum of 35 percent of open space. This Section 5(5)a replaces and supersedes Section 5(8)a of Ordinance O-09-1725.

- b. Section 5(8)c of Ordinance O-09-1725 is hereby deleted.

c. Prior to the final inspection of the construction of the the new baseball stadium, there shall be a minimum of 360 caliper inches of trees planted on the subject property. Prior to the final inspection for any building construction authorized by this ordinance, there shall be a minimum of ~~90, four (4) inch~~ 270 caliper inches of trees planted on the subject property. All new trees planted within this development, whether required or not, shall be a minimum of four (4) inches in caliper width. At its election, the property owner may cause or pay for new trees of a minimum of three (3) inches in caliper width to be planted adjacent to the Planned Unit Development District on the residential lots in neighboring Bedford as part of the natural screen between those lots and the uses in the Planned Unit Development District. The total caliper width in inches of any such trees planted on the Bedford lots will also be credited to the total number of caliper inches of trees required in the PUD Planned Unit Development District.

- d. All landscaping within this development shall meet the minimum requirements of Chapter 4-Landscaping and Buffering in the Land Development Code, except where amended herein.

6. FENCES AND SCREENING

- a. Section 5(10) of Ordinance O-09-1725 is hereby deleted.
- b. All required screening shall meet the minimum requirements of the Land Development Code

7. TRAFFIC IMPACT

- a. Prior to the issuance of any building permit applied for after the effective date of this ordinance, either a new or amended traffic impact analysis (TIA) shall be submitted and approved by City Council. Said TIA shall, at a minimum, address the development authorized by this ordinance and depicted in Exhibit "B".

b. The first sentence of Section 5(11) of Ordinance O-09-1725 is hereby deleted. (Not added to proposed ordinance)

8. ATHLETIC FIELD LIGHTING USE RESTRICTIONS **(This section not added to proposed ordinance)**

- a. Baseball Field Lighting Use Restrictions
 - 1. No field lighting may be installed prior to approval pursuant to the provisions of Section 5(3)b.
 - 2. No field lighting is permitted after 9:30 p.m. on Monday through Thursday and 10:30 p.m. on Friday and Saturday evenings, however field lighting may be extended one hour past these establish curfews on not more than 5 events per calendar year if the event was originally scheduled to end prior the normal curfew and could not reasonably be completed.

3. No field lighting is permitted on Sundays.

4. Field lighting may not extend past 9:30 p.m. on any more than 20 nights in one calendar year.

b. Football/Soccer Field Lighting Use Restrictions **(This section not added to proposed ordinance)**

1. No field lighting may be installed prior to approval pursuant to the provisions of Section 5(3)b.

2. No field lighting is permitted after 10:30 p.m., provided, however, that field lighting may be extended one hour past normal curfew on not more than 6 events per calendar year if the event was originally scheduled to end prior to normal curfew and could not reasonably be completed.

3. No field lighting is permitted on Sundays.

4. Field lighting may not be used after 9:00 p.m. on any more than 40 days in any calendar year.

c. As a part of any lighting approvals Additional times and days of permitted field lighting for the baseball field and the football/soccer field addition may

City of Bedford - Noise Regulations

Municode



Bedford, Texas, Code of Ordinances >> PART II - CODE OF ORDINANCES >> Chapter 54 - ENVIRONMENT >> ARTICLE II. - NOISE >>

ARTICLE II. - NOISE

[Sec. 54-31. - Definitions.](#)

[Sec. 54-32. - Policy.](#)

[Sec. 54-33. - Administration and noise measurements.](#)

[Sec. 54-34. - Environmental sound levels.](#)

[Sec. 54-35. - Public and private project review.](#)

[Sec. 54-36. - Noises prohibited.](#)

[Sec. 54-37. - Motor vehicle noise.](#)

[Sec. 54-38. - Exemptions, permits of variance and appeals.](#)

[Secs. 54-39—54-66. - Reserved.](#)

Sec. 54-31. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

All technical terminology used in this article, not defined in this section, shall be interpreted in conformance with applicable American National Standards Institute (ANSI) noise specifications including, but not limited to, ANSI section 1.1-1960 and section 1.4-1971 or those from its successor publications or bodies.

A-weighted sound pressure level means the sound pressure level in decibels as measured on a sound level meter using the A-weighting network. The level so read shall be designated dB(A) or dBA.

Ambient sound level means the sound level of the all-encompassing sound associated with a given environment, being usually a composite of sounds from many sources. It is also the A-weighted sound level exceeded 90 percent of the time (L90) based on a measurement period which shall not be less than ten minutes nor more than 30 minutes.

City means the City of Bedford, city manager, or an authorized representative of the city.

Decibel means logarithmic unit of measure used in describing the amplitude of sound; denoted to dB.

Device means any mechanism which is intended to produce, or which actually produces, noise when operated or handled.

Emergency vehicle means a motor vehicle used in response to a public calamity or to protect persons or property from an imminent danger.

Emergency work means work made necessary to restore property to a safe condition following a public calamity, work to restore public utilities or work required to protect persons or property from an imminent danger.

Gross combination weight rating (GCWR) means the value specified by the manufacturer as the recommended maximum loaded weight of a combination vehicle in cases where the trailer and tractor are separable.

Gross vehicle weight rating (GVWR) means the value specified by the manufacturer as the recommended maximum loaded weight of a single motor vehicle.

Motor vehicle means any vehicle propelled by mechanical power such as, but not limited to, any passenger

City of Bedford - Noise Regulations

Municode

car, truck, truck-trailer, semitrailer, camper, motorcycle, minibike, go-cart, dune buggy or racing vehicle.

Muffler means any apparatus consisting of baffles, chambers or acoustical absorbing material whose primary purpose is to transmit liquids or gases while causing a significant reduction to sound emission.

Noise means any sound which is unwanted or which causes, or tends to cause, an adverse psychological or physiological effect on human beings.

Percentile sound pressure level (unit percentile level) means the A-weighted sound pressure level that is exceeded one percent of the time in a measurement period. It is denoted L1. (Tenth percentile sound level: the A-weighted sound pressure level that is exceeded ten percent of the time in any measurement period, such as the level that is exceeded for one minute in a ten-minute period. It is denoted L10.) (Ninetieth percentile sound level: the A-weighted sound pressure level that is exceeded 90 percent of the time in any measurement period, such as the level that is exceeded for nine minutes in a ten-minute period. It is denoted L90.)

Person means any individual, firm, association, partnership, corporation or any other entity, public or private.

Property boundary means an imaginary line at the ground surface and its vertical extension which separates the real property owned or occupied by one person from that owned or occupied by another person.

Public and private projects means any activity, other than the construction or alteration of a single-family dwelling, that requires a building permit issued by the building official.

Public right-of-way means any street, avenue, boulevard, highway, alley or similar place which is owned or controlled by a public governmental entity.

Public service work means work conducted by a governmental entity in the interest of the community.

Sound means a temporal and spatial oscillation in pressure, or other physical quantity in a medium with internal forces that causes compression and rarefaction of that medium, and which propagates at finite speed to distant points.

Sound level means the weighted sound pressure level measured by the use of metering characteristic and weighted as specified in American National Standards Institute Publication S1.4-1971. The sound pressure level of a sound expressed in decibels is 20 times the logarithm to the base ten of the ratio of the pressure of the sound to the reference sound pressure of 20 micropascals. If the frequency weighting employed is not indicated, the A-weighting shall apply.

Sound level meter means an instrument, which includes a microphone, amplifier, RMS detector and integrator, time averager, output meter and weighting networks, that is sensitive to pressure fluctuations. The instrument reads sound pressure level when properly calibrated with an acoustical calibrator accurate to ;pm; one dB and is Type II or Type I so specified in ANSI Publication S1.4-1971 or the latest approved revision thereof.

Stationary sound source means any device, fixed or movable, which is located or used on property other than a public right-of-way.

Vibration means a temporal and spatial oscillation of displacement, velocity or acceleration in a solid material.

Vibration perception threshold means the minimum ground- or structure-borne vibrational motion necessary to cause a person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects.

(Code 1969, § 12-51)

Cross reference— Definitions generally, § 1-2.

Sec. 54-32. - Policy.

City of Bedford - Noise Regulations

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It is the policy of the city to minimize the exposure of citizens to excessive noise and to protect, promote and preserve the public health, comfort, convenience, safety and welfare. It is the express intent of the city to control the level of noise in a manner which promotes commerce; protects the sleep and repose of citizens; promotes the use, value and enjoyment of property; and preserves the quality of the environment.

(Code 1969, § 12-50)

Sec. 54-33. - Administration and noise measurements.

- (a) The provisions of this article shall be administered by and under direction of the city manager and/or his authorized representative.
- (b) In order to implement and enforce this article, and for the general purpose of noise and vibration abatement and control, the duly appointed and authorized representative of the city manager's office shall have the authority to:
 - (1) Make necessary inspections and tests with proper authorization or permission from the owner or any private property or place.
 - (2) Issue notice of violation and/or abatement orders to those in violation of the provisions of this order.
- (c) Sound level measurements shall be made with a sound level meter Type II or better using the A-weighting network in accordance and conforming with the noise measurement standards promulgated by the American National Standards Institute and test procedures established by the city.

(Code 1969, § 12-52)

Sec. 54-34. - Environmental sound levels.

- (a) It shall be a violation of this article for any person to operate or permit to be operated any stationary source of sound which creates a unit percentile sound level (L1) greater than the sound pressure level (L90) as set forth in this article, or creates a tenth percentile sound level (L10) or a ninetieth percentile sound level (L90) which exceeds the limits set forth in this article for the land use receiving the sound when measured at the property boundary of the receiving land.
- (b) For the purpose of enforcement, a sound measurement period shall not be less than ten minutes nor more than 30 minutes.
- (c) Sound level limits.
 - (1) Limiting sound levels, 7:00 a.m. to 9:00 p.m.

Category	L90	L10
Residential	55 dBA	65 dBA
Commercial	62 dBA	72 dBA
Industrial	75 dBA	85 dBA

- (2) Limiting sound levels, 9:00 p.m. to 7:00 a.m.

Residential	50 dBA	60 dBA
Commercial	57 dBA	67 dBA
Industrial	75 dBA	85 dBA

When a noise source can be identified and its noise measured in more than one land use category, the limits of the most restrictive use shall apply at the boundary and within the most restrictive land use category.

(Code 1969, § 12-53)

Sec. 54-35. - Public and private project review.

City of Bedford - Noise Regulations

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All public and private projects shall be subject to a review process to determine if such projects are likely to cause noise or vibration in violation of this article. The city shall be authorized to make or require any investigations or studies which in its opinion are necessary to determine if compliance can be achieved. The city shall also have the authority to require noise attenuation measures in accordance with the findings of such investigations or studies for the purpose of determining compliance with this article.

(Code 1969, § 12-54)

Sec. 54-36. - Noises prohibited.

The following sounds are hereby determined to be specific noises which can constitute a noise disturbance, and violations of this article are hereby defined. A noise does not have to exceed the specifications for environmental sound levels contained in section 12-53 in order to constitute a violation of this section.

- (1) *Animals.* Owning, keeping, possessing or harboring any animal or animals which, by frequent or habitual noise-making, either violates the sound levels of this article or unreasonably disturbs or interferes with the peace, comfort and repose of neighboring persons of ordinary sensibilities, unless a permit of variance is first obtained. The provisions of this section shall apply to all public and private facilities, including any animal shelter or commercial kennel, which hold or treat animals.
- (2) *Radios, television sets, musical instruments and similar devices.* Operating or permitting to be operated any radio receiving set, musical instrument, television, phonograph, drum or other machine or device for the production or reproduction of sound in such a manner as to violate the sound levels of this article or to unreasonably disturb or interfere with the peace, comfort and repose of neighboring persons of ordinary sensibilities, unless a permit of variance is first obtained.
- (3) *Exterior loudspeakers.* Operating or permitting to be operated any loudspeaker or sound-amplifying equipment in a fixed or movable position mounted upon any vehicle in or upon any street, alley, sidewalk, park, place or public property for the purpose of commercial advertising, giving instructions, directions, talks, addresses, lectures, or transmitting music to any persons or assemblages of persons in such a manner as to violate the sound levels as listed in this chapter or to unreasonably disturb or interfere with the peace, comfort and repose of neighboring persons of ordinary sensibilities, unless a permit of variance is first obtained.
- (4) *Construction work.* Operating or permitting to be operated any equipment used in commercial construction, repair, alteration or demolition work on buildings, structures, streets, alleys or appurtenances thereto, between the hours of 10:00 p.m. and 7:00 a.m. the following day, or in such a manner as to violate the sound levels as listed in this chapter or to unreasonably disturb or interfere with the peace, comfort and repose of neighboring persons of ordinary sensibilities, unless a permit of variance is first obtained. In no event may such construction work exceed the sound level limits for an industrial land use as set forth in this article, measured on the property boundary of the receiving land use, unless a permit of variance is first obtained.
- (5) *Power equipment.* Operating or permitting to be operated any power equipment in residential zones outdoors between the hours of 10:00 p.m. and 7:00 a.m. the following day, or in such a manner as to violate the sound levels as listed in this article or to unreasonably disturb or interfere with the peace, comfort and repose of neighboring persons of ordinary sensibilities, unless a permit of variance is first obtained. Power equipment rated five horsepower or less shall not exceed a sound level of 74 dBA at a distance of 50 feet. Power equipment rated more than five horsepower shall not exceed a sound level of 82 dBA at a distance of 50 feet.
- (6) *Enclosed places of public entertainment.* Operating or permitting to be operated in any place of public entertainment any loudspeaker or other source of sound which produces, at a point that is normally occupied by the customer, maximum sound pressure levels of 100 dBA as read on a sound level meter, unless a conspicuous and legible sign is posted near each public entrance stating: "Warning Sound Levels Within May Cause Permanent Hearing Impairment." This provision shall not be construed to allow the operation of any loudspeaker or other source of sound in such a manner as to violate the sound levels as listed in this article or to unreasonably disturb or interfere with the peace, comfort and repose of neighboring persons of ordinary sensibilities, unless a permit of variance is first obtained.

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- (7) *Powered model mechanical devices.* The flying of model aircraft powered by internal combustion engines, whether tethered or not, or the firing or operating of model rocket vehicles or other similar noise-producing devices, in a residential area between the hours of 10:00 p.m. and 7:00 a.m. the following day, or in such a manner as to violate the sound levels as listed in this article or to unreasonably disturb or interfere with the peace, comfort and repose of neighboring persons of ordinary sensibilities, unless a permit of variance is first obtained.
- (8) *Refuse collection.* The collection of garbage, waste or refuse between the hours of 11:00 p.m. and 7:00 a.m. the following day in any area zoned residential or within 300 feet of an area zoned residential, or in such a manner as to violate the sound level as listed in this article or to unreasonably disturb or interfere with the peace, comfort and repose of neighboring persons of ordinary sensibilities, unless a permit of variance is first obtained.
- (9) *Emergency signaling devices.* The intentional sounding or permitting the sounding outdoors of any fire, burglar or civil defense alarm, siren, whistle or similar stationary emergency signaling device for more than five minutes during any consecutive 60-minute period or so as to violate the sound levels as listed in this article except for those exemptions outlined in this article.
- (10) *Loading and unloading merchandise.* The loading and unloading of merchandise or cargo between the hours of 10:00 p.m. and 7:00 a.m. of any motor vehicle where such loading or unloading area is within a distance of 200 feet from the property line of any residential dwelling.

(Code 1969, § 12-55)

Cross reference— *Animals, ch. 18; barking dogs, § 18-111; buildings and building regulations, ch. 22; unauthorized use of siren, § 34-35; emergency services, ch. 50.*

Sec. 54-37. - Motor vehicle noise.

- (a) *Exceeding noise limits.* No person shall drive or move or permit to be driven or moved a motor vehicle or combination of motor vehicles at any time on a public right-of-way under any conditions of grade, load, acceleration or deceleration in such a manner as to exceed the sound limits set forth in this section for the appropriate category of motor vehicle. Measurement shall be made at a distance of 25 feet, measured from the receiving side (most restrictive zone classification), monitored at a height of at least four feet above the immediate surface.
- (b) *Motor vehicle and motorcycle sound limits.*
 - (1) Any motor vehicle, motorcycle, or combination of vehicles towed by any motor vehicle with a GVWR or GCWR less than 10,000 pounds shall not exceed 96 dBA in speed limits of 40 miles per hour or less.
 - (2) Any motor carrier vehicle with a GVWR or GCWR of 10,000 pounds or more shall not exceed 96 dBA in speed limits of 40 miles per hour or less.
- (c) *Modifications to motor vehicles.* No person shall operate or cause to be operated any motor vehicle, unless the vehicle is equipped with an exhaust system which includes a tailpipe and resonator where the original vehicle design included a tailpipe and resonator. Such exhaust system shall be:
 - (1) Equipped with a muffler which is in good working order (free of damage to the baffles contained in the muffler and is in constant operation).
 - (2) Not equipped with any cut out, bypass or similar device.
- (d) *Tire noise.* It is unlawful for any person to operate a motor vehicle in such a manner as to cause or allow to be emitted squealing, screeching or other such sound from the tires in contact with the ground because of rapid acceleration or excessive speed around corners or other such reason; provided that sound resulting from emergency braking to avoid imminent danger shall be exempted from this section.
- (e) *Off-highway motor vehicles.* No person shall operate or permit to be operated any motorized vehicle off a public right-of-way in such a manner as to exceed the sound levels of [section 54-34](#) at the receiving property boundary.

(Code 1969, § 12-56)

Cross reference— *Traffic and vehicles, ch. 114.*

Sec. 54-38. - Exemptions, permits of variance and appeals.

City of Bedford - Noise Regulations

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- (a) *Exceptions.* Sounds caused in the performance of emergency or public work, including public utility operations, acting to protect the health, safety or welfare of the community shall not be subject to the provisions of this article. Nothing in this section, however, shall be construed to permit law enforcement, ambulance, fire or other public service personnel to make excessive noise in the performance of their duties when such sound is clearly unnecessary. The H.E.B. Stadium (Pennington Field) and authorized pyrotechnic demonstrations are exempted from the provisions of this chapter.
- (b) *Permits of variance.*
 - (1) Applications for a permit for relief from the noise level designated in this article on the basis of undue hardship may be made to the city manager or his duly authorized representative. Any permit granted by the city manager hereunder shall contain all conditions upon which said permit has been granted and shall specify a reasonable time that the permit shall be effective. The city manager or his duly authorized representative may grant relief as applied for if it is found:
 - a. That additional time is necessary for the applicant to alter or modify the activity or operation to comply with this article; or
 - b. That the activity, operation or noise source will be of temporary duration and cannot be done in a manner that would comply with other provisions of this article; and
 - c. That no other reasonable alternative is available to the applicant; and
 - d. That the city may prescribe any conditions or requirements deemed necessary to minimize adverse effects upon the community or the surrounding neighborhood.
 - (2) No permanent noise variance permit may be issued except by resolution of the city council. Before such action may be taken, notice of such consideration of a permanent noise variance permit shall be sent to all owners of real property lying within 300 feet of the property on which the noise will be generated. Such notice shall be given not less than ten days before the date set for hearing by depositing a notice, properly addressed and postage paid, in the United States Post Office to such property owners as the ownership appears on the last-approved city tax roll.
 - (3) The city may require a noise study to be performed in order to evaluate the impact of a proposed permit of variance. Such study must be performed by personnel trained and qualified to conduct noise evaluations and studies of the impact of noise. The city manager shall make the determination as to whether personnel are trained and qualified to conduct noise evaluations and studies of the impact of noise. In the event such a study is necessary, the requesting party shall be notified in writing of such requirement. The requesting party shall be responsible for the expense of any study.
- (c) *Appeals.* Any individual who claims to be adversely affected by noise as a result of the issuance of a variance permit or any individual who is aggrieved by the disapproval of a variance permit may appeal in writing to the city stating any information to support his/her claim. All appeals shall be reviewed by the city council. The appeal shall be made in writing at the office of the city secretary ten working days before a regularly scheduled meeting of the city council. There shall be an appeal fee of \$25.00 payable when the appeal is filed.

(Code 1969, § 12-57)

Secs. 54-39—54-66. - Reserved.

Statement of Planning Objectives

Supporting Documents:

Statement of Planning Objectives:

Covenant Christian Academy (CCA) and Colleyville Presbyterian Church (CPC) have developed this campus plan to:

- Provide on-campus structures and athletic facilities projected to meet the foreseeable long-term needs for the programs of the school and church without acquiring more land
- Develop a comprehensive plan that seeks to eliminate the need for future PUD amendments and seek approval with the utmost transparency
- Develop facilities that provide tremendous beauty and function for the surrounding community
- Align the School's needs with the City of Colleyville's Master plan
 - Provide additional ball fields in Colleyville
 - Make our southern corner of Colleyville a great destination that positively contributes to our city's economic development
- Consider and provide reasonable solutions for the concerns of our neighbors in the design of the campus

The Church moved to her current campus in 1978. The next year the Church developed plans for a Christian school. Covenant Christian Academy began classes in August of 1980. The Church and school continued to grow. CCA's first graduating class received their diplomas in 1992. Both the Church and the school are proud to be long-standing Colleyville institutions. Since that beginning, a large number of Colleyville residents have become part of the CCA family. CCA has repeatedly considered different campus locations over the last thirty years. More than a dozen sites have been reviewed for some or all of the needed school facilities over the last fourteen years. Deliberate and considered acquisition of adjoining property has consistently been our best option. With the approval of the Heritage Farms senior living project on the only adjoining undeveloped property, CCA must now look to its current property to meet all of its future facility needs.

In the past, particularly in CCA's prior development and zoning dealings with the City, CCA has been restricted by limited financial resources, deed restrictions on the former residential lots along Wayne Drive and uncertainty about the amount of land that would comprise our ultimate campus. Though the school had a clear identity and goals as an educational institution, these have lacked the necessary land and physical infrastructure to fully flourish. Additionally, the school has not had the administrative bandwidth to thoroughly plan in the past. The acquisition of all of the former residential lots on the west side of Wayne Drive, removal of the former deed restrictions on those lots, growth in financial resources and consistent institutional growth and maturity has significantly altered these limitations.

CCA's mission is to provide a Biblically based, classical, college-preparatory education that inspires a passion for excellence, and heart of grace, and the character of Christ. Initiatives founded on this mission are filtered through a set of core values:

1. Imparting a Distinctively Christian Worldview
2. Employing a Classical, Interdisciplinary Educational Approach

3. Pursuing the Discipline of Critical Thinking, a Lifelong Love of Learning, and an Understanding of God's Unique Calling
4. Applying Rigorous Curricular, Instructional, and Character Standards
5. Fostering a Covenant Community Grounded in Truth and Grace
6. Promoting Financial Practices that Honor Biblical Standards of Stewardship

CCA has developed this campus build-out plan so that the physical plant of the school will better exemplify the quality educational efforts that have long occurred within her walls.

Teams of CCA administrators, teachers, staff members, parents, and students have constructed a comprehensive list of school's facility uses. The school's campus was then reviewed for the best possible layout to provide space for these activities. CCA administration has made dozens of revisions to the documents comprising this application based on the responses from every constituent segment of the school community, neighbors that reside around the school, city staff and leadership, and several different architects.

Enrollment at Full Build-Out

Seven years ago, CCA established a full build-out enrollment goal for the maximum number of students that the site could accommodate. Confusion about this goal has been connected to which segments of our program resided on campus. Until three years ago, CCA had leased off-site space for our Pre-Grammar School. When our lower school, Jireh Hall, was completed, we were able to unite everyone on a single campus. CCA's current enrollment is 662. CCA's ultimate goal is 855. The detail of this goal is listed below, which is the maximum enrollment desired by CCA. CCA believes the close-knit familial environment is a critical component of the education provided. Growing the school beyond this number negatively impacts the school's ethos.

<u>Grade Level</u>	<u>Enrollment Cap</u>
Pre-Kindergarten 3-Year-Olds:	20
Pre-Kindergarten 4-Year-Olds:	40
Kindergarten:	60
Pre-First:	15
<u>1st – 12th (60 per Grade):</u>	<u>720</u>
Grand Total:	855

Meeting with Neighbors:

In the past, four issues have dominated neighborhood concerns: traffic, drainage, aesthetics, and noise. CCA wanted to address these concerns to the fullest extent possible, while planning for the facilities necessary to the school's full program. As a result, the school hosted five meetings with the neighbors in both Colleyville and Bedford. CCA sent out 2246 invitations. 1312 to Colleyville neighbors and 934 to Bedford neighbors. Leadership and staff at the cities of Colleyville and Bedford were also invited to these meetings. CCA's Headmaster and Facilities Director met with the Board of Saddlebrook's Home Owners Association. CCA also met with the Executive Board of the Colleyville Chamber of Commerce. Each meeting included a clear exposition of the current campus build-out plan as well as time for questions and feedback. The resulting feedback was very useful in further modifying the plan. One

major change, explained below, was a direct result of these meetings. CCA is thankful for the contribution our neighbors have made to this campus plan.

Mitigating Concerns:

Traffic:

CCA is presently at 78% of full capacity. CCA has room for measured, not dramatic growth. The proposed campus plan will improve the flow of traffic on Cheek Sparger Road during our drop-off and pick-up times. The plan significantly increases capacity for internal cueing of traffic. The number of drop-off points increases and there is an additional lane through campus. There is also a dramatic increase in parking. The school currently has 218 parking spaces. The plan increases this number to 660, with 604 on the CCA site and an additional 56 on the CPC site. While development codes require only the parking necessary for a facility's primary use, CCA wants to accommodate parking for the highest capacity events held on campus, now or in the future. Perhaps, the most impactful element for mitigating traffic issues is not on campus at all. CCA has willingly participated in the effort to create a round-about at the intersection of Cheek Sparger Road and Bedford Road. This feature will protect and facilitate the flow of the road even at peak times.

Drainage:

CCA mitigated drainage issues on the north end of campus during the last phase of construction. The school's retention pond is attractive, effective, and sustainable. The pond is fed from a well and is used to irrigate the campus. This maintains the lovely aesthetic. The campus plan calls for two more retention ponds. These will care for drainage concerns caused by additional rooflines at the currently undeveloped south end of campus. These efforts combined with the work of Heritage Farms "down-stream" from CCA should serve to mitigate routine drainage issues.

Aesthetics:

CCA and CPC have both made significant strides over the last five years. The portables that were not desirable to neighbors, the church, and the school are long gone. Each new facility has brought an increased regard for beauty. The older facilities have been repainted and remodeled to improve curb appeal. CCA's campus is now a lovely corner of Colleyville. The school is committed to this continued effort.

With respect to the plan in this application, lights and looming rooflines were two concerns we heard from our neighbors. To meet the long-term needs for athletic competition, CCA has an express need for lighted fields. Colleyville's Master Plan delineates the City's need for additional ball fields. Even the Colleyville Youth Associations echo this sentiment. In an effort to balance these seemingly oppositional criteria, CCA has approached the need with the utmost consideration for the potential impact on neighbors. As a result, CCA is agreeing to zero bleed-over lights for both the baseball and soccer/football facilities. This technology, while expensive, is impressively effective. These lights cost about 57% more than traditional lights but they produce the necessary illumination for competition with zero foot-candles of light at the campus boundary. This effect is true even without the additional buffer

of trees. The looming roofline concerns have been largely mitigated by a roofless building design for the soccer/football field. This design blocks direct light from our neighbors while providing a much lower roof profile. It also provides some environmental relief to spectators.

CCA is assigning significant funds for landscaping. All of the feedback provided to the school has included the appreciation of trees. The school's landscape plan includes 90 four-inch caliper trees. As part of this addition, the school has offered to plant live oak trees on 30-foot centers in the back yards of neighbors that adjoin CCA's campus. CCA will be a largely forested campus. These trees will outline the campus as a whole and the competition facilities in particular. Ultimately, CCA's campus will significantly contribute to Colleyville's commitment to provide premier parks, open spaces, and neighborhood connectivity.

Noise:

The plan includes several components designed to mitigate noise. Some already mentioned are: low profile roofs that go behind and above spectators on both of the competition fields, additional trees at the boundaries, and additional buildings that impede the path of sound. The plan also lowers the entire soccer/football field which will further mitigate noise. The parking structure will effectively put parking and batting cages underground, which will reduce noise. The sound systems for the competition fields will not use large speakers hung on poles, but rather small speakers imbedded in the roofline above the spectator areas or in the rails in front of spectators. These will be directed at the spectators so that the volume is much lower and noise spill-over is minimized.

Unique Facilities:

A Parking Structure with a Competition Baseball Field Above:

CCA enjoys a significant rise of land on the south end of our campus. The highest point on campus is toward the southern end of our western boundary line. The topography falls over 30 feet as one moves to the east. This southwest area is also heavily treed. This environment allowed for a one-level parking garage with a full competition baseball field on top. The parking is largely hidden from view, recessed into the hill, and the baseball field is both lovely and sustainable. The state-of-the-art turf field incorporates recycled water bottles to provide a cooler playing surface that is more enjoyable for athletes and friendlier to our environment. This design provides more open space while retaining the forested boundaries. An existing playground is located next to the baseball facilities and under the trees, allowing children to play in a pleasant and secure setting while parents watch a game. The whole facility is nestled among the existing trees.

Roofless Building for Soccer and Football Competitions and Track Practice:

CCA had considered a strictly outdoor facility and a fully indoor competition field, but the best option was not considered until we received feedback from our nearest neighbors. Their concerns about a looming roofline led to this unique approach. The lights are positioned to eliminate spillage onto neighboring properties. Smaller speakers will be located to focus sound toward the spectators. The resulting decibel level is much lower than typical high school facilities. This facility maintains beautiful open space while still mitigating lights and noise. It will produce a unique facility attractive as an event destination.

Development Schedule:

CCA and CPC's campus master plan is comprehensive, carefully designed, and represents a long-term commitment to the Colleyville community. Given the school's policies on debt, the typical goal for a capital campaign, and the length of time required to run these campaigns, CCA expects the build-out of this campus to take 25 years. This schedule can be accelerated if sizable donations come in quickly, but 25 years is a reasonable expectation. The following is a loose projection:

<u>Campus Component</u>	<u>Probable Opening</u>
Redeemer Hall Expansion	2017
Parking and Baseball	2022
Soccer/Football Field	2027
Nissi Hall Expansion	2032
Competition Gym	2037
Fine Arts Remodel with Theater	2038

Economic Development Information:

CCA's Impact on the Local Economy:

CCA currently educates 662 students from 426 families. 137 of these families live in Colleyville while 289 families live in the surrounding area. 47 of the Colleyville families moved to Colleyville in order to be close to CCA. Most of the school's families come to campus twice a day. They regularly shop and dine at Colleyville businesses. They contribute substantially to the thriving Colleyville economic community.

CCA employs 103 people. This number does not include stipend coaches or school of the arts instructors.

Sixteen CCA parents are also Colleyville business owners.

The proposed campus creates the kind of facilities that promote a destination / visitor's economy. The school's social, academic, artistic, and athletic events are well-attended. A significant number of these are currently held in other cities because we do not have a campus venue for them.

Private Schools and Quality of Life

Premier residential communities are often typified by top-flight private schools. Covenant Christian Academy is Colleyville's only private school serving Pre-Kindergarten through 12th graders. CCA has a tremendous reputation and draws new residents to Colleyville.

Traffic Impact Analysis:

CCA has conducted several TIAs over the years. Cirrus Health recently conducted an extensive study of the area for their Heritage Farms development which will be situated across Wayne Drive from CCA.

CCA administration has contacted the engineer, Mark Goode, who conducted this most recent study. He will work with CCA and the City of Colleyville to conduct any supplemental work that is required.

Color Conceptual Site Plan



Site Parking Plan

Parking Requirements

Current PUD				
Elementary (K-8)	1 per classroom	20	1.0	20
	1 per 400 SF Office Space	8200	400	16
High School (9-12)	1 per 1.5 Students	200	1.5	134
	1 per Staff	25	1.0	25
Total Requested in Current PUD		195		
Total Parking Provided in Current PUD		205		

Proposed PUD				
Elementary (K-8)	1 per classroom	27	1.0	27
	1 per 400 SF Office Space	9000	400	23
High School (9-12)	1 per 1.5 Students	240	1.5	160
	1 per Staff	25	1.0	25
Total Parking for Classroom Spaces		235		
Athletic Field	1 per 3 seats	1950	3.0	650
Gymnasium Facility	1 per 3 seats	600	3.0	200
Baseball Facility	1 per 3 seats	450	3.0	150
Auditorium	1 per 3 seats	400	3.0	134

Parking required for Maximum of: Athletic, Fine Arts and Classroom Spaces.

Total Provided in Proposed PUD	604
Additional Parking Available from CPC	56

Total Parking Provided in Proposed PUD

Site Requirements

Proposed PUD	
School Lot	691,753
Church Lot	78,101
Residential Lot	53,211
Total Site Area	823,065

Total Open Space Provided = Total Site Area less:

Existing and Proposed CCA Classroom Space Footprint	(150,243)
Gymnasium Footprint	(25,000)
Baseball Facility (Dugouts & Seating Covers)	(15,000)
Football/Soccer Facility (Seating Covers)	(24,000)
CPC Facilities Footprint	(27,200)

Open Space Required	In Land Development Code	20%	164,613
Open Space Required	In Current PUD	50%	491,839
Total Open Space Provided:	In Proposed Masterplan	70%	623,824
Additional Open Space Provided			129,985

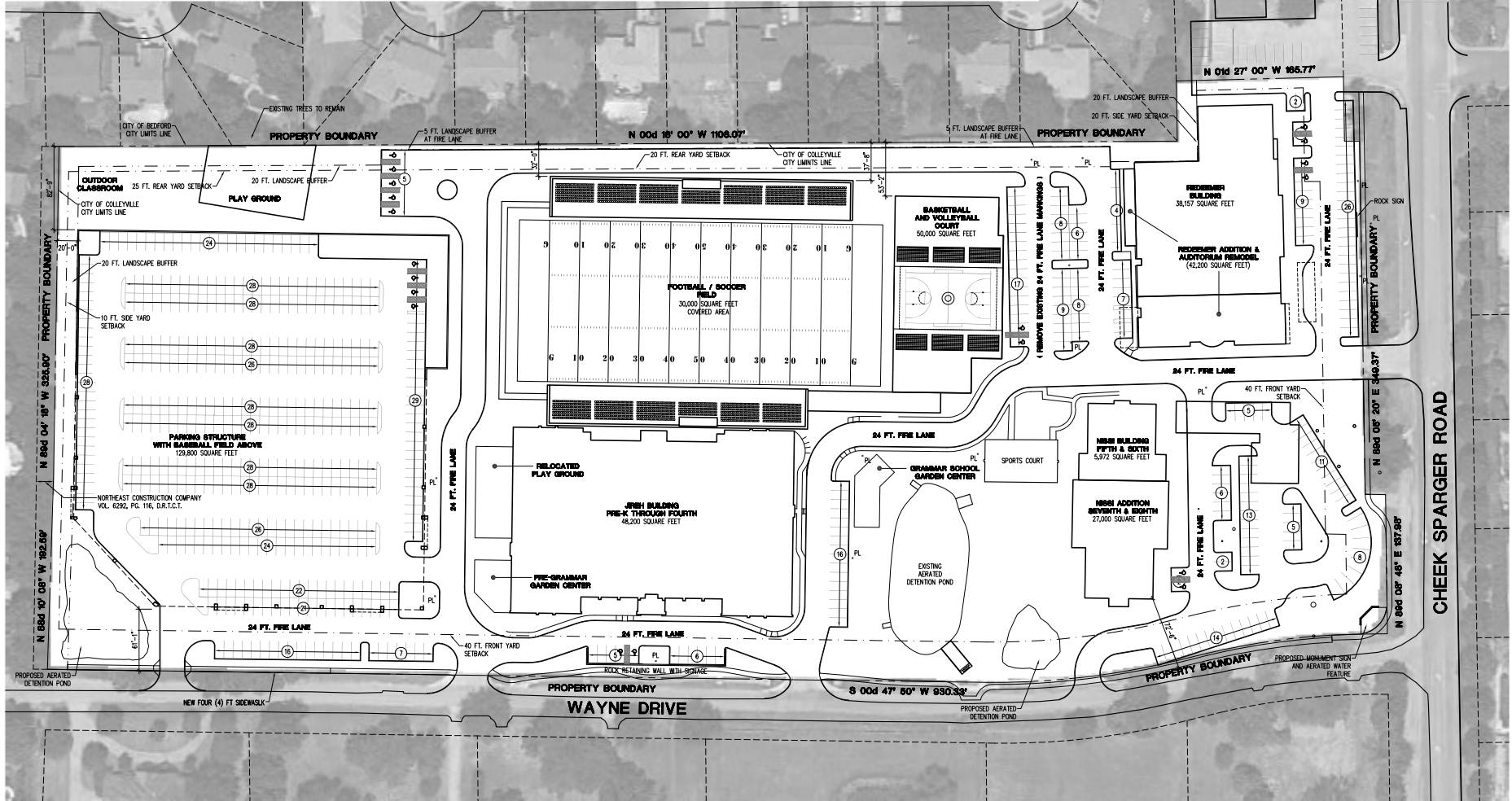
Coverage Allowed	In Land Development Code	50%	411,533
Coverage Allowed	In Current PUD	40%	329,226
Coverage Provided	In Proposed Masterplan	38%	309,107
Additional Coverage Allowed			20,119

NOTES:

1. ALL FIRE LANES AND HYDRANTS REQUIRED FOR EACH INDIVIDUAL PHASE MUST BE INSTALLED PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION OF ANY NEW BUILDING OR FIELD IN THAT INDIVIDUAL PHASE.
 2. THE EXISTING WATER LINE BEHIND THE JOSEPH BUILDING IS REQUIRED TO BE ABANDONED AND RE-ROUTED AROUND THE PROPOSED FOOTBALL FIELD AND RECONNECTED TO THE LINE NEAR THE PROPOSED BASEBALL FIELD PRIOR TO STARTING THE FOOTBALL FIELD PHASE.
 3. A FIRE SUPPRESSION SYSTEM WILL BE REQUIRED IN THE PARKING GARAGE.
 4. ALL BUILDINGS AND FIELDS MUST MEET BUILDING AND FIRE CODE CORRESPONDING REQUIREMENTS.
 5. FIRE LANES ARE REQUIRED TO BE TWENTY FOUR (24) FEET WIDE WITH A FOURTEEN (14) FEET VERTICAL CLEARANCE.
 6. ALL BLEACHER PLANS MUST BE STAMPED BY AN ENGINEER AND INSTALLED AS SUCH.
 7. ALL BUILDINGS WILL REQUIRE A FIRE SUPPRESSION SYSTEM.
- LIGHTING NOTES:**
1. THE BASEBALL FACILITY SHALL BE LIGHTED TO ULL STANDARDS WITH LIGHTS MOUNTED NO HIGHER THAN NINETY (90) FEET ABOVE THE PLAYING SURFACE.
 2. THE FOOTBALL/FOOTER FACILITY SHALL BE LIGHTED TO ULL STANDARDS WITH LIGHTS MOUNTED NO HIGHER THAN 160 (160) FEET ABOVE THE PLAYING SURFACE.
 3. THE ATHLETIC FACILITY LIGHTING SHALL BE DESIGNED TO CAUSE NO MORE THAN TWO (2) FC ON ADJACENT RESIDENTIAL PROPERTIES.

BUILDING AREA NOTES:

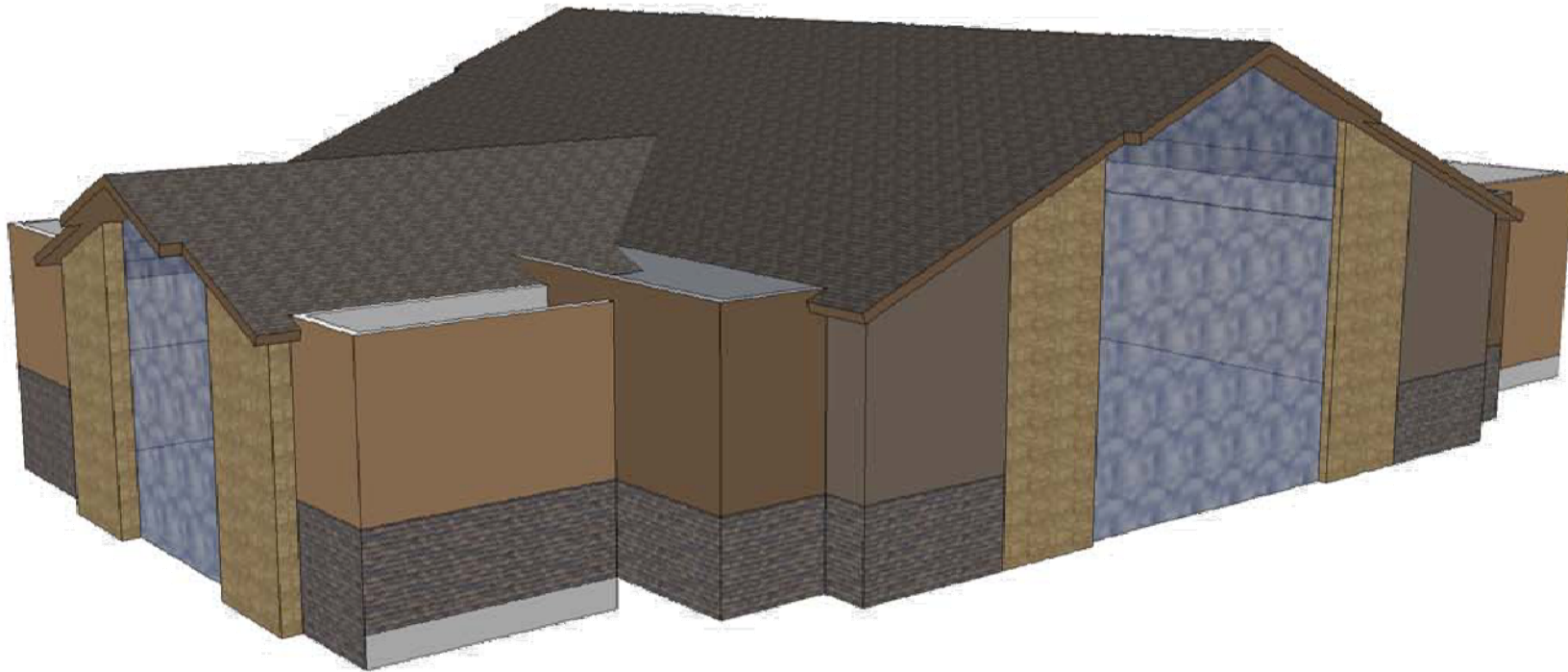
1. FINAL BUILDING AREAS MAY VARY FROM THE AREAS SHOWN AS LONG AS THE MAXIMUM COVERAGE ALLOWED IS NOT EXCEEDED.



Conceptual View of Entire Campus



Competition Gym Elevation



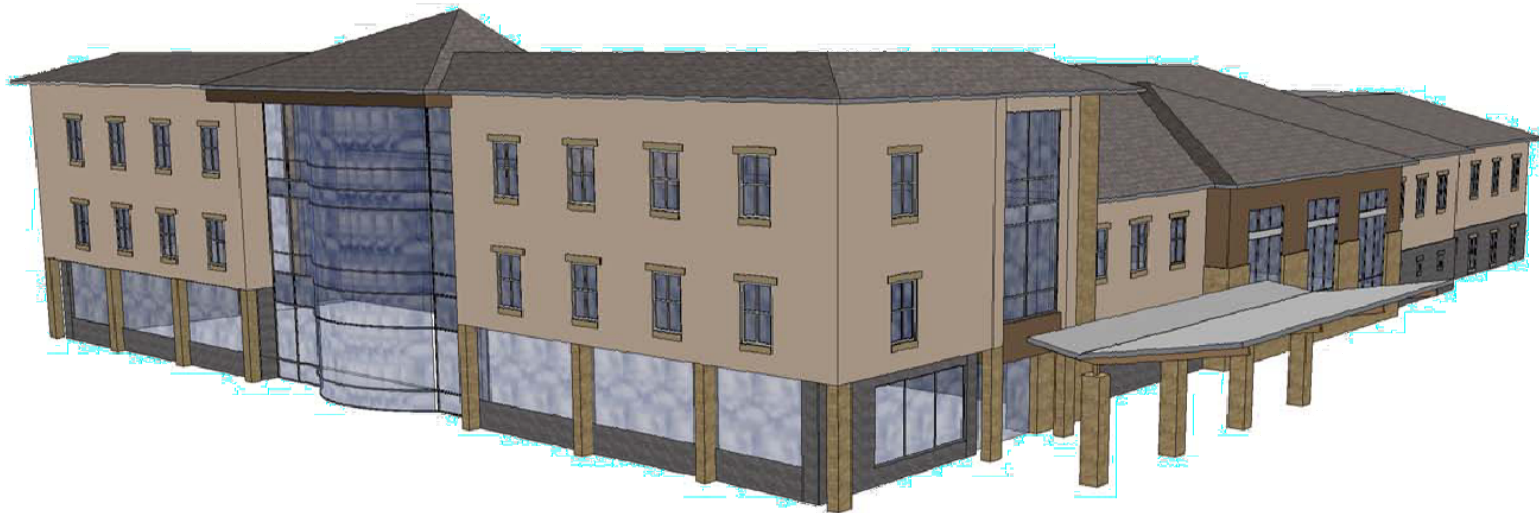
COMPETITION GYM
MAIN ENTRY PERSPECTIVE

NOT TO SCALE

"Redeemer" Building Elevation Perspective

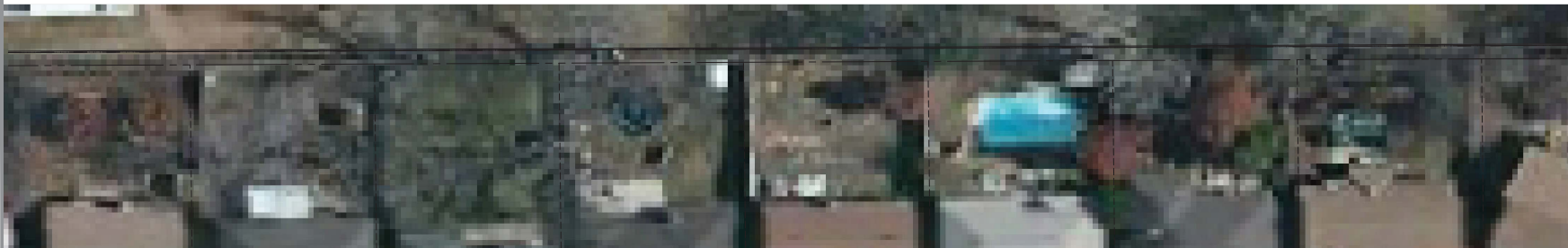


02 REDEEMER BUILDING
MAIN ENTRY FACADE
NOT TO SCALE



01 REDEEMER BUILDING
PERSPECTIVE
NOT TO SCALE

This drawing has been developed by the Ogilvy Group Incorporated or more information, visit us on the web at www.ogilvy-group.com



01 **FOOTBALL / SOCCER**
ELEVATION AND SECTIONS
SCALE : 1" = 20'-0"

\\F1224 - CGA Water Planning\N\Project Drawings\Water Plan Exhibit\22AP_F3-1 - Fortbel Division and Section.dwg
 Plotted By : Greg Jones
 Date: March 22, 2013 8:36:29 AM



1500 Norwood Drive
Suite 200
Hurst, Texas 76164
Tel: 817.285.7800 817.285.7800
www.gtyg-group.com

62

SUB-CONSULTANT SEA

COVENANT
CHRISTIAN ACADEMY

901 CHEEK SPARGER ROAD
COLLEYVILLE, TX 78034
G21 PROJECT NUMBER - 11024

MARCH 22, 2015

[illegible]

ELECTRONIC PLOT DATE STAMP

Friday, March 22, 2013 8:36:29 AM

ELECTRONIC FILENAME STAMP

CCAMP_FS-1 - Football Elevation and Section.dwg

NORTH

PLAN SCALE

1" = 20'-0"
AS NOTED

The plan view shows a bridge deck with a centerline and lane markings. The lane widths are indicated by dimension lines and labels: 12' for the left lane, 10' for the center lane, 10' for the right lane, and 12' for the right shoulder. The total width of the bridge deck is 44'. The centerline is marked with a dashed line. The plan view is oriented with North at the top.

PLAN TITLE

**FOOTBALL / SOCCER
ELEVATION AND
SECTION
COMP. GYM
SECTION**

**ADJACENT PROPERTY
VIEWS**

PLAN NUMBER

FS-1

This drawing has been developed by the Cligge Group Incorporated. For more information, visit us on the web at www.cligge-group.com



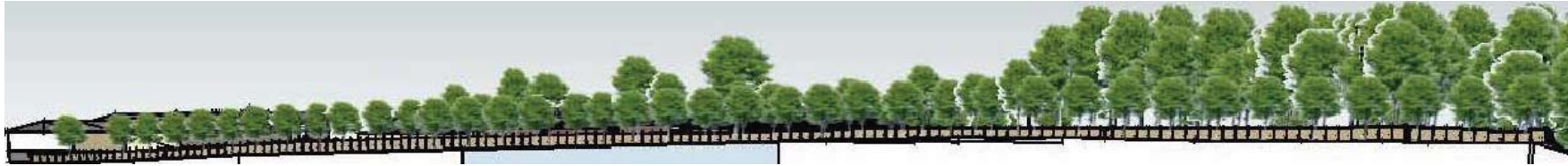
02



NOT TO SCALE



Baseball Stadium Elevations



02 PARKING STRUCTURE
VIEW FROM ADJACENT PROPERTIES
NOT TO SCALE



01 PARKING STRUCTURE
AERIAL PERSPECTIVE
NOT TO SCALE



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Suite 100
Austin, Texas 78704
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SEA - CONSULTANT SEA



MASTER PLAN DEVELOPMENT

901 CHEEK SPARKER ROAD
COLETSVILLE, TX 78024
G2 PROJECT NUMBER - 19284

PLANNING AND ZONING SUBMITTAL

MARCH 22, 2013

DATE (Y/M/D)	REVISION DESCRIPTION
13/03/22	PLANNING AND ZONING SUBMITTAL
13/04/22	PLANNING AND ZONING MEETING

ELECTRONIC PLOT DATE STAMP	Thursday, March 21, 2013 4:02:17 PM
ELECTRONIC PLOTTING DATE	CCAMP_PB-3 - Parking Structure Views.dwg
NORTH	PLAN SCALE
	NOT TO SCALE

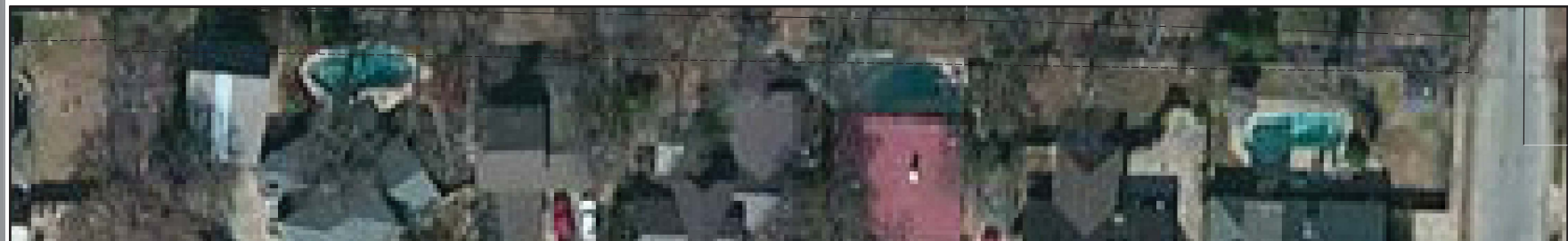
PLAN TITLE

PARKING STRUCTURE ADJACENT VIEWS AND AERIAL PERSPECTIVE

PLAN NUMBER

PB-3

P:\17224 - CCA Washer Funding\17-Project Drawings\17-Washer Plan Exhibit\CCAF JP-1- Parking Structure Drawings.dwg
 Plotted By: Greg Jones
 Thursday, March 25, 2016 1:20:32 PM



PARKING STRUCTURE/BASEBALL FIELD ELEVATIONS



Parking Elevation and Section



01 **PARKING STRUCTURE
ELEVATION - LOOKING NORTH**
SCALE : 1" = 20'-0"



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MASTER PLAN DEVELOPMENT

901 CHEEK SPANBER ROAD
COLESVILLE, TX 78024
G2 PROJECT NUMBER : 10284

PLANNING AND ZONING SUBMITTAL

MARCH 22, 2013

DATE (Y/M/D)	REVISION DESCRIPTION
13/03/22	PLANNING AND ZONING SUBMITTAL
13/04/22	PLANNING AND ZONING MEETING

ELECTRONIC PLOT DATE STAMP
Thursday, March 21, 2013 1:28:07 PM
ELECTRONIC PLOT DATE STAMP
CCAMP_PB-2 - Parking Elevation and Section.dwg

PLAN SCALE
1" = 20'-0"
0 5' 10' 15' 20' 25' 30' 35' 40'

PLAN TITLE

PARKING STRUCTURE ELEVATION AND SECTION

PLAN NUMBER

PB-2

Description of Lighting System



15303 Storm Drive • Austin, Texas 78734
Ph: (800) 500-3161 • Fax: (512) 977-8882

Techline Sports Lighting System Covenant Christian Academy Baseball Stadium - 50/30 FC Average Maintained Total Spill Control Fixtures

Quantity	Description
6	Round Tapered Steel Poles
4	9 fixture crossarms
2	10 fixture crossarms
56	1500 watt metal halide Energy Saver spill control luminaires w/ internal louver & external visor
56	1500 watt metal halide lamps
1	EcoLink Wireless Control System - Base Station
1	EcoLink Wireless Control System - Wireless Node(s) - Wall Mount Near Contactor Cabinet
6	Prewiring for poles and crossarms

Sports Lighting System = **\$135,000.00**

Turnkey Installation = **\$84,000.00**

Total Turnkey Install = **\$219,000.00**

- Notes:
- * Price includes poles & prewired crossarms, light fixtures, and lamps based on the attached photometric design.
 - * Price includes delivery to jobsite.
 - * Price firm for 30 days.
 - * Allow 2-3 weeks for delivery and 2-3 weeks for installation.
 - * Turnkey installation includes:
 - Installing main distribution panel, breakers, contactors and switching based on 480 volt three phase service being available within 150' of field.
 - Install individual conduit and wiring for each pole sized accordingly. No more than 3% voltage drop shall be allowed.
 - All wiring to be copper type THHN.
 - Includes all permits, fees and inspections associated with the project.
 - All electrical installation to meet National Electric Code requirements.
 - * Standard turnkey and partial install foundations assume 2000 psi soil conditions. Any other conditions that may be present upon installation (i.e. rock, water, etc.) that cause additional foundation design or modification (i.e. rebar, casing, etc.) may require additional charges.
 - * Pole locations must also be accessible and not obstructed by fencing, buildings, etc.
 - * Price above does not include SALES or USE taxes. If the organization purchasing the system is tax exempt a tax exemption certificate must be filed with Techline Sports Lighting.

"Official Sports Lighting Provider of the NAIA"



Description of Lighting System



15303 Storm Drive • Austin, Texas 78734
Ph: (800) 500-3161 • Fax: (512) 977-8882

Techline Sports Lighting System Covenant Christian Academy Football Stadium - 50 FC Average Maintained Total Spill Control Fixtures

Quantity	Description
4	Round Tapered Steel Poles
4	14 fixture crossarms
56	1500 watt metal halide Energy Saver spill control luminaires w/ internal louver & external visor
56	1500 watt metal halide lamps
1	EcoLink Wireless Control System - Base Station
1	EcoLink Wireless Control System - Wireless Node(s) - Wall Mount Near Contactor Cabinet
4	Prewiring for poles and crossarms

Sports Lighting System = \$119,000.00

Turnkey Installation = \$80,000.00

Total Turnkey Install = \$199,000.00

- Notes:
- * Price includes poles & prewired crossarms, light fixtures, and lamps based on the attached photometric design.
 - * Price includes delivery to jobsite.
 - * Price firm for 30 days.
 - * Allow 2-3 weeks for delivery and 2-3 weeks for installation.
 - * Turnkey installation includes:
 - Installing main distribution panel, breakers, contactors and switching based on 480 volt three phase service being available within 150' of field.
 - Install individual conduit and wiring for each pole sized accordingly. No more than 3% voltage drop shall be allowed.
 - All wiring to be copper type THHN.
 - Includes all permits, fees and inspections associated with the project.
 - All electrical installation to meet National Electric Code requirements.
 - * Standard turnkey and partial install foundations assume 2000 psi soil conditions. Any other conditions that may be present upon installation (i.e. rock, water, etc.) that cause additional foundation design or modification (i.e. rebar, casing, etc.) may require additional charges.
 - * Pole locations must also be accessible and not obstructed by fencing, buildings, etc.
 - * Price above does not include SALES or USE taxes. If the organization purchasing the system is tax exempt a tax exemption certificate must be filed with Techline Sports Lighting.

"Official Sports Lighting Provider of the NAIA"



Photometric Summary of Proposed Stadium Lighting

The numbers shown on the map are foot-candle measurements. A foot-candle is defined as the amount of illumination the inside surface of a one-foot-radius sphere would be receiving if there were a uniform point source of one candela in the exact center of the sphere.

ILLUMINANCE SUMMARY												
TARGET PLANE: X-Y (HORIZ.) AT Z = 3.00'												
ILLUMINANCE HORIZONTAL FC	GRID NAME	GRID POINTS	AVG	MAX	MIN	A/W	M/W	UG	CV	GRID SIZE	X	Y
	BB-1	85	51.3	59.3	36.0	1.43	1.65	1.58	0.13	30'	30'	30'
	BB-2	91	51.4	42.2	19.8	1.45	1.24	1.58	0.15	30'	30'	30'
TARGET PLANE: X-Y (HORIZ.) AT Z = 3.00'												
ILLUMINANCE HORIZONTAL FC	GRID NAME	GRID POINTS	AVG	MAX	MIN	A/W	M/W	UG	CV	GRID SIZE	X	Y
	FB	72	36.3	49.2	30.4	1.19	1.62	1.54	0.15	30'	30'	30'
TARGET: 150' SPILL GRID AT Z = 5.00'												
ILLUMINANCE HORIZONTAL FC	GRID NAME	GRID POINTS	AVG	MAX	MIN	A/W	M/W	UG	CV	GRID SIZE	X	Y
	SPILL	84	1.0	0.0	0.0	0.0	0.0	0.0	0.0	30'	30'	30'
TARGET PLANE: X-Y (HORIZ.) AT Z = 0.00'												
ILLUMINANCE HORIZONTAL FC	GRID NAME	GRID POINTS	AVG	MAX	MIN	A/W	M/W	UG	CV	GRID SIZE	X	Y
	EXTENDED SPILL	1515	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1999.00'	1.83'	20'
ILLUMINANCE LEVELS SHOWN												

LUMINAIRE SUMMARY												
GRID	TYPE	CATALOG NUMBER	TEST NUMBER	INITIAL LUMENS	LLF	GTY	AVG TILT					
BB	A	YSL1500SEV	YSL2500	180000	0.76	18	1.00					
	B	YSL1500SEV	YSL2500	180000	0.76	20	1.00					
	C	YSL1500SEV	YSL2510	180000	0.76	14	1.00					
								Total Luminaire/Combined Avg. Tilt				
								1.00				
FB	B	YSL1500SEV	YSL2500	180000	0.76	20	1.00					
	B	YSL1500SEV	YSL2500	180000	0.76	18	1.00					
	C	YSL1500SEV	YSL2510	180000	0.76	14	1.00					
								Total Luminaire/Combined Avg. Tilt				
								1.00				
SPILL	B	YSL1500SEV	YSL2500	180000	0.76	20	1.00					
	B	YSL1500SEV	YSL2500	180000	0.76	18	1.00					
	C	YSL1500SEV	YSL2510	180000	0.76	14	1.00					
								Total Luminaire/Combined Avg. Tilt				
								1.00				
EXTENDED SPILL	B	YSL1500SEV	YSL2500	180000	0.76	20	1.00					
	B	YSL1500SEV	YSL2500	180000	0.76	18	1.00					
	C	YSL1500SEV	YSL2510	180000	0.76	14	1.00					
								Total Luminaire/Combined Avg. Tilt				
								1.00				

MOUNTING LOCATION SUMMARY												
MTG. LOC. LABEL	MTG. HGT. (FEET)	GTY	PER LOC.	WATT LOAD	A	B	C					
A1	70.0	9	14.49	1	5	3						
A2	70.0	9	14.49	1	5	3						
B1	70.0	9	14.49	3	4	2						
B2	70.0	9	14.49	3	4	2						
C1	70.0	10	16.10	2	6	2						
C2	70.0	10	16.10	2	6	2						
F1	40.0	6	9.66	-	4	2						
FB	-	6	9.66	-	4	2						
SPILL	-	6	9.66	-	4	2						
EXTENDED SPILL	-	6	9.66	-	4	2						
F2	40.0	4	6.44	-	2	2						
FB	-	4	6.44	-	2	2						
SPILL	-	4	6.44	-	2	2						
EXTENDED SPILL	-	4	6.44	-	2	2						
F3	40.0	6	9.66	-	4	2						
FB	-	6	9.66	-	4	2						
SPILL	-	6	9.66	-	4	2						
EXTENDED SPILL	-	6	9.66	-	4	2						
F4	40.0	6	9.66	-	4	2						
FB	-	6	9.66	-	4	2						
SPILL	-	6	9.66	-	4	2						
EXTENDED SPILL	-	6	9.66	-	4	2						
F5	40.0	4	6.44	-	2	2						
FB	-	4	6.44	-	2	2						
SPILL	-	4	6.44	-	2	2						
EXTENDED SPILL	-	4	6.44	-	2	2						
F6	40.0	6	9.66	-	4	2						
FB	-	6	9.66	-	4	2						
SPILL	-	6	9.66	-	4	2						
EXTENDED SPILL	-	6	9.66	-	4	2						
TOTAL	88	141.68	12	50	26							

MOUNTING HEIGHTS MEASURED FROM PLAYING SURFACE

NOTES: 1. DIMENSIONS ARE IN FEET & ORIGINATE FROM EACH FIELD'S 0.
2. MOUNTING HEIGHT (>) ABOVE PLAYING SURFACE

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

REFERENCE: REVISED FROM DRAWING NUMBER(S):

TITLE: COVENANT CHRISTIAN ACADEMY SPORTS FIELD SPILL FOR FOOTBALL W/ 40' WALL 1500 WATT SGV TSL

SCALE: 1"=80'
DATE: 03-14-13
BY: APV
DRAWING NO.: 1363487_1

TECHLINE
SPORTS LIGHTING
1-800-500-3161

Graphic Scale
0 40 80 160





July 10, 2012 Zoning Board of Adjustment Briefing

City of Colleyville

Zoning Board of Adjustment

Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 3a
Type Public Hearing Agenda Items
Department Community Development

Agenda Date 07/10/2012

Number VC12-006

Title

Case VC12-006 – Request for a special exception to allow the temporary use of an athletic facility in conjunction with a private school in a single family residence on Lot 5, Block 3, of the Southgate Addition located at 3709 Wayne Drive

Explanation

Rusty Beam, representing the property owner, is requesting a special exception to allow the temporary use of an athletic facility in conjunction with a private school in a single family residence on Lot 5, Block 3, of the Southgate Addition located at 3709 Wayne Drive.

The applicant is proposing to use an existing single family structure as a weight training room for the athletic departments located at Covenant Christian Academy. The applicant states that the subject property will eventually be incorporated into the PUD-C-Planned Unit Development Commercial zoned properties in the Covenant Christian Academy development as approved by the City Council on August 18, 2009 by Ordinance O-09-1725.

According to Chapter 3 – Land Use of the Land Development Code, an athletic facility in conjunction with a private school is not permitted in a single family residentially zoned parcel; therefore the applicant is requesting a special exception to allow for this as a temporary use.

The definition of a special exception, according to the Land Development Code is: "*a use that would not be generally appropriate or without restriction throughout the zoning district but which, if controlled as to number, area, location, intensity or relation to the neighborhood, would or could be compatible therein and promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare*". Such uses may be permitted in such zoning district as special exceptions by the Zoning Board of Adjustment.

Section 1.16.F – Special Exceptions; Conditions Governing Applications; Procedures, of the Land Development Code states: "*the Zoning Board of Adjustment shall make a finding that it is empowered to grant the special exception, and that the granting of the special exception will not adversely affect the public interest... in granting a special exception, the Zoning Board of Adjustment may also prescribe a time limit for which the special exception may continue. Failure to comply with this requirement stipulated*

by the Board shall void the special exception permit issued”.

Public Notification. Staff mailed notices to five (5) property owners within 200 feet of the subject property and a courtesy notice was mailed to the planning department of the City of Bedford. As of this writing, staff has received no correspondence regarding this variance request.

Summary. The Land Development Code specifically outlines that the Zoning Board of Adjustment can grant special exceptions if the exception does not adversely affect the public interest. Given the fact that the applicant has indicated that the subject property will be incorporated into the existing PUD-C zoned properties, staff recommends approval of the use but with a two year limitation or upon the amendment of the existing PUD-C ordinance, whichever occurs first.

Recommendation

Approval with the following conditions:

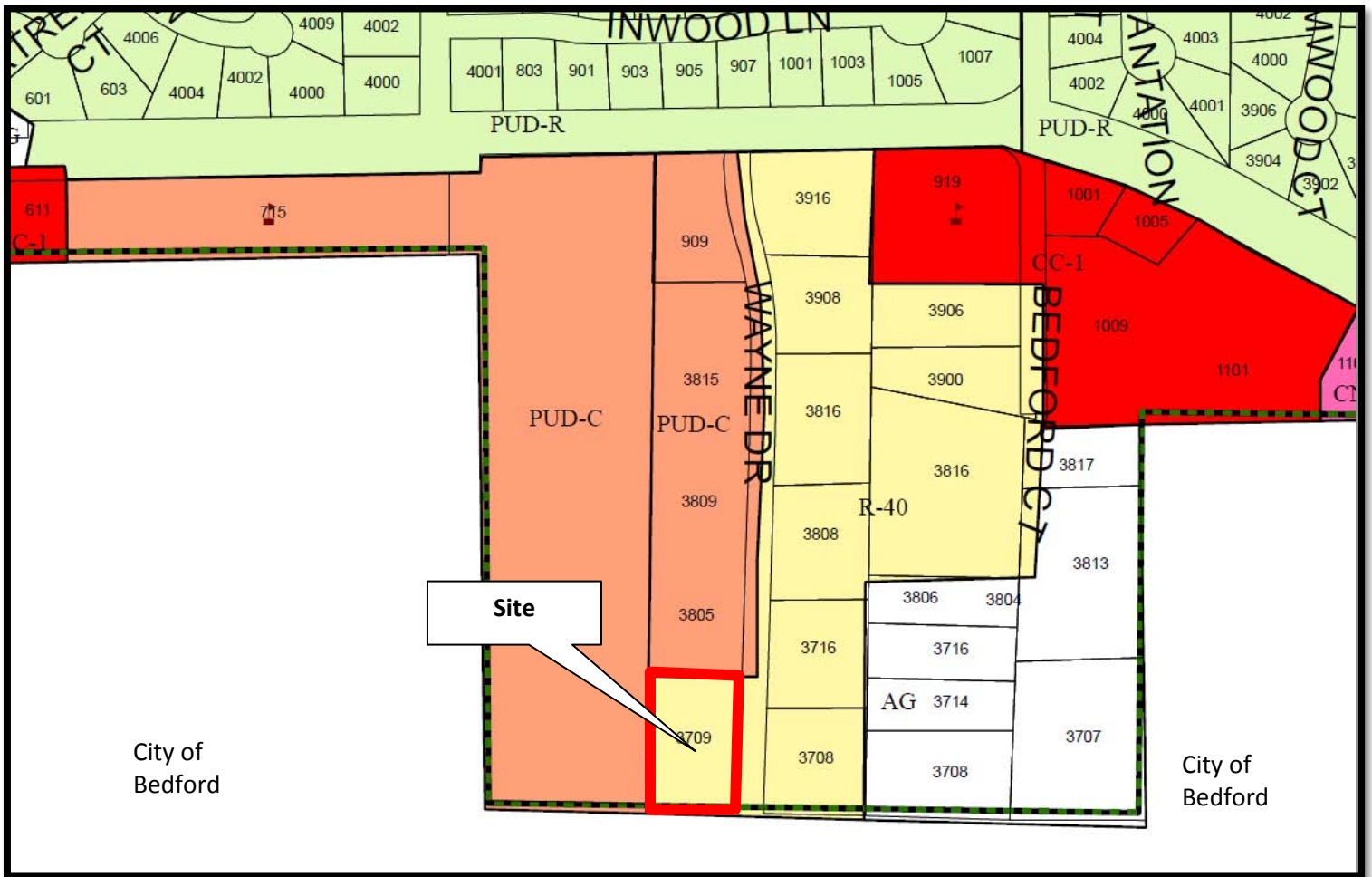
1. That the use shall be allowed for a two year limitation or upon the amendment of the existing PUD-C ordinance, whichever occurs first
2. There shall be no additions or expansions to any addition on the property, nor shall there be any modifications to the site.
3. All applicable building and life safety codes shall be met prior to the occupation of the building.

Attachments

1. Location and Zoning Map
2. Notification List
3. Buffer Map
4. Aerial of Site Looking West
5. Application
6. Statement of Planning Objectives
7. Site Plan
8. Ordinance O-09-1725

July 10, 2012 Zoning Board of Adjustment Briefing

Location and Zoning Map



July 10, 2012 Zoning Board of Adjustment Briefing

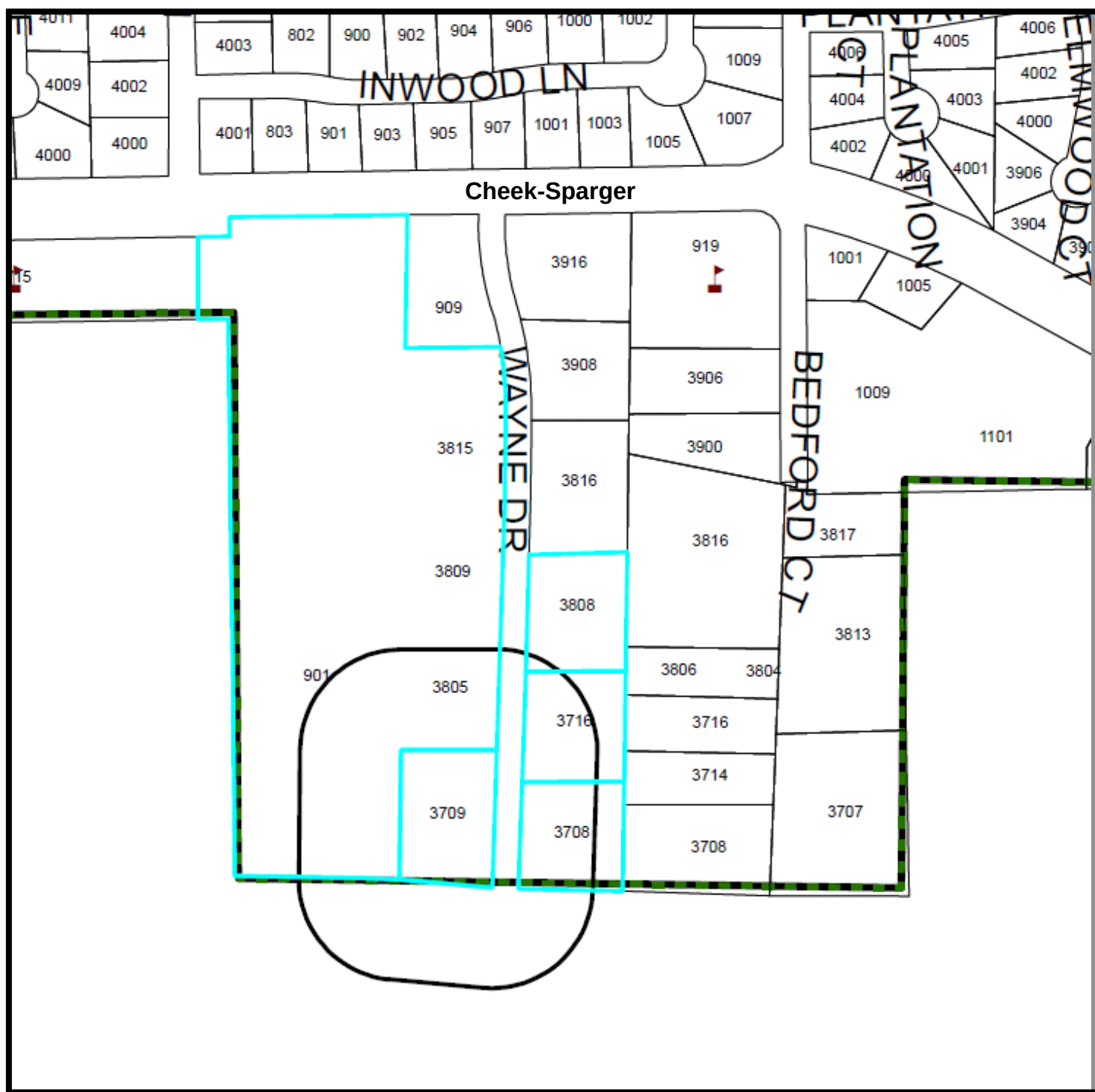
Notification List

OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	SITUS ADDRESS
Colleyville Cov Christian Academy	901 Cheek Sparger Rd	Colleyville	TX	76034	000901 Cheek Sparger Rd
Ccdcw Lp	9301 N Central Expy Ste 360	Dallas	TX	75231	003808 Wayne Dr
Ccdcw Lp	9301 N Central Expy Ste 360	Dallas	TX	75231	003716 Wayne Dr
Colleyville Covenant Christian	901 Cheek Sparger Rd	Colleyville	TX	76034	003709 Wayne Dr
Ccdcw Lp	9301 N Central Expy Ste 360	Dallas	TX	75231	003708 Wayne Dr
City of Bedford, Planning Dept.	2000 Forest Ridge	Bedford	TX	76021	courtesy notice
Rusty Beam, applicant	901 Cheek Sparger Rd	Colleyville	TX	76034	applicant

Public hearing notices were mailed by Amy Shelley on Friday, June 22, 2012

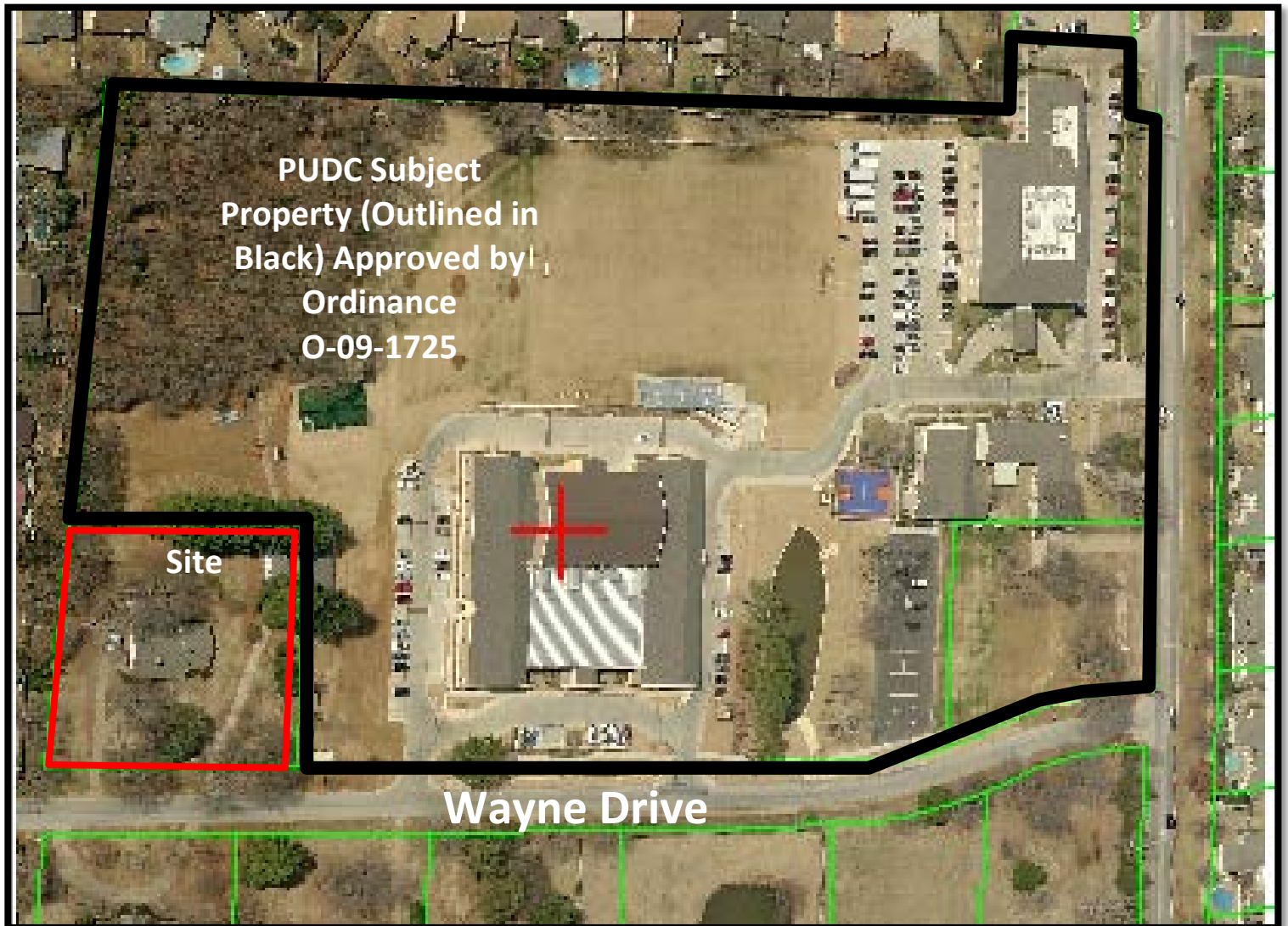
July 10, 2012 Zoning Board of Adjustment Briefing

Buffer Map



July 10, 2012 Zoning Board of Adjustment Briefing

Aerial of Site Looking West



July 10, 2012 Zoning Board of Adjustment Briefing

	Community Development Services Application	City of Colleyville 100 Main Street Colleyville TX 76034 817.503.1050
--	---	--

APPLICATION TYPE

PLEASE CHECK THE APPROPRIATE BOX BELOW.

- | | | |
|---|---|--|
| ☐ Zoning Change | ☐ Preliminary Plat | ☐ Zoning Variance (ZBA) |
| ☐ Special Use Permit | ☐ Final Plat | ☐ Sign Variance (SBA) |
| ☐ Planned Unit Development | ☐ Minor Plat | ☐ Sidewalk / General Waiver |
| ☐ Site & Landscape Plan | ☐ Amended Plat | ☐ Interpretation Appeal |
- X - Special Exception**

PROPERTY INFORMATION

Project Name: Colleyville Covenant Christian Academy

Project Address (Location): 3709 Wayne Drive, Colleyville

Legal Description: Lot 5, Block 3, Southgate Addition

Proposed Number of Lots: One Gross Acres: 1.17 Neighborhood District: _____

Existing Zoning: R40 Proposed Zoning: R40 with Special Exception

Existing Use: Storage Proposed Use: private school uses - See Attachment

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See appropriate checklist and fee schedule for minimum requirements. Incomplete applications will not be processed.

APPLICANT - OWNER INFORMATION

Applicant: Rusty Beam Company: Colleyville Covenant Christian Academy

Address: 901 Cheeksparger Road Tel: 817-481-4333 Fax: 682-334-0388

City: Colleyville State: TX ZIP: 76034 Email: _____

Applicant's Status: (check one) ☐ Owner ☒ Representative ☐ Tenant ☐ Prospective Buyer

Property Owner: Colleyville Covenant Christian Academy Company: _____

Address: 901 Cheeksparger Road Tel: 817-481-4333 Fax: 682-334-0388

City: Colleyville State: TX ZIP: 76034 Email: _____

Ownership Status: (check one) ☐ Individual ☐ Trust ☐ Partnership ☒ Corporation

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE NAME) SIGNATURE: <u>Rusty Beam</u> Date: <u>6/8/12</u> on behalf of Colleyville Covenant Christian Academy SIGNATURE OF PROPERTY OWNER (SIGN AND PRINT OR TYPE NAME) SIGNATURE: _____ (Letter of authorization required if signature is other than property owner) The property owner must sign the application or submit a notarized letter of authorization.	For Departmental Use Only Case #: <u>VC12-006</u> Total Fee(s): <u>125.00</u> Receipt #: <u>R11619</u> Date Submitted: <u>6/8/12</u> Accepted By: <u>Haci Winsky</u> Public Hearing Date: <u>7/12/12</u>
--	--

Rev: 5/10

July 10, 2012 Zoning Board of Adjustment Briefing

Statement of Planning Objectives

ATTACHMENT TO APPLICATION FOR SPECIAL EXCEPTION

Colleyville Covenant Christian Academy

Lot 5, Block 3 Southgate Addition

City of Colleyville

PURPOSE:

Colleyville Covenant Christian Academy ("CCA") files this Application seeking a Special Exception for the use of the Subject Property (Lot 5, Block 3, Southgate Addition to the City of Colleyville) for the limited private school uses described in more detail in this Application.

BACKGROUND AND REASON FOR APPLICATION:

CCA has operated a private school for pre-kindergarten through grade 12 at 901 Cheeksparger Road in Colleyville for many years. As of January, 2012 completed, there were 626 students enrolled at CCA.

In late 2008 and early 2009, CCA was still operating a number of classrooms and other necessary school functions in portable temporary buildings. The zoning that was in place at that time required that all of those portable buildings be removed from the 17.7 acre tract that the school was operating on at that time. It was first necessary to construct new classroom buildings on the CCA property to accommodate the students previously housed in the portables before the portables could be removed. The PUD zoning at that time did not permit the construction of any structures on what were originally lots facing Wayne Drive, and the balance of the CCA property was not sufficient in size or configuration to support the necessary buildings and access. For several years, CCA had been attempting to acquire all of those lots in the Southgate Addition which are situated on the West side of Wayne Drive. By the middle of 2009, CCA had been able to acquire all of those lots other than the Subject Property, and there was sufficient room for the necessary buildings, subject to modification of the PUD that was then in place.

CCA desired to wait for the acquisition of the Subject Property, but the time constraints for removal of the portables constrained action before the acquisition of the Subject Property could be completed. Thus, PUD zoning case #ZC09-004 was filed in 2009 by CCA, and PUD zoning for the entire 17.7 acres then owned by CCA West and North of the Subject Property was granted by the City of Colleyville in Ordinance O-09-1725 (copy attached to this Application). Ordinance O-09-1725 permitted the use of all of the lots situated West of and facing Wayne Drive to be used for all of the private school purposes set out in the PUD Ordinance.

Thus, the Subject Property would have been included in the 2009 PUD Application, but was omitted only because it was not then owned by CCA. It was acquired shortly after the 2009 PUD zoning was granted to the Wayne Drive lots north of the Subject Property. It would be a great expense and burden, not to mention, significant delay, to do a new PUD zoning case merely to obtain the right to use the Subject Property for the uses requested in this Application.

July 10, 2012 Zoning Board of Adjustment Briefing

The Subject Property is currently zoned residential. Subdivision F of the Schedule of Principal Uses.(Table 3.24.B) of the Colleyville Land Development Code expressly provides that private school uses (primary, secondary and high school) are expressly allowed in all Residential Districts with a Special Exception. Thus the Land Development Code has determined that the uses requested for the Subject Property are permissible with the current zoning on the Subject Property with a Special Exception.

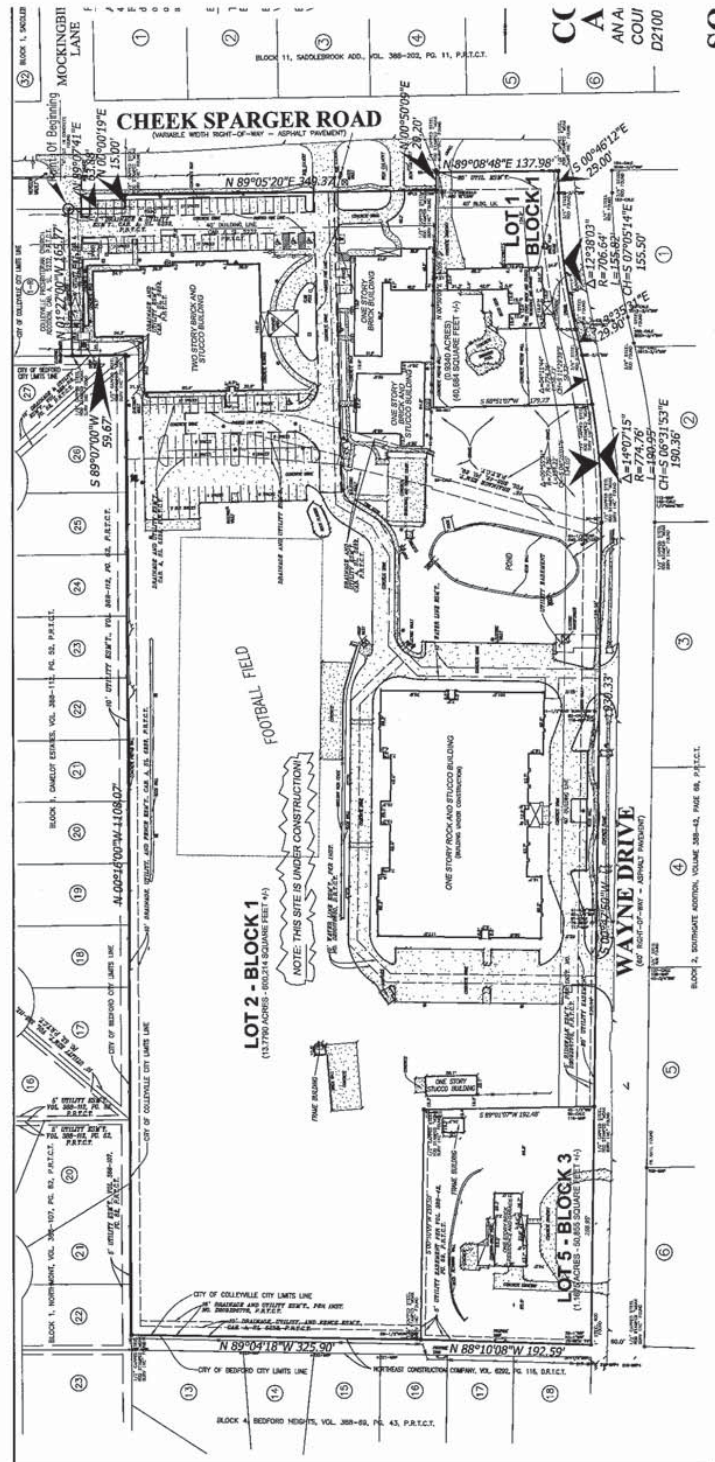
Therefore, this Application is submitted in order to get approval that will permit the use of the existing improvements on the Subject Property for the private school uses requested in this Application by way of Special Exception.

REQUESTED USE

The use of the Subject Property that is requested in this Application is as follows:

Private elementary, secondary and high school purposes, but only to the extent that: (i) such uses are conducted within the existing structures on the Subject Property or in the rear yard of the Subject Property, (ii) such uses are ancillary to and are conducted under the same management and administration as the private school operated by CCA on the adjoining property of CCA, (iii) no parking of vehicles is allowed anywhere on the Subject Property other than on the existing paved drives and parking areas on the Subject Property, (iv) other than remodeling within the boundaries of the existing foundation(s) of the existing structures on the Subject Property, no structures or other improvements may be installed on the Subject Property for school use purposes unless a site plan has been submitted to and approved by the City of Colleyville as an amendment to the existing PUD zoning of the adjacent school property. The maximum enrollment of the school operated by CCA on the Subject Property and the adjoining property of CCA is limited to the maximum enrollment permitted in the PUD zoning that is applicable to the other adjoining property of CCA. The uses granted in this Application will automatically terminate in the event that the school of CCA is closed or moved from the adjacent property of CCA. CCA plans to initially use the Subject Property for weight training room, IT office and work space.

Existing Site Plan





October 27, 2009

Mr. Art Pengelly
Covenant Christian Academy
901 Cheek-Sparger Road
Colleyville, Texas 76034

Re: *CCA Traffic Impact Analysis*

Dear Mr. Pengelly:

Lee Engineering has completed the traffic analysis for the proposed expansion of the Covenant Christian Academy (CCA) in the City of Colleyville, Texas. The planned improvements would include the construction of approximately 47,000 square feet of facilities along Wayne Drive located south of Cheek Sparger. Our understanding is that the proposed construction will be for a grade school, library, multi-purpose facility, and administration building. A site plan of the proposed development is provided in **Figure 1**.

Existing Conditions

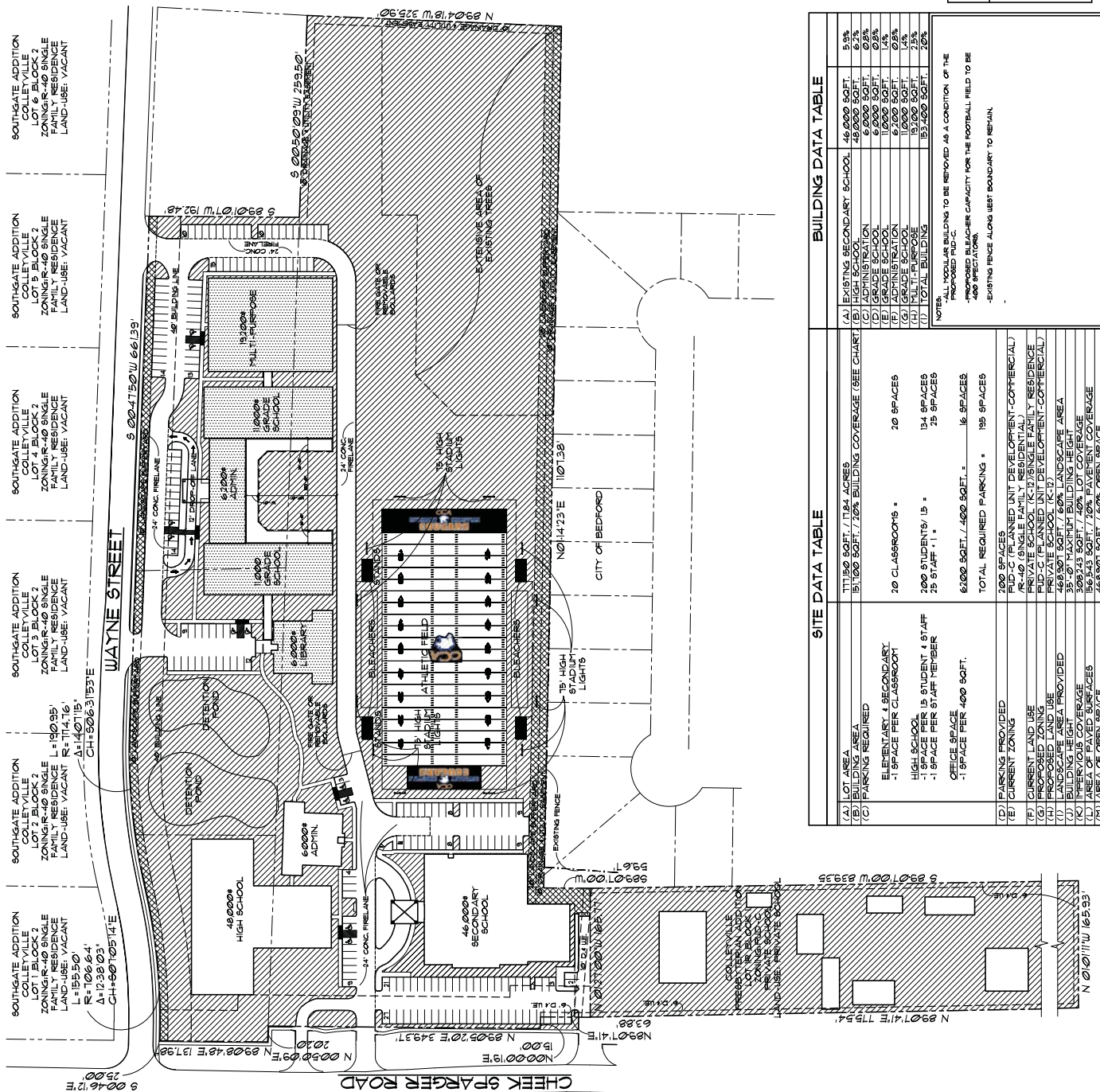
The existing CCA facility along Cheek Sparger houses students in grades one to twelve. Pre-kindergarten and kindergarten students are housed at another location.

Turning movement counts (TMC) were collected at the intersection of Cheek-Sparger Road and Wayne Drive on Tuesday, September 15, 2009. The existing weekday traffic volumes are shown in **Figure 2**. Adjacent to the site, Cheek-Sparger Road is a two-lane roadway with a posted speed limit of 30 miles per hour (mph). During school pick-up and drop-off hours, a 20 mph reduced speed school zone is in effect. Wayne Drive is also a two-lane, asphalt roadway with a posted speed limit of 30 mph.

There are currently five site driveways to the existing development. The present traffic circulation map has assigned the following purposes to each of the driveways:

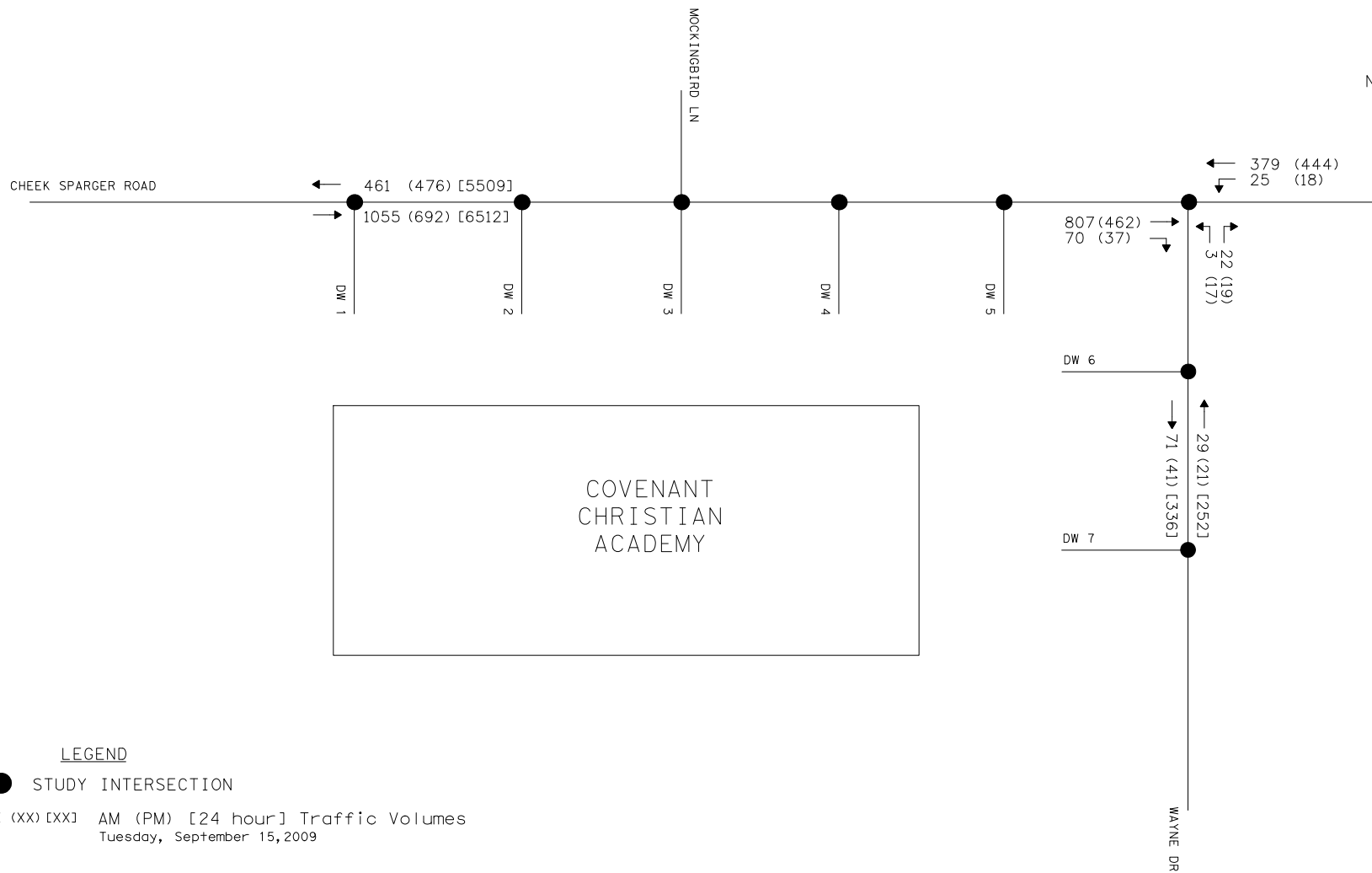
- Driveway 1 is an entrance only drive for first and second grade.
- Driveway 2 is an exit only driveway for first and second grade
- Driveway 3 is designated as the drop-off and pickup for third and fourth grade.
- Driveway 4 is designated as an entrance and exit for fifth grade to twelfth grade
- Driveway 5 is an exit only drive for grades fifth through twelfth

In addition, a gravel parking lot is located along Wayne Drive in which high school students park their vehicles.



SITE DATA TABLE			BUILDING DATA TABLE		
(A)	LOT AREA	111,500 SQFT / 1184 ACRES	(A)	EXISTING SECONDARY SCHOOL	46,000 SQFT
(B)	PARKING AREA	51,100 SQFT / 20% BUILDING COVERAGE (SEE CHART)	(B)	ADMINISTRATION	40,000 SQFT
(C)	PARKING REQUIRED	20 CLASEROOMS * 20 SPACES	(C)	ADMINISTRATION	6,000 SQFT
	ELEMENTARY & SECONDARY		(D)	GRADE SCHOOL	9,250
	HIGH SCHOOL	15 STUDENT / 1.87/4FF	(E)	GRADE SCHOOL	10,000 SQFT
	- 1 SPACE PER CLASSROOM		(F)	GRADE SCHOOL	10,000 SQFT
	- 1 SPACE PER STUDENT		(G)	GRADE SCHOOL	10,000 SQFT
	- 1 SPACE PER STATE MEMBER		(H)	MULTI-PURPOSE	15,400 SQFT
	OFFICE SPACE		(I)	TOTAL BUILDING	153,400 SQFT
	- 1 SPACE PER 400 SQFT.				20%
			TOTAL MODULAR BUILDING TO BE REMOVED AS A CONDITION OF THE PROPOSED PUD-C. - 20% REQUIRED RELOCATOR CAPACITY FOR THE FOOTBALL FIELD TO BE REMOVED AS A CONDITION OF THE PROPOSED PUD-C. - EXISTING FENCE ALONG WEST BERRY ROAD.		
(D)	PARKING PROVIDED	200 SPACES			
(E)	CURRENT ZONING	PUD-C (PLANNED UNIT DEVELOPMENT COMMERCIAL)			
(F)	PROPOSED ZONING	R-40 (SINGLE FAMILY RESIDENTIAL)			
(G)	PROPOSED ZONING	PUD-C (PLANNED UNIT DEVELOPMENT COMMERCIAL)			
(H)	PROPOSED LAND USE	PRIVATE SCHOOL (K-12)			
(I)	PROPOSED LAND USE	PRIVATE SCHOOL (K-12)			
(J)	PROPOSED LAND USE	PRIVATE SCHOOL (K-12)			
(K)	PROPOSED LAND USE	PRIVATE SCHOOL (K-12)			
(L)	PROPOSED LAND USE	PRIVATE SCHOOL (K-12)			
(M)	PROPOSED LAND USE	PRIVATE SCHOOL (K-12)			
(N)	PROPOSED LAND USE	PRIVATE SCHOOL (K-12)			
(O)	PROPOSED LAND USE	PRIVATE SCHOOL (K-12)			
(P)	PROPOSED LAND USE	PRIVATE SCHOOL (K-12)			
(Q)	PROPOSED LAND USE	PRIVATE SCHOOL (K-12)			
(R)	PROPOSED LAND USE	PRIVATE SCHOOL (K-12)			
(S)	PROPOSED LAND USE	PRIVATE SCHOOL (K-12)			
(T)	PROPOSED LAND USE	PRIVATE SCHOOL (K-12)			
(U)	PROPOSED LAND USE	PRIVATE SCHOOL (K-12)			
(V)	PROPOSED LAND USE	PRIVATE SCHOOL (K-12)			
(W)	PROPOSED LAND USE	PRIVATE SCHOOL (K-12)			
(X)	PROPOSED LAND USE	PRIVATE SCHOOL (K-12)			
(Y)	PROPOSED LAND USE	PRIVATE SCHOOL (K-12)			
(Z)	PROPOSED LAND USE	PRIVATE SCHOOL (K-12)			

NOT TO SCALE



LEGEND

● STUDY INTERSECTION

XX (XX) [XX] AM (PM) [24 hour] Traffic Volumes
Tuesday, September 15, 2009

Proposed Expansion

The planned improvements at CCA would include the construction of approximately 47,000 square feet of facilities along Wayne Drive located south of Cheek Sparger. Based on the City of Colleyville Ordinance O-09-1725, the maximum capacity of the campus is 750 students. Our understanding is that the proposed construction will be for a grammar school, library, multi-purpose facility, and administration building. The proposed expansion will allow all levels of the school to be housed at the Cheek Sparger facility. Grades pre-kindergarten to fourth grade will be located in the new building located along Wayne Drive.

Two new driveways will be created along Wayne Drive to service the new grammar school. We have designated these driveways as 6 and 7 (north to south). With the construction of the new grammar school, Driveways 1 and 2 will no longer be utilized by the school for parent pick-up and drop off. In addition, it is our assumption that the existing gravel parking lot along Wayne Drive will no longer be utilized once construction is complete and high school students will utilize on-campus parking.

Due to the presence of a 20 mph reduced speed school zone along Cheek Sparger Road adjacent to CCA, it also assumed that a 20 mph reduced speed school zone will be installed along Wayne Drive adjacent to the proposed grammar school.

Trip Generation

CCA is an existing private school with an enrollment of 594 students during the 2009-2010 academic year from grades pre-kindergarten to high school. As part of a previous traffic study conducted in 2005, the turning movement counts into and out of all five CCA driveways were collected. The school enrollment during 2005 was 488 students. These previous counts allow the calculation of the number of trips generated by the CCA and were used to compute the trip generation rates for the CCA. The rates obtained were compared with the trip generation rates and equations provided in the publication entitled *Trip Generation, Eighth Edition*, by the Institute of Transportation Engineers (ITE). A comparison of the CCA trips with the ITE trip generation rates revealed that the ITE rates and equations underestimated the trips generated by CCA. Therefore, the calculated rates obtained from the 2005 count data were used to determine the number of trips generated by CCA under existing student enrollment and projected future enrollment. The trip generation rates used is shown in **Table 1**.

Table 1: Calculated CCA Trip Generation Rates

	AM Peak Hour	School PM peak Hour
In	T = 0.63 (X)	T = 0.35 (X)
Out	T = 0.48 (X)	T = 0.48 (X)

¹T = Trip Ends; X = School Enrollment

The maximum capacity of the proposed school is 750 students. In addition, the pre-kindergarten students (3 and 4 years old) operate on an alternate day schedule. The students attend class either Monday/Wednesday/Friday or Tuesday/Thursday; therefore, only one-half of these students (50) will be present at one time; however, for the purposes of this analysis, all students are presumed to be on campus simultaneously. **Table 2** shows the resulting number of trips generated by this development.

Table 2: Estimated Trip Generation for CCA

Students	AM Peak Hour			School PM peak Hour		
	Enter	Exit	Total	Enter	Exit	Total
750	480	360	840	270	360	630

Traffic Distribution and Assignment

There are five site driveways to the existing development along Cheek Sparger. The proposed development will add two additional driveways on Wayne Drive and will remove the existing temporary gravel parking lot along Wayne Drive. Figure 2 shows these drives are labeled from 1 to 5 (west to east) and 6 to 7 (north to south). The following assumptions have been made for trip distribution purposes:

- Driveway 1 and 2 are no longer utilized.
- Driveways 3, 4, 6 and 7 are full access driveways.
- Driveway 5 is an exit only drive.

Traffic was assigned to these driveways for the CCA enrollment of 750 students in grades Pre-K to twelfth grade using the proposed school layout provided to Lee. The primary goal of the traffic circulation was to provide a minimal impact on the adjacent public streets. Based on different release times, internal storage availability, and utilizing a concept of multiple pick-up points, several configurations were considered for traffic circulation. **Figure 3** shows the predicted movement at 2:30 PM, **Figure 4** shows the predicted movement at 2:45 PM, and **Figure 5** shows the predicted movement at 3:00 PM. **Table 3** shows the predicted queue length per grade and the resulting queue storage availability.

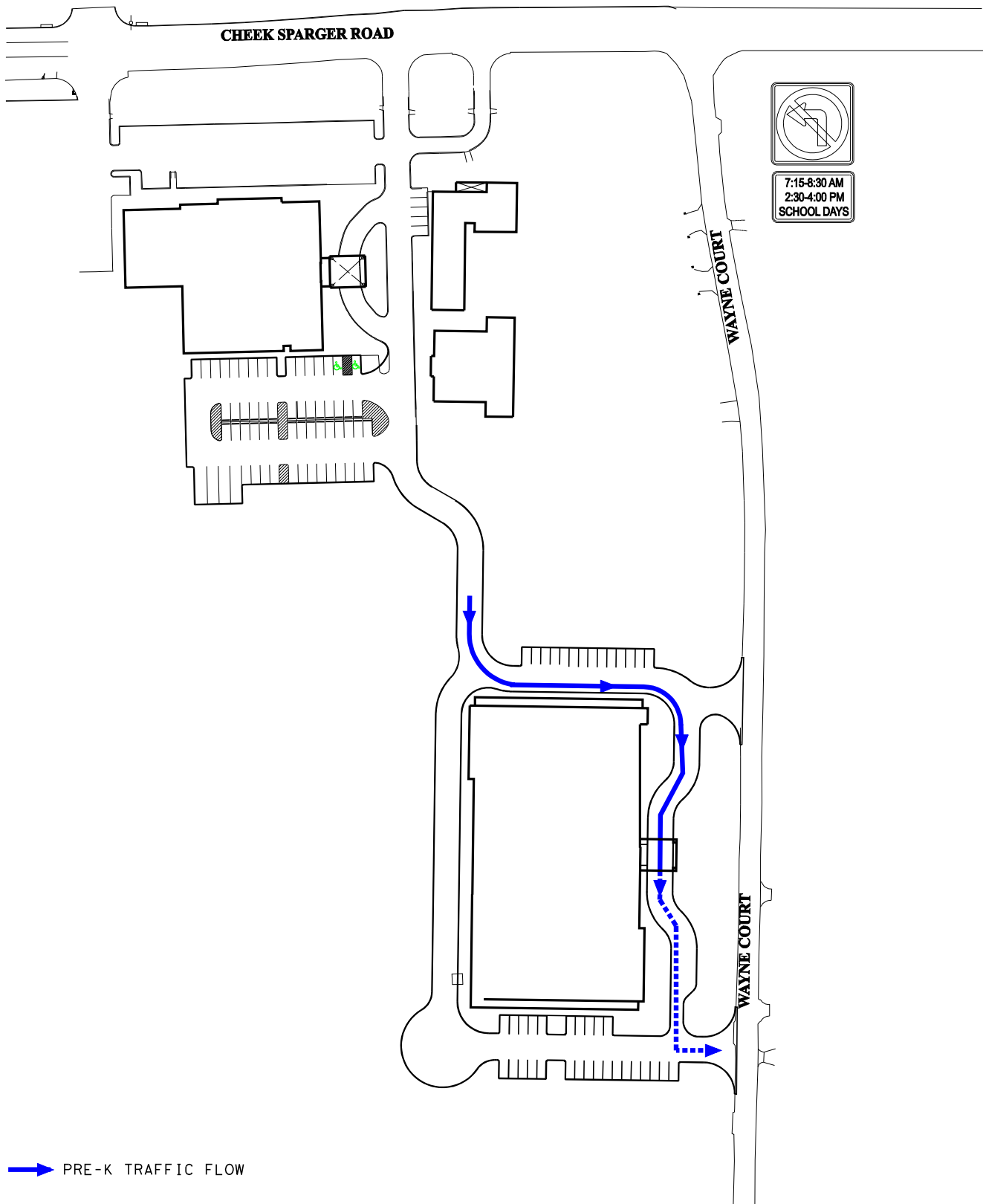
Table 3: Estimated Queue Requirements per Grade

GRADE	EXIT VOLUME	% PICKUP PRESENT AT RELEASE	PREDICTED QUEUE (ft)	AVAILABLE CAPACITY (ft)
3 & 4 YR	18	95%	428	>900
KINDER	18	90%	405	>700
1 ST & 2 ND	36	90%	810	>900
3 RD	18	80%	360	>800
4 TH	18	70%	315	>360
5 TH & 6 TH	36	60%	540	>700

Due to after school activities, students in grades 7th – 12th grade are predicted to generate a minimum queue length and are not included in the queue evaluation. **Figure 6** shows the estimated site generated traffic for the current enrollment based on the traffic circulation patterns shown in Figures 3, 4, and 5. **Figure 7** shows the 2010 total traffic volumes with the traffic redistributed to the new driveway locations.



NOT TO SCALE



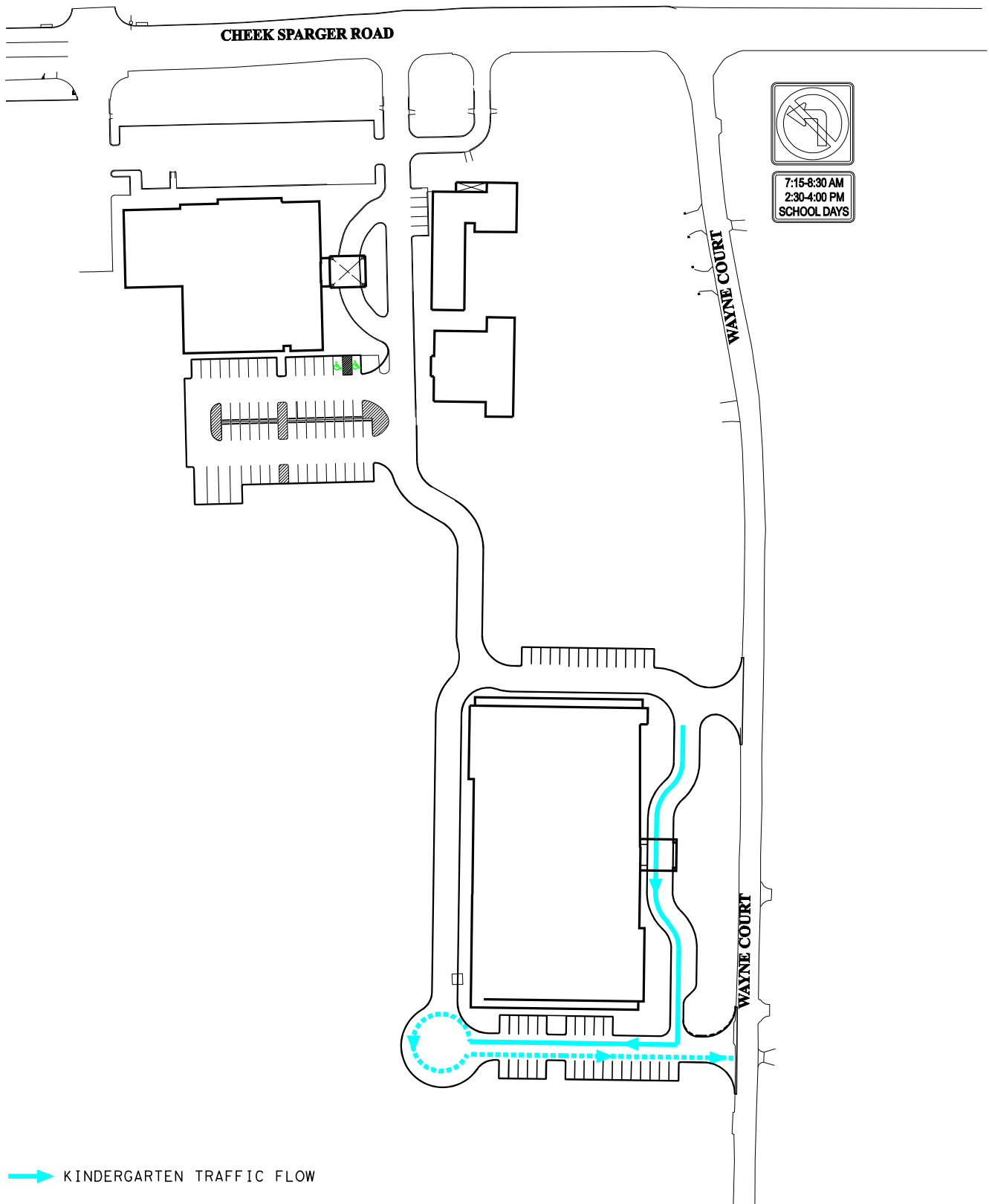
3030 LBJ FREEWAY
SUITE 1600
DALLAS, TEXAS 75234
972-248-3006 FAX 972-248-3855

TRAFFIC FLOW 2:30 PM

Figure 3



NOT TO SCALE



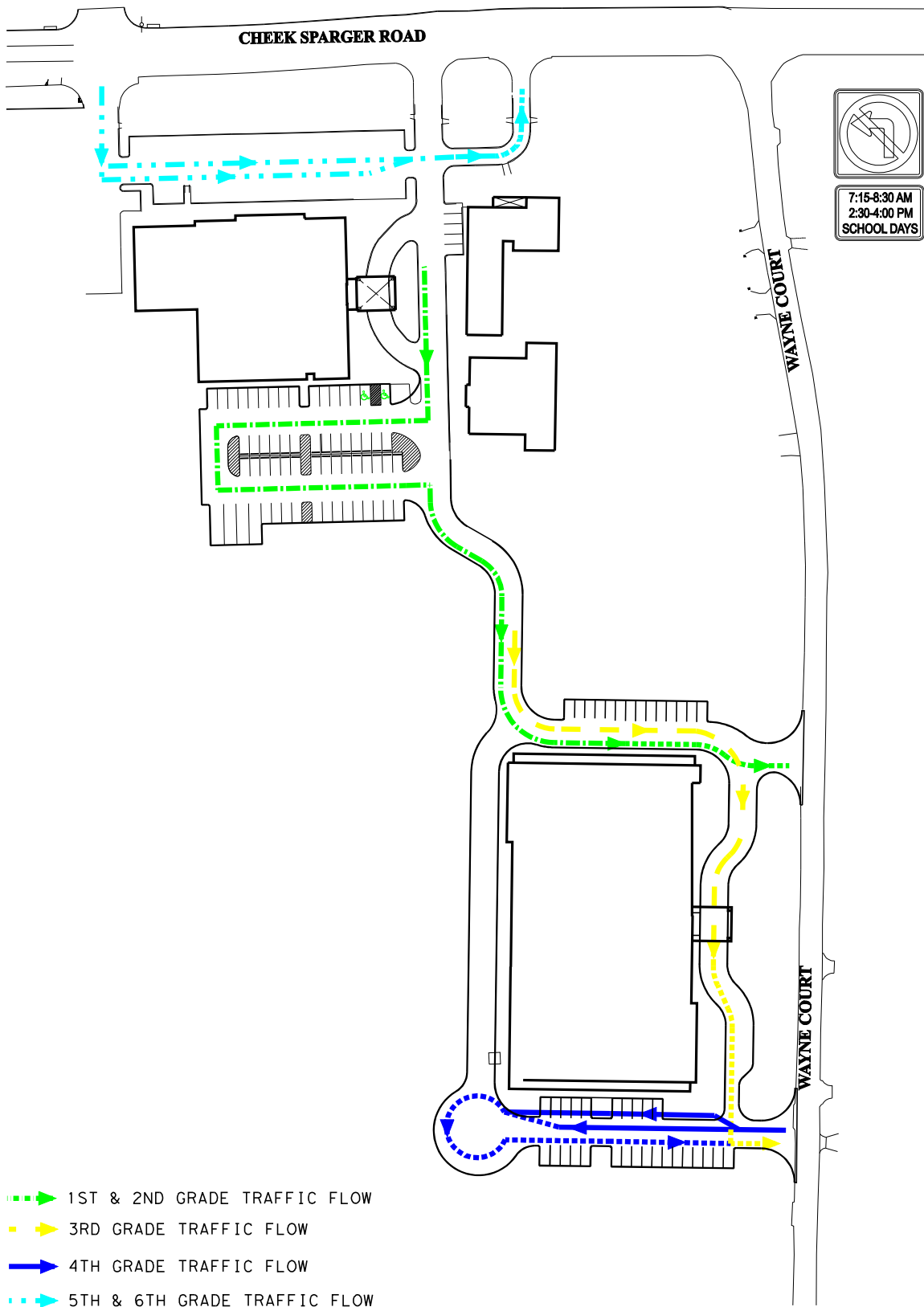
3030 LBJ FREEWAY
SUITE 1600
DALLAS, TEXAS 75234
972-248-3006 FAX 972-248-3855

TRAFFIC FLOW 2:45 PM

Figure 4



NOT TO SCALE

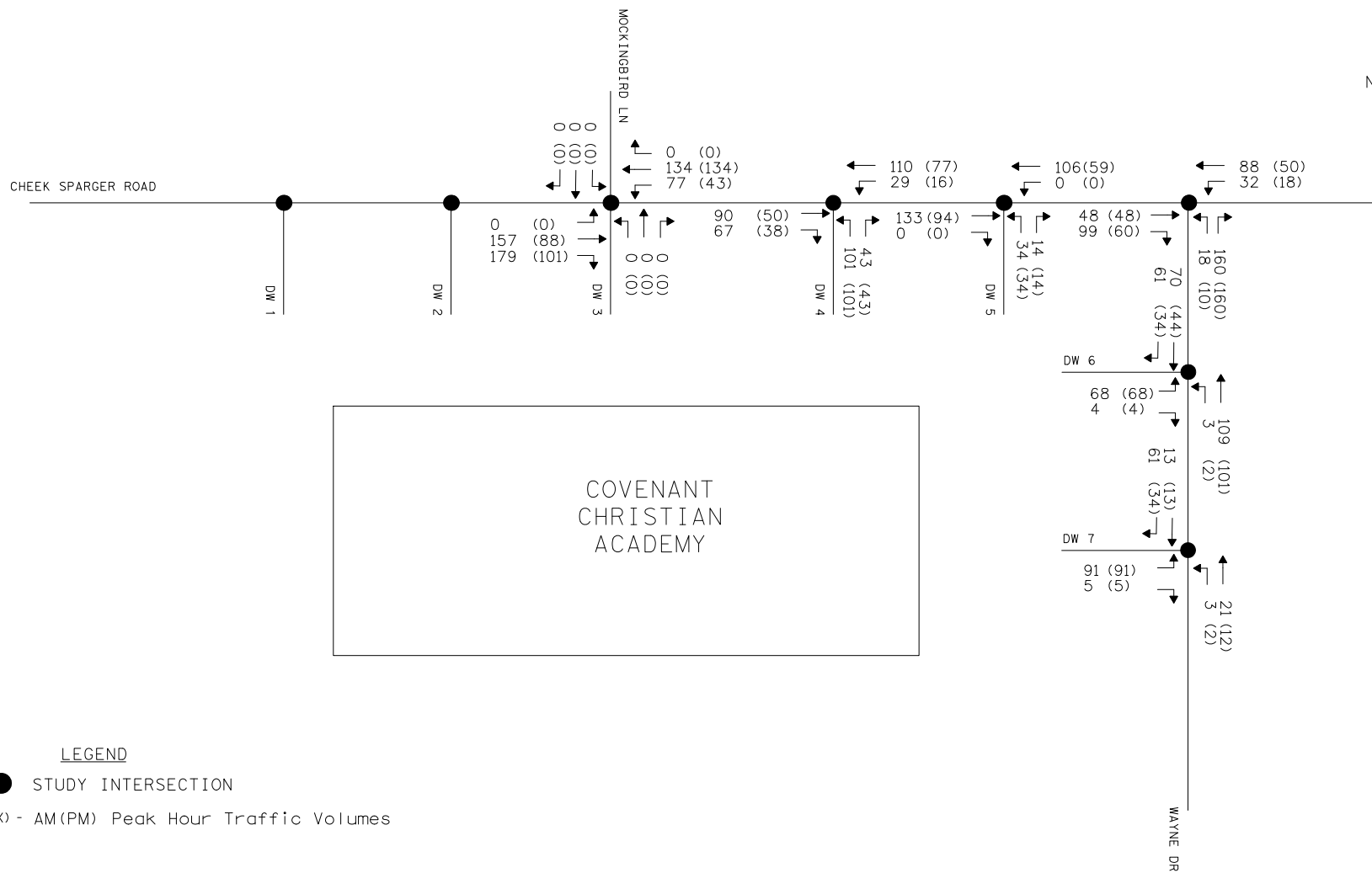


3030 LBJ FREEWAY
SUITE 1600
DALLAS, TEXAS 75234
972-248-3006 FAX 972-248-3855

TRAFFIC FLOW 3:00 PM

Figure 5

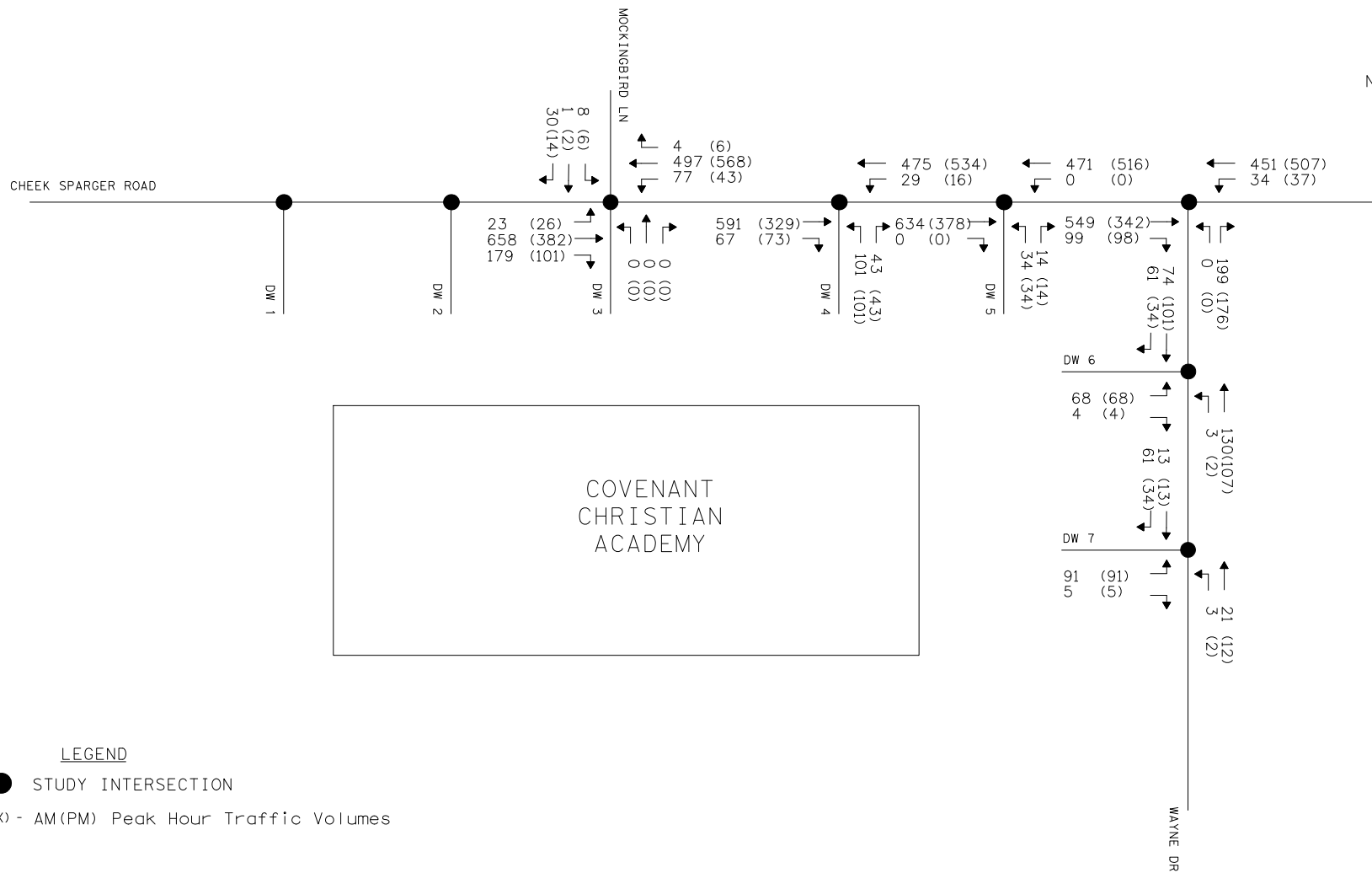
NOT TO SCALE



LEGEND

- STUDY INTERSECTION
- XX(XX) - AM(PM) Peak Hour Traffic Volumes

NOT TO SCALE



TOTAL TRAFFIC (2010)
750 Students

Figure 7

Auxiliary Lane Analysis

Auxiliary lanes are installed to facilitate turning movements at intersection. Auxiliary lanes include left turn lanes, right turn lanes, and/or speed change lanes. Each study intersection was evaluated for the potential need and/or benefit of auxiliary lanes.

Left Turn Analysis

Left turn volumes at the intersection of Cheek Sparger Road and Wayne Drive were analyzed to determine if this intersection would require the installation of an eastbound left turn lane. The traffic volumes at the intersection of Cheek Sparger Road and Wayne Drive during the AM and School PM peak hours (2010) total were used in determining whether a left turn lane should be considered for installation at this location on Cheek Sparger Road.

For this analysis, TxDOT's procedure for determining whether left turn lanes should be considered on two-lane highways, as presented in TxDOT's *Roadway Design Manual*, was used. **Table 4** summarizes the information presented in Table 3-11 of this manual for a design speed of 40 mph.

Table 4: Guide for Left Turn Lanes on Two-Lane Highways

Opposing Volume (vph)	Advancing Volume (vph)		
	5% Left Turns	10% Left Turns	20% Left Turns
40 mph Design Speed			
800	330	240	180
600	410	305	225
400	510	380	275

SOURCE: TxDOT Roadway Design Manual (Table 3-11)

Table 5 presents the evaluation results of whether a westbound left turn lane should be considered on Cheek Sparger Road at Wayne Drive.

Table 5: Left Turn Lane Evaluation Results

	Opposing (EB) Volume (vph)	Advancing (WB) Volume (vph)				
		Percent Left Turns	Left Turns	Volumes	Guidelines	Volumes > Guidelines?
AM Peak	648	5%	34	485	305	YES
PM Peak	440	5%	37	544	510	YES

Based on the results presented in Table 5, the projected traffic volumes in 2010 total conditions exceed the left turn lane guidelines during the AM and school PM peak hours; therefore, a westbound left turn lane is recommended at the intersection of Cheek Sparger Road and Wayne Drive.

A continuous left turn lane exists along Cheek Sparger Road adjacent to the facility that serves Driveway 3, 4, and 5. No additional improvements are recommended to serve the left turn movement at these driveways.

Right Turn Analysis

Right turn lanes are typically utilized in an effort to allow turning traffic to decelerate without impeding the through movement. **Table 6** summarizes the recommendations for right turn lanes.

Table 6: Right Turn Warranted

Driveway	Right turn Volume		Right Turn Lane Recommended
	AM	PM	
3	179	101	YES
4	67	38	Yes
5	0	0	No
6	61	34	No
7	61	34	No
Cheek Sparger/Wayne	99	98	No

Because Driveway 1 and 2 will no longer be utilized by CCA, improvements are not recommended at these driveways. Right turn lanes are also not recommended at Driveway 5 due to the one-way traffic designations of these driveways and/or lack of traffic volume.

Currently, Driveway 3 is served by an unimproved shoulder. It is recommended that a 100 foot right turn lane be constructed for Driveway 3. A 100 foot right turn lane is present along Cheek Sparger Road to serve Driveway 4 that will meet the needs of the school in the future.

The intersection of Wayne Drive and Driveway 6 is predicted to generate 61 right turns during the AM peak hour and 34 right turns during the school PM peak hour. In addition, the intersection of Wayne Drive and Driveway 7 is predicted to generate 61 right turns during the AM peak hour and 34 right turns during the school PM peak hour. Because the background traffic volume on Wayne Drive is very low and the speed of traffic will be reduced due the installation of a reduced speed school zone, the addition of a southbound right turn lane at either Driveway 6 or Driveway 7 has minimal impact and is not recommended.

The intersection of Cheek Sparger Road and Wayne Drive is predicted to generate 99 right turns during the AM peak hour and 98 right turns during the school PM peak hour. Due to low vehicular speeds, an eastbound right turn lane is not recommended at this intersection.

Capacity Analyses

Intersection capacity analyses were performed at the intersection of Cheek Sparger and Wayne Drive and at the CCA driveways for the AM and school PM peak hours under existing lane configurations using the traffic volumes shown in Figure 7. **Table 7** presents the results of this analysis.

Table 7: Capacity Analysis Results: Current Student Enrollment

Cheek-Sparger Road at Driveway 3				
	EB	WBL	NB	SB
AM Peak	0.2 (A)	1.6 (B)	0.0 (A)	18.1 (C)
School PM Peak	0.5 (A)	0.6 (A)	0.0 (A)	16.6 (C)
Cheek-Sparger Road at Driveway 4				
	EB	WB	NB	SB
AM Peak	0.0 (A)	0.6 (A)	28.6 (D)	N/A
School PM Peak	0.0 (A)	0.2 (A)	19.5 (C)	N/A
Cheek-Sparger Road at Driveway 5				
	EB	WB	NB	SB
AM Peak	0.0 (A)	0.0 (A)	38.4 (E)	N/A
School PM Peak	0.0 (A)	0.0 (A)	24.4 (C)	N/A
Wayne Drive at Driveway 6				
	EB	WB	NB	SB
AM Peak	11.2 (B)	N/A	0.2 (A)	0.0 (A)
School PM Peak	11.0 (B)	N/A	0.2 (A)	0.0 (A)
Wayne Drive at Driveway 7				
	EB	WB	NB	SB
AM Peak	9.6 (A)	N/A	0.9 (A)	0.0 (A)
School PM Peak	9.4 (A)	N/A	1.1 (A)	0.0 (A)
Cheek-Sparger Road at Wayne Drive				
	EB	WB	NB	SB
AM Peak	0.0 (A)	1.5 (A)	52.6 (F)	N/A
School PM Peak	0.0 (A)	1.3 (A)	19.7 (C)	N/A

¹ Delay in seconds/vehicle (Level of Service)

As shown in Table 7, all CCA driveways operate at acceptable levels of service (LOS D or better) during the AM and school PM peak hours under existing traffic conditions excluding Driveway 5. Driveway 5 operates at a LOS E during the AM peak hour for the northbound approach. The northbound approach to the intersection of Cheek Sparger and Wayne Drive is also predicted to operate at a LOS F during the AM peak hour. These poor LOS are primarily due to the high background traffic volumes on Cheek Sparger during the AM peak hour. Because the northbound approach of Driveway 5 is contained on school property and sufficient internal storage exists on site to accommodate the proposed queue, no improvement is recommended for this approach. To judge the value of proposed improvements for the northbound approach

to Cheek Sparger Road and Wayne Drive, the proposed queue length for this approach was determined. The predicted 95th percentile queue length for each approach at the Cheek Sparger Road and Wayne Drive intersection under existing conditions is shown in **Table 8**.

Table 8: Predicted Queue Length

Cheek-Sparger Road at Wayne Dr (ft)			
	EB	WBL	NB
AM Peak	0	5	177
School PM Peak	0	4	67

Table 9 presents the capacity analysis results assuming the implementation westbound left turn at the intersection of Cheek Sparger and Wayne Drive. **Table 10** shows the predicted queue length with this improvement in place.

Table 9: Capacity Analysis Results with Recommended Improvements

Cheek-Sparger Road at Wayne Drive			
	EB	WB	NB
AM Peak	0.0 (A)	0.7 (A)	52.6 (F)
School PM Peak	0.0 (A)	0.6 (A)	19.7 (C)

¹ Delay in seconds/vehicle (Level of Service)

Table 10: Predicted Queue Length

Cheek-Sparger Road at Wayne Dr (ft)			
	EB	WBL	NB
AM Peak	0	5	177
School PM Peak	0	4	67

Results presented in Table 9 indicate that the recommended installation of a westbound left turn lane is predicted to have little impact on the queue length or LOS for the northbound approach.

To further improve the LOS for the northbound approach, a time restricted turning movement could be installed for the northbound approach of Wayne Drive to Cheek Sparger. This time restriction could be in place from 7:15 – 8:30 AM and 2:30 – 4:00 PM on school days. **Table 10** presents the capacity analysis results assuming the implementation of the time restrictions and **Table 11** shows the predicted queue length with this additional improvement in place.

Table 11: Capacity Analysis Results with Recommended Improvements

Cheek-Sparger Road at Wayne Drive			
	EB	WB	NB
AM Peak	0.0 (A)	9.9 (A)	32.5 (D)
School PM Peak	0.0 (A)	0.6 (A)	16.1 (C)

¹ Delay in seconds/vehicle (Level of Service)

Table 12: Predicted Queue Length

Cheek-Sparger Road at Wayne Dr (ft)			
	EB	WBL	NB
AM Peak	0	5	124
School PM Peak	0	4	52

Although a delay is still predicted the LOS for the northbound approach is predicted to improve for LOS F to LOS D with the left turn restriction.



Figure 8: No Right Turn (R3-1)

Currently, approximately fifteen percent (15%) of the student population are Bedford residents. It is reasonable to assume that some of these drivers will travel south on Wayne Drive to return to their homes. However, several factors exist that reduce the impact of the potential traffic re-routing south of Wayne Drive. First, CCA has purchased several of the existing single family homes along Wayne Drive in anticipation of future school expansion; therefore, the background traffic volume along Wayne Drive will be reduced from the existing traffic volume. Second, if 100% of the trips from Driveway 6 and Driveway 7 are routed to the south, the volume predicted on Harwood Terrace is still below what is reasonable for a residential street. In addition, CCA is a private school; therefore, the school administration has a much better compliance rate for parent pick-up/drop-off than public schools. **Figure 8** shows a “No Right Turn” sign that could be installed at Driveway 6 and Driveway 7. If the right turn is prohibited from this driveway during pick-up and drop-off times and parents are directed north on Wayne Drive to Cheek Sparger, the number of parents who turn south out of Driveways 6 and 7 will be reduced.

Conclusions and Recommendations

- The maximum allowable student capacity is 750 students. At build-out of the school, CCA is predicted to generate approximately 840 trips during the AM peak hour and 630 trips during the school PM peak hour.
- Three proposed traffic circulation patterns have been developed for 2:30, 2:45 PM, and 3:00 PM release. Multiple grade pick-up locations are utilized to separate school traffic. With this circulation pattern, all CCA driveways currently operate at acceptable levels of service excluding the northbound approach to Driveway 5. It is predicted to operate at LOS E during the AM peak hour and LOS C during the PM peak hour. Because the northbound approach of Driveway 5 is contained on school property and sufficient internal storage exists on site to accommodate the proposed queue, no improvement is recommended for this approach
- The intersection of Cheek Sparger Road and Wayne Drive operates at a LOS F during the AM peak hour. The following recommendations are made in order to improve traffic operations at this intersection:

- Install a westbound left turn lane with 100 feet of storage length plus appropriate transition length.
- Provide time restricted left turn movements for the northbound approach.

With these infrastructure improvements in place, the northbound approach is predicted to operate at LOS D during the AM peak hour and LOS C during the PM peak hour.

- Prohibit the right turn from Driveways 6 and 7 by installing a no right turn sign (R3-1).
- With the construction of the new grammar school, the improvements listed in the PUD for Driveways 1 and 2 are no longer necessary. These driveways will no longer be utilized by the school for parent pick-up and drop off.
- Driveway 3 is served by an unimproved shoulder. A right turn lane with 100 feet of storage length with the appropriate transition length should be constructed for this driveway. This construction will require Driveway 2 to be closed.
- Modify the existing school zone along Cheek Sparger Road. It should begin 200 feet west of Mockingbird and extend 200 feet east of Wayne Drive to accommodate turning movements along Cheek Sparger. Install a reduced speed school zone on Wayne Drive from Cheek Sparger Road to 200 feet south of the school property.
- All roadway infrastructure improvements should be completed before the school is open.

If you have any questions regarding this study, please contact me at (972) 248-3006. We appreciate the opportunity to provide these services.

Sincerely,



Joseph T. Short, P.E., PTOE
President Lee Engineering
P.E. 79093
Firm No. F450

ORDINANCE O-09-1725

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY REPEALING ORDINANCES O-99-1139 AND O-06-1602; BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 17.7 ACRES ON LOT 1 AND 2, BLOCK 1, COLLEYVILLE PRESBYTERIAN CHURCH ADDITION, AND LOTS 1, 2, 3 AND 4, BLOCK 3, SOUTHGATE ADDITION FROM THE R40-SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AND THE PUDC-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT TO THE PUDC-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case No. ZC09-004; and

WHEREAS, Ordinances O-99-1139 and O-06-1602 are hereby repealed in their entirety; and

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

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

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 17.7 acres on Lots 1 and 2, Block 1, Colleyville Presbyterian Church Addition, and Lots 1, 2, 3 and 4, Block 3, Southgate Addition from the R40-single family residential zoning district and the PUDC-Planned Unit Development Commercial zoning district to the PUDC-Planned Unit Development Commercial zoning district, as depicted in Exhibit "A".
- Sec. 3. 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. 4. THAT Ordinances O-99-1139 and O-06-1602 are hereby repealed in their entirety.
- Sec. 5. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUDC is for church and private school uses.
- b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

2. SITE PLAN AND PLATTING

- a. The development of this property shall be generally consistent with the site plan attached as Exhibit "B".
- b. Prior to the issuance of any building permit, a replat of the subject properties must be submitted and approved. No building permit may be issued until said plat is filed with the County Clerk.

3. PERMITTED AND PROHIBITED USES

1. The following land uses shall be permitted within the Planned Unit Development:
 2. Church
 3. Private elementary, secondary and high school not to exceed 750 students total.
 4. Recreational and athletic uses incidental and accessory to the uses listed above.

4. BUILDINGS AND SITE PLAN APPROVAL

- a. The following buildings shall be allowed as described below and depicted on Exhibit "B":
 1. Secondary School 46,000 square feet maximum (existing)
 2. Administration 6,000 square feet maximum (existing)
 3. Administration 6,000 square feet maximum (phase 1)
 4. Grade School 22,000 square feet maximum (phase 1)
 5. Athletic Field Seating for 400 people maximum (phase 1)
 6. Library 6,000 square feet maximum (phase 2)
 7. Multi-purpose 19,200 square feet maximum (phase 2)
 9. High School 48,000 square feet maximum (phase 3)
- b. Prior to construction, the high school shown above, described as phase three construction, shall require the approval of a detailed site plan and building elevations. The detailed site plan submission shall, at a minimum, meet the requirements of Section 3.23 J.K.6. of the Land Development Code, be consistent with this Ordinance, and may also be required to show additional conditions provided in Section 3.23 M.b. of the Land Development Code. Further, such detailed site plan(s) shall be considered as a legislative approval, subject to the sole discretion of the City Council upon the recommendation of the Planning and Zoning Commission.

- c. All buildings constructed as part of this development shall be generally consistent with the building elevation designs, attached as Exhibit "D".

5. PORTABLE STRUCTURES

- a. All existing portable classroom structures on the subject properties shall be removed prior to the issuance of the certificate of occupancy for the buildings described as phase one construction in the Statement of Planning Objectives attached as Exhibit "C". If no building permit has been issued for said buildings as of September 1, 2010, all portable buildings shall be removed from the property no later than September 30, 2010.

6. PARKING

- a. Prior to the completion of phase one construction, there shall, at a minimum, be enough on-site, off-street parking spaces provided to accommodate the maximum enrollment of 750 students.
- b. In order to ensure adequate parking is provided at all times, no athletic events involving competition with another school may occur during normal school hours.
- c. All off-street parking required as part of this development shall meet the requirements of the Land Development Code, except where amended herein.

7. LIGHTING

- a. All lighting including parking lot, building and security lighting shall be directed away from residential areas and shall provide a maximum candle illumination of 0.5 foot candles as measured from the property line.
- b. There shall be no permanent lighting nor shall there be any nighttime illumination of any kind for the athletic field.

8. LANDSCAPING, BUFFERING AND OPEN SPACE

- a. The development shall provide a minimum of 60 percent of open space.

- b. Prior to the issuance of the certificate of occupancy for each building, there shall be a minimum of one three (3) inch caliper tree planted per each 40 feet of frontage and one five (5) gallon shrub planted per each five (5) feet of frontage along Wayne Drive and Cheek Sparger Road. The species and planting specifications shall adhere to the requirements of the Land Development Code.
- c. A 20 foot landscape buffer shall be maintained along the western boundary of the development and along the boundary of Lot 5, Block 3, Southgate Addition. Additionally, the landscape buffers shall contain live plant material of the evergreen variety which is expected to grow to six (6) feet height in two (2) years, a minimum of three (3) feet in height at the time of installation and planted on six (6) foot centers. The required plantings shall be required in the buffer along the western property line prior to the completion of the athletic field and only adjacent to the stadium and any other existing buildings. The buffer along the boundary of Lot 5, Block 3, Southgate Addition shall be planted prior to the completion of the phase one construction.

9. SIDEWALKS

- a. A minimum five (5) foot sidewalk shall be constructed along Cheek Sparger Road prior to the issuance of the certificate of occupancy for the high school (phase four).
- b. A minimum five (5) foot sidewalk shall be constructed along Wayne Drive prior to the issuance of any certificate of occupancy.

10. FENCES AND SCREENING

- a. A minimum eight (8) foot wood fence with masonry columns placed every 20 feet shall be constructed along the western boundary of the development adjacent to Lots 19 through 26, Camelot Estates Addition located in the City of Bedford and along Lot 5, Block 3, Southgate Addition in Colleyville prior to the issuance of any certificate of occupancy.

11. OTHER

- a. The bleachers for the athletic field shall meet the design and specifications shown in Exhibit "E".
- b. A traffic impact analysis (TIA) shall be required prior to the issuance of a building permit for any permanent structure. At a minimum, the TIA shall include the following:

- (1) A revised analysis of traffic impact on Cheek Sparger Road due to change in overall traffic movement in the area and with potential increase in enrollment of students;
- (2) Evaluation of the north/south traffic flow during peak and non-peak periods on Wayne Drive;
- (3) The impact of vehicles turning onto Wayne Drive from new development during peak and non-peak periods;
- (4) An analysis of minimum and optimum requirements for additional turn lanes on Cheek Sparger and Wayne Drive;
- (5) An analysis of minimum hard surface shoulder construction needs for vehicle drop off and pick up areas;
- (6) An analysis of the development impact upon the intersection of Wayne Drive and Cheek Sparger Road;
- (7) A site plan of the development that includes all surrounding public streets depicting any improvements and recommendations required as part of the TIA.

The TIA shall be submitted to the City Council for review and approval of both the TIA and the required improvements (both on-site and off-site) shown necessary by the TIA. No building permit shall be issued for any permanent structure allowed by this ordinance until the required improvements recommended by the TIA are made by the applicant and approved by the City.

- c. In lieu of improvements to Wayne Drive required as part of the proposed development, the applicant shall pay into escrow a perimeter street fee to be determined by the City Engineer prior to the filing of the replat for the property.
- d. Beginning at the westernmost corner of Lot 1R, Block 1, Colleyville Presbyterian Church Addition, where it is adjacent to Cheek Sparger Road thence commencing approximately 500 feet eastward along the south side of Cheek Sparger Road to the edge of the existing driveway approach there shall be installed a 15 foot wide all-weather surface shoulder, approved and inspected by the Public Works Director prior to the issuance of the certificate of occupancy for phase one construction.

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

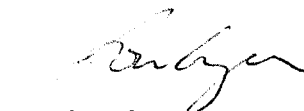
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of August 2009.

The second reading and public hearing being conducted on the 18th day of August 2009.

ATTEST:

Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE

Jon Ayers
Mayor Pro Tem

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

EXHIBIT "A"- Location and Zoning Map

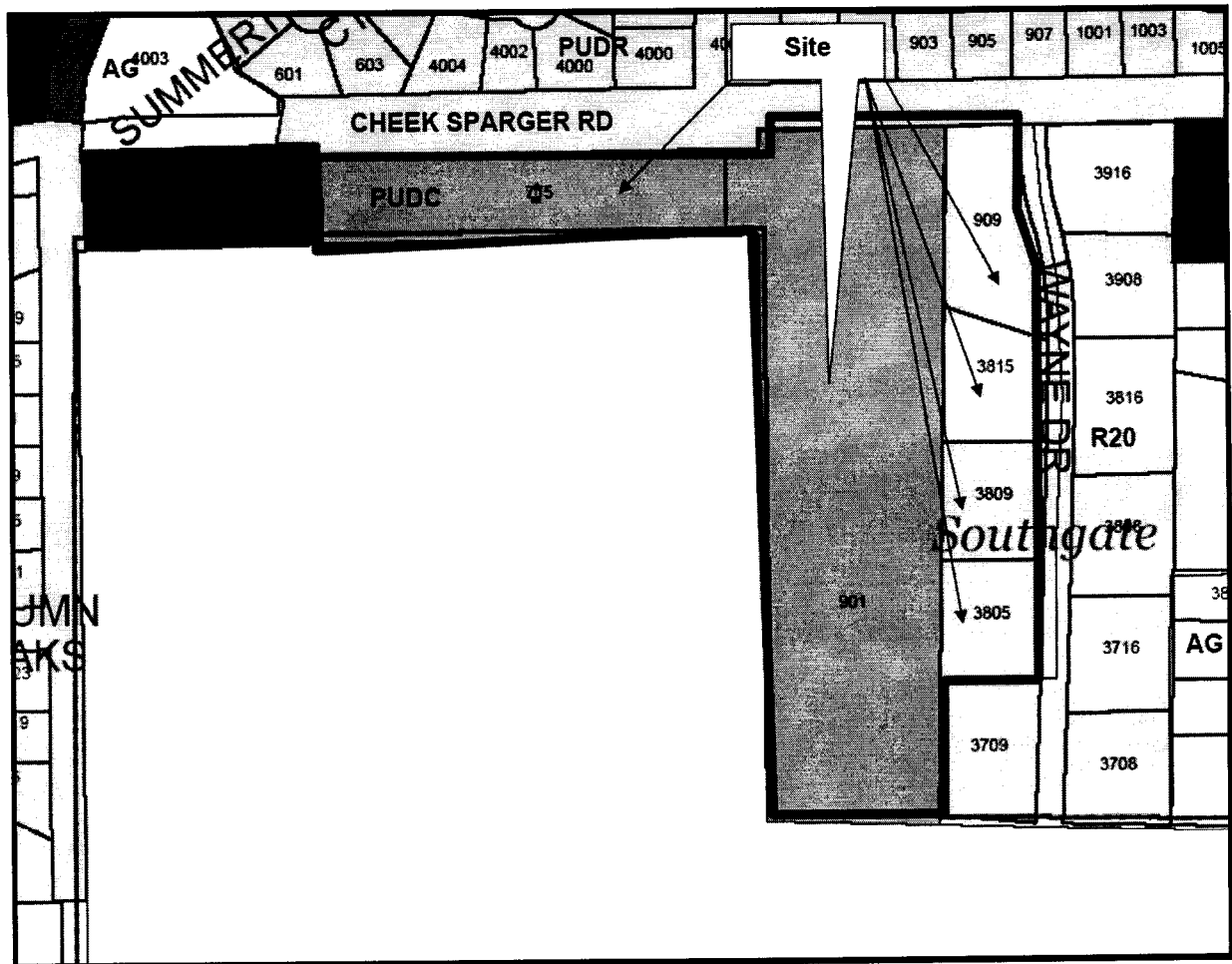


EXHIBIT "B"- Site Plan

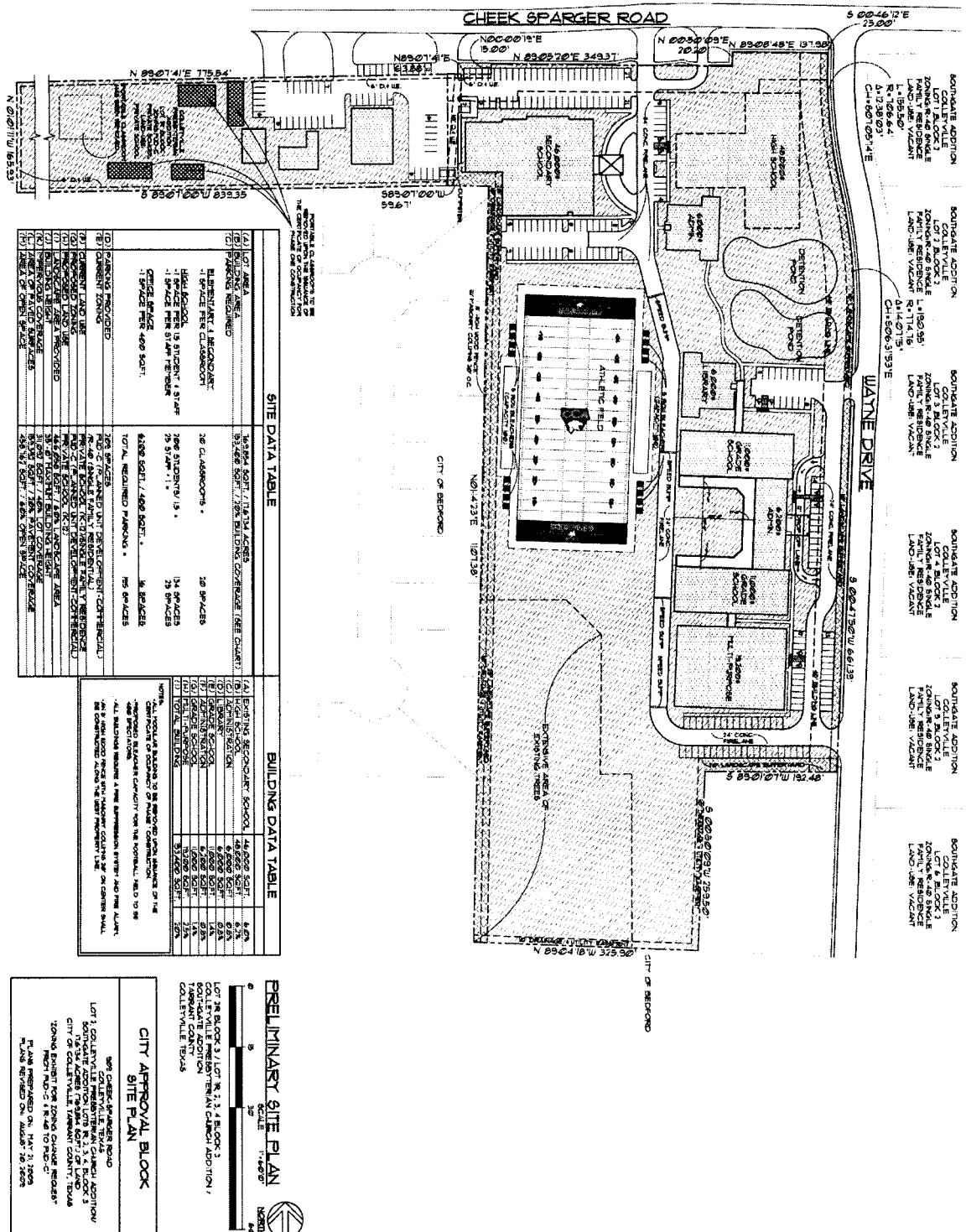


EXHIBIT "C"- Statement of Planning Objectives

ATTACHMENT TO PUD-C ZONING CHANGE APPLICATION OF COVENANT CHRISTIAN ACADEMY AND PRESBYTERIAN CHURCH IN AMERICA – COLLEYVILLE, TEXAS

The property for which this proposed zoning is to occur is located at the southwest corner of Cheek Sparger Road and Wayne Drive. The overall 17.6734 acre piece of property is comprised of numerous individual lots zoned for both PUD-C and R-40 uses (see attached legal description). It is the intent of this zoning application to redact the current zoning for the property and rezone the property into one zoning classification (PUD-C) to be used primarily for church and educational use as described below:

PERMITTED USES

1. Church and other uses associated with churches, such as worship activities, Sunday School, and church related educational purposes.
2. Private primary and secondary school purposes.
3. Recreational and athletic purposes associated with uses 1. and 2. above.
4. Any combination of the permitted uses and any accessory uses incidental and secondary to the allowed principal uses.

STATEMENT OF PLANNING OBJECTIVES

Covenant Christian Academy is a highly respected educational institute serving students in and around Colleyville since 1979. The objective of this PUD-C request is to move forward improving the Physical Plant so as to better serve the students and faculty within our school with improvements in our academic, athletic and recreational facilities. Grade school classrooms are planned with the appropriate recreational areas appropriate to grade levels. Athletic field improvements are also included to promote on campus training, practice and game facilities for our school teams as well as outreach opportunities for serving assorted local clubs and associations. Athletic field shall be lighted for nighttime use. Finally, a future high school building and an enclosed multi-purpose facility is planned as part of our long-term goals.

Upon grant of the zoning change requested herein, it is anticipated that the main Property Owners (Covenant Christian Academy – “CCA”) will immediately move forward with a replat request (the replat may proceed concurrent with zoning request). The existing PUD-C required the removal of the portable classroom buildings and the construction of permanent structures to house the students within a certain timeframe. Two of the portable buildings have already been removed in accordance with current PUD requirements. This request will incorporate that condition into our PUD-C. Construction of the three (3) grade school buildings will begin almost immediately (Phase 1). These initial improvements will provide classroom and administration space necessary to eliminate the existing portable classroom buildings. While those portable buildings are not on CCA-owned property and are located outside of the area of our PUD-C request, the removal of those buildings is herein represented as a condition of our request. All portable buildings are to be removed upon issuance of the certificate of occupancy of Phase 1 Construction or approximately September, 2010.

EXHIBIT "C"- Statement of Planning Objectives Continued

Realize that the proposed development of this property is planned to provide an improved learning atmosphere for the existing student base including a library, computer lab, dedicated art studio, music room, and science lab. The development is not intended to accommodate an influx of additional students in excess of the current enrollment. Student enrollment has fluctuated between 500 to just under 600 over the last seven years. A student enrollment of 600 is the design population for which this PUD-C has been designed for.

Presbyterian Church in America – Colleyville, Texas ("Colleyville Presbyterian") was the entity that started CCA. The school became independent of the church in 1999. CCA has been in operation for many years and has been a good neighbor and citizen in the City of Colleyville. Numerous residents of the community have contributed vast amounts of time and monetary resources to further this private school. CCA owns the majority of the property along the west side of Wayne Drive with the exception of Lots 1 and Lot 5 (Southgate Addition, Block 3). Lot 1 is currently under contract to CCA and is a part of this PUD. The original 10 acre portion of CCA property was purchased with the anticipation of the construction of school facilities on the Property. This zoning change is necessitated as a result of the City's zoning ordinance which does not allow additional construction of educational facilities on the CCA property without approving a new PD Development. The City's zoning ordinance was instituted just after the original property was purchased. The use of the Property has long been planned and has been existent for a number of years. The requested change is therefore consistent with the existing use of the Property. Conversion of the existing Property of CCA into its proposed use is logical and does not take other commercial property of the City out of use for retail and other higher commercial uses as desired by the City of Colleyville.

City of Bedford residential neighborhoods are located to the west and south of this development. The athletic field and treed area on the southern portion of the property (trees to remain) serve as a buffer to these residential areas and are certainly compatible with adjoining uses. The existing athletic field will remain in approximately the same location, thus having little additional effect on the neighbors in Bedford. These same areas will also easily satisfy any requirements for open space with might be associated with this zoning request. The area east of Wayne Drive, across the street from this Property, is comprised of vacant land zoned for Agricultural use and two remaining residential homes (zoned R-40). The Saddlebrook Subdivision is located north of this property across Cheek Sparger Road (zoned PUD-R).

Prior zoning changes (PUD's) on this property attempted to satisfy CCA requirements, but contained numerous concessions requested by adjoining property owners. Since the most recent PUD-C, CCA has acquired additional properties along Wayne Drive, thus eliminating all but one of the prior adjacent property owners. This PUD-C addresses the rezoning of the recently acquired and original CCA and Colleyville Presbyterian property as well as those that are to be acquired (Lot 1).

DEVELOPMENT SCHEDULE

EXHIBIT "C"- Statement of Planning Objectives Continued

The stages and phases of development are planned as follows:

- Phase 1 - Grade School Construction (begin immediately and finish in approximately 15 months)
- Phase 2 - Multi-Purpose Facility Construction (no completion date established)
- Phase 3 - Athletic Field and Stadium (no completion date established)
- Phase 4 - High School (no completion date established)

* Realize that much of the timing of construction will be dependent on fund raising activities. The Applicant requests that no specific deadlines or time frames be associated with this Development Schedule.

STATEMENT OF PROPOSED OWNERSHIP

The ownership of the Property will not change other than the fact that Lot 1 is expected to be acquired by CCA contingent upon zoning approval.

STATEMENT OF UTILITIES/INFRASTRUCTURE TO BE PROVIDED

All major utilities, water, sewer and drainage are either already on or immediately adjacent to all of the Property. The attached preliminary engineering drawings detail the proposed water, sewer and drainage infrastructure that will be constructed to accommodate the proposed development of this property. Required easements for all utilities around and on the Site either already exist or will be provided by Plat or separate instrument as necessary.

Regarding roadway infrastructure, CCA intends to improve Wayne Drive for its entire length of frontage. The existing asphalt roadway will be widened from the centerline to the west to form ½ of the required 31' B-B City Street Section. In other words, CCA will build a 15.5' street section along its side of the existing Wayne Drive. A 4' sidewalk will be constructed along the west right-of-way of Wayne Drive for its entire length along the CCA frontage. CCA would also entertain entering into a City-Developer Agreement to reconstruct Wayne Drive along the entire school frontage from its existing state to a full width 36' B-B street section to allow on-street parking. CCA would be willing to contribute the funds for 15.5' width of the roadway while the City pick up the cost for the remaining 20.5' width.

Recent improvements to Cheek Sparger Road have already been made by CCA as required by the earlier PUD-C.

IMPACT FEES:

Granting of this request will not introduce additional students to this location. The classrooms in Phase 1 will replace the existing classrooms currently located in the Portable Buildings. No net increase in impact will be felt from these improvements as we

EXHIBIT "C"- Statement of Planning Objectives Continued

are simply relocating existing students into the new, larger classroom and appropriate educational spaces.

By this application we are requesting following consideration and adjustment on the applicable impact fees:

- 1) Roadway Impact and Perimeter Street Fees: Full impact fee credit allowed for the amount of road way improvement both to Wayne Drive as illustrated in this request as well as the previous substantial improvements along Cheeksparger Drive. We request that the required street and sidewalk construction be limited to what is shown on our Site/Concept Plan and related engineering plans.
- 2) Parkland Dedication Fees: We understand that Parkland Dedication Fees do not apply to this development.
- 3) Water and Sanitary Sewer (Builder) Impact Fees: Full impact fee credit shall be allowed for the installation of the new 8" water line along the full length of property along Wayne Drive. This water line is replacing an existing 2" water line. Again, the impact from the introduction of these new classroom buildings will be totally offset by the elimination of the impact now present with the portable classroom buildings to be removed from site.
- 4) Tree Mitigation Fees: Full tree mitigation fee credit shall be allowed mainly due to the effort taken to preserve the majority of the existing trees located at the southwest corner of the property. Over 90% of the existing trees on the overall property are to be retained.

This instrument is attached to an incorporated into the zoning application signed by the Property Owners and their representative.

EXHIBIT "D"- Building Elevations

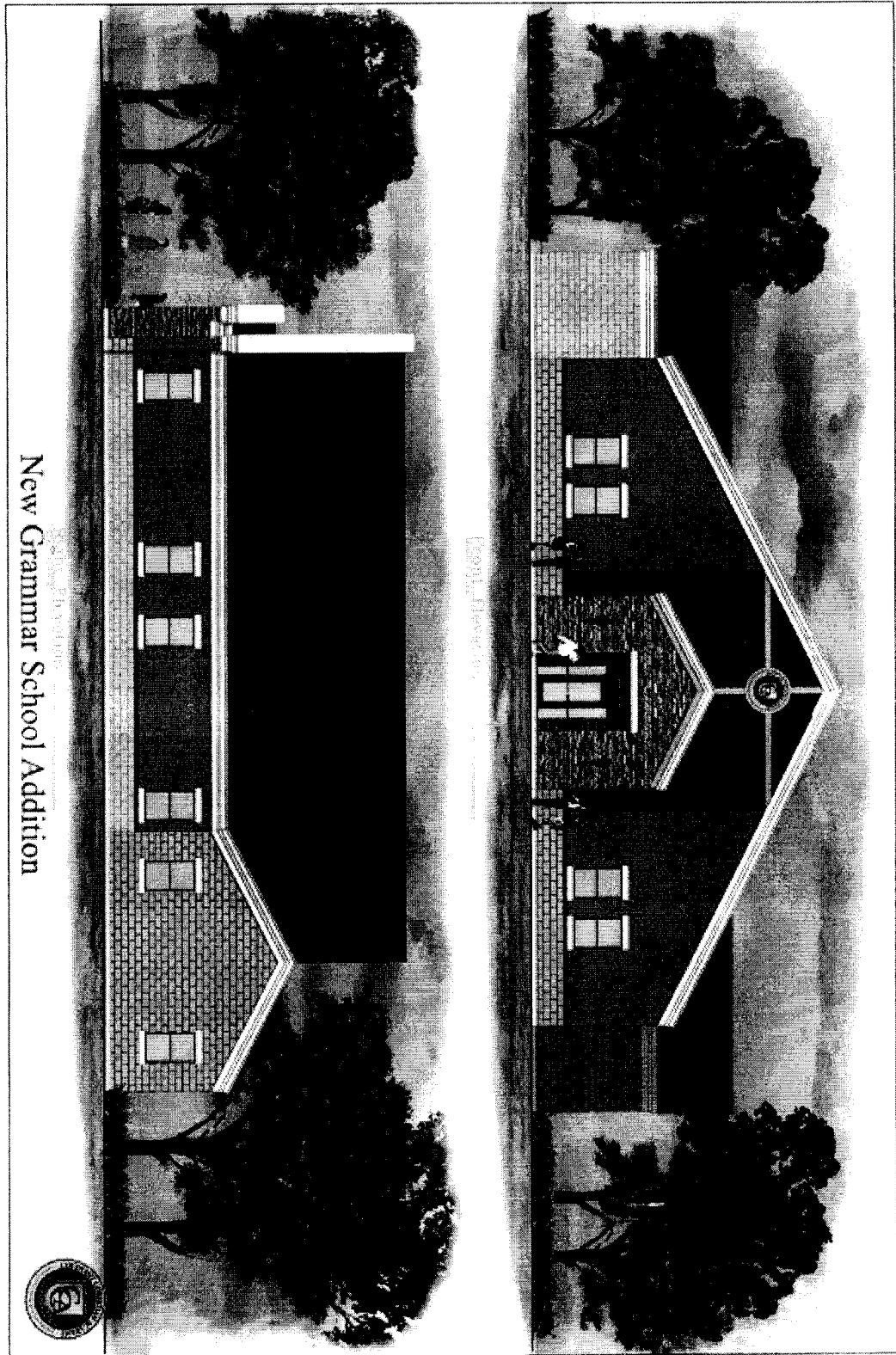
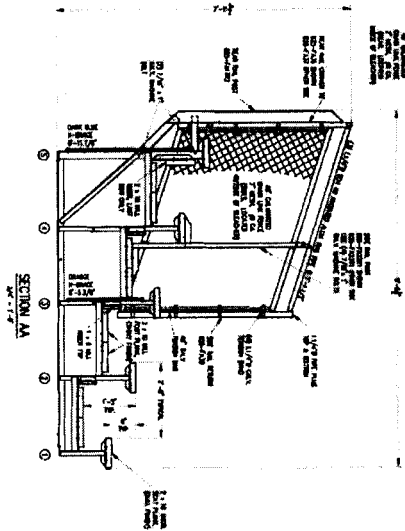
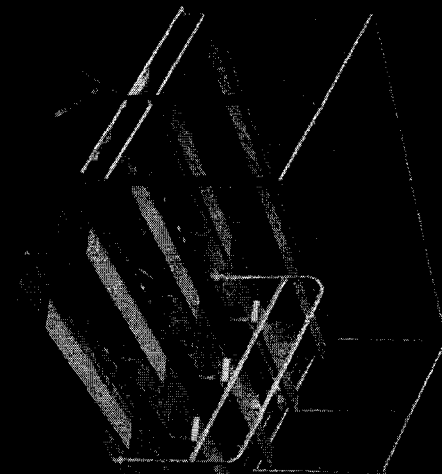
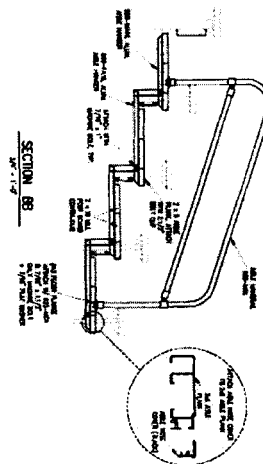


EXHIBIT "E"- Bleacher Details

Bleacher Details



18-107, Show #21 Among numerous other items, the following are included:



117-1187, 5 NEW 7 211, 4000000, 0000000 - 0000000 - 0000000

HIGHLAND
PRODUCTS GROUP LLC
2006 W. 20th AVE., SUITE 200 DENVER, CO 80202
(303) 733-6100 FAX (303) 733-6101

BLEACHER SPECIFICATIONS



HIGHLAND
Products, Inc.

3750 Hwy 101A, Ste 100, P.O. Box 5, Littleton, CO 80120
 (303) 741-1010 Fax: (303) 741-1011

ORDINANCE O-13-1876

AN ORDINANCE AMENDING ORDINANCE O-09-1725 CONDITIONS AND AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON LOT 5, BLOCK 3, SOUTHGATE ADDITION FROM THE R40-SINGLE FAMILY RESIDENTIAL DISTRICT TO THE PUD-C-PLANNED UNIT DEVELOPMENT COMMERCIAL DISTRICT; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council approved Ordinance O-09-1725 on August 18, 2009, to establish the zoning of 17.7 acres on Lot 1 and 2, Block 1, Colleyville Presbyterian Church Addition, and Lots 1, 2, 3 and 4, Block 3, Southgate Addition; and

WHEREAS, the applicant has requested an amendment to Ordinance O-09-1725 and requests to rezone Lot 5, Block 3, Southgate Addition so as to incorporate the property into the PUD authorized by Ordinance O-09-1725 under Case ZC13-004; and

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

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

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

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, among other things, to the character of the districts and their peculiar suitability for particular uses, with a

view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by amending Ordinance O-09-1725.
- Sec. 3. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning of Lot 5, Block 3, Southgate Addition from the R40-Single Family Residential District to the PUD-C-Planned Unit Development Commercial District, as depicted in the attached Exhibit "A".
- Sec. 4. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 5. THAT the above described tract of land shall be subject to the following conditions:

1. SITE PLAN AND PLATTING

- a. The development of this property shall be generally consistent with Exhibit "B" and Exhibit "C".

- b. Prior to the issuance of any building permit involving Lot 5, Block 3, Southgate Addition, a replat of the subject properties must be submitted and approved such that Lot 5, Block 3, Southgate Addition is incorporated into the Covenant Christian Academy Addition.

2. PERMITTED AND PROHIBITED USES

- a. Section 5(3)3 of Ordinance O-09-1725 is deleted and is replaced with the following:

Private elementary, secondary and high school not to exceed 855 students total.

3. BUILDINGS AND SITE PLAN APPROVAL

- a. This section shall repeal Section 5(4)a of Ordinance O-09-1725. The following buildings shall be allowed as described below and depicted and described on Exhibits "B" and "C".
 - 1. Addition of 42,400 square feet to the secondary school building (Redeemer Hall)
 - 2. Addition of 27,000 square feet to the administration building (Nissi Hall)
 - 3. Addition of a 50,000 square foot gymnasium
 - 4. New baseball stadium and parking garage
 - 5. Expansion to existing football/soccer field
 - 6. All buildings and improvements existing on the date of adoption of this Ordinance within the boundaries of this PUD-C-Planned Unit Development Commercial District
 - 7. New 40,000 square foot, two-story church facility on the western portion of Lot 1R, Colleyville Presbyterian Church Addition on the Planned Unit Development Property
- b. Prior to construction, the baseball stadium, baseball lighting, parking garage, expansion to the existing football/soccer field shown above and football/soccer field lighting shall require the approval of a detailed site plan and building elevations. The detailed site plan submission shall, at a minimum, meet the requirements of Section 3.23 J.K.6. of the Land Development Code, be consistent with this Ordinance, and may also be required to show additional conditions provided in Section 3.23 M.b. of the

Land Development Code. Further, such detailed site plan(s) shall be considered as a legislative approval, subject to the sole discretion of City Council upon the recommendation of the Planning and Zoning Commission.

- c. All buildings shall, at a minimum, meet the building design and masonry requirements of Chapter 6-Building Design in the Land Development Code.

4. PARKING

- a. Prior to the final inspection of any building expansion or construction described Section 3, there shall, at a minimum, be adequate on-site, off-street parking spaces provided to accommodate the maximum enrollment of 855 students.
- b. Section 5(6)a of Ordinance O-09-1725 is hereby deleted.

5. LANDSCAPING AND BUFFERING

- a. The development shall provide a minimum of 35 percent of open space. This section shall replace and supersede Section 5(8)a of Ordinance O-09-1725.
- b. Section 5(8)c of Ordinance O-09-1725 is hereby deleted.
- c. Prior to the final inspection of the construction of the the new baseball stadium, there shall be a minimum of 360 caliper inches of trees planted on the subject property. Prior to the final inspection for any building construction authorized by this ordinance, there shall be a minimum of 270 caliper inches of trees planted on the subject property. All new trees planted within this development, whether required or not, shall be a minimum of four (4) inches in caliper width. At its election, the property owner may cause or pay for new trees of a minimum of three (3) inches in caliper width to be planted adjacent to the Planned Unit Development District on the residential lots in neighboring Bedford as part of the natural screen between those lots and the uses in the Planned Unit Development District. The total caliper width in inches of any such trees planted on the Bedford lots will also be credited to the total number of caliper inches of trees required in the PUD Planned Unit

Development District.

- d. All landscaping within this development shall meet the minimum requirements of Chapter 4-Landscaping and Buffering in the Land Development Code, except where amended herein.

6. FENCES AND SCREENING

- a. Section 5(10) of Ordinance O-09-1725 is hereby deleted.
- b. All required screening shall meet the minimum requirements of the Land Development Code

7. TRAFFIC IMPACT

- a. Prior to the issuance of any building permit applied for after the effective date of this ordinance, either a new or amended traffic impact analysis (TIA) shall be submitted and approved by City Council. Said TIA shall, at a minimum, address the development authorized by this ordinance and depicted in Exhibit "B".

Sec. 6. 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. 7. 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. 8. 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. 9. 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. 10. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

Sec. 11. THAT Ordinance O-09-1725 shall remain in full force and effect, except where amended by this ordinance.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of June 2013.

The second reading and public hearing being conducted on the 18th day of June 2013.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2013.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit “A” –Location and Zoning Map

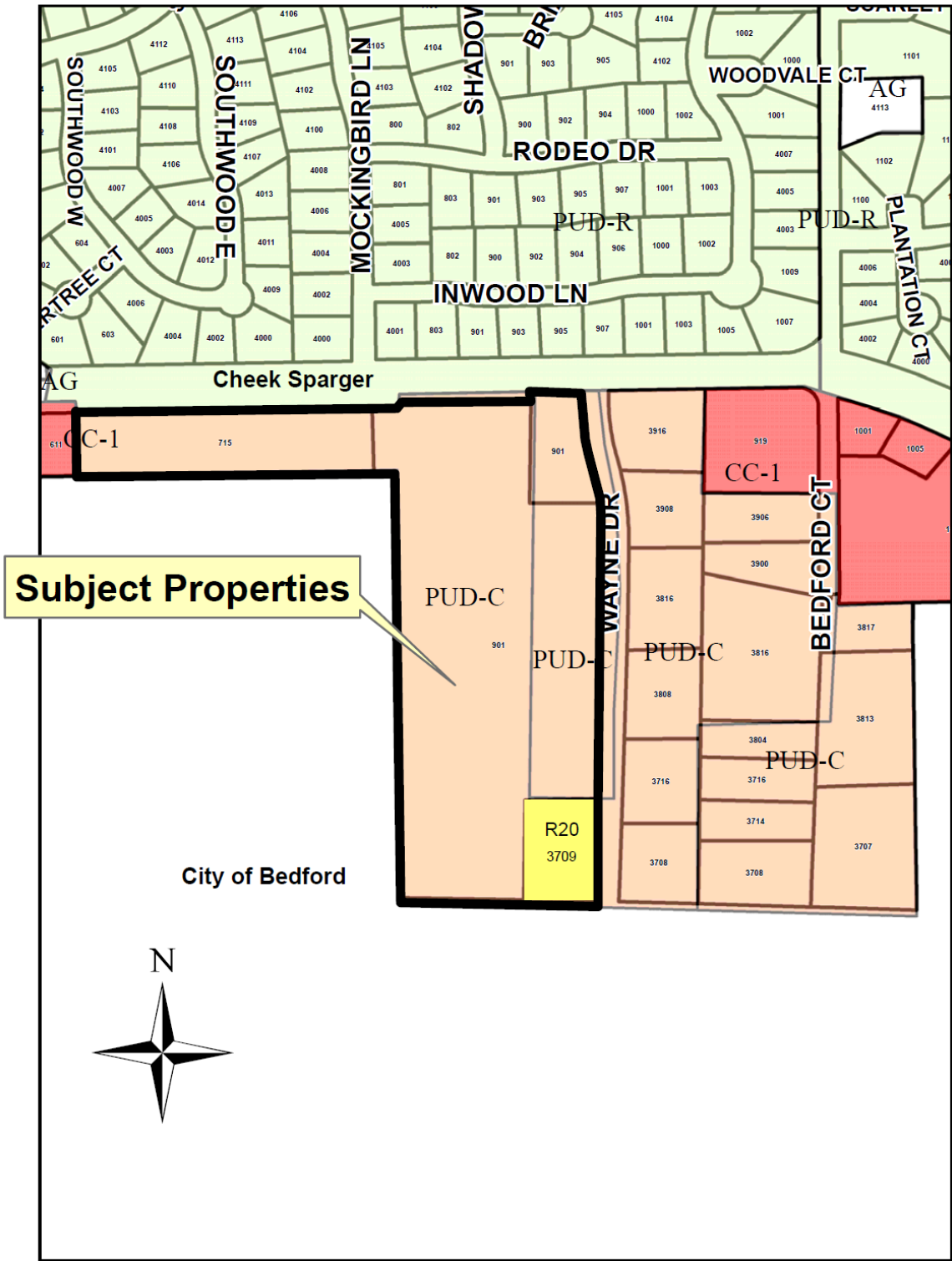


Exhibit “B” – Statement of Planning Objectives

Supporting Documents:

Statement of Planning Objectives:

Covenant Christian Academy (CCA) and Colleyville Presbyterian Church (CPC) have developed this campus plan to:

- Provide on-campus structures and athletic facilities projected to meet the foreseeable long-term needs for the programs of the school and church without acquiring more land
- Develop a comprehensive plan that seeks to eliminate the need for future PUD amendments and seek approval with the utmost transparency
- Develop facilities that provide tremendous beauty and function for the surrounding community
- Align the School’s needs with the City of Colleyville’s Master plan
 - Provide additional ball fields in Colleyville
 - Make our southern corner of Colleyville a great destination that positively contributes to our city’s economic development
- Consider and provide reasonable solutions for the concerns of our neighbors in the design of the campus

The Church moved to her current campus in 1978. The next year the Church developed plans for a Christian school. Covenant Christian Academy began classes in August of 1980. The Church and school continued to grow. CCA’s first graduating class received their diplomas in 1992. Both the Church and the school are proud to be long-standing Colleyville institutions. Since that beginning, a large number of Colleyville residents have become part of the CCA family. CCA has repeatedly considered different campus locations over the last thirty years. More than a dozen sites have been reviewed for some or all of the needed school facilities over the last fourteen years. Deliberate and considered acquisition of adjoining property has consistently been our best option. With the approval of the Heritage Farms senior living project on the only adjoining undeveloped property, CCA must now look to its current property to meet all of its future facility needs.

In the past, particularly in CCA’s prior development and zoning dealings with the City, CCA has been restricted by limited financial resources, deed restrictions on the former residential lots along Wayne Drive and uncertainty about the amount of land that would comprise our ultimate campus. Though the school had a clear identity and goals as an educational institution, these have lacked the necessary land and physical infrastructure to fully flourish. Additionally, the school has not had the administrative bandwidth to thoroughly plan in the past. The acquisition of all of the former residential lots on the west side of Wayne Drive, removal of the former deed restrictions on those lots, growth in financial resources and consistent institutional growth and maturity has significantly altered these limitations.

CCA’s mission is to provide a Biblically based, classical, college-preparatory education that inspires a passion for excellence, and heart of grace, and the character of Christ. Initiatives founded on this mission are filtered through a set of core values:

1. Imparting a Distinctively Christian Worldview
2. Employing a Classical, Interdisciplinary Educational Approach

Exhibit “B” – Statement of Planning Objectives (continued)

3. Pursuing the Discipline of Critical Thinking, a Lifelong Love of Learning, and an Understanding of God’s Unique Calling
4. Applying Rigorous Curricular, Instructional, and Character Standards
5. Fostering a Covenant Community Grounded in Truth and Grace
6. Promoting Financial Practices that Honor Biblical Standards of Stewardship

CCA has developed this campus build-out plan so that the physical plant of the school will better exemplify the quality educational efforts that have long occurred within her walls.

Teams of CCA administrators, teachers, staff members, parents, and students have constructed a comprehensive list of school’s facility uses. The school’s campus was then reviewed for the best possible layout to provide space for these activities. CCA administration has made dozens of revisions to the documents comprising this application based on the responses from every constituent segment of the school community, neighbors that reside around the school, city staff and leadership, and several different architects.

Enrollment at Full Build-Out

Seven years ago, CCA established a full build-out enrollment goal for the maximum number of students that the site could accommodate. Confusion about this goal has been connected to which segments of our program resided on campus. Until three years ago, CCA had leased off-site space for our Pre-Grammar School. When our lower school, Jireh Hall, was completed, we were able to unite everyone on a single campus. CCA’s current enrollment is 662. CCA’s ultimate goal is 855. The detail of this goal is listed below, which is the maximum enrollment desired by CCA. CCA believes the close-knit familial environment is a critical component of the education provided. Growing the school beyond this number negatively impacts the school’s ethos.

<u>Grade Level</u>	<u>Enrollment Cap</u>
Pre-Kindergarten 3-Year-Olds:	20
Pre-Kindergarten 4-Year-Olds:	40
Kindergarten:	60
Pre-First:	15
<u>1st – 12th (60 per Grade):</u>	<u>720</u>
Grand Total:	855

Meeting with Neighbors:

In the past, four issues have dominated neighborhood concerns: traffic, drainage, aesthetics, and noise. CCA wanted to address these concerns to the fullest extent possible, while planning for the facilities necessary to the school’s full program. As a result, the school hosted five meetings with the neighbors in both Colleyville and Bedford. CCA sent out 2246 invitations. 1312 to Colleyville neighbors and 934 to Bedford neighbors. Leadership and staff at the cities of Colleyville and Bedford were also invited to these meetings. CCA’s Headmaster and Facilities Director met with the Board of Saddlebrook’s Home Owners Association. CCA also met with the Executive Board of the Colleyville Chamber of Commerce. Each meeting included a clear exposition of the current campus build-out plan as well as time for questions and feedback. The resulting feedback was very useful in further modifying the plan. One

Exhibit “B” – Statement of Planning Objectives (continued)

major change, explained below, was a direct result of these meetings. CCA is thankful for the contribution our neighbors have made to this campus plan.

Mitigating Concerns:

Traffic:

CCA is presently at 78% of full capacity. CCA has room for measured, not dramatic growth. The proposed campus plan will improve the flow of traffic on Cheek Sparger Road during our drop-off and pick-up times. The plan significantly increases capacity for internal cueing of traffic. The number of drop-off points increases and there is an additional lane through campus. There is also a dramatic increase in parking. The school currently has 218 parking spaces. The plan increases this number to 660, with 604 on the CCA site and an additional 56 on the CPC site. While development codes require only the parking necessary for a facility's primary use, CCA wants to accommodate parking for the highest capacity events held on campus, now or in the future. Perhaps, the most impactful element for mitigating traffic issues is not on campus at all. CCA has willingly participated in the effort to create a round-about at the intersection of Cheek Sparger Road and Bedford Road. This feature will protect and facilitate the flow of the road even at peak times.

Drainage:

CCA mitigated drainage issues on the north end of campus during the last phase of construction. The school's retention pond is attractive, effective, and sustainable. The pond is fed from a well and is used to irrigate the campus. This maintains the lovely aesthetic. The campus plan calls for two more retention ponds. These will care for drainage concerns caused by additional rooflines at the currently undeveloped south end of campus. These efforts combined with the work of Heritage Farms “down-stream” from CCA should serve to mitigate routine drainage issues.

Aesthetics:

CCA and CPC have both made significant strides over the last five years. The portables that were not desirable to neighbors, the church, and the school are long gone. Each new facility has brought an increased regard for beauty. The older facilities have been repainted and remodeled to improve curb appeal. CCA's campus is now a lovely corner of Colleyville. The school is committed to this continued effort.

With respect to the plan in this application, lights and looming rooflines were two concerns we heard from our neighbors. To meet the long-term needs for athletic competition, CCA has an express need for lighted fields. Colleyville's Master Plan delineates the City's need for additional ball fields. Even the Colleyville Youth Associations echo this sentiment. In an effort to balance these seemingly oppositional criteria, CCA has approached the need with the utmost consideration for the potential impact on neighbors. As a result, CCA is agreeing to zero bleed-over lights for both the baseball and soccer/football facilities. This technology, while expensive, is impressively effective. These lights cost about 57% more than traditional lights but they produce the necessary illumination for competition with zero foot-candles of light at the campus boundary. This effect is true even without the additional buffer

Exhibit “B” – Statement of Planning Objectives (continued)

of trees. The looming roofline concerns have been largely mitigated by a roofless building design for the soccer/football field. This design blocks direct light from our neighbors while providing a much lower roof profile. It also provides some environmental relief to spectators.

CCA is assigning significant funds for landscaping. All of the feedback provided to the school has included the appreciation of trees. The school’s landscape plan includes 90 four-inch caliper trees. As part of this addition, the school has offered to plant live oak trees on 30-foot centers in the back yards of neighbors that adjoin CCA’s campus. CCA will be a largely forested campus. These trees will outline the campus as a whole and the competition facilities in particular. Ultimately, CCA’s campus will significantly contribute to Colleyville’s commitment to provide premier parks, open spaces, and neighborhood connectivity.

Noise:

The plan includes several components designed to mitigate noise. Some already mentioned are: low profile roofs that go behind and above spectators on both of the competition fields, additional trees at the boundaries, and additional buildings that impede the path of sound. The plan also lowers the entire soccer/football field which will further mitigate noise. The parking structure will effectively put parking and batting cages underground, which will reduce noise. The sound systems for the competition fields will not use large speakers hung on poles, but rather small speakers imbedded in the roofline above the spectator areas or in the rails in front of spectators. These will be directed at the spectators so that the volume is much lower and noise spill-over is minimized.

Unique Facilities:

A Parking Structure with a Competition Baseball Field Above:

CCA enjoys a significant rise of land on the south end of our campus. The highest point on campus is toward the southern end of our western boundary line. The topography falls over 30 feet as one moves to the east. This southwest area is also heavily treed. This environment allowed for a one-level parking garage with a full competition baseball field on top. The parking is largely hidden from view, recessed into the hill, and the baseball field is both lovely and sustainable. The state-of-the-art turf field incorporates recycled water bottles to provide a cooler playing surface that is more enjoyable for athletes and friendlier to our environment. This design provides more open space while retaining the forested boundaries. An existing playground is located next to the baseball facilities and under the trees, allowing children to play in a pleasant and secure setting while parents watch a game. The whole facility is nestled among the existing trees.

Roofless Building for Soccer and Football Competitions and Track Practice:

CCA had considered a strictly outdoor facility and a fully indoor competition field, but the best option was not considered until we received feedback from our nearest neighbors. Their concerns about a looming roofline led to this unique approach. The lights are positioned to eliminate spillage onto neighboring properties. Smaller speakers will be located to focus sound toward the spectators. The resulting decibel level is much lower than typical high school facilities. This facility maintains beautiful open space while still mitigating lights and noise. It will produce a unique facility attractive as an event destination.

Exhibit “B” – Statement of Planning Objectives (continued)

Development Schedule:

CCA and CPC’s campus master plan is comprehensive, carefully designed, and represents a long-term commitment to the Colleyville community. Given the school’s policies on debt, the typical goal for a capital campaign, and the length of time required to run these campaigns, CCA expects the build-out of this campus to take 25 years. This schedule can be accelerated if sizable donations come in quickly, but 25 years is a reasonable expectation. The following is a loose projection:

<u>Campus Component</u>	<u>Probable Opening</u>
Redeemer Hall Expansion	2017
Parking and Baseball	2022
Soccer/Football Field	2027
Nissi Hall Expansion	2032
Competition Gym	2037
Fine Arts Remodel with Theater	2038

Economic Development Information:

CCA’s Impact on the Local Economy:

CCA currently educates 662 students from 426 families. 137 of these families live in Colleyville while 289 families live in the surrounding area. 47 of the Colleyville families moved to Colleyville in order to be close to CCA. Most of the school’s families come to campus twice a day. They regularly shop and dine at Colleyville businesses. They contribute substantially to the thriving Colleyville economic community.

CCA employs 103 people. This number does not include stipend coaches or school of the arts instructors.

Sixteen CCA parents are also Colleyville business owners.

The proposed campus creates the kind of facilities that promote a destination / visitor’s economy. The school’s social, academic, artistic, and athletic events are well-attended. A significant number of these are currently held in other cities because we do not have a campus venue for them.

Private Schools and Quality of Life

Premier residential communities are often typified by top-flight private schools. Covenant Christian Academy is Colleyville’s only private school serving Pre-Kindergarten through 12th graders. CCA has a tremendous reputation and draws new residents to Colleyville.

Traffic Impact Analysis:

CCA has conducted several TIAs over the years. Cirrus Health recently conducted an extensive study of the area for their Heritage Farms development which will be situated across Wayne Drive from CCA.

CCA administration has contacted the engineer, Mark Goode, who conducted this most recent study. He will work with CCA and the City of Colleyville to conduct any supplemental work that is required.

Exhibit "C" – Conceptual Site Plan





City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 5c

Agenda Date 06/18/2013

Number Ordinance O-13-1877

Type Ordinance

Department Community Development

Title

Consideration for a Special Use Permit for on-premise consumption of alcoholic beverages on Lot 1R1, Block 1, of the Market Addition, located at 5005 Colleyville Boulevard, Suite 240, Case ZC13-005

Explanation

Second Reading and Public Hearing

There were no speakers regarding this request at the June 4, 2013 City Council meeting.

First Reading and Public Hearing

The applicant, Didier Viriot, has submitted a request for a Special Use Permit (SUP) to allow alcoholic beverage sales for on-premise alcohol consumption at 5005 Colleyville Boulevard, Suite 240. The subject property is zoned CC1-Village Retail and is comprised of different businesses and vacant space totaling 21,648 square feet. The proposed space will be developed as a restaurant. Alcoholic beverage sales for on-premise consumption are allowed in the CC1-Village Retail zoning district with the approval of an SUP.

Existing Conditions. The subject business will occupy 4,540 square feet of a suite on the eastern portion of the building that was recently an interior design business and before that, a restaurant. Currently, there are retail and office uses occupying neighboring suites, along with some vacant space.

Proposed Restaurant. The applicant is proposing to open a new restaurant named Citrus Bistro. The applicant is in the planning stages of remodeling the restaurant, with submittal for an application for a building permit pending. The proposed site plan, floor plan, and economic development information have been added to the agenda briefing.

Parking. The Land Development Code requires one parking space per 200 square feet of gross floor area for a restaurant use. Given the size of the proposed restaurant, the applicant is required to have 46 parking spaces and currently 152 parking spaces exist for the entire development, therefore, the use meets the requirements of the Land Development Code.

The remaining use of the property is a mix of office and retail uses. The Land Development Code requires one (1) parking space per 200 square feet for general

retail use, and one (1) parking space per 300 square feet for general office use. Using the most restrictive ratio of one (1) space for every 200 square feet, the required parking for the entire property is 108 parking spaces.

On-Premise Consumption. The proposed SUP would authorize the sale of alcoholic beverages for on-premise consumption. The request is intended to serve a proposed restaurant use. The applicant is proposing the hours of operation to be: Monday through Thursday, 11:00 a.m. to 10:00 p.m.; Friday and Saturday, 11:00 a.m. to 12:00 a.m.; and Sunday 11:00 a.m. to 3:00 p.m.

Distance Requirements. The City of Colleyville Code of Ordinances requires businesses that serve alcoholic beverages to be located at least 300 feet away from a church, school, or public hospital. The distance is measured from property line to property line for schools, and from front door to front door along the street front property lines for churches and hospitals. The property is in compliance with this requirement.

Master Plan. The Colleyville Master Plan designates the future use of this area for retail and commercial land uses. This request is consistent with the goals and objectives of the Master Plan.

Surrounding Development Trends. The adjacent property to the south is zoned CC1-Village Retail and is developed as a restaurant. To the north, there are similar uses to the subject property, also zoned CC1-Village Retail. Across Colleyville Boulevard, to the west, is a development of retail and office uses zoned CC1-Village Retail and PUD-C-Planned Unit Development Commercial. Property to the east includes other similar uses to the subject property zoned CC1-Village Retail and properties zoned R20-Single Family Residential.

Public Notification. Staff notified 47 property owners within 500 feet of the subject property regarding this request. Notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. Staff has received no correspondence for this request.

Planning and Zoning Commission Recommendation. The Planning and Zoning Commission recommended approval of this request at the May 13, 2013 meeting by a vote of 7-0.

Summary. The proposed SUP would authorize the sale of alcoholic beverages for on-premise consumption. The Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership, or upon termination of the Certificate of Occupancy. The restaurant will be required to meet the 60 percent food versus 40 percent maximum alcohol sales requirement in the Code of Ordinances. The property satisfies the distance requirements to churches, schools, and public hospitals.

Financial Impact

The City of Colleyville will receive income from mixed beverage sales tax.

Recommendation

Approval with the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant use only.
- b. The name of the business authorized for on-premise alcohol sales by this Special Use Permit shall be called "*Citrus Bistro*" and shall not exceed 4,540 square feet.
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership, or upon the expiration or termination of the Certificate of Occupancy.
- d. The establishment shall be required to meet the 60 percent food versus 40 percent maximum on-premises alcohol sales requirement in the City of Colleyville Code of Ordinances.

2. HOURS OF OPERATION

- a. The hours of operation shall be as follows:
 - Monday through Thursday: 11:00 a.m. to 10:00 p.m.
 - Friday and Saturday: 11:00 a.m. to 12:00 a.m.
 - Sunday: 11:00 a.m. to 3:00 p.m.

Attachments

1. Location and Zoning Map
2. Notification List
3. Aerial
4. Buffer Map
5. Statement of Planning Objectives
6. Floor Plan
7. Ordinance O-13-1877

[illegible]

Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner_Zip	Situs Address
Thompson, John E	5017 Montclair Dr	Colleyville	Texas	76034	905 Old Glade Rd
Nobel Source Company Llc	640 S Hill St Ste 341	Los Angeles	California	90014	800 Glade Rd
Zell Three Inc	1190 Explorer St	Duncanville	Texas	75137	700 GLADE RD
Noblit, Don Etux Barbara	PO Box 820895	Fort Worth	Texas	76182	4913 Colleyville Blvd
Y2Kitchen Properties Llc	5003 Colleyville Blvd	Colleyville	Texas	76034	710 Glade Rd
King, Dale L	PO Box 371	Colleyville	Texas	76034	5000 Oak Timbers Ct
Collins, Richard F	5004 Oak Timbers Ct	Colleyville	Texas	76034	5004 Oak Timbers Ct
Gibson, Norman C & Doris A	113 Timberline Dr S	Colleyville	Texas	76034	5104 Thompson Terr
Pleasant Run Holdings Llc	5115 Collyville Blvd	Colleyville	Texas	76034	5115 Colleyville Blvd
Bbtt Llc	6308 Remington Pkwy	Colleyville	Texas	76034	5100 Thompson Terr
Buchwald, Rudolph W III	1309 Ashford Ct	Colleyville	Texas	76034	5101 Colleyville Blvd
Bojku, Afrim	5309 Collyville Blvd	Colleyville	Texas	76034	5150 Colleyville Blvd
Freed, Mickey	PO Box 54833	Hurst	Texas	76054	5013 Colleyville Blvd
Cocanougher Asset No 3 Llc	6851 NE Loop 820 Ste 110	North Richland Hills	Texas	76180	5005 Colleyville Blvd
Jpmorgan Chase Bank	-PO Box 2558	Houston	Texas	77252	5000 Colleyville Blvd
Looney, John R	3001 S Country Club Rd	Garland	Texas	75043	4917 Colleyville Blvd
Hoa - Lakewood Estates	6707 Brentwood Str Rd	Fort Worth	Texas	76112	4921 Lakewood Dr
Boney, Michael	4925 Lakewood Dr	Colleyville	Texas	76034	4925 Lakewood Dr
Village Management Ltd	8333 Douglas Ave Ste 110	Dallas	Texas	75225	47 Village Ln
Realty Capital Chase Mtc Lp	8333 Douglas Ave Ste 110	Dallas	Texas	75225	16 Village Ln
Seeley, Gerald D	35 Piazza Ln	Colleyville	Texas	76034	35 Piazza Ln #38 110
Limberg, Patricia & J Gilbert	37 Piazza Ln	Colleyville	Texas	76034	37 Piazza Ln
Tutt, Dorothy	4800 Bedford Rd	Colleyville	Texas	76034	4800 Bedford Rd
McNosky, Anthony T	5108 Pleasant Run Rd	Colleyville	Texas	76034	5108 Pleasant Run Rd
Gulick, Cyld E & Nancy J	5100 Oak Timbers Ct	Colleyville	Texas	76034	5100 Oak Timbers Ct
Brewer, Gladys L	5012 Oak Timbers Ct	Colleyville	Texas	76034	5012 Oak Timbers Ct
Glade Road Capital Llc	PO Box 1821	Colleyville	Texas	76034	1009 Glade Rd
Robert Salter Family Lp	209 W 2Nd St # 377	Fort Worth	Texas	76102	1105 Glade Rd
Holland, Axel Etux Ursula	1100 Jo Carol St	Colleyville	Texas	76034	1100 Jo Carol Ln
Bojku, Hajri	5309 Collyville Blvd	Colleyville	Texas	76034	5017 Thompson Terr
Windy Pine Place Lp	12815 SE Rivercrest Dr	Vancouver	Washington	98683	5005 Thompson Terr
Richard Family Limited Partner	5009 Thompson Ter Ste 102	Colleyville	Texas	76034	5009 Thompson Terr
Dunn, Rex A Etux Amanda Dunn	312 Marseille Dr	Hurst	Texas	76054	5016 THOMPSON TER
Dream Marriage Llc	2968 Harbor Cove Dr	Las Vegas	Nevada	89128	5001 Thompson Terr
Delgado, Mark Etal	5000 Thompson Ter	Colleyville	Texas	76034	5000 Thompson Terr
Dunn, Rex A Etux Amanda Dunn	312 Marseille Dr	Hurst	Texas	76054	5008 Thompson Terr
O'Brien, Pete	609 Cheek Sparger Rd Ste 120	Colleyville	Texas	76034	5004 Thompson Terr
Corvette Property Leasing Lp	1908 Stratton Ct	Colleyville	Texas	76034	5017 Colleyville Blvd
Sides, Joseph D	2911 Compton Rd	Nashville	Tennessee	37215	5113 THOMPSON TER
Tanner, Jon Donovan	5204 Coventry Pl	Colleyville	Texas	76034	5025 Thompson Terr
Naguib, Magy H Etux Gehan A T	2300 Grayson Dr Apt 1222	Grapevine	Texas	76051	5021 Thompson Terr
Hayworth, Ward O	2757 Mesquite Ln	Grapevine	Texas	76051	5016 Thompson Terr
Thompson Benjamin Etux Yee-Pin	1100 Glade Rd	Colleyville	Texas	76034	1100 Glade Rd
Quenichet, John Wayne	5005 Oak Timbers Ct	Colleyville	Texas	76034	5005 Oak Timbers Ct
Colleyville Plaza Lp	580 Decker Dr Ste 203	Irving	Texas	75062	4906 Colleyville Blvd
Wal-Mart Real Estate Bus Trust	PO Box 8050	Bentonville	Arkansas	72716	4904 Colleyville Blvd
Didier Viriot, Applicant	13010 Fall Manor Drive	Dallas	Texas	75243	Applicant

Public hearing notices were mailed
Friday, April 26th by Taci Wrisley

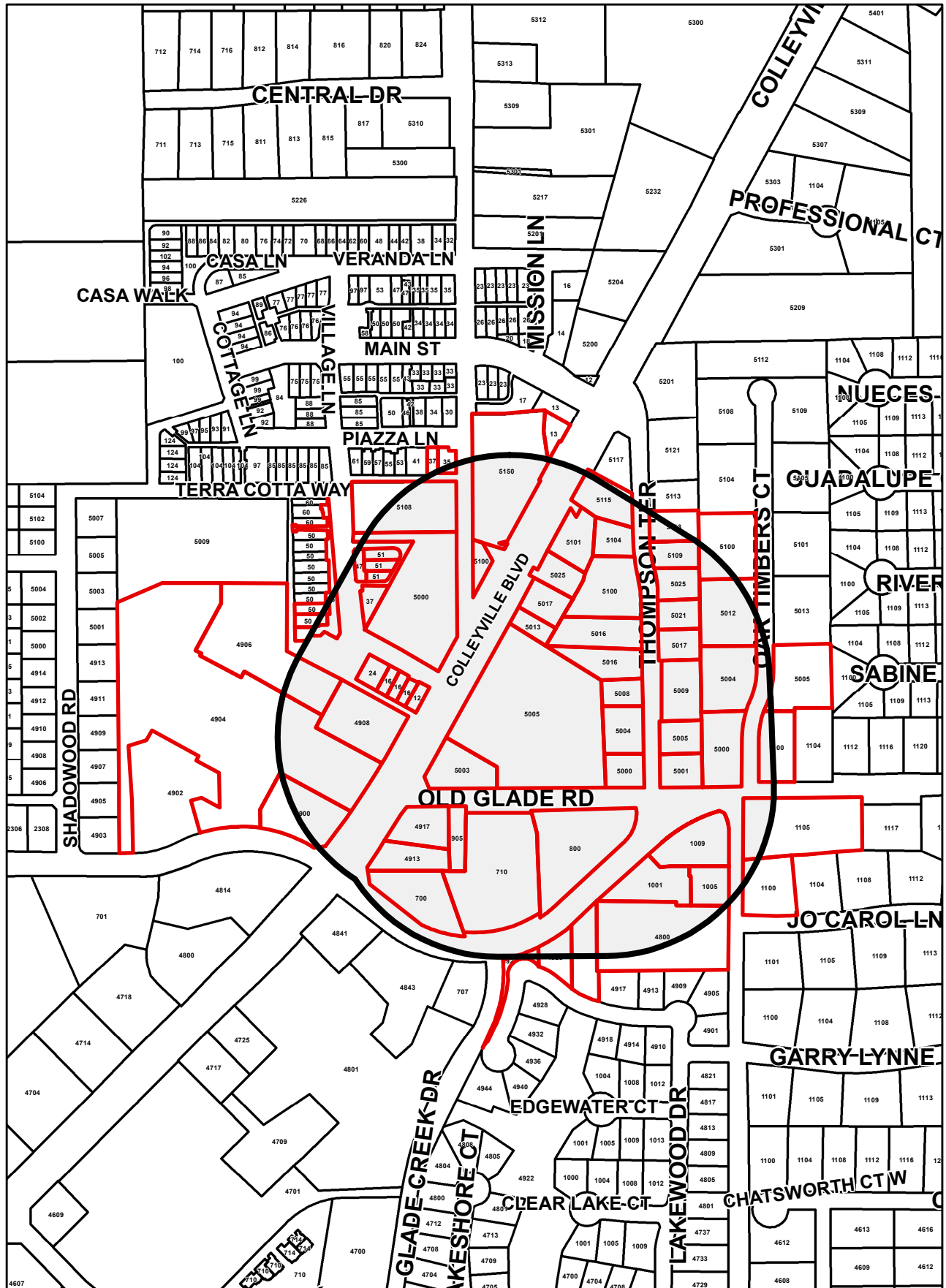
Aerial



Colleyville Blvd.

Subject Business,
Suite 240

Buffer Map



Statement of Planning Objectives

Citrus Bistro Seafood

Chef Didier Viriot, a native of Paris, France grew up in a family that has been in the restaurant business since he was born. He received his first training at the age of 14 in his father Chef Bernard Viriot's restaurant in Ibiza, Spain. Chef Dider Viriot worked in the most popular restaurants in Europe including Atonium, Mocador, and Mon Manege a toi in Belgium.

In 1981, Chef Didier decided to follow his dad in the USA where he worked in several French restaurants in Dallas, Texas before opening his own wholesale bakery called "CD Bakery."

Dider sold his bakery and relocated to Illinois where his brother Chef Jean-Marie Viriot was working as an executive chef at the Crystal Lake Country Club. Dider worked there as a pastry chef for a few years before he signed a contract to open a bakery in San Jose, Costa Rica.

Didier went back to Dallas and started working for Pompano Seafood in Dallas, Texas. In 2009, Chef Dider took over Pompano and started Citrus Bistro Seafood.

The same year, Citrus Bistro was recognized as one of the ten best new restaurants in DFW by the Dallas Morning News. In 2010, Texas Monthly named Citrus Bistro one of their favorite new restaurants.

Citrus Bistro features fresh seafood from all over the world expertly prepared per Chef Didier. In addition to the unique seafood menu, Citrus Bistro also offers beef, veal, lamb and poultry. Bread and specialty desserts are all made in house.

The creativity and originality of the cuisine by Chef Didier make Citrus Bistro imitable. Citrus Bistro wants to offer a new experience of seafood to the people of Colleyville.

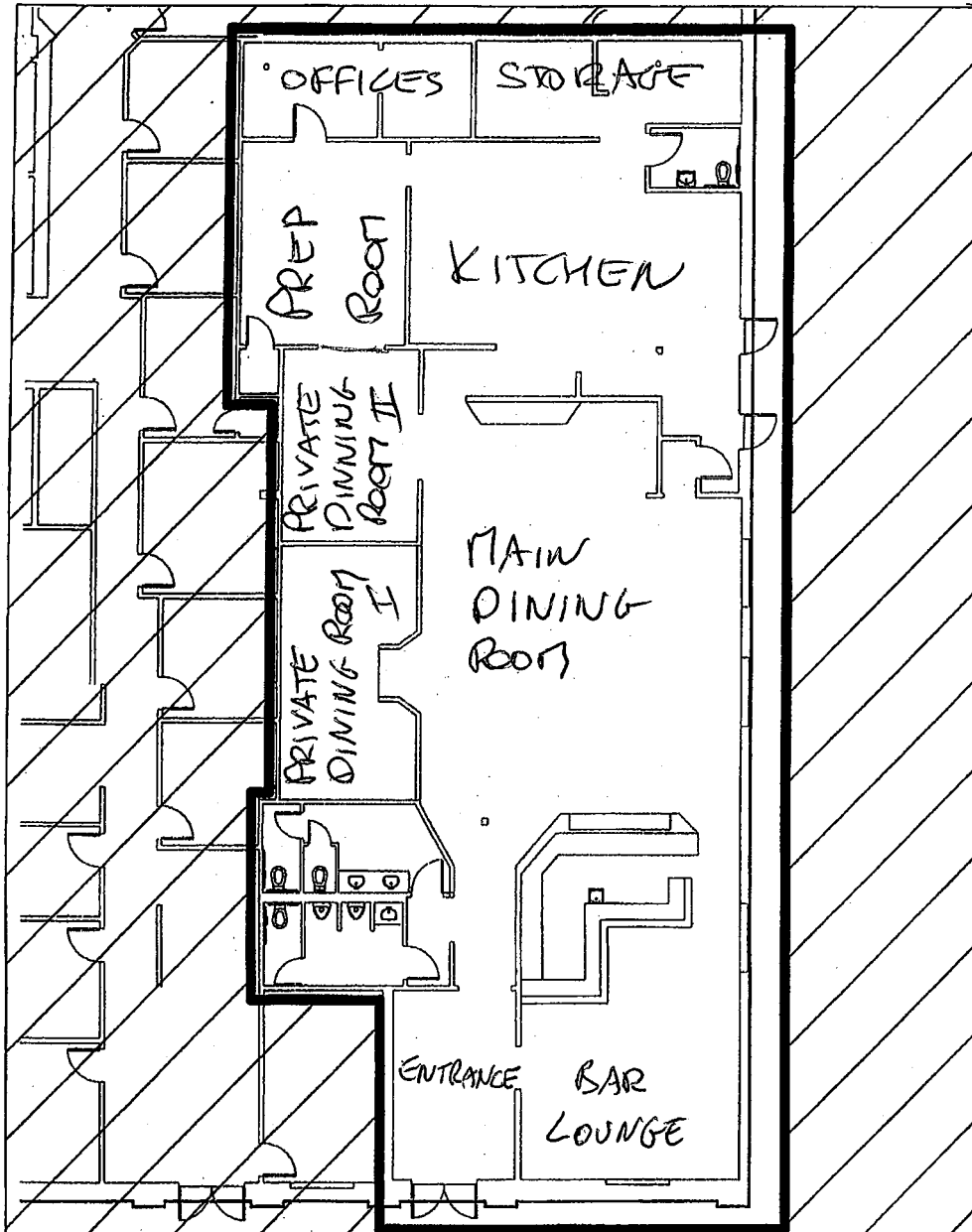
Our friends and guests are our family. Citrus Bistro has been known as a family restaurant. From Chef Didier to the waiters to our guests, we are one family. We wish to extend the Citrus Bistro family concept to the beautiful City of Colleyville.

Floor Plan

EXHIBIT A-1

FLOOR PLAN OF PREMISES

4540 sq/ft Restaurant Space - 5005 Colleyville Blvd



ORDINANCE O-13-1877

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF LOT 1R1, BLOCK, 1 OF THE MARKET ADDITION, LOCATED AT 5005 COLLEYVILLE BOULEVARD, SUITE 240 BY AUTHORIZING A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for on-premise consumption of alcohol under Case No. ZC13-005; and

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

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

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

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on Lot 1R1, Block 1, of the Market Addition, located at 5005 Colleyville Boulevard, Suite 240 by authorizing a Special Use Permit for the sale of alcoholic beverages for on-premise consumption, as depicted on Exhibit "A" and described in Exhibit "B".
- Sec. 3. 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. 4. 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 sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant use only.
- b. The name of the business authorized for on-premise alcohol sales by this Special Use Permit shall be called "Citrus Bistro" and shall not exceed 4,540 square feet.
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in

ownership or upon the expiration or termination of the Certificate of Occupancy.

d. The establishment shall be required to meet the 60 percent food versus 40 percent maximum on-premises alcohol sales requirement in the City of Colleyville Code of Ordinances.

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

2. HOURS OF OPERATION

a. The hours of operation shall be as follows:

Monday - Thursday: 11:00 a.m. - 10:00 p.m.

Friday – Saturday: 11:00 a.m. – 12:00 a.m. (Midnight)

Sunday: 11:00 a.m. – 3:00 p.m.

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 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. 7. 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. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of June 2013.

The second reading and public hearing being conducted on the 18th day of June 2013.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2013.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelly
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

[illegible]

Exhibit “B” – Statement of Planning Objectives

Chef Didier Viriot, a native of Paris, France grew up in a family that has been in the restaurant business since he was born. He received his first training at the age of 14 in his father Chef Bernard Viriot's restaurant in Ibiza, Spain. Chef Dider Viriot worked in the most popular restaurants in Europe including Atonium, Mocador, and Mon Manege a toi in Belgium.

In 1981, Chef Didier decided to follow his dad in the USA where he worked in several French restaurants in Dallas, Texas before opening his own wholesale bakery called “CD Bakery.”

Dider sold his bakery and relocated to Illinois where his brother Chef Jean-Marie Viriot was working as an executive chef at the Crystal Lake Country Club. Dider worked there as a pastry chef for a few years before he signed a contract to open a bakery in San Jose, Costa Rica.

Didier went back to Dallas and started working for Pompano Seafood in Dallas, Texas. In 2009, Chef Dider took over Pompano and started Citrus Bistro Seafood.

The same year, Citrus Bistro was recognized as one of the ten best new restaurants in DFW by the Dallas Morning News. In 2010, Texas Monthly named Citrus Bistro one of their favorite new restaurants.

Citrus Bistro features fresh seafood from all over the world expertly prepared per Chef Didier. In addition to the unique seafood menu, Citrus Bistro also offers beef, veal, lamb and poultry. Bread and specialty desserts are all made in house.

The creativity and originality of the cuisine by Chef Didier make Citrus Bistro imitable. Citrus Bistro wants to offer a new experience of seafood to the people of Colleyville.

Our friends and guests are our family. Citrus Bistro has been known as a family restaurant. From Chef Didier to the waiters to our guests, we are one family. We wish to extend the Citrus Bistro family concept to the beautiful City of Colleyville.



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 5d
Type Ordinance
Department City Manager

Agenda Date 06/18/2013

Number Ordinance O-13-1878

Title

Consideration of an ordinance adopting the Rate Schedule "RRM-Rate Review Mechanism" for Atmos Energy Corporation, Mid-Tex Division

Explanation

Second Reading and Public Hearing

There were no speakers regarding this item during the June 4, 2013 City Council meeting.

First Reading and Public Hearing

The City of Colleyville, which is an original jurisdiction city, along with 154 other cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex agreed to implement an annual rate review mechanism for Atmos Mid-Tex, known as the Rate Review Mechanism ("RRM"), as a temporary replacement for the statutory mechanism known as GRIP (the "Gas Reliability Infrastructure Program"). This first RRM tariff expired in 2011, and although ACSC and Atmos Mid-Tex met many times to attempt to reach an agreement on a renewed or replacement tariff, they were unable to do so. Atmos Mid-Tex filed a full rate case in 2012. The resulting rates were approved by the Railroad Commission in December 2012 in G.U.D. No. 10170.

ACSC and the Company have since renewed discussions to develop revisions to the RRM tariff, and have reached a tentative agreement on the form of the RRM tariff to be in effect for a four-year period from 2013 to 2017. If the RRM process is to continue to function as a substitute for the GRIP process, cities that exercise original jurisdiction must adopt a tariff (ordinance) that authorizes the process. The ACSC Executive Committee and ACSC legal counsel recommend approval of the new RRM tariff by all ACSC member cities. The purpose of attached proposed Ordinance O-13-1878 is to approve the RRM tariff ("Attachment A") that reflects the negotiated RRM process.

RRM Background

The RRM tariff was originally approved by ACSC member cities as part of the settlement agreement resolving the Atmos Mid-Tex 2007 system-wide rate filing at the Railroad Commission. The RRM process was created collaboratively by ACSC and Atmos Mid-Tex as an alternative to the legislatively-authorized GRIP rate adjustment

process. GRIP, like the RRM, is a form of expedited rate relief for gas utilities that avoids the long and costly process of a full rate filing. However, ACSC opposes the GRIP process because it constitutes piecemeal ratemaking, does not allow any review by cities of the reasonableness of capital expenditures, and does not allow participation by cities in the Railroad Commission's review of the annual GRIP filings, or recovery by cities of their rate case expenses. The Railroad Commission undertakes only an administrative review of GRIP filings (instead of a full hearing) and the rate increases go into effect without any material adjustments. In ACSC's view, the GRIP process unfairly raises customers' rates without any real regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual adjustment as a substitute for GRIP filings.

Reasons Justifying Approval of the Negotiated RRM Tariff

In the opinion of ACSC's Executive Committee, the RRM process is a better deal for customers than the GRIP process. Atmos Mid-Tex has stated if it were to file for a rate adjustment in 2013 under the GRIP provisions, it would request approximately \$5 million more in rate relief than it plans to request in a filing under this revised RRM tariff. ACSC assumes that is because the GRIP process only evaluates changes to capital investment. The RRM process looks at revenues (that may be increasing) and expenses (that may be declining), as well as capital investment.

Additionally, the statute authorizing the GRIP rate adjustment process allows the Company to place the entirety of any rate increase in the unavoidable monthly customer charge portion of its rates. If the Company were to file for an increase under the GRIP provisions, the entire amount of the increase would be collected through the fixed portion of the bill, rather than the volumetric charge that varies by a customer's usage. Between 2007 and 2012, ACSC was able to negotiate rate design results that constrained residential customer charges to the \$7.00 to \$7.50 range. However, in response to the full rate case filed by Atmos Mid-Tex in 2012, the Railroad Commission raised the monthly base residential customer charge from \$7.50 to \$17.70 (effective January 1, 2013) as a part of its December 2012 decision in G.U.D. No. 10170. This decision raised the base residential customer charge by \$10.20 per month. However, the consumption charge per Mcf (1,000 cubic feet of gas) was lowered from \$2.5116 to \$0.4172. Consequently, a residential customer's bill may be higher or lower depending on their usage. Most residential customers would see a higher bill during the summer months when usage is low, but perhaps a lower bill during a few peak winter months. Over the course of a year, costs are expected to be higher for residential customers.

The Company has agreed that for the first filing under the revised RRM tariff, there will be no increase to the current residential customer charge of \$17.70. Thus, some of the primary benefits of the attached RRM tariff are that it moderates the impact of rate adjustments on residential customers by not changing the residential customer charge for the first RRM period. In subsequent years only 40 percent of the proposed increase in revenues to the residential class will be recovered through the fixed customer

charge, and in no event will the residential customer charge increase by more than \$0.50 per month. No such constraints exist under the GRIP process.

Additionally, the attached RRM tariff provides a discount as an incentive for cities permitting the Company annual rate relief. The RRM tariff includes an adjustment amount that is a reduction to the Company's requested increase. The adjustment lowers the Company's rate request by at least \$3 million each year. Additional reductions will also be made each year depending on the size of the Company's requested increase. The attached RRM tariff also caps at 55 percent the percentage of equity that can be used to calculate the Company's capital structure. Railroad Commission policy allows rates to be based on a parent company's actual capital structure, which for Atmos could mean increases in equity above the most recent level of 52 percent.

Under the RRM tariff, cities are also able to review the Company's annual expenses and capital investments and make adjustments, or disallowances, for any such expenses or investments that are considered to be unreasonable or unnecessary. The cities' costs in reviewing the annual filings, such as fees associated with the hiring of expert consultants and legal counsel, will be reimbursed by the Company on a monthly basis.

If cities do not approve the RRM tariff, the Company has stated that it will reinstitute its annual filings under the GRIP provisions. The anticipated GRIP adjustment for 2013 would be approximately \$5 million higher than the Company anticipates requesting through an RRM filing. Additionally, GRIP rate adjustments would place the entire amount of the Company's requested increase into the monthly customer charge. The ACSC Executive Committee recommends that ACSC city members take action to approve the Ordinance authorizing the RRM tariff.

Financial Impact

Approval of the proposed Ordinance and attached RRM tariff will not, in and of itself, have any financial impact on the City or citizens who are customers of Atmos. It does, however, establish the guidelines for how future annual filings for rate relief by Atmos are handled. The ACSC Executive Committee recommends that ACSC city members take action to approve the Ordinance authorizing the RRM tariff as it is much more likely to result in lower increases for customers than utilizing the GRIP process.

Recommendation

Approve

Attachments

1. Ordinance O-13-1878

ORDINANCE O-13-1878

AN ORDINANCE APPROVING AND ADOPTING RATE SCHEDULE “RRM – RATE REVIEW MECHANISM” FOR ATMOS ENERGY CORPORATION, MID-TEX DIVISION TO BE IN FORCE IN THE CITY FOR A PERIOD OF TIME AS SPECIFIED IN THE RATE SCHEDULE; ADOPTING A SAVINGS CLAUSE, DECLARING AN EFFECTIVE DATE, AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND ACSC LEGAL COUNSEL

WHEREAS, the City of Colleyville, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “the Company”), and a regulatory authority with an interest in the rates and charges of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of cities, most of whom retain original jurisdiction over the rates and services of Atmos Mid-Tex; and

WHEREAS, in 2007 ACSC member cities and Atmos Mid-Tex collaboratively developed the Rate Review Mechanism (“RRM”) Tariff that allows for an expedited rate review process controlled by cities as a substitute for the legislatively-constructed Gas Reliability Infrastructure Program (“GRIP”); and

WHEREAS, the GRIP mechanism does not permit the City to review rate increases, and constitutes piecemeal ratemaking; and

WHEREAS, the RRM process permits City review of requested rate increases and provides for a holistic review of the true cost of service for Atmos Mid-Tex; and

WHEREAS, the initial RRM tariff expired in 2011; and

WHEREAS, ACSC’s representatives have worked with Atmos Mid-Tex to negotiate a renewal of the RRM process that avoids litigation and Railroad Commission filings; and

WHEREAS, the ACSC’s Executive Committee and ACSC’s legal counsel recommend ACSC members approve the negotiated new RRM tariff; and

WHEREAS, the attached Attachement “A”, Rate Schedule “RRM – Rate Review Mechanism” (“RRM Tariff”) provides for a reasonable

expedited rate review process that is a substitute for, and is superior to, the statutory GRIP process; and

WHEREAS, the expedited rate review process as provided by the RRM Tariff avoids piecemeal ratemaking; and

WHEREAS, the RRM tariff reflects the ratemaking standards and methodologies authorized by the Railroad Commission in the most recent Atmos Mid-Tex rate case, G.U.D. No. 10170; and

WHEREAS, the RRM Tariff provides for an annual reduction in Atmos Mid-Tex's requested rate increase of at least \$3 million; and

WHEREAS, the RRM Tariff provides for a lower customer charge than if Atmos Mid-Tex pursued GRIP filings; and

WHEREAS, the attached RRM Tariff as a whole is in the public interest.

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

- Sec. 1. THAT the findings set forth in this Ordinance are hereby, in all things approved.
- Sec. 2. THAT the City Council finds that the RRM Tariff, which is attached hereto and incorporated herein as Attachment "A", is reasonable and in the public interest, and is hereby in force and effect in the City.
- Sec. 3. THAT to the extent any Resolution or Ordinance previously adopted by the City Council is inconsistent with this Ordinance, it is hereby repealed.
- Sec. 4. THAT the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
- Sec. 5. THAT if any one or more sections or clauses of this Ordinance is judged to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Sec. 6. THAT this Ordinance shall become effective from and after its passage.

Sec. 7. THAT a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Christopher Felan, Vice President of Rates and Regulatory Affairs for Atmos Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1600, Dallas, Texas 75240, and to Geoffrey Gay, General Counsel to ACSC, at Lloyd Gosselink, Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of June 2013.

The second reading and public hearing being conducted on the 18th day of June 2013.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____, 2013.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthey C. G. Boyle
City Attorney

ATTACHMENT “A”

**ATMOS ENERGY CORPORATION
MID-TEX DIVISION**

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL AREAS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS CUSTOMERS	
EFFECTIVE DATE:	Bills Rendered on and after October 15, 2013	PAGE 1 OF 6

I. Applicability

Applicable to Residential, Commercial, Industrial, and Transportation tariff customers in the Mid-Tex Division of Atmos Energy Corporation (“Company”) except such customers within the City of Dallas. This Rate Review Mechanism (“RRM”) provides for an annual adjustment to the Company’s Rate Schedules R, C, I and T (“Applicable Rate Schedules”). Rate calculations and adjustments required by this tariff shall be determined on a System-Wide cost basis.

II. Definitions

“Test Period” is defined as the twelve months ending December 31 of each preceding calendar year.

The “Effective Date” is the date that adjustments required by this tariff are applied to customer bills. The annual Effective Date is June 1. The 2013 filing Effective Date is October 15, 2013.

Unless otherwise noted in this tariff, the term “Final Order” refers the final order issued by the Railroad Commission of Texas in GUD 10170.

The term “System-Wide” means all incorporated and unincorporated areas served by the Company.

“Review Period” is defined as the period from the Filing Date until the Effective Date.

The “Filing Date” is as early as practicable but no later than March 1 of each year with the exception of 2013, which shall have a Filing Date of July 15, 2013. The last annual Effective Date is June 1, 2017.

III. Calculation

The RRM shall calculate an annual, System-Wide cost of service (“COS”) that will be used to adjust applicable rate schedules prospectively as of the Effective Date. The annual cost of service will be calculated according to the following formula:

$$\text{COS} = \text{OM} + \text{DEP} + \text{RI} + \text{TAX} + \text{CD} - \text{ADJ}$$

Where:

ATTACHMENT "A"

ATMOS ENERGY CORPORATION MID-TEX DIVISION

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL AREAS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS CUSTOMERS	
EFFECTIVE DATE:	Bills Rendered on and after October 15, 2013	PAGE 2 OF 6

- OM = all reasonable and necessary operation and maintenance expenses from the Test Period adjusted for known and measurable items and prepared consistent with the rate making treatments approved in the Final Order. Known and measurable adjustments shall be limited to those changes that have occurred prior to the Filing Date. OM may be adjusted for atypical and non-recurring items. Shared Services allocation factors shall be recalculated each year based on the latest component factors used during the Test Period, but the methodology used will be that approved in the Final Order.
- DEP = depreciation expense calculated at depreciation rates approved by the Final Order.
- RI = return on investment calculated as the Company's pretax return multiplied by rate base at Test Period end. Rate base is prepared consistent with the rate making treatments approved in the Final Order, except that no post Test Period adjustments will be permitted. Pretax return is the Company's weighted average cost of capital before income taxes. The Company's weighted average cost of capital is calculated using the methodology from the Final Order including the Company's actual capital structure and long term cost of debt as of the Test Period end (adjusted for any known and measurable changes) and the return on equity from the Final Order. However, in no event will the percentage of equity exceed 55%. Regulatory adjustments due to prior regulatory rate base adjustment disallowances will be maintained. Cash working capital will be calculated using the lead/lag days approved in the Final Order. With respect to pension and other postemployment benefits, the Company will record a regulatory asset or liability for these costs until the amounts are included in the next annual rate adjustment implemented under this tariff. Each year, the Company's filing under this Rider RRM will clearly state the level of pension and other postemployment benefits recovered in rates.
- TAX = income tax and taxes other than income tax from the Test Period adjusted for known and measurable changes occurring after the Test Period and before the Filing Date, and prepared consistent with the rate making treatments approved in the Final Order.
- CD = interest on customer deposits.
- ADJ = Downward adjustment to the overall, System-Wide test year cost of service in the amount of \$3,000,000.00, adjusted by a percentage equal to the total percentage increase in base-rate revenue sought pursuant to this tariff.

ATTACHMENT "A"

**ATMOS ENERGY CORPORATION
MID-TEX DIVISION**

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL AREAS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS CUSTOMERS	
EFFECTIVE DATE:	Bills Rendered on and after October 15, 2013	PAGE 3 OF 6

IV. Annual Rate Adjustment

The Company shall provide schedules and work papers supporting the Filing's revenue deficiency/sufficiency calculations using the methodology accepted in the Final Order. The result shall be reflected in the proposed new rates to be established for the effective period. The Revenue Requirement will be apportioned to customer classes in the same manner that Company's Revenue Requirement was apportioned in the Final Order. For the Residential Class, 40% of the increase may be recovered in the customer charge. The increase to the Residential customer charge shall not exceed \$0.50 per month in any given year. The remainder of the Residential Class increase not collected in the customer charge will be recovered in the usage charge. The Company will forgo any change in the Residential customer charge with the first proposed rate adjustment pursuant to this tariff. For all other classes, the change in rates will be apportioned between the customer charge and the usage charge, consistent with the Final Order. Test Period billing determinants shall be adjusted and normalized according to the methodology utilized in the Final Order.

V. Filing

The Company shall file schedules annually with the regulatory authority having original jurisdiction over the Company's rates on or before the Filing Date that support the proposed rate adjustments. The schedules shall be in the same general format as the cost of service model and relied-upon files upon which the Final Order was based. A proof of rates and a copy of current and proposed tariffs shall also be included with the filing. The filing shall be made in electronic form where practical. The Company's filing shall conform to Minimum Filing Requirements (to be agreed upon by the parties), which will contain a minimum amount of information that will assist the regulatory authority in its review and analysis of the filing. The Company and regulatory authority will endeavor to hold a technical conference regarding the filing within ten (10) calendar days after the Filing Date.

The 2013 Filing Date will be July 15, 2013.

A sworn statement shall be filed by an Officer of the Company affirming that the filed schedules are in compliance with the provisions of this Rate Review Mechanism and are true and correct to the best of his/her knowledge, information, and belief. No testimony shall be filed, but a brief narrative explanation shall be provided of any changes to corporate structure, accounting methodologies, allocation of common costs, or atypical or non-recurring items included in the filing.

ATTACHMENT "A"

**ATMOS ENERGY CORPORATION
MID-TEX DIVISION**

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL AREAS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS CUSTOMERS	
EFFECTIVE DATE:	Bills Rendered on and after October 15, 2013	PAGE 4 OF 6

VI. Evaluation Procedures

The regulatory authority having original jurisdiction over the Company's rates shall review and render a decision on the Company's proposed rate adjustment prior to the Effective Date. The Company shall provide all supplemental information requested to ensure an opportunity for adequate review by the relevant regulatory authority. The Company shall not unilaterally impose any limits upon the provision of supplemental information and such information shall be provided within seven (7) working days of the original request. The regulatory authority may propose any adjustments it determines to be required to bring the proposed rate adjustment into compliance with the provisions of this tariff.

The regulatory authority may disallow any net plant investment that is not shown to be prudently incurred. Approval by the regulatory authority of net plant investment pursuant to the provisions of this tariff shall constitute a finding that such net plant investment was prudently incurred. Such finding of prudence shall not be subject to further review in a subsequent RRM or Statement of Intent filing.

During the Review Period, the Company and the regulatory authority will work collaboratively and seek agreement on the level of rate adjustments. If, at the end of the Review Period, the Company and the regulatory authority have not reached agreement, the regulatory authority shall take action to modify or deny the proposed rate adjustments. The Company shall have the right to appeal the regulatory authority's action to the Railroad Commission of Texas. Upon the filing of an appeal of the regulatory authority's order relating to an annual RRM filing with the Railroad Commission of Texas, the regulatory authority having original jurisdiction over the Company's rates shall not oppose the implementation of the Company's proposed rates subject to refund, nor will the regulatory authority advocate for the imposition of a third party surety bond by the Company. Any refund shall be limited to and determined based on the resolution of the disputed adjustment(s) in a final, non-appealable order issued in the appeal filed by the Company at the Railroad Commission of Texas.

In the event that the regulatory authority and Company agree to a rate adjustment(s) that is different from the adjustment(s) requested in the Company's filing, the Company shall file compliance tariffs consistent with the agreement. No action on the part of the regulatory authority shall be required to allow the rate adjustment(s) to become effective on June 1. To the extent that the regulatory authority does not take action on the Company's RRM filing by May 31, the rates proposed in the Company's filing shall be deemed approved effective June 1. (2013 filing RRM rate will be effective October 15, 2013 if no action is taken). Notwithstanding the preceding sentence, a regulatory authority may choose to take affirmative action to approve a rate adjustment under this

ATTACHMENT "A"

**ATMOS ENERGY CORPORATION
MID-TEX DIVISION**

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL AREAS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS CUSTOMERS	
EFFECTIVE DATE:	Bills Rendered on and after October 15, 2013	PAGE 5 OF 6

tariff. In those instances where such approval cannot reasonably occur by May 31, the rates finally approved by the regulatory authority shall be deemed effective as of June 1.

To defray the cost, if any, of regulatory authorities conducting a review of the Company's annual RRM filing, the Company shall reimburse the regulatory authorities on a monthly basis for their reasonable expenses incurred upon submission of invoices for such review. Any reimbursement contemplated hereunder shall be deemed a reasonable and necessary operating expense of the Company in the year in which the reimbursement is made. A regulatory authority seeking reimbursement under this provision shall submit its request for reimbursement to the Company no later than August 1 of the year in which the RRM filing is made and the Company shall reimburse regulatory authorities in accordance with this provision on or before August 30 of the year the RRM filing is made.

To the extent possible, the provisions of the Final Order shall be applied by the regulatory authority in determining whether to approve or disapprove of Company's proposed rate adjustment.

This Rider RRM does not limit the legal rights and duties of a regulatory authority. Nothing herein shall abrogate the jurisdiction of the regulatory authority to initiate a rate proceeding at any time to review whether rates charged are just and reasonable. Similarly, the Company retains its right to utilize the provisions of Texas Utilities Code, Chapter 104, Subchapter C to request a change in rates. The provisions of this Rider RRM are implemented in harmony with the Gas Utility Regulatory Act (Texas Utilities Code, Chapters 101-105).

The annual rate adjustment process set forth in this tariff shall remain in effect during the pendency of any Statement of Intent rate filing.

VII. Reconsideration, Appeal and Unresolved Items

Orders issued pursuant to this mechanism are ratemaking orders and shall be subject to appeal under Sections 102.001(b) and 103.021, et seq., of the Texas Utilities Code (Vernon 2007).

VIII. Notice

Notice of each annual RRM filing shall be provided by including the notice, in conspicuous form, in the bill of each directly affected customer no later than forty-five (45) days after the Company makes its annual filing pursuant to this tariff. The notice to

ATTACHMENT "A"

**ATMOS ENERGY CORPORATION
MID-TEX DIVISION**

RATE SCHEDULE:	RRM – Rate Review Mechanism	
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EFFECTIVE DATE:	Bills Rendered on and after October 15, 2013	PAGE 6 OF 6

customers shall include the following information:

- a) a description of the proposed revision of rates and schedules;
- b) the effect the proposed revision of rates is expected to have on the rates applicable to each customer class and on an average bill for each affected customer;
- c) the service area or areas in which the proposed rates would apply;
- d) the date the annual RRM filing was made with the regulatory authority; and
- e) the Company's address, telephone number and website where information concerning the proposed rate adjustment be obtained.



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 6a
Type Ordinance
Department City Manager

Agenda Date 06/18/2013

Number Ordinance O-13-1879

Title

Approval of the Fiscal Year 2014 (FY 2014) Colleyville Crime Control and Prevention District budget

Explanation

First Reading and Public Hearing

In accordance with the Local Government Code, the Colleyville Crime Control and Prevention District (CCCPD) annual budget must be approved at least 100 days before the start of the fiscal year. In order to comply with this requirement, the City Council will consider and approve the proposed FY 2014 CCCPD budget on June 18, 2013. Staff has proposed the following FY 2014 budget for consideration and approval by the CCCPD Board at their June 18, 2013 meeting, and is now seeking City Council approval of the proposed expenditures.

The FY 2014 CCCPD budget was discussed at the May 30, 2013 CCCPD Board budget worksession. At that time, staff presented a complete budget proposal that meets the needs of the Colleyville Police Department and the community. The proposed budget includes administrative and technology expenditures as well as full funding for five (5) police personnel and one (1) mid-year police personnel, four (4) marked police vehicles, one (1) unmarked police vehicle, a new radar trailer and continuation of the weapons replacement schedule.

Financial Impact

The following information and attachments provide estimated fund balances and revenues, as well as a detailed list of proposed expenditures.

Estimated Beginning Fund Balance for FY 2014	\$1,072,545
Revenues:	
½ Cent Sales Tax	\$1,275,000
Interest Income	\$ 1,500
Use of Available Cash	\$ 235,687
TOTAL REVENUES	\$1,512,187
Expenditures:	
Administrative Board/Audit Expenses	\$ 1,850

Police Records Management System Annual Maintenance Contract	\$ 45,000
Regional Recruiting and Hiring Process (PACT Test)	\$ 2,000
Crime Reports Crime Mapping Software	\$ 1,200
Crime Reports Analytical Crime Mapping Software	\$ 3,588
NetMotion Wireless Maintenance Agreement	\$ 3,219
L-3 In-Car Video System Server Maintenance	\$ 3,768
Personnel:	
Five (5) Police Officer Positions	\$ 420,082
Add one (1) Additional Police Officer Position in April 2014	\$ 36,975
Metroport Teen Court	\$ 33,750
Capital:	
Vehicles: Replacement – 4 Patrol vehicles including in-car video system	\$ 206,600
Replacement – CID Vehicle	\$ 24,000
Equipment:	
Weapons Replacement	\$ 8,500
Radar Trailer Replacement	\$ 10,000
Debt Service:	
2006 Series Refunding Debt	\$ 501,182
Transfers:	
Capital Equipment Replacement Fund - In-Car Mobile Digital Computer System	\$ 10,000
TOTAL EXPENDITURES	\$1,311,714
*EXCESS REVENUES OVER EXPENDITURES	\$ 200,473
ENDING FUND BALANCE	\$1,037,331
*Must have a 1.4 times coverage ratio (\$200,473) for debt service payment in FY 2014.	

Recommendation

Approve

Attachments

1. Proposed FY 2014 CCCPD Budget
2. Ordinance O-13-1879

COLLEYVILLE CRIME CONTROL DISTRICT FY 2014 PROPOSED BUDGET

FISCAL YEAR	ADOPTED FY 2013	PROJECTED FY 2013	PROPOSED FY 2014
BEGINNING FUND BALANCE	\$953,023	\$1,072,545	\$1,072,545
REVENUES:			
1/2 CENT SALES TAX REVENUE	\$1,135,000	\$1,225,000	\$1,275,000
INTEREST INCOME	\$2,000	\$1,500	\$1,500
USE OF AVAILABLE CASH	\$287,940	\$198,440	\$235,687
TOTAL REVENUES	\$1,424,940	\$1,424,940	\$1,512,187
EXPENDITURES:			
ADMINISTRATIVE BOARD/AUDIT EXPENSES:	\$1,850	\$1,850	\$1,850
POLICE SOFTWARE ANNUAL MAINTENANCE CONTRACT	\$45,000	\$45,000	\$45,000
REGIONAL RECRUITING AND HIRING PROCESS (PACT TEST)	\$2,000	\$2,000	\$2,000
CRIME REPORTS CRIME MAPPING SOFTWARE	\$1,200	\$1,200	\$1,200
CRIME REPORTS ANALYTICAL CRIME MAPPING SOFTWARE	\$4,000	\$4,000	\$3,588
NETMOTION WIRELESS MAINTENANCE AGREEMENT	\$3,219	\$3,219	\$3,219
L-3 IN-CAR VIDEO SYSTEM SERVER MAINTENANCE	\$3,768	\$3,768	\$3,768
PERSONNEL:			
POLICE OFFICERS:			
(FY 2013 - FIVE OFFICERS)	\$404,641	\$404,641	\$420,082
(FY 2014 - ADD ONE ADDITIONAL OFFICER IN APRIL 2014)	\$0	\$0	\$36,975
TEEN COURT	\$33,750	\$33,750	\$33,750
CAPITAL -			
VEHICLES:			
REPLACEMENT - PATROL VEHICLE AND EQUIPMENT (FY 2014 - 4 VEHICLES INCLUDING IN-CAR VIDEO SYSTEM) (REPLACE UNITS 1114,1116,1120,1121)	\$154,950	\$154,950	\$206,600
REPLACEMENT - CID VEHICLE (REPLACE UNIT 190)	\$0	\$0	\$24,000
EQUIPMENT:			
CONDUCTED ENERGY DEVICE (TASER) EQUIPMENT	\$36,668	\$36,668	\$0
WEAPONS REPLACEMENT	\$9,600	\$9,600	\$8,500
RADAR TRAILER REPLACEMENT	\$0	\$0	\$10,000
DEBT SERVICE:			
2006 SERIES REFUNDING DEBT	\$505,924	\$505,924	\$501,182
TRANSFERS:			
CAPITAL EQUIPMENT REPLACEMENT FUND - IN-CAR MOBILE DIGITAL COMPUTER SYSTEM	\$16,000	\$16,000	\$10,000
TOTAL EXPENDITURES	<u>\$1,222,570</u>	<u>\$1,222,570</u>	<u>\$1,311,714</u>
EXCESS REVENUES OVER EXPENDITURES	\$202,370 **	\$202,370 **	\$200,473 ^^
ENDING FUND BALANCE	<u>\$867,453</u>	<u>\$1,076,475</u>	<u>\$1,037,331</u>

** MUST HAVE A 1.4 TIMES COVERAGE RATIO (\$202,370) FOR DEBT SERVICE PAYMENT IN FY 2013

^^ MUST HAVE A 1.4 TIMES COVERAGE RATIO (\$200,473) FOR DEBT SERVICE PAYMENT IN FY 2014

ORDINANCE O-13-1879

AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR FISCAL YEAR 2014 FOR THE COLLEYVILLE CRIME CONTROL AND PREVENTION DISTRICT, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2013 THROUGH SEPTEMBER 30, 2014, A COPY OF SAME BEING ON FILE IN THE OFFICE OF THE CITY SECRETARY, TO BECOME EFFECTIVE UPON PASSAGE BY THE CITY COUNCIL

WHEREAS, the laws of the State of Texas require the Board of Directors of the Colleyville Crime Control and Prevention District to adopt a budget of projected revenues and proposed expenditures, cash on hand at the start of the year, the amount of money received during the prior year, the tax rate, and the projected ending fund balance; and

WHEREAS, on June 18, 2013, the Board of Directors of the Colleyville Crime Control and Prevention District approved the following budget; and

WHEREAS, all statutory and constitutional requirements for the passage of this Ordinance have been adhered to, including but not limited to the Open Meetings Act; and

WHEREAS, the City Council determines that the passage of this Ordinance is in the best interests of the health, safety, and welfare of the public.

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

Sec. 1. THAT all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Sec. 2. THAT the budget for the fiscal year beginning October 1, 2013 and ending September 30, 2014 for the Colleyville Crime Control and Prevention District, a copy of which is on file in the office of the City Secretary, is hereby made a part of this Ordinance by reference and is hereby approved and adopted by the City Council of the City of Colleyville, Texas, as the official budget for the fiscal year beginning October 1, 2013 and ending September 30, 2014 and that the City Manager is authorized to execute all contracts and agreements approved as a part of the budget.

Sec. 3. THAT the budget of the fiscal year beginning October 1, 2013, and ending September 30, 2014, for the Colleyville Crime Control and Prevention District with a sales and use tax rate of .5%, is hereby fixed as follows:

Projected Revenue Received in Fiscal Year 2013	\$ 1,424,940
Projected Cash on Hand as of October 1, 2014	\$ 1,072,545
Revenues	\$ 1,512,187
Expenditures	\$ 1,311,714
Ending Fund Balance at September 30, 2014	\$ 1,037,331

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 18th day of June 2013.

The second reading and public hearing being conducted on the 2rd day of July 2013.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2013.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C.G. Boyle
City Attorney



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 7a

Agenda Date 06/18/2013

Number Resolution R-13-3640

Type Resolution

Department Community Development

Title

Consideration of a request for a sidewalk appeal on Lot 1, Block 1, of the Renfro Estates Addition located at 2000 Renfro Road, Case GC13-006

Explanation

Reading and Public Hearing

Shawn Mackey, applicant and property owner, is requesting an appeal to the Planning and Zoning Commission's decision to require escrow payment into the sidewalk fund for a new home located at 2000 Renfro Road. Per the decision by the Planning and Zoning Commission, the applicant paid \$1,600 of escrow monies into the sidewalk fund. The applicant is requesting a refund of this amount. The applicant's original request was a waiver to the construction of the sidewalk. The applicant's appeal correspondence and an aerial have been attached to the briefing.

Requirements. The newly constructed single family home triggered the sidewalk requirement per the Supplemental Sidewalk System Map that was adopted by the City Council in October 2008. The map requires a sidewalk to be built along the subject property line upon the development or redevelopment of property as illustrated on the attached excerpt of the map.

Planning and Zoning Recommendation. The Planning and Zoning Commission denied the waiver of sidewalk construction, with the condition to require payment into the sidewalk escrow fund at the May 11, 2009 meeting. At the time, the decision of the Planning and Zoning Commission was final.

Staff provided a summary of the City's current sidewalk regulations to the City Council at the October 16, 2012 Pre Council meeting. Given the amount of time that had passed since previous amendments to the City's sidewalk construction and escrow policies, the upward trend of new residential construction, and concerns voiced about said sidewalk regulations, examination of the sidewalk requirements of Chapter 9-Subdivision Design and Public Facilities were due. Given the directive by City Council, staff recommended amendments to Section 9.19(A). City Council approved the following amendments at the January 8, 2013 meeting by attached Ordinance O-12-1860:

"Other than properties zoned as Planned Unit Developments or containing Special Use Permits with specific sidewalk provisions, any variance to the sidewalk construction

requirements described above shall be considered by the Planning and Zoning Commission.

1. Appeal to City Council – The decision by the Planning and Zoning Commission shall be final, unless the applicant submits a written notice of appeal within ten (10) days from the date of the action by the Commission to the enforcement official. If an appeal is received within ten (10) days as described above, the enforcement official shall place the applicant's appeal request on the next available agenda for consideration by the City Council.

2. Applicability of Past Appeals to the City Council – All sidewalk waiver requests considered by the Planning and Zoning Commission between March 3, 2009 and December 18, 2012 may appeal to the City Council, per the provisions of Section 1, subject to the following provisions:

a. All appeals allowed by Section 2 must be filed no later than April 18, 2013.

b. All appeals allowed by Section 2 shall be sent in writing to the Community Development Director."

Staff proposed allowing all past decisions of the Planning and Zoning Commission regarding sidewalk waiver requests, to be appealed to the City Council no later than April 18, 2013. Staff notified all past sidewalk waiver applicants, and informed them of the new appeal options. Consistent with the Sign Board of Appeals process to the City Council, there would be no fee charged for applicants wishing to appeal to the City Council.

District Neighborhood. Escrow payments received to date have been made available for any future sidewalks and/or trails located within Neighborhood Districts, as shown on the attached Colleyville Sidewalk Escrow Districts Neighborhood Map. The subject property is located in Neighborhood District #3.

Waiver Request History. Between 2000 and March 3, 2009, the City Council considered 21 sidewalk waiver requests. Of those requests, nine (9) were denied and 12 were approved. Between March 3, 2009 and January 8, 2013, the Planning and Zoning Commission considered 10 sidewalk waiver requests. All 10 requests were denied by the Planning and Zoning Commission. However, of those 10 cases, four (4) were allowed the option of paying funds into escrow in lieu of construction.

Summary. The Supplemental Sidewalk System Map requires construction of a sidewalk for the property. The Planning and Zoning Commission's ruling denied the waiver of sidewalk construction, and required escrow payment, therefore the applicant paid \$1,600 into the escrow fund. Staff recommends denial of the appeal.

The available options by City Council are:

- (1) Approve the Appeal - This action would reverse the requirement to pay into the escrow fund, and a refund would be provided to the applicant.
- (2) Deny the Appeal - The ruling of the Planning and Zoning Commission would stand, and monies paid into the escrow fund would not be refunded.

Financial Impact

If approved for a refund, the City will return \$1,600 to the applicant.

Recommendation

Denial

Attachments

1. Applicant's Original Appeal Application
2. Sidewalk Waiver Appeal Application to City Council
3. Location Map
4. Aerial
5. Colleyville Sidewalk Escrow District Neighborhoods - 2009
6. Supplemental Sidewalk System Map
7. Ordinance O-12-1860
8. Resolution R-13-3640

Applicant's Original Appeal Application



VARIANCE OR APPEAL APPLICATION CHECKLIST

City of Colleyville
100 Main Street
Colleyville TX 76034
817.503.1050

REQUEST INFORMATION

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in evaluating your appeal. Additional pages may be attached if necessary.

Have you applied for a building permit? ☒ Yes ☐ No

Have you filed an appeal or petition on this property before? ☒ No ☐ Yes

1. Completely describe the variance you are requesting.

Do not want to put in city walks ~~no~~ ~~no~~ ~~no~~ ~~no~~ ~~no~~

2. Do similar conditions exist in the area? Explain.

no city walks exist

3. Describe how the unique conditions or circumstances do not result from your actions.

paving in court not complete - Any attempt at putting walk in would result in trees being removed or damaged - elevations on street not complete

4. Is there any way to do what you want without this request?

not likely

Acknowledgments

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Zoning Board of Adjustment hearing.

I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss this proposal either at the call of the case or after the hearing, and that such dismissal shall constitute a denial.

I reserve the right to withdraw this proposal at any time upon written request filed with the Community Development Department, and such withdrawal shall immediately stop all proceedings. I understand the filing fee is not refundable upon withdrawal of the proposal after public notice.

I understand that if the request is approved, I must obtain a building permit from the City before any work is started on the property, and that the Board's action does not constitute the approval of a building permit.

Applicant's Initials

JTM

Date

4-30-09

Sidewalk Waiver Appeal Application To City Council

	Community Development Services Application	City of Colleyville 100 Main Street Colleyville TX 76034 817.503.1050
APPLICATION TYPE		PLEASE CHECK THE APPROPRIATE BOX BELOW.

- ☒ Sidewalk Waiver
☐ General Waiver

PROPERTY INFORMATION

Project Name: MACKEY residence
Project Address (Location): 2000 Renfro Road
Legal Description: Lot 1 Block 1 Renfro Estates
Proposed Number of Lots: 1 Gross Acres: 1.5 Neighborhood District: Shirley Allgood
Existing Zoning: R40 Proposed Zoning: _____
Existing Use: residential Proposed Use: Same

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See appropriate checklist and fee schedule for minimum requirements. Incomplete applications will not be processed.

APPLICANT - OWNER INFORMATION

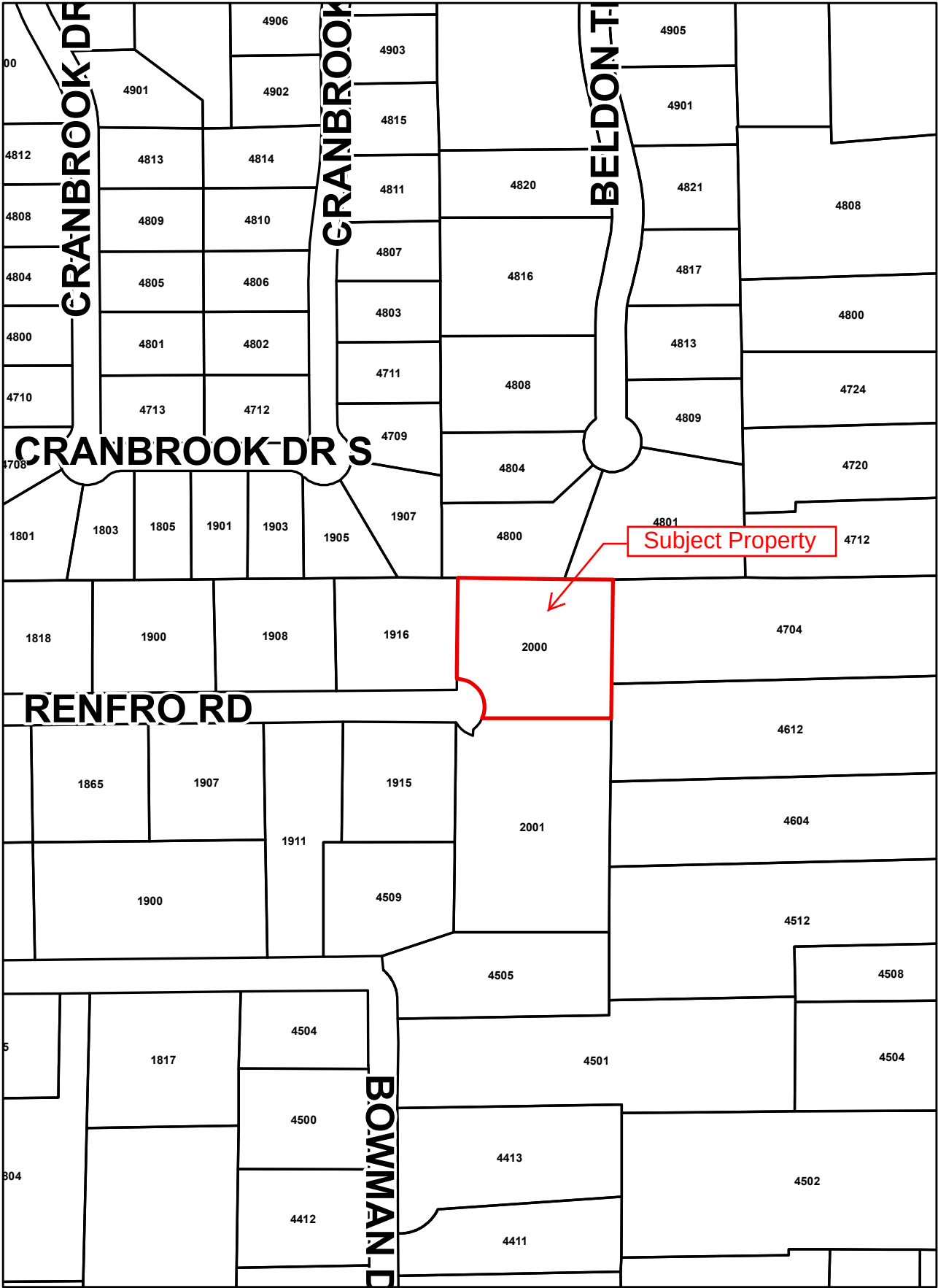
Applicant: Shawn T. Mackey Company: _____
Address: 2000 Renfro Road Tel: 817-966-3883 Fax: _____
City: Colleyville State: TX ZIP: 76034 Email: Smackcon@aol.com
Applicant's Status: (check one) ☒ Owner ☐ Representative ☐ Tenant ☐ Prospective Buyer

Property Owner: Shawn T + Lois A Mackey Company: _____
Address: 2000 Renfro Road Tel: 817-966-3883 Fax: _____
City: Colleyville State: TX ZIP: 76034 Email: Smackcon@aol.com
Ownership Status: (check one) ☒ Individual ☐ Trust ☐ Partnership ☐ Corporation

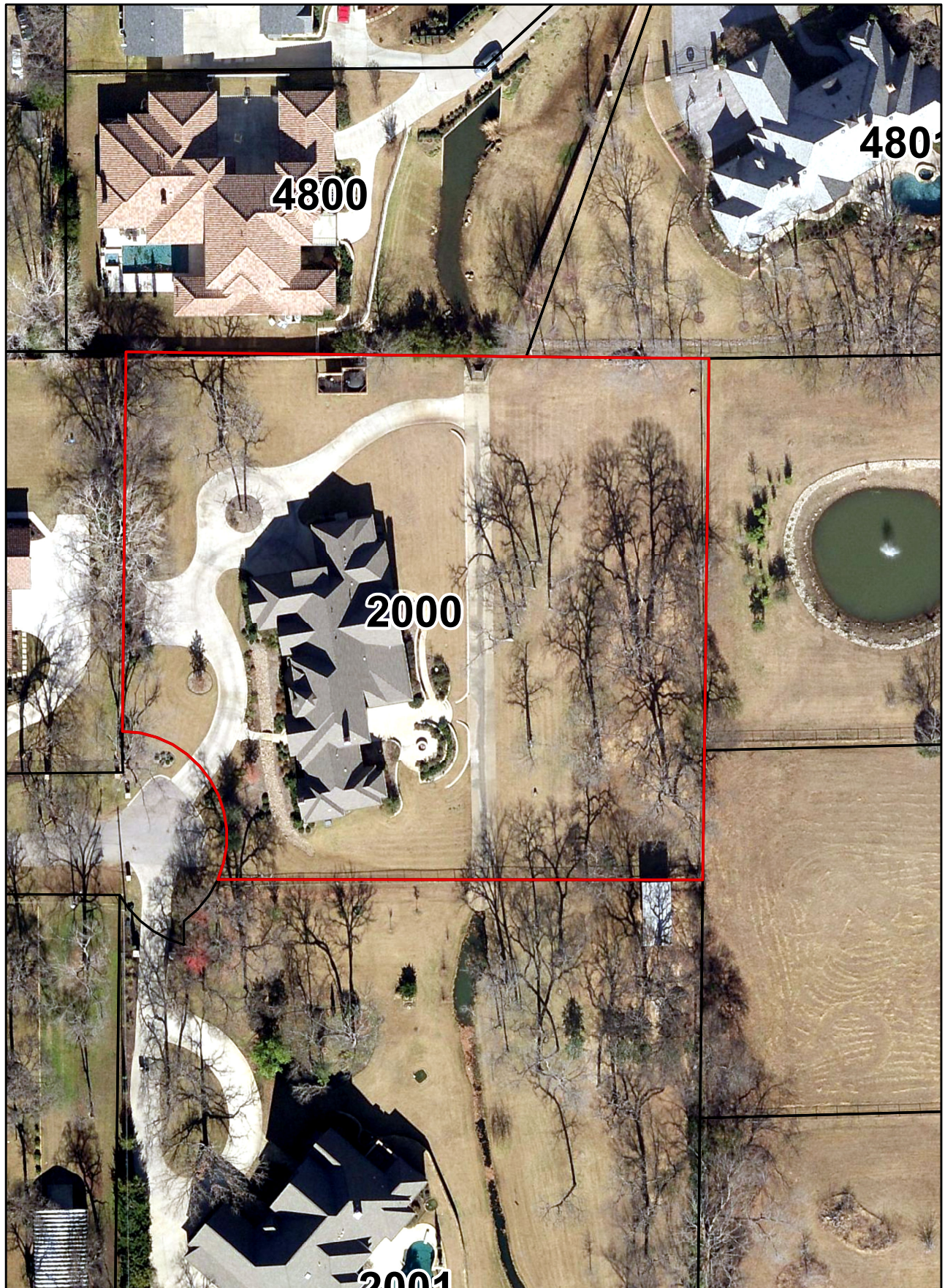
SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE NAME) SIGNATURE: <u>[Signature]</u> Date: <u>3-25-13</u> Shawn T Mackey SIGNATURE OF PROPERTY OWNER (SIGN AND PRINT OR TYPE NAME) SIGNATURE: <u>[Signature]</u> (Letter of authorization required if signature is other than property owner) Shawn T Mackey The property owner must sign the application or submit a notarized letter of authorization.	For Departmental Use Only Case #: <u>GC13-004</u> Total Fee(s): _____ Receipt #: _____ Date Submitted: _____ Accepted By: _____ Public Hearing Date: _____
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Rev: 5/10

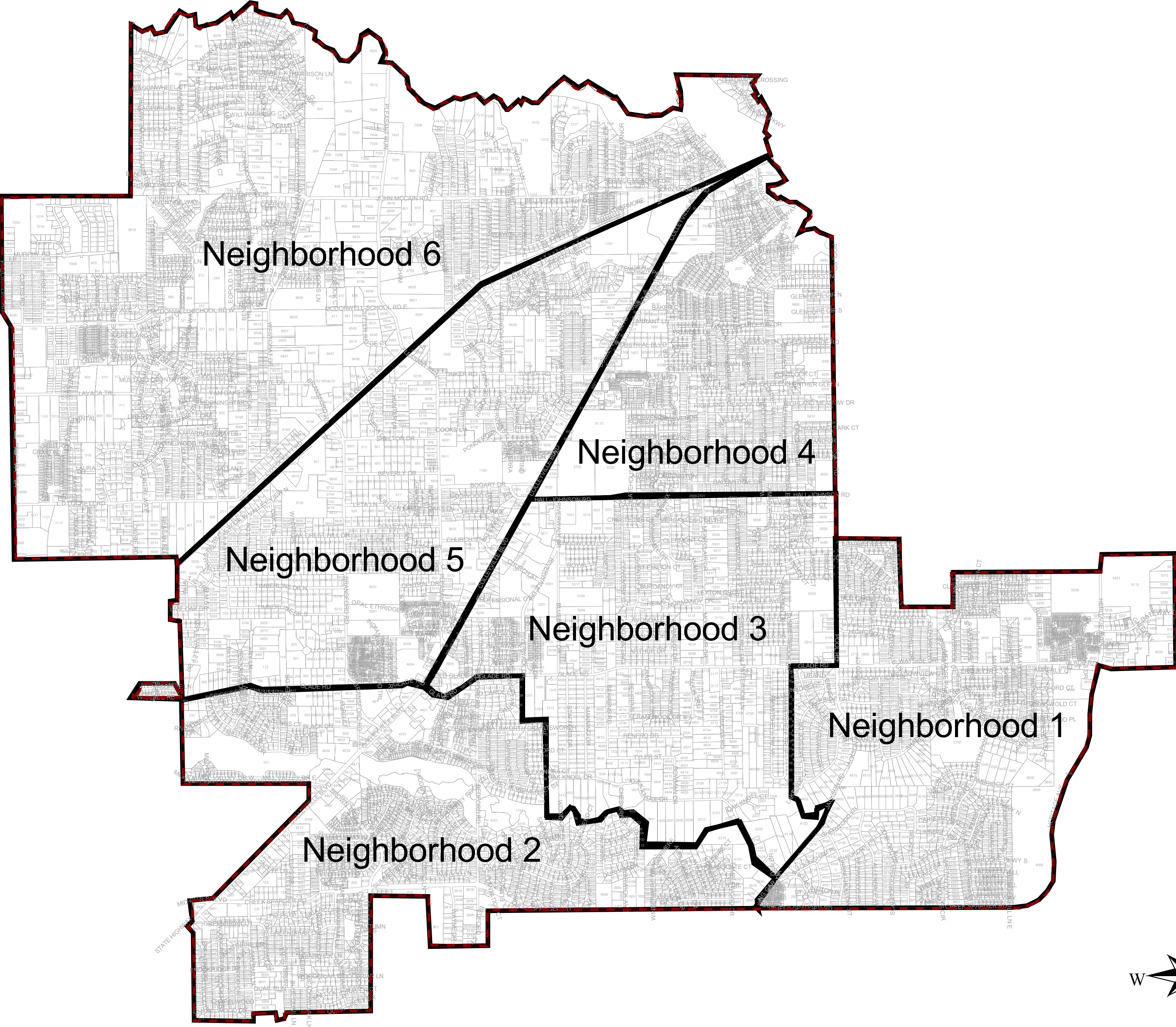
Location Map



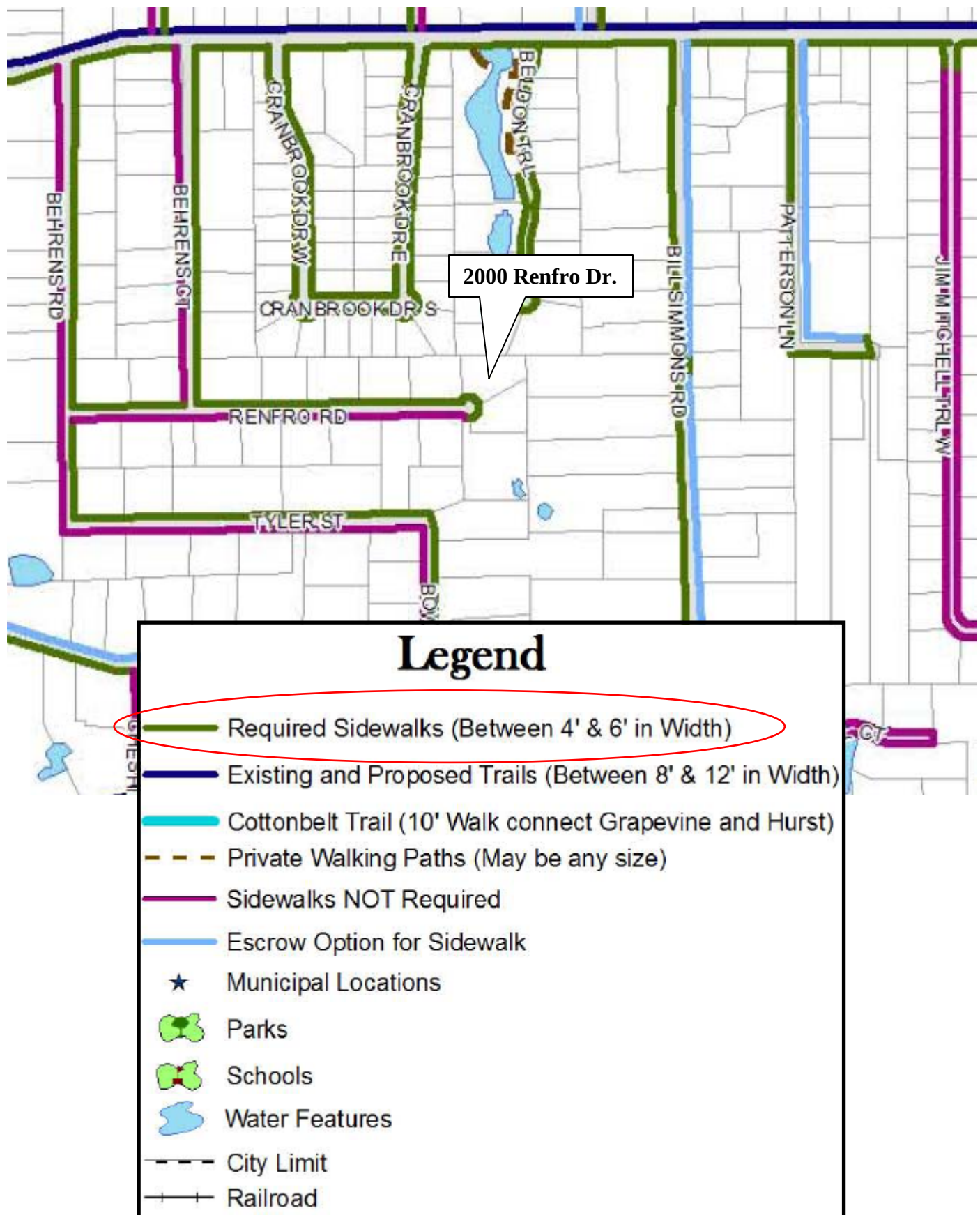
Aerial



Colleyville Sidewalk Escrow District Neighborhoods - 2009



Supplemental Sidewalk System Map



ORDINANCE O-12-1860

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING CHAPTER 9-SUBDIVISION DESIGN AND PUBLIC FACILITIES OF THE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the City Council approved Ordinance O-09-1712 on March 3, 2009 amending the sidewalk construction, escrow, and waiver provisions in Chapter 9; and

WHEREAS, the City Council desires to further amend the waiver provisions by adding an appeal process to the City Council upon action by the Planning and Zoning Commission; and

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

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

- Sec. 1. THAT *Chapter 9-Subdivision Design and Public Facilities* of the Land Development Code, is hereby amended in its entirety to read as depicted in the attached Exhibit "A".
- Sec. 2. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 3. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that

portion so decided to be invalid or unconstitutional.

Sec. 4. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 5. THAT this ordinance shall take effect immediately from and after its passage.

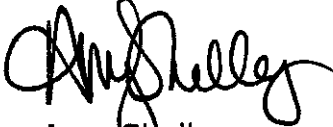
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 18th day of December 2012.

The second reading and public hearing being conducted on the 8th day of January 2013.

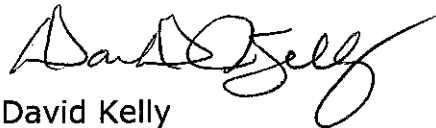
PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 8th day of January 2013.

ATTEST:



Amy Shelley
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

Exhibit "A"

Colleyville, Texas, Land Development Code

Chapter 9

Subdivision Design & Public Facilities

Rev. 1/8/2013

Section 9.1 Purpose of This Chapter

The purpose of this Chapter is to establish design guidelines necessary for proper layout of a subdivision and to establish the public improvement requirements for the development of a subdivision, but more specifically to:

1. ensure that public facilities and services are available to all subdivisions in the City; and
2. establish reasonable standards of design for public facilities.

Section 9.2 Authorization for Adoption of This Chapter

The regulations contained in this Chapter have been adopted under the following authority:

1. *Chapter 212 – Municipal Regulation of Subdivisions and Property Development of the Texas Local Government Code*, which authorizes a municipality to adopt rules governing plats and subdivisions of land within the municipality's jurisdiction.
2. *Chapter 51 – General Powers of Municipalities of the Texas Local Government Code*, which authorizes a municipality to adopt ordinances, rules, or police regulations that are for the good government, peace, or the trade and commerce of the municipality.
3. *The Home Rule Charter of the City of Colleyville*, which authorizes the City Council to exercise all powers granted to municipalities by the Constitution or the laws of the State of Texas.

Section 9.3 Variances and Appeals

Any person seeking approval of a development as required by this Land Development Code may request a waiver from a requirement contained in this Chapter, or appeal a decision of an Administrative Official by submitting a request using the procedures described in *Chapter 1 – General Provisions* of this Land Development Code.

Section 9.4 Definitions

Definitions applicable to this Chapter may be found in *Chapter 2 – Definitions* of this Land Development Code.

Section 9.5 Subdivision Design Guidelines

Every subdivision plat shall be reviewed for conformance with the design guidelines contained in this Chapter. The City recognizes that suitability characteristics vary from site to site and when approving a subdivision plat the following guidelines shall be used for interpretation, application and enforcement of the design guidelines contained in this Chapter:

1. It is the intention of these subdivision design guidelines to encourage new and creative ways to develop subdivisions. Developers and city officials are encouraged to utilize new and innovative ways to improve safety, economy, tax yield, maintenance cost, response time, drainage, vehicular access, and pedestrian

Exhibit "A"

Colleyville, Texas, Land Development Code

passage.

2. Whenever a subdivider can demonstrate an alternative method of meeting the requirements of this Chapter, it shall be incumbent upon the city staff, the Planning and Zoning Commission, and the City Council to review the proposed variations and approve, approve with modifications, or disapprove the proposed alternatives as appropriate for the conditions.

Section 9.6 Blocks

- A. General Design – Blocks should have sufficient depth to provide for two (2) tiers of lots of appropriate depths, except that blocks adjacent to major streets, railroads or waterways shall have only one tier of lots.
- B. Block Lengths & Widths – Residential and industrial blocks generally shall be no longer than sixteen hundred (1,600) feet and business blocks no longer than one thousand (1,000) feet. Where long blocks in the vicinity of a school, park or shopping center are proposed, the City Council may require a public walkway near the middle of long blocks or opposite a street that terminates between the streets at the ends of the block.

Section 9.7 Lots

- A. Lot Arrangement – Lots shall be arranged to provide access to lots from approved streets and to avoid foreseeable difficulties due to topography and natural physical features inherent to the property.
- B. Lot Area and Dimensions – Lot area and dimensions shall be consistent with the minimum requirements of the applicable zoning district and the following:
 1. Special Lot Width Requirement - The width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than eighty (80) percent of the required lot width. In the case of lots on the turning circle of a cul-de-sac, the width may be less than eighty (80) percent of the required lot width.
 2. The City may approve a plat which contains a lot that does not meet the minimum requirements when special conditions exist.
- C. Frontage on Public Access Required – All lots shall have frontage on a public street, except a non-residential lot may be approved when the proposed public access has been determined by City to be adequate to meet the intent of this requirement. The lot line common to the street right-of-way line shall be the front line; except that a lot may have more than one lot line common to a street right-of-way line.
- D. Access from Major Thoroughfares
 1. Residential Lots - No residential lot shall front on or derive access directly from an existing or proposed collector street, or larger, as shown on the Master Thoroughfare Plan, except where the proposed subdivision meets all the following criteria:
 - a. Where the only street frontage which may be provided to the residential lot is from a collector street due to the shape, topography, or other physical condition of the property;
 - b. The City Engineer has provided favorable recommendation; and.
 - c. Where the residential lot is designed and dimensioned to permit loop driveways or on-site turnaround facilities so that vehicles head into the collector street.
 2. Non-residential Lots – Non-residential lots which have frontage onto or derive access directly from an existing or proposed collector street, or larger, as shown on the Master Thoroughfare Plan, shall have

Exhibit "A"

Colleyville, Texas, Land Development Code

driveway locations which *comply with the spacing requirements established elsewhere in Chapter 14 – Engineering Design Standards* of this Land Development Code.

- E. Buildable Area – Every lot shall contain a buildable area that is adequate in size for the proposed development. The buildable area shall be situated out of the 100 year flood plain.
- F. Flag Lots Prohibited – It is the policy of the City to prohibit the creation of flag lots unnecessarily, and to discourage the creation of any lot which, by virtue of its relatively great depth in relation to its width, is likely to facilitate future requests for re-subdivision to create a flag lot.
- G. Building Lines – Front building lines shall be shown on all lots in the subdivision. Building lines shall be shown along each street-facing of corner lots and through-lots. The building line shall be consistent with the requirements of the applicable zoning district, however, the City may approve a building line which differs from the zoning requirements when special conditions exist.
- H. Side Lot Lines – Where possible, all side lot lines shall be at right angles to straight street lines and radial to curved street lines.
- I. Lot Drainage and Grading
 - 1. Grading and drainage of all lots shall be designed in a manner which will allow one lot to drain across an adjacent lot and into a permanent structure, such as a concrete flume, lined channel, or proper inlet to an adequate drainage facility, or to a street right-of-way. If an approved drainage structure is not present, it will be required of the developer to construct the necessary facilities. (O-00-1261 / 12-19-00)
 - 2. Sheet flow techniques shall be used for lot to lot drainage where possible. (O-00-1261 / 12-19-00)
 - 3. Single lots shall accommodate their own drainage into an approved structure where topographic elevations allow this to occur. (O-00-1261 / 12-19-00)

Section 9.8 Waterbodies and Water Courses

If a tract being subdivided contains a water body, or portion thereof, lot lines shall be drawn so as to distribute the entire ownership of the water body among the adjacent lots. The City may approve an alternate plan provided the ownership of and responsibility for maintenance of the water body is so placed that it will not become a City responsibility. Where a watercourse separates the buildable area of a lot from the street by which it has access, provision shall be made for installation of a culvert or other structure, of design approved by the City. Any lot which includes a water body and contains a building site, contain a buildable area that is not less than the minimum buildable area for the applicable zoning district.

Section 9.9 Street Names

The developer shall submit all existing and proposed street names on any proposed subdivision plat. New street names shall be sufficiently different in sound and in spelling from other road names in the city so as to not cause confusion to the general public or for emergency response. A road which is, or planned, as a continuation of an existing road shall bear the same name.

Section 9.10 Reserve Strips and Common Areas

The creation of reserve strips shall not be permitted adjacent to a proposed street or to adjacent property in such a manner as to deny access from adjacent property to the street. No common areas shall be allowed in

Exhibit "A"

Colleyville, Texas, Land Development Code

a subdivision except where notation has been placed on the plat to prohibit development on the common area.

Section 9.11 Double Frontage Lots

Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from a collector street or to overcome specific disadvantages of topography and orientation. The City may require that a notation be placed on the plat to limit the facing of main structures or to limit driveway access from a collector street.

Section 9.12 General Infrastructure Policy

(03-03-09 / O-09-1712)

- A. General Requirement – The developer of a subdivision shall install all water, sewer, street, sidewalk and drainage improvements, and any other facilities required by this Land Development Code, which are necessary for the proper development of the subdivision. The design, construction and inspection of any public facilities shall be a cost to the developer, unless the City has entered into an agreement for cost sharing. All such facilities shall be designed and constructed in accordance with the criteria contained in this Land Development Code and be in conformance with the general layout of the City of Colleyville Master Land Use Plan and Capital Improvements Plan. The public facility requirement of this section shall be applicable to the upgrading of any existing facilities which do not meet current standards.
- B. Apportionment of Infrastructure Costs – As a condition of the approval of a development, the developer's portion of the costs may not exceed the amount required for infrastructure improvements that are roughly proportionate to the projected impact of the proposed development, as determined by a professional engineer, licensed in the State of Texas, and who is retained by the City of Colleyville.
1. In making the rough proportionality determination, consideration shall be given to the availability of adequate and minimum levels of public facilities and accessibility to the site for delivery of emergency services.
 2. The professional engineer making the proportionality determination may rely on categorical findings from comparable public improvement projects for establishing a cost basis. The basis used for determining estimated costs shall be revised annually on July 1 by the Colleyville Engineering Department.
 3. A developer who disputes the determination by said professional engineer may appeal to the City Council and present testimony and evidence in support of the appeal. The appeal shall be written and filed with the City Secretary within ten (10) days after the date action taken by the Planning and Zoning Commission on the development proposal. The developer shall not be required to waive the right to appeal as a condition of approval of the development project.
- C. Optional Escrow Provision – Where, in the opinion of the City, construction of a required public improvement should be deferred to a future date, the developer shall place in escrow with the City, an amount equal to the estimated cost of the improvements, as determined by the City Engineer. The Planning and Zoning Commission or City Council may consider an alternate arrangement when appropriate. Any escrow related to the construction of sidewalks shall adhere to the requirements set forth in Section F.
- D. City Participation in Over-Sizing – Where over-sizing of a public improvement is required by the Comprehensive Master Plan, Thoroughfare Plan, Water or Sewer Capital Improvements Plan or other planning document adopted by the City, City participation shall be in accordance with the provisions of any applicable Impact Fee Ordinance or City-Developer Agreement, which has been approved by the City Council.
- E. Public Easements – All public improvements shall be constructed within easements or rights-of-way that have been dedicated for public use. The width of an easement or right-of-way shall be in accordance with the specifications contained elsewhere in this Land Development Code.

Exhibit "A"

Colleyville, Texas, Land Development Code

F. Escrow Policy for Sidewalks

1. Request for Escrow

Payments into escrow in lieu of constructing any sidewalk may only occur where recommended by the *Supplemental Sidewalk System Map*. The only exceptions to this requirement shall be as recommended by the Planning and Zoning Commission and/or City Council either as a condition to a formal sidewalk waiver request or as part of a Special Use Permit or Planned Unit Development request.

2. Deposit with the City

Whenever the City agrees to accept escrow deposits in lieu of construction by the owner of the property under these regulations, the property owner or developer shall deposit an amount equal to his share of the costs of design and construction in escrow with the City. This amount shall be paid prior to release of construction plans by the Director of Public Works. The obligations and responsibilities of the property owner shall become those of the property owner's transferees, heirs, successors, and assigns; and the liability therefore shall be joint and several.

3. Determination of Escrow Amount

The amount of the escrow shall be determined by using the average of the comparable bids awarded by the City in the preceding six (6) months for sidewalk design and construction or, if none exist, then current market value of the design and construction of a sidewalk in the City, to be determined by the Director of Public Works. The determination shall be based on reasonable current market value made as of the time the escrow is due.

4. Termination of Escrow

Escrows fees paid to the City pursuant to this Section shall be held for a period of ten (10) years from the date of the deposit. If the City has not expended such funds on a sidewalk with the Sidewalk District of the dwelling unit that deposited the sidewalk escrow fee, and upon written request from the original party making the deposit, such funds shall be returned to the original party that paid the escrow fees with accrued interest, subject to the limitations in Subsection 6. Such return does not remove any obligations of the dwelling unit for construction of required improvement(s) if a building permit is applied for.

5. Refund

If any public improvement for which escrow is deposited is constructed or is reconstructed by another governmental authority at no cost to the City, the escrow funds and accrued interest shall be refunded to the property owner or developer after completion and acceptance of the public improvements. In the event that a portion of the cost is borne by the City and the other portion of the cost by another governmental authority, the difference between the owner's actual proportionate cost and the escrow funds, including accrued interest, if any, shall be refunded after completion and acceptance of the improvements.

6. Interest Limitation

If for any reason money is refunded within six (6) months of deposit, only the principal will be refunded. Monies returned after this date will be refunded with interest accrued calculated at one percent (1%) less than the rate of actual earnings received on the escrowed funds.

7. Waiver of Escrow

The Developer may apply to the Planning and Zoning Commission for a waiver of the requirement to construct a sidewalk or escrow funds in lieu of construction as described in Section 9.19.

8. Use of Escrow Funds

Six (6) Sidewalk Districts are hereby established throughout the City. These districts shall share the same boundaries as the six (6) neighborhoods depicted on the Neighborhood Boundary Map in the 2004 – 2025 Colleyville Plan. The Sidewalk Districts are established so that sidewalk escrow funds will

Exhibit "A"

Colleyville, Texas, Land Development Code

be expended within sufficient proximity to the dwelling unit that deposited the sidewalk escrow fee so as to reasonably benefit that dwelling unit. Funds escrowed pursuant to this Section shall be expended on design and construction of sidewalks located at any place within the same Sidewalk District as the dwelling unit depositing the sidewalk escrow fee.

Form for Escrow

An escrow for the construction of a sidewalk pursuant to this Section shall be in the following form:

In lieu of constructing the necessary sidewalks in the development, the developer shall be required to escrow funds for the construction the sidewalks which shall be dedicated to the City. The developer shall be required to escrow these funds in the amount of \$ _____, which includes contingencies, engineering, and design. This escrow requirement shall be fulfilled prior to the signing and filing of the approved final plat.

Section 9.13 Water System Requirements

- A. Water Lines – The developer of a subdivision shall be required to install, at no cost to the City, a water distribution system adequate for domestic supply and for fire protection needs which serves each lot. The water system shall be connected to the municipal water system and be designed, sized and constructed in accordance with the city design standards and specifications contained in this Land Development Code.
- B. Fire Hydrants – The developer of a subdivision shall be required to install, at no cost to the City, a sufficient number of fire hydrants to provide fire protection to every lot in the subdivision. All structures in residential areas shall have fire hydrants within 500 feet and a 600-foot hose-lay. All structures in commercial areas shall have fire hydrants within 300 feet and a 500-foot hose-lay. The design and construction of the fire hydrant system shall be in accordance with the city design standards and specifications contained in this Land Development Code. The layout of the fire hydrant coverage shall be approved by the Fire Marshal and be in accordance with the standards of the Texas State Board of Insurance requirements. (O-00-1261 / 12-19-00)

Section 9.14 Sewage System Requirements

- A. Sewage Collection Lines – The developer of a subdivision shall be required to install, at no cost to the City, a sewage collection system adequate which shall serve each lot. The sewage collection system shall be connected to the municipal sewage system and be designed, sized and constructed in accordance with the city design standards and specifications contained in this Land Development Code.
- B. Private Sewage Treatment Systems – Private sewage treatments systems, including septic tanks, shall be prohibited except where approved by the Director of Public Services and the Tarrant County Health Department.

Section 9.15 Storm Water Facility Requirements

- A. Drainage Improvement Requirements – The developer shall provide for the design of storm water management in the proposed subdivision and shall be required to furnish, install, construct, or extend, at his own expense, all storm sewers and drainage structure facilities necessary for the proper development of the subdivision. Storm water facilities shall conform to the storm water drainage master plan and shall be designed in accordance with the design standards and specifications contained in this Land Development Code. Alternate earthen channels may be approved when in accordance with the criteria established in *Chapter 14 – Engineering Design Standards*.

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- B. Drainage Easements – All public drainage facilities shall be constructed within a public drainage easement or drainage right-of-way as required by the City. The following statement of restriction shall be placed in the dedication instrument of the subdivision plat:

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

- C. Development of Flood Plain – Land within the 100-year flood plain shall be subject to the Colleyville Flood Plain Ordinance. Any land which in the natural state is subject to a 100-year flood or which cannot be properly drained shall not be subdivided, re-subdivided, or developed until receipt of evidence that the construction of specific improvements proposed by the developer can be expected to yield a usable building site. Thereafter, the Planning and Zoning Commission may recommend approval of the plat. However, construction upon such land shall be prohibited until the specific improvements have been planned and construction completed.

D. Floodway Easements

1. Floodway easements shall be provided along natural drainage-ways and lakes reservations. Floodway easements shall encompass all areas beneath the water surface elevation of the base flood, plus such additional width as may be required to provide ingress and egress to allow maintenance of the banks and for the protection of adjacent property, as determined and required by the Director of Public Services.
2. The following statement of restrictions shall be placed in the dedication instrument of the subdivision plat:

Floodway Easement Restriction: No construction shall be allowed within a floodway easement without the written approval of the City of Colleyville, and then only after detailed engineering plans and studies show that no flooding will result.

- E. Off-Site Drainage – The following provisions shall be applicable to off-site drainage of new subdivisions:

1. The developer shall be responsible for all runoff from fully developed property upstream of the proposed development.
2. Where a drainage study indicates that additional runoff from the developing property will overload downstream drainage facilities and result in hazardous conditions, the City may withhold approval of the development until appropriate provisions have been made. These provisions shall include any drainage design or construction plans necessary to accommodate the off-site drainage problem.

Section 9.16 Street Improvement Requirements

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

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

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

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

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

Section 9.17 Street Design Criteria

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

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

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B. Street Design

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

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

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R-15	12
PUD-R	12

- e. *Temporary Turn-Around* – A temporary turn-around is required when a street is temporarily dead-ended and is longer one-hundred and fifty (150) feet, as measured from the intersecting street right-of-way line. The temporary turn-around shall be within a temporary easement and constructed of asphalt or concrete. (O-00-1261 / 12-19-00)
6. *Temporary Dead-End Streets* - Temporary dead-end streets shall have provision for future extension of the street and utilities and, if a temporary cul-de-sac is utilized, a reversionary right to the land abutting the turnaround for excess right-of-way shall be provided.
7. *Stub-outs for Future Extensions* - Permanent dead-end roads shall not be allowed. The street layout shall be extended to the tract boundary to provide for future access into adjoining tracts to assure adequate neighborhood circulation, unless prevented by topography or other physical conditions, or unless, the Planning and Zoning Commission determines that the extension is neither necessary for future development of adjacent tracts. In general, these extensions should be not more than one thousand (1,000) feet apart.
8. *Pavement Required* - All street surfaces within or abutting the proposed subdivision shall be paved, with curbs and gutters installed, and constructed in accordance with the standards and specifications contained elsewhere in this Land Development Code.
9. *Frontage Access Road* - Where a subdivision abuts or contains an existing or proposed collector street or railroad right-of-way or abuts a commercial or industrial land use, the City may require a frontage street approximately parallel to and on each side of such right-of-way to separate through and local traffic, or reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or equivalent treatment as may be necessary for adequate protection of residential properties.
10. *Half Streets* - Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations, and where the Planning and Zoning Commission finds it will be practicable to require the dedication of the other half when the adjoining land is subdivided, the other half of the street shall be platted within such tract.
11. *Number of Subdivision Entryways* – Every subdivision shall be designed to provide sufficient access into the development to accommodate anticipated traffic demands and to provide for emergency public services using the criteria contained in this Section. (O-01-1280 / 08-08-01)
- a. Where a proposed subdivision, or cul-de-sac street, contains more than twelve (12) lots, the development shall provide for two entryways as follows:
- i. The development shall provide one street entryway and one emergency access easement. The emergency access easement shall be located on an adjacent or opposite side of the subdivision from the main entryway. The widths of the right-of-way and driving surfaces of the street entryway and the emergency access easement shall be in accordance with the standards contained elsewhere in this Land Development Code, or
- ii. The development shall provide two street entryways separated not less than one-hundred feet between the centerlines of the driving surfaces. The widths of the right-of-way and driving surfaces of the two entryways shall be in accordance with the standards contained elsewhere in this Land Development Code, or
- iii. The development shall provide a divided entryway and one emergency access easement. The driving surfaces of the divided entryway shall be separated by a median not less than ten (10) feet in width and provide for one-way traffic. The widths of the right-of-way and driving

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surfaces of the divided entryway shall be in accordance with the standards contained elsewhere in this Land Development Code. The emergency access easement shall be located on an adjacent or opposite side of the subdivision from the main entryway and be constructed in accordance with the standards contained elsewhere in this Land Development Code.

- b. If it is physically impractical or otherwise impossible to provide two entryways or to incorporate an emergency access easement into the development in accordance with the above stated requirements, the following alternative may be considered by the approving body:
 - i. A single pavement width of forty-one (41) feet shall be constructed. Said pavement shall extend back from the intersecting street right-of-way a minimum distance of one-hundred (100') feet. All residences within the subdivision shall contain automatic fire-sprinkler systems.
 - c. If it is physically impractical or otherwise impossible to comply with the above-stated requirements, an alternative design may be submitted to the City Council for consideration. The approving body may approve the alternate design if it finds that the above-state requirements can not be satisfied and that all efforts have been made by the developer to comply with said requirements.
12. *Reverse Curves* - Between reverse curves there shall be a tangent section of centerline not less than one hundred feet (100') long.

C. Intersections

- 1. Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two (2) new streets at an angle of less than seventy-five (75) degrees shall not be acceptable.
- 2. Proposed new intersections along one side of an existing street shall, wherever practicable, coincide with any existing intersections on the opposite side of such street. Not more than two (2) streets shall intersect at any one point unless specifically approved by the City.
- 3. Street jogs with centerline offsets of less than one hundred thirty-five (135) feet shall not be permitted.
- 4. Local streets intersecting a collector street or larger shall have a tangent section of centerline at least fifty (50) feet in length measured from the right-of-way line of the collector street; however, no such tangent is required when the minor street curve has a centerline radius greater than four hundred (400) feet with the center located on the collector street right-of-way line.
- 5. At local street intersections, the property line corner shall be rounded by an arc having a radius of twelve (12) feet. This radius shall be increased when the smallest angle of intersection is less than eighty (80) degrees. At intersections of streets with major and collector streets the property line corners shall be rounded by an arc having a radius of twenty-five (25) feet. The approving body may submit comparable cut-offs or cords in place of rounded corners.
- 6. Where practical, spacing of intersections along collector streets shall be at least 500 feet apart.

D. Easements – Easements for drainage and utility construction, service, and maintenance shall be provided in locations approved by the City and affected utilities according to the following standards:

- 1. Easement for the use of public utilities of not less than seven and one-half (7.5') feet in width shall be provided on each lot and extend along the entire length of the rear property line. Easements shall connect with easements already established on adjoining properties or extend to connect with a public right-of-way. No lot shall be shown with an easement which prevents proper development and full utilization of the lot as a suitable building site for the intended zoning district.

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2. For lots of more than two hundred (200) feet deep, the utility easement shall be not less than sixteen (16) feet wide.
3. The width of any drainage easement shall be determined by the City Engineer or in accordance with the need for drainage improvements established by any drainage study.
4. All utility easements shall be dedicated as utility and/or drainage easements.
5. When an easement is granted for public purposes as a separate instrument, the following statement of restrictions shall be placed in dedication instrument:

Utility Easements

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

- E. Easements Adjacent to State Highways – When a proposed water or sewer line or drainage facility will be placed adjacent to a public road maintained by the Texas Department of Transportation, a separate specific use easement shall be provided for each utility or drainage facility.
- F. Emergency Access Easements – Emergency access easements shall have a clear unobstructed width to accommodate a pavement section of not less than twenty-four (24) feet in width. The emergency access easement shall connect at each end to a dedicated public street or shall have a suitable size turnaround at the dead-end, and appropriate turning space at inside corners to permit free movement of emergency vehicles. An emergency access easement may be used as a driveway to gain access to parking or loading spaces, but shall not be used for parking. All emergency access gates shall provide for an opening of not less than twenty four (24) feet wide by fourteen (14) feet in height and include a locking and opening mechanism acceptable to the Fire Department. (03-20-07 / O-07-1613)
- G. Alleys – Alleys shall be provided in commercial and industrial districts and at the rear of multifamily residential building sites for adequate circulation. Where approved by the Fire Marshal, an emergency access easement not less than twenty-four feet (24') in width shall be provided for emergency vehicle access in lieu of any alley. Alleys should intersect streets at right angles or radially to curved streets where sharp changes in alignment cannot be avoided. Property line corners shall be cut off fifteen feet (15') on each side to permit safe vehicular movement. Dead-end alleys shall be prohibited except where prior development of land adjoining the subdivision permits no other reasonable design; under such circumstances alleys shall be provided with turnaround or back-around facilities at the dead-end adequate to permit clear maneuvering of sanitation trucks, utility service vehicles and emergency vehicles. Alleys shall be not less than the following widths:
 1. Twenty feet (20') where residential building sites are provided on both sides;
 2. Twenty-two feet (22') wherever residential development abuts commercial or industrial areas;
 3. Twenty-four feet (24') where commercial or industrial development abuts on both sides.
- H. Mutual Access Easements (O-02-1336 / 04-16-02)
 1. *Purpose* – The purpose of this requirement is to provide public access to adjacent properties by reducing the number of driveway cuts and potential traffic accidents on adjacent streets.
 2. *Applicability* – This Section shall be applicable to properties abutting and that may derive access from a Collector Street or Arterial Street as shown on the Master Thoroughfare Plan.

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3. *Requirement* – The City shall require the dedication of a mutual access easement to provide cross access to adjacent properties or shared use of a driveway to conform with the minimum driveway standards contained in Chapter 14 of this Land Development Code.
4. *Easement Dimensions* – Easements for shared driveways shall be 16 feet in width and 35 feet in length, but may vary given the shape of the particular tract. Easements extending across the entire width of the property shall not be less than 24 feet in width.

Section 9.18 Traffic Impact Analysis

When a proposed subdivision plat is estimated to generate more than 1,000 vehicle trips per day, a traffic impact analysis shall be required with the earliest submittal of a plat application. The traffic impact analysis shall be prepared in accordance with the requirements of the Director of Public Services. The purpose of the traffic impact analysis is to determine the need for traffic mitigation measures which may include, but are not limited to, dedication of additional right-of-way, construction of turning lanes, or construction of traffic control facilities. This requirement may be waived when a traffic impact analysis was submitted at the time the current zoning was adopted and the traffic impact analysis is less than one year old. Any mitigating measures required shall be the responsibility of the developer, unless a cost-sharing agreement is approved by the City.

Section 9.19 Sidewalks

- A. General Sidewalk Requirement – Sidewalks shall be constructed prior to completion of any primary structure for all lots that: (1) front on streets required to have sidewalks as shown on the City's *Supplemental Sidewalk System Map*, or; (2) are required as part of a Planned Unit Development or Special use Permit; or, (3) front on a new street dedicated in conjunction with a subdivision plat. The sidewalks shall be constructed adjacent to and within the public street right-of-way and include curb ramps where applicable. Where no public right-of-way exists, the sidewalk shall be located within a public access easement that provides accommodation of the future street right-of-way dedication. When a subdivision is proposed with a masonry or other permanent perimeter screening wall adjacent to a street, the sidewalk shall be constructed by the developer at the same time as the -screening wall. All sidewalks shall conform to the standards and specifications contained in this Land Development Code.

Other than properties zoned as Planned Unit Developments or containing Special Use Permits with specific sidewalk provisions, any variance to the sidewalk construction requirements described above shall be considered by the Planning and Zoning Commission.

1. Appeal to City Council – The decision by the Planning and Zoning Commission shall be final, unless the applicant submits a written notice of appeal within ten (10) days from the date of the action by the Commission to the enforcement official. If an appeal is received within ten (10) days as described above, the enforcement official shall place the applicant's appeal request on the next available agenda for consideration by the City Council.
2. Applicability of Past Appeals to the City Council – All sidewalk appeal requests considered by the Planning and Zoning Commission between March 3, 2009 and December 18, 2012 may appeal the decision of the Planning and Zoning Commission to the City Council subject to the following provisions:
 - a. All appeals allowed by Section 2 must be filed no later than April 18, 2013.
 - b. All appeals allowed by Section 2 shall be sent in writing to the Director of Community Development.

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- B. Trails System Sidewalks – When a proposed sidewalk coincides with the general location of a future sidewalk shown in the most recently approved Colleyville Trails System Plan, the sidewalk shall be constructed in accordance with the design standards for a trails system sidewalk. The standards and specifications for a trails system sidewalk are contained elsewhere in this Land Development Code. The developer shall be required to provide additional street right-of-way dedication or a public access easement of sufficient width to accommodate the trails system sidewalk. Where the trails system sidewalk will be located at the rear or to the side of a lot, such as within a green-belt or similar open space, the developer shall provide sufficient right-of-way or public access easement to accommodate the sidewalk.

Section 9.20 Street Lighting

- A. General Requirements – The developer shall be required to install, at no cost to the City, a street lighting system at all street intersections, at the end of all cul-de-sac streets, and at additional locations in accordance with the criteria contained elsewhere in *Chapter 14 – Engineering Design Standards* of this Land Development Code.

Section 9.21 Amendments to This Chapter

Ord. Number	Date	Subject
O-00-1261	12/19/00	Cul-de sac street lengths
O-00-1261	12/19/00	Lot Drainage and Grading
O-00-1261	12/19/00	Fire Hydrants
O-00-1261	12/19/00	Divided Entryways
O-00-1280	08/08/01	Number of Subdivision Entryways
O-00-1214	12/18/01	Existing Unimproved Street Requirements
O-02-1336	04/16/02	Mutual Access Easements
O-06-1562	02/07/06	General Infrastructure Policy
O-07-1613	03/20/07	Emergency Access Gates
O-09-1712	03/03/09	Amendment to sidewalk regulations – Sections 9.12 and 9.19
O-12-1860	1/8/2013	Amendment to sidewalk regulations adding appeal to City Council

RESOLUTION R-13-3640

**A RESOLUTION APPROVING A REQUEST FOR A REFUND OF THE
SIDEWALK ESCROW FEES FOR LOT 1, BLOCK 1, OF THE RENFRO
ESTATES ADDITION LOCATED AT 2000 RENFRO ROAD IN THE
AMOUNT OF \$1,600**

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

Sec. 1. THAT a refund in the amount of \$1,600 for sidewalk escrow fees at
2000 Renfro Road, is hereby granted to Shawn Mackey.

AND IT IS SO RESOLVED.

PASSED BY A VOTE OF _____ AYES, _____ NAYS, AND _____ ABSTENTIONS
ON THIS THE 18th DAY OF JUNE 2013.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley
City Secretary

David Kelly
Mayor



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 7b

Agenda Date 06/18/2013

Number Resolution R-13-3641

Type Resolution

Department Community Development

Title

Consideration of a request for a sidewalk appeal on Lot 1, Block 1, of the Bill Boyd Addition located at 204 White Drive, Case GC13-010

Explanation

Reading and Public Hearing

Chris Putnam, applicant and property owner, is requesting an appeal of the Planning and Zoning Commission's decision to require escrow payment into the sidewalk fund for a new home located at 204 White Drive. Per the decision by the Planning and Zoning Commission, the applicant paid \$6,200 of escrow monies into the sidewalk fund. The applicant is requesting a refund of this amount. The applicant's appeal correspondence, site plan exhibit, and photographs of the conditions in the field, as well as an aerial, have been attached to the briefing.

Requirements. The newly constructed single family home triggered the sidewalk requirement per the Supplemental Sidewalk System Map adopted by City Council in October 2008. The map requires sidewalks to be built on both sides of White Drive upon the development or redevelopment of property as illustrated on the attached excerpt of the map.

Planning and Zoning Recommendation. The Planning and Zoning Commission approved the waiver of sidewalk construction request, with the condition to require payment into the sidewalk escrow fund at the August 13, 2012 meeting. At the time, the decision of the Planning and Zoning Commission was final.

Staff provided a summary of the City's current sidewalk regulations to the City Council at the October 16, 2012 Pre Council meeting. Given the amount of time that had passed since previous amendments to the City's sidewalk construction and escrow policies, the upward trend of new residential construction, and concerns voiced about said sidewalk regulations, examination of the sidewalk requirements of Chapter 9-Subdivision Design and Public Facilities were due. Given the directive by City Council, staff recommended amendments to Section 9.19(A). City Council approved the following amendments at the January 8, 2013 meeting by attached Ordinance O-12-1860:

"Other than properties zoned as Planned Unit Developments or containing Special Use Permits with specific sidewalk provisions, any variance to the sidewalk construction

requirements described above shall be considered by the Planning and Zoning Commission.

1. Appeal to City Council – The decision by the Planning and Zoning Commission shall be final, unless the applicant submits a written notice of appeal within ten (10) days from the date of the action by the Commission to the enforcement official. If an appeal is received within ten (10) days as described above, the enforcement official shall place the applicant's appeal request on the next available agenda for consideration by the City Council.

2. Applicability of Past Appeals to the City Council – All sidewalk waiver requests considered by the Planning and Zoning Commission between March 3, 2009 and December 18, 2012 may appeal to the City Council, per the provisions of Section 1, subject to the following provisions:

a. All appeals allowed by Section 2 must be filed no later than April 18, 2013.

b. All appeals allowed by Section 2 shall be sent in writing to the Community Development Director."

Staff proposed allowing all past decisions of the Planning and Zoning Commission regarding sidewalk waiver requests, to be appealed to the City Council no later than April 18, 2013. Staff notified all past sidewalk waiver applicants, and informed them of the new appeal options. Consistent with the Sign Board of Appeals process to the City Council, there would be no fee charged for applicants wishing to appeal to the City Council.

District Neighborhood. Escrow payments received to date have been made available for any future sidewalks and/or trails located within Neighborhood Districts, as shown on the attached Colleyville Sidewalk Escrow Districts Neighborhood Map. The subject property is located in Neighborhood District #6.

Waiver Request History. Between 2000 and March 3, 2009, the City Council considered 21 sidewalk waiver requests. Of those requests, nine (9) were denied and 12 were approved. Between March 3, 2009 and January 8, 2013, the Planning and Zoning Commission considered 10 sidewalk waiver requests. All 10 requests were denied by the Planning and Zoning Commission. However, of those 10 cases, four (4) were allowed the option of paying funds into escrow in lieu of construction.

Summary. The Supplemental Sidewalk System Map requires construction of a sidewalk for the property. The Planning and Zoning Commission's ruling approved the waiver of sidewalk construction, but required escrow payment, therefore the applicant paid \$6,200 into the escrow fund. Staff recommends denial of the appeal.

The available options by City Council are:

- (1) Approve the Appeal - This action would reverse the requirement to pay into the escrow fund and a refund would be provided to the applicant.
- (2) Deny the Appeal - The ruling of the Planning and Zoning Commission would stand, and monies paid into the escrow fund would be not refunded.

Financial Impact

If approved for a refund, the City will return \$6,200 to the applicant.

Recommendation

Denial

Attachments

- 1. Applicant's Original Request to Appeal to the Planning and Zoning Commission
- 2. Applicant's Appeal Request to City Council
- 3. Location Map
- 4. Aerial Looking North
- 5. Exhibits Provided by Applicant
- 6. Photos Submitted by Applicant
- 7. Colleyville Sidewalk Escrow District Neighborhoods - 2009
- 8. Excerpt from Supplemental Sidewalk System Map
- 9. Ordinance O-12-1860
- 10. Resolution R-13-3641

Applicant's Original Request to Appeal to the Planning and Zoning Commission

July 11, 2012

City of Colleyville,

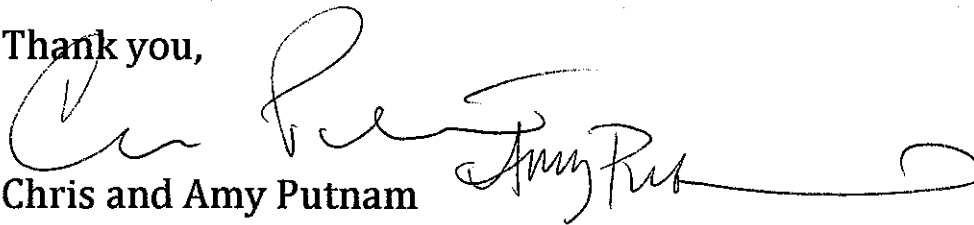
We are currently building a home on 204 White Drive. We wish to have the mandatory public sidewalk waived due to the fact that no other property owners have a public walk on White Drive. These older homes are having significant improvements made to them as of this summer and spring, and the owners have no plans on placing them on the market. Therefore, the street will not change aesthetically in the near future.

Furthermore, given the necessary grading of the ROW drainage as designed by our civil engineer and already approved of by the city, an addition of a public walk would require significant grade % of fall. We are forced to compensate for the drainage from the uphill property owner. That requires the grading plan to remain as is. There is simply not enough room to put in the public walk and make the drainage work.

Our builder concurs with us and wishes to see the city waive the public sidewalk as well.

Thank you,

Chris and Amy Putnam

Handwritten signatures of Chris and Amy Putnam. The signature for Chris is on the left, and the signature for Amy is on the right, written in a cursive style.

Applicant's Appeal Request to City Council

From: [Chris Putnam](#)
To: [Ron Ruthven](#)
Subject: Re: sidewalk escrow appeal
Date: Thursday, February 21, 2013 11:10:43 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Ron,

I am writing to request formal appeal to City Council. Specifically, I don't believe I should have had to escrow funds with the city for future sidewalk construction, since no continuous sidewalk will ever be constructed on White Drive – at least not without the city applying eminent domain to the entire street.

Thanks,

Chris Putnam
[REDACTED]

From: Ron Ruthven [REDACTED]
Date: Thursday, February 21, 2013 9:08 AM
To: [REDACTED]
Subject: RE: sidewalk escrow appeal

Mr. Putnam,

All we need is a written request to appeal to the City Council from you and we will schedule the appeal for consideration by the City Council. You may send it via email if you prefer.

Please let me know if you have any other questions.

Ron Ruthven, AICP, Director
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
(817)503-1052
fax (817)503-1059



www.colleyville.com

We value your opinion. Please take a moment to take our survey, [click here](#)

From: Chris Putnam [REDACTED]

Sent: Wednesday, February 20, 2013 7:03 PM
To: Ron Ruthven
Subject: sidewalk escrow appeal

Ron,

Received letter on eligibility for sidewalk appeal. What do I need to do to file a formal appeal – letter wasn't clear? Glad to see amendment – was the right thing for the city to do.

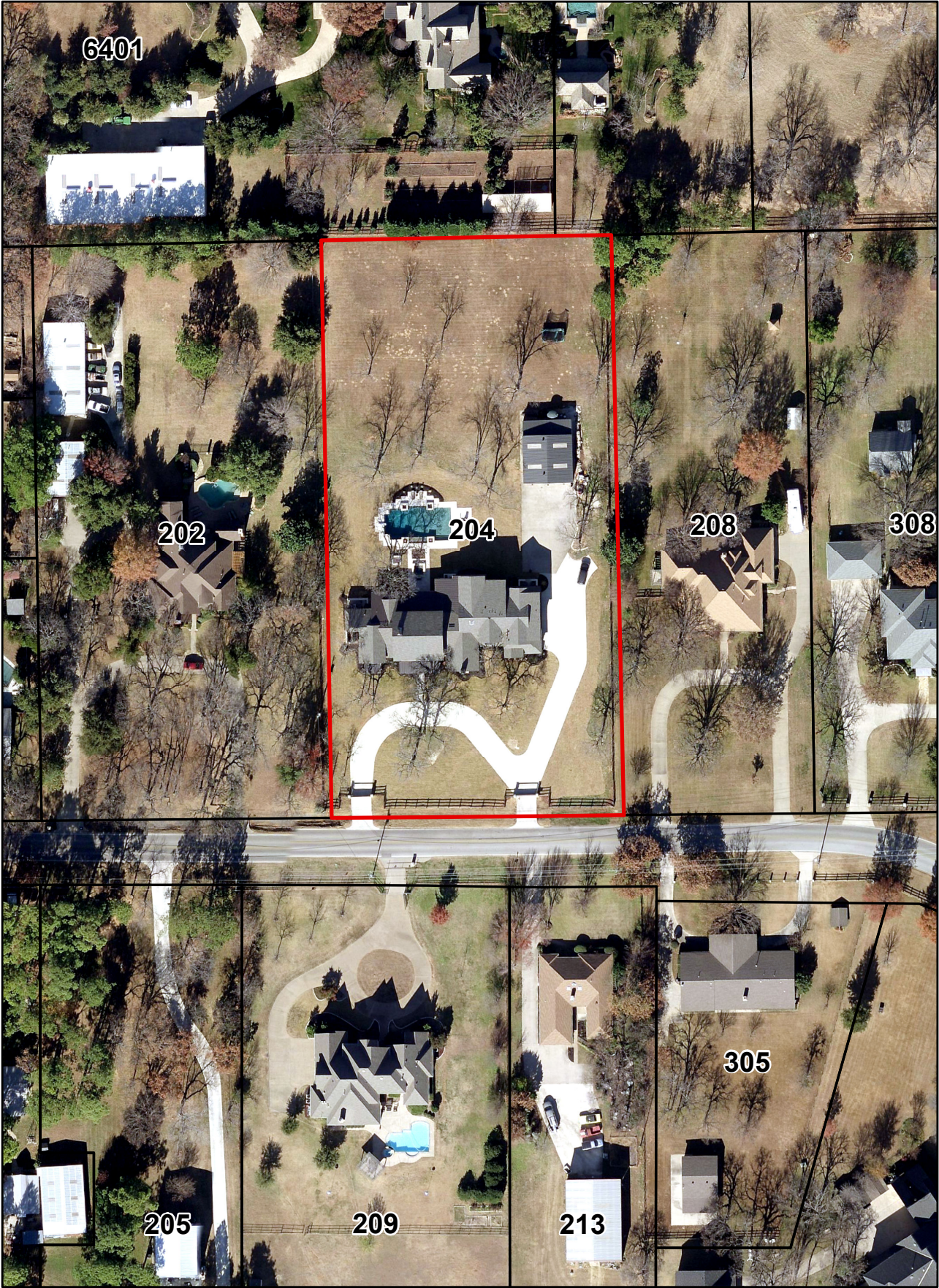
Thanks,

Chris Putnam
EVP and Chief Sales Officer
[SYNCHRONOSS TECHNOLOGIES \(NASDAQ SNCR\)](#)
972.839.2343 mobile
908.547.1172 office



Ensure The Most Powerful Mobility Customer Experience: 

Aerial Looking North



Current plan

SITE PLAN

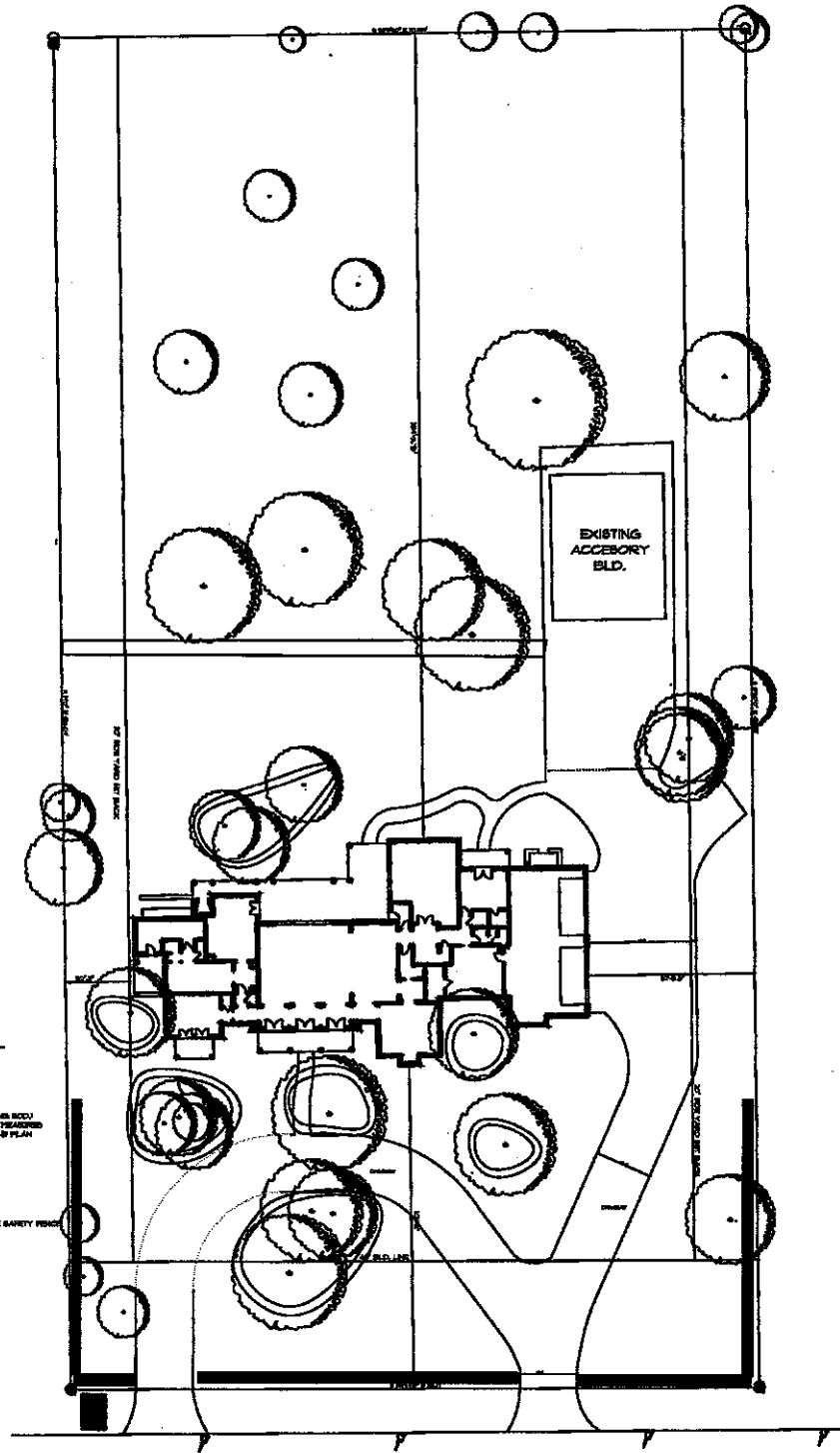
SCALE = 1" = 40'



EROSION CONTROL PLAN

IT IS THE INTENT TO MAINTAIN
NATURAL EROSION CONTROL (EXISTING BODIES)
AROUND THE LOT BUT ADDITIONAL REVISIONS
MAY BE NECESSARY AS NOTED ON THE PLAN
ONLY IF NECESSARY.

- CURB/BOX
- SLY FENCE
- TREE PROTECTION / ORANGE SAFETY FENCE



204 WHITE DRIVE

SITE PLAN

SCALE = 1" = 40'

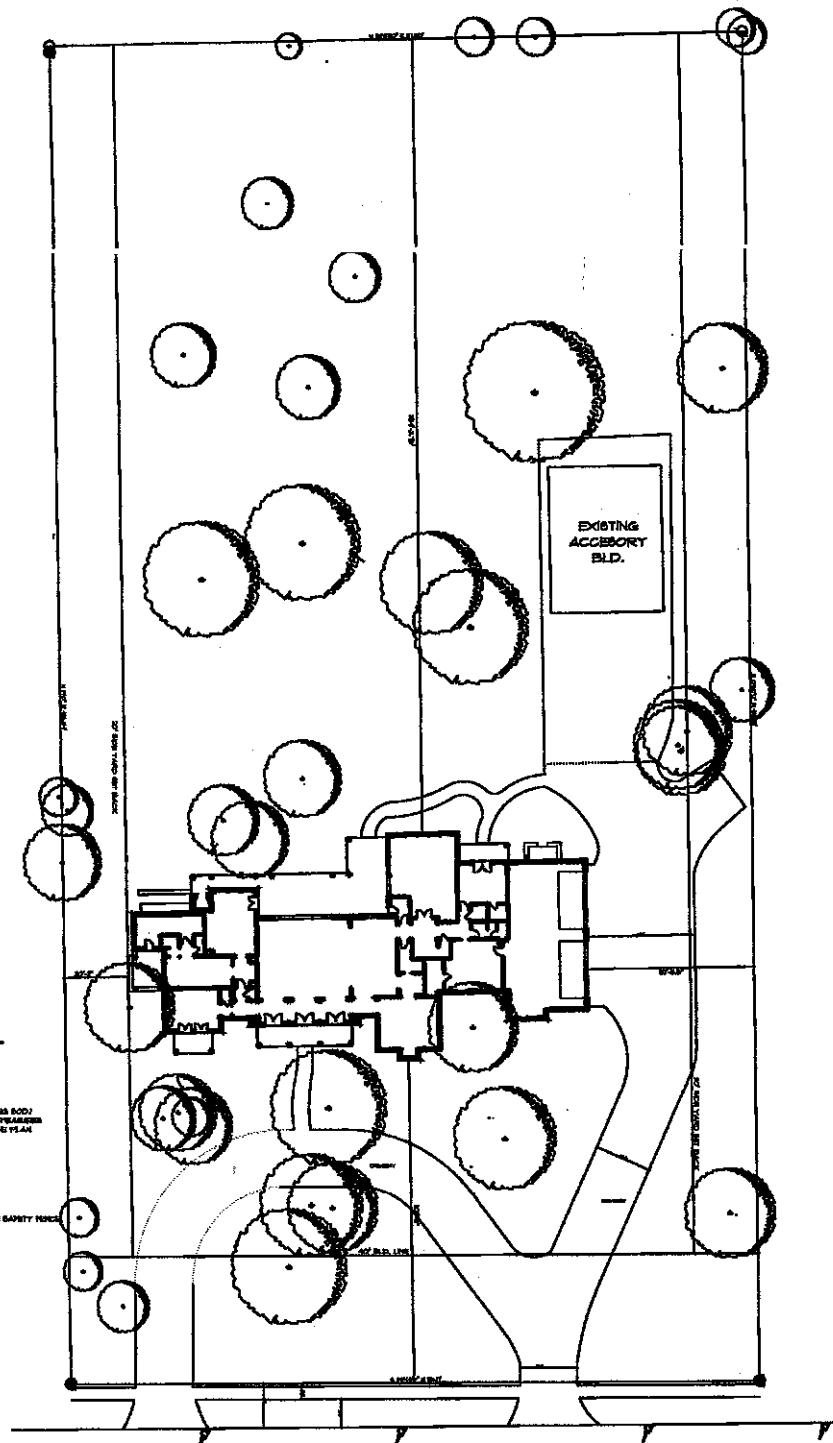
*Addition
of
sidewalk*



EROSION CONTROL PLAN

IT IS THE INTENT TO MAINTAIN
NATURAL EROSION CONTROL, CONSIDER BODIES
AROUND THE HOME BUT ADDITIONAL TREES
MAY BE NECESSARY AS NOTED ON THE PLAN
ONLY IF NECESSARY.

- CURB
- ALLY PRASE
- TREE PROTECTION / CHAIRMAN SAFETY FENCE



204 WHITE DRIVE

Photos Submitted by Applicant

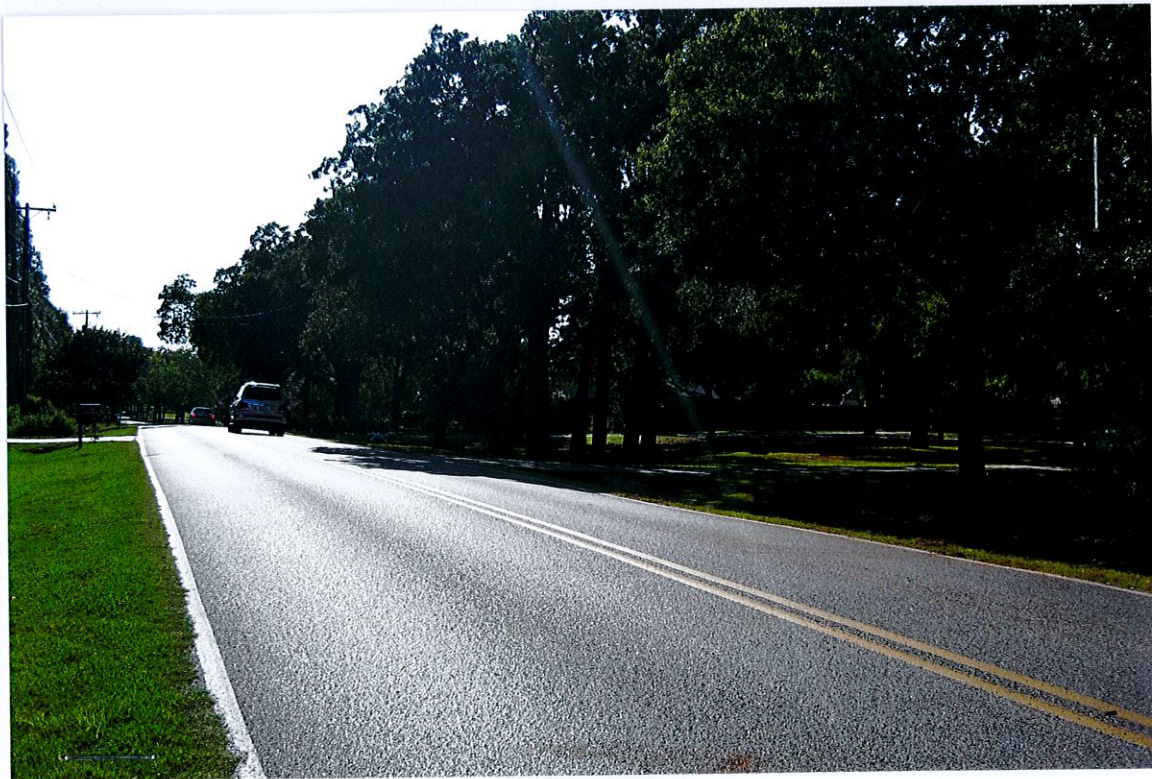
Not much room between drain and street or fence -
So a sidewalk would interfere with drainage.



Drainage issue is same for our neighbor on the right -
a sidewalk on ours would not line up with culvert & drainage pipe
of our neighbor causing more standing water.



✓ our
culvert &
Wayne's



no neighbors have sidewalks

Street is close to culvert you are working on.
No room for sidewalk



Very rural Street - no neighbors have sidewalks
One house with a sidewalk would change the feel of the street.



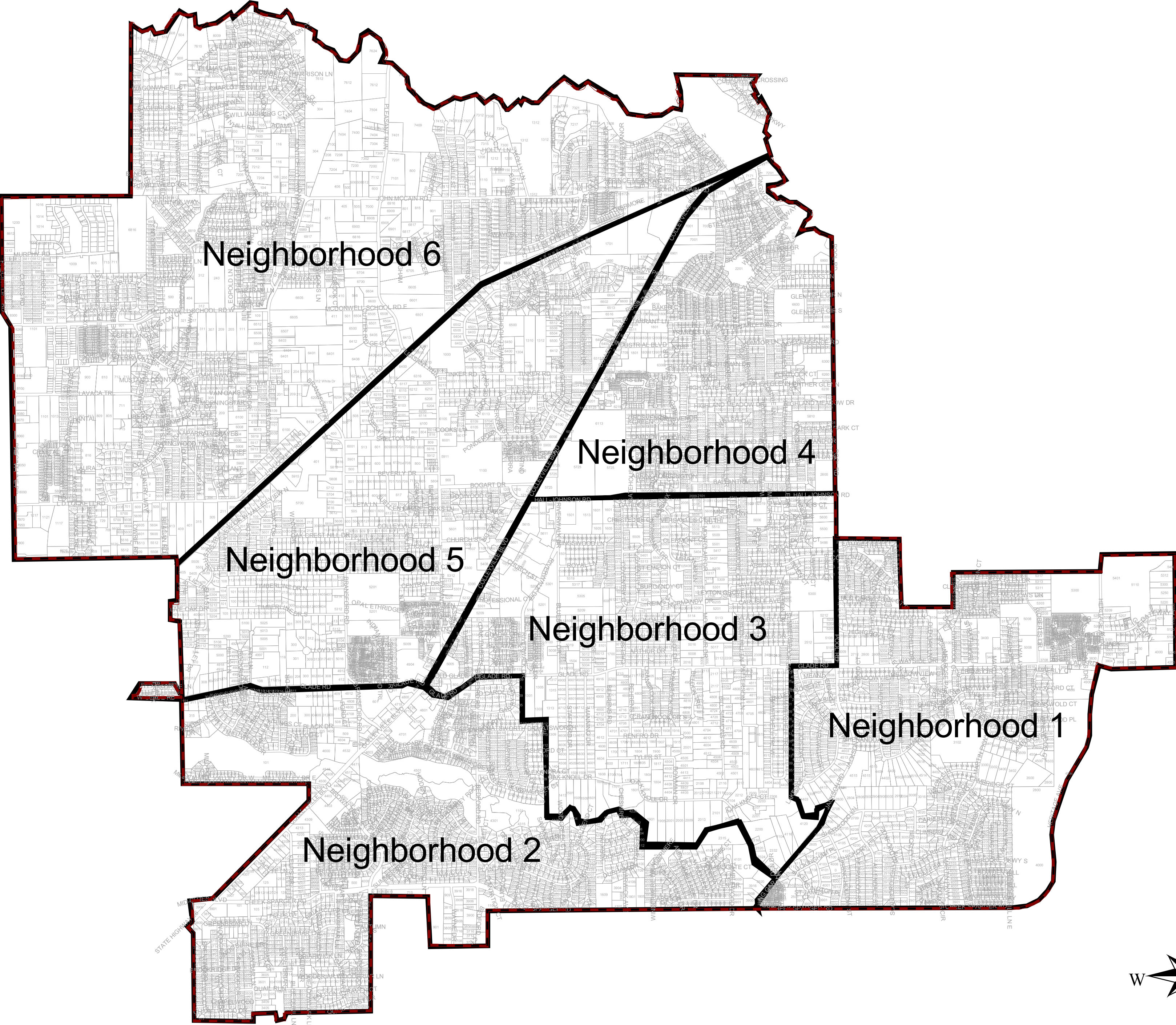
no sidewalks



Newest home across Street - has no sidewalk



Colleyville Sidewalk Escrow District Neighborhoods - 2009



Supplemental Sidewalk System Map



Legend

-  Required Sidewalks (Between 4' & 6' in Width)
-  Existing and Proposed Trails (Between 8' & 12' in Width)
-  Cottonbelt Trail (10' Walk connect Grapevine and Hurst)
-  Private Walking Paths (May be any size)
-  Sidewalks NOT Required
-  Escrow Option for Sidewalk
-  Municipal Locations
-  Parks
-  Schools
-  Water Features
-  City Limit
-  Railroad

ORDINANCE O-12-1860

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING CHAPTER 9-SUBDIVISION DESIGN AND PUBLIC FACILITIES OF THE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the City Council approved Ordinance O-09-1712 on March 3, 2009 amending the sidewalk construction, escrow, and waiver provisions in Chapter 9; and

WHEREAS, the City Council desires to further amend the waiver provisions by adding an appeal process to the City Council upon action by the Planning and Zoning Commission; and

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

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

- Sec. 1. THAT *Chapter 9-Subdivision Design and Public Facilities* of the Land Development Code, is hereby amended in its entirety to read as depicted in the attached Exhibit "A".
- Sec. 2. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 3. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that

portion so decided to be invalid or unconstitutional.

Sec. 4. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 5. THAT this ordinance shall take effect immediately from and after its passage.

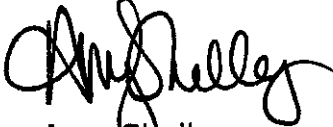
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 18th day of December 2012.

The second reading and public hearing being conducted on the 8th day of January 2013.

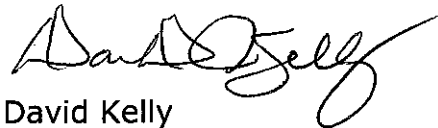
PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 8th day of January 2013.

ATTEST:



Amy Shelley
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

Exhibit "A"

Colleyville, Texas, Land Development Code

Chapter 9

Subdivision Design & Public Facilities

Rev. 1/8/2013

Section 9.1 Purpose of This Chapter

The purpose of this Chapter is to establish design guidelines necessary for proper layout of a subdivision and to establish the public improvement requirements for the development of a subdivision, but more specifically to:

1. ensure that public facilities and services are available to all subdivisions in the City; and
2. establish reasonable standards of design for public facilities.

Section 9.2 Authorization for Adoption of This Chapter

The regulations contained in this Chapter have been adopted under the following authority:

1. *Chapter 212 – Municipal Regulation of Subdivisions and Property Development of the Texas Local Government Code*, which authorizes a municipality to adopt rules governing plats and subdivisions of land within the municipality's jurisdiction.
2. *Chapter 51 – General Powers of Municipalities of the Texas Local Government Code*, which authorizes a municipality to adopt ordinances, rules, or police regulations that are for the good government, peace, or the trade and commerce of the municipality.
3. *The Home Rule Charter of the City of Colleyville*, which authorizes the City Council to exercise all powers granted to municipalities by the Constitution or the laws of the State of Texas.

Section 9.3 Variances and Appeals

Any person seeking approval of a development as required by this Land Development Code may request a waiver from a requirement contained in this Chapter, or appeal a decision of an Administrative Official by submitting a request using the procedures described in *Chapter 1 – General Provisions* of this Land Development Code.

Section 9.4 Definitions

Definitions applicable to this Chapter may be found in *Chapter 2 – Definitions* of this Land Development Code.

Section 9.5 Subdivision Design Guidelines

Every subdivision plat shall be reviewed for conformance with the design guidelines contained in this Chapter. The City recognizes that suitability characteristics vary from site to site and when approving a subdivision plat the following guidelines shall be used for interpretation, application and enforcement of the design guidelines contained in this Chapter:

1. It is the intention of these subdivision design guidelines to encourage new and creative ways to develop subdivisions. Developers and city officials are encouraged to utilize new and innovative ways to improve safety, economy, tax yield, maintenance cost, response time, drainage, vehicular access, and pedestrian

Exhibit "A"

Colleyville, Texas, Land Development Code

passage.

2. Whenever a subdivider can demonstrate an alternative method of meeting the requirements of this Chapter, it shall be incumbent upon the city staff, the Planning and Zoning Commission, and the City Council to review the proposed variations and approve, approve with modifications, or disapprove the proposed alternatives as appropriate for the conditions.

Section 9.6 Blocks

- A. General Design – Blocks should have sufficient depth to provide for two (2) tiers of lots of appropriate depths, except that blocks adjacent to major streets, railroads or waterways shall have only one tier of lots.
- B. Block Lengths & Widths – Residential and industrial blocks generally shall be no longer than sixteen hundred (1,600) feet and business blocks no longer than one thousand (1,000) feet. Where long blocks in the vicinity of a school, park or shopping center are proposed, the City Council may require a public walkway near the middle of long blocks or opposite a street that terminates between the streets at the ends of the block.

Section 9.7 Lots

- A. Lot Arrangement – Lots shall be arranged to provide access to lots from approved streets and to avoid foreseeable difficulties due to topography and natural physical features inherent to the property.
- B. Lot Area and Dimensions – Lot area and dimensions shall be consistent with the minimum requirements of the applicable zoning district and the following:
 1. Special Lot Width Requirement - The width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than eighty (80) percent of the required lot width. In the case of lots on the turning circle of a cul-de-sac, the width may be less than eighty (80) percent of the required lot width.
 2. The City may approve a plat which contains a lot that does not meet the minimum requirements when special conditions exist.
- C. Frontage on Public Access Required – All lots shall have frontage on a public street, except a non-residential lot may be approved when the proposed public access has been determined by City to be adequate to meet the intent of this requirement. The lot line common to the street right-of-way line shall be the front line; except that a lot may have more than one lot line common to a street right-of-way line.
- D. Access from Major Thoroughfares
 1. Residential Lots - No residential lot shall front on or derive access directly from an existing or proposed collector street, or larger, as shown on the Master Thoroughfare Plan, except where the proposed subdivision meets all the following criteria:
 - a. Where the only street frontage which may be provided to the residential lot is from a collector street due to the shape, topography, or other physical condition of the property;
 - b. The City Engineer has provided favorable recommendation; and.
 - c. Where the residential lot is designed and dimensioned to permit loop driveways or on-site turnaround facilities so that vehicles head into the collector street.
 2. Non-residential Lots – Non-residential lots which have frontage onto or derive access directly from an existing or proposed collector street, or larger, as shown on the Master Thoroughfare Plan, shall have

Exhibit "A"

Colleyville, Texas, Land Development Code

driveway locations which *comply with the spacing requirements established elsewhere in Chapter 14 – Engineering Design Standards* of this Land Development Code.

- E. Buildable Area – Every lot shall contain a buildable area that is adequate in size for the proposed development. The buildable area shall be situated out of the 100 year flood plain.
- F. Flag Lots Prohibited – It is the policy of the City to prohibit the creation of flag lots unnecessarily, and to discourage the creation of any lot which, by virtue of its relatively great depth in relation to its width, is likely to facilitate future requests for re-subdivision to create a flag lot.
- G. Building Lines – Front building lines shall be shown on all lots in the subdivision. Building lines shall be shown along each street-facing of corner lots and through-lots. The building line shall be consistent with the requirements of the applicable zoning district, however, the City may approve a building line which differs from the zoning requirements when special conditions exist.
- H. Side Lot Lines – Where possible, all side lot lines shall be at right angles to straight street lines and radial to curved street lines.
- I. Lot Drainage and Grading
 - 1. Grading and drainage of all lots shall be designed in a manner which will allow one lot to drain across an adjacent lot and into a permanent structure, such as a concrete flume, lined channel, or proper inlet to an adequate drainage facility, or to a street right-of-way. If an approved drainage structure is not present, it will be required of the developer to construct the necessary facilities. (O-00-1261 / 12-19-00)
 - 2. Sheet flow techniques shall be used for lot to lot drainage where possible. (O-00-1261 / 12-19-00)
 - 3. Single lots shall accommodate their own drainage into an approved structure where topographic elevations allow this to occur. (O-00-1261 / 12-19-00)

Section 9.8 Waterbodies and Water Courses

If a tract being subdivided contains a water body, or portion thereof, lot lines shall be drawn so as to distribute the entire ownership of the water body among the adjacent lots. The City may approve an alternate plan provided the ownership of and responsibility for maintenance of the water body is so placed that it will not become a City responsibility. Where a watercourse separates the buildable area of a lot from the street by which it has access, provision shall be made for installation of a culvert or other structure, of design approved by the City. Any lot which includes a water body and contains a building site, contain a buildable area that is not less than the minimum buildable area for the applicable zoning district.

Section 9.9 Street Names

The developer shall submit all existing and proposed street names on any proposed subdivision plat. New street names shall be sufficiently different in sound and in spelling from other road names in the city so as to not cause confusion to the general public or for emergency response. A road which is, or planned, as a continuation of an existing road shall bear the same name.

Section 9.10 Reserve Strips and Common Areas

The creation of reserve strips shall not be permitted adjacent to a proposed street or to adjacent property in such a manner as to deny access from adjacent property to the street. No common areas shall be allowed in

Exhibit "A"

Colleyville, Texas, Land Development Code

a subdivision except where notation has been placed on the plat to prohibit development on the common area.

Section 9.11 Double Frontage Lots

Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from a collector street or to overcome specific disadvantages of topography and orientation. The City may require that a notation be placed on the plat to limit the facing of main structures or to limit driveway access from a collector street.

Section 9.12 General Infrastructure Policy

(03-03-09 / O-09-1712)

- A. General Requirement – The developer of a subdivision shall install all water, sewer, street, sidewalk and drainage improvements, and any other facilities required by this Land Development Code, which are necessary for the proper development of the subdivision. The design, construction and inspection of any public facilities shall be a cost to the developer, unless the City has entered into an agreement for cost sharing. All such facilities shall be designed and constructed in accordance with the criteria contained in this Land Development Code and be in conformance with the general layout of the City of Colleyville Master Land Use Plan and Capital Improvements Plan. The public facility requirement of this section shall be applicable to the upgrading of any existing facilities which do not meet current standards.
- B. Apportionment of Infrastructure Costs – As a condition of the approval of a development, the developer's portion of the costs may not exceed the amount required for infrastructure improvements that are roughly proportionate to the projected impact of the proposed development, as determined by a professional engineer, licensed in the State of Texas, and who is retained by the City of Colleyville.
1. In making the rough proportionality determination, consideration shall be given to the availability of adequate and minimum levels of public facilities and accessibility to the site for delivery of emergency services.
 2. The professional engineer making the proportionality determination may rely on categorical findings from comparable public improvement projects for establishing a cost basis. The basis used for determining estimated costs shall be revised annually on July 1 by the Colleyville Engineering Department.
 3. A developer who disputes the determination by said professional engineer may appeal to the City Council and present testimony and evidence in support of the appeal. The appeal shall be written and filed with the City Secretary within ten (10) days after the date action taken by the Planning and Zoning Commission on the development proposal. The developer shall not be required to waive the right to appeal as a condition of approval of the development project.
- C. Optional Escrow Provision – Where, in the opinion of the City, construction of a required public improvement should be deferred to a future date, the developer shall place in escrow with the City, an amount equal to the estimated cost of the improvements, as determined by the City Engineer. The Planning and Zoning Commission or City Council may consider an alternate arrangement when appropriate. Any escrow related to the construction of sidewalks shall adhere to the requirements set forth in Section F.
- D. City Participation in Over-Sizing – Where over-sizing of a public improvement is required by the Comprehensive Master Plan, Thoroughfare Plan, Water or Sewer Capital Improvements Plan or other planning document adopted by the City, City participation shall be in accordance with the provisions of any applicable Impact Fee Ordinance or City-Developer Agreement, which has been approved by the City Council.
- E. Public Easements – All public improvements shall be constructed within easements or rights-of-way that have been dedicated for public use. The width of an easement or right-of-way shall be in accordance with the specifications contained elsewhere in this Land Development Code.

Exhibit "A"

Colleyville, Texas, Land Development Code

F. Escrow Policy for Sidewalks

1. Request for Escrow

Payments into escrow in lieu of constructing any sidewalk may only occur where recommended by the *Supplemental Sidewalk System Map*. The only exceptions to this requirement shall be as recommended by the Planning and Zoning Commission and/or City Council either as a condition to a formal sidewalk waiver request or as part of a Special Use Permit or Planned Unit Development request.

2. Deposit with the City

Whenever the City agrees to accept escrow deposits in lieu of construction by the owner of the property under these regulations, the property owner or developer shall deposit an amount equal to his share of the costs of design and construction in escrow with the City. This amount shall be paid prior to release of construction plans by the Director of Public Works. The obligations and responsibilities of the property owner shall become those of the property owner's transferees, heirs, successors, and assigns; and the liability therefore shall be joint and several.

3. Determination of Escrow Amount

The amount of the escrow shall be determined by using the average of the comparable bids awarded by the City in the preceding six (6) months for sidewalk design and construction or, if none exist, then current market value of the design and construction of a sidewalk in the City, to be determined by the Director of Public Works. The determination shall be based on reasonable current market value made as of the time the escrow is due.

4. Termination of Escrow

Escrows fees paid to the City pursuant to this Section shall be held for a period of ten (10) years from the date of the deposit. If the City has not expended such funds on a sidewalk with the Sidewalk District of the dwelling unit that deposited the sidewalk escrow fee, and upon written request from the original party making the deposit, such funds shall be returned to the original party that paid the escrow fees with accrued interest, subject to the limitations in Subsection 6. Such return does not remove any obligations of the dwelling unit for construction of required improvement(s) if a building permit is applied for.

5. Refund

If any public improvement for which escrow is deposited is constructed or is reconstructed by another governmental authority at no cost to the City, the escrow funds and accrued interest shall be refunded to the property owner or developer after completion and acceptance of the public improvements. In the event that a portion of the cost is borne by the City and the other portion of the cost by another governmental authority, the difference between the owner's actual proportionate cost and the escrow funds, including accrued interest, if any, shall be refunded after completion and acceptance of the improvements.

6. Interest Limitation

If for any reason money is refunded within six (6) months of deposit, only the principal will be refunded. Monies returned after this date will be refunded with interest accrued calculated at one percent (1%) less than the rate of actual earnings received on the escrowed funds.

7. Waiver of Escrow

The Developer may apply to the Planning and Zoning Commission for a waiver of the requirement to construct a sidewalk or escrow funds in lieu of construction as described in Section 9.19.

8. Use of Escrow Funds

Six (6) Sidewalk Districts are hereby established throughout the City. These districts shall share the same boundaries as the six (6) neighborhoods depicted on the Neighborhood Boundary Map in the 2004 – 2025 Colleyville Plan. The Sidewalk Districts are established so that sidewalk escrow funds will

Exhibit "A"

Colleyville, Texas, Land Development Code

be expended within sufficient proximity to the dwelling unit that deposited the sidewalk escrow fee so as to reasonably benefit that dwelling unit. Funds escrowed pursuant to this Section shall be expended on design and construction of sidewalks located at any place within the same Sidewalk District as the dwelling unit depositing the sidewalk escrow fee.

Form for Escrow

An escrow for the construction of a sidewalk pursuant to this Section shall be in the following form:

In lieu of constructing the necessary sidewalks in the development, the developer shall be required to escrow funds for the construction the sidewalks which shall be dedicated to the City. The developer shall be required to escrow these funds in the amount of \$ _____, which includes contingencies, engineering, and design. This escrow requirement shall be fulfilled prior to the signing and filing of the approved final plat.

Section 9.13 Water System Requirements

- A. Water Lines – The developer of a subdivision shall be required to install, at no cost to the City, a water distribution system adequate for domestic supply and for fire protection needs which serves each lot. The water system shall be connected to the municipal water system and be designed, sized and constructed in accordance with the city design standards and specifications contained in this Land Development Code.
- B. Fire Hydrants – The developer of a subdivision shall be required to install, at no cost to the City, a sufficient number of fire hydrants to provide fire protection to every lot in the subdivision. All structures in residential areas shall have fire hydrants within 500 feet and a 600-foot hose-lay. All structures in commercial areas shall have fire hydrants within 300 feet and a 500-foot hose-lay. The design and construction of the fire hydrant system shall be in accordance with the city design standards and specifications contained in this Land Development Code. The layout of the fire hydrant coverage shall be approved by the Fire Marshal and be in accordance with the standards of the Texas State Board of Insurance requirements. (O-00-1261 / 12-19-00)

Section 9.14 Sewage System Requirements

- A. Sewage Collection Lines – The developer of a subdivision shall be required to install, at no cost to the City, a sewage collection system adequate which shall serve each lot. The sewage collection system shall be connected to the municipal sewage system and be designed, sized and constructed in accordance with the city design standards and specifications contained in this Land Development Code.
- B. Private Sewage Treatment Systems – Private sewage treatments systems, including septic tanks, shall be prohibited except where approved by the Director of Public Services and the Tarrant County Health Department.

Section 9.15 Storm Water Facility Requirements

- A. Drainage Improvement Requirements – The developer shall provide for the design of storm water management in the proposed subdivision and shall be required to furnish, install, construct, or extend, at his own expense, all storm sewers and drainage structure facilities necessary for the proper development of the subdivision. Storm water facilities shall conform to the storm water drainage master plan and shall be designed in accordance with the design standards and specifications contained in this Land Development Code. Alternate earthen channels may be approved when in accordance with the criteria established in *Chapter 14 – Engineering Design Standards*.

Exhibit "A"

Colleyville, Texas, Land Development Code

- B. Drainage Easements – All public drainage facilities shall be constructed within a public drainage easement or drainage right-of-way as required by the City. The following statement of restriction shall be placed in the dedication instrument of the subdivision plat:

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

- C. Development of Flood Plain – Land within the 100-year flood plain shall be subject to the Colleyville Flood Plain Ordinance. Any land which in the natural state is subject to a 100-year flood or which cannot be properly drained shall not be subdivided, re-subdivided, or developed until receipt of evidence that the construction of specific improvements proposed by the developer can be expected to yield a usable building site. Thereafter, the Planning and Zoning Commission may recommend approval of the plat. However, construction upon such land shall be prohibited until the specific improvements have been planned and construction completed.

D. Floodway Easements

1. Floodway easements shall be provided along natural drainage-ways and lakes reservations. Floodway easements shall encompass all areas beneath the water surface elevation of the base flood, plus such additional width as may be required to provide ingress and egress to allow maintenance of the banks and for the protection of adjacent property, as determined and required by the Director of Public Services.
2. The following statement of restrictions shall be placed in the dedication instrument of the subdivision plat:

Floodway Easement Restriction: No construction shall be allowed within a floodway easement without the written approval of the City of Colleyville, and then only after detailed engineering plans and studies show that no flooding will result.

- E. Off-Site Drainage – The following provisions shall be applicable to off-site drainage of new subdivisions:

1. The developer shall be responsible for all runoff from fully developed property upstream of the proposed development.
2. Where a drainage study indicates that additional runoff from the developing property will overload downstream drainage facilities and result in hazardous conditions, the City may withhold approval of the development until appropriate provisions have been made. These provisions shall include any drainage design or construction plans necessary to accommodate the off-site drainage problem.

Section 9.16 Street Improvement Requirements

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

Exhibit "A"

Colleyville, Texas, Land Development Code

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

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

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

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

Section 9.17 Street Design Criteria

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

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

Exhibit "A"

Colleyville, Texas, Land Development Code

B. Street Design

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

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

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Colleyville, Texas, Land Development Code

R-15	12
PUD-R	12

- e. *Temporary Turn-Around* – A temporary turn-around is required when a street is temporarily dead-ended and is longer one-hundred and fifty (150) feet, as measured from the intersecting street right-of-way line. The temporary turn-around shall be within a temporary easement and constructed of asphalt or concrete. (O-00-1261 / 12-19-00)
6. *Temporary Dead-End Streets* - Temporary dead-end streets shall have provision for future extension of the street and utilities and, if a temporary cul-de-sac is utilized, a reversionary right to the land abutting the turnaround for excess right-of-way shall be provided.
7. *Stub-outs for Future Extensions* - Permanent dead-end roads shall not be allowed. The street layout shall be extended to the tract boundary to provide for future access into adjoining tracts to assure adequate neighborhood circulation, unless prevented by topography or other physical conditions, or unless, the Planning and Zoning Commission determines that the extension is neither necessary for future development of adjacent tracts. In general, these extensions should be not more than one thousand (1,000) feet apart.
8. *Pavement Required* - All street surfaces within or abutting the proposed subdivision shall be paved, with curbs and gutters installed, and constructed in accordance with the standards and specifications contained elsewhere in this Land Development Code.
9. *Frontage Access Road* - Where a subdivision abuts or contains an existing or proposed collector street or railroad right-of-way or abuts a commercial or industrial land use, the City may require a frontage street approximately parallel to and on each side of such right-of-way to separate through and local traffic, or reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or equivalent treatment as may be necessary for adequate protection of residential properties.
10. *Half Streets* - Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations, and where the Planning and Zoning Commission finds it will be practicable to require the dedication of the other half when the adjoining land is subdivided, the other half of the street shall be platted within such tract.
11. *Number of Subdivision Entryways* – Every subdivision shall be designed to provide sufficient access into the development to accommodate anticipated traffic demands and to provide for emergency public services using the criteria contained in this Section. (O-01-1280 / 08-08-01)
- a. Where a proposed subdivision, or cul-de-sac street, contains more than twelve (12) lots, the development shall provide for two entryways as follows:
- i. The development shall provide one street entryway and one emergency access easement. The emergency access easement shall be located on an adjacent or opposite side of the subdivision from the main entryway. The widths of the right-of-way and driving surfaces of the street entryway and the emergency access easement shall be in accordance with the standards contained elsewhere in this Land Development Code, or
- ii. The development shall provide two street entryways separated not less than one-hundred feet between the centerlines of the driving surfaces. The widths of the right-of-way and driving surfaces of the two entryways shall be in accordance with the standards contained elsewhere in this Land Development Code, or
- iii. The development shall provide a divided entryway and one emergency access easement. The driving surfaces of the divided entryway shall be separated by a median not less than ten (10) feet in width and provide for one-way traffic. The widths of the right-of-way and driving

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Colleyville, Texas, Land Development Code

surfaces of the divided entryway shall be in accordance with the standards contained elsewhere in this Land Development Code. The emergency access easement shall be located on an adjacent or opposite side of the subdivision from the main entryway and be constructed in accordance with the standards contained elsewhere in this Land Development Code.

- b. If it is physically impractical or otherwise impossible to provide two entryways or to incorporate an emergency access easement into the development in accordance with the above stated requirements, the following alternative may be considered by the approving body:
 - i. A single pavement width of forty-one (41) feet shall be constructed. Said pavement shall extend back from the intersecting street right-of-way a minimum distance of one-hundred (100') feet. All residences within the subdivision shall contain automatic fire-sprinkler systems.
 - c. If it is physically impractical or otherwise impossible to comply with the above-stated requirements, an alternative design may be submitted to the City Council for consideration. The approving body may approve the alternate design if it finds that the above-state requirements can not be satisfied and that all efforts have been made by the developer to comply with said requirements.
12. *Reverse Curves* - Between reverse curves there shall be a tangent section of centerline not less than one hundred feet (100') long.

C. Intersections

- 1. Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two (2) new streets at an angle of less than seventy-five (75) degrees shall not be acceptable.
- 2. Proposed new intersections along one side of an existing street shall, wherever practicable, coincide with any existing intersections on the opposite side of such street. Not more than two (2) streets shall intersect at any one point unless specifically approved by the City.
- 3. Street jogs with centerline offsets of less than one hundred thirty-five (135) feet shall not be permitted.
- 4. Local streets intersecting a collector street or larger shall have a tangent section of centerline at least fifty (50) feet in length measured from the right-of-way line of the collector street; however, no such tangent is required when the minor street curve has a centerline radius greater than four hundred (400) feet with the center located on the collector street right-of-way line.
- 5. At local street intersections, the property line corner shall be rounded by an arc having a radius of twelve (12) feet. This radius shall be increased when the smallest angle of intersection is less than eighty (80) degrees. At intersections of streets with major and collector streets the property line corners shall be rounded by an arc having a radius of twenty-five (25) feet. The approving body may submit comparable cut-offs or cords in place of rounded corners.
- 6. Where practical, spacing of intersections along collector streets shall be at least 500 feet apart.

D. Easements – Easements for drainage and utility construction, service, and maintenance shall be provided in locations approved by the City and affected utilities according to the following standards:

- 1. Easement for the use of public utilities of not less than seven and one-half (7.5') feet in width shall be provided on each lot and extend along the entire length of the rear property line. Easements shall connect with easements already established on adjoining properties or extend to connect with a public right-of-way. No lot shall be shown with an easement which prevents proper development and full utilization of the lot as a suitable building site for the intended zoning district.

Exhibit "A"

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2. For lots of more than two hundred (200) feet deep, the utility easement shall be not less than sixteen (16) feet wide.
3. The width of any drainage easement shall be determined by the City Engineer or in accordance with the need for drainage improvements established by any drainage study.
4. All utility easements shall be dedicated as utility and/or drainage easements.
5. When an easement is granted for public purposes as a separate instrument, the following statement of restrictions shall be placed in dedication instrument:

Utility Easements

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

- E. Easements Adjacent to State Highways – When a proposed water or sewer line or drainage facility will be placed adjacent to a public road maintained by the Texas Department of Transportation, a separate specific use easement shall be provided for each utility or drainage facility.
- F. Emergency Access Easements – Emergency access easements shall have a clear unobstructed width to accommodate a pavement section of not less than twenty-four (24) feet in width. The emergency access easement shall connect at each end to a dedicated public street or shall have a suitable size turnaround at the dead-end, and appropriate turning space at inside corners to permit free movement of emergency vehicles. An emergency access easement may be used as a driveway to gain access to parking or loading spaces, but shall not be used for parking. All emergency access gates shall provide for an opening of not less than twenty four (24) feet wide by fourteen (14) feet in height and include a locking and opening mechanism acceptable to the Fire Department. (03-20-07 / O-07-1613)
- G. Alleys – Alleys shall be provided in commercial and industrial districts and at the rear of multifamily residential building sites for adequate circulation. Where approved by the Fire Marshal, an emergency access easement not less than twenty-four feet (24') in width shall be provided for emergency vehicle access in lieu of any alley. Alleys should intersect streets at right angles or radially to curved streets where sharp changes in alignment cannot be avoided. Property line corners shall be cut off fifteen feet (15') on each side to permit safe vehicular movement. Dead-end alleys shall be prohibited except where prior development of land adjoining the subdivision permits no other reasonable design; under such circumstances alleys shall be provided with turnaround or back-around facilities at the dead-end adequate to permit clear maneuvering of sanitation trucks, utility service vehicles and emergency vehicles. Alleys shall be not less than the following widths:
 1. Twenty feet (20') where residential building sites are provided on both sides;
 2. Twenty-two feet (22') wherever residential development abuts commercial or industrial areas;
 3. Twenty-four feet (24') where commercial or industrial development abuts on both sides.
- H. Mutual Access Easements (O-02-1336 / 04-16-02)
 1. *Purpose* – The purpose of this requirement is to provide public access to adjacent properties by reducing the number of driveway cuts and potential traffic accidents on adjacent streets.
 2. *Applicability* – This Section shall be applicable to properties abutting and that may derive access from a Collector Street or Arterial Street as shown on the Master Thoroughfare Plan.

Exhibit "A"

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3. *Requirement* – The City shall require the dedication of a mutual access easement to provide cross access to adjacent properties or shared use of a driveway to conform with the minimum driveway standards contained in Chapter 14 of this Land Development Code.
4. *Easement Dimensions* – Easements for shared driveways shall be 16 feet in width and 35 feet in length, but may vary given the shape of the particular tract. Easements extending across the entire width of the property shall not be less than 24 feet in width.

Section 9.18 Traffic Impact Analysis

When a proposed subdivision plat is estimated to generate more than 1,000 vehicle trips per day, a traffic impact analysis shall be required with the earliest submittal of a plat application. The traffic impact analysis shall be prepared in accordance with the requirements of the Director of Public Services. The purpose of the traffic impact analysis is to determine the need for traffic mitigation measures which may include, but are not limited to, dedication of additional right-of-way, construction of turning lanes, or construction of traffic control facilities. This requirement may be waived when a traffic impact analysis was submitted at the time the current zoning was adopted and the traffic impact analysis is less than one year old. Any mitigating measures required shall be the responsibility of the developer, unless a cost-sharing agreement is approved by the City.

Section 9.19 Sidewalks

- A. General Sidewalk Requirement – Sidewalks shall be constructed prior to completion of any primary structure for all lots that: (1) front on streets required to have sidewalks as shown on the City's *Supplemental Sidewalk System Map*, or; (2) are required as part of a Planned Unit Development or Special use Permit; or, (3) front on a new street dedicated in conjunction with a subdivision plat. The sidewalks shall be constructed adjacent to and within the public street right-of-way and include curb ramps where applicable. Where no public right-of-way exists, the sidewalk shall be located within a public access easement that provides accommodation of the future street right-of-way dedication. When a subdivision is proposed with a masonry or other permanent perimeter screening wall adjacent to a street, the sidewalk shall be constructed by the developer at the same time as the -screening wall. All sidewalks shall conform to the standards and specifications contained in this Land Development Code.

Other than properties zoned as Planned Unit Developments or containing Special Use Permits with specific sidewalk provisions, any variance to the sidewalk construction requirements described above shall be considered by the Planning and Zoning Commission.

1. Appeal to City Council – The decision by the Planning and Zoning Commission shall be final, unless the applicant submits a written notice of appeal within ten (10) days from the date of the action by the Commission to the enforcement official. If an appeal is received within ten (10) days as described above, the enforcement official shall place the applicant's appeal request on the next available agenda for consideration by the City Council.
2. Applicability of Past Appeals to the City Council – All sidewalk appeal requests considered by the Planning and Zoning Commission between March 3, 2009 and December 18, 2012 may appeal the decision of the Planning and Zoning Commission to the City Council subject to the following provisions:
 - a. All appeals allowed by Section 2 must be filed no later than April 18, 2013.
 - b. All appeals allowed by Section 2 shall be sent in writing to the Director of Community Development.

Exhibit "A"

Colleyville, Texas, Land Development Code

- B. Trails System Sidewalks – When a proposed sidewalk coincides with the general location of a future sidewalk shown in the most recently approved Colleyville Trails System Plan, the sidewalk shall be constructed in accordance with the design standards for a trails system sidewalk. The standards and specifications for a trails system sidewalk are contained elsewhere in this Land Development Code. The developer shall be required to provide additional street right-of-way dedication or a public access easement of sufficient width to accommodate the trails system sidewalk. Where the trails system sidewalk will be located at the rear or to the side of a lot, such as within a green-belt or similar open space, the developer shall provide sufficient right-of-way or public access easement to accommodate the sidewalk.

Section 9.20 Street Lighting

- A. General Requirements – The developer shall be required to install, at no cost to the City, a street lighting system at all street intersections, at the end of all cul-de-sac streets, and at additional locations in accordance with the criteria contained elsewhere in *Chapter 14 – Engineering Design Standards* of this Land Development Code.

Section 9.21 Amendments to This Chapter

Ord. Number	Date	Subject
O-00-1261	12/19/00	Cul-de sac street lengths
O-00-1261	12/19/00	Lot Drainage and Grading
O-00-1261	12/19/00	Fire Hydrants
O-00-1261	12/19/00	Divided Entryways
O-00-1280	08/08/01	Number of Subdivision Entryways
O-00-1214	12/18/01	Existing Unimproved Street Requirements
O-02-1336	04/16/02	Mutual Access Easements
O-06-1562	02/07/06	General Infrastructure Policy
O-07-1613	03/20/07	Emergency Access Gates
O-09-1712	03/03/09	Amendment to sidewalk regulations – Sections 9.12 and 9.19
O-12-1860	1/8/2013	Amendment to sidewalk regulations adding appeal to City Council

RESOLUTION R-13-3641

**A RESOLUTION APPROVING A REQUEST FOR A REFUND OF THE
SIDEWALK ESCROW FEES FOR LOT 1, BLOCK 1, OF THE BILL BOYD
ADDITION LOCATED AT 204 WHITE DRIVE IN THE AMOUNT OF
\$6,200**

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

Sec. 1. THAT a refund in the amount of \$6,200 for sidewalk escrow fees at
204 White Drive, is hereby granted to Chris Putnam.

AND IT IS SO RESOLVED.

PASSED BY A VOTE OF _____ AYES, _____ NAYS, AND _____ ABSTENTIONS
ON THIS THE 18th DAY OF JUNE 2013.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley
City Secretary

David Kelly
Mayor



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 7c

Agenda Date 06/18/2013

Number Resolution R-13-3642

Type Resolution

Department Community Development

Title

Consideration of a request for a sidewalk appeal on Lot 6, Block 1, of the Pleasant Run Estates Addition located at 6600 Pleasant Run Road, Case GC13-014

Explanation

Reading and Public Hearing

Mark Cameron, applicant, is requesting an appeal to the Planning and Zoning Commission's decision to require either the construction of a five (5) foot wide sidewalk, along Pleasant Run Road, or make payment into the sidewalk escrow fund, for a new home located at 6600 Pleasant Run Road. The applicant's original request was a waiver to the construction of a 10 foot wide trail along McDonwell School Road and a five (5) foot wide sidewalk along Pleasant Run Road. The Planning and Zoning Commission granted a waiver to the construction of the trail along McDonwell School Road and denied the waiver of the sidewalk construction along Pleasant Run Road. Per the City Engineer, if escrow payment is required, the amount owed by the applicant would be \$4,905. The applicant's appeal correspondence, photographs of the conditions in the field, and an aerial has been attached to the briefing.

Requirements. The newly constructed single family home triggered the sidewalk requirement per the Supplemental Sidewalk System Map adopted by City Council in October 2008. The map requires a sidewalk to be built along the Pleasant Run Road frontage, and a 10 foot wide trail to be built along the frontage of McDonwell School Road upon the development or redevelopment of property, as illustrated on the attached excerpt of the map.

Planning and Zoning Recommendation. The Planning and Zoning Commission denied the waiver of sidewalk construction along Pleasant Run Road, with the option to make payment into the sidewalk escrow fund, or construct the sidewalk at the April 12, 2010 meeting. To date, no construction of a sidewalk has occurred, and no payment has been made into the escrow fund. Consequently, the home has not passed the final inspection pending the outcome of this appeal. At the time, the decision of the Planning and Zoning Commission was final.

Staff provided a summary of the City's current sidewalk regulations to the City Council at the October 16, 2012 Pre Council meeting. Given the amount of time that had passed since previous amendments to the City's sidewalk construction and escrow policies, the upward trend of new residential construction, and concerns voiced about

said sidewalk regulations, examination of the sidewalk requirements of Chapter 9-Subdivision Design and Public Facilities were due. Given the directive by City Council, staff recommended amendments to Section 9.19(A). City Council approved the following amendments at the January 8, 2013 meeting by attached Ordinance O-12-1860:

"Other than properties zoned as Planned Unit Developments or containing Special Use Permits with specific sidewalk provisions, any variance to the sidewalk construction requirements described above shall be considered by the Planning and Zoning Commission.

1. Appeal to City Council – The decision by the Planning and Zoning Commission shall be final, unless the applicant submits a written notice of appeal within ten (10) days from the date of the action by the Commission to the enforcement official. If an appeal is received within ten (10) days as described above, the enforcement official shall place the applicant's appeal request on the next available agenda for consideration by the City Council.

2. Applicability of Past Appeals to the City Council – All sidewalk waiver requests considered by the Planning and Zoning Commission between March 3, 2009 and December 18, 2012 may appeal to the City Council, per the provisions of Section 1, subject to the following provisions:

a. All appeals allowed by Section 2 must be filed no later than April 18, 2013.

b. All appeals allowed by Section 2 shall be sent in writing to the Community Development Director."

Staff proposed allowing all past decisions of the Planning and Zoning Commission regarding sidewalk waiver requests, to be appealed to the City Council no later than April 18, 2013. Staff notified all past sidewalk waiver applicants, and informed them of the new appeal options. Consistent with the Sign Board of Appeals process to the City Council, there would be no fee charged for applicants wishing to appeal to the City Council.

District Neighborhood. Escrow payments received to date have been made available for any future sidewalks and/or trails located within Neighborhood Districts, as shown on the attached Colleyville Sidewalk Escrow Districts Neighborhood Map. The subject property is located in Neighborhood District #6.

Waiver Request History. Between 2000 and March 3, 2009, the City Council considered 21 sidewalk waiver requests. Of those requests, nine (9) were denied and 12 were approved. Between March 3, 2009 and January 8, 2013, the Planning and Zoning Commission considered 10 sidewalk waiver requests. All 10 requests were denied by the Planning and Zoning Commission. However, of those 10 cases, four (4)

were allowed the option of paying funds into escrow in lieu of construction.

Summary. The Supplemental Sidewalk System Map requires construction of a five (5) foot wide sidewalk for the property frontage on Pleasant Run Road. The Planning and Zoning Commission's ruling denied the waiver of sidewalk construction for the frontage along Pleasant Run Road, and required escrow payment or sidewalk construction. However, to date, the applicant has not constructed the sidewalk, or made payment into the sidewalk escrow fund. Staff recommends denial of the appeal.

The available options by City Council are:

- (1) Approve the Appeal - This action would waive sidewalk construction, which is required by the Supplemental Sidewalk System Map.
- (2) Deny the Appeal - The applicant would be required to build a sidewalk on the property, or make a payment of \$4,905 into the City's sidewalk escrow fund. This option adheres to the Supplemental Sidewalk System Map recommendation.
- (3) Require Escrow - The City Council may require payment of \$4,905 into the sidewalk escrow fund.

Financial Impact

If escrow payment is required, the amount would be \$4,905.

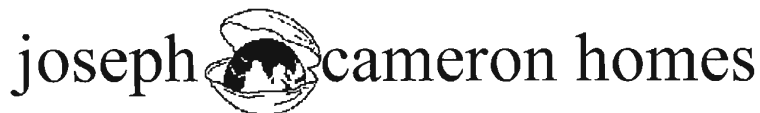
Recommendation

Denial

Attachments

1. Applicant's Original Request to Appeal to the Planning and Zoning Commission
2. Applicant's Response Letter for Appeal to City Council
3. Location Map
4. Aerial
5. Photos Submitted by Applicant
6. Colleyville Sidewalk Escrow District Neighborhoods - 2009
7. Supplemental Sidewalk System Map
8. Ordinance O-12-1860
9. Resolution R-13-3642

Applicant's Original Request to Appeal to The Planning and Zoning Commission



Joseph Cameron llc.
p.o. box 1671
Colleyville, Texas 76034
Tel (214) 534.4558 Fax (817) 428.4330

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

Re: 6600 Pleasant Run Road New Single Family Construction

To Whom It May Concern:

Recently I submitted a permit application for the approval to build a new home at 6600 Pleasant Run Road. The property is aesthetically beautiful, zoned residential estate (RE) and the new residential home will be appealing. I am aware of the proposed sidewalk and trail systems ordinance for the site and would request a variance for the trail system on the southern boundary line of the property. The boundary runs along E. McDonwell School Rd., which is used as a private drive with limited access. The city proposed walkway trail would be within the city owned drainage/utility easement right of way which, is unimproved property.

The walkway trail would have various negative consequences for the property and the City of Colleyville, including the required removal of several large mature trees, relocation of utilities, disruption of water drainage system, and no foreseeable use of the trail. Also, several species of wildlife including ducks, rabbits, birds, turtles, squirrels and coyotes would lose their natural habitat.

Please consider my request for a variance from the ordinance.

If you should need further information or have any questions please do not hesitate to contact me.

Respectfully yours,

Mark J. Cameron
Managing Director

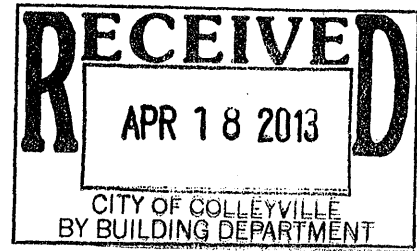
Confidential

RECEIVED

MAR 15 2010

Per

Applicant's Response Letter For Appeal to City Council



April 15, 2013

Ron Ruthven
Community Development Director
100 Main Street
Colleyville, Texas 76034

Re: Sidewalk Appeal for 6600 Pleasant Run Road

Dear Mr. Ruthven:

This letter is in response to your letter sent to me dated February 15, 2013. Please let this serve as my appeal under Section 2 for a sidewalk construction along Pleasant Run Road.

I would also appreciate you contacting me regarding the building permit. Gary Jenkins city inspector conducted a final walk thru and we occupied the residence in May, 2011.

If you have any questions or need further information please feel free to contact me.

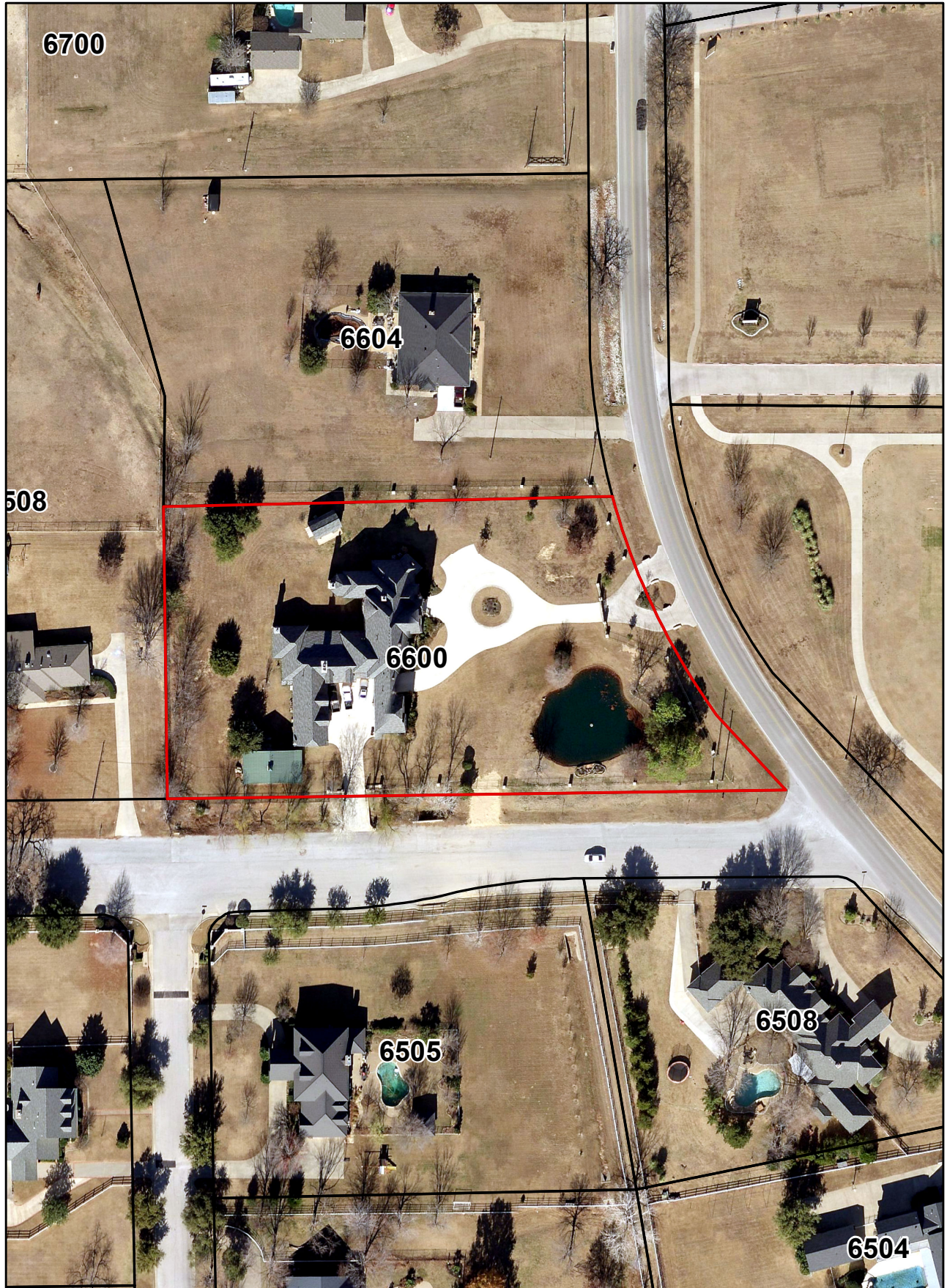
Sincerely,

A handwritten signature in black ink, appearing to read "Mark J. Cameron". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mark J. Cameron
(214) 534-4558

[illegible]

Aerial



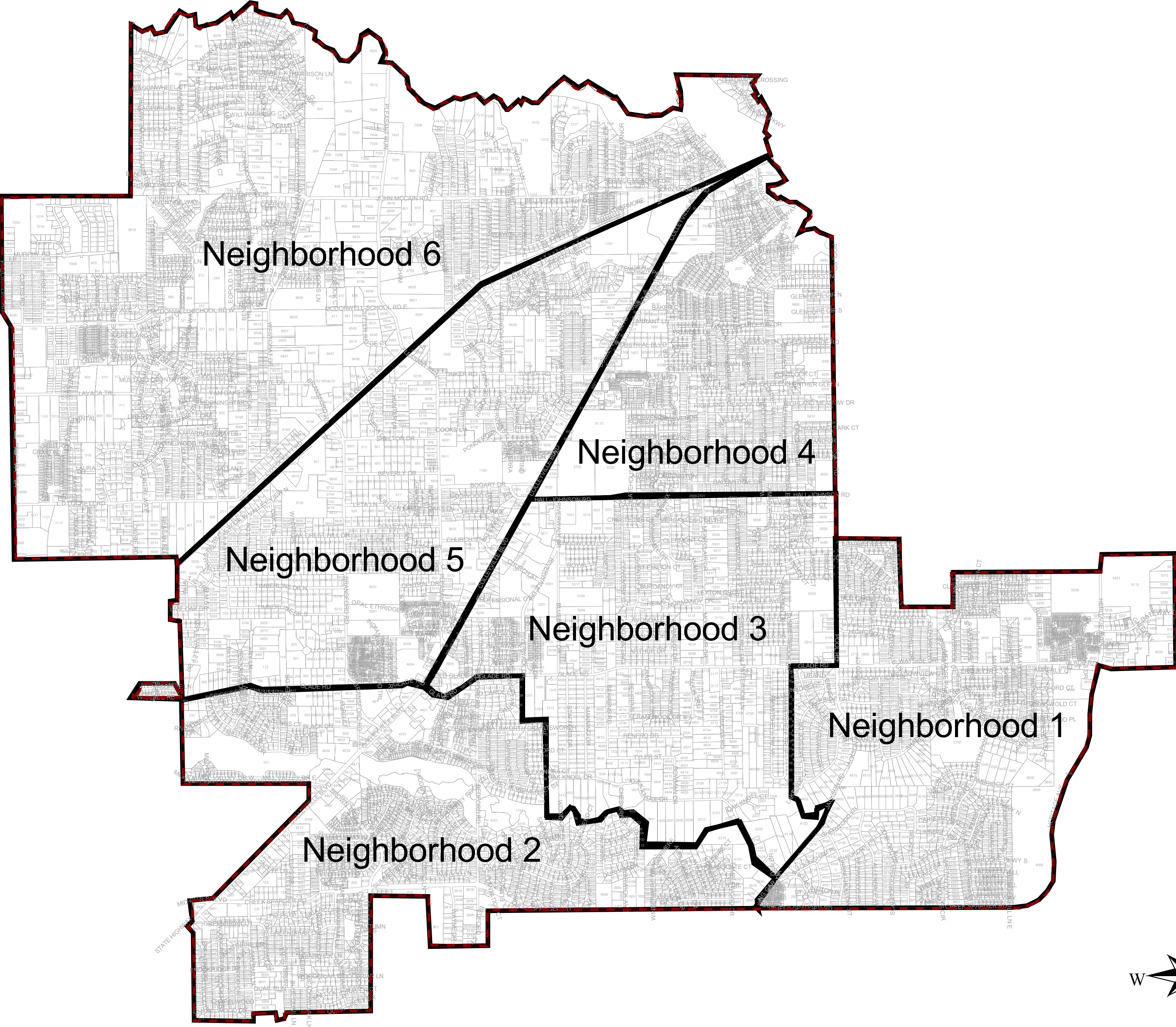
Photos Submitted By Applicant



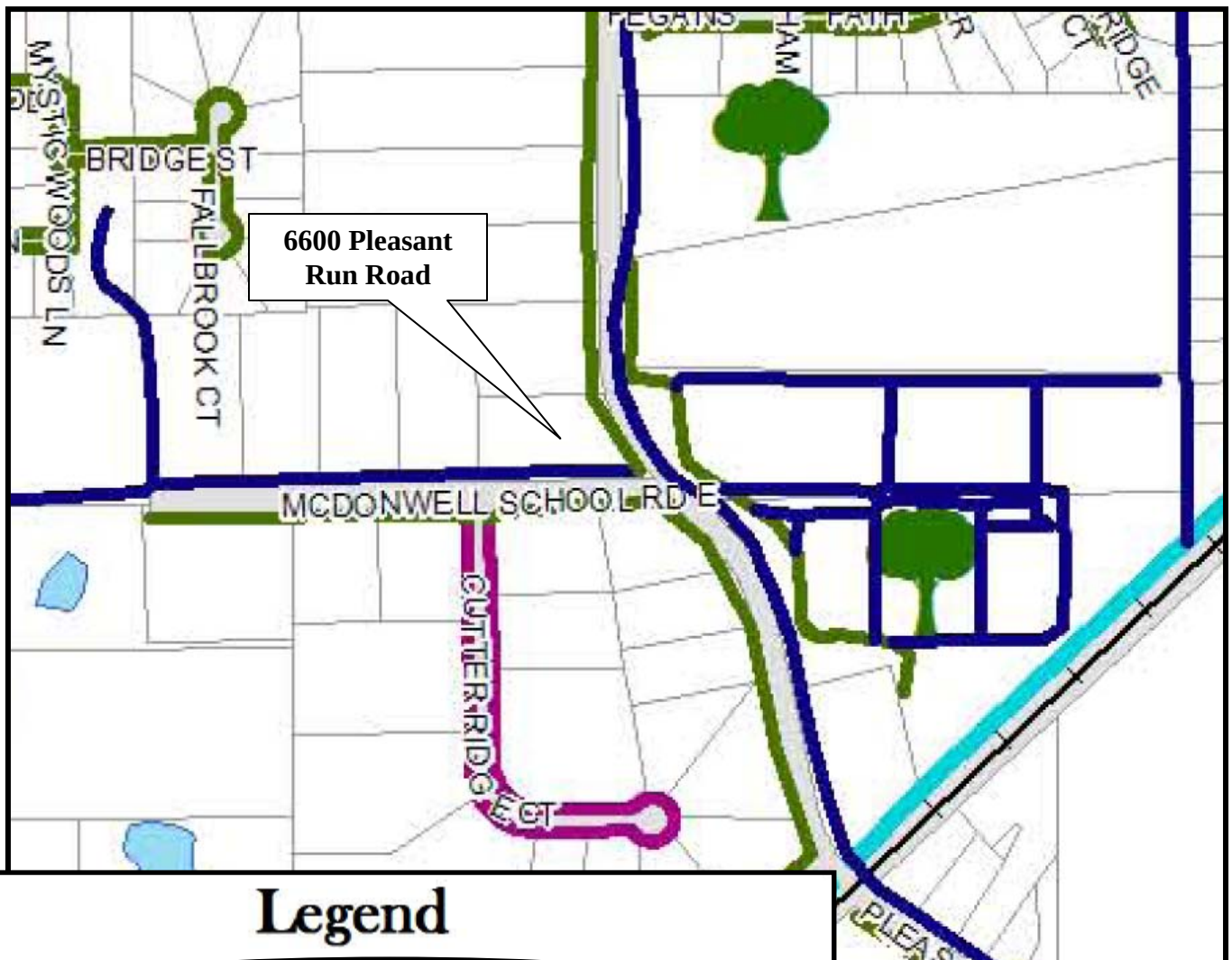




Colleyville Sidewalk Escrow District Neighborhoods - 2009



Supplemental Sidewalk System Map



Legend

-  Required Sidewalks (Between 4' & 6' in Width)
-  Existing and Proposed Trails (Between 8' & 12' in Width)
-  Cottonbelt Trail (10' Walk connect Grapevine and Hurst)
-  Private Walking Paths (May be any size)
-  Sidewalks NOT Required
-  Escrow Option for Sidewalk
-  Municipal Locations
-  Parks
-  Schools
-  Water Features
-  City Limit
-  Railroad

ORDINANCE O-12-1860

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING CHAPTER 9-SUBDIVISION DESIGN AND PUBLIC FACILITIES OF THE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the City Council approved Ordinance O-09-1712 on March 3, 2009 amending the sidewalk construction, escrow, and waiver provisions in Chapter 9; and

WHEREAS, the City Council desires to further amend the waiver provisions by adding an appeal process to the City Council upon action by the Planning and Zoning Commission; and

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

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

- Sec. 1. THAT *Chapter 9-Subdivision Design and Public Facilities* of the Land Development Code, is hereby amended in its entirety to read as depicted in the attached Exhibit "A".
- Sec. 2. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 3. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that

portion so decided to be invalid or unconstitutional.

Sec. 4. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 5. THAT this ordinance shall take effect immediately from and after its passage.

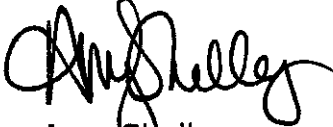
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 18th day of December 2012.

The second reading and public hearing being conducted on the 8th day of January 2013.

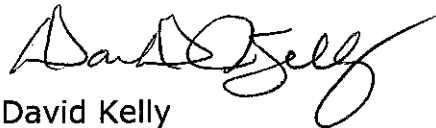
PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 8th day of January 2013.

ATTEST:



Amy Shelley
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

Exhibit "A"

Colleyville, Texas, Land Development Code

Chapter 9

Subdivision Design & Public Facilities

Rev. 1/8/2013

Section 9.1 Purpose of This Chapter

The purpose of this Chapter is to establish design guidelines necessary for proper layout of a subdivision and to establish the public improvement requirements for the development of a subdivision, but more specifically to:

1. ensure that public facilities and services are available to all subdivisions in the City; and
2. establish reasonable standards of design for public facilities.

Section 9.2 Authorization for Adoption of This Chapter

The regulations contained in this Chapter have been adopted under the following authority:

1. *Chapter 212 – Municipal Regulation of Subdivisions and Property Development of the Texas Local Government Code*, which authorizes a municipality to adopt rules governing plats and subdivisions of land within the municipality's jurisdiction.
2. *Chapter 51 – General Powers of Municipalities of the Texas Local Government Code*, which authorizes a municipality to adopt ordinances, rules, or police regulations that are for the good government, peace, or the trade and commerce of the municipality.
3. *The Home Rule Charter of the City of Colleyville*, which authorizes the City Council to exercise all powers granted to municipalities by the Constitution or the laws of the State of Texas.

Section 9.3 Variances and Appeals

Any person seeking approval of a development as required by this Land Development Code may request a waiver from a requirement contained in this Chapter, or appeal a decision of an Administrative Official by submitting a request using the procedures described in *Chapter 1 – General Provisions* of this Land Development Code.

Section 9.4 Definitions

Definitions applicable to this Chapter may be found in *Chapter 2 – Definitions* of this Land Development Code.

Section 9.5 Subdivision Design Guidelines

Every subdivision plat shall be reviewed for conformance with the design guidelines contained in this Chapter. The City recognizes that suitability characteristics vary from site to site and when approving a subdivision plat the following guidelines shall be used for interpretation, application and enforcement of the design guidelines contained in this Chapter:

1. It is the intention of these subdivision design guidelines to encourage new and creative ways to develop subdivisions. Developers and city officials are encouraged to utilize new and innovative ways to improve safety, economy, tax yield, maintenance cost, response time, drainage, vehicular access, and pedestrian

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passage.

2. Whenever a subdivider can demonstrate an alternative method of meeting the requirements of this Chapter, it shall be incumbent upon the city staff, the Planning and Zoning Commission, and the City Council to review the proposed variations and approve, approve with modifications, or disapprove the proposed alternatives as appropriate for the conditions.

Section 9.6 Blocks

- A. General Design – Blocks should have sufficient depth to provide for two (2) tiers of lots of appropriate depths, except that blocks adjacent to major streets, railroads or waterways shall have only one tier of lots.
- B. Block Lengths & Widths – Residential and industrial blocks generally shall be no longer than sixteen hundred (1,600) feet and business blocks no longer than one thousand (1,000) feet. Where long blocks in the vicinity of a school, park or shopping center are proposed, the City Council may require a public walkway near the middle of long blocks or opposite a street that terminates between the streets at the ends of the block.

Section 9.7 Lots

- A. Lot Arrangement – Lots shall be arranged to provide access to lots from approved streets and to avoid foreseeable difficulties due to topography and natural physical features inherent to the property.
- B. Lot Area and Dimensions – Lot area and dimensions shall be consistent with the minimum requirements of the applicable zoning district and the following:
 1. Special Lot Width Requirement - The width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than eighty (80) percent of the required lot width. In the case of lots on the turning circle of a cul-de-sac, the width may be less than eighty (80) percent of the required lot width.
 2. The City may approve a plat which contains a lot that does not meet the minimum requirements when special conditions exist.
- C. Frontage on Public Access Required – All lots shall have frontage on a public street, except a non-residential lot may be approved when the proposed public access has been determined by City to be adequate to meet the intent of this requirement. The lot line common to the street right-of-way line shall be the front line; except that a lot may have more than one lot line common to a street right-of-way line.
- D. Access from Major Thoroughfares
 1. Residential Lots - No residential lot shall front on or derive access directly from an existing or proposed collector street, or larger, as shown on the Master Thoroughfare Plan, except where the proposed subdivision meets all the following criteria:
 - a. Where the only street frontage which may be provided to the residential lot is from a collector street due to the shape, topography, or other physical condition of the property;
 - b. The City Engineer has provided favorable recommendation; and.
 - c. Where the residential lot is designed and dimensioned to permit loop driveways or on-site turnaround facilities so that vehicles head into the collector street.
 2. Non-residential Lots – Non-residential lots which have frontage onto or derive access directly from an existing or proposed collector street, or larger, as shown on the Master Thoroughfare Plan, shall have

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driveway locations which *comply with the spacing requirements established elsewhere in Chapter 14 – Engineering Design Standards* of this Land Development Code.

- E. Buildable Area – Every lot shall contain a buildable area that is adequate in size for the proposed development. The buildable area shall be situated out of the 100 year flood plain.
- F. Flag Lots Prohibited – It is the policy of the City to prohibit the creation of flag lots unnecessarily, and to discourage the creation of any lot which, by virtue of its relatively great depth in relation to its width, is likely to facilitate future requests for re-subdivision to create a flag lot.
- G. Building Lines – Front building lines shall be shown on all lots in the subdivision. Building lines shall be shown along each street-facing of corner lots and through-lots. The building line shall be consistent with the requirements of the applicable zoning district, however, the City may approve a building line which differs from the zoning requirements when special conditions exist.
- H. Side Lot Lines – Where possible, all side lot lines shall be at right angles to straight street lines and radial to curved street lines.
- I. Lot Drainage and Grading
 - 1. Grading and drainage of all lots shall be designed in a manner which will allow one lot to drain across an adjacent lot and into a permanent structure, such as a concrete flume, lined channel, or proper inlet to an adequate drainage facility, or to a street right-of-way. If an approved drainage structure is not present, it will be required of the developer to construct the necessary facilities. (O-00-1261 / 12-19-00)
 - 2. Sheet flow techniques shall be used for lot to lot drainage where possible. (O-00-1261 / 12-19-00)
 - 3. Single lots shall accommodate their own drainage into an approved structure where topographic elevations allow this to occur. (O-00-1261 / 12-19-00)

Section 9.8 Waterbodies and Water Courses

If a tract being subdivided contains a water body, or portion thereof, lot lines shall be drawn so as to distribute the entire ownership of the water body among the adjacent lots. The City may approve an alternate plan provided the ownership of and responsibility for maintenance of the water body is so placed that it will not become a City responsibility. Where a watercourse separates the buildable area of a lot from the street by which it has access, provision shall be made for installation of a culvert or other structure, of design approved by the City. Any lot which includes a water body and contains a building site, contain a buildable area that is not less than the minimum buildable area for the applicable zoning district.

Section 9.9 Street Names

The developer shall submit all existing and proposed street names on any proposed subdivision plat. New street names shall be sufficiently different in sound and in spelling from other road names in the city so as to not cause confusion to the general public or for emergency response. A road which is, or planned, as a continuation of an existing road shall bear the same name.

Section 9.10 Reserve Strips and Common Areas

The creation of reserve strips shall not be permitted adjacent to a proposed street or to adjacent property in such a manner as to deny access from adjacent property to the street. No common areas shall be allowed in

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a subdivision except where notation has been placed on the plat to prohibit development on the common area.

Section 9.11 Double Frontage Lots

Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from a collector street or to overcome specific disadvantages of topography and orientation. The City may require that a notation be placed on the plat to limit the facing of main structures or to limit driveway access from a collector street.

Section 9.12 General Infrastructure Policy

(03-03-09 / O-09-1712)

- A. General Requirement – The developer of a subdivision shall install all water, sewer, street, sidewalk and drainage improvements, and any other facilities required by this Land Development Code, which are necessary for the proper development of the subdivision. The design, construction and inspection of any public facilities shall be a cost to the developer, unless the City has entered into an agreement for cost sharing. All such facilities shall be designed and constructed in accordance with the criteria contained in this Land Development Code and be in conformance with the general layout of the City of Colleyville Master Land Use Plan and Capital Improvements Plan. The public facility requirement of this section shall be applicable to the upgrading of any existing facilities which do not meet current standards.
- B. Apportionment of Infrastructure Costs – As a condition of the approval of a development, the developer's portion of the costs may not exceed the amount required for infrastructure improvements that are roughly proportionate to the projected impact of the proposed development, as determined by a professional engineer, licensed in the State of Texas, and who is retained by the City of Colleyville.
1. In making the rough proportionality determination, consideration shall be given to the availability of adequate and minimum levels of public facilities and accessibility to the site for delivery of emergency services.
 2. The professional engineer making the proportionality determination may rely on categorical findings from comparable public improvement projects for establishing a cost basis. The basis used for determining estimated costs shall be revised annually on July 1 by the Colleyville Engineering Department.
 3. A developer who disputes the determination by said professional engineer may appeal to the City Council and present testimony and evidence in support of the appeal. The appeal shall be written and filed with the City Secretary within ten (10) days after the date action taken by the Planning and Zoning Commission on the development proposal. The developer shall not be required to waive the right to appeal as a condition of approval of the development project.
- C. Optional Escrow Provision – Where, in the opinion of the City, construction of a required public improvement should be deferred to a future date, the developer shall place in escrow with the City, an amount equal to the estimated cost of the improvements, as determined by the City Engineer. The Planning and Zoning Commission or City Council may consider an alternate arrangement when appropriate. Any escrow related to the construction of sidewalks shall adhere to the requirements set forth in Section F.
- D. City Participation in Over-Sizing – Where over-sizing of a public improvement is required by the Comprehensive Master Plan, Thoroughfare Plan, Water or Sewer Capital Improvements Plan or other planning document adopted by the City, City participation shall be in accordance with the provisions of any applicable Impact Fee Ordinance or City-Developer Agreement, which has been approved by the City Council.
- E. Public Easements – All public improvements shall be constructed within easements or rights-of-way that have been dedicated for public use. The width of an easement or right-of-way shall be in accordance with the specifications contained elsewhere in this Land Development Code.

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F. Escrow Policy for Sidewalks

1. Request for Escrow

Payments into escrow in lieu of constructing any sidewalk may only occur where recommended by the *Supplemental Sidewalk System Map*. The only exceptions to this requirement shall be as recommended by the Planning and Zoning Commission and/or City Council either as a condition to a formal sidewalk waiver request or as part of a Special Use Permit or Planned Unit Development request.

2. Deposit with the City

Whenever the City agrees to accept escrow deposits in lieu of construction by the owner of the property under these regulations, the property owner or developer shall deposit an amount equal to his share of the costs of design and construction in escrow with the City. This amount shall be paid prior to release of construction plans by the Director of Public Works. The obligations and responsibilities of the property owner shall become those of the property owner's transferees, heirs, successors, and assigns; and the liability therefore shall be joint and several.

3. Determination of Escrow Amount

The amount of the escrow shall be determined by using the average of the comparable bids awarded by the City in the preceding six (6) months for sidewalk design and construction or, if none exist, then current market value of the design and construction of a sidewalk in the City, to be determined by the Director of Public Works. The determination shall be based on reasonable current market value made as of the time the escrow is due.

4. Termination of Escrow

Escrows fees paid to the City pursuant to this Section shall be held for a period of ten (10) years from the date of the deposit. If the City has not expended such funds on a sidewalk with the Sidewalk District of the dwelling unit that deposited the sidewalk escrow fee, and upon written request from the original party making the deposit, such funds shall be returned to the original party that paid the escrow fees with accrued interest, subject to the limitations in Subsection 6. Such return does not remove any obligations of the dwelling unit for construction of required improvement(s) if a building permit is applied for.

5. Refund

If any public improvement for which escrow is deposited is constructed or is reconstructed by another governmental authority at no cost to the City, the escrow funds and accrued interest shall be refunded to the property owner or developer after completion and acceptance of the public improvements. In the event that a portion of the cost is borne by the City and the other portion of the cost by another governmental authority, the difference between the owner's actual proportionate cost and the escrow funds, including accrued interest, if any, shall be refunded after completion and acceptance of the improvements.

6. Interest Limitation

If for any reason money is refunded within six (6) months of deposit, only the principal will be refunded. Monies returned after this date will be refunded with interest accrued calculated at one percent (1%) less than the rate of actual earnings received on the escrowed funds.

7. Waiver of Escrow

The Developer may apply to the Planning and Zoning Commission for a waiver of the requirement to construct a sidewalk or escrow funds in lieu of construction as described in Section 9.19.

8. Use of Escrow Funds

Six (6) Sidewalk Districts are hereby established throughout the City. These districts shall share the same boundaries as the six (6) neighborhoods depicted on the Neighborhood Boundary Map in the 2004 – 2025 Colleyville Plan. The Sidewalk Districts are established so that sidewalk escrow funds will

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be expended within sufficient proximity to the dwelling unit that deposited the sidewalk escrow fee so as to reasonably benefit that dwelling unit. Funds escrowed pursuant to this Section shall be expended on design and construction of sidewalks located at any place within the same Sidewalk District as the dwelling unit depositing the sidewalk escrow fee.

Form for Escrow

An escrow for the construction of a sidewalk pursuant to this Section shall be in the following form:

In lieu of constructing the necessary sidewalks in the development, the developer shall be required to escrow funds for the construction the sidewalks which shall be dedicated to the City. The developer shall be required to escrow these funds in the amount of \$ _____, which includes contingencies, engineering, and design. This escrow requirement shall be fulfilled prior to the signing and filing of the approved final plat.

Section 9.13 Water System Requirements

- A. Water Lines – The developer of a subdivision shall be required to install, at no cost to the City, a water distribution system adequate for domestic supply and for fire protection needs which serves each lot. The water system shall be connected to the municipal water system and be designed, sized and constructed in accordance with the city design standards and specifications contained in this Land Development Code.
- B. Fire Hydrants – The developer of a subdivision shall be required to install, at no cost to the City, a sufficient number of fire hydrants to provide fire protection to every lot in the subdivision. All structures in residential areas shall have fire hydrants within 500 feet and a 600-foot hose-lay. All structures in commercial areas shall have fire hydrants within 300 feet and a 500-foot hose-lay. The design and construction of the fire hydrant system shall be in accordance with the city design standards and specifications contained in this Land Development Code. The layout of the fire hydrant coverage shall be approved by the Fire Marshal and be in accordance with the standards of the Texas State Board of Insurance requirements. (O-00-1261 / 12-19-00)

Section 9.14 Sewage System Requirements

- A. Sewage Collection Lines – The developer of a subdivision shall be required to install, at no cost to the City, a sewage collection system adequate which shall serve each lot. The sewage collection system shall be connected to the municipal sewage system and be designed, sized and constructed in accordance with the city design standards and specifications contained in this Land Development Code.
- B. Private Sewage Treatment Systems – Private sewage treatments systems, including septic tanks, shall be prohibited except where approved by the Director of Public Services and the Tarrant County Health Department.

Section 9.15 Storm Water Facility Requirements

- A. Drainage Improvement Requirements – The developer shall provide for the design of storm water management in the proposed subdivision and shall be required to furnish, install, construct, or extend, at his own expense, all storm sewers and drainage structure facilities necessary for the proper development of the subdivision. Storm water facilities shall conform to the storm water drainage master plan and shall be designed in accordance with the design standards and specifications contained in this Land Development Code. Alternate earthen channels may be approved when in accordance with the criteria established in *Chapter 14 – Engineering Design Standards*.

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- B. Drainage Easements – All public drainage facilities shall be constructed within a public drainage easement or drainage right-of-way as required by the City. The following statement of restriction shall be placed in the dedication instrument of the subdivision plat:

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

- C. Development of Flood Plain – Land within the 100-year flood plain shall be subject to the Colleyville Flood Plain Ordinance. Any land which in the natural state is subject to a 100-year flood or which cannot be properly drained shall not be subdivided, re-subdivided, or developed until receipt of evidence that the construction of specific improvements proposed by the developer can be expected to yield a usable building site. Thereafter, the Planning and Zoning Commission may recommend approval of the plat. However, construction upon such land shall be prohibited until the specific improvements have been planned and construction completed.

D. Floodway Easements

1. Floodway easements shall be provided along natural drainage-ways and lakes reservations. Floodway easements shall encompass all areas beneath the water surface elevation of the base flood, plus such additional width as may be required to provide ingress and egress to allow maintenance of the banks and for the protection of adjacent property, as determined and required by the Director of Public Services.
2. The following statement of restrictions shall be placed in the dedication instrument of the subdivision plat:

Floodway Easement Restriction: No construction shall be allowed within a floodway easement without the written approval of the City of Colleyville, and then only after detailed engineering plans and studies show that no flooding will result.

- E. Off-Site Drainage – The following provisions shall be applicable to off-site drainage of new subdivisions:

1. The developer shall be responsible for all runoff from fully developed property upstream of the proposed development.
2. Where a drainage study indicates that additional runoff from the developing property will overload downstream drainage facilities and result in hazardous conditions, the City may withhold approval of the development until appropriate provisions have been made. These provisions shall include any drainage design or construction plans necessary to accommodate the off-site drainage problem.

Section 9.16 Street Improvement Requirements

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

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

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

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

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

Section 9.17 Street Design Criteria

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

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

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B. Street Design

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

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

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R-15	12
PUD-R	12

- e. *Temporary Turn-Around* – A temporary turn-around is required when a street is temporarily dead-ended and is longer one-hundred and fifty (150) feet, as measured from the intersecting street right-of-way line. The temporary turn-around shall be within a temporary easement and constructed of asphalt or concrete. (O-00-1261 / 12-19-00)
6. *Temporary Dead-End Streets* - Temporary dead-end streets shall have provision for future extension of the street and utilities and, if a temporary cul-de-sac is utilized, a reversionary right to the land abutting the turnaround for excess right-of-way shall be provided.
7. *Stub-outs for Future Extensions* - Permanent dead-end roads shall not be allowed. The street layout shall be extended to the tract boundary to provide for future access into adjoining tracts to assure adequate neighborhood circulation, unless prevented by topography or other physical conditions, or unless, the Planning and Zoning Commission determines that the extension is neither necessary for future development of adjacent tracts. In general, these extensions should be not more than one thousand (1,000) feet apart.
8. *Pavement Required* - All street surfaces within or abutting the proposed subdivision shall be paved, with curbs and gutters installed, and constructed in accordance with the standards and specifications contained elsewhere in this Land Development Code.
9. *Frontage Access Road* - Where a subdivision abuts or contains an existing or proposed collector street or railroad right-of-way or abuts a commercial or industrial land use, the City may require a frontage street approximately parallel to and on each side of such right-of-way to separate through and local traffic, or reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or equivalent treatment as may be necessary for adequate protection of residential properties.
10. *Half Streets* - Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations, and where the Planning and Zoning Commission finds it will be practicable to require the dedication of the other half when the adjoining land is subdivided, the other half of the street shall be platted within such tract.
11. *Number of Subdivision Entryways* – Every subdivision shall be designed to provide sufficient access into the development to accommodate anticipated traffic demands and to provide for emergency public services using the criteria contained in this Section. (O-01-1280 / 08-08-01)
- a. Where a proposed subdivision, or cul-de-sac street, contains more than twelve (12) lots, the development shall provide for two entryways as follows:
- i. The development shall provide one street entryway and one emergency access easement. The emergency access easement shall be located on an adjacent or opposite side of the subdivision from the main entryway. The widths of the right-of-way and driving surfaces of the street entryway and the emergency access easement shall be in accordance with the standards contained elsewhere in this Land Development Code, or
- ii. The development shall provide two street entryways separated not less than one-hundred feet between the centerlines of the driving surfaces. The widths of the right-of-way and driving surfaces of the two entryways shall be in accordance with the standards contained elsewhere in this Land Development Code, or
- iii. The development shall provide a divided entryway and one emergency access easement. The driving surfaces of the divided entryway shall be separated by a median not less than ten (10) feet in width and provide for one-way traffic. The widths of the right-of-way and driving

Exhibit "A"

Colleyville, Texas, Land Development Code

surfaces of the divided entryway shall be in accordance with the standards contained elsewhere in this Land Development Code. The emergency access easement shall be located on an adjacent or opposite side of the subdivision from the main entryway and be constructed in accordance with the standards contained elsewhere in this Land Development Code.

- b. If it is physically impractical or otherwise impossible to provide two entryways or to incorporate an emergency access easement into the development in accordance with the above stated requirements, the following alternative may be considered by the approving body:
 - i. A single pavement width of forty-one (41) feet shall be constructed. Said pavement shall extend back from the intersecting street right-of-way a minimum distance of one-hundred (100') feet. All residences within the subdivision shall contain automatic fire-sprinkler systems.
 - c. If it is physically impractical or otherwise impossible to comply with the above-stated requirements, an alternative design may be submitted to the City Council for consideration. The approving body may approve the alternate design if it finds that the above-state requirements can not be satisfied and that all efforts have been made by the developer to comply with said requirements.
12. *Reverse Curves* - Between reverse curves there shall be a tangent section of centerline not less than one hundred feet (100') long.

C. Intersections

- 1. Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two (2) new streets at an angle of less than seventy-five (75) degrees shall not be acceptable.
- 2. Proposed new intersections along one side of an existing street shall, wherever practicable, coincide with any existing intersections on the opposite side of such street. Not more than two (2) streets shall intersect at any one point unless specifically approved by the City.
- 3. Street jogs with centerline offsets of less than one hundred thirty-five (135) feet shall not be permitted.
- 4. Local streets intersecting a collector street or larger shall have a tangent section of centerline at least fifty (50) feet in length measured from the right-of-way line of the collector street; however, no such tangent is required when the minor street curve has a centerline radius greater than four hundred (400) feet with the center located on the collector street right-of-way line.
- 5. At local street intersections, the property line corner shall be rounded by an arc having a radius of twelve (12) feet. This radius shall be increased when the smallest angle of intersection is less than eighty (80) degrees. At intersections of streets with major and collector streets the property line corners shall be rounded by an arc having a radius of twenty-five (25) feet. The approving body may submit comparable cut-offs or cords in place of rounded corners.
- 6. Where practical, spacing of intersections along collector streets shall be at least 500 feet apart.

D. Easements – Easements for drainage and utility construction, service, and maintenance shall be provided in locations approved by the City and affected utilities according to the following standards:

- 1. Easement for the use of public utilities of not less than seven and one-half (7.5') feet in width shall be provided on each lot and extend along the entire length of the rear property line. Easements shall connect with easements already established on adjoining properties or extend to connect with a public right-of-way. No lot shall be shown with an easement which prevents proper development and full utilization of the lot as a suitable building site for the intended zoning district.

Exhibit "A"

Colleyville, Texas, Land Development Code

2. For lots of more than two hundred (200) feet deep, the utility easement shall be not less than sixteen (16) feet wide.
3. The width of any drainage easement shall be determined by the City Engineer or in accordance with the need for drainage improvements established by any drainage study.
4. All utility easements shall be dedicated as utility and/or drainage easements.
5. When an easement is granted for public purposes as a separate instrument, the following statement of restrictions shall be placed in dedication instrument:

Utility Easements

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

- E. Easements Adjacent to State Highways – When a proposed water or sewer line or drainage facility will be placed adjacent to a public road maintained by the Texas Department of Transportation, a separate specific use easement shall be provided for each utility or drainage facility.
- F. Emergency Access Easements – Emergency access easements shall have a clear unobstructed width to accommodate a pavement section of not less than twenty-four (24) feet in width. The emergency access easement shall connect at each end to a dedicated public street or shall have a suitable size turnaround at the dead-end, and appropriate turning space at inside corners to permit free movement of emergency vehicles. An emergency access easement may be used as a driveway to gain access to parking or loading spaces, but shall not be used for parking. All emergency access gates shall provide for an opening of not less than twenty four (24) feet wide by fourteen (14) feet in height and include a locking and opening mechanism acceptable to the Fire Department. (03-20-07 / O-07-1613)
- G. Alleys – Alleys shall be provided in commercial and industrial districts and at the rear of multifamily residential building sites for adequate circulation. Where approved by the Fire Marshal, an emergency access easement not less than twenty-four feet (24') in width shall be provided for emergency vehicle access in lieu of any alley. Alleys should intersect streets at right angles or radially to curved streets where sharp changes in alignment cannot be avoided. Property line corners shall be cut off fifteen feet (15') on each side to permit safe vehicular movement. Dead-end alleys shall be prohibited except where prior development of land adjoining the subdivision permits no other reasonable design; under such circumstances alleys shall be provided with turnaround or back-around facilities at the dead-end adequate to permit clear maneuvering of sanitation trucks, utility service vehicles and emergency vehicles. Alleys shall be not less than the following widths:
 1. Twenty feet (20') where residential building sites are provided on both sides;
 2. Twenty-two feet (22') wherever residential development abuts commercial or industrial areas;
 3. Twenty-four feet (24') where commercial or industrial development abuts on both sides.
- H. Mutual Access Easements (O-02-1336 / 04-16-02)
 1. *Purpose* – The purpose of this requirement is to provide public access to adjacent properties by reducing the number of driveway cuts and potential traffic accidents on adjacent streets.
 2. *Applicability* – This Section shall be applicable to properties abutting and that may derive access from a Collector Street or Arterial Street as shown on the Master Thoroughfare Plan.

Exhibit "A"

Colleyville, Texas, Land Development Code

3. *Requirement* – The City shall require the dedication of a mutual access easement to provide cross access to adjacent properties or shared use of a driveway to conform with the minimum driveway standards contained in Chapter 14 of this Land Development Code.
4. *Easement Dimensions* – Easements for shared driveways shall be 16 feet in width and 35 feet in length, but may vary given the shape of the particular tract. Easements extending across the entire width of the property shall not be less than 24 feet in width.

Section 9.18 Traffic Impact Analysis

When a proposed subdivision plat is estimated to generate more than 1,000 vehicle trips per day, a traffic impact analysis shall be required with the earliest submittal of a plat application. The traffic impact analysis shall be prepared in accordance with the requirements of the Director of Public Services. The purpose of the traffic impact analysis is to determine the need for traffic mitigation measures which may include, but are not limited to, dedication of additional right-of-way, construction of turning lanes, or construction of traffic control facilities. This requirement may be waived when a traffic impact analysis was submitted at the time the current zoning was adopted and the traffic impact analysis is less than one year old. Any mitigating measures required shall be the responsibility of the developer, unless a cost-sharing agreement is approved by the City.

Section 9.19 Sidewalks

- A. General Sidewalk Requirement – Sidewalks shall be constructed prior to completion of any primary structure for all lots that: (1) front on streets required to have sidewalks as shown on the City's *Supplemental Sidewalk System Map*, or; (2) are required as part of a Planned Unit Development or Special use Permit; or, (3) front on a new street dedicated in conjunction with a subdivision plat. The sidewalks shall be constructed adjacent to and within the public street right-of-way and include curb ramps where applicable. Where no public right-of-way exists, the sidewalk shall be located within a public access easement that provides accommodation of the future street right-of-way dedication. When a subdivision is proposed with a masonry or other permanent perimeter screening wall adjacent to a street, the sidewalk shall be constructed by the developer at the same time as the -screening wall. All sidewalks shall conform to the standards and specifications contained in this Land Development Code.

Other than properties zoned as Planned Unit Developments or containing Special Use Permits with specific sidewalk provisions, any variance to the sidewalk construction requirements described above shall be considered by the Planning and Zoning Commission.

1. Appeal to City Council – The decision by the Planning and Zoning Commission shall be final, unless the applicant submits a written notice of appeal within ten (10) days from the date of the action by the Commission to the enforcement official. If an appeal is received within ten (10) days as described above, the enforcement official shall place the applicant's appeal request on the next available agenda for consideration by the City Council.
2. Applicability of Past Appeals to the City Council – All sidewalk appeal requests considered by the Planning and Zoning Commission between March 3, 2009 and December 18, 2012 may appeal the decision of the Planning and Zoning Commission to the City Council subject to the following provisions:
 - a. All appeals allowed by Section 2 must be filed no later than April 18, 2013.
 - b. All appeals allowed by Section 2 shall be sent in writing to the Director of Community Development.

Exhibit "A"

Colleyville, Texas, Land Development Code

- B. Trails System Sidewalks – When a proposed sidewalk coincides with the general location of a future sidewalk shown in the most recently approved Colleyville Trails System Plan, the sidewalk shall be constructed in accordance with the design standards for a trails system sidewalk. The standards and specifications for a trails system sidewalk are contained elsewhere in this Land Development Code. The developer shall be required to provide additional street right-of-way dedication or a public access easement of sufficient width to accommodate the trails system sidewalk. Where the trails system sidewalk will be located at the rear or to the side of a lot, such as within a green-belt or similar open space, the developer shall provide sufficient right-of-way or public access easement to accommodate the sidewalk.

Section 9.20 Street Lighting

- A. General Requirements – The developer shall be required to install, at no cost to the City, a street lighting system at all street intersections, at the end of all cul-de-sac streets, and at additional locations in accordance with the criteria contained elsewhere in *Chapter 14 – Engineering Design Standards* of this Land Development Code.

Section 9.21 Amendments to This Chapter

Ord. Number	Date	Subject
O-00-1261	12/19/00	Cul-de sac street lengths
O-00-1261	12/19/00	Lot Drainage and Grading
O-00-1261	12/19/00	Fire Hydrants
O-00-1261	12/19/00	Divided Entryways
O-00-1280	08/08/01	Number of Subdivision Entryways
O-00-1214	12/18/01	Existing Unimproved Street Requirements
O-02-1336	04/16/02	Mutual Access Easements
O-06-1562	02/07/06	General Infrastructure Policy
O-07-1613	03/20/07	Emergency Access Gates
O-09-1712	03/03/09	Amendment to sidewalk regulations – Sections 9.12 and 9.19
O-12-1860	1/8/2013	Amendment to sidewalk regulations adding appeal to City Council

RESOLUTION R-13-3642

**A RESOLUTION APPROVING A REQUEST FOR A WAIVER TO THE
REQUIREMENT TO CONSTRUCT A SIDEWALK ALONG PLEASANT RUN
ROAD ON LOT 6, BLOCK 1, OF THE PLEASANT RUN ESTATES
ADDITION LOCATED AT 6600 PLEASANT RUN ROAD**

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

Sec. 1. THAT a waiver to the requirement to construct a sidewalk along
6600 Pleasant Run Road is hereby granted to Mark Cameron.

AND IT IS SO RESOLVED.

PASSED BY A VOTE OF _____ AYES, _____ NAYS, AND _____ ABSTENTIONS
ON THIS THE 18th DAY OF JUNE 2013.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley
City Secretary

David Kelly
Mayor



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 7d

Agenda Date 06/18/2013

Number Resolution R-13-3643

Type Resolution

Department Community Development

Title

Consideration of a request for a sidewalk appeal on Lot 1, Block 1, of the Lawler Addition located at 509 Black Drive, Case GC13-015

Explanation

Reading and Public Hearing

Sam Noel, applicant, is requesting an appeal to the Planning and Zoning Commission's decision to require escrow payment into the sidewalk fund for a new home located at 509 Black Drive. The applicant's original request was a waiver to the construction of the sidewalk. Per the City Engineer, if escrow payment is required, the amount owed by the applicant would be \$7,406. The applicant's appeal correspondence, photographs of the conditions in the field, approved plat, and an aerial have been attached to the briefing.

Requirements. The newly constructed single family home triggered the sidewalk requirement per the Supplemental Sidewalk System Map adopted by City Council in October 2008. The map requires a sidewalk to be built along the subject property line upon the development or redevelopment of property as illustrated on the attached excerpt of the map.

Planning and Zoning Recommendation. The Planning and Zoning Commission denied the waiver of sidewalk construction, with the condition to require payment into the sidewalk escrow fund at the October 22, 2012 meeting. To date, no escrow payment has been received. At the time, the decision of the Planning and Zoning Commission was final.

Staff provided a summary of the City's current sidewalk regulations to the City Council at the October 16, 2012 Pre Council meeting. Given the amount of time that had passed since previous amendments to the City's sidewalk construction and escrow policies, the upward trend of new residential construction, and concerns voiced about said sidewalk regulations, examination of the sidewalk requirements of Chapter 9-Subdivision Design and Public Facilities were due. Given the directive by City Council, staff recommended amendments to Section 9.19(A). City Council approved the following amendments at the January 8, 2013 meeting by attached Ordinance O-12-1860:

"Other than properties zoned as Planned Unit Developments or containing Special Use

Permits with specific sidewalk provisions, any variance to the sidewalk construction requirements described above shall be considered by the Planning and Zoning Commission.

1. Appeal to City Council – The decision by the Planning and Zoning Commission shall be final, unless the applicant submits a written notice of appeal within ten (10) days from the date of the action by the Commission to the enforcement official. If an appeal is received within ten (10) days as described above, the enforcement official shall place the applicant's appeal request on the next available agenda for consideration by the City Council.

2. Applicability of Past Appeals to the City Council – All sidewalk waiver requests considered by the Planning and Zoning Commission between March 3, 2009 and December 18, 2012 may appeal to the City Council, per the provisions of Section 1, subject to the following provisions:

a. All appeals allowed by Section 2 must be filed no later than April 18, 2013.

b. All appeals allowed by Section 2 shall be sent in writing to the Community Development Director."

Staff proposed allowing all past decisions of the Planning and Zoning Commission regarding sidewalk waiver requests, to be appealed to the City Council no later than April 18, 2013. Staff notified all past sidewalk waiver applicants, and informed them of the new appeal options. Consistent with the Sign Board of Appeals process to the City Council, there would be no fee charged for applicants wishing to appeal to the City Council.

District Neighborhood. Escrow payments received to date have been made available for any future sidewalks and/or trails located within Neighborhood Districts, as shown on the attached Colleyville Sidewalk Escrow Districts Neighborhood Map. The subject property is located in Neighborhood District #2.

Waiver Request History. Between 2000 and March 3, 2009, the City Council considered 21 sidewalk waiver requests. Of those requests, nine (9) were denied and 12 were approved. Between March 3, 2009, and January 8, 2013, the Planning and Zoning Commission considered 10 sidewalk waiver requests. All 10 requests were denied by the Planning and Zoning Commission. However, of those 10 cases, four (4) were allowed the option of paying funds into escrow in lieu of construction.

Summary. The Supplemental Sidewalk System Map requires construction of a sidewalk for the property. The Planning and Zoning Commission's ruling denied the waiver of sidewalk construction, and required escrow payment. As stated, to date, no escrow payment has been received. Staff recommends denial of the appeal.

The available options by City Council are:

(1) Approve the Appeal - This action would reverse the requirement to pay \$7,406 into the escrow fund.

(2) Deny the Appeal - The ruling of the Planning and Zoning Commission would stand, and City Council may require payment of \$7,406 into the sidewalk escrow fund.

Financial Impact

The financial impact to the City will be dependent on the City Council action.

Recommendation

Denial

Attachments

1. Applicant's Original Appeal Application
2. Applicant's Sidewalk Waiver Application
3. Location Map
4. Aerial
5. Approved Lawler Addition Plat
6. Photos Submitted by Applicant
7. Colleyville Sidewalk Escrow District Neighborhoods - 2009
8. Supplemental Sidewalk System Map
9. Ordinance O-12-1860
10. Resolution R-13-3643

Applicant's Original Appeal Application

	Community Development Services Application	City of Colleyville 100 Main Street Colleyville TX 76034 817.503.1050
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APPLICATION TYPE

PLEASE CHECK THE APPROPRIATE BOX BELOW.

- | | | |
|---|---|---|
| ☐ Zoning Change | ☐ Preliminary Plat | ☐ Zoning Variance (ZBA) |
| ☐ Special Use Permit | ☐ Final Plat | ☐ Sign Variance (SBA) |
| ☐ Planned Unit Development | ☐ Minor Plat | ☒ Sidewalk / General Waiver |
| ☐ Site & Landscape Plan | ☐ Amended Plat | ☐ Interpretation Appeal |

PROPERTY INFORMATION

Project Name: 509 BLACK DR.

Project Address (Location): SAME

Legal Description: Lot 1 BLK 1 LAWLER Addition

Proposed Number of Lots: 1 Gross Acres: _____ Neighborhood District: _____

Existing Zoning: _____ Proposed Zoning: _____

Existing Use: SF Proposed Use: SF

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See appropriate checklist and fee schedule for minimum requirements. Incomplete applications will not be processed.

APPLICANT - OWNER INFORMATION

Applicant: Monument Custom Builders Company: _____

Address: P.O. Box 159 Tel: 214-232-2844 Fax: 817-481-9807

City: Colleyville State: TX ZIP: 76034 Email: _____

Applicant's Status: (check one) ☐ Owner ☒ Representative ☐ Tenant ☐ Prospective Buyer

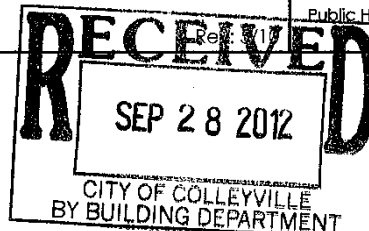
Property Owner: PATRICK LAWLER Company: LAWLER motor

Address: 509 BLACK DR Tel: 972-839-3192 Fax: 972-264-1039

City: Colleyville State: TX ZIP: 76034 Email: _____

Ownership Status: (check one) ☒ Individual ☐ Trust ☐ Partnership ☐ Corporation

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE NAME) SIGNATURE: _____ Date: <u>9-27-12</u> SIGNATURE OF PROPERTY OWNER (SIGN AND PRINT OR TYPE NAME) SIGNATURE: _____ (Letter of authorization required if signature is other than property owner) The property owner must sign the application or submit a notarized letter of authorization.	For Departmental Use Only Case #: <u>GC12-016</u> Total Fee(s): <u>\$125.00</u> Receipt #: <u>R12538</u> Date Submitted: <u>9/28/12</u> Accepted By: <u>Taci Wrisley</u> Public Hearing Date: <u>10/22/12</u>
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VARIANCE OR APPEAL APPLICATION

REQUEST INFORMATION

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in evaluating your appeal. Additional pages may be attached if necessary.

Have you applied for a building permit? ☒ Yes ☐ No

Have you filed an appeal or petition on this property before? ☐ No ☒ Yes

1. Completely describe the variance you are requesting. No required sidewalk on the North property line.

2. Do similar conditions exist in the area? Explain. Yes, There are no sidewalks at all on Black Drive.

3. Describe how the unique conditions or circumstances do not result from your actions.

A variance was given on this property which allowed an existing structure to encroach in the ROW. This would make the sidewalk dead end into the house. Numerous mature

4. Is there any way to do what you want without this request? NO. trees would have to be destroyed, and possible electrical service re-routed.

Acknowledgments

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Zoning Board of Adjustment hearing.

I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss this proposal either at the call of the case or after the hearing, and that such dismissal shall constitute a denial.

I reserve the right to withdraw this proposal at any time upon written request filed with the Community Development Department, and such withdrawal shall immediately stop all proceedings. I understand the filing fee is not refundable upon withdrawal of the proposal after public notice.

I understand that if the request is approved, I must obtain a building permit from the City before any work is started on the property, and that the Board's action does not constitute the approval of a building permit.

Applicant's Initials

SM

Date

9-27-12

Applicant's Sidewalk Waiver Application

Community Development Services Application		City of Colleyville 100 Main Street Colleyville TX 76034 817.503.1050
APPLICATION TYPE		PLEASE CHECK THE APPROPRIATE BOX BELOW.

☒ Sidewalk Waiver
☐ General Waiver

PROPERTY INFORMATION

Project Name: MACKey residence

Project Address (Location): 2000 Renfro Road

Legal Description: Lot 1 Block 1 Renfro Estates

Proposed Number of Lots: 1 Gross Acres: 1.5 Neighborhood District: Shirley Allgood

Existing Zoning: R40 Proposed Zoning: _____

Existing Use: residential Proposed Use: same

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See appropriate checklist and fee schedule for minimum requirements. Incomplete applications will not be processed.

APPLICANT ■ OWNER INFORMATION

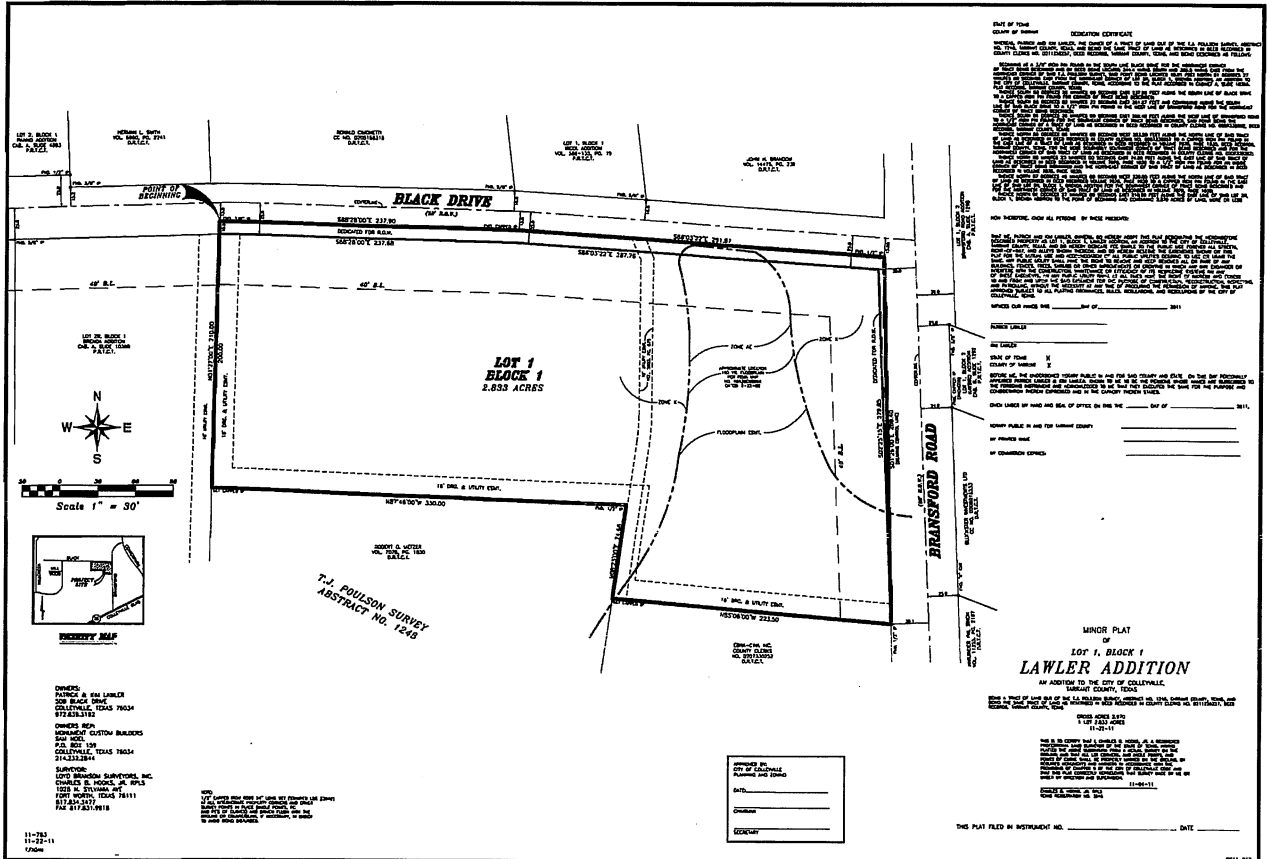
Applicant: Shawn T. Mackey Company: _____
Address: 2000 Renfro Road Tel: 817 966-3883 Fax: _____
City: Colleyville State: TX ZIP: 76034 Email: _____
Applicant's Status: (check one) ☒ Owner ☐ Representative ☐ Tenant ☐ Prospective Buyer

Property Owner: Shawn T + Lois A Mackley Company: _____
Address: 2000 Renfro Road Tel: 817 966-3883 Fax: _____
City: Colleyville State: TX ZIP: 76034 Email: _____
Ownership Status: (check one) ☒ Individual ☐ Trust ☐ Partnership ☐ Corporation

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE NAME)		For Departmental Use Only	
SIGNATURE: <u>[Signature]</u>		Case #:	<u>GC13-004</u>
Date: <u>3-25-13</u>		Total Fee(s):	_____
SIGNATURE OF PROPERTY OWNER (SIGN AND PRINT OR TYPE NAME)		Receipt #:	_____
SIGNATURE: <u>[Signature]</u>		Date Submitted:	_____
(Letter of authorization required if signature is other than property owner)		Accepted By:	_____
<u>Shawn T Mackey</u>		Public Hearing Date:	_____
The property owner must sign the application or submit a notarized letter of authorization.			
Rev: 5/10			

Aerial





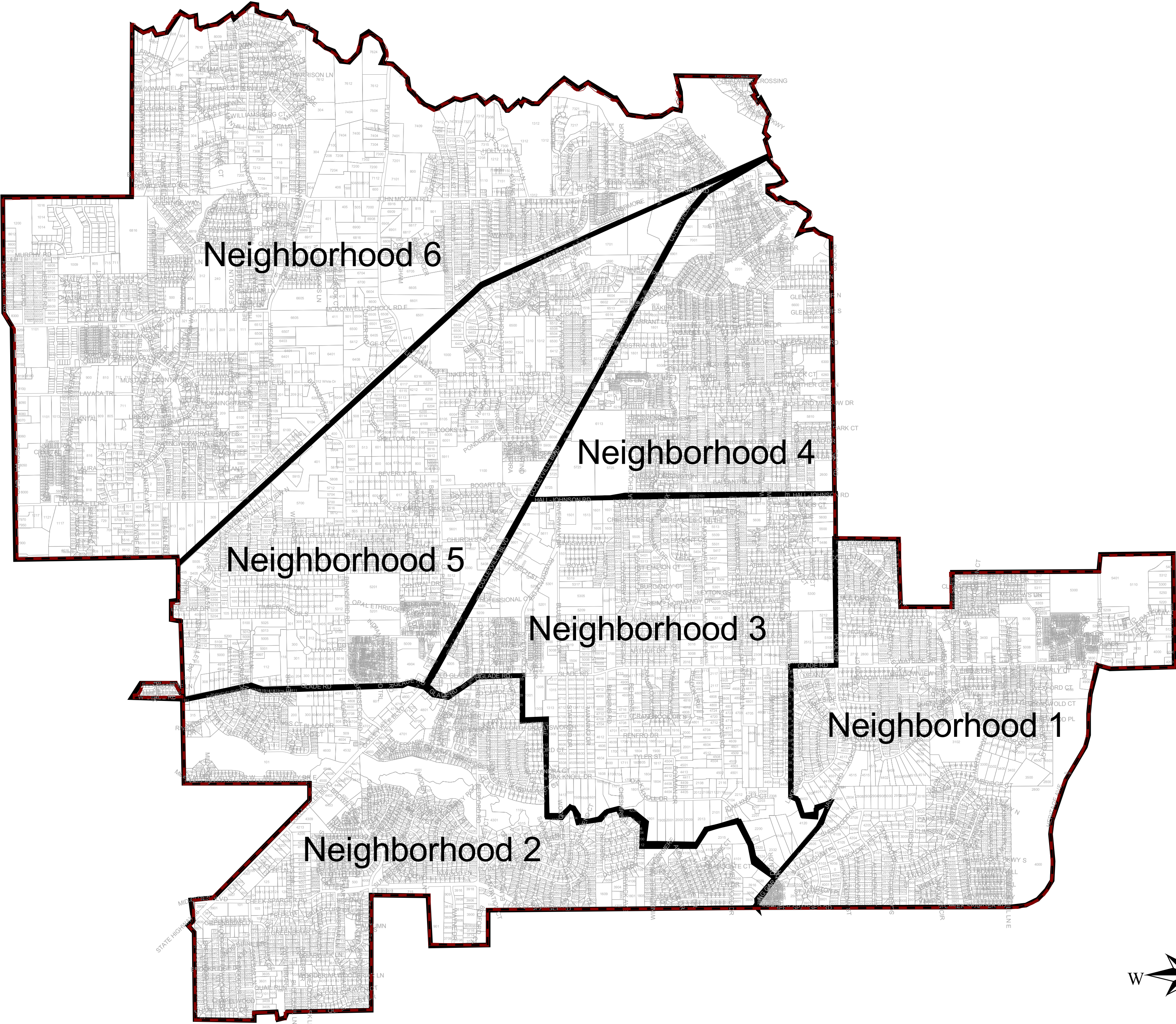
Photos Submitted By Applicant



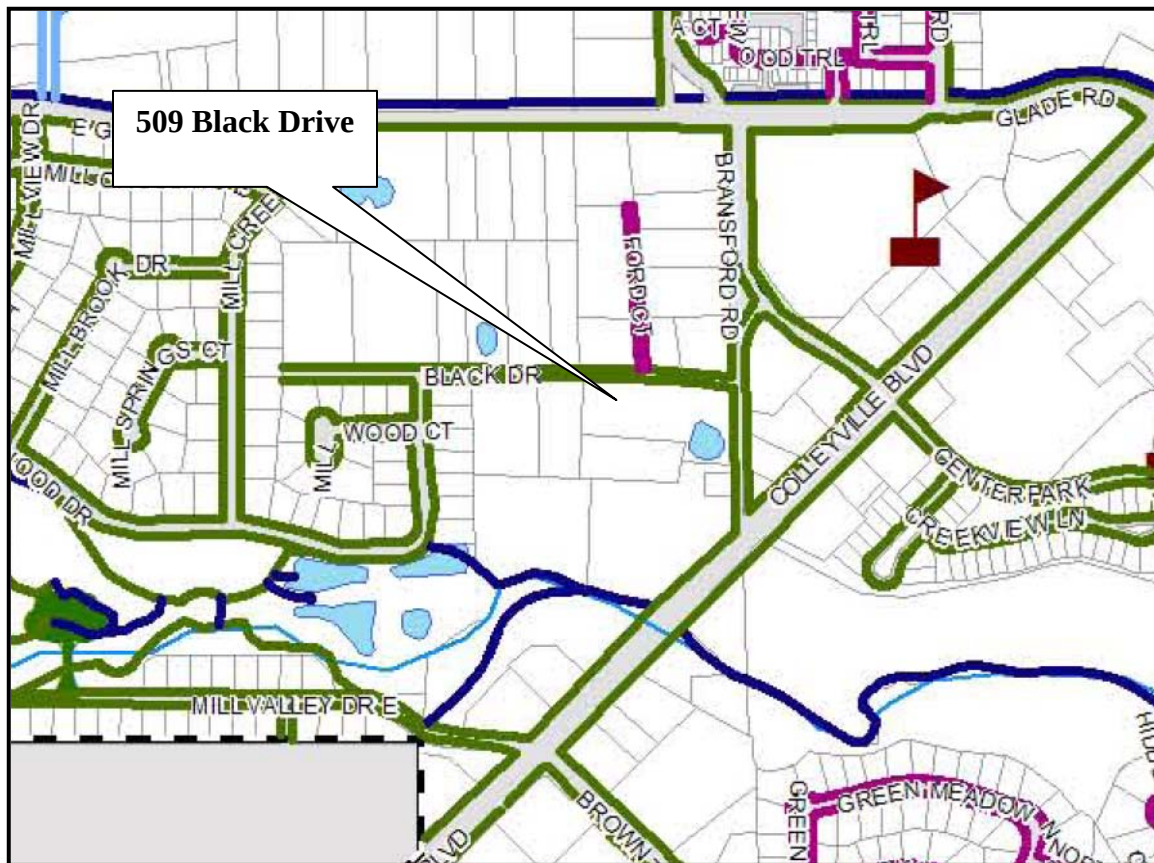




Colleyville Sidewalk Escrow District Neighborhoods - 2009



Supplemental Sidewalk System Map



Legend

-  Required Sidewalks (Between 4' & 6' in Width)
-  Existing and Proposed Trails (Between 8' & 12' in Width)
-  Cottonbelt Trail (10' Walk connect Grapevine and Hurst)
-  Private Walking Paths (May be any size)
-  Sidewalks NOT Required
-  Escrow Option for Sidewalk
-  Municipal Locations
-  Parks
-  Schools
-  Water Features
-  City Limit
-  Railroad

ORDINANCE O-12-1860

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING CHAPTER 9-SUBDIVISION DESIGN AND PUBLIC FACILITIES OF THE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the City Council approved Ordinance O-09-1712 on March 3, 2009 amending the sidewalk construction, escrow, and waiver provisions in Chapter 9; and

WHEREAS, the City Council desires to further amend the waiver provisions by adding an appeal process to the City Council upon action by the Planning and Zoning Commission; and

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

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

- Sec. 1. THAT *Chapter 9-Subdivision Design and Public Facilities* of the Land Development Code, is hereby amended in its entirety to read as depicted in the attached Exhibit "A".
- Sec. 2. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 3. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that

portion so decided to be invalid or unconstitutional.

Sec. 4. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 5. THAT this ordinance shall take effect immediately from and after its passage.

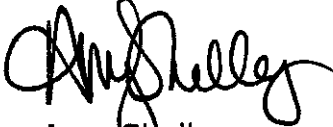
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 18th day of December 2012.

The second reading and public hearing being conducted on the 8th day of January 2013.

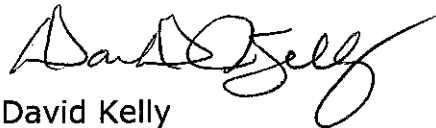
PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 8th day of January 2013.

ATTEST:



Amy Shelley
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

Exhibit "A"

Colleyville, Texas, Land Development Code

Chapter 9

Subdivision Design & Public Facilities

Rev. 1/8/2013

Section 9.1 Purpose of This Chapter

The purpose of this Chapter is to establish design guidelines necessary for proper layout of a subdivision and to establish the public improvement requirements for the development of a subdivision, but more specifically to:

1. ensure that public facilities and services are available to all subdivisions in the City; and
2. establish reasonable standards of design for public facilities.

Section 9.2 Authorization for Adoption of This Chapter

The regulations contained in this Chapter have been adopted under the following authority:

1. *Chapter 212 – Municipal Regulation of Subdivisions and Property Development of the Texas Local Government Code*, which authorizes a municipality to adopt rules governing plats and subdivisions of land within the municipality's jurisdiction.
2. *Chapter 51 – General Powers of Municipalities of the Texas Local Government Code*, which authorizes a municipality to adopt ordinances, rules, or police regulations that are for the good government, peace, or the trade and commerce of the municipality.
3. *The Home Rule Charter of the City of Colleyville*, which authorizes the City Council to exercise all powers granted to municipalities by the Constitution or the laws of the State of Texas.

Section 9.3 Variances and Appeals

Any person seeking approval of a development as required by this Land Development Code may request a waiver from a requirement contained in this Chapter, or appeal a decision of an Administrative Official by submitting a request using the procedures described in *Chapter 1 – General Provisions* of this Land Development Code.

Section 9.4 Definitions

Definitions applicable to this Chapter may be found in *Chapter 2 – Definitions* of this Land Development Code.

Section 9.5 Subdivision Design Guidelines

Every subdivision plat shall be reviewed for conformance with the design guidelines contained in this Chapter. The City recognizes that suitability characteristics vary from site to site and when approving a subdivision plat the following guidelines shall be used for interpretation, application and enforcement of the design guidelines contained in this Chapter:

1. It is the intention of these subdivision design guidelines to encourage new and creative ways to develop subdivisions. Developers and city officials are encouraged to utilize new and innovative ways to improve safety, economy, tax yield, maintenance cost, response time, drainage, vehicular access, and pedestrian

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passage.

2. Whenever a subdivider can demonstrate an alternative method of meeting the requirements of this Chapter, it shall be incumbent upon the city staff, the Planning and Zoning Commission, and the City Council to review the proposed variations and approve, approve with modifications, or disapprove the proposed alternatives as appropriate for the conditions.

Section 9.6 Blocks

- A. General Design – Blocks should have sufficient depth to provide for two (2) tiers of lots of appropriate depths, except that blocks adjacent to major streets, railroads or waterways shall have only one tier of lots.
- B. Block Lengths & Widths – Residential and industrial blocks generally shall be no longer than sixteen hundred (1,600) feet and business blocks no longer than one thousand (1,000) feet. Where long blocks in the vicinity of a school, park or shopping center are proposed, the City Council may require a public walkway near the middle of long blocks or opposite a street that terminates between the streets at the ends of the block.

Section 9.7 Lots

- A. Lot Arrangement – Lots shall be arranged to provide access to lots from approved streets and to avoid foreseeable difficulties due to topography and natural physical features inherent to the property.
- B. Lot Area and Dimensions – Lot area and dimensions shall be consistent with the minimum requirements of the applicable zoning district and the following:
 1. Special Lot Width Requirement - The width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than eighty (80) percent of the required lot width. In the case of lots on the turning circle of a cul-de-sac, the width may be less than eighty (80) percent of the required lot width.
 2. The City may approve a plat which contains a lot that does not meet the minimum requirements when special conditions exist.
- C. Frontage on Public Access Required – All lots shall have frontage on a public street, except a non-residential lot may be approved when the proposed public access has been determined by City to be adequate to meet the intent of this requirement. The lot line common to the street right-of-way line shall be the front line; except that a lot may have more than one lot line common to a street right-of-way line.
- D. Access from Major Thoroughfares
 1. Residential Lots - No residential lot shall front on or derive access directly from an existing or proposed collector street, or larger, as shown on the Master Thoroughfare Plan, except where the proposed subdivision meets all the following criteria:
 - a. Where the only street frontage which may be provided to the residential lot is from a collector street due to the shape, topography, or other physical condition of the property;
 - b. The City Engineer has provided favorable recommendation; and.
 - c. Where the residential lot is designed and dimensioned to permit loop driveways or on-site turnaround facilities so that vehicles head into the collector street.
 2. Non-residential Lots – Non-residential lots which have frontage onto or derive access directly from an existing or proposed collector street, or larger, as shown on the Master Thoroughfare Plan, shall have

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driveway locations which *comply with the spacing requirements established elsewhere in Chapter 14 – Engineering Design Standards* of this Land Development Code.

- E. Buildable Area – Every lot shall contain a buildable area that is adequate in size for the proposed development. The buildable area shall be situated out of the 100 year flood plain.
- F. Flag Lots Prohibited – It is the policy of the City to prohibit the creation of flag lots unnecessarily, and to discourage the creation of any lot which, by virtue of its relatively great depth in relation to its width, is likely to facilitate future requests for re-subdivision to create a flag lot.
- G. Building Lines – Front building lines shall be shown on all lots in the subdivision. Building lines shall be shown along each street-facing of corner lots and through-lots. The building line shall be consistent with the requirements of the applicable zoning district, however, the City may approve a building line which differs from the zoning requirements when special conditions exist.
- H. Side Lot Lines – Where possible, all side lot lines shall be at right angles to straight street lines and radial to curved street lines.
- I. Lot Drainage and Grading
 - 1. Grading and drainage of all lots shall be designed in a manner which will allow one lot to drain across an adjacent lot and into a permanent structure, such as a concrete flume, lined channel, or proper inlet to an adequate drainage facility, or to a street right-of-way. If an approved drainage structure is not present, it will be required of the developer to construct the necessary facilities. (O-00-1261 / 12-19-00)
 - 2. Sheet flow techniques shall be used for lot to lot drainage where possible. (O-00-1261 / 12-19-00)
 - 3. Single lots shall accommodate their own drainage into an approved structure where topographic elevations allow this to occur. (O-00-1261 / 12-19-00)

Section 9.8 Waterbodies and Water Courses

If a tract being subdivided contains a water body, or portion thereof, lot lines shall be drawn so as to distribute the entire ownership of the water body among the adjacent lots. The City may approve an alternate plan provided the ownership of and responsibility for maintenance of the water body is so placed that it will not become a City responsibility. Where a watercourse separates the buildable area of a lot from the street by which it has access, provision shall be made for installation of a culvert or other structure, of design approved by the City. Any lot which includes a water body and contains a building site, contain a buildable area that is not less than the minimum buildable area for the applicable zoning district.

Section 9.9 Street Names

The developer shall submit all existing and proposed street names on any proposed subdivision plat. New street names shall be sufficiently different in sound and in spelling from other road names in the city so as to not cause confusion to the general public or for emergency response. A road which is, or planned, as a continuation of an existing road shall bear the same name.

Section 9.10 Reserve Strips and Common Areas

The creation of reserve strips shall not be permitted adjacent to a proposed street or to adjacent property in such a manner as to deny access from adjacent property to the street. No common areas shall be allowed in

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a subdivision except where notation has been placed on the plat to prohibit development on the common area.

Section 9.11 Double Frontage Lots

Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from a collector street or to overcome specific disadvantages of topography and orientation. The City may require that a notation be placed on the plat to limit the facing of main structures or to limit driveway access from a collector street.

Section 9.12 General Infrastructure Policy

(03-03-09 / O-09-1712)

- A. General Requirement – The developer of a subdivision shall install all water, sewer, street, sidewalk and drainage improvements, and any other facilities required by this Land Development Code, which are necessary for the proper development of the subdivision. The design, construction and inspection of any public facilities shall be a cost to the developer, unless the City has entered into an agreement for cost sharing. All such facilities shall be designed and constructed in accordance with the criteria contained in this Land Development Code and be in conformance with the general layout of the City of Colleyville Master Land Use Plan and Capital Improvements Plan. The public facility requirement of this section shall be applicable to the upgrading of any existing facilities which do not meet current standards.
- B. Apportionment of Infrastructure Costs – As a condition of the approval of a development, the developer's portion of the costs may not exceed the amount required for infrastructure improvements that are roughly proportionate to the projected impact of the proposed development, as determined by a professional engineer, licensed in the State of Texas, and who is retained by the City of Colleyville.
1. In making the rough proportionality determination, consideration shall be given to the availability of adequate and minimum levels of public facilities and accessibility to the site for delivery of emergency services.
 2. The professional engineer making the proportionality determination may rely on categorical findings from comparable public improvement projects for establishing a cost basis. The basis used for determining estimated costs shall be revised annually on July 1 by the Colleyville Engineering Department.
 3. A developer who disputes the determination by said professional engineer may appeal to the City Council and present testimony and evidence in support of the appeal. The appeal shall be written and filed with the City Secretary within ten (10) days after the date action taken by the Planning and Zoning Commission on the development proposal. The developer shall not be required to waive the right to appeal as a condition of approval of the development project.
- C. Optional Escrow Provision – Where, in the opinion of the City, construction of a required public improvement should be deferred to a future date, the developer shall place in escrow with the City, an amount equal to the estimated cost of the improvements, as determined by the City Engineer. The Planning and Zoning Commission or City Council may consider an alternate arrangement when appropriate. Any escrow related to the construction of sidewalks shall adhere to the requirements set forth in Section F.
- D. City Participation in Over-Sizing – Where over-sizing of a public improvement is required by the Comprehensive Master Plan, Thoroughfare Plan, Water or Sewer Capital Improvements Plan or other planning document adopted by the City, City participation shall be in accordance with the provisions of any applicable Impact Fee Ordinance or City-Developer Agreement, which has been approved by the City Council.
- E. Public Easements – All public improvements shall be constructed within easements or rights-of-way that have been dedicated for public use. The width of an easement or right-of-way shall be in accordance with the specifications contained elsewhere in this Land Development Code.

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F. Escrow Policy for Sidewalks

1. Request for Escrow

Payments into escrow in lieu of constructing any sidewalk may only occur where recommended by the *Supplemental Sidewalk System Map*. The only exceptions to this requirement shall be as recommended by the Planning and Zoning Commission and/or City Council either as a condition to a formal sidewalk waiver request or as part of a Special Use Permit or Planned Unit Development request.

2. Deposit with the City

Whenever the City agrees to accept escrow deposits in lieu of construction by the owner of the property under these regulations, the property owner or developer shall deposit an amount equal to his share of the costs of design and construction in escrow with the City. This amount shall be paid prior to release of construction plans by the Director of Public Works. The obligations and responsibilities of the property owner shall become those of the property owner's transferees, heirs, successors, and assigns; and the liability therefore shall be joint and several.

3. Determination of Escrow Amount

The amount of the escrow shall be determined by using the average of the comparable bids awarded by the City in the preceding six (6) months for sidewalk design and construction or, if none exist, then current market value of the design and construction of a sidewalk in the City, to be determined by the Director of Public Works. The determination shall be based on reasonable current market value made as of the time the escrow is due.

4. Termination of Escrow

Escrows fees paid to the City pursuant to this Section shall be held for a period of ten (10) years from the date of the deposit. If the City has not expended such funds on a sidewalk with the Sidewalk District of the dwelling unit that deposited the sidewalk escrow fee, and upon written request from the original party making the deposit, such funds shall be returned to the original party that paid the escrow fees with accrued interest, subject to the limitations in Subsection 6. Such return does not remove any obligations of the dwelling unit for construction of required improvement(s) if a building permit is applied for.

5. Refund

If any public improvement for which escrow is deposited is constructed or is reconstructed by another governmental authority at no cost to the City, the escrow funds and accrued interest shall be refunded to the property owner or developer after completion and acceptance of the public improvements. In the event that a portion of the cost is borne by the City and the other portion of the cost by another governmental authority, the difference between the owner's actual proportionate cost and the escrow funds, including accrued interest, if any, shall be refunded after completion and acceptance of the improvements.

6. Interest Limitation

If for any reason money is refunded within six (6) months of deposit, only the principal will be refunded. Monies returned after this date will be refunded with interest accrued calculated at one percent (1%) less than the rate of actual earnings received on the escrowed funds.

7. Waiver of Escrow

The Developer may apply to the Planning and Zoning Commission for a waiver of the requirement to construct a sidewalk or escrow funds in lieu of construction as described in Section 9.19.

8. Use of Escrow Funds

Six (6) Sidewalk Districts are hereby established throughout the City. These districts shall share the same boundaries as the six (6) neighborhoods depicted on the Neighborhood Boundary Map in the 2004 – 2025 Colleyville Plan. The Sidewalk Districts are established so that sidewalk escrow funds will

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be expended within sufficient proximity to the dwelling unit that deposited the sidewalk escrow fee so as to reasonably benefit that dwelling unit. Funds escrowed pursuant to this Section shall be expended on design and construction of sidewalks located at any place within the same Sidewalk District as the dwelling unit depositing the sidewalk escrow fee.

Form for Escrow

An escrow for the construction of a sidewalk pursuant to this Section shall be in the following form:

In lieu of constructing the necessary sidewalks in the development, the developer shall be required to escrow funds for the construction the sidewalks which shall be dedicated to the City. The developer shall be required to escrow these funds in the amount of \$ _____, which includes contingencies, engineering, and design. This escrow requirement shall be fulfilled prior to the signing and filing of the approved final plat.

Section 9.13 Water System Requirements

- A. Water Lines – The developer of a subdivision shall be required to install, at no cost to the City, a water distribution system adequate for domestic supply and for fire protection needs which serves each lot. The water system shall be connected to the municipal water system and be designed, sized and constructed in accordance with the city design standards and specifications contained in this Land Development Code.
- B. Fire Hydrants – The developer of a subdivision shall be required to install, at no cost to the City, a sufficient number of fire hydrants to provide fire protection to every lot in the subdivision. All structures in residential areas shall have fire hydrants within 500 feet and a 600-foot hose-lay. All structures in commercial areas shall have fire hydrants within 300 feet and a 500-foot hose-lay. The design and construction of the fire hydrant system shall be in accordance with the city design standards and specifications contained in this Land Development Code. The layout of the fire hydrant coverage shall be approved by the Fire Marshal and be in accordance with the standards of the Texas State Board of Insurance requirements. (O-00-1261 / 12-19-00)

Section 9.14 Sewage System Requirements

- A. Sewage Collection Lines – The developer of a subdivision shall be required to install, at no cost to the City, a sewage collection system adequate which shall serve each lot. The sewage collection system shall be connected to the municipal sewage system and be designed, sized and constructed in accordance with the city design standards and specifications contained in this Land Development Code.
- B. Private Sewage Treatment Systems – Private sewage treatments systems, including septic tanks, shall be prohibited except where approved by the Director of Public Services and the Tarrant County Health Department.

Section 9.15 Storm Water Facility Requirements

- A. Drainage Improvement Requirements – The developer shall provide for the design of storm water management in the proposed subdivision and shall be required to furnish, install, construct, or extend, at his own expense, all storm sewers and drainage structure facilities necessary for the proper development of the subdivision. Storm water facilities shall conform to the storm water drainage master plan and shall be designed in accordance with the design standards and specifications contained in this Land Development Code. Alternate earthen channels may be approved when in accordance with the criteria established in *Chapter 14 – Engineering Design Standards*.

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- B. Drainage Easements – All public drainage facilities shall be constructed within a public drainage easement or drainage right-of-way as required by the City. The following statement of restriction shall be placed in the dedication instrument of the subdivision plat:

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

- C. Development of Flood Plain – Land within the 100-year flood plain shall be subject to the Colleyville Flood Plain Ordinance. Any land which in the natural state is subject to a 100-year flood or which cannot be properly drained shall not be subdivided, re-subdivided, or developed until receipt of evidence that the construction of specific improvements proposed by the developer can be expected to yield a usable building site. Thereafter, the Planning and Zoning Commission may recommend approval of the plat. However, construction upon such land shall be prohibited until the specific improvements have been planned and construction completed.

D. Floodway Easements

1. Floodway easements shall be provided along natural drainage-ways and lakes reservations. Floodway easements shall encompass all areas beneath the water surface elevation of the base flood, plus such additional width as may be required to provide ingress and egress to allow maintenance of the banks and for the protection of adjacent property, as determined and required by the Director of Public Services.
2. The following statement of restrictions shall be placed in the dedication instrument of the subdivision plat:

Floodway Easement Restriction: No construction shall be allowed within a floodway easement without the written approval of the City of Colleyville, and then only after detailed engineering plans and studies show that no flooding will result.

- E. Off-Site Drainage – The following provisions shall be applicable to off-site drainage of new subdivisions:

1. The developer shall be responsible for all runoff from fully developed property upstream of the proposed development.
2. Where a drainage study indicates that additional runoff from the developing property will overload downstream drainage facilities and result in hazardous conditions, the City may withhold approval of the development until appropriate provisions have been made. These provisions shall include any drainage design or construction plans necessary to accommodate the off-site drainage problem.

Section 9.16 Street Improvement Requirements

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

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

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

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

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

Section 9.17 Street Design Criteria

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

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

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B. Street Design

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

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

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R-15	12
PUD-R	12

- e. *Temporary Turn-Around* – A temporary turn-around is required when a street is temporarily dead-ended and is longer one-hundred and fifty (150) feet, as measured from the intersecting street right-of-way line. The temporary turn-around shall be within a temporary easement and constructed of asphalt or concrete. (O-00-1261 / 12-19-00)
6. *Temporary Dead-End Streets* - Temporary dead-end streets shall have provision for future extension of the street and utilities and, if a temporary cul-de-sac is utilized, a reversionary right to the land abutting the turnaround for excess right-of-way shall be provided.
7. *Stub-outs for Future Extensions* - Permanent dead-end roads shall not be allowed. The street layout shall be extended to the tract boundary to provide for future access into adjoining tracts to assure adequate neighborhood circulation, unless prevented by topography or other physical conditions, or unless, the Planning and Zoning Commission determines that the extension is neither necessary for future development of adjacent tracts. In general, these extensions should be not more than one thousand (1,000) feet apart.
8. *Pavement Required* - All street surfaces within or abutting the proposed subdivision shall be paved, with curbs and gutters installed, and constructed in accordance with the standards and specifications contained elsewhere in this Land Development Code.
9. *Frontage Access Road* - Where a subdivision abuts or contains an existing or proposed collector street or railroad right-of-way or abuts a commercial or industrial land use, the City may require a frontage street approximately parallel to and on each side of such right-of-way to separate through and local traffic, or reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or equivalent treatment as may be necessary for adequate protection of residential properties.
10. *Half Streets* - Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations, and where the Planning and Zoning Commission finds it will be practicable to require the dedication of the other half when the adjoining land is subdivided, the other half of the street shall be platted within such tract.
11. *Number of Subdivision Entryways* – Every subdivision shall be designed to provide sufficient access into the development to accommodate anticipated traffic demands and to provide for emergency public services using the criteria contained in this Section. (O-01-1280 / 08-08-01)
- a. Where a proposed subdivision, or cul-de-sac street, contains more than twelve (12) lots, the development shall provide for two entryways as follows:
- i. The development shall provide one street entryway and one emergency access easement. The emergency access easement shall be located on an adjacent or opposite side of the subdivision from the main entryway. The widths of the right-of-way and driving surfaces of the street entryway and the emergency access easement shall be in accordance with the standards contained elsewhere in this Land Development Code, or
- ii. The development shall provide two street entryways separated not less than one-hundred feet between the centerlines of the driving surfaces. The widths of the right-of-way and driving surfaces of the two entryways shall be in accordance with the standards contained elsewhere in this Land Development Code, or
- iii. The development shall provide a divided entryway and one emergency access easement. The driving surfaces of the divided entryway shall be separated by a median not less than ten (10) feet in width and provide for one-way traffic. The widths of the right-of-way and driving

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surfaces of the divided entryway shall be in accordance with the standards contained elsewhere in this Land Development Code. The emergency access easement shall be located on an adjacent or opposite side of the subdivision from the main entryway and be constructed in accordance with the standards contained elsewhere in this Land Development Code.

- b. If it is physically impractical or otherwise impossible to provide two entryways or to incorporate an emergency access easement into the development in accordance with the above stated requirements, the following alternative may be considered by the approving body:
 - i. A single pavement width of forty-one (41) feet shall be constructed. Said pavement shall extend back from the intersecting street right-of-way a minimum distance of one-hundred (100') feet. All residences within the subdivision shall contain automatic fire-sprinkler systems.
 - c. If it is physically impractical or otherwise impossible to comply with the above-stated requirements, an alternative design may be submitted to the City Council for consideration. The approving body may approve the alternate design if it finds that the above-state requirements can not be satisfied and that all efforts have been made by the developer to comply with said requirements.
12. *Reverse Curves* - Between reverse curves there shall be a tangent section of centerline not less than one hundred feet (100') long.

C. Intersections

- 1. Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two (2) new streets at an angle of less than seventy-five (75) degrees shall not be acceptable.
- 2. Proposed new intersections along one side of an existing street shall, wherever practicable, coincide with any existing intersections on the opposite side of such street. Not more than two (2) streets shall intersect at any one point unless specifically approved by the City.
- 3. Street jogs with centerline offsets of less than one hundred thirty-five (135) feet shall not be permitted.
- 4. Local streets intersecting a collector street or larger shall have a tangent section of centerline at least fifty (50) feet in length measured from the right-of-way line of the collector street; however, no such tangent is required when the minor street curve has a centerline radius greater than four hundred (400) feet with the center located on the collector street right-of-way line.
- 5. At local street intersections, the property line corner shall be rounded by an arc having a radius of twelve (12) feet. This radius shall be increased when the smallest angle of intersection is less than eighty (80) degrees. At intersections of streets with major and collector streets the property line corners shall be rounded by an arc having a radius of twenty-five (25) feet. The approving body may submit comparable cut-offs or cords in place of rounded corners.
- 6. Where practical, spacing of intersections along collector streets shall be at least 500 feet apart.

D. Easements – Easements for drainage and utility construction, service, and maintenance shall be provided in locations approved by the City and affected utilities according to the following standards:

- 1. Easement for the use of public utilities of not less than seven and one-half (7.5') feet in width shall be provided on each lot and extend along the entire length of the rear property line. Easements shall connect with easements already established on adjoining properties or extend to connect with a public right-of-way. No lot shall be shown with an easement which prevents proper development and full utilization of the lot as a suitable building site for the intended zoning district.

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2. For lots of more than two hundred (200) feet deep, the utility easement shall be not less than sixteen (16) feet wide.
3. The width of any drainage easement shall be determined by the City Engineer or in accordance with the need for drainage improvements established by any drainage study.
4. All utility easements shall be dedicated as utility and/or drainage easements.
5. When an easement is granted for public purposes as a separate instrument, the following statement of restrictions shall be placed in dedication instrument:

Utility Easements

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

- E. Easements Adjacent to State Highways – When a proposed water or sewer line or drainage facility will be placed adjacent to a public road maintained by the Texas Department of Transportation, a separate specific use easement shall be provided for each utility or drainage facility.
- F. Emergency Access Easements – Emergency access easements shall have a clear unobstructed width to accommodate a pavement section of not less than twenty-four (24) feet in width. The emergency access easement shall connect at each end to a dedicated public street or shall have a suitable size turnaround at the dead-end, and appropriate turning space at inside corners to permit free movement of emergency vehicles. An emergency access easement may be used as a driveway to gain access to parking or loading spaces, but shall not be used for parking. All emergency access gates shall provide for an opening of not less than twenty four (24) feet wide by fourteen (14) feet in height and include a locking and opening mechanism acceptable to the Fire Department. (03-20-07 / O-07-1613)
- G. Alleys – Alleys shall be provided in commercial and industrial districts and at the rear of multifamily residential building sites for adequate circulation. Where approved by the Fire Marshal, an emergency access easement not less than twenty-four feet (24') in width shall be provided for emergency vehicle access in lieu of any alley. Alleys should intersect streets at right angles or radially to curved streets where sharp changes in alignment cannot be avoided. Property line corners shall be cut off fifteen feet (15') on each side to permit safe vehicular movement. Dead-end alleys shall be prohibited except where prior development of land adjoining the subdivision permits no other reasonable design; under such circumstances alleys shall be provided with turnaround or back-around facilities at the dead-end adequate to permit clear maneuvering of sanitation trucks, utility service vehicles and emergency vehicles. Alleys shall be not less than the following widths:
 1. Twenty feet (20') where residential building sites are provided on both sides;
 2. Twenty-two feet (22') wherever residential development abuts commercial or industrial areas;
 3. Twenty-four feet (24') where commercial or industrial development abuts on both sides.
- H. Mutual Access Easements (O-02-1336 / 04-16-02)
 1. *Purpose* – The purpose of this requirement is to provide public access to adjacent properties by reducing the number of driveway cuts and potential traffic accidents on adjacent streets.
 2. *Applicability* – This Section shall be applicable to properties abutting and that may derive access from a Collector Street or Arterial Street as shown on the Master Thoroughfare Plan.

Exhibit "A"

Colleyville, Texas, Land Development Code

3. *Requirement* – The City shall require the dedication of a mutual access easement to provide cross access to adjacent properties or shared use of a driveway to conform with the minimum driveway standards contained in Chapter 14 of this Land Development Code.
4. *Easement Dimensions* – Easements for shared driveways shall be 16 feet in width and 35 feet in length, but may vary given the shape of the particular tract. Easements extending across the entire width of the property shall not be less than 24 feet in width.

Section 9.18 Traffic Impact Analysis

When a proposed subdivision plat is estimated to generate more than 1,000 vehicle trips per day, a traffic impact analysis shall be required with the earliest submittal of a plat application. The traffic impact analysis shall be prepared in accordance with the requirements of the Director of Public Services. The purpose of the traffic impact analysis is to determine the need for traffic mitigation measures which may include, but are not limited to, dedication of additional right-of-way, construction of turning lanes, or construction of traffic control facilities. This requirement may be waived when a traffic impact analysis was submitted at the time the current zoning was adopted and the traffic impact analysis is less than one year old. Any mitigating measures required shall be the responsibility of the developer, unless a cost-sharing agreement is approved by the City.

Section 9.19 Sidewalks

- A. General Sidewalk Requirement – Sidewalks shall be constructed prior to completion of any primary structure for all lots that: (1) front on streets required to have sidewalks as shown on the City's *Supplemental Sidewalk System Map*, or; (2) are required as part of a Planned Unit Development or Special use Permit; or, (3) front on a new street dedicated in conjunction with a subdivision plat. The sidewalks shall be constructed adjacent to and within the public street right-of-way and include curb ramps where applicable. Where no public right-of-way exists, the sidewalk shall be located within a public access easement that provides accommodation of the future street right-of-way dedication. When a subdivision is proposed with a masonry or other permanent perimeter screening wall adjacent to a street, the sidewalk shall be constructed by the developer at the same time as the -screening wall. All sidewalks shall conform to the standards and specifications contained in this Land Development Code.

Other than properties zoned as Planned Unit Developments or containing Special Use Permits with specific sidewalk provisions, any variance to the sidewalk construction requirements described above shall be considered by the Planning and Zoning Commission.

1. Appeal to City Council – The decision by the Planning and Zoning Commission shall be final, unless the applicant submits a written notice of appeal within ten (10) days from the date of the action by the Commission to the enforcement official. If an appeal is received within ten (10) days as described above, the enforcement official shall place the applicant's appeal request on the next available agenda for consideration by the City Council.
2. Applicability of Past Appeals to the City Council – All sidewalk appeal requests considered by the Planning and Zoning Commission between March 3, 2009 and December 18, 2012 may appeal the decision of the Planning and Zoning Commission to the City Council subject to the following provisions:
 - a. All appeals allowed by Section 2 must be filed no later than April 18, 2013.
 - b. All appeals allowed by Section 2 shall be sent in writing to the Director of Community Development.

Exhibit "A"

Colleyville, Texas, Land Development Code

- B. Trails System Sidewalks – When a proposed sidewalk coincides with the general location of a future sidewalk shown in the most recently approved Colleyville Trails System Plan, the sidewalk shall be constructed in accordance with the design standards for a trails system sidewalk. The standards and specifications for a trails system sidewalk are contained elsewhere in this Land Development Code. The developer shall be required to provide additional street right-of-way dedication or a public access easement of sufficient width to accommodate the trails system sidewalk. Where the trails system sidewalk will be located at the rear or to the side of a lot, such as within a green-belt or similar open space, the developer shall provide sufficient right-of-way or public access easement to accommodate the sidewalk.

Section 9.20 Street Lighting

- A. General Requirements – The developer shall be required to install, at no cost to the City, a street lighting system at all street intersections, at the end of all cul-de-sac streets, and at additional locations in accordance with the criteria contained elsewhere in *Chapter 14 – Engineering Design Standards* of this Land Development Code.

Section 9.21 Amendments to This Chapter

Ord. Number	Date	Subject
O-00-1261	12/19/00	Cul-de sac street lengths
O-00-1261	12/19/00	Lot Drainage and Grading
O-00-1261	12/19/00	Fire Hydrants
O-00-1261	12/19/00	Divided Entryways
O-00-1280	08/08/01	Number of Subdivision Entryways
O-00-1214	12/18/01	Existing Unimproved Street Requirements
O-02-1336	04/16/02	Mutual Access Easements
O-06-1562	02/07/06	General Infrastructure Policy
O-07-1613	03/20/07	Emergency Access Gates
O-09-1712	03/03/09	Amendment to sidewalk regulations – Sections 9.12 and 9.19
O-12-1860	1/8/2013	Amendment to sidewalk regulations adding appeal to City Council

RESOLUTION R-13-3643

**A RESOLUTION APPROVING A REQUEST FOR A WAIVER TO THE
REQUIREMENT TO CONSTRUCT A SIDEWALK ON LOT 1, BLOCK 1, OF
THE LAWLER ADDITION LOCATED AT 509 BLACK DRIVE**

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

Sec. 1. THAT a waiver to the requirement to construct a sidewalk at 509
Black Drive is hereby granted to Sam Noel.

AND IT IS SO RESOLVED.

PASSED BY A VOTE OF _____ AYES, _____ NAYS, AND _____ ABSTENTIONS
ON THIS THE 18th DAY OF JUNE 2013.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley
City Secretary

David Kelly
Mayor



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 7e

Agenda Date 06/18/2013

Number Resolution R-13-3644

Type Resolution

Department Community Development

Title

Consideration for an appeal of the decision by the Sign Board of Appeals by Gary Price, for a variance regarding a monument sign on Lot 1, Block 1, of the Kaybird Addition, located at 4814 Colleyville Boulevard, Case SC13-003

Explanation

Reading and Public Hearing

Gary Price, the applicant representing Worthington National Bank, has submitted a request for an appeal to the Sign Board of Appeals ruling resulting in the denial of a variance regarding construction of a proposed monument sign located at 4814 Colleyville Boulevard. The applicant proposes to construct a sign along Colleyville Boulevard that is eight (8) feet in height and 11 feet in width, for a total of 88 square feet. The applicant intends to utilize the proposed sign to advertise a new Allstate Insurance office in the building adjacent to the existing Worthington National Bank. Specifically, the applicant is requesting a variance to the maximum number of general business signs allowed for each 250 feet of street frontage, or portion thereof, for each lot, located at 4814 Colleyville Boulevard.

Variance Request. Section 150(A)3 of the Land Development Code states the following with regard to the maximum amount of monument signs per lot frontage:

"One general business sign shall be allowed for each 250 feet of street frontage, or portion thereof, for each lot. Where a building encompasses more than one lot, each lot shall qualify for a general business sign. If the site is a corner lot, each frontage shall be allowed additional signs using the same formula described in this paragraph. The sign(s) shall be located adjacent to and within the qualifying street frontage. Additional signs are not permitted by adding different street frontages to total more than 250 feet."

The applicant is proposing to place an additional monument sign along Colleyville Boulevard, for which the total frontage measures approximately 232 feet in length on the subject property. The proposed sign would be separated from the existing Worthington National Bank monument sign by approximately 131 feet - which is 50 less feet of separation than the applicant states on the attached variance request. The applicant states the new sign placement is necessary to provide adequate advertising for the new Allstate Insurance office that shares the building. The applicant claims that the existing monument sign, which is composed of 100 percent stucco including the

message area, cannot adequately accommodate the advertisement of two businesses.

Because the subject property is situated on the southwest corner of Glade Road and Colleyville Boulevard, as the code section above states, the applicant could place an additional monument sign along Glade Road, without needing a variance, since it is a separate street frontage. However, the applicant states the location of the sign on the frontage of Colleyville Boulevard would provide more visibility than fronting Glade Road.

Sign Requirements. The proposed monument sign is in compliance with the requirements of Chapter 7–Sign Regulations of the Land Development Code with regard to size, height, and setbacks.

Visibility Triangle. The placement of the proposed monument sign is in compliance with Chapter 7 – Sign Regulations of the Land Development Code with regard to the visibility triangle.

Sign Board of Appeals Ruling. The Sign Board of Appeals considered this request at the May 15, 2013 meeting. The variance was not approved by a vote of (3-2) due to a failure to receive four (4) affirmative votes, given the motion and second to approve the variance. According to the Rules of Procedures for the Sign Board of Appeals, this constitutes automatic denial of the variance.

Public Notification. Staff mailed notices to 13 property owners within 200 feet of the site. Notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. Staff has received no correspondence to this request.

Summary. The applicant is requesting a variance to the number of monument signs allowed for each 250 feet, or portion thereof, of street frontage, in order to provide adequate advertising for a new business. Although the placement of the sign meets all visibility requirements, setbacks, dimensions, and minimum spacing, there is nothing inherently unique to the subject property that would invoke a hardship for this waiver request.

Financial Impact

There is no financial impact to the City.

Recommendation

Denial

Attachments

1. Location and Zoning Map
2. Notification List
3. Buffer Map
4. Aerial

5. Application
6. Applicant's Request
7. Sign Placement Exhibit
8. Conceptual Sign Placement
9. Existing Monument Sign
10. Resolution R-13-3644

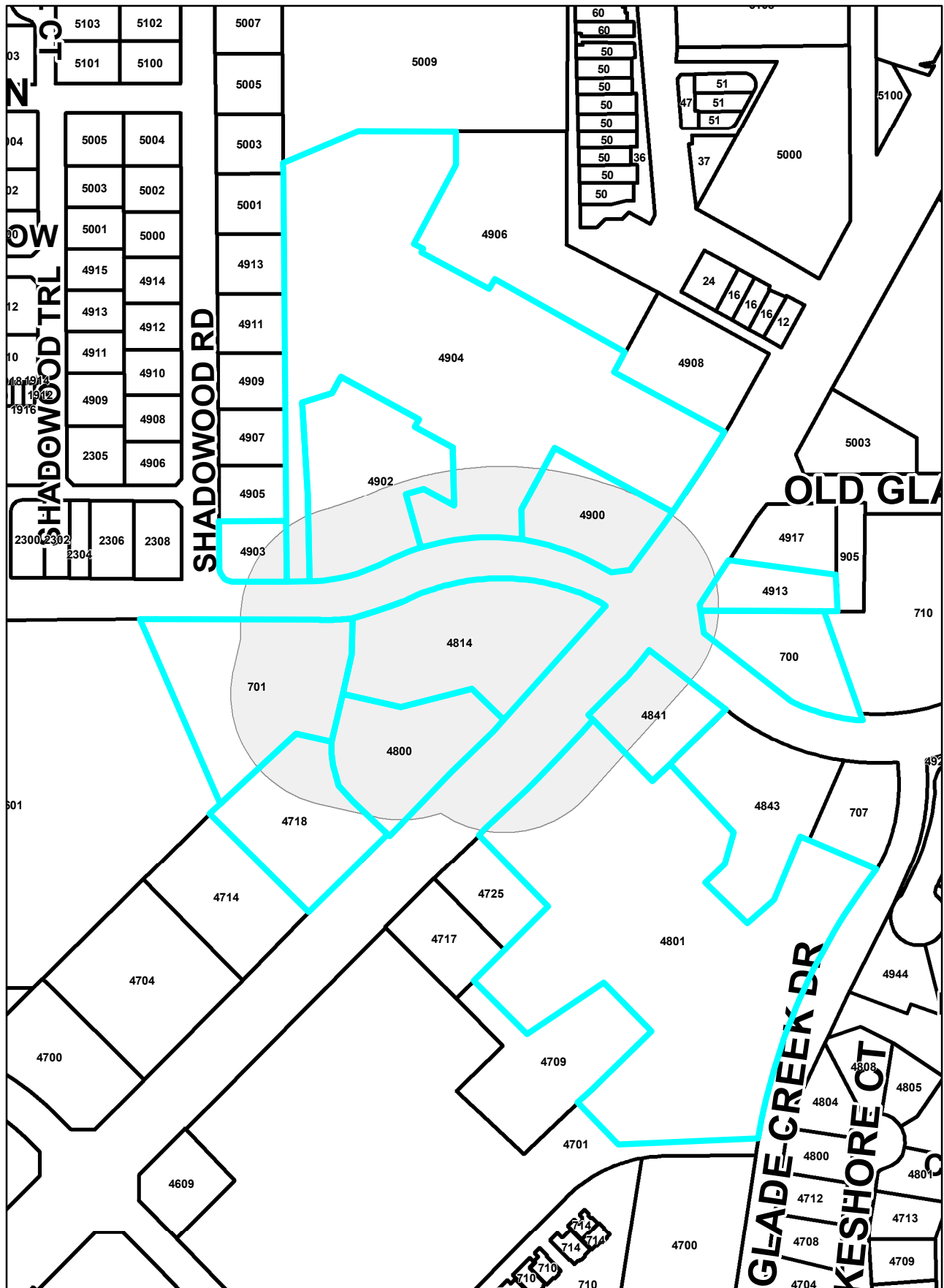
[illegible]

Notification List

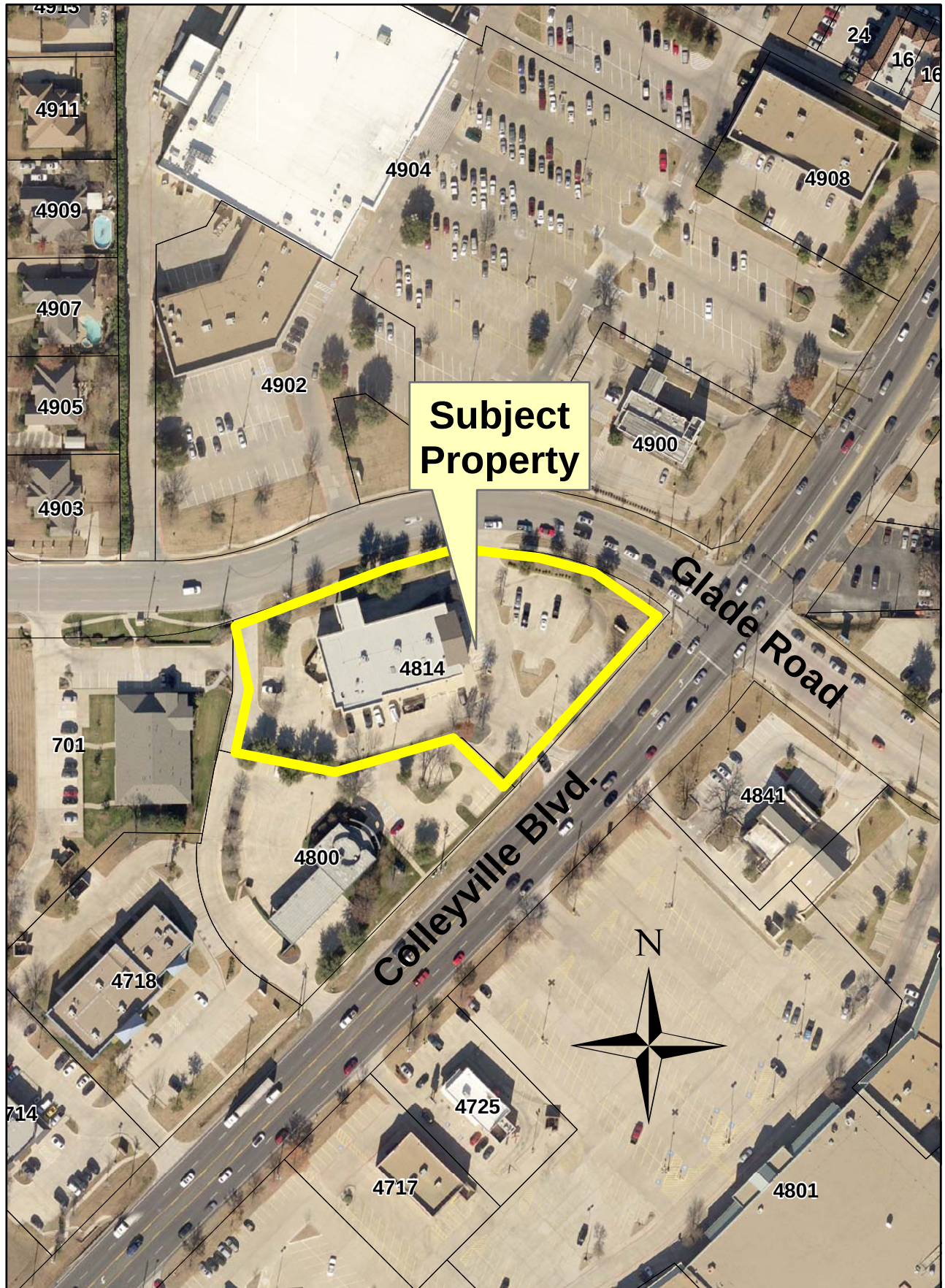
Owner Name	Owner Address	Owner City	Owner State	Owner Zip
Zell Three Inc	1190 Explorer St	Duncanville	Texas	75137
Noblit, Don Etux Barbara	PO Box 820895	Fort Worth	Texas	76182
Fonberg, Peter D	5452 Glen Lakes Dr Ste 203	Dallas	Texas	75231
R&L Capital Properties Llc	6903 Shepherds Gln	Colleyville	Texas	76034
Compass Bancshares Inc	PO Box 10566	Birmingham	Alabama	35296
Ac Village Park Partners Llc	8235 Douglas Ave Ste 655	Dallas	Texas	75225
Wilson, Mark D & John B Blick	701 Glade Rd	Colleyville	Texas	76034
Worthington National Bank	500W Main St	Fort Worth	Texas	76102
Hawkins, Terrye E Est	PO Box 844	Colleyville	Texas	76034
Colleyville Plaza Lp	580 Decker Dr Ste 203	Irving	Texas	75062
Colleyville Plaza Lp	580 Decker Dr Ste 203	Irving	Texas	75062
Wal-Mart Real Estate Bus Trust	PO Box 8050	Bentonville	Arkansas	72716
Gary Price, Applicant	4814 Colleyville Blvd	Colleyville	Texas	76034

Public hearing notices were mailed
Friday, April 26, 2013 by Taci Wrisley

Buffer Map



Aerial



Application

	Community Development Services Application	City of Colleyville 100 Main Street Colleyville TX 76034 817.503.1050
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APPLICATION TYPE

PLEASE CHECK THE APPROPRIATE BOX BELOW.

- | | | |
|---|---|---|
| ☐ Zoning Change | ☐ Preliminary Plat | ☐ Zoning Variance (ZBA) |
| ☐ Special Use Permit | ☐ Final Plat | ☒ Sign Variance (SBA) |
| ☐ Planned Unit Development | ☐ Minor Plat | ☐ Sidewalk / General Waiver |
| ☐ Site & Landscape Plan | ☐ Amended Plat | ☐ Interpretation Appeal |

PROPERTY INFORMATION

Project Name: Worthington / Allstate Monument
Project Address (Location): 4814 Colleyville Blvd., Colleyville, TX 76034
Legal Description: Lot 1, Block 1, Kaybird Addition, City of Colleyville
Proposed Number of Lots: NA Gross Acres: NA Neighborhood District: NA
Existing Zoning: NA Proposed Zoning: NA
Existing Use: NA Proposed Use: NA

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal.
See appropriate checklist and fee schedule for minimum requirements. Incomplete applications will not be processed.

APPLICANT - OWNER INFORMATION

Applicant: Worthington National Bank Company: _____
Address: 4814 Colleyville Blvd Tel: 817/656-6200 Fax: 817/656-6206
City: Colleyville State: TX ZIP: 76034 Email: _____
Applicant's Status: (check one) ☒ Owner ☐ Representative ☐ Tenant ☐ Prospective Buyer

Property Owner: Worthington National Bank Company: _____
Address: 4814 Colleyville Blvd. Tel: 817/656-6200 Fax: 817/656-6206
City: Colleyville State: TX ZIP: 76034 Email: _____
Ownership Status: (check one) ☐ Individual ☐ Trust ☐ Partnership ☒ Corporation

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: Gary Price Date: 3/25/13

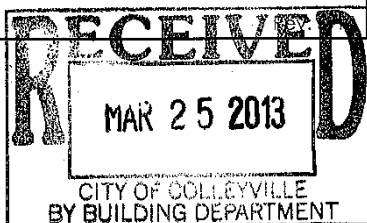
SIGNATURE OF PROPERTY OWNER (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: Gary Price
(Letter of authorization required if signature is other than property owner)

The property owner must sign the application or submit a notarized letter of authorization.

For Departmental Use Only

Case #: SC13-003
Total Fee(s): \$125.00
Receipt #: R13054
Date Submitted: 3/26/13
Accepted By: T. Winsley
Public Hearing Date: 5/15/13



Applicant's Request

	VARIANCE OR APPEAL APPLICATION	City of Colleyville 100 Main Street Colleyville TX 76034 817.503.1050
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REQUEST INFORMATION

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in evaluating your appeal. Additional pages may be attached if necessary.

Have you applied for a building permit? ☒ Yes ☐ No

Have you filed an appeal or petition on this property before? ☒ No ☐ Yes

1. Completely describe the variance you are requesting. 1) Shorten the distance between proposed and existing monument signs from 250' to 181'.

2. Do similar conditions exist in the area? Explain. I do Not Know.

3. Describe how the unique conditions or circumstances do not result from your actions.

An additional tenant has been added since the existing monument sign was constructed. The new tenant would like its company name on a monument sign that our existing

4. Is there any way to do what you want without this request? sign does not accommodate.
Not with the visibility needed for the new tenant.

Acknowledgments

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Zoning Board of Adjustment hearing.

I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss this proposal either at the call of the case or after the hearing, and that such dismissal shall constitute a denial.

I reserve the right to withdraw this proposal at any time upon written request filed with the Community Development Department, and such withdrawal shall immediately stop all proceedings. I understand the filing fee is not refundable upon withdrawal of the proposal after public notice.

I understand that if the request is approved, I must obtain a building permit from the City before any work is started on the property, and that the Board's action does not constitute the approval of a building permit.

Applicant's Initials AS Date 3/25/13

Sign Placement Exhibit



Conceptual Sign Placement



Razor Sign & Graphics, LLC
A Full Service Sign Company

101 NW 17th Street
Grand Prairie, TX 75050
Office: 469-619-9499
Fax: 469-619-9498
www.razorsigns.com
info@razorsigns.com



Monument
Sign

Allstate

Mark Jameson
4814 Colleyville Blvd. #120
Colleyville, TX. 76034

Salesperson: Barry Carter

Date: 2/20/2013

Revision: 02

Drawn By: BC

Scale: Scale:

Any and all use of these Designs by the Customer, its employees or agents is expressly prohibited without the written consent of Razor Sign & Graphics, LLC; and such written consent is subject to payment in full for the Project or Razor Sign & Graphics, LLC's artwork & design service.

Razor Sign & Graphics, LLC
Electrical Sign Contractor License #18526
Regulated by the Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, TX 78711
Telephone (512) 463-6599
Toll-Free (in Texas) (800) 803-9202
Online: <http://www.license.state.tx.us/Complaints>



Drawing
Approved
By

Date:

- ☐ No Changes
☐ As Noted

Allstate 5'x8' Double Face Illuminated Cabinet
w/ 18" Brick Columns and 18"x11" Brick Base

Existing Monument Sign



RESOLUTION R-13-3644

A RESOLUTION APPROVING AN APPEAL OF THE SIGN BOARD OF APPEALS DECISION REGARDING A VARIANCE REQUEST FROM THE SIGN REGULATIONS FOR LOT 1, BLOCK 1, OF THE KAYBIRD ADDITION LOCATED AT 4814 COLLEYVILLE BOULEVARD

WHEREAS, an appeal request has been received from Gary Price regarding the decision of the Sign Board of Appeals; and

WHEREAS, Section 1.15, Waivers and Appeals – Sign Board of Appeals of the Land Development Code, authorizes the City Council to grant a waiver to the Sign Board of Appeals decision.

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

Sec. 1. THAT the request of Gary Price, for a variance from Section 7-150(A)3 – Sign Regulations of the Land Development Code regarding the maximum number of signs per street frontage is hereby approved subject to the following conditions:

(1) An additional monument sign may be placed on the subject property per Exhibit “A”.

(2) Said monument sign shall be no closer than 131 feet to the existing monument sign on the subject property.

Sec. 2. THAT all provisions of the Land Development Code shall be met, except as amended herein.

AND IT IS SO RESOLVED.

PASSED BY A VOTE OF _____ AYES, _____ NAYS, AND _____ ABSTENTIONS ON THIS THE 18TH DAY OF JUNE 2013.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley
City Secretary

David Kelly
Mayor

Exhibit "A"





City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 7f

Agenda Date 06/18/2013

Number Resolution R-13-3645

Type Resolution

Department City Secretary

Title

Approval to amend and replace Resolution R-12-3520, adopting Rules of Procedure

Explanation

Reading and Public Hearing

During the June 4, 2013 Pre Council meeting, City Council reviewed and discussed the Rules of Procedure and determined an item would be placed on a future City Council agenda to consider staff recommended revisions, which are primarily "housekeeping" items and listed below.

City Council directed staff to include language in Section VI. Decorum and Debate; regarding dissemination of information by City Councilmembers. The following language: *"These rules are intended to serve as a statement of intent as to how this City Council endeavors to conduct itself during City Council meetings. It is the intent of the City Council that all members shall act based on a consistent level of information, with the goal being to act fully informed on all matters. Accordingly, if and when a Councilmember obtains material relevant to a matter before the City Council which has not otherwise been disclosed to the City Council, such Councilmember shall promptly provide such material to the city manager for dissemination to the City Council. All such information will be disseminated and disclosed to the full City Council, prior to the case being presented"* has been included as A. under 6.1 Decorum and Debate and the following B. through I. sections have been lettered as appropriate, in the proposed resolution.

The following are a few minor recommendations from staff, and are included in the Proposed Revisions, attached to this agenda briefing:

1. Page 1 of 12 - Section 2.2, add "Mayor Pro Tem"
2. Page 6 of 12 - Section C (11) - remove "Staff reports"
3. Page 6 of 12 - Section C (12) - remove "Advisory" and "(to include written monthly status reports on all currently operating projects / development committees)"
4. Page 6 of 12 - Section C (13) - change "Approving" to "approving" and "Action" to "action" in line number 13 (uppercase to lowercase)

5. Page 6 of 12 - Section D (a) - eliminate the time limit for staff presentation
6. Page 6 of 12 - Section D (e) - replace "presentation - ten minutes" with "comments, if necessary"
7. Page 6 of 12 - number 2 - "open" changed to "reopened"
8. Page 8 of 12 - Section 5.4 (A) - the last sentence has been revised from: "The Mayor shall not be obligated to recognize a speaker for a second comment on a subject until all others have spoken and there is unused time available" to read "The Mayor shall not be obligated to recognize a speaker for a second comment on a subject until all others have spoken."
9. Page 8 of 12 - Section 6.1 (A) - new language as stated above
10. Page 9 of 12 - Section 6.1 (B) eliminate the last sentence, "No Councilmember shall speak more than five (5) minutes on any amendment to the question except as further provided in this section."
11. Page 9 of 12 - Section 6.1 (C) - eliminate the first and last sentences, "No Councilmember shall speak more than the time limits provided herein on any subject or amendment, and such Councilmember may use his/her time in any combination, in separate speech or comments totaling the number of minutes permitted." and "Councilmembers shall also have the right to yield a portion of time to another Councilmember."
12. Page 9 of 12 - Section 6.1 (D) - eliminate entire paragraph, "Any Councilmember deciding to speak more than ten (10) minutes on any question or more than five (5) minutes on any amendment to the questions shall be accorded the privilege unless there is an objection supported by a majority of those eligible to vote of the City Council." and reletter current D. through I.
13. Page 9 of 12 - insert a space between sections G. and H.
14. Page 10 of 12 - Section 7.1 (A) - change "Colleyville Communicator" to "City e-news".

Staff is proposing the following change to Section VIII. Memorials - Section 8.1(A) - currently the second sentence reads, "When the City is notified of the death of a current or former elected official, flowers or a plant will be sent to the memorial service and a sympathy card will be sent to the family." The proposed sentence change would include, "When the City is notified of the death of a current or former elected official, flowers or a plant will be sent to the memorial service, or a donation to an organization specified by the family (in an amount not to exceed \$50.00), and a sympathy card will be sent to the family."

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. June 18, 2013 Proposed Revisions - City Council Rules of Procedures
2. Resolution R-13-3645

Proposed Revisions – June 18, 2013

CITY OF COLLEYVILLE CITY COUNCIL RULES OF PROCEDURE

SECTION I.

AUTHORITY

1.1 Section 3.09B of the Charter of the City of Colleyville provides that "the Council shall determine its own rules and order of business...". Further, Section 2.01 of the Charter provides that the City Council shall have the powers, functions, rights, privileges and immunities of every name and nature, that are now or hereafter, may be granted to a Home Rule City by the Constitution and State law, together with all implied powers necessary to carry into execution all such powers granted". In order to provide the framework for the execution of these powers and authority, the following set of rules shall be in effect upon their adoption by the City Council and until such times as they are amended or new rules adopted in the manner provided for by these rules.

SECTION II.

GENERAL RULES

2.1 Meetings to be Public. All meetings of the City Council shall be open to the public, with the exception of Executive Session.

2.2 City Council. For purposes of these rules, the collective membership of the Mayor and City Councilmembers shall be known as the City Council. Individually, each shall be referred to as Mayor, **Mayor Pro Tem**, or Councilmember.

2.3 Quorum. Four (4) voting members of the City Council shall constitute a quorum.

2.4 Minutes of Meetings. An account of all proceedings of the City Council shall be kept by the City Secretary and shall be entered in a book constituting the official record of the City Council. The Official City Council Minutes are action minutes and provide the action taken by the City Council and a summary of subjects discussed.

2.5 Questions to Contain One Subject. All questions submitted for a vote shall contain only one subject. If two or more points are involved, any Councilmember may require a division, if the question reasonably admits of a division. Division

shall be required only on the affirmative vote of three (3) Councilmembers. If no division is so requested and approved, or the questions do not reasonably admit of a division, the question shall be submitted as originally framed.

2.6 City Manager. The City Manager shall attend all City Council meetings unless expressly excused. The City Manager may make recommendations to the City Council and take part in all discussions of the City Council, but shall have no vote.

2.7 City Attorney. The City Attorney shall attend all regular meetings of the City Council unless expressly excused and, shall upon request give an opinion, either written or oral, on questions of law during the meeting. The City Attorney shall act as the City Council's Parliamentarian. The City Attorney shall give an opinion, either written or oral, on questions of law to the City Manager or designated representative, during the course of daily affairs of the City. The City Attorney may make recommendations to the City Council and take part in all discussions of the City Council, but shall have no vote. The City Attorney shall confer and discuss with a Councilmember or the Mayor regarding a question of law pertaining to the affairs of the City. In such event, the City Attorney shall advise the City Manager of the question posed and information provided. The City Manager shall forward the information to the full City Council as soon as reasonably practical.

2.8 City Secretary. The City Secretary shall attend all meetings of the City Council unless expressly excused, and shall keep the official minutes and perform such other duties as may be requested by the City Council.

2.9 Employees. Any employee of the City, when requested by the City Manager, shall attend any meeting of the City Council and, if requested to do so by the City Manager, such employee may present information relating to matters before the City Council. The City Manager will determine the staff spokesperson for providing information, for a particular agenda item, at the City Council meeting.

2.10 Suspension of Rules. Any provisions of these rules not governed by State law, the City Charter, or City Code may be temporarily suspended by a majority vote of all Councilmembers present and eligible to vote.

2.11 Executive Session. All matters discussed in Executive Session, as authorized by the Texas Open Meetings Act, may be deemed confidential and by law, participants authorized to attend Executive Sessions are not required to make public disclosure concerning the matters discussed in Executive Session. It shall be the policy of the City Council, that the Mayor, individual Councilmembers, the City Manager, City Attorney, City Secretary and others who are authorized to attend Executive Sessions shall not make selective disclosure of confidential matters, where the disclosure of the information has not been released to the

general public and/or where such disclosure provides an unfair advantage to the recipient or would be detrimental to the City and its citizens. For the opening and closing of an Executive Session, the Mayor shall do such at the location as noted on the official agenda notice posted in compliance with the Texas Open Meetings Act. For purposes of regular agenda meeting postings, the opening and closing of an Executive Session shall be done in the Executive Conference Room of City Hall.

SECTION III.

TYPES OF MEETINGS

3.1 Regular Meetings. The City Council shall meet in the City Hall on the first and third Tuesday of each month at 5:30 p.m. unless otherwise officially established by the City Council. The City Council shall take a vote at 12:00 a.m. on whether or not to continue a meeting for additional time if further items are on the agenda and have not been considered. The call for and conduct of all meetings of the City Council, both regular and special as provided in Section 3.2 hereof, shall be in accordance with State law.

3.2 Special Meetings. Special meetings may be held on the call of the Mayor or four (4) members of the City Council at the place within the City of Colleyville designated in the public notice. In accordance with State law, the notice to the public of an emergency meeting must be posted at least two hours before the meeting is scheduled to begin. An emergency meeting exists only if immediate action is required of a governmental body because of an "imminent threat to public health and safety" or a "reasonably unforeseeable situation".

3.3 Recessed Meetings. Any meeting of the City Council may be recessed to a later time provided that no recess shall be for a longer period than until the next regularly scheduled City Council meeting.

3.4 Worksession Meetings. Worksession meetings may be called by the Mayor, any three (3) Councilmembers or the City Manager for the purpose of discussing in depth, investigating or exploring matters of interest to the City, without formal action being taken thereon by the City Council. The time, place, and purpose of such worksession meeting shall be stated in a notice complying with the Texas Open Meetings Act. Such worksession meetings may be held in any appropriate location outside the City Hall upon concurrence by any three (3) Councilmembers or as determined by the City Manager. Such worksession meetings may include, but shall not be limited to, meetings with neighboring governmental bodies or agencies, meetings with one of the City's appointed boards, commissions or committees, meeting with civic organizations or a meeting for Councilmembers to research, evaluate, explore, investigate or discuss any matter of interest or

possible action affecting the City, subject to compliance with the provisions of the Texas Open Meetings Act.

The City Council may establish regular worksession meetings immediately prior to regular City Council meetings. In conjunction with the regularly scheduled City Council meeting, a Pre City Council worksession shall be held at 5:30 p.m. unless otherwise officially established by the City Council. The agenda for the Pre City Council meeting shall include, among other items: routine reports, information related to the regular agenda items and issues for which the City Manager seeks direction or clarification.

No official action shall be taken at any worksession meeting, unless a regular or special meeting is called as provided for in these Rules.

SECTION IV.

CONDUCT OF MEETINGS

4.1 Presiding Officer. The Mayor, if present, shall preside at all meetings of the City Council. In the absence of the Mayor, the Mayor Pro Tem shall preside. In the absence of both Mayor and Mayor Pro Tem, the City Council shall elect a Councilmember to preside.

4.2 Call to Order. The meetings of the City Council shall be called to order by the Mayor, or in the Mayor's absence, by the Mayor Pro Tem. In the absence of both the Mayor and Mayor Pro Tem, the meeting shall be called to order by the City Secretary.

4.3 Preservation of Order. The Mayor shall preserve order and decorum, prevent clash of personalities or the impugning of Councilmembers' motives to occur and confine Councilmembers in debate to the question under discussion.

4.4 Points of Order. The Mayor shall determine all points of order, subject to the right of any Councilmember to appeal to the City Council. If any appeal is taken, the question shall be "Shall the decision of the Mayor be sustained?"

4.5 Questions to be Stated. The Mayor shall state all questions submitted for a vote and announce the result.

4.6 Substitution for Mayor. The Mayor may call the Mayor Pro Tem, or in the Mayor Pro Tem's absence, any other Councilmember to take the Mayor's place in the chair, such substitutions not to continue beyond adjournment.

4.7 Amendment to the Minutes. Amendments to the Minutes are made by a motion during the item to consider approval of the minutes. The Minutes are action minutes and provide the action taken by City Council and a summary of subjects discussed. If a Councilmember desires that certain information be included in the minutes, the Councilmember shall state prior to the information, "For the record". If it is a lengthy statement, a written copy shall be provided to the City Secretary.

4.8 Written Correspondence. A citizen's request in the reading of a statement into the public record as part of a City Council agenda item is at the sole discretion of any member or all of the governing body. The City Council is not obligated to provide for a reading of correspondence into the public record on behalf of an absent individual as part of a City Council public hearing. The City Council, any or all Councilmembers, may elect to provide for a reading of the correspondence, make reference indicating the general position of the correspondence, or pass over the correspondence. The correspondence is provided to City Council and is included in the City Council agenda packet.

SECTION V.

AGENDA

5.1 Preparation of Agenda.

- A. The order of business of each meeting shall be as contained in the City Council agenda prepared by the City Manager. The agenda shall be a listing by topic of subjects to be considered by the City Council, and, in the case of regular meetings, shall be delivered to the City Council not less than 72 hours proceeding the Tuesday evening meeting to which it pertains.
- B. Any member of the City Council desiring to present a subject for City Council consideration shall advise in writing to the City Manager of the fact not later than 4:30 p.m. on Wednesday preceding regular City Council meetings. Subject matter will be accompanied by a summary regarding the purpose for the inclusion of this subject on the agenda.
- C. Items Omitted from Agenda. Any item not appearing on the agenda shall not be taken up for discussion as a matter of City Council business during a regular meeting unless it is of an emergency nature and comes to the City's attention too late to appear on the agenda. Such special, urgent or emergency issues shall be posted in compliance with the Texas Open Meetings Act and the City Charter and may be added as a supplemental item to the regular agenda.

The regular agenda items shall be considered in the following order:

1. Pre Council - 5:30 p.m. - Executive Conference Room
2. Executive Session - 5:30 p.m. - Executive Conference Room
3. Call to Order - 7:30 p.m. - Council Chambers
4. Invocation
5. Pledge of Allegiance
6. Resolution or Ordinance taking action on Executive Session items
7. Announcements, Proclamations and Presentations
8. Consent Items
9. Public Hearings
10. Citizen Comments/Presentations regarding items not on the agenda
11. ~~Staff Reports~~
12. Reports of ~~Advisory~~ Boards, Commissions, and Committees ~~(to include written monthly status reports on all currently operating projects / development committees)~~
13. Resolution approving City Council action not otherwise approved
14. Adjournment

D. The general order of a Public Hearing shall be:

- a. Staff presentation ~~- five minutes~~
 - b. Open Public Hearing
 - c. Applicant introductory presentation - five minutes
 - d. Citizen comments - five minutes each (Large groups supporting the same position may be asked to select a representative to speak for the group)
 - e. Applicant ~~presentation - ten minutes~~ comments, if necessary
 - f. Close Public Hearing
 - g. City Council discussion and vote
 - h. In the alternative, the item may be continued to a future meeting of the City Council.
1. If the City Council wishes to consider additional public testimony, the public hearing shall be reopened and the public hearing and item shall be continued to a date certain.
 2. If the Public Hearing is not ~~reopened~~ and continued to a date certain, the City Council may only conduct an additional public hearing upon publication of notice in accordance with Chapter 211 of the Local Government Code.

- E. The City Manager shall provide the City Council with a written analysis of and recommendation of items to be acted on by the City Council at its meetings. These communications shall be generally referred to as agenda packets. The agenda packets for all regular meetings shall be delivered to the City Council by the Friday preceding the Tuesday regular meeting to which it pertains, unless an emergency condition makes it necessary to deliver the communication on a subsequent day.
- F. The City Secretary shall post notices of all City Council meetings in order to afford compliance with the Texas Open Meetings Act.

5.2 Consent Agenda. In preparing the agenda, the City Manager shall give consideration to the number and degree of complexity of items to be considered by the City Council for the purpose of conserving the City Council's time in meetings. Items which are anticipated to be routine and require little or no discussion by the City Council shall be listed under the agenda category styled "Consent Items". Prior to taking up the Consent Agenda, the Mayor shall determine if there are any items thereon which should be removed from the Consent Agenda for discussion. Any Councilmember may, upon request, remove any item from the Consent Agenda for discussion and separate action. Thereafter, all remaining Consent Agenda items may be acted upon by a single motion approving the Consent Agenda. Items removed from the Consent Agenda shall be considered on the ending Resolution, which is for action not otherwise approved.

5.3 Oral Presentations by City Manager. Matters requiring the City Council's attention or action which may have developed since the deadline for delivery of the agenda packets may, upon approval of the City Council, and after satisfying the requirements of the Texas Open Meetings Act, be presented orally by the City Manager, or designated staff.

5.4 Citizen Participation at Meetings.

- A. Presentations by citizens must be confined to the agenda item being considered and any questions will be directed to the Mayor. Citizens wishing to speak shall be allowed to speak, provided prior to the consideration of the item; said person completes and delivers to the City Secretary a Speaker's Card providing name, address and topic. A person who has not completed the Speaker's Card prior to discussion of the item on the agenda shall not be allowed to speak. Presentation by citizens shall be limited to a time period of not more than five (5) minutes with two (2) additional minutes to conclude, at the option of the Mayor or the consent of the City Council, for each speaker. Any time spent by the City Council will not be counted against the citizen's time allotment. No person shall speak more than the time limits provided herein on any subject. That privilege shall not be

accorded unless there is an exception supported by a majority of those eligible to vote. The Mayor shall not be obligated to recognize a speaker for a second comment on a subject until all others have spoken. ~~and there is unused time available.~~

- B. Following a request by a Councilmember, the Mayor may request that the City Council suspend the rules to allow citizens to speak after the public hearing has been closed.
- C. To maintain decorum, the Mayor shall recognize persons who have completed Speaker's Cards indicating a desire to address the City Council.
- D. As a general rule, citizens may not participate in discussions of the City Council except when recognized by the Mayor and during citizen presentations, public hearings and as otherwise provided for in these Rules.
- E. Citizens may speak on items not on the agenda under the item "Citizen Comments/Presentations Regarding Items Not On The Agenda". The presentation time period is as listed herein Section 5.4 A.

SECTION VI.

DECORUM AND DEBATE

6.1 Decorum and Debate.

- ~~A. When a measure is presented for consideration to the City Council, the Mayor shall recognize the appropriate Councilmember to present the case, as needed. When two or more Councilmembers wish to speak, the presiding officer shall name the Councilmember who is to speak first. No member of the City Council shall interrupt another while speaking except to make a point of order or to make a point of personal privilege. No Councilmember shall speak more than five (5) minutes on any amendment to the question except as further provided in this section.~~
- A. These rules are intended to serve as a statement of intent as to how this City Council endeavors to conduct itself during City Council meetings. It is the intent of the City Council that all members shall act based on a consistent level of information, with the goal being to act fully informed on all matters. Accordingly, if and when a Councilmember obtains material relevant to a matter before the Council which has not otherwise been disclosed to the Council, such Councilmember shall promptly provide such material to the City Manager for dissemination to the City Council. All such information will be disseminated and disclosed to the full City Council, prior to the case being presented.

- B. When a measure is presented for consideration to the City Council, the Mayor shall recognize the appropriate Councilmember to present the case, as needed. When two or more Councilmembers wish to speak, the presiding officer shall name the Councilmember who is to speak first. No member of the City Council shall interrupt another while speaking except to make a point of order or to make a point of personal privilege. ~~No Councilmember shall speak more than five (5) minutes on any amendment to the question except as further provided in this section.~~
- C. ~~No Councilmember shall speak more than the time limits provided herein on any subject or amendment, and such Councilmember may use his/her time in any combination, in separate speech or comments totaling the number of minutes permitted.~~ The Mayor shall not be obligated to recognize any Councilmember for a second comment on the subject or amendment until every Councilmember wishing to speak has been allowed a first comment. ~~Councilmembers shall also have the right to yield a portion of time to another Councilmember.~~
- D. ~~Any Councilmember deciding to speak more than ten (10) minutes on any question or more than five (5) minutes on any amendment to the questions shall be accorded the privilege unless there is an objection supported by a majority of those eligible to vote of the City Council.~~
- E. Questions from speakers to the City Council with request for an immediate answer, except the applicants and persons representing applicants on platting or zoning cases, shall be prohibited. A Councilmember's questions to speakers should be to specific individuals and the Mayor should explain to those individuals beforehand that they may come to the podium and answer if they choose to; but, they cannot offer additional unsolicited input or engage in question and answer sessions with Councilmembers.
- F. Any Councilmember desiring to speak shall be recognized by the Mayor, and shall confine remarks to the subject under discussion or to be discussed. No Councilmember shall be allowed to speak more than once on any one subject until every Councilmember wishing to speak shall have spoken.
- G. No Councilmember shall be permitted to indulge in personalities, use language personally offensive, impugn motives of Councilmembers, charge deliberate misrepresentation, or use language tending to hold a member of the City Council, the public or City staff up to contempt.
space inserted
- H. The Mayor shall not permit unrecognized speaker's comments or allow a member of the audience to indulge in personalities, use language tending to hold the City Council, the public or City staff up to contempt.

- I. If a Councilmember is speaking or otherwise transgressing the rules of the City Council, the Mayor shall or any Councilmember may call him/her to order in which case he/she shall immediately be quiet unless permitted to explain. The City Council shall, if appealed to, decide the case without debate. If the decision is in favor of the Councilmember called to order, he/she shall be at liberty to proceed, but not otherwise, and if the case occurs, he/she shall be liable to censure or such punishment as the City Council deems proper, consistent with City Ordinances, Resolutions and Charter.
- J. Any individual of the public who shall disrupt the City Council proceedings or disregard the Mayor shall first be warned of such offense and be requested that they refrain from disrupting the proceedings and/or disregarding the instructions of the Mayor. Any individual of the public failing to honor the first warning of the Mayor for order, shall receive a second and final warning prior to expulsion and/or citation for disturbing a public meeting pursuant to State law. When the Mayor fails to maintain order and decorum, the Councilmembers may compel the Mayor to enforce this provision following due parliamentary procedure, which affirms such compulsion by a majority vote of the City Council.

SECTION VII.

PROCEDURES FOR CITY COUNCIL APPOINTMENTS

7.1 Procedures for City Council Appointments. The following procedures are for making appointments to boards, committees and commissions established by ordinance or resolution. Appointments to ad hoc committees and task forces established by resolution should not necessarily be bound by the same procedures, but may be done in a manner appropriate to the situation as deemed proper by the City Council. The City Council shall set the quorum for a committee. The City Council shall vote whether the committee selection will be handled by the rules of procedures or by slate.

- A. Announce the position(s) to be filled. In the announcement, define the duties of the position(s), define the term of the position and request that applications be formally submitted to the City Council by a specific deadline. This announcement should be made at least 30 days prior to the deadline for submission of applications and should be placed in the local newspaper, posted at City Hall, on the website and placed in the *Colleyville Communicator City e-news* (if timely).

Upon review of the Applications for Appointment, City Council will determine if interviews shall be conducted. If Council desires, interviews will be conducted prior to a City Council meeting, which may be subject to the Texas Open Meetings

Act or be conducted in Executive Session. If no applications are received or fewer applications than open positions are received, the City Council may fill positions from the floor or request the City Secretary to advertise the open position(s). In the event of a vacancy other than an expiring term, the City Council may fill the position by a majority vote of the City Council without advertising. The appointee shall serve the unexpired term.

- B. The candidates will be selected to fill the open positions no later than the second City Council meeting after the deadline for application submission, in the following manner:
- a. If more than one position is to be filled, consider the appointment for each position individually in the order selected by the Mayor, as follows:
 - b. The Mayor shall open the floor for nominations and if there are no nominations, the Mayor will call on each Councilmember for a nomination.
 - c. Councilmembers or the Mayor may decline to make a nomination if previous nominations are acceptable.
 - d. After each Councilmember has had an opportunity to make a nomination or defer to make a nomination, the Mayor will take a vote on the slate of nominees by asking each Councilmember to state the name of the nominee that the Councilmember votes to appoint to the position under consideration.
 - e. Return to Step b and repeat the process for the next position to be filled until all positions are filled.

SECTION VIII.

MEMORIALS

8.1 Memorials. The following procedures are for honoring deceased current or former City elected officials, sitting board, commission or committee members and community volunteers.

- A. Recognition of the death of a current or former City elected official. When the City is notified of the death of a current or former elected official, **flowers or a plant will be sent to the memorial service, or a donation to an organization specified by the family (in an amount not to exceed \$50), and a sympathy card will be sent to the family.** A Memorial Proclamation, honoring the official, will be sent to the memorial service or to the family. The City Manager's Office will coordinate the donation of a book, in which the official's name is inscribed on a bookplate inside of the book, to the Colleyville Public

Library, in an amount not to exceed \$50.00. A letter from the Library Director will notify the family of the book donation.

- B. At the family's request and with City Manager approval, members of the Colleyville Police and Fire Department Honor Guard may attend the funeral of a current or former City elected official as representatives of the City.
- C. Recognition of the death of a sitting board, commission or committee member. When the City is notified of the death of a sitting board, commission or committee member, the City Manager's Office will forward a sympathy card to the family.
- D. Recognition of the death of community volunteers. Due to the significant number of community volunteers assisting a multitude of organizations across the City of Colleyville, it will not be the practice of the City to recognize these individuals in a formal capacity. During a City Council meeting, elected officials may, at their discretion, verbally recognize the efforts of these individuals and their service to Colleyville during the agenda item for Announcements, Proclamations and Presentations.

8.2 Recognition by lowering of the United States Flag. The City is not at liberty to proclaim the Flag of the United States be flown at half-staff in recognition of a City official. Per the United States Code, only the President of the United States or the State Governor can order the flag lowered to half-staff.

8.3 Use of City equipment and personnel. At no time will City equipment be used to carry the casket or participate in the funeral procession of a deceased, current or former City elected official, board, commission, committee member or community volunteer. Exceptions to this rule may include City equipment earmarked for use by community groups, such as the Citizen Fire Academy Alumni Association Rehab Team and the Citizen Police Academy Alumni Association Citizens on Patrol, where equipment use for a group member's funeral may be authorized by the Department Director.

RESOLUTION R-13-3645

A RESOLUTION AMENDING AND REPLACING RESOLUTION R-12-3520 ADOPTING RULES OF PROCEDURE AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City Charter of the City of Colleyville authorizes the City Council to determine its own rules and order of business; and

WHEREAS, the City Council has been elected by the Public to represent all the citizens on their behalf; and

WHEREAS, orderly City Council meetings providing reasonable City Council and citizen input; foster good government and honor the democratic process; and

WHEREAS, unlimited discussion and input can project a perspective inconsistent with the majority will and beyond the right of the minority regarding matters of public policy.

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

SECTION I.

FINDINGS

1.1 THAT all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

PRIOR RESOLUTIONS

1.2 THAT by the passage of this Resolution, Resolution R-12-3520, is hereby amended in its entirety and as provided for herein.

AUTHORITY

1.3 THAT Section 3.09B of the Charter of the City of Colleyville provides that "the Council shall determine its own rules and order of business...". Further, Section 2.01 of such Charter provides that the "City Council shall have the powers, functions, rights, privileges and immunities of every name and nature, that are now or hereafter may be granted to a Home

Rule City by the Constitution and State law, together with all implied powers necessary to carry into execution all such powers granted". In order to provide the framework for the execution of these powers and authority, the Rules of Procedure set forth in the attached Exhibit "A" are hereby adopted, which exhibit is incorporated herein by reference, and shall be in effect upon their adoption by the City Council and until such times as they are amended or new rules adopted in the manner provided for by these rules.

SECTION II.

REPEAL

- 2.1 THAT this Resolution repeals previous Rules of Procedure and becomes effective after the meeting adopting Resolution R-13-3645.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _____ AYES, _____ NAYS, AND _____ ABSTENTIONS ON THIS THE 18TH DAY OF JUNE 2013.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley
City Secretary

David Kelly
Mayor

EXHIBIT "A"

CITY OF COLLEYVILLE CITY COUNCIL RULES OF PROCEDURE

SECTION I.

AUTHORITY

1.1 Section 3.09B of the Charter of the City of Colleyville provides that "the Council shall determine its own rules and order of business...". Further, Section 2.01 of the Charter provides that the City Council shall have the powers, functions, rights, privileges and immunities of every name and nature, that are now or hereafter, may be granted to a Home Rule City by the Constitution and State law, together with all implied powers necessary to carry into execution all such powers granted". In order to provide the framework for the execution of these powers and authority, the following set of rules shall be in effect upon their adoption by the City Council and until such times as they are amended or new rules adopted in the manner provided for by these rules.

SECTION II.

GENERAL RULES

2.1 **Meetings to be Public.** All meetings of the City Council shall be open to the public, with the exception of Executive Session.

2.2 **City Council.** For purposes of these rules, the collective membership of the Mayor and City Councilmembers shall be known as the City Council. Individually, each shall be referred to as Mayor, Mayor Pro Tem, or Councilmember.

2.3 **Quorum.** Four (4) voting members of the City Council shall constitute a quorum.

2.4 **Minutes of Meetings.** An account of all proceedings of the City Council shall be kept by the City Secretary and shall be entered in a book constituting the official record of the City Council. The Official City Council Minutes are action minutes and provide the action taken by the City Council and a summary of subjects discussed.

2.5 **Questions to Contain One Subject.** All questions submitted for a vote shall contain only one subject. If two or more points are involved, any Councilmember may require a division, if the question reasonably admits of a division. Division

shall be required only on the affirmative vote of three (3) Councilmembers. If no division is so requested and approved, or the questions do not reasonably admit of a division, the question shall be submitted as originally framed.

2.6 City Manager. The City Manager shall attend all City Council meetings unless expressly excused. The City Manager may make recommendations to the City Council and take part in all discussions of the City Council, but shall have no vote.

2.7 City Attorney. The City Attorney shall attend all regular meetings of the City Council unless expressly excused and, shall upon request give an opinion, either written or oral, on questions of law during the meeting. The City Attorney shall act as the City Council's Parliamentarian. The City Attorney shall give an opinion, either written or oral, on questions of law to the City Manager or designated representative, during the course of daily affairs of the City. The City Attorney may make recommendations to the City Council and take part in all discussions of the City Council, but shall have no vote. The City Attorney shall confer and discuss with a Councilmember or the Mayor regarding a question of law pertaining to the affairs of the City. In such event, the City Attorney shall advise the City Manager of the question posed and information provided. The City Manager shall forward the information to the full City Council as soon as reasonably practical.

2.8 City Secretary. The City Secretary shall attend all meetings of the City Council unless expressly excused, and shall keep the official minutes and perform such other duties as may be requested by the City Council.

2.9 Employees. Any employee of the City, when requested by the City Manager, shall attend any meeting of the City Council and, if requested to do so by the City Manager, such employee may present information relating to matters before the City Council. The City Manager will determine the staff spokesperson for providing information, for a particular agenda item, at the City Council meeting.

2.10 Suspension of Rules. Any provisions of these rules not governed by State law, the City Charter, or City Code may be temporarily suspended by a majority vote of all Councilmembers present and eligible to vote.

2.11 Executive Session. All matters discussed in Executive Session, as authorized by the Texas Open Meetings Act, may be deemed confidential and by law, participants authorized to attend Executive Sessions are not required to make public disclosure concerning the matters discussed in Executive Session. It shall be the policy of the City Council, that the Mayor, individual Councilmembers, the City Manager, City Attorney, City Secretary and others who are authorized to attend Executive Sessions shall not make selective disclosure of confidential matters, where the disclosure of the information has not been released to the

general public and/or where such disclosure provides an unfair advantage to the recipient or would be detrimental to the City and its citizens. For the opening and closing of an Executive Session, the Mayor shall do such at the location as noted on the official agenda notice posted in compliance with the Texas Open Meetings Act. For purposes of regular agenda meeting postings, the opening and closing of an Executive Session shall be done in the Executive Conference Room of City Hall.

SECTION III.

TYPES OF MEETINGS

3.1 Regular Meetings. The City Council shall meet in the City Hall on the first and third Tuesday of each month at 5:30 p.m. unless otherwise officially established by the City Council. The City Council shall take a vote at 12:00 a.m. on whether or not to continue a meeting for additional time if further items are on the agenda and have not been considered. The call for and conduct of all meetings of the City Council, both regular and special as provided in Section 3.2 hereof, shall be in accordance with State law.

3.2 Special Meetings. Special meetings may be held on the call of the Mayor or four (4) members of the City Council at the place within the City of Colleyville designated in the public notice. In accordance with State law, the notice to the public of an emergency meeting must be posted at least two hours before the meeting is scheduled to begin. An emergency meeting exists only if immediate action is required of a governmental body because of an "imminent threat to public health and safety" or a "reasonably unforeseeable situation".

3.3 Recessed Meetings. Any meeting of the City Council may be recessed to a later time provided that no recess shall be for a longer period than until the next regularly scheduled City Council meeting.

3.4 Worksession Meetings. Worksession meetings may be called by the Mayor, any three (3) Councilmembers or the City Manager for the purpose of discussing in depth, investigating or exploring matters of interest to the City, without formal action being taken thereon by the City Council. The time, place, and purpose of such worksession meeting shall be stated in a notice complying with the Texas Open Meetings Act. Such worksession meetings may be held in any appropriate location outside the City Hall upon concurrence by any three (3) Councilmembers or as determined by the City Manager. Such worksession meetings may include, but shall not be limited to, meetings with neighboring governmental bodies or agencies, meetings with one of the City's appointed boards, commissions or committees, meeting with civic organizations or a meeting for Councilmembers to research, evaluate, explore, investigate or discuss any matter of interest or

possible action affecting the City, subject to compliance with the provisions of the Texas Open Meetings Act.

The City Council may establish regular worksession meetings immediately prior to regular City Council meetings. In conjunction with the regularly scheduled City Council meeting, a Pre City Council worksession shall be held at 5:30 p.m. unless otherwise officially established by the City Council. The agenda for the Pre City Council meeting shall include, among other items: routine reports, information related to the regular agenda items and issues for which the City Manager seeks direction or clarification.

No official action shall be taken at any worksession meeting, unless a regular or special meeting is called as provided for in these Rules.

SECTION IV.

CONDUCT OF MEETINGS

4.1 Presiding Officer. The Mayor, if present, shall preside at all meetings of the City Council. In the absence of the Mayor, the Mayor Pro Tem shall preside. In the absence of both Mayor and Mayor Pro Tem, the City Council shall elect a Councilmember to preside.

4.2 Call to Order. The meetings of the City Council shall be called to order by the Mayor, or in the Mayor's absence, by the Mayor Pro Tem. In the absence of both the Mayor and Mayor Pro Tem, the meeting shall be called to order by the City Secretary.

4.3 Preservation of Order. The Mayor shall preserve order and decorum, prevent clash of personalities or the impugning of Councilmembers' motives to occur and confine Councilmembers in debate to the question under discussion.

4.4 Points of Order. The Mayor shall determine all points of order, subject to the right of any Councilmember to appeal to the City Council. If any appeal is taken, the question shall be "Shall the decision of the Mayor be sustained?"

4.5 Questions to be Stated. The Mayor shall state all questions submitted for a vote and announce the result.

4.6 Substitution for Mayor. The Mayor may call the Mayor Pro Tem, or in the Mayor Pro Tem's absence, any other Councilmember to take the Mayor's place in the chair, such substitutions not to continue beyond adjournment.

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- A. The order of business of each meeting shall be as contained in the City Council agenda prepared by the City Manager. The agenda shall be a listing by topic of subjects to be considered by the City Council, and, in the case of regular meetings, shall be delivered to the City Council not less than 72 hours proceeding the Tuesday evening meeting to which it pertains.
- B. Any member of the City Council desiring to present a subject for City Council consideration shall advise in writing to the City Manager of the fact not later than 4:30 p.m. on Wednesday preceding regular City Council meetings. Subject matter will be accompanied by a summary regarding the purpose for the inclusion of this subject on the agenda.
- C. Items Omitted from Agenda. Any item not appearing on the agenda shall not be taken up for discussion as a matter of City Council business during a regular meeting unless it is of an emergency nature and comes to the City's attention too late to appear on the agenda. Such special, urgent or emergency issues shall be posted in compliance with the Texas Open Meetings Act and the City Charter and may be added as a supplemental item to the regular agenda.

The regular agenda items shall be considered in the following order:

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4. Invocation
5. Pledge of Allegiance
6. Resolution or Ordinance taking action on Executive Session items
7. Announcements, Proclamations and Presentations
8. Consent Items
9. Public Hearings
10. Citizen Comments/Presentations regarding items not on the agenda
11. Reports of Boards, Commissions, and Committees
12. Resolution approving City Council action not otherwise approved
13. Adjournment

D. The general order of a Public Hearing shall be:

- a. Staff presentation
 - b. Open Public Hearing
 - c. Applicant introductory presentation - five minutes
 - d. Citizen comments - five minutes each (Large groups supporting the same position may be asked to select a representative to speak for the group)
 - e. Applicant
 - f. Close Public Hearing
 - g. City Council discussion and vote
 - h. In the alternative, the item may be continued to a future meeting of the City Council.
1. If the City Council wishes to consider additional public testimony, the public hearing shall be reopened and the public hearing and item shall be continued to a date certain.
 2. If the Public Hearing is not reopened and continued to a date certain, the City Council may only conduct an additional public hearing upon publication of notice in accordance with Chapter 211 of the Local Government Code.

E. The City Manager shall provide the City Council with a written analysis of and recommendation of items to be acted on by the City Council at its meetings. These communications shall be generally referred to as agenda packets. The agenda packets for all regular meetings shall be delivered to

the City Council by the Friday preceding the Tuesday regular meeting to which it pertains, unless an emergency condition makes it necessary to deliver the communication on a subsequent day.

- F. The City Secretary shall post notices of all City Council meetings in order to afford compliance with the Texas Open Meetings Act.

5.2 Consent Agenda. In preparing the agenda, the City Manager shall give consideration to the number and degree of complexity of items to be considered by the City Council for the purpose of conserving the City Council's time in meetings. Items which are anticipated to be routine and require little or no discussion by the City Council shall be listed under the agenda category styled "Consent Items". Prior to taking up the Consent Agenda, the Mayor shall determine if there are any items thereon which should be removed from the Consent Agenda for discussion. Any Councilmember may, upon request, remove any item from the Consent Agenda for discussion and separate action. Thereafter, all remaining Consent Agenda items may be acted upon by a single motion approving the Consent Agenda. Items removed from the Consent Agenda shall be considered on the ending Resolution, which is for action not otherwise approved.

5.3 Oral Presentations by City Manager. Matters requiring the City Council's attention or action which may have developed since the deadline for delivery of the agenda packets may, upon approval of the City Council, and after satisfying the requirements of the Texas Open Meetings Act, be presented orally by the City Manager, or designated staff.

5.4 Citizen Participation at Meetings.

- A. Presentations by citizens must be confined to the agenda item being considered and any questions will be directed to the Mayor. Citizens wishing to speak shall be allowed to speak, provided prior to the consideration of the item; said person completes and delivers to the City Secretary a Speaker's Card providing name, address and topic. A person who has not completed the Speaker's Card prior to discussion of the item on the agenda shall not be allowed to speak. Presentation by citizens shall be limited to a time period of not more than five (5) minutes with two (2) additional minutes to conclude, at the option of the Mayor or the consent of the City Council, for each speaker. Any time spent by the City Council will not be counted against the citizen's time allotment. No person shall speak more than the time limits provided herein on any subject. That privilege shall not be accorded unless there is an exception supported by a majority of those eligible to vote. The Mayor shall not be obligated to recognize a speaker for a second comment on a subject until all others have spoken and there is unused time available.

- B. Following a request by a Councilmember, the Mayor may request that the City Council suspend the rules to allow citizens to speak after the public hearing has been closed.
- C. To maintain decorum, the Mayor shall recognize persons who have completed Speaker's Cards indicating a desire to address the City Council.
- D. As a general rule, citizens may not participate in discussions of the City Council except when recognized by the Mayor and during citizen presentations, public hearings and as otherwise provided for in these Rules.
- E. Citizens may speak on items not on the agenda under the item "Citizen Comments/Presentations Regarding Items Not On The Agenda". The presentation time period is as listed herein Section 5.4 A.

SECTION VI.

DECORUM AND DEBATE

6.1 Decorum and Debate.

- A. These rules are intended to serve as a statement of intent as to how this City Council endeavors to conduct itself during City Council meetings. It is the intent of the City Council that all members shall act based on a consistent level of information, with the goal being to act fully informed on all matters. Accordingly, if and when a Councilmember obtains material relevant to a matter before the City Council which has not otherwise been disclosed to the City Council, such Councilmember shall promptly provide such material to the city manager for dissemination to the City Council. All such information will be disseminated and disclosed to the full City Council, prior to the case being presented.
- B. When a measure is presented for consideration to the City Council, the Mayor shall recognize the appropriate Councilmember to present the case, as needed. When two or more Councilmembers wish to speak, the presiding officer shall name the Councilmember who is to speak first. No member of the City Council shall interrupt another while speaking except to make a point of order or to make a point of personal privilege.
- C. The Mayor shall not be obligated to recognize any Councilmember for a second comment on the subject or amendment until every Councilmember wishing to speak has been allowed a first comment.

- D. Questions from speakers to the City Council with request for an immediate answer, except the applicants and persons representing applicants on platting or zoning cases, shall be prohibited. A Councilmember's questions to speakers should be to specific individuals and the Mayor should explain to those individuals beforehand that they may come to the podium and answer if they choose to; but, they cannot offer additional unsolicited input or engage in question and answer sessions with Councilmembers.
- E. Any Councilmember desiring to speak shall be recognized by the Mayor, and shall confine remarks to the subject under discussion or to be discussed. No Councilmember shall be allowed to speak more than once on any one subject until every Councilmember wishing to speak shall have spoken.
- F. No Councilmember shall be permitted to indulge in personalities, use language personally offensive, impugn motives of Councilmembers, charge deliberate misrepresentation, or use language tending to hold a member of the City Council, the public or City staff up to contempt.
- G. The Mayor shall not permit unrecognized speaker's comments or allow a member of the audience to indulge in personalities, use language tending to hold the City Council, the public or City staff up to contempt.
- H. If a Councilmember is speaking or otherwise transgressing the rules of the City Council, the Mayor shall or any Councilmember may call him/her to order in which case he/she shall immediately be quiet unless permitted to explain. The City Council shall, if appealed to, decide the case without debate. If the decision is in favor of the Councilmember called to order, he/she shall be at liberty to proceed, but not otherwise, and if the case occurs, he/she shall be liable to censure or such punishment as the City Council deems proper, consistent with City Ordinances, Resolutions and Charter.
- I. Any individual of the public who shall disrupt the City Council proceedings or disregard the Mayor shall first be warned of such offense and be requested that they refrain from disrupting the proceedings and/or disregarding the instructions of the Mayor. Any individual of the public failing to honor the first warning of the Mayor for order, shall receive a second and final warning prior to expulsion and/or citation for disturbing a public meeting pursuant to State law. When the Mayor fails to maintain order and decorum, the Councilmembers may compel the Mayor to enforce this provision following due parliamentary procedure, which affirms such compulsion by a majority vote of the City Council.

SECTION VII.

PROCEDURES FOR CITY COUNCIL APPOINTMENTS

7.1 Procedures for City Council Appointments. The following procedures are for making appointments to boards, committees and commissions established by ordinance or resolution. Appointments to ad hoc committees and task forces established by resolution should not necessarily be bound by the same procedures, but may be done in a manner appropriate to the situation as deemed proper by the City Council. The City Council shall set the quorum for a committee. The City Council shall vote whether the committee selection will be handled by the rules of procedures or by slate.

- A. Announce the position(s) to be filled. In the announcement, define the duties of the position(s), define the term of the position and request that applications be formally submitted to the City Council by a specific deadline. This announcement should be made at least 30 days prior to the deadline for submission of applications and should be placed in the local newspaper, posted at City Hall, on the website and placed in the *City e-news* (if timely).

Upon review of the Applications for Appointment, City Council will determine if interviews shall be conducted. If Council desires, interviews will be conducted prior to a City Council meeting, which may be subject to the Texas Open Meetings Act or be conducted in Executive Session. If no applications are received or fewer applications than open positions are received, the City Council may fill positions from the floor or request the City Secretary to advertise the open position(s). In the event of a vacancy other than an expiring term, the City Council may fill the position by a majority vote of the City Council without advertising. The appointee shall serve the unexpired term.

- B. The candidates will be selected to fill the open positions no later than the second City Council meeting after the deadline for application submission, in the following manner:
 - a. If more than one position is to be filled, consider the appointment for each position individually in the order selected by the Mayor, as follows:
 - b. The Mayor shall open the floor for nominations and if there are no nominations, the Mayor will call on each Councilmember for a nomination.
 - c. Councilmembers or the Mayor may decline to make a nomination if previous nominations are acceptable.
 - d. After each Councilmember has had an opportunity to make a nomination or defer to make a nomination, the Mayor will take a

vote on the slate of nominees by asking each Councilmember to state the name of the nominee that the Councilmember votes to appoint to the position under consideration.

- e. Return to Step b and repeat the process for the next position to be filled until all positions are filled.

SECTION VIII.

MEMORIALS

8.1 Memorials. The following procedures are for honoring deceased current or former City elected officials, sitting board, commission or committee members and community volunteers.

- A. Recognition of the death of a current or former City elected official. When the City is notified of the death of a current or former elected official, flowers or a plant will be sent to the memorial service, or a donation to an organization specified by the family (in an amount not to exceed \$50.00), and a sympathy card will be sent to the family. A Memorial Proclamation, honoring the official, will be sent to the memorial service or to the family. The City Manager's Office will coordinate the donation of a book, in which the official's name is inscribed on a bookplate inside of the book, to the Colleyville Public Library, in an amount not to exceed \$50.00. A letter from the Library Director will notify the family of the book donation.
- B. At the family's request and with City Manager approval, members of the Colleyville Police and Fire Department Honor Guard may attend the funeral of a current or former City elected official as representatives of the City.
- C. Recognition of the death of a sitting board, commission or committee member. When the City is notified of the death of a sitting board, commission or committee member, the City Manager's Office will forward a sympathy card to the family.
- D. Recognition of the death of community volunteers. Due to the significant number of community volunteers assisting a multitude of organizations across the City of Colleyville, it will not be the practice of the City to recognize these individuals in a formal capacity. During a City Council meeting, elected officials may, at their discretion, verbally recognize the efforts of these individuals and their service to Colleyville during the agenda item for Announcements, Proclamations and Presentations.

8.2 Recognition by lowering of the United States Flag. The City is not at liberty to proclaim the Flag of the United States be flown at half-staff in recognition of a City official. Per the United States Code, only the President of the United States or the State Governor can order the flag lowered to half-staff.

8.3 Use of City equipment and personnel. At no time will City equipment be used to carry the casket or participate in the funeral procession of a deceased, current or former City elected official, board, commission, committee member or community volunteer. Exceptions to this rule may include City equipment earmarked for use by community groups, such as the Citizen Fire Academy Alumni Association Rehab Team and the Citizen Police Academy Alumni Association Citizens on Patrol, where equipment use for a group member's funeral may be authorized by the Department Director.



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 7g

Agenda Date 06/18/2013

Number Resolution R-13-3646

Type Resolution

Department City Secretary

Title

Consideration of an appointment to the Zoning Board of Adjustment, Alternate 2, filling the positions of Place 1, and Alternate 1

Explanation

Reading and Public Hearing

Mr. Piers Chance, Zoning Board of Adjustment, Place 1 member, whose term expires September 2014, passed away June 4, 2013.

The Zoning Board of Adjustment Rules of Procedure state, "*if a regular member vacancy occurs, the senior alternate will fill this position, and the City Council will appoint another alternate*".

At the December 18, 2012 City Council meeting, staff was directed to advertise a vacancy for the Zoning Board of Adjustment, Alternate 2 position due to a resignation. Staff advertised the vacancy from January 2 through February 1, 2013, and received seven applications for appointment. The City Council appointed Mr. Larry Kainer to the Zoning Board of Adjustment on February 19, 2013.

Of the remaining applicants from the the previous advertisement, one applicant, Brett Oliver, currently serves on the Park Land Dedication Committee, Parks and Recreation Advisory Board, and Traffic Safety Advisory Committee. One applicant, Chuck Mogged was elected Councilmember Place 2. The remaining four applicants were contacted by staff and asked if they desired their application to move forward for City Council consideration. All responded they would like their applications to move forward for consideration. The applicants are listed below:

- Bill Burns
- Bryan Holland
- Mike Patino
- Richard Warner

This item provides for City Council to appoint Judson Orlando, Alternate 1, to Place 1 and Larry Kainer, Alternate 2, to Alternate 1, both with a term until September 2014, and to consider an appointment to the Zoning Board of Adjustment, Alternate 2, with a term expiring September 2014.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Zoning Board of Adjustment Applications for Appointment
2. Resolution R-13-3646

Application for Appointment For City Council Appointed Boards, Commissions, and Committees

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130 and on the City's website at: <http://www.colleyville.com/files/Financial%20Disclosure%20form.pdf>.

Board, Commission, or Committee: (only those with current openings)

Please use the drop down menu to select your preference of (up to three) board(s), commission(s), or committee(s), for which you would like to be considered.

1. Zoning Board of Adjustment

2.

3.

Name: ☐ Ms. ☐ Mrs. ☒ Mr. William D. "Bill" Burns
Address: 4108 Buckingham Pl. Colleyville, TX 76034
Cell Phone: 817-296-1972 Work Phone: _____

☐ I understand attendance and active support is required for each appointee.

☒ By providing an e-mail address, I consent to the release of my e-mail address by the City.

E-mail Address: bill.burns@usa.com Fax: _____

Knowledge, experience, or education applicable to Board, Commission, or Committee function:

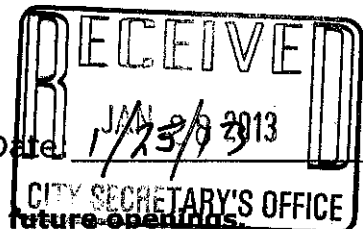
Masters Degree: Finance, Conflict Resolution, Personnel Mgmt

City service and experience, civic organizations, interest: ☐ Additional materials attached.

NO city service experience - Ready to get involved.

Signature: _____

Date: _____



Once positions have been filled, you must reapply for future openings.
All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to:

City Secretary, 100 Main Street, Colleyville, TX 76034, Office: 817.503.1130 Fax: 817.503.1139
ashelley@colleyville.com

Application for Appointment For City Council Appointed Boards, Commissions, and Committees

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Board, Commission, or Committee: (only those with current openings)

Please write-in your preference of (up to three) board(s), commission(s), or committee(s), for which you would like to be considered.

1. Zoning Board of Adjustment

2. _____

3. _____

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Bryan Holland

Address: 5101 Oak Timbers Court, Colleyville, Texas 76034

Home Phone: 817-581-4160

Work Phone: 817-875-5215

☒ I understand attendance and active support is required for each appointee.

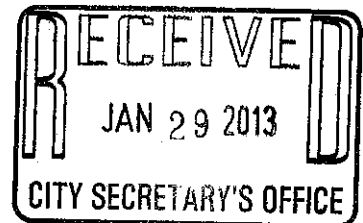
☒ By providing an e-mail address, I consent to the release of my e-mail address by the City.

E-mail Address: bholland@bdhportfolio.com

Fax: (817) 581-4160

Knowledge, experience, or education applicable to Board, Commission, or Committee function:

* see attached professional resume



City service and experience, civic organizations, interest:

☒ Additional materials attached.

** see attached civic and community service detail

Signature: _____

Date: _____

1/10/13

Once positions have been filled, you must reapply for future openings.
All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to:

**City Secretary, 100 Main Street, Colleyville, TX 76034, Office: 817.503.1130 Fax: 817.503.1139
ashelley@colleyville.com**

Application for Appointment For City Council Appointed Boards, Commissions, and Committees

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130 and on the City's website at: <http://www.colleyville.com/files/Financial%20Disclosure%20form.pdf>.

Board, Commission, or Committee: (only those with current openings)

Please write-in your preference of (up to three) board(s), commission(s), or committee(s), for which you would like to be considered.

1. ZONING BOARD OF ADJUSTMENT
2. _____
3. _____

☐ Ms. ☐ Mrs. ☒ Mr. Name: MIKE PATINO

Address: 4302 HIDDEN VALLEY CT

Home Phone: 882 214-1186 Work Phone: 310 621-9539

☒ I understand attendance and active support is required for each appointee.
By providing an e-mail address, I consent to the release of my e-mail address by the City.

E-mail Address: MICHAELR PATINO@VERIZON.NET Fax: _____

Knowledge, experience, or education applicable to Board, Commission, or Committee function:

WORKED ON COMMITTEES FOR 20 YRS AS OFFICER OF TRANSPORT WORKERS UNION, 10 YRS GRIEVANCE COMMITTEE, VICE PRESIDENT ARBITRATION BOARDS OF ADJUSTMENT

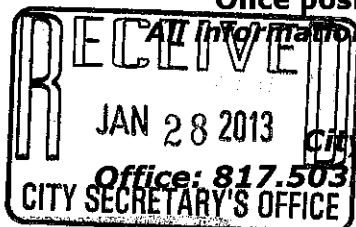
City service and experience, civic organizations, interest: ☐ Additional materials attached.

VICE PRESIDENT MID-CITIES DEMOCRATS, TWU TEXAS STATE CONFERENCE, SADDLEBROOK H.O.A.

Signature: [Signature] Date: 1/28/13

Once positions have been filled, you must reapply for future openings.

All information provided is public pursuant to the Texas Public Information Act.



Please return completed application to:

City Secretary, 100 Main Street, Colleyville, TX 76034

Office: 817.503.1130 Fax: 817.503.1139 or email to: ashelley@colleyville.com

Application for Appointment For City Council Appointed Boards, Commissions, and Committees

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130 and on the City's website at; <http://www.colleyville.com/files/Financial%20Disclosure%20form.pdf>.

Board, Commission, or Committee: (only those with current openings)

Please write-in your preference of (up to three) board(s), commission(s), or committee(s), for which you would like to be considered.

1. Zoning Board of Adjustment

2. _____

3. _____

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Richard Warner

Address: 5408 South Drive, Colleyville

Home Phone: 817 657 4736

Work Phone: _____

☒ I understand attendance and active support is required for each appointee.

☒ By providing an e-mail address, I consent to the release of my e-mail address by the City.

E-mail Address: rickdw@sbcglobal.net

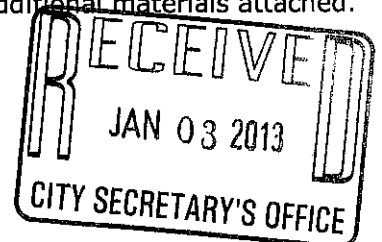
Fax: _____

Knowledge, experience, or education applicable to Board, Commission, or Committee function:

Completed residential development project in Colleyville. Resident since 1998. Interests in building & I

City service and experience, civic organizations, interest: ☐ Additional materials attached.

Colleyville Historical Preservation Committee, Lions Club (past member)



Signature: Richard Warner

Date: 1/2/2013

**Once positions have been filled, you must reapply for future openings.
All information provided is public pursuant to the Texas Public Information Act.**

**Please return completed application to:
City Secretary, 100 Main Street, Colleyville, TX 76034, Office: 817.503.1130 Fax: 817.503.1139
ashelley@colleyville.com**

RESOLUTION R-13-3646

**A RESOLUTION APPOINTING A MEMBER TO THE
ZONING BOARD OF ADJUSTMENT, ALTERNATE 2, AND FILLING THE
POSITIONS OF ZONING BOARD OF ADJUSTMENT, PLACE 1,
AND ALTERNATE 1**

WHEREAS, a vacancy has occurred on the Zoning Board of Adjustment, with a term expiring September 2014; and

WHEREAS, the Zoning Board of Adjustment Rules of Procedure state, *If a regular member vacancy occurs, the senior alternate will fill this position and the City Council will appoint another alternate.*

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

Sec. 1. THAT the Colleyville City Council hereby appoints _____ to the Zoning Board of Adjustment, Alternate 2, with an unexpired term of September 2014:

Sec. 2. THAT Judson Orlando is appointed to the position of Zoning Board of Adjustment, Place 1, to an unexpired term of September 2014.

Sec. 3. THAT Larry Kainer is appointed to the position of Zoning Board of Adjustment, Alternate 1, to an unexpired term of September 2014.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _____ AYES, _____ NAYS, AND _____ ABSTENTIONS ON THIS THE 18TH DAY OF JUNE 2013.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley
City Secretary

David Kelly
Mayor



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 9

Agenda Date 06/18/2013

Type Report

Department City Secretary

Title

Colleyville Library Board Meeting Minutes - April 8, 2013

Planning and Zoning Commission Meeting Minutes - May 13, 2013

Attachments

1. Colleyville Library Board Meeting Minutes - April 8, 2013
2. Planning and Zoning Commission Meeting Minutes - May 13, 2013



City of Colleyville

Colleyville Library Board Minutes

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Monday, April 8, 2013
6:00 p.m.

Colleyville Public Library
110 Main Street

1. CALL TO ORDER

Chair Jerome Davis called the meeting of the Colleyville Public Library to order at 6:02 p.m.

Roll Call: Present Chairperson Jerome Davis, Board members Victoria Kennedy-Ziegler, Thad Bolline, Kay Newton, Pam Jones, Charna Logan-Gray; Library, Parks and Recreation Director Mary Rodne and Administrative Assistant Kathy Moore.

Absent Board member Billie Tuttle; Alternate and Ex-Officio members Melissa Orlando and Cecilia Monacelli

2. APPROVAL OF MINUTES

February 11, 2013

A motion was made by Charna Logan-Gray and seconded by Victoria Kennedy-Ziegler to approve the February 11, 2013 minutes as presented. **Motion approved unanimously.**

3. REGULAR AGENDA ITEMS

3a Discussion of closing the North Texas Library Partners (NTLP)

Director Mary Rodne gave an overview on the services provided by the North Texas Library Partners (NTLP), a non-profit Corporation, which the Library pays an annual membership fee of \$2,000. Rodne stated that the benefits provided by NTLP include vendor discounts, training opportunities, and group bidding for discount pricing.

Director Rodne reported that with the closing of the NTLP, the Library will receive a partial refund for membership fees paid this fiscal year. Additionally, she noted that most vendors will honor pricing through the fiscal year ending in September and that staff will research other options for the future.

3b Colleyville Public Library Second Floor Expansion Project Update

Director Rodne presented an update on the second floor expansion project. It was noted that all the first floor online public access catalog (OPAC) stations had been

installed in new locations, and that 125 new chairs had been ordered for the second floor meeting room. Rodne informed Board members that a final walk through had been scheduled for miscellaneous shelving items.

3c Discussion of the Colleyville Public Library 2013 Summer Reading Program

Staff provided the Board members a calendar of special events for 2013. Director Rodne noted that the Summer Reading Program Kick-Off Party was scheduled on June 7, 2013 and it would feature a Wizard of Oz theme.

Director Rodne added that the Kick-Off Party would start at 6:00 p.m. and the Library would be open until 8:00 p.m. Rodne announced that Mayor Kelly would open the festivities by leading the children up the yellow brick road to open the Emerald City prize room. It was also noted that the party would include face painting, a balloon artist and photos with the Wizard of Oz characters.

Rodne gave an overview of the programs to be offered throughout the summer and noted that the Library would be offering a new program for older kids called the Globe Trotters, which would feature stories, crafts and some type of sports activity. Additionally, it was reported that the Library would be partnering with the Recreation Department to offer a mid-summer movie in the park event.

Library Director Rodne informed the Board that the Summer Reading Finale was scheduled for August 2, and that the event would be a larger event in celebration of the Library's ten years of service.

3d Discussion of the Colleyville Public Library 10th Anniversary Year Events

Director Rodne stated that the Library staff was planning a series of activities throughout the year to celebrate the ten year anniversary, starting with the Summer Reading Program. Additionally, as part of the celebration, a Sculpture Exhibit featuring various sculptures was scheduled for display at the Library and City Hall in August - December.

Rodne added that the donation of the sculpture "Juliana's Two Loves" was approved by Council and would be presented to the Library by Susan Stark at the April 16, 2013, City Council meeting.

Mary Rodne suggested that a more formal event be planned for November 2013 to conclude the ten year celebration. Discussion ensued with many ideas and suggestions from the Board members. The Board agreed that the event should be a time to thank all the donors, groups and individuals who have supported the Library over the past ten years. A tentative date was set for November 8, 2013.

4. REPORTS

4a Librarian's Report

Monthly Statistics

Director Mary Rodne gave the Board an overview of the statistics for the months of February and March. Rodne informed the Board that overall the numbers were up from last year. Rodne concluded that registration for Library cards was up and that registration for cards would also increase with the Summer Reading Program. Rodne added that volunteer hours totaled 1,108 hours.

Donations

Director Rodne reported that the Library received a total of \$10,500 in donations in February and March. A \$10,000 donation from The Robert J. and Helen H. Glaser Family Foundation through the Colleyville Public Library Foundation was received in February for the Summer Reading Program; along with a \$500 donation in March from the Colleyville Lion's Club for the purchase of large print books.

Library Programs

Director Mary Rodne informed the Board that all the Spring 2013 programs will end this week and that the Library will focus on planning for the Summer Reading Program. Rodne also noted that the adult book clubs were doing very well with good attendance.

4b Friends of the Colleyville Public Library Report

Kay Newton reported for the Friends of the Colleyville Library. Newton stated that the Friends had met on Thursday, April 4, and that they would be sponsoring a used book sale on April 19-20, 2013. Newton announced that a "For Friends Only" event would be held on Friday evening from 3:00 – 5:00 p.m. and added that Friends of the Library memberships would be available for purchase at the door. It was noted that the book sale for the general public would be held on Saturday from 10:00 a.m. – 2:30 p.m. Additionally, it was noted that donations of gently used items were still being accepted.

Newton informed the Board that the Friends of the Library were partnering with the Library for their Summer Reading Program and had plans to go out into the community to promote the program. Additionally, they hoped to heighten awareness on all programming and services the Colleyville Public Library has to offer. In closing, Newton noted that the Friends of the Library would be providing several grand prizes for the Summer Reading Program.

4c Colleyville Public Library Foundation Report

Mary Rodne stated that the Library Foundation was still working on the redesign of the adult reading area, and noted that the project committee had selected a chair style and would be moving forward with the redesign.

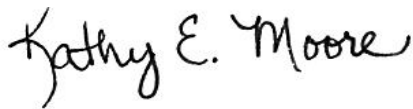
5. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA

There were no citizen comments/presentations regarding items not on the agenda.

6. ADJOURNMENT

A motion was made by Kay Newton and seconded by Pam Jones to adjourn the meeting of the Colleyville Library Board at 6:55 p.m. **Motion approved unanimously.**

Minutes taken and prepared by:



Kathy E. Moore
Administrative Assistant



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Monday, May 13, 2013

City Council Chambers

CALL TO MEETING TO ORDER

The Planning and Zoning Commission meeting of the City of Colleyville was called to order by Chairman Byerly on May 13, 2013 at 7:15 p.m.

Roll Call

Present: Commissioners Larry Knox, Dave Dudziak, David Wheelwright, Jim Gotcher, Don Davis, David Phelps, and Jeff Byerly

Staff Present: Ron Ruthven, Darren Cain, Taci Wrisley, Dale Crown, Clif Nelson, Marty Wieder, and Matt Butler (City Attorney)

INVOCATION

The invocation was given by Commissioner Wheelwright

1. APPROVAL OF MINUTES

Commissioner Knox moved to approve the April 22, 2013 meeting minutes as corrected. Commissioner Wheelwright seconded.

The motion to approve as corrected carried with the following vote:

Aye: 7 - Knox, Dudziak, Wheelwright, Gotcher, Davis, Phelps, and Byerly

2. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration for a zoning change from AG-Agricultural to PUD-R-Planned Unit Development Residential on 53.2 acres on Tract 1G, Abstract 1038 of the Hall Medlin Survey and Tracts 1A02 & 1C, Abstract 295 of the William E Crooks Survey located at 7612 & 7624 Pleasant Run Road, Case ZC13-001

Ron Ruthven presented the case and briefed the Commission.

Commissioner Dudziak questioned staff regarding whether or not the

possibility of hazardous chemicals being washed on to the subject property by heavy drainage had been considered. Ron Ruthven replied the way the gas well site is currently graded, drainage flows to the south into a containment basin, away from the subject property. He further explained, during fracking activities, vacuum trucks pump the water out of the containment basin and away from the site.

Commissioner Dudziak stated for the record he had some safety concerns regarding the fact that the gas well site is still a heavy manufacturing site.

Commissioner Dudziak questioned staff regarding the requested sidewalk waivers and would a sidewalk be constructed along Pleasant Run Road. Ron Ruthven replied a ten (10) foot wide trail was required along Pleasant Run Road and the developer has requested a waiver for this trail. He further explained staff recommends requiring escrow for the trail due to the sidewalk construction on Pleasant Run Road still being in the design stages. Commissioner Dudziak questioned if the sidewalk was to be constructed on this development's side of the road. Ron Ruthven replied correct.

Commissioner Dudziak questioned staff regarding how a pipeline might come out the gas well site and meet up on Pleasant Run Road. Ron Ruthven replied to date an application for a pipeline has not been submitted. He further explained possible routes for a pipeline. Commissioner Dudziak questioned staff regarding the minimum distance for pipelines and residential structures. Ron Ruthven replied minimum distances are determined by the Department of Transportation and he did not have those requirements available.

The public hearing was opened at 7:31 p.m.

Chas Fitzgerald, Art Anderson, and John Van de Voorde, on behalf of the Wilbow Corporation, came forward and briefed the Commission.

Commissioner Dudziak questioned Mr. Van de Voorde regarding the material that would be used to construct the nature trail. Mr. Van de Voorde replied they anticipated using concrete. Commissioner Dudziak further questioned Mr. Van de Voorde regarding the reason the trail was not continued to Pleasant Run Road. Mr. Van de Voorde replied as there was nothing to at Pleasant Run Road they did not feel it should go in that direction.

Commissioner Dudziak questioned Mr. Van de Voorde regarding the parkland that was proposed to be donated to the City and would the City be responsible for the maintenance? Mr. Van de Voorde replied the City would be responsible for the maintenance.

Commissioner Gotcher questioned Mr. Van de Voorde regarding the proximity

of gas wells and other developments the developer currently had. Mr. Van de Voorde stated they have a development that is adjacent to a well site but none that were actively fracking or under development. Commissioner Gotcher further questioned Mr. Van de Voorde regarding the closest one of their homes has been built to a gas well. Mr. Van de Voorde replied, in one of their other developments, they have a capped wellhead in the backyard of one of their homes but he believed the Texas Commission on Environmental Quality (TCEQ) has a maximum allowance of 50 foot. He further explained the developer has met with Atlas Resource and were assured there was nothing that would prevent building right next to the site.

Commissioner Phelps questioned Mr. Van de Voorde regarding the proposed parkland to be dedicated and clarified it would be the City's responsibility to maintain it. Mr. Van de Voorde replied correct.

Commissioner Phelps questioned Mr. Van de Voorde regarding the percentage of open space not including the proposed donated parkland. Mr. Van de Voorde replied the total open space, without the parks, would be 32 percent.

Commissioner Phelps questioned Mr. Van de Voorde on whether the City had been consulted regarding the donation of parkland. Mr. Van de Voorde replied no. He further explained the developer was aware that as part of the Parks Master Plan the City would be trying to acquire land for the purpose of parks.

Commissioner Phelps questioned Mr. Van de Voorde regarding if there had been any discussion with the City about the escrow refund language. Mr. Van de Voorde replied it had not been discussed with the City.

Commissioner Byerly questioned Mr. Van de Voorde regarding the addition of the language to allow public access to their trails. Mr. Van de Voorde replied they would consider it.

Commissioner Dudziak questioned Mr. Van de Voorde regarding how potential residents would be notified there was a well site on the adjacent property. Mr. Van de Voorde replied they have met with several interested builders and as part of their disclosures they are required to tell the potential builders about the well site.

Chris Monroe, 1500 S. White Chapel Blvd., came forward and expressed his concerns with the development.

James Spisak, President of Monticello Homeowners Association, came forward and expressed the concerns with the development on behalf of the Homeowners Association.

Curtis Young, 8003 Jefferson Circle, came forward and spoke in support of this development.

There being no one else wishing to speak, the public hearing was closed at 8:17 p.m.

Chas Fitzgerald came forward to address comments.

Commissioner Wheelwright questioned Mr. Fitzgerald regarding if there had been any discussion with the Monticello residents, to the west of the development, about the shared fence between the properties. Mr. Fitzgerald replied no. He further explained he anticipated discussions in the future with those homeowners regarding the possibility of replacing the shared fence.

Commissioner Dudziak question Mr. Fitzgerald regarding the lack of an agreement to connect to the Monticello Subdivision's trails. Mr. Fitzgerald replied they were actively working with the homeowner's association to work out an agreement.

Commissioner Byerly questioned staff regarding the request to donate parkland in lieu of parkland dedication fees. Ron Ruthven replied given this is a new request that has not been reviewed by staff; it would need to go through the proper channels before a decision can be made.

Commissioner Dudziak questioned staff regarding if there was a timeline for the Pleasant Run Road sidewalk construction. Dale Crown replied the sidewalk project goes as far north as Bogart Drive and does not go any further north. He further explained the northern section has not been planned.

Discussion continued between Commissioner Dudziak and Dale Crown regarding the continuation of the sidewalk along Pleasant Run Road.

Commissioner Dudziak questioned staff regarding the runoff from the gas well site. Dale Crown replied he was unsure of the runoff direction but believed runoff eventually made its way to Big Bear Creek.

Discussion continued between Commissioner Dudziak and staff regarding the direction of runoff.

Commissioner Dudziak stated he was not comfortable absorbing more parkland without first consulting with the Parks Department.

Commissioner Dudziak questioned staff regarding the proposed escrow amount to build the trail along Pleasant Run Road and was that amount

sufficient? Ron Ruthven replied the City Engineer would have to make that determination based on his calculations.

Commissioner Dudziak questioned Mr. Van de Voorde regarding the placement of fence along the southern border of the development. Mr. Van de Voorde replied there will be builder fences put in place along the southern border and would stop at the well site.

Commissioner Byerly questioned staff regarding the requirement of a masonry fence along the well site border. Ron Ruthven replied the masonry fence would be required because it would be more durable than a wood fence. He further explained the masonry fence would serve as a screen wall to offer more privacy from the well site activities.

Commissioner Phelps questioned staff regarding the fence material requirements along the western edge of the well site to the western edge of the development. Ron Ruthven replied there would be no fence material requirements beyond the well site.

Commissioner Phelps questioned staff regarding the proposed escrow refund. Ron Ruthven replied the amount proposed would need to be analyzed by staff.

Commissioner Knox stated a lot of homeowner's have been held to a high standard on the sidewalk escrow and did not understand why the Commission should deviate from those standards.

Commissioner Byerly made a motion to approve case ZC13-001 with the recommendations per the draft ordinance and provided staff reconsider the parkland dedication fees before moving to City Council in light of the 3.4 acre parkland dedication. Commissioner Davis seconded the motion.

Discussion occurred amongst the Commission regarding what was being agreed to from the draft ordinance and what was not.

Commissioner Dudziak offered a friendly amendment to ask that the developer continue the trail to the Pleasant Run Road trail.

Commissioner Byerly and Commissioner Davis accepted the amendment.

The motion to approve with the following conditions: 1. That staff consider the applicant's recommendation of dedicating 3.4 acres as public parkland before City Council consideration of this case. 2. Connect the internal trail that will traverse the open space in the

development to the Pleasant Run Road trail shown in the Colleyville Pathways Plan carried with the following vote:

Aye: 7 - Knox, Dudziak, Wheelwright, Gotcher, Davis, Phelps, and Byerly

Chairman Byerly recessed the meeting at 8:44 p.m.

Chairman Byerly reconvened the meeting at 9:00 p.m.

3b Consideration for a Special Use Permit for a Package Store on Lot 3R1, Block 1 of the Andy Felps Addition located at 3919 Colleyville Boulevard, Suite A, Case ZC13-003

Darren Cain presented the case and briefed the Commission.

Commissioner Gotcher questioned staff regarding whether the parking would be an issue for the subject property, regardless of the type of business. Darren Cain replied correct.

Commissioner Dudziak questioned staff regarding the crime recommendation not being included in the attachments. Darren Cain replied it will be included if the case goes to City Council.

The public hearing was opened at 9:06 p.m.

Amin Chagani, the applicant, came forward and briefed the Commission.

Henry Chen, on behalf of Henry S. Miller, came forward and briefed the Commission.

Alex Lilley, the property manager, came forward and briefed the Commission.

Commissioner Dudziak questioned Mr. Lilley regarding the possibility of adding more windows to the front of the building to allow police visibility. Mr. Lilley replied it has not been brought up and would need to look into adding windows before committing to do so.

There being no one else wishing to speak, the public hearing was closed at 9:22 p.m.

Commissioner Knox stated he did not feel there was enough sufficient evidence to approve this case.

Commissioner Davis agreed with Commissioner Knox.

Commissioner Byerly questioned staff regarding whether the shared parking

agreement would allow for shared parking to be included in the parking space requirement totals. Ron Ruthven replied the Land Development Code reads that any parking space within 300 feet of the property and any spaces that are not being used by the business of the property they are located on, they can then be included in the total. He further explained an analysis of this calculation has not been conducted. Ron Ruthven also stated there is a mutual access easement between the properties.

Commissioner Gotcher questioned staff regarding if this case was being reviewed by the Commission strictly because of the liquor store or would other types of businesses be treated the same. Ron Ruthven replied yes. He explained the sole purpose of this case is due to the package store request. He further explained most uses would be allowed with only a Certificate of Occupancy, with the exception of a use such as a restaurant.

Commissioner Byerly questioned staff regarding the possibility of increasing the building design score by adding windows and other architectural features; and would the addition of landscaping be possible, at this location, without losing more parking spaces? Ron Ruthven replied no.

Discussion continued between Commissioner Byerly and staff regarding the building design score and landscaping.

Commissioner Dudziak made a motion to deny case ZC13-003. Commissioner Davis seconded the motion.

Commissioner Wheelwright stated he would be excited to see a new business in Colleyville but overall he felt the plan was lacking.

Commissioner Byerly stated that he concurred with Commissioner Wheelwright.

The motion to deny carried with the following vote:

Aye: 7 - Knox, Dudziak, Wheelwright, Gotcher, Davis, Phelps, and Byerly

- 3c** Consideration for a zoning change from R40-Single Family Residential to PUDC-Planned Unit Development Commercial on Lot 5, Block 3 of the Southgate Addition located at 3709 Wayne Drive; and approval of an amendment to the PUDC-Planned Unit Development Commercial zoning and development requirements on Lots 1 and 2, Block 1 of the Covenant Christian Academy Addition and Lot 1R of the Colleyville Presbyterian Church Addition located at 715 and 901 Cheek Sparger Road, Case ZC13-004

Ron Ruthven presented the case and briefed the Commission.

Commissioner Davis questioned staff regarding the usage of lights at night for the sports fields. Ron Ruthven replied there is existing language regarding lights not being used at night on the existing sports field. He further explained that in order to allow for light for the stadiums an amendment to the site plan would need to be brought forward to the Planning and Zoning Commission.

Commissioner Byerly questioned staff regarding the approval process for the sports field lighting; would the applicant need to bring forward a new site plan and open up the Special Use Permit as well?. Ron Ruthven replied correct. He further explained the Planned Unit Development-Commercial will remain the same until an amendment is brought forward.

Commissioner Dudziak questioned staff regarding if the Commission was being asked to approve the stadiums exclusively. Ron Ruthven replied the Commission is being asked to approve the stadiums, conceptually.

Discussion continued between Commissioner Dudziak and Ron Ruthven regarding items being voted on.

Commissioner Davis questioned staff regarding a written agreement, from a previous case, from Covenant Christian Academy that stated night sporting events would not be occurring; therefore lighting would not be necessary. If the new case is approved, does this change the 2009 ordinance? Ron Ruthven replied no, the Commission would be approving a conceptual site plan for future development.

Commissioner Byerly questioned staff regarding the possibility of a future Commission approving this same site plan but still not approving lighting. Ron Ruthven replied correct.

Commissioner Gotcher questioned staff regarding whether the lighting that is being proposed is actually better than what currently exist, especially at the property lines. Ron Ruthven replied all that currently exist is parking lot lighting. He further explained has a lower foot candle rating at the property line versus what the ordinance reads for this property.

Discussion continued between the Commission and Ron Ruthven regarding field lighting.

Commissioner Phelps questioned staff regarding exemption from tree mitigation when a structure is built. Ron Ruthven replied tree mitigation does not apply in the building/structure footprint area but would apply in any other area of the property.

Discussion continued between the Commission and Ron Ruthven regarding the exemption of tree mitigation.

Commissioner Phelps questioned staff regarding which facilities were being added and which facilities currently exist. Ron Ruthven replied from the old site plan, a high school building has been removed. He further explained a gymnasium and a baseball field with a parking garage beneath were being added.

Commissioner Dudziak questioned staff regarding the amount of open space that would be remaining after the proposed facilities were constructed. Ron Ruthven replied the open space percentage is 35 percent. Commissioner Dudziak further questioned Ron Ruthven regarding what was being considered open space. Ron Ruthven replied all landscape areas and the football field were considered open space.

Commissioner Dudziak questioned staff regarding the open space being open to the public. Ron Ruthven replied open space is not intended for the use of the public; open space is for the Planned Unit Development it is created for.

The public hearing was opened at 9:49 p.m.

Keith Castello, on behalf of Covenant Christian Academy, came forward and briefed the Commission.

Commissioner Gotcher stated that he was impressed with the work that Covenant Christian Academy had put into this project.

Commissioner Phelps questioned Mr. Castello regarding the materials that were listed on the lighting information sheet that was given to the Commission during pre-session and the lighting that was being described. Mr. Castello replied the information sheet contains the materials of the lights that were being considered, without having discussed the lights with neighbors. He further explained the lights that are now being considered have been discussed with the neighbors and were preferred by them.

Shannon Chatham, 4413 Bowman Drive, Colleyville, came forward and expressed she was in support of this proposal.

Charlene Wells, 2251 King Fisher Drive, Westlake, came forward and expressed she was in support of this proposal.

Stefanie Baker, 4710 Cranbrook Drive West, Colleyville, came forward and expressed she was in support of this proposal.

Chuck Cunningham, 6413 Remington Parkway, Colleyville, came forward and expressed he was in support of this proposal.

Shannon Caraway, 1907 Caspian Lane, Colleyville, came forward and expressed he was in support of this proposal.

Brooks Lynn, 2606 Wildcreek Trail, Keller, came forward and expressed he was in support of this proposal.

Commissioner Byerly stated there were 32 speaker cards from attendees who did not wish to speak but wished to record their support for the case.

There being no one else wishing to speak, the public hearing was closed at 10:39 p.m.

Mr. Castello came forward to address comments.

Commissioner Phelps questioned Mr. Castello regarding the possibility of one of their athletes hitting balls out of the field from home plate. Mr. Castello called Covenant Christian Academy's head coach, Rusty Beam, forward to answer the question. Mr. Beam stated while he wished the chances were high, it is not likely that a ball would be hit out of the field from home plate.

Commissioner Phelps questioned Mr. Beam regarding proposed netting around the baseball field. The project architect, Glen Griggs came forward and stated there would be netting and it was included in the overall height of the structure. He further explained the buffer between the baseball field, the property line, and the neighborhood properties.

Commissioner Gotcher questioned Mr. Griggs regarding the tree line along the property line preventing any stray balls from going over the fence to the neighboring properties. Mr. Griggs replied if a ball makes it over the fence and the netting, the trees are dense enough to stop it from going any further.

Discussion occurred between Commissioner Dudziak and Mr. Castello and the project engineer regarding the lighting exhibit presented by Mr. Castello.

Commissioner Dudziak stated that he believed there may not be a bleed from the light structure; however, there would at least be a ball of light in the sky.

Commissioner Dudziak questioned Mr. Castello regarding plans on limiting their hours. Mr. Castello replied they do not have issues with curfews being put in place.

Mr. Castello & Mr. Griggs presented a three-dimensional exhibit to explain the view from neighboring properties.

Commissioner Phelps questioned Mr. Castello regarding the baseball field seating. Mr. Castello replied the seating around the baseball field would seat 450 people. He further explained this is the most they would need even during a playoff game.

Commissioner Phelps stated he commended Mr. Castello on his presentation. He further stated, historically, there has not been consistency and compliance on follow through with their organization and creates hesitancy for him. Mr. Castello explained their comprehensive plan and the timeline they have presented.

Commissioner Dudziak questioned staff regarding the preliminary study of drainage for this property. Dale Crown replied the preliminary study is bare bones. He further stated a full drainage study will be done at the time of platting or building permitting and a downstream analysis would be required per the Land Development Code.

Commissioner Dudziak questioned staff regarding the possibility of the parking garage flooding because it is below grade. Dale Crown replied some of the water would flow towards the detention pond in the center of the property and some would flow towards the south, toward the City of Bedford.

Commissioner Dudziak questioned staff regarding working with the City of Bedford on drainage. Ron Ruthven replied staff has worked with the City of Bedford but he feels most issues will be resolved once Heritage Farms develops on the property to the east.

Commissioner Dudziak questioned staff regarding a time frame of development of Heritage Farms. Ron Ruthven replied the developers of Heritage Farms have told him they are still in design stages. Commissioner Dudziak stated it would be three (3) or four (4) years.

Commissioner Phelps questioned staff regarding the effects downstream on drainage from the construction of the baseball facility versus a swath trees. Dale Crown replied it would have a positive impact on the drainage issues.

Commissioner Knox questioned staff regarding being able to control the direction of drainage versus the drainage flowing in one direction as it currently is. Dale Crown replied on some level it would help.

Commissioner Dudziak questioned staff regarding the football field material. Ron Ruthven replied it will be natural grass.

Commissioner Dudziak questioned staff regarding having experience with the lighting that was proposed. Dale Crown replied he did not have experience with the proposed lighting.

Commissioner Dudziak stated he would like some feedback, from staff, on the proposed lighting.

Commissioner Dudziak questioned staff regarding the removal of the road to allow for the football field additions. Ron Ruthven replied he has spoken to the Fire Marshal and he has approved the conceptual plan with regards to the way the fire lanes are laid out.

Commissioner Phelps questioned staff regarding the easement adjacent to the football field. Ron Ruthven replied currently there is a wall and holly trees planted in the 20 foot buffer. He further explained there would be a 24 foot fire lane and a five (5) foot landscape buffer.

Commissioner Knox stated the project was well thought out and would be an asset to the City of Colleyville.

Commissioner Davis made a motion to approve case ZC13-004. Commissioner Knox seconded the motion.

Discussion occurred amongst the Commission regarding whether or not they would be approving the lights.

Commissioner Dudziak stated his concerns to the proposed development.

Commissioner Wheelwright stated his support for the proposed development.

Commissioner Gotcher stated his support for the proposed development.

Commissioner Phelps stated his support for the proposed development.

The motion to approve carried with the following vote:

Aye: 6 - Knox, Wheelwright, Gotcher, Davis, Phelps, and Byerly

Nay: 1 - Dudziak

- 3d** Consideration for a Special Use Permit for on-premise consumption of alcoholic beverages on Lot 1R1, Block 1, of the Market Addition, located at 5005 Colleyville Boulevard, Suite 240, Case ZC13-005

Darren Cain presented the case and briefed the Commission.

The public hearing was opened at 11:15 p.m.

Didier Viriot, the applicant, came forward and briefed the Commission.

Commissioner Dudziak questioned Mr. Viriot regarding if patrons would be allowed to bring in their own alcoholic beverages. Mr. Viriot replied no.

There being no one else wishing to speak, the public hearing was closed at 11:16 p.m.

Commissioner Davis questioned staff regarding whether or not a liquor license had previously been obtained for this address. Darren Cain replied correct.

Commissioner Dudziak made a motion to approve case ZC13-005. Commissioner Wheelwright seconded the motion.

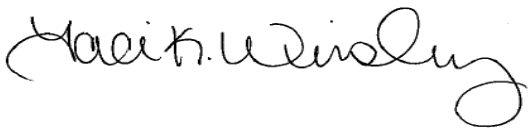
The motion to approve carried with the following vote:

Aye: 7 - Knox, Dudziak, Wheelwright, Gotcher, Davis, Phelps, and Byerly

4. ADJOURNMENT

The meeting adjourned at 11:17 p.m.

The minutes were written and prepared by:



Taci Wrisley
Planning and Zoning Assistant

The meeting minutes were approved on June 10, 2013 by a vote of 6-0.

RESOLUTION R-13-3647

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR
CITY COUNCIL MEETING OF
JUNE 18, 2013**

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 the agenda decisions approved by City Council action under Business this date and not otherwise adopted by Ordinance and/or separate Resolution as follows are hereby adopted:

a. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _____ AYES, _____ NAYS, AND _____ ABSTENTIONS ON THIS THE 18TH DAY OF JUNE 2013.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley
City Secretary

David Kelly
Mayor