



City of Colleyville City Council Agenda

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

Tuesday, July 2, 2013

City Council Chambers

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

CALL TO ORDER

- PC-1** Discussion of health insurance bid analysis and recommendation
- PC-2** Presentation and discussion regarding special events
- PC-3** Discussion of the July 2, 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: Mayor Pro Tem Mike Taylor

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-13-3648

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

Proclamation in recognition of Parks and Recreation Month - Mary Rodne, Library and Parks and Recreation Director

4. CONSENT: READING AND PUBLIC HEARING - Resolution R-13-3649

- 4a** Approval of the minutes of the regular City Council meeting of June 18, 2013
- 4b** Approval of a preliminary plat for 12.0 acres on Tracts 3, 3E, and 3F, of Abstract 936 of the Joseph M. Looney Survey, and Lot 1, Block 1, of the Bone Addition, located at 5008 and 5100 Bluebonnet Drive, Case PC12-021
- 4c** Approval of a contract with Castro Roofing of Texas, LP, for repairs to the roofs on City Hall and the Library through the TIPS/TAPS Cooperative Purchasing Network, in an amount not to exceed \$248,902, and authorize the city manager to execute the contract
- 4d** Approval of a change order to the 2012 Pavement Rehabilitation Project, in the amount of \$95,203.04, and authorize the city manager to execute the change order
- 4e** Approval of the Colleyville Events Steering Committee Bylaws

5. ORDINANCE(S): SECOND READING AND PUBLIC HEARING**5a Ordinance O-13-1879**

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

**6. ORDINANCE(S):
FIRST READING AND PUBLIC HEARING****6a Ordinance O-13-1880**

Consideration for a zoning change from R40-Single Family Residential to R20-Single Family Residential on 10.2 acres on Lot 1, Block 1, of the Stajduhar Addition located at 816 W. L.D. Lockett Road, Case ZC13-006

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-13-3650

Approval of a resolution changing the date of the first August 2013 City Council meeting

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

Planning and Zoning Commission Meeting Minutes - June 10, 2013

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR JULY 2, 2013 - Reading and Public Hearing - Resolution R-13-3651**11. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards Friday, June 28, 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
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number PC-1

Agenda Date 07/02/2013

Type Pre Council

Department Human Resources

Title

Discussion of health insurance bid analysis and recommendation

Explanation

This item provides an opportunity for City Council and staff discussion of the Patient Protection and Affordable Care Act (PPACA) and the health insurance bid analysis and recommendation.

Patient Protection and Affordable Care Act

On March 23, 2010 President Obama signed into law the Patient Protection and Affordable Care Act (PPACA or Act) also known as Healthcare Reform. PPACA will have a profound impact on both employers and individuals from both a cost and coverage standpoint. The Act is aimed at increasing the affordability and rate of health insurance coverage for Americans and reducing the overall costs of healthcare. It provides several mechanisms, including mandates, subsidies, and tax credits to employers and individuals to increase the coverage rate and health insurance affordability.

Both employers and employees are subject to penalty if they do not comply with PPACA. The Act does offer Safe Harbor provisions to protect employers from paying a \$2,000 penalty on all benefit eligible employees. This penalty is handed down if the employer does not offer a "minimum value" plan that is deemed "affordable". The City does currently meet the Safe Harbor requirements as the plan and contributions are currently structured today. Employers that do not offer coverage to at least 95% of their eligible workforce are subject to further penalties. It is important that we be mindful of the number of hours our employees work and at what point we offer them medical coverage, as employees working an average of 30 hours a week must be offered medical benefits. This will require a measurement and stability tracking period for any employee that is considered part time, if there is a possibility that they will work 30 or more hours in any given week. This measurement period could have an impact on administration of the plan as well as cost. If we fail to offer coverage to an employee that is averaging 30 or more hours per week, should that employee seek coverage through the marketplace (exchanges), the City could be subject to a \$3,000 penalty.

The City has already begun to feel the impacts of Healthcare Reform. In 2010, the City was mandated to add to our plan design preventative care and well women visits

at 100% coverage and cover dependent children to age 26 regardless of student status. Insurance carriers removed the annual and lifetime limits on benefits offered to our employees and we were forced to reduce our Flexible Spending Account limit to a maximum of \$2,500/yr. These changes were the beginning phases of PPACA. Beginning January 1, 2014, employers and insurance carriers will begin paying taxes and fees to help fund PPACA. Because the City is fully insured, the fees will be included on the health insurance bill and will be payable through the insurance carrier. This increase is described below and is over and above annual trend (healthcare inflation) and any increase due to claim activity.

Insurance Bid Process Overview

In May 2013, staff received the initial Fiscal Year 2013 (FY 2014) medical insurance renewal from Blue Cross Blue Shield (BCBS), which reflected a 9.9% rate increase. The City's dental provider, also BCBS, submitted a rate pass due to a two-year rate guarantee effective through FY 2014. Staff initiated a bid process for employee medical and dental insurance, in an effort to obtain competitive offers and potential economies of scale. Also included in this year's bid process was the third-party administration of the flexible savings account (FSA) and health reimbursement arrangement (HRA), which has not been out to bid in several years. Basic life and accidental death and dismemberment (AD&D) insurance, long term disability insurance (LTD) and vision insurance was not part of the bid process this year, due to favorable rate guarantees through FY 2014.

As a point of reference, the initial FY 2014 renewal rate for medical insurance premiums from BCBS was an increase of 9.9%, or approximately \$141,498 annually, with an estimated additional 4.0% increase, or an additional \$47,122 annually, in January 2014 for anticipated fees associated with the PPACA. The renewal rate of 9.9% was based upon several factors. One factor was the existing plan design, which consists of a \$2,000 individual / \$4,000 family in network deductible, 90% in network coinsurance, \$25 office visit co-pay, and an out-of-pocket maximum of \$1,000 individual / \$2,000 family. Other factors affecting the renewal rate included claims data for the period of October 2012 through April 2013 and group size. Regarding claims data, the City changed insurance carriers in FY 2013 from Aetna to BCBS and had only experienced seven months of medical claims at the time the renewal rate was due. During the seven-month period with BCBS, medical claims were favorable. The average claims to premiums ratio (loss ratio) was 60% (insurance carriers prefer to see 85% or less), and two large claims (defined by BCBS as claimants who have paid expenses in excess of \$30,000 within the reporting period) were incurred with a value of approximately \$96,000. Comparatively, during the 12-month period in FY 2012, the loss ratio was 64% and 10 large claims (defined by Aetna as claimants who have paid expenses in excess of \$25,000 within the reporting period) were incurred with a value of approximately \$388,000. However, having experienced seven months of medical claims with a new vendor in the current fiscal year, the claims data is considered immature to insurance carriers and affects how premiums are assessed. Regarding

group size, the average number of participants in the health plan for FY 2013 is estimated at 158 employees and 204 dependents for a total average of 362 participants, which insurance carriers consider small and therefore potentially more of a risk. One catastrophic or large claim could drive the loss ratio up, which means potentially more costs to the insurance carrier.

Medical Insurance

The City advertised and instructed our benefits consultant, Holmes Murphy, to seek competitive bid proposals using the City's current plan design from all National Tier 1 and Tier 2 companies. Tier levels are defined by the highest percentage of membership within the state (Attachment A). The bid opening took place on June 3, 2013. Proposals were received from BCBS and Texas Municipal League (TML) Intergovernmental Employee Benefits Pool. The low response rate this year is mainly indicative of upcoming health care reform and the City's immature claims. The feedback received from the carriers, such as United Healthcare, Cigna and Aetna, who typically bid on the insurance each year, is they are anticipating the impact of the PPACA on their existing client groups, while minimizing risk by avoiding the addition of new business, especially of groups with immature claims.

The Employee Benefits/Wellness Committee (the "Committee") (Attachment B) met with the Assistant City Manager/Chief Financial Officer and Holmes Murphy to compare the medical insurance proposals received (Attachment C). In reviewing the proposals, the Committee and Holmes Murphy compared proposed benefit levels, physician networks, coinsurance, deductibles, pharmacy and office visit coverage, and proposed premiums. The primary goal when evaluating the two options was to find a financially feasible medical insurance plan that would continue to provide similar or same benefits to employees.

The Committee focused on the BCBS bid because keeping the current carrier would prevent disruption for employees, was the least expensive option, and maintained current plan design. Ultimately, BCBS was able to obtain and consider one more month of claims data that was not available at the time the original renewal rate was due. The month of May 2013 was favorable at a 55 claims to premiums ratio%. BCBS provided a final competitive bid increase of 4.5% in premium costs (approximately \$64,312 annually assuming all participants are at Tier I in the wellness program and receiving the full City subsidy) effective October 1, 2013. Additionally, beginning January 1, 2014, due to health care reform, costs will be passed on from BCBS to the City to reflect the effects of the Health Insurer Fees and Reinsurance Fees. The cost is anticipated to be an additional 4.0% increase of premiums, or approximately \$44,807, in FY 2014. Final regulations and guidance regarding these fees, which will be assessed January 1, 2014 by the federal government, have not been fully established. BCBS's approach is to wait until these fees are known before passing them on to their client groups, whereas TML has anticipated the fee costs and included them in their premium increase effective October 1, 2013. The Committee viewed BCBS's bid more

favorably than TML's bid, which consisted of a 13.22% increase in premium costs (approximately \$188,877 annually, including fees under the PPACA) and significant changes in plan design affecting out of network provisions for coinsurance, out of pocket maximum, office visits, and emergency room copayments, and inpatient hospital expenses. Additionally, significant changes would also occur within the in network provisions for office visits and emergency room copayments, which upon use, would increase a participant's financial exposure.

Overall, the Committee recommends remaining with BCBS for maintaining the current benefit plan design, administrative ease, employee satisfaction, cost, and minimizing the risk of being considered immature with a new carrier during next year's bid process. With the increase of 4.5%, the total annual premiums would be increased from approximately \$1,429,263 to \$1,493,575, an overall increase of \$64,312 (based on an average of 158 plan participants at the highest tier level). Because participants on the medical plan have shown prudent use of the plan, the Committee suggests the City Council consider absorbing the 4.5% premium increase in the FY 2014 budget. Cost savings have been identified in other benefit line items, including the introduction of a fourth subsidy tier explained below, and would not create additional expense to the budget. The Committee also suggests passing the cost of health care reform fees directly to the employees effective January 1, 2014, because the fees are not directly linked to the participant's plan usage.

The absorption of the 4.5% premium increase, if approved by the City Council, would affect the subsidy level percentages. In FY 2011, a change to the health benefits strategy was the linking of future insurance premium subsidies to the wellness program and employee and spouse health. In FY 2011, the City fully subsidized the cost for employee medical insurance and covered 75% of dependent medical premiums. For FY 2012 and FY 2013, the funding for employee and dependent medical insurance premiums consisted of a program that included three tiers of subsidy levels with a 7% differential between each tier. The chart below illustrates the FY 2012 and FY 2013 subsidy levels at each tier:

Subsidy Level	Tier III	Tier II	Tier I
Employee	86%	93%	100%
Dependent	61%	68%	75%

All employees begin at a Tier III subsidy level and have the opportunity to earn their way to Tiers I and II through one of the two following methods. To reach Tier I, the first method for employees and spouses would be to achieve in-range health scores in four out of five risk factor categories, including waist circumference, blood pressure, glucose, LDL cholesterol, and HDL cholesterol; complete an online health risk assessment; and complete a tobacco affidavit. Acceptable health score ranges were established and are updated each year by the medical staff at Cooper Clinic by utilizing scientifically-based metrics supported by the Center for Disease Control and the American Heart Association. The second method is to participate in a specified level of

wellness activities. The tiers are determined in the fiscal year prior to the receipt of the subsidy. For example, each employee's and spouse's tier was determined at the end of June 2012 to determine the FY 2013 subsidy levels, which were effective October 1, 2012.

For FY 2014, the program will expand from three tiers to four tiers, and the percentage of subsidy will change based on absorption of the 4.5% premium increase. The addition of the fourth tier is to further encourage employees and their spouses to engage in healthy habits, to emphasize the City's philosophy of employing a healthy workforce, and to engage employees and spouses to become informed consumers of healthcare. Employees and spouses on the plan, who decline to participate in the wellness program, will be placed at a Tier IV subsidy level. Employees and spouses on the plan, who participate in the wellness program, can earn their way to Tiers I, II and III through the same methods mentioned above. The chart below illustrates the recommended FY 2014 subsidy levels at each tier:

Subsidy Level	Tier IV	Tier III	Tier II	Tier I
Employee	80.00%	86.60%	93.30%	100.00%
Dependent	55.00%	62.68%	69.37%	76.07%

For the FY 2013 wellness program year effective October 1, 2012, 80 employees qualified for Tier I from their health screening scores taken in August 2011, and 38 employees did not complete the screening and were automatically placed in Tier III. The remaining 37 employees worked their way through the tiers by participating in various wellness activities through June 30, 2012. The attached chart illustrates the results of the participants at each tier and compares them to the results of the participants from the FY 2012 wellness program year (Attachment D).

For the FY 2014 wellness program year, 55 employees qualified for Tier I from their health screening scores taken in August 2012, and 29 employees did not complete the screening and will automatically be Tier IV. The remaining 76 employees are eligible to work their way through the tiers by participating in various wellness activities through June 30, 2013. Currently, the final tier levels are being calculated and will be available in mid-July 2013.

Implemented in FY 2009, the plan continues to fund the HRA, which is a deductible sharing account between the City and employees, where employees pay the first portion and the City reimburses the remainder. Should the employee need to meet the individual deductible of \$2,000 (for example, through hospitalization), the employee would pay the first \$750 and be reimbursed by the City for the remaining \$1,250. Employees with family coverage would pay the first \$1,500 of the \$4,000 deductible, and be reimbursed by the City for the remaining \$2,500. The City is responsible for the full cost of its portion of the shared deductible should employees incur deductible expenses. The City budgets 35% of the total cost of this risk exposure based on actual deductible reimbursement experience of prior fiscal years and Holmes Murphy's recommendation. For FY 2013, the City's budgeted expense for the HRA includes third

party HRA plan administration costs of \$8,938, and funding the HRA at 35%, or \$115,500.

Dental Insurance

The City provides a 91% subsidy for employee only dental coverage and employees pay the full cost of dependent dental coverage. The City has a dental premium rate guarantee through FY 2014 with the current carrier, BCBS. However, Holmes Murphy was directed to seek competitive bids from the top dental carriers in the state (Attachment A), to ensure competitiveness and potential economies of scale. Proposals were received from BCBS and Delta (Attachment E). The Committee compared the current BCBS plan design and premium cost with Delta. There were no differences in plan design and the premium difference offered by Delta was negligible (1.54% decrease, or on average, \$0.49 per month per month for employee only coverage). Additionally, BCBS offered a rate guarantee for FY 2014 and FY 2015, if renewed with the BCBS medical insurance in FY 2014. The Committee recommends remaining with BCBS for administrative ease, cost, employee satisfaction and rate guarantees for two fiscal years.

Third Party Administration of Health Reimbursement Arrangement and Flexible Spending Account

Total Administrative Services Corporation (TASC) has been the City's provider of third party administration of the health reimbursement arrangement (HRA) and flexible spending account (FSA) for several years. Holmes Murphy was directed to seek competitive bids from top third party benefit administrators to ensure competitiveness with fees, services, and customer care. As noted earlier, the City's medical plan is supplemented by an HRA in which the City reimburses an employee for up to \$1,250 of the deductible expense after the employee pays the first \$750. Additionally, an employee may utilize an FSA to set aside pre-tax dollars to pay for certain qualified benefits which reduces the amount the employee and City pays in taxes and increases an employee's take-home pay. Proposals were received from TASC, Discovery, and Integrated Benefit Services (Attachment F). The differences in the services offered were negligible, and TASC's fees were the most competitive. Additionally, a new customer care representative is being added to the Texas region and will be assigned to the City's account, which is anticipated to provide greater administrative support and customer service. The Committee recommends remaining with TASC for administrative ease, cost, employee satisfaction, and enhanced customer care.

Summary

Following extensive review and negotiations with responding carriers, staff recommends maintaining the medical and dental insurance with Blue Cross and Blue Shield (BCBS) and to maintain the third party administration of the HRA and FSA with Total Administrative Services Corporation (TASC) as summarized below.

Medical	4.5% rate increase recommended to be funded by savings from other benefit line items, including the implementation of the Tier IV subsidy PPACA fees based on premium rates (anticipated to be 4.0% effective January 1, 2014) to be funded by passing the costs onto employees
Dental	0.0% rate change with 2-year rate guarantee through FY 2015
HRA/FSA Administration	0.0% rate change

Overall, the City's medical and dental plans appear to be sufficient and competitive, when compared to surrounding cities (Attachment G).

Implementation would begin with open enrollment meetings in August 2013, and a coverage effective date of October 1, 2013. Based on City Council discussion and input, staff will bring this item forward for the City Council's final approval on the July 16, 2013, agenda.

Attachments

1. Insurance Bid Responses - Attachment A
2. Benefits - Wellness Committee Members - Attachment B
3. Medical - Renewal and Proposals - Attachment C
4. Medical Insurance Tier Levels - Attachment D
5. Dental - Renewal and Proposals - Attachment E
6. HRA FSA Administration - Renewal and Proposals - Attachment F
7. Surrounding Cities Medical and Dental Benefits Survey - Attachment G
8. Health Insurance Bid Analysis and Recommendation Presentation

Attachment A

FY 2014 Insurance Bid Response Summary

Carrier	Response Received	Coverage(s) Bid
BCBStx	6/3/2013	Medical, Dental, FSA
Cigna	6/3/2013	Medical, Dental - declined to quote
Aetna	6/3/2013	Medical, Dental - declined to quote
UHC	5/30/2013	Medical, Dental - declined to quote
TML	6/3/2013	Medical, Dental, FSA, HRA
Guardian	6/3/2013	Dental
Delta Dental	6/3/2013	Dental
Ameritas	5/29/2013	Dental - declined to quote
Discovery Benefits	6/3/2013	FSA, HRA
Tax Savers	n/a	FSA, HRA -No Response
Integrated Benefits	6/3/2013	FSA, HRA
TASC	6/3/2013	FSA, HRA
Patillo Brown & Hill	n/a	FSA, HRA -No Response
Requested RFP		
Prime Vendors	n/a	No Response

Attachment B

Benefits / Wellness Committee Members

Mike Almy, Parks Crew Leader

Mark Cantrell, Fire Battalion Chief

Lisa Escobedo, Recreation and City Events Manager

Theresa Fox, Utility Billing Supervisor

Marilyn Gilbert, Colleyville Center Office Assistant

Erica Gill, Adult Services Librarian

Adrienne Lothery, Strategic Services Manager

Gary Moore, Police Officer

Eddie Moran, Fire Captain

Jesse Perez, Human Resources Analyst

Amy Shelley, City Secretary

Chuck Tinsman, Police Sergeant

Ken Tywater, Field Operations Manager

Medical - City of Colleyville Renewal/Proposals (effective 10/1/2013)

Overall Payment Provisions	BCBS Current		BCBS Renewal		TML	
	In Network	Out of Network	In Network	Out of Network	In Network	Out of Network
Calendar Year Deductible						
Individual	\$2,000	\$4,000	\$2,000	\$4,000	\$2,000	\$2,250
Family	\$4,000	\$8,000	\$4,000	\$8,000	\$4,000	\$4,500
Coinsurance (In/Out)	90%	70%	90%	70%	90%	60%
Out of Pocket Maximum (Ind/Family)*	\$1,000/\$2,000	\$4,000/\$8,000	\$1,000/\$2,000	\$4,000/\$8,000	\$1,000/\$2,000	no max/no max
*OOP Max excludes the deductible						
Lifetime Maximum	na		na		\$0	
Copayments						
Physician Office Visits	\$25	70% after deductible	\$25	70% after deductible	\$25	60% after deductible
Specialist Office Visits	\$30	70% after deductible	\$30	70% after deductible	90% after ded	60% after deductible
Urgent Care	\$75	70% after deductible	\$75	70% after deductible	90% after ded	60% after deductible
Emergency Room - Facility	\$200	\$200	\$200	\$200	90% after \$100	90% after \$100
Emergency Room - Physician	90% after ded	70% after ded	90% after ded	70% after ded	90% after ded	90% after ded
Inpatient Hospital Expenses						
Inpatient Hospital Expenses	90% after ded	70% after ded	90% after ded	70% after ded	90% after ded	60% after ded
Pre-Admission Deductible	None	None	None	None	None	None
Prescription Drug Program						
Retail Prescriptions						
Deductible	\$100 individual/\$300 family		\$100 individual/\$300 family		\$0 Combined Retail and Mail	
Generic	\$20 Copay	70% of Allowable less copay	\$20 Copay	70% of Allowable less copay	\$10 Copay	\$10 Copay
Preferred Brand Name	\$40 Copay	70% of Allowable less copay	\$40 Copay	70% of Allowable less copay	\$38 Copay	\$38 Copay
Non Preferred Brand Name	\$70 Copay	70% of Allowable less copay	\$70 Copay	70% of Allowable less copay	\$60 Copay	\$60 Copay
Mail Order Prescriptions						
Generic	\$20 per 30 day up to 90 day		\$20 per 30 day up to 90 day		\$25 for up to 90 day supply	
Preferred Brand Name	\$40 per 30 day up to 90 day		\$40 per 30 day up to 90 day		\$95 for up to 90 day supply	
Non Preferred Brand Name	\$70 per 30 day up to 90 day		\$70 per 30 day up to 90 day		\$150 for up to 90 day supply	
Rates						
Employee Only: 69	\$402.94		\$421.07		\$441.34	
Employee & Spouse: 17	\$901.84		\$942.42		\$1,013.67	
Employee & Child(ren): 24	\$724.92		\$757.54		\$822.11	
Family: 48	\$1,220.27		\$1,275.18		\$1,404.78	
Monthly Premium	\$119,105.18		\$124,464.57		\$134,844.93	
Annual Premium	\$1,429,262.16		\$1,493,574.84		\$1,618,139.16	
Rate Guarantee	1 Year		1 Year		1 Year	
% Over Current			4.50%		13.22%	
Annual Difference Over Renewal			\$64,312.68		\$124,564.32	
Annual Difference Over Current					\$188,877.00	
ACA Health Insurance and Reinsure Fee Impact Effective 01/01/2014			Estimated 4% increase		Included in Rate	
Resulting increase to renewal			\$44,807.25		\$0.00	

Proposed Allocation

Increase to Employer Effective 10/01/2013	\$64,312.68*
Increase to Employee Effective 01/01/2014	\$44,807.25

*No increase in city funds needed due to tiering and other benefit savings

HRA Reserves	HRA	Reserves	HRA	Reserves	HRA	Reserves
Employee Only: 69	\$1,250	\$438	\$1,250	\$438	\$1,250	\$438
Employee & Spouse: 17	\$2,500	\$875	\$2,500	\$875	\$2,500	\$875
Employee & Child(ren): 24	\$2,500	\$875	\$2,500	\$875	\$2,500	\$875
Family: 48	\$2,500	\$875	\$2,500	\$875	\$2,500	\$875
Total:		\$108,063		\$108,063		\$108,063

Attachment D

**Employee Tier Level Comparison
FY 2012 and FY 2013**

Tier Level	# of Employees	
	FY 2012	FY 2013
Employee Only - Tier 1	38	39
Employee Only - Tier 2	3	3
Employee Only - Tier 3	22	25
Employee - Tier 1/Spouse - Tier 1	6	6
Employee - Tier 1/Spouse - Tier 2	0	0
Employee - Tier 1/Spouse - Tier 3	1	1
Employee - Tier 2/Spouse - Tier 1	1	1
Employee - Tier 2/Spouse - Tier 2	0	0
Employee - Tier 2/Spouse - Tier 3	2	2
Employee - Tier 3/Spouse - Tier 1	2	0
Employee - Tier 3/Spouse - Tier 2	0	0
Employee - Tier 3/Spouse - Tier 3	3	4
Employee - Tier 1/Child - Tier 1	14	12
Employee - Tier 2/Child - Tier 2	5	3
Employee - Tier 3/Child -Tier 3	10	9
Employee - Tier 1/Family - Tier 1	28	26
Employee - Tier 1/Family - Tier 2	1	0
Employee - Tier 1/Family - Tier 3	4	3
Employee - Tier 2/Family - Tier 1	9	7
Employee - Tier 2/Family - Tier 2	2	2
Employee - Tier 2/Family - Tier 3	2	3
Employee - Tier 3/Family - Tier 1	2	0
Employee - Tier 3/Family - Tier 2	2	0
Employee - Tier 3/Family - Tier 3	4	9
Total	161	155

Attachment E

Dental - City of Colleyville Renewal/Proposals (effective 10/1/2013)

Primary Benefits

Non Orthodontia Deductible

Individual

Period

Family Limit

Waived For

Coinsurance

Preventive

Basic

Major

Orthodontia

Claim Payment Basis

Annual Maximum

Special Feature

Orthodontia Lifetime Maximum

BCBS Current	
In Network	Out of Network
\$50 Type II & III	
Calendar Year	
3 Per Family	
Preventive	Preventive

100%	100%
80%	80%
50%	50%
50% for person/\$1,000 lifetime	

Fee Schedule	90% U&C
\$1,500	
No	
\$1,000 up to age 26	

BCBS - Renewal	
In Network	Out of Network
\$50 Type II & III	
Calendar Year	
3 Per Family	
Preventive	Preventive

100%	100%
80%	80%
50%	50%
50% for person/\$1,000 lifetime	

Fee Schedule	90% U&C
\$1,500	
No	
\$1,000 up to age 26	

Delta	
In Network	Out of Network
\$50 Type II & III	
Calendar Year	
3 Per Family	
Preventive	Preventive

100%	100%
80%	80%
50%	50%
50% for person/\$1,000 lifetime	

Fee Schedule	90% U&C
\$1,500	
No	
\$1,000 up to age 26	

Rates

Employee Only: 71

Employee & Spouse: 22

Employee & Child(ren): 20

Family: 46

Monthly Premium

Annual Premium

Rate Guarantee

% Over Current

Annual Difference vs Current

Stand Alone or Contingent

\$31.60
\$64.73
\$62.49
\$104.01
\$9,701.92
\$116,423.04

\$31.60
\$64.73
\$62.49
\$104.01
\$9,701.92
\$116,423.04
1 Year

0.00%
\$0.00
Stand Alone

2 year Guarantee with Medical

\$31.11
\$63.74
\$61.53
\$102.41
\$9,552.55
\$114,630.60
2 Year

-1.54%
-\$1,792.44
Stand Alone

Attachment F

FSA and HRA Administration Services

Fees	EE Counts	TASC Current	TASC Bid Response	Discovery	Integrated Benefit Services
Monthly Fees					
FSA PEPM	58	\$3.61	\$3.61	\$4.90	\$3.75
HRA PEPM	166	\$4.57	\$4.57	\$4.90	\$4.25
Combined Rate PEPM		na	na	\$8.00	na
FSA Monthly minimum		\$200.00	\$200.00	\$50.00	\$200.00
HRA Monthly Minimum		\$600.00	\$300.00	\$50.00	\$550.00
Additional Fees					
Initial Setup Fee					
HRA		\$500.00	na	na	\$400.00
FSA		\$300.00	na	na	\$250.00
Renewal					
HRA		na	\$300.00	na	\$175.00
FSA		\$300.00	na	na	\$175.00
Debit Card Fees		na	na	na	\$15 per card and \$30 per reissue
Estimated Monthly Costs					
Monthly FSA Fees		\$209.38	\$209.38	\$0.00	\$217.50
Monthly HRA Fees		\$758.62	\$758.62	\$529.20	\$705.50
Monthly HRA/FSA Combo rate		\$0.00	\$0.00	\$464.00	\$0.00
Total Monthly Fees		\$968.00	\$968.00	\$993.20	\$923.00
Estimated Annual Costs					
Annual FSA/HRA fees		\$11,616.00	\$11,616.00	\$11,918.40	\$11,076.00
OE Fee		\$0.00	\$0.00	\$350.00	\$0.00
FSA SetUp/Renewal Fees		\$300.00	\$0.00	\$0.00	\$250.00
HRA SetUP/Renewal Fees		\$0.00	\$300.00	\$0.00	\$400.00
Debit Card Fees*		\$0.00	\$0.00	\$0.00	\$870.00
Total		\$11,916.00	\$11,916.00	\$12,268.40	\$12,596.00

1) Debit Card Fees assume 100% participation of those enrolled in the FSA plan

2) Discovery and Integrated Benefit Service can selectively issue debit card to only those who request them

3) TASC can only issue debit cards on an "all or none" basis.

4) Discovery and Integrated Benefit Service can reimburse via Direct Deposit and Paper Check, TASC will reimburse via Direct Deposit or TASC stored value card.

MEDICAL	Colleyville	Average	Bedford 1	Bedford 2	Eules	Grapevine 1	Grapevine 2	Grapevine 3	Grapevine 4	Hurst 1	Hurst 2	Hurst 3	Keller 1	Keller 2	NRH 1	NRH 2	Southlake 1	Southlake 2	Southlake 3
Provider																			
Name of Provider	BCBS		Cigna	Cigna	Self-insured	Self-insured	Self-insured	Self-insured	Self-insured	Cigna	Cigna	Cigna	Aetna	Aetna	Self-insured	Self-insured	Aetna	Aetna	Aetna
Type of Medical Plan																			
PPO, HMO, etc.	PPO		HDHP Base	HDHP (Buy-up)	Traditional PPO					HSA OAP	Consumer OAP	Enhanced OAP	HDHP w/HSA	Buy-up (PPO)	Traditional	HRA	HDHP	HMO	POS
In-Network Benefits																			
Deductible - Individual	\$2,000	\$1,632	\$2,500	\$1,500	\$500	\$2,500	\$1,750	\$2,000	\$500	\$2,500	\$1,000	\$1,500	\$1,500	\$500	\$1,000	\$1,500	\$5,000	\$1,000	\$1,000
Deductible - Family	\$4,000	\$3,400	\$5,000	\$3,000	\$1,500	\$5,000	\$3,500	\$4,000	\$1,000	\$5,000	n/a	n/a	\$3,000	\$1,000	\$2,000	\$3,000	\$10,000	\$2,000	\$2,000
Max Out-of-Pocket - Individual	\$1,000	\$2,912	\$5,000	\$3,500	\$2,500	\$1,000	\$1,000	\$1,000	\$1,000	\$2,000	\$4,000	\$3,000	\$2,500	\$3,000	\$3,000	\$3,500	\$5,500	\$4,000	\$4,000
Max Out-of-Pocket - Family	\$2,000	\$5,833	\$10,000	\$7,000	\$7,500	\$2,000	\$2,000	\$2,000	\$2,000	\$4,000	n/a	n/a	\$5,000	\$6,000	\$6,000	\$7,000	\$11,000	\$8,000	\$8,000
Max Lifetime Benefit Amount	unlimited									unlimited	unlimited	unlimited	n/a	n/a	unlimited	unlimited			
Physician Office Co-Pay	\$25 copay	\$28				*subject to deductible then paid at co-insurance rate	*subject to deductible then paid at co-insurance rate	*subject to deductible then paid at co-insurance rate	*subject to deductible then paid at co-insurance rate	Deductible/20%	\$30	\$30	\$20	n/a	\$30	80% after deductible 90% after deductible			
Specialist Office Co-Pay	\$30 copay	\$46								Deductible/20%	\$50	\$50	\$40	n/a	\$45				
HRA - Individual Coverage*	\$1,250	\$654	n/a	n/a	n/a	\$1,000	\$1,000	\$750	\$0	n/a	n/a	n/a	\$500			\$500	\$828		
HRA - Family Coverage*	\$2,500	\$1,261	n/a	n/a	n/a	\$2,000	\$2,000	\$1,500	\$0	n/a	n/a	n/a	\$1,000			\$1,500	\$828		
Prescriptions - Preferred List																			
Deductible - Individual	\$100	\$0	0			0				0	0	0	0	0					
Deductible - Family	\$300	\$0	0			0				0	0	0	0	0					
Tier 1 - Generic	\$20	\$8	30%	30%	\$5		\$4	\$4	\$4	Deductible/20%	\$15	\$15	\$10	\$10	\$10	\$10	\$10	\$10	\$10
Tier 2 - Formulary Brand Name	\$40	\$27	40%	40%	30 or 10% if cost >500		> of \$15 or 20%	> of \$15 or 20%	> of \$15 or 20%	Deductible/20%	\$40	\$40	\$25	\$35	\$25	\$30	\$25	\$40	\$40
Tier 3 - Non-Formulary Brand Name	\$70	\$48	50%	50%	> of \$50 or 50%		> of \$30 or 30%	> of \$30 or 30%	> of \$30 or 30%	Deductible/20%	\$70	\$70	\$50	\$60	\$50	\$60	\$45	\$60	\$60
Premium Payment (%)																			
City Paid - Employee Premiums	86%	94%	100%	89%	77%	100%	100%	97%	97%	depends on rate and level of coverage			100%	91%	78%	87%	100%	100%	95%
City Paid - Dependent Premiums	61%	60%	EC-74% ES-63% EF-67%	EC-49% ES-40% EF-53%	EC-42% EF-60% ES-52%					depends on rate and level of coverage			EC-80% ES-82% EF-80%	EC-81% ES-78% EF-76%	EE+2.65% EE+1- EE+3		EC-72% ES-72% EF-49%	EC-58% ES-45% EF-35%	EC-50% ES-64% EF-31%
Monthly Premiums - City Paid (\$)																			
Employee Only	\$346.53	\$490.11	\$366.03	\$370.81	\$526.41	\$78.36	\$473.06	\$680.49	\$958.91	depends on rate and level of coverage			\$613.08	\$660.40	\$377.00	\$389.00	\$416.00	\$476.00	\$476.00
Employee plus Children	\$542.94	\$1,022.09	\$620.19	\$584.73	\$908.97	\$1,412.59	\$2,239.82	\$990.75	\$1,683.65	depends on rate and level of coverage			\$516.00	\$904.54	\$1,112.00	\$1,113.00	\$741.00	\$741.00	\$741.00
Employee plus Spouse	\$650.86	\$684.58	\$606.11	\$571.12	\$1,084.19	\$405.36	\$280.13	\$388.73	\$844.50	depends on rate and level of coverage			\$899.48	\$1,005.54	\$647.00	\$629.00	\$741.00	\$741.00	\$741.00
Employee plus Family	\$845.10	\$998.27	\$912.15	\$883.88	\$1,347.02	\$121.76	\$1,091.09	\$1,204.89	\$974.16	depends on rate and level of coverage			\$962.74	\$1,082.15	\$1,342.00	\$1,501.00	\$851.00	\$851.00	\$851.00
Monthly Premiums - Employee Paid (\$)																			
Employee Only	\$56.41	\$36.36	\$0.00	\$44.74	\$159.90	\$0.00	\$0.00	\$21.00	\$28.00	depends on rate and level of coverage			\$0.00	\$65.46	\$107.00	\$59.00	\$0.00	\$0.00	\$24.00
Employee plus Child(ren)	\$181.98	\$173.66	\$89.88	\$176.70	\$303.00	\$33.00	\$67.00	\$100.00	\$133.00	depends on rate and level of coverage			\$126.86	\$209.82	\$392.00	\$233.00	\$129.00	\$195.00	\$243.00
Employee plus Spouse	\$250.98	\$213.67	\$140.58	\$231.88	\$361.40	\$37.00	\$74.00	\$111.00	\$148.00	depends on rate and level of coverage			\$192.74	\$284.79	\$281.00	\$202.00	\$235.00	\$318.00	\$374.00
Employee plus Family	\$375.17	\$360.41	\$273.38	\$417.78	\$449.02	\$60.00	\$120.00	\$180.00	\$240.00	depends on rate and level of coverage			\$242.80	\$341.69	\$424.00	\$265.00	\$547.00	\$702.00	\$783.00
DENTAL	Colleyville																		
Provider																			
Name of Provider	BCBS				Self-insured	Cigna				Cigna	Cigna						UHC	UHC	
Type of Plan																			
PPO, HMO, etc.	PPO		PPO/DMO		Traditional PPO	DPPO				DHMO	PPO		PPO		PPO		DHMO	PPO	
Premium Payment (%)																			
City Paid - Employee Premiums	91%	100%								100%	100%								
City Paid - Dependent Premiums	0%	0%								0%	0%								
Monthly Premiums - City Paid (\$)																			
Employee Only	\$28.76	\$16.95	\$26.36		\$20.63	not available				\$0.00	\$0.00		\$30.57		\$32.00		\$7.00	\$19.00	
Employee plus Children	\$28.76	\$27.33			\$39.20					\$12.56	\$30.24								
Employee plus Spouse	\$28.76	\$34.73	\$33.38		\$47.45					\$12.56	\$45.52								
Employee plus Family	\$28.76	\$47.36	\$51.68		\$59.84					\$25.81	\$75.76		\$57.77		\$82.00		\$7.00	\$19.00	
Monthly Premiums - Employee Paid (\$)																			
Employee Only	\$2.84	\$1.49	\$0.00		\$6.88					\$0.00	\$0.00		\$0.00		\$5.00		\$0.00	\$0.00	
Employee plus Children	\$33.73	\$23.72			\$13.07					\$12.56	\$45.52								
Employee plus Spouse	\$35.97	\$17.16	\$10.00		\$15.82					\$12.56	\$30.24								
Employee plus Family	\$75.25	\$39.06	\$33.76		\$19.94					\$25.81	\$75.76		\$27.18		\$20.00		\$19.00	\$91.00	

*Medical deductible only



Health Insurance Renewal and Bid Process

**Pre Council Meeting
July 2, 2013**

What is the Healthcare Reform Law?

Patient Protection & Affordable Care Act (PPACA)

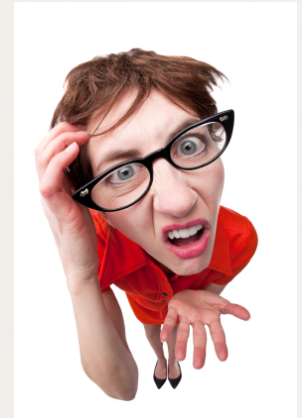
- Passed into law in 2010
- Goal of the law to reduce the number of uninsured population
 - Expands Medicaid in certain states
 - Establishes new Health Insurance Marketplaces
- Provisions of the law started going into effect since 2010
 - Dependents covered up to age 26
 - No lifetime or annual limits
 - Reduction of FSA maximum
- Major provisions of the law go into effect in 2014
 - Pre-existing conditions become illegal
 - Medical underwriting will no longer be allowed
 - “Individual mandate” for coverage required
 - New Health Insurance Marketplaces come online



How Does the Law Impact Employees?

“Individual Mandate” goes into effect January 1, 2014

- All U.S. citizens required - by law - to have health insurance
- Coverage options in 2014?
 1. Enroll in an **employer sponsored plan**
(City of Colleyville’s plan or a spouse’s plan)
 2. Purchase a **private insurance policy**
 3. Purchase through the **Health Insurance Marketplaces**
 4. Enroll in **Medicaid** (if you are under 133% of FPL - varies by state - & if your state expands Medicaid coverage – TX did not)
- No coverage in 2014?
 1. Pay a **penalty** to the government, greater of:
\$95 (up to 3 per family \$285) or 1% of income
 2. Exempt from individual mandate and do not have to pay penalty if:
 - A) Income is below 133% of FPL &
 - B) Your state does not expand Medicaid



How Does the Law Impact the City of Colleyville?

Avoids financial penalties payable to the federal government if health plans are “affordable” and provide “minimum value”

1. Offers a health plan of minimum value, the law requires “Bronze” level coverage (meaning plan pays 60% of costs)
✓ *The City of Colleyville’s plan meets the minimum 60% value*
2. Charges affordable premiums of no more than 9.5% of income for individual coverage
✓ *Current employee contributions are below the 9.5% max*
3. Offers dependent child coverage, the law does not require spousal coverage
✓ *The City of Colleyville’s plan offers dependent child coverage and will continue to provide coverage for spouses*

How Is All Of This Paid For?

New reinsurance fees and comparative effectiveness fees on employers

- **CER Fee**
 - \$2 multiplied by the average number of covered lives under the plan
 - Used to finance comparative effectiveness research
 - Fee will grow in 2014 based on increases in the projected per capita amount of National Healthcare Expenditures
 - Baked into fully insured premium and paid by the carrier

How Is All Of This Paid For?



Reinsurance Fee

- Employer must pay fee to a transitional reinsurance program for first three years of the exchange operation (2014-2016)
- Fee applies to major medical enrollees including COBRA employees and dependents
- HHS will announce fee annually based on national contribution rate
- For 2014 HHS proposes a rate of \$5.25 per month (\$63 per year)
- Also baked into fully insured premiums

What Happens if Employees Get Marketplace Coverage?

Each state will have an online Health Insurance Marketplace for its residents, managed either by the state or the federal government

- Since the City of Colleyville's plan meets or exceeds the government's "affordability" and "minimum value" criteria, employees and eligible dependents will not be eligible for a Marketplace premium subsidy
- City of Colleyville's employees and eligible dependents can purchase coverage through the new Marketplaces but would be purchasing a non-government subsidized insurance policy



What plans will be available in the Marketplace?

- Plans available in the Marketplace will be assigned a Metallic value: Platinum (90% actuarial value), Gold (80%), Silver (70%) and Bronze (60%).
- Platinum plans will generally have the lowest deductibles/member out-of-pocket costs and highest premiums, while Bronze plans will have higher deductibles/member out-of-pockets and lower premiums.
- The Silver and Bronze plans require the member to pay 100% of medical/Rx expenses out-of-pocket until the deductible is met. In other words, there is no first dollar coverage (no co-pays for office visits or prescription drugs). Unless the employer already offers a high deductible health plan, this is a very different type of insurance people are used to.

What is 133% of the Federal Poverty Level?

Percentage of Poverty Examples 2013					
Persons in family	Poverty Guideline	133%	200%	300%	400%
1	\$11,490	\$15,282	\$22,980	\$34,470	\$45,960
2	\$15,510	\$20,628	\$31,020	\$46,530	\$62,040
3	\$19,530	\$25,975	\$39,060	\$58,590	\$78,120
4	\$23,550	\$31,322	\$47,100	\$70,650	\$94,200
5	\$27,570	\$36,668	\$55,140	\$82,710	\$110,280
6	\$31,590	\$42,015	\$63,180	\$94,770	\$126,360
7	\$35,610	\$47,361	\$71,220	\$106,830	\$142,440
8	\$39,630	\$52,708	\$79,260	\$118,890	\$158,520

Premium Cap Within Exchange					
Persons in family	Poverty Guideline	2.0%	6.3%	9.5%	9.5%
1	\$11,490	\$306	\$1,448	\$3,275	\$4,336
2	\$15,510	\$413	\$1,954	\$4,420	\$5,894
3	\$19,530	\$520	\$2,461	\$5,566	\$7,421
4	\$23,550	\$626	\$2,967	\$6,712	\$8,949
5	\$27,570	\$733	\$3,474	\$7,857	\$10,476
6	\$31,590	\$840	\$3,980	\$9,003	\$12,004
7	\$35,610	\$947	\$4,487	\$10,149	\$13,352
8	\$39,630	\$1,054	\$4,993	\$11,295	\$15,059

Medical Insurance

- 4.5% increase to premiums effective October 1, 2013
 - Additional cost to all funds: \$64,312
 - Based on average claims to premiums ratio (loss ratio) of 59% from October 2012 through May 2013 and current plan design
 - Committee recommends City absorb rate increase
- Estimate new PPACA fees to be 4.0% of premium rates effective January 1, 2014
 - Additional cost to all funds: \$44,807
 - Committee recommends employees absorb new fees

Medical Insurance

	FY13 Premium	4.5% Premium Increase 10/01/13	4.0% Premium Increase 01/01/14	Monthly Difference in Premium	Bi-Weekly Difference in Premium	Monthly Difference in Premium	Bi-Weekly Difference in Premium
Employee Only	\$402.94	\$421.07	\$437.92	\$18.13	\$8.37	\$16.84	\$7.77
Employee + Spouse	\$901.84	\$942.42	\$980.12	\$40.58	\$18.73	\$37.70	\$17.40
Employee + Child(ren)	\$724.92	\$757.54	\$787.84	\$32.62	\$15.06	\$30.30	\$13.99
Employee + Family	\$1,220.27	\$1,275.18	\$1,326.19	\$54.91	\$25.34	\$51.01	\$23.54

Medical Insurance

FISCAL YEAR	CARRIER	LOSS RATIO	INITIAL RENEWAL	FINAL BID/IMPACT
2014	Blue Cross Blue Shield	59%*	9.9% Increase \$141,498	4.5% Increase \$64,312
2013	Blue Cross Blue Shield	68%	13.3% Increase \$215,474	7.85% Decrease (\$128,771)
2012	Aetna	71%	11.8% Increase \$217,740	3.0% Decrease (\$48,252)
2011	Aetna	87%	21.15% Increase \$369,343	1.0% Decrease** (\$17,468)
2010	United Healthcare	84%	25.29% Increase \$440,543	7.99% Increase** \$139,183

*based on 8-months

**included significant plan design changes

Other Insurance and Administration

Dental Insurance

- Rate pass
- Secured two-year rate guarantee
- Committee recommends maintaining BCBS



Health Reimbursement Account/Flexible Spending Account Administration

- Rate pass
- Advanced customer care
- Committee recommends maintaining TASC

Questions?



City of Colleyville City Council Agenda Briefing

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

Agenda Number PC-2

Agenda Date 07/02/2013

Type Pre Council

Department Parks and Recreation

Title

Presentation and discussion regarding special events

Explanation

At the April 14, 2010, City Council Worksession, staff sought City Council direction regarding future special event design and sponsorship. Following City Council direction provided at this meeting, Economic Development staff prepared a proposed new Colleyville Special Events Policy, and a schedule of proposed Special Events for Fiscal Year 2011. The proposed schedule included four primary City special events each fiscal year, as well as a series of outdoor concerts and summer movies.

At the City Council meeting on August 17, 2010, City Council approved the attached Colleyville Special Events Policy and Fiscal Year 2011 City special events. At the February 21, 2012, Pre Council meeting, staff presented a report to City Council on City of Colleyville special events, which had occurred since restructuring events in Fiscal Year 2011. Following the presentation and discussion, City Council indicated support for continuing production of three primary City of Colleyville special events, Colleyville Old Tyme Bar-B-Q; Red, White and Sousa, and Holly Colley Holiday.

Since the restructuring of City of Colleyville special events in Fiscal Year 2011, City staff and the Colleyville Special Events Steering Committee have planned and produced three primary special events annually, utilizing guidelines of the Colleyville Special Events Policy. Due to the restructuring of City of Colleyville special events in Fiscal Year 2011, the venue for two of the primary special events: Red, White and Sousa and Holly Colley Holiday, became the open space in the Village at Colleyville in front of the City Hall and Library.

For 10 years, this open space in the Village of Colleyville has been the venue for many City special events, large and small. Recently, a residential development has been proposed for a portion of this open space. Development of this open space will greatly impact the production of Red, White and Sousa and Holly Colley Holiday; as well as many Colleyville Public Library and Parks and Recreation events.

In this presentation, staff will present an informative overview of Colleyville Special Events to the City Council including:

- Overview of Special Events Structure
- Overview of Special Events and Special Event Venues

- Celebrating 10 Years of Special Events – “Moments to Remember”
- Examples of Surrounding City Events
- Analysis of Special Event Locations
- Colleyville Center
- City Hall/Library Plaza – The Village at Colleyville
- Staff Recommendations
- Potential Next Steps
- Questions

Also attached is an article, "Life - Work Balance: Family Fun" from June 2013 Business Xpansion, which contains information about public gathering places.

Attachments

1. Colleyville Special Events Policy
2. Business Xpansion - "Life - Work Balance: Family Fun"
3. Special Events Presentation

Colleyville Special Events Policy

1. Events are to serve as an introduction to Colleyville's businesses; therefore, the City of Colleyville will work to partner with businesses to maximize event benefits as well as leverage co-sponsor involvement and contributions (both in-kind and financial). More specifically, the City of Colleyville will package events together at the start of each fiscal year and explore title sponsorships for the entire package, as well as at least one for each event.
2. The City of Colleyville prefers to hold numerous smaller events, rather than 1-2 large ones, since the City lacks a venue with sufficient parking (or a location that would not create traffic and impose on residential subdivisions).
3. The City of Colleyville will cluster and schedule events to either follow, or be held in association with, Colleyville's existing Parks and Library activities—so the City may generate publicity, wisely use marketing funds and maximize the turnout at each activity.
4. None of the quarterly events will be self-contained (i.e. solely within the interior of a single venue, such as the Colleyville Center).
5. Rather than funding individual not-for-profit organization events, link Colleyville's not-for-profit organizations to the City of Colleyville events so they may assist in providing volunteer labor and have opportunities to raise support and create awareness. If possible, the City of Colleyville will obtain the commitment of at least one group or organization to serve as a partner or co-owner of each event.
6. The City of Colleyville will define the purpose of each event. Likewise, the City will seek and utilize citizen input and support, as well as guide the creation of any future citizen task forces that may be created to help produce and conduct each event.
7. The City of Colleyville will give preference to teaming with ArtsNET-associated artists and grant winners when seeking performers to participate in Colleyville events.
8. The City of Colleyville will comply with requirements of the mass gathering permit for any event that grows to attract 500 or more people over an eight-hour period.



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CREATING FAMILY-FRIENDLY SPACES

DESIGNING VIBRANT PUBLIC SPACES IS A COMMUNITY AFFAIR.

>> The desire to socialize is with us from childhood. We want to connect with those around us. We like to congregate in public places and interact with each other, whether through play, attending cultural events or enjoying picnics in parks.

In downtown Santa Cruz, Calif., the developments underway at Abbott Square will not only result in the formation of a vibrant and family-friendly public plaza space, but also attract economic development activity. "People are not thinking about life and work in the same discrete buckets as they used to," says Nina Simon, executive director of the Santa Cruz Museum of Art and History. The museum fronts

Abbott Square, which is a development managed by the museum. "The space is a county property but managed by us, so it feels like a public space, but we have more control and flexibility in what we can do there compared to public property," Simon says.

She says as someone who has managed commercial property, creating spaces where people want to congregate changes property values. Abbott Square is an underutilized plaza located in the middle of an active commercial district. The museum staff manages commercial property that fronts the square. "We want downtown to be a place where people want to work and stay after work for a concert or bring their

kids to events held in the space," Simon says.

The business community in Santa Cruz understands that enforcement and regulations can only achieve so much in creating conditions for success in public spaces. "By embracing and supporting creative activity you can introduce spontaneity, energy, and dynamism into a landscape that can be simpatico with business interests," Simon notes. Abbott Square also offers a unique opportunity to absorb some of the creative and cultural energy that might run into issues in other public spaces, such as street closures for festivals. With the proper design, Abbott Square can become the place to host these festivals because the streets remain open, allowing access to retail stores.

PUBLIC SPACES ARE ORGANIC

The decision to enhance Abbott Square employs a design strategy with the community acting as co-developers of the site with the museum, as opposed to going through a typical design process where a design is inserted into a space.

"Oftentimes the thinking and design of public spaces has been dominated by designers, those who think of physical design," says Elena Madison, vice president, Project for Public Spaces. The nonprofit works with communities on a conceptual level in regard to creating vibrant public spaces. "The main thing about public places is they are places for people and because of that they are organic and they need to change."

In Salt Lake City, Utah, the increasing popularity of shopping and gathering at downtown destinations was behind the development of City Creek Center. "City Creek is an urban center, right in the heart of downtown," says Dee Brewer, director of marketing and sponsorship, City Creek Center. "There are

109 stores, and 30 of them are unique to market."

The center is more than a "mall" but rather acts as a family-friendly public gathering space. It features a 1,200-foot creek that runs through the center; a large children's play area featuring a dinosaur theme; and three fountains, including a pop jet fountain for kids to play in. One fountain is choreographed to music, running at the top of every hour, and at night, the fountain also displays fire elements.

City Creek Center, which features a retractable glass skylight, is easily accessible by car or public transportation as a Trax light rail line runs through the development. The transportation connections provide access to the nearby Discovery Gateway, a children's museum; the Clark Planetarium; and the Leonardo, a science, technology and arts museum; and parks and recreational activities in the immediate area, Brewer says.

City Creek Center just completed its first year of operation and attracted

16.2 million visitors, playing an important role in a reinvigorated downtown Salt Lake City. The center is part of a business environment featuring a performing arts center, and new retail and restaurant establishments. There is also an urban park, which plays host to concerts, for instance.

Additionally, City Creek Center is also located adjacent to Temple Square, a gathering place run by the Church of Jesus Christ of Latter-day Saints. The square hosts 5 million visitors annually.

LET'S BE SPONTANEOUS

One of the keys to public spaces is the ability to maintain its status as a gathering spot. Simon says that by building consensus in Santa Cruz through a participatory process in what a public space should look like, the community members have been invested from day one and become stewards and ambassadors for the space.

Simon's team held visioning sessions with adults and one session



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Contact:
Cal Wray — President
Dublin-Laurens County
Development Authority
478-272-3118
cwwray@dublinlaurensgeorgia.com

MADISON SAYS WHEN DETERMINING THE BEST USE OF A PUBLIC SPACE, THE COMMUNITY IS THE EXPERT AND PROJECT DIRECTORS NEED TO ASK COMMUNITY MEMBERS THE RIGHT QUESTIONS IN ORDER TO CREATE THE RIGHT PROGRAM.

with children that outlined how to evaluate a space and make recommendations and ideas that were viable. There were also collaborations with engineers, artists and construction companies. "What came out of it for us was reconnecting with the idea that first of all we need to think family friendly the whole way through," Simon says. "It is more than saying 'over here is a play structure' or 'over here is an interactive sculpture,' but thinking about how we can add elements that add magic, surprise and delight."

Madison says a trend in the development of public spaces finds cities and developers undertaking incremental changes to public spaces before changes are made permanent. "I believe it is much healthier and

ultimately cheaper than making major investments," Madison says. "This gives everyone the opportunity to test ideas and also to encourage businesses to incubate, especially small businesses."

Abbott Square's officials are also in favor of a lighter, quicker and cheaper approach. The enhancement concepts were expected to be complete in May, with the first phase of work scheduled during the following 12 months. Discussions will be held with local artists and fabricators to get things moving. The first phase will be a \$50,000 investment; the long-term concept is in the \$500,000 range.

In regard to the development of the space, Simon notes: "For us this is not about closing the space by

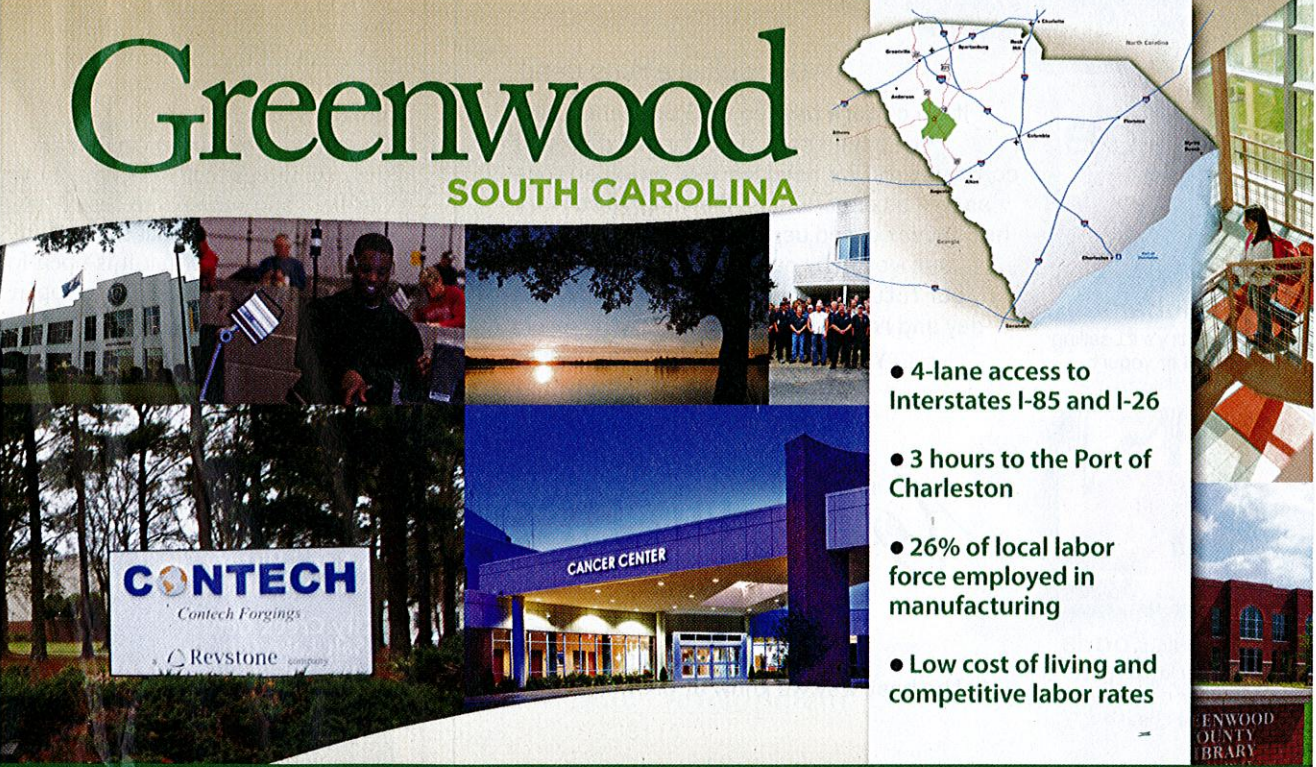
putting up construction fences and two years later revealing a space. It is about how can we incrementally improve it? How do we start attracting people through small things, such as a maze or colorful tables and chairs, so that you are building the constituency as you build the space?"

In Richmond, Va., the neighbors of the Virginia Museum of Fine Arts have been an active constituency in voicing ideas for a neighborhood corner on the campus of the museum. The museum added a new addition, which resulted in an undefined public space — other than it was formerly a parking lot.

Madison says the neighbors had a tradition of using the parking space as an extension of their backyards,

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where kids would ride bikes and dogs would play off leash. Two years later the parking lot is a garden, complete with sculptures, and is open to the public. "The people in the neighborhood still feel that it is their space," Madison says. "It was an interesting and exciting process to work with the museum and neighbors and surrounding institutions to develop a plan for the future of the grounds of the museum."

The neighborhood corner is ideal for bringing the family and dogs, enjoying picnics and viewing art work. Madison says when determining the best use of a public space, the community is the expert and project directors need to ask community members the right questions in order to create the right program. The best efforts have brought together volunteers, friends of parks, officials from the municipality, and

developers who understand their communities and their needs.

These public spaces lend themselves to spontaneous uses from those invested in the space. In the Jackson Heights neighborhood of Queens, N.Y., the 78th Street Play Street initiative, a space which will soon become permanently closed to traffic, has become the center of activity for this neighborhood. Volunteers and local business make donations and offer free classes in yoga, ballet, dance and art, among others. Each year, the library hosts a reading on the carpet event. And every year the senior class from the private school located across from the play street conducts a community service program, engaging in activities with children.

"These businesses understand the value of doing for free for the public," Madison says. "They are adding clients and growing their businesses." Madison lives near the play street and has been a volunteer the last several years, working alongside community members to create more public space and expand the pocket park in the community. "I believe in doing what you preach," she says.

In Santa Cruz, Simon is looking forward to the spontaneity that Abbott Square will draw to the downtown. "We are excited about the new things that will come into our field and our sphere based on the participation in that space, and based on the sense that it is open for opportunities that may not be open in the museum itself," she says. ☒



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MORE DETAILS

Abbott Square and the Santa Cruz Museum of Art and History (Calif.)
www.santacruzmah.org

City Creek Center (Salt Lake City)
www.shopcitycreekcenter.com

Project for Public Spaces
www.pps.org



City of Colleyville Special Events Presentation and Discussion

Pre Council Meeting

July 2, 2013

Special Events

Presentation Outline

- Overview of Special Events Structure
- Overview of Special Events and Special Event Venues
- Celebrating 10 Years of Special Events – “Moments to Remember”
- Examples of Surrounding City Events
- Analysis of Special Event Locations
 - Colleyville Center
 - City Hall/Library Plaza – The Village at Colleyville
- Staff Recommendations
- Potential Next Steps
- Questions

SPECIAL EVENTS

Overview



Special Events Overview

- Colleyville has a history rich in special events that were held over the years to:
 - celebrate community uniqueness
 - enhance Citywide spirit and pride
 - promote economic development
 - fundraise
 - promote department programs
 - celebrate holidays
- Through the years, the different events were held in various locations in Colleyville.

Special Events Overview

- At the April 14, 2010, City Council Worksession, staff sought City Council direction regarding future special event design and sponsorship.
- Following City Council direction provided at this meeting, Economic Development staff prepared a proposed new Colleyville Special Events Policy, and a schedule of proposed new special events for Fiscal Year 2011.
- The proposed new schedule of special events included four primary City special events each fiscal year, as well as a series of outdoor concerts and summer movies.

Special Events Overview

- At the City Council meeting on August 17, 2010, City Council approved the attached Colleyville Special Events Policy and Fiscal Year 2011 City special events.
- Additionally, at this meeting, City Council approved amending the name and charge of the Celebrate Colleyville Steering Committee to become the Colleyville Special Events Steering Committee with a membership of fifteen (15) members.

Special Events Overview

- At the February 21, 2012, Pre Council meeting, staff presented a report to City Council on City of Colleyville special events, which had occurred since restructuring events in Fiscal Year 2011.
- Following the presentation and discussion, the City Council proposed the structure and membership of the Colleyville Events Steering Committee be re-evaluated.
- Additionally, City Council indicated support for continuing production of three primary City of Colleyville special events, Colleyville Old Tyme Bar-B-Q; Red, White and Sousa; and Holly Colley Holiday.

Special Events Overview

- At the April 11, 2012, City Council meeting, City Council approved changing the structure and membership of the Colleyville Events Steering Committee, and reduced the Colleyville Events Steering Committee membership from fifteen (15) members to seven (7) members.
- Since the restructuring of City of Colleyville special events in Fiscal Year 2011, City staff and the Colleyville Special Events Steering Committee have planned and produced three primary special events, annually, utilizing guidelines of the Colleyville Special Events Policy.

Special Events Overview

- As specified in the Colleyville Special Events Policy, the events have been scheduled in association with City of Colleyville existing Parks and Recreation and Library activities, and Colleyville not-for-profit organization's events. This format has provided an opportunity for combined marketing of both City and not-for-profit organization's events.
- Additionally, due to the restructuring of City of Colleyville special events in Fiscal Year 2011, the venue for two of the primary special events, Red, White and Sousa and Holly Colley Holiday, became the open space in The Village at Colleyville in front of the City Hall and Library.

Special Events Overview

- For ten years, this open space in The Village of Colleyville has been the venue for many City special events, large and small. Recently, a residential development has been proposed for a portion of this open space.
- Development of this open space will greatly impact the production of two of the primary City special events, Red, White and Sousa and Holly Colley Holiday; as well as many Colleyville Public Library and Parks and Recreation events.
- Following is an overview of events that have been held at this venue:

SPECIAL EVENTS



Primary Venue

Colleyville Public Library



Summer Reading Finale

Summer Reading Finale

Date:	Held first weekend in August
Time:	Friday, 6:30 p.m. – 8:30 p.m.
Location:	Open space in The Village at Colleyville in front of the City Hall and Library
Activities:	Themed event held annually to celebrate the end of the Summer Reading Program. Activities include: a live DJ, children's arts and crafts, face painting, balloons, carnival games, bounce houses, petting zoo, pony wheel rides and food.
Attendance:	Estimated: 550 – 1,300 - (total attendance for eight years – 6,150)
Producer:	Colleyville Public Library
Event Tenure:	2005 – present
Funding:	Colleyville Public Library Donation and Voluntary Library Funds
Event Setup:	One and a half days
Event Take Down:	Two hours

Colleyville Public Library



Summer Reading Kick-Off Breakfast

Summer Reading Kick-Off Breakfast

Date:	Held first weekend in June
Time:	Saturday, 8:30 a.m. – 10:00 a.m.
Location:	Open space in The Village at Colleyville in front of the City Hall and Library
Activities:	Themed event held to celebrate the start of the Summer Reading Program. Activities included: free breakfast provided by the Colleyville Lions Club; children's arts and crafts, face painting, balloons, and themed games
Attendance:	Estimated: 2009 – 525; 2010 - 402
Producer:	Colleyville Public Library
Event Tenure:	2009 and 2010
Funding:	Colleyville Public Library Donation and Voluntary Library Funds
Event Setup:	Two hours
Event Take Down:	Two hours



Colleyville Public Library



Summer Reading Programs

Summer Reading Programs

Date:	Various programs
Time:	Various times
Location:	Open space in The Village at Colleyville in front of the City Hall and Library
Activities:	Used for various Summer Reading Programs throughout the years. Used for programs that could not be performed inside including: fire acts performed by the juggler, science experiments performed by Mad Science, BMX Bike Stunt team and active recreational activities
Attendance:	Estimated: 200 - 300
Producer:	Colleyville Public Library
Event Tenure:	10 years
Funding:	Colleyville Public Library Donation and Voluntary Library Funds
Event Setup:	None
Event Take Down:	None

Colleyville Public Library



Race to Read – Run, Walk, Read

Race to Read and Run, Walk, Read

Date:	Held first weekend in November
Time:	Saturday, 8:30 a.m. – 11:00 a.m.
Location:	Open space in The Village at Colleyville in front of the City Hall and Library
Activities:	Activities included: 1-Mile Fun Run/Walk and 5K Run, free breakfast provided by the Colleyville Lions Club, children's arts and crafts, face painting, balloons, children's games and bounce houses
Attendance:	Estimated: 250 – 400 – total attendance – 1,860
Producer:	Colleyville Public Library Foundation and Colleyville Public Library
Event Tenure:	Race to Read: 2007, 2008, 2009 and 2010 Run, Walk, Read – 2011
Funding:	Colleyville Public Library Foundation and Voluntary Library Fund Event was a fundraiser for the Colleyville Public Library
Event Setup:	Five hours (three hours – day before – two hours – day of event)
Event Take Down:	Two hours

Parks and Recreation



Hoppin' Good Egg Hunt

Hoppin' Good Egg Hunt

Date:	Held weekend before Easter
Time:	Saturday, 10:00 a.m. – 12:00 p.m.
Location:	Open space in The Village at Colleyville in front of the City Hall and Library since 2011
Activities:	Activities include: Egg hunts for various ages, children's crafts, children's health challenge, bounce houses and petting zoo
Attendance:	Estimated: 500
Producer:	Colleyville Parks and Recreation
Event Tenure:	Started 1991 - present
Funding:	Colleyville Parks and Recreation General Fund Sponsorships and Donations
Event Setup:	One and one-half days
Event Take Down:	Two hours

Red, White and Sousa



Red, White & Sousa

Date:	Friday, June 28, 2013
Time:	6:00 p.m. – 10:00 p.m.
Location:	The Village at Colleyville
Activities:	Patriotic Concert, and Food Truck Park
Attendance:	Estimated 4,500
Producer:	City staff and Colleyville Events Steering Committee
Marketing:	Marketing funds promote the following events: Red, White & Sousa and the Colleyville Public Library Summer Reading Program
Funding:	Colleyville Economic Development Corporation (CEDC) Donations
Event Setup:	Two days
Event Take Down:	Two hours

Holly Colley Holiday



Holly Colley Holiday

Date:	Friday, December 6, 2013
Time:	4:30 p.m. – 8:30 p.m.
Location:	The Village at Colleyville
Activities:	Holiday City tree lighting, 16 community decorated trees, photos with Santa sponsored by the Colleyville Lions Club, children's crafts , games and activities, community choral and dance groups, midway games, inflatable rides, and Food Truck Park
Attendance:	Estimated 4,000
Producer:	City staff and Colleyville Events Steering Committee
Marketing:	Marketing funds promote the following events: Holly Colley Holiday, Colleyville Lions Club Breakfast with Santa, and the Colleyville Woman's Club Holiday Home Tour
Funding:	Colleyville Economic Development Corporation (CEDC) Donations
Event Setup:	Four days
Event Take Down:	Two and one-half hours

Old Tyme Bar-B-Q



Old Tyme Bar-B-Q

Date:	Friday, April 26, 2013 and Saturday, April 27, 2013
Time:	Friday, 6:00 p.m. – 10:00 p.m.; Saturday, 11:00 a.m. – 6:00 p.m.
Location:	Colleyville Center - 5301 Riverwalk Drive
Activities:	Friday Evening – fish fry and free concert Saturday – sanctioned International Barbeque Cookers Association Competition, Kid's Cook-Off, food vendors, bounce houses, public auction and autograph signings by professional athletes
Attendance:	Estimated 4,000
Producer:	Colleyville Police Department - Fundraiser for Special Olympics
Marketing:	Marketing funds promoted the following events: Colleyville Old Tyme Bar-B-Q, and Texas Junior Anglers.
Funding:	Colleyville Economic Development Corporation (CEDC) Vendor fees Donations and Sponsorships
Event Setup:	One and one-half days
Event Take Down:	One-half day

Celebrating 10 Years



- An estimated 35,000 have attended events at this venue
- It has become the “Heart” of the community
- Following are event “Moments to Remember”

“Moments to Remember”

(January to December)

(We'll have moments to remember)

“Though the summer turns to winter
And the present disappears
The laughter we were glad to share
Will echo through the years”

-Al Stillman and Robert Allen-

Our First Summer Reading Finale



Superheroes: Powered by Books

The Race We All Won Medals



The Race With Dad Beside Me



The Time We Had the Cattle Drive



And The Longhorns Sought



Greener Pastures

The Time We Marched



With Daisy The Pig

The Time We Hugged



Clifford the Big Red Dog

The Day The Big Piggy Bank



And Oink Arrived

And We All Took Pictures



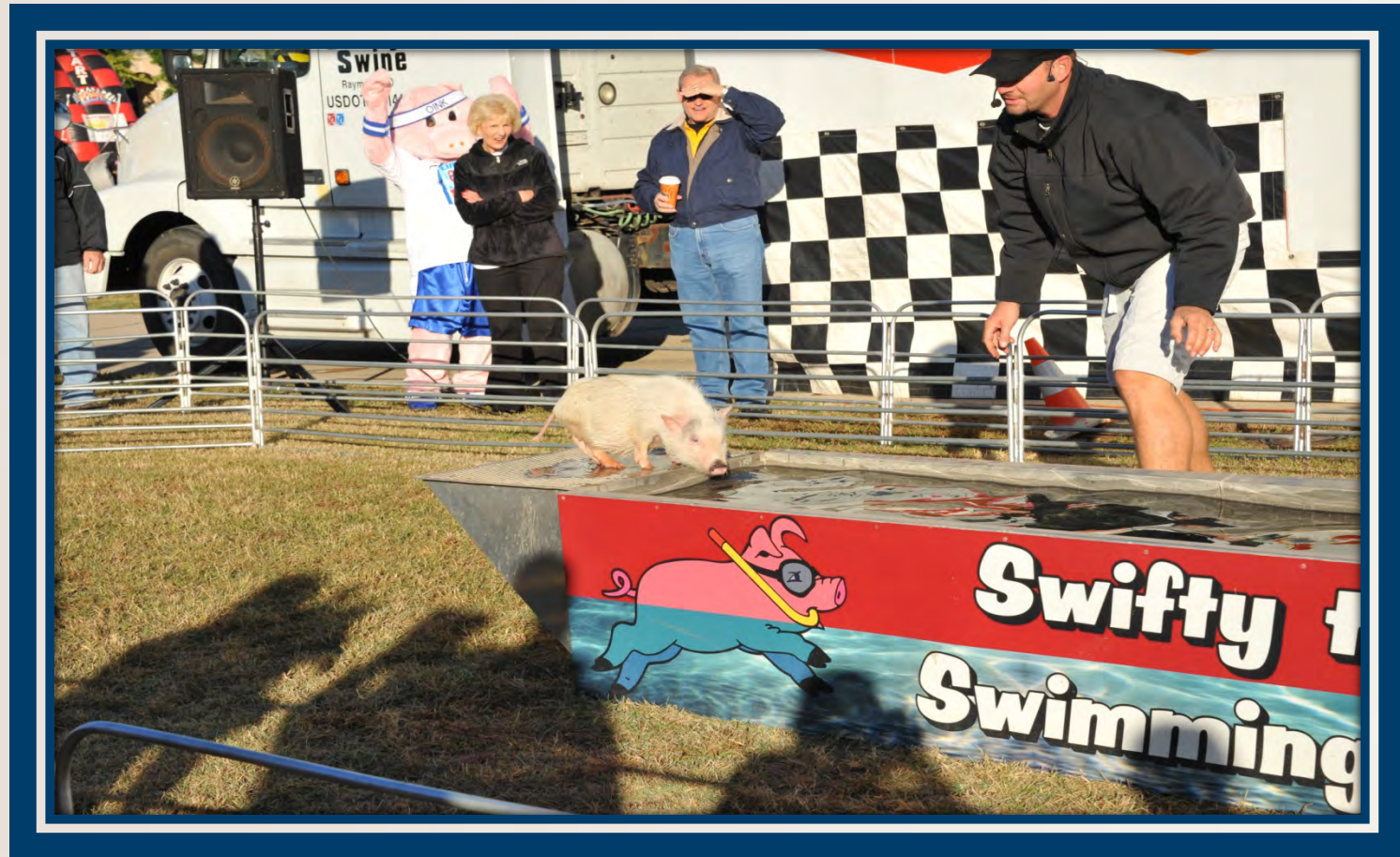
With The Biggest Piggy Bank In The Whole World

The Time The Pig Races



Came to Town

And Swifty Didn't Want To Swim



That Chilly November Day

The Amazing Balloons



The Cool Face Painting



Were Worth The Wait In Line

The Arts and Crafts



My First Masterpiece



Mixing Colorful Sand

The Silly, Silly Clowns



Special Times With Family



The Photo Moments



The Christmas Card



©2011 Harmony in Photo

The Games



The Prize Store



The Egg Hunts



The Time We Tried The Zorb Ball



The Times We Sang



On The Steps At City Hall

When Santa Came To Town



Riding In A Fire Truck

The Year We Decorated



A Community Tree and Won A Prize!

The Patriotic Concerts



The Fun



The Laughter



“MOMENTS TO REMEMBER”

“When other nights and other days
May find us gone our separate ways
We will have these moments to remember”

-Al Stillman and Robert Allen-

EULESS ARBOR DAZE: IN THE PAST, HELD IN OPEN AREA ON THE EASTERN PORTION OF THE CITY



BEDFORD BLUES FESTIVAL: HELD BEHIND BEDFORD CITY HALL IN OPEN FIELD



HURST HOLIDAY EVENT: HELD AT HURST CONVENTION CENTER



NORTH RICHLAND HILLS NIGHT OF HOLIDAY MAGIC AND SPRING CONCERT SERIES: HELD AT NRH20



FESTIVAL IN KELLER: HELD AT KELLER TOWN CENTER



SOUTHLAKE ART IN THE SQUARE EVENT: SOUTHLAKE TOWN SQUARE



GRAPVEVINE GRAPEFEST: HELD ON GRAPEVINE'S MAIN STREET



SUGARLAND MOVIES UNDER THE MOON AND HOLIDAY EVENT: HELD IN CITY HALL PLAZA



FRISCO FREEDOM FEST: HELD IN CITY HALL PLAZA



ADDISON KABOOM TOWN: HELD IN ADDISON CIRCLE



Special Event Venue Important Considerations

- Ingress / Egress
- Parking
- Pedestrian traffic flow
- Lead set up time
- Physical conditions of venue - grounds, electricity, water
- Facilities – pre-event staging and post-event storage area
- Restrooms

SPECIAL EVENT LOCATIONS IN COLLEYVILLE

**Colleyville
Center**



**City Hall / Library
Plaza
The Village
At Colleyville**

COLLEYVILLE CENTER



COLLEYVILLE CENTER SITE

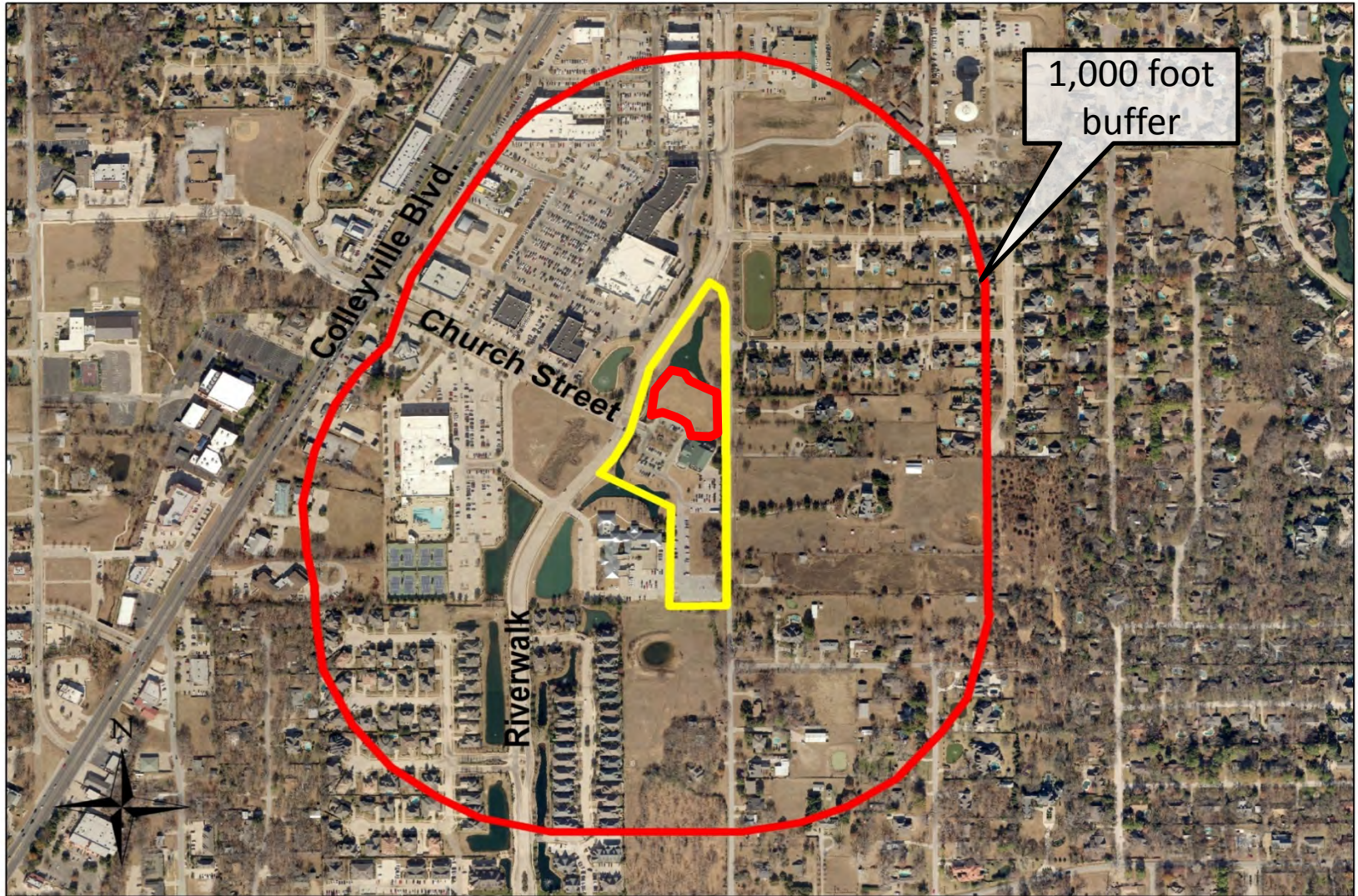


COLLEYVILLE CENTER FACTS

- Year opened: 1998
- Site Owner: City of Colleyville
- Facility Purpose: Rental for meetings, weddings, etc.
- Current Citywide Events Held at Center: Old Tyme Barbeque, annually April
- Total Site Area: 8.8 Acres
- Total Outdoor Area for Events: 2 Acres
- Total On-Site Parking: 189 spaces
- Total Usable Public Facilities on Site: One: Colleyville Center
- Total Usable Indoor Area of Public Facilities for Public Events: 7,889 square feet



COLLEYVILLE CENTER SITE - EVENT IMPACTS ANALYSIS WITHIN 1,000 FEET



COLLEYVILLE CENTER SITE - EVENT IMPACTS ANALYSIS WITHIN 1,000 FEET

Total Single Family Residences:	188
% Residential Only Zoning:	58%
Total Commercial/Institutional Buildings:	23
Total Population:	560
Total Lineal Feet of Public Streets:	12,496
Total Streets to close for event:	Church and Riverwalk
Daily traffic counts:	Church: 2,200 Riverwalk: 2,645
Total # of usable Public Facilities and Size:	1 -7,889 square feet
Total Schools:	1

COLLEYVILLE CENTER SITE

PRO'S AND CON'S FOR HOLDING EVENTS

PRO'S:

- City owned open space
- Larger event area

CON'S:

- Close to nearby single family detached homes (numerous past noise complaints) with more homes within 1,000 feet planned for future construction
- Location of ponds onsite pose potential public safety issues
- Site layout (long and narrow) and topography does not allow for a central event staging area
- Citywide events must preempt paid Colleyville Center events such as wedding receptions, corporate meetings, holiday parties, etc.
- The distance from City Hall and the library provides for reduced staff efficiency in setting up for events.
- Less on-site parking
- Site to be staged on day of event due to prior event rentals at Colleyville Center

CITY HALL / LIBRARY PLAZA THE VILLAGE AT COLLEYVILLE



CITY HALL/LIBRARY PLAZA THE VILLAGE AT COLLEYVILLE SITE



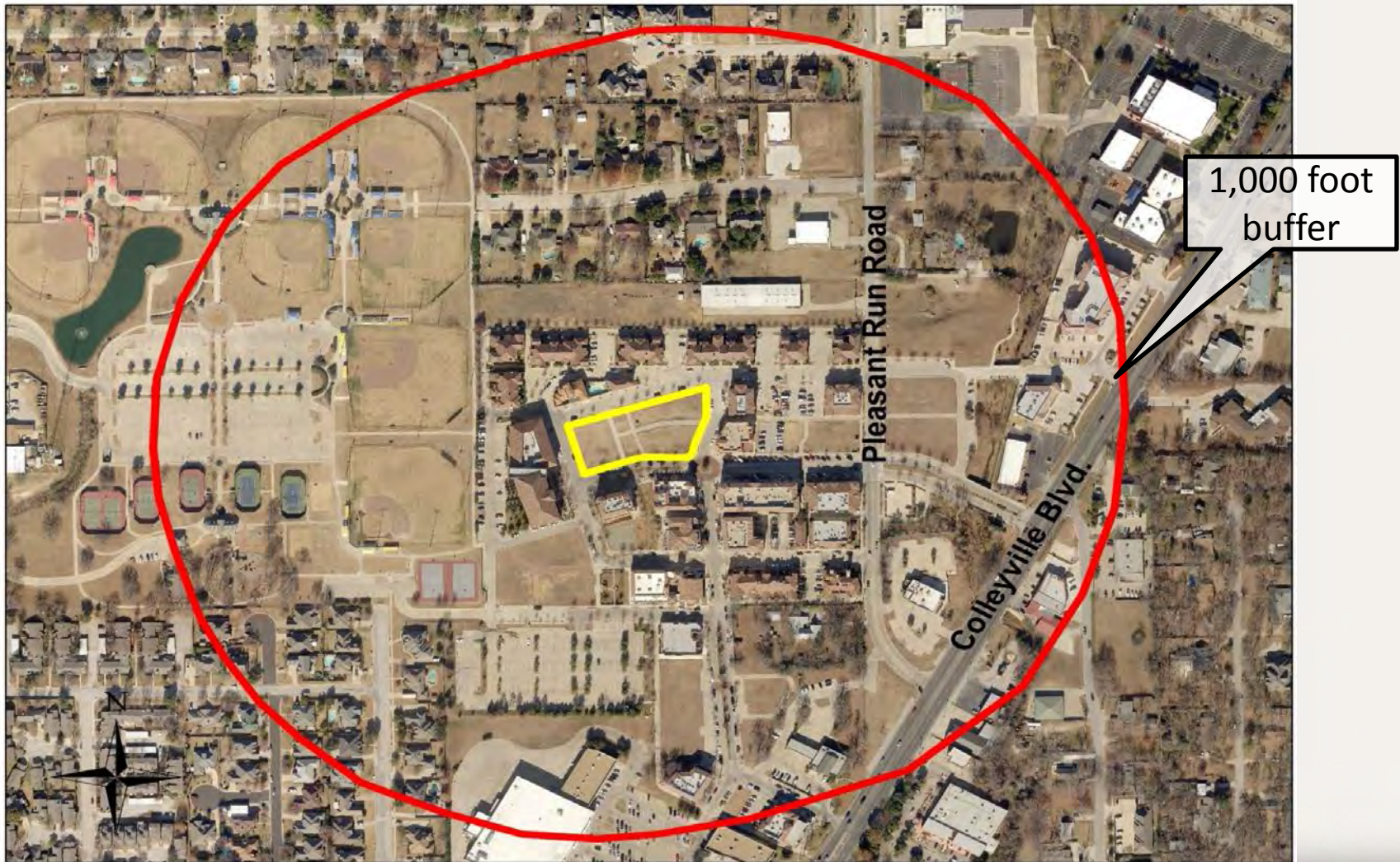
CITY HALL / LIBRARY PLAZA

THE VILLAGE AT COLLEYVILLE FACTS

Year opened:	2003
Site Owner:	Village Management, Ltd. / Village Joint Venture, LLC
Facility Purpose:	Properties currently considered vacant; zoned for commercial, residential and a public plaza
Current Citywide Events Held on Site:	Holly Colley Holiday; Red, White and Sousa; Library Summer Reading Kick-off/Finale; Hoppin' Good Egg Hunt
Total Site Area:	1.1 Acres (does not include street ROW)
Total Outdoor Area for Events:	1.1 Acres (does not include street ROW)
Total on-site parking:	796 spaces (includes parking behind City Hall/Library, City Park, 2/3 of south parking lot)
Total public facilities on site:	Four: City Hall, Library, City Park, Heroes Park
Total usable indoor area of public facilities for public events:	14,500 square feet



CITY HALL/LIBRARY PLAZA THE VILLAGE AT COLLEYVILLE SITE - EVENT IMPACTS ANALYSIS WITHIN 1,000 FEET



CITY HALL / LIBRARY PLAZA

THE VILLAGE AT COLLEYVILLE SITE

- EVENT IMPACTS ANALYSIS WITHIN 1,000 FEET

Total Single Family Residences:	106	
% Residential Only Zoning:	18%	
Total Commercial/Institutional Buildings:	22	
Total Population:	256	
Total Lineal Feet of Public Streets:	9,908	
Total Streets to close for event:	4 - Cottage, Main, Village, Veranda	
Daily Traffic Counts:	Cottage: 296	Main: 412
	Village: 198	Veranda: 240
Total Schools:	0	



CITY HALL/LIBRARY PLAZA THE VILLAGE AT COLLEYVILLE SITE PRO'S AND CON'S FOR HOLDING EVENTS

PRO'S:

- The surrounding buildings provide a sheltering effect from the climate elements
- Proximity to City Hall and Library provides for greater staff efficiency in event set-up, allows set-up to occur over multiple days, provides for more indoor event resources such as performance space and restrooms
- More public parking available

CON'S:

- City does not currently own open space
- Limited Event Area

STAFF RECOMMENDATIONS

- Consider acquisition of the City Hall/Library Plaza Site for the following reasons:
 - Better logistics for event production, set-up, and take down
 - Small Town Square Aesthetic: the “Civic” effect on the steps of City Hall and the Library
 - The surrounding buildings provide a sheltering effect from the sun and wind
 - The proximity to City Hall and Library provides for greater staff efficiency in setting up for events and provides for more indoor event resources, such as performance space and restrooms
 - Less event impact on single family detached homes

CITY HALL/LIBRARY PLAZA THE VILLAGE AT COLLEYVILLE SITE PROPERTY OWNER INFORMATION



CITY HALL/LIBRARY PLAZA THE VILLAGE AT COLLEYVILLE SITE

DEVELOPMENT SCENARIO

Plaza site as it currently exists



CITY HALL/LIBRARY PLAZA THE VILLAGE AT COLLEYVILLE SITE DEVELOPMENT SCENARIO

Plaza site developed with Townhomes and Offices



CITY HALL/LIBRARY PLAZA THE VILLAGE AT COLLEYVILLE SITE DEVELOPMENT SCENARIO

Plaza site developed as a Permanent Public Plaza



POTENTIAL NEXT STEPS

- (1) Consider purchasing all or a portion of the City Hall/Library Plaza property
- (2) Potential funding sources:
 - TIF Fund
 - Colleyville Tomorrow Fund
 - Colleyville Economic Development Corporation Fund
- (3) Negotiate land purchase
- (4) Have landscape architect draft a conceptual plaza plan

QUESTIONS?



City of Colleyville City Council Agenda Briefing

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

Agenda Number PC-3

Agenda Date 07/02/2013

Type Pre Council

Department City Secretary

Title

Discussion of the July 2, 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 07/02/2013

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-13-3648

**A RESOLUTION APPROVING CITY COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF JULY 2, 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 2ND DAY OF JULY 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 07/02/2013

Type Announcements, Proclamations and Presentations

Department City Secretary

Title

Proclamation in recognition of Parks and Recreation Month - Mary Rodne, Library and Parks and Recreation Director

Attachments

1. Proclamation in recognition of Parks and Recreation month

Proclamation

CITY OF

Colleyville, Texas

WHEREAS: parks and recreation programs are an integral part of all communities, including the City of Colleyville; and

WHEREAS, our parks and recreation programs are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

WHEREAS, parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, improve the mental and emotional health of all citizens; and

WHEREAS, parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and recreation areas are fundamental to the environmental well-being of our community and parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve air quality, provide vegetative buffers, and produce habitat for wildlife; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

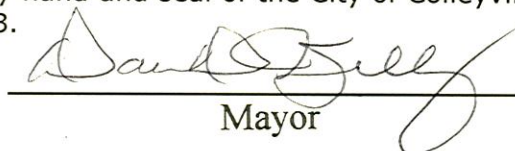
WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month.

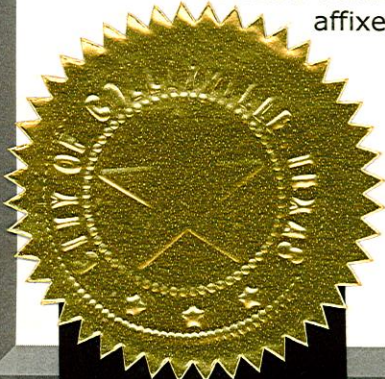
NOW, THEREFORE, I, DAVID KELLY, MAYOR OF THE CITY OF COLLEYVILLE, TEXAS, on behalf of the Colleyville City Council, do hereby proclaim the entire month of July as

PARKS AND RECREATION MONTH

and encourage all citizens to celebrate by participating in one of the many leisure pursuits available in our City and recognize the vital contributions of employees and volunteers in parks and recreation facilities.

IN WITNESS WHEREOF, I do hereby set my hand and seal of the City of Colleyville affixed this 2nd day of July 2013.


Mayor



RESOLUTION R-13-3649

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF JULY 2, 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 18, 2013
 - b. Approval of a preliminary plat for 12.0 acres on Tracts 3, 3E, and 3F, of Abstract 936 of the Joseph M. Looney Survey, and Lot 1, Block 1, of the Bone Addition, located at 5008 and 5100 Bluebonnet Drive, Case PC12-021
 - c. Approval of a contract with Castro Roofing of Texas, LP, for repairs to the roofs on City Hall and the Library through the Tips/Taps Cooperative Purchasing Agreement, in an amount not to exceed \$248,902, and authorize the city manager to execute the contract
 - d. Approval of a change order to the 2012 Pavement Rehabilitation Project, in the amount of \$95,203.04, and authorize the city manager to execute the change order
 - e. Approval of the Colleyville Events Steering Committee Bylaws

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _____ AYES, _____ NAYS, AND _____
ABSTENTIONS ON THIS THE 2ND DAY OF JULY 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 18, 2013

City Council Chambers

Mayor David Kelly called the Pre Council meeting of the Colleyville City Council to order on June 18, 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, Assistant City Manager and Chief Financial Officer Terry Leake, 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, Information Systems Manager Chris Pena, City Attorney Cathy Cunningham, and City Secretary Amy Shelley.

PC-1 Update regarding activities and programs from the Colleyville Area Chamber of Commerce

Jenna Waters, Colleyville Area Chamber of Commerce President, updated the City Council regarding activities and programs. She also thanked the City for their continued support.

Mayor Pro Tem Taylor questioned Ms. Waters regarding if all meetings could be held at the Colleyville Center. Ms. Waters stated they like to spread out the meetings so that all members may also enjoy the retailers outside of the Colleyville area, and all events need to be able to fit at the Colleyville Center.

Mayor Pro Tem Taylor stated he is specifically asking about the luncheons so that they are held in a consistent location. Ms. Waters stated there are many restaurants outside of this area, and therefore, the Chamber tries to allow for all members to benefit from the attendance at the luncheons.

Mayor Kelly stated he thought there were a couple of issues with long standing members. Ms. Waters expressed her appreciation to the Colleyville Center for being flexible.

Councilmember Hall stated he would like for the Chamber to help attract new businesses to Colleyville, and work closely with the Economic Development

Department and their endeavors. Ms. Waters stated her background is with Economic Development, and that the Chamber and the City are on the right track with their partnership to help generate and attract new businesses.

Councilmember Hart stated this was a great presentation from the Chamber.

Councilmember Wollin stated she went through Leadership Colleyville in 1992 and it helped her to become involved in her community.

Councilmember Mogged questioned Ms. Waters regarding when she anticipates rescheduling the legislative luncheon. Ms. Waters stated she had hoped it would be before the July 4th holiday.

Mayor Kelly stated there may be two additional special legislative sessions.

PC-2 Presentation and update on the Public Works Department

Public Works Director Bob Lowry presented an update regarding the Public Works Department to City Council.

Mayor Pro Tem Taylor questioned staff regarding what steps have been taken to ensure the quality of construction. Director Lowry explained they have made an offer to a construction manager to begin in July, and they have requested a new inspector position in the 2014 budget.

Councilmember Hall questioned staff regarding the Opticom system repairs. Director Lowry explained the systems are located on all of the public safety vehicles.

Councilmember Hall questioned staff regarding the homeowner associations and estate lots with gates and Opticom systems. City Manager Jennifer Fadden explained there was minimal interest in those homeowners associations to have Opticom installed on those gates.

Councilmember Hall questioned staff regarding if most homeowner associations have the Opticom systems. City Manager Jennifer Fadden replied yes. Mayor Kelly added the homeowner associations and estate lot homeowners are now aware of the liability factor with delayed access.

Councilmember Mogged questioned staff regarding why the round-a-bout at Jackson and Cheek-Sparger Road is not included in the 2013 project list. Director Lowry explained this is a work in progress, and stated Bedford was not initially a fan of round-a-bouts. Mayor Kelly explained Bedford is now familiar with round-a-bouts.

Mayor Pro Tem Taylor questioned staff regarding how many bridges and creeks are actually on Heritage Avenue. Director Lowry explained there are three creeks and one major bridge over Little Bear Creek.

Councilmember Hart questioned staff regarding if the illegal dumping has stopped. Director Lowry replied no.

Mayor Pro Tem Taylor stated becoming a fan of asphalt streets, especially if the streets are properly built. He stated there were times where concrete streets were in more demand than asphalt streets.

Mayor Pro Tem Taylor stated not seeing asphalt streets run with linear failure like concrete streets do. Director Lowry explained the construction of an asphalt street and that the cracks can be properly treated and done very inexpensively.

Mayor Pro Tem Taylor questioned staff regarding if concrete may be used at intersections to eliminate the rubbing and rutting in the street. Director Lowry replied using concrete at the intersections and asphalt for the remainder of the streets, is very common.

Councilmember Hart questioned staff regarding "smart water meters." Director Lowry replied yes, they do exist.

Councilmember Hart questioned staff regarding if the City is currently using those meters. Director Lowry replied no, however, an energy study is currently being done, all over the City, to ensure best practices are being used.

Councilmember Hart questioned staff regarding the valves to be maintained. Director Lowry replied they are exercising the valves to ensure those valves are maintained since they are used infrequently.

Councilmember Short questioned staff regarding the tracking for the maintaining of ditches. Director Lowry replied staff has created a list of those properties in which the City has, in the past, maintained, and as of December 2013, those properties will no longer be maintained.

Councilmember Hall questioned staff regarding how many properties have been maintained by the City. Director Lowry replied over 100 properties. Mayor Kelly added these properties have been maintained by the City for no apparent reason.

Mayor Kelly expressed his appreciation to Director Lowry and his department. Director Lowry thanked the Mayor.

Mayor Pro Tem Taylor questioned if those smart meters are for every resident or just City facilities. Councilmember Hart stated mostly every resident. Director Lowry explained the way the smart meters are read and installed.

Mayor Pro Tem Taylor stated with technology today, people want to be able to monitor their own usage, and it will help with centralizing the reading process. Director Lowry replied there are capital costs in which to implement such meters.

Councilmember Hart stated the conservation and usage of water can be monitored. Director Lowry concurred.

PC-3 Presentation and update on the Bidault House

Communications and Marketing Director Mona Gandy presented an update regarding the Bidault House. Joe Dupree, Historical Preservation Committee President, was also present to answer questions.

Mayor Kelly questioned staff regarding if any volunteer hours could be used for these improvements. Director Gandy explained the use of volunteers was discussed however, it was decided not to use volunteers for the updates to this investment. Public Works Director Bob Lowry added those services really need to be done by bonded and insured contractors.

Councilmember Hall questioned staff regarding the roof type. Mayor Kelly replied it is a composition roof type.

Councilmember Mogged questioned staff regarding the condition of the substructure and will it be good enough to handle new shingles? Director Lowry replied the inspection and condition of the existing roof will be part of the roofing contract and a contingency of the condition.

Councilmember Hall questioned staff regarding the widow's walk. Director Gandy explained the widow's walk is currently constructed with 2 x 4's versus the original spindles.

Councilmember Hall questioned staff regarding how the widow's walk is accessed. Director Gandy replied it is accessed by the outside.

Councilmember Hall questioned staff regarding how the widow's would have accessed the walk, in the past. Director Gandy explained there is no access from inside the house however, if there was access in the past, staff has not been able to locate this access.

Mayor Pro Tem Taylor questioned staff regarding exterior lighting on the structure, especially at night, such as landscape lighting. Director Gandy stated staff will evaluate the lighting and the cost of such.

Councilmember Wollin stated she would like to ensure the historical aspect will not be lost. She added she would like the porch ceiling to be painted blue, so that bugs will not nest in the ceiling, since the bugs think it is sky.

Mayor Pro Tem Taylor stated this can be a destination location.

Councilmember Hall stated it is a great investment from the Colleyville Tomorrow Fund.

Mayor Kelly stated enough money will need to be allocated for adding the lights. Councilmembers concurred staff should have enough to add the lights. City Manager Fadden explained the City Council will have to approve a contract since the funds have not been appropriated for this project.

Councilmember Hall questioned staff regarding signage. Director Gandy stated currently no signage exists, but appropriate signage will be determined once the updates have been made.

Mayor Kelly stated there is a metal guard at the southwest corner of Bluebonnet and Glade Road, could it be painted. Director Gandy replied yes.

Mayor Kelly stated the well house should be painted as well. Director Gandy replied the well house will be included.

Mayor Pro Tem Taylor stated the carriage house and garage should be painted. Director Gandy replied yes.

Councilmember Wollin questioned the fencing. Director Gandy stated the fencing is not included in this portion of the recommendations.

Councilmember Hart stated these are great first steps to the property updates.

Councilmember Mogged stated this is maintenance to an investment the City has made.

Mayor Pro Tem Taylor questioned staff regarding the basement, is it staying dry? Director Gandy replied yes.

PC-4 Discussion and designation of a voting representative to the North Central Texas Council of Governments (NCTCOG)

Mayor Kelly explained the designation of the voting representative to the North Central Texas Council of Governments (NCTCOG). Councilmember Hart stated being in favor of the Mayor and have the designation run concurrent with the member's term.

PC-5 Discussion of the August City Council meeting dates

City Manager Jennifer Fadden explained the City Council meeting dates in August and explained because of the budget worksession, there would be three meetings in a row in August. She explained staff is recommending cancelling the August 6th meeting and meet on August 13 and 20.

Mayor Pro Tem Taylor suggested cancelling the August 13th meeting so that the schedule could remain as August 6 and 20. City Manager Jennifer Fadden explained the budget worksession is scheduled for August 13, and would not be ready to present at the August 6th meeting.

Councilmember Wollin questioned staff regarding the start time for the August 13 budget worksession. City Manager Jennifer Fadden explained the meeting would begin at 6:00 p.m. She further explained that the CEDC worksession would begin at 5:00 p.m. the same evening.

Councilmember Hart questioned staff regarding if the August 13th meeting would count as a regular meeting. City Manager Jennifer Fadden replied yes and further explained the City Attorney has cleared the meeting.

Councilmember Hall questioned staff regarding if a budget worksession for June 26 is still scheduled. City Manager Jennifer Fadden replied yes.

Councilmember Hall questioned staff regarding if the meeting will take place in the City Council Chambers. City Manager Jennifer Fadden replied the meeting will take place in the Executive Conference Room.

PC-6 Presentation of the Monthly Financial Report - May 2013

Finance Manager Karen Hines presented the May 2013 Financial Report.

Councilmember Mogged questioned staff regarding the projected ad valorem revenue and the negative variance this time. Finance Manager Karen Hines replied the projected variance is based on the amount and timing of payments received at this same time, last year.

PC-7 Discussion of the June 18, 2013, City Council regular agenda items

Mayor Kelly explained the recusal for Councilmembers regarding the agenda items.

Councilmember Hall questioned staff regarding if any items will require a super majority vote. Mayor Kelly replied no.

Councilmember Hall questioned staff regarding the sidewalk waiver requests remaining after this meeting. Community Development Director Ron Ruthven replied one more remains.

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 7:38 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, Assistant City Manager and Chief Financial Officer Terry Leake, 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, Information Systems Manager Chris Pena, 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 7:06 p.m. and reconvened at 7:27 p.m.

INVOCATION: Pastor Dave Jung, Crown of Life Church

PLEDGE OF ALLEGIANCE: City Attorney Cathy Cunningham

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

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 initial meeting for the Senior Center rebranding meeting to take place on Thursday, June 20, 2013 at 6:00 p.m. at the Colleyville Center, located at 5301 Riverwalk Drive. She encouraged the public to attend this meeting for input and suggestions for the Senior Center.

Mayor Kelly announced the Red, White, and Sousa event to be held on Friday, June 28, 2013 in the Village at Colleyville. He explained the grounds open at 6:00 p.m. with the concert to begin at 8:00 p.m.

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

Mayor Kelly and Economic Development Director Marty Wieder recognized Butch, Garrett, and Geneva Wallace and Deborah Scott of Yard Art Patio & Fireplace. Butch Wallace expressed his appreciation to the City for this recognition.

Recognition of employees' years of service

Mayor Kelly recognized Greg Balandran, Meter Reader; Nathan Brown, Field Technician; Michelle Reyes, Human Resources Manager; and Ricardo Valdez, Field Technician and Vicki Welch, Circulation/Tech Assistant, for their years of service.

Recognition of employee achievements

Mayor Kelly recognized the following employees for their achievements:

Homer Cruse, Equipment Operator, who finished first in the Gradall competition, during the construction equipment ROAD-E-O.

Robert Lynch, Field Operations Supervisor, for earning the All Around Equipment Operator of the Year during the construction equipment ROAD-E-O.

Rick Mosholder, Mechanic, for becoming recertified in engine repair, manual drive train and axles, suspension and steering, and brakes.

Taci Wrisley, Planning and Zoning Assistant, graduated with an Associate of Arts Degree from Tarrant County College.

Mayor Kelly recognized the City receiving the North Central Texas Council of Government's Regional Cooperation Award for the combination of the City of Colleyville and the city of Keller Municipal Court.

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

Mayor Kelly read Resolution R-13-3639 in its entirety.

Mayor Kelly opened the public hearing at 7:53 p.m.

There was no one present wishing to speak concerning this item and Mayor Kelly closed the public hearing at 7:53 p.m.

Councilmember Wollin moved to approve Resolution R-13-3639. 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): 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

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 7:58 p.m.

Chas Fitzgerald, the applicant and representative of Wilbow Corporation, came forward to present the agenda item and brief the City Council.

James Spisak, 105 Franklin Court, spoke with concerns for Harrison Lane to remain an emergency access lane only, the gas drilling sunset restriction, and the proposed lot sizes. Mr. Spisak's speaker card indicates he is in opposition to this request.

Michael Fitzpatrick, 7604 Jefferson Circle, spoke with concerns for the 300 foot setback, the use of the park land area, the proposed lot sizes, and fencing. Mr. Fitzpatrick's speaker card indicates he is in opposition to this request.

Bob Tuttle, 202 Madison Square, spoke with concerns for fencing, Harrison Drive, cut-through traffic, and mineral rights. Mr. Tuttle's speaker card indicates he is in opposition to this request.

Lanese Turner, 205 Madison Square, stated being concerned about the fencing, lot sizes, and the sunset date. She added she would prefer this item to be tabled so that the developer can address the concerns of the Monticello subdivision. Ms. Turner's speaker card indicates she is in opposition to this request.

There were no others wishing to speak and Mayor Kelly closed the public hearing at 8:19 p.m.

Councilmember Wollin questioned Atlas Resource Partners regarding the sunset date and the need for such. Mark Shumacher, Executive Vice President of Atlas Resource Partners, came forward and explained their process regarding the expiration of the Special Use Permit, and any future Special Use Permits. He stated Atlas does not agree with the proposed sunset date, nor do they agree with having to receive waivers from any future residents within the 1,000 feet of the existing gas well site. He stated the 2030 date was given as a guideline however, he explained Atlas is not in favor of such sunset deadlines.

Mayor Kelly added this was his initial concern for the future neighbors, their rights as homeowners, and their input. He stated wanting the future neighbors to be aware of such restrictions in the Special Use Permits. He stated he wants full disclosure of such uses for the future neighbors.

Mayor Kelly questioned Mr. Shumacher regarding if the gas is replenished after it is taken out. Mr. Shumacher replied no, but that a single well will drain initially about 20 percent of the gas in place, therefore more wells are drilled with an orderly development.

Mayor Kelly stated his concerns are the homes within the 1,000 feet; that those homeowners are knowingly purchasing properties within this distance to a gas well site.

Councilmember Wollin stated restrictions cannot be put in place that does not allow the current homeowners to achieve the royalties already put in place.

Councilmember Wollin stated being concerned with a sunset date, even of 2030, given that technology has improved over time. She added she does not want to bind the current homeowners receiving their royalties.

Councilmember Mogged questioned Mr. Shumacher regarding what events take place that can be seen in the 300 foot setback versus the 1,000 foot setback. Mr. Shumacher stated it is primarily a safety factor. He stated the state of Texas has a 200 foot setback requirement therefore; the City has implemented a setback in which they are comfortable with setting. He stated not knowing of specific field operation issues or impact, other than noise, but sound blankets are put in place to limit the noise.

Councilmember Wollin questioned Mr. Shumacher regarding if the gas well operator is required to carry a certain amount of insurance since there may be homes within the 300 feet. Mr. Shumacher replied no. He added as long as the gas well operator is operating under regulatory guidelines, they are covered by the same insurance.

Councilmember Hart questioned Mr. Shumacher regarding the life cycle of a typical well. Mr. Shumacher replied anywhere between 40 and 50 years.

Councilmember Hart questioned Mr. Shumacher regarding if extra sound blankets will be installed in future drillings. Mr. Shumacher replied they will be in full compliance of the ordinance regulations regarding any noise issues.

Mayor Kelly explained upon expiration of the current Special Use Permit for the current gas well site, the gas well operator will be required to apply for another Special Use Permit and therefore, the City Council may or may not agree with such.

Councilmember Hall questioned staff regarding if there is some legal reason as to why the 2030 sunset regulation is in the ordinance. City Attorney Cathy Cunningham replied the 2030 sunset regulation was put in as a place holder in the anticipation of a time restriction.

Mayor Pro Tem Taylor stated the gas well site has the preemptive authority as it was granted on day one and the ordinance should reflect such. He explained technology is changing daily, but approval is given on what is known today.

Councilmember Wollin questioned staff regarding if the noise has to be maintained, as it is currently stated in the ordinance, for any homes located in either the 300 foot or 1,000 foot setbacks. Director Ruthven stated the existing ordinance regarding noise regulations, will apply.

Councilmember Wollin questioned staff regarding the “rider”, and does this apply to the homeowners association and the current or future developers. City Attorney Cunningham replied it would apply to all, as currently written. She explained the ordinance language and how it could be reflected to cover all.

Councilmember Hall questioned Mr. Shumacher regarding if the proposed pipeline can be drilled underneath developed property. Mr. Shumacher replied the pipeline can be drilled underneath the properties by a boring process.

Councilmember Hall questioned Mr. Shumacher regarding the depth of the pipeline. Mr. Shumacher replied the depth could be anywhere from four to eight feet. He further explained the pipeline driller will do their best not to drill directly underneath an existing home.

Mayor Kelly stated the pipeline industry is restricted by the state regulatory and not so much a municipality restriction. Mr. Shumacher concurred.

Councilmember Hall questioned staff regarding sidewalks and trails; can these monies be used specifically for this area? City Manager Jennifer Fadden and Director Ruthven explained those monies may be used anywhere within Neighborhood District 6.

Mayor Kelly stated the developer is willing to put in the required sidewalks and trails; however, the developer wants to use the park land dedication funds toward the construction of such sidewalks and trails. Director Ruthven explained the park land dedication purpose.

Mayor Kelly questioned staff regarding if the individual homeowners could cut down trees located within the buffer area. Director Ruthven replied correct. Mayor Kelly stated he would like for this area to be preserved, therefore, removing the reference to Chapter 5 – Tree Preservation of the Land Development Code. Director Ruthven explained the ordinance options.

Councilmember Mogged questioned staff regarding if the tree dies the homeowner has to receive permission to remove the tree. Director Ruthven replied homeowners are required to receive a tree removal permit to remove any tree.

Mayor Kelly states this negates the tree buffer. Mayor Pro Tem Taylor stated everyone has a different opinion of trees. He stated delineations needs to be put in place for the existing trees within this buffer area.

Councilmember Hall questioned staff regarding the tree issue. Mayor Kelly stated the ten foot tree buffer should be maintained.

Mayor Pro Tem Taylor questioned staff regarding if the tree survey will protect the tree buffer. Director Ruthven stated the tree buffer can be shown on the plat as a tree buffer area.

Mayor Kelly stated disclosure would need to be addressed at the time of purchase of the tree buffer area.

Mayor Pro Tem Taylor stated needing clarification on the fencing issue. Mayor Kelly stated the new homeowners may not wish to look at someone else's back yard; therefore a wood fence may be installed, rather than a wrought iron fence.

Mayor Pro Tem Taylor stated having mixed views about Harrison Lane being either open or an emergency access only. Mayor Kelly stated cutting through Harrison Lane to Pleasant Run Road does not seem like the likely option.

Councilmember Hall stated being in favor of leaving Harrison Lane open since cutting through to Pleasant Run Road is out of the way.

Mayor Kelly stated being in favor of keeping Harrison Lane open.

Mayor Pro Tem Taylor questioned Mr. Fitzgerald regarding the front setback, no less than a 25 foot front setback; what is the maximum setback needed? Mr. Fitzgerald stated the setback allowance, as written in the ordinance, will suffice.

Mayor Pro Tem Taylor stated having a concern for a setback closer than a 25 foot front setback.

Mayor Pro Tem Taylor questioned staff regarding the setback measurement. Director Ruthven explained the setback is measured from the edge of the property line, not from the edge of the curb.

Mayor Kelly questioned staff regarding the setback for the Bridges at Riverwalk. Director Ruthven replied a 15 foot front setback.

Mayor Kelly stated wanting to be as close to a 30 foot front setback as possible.

Councilmember Wollin stated being uncomfortable with the lot sizes being 13,000 square feet adjacent to the Monticello development. Mayor Kelly and Mayor Pro Tem Taylor agreed that the Monticello front yards are not as wide as the back yard of those lots because the lots in Monticello are on a curved street versus a straight street like the ones being proposed. Councilmember Wollin stated being in favor of 16,000 square foot minimum lot sizes.

Councilmember Hall moved to approve Ordinance O-13-1875 with the following amendments: the expression until January 1, 2030 is removed from paragraph 10a; that in section 8e, regarding the 10 foot tree buffer, remove the reference to Chapter 5 – Tree Preservation in the Land Development Code and reword it to the following, all trees located within said buffer area shall be preserved and placed as shown on the plot plan and shall not be removed from the buffer without a tree removal permit. Section 5(8)C(5) of the Land Development Code exempting residents from the removal requirements shall not apply to said buffer area; and section 4(a)(3), the distance from the paved portion of the street, to the back of the curb, is at least 30 feet. Councilmember Hart seconded the motion.

Mayor Kelly questioned staff regarding the Pleasant Run Road trail is it to be escrowed in the current ordinance. Director Ruthven replied yes.

Councilmember Wollin made a friendly amendment to have the new site plan, as shown by the developer during the presentation given this evening, added to the ordinance as the conceptual site plan. Both Councilmember Hall and Hart agreed to the friendly amendment.

Mayor Kelly expressed his appreciation to the developer and the Monticello homeowners for working together on this development.

The motion to approve carried by the following vote:

Aye: 5 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers, Chuck Mogged, Stan Hall, and Tom Hart

Nay: 1 - Councilmember Carol Wollin

Abstain: 1 – Councilmember Jody Short

Mayor Kelly recessed the meeting at 9:27 p.m.

Councilmember Wollin excused herself from the meeting due to being ill.

Mayor Pro Tem Taylor reconvened the meeting at 9:34 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 Kelly recused himself from consideration of this item due to a conflict of interest.

Mayor Pro Tem Mike 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 9:37 p.m.

Keith Castello, the applicant and Headmaster from Covenant Christian Academy, and Rusty Beam, the Facilities Director for Covenant Christian Academy, presented the agenda item and briefed the City Council.

Steve Turner, 1512 Cherry Lane, spoke in support of this request.

Sharon Dickson, 3813 Fox Hollow Drive, Bedford stated being concerned about the following items: football and baseball field lighting; the retaining wall; the proposed fire lane to the west side of the property; and the planting of smaller trees, which will replace large, mature trees.

James Taylor, 6401 Emerald Drive, Colleyville, homeowner and representative of the Colleyville Baseball Association, stated being in support of this request, and stated the proposed field will be a benefit to the association.

Gary Zak, 3821 Fox Hollow Drive, Bedford, spoke in opposition to this request with concerns for: increase in traffic; the proposed fire lane to the west property line; the increase in people in general; and lighting for the proposed fields.

Mike O'Neal, 1500 Oak Knoll Drive, Colleyville, spoke in support of this request.

Brenda Huckins, 6212 Lantana Court, Colleyville, spoke in support of this request.

The following person did not wish to speak, but wished to register their opposition to this request: Rod Chapman, 3827 Fox Hollow Drive, Bedford.

The following persons did not wish to speak but wished to register their support to this request: Matt Carnes, 3417 Lookout Court, Grapevine; Judy Schappell, 9012 Cedar Bluffs, North Richland Hills; Amie Deupree, 5101 Montclair Drive, Colleyville; Brooks Lynn, 710 Centerpark Drive, Suite 140, Colleyville; Brian Popkin, 6001 Quails Path, Colleyville; Lisa Martin, 7617 David Court, North Richland Hills; Jade Schappell, 9012 Cedar Bluffs Drive, North Richland Hills; Joel Schappell, 9012 Cedar Bluffs Drive, North Richland Hills; Ben Arnold, 7317 Wexford, North Richland Hills; Lara Niles, 5012 Fry Lane, Colleyville; Laura Hurlburt, 1002 Rodeo Drive, Colleyville; Jim Hurlburt, 1002 Rodeo Drive, Colleyville; Lisa Langston, 4107 Greenway Court, Colleyville; and Kevin Black, 3004 Glen Dale Drive, Colleyville; Kim Turner, 5020 San Jacinto Drive, Haltom City; Lisa Campanelle, 201 Manor Place, Southlake; Cindy Hauser, 6513 Sunset Road, North Richland Hills; Bryan Bell, 532 Meadow Knoll, Keller; Stephanie Bell, 532 Meadow Knoll, Keller; Randall Cross, 7008 Lismore Court, Colleyville; Walt Jordan, 6006 Lansford Lane, Colleyville; Mitch Baugus, 401 Briarcliff, Colleyville; Kristen Jefferson, 4600 Mill Brook Drive, Colleyville; Larry Jefferson, 4600 Mill Brook Drive, Colleyville; Becky Hyde, 3537 Meadowsides Drive, Bedford; Shannon Caraway, 1907 Caspian Lane, Colleyville; Daniel and Janet Delph, 304 Sandlewood Lane, Euless; Lisa Cunningham, 6413 Remington Parkway, Colleyville; Cristina Flores, 3608 Chateaux Lane, Hurst; Lauren Calabrese, 3401 Whitney Way, Hurst; and Sharon Rhoades, 4600 Mill Brook Drive, Colleyville

Mayor Pro Tem Taylor expressed his appreciation to all surrounding cities and neighbors for their input, and stated Colleyville wants to be a good neighbor.

There were no others wishing to speak and Mayor Pro Tem Taylor closed the public hearing at 10:10 p.m.

Councilmember Hart questioned Mr. Beam regarding the use of the fields. Mr. Beam replied the fields will be used as practice and playing fields.

Mayor Pro Tem Taylor questioned Mr. Beam regarding the facilities and site plan. Mr. Beam replied the football field is in place and an extension of 40-50 yards of infield space is used for baseball.

Mayor Pro Tem Taylor questioned Mr. Beam regarding what impact is really being changed with this addition. Mr. Beam replied games will actually be played on campus, which is something not currently being done. He stated there will be more efficient use of space for the practice of each sport. He stated the same number of students will be practicing.

Mayor Pro Tem Taylor questioned Mr. Beam regarding the combination of day and night games. Mr. Beam replied the varsity games will be played at night, but the sub-varsity games would be played during the late afternoon. He stated they never play on Sunday, and rarely on Wednesday or Saturday.

Mayor Pro Tem Taylor questioned Mr. Beam regarding if the junior varsity will play on Thursday evening and the varsity will play on Friday evening, like the public schools? Mr. Beam replied yes and sometimes junior varsity will play right before varsity will play.

Mayor Pro Tem Taylor questioned Mr. Beam regarding how many more night games will be played. Mr. Beam replied they are only allowed so many games per year, but baseball would be about 12 home games; sub-varsity would consist of five or six games; junior varsity would consist of five or six games; and varsity would consist of five or six games. He stated with using a turf field, if the opponent's field gets rained out, then they can come play on our field.

Mayor Pro Tem Taylor questioned Mr. Beam regarding the football games, would those games increase. Mr. Beam replied yes because the varsity games would be played on this field.

Mayor Pro Tem Taylor questioned Mr. Beam regarding the number of football games to be played on this field. Mr. Beam replied a regular season schedule is 10 games, so approximately five games at home with a few play-off games at home.

Councilmember Mogged questioned Mr. Beam regarding if the start time for the games is flexible, could they start 30 minutes earlier? Mr. Beam replied game times are usually set by the coaches and not by the association.

Councilmember Mogged questioned Mr. Beam regarding how long the football games will last. Mr. Beam replied most of the time, the games will go until 9:00 p.m., but sometimes those games run over that time.

Councilmember Hart questioned Mr. Castello regarding the completion of the baseball field. Mr. Castello replied the completion will be determined by the amount of fundraising, but that a safe target year is 2020 to 2022.

Councilmember Hart questioned Mr. Castello regarding if the parking structure and baseball field will be constructed at the same time. Mr. Castello replied more than likely, but it will depend on the fundraising.

Councilmember Short questioned Mr. Castello regarding what is proposed to be constructed first. Mr. Castello stated the northeast parking lot is proposed to be constructed first, this summer. He further explained the expansion of the northeast building. He stated they will then want to construct the parking structure and baseball field along with the fire lane along the western portion of the property. He stated the extreme far fire lane will be constructed at the time of the football field.

Councilmember Short stated he likes the overall project completion, however, stated having concerns for the "in the mean time" component, especially with any addition of students.

Councilmember Hall questioned staff regarding what is exactly being approved this evening. Director Ruthven explained the overall proposed ordinance.

Councilmember Hall questioned Mr. Castello regarding if the proposed ordinance will work for their needs and the additional approval. Mr. Castello stated not understanding why they will have to come back for approval given the language in the ordinance; however, he stated he understands the dynamics of this site.

Mayor Pro Tem Taylor stated the slope of the land will accommodate the height of these buildings. He further explained by using the elevations in the packet. He expressed his appreciation for the overall presentation of the master plan for this project.

Mayor Pro Tem Taylor questioned Mr. Castello regarding the increase in the number of students. Mr. Castello stated the actual target for the size of the school did not change. He stated the addition of the pre-grammar students has been consolidated to accommodate those students.

Mayor Pro Tem Taylor questioned Mr. Castello regarding if the pre-grammar students attend school all day. Mr. Castello replied yes.

Mayor Pro Tem Taylor questioned staff regarding the time for a revised traffic impact analysis. Director Ruthven replied, upon the issuance of any new building permit.

Mayor Pro Tem Taylor questioned staff regarding if the analysis will be ran at the 850 student numbers. Director Ruthven replied yes, at the future build out number of 850.

Mayor Pro Tem Taylor questioned Mr. Castello regarding if he has any issues with the requirement of an updated traffic impact analysis. Mr. Castello replied no.

Councilmember Hall moved to approve Ordinance O-13-1876 as written. Councilmember Hart seconded the motion.

Councilmember Hall added he would like to amend the motion to include lighting, particularly for the football field.

Mayor Pro Tem Taylor stated the lighting is a big part of this request. He stated some usage of lights should be allowed, not necessarily late night games, in most instances.

Councilmember Hall questioned staff regarding if lights are to be included, the non-bleed over protection lights, for the football field, what about the baseball field? Director Ruthven replied the applicant would have to come back to City Council with detailed lighting plans. He further explained the current ordinance and amendment language.

Mayor Pro Tem Taylor stated at the time the applicant makes application for the lighting, there should be no denial, as long as they are using the best lighting for this area.

Councilmember Hall stated the current lighting language should be stricken from the ordinance so that there are no issues now and then when the applicant brings forward the plans for the football and baseball fields, the lighting plans may be reviewed. Director Ruthven concurred.

Councilmember Hall amended his motion to include approval of Ordinance O-13-1876, with the following amendment: to strike the no light requirements, as outlined in section 5(7)(B) of Ordinance O-09-1725.

City Manager Jennifer Fadden explained that City Council may want to include language in the ordinance to allow the applicant the ability to let outside entities use their facility for games and practice, and as such no language exists for the lighting of those activities. She further added the proposed applicant language regarding lighting.

City Attorney Cathy Cunningham added if the restrictions for lighting is eliminated, and no other provisions are added to the ordinance, the applicant could have lighting on continually.

Mayor Pro Tem Taylor stated they will have to come back to City Council for approval with the proposed lighting, and at that time, the limitation for usage would be applied.

Councilmember Mogged stated the lighting restrictions could be left in place until the time the applicant submits for approval of a detailed lighting plan.

Councilmember Hall questioned staff regarding if there are lights currently on the field. Director Ruthven replied no.

Mayor Pro Tem Taylor stated he did not want a future City Council to deny such lighting. He added the applicant is proposing a great public/private partnership with wanting to allow the associations to participate on their fields. He explained there are lighted fields all over the City, and within neighborhoods. He stated the applicant will have to come back to City Council with a detailed lighting plan.

Director Ruthven added the restriction for lighting could be eliminated from the ordinance and therefore if the applicant wants to have something approved in the interim, City Council could approve a resolution for a temporary lighting plan until the applicant has the full detailed lighting plan ready for submittal once the entire, proposed fields are built.

Mayor Pro Tem Taylor questioned staff regarding if any lighting will have to be approved by City Council. Director Ruthven replied yes, however, City Council may approve a temporary lighting plan through a resolution.

Councilmember Hall stated City Council should not impose unnecessary restrictions. Mayor Pro Tem Taylor stated they are currently not allowed for lighting.

Councilmember Hall questioned staff regarding if any lighting will have to receive City Council approval. City Attorney Cathy Cunningham replied yes, however, staff is proposing a lighting plan be submitted and approved by a resolution with the same notification as a typical zoning application. She further added the use of lights could be approved in the proposed ordinance; however, the applicant will have to further receive approval through City Council for the details of the lighting plan for the fields, since no lights currently exist on the property.

Councilmember Hall further amended his motion with the following amendment: to allow for lighting in the proposed ordinance, however the detailed lighting plan and lighting usage must be approved by City Council for new and existing fields; and allow the other entities/associations to use this facility. Councilmember Hart accepted the amendments.

The motion to approve with amendments carried by the following vote:

Aye: 5 - Mayor Pro Tem Mike Taylor, and Councilmembers, Chuck Mogged, Stan Hall, Jody Short, and Tom Hart

Abstain: 1 - Mayor David Kelly

Mayor Kelly recessed the meeting at 10:58 p.m.

Mayor Kelly reconvened the meeting at 11:03 p.m.

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 11:04 p.m.

There was no one present wishing to speak and Mayor Kelly closed the public hearing at 11:04 p.m.

Councilmember Hart moved to approve Ordinance O-13-1877. Mayor Pro Tem Taylor seconded the motion.

The motion to approve carried by the following vote:

Aye: 6 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Chuck Mogged, Stan Hall, Jody Short, and Tom Hart

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 11:05 p.m.

There was no one present wishing to speak and Mayor Kelly closed the public hearing at 11:05 p.m.

Mayor Pro Tem Taylor moved to approve Ordinance O-13-1878. Councilmember Short seconded the motion.

The motion to approve carried by the following vote:

Aye: 6 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Chuck Mogged, Stan Hall, Jody Short, and Tom Hart

**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

Mayor Kelly read the caption of Ordinance O-13-1879.

Police Chief Mike Holder presented the agenda item and briefed the City Council.

Mayor Kelly questioned staff regarding what provides the major funding of the Crime Control district. Chief Holder replied ½ cent of the sales tax provides the funding.

Mayor Kelly opened the public hearing at 11:07 p.m.

There was no one present wishing to speak and Mayor Kelly closed the public hearing at 11:07 p.m.

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

Mayor Kelly read Resolution R-13-3640 in its entirety.

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

Mayor Kelly opened the public hearing at 11:10 p.m.

Shawn Mackey, the applicant and property owner, presented the agenda item and briefed the City Council.

There were no others present wishing to speak concerning this item and Mayor Kelly closed the public hearing at 11:12 p.m.

Mayor Kelly questioned staff regarding if the neighbor's case was heard during the June 4, 2013 meeting. Director Ruthven replied yes.

Mayor Kelly questioned staff regarding if a sidewalk is required for this property. Director Ruthven replied yes.

Mayor Kelly questioned staff regarding if the neighbor was given the escrow option. Director Ruthven replied yes.

Mayor Kelly questioned Mr. Mackey regarding if the escrow has been paid for the subject property. Mr. Mackey replied yes.

Mayor Kelly questioned staff regarding the neighbor's property and is there an encroachment to the sidewalk with any improvements? Director Ruthven replied there is enough room to place a sidewalk. Mr. Mackey stated there would be no way for the two sidewalks to connect.

Mayor Kelly stated there appears to be plenty of room to place a sidewalk. Director Ruthven replied the road technically dead ends at this subject property and the sidewalk would just simply wrap the street that is currently in place.

Councilmember Mogged questioned staff regarding the sidewalk requirement for this street. Director Ruthven stated the sidewalk is required for the north side of the street but not the south side of the street and the subject property is located

between the north and south, essentially, the sidewalk would end at the subject property.

Director Ruthven stated the right-of-way has not been dedicated as current standards, for the subject property, since the property was already platted at the time of construction; therefore not enough right-of-way exists to construct a cul-de-sac street.

Councilmember Hall questioned staff regarding if the escrow monies would be spent in the neighborhood district versus being set aside for the subject property. Director Ruthven concurred.

Mayor Kelly stated the sidewalk is required but there is not enough room to construct the sidewalk, therefore, a flaw exists with the current map. Director Ruthven explained the sidewalk map does not take into consideration the topography of the land.

Mayor Pro Tem Taylor stated a sidewalk can be constructed; however, it would end at this property. Mr. Mackey stated he spoke with the Engineering Division about the placement of the sidewalk, however, they could not tell him where to place the sidewalk.

Mayor Pro Tem Taylor stated the platted subject property was not taken into consideration to off-set the recently platted, adjacent property with regard to the placement of the sidewalk.

Mayor Pro Tem Taylor stated he did not understand why one side of the street should have to pay for the sidewalk, yet the other side of the street did not have to help pay for the sidewalk, but received the benefits of it. He further added he thought that was the purpose of the escrow.

Councilmember Short stated the escrow funds are to be used to build the missing links within the neighborhood. Mr. Mackey stated he thought he understood his escrow monies would be used for his property.

Councilmember Mogged stated this property is at the end of the cul-de-sac street and connects to nothing. Mayor Kelly stated eventually sidewalks will be constructed.

Mayor Pro Tem Taylor stated people want sidewalks for connectivity and in the future sidewalks will be installed.

Mayor Pro Tem Taylor questioned staff regarding if the neighbors to the south are paying into an escrow. City Attorney Cathy Cunningham replied no, only the north side and only if they chose to rebuild.

Mayor Kelly stated the subject property required a sidewalk at the time of constructing the new home; an escrow option was not available, however, he added the City Council has since requested the Colleyville Sidewalks Committee to amend the map to include if sidewalks are required, an escrow option is available, not just that the sidewalk is required for instances such as this.

Mayor Pro Tem Taylor stated being concerned about one side having to pay for the sidewalk, and the other side not having to help pay for the sidewalk. Director Ruthven explained the Colleyville Sidewalks Committee development of the map.

Mayor Kelly stated all of the options on the map need to be evaluated.

Councilmember Hart moved to approve Resolution R-13-3640. Councilmember Mogged seconded the motion.

Councilmember Hall stated the same conversation took place for Colleyville Terrace regarding the sidewalk and since then the sidewalk has now been constructed regardless of who did or did not want it or who did and did not pay for it.

Councilmember Short questioned City Council regarding if they want to continue with these discussions prior to the review of the sidewalk map. Mayor Kelly and Mayor Pro Tem Taylor stated being comfortable with moving forward.

Councilmember Mogged stated this issue may be reviewed during the comprehensive plan review.

The motion to approve failed by the following vote:

Aye: 2 - Councilmembers Chuck Mogged and Tom Hart

Nay: 4 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Stan Hall and Jody Short

Councilmember Hall moved to deny Resolution R-13-3640. Mayor Kelly seconded the motion.

The motion to deny carried by the following vote:

Aye: 4 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Stan Hall and Jody Short

Nay: 2 - Councilmembers Chuck Mogged and Tom Hart

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

Mayor Kelly read Resolution R-13-3641 in its entirety.

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

Mayor Kelly opened the public hearing at 11:37 p.m.

Chris Putnam, 204 White Drive, presented the agenda item and briefed the City Council.

There were no others present wishing to speak concerning this item and Mayor Kelly closed the public hearing at 11:45 p.m.

Mayor Pro Tem Taylor questioned Mr. Putnam regarding if he knew the sidewalk was required up front. Mr. Putnam replied no, it was not known in the beginning of the project. He stated his builder missed this requirement.

Mayor Kelly questioned staff regarding if the sidewalk can be built on this property, as Mr. Putnam has stated staff indicated the sidewalk could not be built? Director Ruthven stated this property was already platted, therefore, given the edge of the pavement, and the location of the property line, it does not allow for the construction of the sidewalk, without filling in the ditch. Mayor Kelly stated there have been instances when this has existed and sidewalks have been done.

Mayor Pro Tem Taylor questioned staff regarding the process in which the builders are being advised on these permits. Director Ruthven explained the process in which homebuilders are advised of the sidewalk requirements.

Mayor Pro Tem Taylor questioned staff regarding when the escrow fees were paid. Director Ruthven stated the escrow fee was paid after the Planning and Zoning Commission waived the construction of the sidewalk and allowed for the payment into escrow.

Mayor Kelly explained the sidewalk was required and should have been constructed at the time of the construction of the new home.

Mayor Pro Tem Taylor questioned staff regarding when fees were assessed for this property. Director Ruthven replied all fees are paid upon the issuance of the building permit. He stated if the escrow option had been a requirement for the subject property, it would have been collected at this time as well.

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 moved to deny Resolution R-13-3641. Mayor Pro Tem Taylor seconded the motion.

The motion to deny carried by the following vote:

Aye: 4 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Stan Hall and Jody Short

Nay: 2 - Councilmembers Chuck Mogged and Tom Hart

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

Mayor Kelly read Resolution R-13-3642 in its entirety.

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

Mayor Kelly opened the public hearing at 12:01 a.m.

Roy Golson, attorney representing applicant and property owner Mark Cameron, presented the agenda item and briefed the City Council.

There were no others present wishing to speak concerning this item and Mayor Kelly closed the public hearing at 12:03 a.m.

Mayor Kelly questioned Mr. Golson regarding if the request is to waive the sidewalk construction requirement. Mr. Golson replied yes.

Mayor Kelly questioned Mr. Golson regarding if City Council requires an escrow of funds for the sidewalk, then the applicant wishes to construct the sidewalk? Mr. Golson replied yes, they would prefer to construct the sidewalk.

Mayor Kelly explained to Mr. Golson that the sidewalk requirement has already been in place and that the sidewalk should have been constructed at the time the new home was constructed.

Mayor Kelly questioned Mr. Golson regarding the sidewalk escrow option. Mr. Golson replied they would request to be able to construct the sidewalk versus escrowing for it. Mayor Kelly stated the sidewalk has always been required to be constructed.

Mayor Kelly questioned staff regarding if there are any bar ditch issues. Director Ruthven stated the right-of-way has been dedicated for this property therefore, there is room for the sidewalk.

Councilmember Mogged stated there appears to be a timing issue with the future widening of Pleasant Run Road and the construction of the future trail.

Councilmember Mogged questioned City Council regarding if the funds could be escrowed now and then when the timing is right, the applicant could construct the

sidewalk and then request a refund for the escrowed monies. Mayor Kelly stated the issue would be if the property sold. Councilmember Short stated the escrow monies would then be used to construct the sidewalk. Mayor Kelly stated the applicant does not want to escrow the money.

Mr. Golson questioned City Council regarding who is responsible for any damages done to the sidewalk in the event Pleasant Run Road is widened. Mayor Kelly replied the City is responsible for those damages. Mr. Golson stated the cheapest route would be to construct the sidewalk now.

Councilmember Hall questioned Mr. Golson regarding what his client wants to do? Mr. Golson replied his client states he wants to use his contractors to construct the sidewalk.

City Attorney Cathy Cunningham questioned staff regarding the time in which the sidewalk is to be constructed. Director Ruthven explained the sidewalk must be installed prior to the final inspection therefore; the final on this home has not been completed. He further added the final inspection needs to be done as soon as possible.

City Attorney Cathy Cunningham suggested the motion be made to require the construction of the sidewalk within three months and prior to the final issuance of the certificate of occupancy or final inspection.

Councilmember Hart moved to deny Resolution R-13-3642 for the waiver, but require the applicant to construct the sidewalk within three months and prior to the final issuance of a final inspection. Councilmember Short seconded the motion.

The motion to deny failed by the following vote:

Nay: 6 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Chuck Mogged, Stan Hall, Jody Short, and Tom Hart

Councilmember Hall moved to deny Resolution R-13-3642 for the waiver, but required \$4,905 to be paid into escrowed. Mayor Kelly seconded the motion.

Mayor Pro Tem Taylor questioned staff regarding who is going to pay to put in the trail along Pleasant Run Road, along the east side. Director Ruthven stated this particular trail will be on City property.

City Manager Jennifer Fadden questioned City Council, for clarification, regarding if their intentions are for these monies to be escrowed and used specifically for the sidewalk along Pleasant Run Road in conjunction with the road reconstruction, or is it City Council's preference to have the funds escrowed into the neighborhood district?

Mayor Kelly stated he preferred the funds to be used specifically for the Pleasant Run Road sidewalk.

Mayor Pro Tem Taylor stated these funds would already off-set the trail if escrowed into the neighborhood district. He added it is not the intent to make some improvements, with no connection, and then later down the road add the sidewalks in this area.

Councilmember Hall amended his motion to include that the escrow funds are to be available for the sidewalk/trails along Pleasant Run Road versus the neighborhood district. Mayor Kelly accepted the amendment.

The motion to deny the waiver, and approve the escrow carried by the following vote:

Aye: 5 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Stan Hall, Jody Short, and Tom Hart

Nay: 1 - Councilmember Chuck Mogged

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

Mayor Kelly read Resolution R-13-3643 in its entirety.

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

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

Sam Noel, 509 Black Drive, homebuilder, presented the agenda item and briefed the City Council. Patrick Lawler, 509 Black Drive, applicant and property owner, presented the agenda item and briefed the City Council.

There were no others present wishing to speak concerning this item and Mayor Kelly closed the public hearing at 12:32 a.m.

Mayor Kelly questioned staff regarding if the sidewalk is required and was noted in the memo? Director Ruthven replied yes, and further added the development review committee memo, in which the builder received in November of 2011, noted the sidewalk requirement.

Councilmember Mogged questioned staff regarding the distance to Bransford Elementary School from the subject property. Director Ruthven replied it is approximately 1,000 feet.

Councilmember Mogged stated there may be pedestrian traffic for walking to the school.

Mayor Kelly questioned staff regarding if the Mill Creek subdivision has sidewalks. Director Ruthven replied yes.

Councilmember Mogged stated the sidewalk is needed in this area however, stated he is struggling with the lack of communication on the building permit side.

Mayor Kelly questioned staff regarding if improvements are scheduled for Black Drive. City Engineer Jeremy Hutt replied Black Drive has been identified and is being considered on the revised capital plan.

Mayor Kelly questioned staff regarding the future subdivision at the end of Black Drive, will that subdivision have sidewalks? Director Ruthven replied yes, there will be five lots in that subdivision.

Mayor Kelly stated the new neighborhood at the end of Black Drive will have sidewalks, the connectivity with the existing Mill Creek neighborhood, and the proximity to the school explains the need for the sidewalk.

Mayor Pro Tem Taylor stated the City Council is implementing an imperfect plan with the citizen driven map. He stated the fact that the builder stated he did not know a sidewalk was required does not discredit the fact that the sidewalk is required. He stated the builders need to know up front, not at the end. City Manager Jennifer Fadden explained the new process in which the building permit department has implemented for picking up a permit. Mayor Kelly stated it is incumbent upon the builders and developers to know the City of Colleyville codes and ordinances.

Mr. Noel questioned staff regarding if the sidewalk can be placed on the property given the size of Black Drive and the encroachment that was previously granted for this property. City Engineer Hutt replied a right-of-way encroachment may create an issue with the placement of the sidewalk.

Mayor Kelly moved to deny Resolution R-13-3643 for the waiver, however to require a payment of \$ 7,406 into escrow. Councilmember Short seconded the motion.

Councilmember Mogged questioned City Council regarding why not have the sidewalk constructed versus escrowed. Mayor Kelly stated it would be a sidewalk which leads to nowhere. Councilmember Short stated the sidewalk could be constructed at the time improvements are made to Black Drive.

The motion to deny the waiver, and approve the escrow carried by the following vote:

Aye: 6 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Chuck Mogged, Stan Hall, Jody Short, and Tom Hart

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

Mayor Kelly read Resolution R-13-3644 in its entirety.

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

Mayor Kelly opened the public hearing at 12:50 a.m.

Gary Price, representing Worthington National Bank, presented the agenda item and briefed the City Council.

Mark Jameson, applicant, presented the agenda item and briefed the City Council.

Ron and Lisa Pritchett, 4800 Colleyville Boulevard, spoke in opposition to the sign appeal request.

There were no others present wishing to speak concerning this item and Mayor Kelly closed the public hearing at 1:05 a.m.

Mayor Kelly questioned staff regarding if there is an existing sign. Director Ruthven replied yes, at the corner of Glade Road and Colleyville Boulevard.

Mayor Kelly questioned staff regarding if there is space on the existing sign. Director Ruthven replied yes.

Mayor Kelly questioned staff regarding if the existing sign could be reworked to include the new business. Director Ruthven replied yes.

Mayor Kelly questioned staff regarding if an additional sign could be placed on Glade Road. Director Ruthven replied yes.

Mr. Jameson stated it would not fit on Glade Road since the property curves along that side and added he would not have moved here had he not been allowed to put in a sign.

Mayor Kelly questioned Mr. Price regarding the leasing agreement and the monument sign. Mr. Price replied he offered Mr. Jameson space on the sign and help to acquire an additional monument sign.

Mayor Kelly questioned Mr. Price regarding the existing monument sign. Mr. Price stated it could be reworked, however it would be quite expensive and there are space limitations.

Mayor Kelly questioned staff regarding if the business next door has a monument sign. Director Ruthven replied yes.

Mayor Kelly stated he did not see a hardship with this request.

Mayor Pro Tem Taylor questioned Mr. Jameson regarding if there is an existing sign located on the side of the building. Mr. Jameson replied yes.

Mayor Pro Tem Taylor stated most insurance agencies have gone to the smaller signs and further stated not seeing a hardship for this sign.

Mayor Pro Tem Taylor stated the existing monument sign is a nice sign and could be used for the business sign.

Mr. Jameson stated a City official told Mr. Price an additional sign would be allowed.

Mayor Kelly questioned staff regarding a sign on Glade Road, what is the distance requirement from Colleyville Boulevard? Director Ruthven stated the distance would be 60 feet.

Mr. Jameson stated the sign would be located within the parking lot to meet the setback requirements for Glade Road. Director Ruthven stated the setback would be eight feet from the property line and therefore the applicant could fit it along Glade Road.

Mayor Kelly stated he would be more willing to allow a sign along Glade Road given that there is not a hardship.

Councilmember Hart moved to deny Resolution R-13-3644. Mayor Kelly seconded the motion.

The motion to deny carried by the following vote:

Aye: 5 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Chuck Mogged, Jody Short, and Tom Hart

Nay: 1 – Councilmember Stan Hall

7f Resolution R-13-3645

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

Mayor Kelly read Resolution R-13-3645 in its entirety.

City Secretary Amy Shelley presented the agenda item and briefed the City Council.

Mayor Kelly opened the public hearing at 1:25 a.m.

There was no one present wishing to speak concerning this item and Mayor Kelly closed the public hearing at 1:25 a.m.

Mayor Pro Tem Taylor stated this City Council has to represent all citizens.

Mayor Pro Tem Taylor moved to approve Resolution R-13-3645. Councilmember Hall seconded the motion.

The motion to approve carried by the following vote:

Aye: 6 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Chuck Mogged, Stan Hall, Jody Short, and Tom Hart

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

Mayor Kelly read Resolution R-13-3646 in its entirety.

Mayor Kelly opened the public hearing at 1:27 a.m.

There was no one present wishing to speak concerning this item and Mayor Kelly closed the public hearing at 1:27 a.m.

Councilmember Hall moved to approve Resolution R-13-3646 appointing Mike Patino to Alternate 2. Councilmember Hart seconded the motion.

The motion to approve carried by the following vote:

Aye: 6 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Chuck Mogged, Stan Hall, Jody Short, and Tom Hart

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

There were no speakers regarding this item.

9. REPORTS

Colleyville Library Board Meeting Minutes - April 8, 2013

Planning and Zoning Commission Meeting Minutes - May 13, 2013

There was no discussion of this item.

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

This resolution was not needed.

11. 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: 6 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Chuck Mogged, Stan Hall, Jody Short, and Tom Hart

Mayor Kelly adjourned the City Council meeting at 1:30 a.m.

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

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 07/02/2013

Number 4b

Type Resolution

Department Community Development

Title

Approval of a preliminary plat for 12.0 acres on Tracts 3, 3E, and 3F, of Abstract 936 of the Joseph M. Looney Survey, and Lot 1, Block 1, of the Bone Addition, located at 5008 and 5100 Bluebonnet Drive, Case PC12-021

Explanation

Reading and Public Hearing

Paul Spain, on behalf of Terra/Manna, LLC, has submitted a request to approve the preliminary plat for The Preservation on Glade, located at 5008 and 5100 Bluebonnet Drive, which includes 36 single family residential lots and five open space lots.

Zoning. A rezoning request for PUD-R-Planned Unit Development Residential was approved by City Council on May 7, 2013 under attached Ordinance O-13-1867.

Development Standards. Ordinance O-13-1867 requires the following development standards:

- Minimum Lot Size: 8,500 square feet
- Minimum Lot Depth: 140 feet
- Minimum Lot Width: 60 feet at the building line
- Front Building Setback: 15 feet; 20 feet for a front facing garage
- Side Building Setback: 5 feet, or 15 feet on one side and 0 feet on the other side
- Rear Building Setback: 20 feet
- Maximum Lot Coverage: 50 percent
- Minimum Roof Pitch: Minimum of a 10:12 roof pitch.
- Garage Standard: Minimum of a two car garage.
- Masonry Requirement: One hundred percent (100%) brick, stone or real stucco masonry. No EIFS or artificial stucco material shall be permitted in the subdivision.

- **Additional Elevation Requirements:** Elevations will have a hierarchy of plate dominance featuring custom front doors and entrances; balanced architectural features and interests with natural tones for paint and exterior finishes. Roofing to be either 40 lb. Architectural Dimensional shingles, slate, tile or standing seam metal. Each elevation should add interest to the entire street scape.
- **Driveways and Private Walkways:** All shall be of a washed aggregate or stamped finished concrete.
- **Windows:** No aluminum windows allowed in the subdivision, only windows of higher quality and energy efficiency will be allowed. All windows will be insulated glass with a "low-e".

Open Space. 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 preliminary plat for the development indicates 23 percent of the total development as open space.

Detention or retention ponds are proposed in the northwest and southwest corners of the subject property. These ponds are located in common open space areas as designated on the applicant's site plan. Per the requirements of the Land Development Code, no more than 25 percent of the common open space areas may be used for retention/detention. All of the open spaces will be landscaped and maintained by the Homeowner's Association (HOA).

Streets. All streets in this development shall be private. The minimum right-of-way for streets shall be 40 feet and the minimum pavement width for streets shall be 31 feet, measured from back of curb to back of curb. A five foot utility easement shall be located along both sides of all internal streets.

Sidewalks and Trails. Four foot wide concrete sidewalks will be constructed along both sides of the internal streets at the time houses are constructed on the lots. A sidewalk is also required along Bluebonnet Drive. According to the Colleyville Pathways Plan, a 10 foot wide concrete trail is required to be built along Glade Road as part of this development. The development plan includes a 10 foot wide concrete trail to be constructed along Glade Road in a curvilinear fashion that will bypass mature trees.

Fences, Walls and Screening. Wood fencing between lots is permitted. All front elevation fences, from the front of the house to the side property line, will be open style fencing of decorative metal, and/or masonry. All lot boundaries along common open space areas will be open style fencing of decorative metal, and/or masonry. Where lots back to existing residential lots, the existing fence will remain. Where open space lots adjoin adjacent properties, either the existing fence will be maintained, or a decorative metal or wood fence will be installed, as part of the fencing plan.

An emergency access easement has been placed at the north end of the property, connected to the public parking area owned by the City of Colleyville adjacent to the Justice Center. Staff recommends that the developer dedicate an emergency access easement on the public parking area to the north (Lot 1, Block 1, of the Colleyville Community Center Addition) such that it connects the emergency access easement on the subject property to Bluebonnet Drive. All costs associated with the dedication of the easement on Lot 1, Block 1, of the Colleyville Community Center Addition shall be paid by the developer. Said easement shall not cross, intersect, or touch the Justice Center parking lot (Lot 2, Block 1, of the Colleyville Community Center Addition).

The placing of this easement in lieu of a second street entrance to the development meets the requirements of the Land Development Code regarding the provision of two points of ingress and egress into the development.

Development Fees. Park land dedication fees are due in the amount of \$1,802 per residential lot at the time of platting, which amounts to a total of \$64,872 for this development.

Roadway impact fees are due in the amount of \$4,941 per residential lot at the time of the building permit application, which amounts to a total of \$177,876 for this development.

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 Glade Road and Bluebonnet Drive. Perimeter street improvements are required for the newly created lots since Glade Road and Bluebonnet Drive are 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.

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. A tree survey and tree mitigation plan have been submitted.

Drainage and Stormwater Runoff. As required by the Land Development Code, drainage and engineering plans have been submitted with the proposed plat. The

development will provide on-site retention.

Residential Density. The development of 36 residential units on the 12 acre property will produce a residential density of 3.0 dwelling units per acre based upon the density calculation method prescribed by the Master Plan; and will produce a residential density of 5.1 dwelling units per acre based upon the density calculation method prescribed by the Land Development Code. This is consistent with other small lot sub-divisions approved in Colleyville.

Planning and Zoning Commission Recommendation. The Planning and Zoning Commission recommended approval of the preliminary plat at the June 24, 2013 meeting by a vote of 5-0.

Summary. The preliminary plat complies with the requirements of Ordinance O-13-1867 and the Land Development Code.

Financial Impact

There is no financial impact to the City.

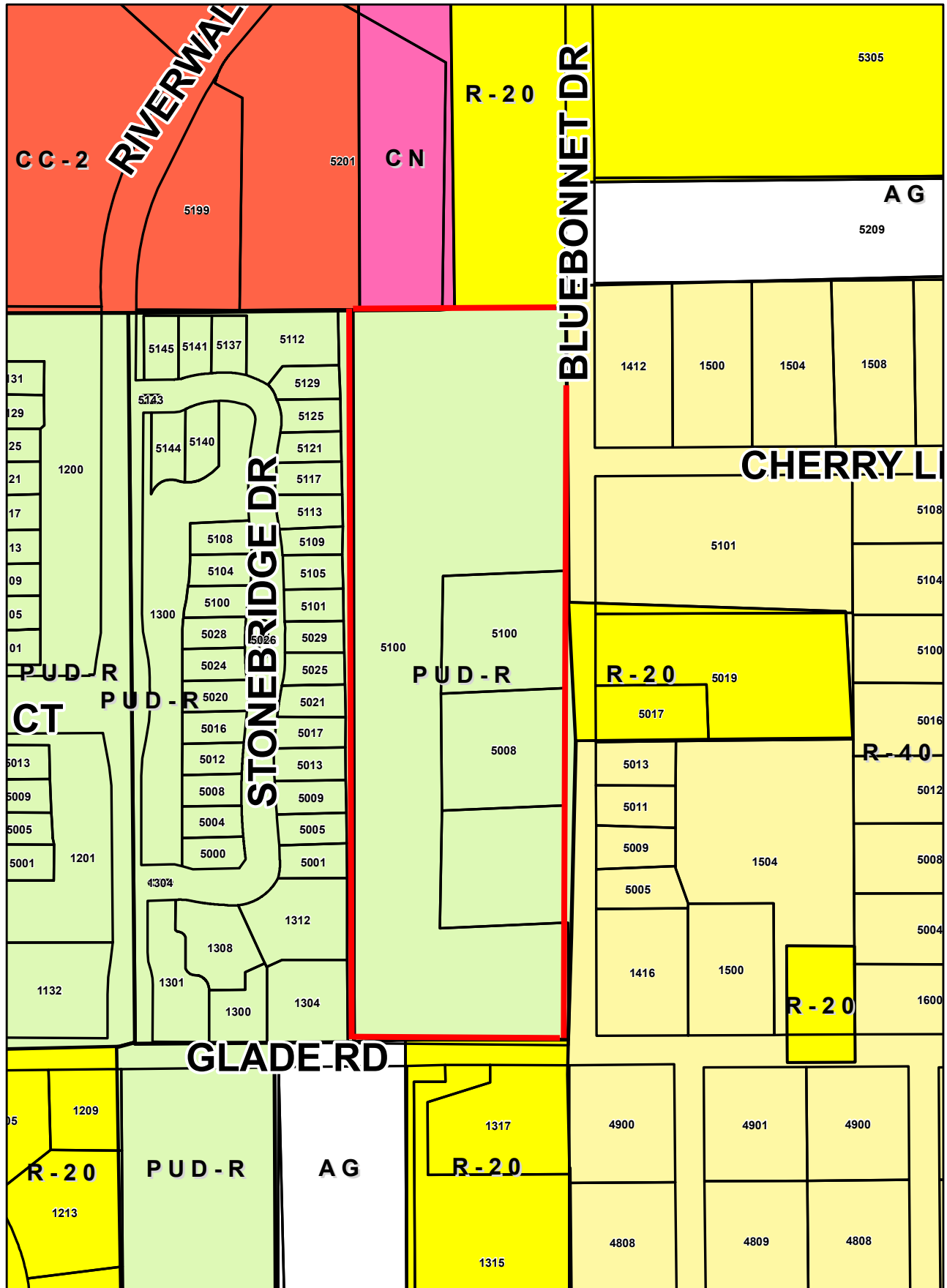
Recommendation

Approve

Attachments

1. Location and Zoning Map
2. Aerial
3. Preliminary Plat
4. Conceptual Site Plan
5. Ordinance O-13-1867

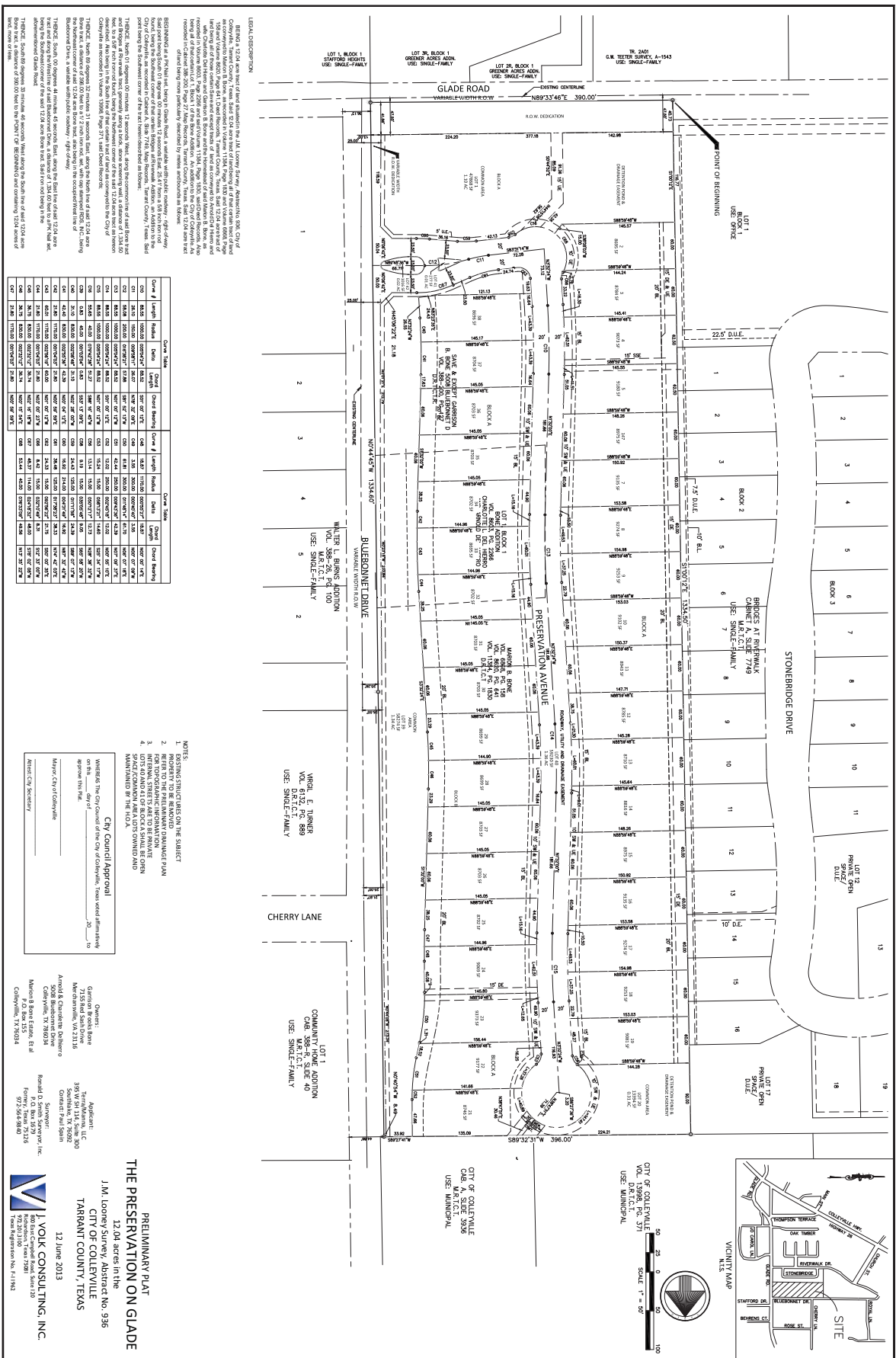
Location and Zoning Map



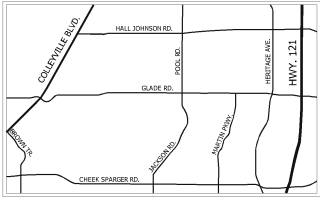
Aerial



Preliminary Plat



Revised Conceptual Site Plan



Legend

4' Concrete Sidewalk

10' Concrete Trail

Common Open Space

Residential Lots

R.O.W. Dedication

- Notes:
- Front Setbacks are 15' Typical
 - Rear Setbacks are 20' Typical
 - Side Setbacks are 5'
 - There will be no outside storage onsite
 - Open space lots will be maintained by the Homeowners Association (HOA).
 - 10' Concrete Trail will be field located to save trees.

Owner of Tract 3F:
Garrison Brooks Bone
7155 Red Sash Dr.
Mechanicsville, VA 23116

Owner of Tract 1:
Arnold & Charlotte Delhiero
5008 Bluebonnet Dr.
Colleyville, TX 76034

Owner of Tracts 3 & 3E:
Marion B. Bone Estate, Etal
P.O. Box 155
Colleyville, TX 76034

Applicant:
Terra / Manna, LLC.
395 W. State Hwy. 114, Suite 300
Southlake, TX 76092
Contact: Paul Spain

Planner:

SAGE GROUP, INC.

Master Planning
Urban Design
Architecture
Landscape Architecture

1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL. 817-424-2626

12 MAR 13

1" = 80'

0

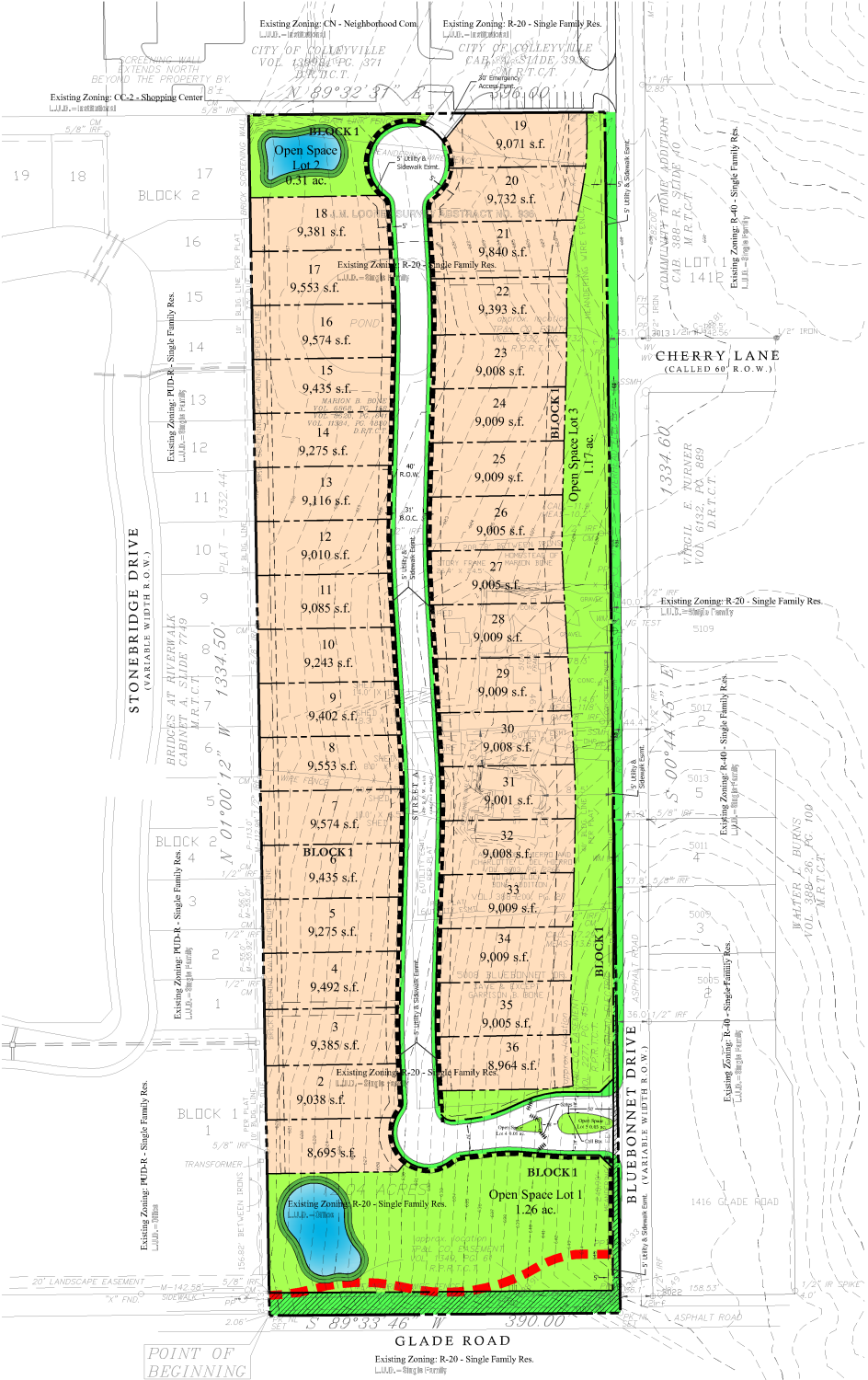
80'

160'

320'

Fence/Wall Type Locations

6' Iron Fence (installed during home construction)
6' Masonry Wall
6' Cedar Fence with Cap
Existing Fence to Remain



Legal Description

BEING a 12.04 acre tract of land situated in the J. M. Looney Survey, Abstract No. 936, City of Colleyville, Tarrant County, Texas. Said 12.04 acre tract of land being all of that certain tract of land as conveyed to Marion B. Bone, as recorded in Volume 11384, Page 1630 and Volume 6952, Page 159 and Volume 6952, Page 541, Deed Records, Tarrant County, Texas. Said 12.04 acre tract of land being all of those certain Sane and except tracts of land as conveyed to Arnold Del Hedio and wife Charlotte Del Hedio and Garrison B. Bone and the Homestead of said Marion B. Bone, as recorded in Volume 6952, Page 2266 and said Volume 11384, Page 1555, said Deed Records. Also being all of that certain Lot 1, Block 1 of the Bone Addition. An addition to the City of Colleyville. As recorded in Cabinet 389-200, Page 27, Map Records, Tarrant County, Texas. Said 12.04 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail set, being in Glade Road, a variable width public roadway - right-of-way. Said point being South 01 degrees 00 minutes 12 seconds East, 25.41' from a 5/8 inch iron rod found, being the Southeast corner of that certain Bridges at Riverwalk Addition, an Addition to the City of Colleyville, as recorded in Cabinet A, Slide 7749, Map Records, Tarrant County, Texas. Said point being the Southwest corner of the tract herein described as follows:

THENCE, North 01 degrees 00 minutes 12 seconds West, along the common line of said Bone tract and Bridges at Riverwalk tract, generally along a brick, stone screening wall, a distance of 1,334.50 feet, to a 5/8 inch iron rod found, being the Northwest corner of the said 12.04 acre tract as hereon described. Also being in the South line of that certain tract of land as conveyed to the City of Colleyville as recorded in Volume 13998, Page 371, said Deed Records.

THENCE, North 89 degrees 32 minutes 31 seconds East, along the North line of said 12.04 acre Bone tract, a distance of 396.00 feet to a 1/2 inch iron rod, set, with cap stamped RDS, INC., being the Northeast corner of said 12.04 acre Bone tract, also being in the occupied West line of Bluebonnet Drive, a variable width public roadway - right-of-way.

THENCE, South, 00 degrees 44 minutes 45 seconds East, along the East line of said 12.04 acre tract and along the West line of said Bluebonnet Drive, a distance of 1,334.60 feet to a PK Nail set, being the Southeast corner of the said 12.04 acre Bone tract. Said iron rod being in the aforementioned Glade Road.

THENCE, South 89 degrees 33 minutes 46 seconds West along the South line of said 12.04 acre Bone tract, a distance of 390.00 feet to the POINT OF BEGINNING and containing 12.04 acres of land, more or less.

Site Data Summary Chart			
Single Family Residential Lots			36
Common Areas			5
Residential Lots	63.20%	7.61 ac.	
Open Space	23.01%	2.77 ac.	
R.O.W.	11.46%	1.38 ac.	
R.O.W. Dedication	2.33%	0.28 ac.	
Res. Gross Acreage	100.00%	12.04 ac.	

Site Data	
Gross Area	12.04 ac.
Gross Density	2.99 Lots/ac.

Lot Summary	
Residential Lots	36
Minimum Building Lot Area	8,695 s.f.
Average Building Lot Area	9,208 s.f.
Common Areas	5

L.U.D. / Zoning	
Existing Zoning:	R-20
Proposed Zoning:	PUD-R

Zoning Exhibit for
Zoning Change Request
From R-20 to PUD-R
Case #ZC12-025 R-20 to PUDR

Zoning Case #ZC12-025

The Preservation on Glade

Development Plan

J. M. Looney Survey, Abstract No. 936, Tracts 1, 3, 3E, & 3F

Colleyville, Tarrant County, Texas

ORDINANCE O-13-1867

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 12.04 ACRES ON TRACTS 3, 3E, AND 3F, OF ABSTRACT 936 OF THE JOSEPH M. LOONEY SURVEY AND LOT 1, BLOCK 1, OF THE BONE ADDITION FROM THE R20-SINGLE FAMILY RESIDENTIAL 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. ZC12-025; 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 12.04 acres on Tracts 3, 3E, and 3F, of Abstract 936 of the Joseph M. Looney Survey and Lot 1, Block 1, of the Bone Addition from the R20-Single Family Residential zoning district to the PUD-R-Planned Unit Development Residential zoning district, as depicted in the attached Exhibit "A" and as legally 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 36 detached dwelling units, constructed at a gross maximum density of 3.0 dwelling units per acre.
- b. This development shall be generally consistent with the Statement of Planning Objectives, attached as Exhibit "C".

- c. The subject property is subject to all the regulations contained in the Land Development Code, except where amended by this Ordinance.

2. DEVELOPMENT PLAN AND PLATTING

- a. The development shall be generally consistent with Exhibit "D", Conceptual Site Plan, which shall not be considered the preliminary plat. The actual street and lot arrangement may differ from that shown on Exhibit "D" to accommodate topographic, drainage or other conditions.
- b. The developer shall submit and receive approval from the City, a Preliminary and Final Plat, approved as a single phase, 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

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

- a. Minimum Lot Size: 8,500 square feet
- b. Minimum Lot Depth: 140 feet
- c. Minimum Lot Width: 60 feet at the building line
- d. Front Building Line: 15 feet; 20 feet for a front facing garage
- e. Side Building Line: 5 feet, or 15 feet on one side and 0 feet on the other side
- f. Rear Building Line: 20 feet
- g. Maximum Lot Coverage: 50 percent

- h. Minimum House Size: 2,500 feet

5. RESIDENTIAL DESIGN REQUIREMENTS

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

- a. Minimum roof pitch: 10:12
- b. Garage Standard: A minimum two car garage shall be constructed with wood, architecturally enhanced doors.
- c. Masonry: The exterior wall of all homes shall be composed of 100 percent masonry materials. Approved masonry materials shall adhere to the masonry materials allowed in Chapter 6-Building Design of the Land Development Code.
- d. Elevation requirements: Elevations shall have a hierarchy of plate dominance featuring custom front doors and entrances; balanced architectural features and interests with natural tones for paint and exterior finishes. Roofing shall contain either 40 pound Architectural Dimensional shingles, slate, tile or standing seam metal. Each elevation shall add interest to the entire street scape.
- e. Windows: Aluminum windows are prohibited. Windows shall be of higher quality and energy efficiency and shall be insulated glass with a "low-e" specification.

6. OPEN SPACE

- a. This development shall provide a minimum of 23 percent common open space, as shown on Exhibit "D", which shall be for the leisure and recreational use of the development's residents. The open space shall comply with the provisions contained in the Land Development Code. All open space areas shall be landscaped.
- b. Open space may be utilized for storm water retention not to exceed 25 percent of the common open space area.

7. PRIVATE STREETS AND SIDEWALKS

- a. Sidewalks along lot frontages shall be constructed by each homebuilder. All sidewalks shall be constructed in accordance with the requirements of the Land Development Code. A curvilinear 10 foot wide trail shall be constructed within the open space area along the entire length of Glade Road. Said trail may be located on private property within the open space provided it is located within a public pedestrian access easement.
- b. All streets in this development shall be private. Right-of-way and pavement widths shall meet the following requirements: the minimum right-of-way for streets shall be 40 feet and the minimum pavement width for street shall be 31 feet, measured from back of curb to back of curb. A five foot utility easement shall be located along both sides of all internal streets.
- c. All gates shall meet the minimum requirements of Chapter 14-Engineering Design Standards in the Land Development Code.

8. FENCES, SCREENING AND LANDSCAPING

- a. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry.
- b. All lots backing to the Common Open Space shall be open style fencing of decorative metal, and/or Masonry.
- c. Where open space lots border adjacent properties, either the existing fence shall be maintained or improved, or a decorative metal fence shall be installed, all in cooperation with the adjacent property owner.
- d. An eight foot decorative masonry wall shall be constructed by the developer along the entire north property line in order to screen the development from the Justice Center and City parking lot to the north.

- e. All lots shall contain a minimum of one (1) three-inch (3") caliper tree in the front yard adjacent to the street right-of-way. Each lot shall be fully landscaped with an approved irrigation system in the front and rear yard prior to the final inspection.
- f. Prior to the acceptance of final public improvements, evergreen shrubs shall be planted by the developer in the open space lot such that a living screen is created between the required wrought iron fencing and Bluebonnet Drive providing for a continuous screen of the backyards in the development that back up to Bluebonnet Drive per Exhibit "F". Shrub species shall be allowed per the specifications in Chapter 4-Landscaping and Buffering in the Land Development Code. Said shrubs shall be maintained by the homeowner's association.
- g. A minimum of four, three (3) inch caliper Live Oak trees and five ornamental screening trees, as defined in Chapter 4-Landscaping and Buffering in the Land Development Code, shall be planted in each back yard along the west property line per the attached Exhibit "E" by the homebuilder prior to the final inspection.
- h. A minimum of three, three (3) inch caliper Live Oak trees shall be planted in the backyard of all lots on located on the east side of the development where no existing trees of equal inches currently exist per Exhibit "F". All trees shall be planted by the homebuilder prior to the final inspection.

9. DRAINAGE

- a. Lateral pipes and inlets shall be installed to eliminate surface drainage from sheet flowing from the subject property onto the Bridges at Riverwalk development. Final design and construction shall meet the requirements of the Land Development Code.
- b. Detention ponds shall be constructed to reduce flows to that of existing conditions per the City of Colleyville drainage design standards with pond outfalls into the northern pond of the Bridges at Riverwalk development and southern pipe system stubbed to the property.

10. OTHER

- a. All driveways and private walkways shall be of a washed aggregate or stamped finished concrete.
- b. An emergency access easement shall be located at the north cul-de-sac such that it connects to Lot 1, Block 1, of the Colleyville Community Center Addition. The developer shall dedicate an emergency access easement on Lot 1, Block 1, of the Colleyville Community Center Addition such that it connects the emergency access easement on the subject property to Bluebonnet Drive. All costs associated with the dedication of the easement on Lot 1, Block 1, of the Colleyville Community Center Addition shall be paid by the developer. Said easement shall not cross, intersect, or touch Lot 2, Block 1, of the Colleyville Community Center Addition. The final configuration of said easement shall require the final approval of the city manager or her/his designee. The emergency access easement and its associated gate shall meet all Land Development Code requirements.
- c. There shall be no rear facing second story windows for any homes with a rear elevation that faces either east or west.
- d. Prior to the acceptance of final public improvements, evidence of a cash escrow of \$10,000 shall be provided to the City. Said escrow shall be dedicated for any necessary dredging of any retention/detention ponds in the Bridges at Riverwalk development.
- e. The developer shall construct a new sidewalk such that it connects to the existing sidewalk around the north side of the justice center in order to connect to the sidewalk that is currently alongside Riverwalk Drive. The sidewalk shall match the existing sidewalk.
- f. Prior to the issuance of the grading permit for this development, the developer shall install a temporary construction entrance with signage directing all construction traffic to enter along the north property line of the project. All construction traffic shall be directed by the developer to enter into the project from the north.

g. The homeowners association shall be responsible for 50 percent of the maintenance and repair of the screening wall between the Bridges at Riverwalk and Fountains at Riverwalk developments and the subject property.

- 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.

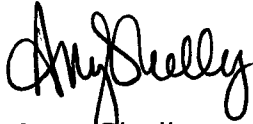
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of March 2013.

The second reading and public hearing being conducted on the 19th day of March 2013.

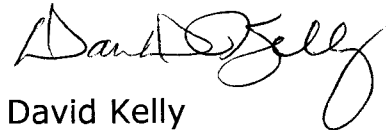
PASSED AND APPROVED by the City Council of the City of Colleyville, Texas,
on this the 7th day of May 2013.

ATTEST:



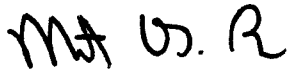
Amy Shelley
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

PROFESSIONAL CT
CPO 6001 1106

CC-2

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AG 5300

100

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Exhibit B – Legal Description

BEING a 12.04 acre tract of land situated in the J.M. Looney Survey, Abstract No. 936, City of Colleyville, Tarrant County, Texas. Said 12.04 acre tract of land being all of that certain tract of land as conveyed to Marion B. Bone, as recorded in Volume 11384, Page 1830 and Volume 6868, Page 158 and Volume 8620, Page 641, Deed Records, Tarrant County, Texas. Said 12.04 acre tract of land being all of those certain Save and except tracts of land as conveyed to Arnold Del Hierro and wife Charlotte Del Hierro and Garrison B. Bone and the Homestead of said Marion B. Bone, as recorded in Volume 8603, Page 2266 and said Volume 11384, Page 1830, said Deed Records. Also being all of that certain Lot 1, Block 1 of the Bone Addition. An addition to the City of Colleyville. As recorded in Cabinet 388-200, Page 27, Map Records, Tarrant County, Texas. Said 12.04 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail set, being in Glade Road, a variable width public roadway - right-of-way. Said point being South 01 degrees 00 minutes 12 seconds East, 25.41' from a 5/8 inch iron rod found, being the Southeast corner of that certain Bridges at Riverwalk Addition, an Addition to the City of Colleyville, as recorded in Cabinet A, Slide 7749, Map Records, Tarrant County, Texas. Said point being the Southwest corner of the tract herein described as follows;

THENCE, North 01 degrees 00 minutes 12 seconds West, along the common line of said Bone tract and Bridges at Riverwalk tract, generally along a brick, stone screening wall, a distance of 1,334.50 feet, to a 5/8" inch iron rod found, being the Northwest corner of the said 12.04 acre tract as hereon described. Also being in the South line of that certain tract of land as conveyed to the City of Colleyville as recorded in Volume 13998, Page 371, said Deed Records;

THENCE, North 89 degrees 32 minutes 31 seconds East, along the North line of said 12.04 acre Bone tract, a distance of 398.00 feet to a 1/2 inch iron rod, set, with cap stamped RDS, INC., being the Northeast corner of said 12.04 acre Bone tract, also being in the occupied West line of Bluebonnet Drive, a variable width public roadway - right-of-way;

THENCE, South, 00 degrees 44 minutes 45 seconds East, along the East line of said 12.04 acre tract and along the West line of said Bluebonnet Drive, a distance of 1,334.60 feet to a PK Nail set, being the Southeast corner of the said 12.04 acre Bone tract. Said iron rod being in the aforementioned Glade Road;

THENCE, South 89 degrees 33 minutes 46 seconds West along the South line of said 12.04 acre Bone tract, a distance of 390.00 feet to the POINT OF BEGINNING and containing 12.04 acres of land, more or less.

Exhibit C - Statement of Planning Objectives

The Preservation on Glade

Colleyville, Texas - March 11, 2013

Sage Group, Inc.

Statement of Planning Objectives-

The Preservation on Glade is a proposed residential neighborhood to be developed by Terra/ Manna, LLC under the Planned Unit Development regulations for Residential development (PUD-R) in the City of Colleyville. The 12.04 acre property is located on the northwest side of the Glade Road/ Bluebonnet Drive intersection. The property is currently zoned Residential-20 (R-20) and is occupied by two single family homes, open space and agricultural areas.

The surrounding area is fully developed. To the north is the Colleyville Police Center, to the west lies The Bridges at Riverwalk PUD-R, containing existing Office buildings along Glade, with "Villa" residential along the remainder. Across Glade Road is existing residential in an area zoned R-20 and AG. Across Bluebonnet Drive, to the east, is existing single family residential in a mix of R-20 and R-40 zoning.

The subject tract is shown on the Future Land Use Plan as "Single Family Residential" for the northern $\frac{3}{4}$ of the site, with a layer of "Office" along Glade. We believe there would be a limited market for office in this location and are suggesting that the adjacent Offices in Riverwalk, with access to Riverwalk Blvd already present a logical conclusion to the office uses along Glade Road, and that a better use for this property would be to begin a transition from the office and higher density residential to the west, in The Bridges at Riverwalk PUD, to the lower density residential to the east with only a Single-Family Residential use.

This proposal, which transitions between the Office and smaller lots to the west in the Bridges at Riverwalk (6-7,000 s.f.) with residential lots averaging over 9,200 s.f. to the larger lots along Bluebonnet, and over 23% Open Space, is consistent with this and- we believe- the surrounding uses.

The property generally slopes down from east to west and from our discussions with staff and the adjacent neighbors, we learned there is a concern regarding the existing sheet flow of drainage onto their lots. Our intention would be to capture that drainage and direct it to the appropriate drainage facilities and resolve this concern as an issue.

Preliminarily, we believe the developed areas downstream have accounted for "fully developed" drainage coming from this property, but we have commissioned a drainage study to illustrate the current conditions and make sure this development- as proposed- would meet the requirements of the ordinances regulating development and drainage. Silt runoff will be strictly controlled during construction. In addition, we have agreed to have our engineers work with an independent civil engineer, hired by the Bridges at Riverwalk HOA, to verify the effectiveness of our proposed improvements.

Exhibit C – Statement of Planning Objectives (Continued)

Quality and compatibility with the adjacent residential, as well as the rest of Colleyville are essential, and we have designed this proposal with those goals in mind.

The residences planned for The Preservation on Glade will be very upscale, with selling prices estimated to range between \$500,000 to over \$700,000. The development will have as its focal point, and feature, an open space and landscaped perimeter located along the frontage of Bluebonnet Road and Glade Road, saving many of the existing trees located along those frontages. The main entry road has been carefully located between some of the best trees identified on the tree survey, and will result in a spectacular entry experience.

Because of the traffic along Glade, and the safety concerns related to the somewhat limited visibility beyond the Bluebonnet/ Glade intersection, we have chosen to locate our entry road on the much less travelled Bluebonnet Dr. The internal road is planned to be a gated private road with a Resident/ Visitor gate at the southern end, designed to meet all the city standards for such an entry. An emergency-only entry into the city-owned parking lot to the north will also be constructed, providing a second point of access. We propose to build the normal Colleyville street section of 31' (back of curb to back of curb), in a 40' R.O.W. with 5' utility and sidewalk easements on either side.

The large existing trees in the open space area along the perimeter roads have been taken into consideration in project planning and as many of them as possible will be preserved during development. In addition to the existing trees we will save within the open space areas, there will be a requirement of a front yard tree for every residential lot to be installed by the home builders, adjacent to the street right of way. Two trees will also be installed in each rear yard, where existing trees do not already exist. To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot, and the required 10' trail will be built along the Glade Rd. frontage. The indicated landscaped setbacks, along Glade and Bluebonnet, will be preserved within an open space lot, to be owned and maintained by The Preservation Homeowners Association.

The scale and orientation of the development has been designed to have an inviting visual flow with the existing neighborhoods and surrounding uses. The design criteria of the homes will create high quality homes in keeping with both the immediate neighborhood and Colleyville as a whole.

Development Schedule

The Preservation on Glade will be developed in a single phase with the development commencing upon the successful completion of the zoning and platting and the subsequent approval of the final plat and engineering plans. Construction of homes is anticipated to start immediately upon completion of the subdivision's infrastructure.

Economic Development Information

The Preservation on Glade will have a total of thirty-six (36) homes, each with an average estimated value upon completion of approximately \$500,000 to over \$700,000, resulting in an overall tax base of \$21,600,000, based on a \$600,000 estimated average. At the current tax rate of 2.694677%, the total taxes generated from the development are projected to be \$582,050, with \$ 80,450 generated directly for the City.

Exhibit C – Statement of Planning Objectives (Continued)

Development Standards

Permitted Land Use:	Single Family Residential Detached
Minimum House Size:	2,500 square feet.
Minimum Lot Area:	8,500 s.f.
Minimum Lot Width:	Sixty feet (60') measured at the building setback line.
Minimum Lot Depth:	140'
Front Yard Setbacks:	Fifteen feet (15') back of the property line, 20' to Face of Garage.
Rear Yard Setbacks:	Twenty feet (20')
Side Yard Setbacks:	Five feet (5') on each side, or Fifteen Feet (15') one side/ Zero feet (0') other side.
Minimum Roof Pitch:	Minimum of a 10:12 roof pitch.
Garage Standard:	Minimum of a two car garage.
Fencing:	Wood fencing between lots is permitted. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lot boundaries along Common Open Space areas shall be open style fencing of Decorative Metal, and/or Masonry. Where lots back to existing residential lots, the existing fence shall be kept. Where open space lots border adjacent properties, either the existing fence will be maintained, or a Decorative Metal or Wooden fence will be installed, as per the Fencing Plan.
Streetscape Standards:	Minimum of one (1) three-inch (3") caliper tree per each front yard, and two (2) three inch (3") caliper trees per each rear yard on all lots (credit toward this requirement for preserving existing trees will be given). Fully landscaped and sprinklered front and rear yard within sixty days of completing a house.
Front Yard Maintenance:	The open space lots within the subdivision shall be maintained in a consistent, uniform manner by The Preservation on Glade Homeowners Association through dues collected from the individual homeowners. Membership in the Homeowner's Association is mandatory.

Exhibit C – Statement of Planning Objectives (Continued)

Street Design Standards:	
Right of Way:	Forty feet (40')
Travel Lane Width:	Thirty-one foot (31'), back of curb to back of curb
Turning Radii:	Twenty feet (20')
Open Space Standards:	The Common Open Space shall be either left natural (where disturbance and irrigation may harm existing trees) or fully landscaped and irrigated with a combination of trees and shrubbery pursuant to an approved landscape plan. The Common Open Space shall be owned and operated by The Preservation on Glade Homeowners Association which shall have a mandatory membership of all homeowners and shall collect dues in amounts satisfactory to maintain the Common Open Space. The Association shall have fine and lien rights as permitted by law to enforce compliance with the rules of the association.
Signage:	A monument sign identifying the subdivision shall be built at the entry from Bluebonnet Drive and/or incorporated into the masonry wall adjacent to that entry.

Exhibit D - Conceptual Site Plan

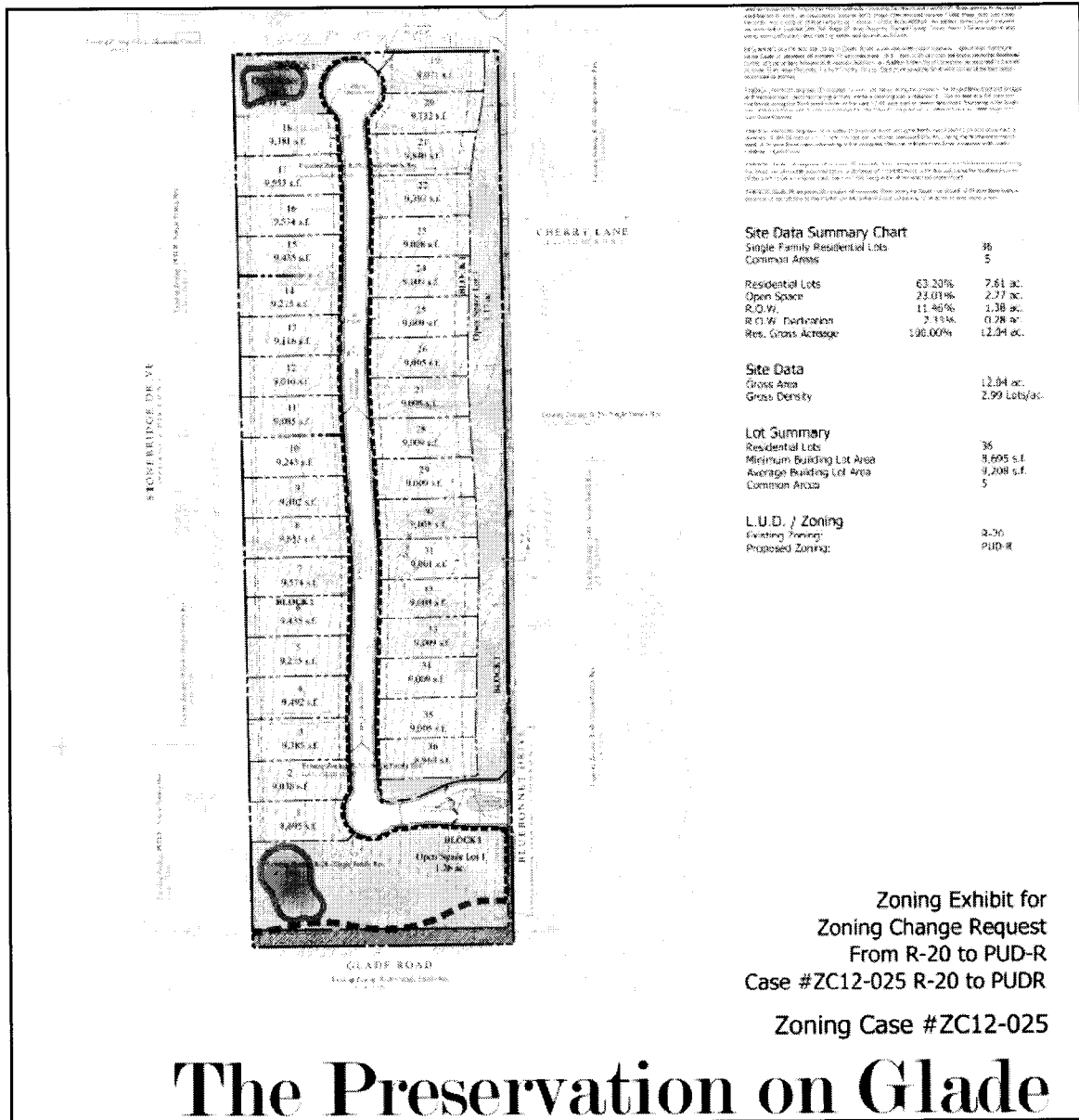
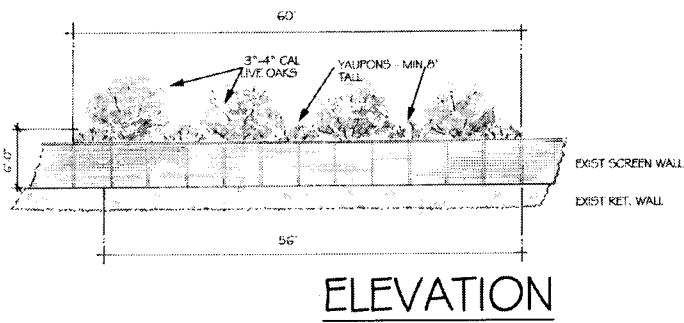
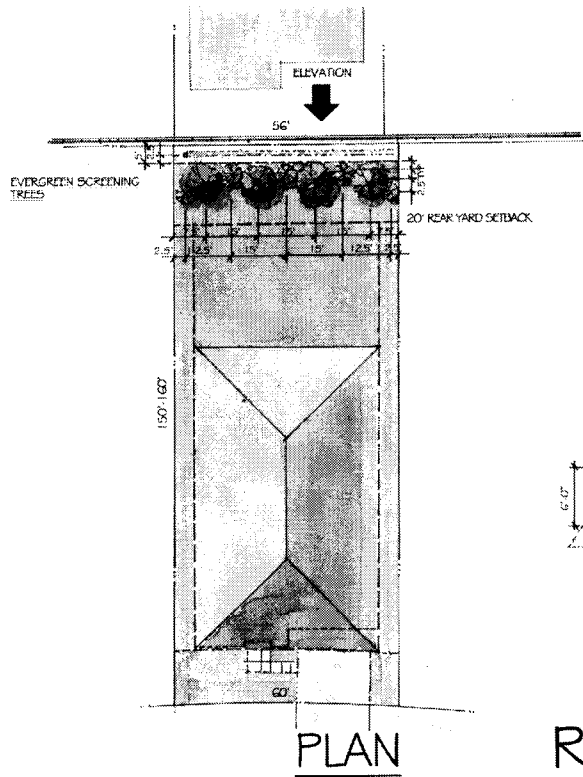


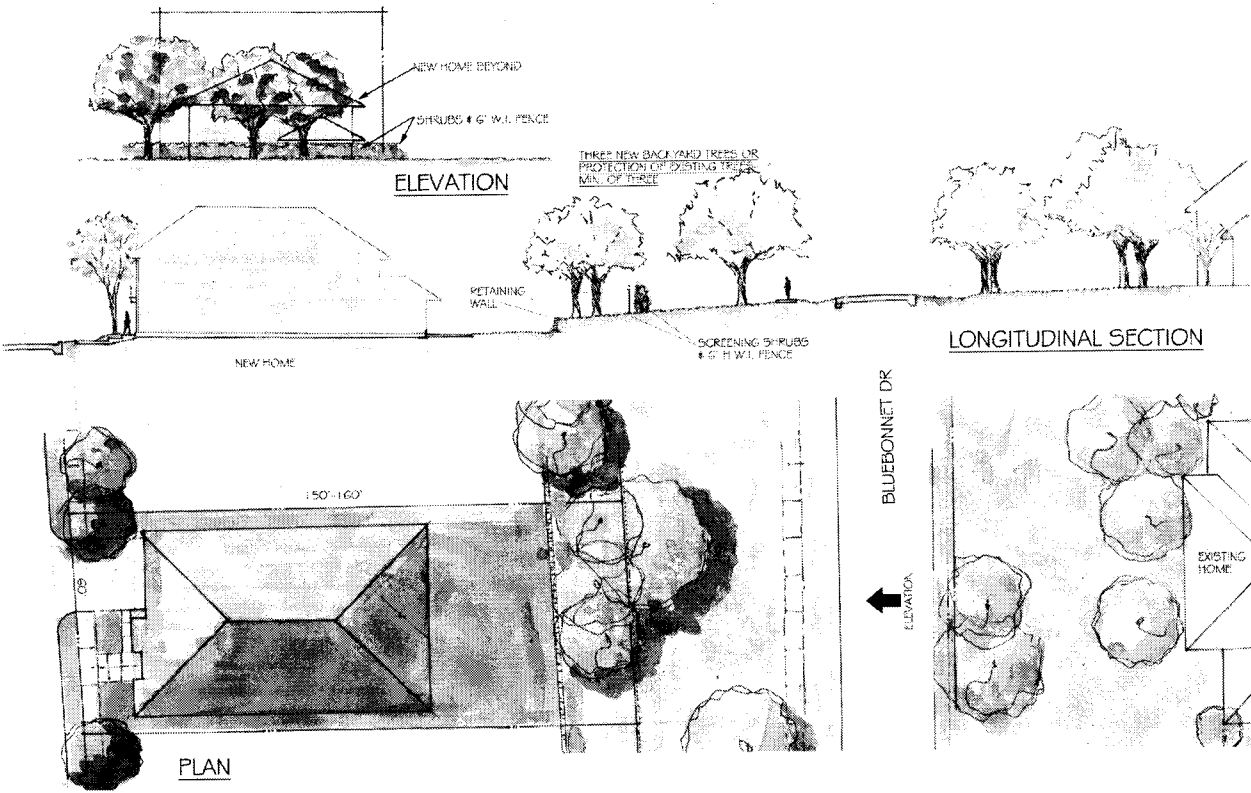
Exhibit E – West Side Landscaping Example



REAR YARD SCREENING

12 APRIL 2013

Exhibit F – East Side Landscaping Plan





City of Colleyville City Council Agenda Briefing

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

Agenda Number 4c

Agenda Date 07/02/2013

Number 4c

Type Resolution

Department Public Works

Title

Approval of a contract with Castro Roofing of Texas, LP, for repairs to the roofs on City Hall and the Library through the TIPS/TAPS Cooperative Purchasing Network, in an amount not to exceed \$248,902, and authorize the city manager to execute the contract

Explanation

Reading and Public Hearing

It has been determined that when the Colleyville City Hall and Library complex were constructed in 2003, the roof was not installed correctly. As a result of this improper installation, numerous leaks have appeared over the years, as well as the presence of birds that were able to gain entrance to the third floor of the building. Several attempts have been made to repair the roof, but none have been completely successful.

Earlier this year, staff had two roofing firms perform detailed assessments of the roof, and both firms independently determined that the installation was not done in a proper manner. The sole corrective solution would be to remove the existing tiles, prepare the surface properly, and reinstall as many of the existing tiles as possible. Broken tiles will have to be replaced. In addition, all penetrations (vent stacks, exhaust fans, etc.) will be resealed, all flashings properly secured, all leaks in the gutters and downspouts repaired, and the flat roof will be replaced, as it also leaks. A complete scope of work and pricing is attached. The proposed contract includes a 20-year warranty and an annual inspection of the roof for the first 10 years of the warranty period.

Financial Impact

Funding is available for this project in the Facility Maintenance allocation of the Colleyville Tomorrow Fund and the contract amount includes a 10 percent owner's contingency to cover unforeseen conditions.

Recommendation

Approve

Attachments

1. TIPS/TAPS Contract Proposal
2. Inspection Report

TIPS PROPOSAL



Project Name:
City of Colleyville City Hall/Library
June 11, 2013
Project #: **13565**



INTRODUCTION

The purpose of this proposal is for Castro Roofing of Texas, L.P. to complete the said roofing replacement and/or repairs of the existing roof utilizing TIPS/TAPS, a Cooperative Purchasing Network, as per Texas Local Government Code 252.262/Texas Education Code 44.031, Inter-local Cooperative Purchasing Act, as a procurement option for Governmental agencies. The proposal by Castro Roofing of Texas, L.P. shall be submitted to City of Colleyville.

The contract for the project will be between City of Colleyville and Castro Roofing of Texas, L.P. utilizing TIPS/TAPS contract number **5092712**

CONTRACT DOCUMENTS

Having examined the Proposal, Contract, General Instructions, Materials, Execution, Drawings for Project No.13565, conditions for said roofing replacement work, repairs and having examined the premises and circumstances affecting the work, the Castro Roofing of Texas offer:

OFFER

To furnish all required labor, materials, tools, equipment, transportation, insurance, all applicable taxes, bonds, incidentals, other facilities, and to perform all work for the said roofing repairs as specified

ADDENDA
Addenda N/A



AUTHOR:
AJ Rodriguez • Project Consultant
Cell 214.729.6890 • AJ@CastroRoofing.com
800.759.1879 • 214.381.8108 • fax 214.381.8109
4854 Olson Drive • Dallas, TX 75227
www.CastroRoofing.com

PREPARED FOR..
Client/Owner: **City of Colleyville**
Contact:
Address: **100 & 110 Main St**
City, State Zip: **Colleyville, TX 76034**



Scope of Work Description:

1. Base Bid-Roof Options – Emergency and Remedial from section 1, 2, 3, and 4

- **Provide: CASTRO ROOFING TEN YEAR ROOF MAINTENACE PROGRAM**
- **Provide: CASTRO ROOFING TWENTY YEAR LEAK WARRANTY and a 20 Year No Dollar Limit (NDL) Roof Warranty from the manufacturer where apply.**

Price **\$225,902.00**

Accepted _____ Rejected _____

2. Base Bid-Roof Option – Contingency

Price **\$22,590.20**

Accepted _____ Rejected _____

Castro Roofing would like to thank you in advance for the opportunity to review and design this solution. We are totally committed to creating ***Raving Fans!*** before, during and after your roofing project. We have taken great provide a solution that perfectly meets with your current and future needs. We look forward to working with you.

THE ABOVE PROPOSAL APPROVED BY

Signature: _____
Name: _____
Title: _____
Date: _____





Management Report



City of Colleyville
City Hall
100 Main St, Colleyville, TX

Prepared For
City of Colleyville



Powered By
 facilitycontrolsystemstm

City of Colleyville

City Hall
100 Main St
Colleyville, TX

Site Overview

Total Sections: 4
Total Sq/Ft: 29,718

Map	Name	Sq/Ft	Est Install	Grade
1	City Hall Tile Roof	13,500	2003	C
2	City Hall Modified Roof	2,020	2003	B
3	Library Tile Roof	10,800	2003	C
4	Library Modified	3,398	2003	A

City of Colleyville

City Hall
100 Main St
Colleyville, TX

Observations

Section: City Hall Tile Roof
Size: 13,500
Overall Grade: C

Inspection Date: 03/17/2013
Inspector: AJ Rodriguez



South



East



West

City of Colleyville

City Hall
100 Main St
Colleyville, TX

Deficiencies

Section: City Hall Tile Roof
Size: 13,500
Overall Grade: C

Inspection Date: 03/17/2013
Inspector: AJ Rodriguez

**Tile - Damaged/UN-fastened Tile (Emergency)**

Quantity: 13500 SF

Deficiency:

Missing, broken and UN-fastened tiles are allowing water infiltration and creating a potential safety issues.

Corrective Action:

Remove tile roof, install new 70 mm self-adhering rubberized asphalt sheet membrane, re-install tile, replace broken tiles, re-flash all penetration.

Provide: 10 year lookout/RoofTracker preventative maintenance program. Provide: Castro Roofing 20 year leak warranty.

Estimated Repair Cost:

\$93,565.00

**Tile - Lead Stack (Emergency)**

Quantity: 1 EA

Deficiency:

Improperly installed lead stack.

Corrective Action:

Remove tile around the area, remove flashing and install new lead stack per NRCA recommendation

Estimated Repair Cost:

\$138.00

City of Colleyville

City Hall
100 Main St
Colleyville, TX

Deficiencies (continued)

Section: City Hall Tile Roof
Size: 13,500
Overall Grade: C

Inspection Date: 03/17/2013
Inspector: AJ Rodriguez

**Tile - Gutter splash pan (Emergency)**

Quantity: 2 EA

Deficiency:

Gutter over flowing due to design of gutter in upper tile roof, causing damage and staining to cast stone

Corrective Action:

Install new copper splash pan, add new copper downs spout from upper roof to ground

Estimated Repair Cost:

\$2,900.00

**Tile - Damaged/UN-fastened Tile (Emergency)**

Quantity: 13500 SF

Deficiency:

Broken and UN-fastened tiles are allowing water infiltration. This tile slit all the way to edge of roof due to un-fasten condition typical thru out roof

Corrective Action:

Remove tile roof, install new 70 mm self-adhering rubberized asphalt sheet membrane, re-install tile, replace broken tiles, re-flash all penetration.

Provide: 10 year lookout/RoofTracker preventative maintenance program. Provide: Castro Roofing 20 year leak warranty.

City of Colleyville

City Hall
100 Main St
Colleyville, TX

Deficiencies (continued)

Section: City Hall Tile Roof
Size: 13,500
Overall Grade: C

Inspection Date: 03/17/2013
Inspector: AJ Rodriguez

**Tile - Failed gutter (Remedial)**

Quantity: 400 LF

Deficiency:

Gutter joints are failing

Corrective Action:

Re-flash existing gutters by cleaning, priming and installing a new flashing

10 year leak warranty

Estimated Repair Cost:

\$5,500.00

City of Colleyville

City Hall
100 Main St
Colleyville, TX

Summary

Section: City Hall Tile Roof
Size: 13,500
Overall Grade: C

Inspection Date: 03/17/2013
Inspector: AJ Rodriguez



Condition Summary

Membrane: A
 Flashings: D
 Sheet Metal: C

Overall: C

Overall Grade

A = 10 Years or more of service life remaining
 B = 8-10 Years of service life remaining
 C = 5-7 Years of service life remaining
 D = 2-4 Years of service life remaining
 F = Less than 1 Year of service life remaining

Estimated Replacement: 2032

Recommendations

Existing tile roof improperly install thru out, do to safety and property damage concern, it is recommended that repairs be completed as soon as possible

Estimated Repair Costs: \$102,103.00

Estimated Replacement Costs: \$148,500.00

City of Colleyville

City Hall
100 Main St
Colleyville, TX

Summary

Section: City Hall Tile Roof
Size: 13,500
Overall Grade: C

Inspection Date: 03/17/2013
Inspector: AJ Rodriguez

**1 - City Hall Tile Roof (13,500 SF) Grade C**

Deficiency	Qty	Emergency	Remedial	Replacement
Damaged/UN-fastened Tile	13500 SF	\$93,565.00		
Lead Stack	1 EA	\$138.00		
Gutter splash pan	2 EA	\$2,900.00		
Damaged/UN-fastened Tile	13500 SF	\$0.00		
Failed gutter	400 LF		\$5,500.00	
Full Replacement	13,500 SF			\$148,500.00
Total		\$96,603.00	\$5,500.00	\$148,500.00

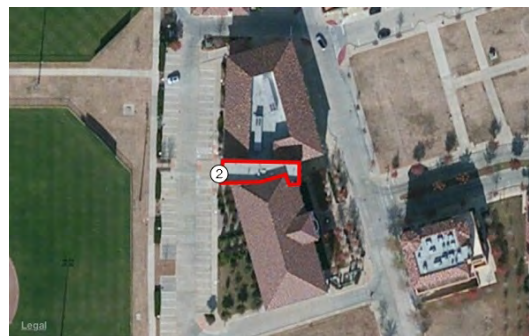
City of Colleyville

City Hall
100 Main St
Colleyville, TX

Observations

Section: City Hall Modified Roof
Size: 2,020
Overall Grade: B

Inspection Date: 03/18/2013
Inspector: AJ Rodriguez



east
 Roof in good condition needs some maintenance



west
 Roof in good condition needs some maintenance

City of Colleyville

City Hall
100 Main St
Colleyville, TX

Deficiencies

Section: City Hall Modified Roof
Size: 2,020
Overall Grade: B

Inspection Date: 03/18/2013
Inspector: AJ Rodriguez

**Modified Bitumen - Pitch pan (Emergency)**

Quantity: 3 EA

Deficiency:

Improper installation and design of pitch pan metal, design is allowing rain water to enter roof system.

Corrective Action:

Remove pitch pan and re-flash penetration.

20 year leak warranty

Estimated Repair Cost:

\$559.00

**Modified Bitumen - Flashing: Open (Emergency)**

Quantity: 1 EA

Deficiency:

Open flashings cause by improper installation

Corrective Action:

Will need to be completely re-flash the penetration.

20 year leak warranty

Estimated Repair Cost:

\$245.00

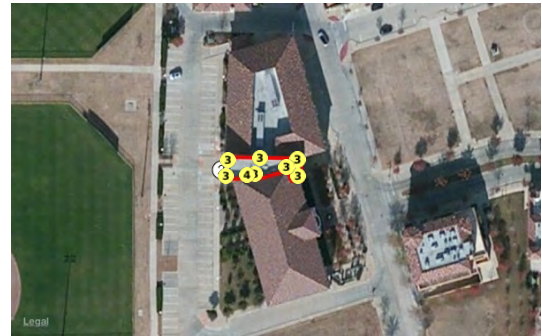
City of Colleyville

City Hall
100 Main St
Colleyville, TX

Deficiencies (continued)

Section: City Hall Modified Roof
Size: 2,020
Overall Grade: B

Inspection Date: 03/18/2013
Inspector: AJ Rodriguez

**Modified Bitumen - Base Flashing: Open (Emergency)**

Quantity: 42 EA

Deficiency:

Base flashing laps are beginning to open.

Corrective Action:

Re-flash all joint on base flashing.

20 year leak warranty

Estimated Repair Cost:

\$840.00

**Modified Bitumen - Flashing: Open (Emergency)**

Quantity: 1 EA

Deficiency:

Open flashings can be caused by membrane shrinkage, insufficient counterflashing or the simple aging and failure of the original flashing to remain adhered to the wall.

Corrective Action:

The penetration needs a new flashing installed.

20 year leak warranty

Estimated Repair Cost:

\$237.00

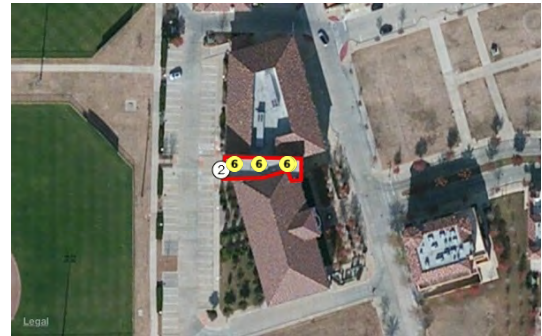
City of Colleyville

City Hall
100 Main St
Colleyville, TX

Deficiencies (continued)

Section: City Hall Modified Roof
Size: 2,020
Overall Grade: B

Inspection Date: 03/18/2013
Inspector: AJ Rodriguez

**Modified Bitumen - Flashing: Improper Installation (Remedial)**

Quantity: 1 EA

Deficiency:

The existing roof flashing were improperly installed; roof jack was left out of original construction, this is a critical detail because it allows a air space between the roof and the hot pipe, with out this air gap the potential for fire increase.

Corrective Action:

Flashing must be re-done to prevent future leaks that would cause damage to the property.

20 year leak warranty

Estimated Repair Cost:

\$389.00

**Modified Bitumen - Drain open seam (Remedial)**

Quantity: 6 EA

Deficiency:

Improperly flash drain

Corrective Action:

Remove strainer and clamping ring, re-flash drain bowl, install new stainless steel studs, washer and nuts, re-torque clamping ring and re-install strainer.

20 year leak warranty

Estimated Repair Cost:

\$3,150.00

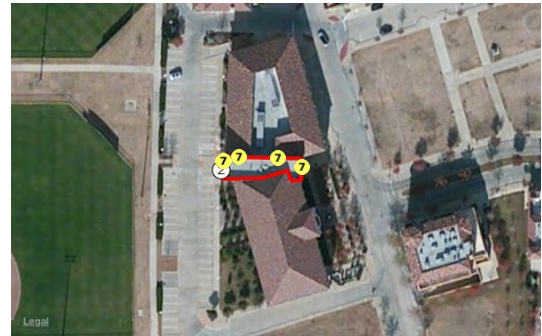
City of Colleyville

City Hall
100 Main St
Colleyville, TX

Deficiencies (continued)

Section: City Hall Modified Roof
Size: 2,020
Overall Grade: B

Inspection Date: 03/18/2013
Inspector: AJ Rodriguez

**Modified Bitumen - Coping: Damaged (Emergency)**

Quantity: 220 LF

Deficiency:

The existing coping has been damaged and has failed. Original construction did not allow for proper coverage over wall system and is allowing moisture to enter wall system

Corrective Action:

Remove the existing coping and install new copper coping per manufacturers recommendations and details.

Estimated Repair Cost:

\$7,353.00

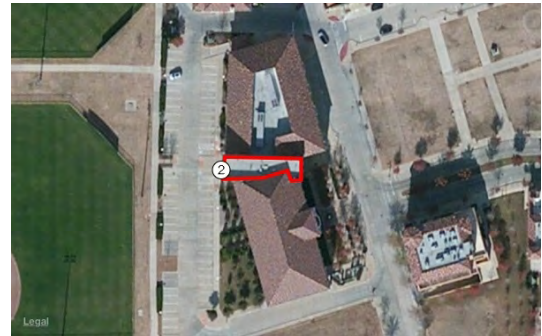
City of Colleyville

City Hall
100 Main St
Colleyville, TX

Summary

Section: City Hall Modified Roof
Size: 2,020
Overall Grade: B

Inspection Date: 03/18/2013
Inspector: AJ Rodriguez



Condition Summary

Membrane: A
 Flashings: B
 Sheet Metal: D

Overall: B

Overall Grade

A = 10 Years or more of service life remaining
 B = 8-10 Years of service life remaining
 C = 5-7 Years of service life remaining
 D = 2-4 Years of service life remaining
 F = Less than 1 Year of service life remaining

Estimated Replacement: 2025

Recommendations

Modified roof membrane is still in good condition however there is sign of beginning aligatoring, this is something that will need to be monitor in order to extend the life of this roof.

Estimated Repair Costs: \$12,773.00

Estimated Replacement Costs: \$38,380.00

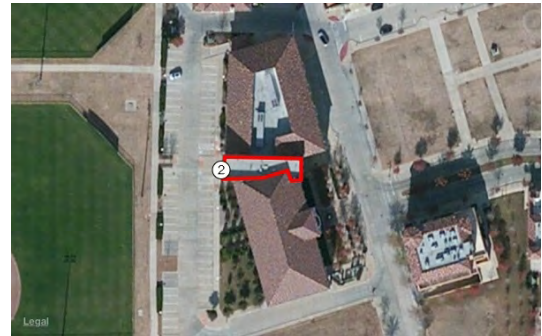
City of Colleyville

City Hall
100 Main St
Colleyville, TX

Summary

Section: City Hall Modified Roof
Size: 2,020
Overall Grade: B

Inspection Date: 03/18/2013
Inspector: AJ Rodriguez

**2 - City Hall Modified Roof (2,020 SF) Grade B**

Deficiency	Qty	Emergency	Remedial	Replacement
Pitch pan	3 EA	\$559.00		
Flashing: Open	1 EA	\$245.00		
Base Flashing: Open	42 EA	\$840.00		
Flashing: Open	1 EA	\$237.00		
Flashing: Improper Installation	1 EA		\$389.00	
Drain open seam	6 EA		\$3,150.00	
Coping: Damaged	220 LF	\$7,353.00		
Full Replacement	2,020 SF			\$38,380.00
Total		\$9,234.00	\$3,539.00	\$38,380.00

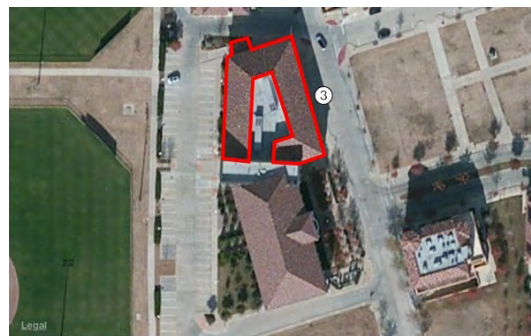
City of Colleyville

City Hall
100 Main St
Colleyville, TX

Observations

Section: Library Tile Roof
Size: 10,800
Overall Grade: C

Inspection Date: 03/21/2013
Inspector: AJ Rodriguez



south west



south east



north

City of Colleyville

City Hall
100 Main St
Colleyville, TX

Deficiencies

Section: Library Tile Roof
Size: 10,800
Overall Grade: C

Inspection Date: 03/21/2013
Inspector: AJ Rodriguez

**Tile - Damaged/UN-fastened Tile (Emergency)**

Quantity: 10800 SF

Deficiency:

Missing, broken and UN-fastened tiles are allowing water infiltration and creating a potential safety issues.

Corrective Action:

Remove tile roof, install new 70 mm self-adhering rubberized asphalt sheet membrane, re-install tile, replace broken tiles, re-flash all penetration.

Provide: 10 year lookout/RoofTracker preventative maintenance program. Provide: Castro Roofing 20 year leak warranty.

Estimated Repair Cost:

\$76,729.00

**Tile - Damaged/UN-fastened Tile (Emergency)**

Quantity: 0 SF

Deficiency:

Missing and broken and UN-fastened tiles are allowing water infiltration.

Corrective Action:

Remove tile roof, install new 70 mm self-adhering rubberized asphalt sheet membrane, re-install tile, replace broken tiles, re-flash all penetration.

City of Colleyville

City Hall
100 Main St
Colleyville, TX

Deficiencies (continued)

Section: Library Tile Roof
Size: 10,800
Overall Grade: C

Inspection Date: 03/21/2013
Inspector: AJ Rodriguez

**Tile - Failed gutter (Remedial)**

Quantity: 420 LF

Deficiency:

Gutter system is failing

Corrective Action:

Re-flash existing gutters by cleaning, priming and installing a new flashing

10 year leak warranty

Estimated Repair Cost:

\$5,775.00

**Tile - Failed gutter (Emergency)**

Quantity: 30 LF

Deficiency:

Gutter system is failing, leaking water is landing on walk way and creating a safety hazard during freezing condition

Corrective Action:

Re-flash existing gutters by cleaning, priming and installing a new flashing

10 year leak warranty

Estimated Repair Cost:

\$682.00

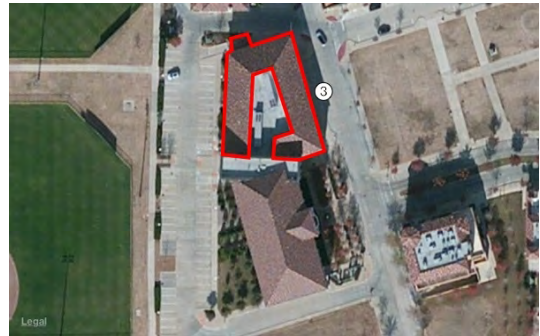
City of Colleyville

City Hall
100 Main St
Colleyville, TX

Summary

Section: Library Tile Roof
Size: 10,800
Overall Grade: C

Inspection Date: 03/21/2013
Inspector: AJ Rodriguez



Condition Summary

Membrane: A
 Flashings: C
 Sheet Metal: C

Overall: C

Overall Grade

A = 10 Years or more of service life remaining
 B = 8-10 Years of service life remaining
 C = 5-7 Years of service life remaining
 D = 2-4 Years of service life remaining
 F = Less than 1 Year of service life remaining

Estimated Replacement: 2018

Recommendations

Existing tile roof improperly install thru out, do to safety and property damage concern, it is recommended that repairs be completed as soon as possible

Estimated Repair Costs: \$83,186.00

Estimated Replacement Costs: \$118,800.00

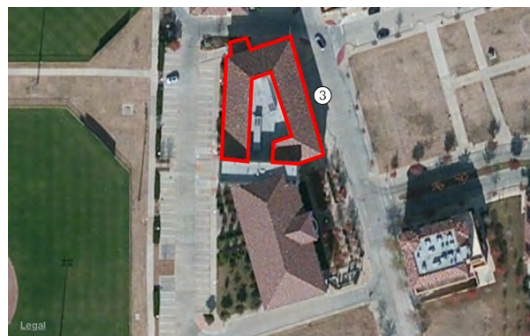
City of Colleyville

City Hall
100 Main St
Colleyville, TX

Summary

Section: Library Tile Roof
Size: 10,800
Overall Grade: C

Inspection Date: 03/21/2013
Inspector: AJ Rodriguez

**3 - Library Tile Roof (10,800 SF) Grade C**

Deficiency	Qty	Emergency	Remedial	Replacement
Damaged/UN-fastened Tile	10800 SF	\$76,729.00		
Damaged/UN-fastened Tile	0 SF	\$0.00		
Failed gutter	420 LF		\$5,775.00	
Failed gutter	30 LF	\$682.00		
Full Replacement	10,800 SF			\$118,800.00
Total		\$77,411.00	\$5,775.00	\$118,800.00

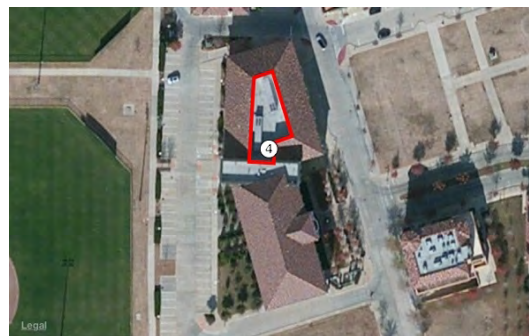
City of Colleyville

City Hall
100 Main St
Colleyville, TX

Observations

Section: Library Modified
Size: 3,398
Overall Grade: A

Inspection Date: 03/21/2013
Inspector: AJ Rodriguez



north



south

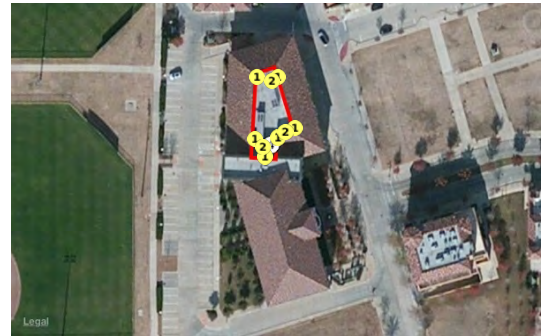
City of Colleyville

City Hall
100 Main St
Colleyville, TX

Deficiencies

Section: Library Modified
Size: 3,398
Overall Grade: A

Inspection Date: 03/21/2013
Inspector: AJ Rodriguez

**Modified Bitumen - Base Flashing: Open (Emergency)**

Quantity: 44 EA

Deficiency:

Base flashing laps are beginning to open.

Corrective Action:

Preventative maintenance is needed in order to extend the service life of this roof.

20 year leak warranty

Estimated Repair Cost:

\$880.00

**Modified Bitumen - Pitch pan (Emergency)**

Quantity: 4 EA

Deficiency:

Improper installation and design of pitch pan metal, design is allowing rain water to enter roof system.

Corrective Action:

Remove pitch pan and re-flash penetration.

20 year leak warranty

Estimated Repair Cost:

\$650.00

City of Colleyville

City Hall
100 Main St
Colleyville, TX

Deficiencies (continued)

Section: Library Modified
Size: 3,398
Overall Grade: A

Inspection Date: 03/21/2013
Inspector: AJ Rodriguez

**Modified Bitumen - Drain overflow (Emergency)**

Quantity: 3 EA

Deficiency:

overflow drain was install higher than code requires. Code requires that overflow be install no higher than two inches above the primary drain

Corrective Action:

Cut overflow down to the proper height

Estimated Repair Cost:

\$115.00

**Modified Bitumen - Flashing: Open (Emergency)**

Quantity: 8 EA

Deficiency:

Open flashings failure of the original flashing seam

Corrective Action:

Clean area, prime and install new flashing

Estimated Repair Cost:

\$800.00

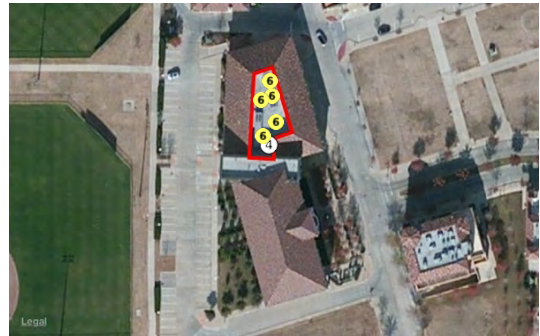
City of Colleyville

City Hall
100 Main St
Colleyville, TX

Deficiencies (continued)

Section: Library Modified
Size: 3,398
Overall Grade: A

Inspection Date: 03/21/2013
Inspector: AJ Rodriguez

**Modified Bitumen - Punctures - Rips - Tears (Remedial)**

Quantity: 1 EA

Deficiency:

These deficiencies are typically caused by foot traffic, mechanical work, or simply by a waterproofing membrane that is at the end of it's service life and can no longer withstand the weathering and building movement.

Corrective Action:

The area surrounding the deficiency must be cleaned. A new piece of waterproofing membrane would be installed and sealed per industry standards.

20 year leak warranty

Estimated Repair Cost:

\$100.00

**Modified Bitumen - Blister (Emergency)**

Quantity: 9 EA

Deficiency:

Improper installation and design: Various blisters thruout. Blisters are spongy, dome-shaped areas caused by gases expanding beneath or within roof membrane plies. Their effect is to shorten membrane life by dramatically increasing its vulnerability to physical damage and to weathering. The sloped sides of a blister will cause aggregate surfacing to roll down hill, exposing the remaining flood coat and felt to increased embrittlement by ultraviolet rays. Dropping tools on blisters or stepping on them can easily burst them, allowing direct access for water entry into the roof system. Any moisture trapped in a blister has to be dried before being repaired

Corrective Action:

Cut roof membrane, allow to dry and re-flash with new membrane.

20 year leak warranty

Estimated Repair Cost:

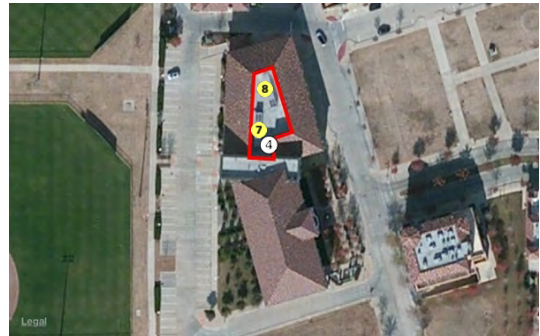
\$2,295.00

City of Colleyville

City Hall
100 Main St
Colleyville, TX**Deficiencies (continued)**

Section: Library Modified
Size: 3,398
Overall Grade: A

Inspection Date: 03/21/2013
Inspector: AJ Rodriguez

**Modified Bitumen - Flashing: Open (Remedial)**

Quantity: 1 EA

Deficiency:

Open seams at electrical box

Corrective Action:

Seal box

Estimated Repair Cost:

\$20.00

**General - Other (Remedial)**

Quantity: 1 EA

Deficiency:

Leaking condensate drain line

Corrective Action:

Re-solder drain line

Estimated Repair Cost:

\$70.00

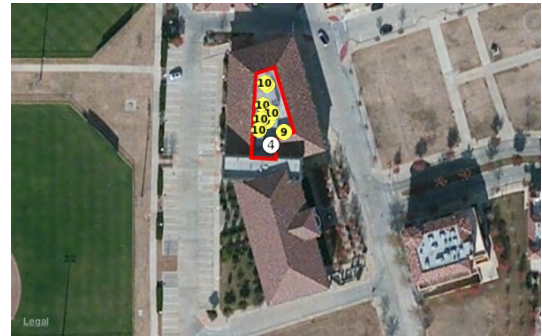
City of Colleyville

City Hall
100 Main St
Colleyville, TX

Deficiencies (continued)

Section: Library Modified
Size: 3,398
Overall Grade: A

Inspection Date: 03/21/2013
Inspector: AJ Rodriguez

**Modified Bitumen - Alligatoring: Modified (Remedial)**

Quantity: 3400 SF

Deficiency:

Alligatoring is a result of the waterproofing membrane drying out due to UV exposure. This condition can lead to direct water infiltration through the membrane.

Corrective Action:

The area must be cleaned and prepared. An additional layer of waterproofing membrane would be installed over the alligatored area of membrane per industry standards ensuring a water tight condition. Provide: 10 year lookout/RoofTracker preventative maintenance program. Provide: Castro Roofing 20 year leak warranty.

Estimated Repair Cost:

\$17,000.00

**Modified Bitumen - Walkway Pad (Remedial)**

Quantity: 115 LF

Deficiency:

Damage to roof from foot traffic; membrane is now bare and no longer coated with the granulars that protects the membrane. The roof membrane has very poor ultraviolet light resistance without ultraviolet light resistant aggregate. Without this protection when the membrane roof system become exposed to moisture they may progressively lose both their waterproofing integrity and their strength can become severely diminished. Organic organic may eventually rot from this moisture attack. The NRCA has classified "undesirable" without the granulars the membrane have no UV protection; the roof aging will be accelerated without this protection.

Corrective Action:

Install new walkway protection mat
10 Year Leak Warranty

Estimated Repair Cost:

\$2,760.00

City of Colleyville

City Hall
100 Main St
Colleyville, TX

Deficiencies (continued)

Section: Library Modified
Size: 3,398
Overall Grade: A

Inspection Date: 03/21/2013
Inspector: AJ Rodriguez



11

**Modified Bitumen - Drain open seam (Remedial)**

Quantity: 6 EA

Deficiency:

Improperly flash drain

Corrective Action:

Remove strainer and clamping ring, re-flash drain bowl, install new stainless steel studs, washer and nuts, re-torque clamping ring and re-install strainer

Estimated Repair Cost:

\$3,150.00

City of Colleyville

City Hall
100 Main St
Colleyville, TX

Summary

Section: Library Modified
Size: 3,398
Overall Grade: A

Inspection Date: 03/21/2013
Inspector: AJ Rodriguez



Condition Summary

Membrane: A
 Flashings: B
 Sheet Metal: A

Overall: A

Overall Grade

A = 10 Years or more of service life remaining
 B = 8-10 Years of service life remaining
 C = 5-7 Years of service life remaining
 D = 2-4 Years of service life remaining
 F = Less than 1 Year of service life remaining

Estimated Replacement: 2026

Recommendations

Modified roof membrane is still in good condition however there is sign of beginning aligating, this is something that will need to be monitor in order to extend the life of this roof.

Estimated Repair Costs: \$27,840.00

Estimated Replacement Costs: \$64,562.00

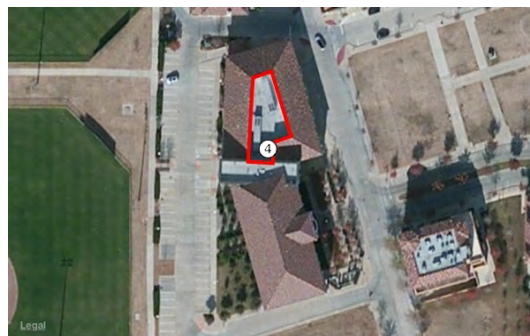
City of Colleyville

City Hall
100 Main St
Colleyville, TX

Summary

Section: Library Modified
Size: 3,398
Overall Grade: A

Inspection Date: 03/21/2013
Inspector: AJ Rodriguez

**4 - Library Modified (3,398 SF) Grade A**

Deficiency	Qty	Emergency	Remedial	Replacement
Walkway Pad	115 LF		\$2,760.00	
Base Flashing: Open	44 EA	\$880.00		
Pitch pan	4 EA	\$650.00		
Drain overflow	3 EA	\$115.00		
Flashing: Open	8 EA	\$800.00		
Punctures - Rips - Tears	1 EA		\$100.00	
Blister	9 EA	\$2,295.00		
Flashing: Open	1 EA		\$20.00	
Other	1 EA		\$70.00	
Alligatoring: Modified	3400 SF		\$17,000.00	
Drain open seam	6 EA		\$3,150.00	
Full Replacement	3,398 SF			\$64,562.00
Total		\$4,740.00	\$23,100.00	\$64,562.00

City of Colleyville

City Hall
100 Main St
Colleyville, TX

Budget Matrix
City Hall
Colleyville, TX
29,718 Sq/Ft

Overall Grade**A = 10 Years or more of service life remaining****B = 8-10 Years of service life remaining****C = 5-7 Years of service life remaining****D = 2-4 Years of service life remaining****F = Less than 1 Year of service life remaining**

		Emergency	Remedial	Replacement
1 - City Hall Tile Roof (13,500 SF) Grade C				
Projected Replacement: 2032				
Deficiency	Qty			
Damaged/UN-fastened Tile	13500 SF	\$93,565.00		
Lead Stack	1 EA	\$138.00		
Gutter splash pan	2 EA	\$2,900.00		
Damaged/UN-fastened Tile	13500 SF	\$0.00		
Failed gutter	400 LF		\$5,500.00	
Full Replacement	13,500 SF			\$148,500.00
Total		\$96,603.00	\$5,500.00	\$148,500.00
2 - City Hall Modified Roof (2,020 SF) Grade B				
Projected Replacement: 2025				
Deficiency	Qty			
Pitch pan	3 EA	\$559.00		
Flashing: Open	1 EA	\$245.00		
Base Flashing: Open	42 EA	\$840.00		
Flashing: Open	1 EA	\$237.00		
Flashing: Improper Installation	1 EA		\$389.00	
Drain open seam	6 EA		\$3,150.00	
Coping: Damaged	220 LF	\$7,353.00		
Full Replacement	2,020 SF			\$38,380.00
Total		\$9,234.00	\$3,539.00	\$38,380.00
3 - Library Tile Roof (10,800 SF) Grade C				
Projected Replacement: 2018				
Deficiency	Qty			
Damaged/UN-fastened Tile	10800 SF	\$76,729.00		
Damaged/UN-fastened Tile	0 SF	\$0.00		
Failed gutter	420 LF		\$5,775.00	
Failed gutter	30 LF	\$682.00		
Full Replacement	10,800 SF			\$118,800.00
Total		\$77,411.00	\$5,775.00	\$118,800.00
4 - Library Modified (3,398 SF) Grade A				
Projected Replacement: 2026				
Deficiency	Qty			

Walkway Pad	115 LF		\$2,760.00	
Base Flashing: Open	44 EA	\$880.00		
Pitch pan	4 EA	\$650.00		
Drain overflow	3 EA	\$115.00		
Flashing: Open	8 EA	\$800.00		
Punctures - Rips - Tears	1 EA		\$100.00	
Blister	9 EA	\$2,295.00		
Flashing: Open	1 EA		\$20.00	
Other	1 EA		\$70.00	
Alligatoring: Modified	3400 SF		\$17,000.00	
Drain open seam	6 EA		\$3,150.00	
Full Replacement	3,398 SF			\$64,562.00
Total		\$4,740.00	\$23,100.00	\$64,562.00
		Emergency	Remedial	Replacement
Budget Totals		\$187,988.00	\$37,914.00	\$370,242.00



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4d
Type Resolution
Department Public Works

Agenda Date 07/02/2013

Number 4d

Title

Approval of a change order to the 2012 Pavement Rehabilitation Project, in the amount of \$95,203.04, and authorize the city manager to execute the change order

Explanation

Reading and Public Hearing

On March 6, 2012, staff presented to City Council, the proposed 2012 Street Rehabilitation program. Approved by City Council, the proposed program included three elements: full depth reclamation, micro-surfacing, and water line replacement at two locations. The water line replacements and the micro-surfacing were completed in Fiscal Year 2012. In order to take advantage of the APAC bid pricing afforded by using the interlocal agreement with the City of Arlington, and to allow time to complete needed repairs to curbs and gutters, which eliminates localized ponding of water in low spots, the reclamation portion of the project was delayed to Fiscal Year 2013. The original APAC contract was approved by the City Council on December 4, 2012 by Resolution R-12-3564 and provides for pulverizing the existing road surface to a depth of twelve (12) inches, stabilizing the sub-grade with cement slurry to a depth of eight (8) inches, and resurfacing the street with six (6) inches of asphalt. The result of this work will be a new pavement condition rating (PCI) of 100. The streets included in the project for full-depth reclamation included:

- Pembroke Parkway West
- Chapelwood Drive
- Chapelwood Court
- Cliffwood Drive
- Brookridge Drive
- Cottage Oak Lane
- Maplewood Trail
- Shadowood Road
- Scarborough Lane East

During the construction of this project, it was determined that the estimated quantities that were originally presented and included in the agreement were not sufficient to complete the project. The contract agreement is based on work performed and the unit cost for the work types are established in the agreement. The project has been completed and the streets have been reconstructed, however, the amount of work performed exceeds the original estimate, and a change order is required to authorize

the payment of the additional work that was necessary to complete the project. The amount needed to address this need is \$33,862.85 (or 3.67 percent of the authorized amount) and will complete the original scope of the project. The original amount authorized was \$921,842.90.

Staff has also identified a section of roadway that is in need of immediate repair and is recommending that the scope of this agreement be expanded to address this section of roadway. The section of roadway is Cheek-Sparger Road between Heritage Avenue and the recently abandoned section of Heritage Avenue. This section of roadway was not identified in previous plans, because it was only recently included in the City of Colleyville Street Infrastructure, due to a recent boundary adjustment by Ordinance O-12-1828.

The proposed work includes full depth-reclamation of the west bound lane, which is within the City of Colleyville. The east bound lane is within the City of Bedford, and is in much better shape than the west bound lane. Staff is working with the City of Bedford to provide them the opportunity to use the same contractor to perform maintenance of the east bound lanes that are within the City of Bedford. Any work performed in the City of Bedford will be paid for by the City of Bedford. This project is not contingent upon the City of Bedford participating in the construction; this is an option that is being presented to the City of Bedford, to allow for a better overall section of roadway that splits the city limits. With the recent Tarrant County reconstruction of Heritage Avenue north of Cheek-Sparger Road, and the anticipated increase in traffic on Heritage Avenue, staff has determined that the section of Cheek-Sparger Road between old Heritage Avenue and new Heritage Avenue needed to be rehabilitated as soon as possible, and is recommending that the scope of this agreement be expanded to address this section of roadway. The estimates provided by APAC includes quantities to address both lanes of traffic, however, the City of Colleyville will only be authorizing the construction and funding for the westbound lane that is within the City of Colleyville. The estimated cost for the work that will be performed in the City of Colleyville is \$48,922.40 (or 5.31 percent of the original authorized amount).

Staff is recommending a 15 percent contingency along with the estimated quantities in the proposed change order for a total amount of \$95,203.04 (10.33 percent of the original authorized amount). If approved, the work will begin once the contractor has completed the FY 2013 Street Rehabilitation Projects that are currently underway, and that is estimated to be mid-summer 2013.

Financial Impact

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

Recommendation

Approve

Attachments

1. Changer Order

Change Order

City of Colleyville
100 Main Street
Colleyville, Texas 76034
(817) 503-1090

Date: July 2, 2013
Owner: City of Colleyville
Contractor: APAC – Texas, Inc.
Project name: 2012 Street Rehab
Change order number: 1

You are directed to make the following changes in this contract:

Additional work quantities necessary to complete the original scope	\$33,862.85
Additional work to expand the scope to include the west bound lane of Cheek-Sparger Road from the new section Heritage Ave to 775' to the West	\$48,922.40
Change order Contingency of 15%	\$12,417.79
	Total = \$95,203.04

The original contract sum was: \$921,842.90
Net amount of previous change orders: \$0
Total original contract amount plus or minus net change orders: \$921,842.90
Total amount of this change order: \$95,203.04
The new contract amount including this change order will be: \$1,017,045.94
The contract time will be changed by the following number of days: (0) Days
The date of completion as of the date of this change order is: No Change

Contractor:

APAC – Texas, Inc

Company name

PO Box 224048

Address

Dallas, TX 75222

City, State, Zip

Date

Signature

Owner:

City of Colleyville

Name

100 Main Street

Address

Colleyville, Tx 76034

City, State, Zip

Date

Signature



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4e

Agenda Date 07/02/2013

Number 4e

Type Resolution

Department City Secretary

Title

Approval of the Colleyville Events Steering Committee Bylaws

Explanation

Reading and Public Hearing

In an effort to provide consistent bylaws and attendance requirements and to assist new members appointed to a board, commission, or committee, staff developed a standard template for bylaws that include attendance requirements consistent with the City Council and Planning and Zoning Commission attendance requirements. The standardized template also outlines the responsibility of each board, commission, and committee and identifies the resolution or ordinance by which the board, commission, or committee was created. Staff liaisons were asked to present the bylaws for discussion and adoption at a scheduled board, commission, or committee meeting.

As the City Council creates, establishes, and appoints boards, commissions, and committees per the City Charter, (excerpt attached) and reviews the minutes of each board, commission, and committee, staff is seeking City Council approval of all bylaws approved by each board, commission, and committee, as they are approved. As some boards, commissions, and committees, meet on an as needed basis only, bylaws will be attached to the Consent Agenda, as they are adopted and approved by the board, commission, and committee.

The Colleyville Events Steering Committee approved the attached amended bylaws at the March 27, 2013 meeting.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. City Charter Excerpt
2. Colleyville Events Steering Committee Bylaws

Section 7.06 Department of Finance:

There shall be a Department of Finance headed by the City Manager or his appointee. The City Manager may appoint a deputy director of finance who may be the City Collector of Taxes. (Amended May 7, 2005)

Section 7.07 Other Departments, Boards and Commissions:

The City Council may abolish or consolidate any office or department except those created by this Charter. The City Council may divide the administration of any such departments as it may deem advisable and may create new departments.

The City Council shall create, establish, or appoint, as may be required by State law, circumstances, or this Charter, those Boards, Commissions, and Committees which are deemed necessary to carry out the functions and obligations of the City. The City Council shall prescribe accountability and tenure of each Board, Commission, and Committee where such are not prescribed by State law or this Charter.

ARTICLE VIII
LEGAL AND JUDICIAL SERVICES

Section 8.01 Municipal Court:

There shall be established and maintained a court designated as a "Municipal Court in the City of Colleyville", for the trial of misdemeanor offenses, with all such powers and duties as are now or hereafter may be prescribed by State law relative to municipal courts. All fines imposed by said court shall be paid into the City Treasury for the use and benefit of the City.

Section 8.02 Judge of the Municipal Court:

The Judge of the Municipal Court shall be appointed by the City Council to serve at the discretion of the City Council. He shall be an attorney licensed and practicing in the State of Texas, and shall receive such salary as may be fixed by the City Council. In case of the disability or absence of the Judge of the Municipal Court, the City Council shall appoint a qualified person to act in his place.

Section 8.03 Clerk of the Municipal Court:

There shall be a clerk of the Municipal Court to be appointed by the City Manager. The clerk of the court and deputies shall have the power to administer oaths and affidavits, make certificates, affix the seal of the court, and generally do and perform any and all acts as usual and necessary to be performed by the clerks of courts in issuing process of said courts and conducting the business thereof. (Amended May 7, 2005)

Colleyville Events Steering Committee BYLAWS

ARTICLE I – Identification and Purpose

The Colleyville Events Steering Committee was established by the City Council of Colleyville, Texas, by Resolution R-12-3483 on April 11, 2012. The purpose of the Colleyville Event Steering Committee is to make recommendations to the City Council on the schedule, structure, venue(s), budget and long-range planning of events.

ARTICLE II – Membership

- 2.1 The Colleyville Events Steering Committee shall consist of seven (7) who shall be appointed by the City Council for a (2) year term.
- 2.2 Members shall be appointed with three members each odd-numbered year and four members each even-numbered year.
- 2.2 Members shall serve without compensation and until their successors are appointed.
- 2.3 Members must be residents of Colleyville, Texas unless City Council waives the residency requirement.
- 2.4 Vacancies on the Colleyville Events Steering Committee shall be reported to the City Secretary and filled by appointment of the City Council for the length of the unexpired term.
- 2.5 If a member of the Colleyville Events Steering Committee fails to maintain a seventy-five percent (75%) attendance record for all regularly scheduled meetings, the Chair or staff liaison will notify the City Secretary. City Council may, at its discretion, declare a vacancy, advertise the open position or appoint a replacement without advertising.

ARTICLE III – Officers

- 3.1 The officers of the Colleyville Events Steering Committee shall be the Chair and the Vice Chair.
- 3.2 The Colleyville Events Steering Committee shall elect the Chair and Vice Chair from among the members annually at the first meeting in January and at such other times as

these offices may become vacant. The officers shall serve one-year terms or until a successor is elected.

- 3.3 In the event of resignation or incapacity of the Chair, the Vice Chair shall serve as the Chair for the unexpired portion of the term. The office of the Chair will be a non-voting position, except in case of a tie.
- 3.4 City staff shall take minutes of the meeting and serve as custodian of the Colleyville Events Steering Committee records.

ARTICLE IV – Meetings

- 4.1 Meetings shall be held on an as needed base on the fourth Wednesday of the month in the 2nd floor meeting room at the Colleyville Library located at 110 Main Street. Meeting dates, times and location may be changed as necessary.
- 4.2 Members unable to attend a regular meeting shall notify the Chair or staff liaison by noon of the meeting day. In the event any member of the Committee is absent three consecutive meetings, a letter shall be submitted to the Mayor and City Council by the Board.
- 4.3 A majority of the voting Colleyville Events Steering Committee members shall constitute a quorum to conduct business for the Colleyville Events Steering Committee. The act of the Colleyville Events Steering Committee members, present at a meeting, at which a quorum is in attendance, shall constitute the act of the Colleyville Events Steering Committee.
- 4.4 An agenda shall be prepared by the City Staff for each meeting of the Colleyville Events Steering Committee. There shall be attached to each agenda a report of matters pending further action by the Committee. An agenda will be posted in accordance with the Open Meeting Act. Meeting agendas will be posted on the City Hall bulletin boards and the City's web site 72 hours prior to a meeting. Meeting agenda packets will be available in public documents 72 hours prior to a meeting. Approved meeting minutes will be included in City Council agenda packets under Reports.
- 4.5 Meeting agenda packets will be distributed to each member 72 hours prior to a meeting.
- 4.6 The Chair shall preside at all meetings. In the absence of the Chair, the Vice Chair shall preside. The Chair may recognize individuals wishing to speak regarding an item on the agenda.
- 4.7 Staff representatives shall be in attendance at Committee meetings. They should participate in meetings to provide staff assistance, report and recommendations.

- 4.8 Special meetings may be called at the request of the Chair or two or more members of the Colleyville Events Steering Committee or may be scheduled by a majority of the Committee at any previous meeting for the transaction of business. Posting and notification of meeting requirements shall apply to special meetings.
- 4.9 The Colleyville Events Steering Committee may establish sub committees as deemed appropriate. Such committees will be dissolved upon completion of the charge or task.

ARTICLE V – Duties and Responsibilities

- 5.1 The Colleyville Events Steering Committee acts in a recommending capacity to the City Council in all matters pertaining to the planning and coordinating City special events.
- 5.2 The Chair, or in his/her absence the Vice-Chair, shall preside at all meetings, shall decide all points of order or procedure. Staff representatives shall record, or cause to be recorded, accurate and complete minutes of all business proceedings.
- 5.3 Establish standing committees and other such committees from time to time may be deemed necessary.
- 5.4 The Colleyville Events Steering Committee member will take the Attorney General Texas Open Meetings Act on-line training course, available on this link. http://www.oag.state.tx.us/open/og_training.shtml#22, or you may obtain a DVD of the training course from the City Secretary, and provide a copy of the Certificate of Course Completion to the City Secretary. The training must be completed not later than the 90th day after the date the member takes the oath of office or otherwise assumes responsibilities as a member of the governmental body.

ARTICLE VI – Amendments

- 6.1 These bylaws may be amended by a majority vote at any regular meeting, if all members have been notified of the proposed amendment 72 hours prior to such meeting. Amendments must be in compliance with applicable City ordinances.



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a
Type Ordinance
Department City Manager

Agenda Date 07/02/2013

Number Ordinance O-13-1879

Title

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

Explanation

Second Reading and Public Hearing

There were no speakers regarding this item during the June 18, 2013 City Council meeting.

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 2nd 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 6a

Agenda Date 07/02/2013

Number Ordinance O-13-1880

Type Ordinance

Department Community Development

Title

Consideration for a zoning change from R40-Single Family Residential to R20-Single Family Residential on 10.2 acres on Lot 1, Block 1, of the Stajduhar Addition located at 816 W. L.D. Lockett Road, Case ZC13-006

Explanation

First Reading and Public Hearing

John Dickerson has submitted a request to change the zoning on 10.2 acres, located at 816 L.D. Lockett Road. The applicant is requesting to rezone the property from the R40-Single Family Residential to the R20-Single Family Residential zoning district. The applicant is seeking a zoning change in order to develop the property for 17 new residential lots and two (2) open space lots.

Existing Conditions. The subject property currently consists of a horse stable and smaller ancillary buildings, however, the plan is to demolish all structures on the lot. The property is platted as one lot, and recorded with Tarrant County. Additional approval of a preliminary and final plat will be required upon approval of the rezoning request.

Ordinance O-03-1397 authorized a Special Use Permit (SUP) for an accessory building on the property. This SUP was for the existing horse stable and smaller ancillary buildings, as shown on the conceptual site plan, attached to the original ordinance. Ordinance O-08-1654 amended Ordinance O-03-1397 to allow an increase in the size of the approved accessory building.

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

Non-Discretionary Zoning Request. As the rezoning request does not involve a discretionary zoning category such as a Special Use Permit or Planned Unit Development, and is, instead, a rezoning request from one non-discretionary zoning district to another non-discretionary zoning district, no extra conditions or exactions may be added to the proposed Ordinance O-13-1880, as part any approval by the City Council.

Lot Dimensions and Setbacks. The R20 zoning regulations, in the Land Development Code, require a minimum lot size of 20,000 square feet with a minimum

lot width of 100 feet, and lot depth of 125 feet. Per Section 3.24 G, Schedule of District Regulations, in the Land Development Code, the following residential zoning standards apply:

Minimum Front Yard Setback: 30 feet

Minimum Side Yard Setbacks: 10 feet

Minimum Rear Yard Setback: 25 feet

Maximum Building Height: 25 feet

Maximum Lot Coverage: 30 Percent

The dimensions of the proposed lots meet the minimum standards of the Land Development Code.

Surrounding Development Trends. The site is located between two (2) subdivisions zoned R20-Single Family Residential. The subdivision to the east is known as Covington Addition, and the subdivision to the west is known as Lavaca Trail Estates. To the north is a collection of larger, estate sized R20-Single Family Residential zoned lots. Additionally, there is a subdivision, south of L.D. Lockett Road, zoned PUD-R-Planned Unit Development Residential, known as Reatta Place. This requested change in zoning from R40 to R20 is consistent with the lower density residential uses in this area.

Tree Preservation. As required by Chapter 5 - Tree Preservation, of the Land Development Code, approval of a tree survey and mitigation plan shall be required prior to the issuance of a Notice to Proceed letter from the Engineering Division of the Public Works Department. To date, the applicant has not submitted this plan.

Trees not located under a pad site must be preserved during construction. Before construction begins on the site, protective fencing must be installed around all preserved trees located outside the right-of-way. The fencing must be located at the drip line of the preserved trees. The protective fencing may be comprised of orange vinyl construction fencing, chain link fence, erosion control fencing, or other similar fencing. The fencing must remain in place during the entire construction period.

Open Space. The R20 zoning district regulations, in the Land Development Code, do not require a minimum percentage of open space. However, the applicant has proposed two (2) open space lots, totaling approximately .51 acres, or approximately five (5) percent, located on the west side of the development, to the south of Lot 1, and to the north of Lot 4. Both open space lots will contain detention ponds. According to the Land Development Code, retention ponds located in open space lots are required to be maintained by the homeowner's association. This requirement will

be added to the final plat.

Preliminary Drainage Analysis. The developer has submitted a Preliminary Drainage Analysis of the site, which is to be reviewed by the Engineering Division of the Public Works Department. However, any conditions associated with drainage and storm water runoff shall be set and enforced at the time of platting.

On site detention is required and is located in the open space lots, located on the west side of the development, to the south of Lot 1, and to the north of Lot 4.

Sidewalks and Trails. Sidewalks are required to be installed along the new internal street, at the time of new home construction. According to the Colleyville Trails and Sidewalk Systems Map, a five (5) foot sidewalk is required along L.D. Lockett Road. The sidewalk must be installed prior to the acceptance of final public improvements.

Development Fees. Parkland dedication fees are required, in the amount of \$1,802.00 per residential lot, for the 17 lots where new homes are proposed. Parkland dedication fees are due at the time of final plat and must be paid before the final plat is recorded with the County Clerk's office.

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 L.D. Lockett Road. Perimeter street improvements are required for the newly created lots since L.D. Lockett 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.

Traffic Generation and Access. The developer is not required to provide a Traffic Impact Analysis, 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 17 lot development would add

approximately 163 vehicle trips per day to the surrounding roadways. Two entryways are required for subdivisions that contain more than 12 lots. The proposed subdivision's main entrance is from L.D. Lockett Road. The other entryway is internal from the existing stub-out from Laura Drive, which connects with Lavaca Trail Estates, to the west. The street connection, in the proposed development, is located between the open space, Lot 4, of Block 1 and Lot 1, of Block 2, on the west side of the development. This will be a public street, with no emergency access easement. Per the conceptual site plan, St. Andrews Boulevard aligns directly with Reatta Place, south of L.D. Lockett Road. The proposed layout has been reviewed and approved by the Fire Marshal.

Infrastructure. Water and sanitary sewer services are available along adjacent rights-of-way. The developer is responsible for the extension of water and sewer service lines to the individual lots.

Residential Density. The Colleyville Master Plan suggests a maximum residential density of 1.8 dwelling units per acre, in most situations. It further states densities higher than 1.8 units per acre, would be acceptable in those areas deemed consistent with sound land use planning principles. The proposed development would be situated between existing residential uses. The proposed development of 17 residential units on the 10.2 acre property will produce a residential density of 1.66 dwelling units per acre based upon the density calculation method prescribed by the Master Plan and will produce a residential density of 2.2 dwelling units per acre based upon the density calculation method prescribed by the Land Development Code.

Master Plan. The Future Land Use Plan designates the entire subject property for single family residential. The proposed development is consistent with the Future Land Use Plan.

Public Notification. Staff mailed notices to 40 adjacent property owners within 200 feet as well as all Homeowners Associations 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. To date, staff has received no correspondence regarding this request.

At the June 10, 2013 Planning and Zoning Commission meeting, there were six (6) persons who actually spoke in opposition to this request. There was one (1) person who actually spoke in support of this request. Although only four (4) speaker cards are attached in opposition, there are multiple names on two (2) of the speaker cards.

Planning and Zoning Commission Recommendation. The Planning and Zoning Commission recommended approval of the rezoning request at the June 10, 2013 meeting by a vote of 6-0.

Summary. The proposed zoning change is consistent with the Future Land Use Plan,

which designates the subject property as single family residential uses. Given the proposed use compliments surrounding developments, is compliant with the requirements of the Land Development Code, and is consistent with the Future Land Use Plan, staff recommends approval of the rezoning request.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Location and Zoning Map
2. Notification List
3. Buffer Map
4. Letters of Opposition
5. Letters of Support
6. Aerial Looking North
7. Statement of Planning Objectives
8. Site Plan
9. Ordinance O-13-1880

The map displays a residential area with the following features:

- Streets:** Crystal Way, Lockley Way, Laura Ln, Tappen Shire, Duns Tew Path, W L D Lockett Rd, Sterling Dr, Crescent Way, Crescent Ln, Kays Ct, Texas Trl, Reatta Pl, Lowrie Rd, and Emma's Ct.
- Lot Numbers:** Various lot numbers are shown, including 5917, 5912, 5913, 5908, 5909, 5904, 5905, 5900, 5901, 5812, 5813, 5809, 5808, 5804, 5805, 5801, 5816, 5812, 5816, 5808, 5804, 5800, 5812, 5808, 5804, 5800, 5714, 5704, 5708, 5712, 5701, 5617, 5613, 5609, 5605, 5601, 5604, 5522, 5521, 5525, 5529, 5518, 5513, 5509, 5505, 5514, 5516, 5512, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5514, 5515, 5516, 5517, 5518, 5519, 5520, 5521, 5522, 5523, 5524, 5525, 5526, 5527, 5528, 5529, 5530, 5531, 5532, 5533, 5534, 5535, 5536, 5537, 5538, 5539, 5540, 5541, 5542, 5543, 5544, 5545, 5546, 5547, 5548, 5549, 5550, 5551, 5552, 5553, 5554, 5555, 5556, 5557, 5558, 5559, 5560, 5561, 5562, 5563, 5564, 5565, 5566, 5567, 5568, 5569, 5570, 5571, 5572, 5573, 5574, 5575, 5576, 5577, 5578, 5579, 5580, 5581, 5582, 5583, 5584, 5585, 5586, 5587, 5588, 5589, 5590, 5591, 5592, 5593, 5594, 5595, 5596, 5597, 5598, 5599, 5600, 5601, 5602, 5603, 5604, 5605, 5606, 5607, 5608, 5609, 5610, 5611, 5612, 5613, 5614, 5615, 5616, 5617, 5618, 5619, 5620, 5621, 5622, 5623, 5624, 5625, 5626, 5627, 5628, 5629, 5630, 5631, 5632, 5633, 5634, 5635, 5636, 5637, 5638, 5639, 5640, 5641, 5642, 5643, 5644, 5645, 5646, 5647, 5648, 5649, 5650, 5651, 5652, 5653, 5654, 5655, 5656, 5657, 5658, 5659, 5660, 5661, 5662, 5663, 5664, 5665, 5666, 5667, 5668, 5669, 5670, 5671, 5672, 5673, 5674, 5675, 5676, 5677, 5678, 5679, 5680, 5681, 5682, 5683, 5684, 5685, 5686, 5687, 5688, 5689, 5690, 5691, 5692, 5693, 5694, 5695, 5696, 5697, 5698, 5699, 5700, 5701, 5702, 5703, 5704, 5705, 5706, 5707, 5708, 5709, 5710, 5711, 5712, 5713, 5714, 5715, 5716, 5717, 5718, 5719, 5720, 5721, 5722, 5723, 5724, 5725, 5726, 5727, 5728, 5729, 5730, 5731, 5732, 5733, 5734, 5735, 5736, 5737, 5738, 5739, 5740, 5741, 5742, 5743, 5744, 5745, 5746, 5747, 5748, 5749, 5750, 5751, 5752, 5753, 5754, 5755, 5756, 5757, 5758, 5759, 5760, 5761, 5762, 5763, 5764, 5765, 5766, 5767, 5768, 5769, 5770, 5771, 5772, 5773, 5774, 5775, 5776, 5777, 5778, 5779, 5780, 5781, 5782, 5783, 5784, 5785, 5786, 5787, 5788, 5789, 5790, 5791, 5792, 5793, 5794, 5795, 5796, 5797, 5798, 5799, 5800, 5801, 5802, 5803, 5804, 5805, 5806, 5807, 5808, 5809, 5810, 5811, 5812, 5813, 5814, 5815, 5816, 5817, 5818, 5819, 5820, 5821, 5822, 5823, 5824, 5825, 5826, 5827, 5828, 5829, 5830, 5831, 5832, 5833, 5834, 5835, 5836, 5837, 5838, 5839, 5840, 5841, 5842, 5843, 5844, 5845, 5846, 5847, 5848, 5849, 5850, 5851, 5852, 5853, 5854, 5855, 5856, 5857, 5858, 5859, 5860, 5861, 5862, 5863, 5864, 5865, 5866, 5867, 5868, 5869, 5870, 5871, 5872, 5873, 5874, 5875, 5876, 5877, 5878, 5879, 5880, 5881, 5882, 5883, 5884, 5885, 5886, 5887, 5888, 5889, 5890, 5891, 5892, 5893, 5894, 5895, 5896, 5897, 5898, 5899, 5900, 5901, 5902, 5903, 5904, 5905, 5906, 5907, 5908, 5909, 5910, 5911, 5912, 5913, 5914, 5915, 5916, 5917, 5918, 5919, 5920, 5921, 5922, 5923, 5924, 5925, 5926, 5927, 5928, 5929, 5930, 5931, 5932, 5933, 5934, 5935, 5936, 5937, 5938, 5939, 5940, 5941, 5942, 5943, 5944, 5945, 5946, 5947, 5948, 5949, 5950, 5951, 5952, 5953, 5954, 5955, 5956, 5957, 5958, 5959, 5960, 5961, 5962, 5963, 5964, 5965, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974, 5975, 5976, 5977, 5978, 5979, 5980, 5981, 5982, 5983, 5984, 5985, 5986, 5987, 5988, 5989, 5990, 5991, 5992, 5993, 5994, 5995, 5996, 5997, 5998, 5999, 6000, 6001, 6002, 6003, 6004, 6005, 6006, 6007, 6008, 6009, 6010, 6011, 6012, 6013, 6014, 6015, 6016, 6017, 6018, 6019, 6020, 6021, 6022, 6023, 6024, 6025, 6026, 6027, 6028, 6029, 6030, 6031, 6032, 6033, 6034, 6035, 6036, 6037, 6038, 6039, 6040, 6041, 6042, 6043, 6044, 6045, 6046, 6047, 6048, 6049, 6050, 6051, 6052, 6053, 6054, 6055, 6056, 6057, 6058, 6059, 6060, 6061, 6062, 6063, 6064, 6065, 6066, 6067, 6068, 6069, 6070, 6071, 6072, 6073, 6074, 6075, 6076, 6077, 6078, 6079, 6080, 6081, 6082, 6083, 6084, 6085, 6086, 6087, 6088, 6089, 6090, 6091, 6092, 6093, 6094, 6095, 6096, 6097, 6098, 6099, 6100, 6101, 6102,

Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
A R A F Inc	17290 Preston Rd Ste 114	Dallas	Texas	75252	5801 Kays Ct
Adams, Kenneth J Etux Barbara	5708 Texas Trl	Colleyville	Texas	76034	5708 Texas Tr
Akinmerese, Olawale Etux Olayi	5912 Kays Ct	Colleyville	Texas	76034	5912 Kays Ct
Anderson, Jared Etux Heather	5800 Kays Ct	Colleyville	Texas	76034	5800 Kays Ct
Ashton Dallas Residential Llc	1221 N Interstate 35E # 170	Carrollton	Texas	75006	724 Lockley Way
Azer, Mervat N Etvir Sameh F	5805 Kays Ct	Colleyville	Texas	76034	5805 Kays Ct
Boots, Brian Etux Cathy E	5900 Kays Ct	Colleyville	Texas	76034	5900 Kays Ct
Childress, Michael S Etux Kara	5904 Kays Ct	Colleyville	Texas	76034	5904 Kays Ct
Croney, Edward J & Nancy M	727 Tappen Shire	Colleyville	Texas	76034	727 Tappen Shire
Dinh, Nhung Etux Chinh	5913 Kays Ct	Colleyville	Texas	76034	5913 Kays Ct
Ediger, Melanie L Etvir Steve	724 Tappen Shire	Colleyville	Texas	76034	724 Tappen Shire
Eitel, Jeramie	6101 Emmas Ct	Colleyville	Texas	76034	6101 Emmas Ct
Ellison, John Etux Debra	5905 Kays Ct	Colleyville	Texas	76034	5905 Kays Ct
Gohr, Martin Etux Lorraine	809 Lavaca Trl	Colleyville	Texas	76034	809 Lavaca Tr
Gordon, Mark K Etux Beverly W	720 Lockley Way	Colleyville	Texas	76034	720 Lockley Way
Hankins, Jeremy	5816 Chalford Cmn	Colleyville	Texas	76034	5816 Chalford Common
Hultquest, Philip P Etux Lily	5712 Texas Trl	Colleyville	Texas	76034	5712 Texas Tr
Ishak, Ashraf Z	104 W Ld Lockett Rd	Colleyville	Texas	76034	805 W L D Lockett Rd
Kuhlmann, Peter Etux Linda	4423 Chapel Rd	Graham	Texas	76450	801 W L D Lockett Rd
Lavaca Associates Llc	5637 Smaller Rd	Johnstown	Ohio	43031	5908 Kays Ct
Lavaca Oaks Lp	-6401 Westcoat Dr	Colleyville	Texas	76034	901 Lavaca Tr
Martin, Stephen Lee Etux Nan C	813 Lavaca Trl	Colleyville	Texas	76034	813 Lavaca Tr
Mentavlos, Michael Constantine	727 Lockley Way	Colleyville	Texas	76034	727 Lockley Way
Milligan, John	720 Tappen Shire	Colleyville	Texas	76034	720 Tappen Shire
Newton Team Homes Inc	PO Box 1162	Colleyville	Texas	76034	723 Lockley Way
Nykiel, Stephen & P Nykiel	5909 Kays Ct	Colleyville	Texas	76034	5909 Kays Ct
Rouse, James A Etux Nancy J R	720 Duns Tew Path	Colleyville	Texas	76034	720 Duns Tew Path
Scott, Walter & Christy	401 Bridlewood S	Colleyville	Texas	76034	5917 Kays Ct
Shurtleff, David J & Teresa K	719 Lockley Way	Colleyville	Texas	76034	719 Lockley Way
Smith, Ted Etux Michele	5704 Texas Trl	Colleyville	Texas	76034	5704 Texas Tr
Stajduhar, Martin Etux Lisa	816 W Ld Lockett Rd	Colleyville	Texas	76034	816 W L D Lockett Rd
Thorne, Jennifer & Charles M	5808 Kays Ct	Colleyville	Texas	76034	5808 Kays Ct
Votaw, J T Etux Ruth	5804 Chalford Cmn	Colleyville	Texas	76034	5804 Chalford Common
Wellsheim, Matthew Etux Cheryl	719 Tappen Shire	Colleyville	Texas	76034	719 Tappen Shire
Wheelwright, David	5701 Reatta Pl	Colleyville	Texas	76034	5701 Reatta Pl
Willis, Randall Etux Yvonne	6105 Emmas Ct	Colleyville	Texas	76034	6105 Emmas Ct
Reatta Place Hmowners Assoc	5506 Texas Trl	Colleyville	Texas	76034	Courtsey Notice
L T Estates Hoa Inc	215 W College St	Grapevine	Texas	76051	Courtsey Notice
Emerald Park H A Inc	400 Country Pl	Colleyville	Texas	76034	Courtsey Notice
John Dickerson, Applicant	8333 Douglas, Suite 1300	Dallas	Texas	75225	Applicant

Public hearing notices were mailed
Fri., May 31, 2013 by Taci Wrisley

[illegible]

Letters of Opposition

Date: 6-10-13

SPEAKER CARD

- ☒ 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

Agenda Item Number: Q 4A

Name: Walter Scott

Address: 5917 Kays Ct

City: Colleyville

State: TX

Zip Code: 76034

Telephone Number: 8178195100 Representing: self
(organization/self)

I understand I am limited to speaking for five minutes.

For business not listed on the agenda as a Public Hearing, Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.

Signed: Walter Scott

This information is a Public Record.

Date: 6/10/13

SPEAKER CARD

- ☐ 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

Agenda Item Number: 2C13-006

Name: NANCY CROPEY

Address: 727 TAPPEN SHIRE

City: Colleyville

State: _____

Zip Code: _____

Telephone Number: 8177819464 Representing: Self
(organization/self)

I understand I am limited to speaking for five minutes.

For business not listed on the agenda as a Public Hearing, Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.

Signed: Nancy Croy

This information is a Public Record.

Letters of Opposition

SPEAKER CARD

Date: 6/10/13

☐ 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

Agenda Item Number: 24A

Name: Chinh + Nhung Vu

Address: 5913 Kays Ct.

City: Colleyville

State: TX

Zip Code: 76034

Telephone Number: 817-507-5992 Representing: (organization/self)

I understand I am limited to speaking for five minutes.

For business not listed on the agenda as a Public Hearing, Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.

Signed: [Signature]

This information is a Public Record.

Date: 6/10/13

SPEAKER CARD

☐ 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

Agenda Item Number: 4a

Name: Steve & Pamela Nykief

Address: 5909 Kays Ct

City: Colleyville

State: TX

Zip Code: 76034

Telephone Number: 817 885 2354 Representing: Self
2354 (organization/self)

I understand I am limited to speaking for five minutes.

For business not listed on the agenda as a Public Hearing, Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.

Signed: [Signature]

This information is a Public Record.

Letters of Support

SPEAKER CARD

Date: 6/10/13

Agenda Item Number: 4A

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: DAN CROW

Address: 6028 Sterling 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, 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: Daniel L. Crow

This information is a Public Record

Aerial Looking North



Statement of Planning Objectives

DICKERSON DEVELOPMENT, INC.

8333 DOUGLAS AVENUE, SUITE 1300 DALLAS, TEXAS 75225

May 10, 2013

LETTER OF INTENT – STATEMENT OF PLANNING OBJECTIVES

RE: Proposed Single Family Development (R-20)

St. Andrews Estates - 10 Acres off of L.D. Lockett Road

Colleyville, Texas

Per Zoning Application Checklist requirements, we hereby submit this letter of intent for proposed development. We are under contract to entitle this property with the intent of developing a single family community in the City of Colleyville. Currently, this property is zoned R-40 and is surrounded by developed neighborhoods that are, for the most part, zoned R-20. There is a community south of L.D. Lockett that is zoned PUD-R.

Rather than request a planned development and produce sub-20,000 square foot lots, we have decided to rezone this property for R-20 lots. Our neighborhood will be more of an estate lot neighborhood as exists currently to our immediate east and west. It is our intent to sell lots likely to custom builders that will result in price points for homes in the \$600,000 to \$800,000 range. We will make every effort to protect and preserve the existing trees on our site and to provide amenities in our two (2) planned open areas.

Our company has been developing single family communities in Northeast Tarrant County since 1993 and we have owned and sold properties in Colleyville before so we are no stranger to the area. We have chosen this piece of property because we really like Colleyville and the whole Mid-Cities area and we want to produce project that the City and our company can be proud of.

We would like to have this property entitled by the end of the summer with construction beginning in early fall and lots available for builders by late winter for the 2014 spring season.

Sincerely,

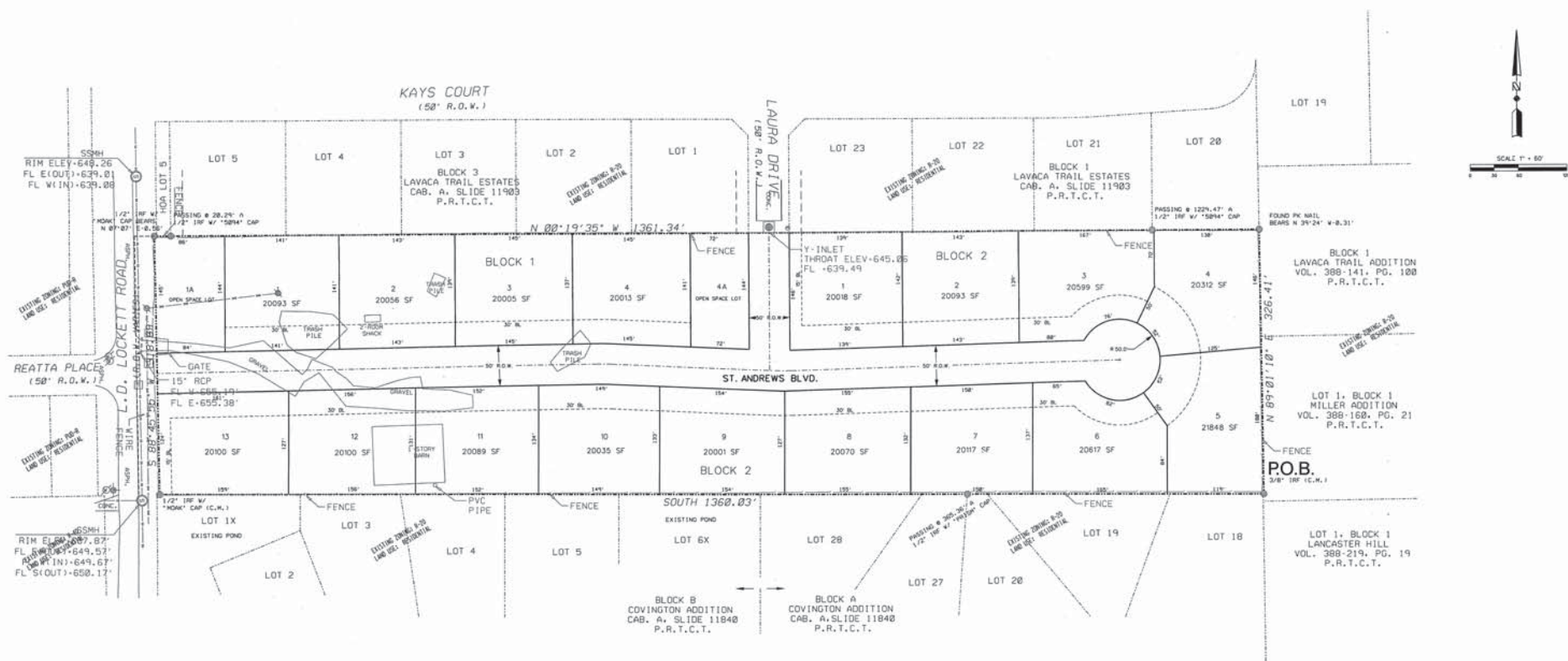
DICKERSON DEVELOPMENT, INC.



John F. Dickerson

President

Site Plan



METES AND BOUNDS DESCRIPTION
10.07 ACRES
LOT 1, BLOCK 1, STADUJAR ADDITION
IN THE W. C. NEWTON SURVEY, A-182
CITY OF COLLEVILLE, TARRANT COUNTY, TEXAS

All that certain 10.07 acres of land, which is Lot 1, Block 1, Stajduhar Addition, described in the plat recorded in Document Number 0213003960 in the Deed Records of Tarrant County, Texas (O.R.T.C.T.), City of Coleville, Tarrant County, Texas and more particularly described by metes and bounds as follows: (all bearings shown hereon are based on the east line of said Lot 1, Block 1, Stajduhar Addition)

BEGINNING at a 3/8" iron rod found for the northeast corner of said Stajduhar Addition, common to the northwest corner of Covington Addition, recorded in Cabinet A, Side 11840 in the Plat Records of Tarrant County, Texas, and in the south line of Lot 1, Block 1, Miller Addition, recorded in Volume 358-160, Page 21 P.R.T.C.:

THENCE South along the common line of said Stejduhar Addition and said Covington Addition, passing at a distance of 385.36' a found 1/2" iron rod with a cap stamped "PMS", continuing along said common line for a total distance of 160.13' to a rod with a cap stamped "MOA" found for the southeast corner of said Lot 1, Block 1, Stejduhar Addition, in the north right-of-way line of L. D. Lockett Road (R.O.W. Variet);

THENCE South 88° 45' 55" West - 318.69' along the north right-of-way line of said L. D. Lockett Road to the southwest corner of said Lot 1, Block 1, Stajduhar Addition, from which a found 1/2" iron rod with a cap stamped "MOAX" bears North 07° 07' East - 0.56';

THENCE North 06° 30' West along the west line of said Stodjard Addition, to the POINT OF BEGINNING and containing 10.07 acres of land; and to the southeast corner of Lot 5, Block 3, Lovaco Trail Estates, recorded in Cabinet A, Slide H903 P.R.1.C.1., passing at a distance of 229.97 ± 1/2" from the southeast corner of said Lot 5, Block 3, Lovaco Trail Estates, to Lot 21, Block 1 of said Lovaco Trail, continuing for a total distance of 130.34' to the northeast corner of said Stodjard Addition, in the south line of Lot 3, Block 1 of said Lovaco Trail, continuing for a distance of 130.34' to the point from which a found P.K. Nail is in a fence post bears North 39° 24' West - 0.31';

THENCE North 89° 02' 10" East - 326.4' along the north line of said Stodjard Addition, to the POINT OF BEGINNING and containing 10.07 acres of land.

PRELIMINARY
FOR REVIEW ONLY

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

KEITH M. HAMILTON 87384

	REV.	NO.	DATE

ZONING EXHIBIT
FOR
ST. ANDREWS ESTATES

A PROPOSED 17 LOT RESIDENTIAL SUBDIVISION

BLOCK 1, LOTS 1-4,
BLOCK 1, LOTS 1A & 4A, OPEN LOTS
BLOCK 2, LOTS 1-13
(10.07 ACRES)

CURRENTLY
LOT 1, BLOCK 1
STADUHAM ADDITION
IN THE W.C. NEWTON SURVEY, A-1182

CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

DATE OF PREPARATION 5-9-13

APPLICANT:
DICKERSON DEVELOPMENT, INC.
CONTACT: JOHN DICKERSON
8333 DOUGLAS, STE 1300
DALLAS, TX 75225
214-691-5300
FAX 214-691-8899

OWNER:
MARTY & LISA STAJDUHAR
PO BOX 323
COLLEYVILLE, TX 76034
817-454-4141

ENGINEER:
HAMILTON DUFFY PC
8241 MID-CITIES BLVD., *100
N. RICHLAND HILLS, TX 76182
TEXAS FIRM REG. NO. F-5260
(817) 268-0408
FAX (817) 284-8408
Contact: Keith Hamilton, P.E.

ZONING EXHIBIT FOR ZONING CHANGE REQUEST
FROM R-40 TO R-20

ORDINANCE O-13-1880

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 AND CHANGING THE ZONING ON 10.2 ACRES ON LOT 1, BLOCK 1, OF THE STAJDUHAR ADDITION FROM THE R40-SINGLE FAMILY RESIDENTIAL TO THE R20-SINGLE FAMILY RESIDENTIAL 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 ZC13-006; 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; and 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 of 10.2 acres on Lot 1, Block 1, of the Stajduhar Addition, from the R40-Single Family Residential zoning district to the R20-Single Family Residential zoning district, as depicted in the attached 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 any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

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

Sec. 7. THAT 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 2nd day of July 2013.

The second reading and public hearing being conducted on the 16th 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

[illegible]



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7a

Agenda Date 07/02/2013

Number Resolution R-13-3650

Type Resolution

Department City Secretary

Title

Approval of a resolution changing the date of the first August 2013 City Council meeting

Explanation

Reading and Public Hearing

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.

The regular meeting dates for August 2013 are August 6 and 20; however, a budget worksession is scheduled for August 13. Per City Council's recommendation at the June 18, 2013 Pre Council meeting, staff is proposing the first City Council meeting date in August to be held on Tuesday, August 13, 2013.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Colleyville Charter Excerpt
2. Resolution R-13-3650

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

RESOLUTION R-13-3650

A RESOLUTION CHANGING THE DATE OF THE FIRST CITY COUNCIL MEETING IN AUGUST 2013

WHEREAS, in accordance with the City Charter, Section 3.09, Meetings and Rules of Procedure, *the City Council shall meet regularly at least twice in every month at such times as a City Council may prescribe by rule*; and

WHEREAS, the City Council meetings are held the first and third Tuesday of each month; and

WHEREAS, the City Council desires to establish the first meeting date of August 2013.

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

Sec. 1. THAT the first City Council meeting in August will be held August 13, 2013.

Sec. 2 THAT the adoption of this Resolution prevails over any other provision in the Rules of Procedure.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS, THIS THE 2ND DAY OF JULY 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 07/02/2013

Type Report

Department City Secretary

Title

Planning and Zoning Commission Meeting Minutes - June 10, 2013

Attachments

1. Planning and Zoning Commission Meeting Minutes - June 10, 2013



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, June 10, 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 June 10, 2013 at 7:00 p.m.

Roll Call

Present: Commissioners Larry Knox, Dave Dudziak, David Wheelwright, Jim Gotcher, David Phelps, and Jeff Byerly

Absent: Commissioner Don Davis

Staff Present: Ron Ruthven, Darren Cain, Taci Wrisley, Dale Crown, Rob McKeown, and Cathy Cunningham (City Attorney)

INVOCATION

The invocation was given by Chairman Byerly

1. APPROVAL OF MINUTES

Commissioner Phelps moved to approve the May 13, 2013 meeting minutes as revised. Commissioner Gotcher seconded.

The motion to approve as revised carried with the following vote:

Aye: 6 - Knox, Dudziak, Wheelwright, Gotcher, Phelps, and Byerly

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

There were no citizen comments/presentations regarding items not on the agenda.

3. REGULAR AGENDA ITEMS

3a Approval of a minor plat for 1.7 acres on Tract 2A01C, of Abstract 533 of the Mary M Freeman Survey, located at 205 Bandit Trail, Case PC13-008

Darren Cain presented the case and briefed the Commission.
The applicant was present but had nothing further to present.

**Commissioner Phelps moved to approve case PC13-008.
Commissioner Dudziak seconded.**

The motion to approve carried with the following vote:

Aye: 6 - Knox, Dudziak, Wheelwright, Gotcher, Phelps, and Byerly

4. PUBLIC HEARING AGENDA ITEMS

- 4a** Consideration for a zoning change from R-40 Single Family Residential to R-20 Single Family Residential on 10.2 acres on Lot 1, Block 1 of the Stajduhar Addition located at 816 W. L.D. Lockett Road, Case ZC13-006.

Darren Cain presented the case and briefed the Commission.

Chairman Byerly opened the public hearing at 7:10 p.m.

John Dickerson, the applicant, came forward to present the case and brief the Commissioners.

Dan Crowe, 6028 Sterling Drive, came forward and spoke in support of the development but has concerns regarding drainage.

Steve & Pamela Nykiel, 5909 Kays Court, came forward and spoke in opposition to this request.

Chinh & Nhung Vu, 5913 Kays Court, came forward and spoke in opposition to this request.

Walter Scott, 5917 Kays Court, came forward and spoke in opposition to this request.

Ed & Nancy Croney, 727 Tappen Shire, came forward and spoke in opposition to this request.

There being no one else wishing to speak, the public hearing was closed at 7:30 p.m.

John Dickerson came forward and addressed concerns.

Commissioner Knox questioned Mr. Dickerson regarding his thoughts on an

emergency access gate on Laura Lane, between Lavaca Trail Estates and the proposed development. Mr. Dickerson replied he is not in favor of the idea. He further explained would entertain the idea if the Commission expressed interest in an emergency access gate between the developments.

Commissioner Wheelwright questioned Mr. Dickerson regarding whether the entrance to the development would be gated. Mr. Dickerson replied no.

Mr. Dickerson continued to explain his plans for the front of the development regarding a detention pond and landscaping.

Commissioner Wheelwright questioned Mr. Dickerson regarding plans for the second open space lot. Mr. Dickerson replied explained this lot would be designed to help channel drainage to their detention pond. He further explained it would also be would have picnic tables and benches and would be functional to the homeowners.

Commissioner Dudziak questioned the fire marshal regarding the requirement of fire sprinklers if an emergency access gate was installed. Rob McKeown replied fire sprinklers would be required; however, he is not open to discussion of an emergency access gate at this location because it would be located on a public street.

Discussion continued between Commissioner Dudziak and Rob McKeown regarding fire sprinkler requirements for this development.

Commissioner Phelps questioned staff regarding how the city addresses complaints on detention ponds and what were the consequences of such complaints. Darren Cain replied Code Enforcement would address the complaint and would follow up with an inspection or investigation. Cathy Cunningham explained the process and procedures for ensuring compliance.

Commissioner Gotcher made a motion to approve case ZC13-006 as recommended by staff. Commissioner Phelps seconded.

Commissioner Knox stated he would like to clarify that the vote was specifically for the zoning of the property and that drainage would be addressed when the developer came forward with a plat. The Commission concurred.

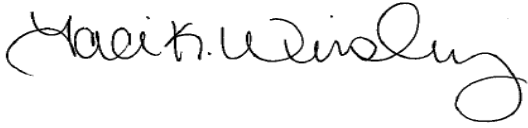
The motion to approve carried with the following vote:

Aye: 6 - Knox, Dudziak, Wheelwright, Gotcher, Phelps, and Byerly

5. ADJOURNMENT

The meeting adjourned at 7:42 p.m.

The minutes were written and prepared by:

A handwritten signature in black ink, appearing to read "Taci Wrisley". The signature is fluid and cursive, with a large loop at the end.

Taci Wrisley
Planning and Zoning Assistant

The meeting minutes were approved on June 24, 2013 by a vote of 5-0.

RESOLUTION R-13-3651

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR
CITY COUNCIL MEETING OF
JULY 2, 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 2ND DAY OF JULY 2013.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley
City Secretary

David Kelly
Mayor